



Lion Creek Crossings, Phase III

AFFORDABLE FAMILY HOUSING

Lion Creek Crossings Phase III offers 106 rental townhomes and affordable apartments to lower income families. In 2003, Pyatok Architects completed the Master Plan for Lion Creek Crossings that includes 467 new affordable one- to five-bedroom homes, within a gross site area of 19.1 acres. In 2006, the firm also completed 50 units within Phase I of the project.

Located north of a new city-owned park and restored creek, planned as the public heart of the new neighborhood, Lion Creek Crossings Phase III is organized into two groupings. One group has 22 3- and 4-bedroom homes organized around a central private court. The other group of 84 homes is organized around a private central linear court, with town homes stacked above ground floor flats facing the park, and town homes in small clusters stacked above an on-grade parking garage facing 66th Street to the north.

All families can enter their homes from ground floor entries as flats, three-story townhomes, or via one flight of stairs to their 2-story townhomes above the flats. This allows a sense of privacy and accountability, avoiding public corridors and elevators. A small number of 1- and 2-bedroom flats are served by an elevator, accessed only by the residents of those flats. By organizing the 106 families into two groups, then subdividing the larger group into smaller clusters and town homes, the development achieves secure and easy-to-supervise territories.

The larger group of 84 families has direct access to the restored creek and the 6 acre central park through three secured gateways from the private linear inner court.

PROJECT DATA

Owner/Client:	East Bay Asian Local Dev. Corp. & The Related Companies
Project Location:	Oakland, CA
Number & Type of Units:	106 Total: 1-4 bedroom apts, townhomes and flats
On-site Amenities:	Social Services, Child Care
Date of Completion:	2008
Site Area/Density:	2.5 acre / 42 d.u.a.
Parking Ratio:	one car per unit
Approx. Construction Cost:	\$32.7 million
Contractor:	Cahill Construction

