



## Lion Creek Crossings, Phase I

### AFFORDABLE FAMILY HOUSING

Phase I of The Lion Creek Crossings neighborhood is located 2 blocks from the Coliseum BART station. Executed under the HOPE VI housing development program in coordination with the Oakland Housing Authority, this project represents a portion of the first phase, including 50 rental homes for low- and very low-income families.

In 2003, Pyatok Architects completed the Master Plan for Lion Creek Crossing that includes 467 new affordable 1-5 bedroom homes (439 rental apartments, 28 homes for ownership), within a gross site area of 19.1 acres.

Phase I consists of two-level townhome apartments placed above one level of flats and tuck-in parking (one per unit). The 50 apartments are organized around a central court with two rear parking courts. Front-entry stoops, porches and bay windows face the surrounding streets improving their livability and safety. The units along the north edge share an entry court with the ownership homes. The central court is designed for young children, safe from autos; the tree-lined parking courts are design for wheel-toy play by older children, with only 25 families per auto court to ensure safety. Each second level townhome has an 'outdoor room' above the carports, overlooking the auto court for increased security. This trellised-covered room is an extension of the eat-in kitchen, allowing it to be used as an outdoor dining room. There are rear entry stairs from the auto courts up to the townhomes above. The ground level flats can be entered directly from the carports.



### Awards

Award of Excellence, NARHO, 2007  
 Merit Award, NARHO, 2007  
 CRA Award of Excellence, 2007  
 Award of Merit, *Builder Magazine*, 2006  
 Award of Merit, Gold Nugget, 2006

### PROJECT DATA

Owner/Client: East Bay Asian Local Dev. Corp. & The Related Companies  
 Project Location: Oakland, CA  
 Number & Type of Units: 50 Total: 1-5 bedroom apts, townhouses and flats  
 On-site Amenities: Social Services, Child Care  
 Date of Completion: May 2006  
 Site Area/Density: 1.6 acre / 31 d.u.a.  
 Parking Ratio: one car per unit  
 Approx. Construction Cost: \$11.6 million  
 Contractor: Cahill Construction