

From the San Francisco Business Times:

<http://www.bizjournals.com/sanfrancisco/news/2017/03/06/west-oakland-bart-micro-units-housing-panoramic.html>

Developer proposes 1,400 micro-units near West Oakland BART

➤ SUBSCRIBER CONTENT:

Mar 6, 2017, 2:54pm PST Updated: Mar 7, 2017, 12:01pm PST

Developer Patrick Kennedy wants to go mega with micro-units near the West Oakland BART station.

His firm, Panoramic Interests, has proposed building up to 1,459 small apartments on a roughly 3-acre site at 500 Kirkham St. — a five-minute walk from the train station.

“We want to take full advantage of proximity to BART,” Kennedy said. “We think this would be a perfect place for workforce rental housing.”

Plans call for four buildings ranging from seven to 16 stories that would include “micro-unit” studios as well as two- and four-bedroom units ranging from 160 to 700 square feet.

The first phase would include 480 units in two buildings totaling \$107 million. The total project would cost close to \$407 million to build out.

Multiple developers have tried and failed to build projects on the site for more than a decade. Kennedy has taken an innovative approach to development in the past. He made a name for himself developing apartments in Berkeley, then shifted his focus to micro units starting in 2013 with 38 Harriet St. in San Francisco and is now pushing pre-fabricated housing for the homeless.

In 2015, the firm completed the Panoramic, a 160-unit, micro-unit highrise in San Francisco’s SoMa neighborhood and currently has close to 300 units more in development.

The West Oakland station connects to every line in the BART system, Kennedy said, making it an ideal place for residents who want a “car-light” lifestyle.

“We want to appeal to people whose transportation is walking, biking and BART,” he said.

To move forward, Panoramic Interests must first take over a development agreement between the City of Oakland and TLC, a Roseville-based development firm owned by Jay Timothy Lewis.

The site falls under an area in West Oakland the city has designated for dense, transit-oriented development. The property is owned by Caltrans, which agreed to sell it for \$4.3 million.

TLC entitled a 417-unit residential project for the site, but struggled to attract investors to fund the



COURTESY OF PANORAMIC INTERESTS

development and buy the site. The firm plans to stay on as an equity partner in the Panoramic Interests project.

Panoramic would have to go through a new approval process for the design, said Patrick Lane, a project manager in Oakland's planning department.

Kennedy said that even though the new proposal includes many more units than the previous one, both encompass about the same amount of square feet.

The homes are smaller and more efficient and the overall project has much less parking — a total of 84 spaces — than the previous proposal, which included more than 400 parking spaces.

That design allows not only for more units, but also lower rents than other new apartment buildings, Kennedy said.

The developer estimates that rents would start around \$1,200 for a studio, \$2,300 for a two-bedroom and \$3,600 for a four-bedroom, which Kennedy said is 20 to 30 percent lower than average Bay Area apartments.

Blanca Torres

Reporter

San Francisco Business Times

