

City of Piedmont
COUNCIL AGENDA REPORT

DATE: May 15, 2023

TO: Mayor and Council

FROM: Rosanna Bayon Moore, City Administrator

SUBJECT: University of California at Berkeley James R. Boyce Affordable and Mixed Income Housing Competition Studio – Winning Graduate Student Presentation for Moraga Canyon

RECOMMENDATION

Receive and discuss a student led presentation by the Boyce Studio, for Piedmont's Moraga Canyon.

EXECUTIVE SUMMARY

The Boyce Studio is a graduate level course that challenges student teams to apply design, finance, and planning skills to real world scenarios. This year, the studio has focused its efforts on one of the most significant challenges facing the Bay Area and the State of California: the development of affordable housing. Piedmont is one of two communities that faculty selected for this year's class. The project assignment and exercise are based on the goals outlined for the Moraga Canyon Specific Plan that were previously published in a Request for Proposals (RFP). Three student teams developed plans for the siting, architectural design, and financing of affordable housing in alignment with the RFP's described Moraga Specific Plan Area. Following a juried review, the winning student team is provided audience with the Piedmont City Council and community.

DISCUSSION

The City of Piedmont recognizes the immense opportunity to learn and grow from partnerships with the University of California and its talented student population. The work of the Boyce Studio is part of an educational experience to conceptualize and address how Piedmont could approach the development of housing in Moraga Canyon. The student project is an intellectual exercise based on real-world conditions. The presentation provides the community of Piedmont and the City Council with insightful and creative material to explore and consider as the City kicks off its project to prepare a Moraga Canyon Specific Plan.

Guiding discussion topics (some of the following may overlap):

- a) Financing strategies for the development of affordable and market rate housing.
- b) Financing strategies for the enhancement and/or modification of City facilities.

- c) City contributions: land, funds, etc.
- d) The distribution of land for housing: long term lease vs. fee simple sale.
- e) Barriers to the development of housing: site constraints (including topography), financing.
- f) The type of affordable housing proposed (larger family vs. senior housing vs. micro units, etc.)
- g) Site and architectural design considerations, including the relationship with the surrounding single-family neighborhoods.
- h) Integration of the site with the larger community (including pedestrian and bike connectivity).
- i) Public safety improvements: vehicular, pedestrian, and bicycle traffic.
- j) City Recreation and Public Works facilities: redesign, improvements, relocation.
- k) Zoning standards necessary to make housing development financially feasible.

CONCLUSION

The Boyce Studio student project serves to provide the Piedmont City Council the chance to engage with the graduate students to explore some of the concepts, barriers and opportunities that the City will encounter as it develops housing as part of the Moraga Canyon Specific Plan. The opportunity for the students to present their project to the City Council gives them an experience that real-world developers often encounter when seeking a local jurisdiction's approval for a project.

By: Kevin Jackson, Director of Planning & Building

ATTACHMENT

- A. Flyer for the James R. Boyce Affordable Housing Competition Studio (2023)
- B. Slideshow Presentation: Boyce Studio BNA Housing Team (Group 5)

James R. Boyce Affordable Housing Competition Studio

CP 238/ARCH 202 Grad Option Studio

Tomas McKay, Ben Metcalf, Claire Parisa, and Daniel Simons



Studio Format: This class mimics real-world experience by simulating the process of working with a client and navigating the social, economic, and political challenges inherent in creating an affordable housing project. Students will apply design, finance, and planning skills to develop new approaches to affordable housing—approaches that could go on to inspire an actual development for low-income residents. Thanks to a generous gift from CED Alumni James R. Boyce (M. Arch. '67), two interdisciplinary studios—Master of Architecture students (ARCH 202) and Master of City Planning, Law, Business, Real Estate Development + Design, and Public Policy students (CP 238)—will work in tandem to consider all aspects of development and design. The course will be taught by City and Regional Planning faculty member Ben Metcalf, Claire Parisa of Red Stone Equity Partners, Daniel Simons of David Baker Architects and Tomas McKay of McKay Architecture.

Throughout the course, leading professionals in development, finance, law, planning, architecture, and government will work with students, providing a more thorough understanding of site selection, entitlements, community needs, affordable housing programs, financial modeling, management, construction, and design. Design will include the principles of site planning, sustainability, unit plans, common area spaces, pedestrian street experiences, and neighborhood context. There will be an emphasis on innovation and creativity that simultaneously lower costs and enhance livability and quality.

Project: This year the studio will focus on affordable and mixed-income housing development opportunities in affluent communities traditionally resistant to low-income housing that have recently been made available by the State of California's new housing production and fair housing goals. During the first several weeks of class, students will evaluate how zoning regulations, physical constraints, city governments, and the neighborhood context to assess what can be built. Students will then team up to focus on a particular site for the balance of the semester, working within interdisciplinary teams to collaborate on a finished design, with each team developing their own program, financing plan, and entitlement path.

Competition: Students will present their work at an end-of-year symposium that will include a juried review. Winning teams will be recognized by a variety of means.

This page was intentionally left blank.

MORAGA CANYON

Piedmont, California

May 4th, 2023

Agenda Report Page 5
BNA HOUSING Group 5

Brittaney Bluel, Sam Greenberg,
Yizhuang Liu, Snow Zhu



Group 5 | BNA Housing



Sam Greenberg *MPA*



Yizhuang Liu *M.Arch*



Brittaney Bluel *M.Arch*



Snow Zhu *MCP*

BNA Housing is approaching this project as a transformative opportunity to locate **affordable housing for families** in a high opportunity, accessible environment. This opportunity is too promising to waste, and our proposal **must be financially and politically feasible**.

Roadmap

- 1 Moraga Canyon
- 2 Blair Park Apartments
- 3 Bay Overlook Homes
- 4 Financing
- 5 Project Schedule

01 Moraga Canyon

- vision
- master plan
- precedent
- design challenges

Moraga Canyon: Vision



Community and Belonging

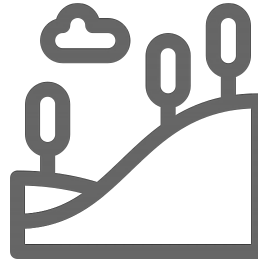
High-quality, beautiful
housing for families in the
East Bay

Moraga Canyon: Vision



Community and Belonging

High-quality, beautiful
housing for families in the
East Bay



Contextual Resonance

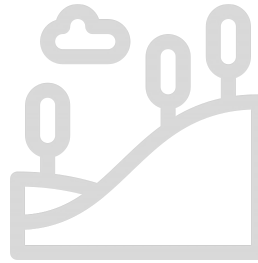
Design that blends into and
accentuates existing landscape
and topography

Moraga Canyon: Vision



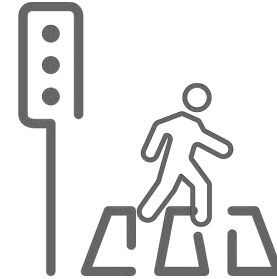
Community and Belonging

High-quality, beautiful housing for families in the East Bay



Contextual Resonance

Design that blends into and accentuates existing landscape and topography



A Connected Canyon

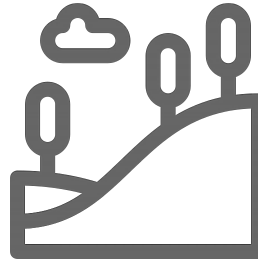
Connecting both sides of Moraga Ave. and the rest of Piedmont

Moraga Canyon: Vision



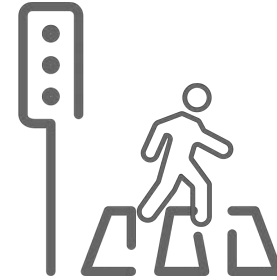
Community and Belonging

High-quality, beautiful housing for families in the East Bay



Contextual Resonance

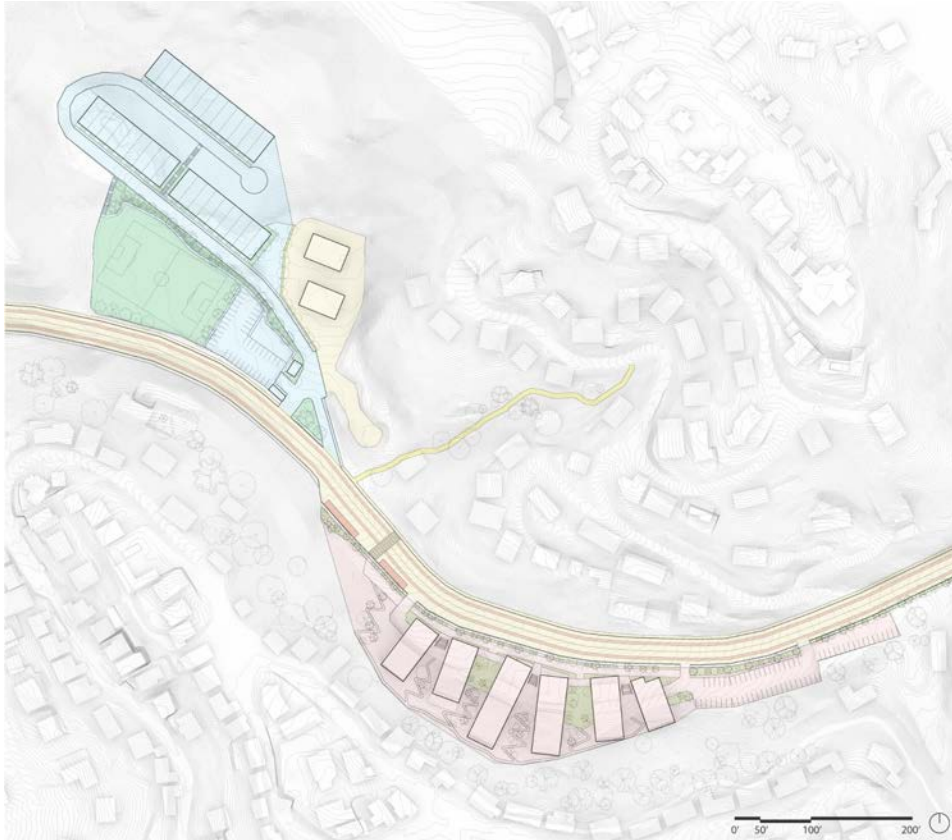
Design that blends into and accentuates existing landscape and topography



A Connected Canyon

Connecting both sides of Moraga Ave. and the rest of Piedmont

Moraga Canyon: Master Plan



Blair Park Apartments:

- 103 units of affordable housing

Bay Overlook Homes:

- 30 market rate townhomes

Public Amenities include:

- Early childhood education center
- Expanded Coaches Field
- Dog park
- Bike lanes and sidewalks

South Parcel:

Blair Park Apartments



North Parcel:

Bay Overlook Homes



Moraga Canyon:

Public Infrastructure and Amenities



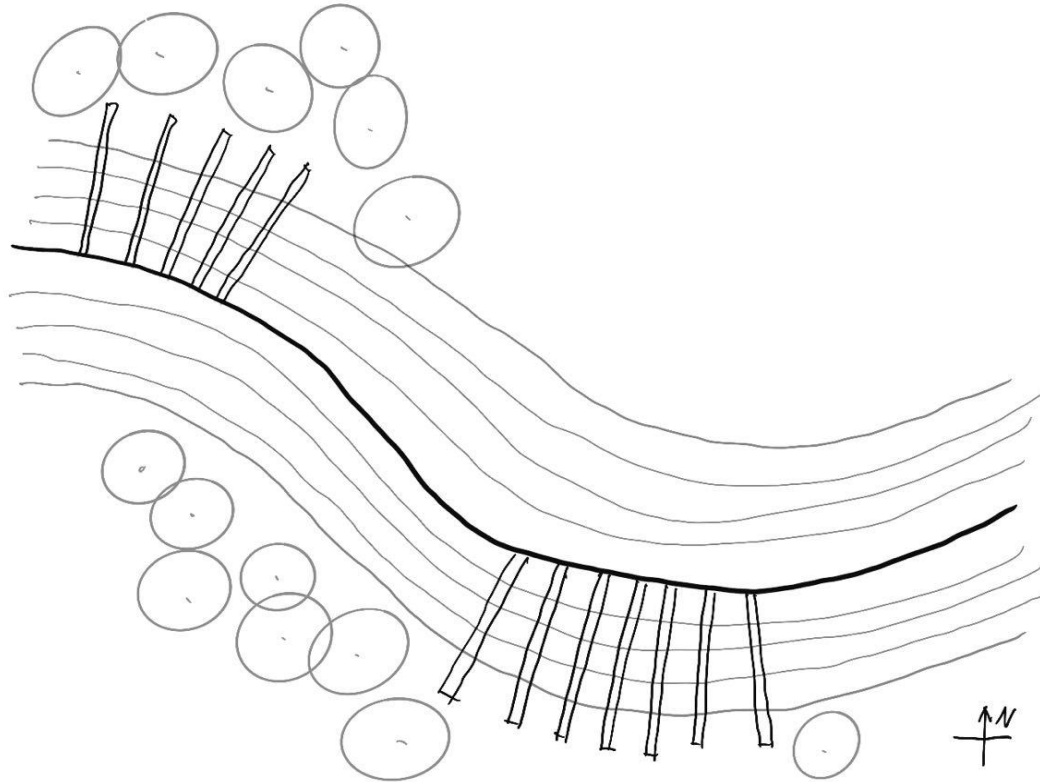
Moraga Canyon: Design Precedent

What we are pulling from Sea Ranch:

- Site Specific Design
- Preservation of the Surrounding Landscape
- Minimizing Environmental Impact
- Aim to maintain unique character of site



Design Challenges: Orienting Buildings on Site

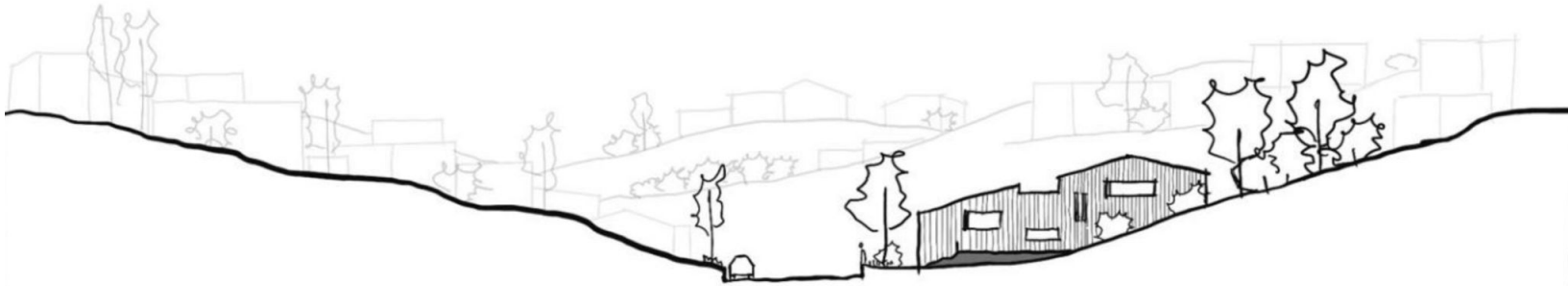


Design Challenges: Responding to the Canyon

01

Group 5

BNA HOUSING

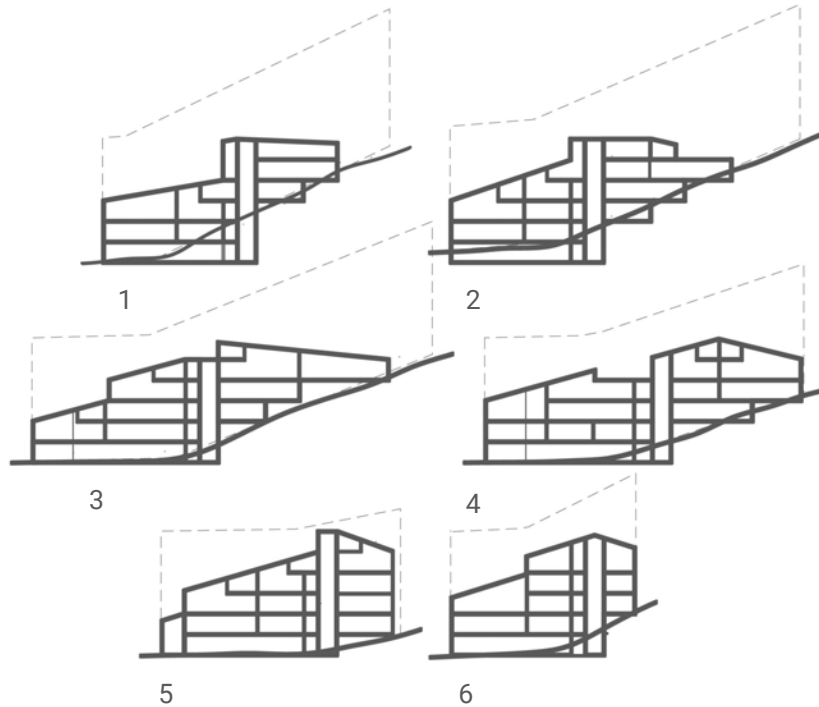


Design Challenges: Buildable Area

01

Group 5

BNA HOUSING

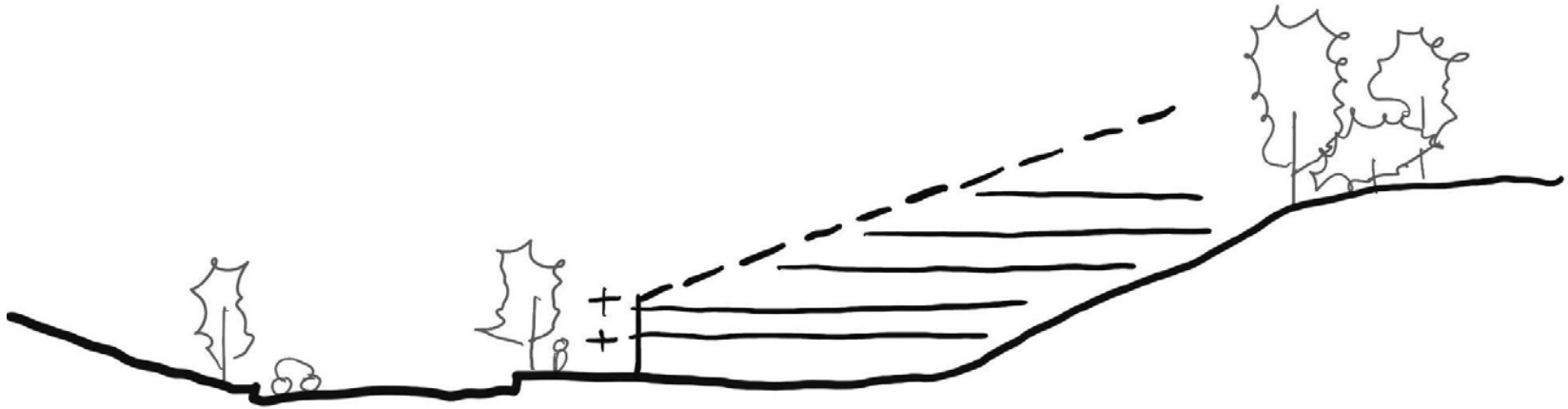


Design Challenges: Residential Scale + Maximizing Density

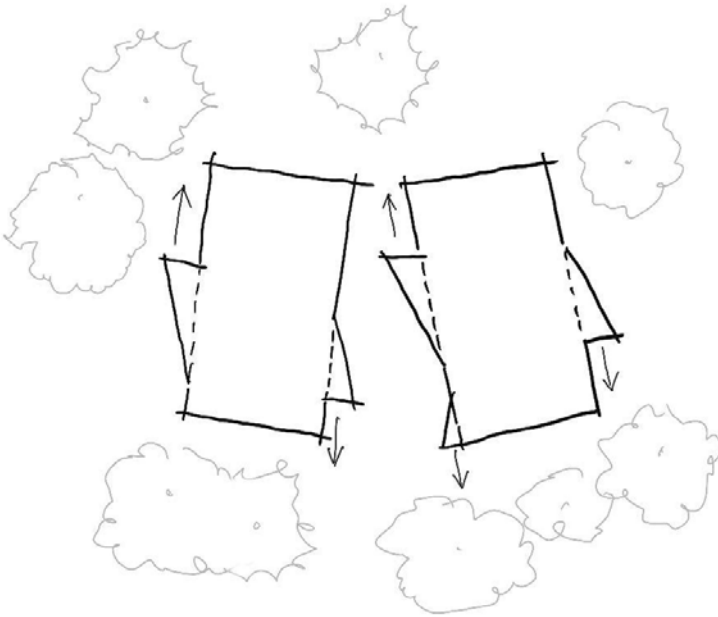
01

Group 5

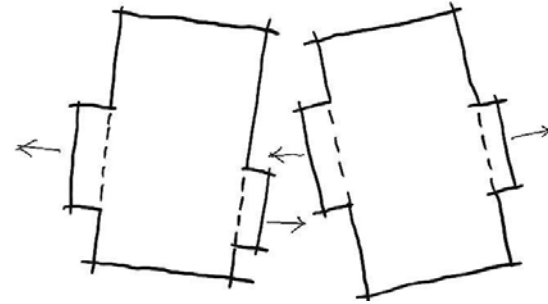
BNA HOUSING



Design Challenges: Harnessing Views



VS



02 Blair Park Apartments

- unit mix and affordability
- amenities and services
- site plan and landscaping
- circulation
- sections
- unit typology and plans
- renderings

Blair Park Apartments: Unit Mix

Unit Type and Size	Number of Units
Studio (450 sq. ft.)	3
One Bedroom (500 sq. ft.)	25
Two Bedroom (725 sq. ft.)	53
Three Bedroom (926 sq. ft.)	22
Total Units¹	103

[1] Excluding 1 Manager's Unit



Blair Park Apartments: Affordability Range

Average Affordability: 49.90% AMI

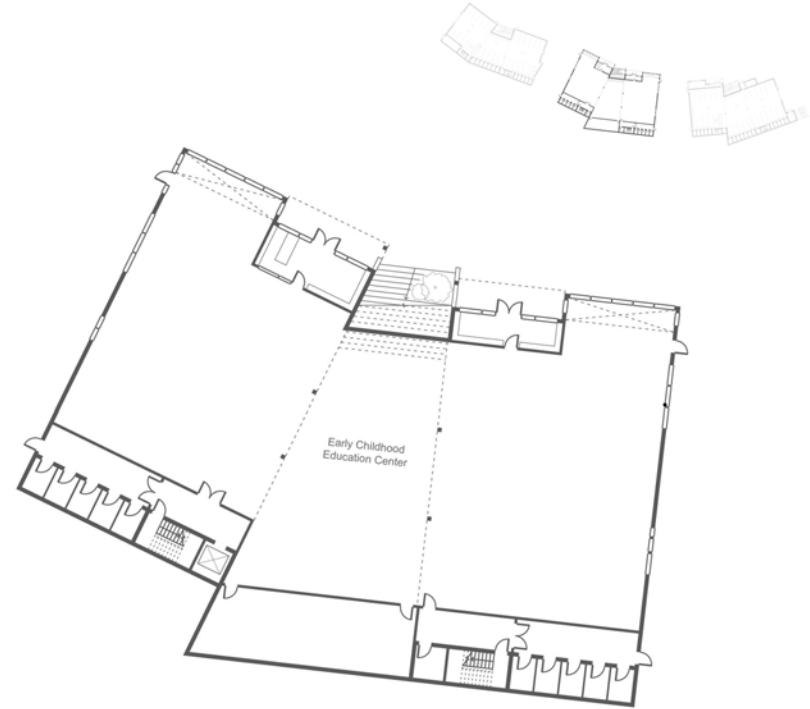
Affordability Level	Number of Units
30% AMI	26
50% AMI	26
60% AMI	51
Total Units¹	103

[1] Excluding 1 Manager's Unit



Blair Park Apartments: Early Childhood Education Center

- Partnerships with Kidango and Low Income Investment Fund (LIIF)
- Capacity for 100 children
- Onsite playground



Blair Park Apartments: Resident Services

- 1 FTE Resident Services Coordinator
- Focus on supporting families recently experiencing homelessness

ABODE SERVICES





Blair Park Apartments: Interlocking Landscape



Blair Park Apartments: Interlocking Landscape



Blair Park Apartments: Public Access



Blair Park Apartments: Vehicular Circulation



Blair Park Apartments: Preserving Green Space

Agenda Report Page 33

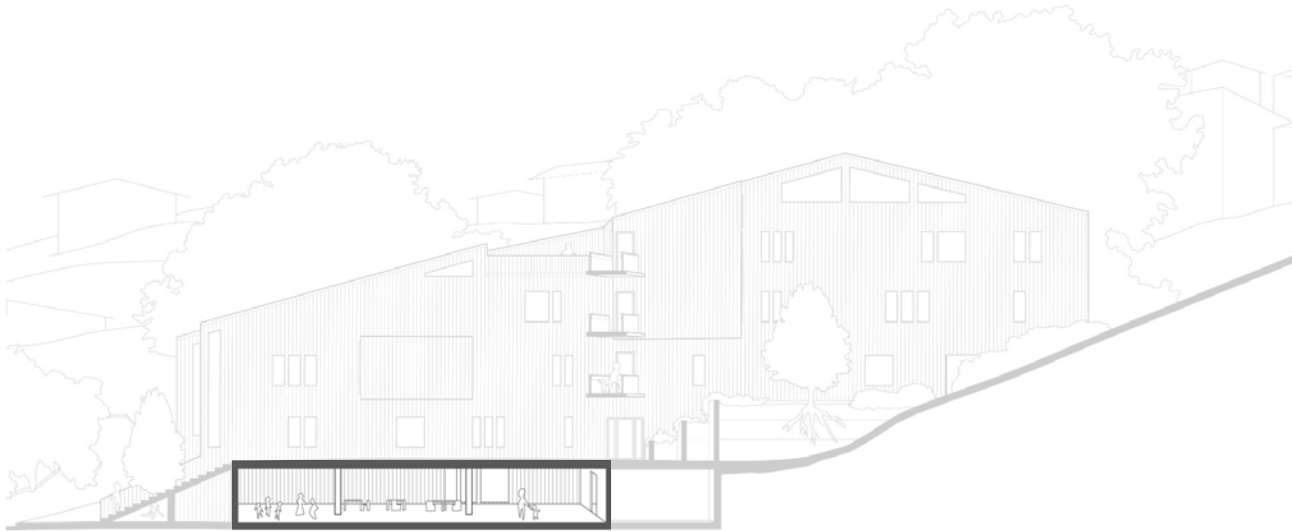
02

Group 5

BNA HOUSING



Blair Park Apartments: Early Childhood Education Center



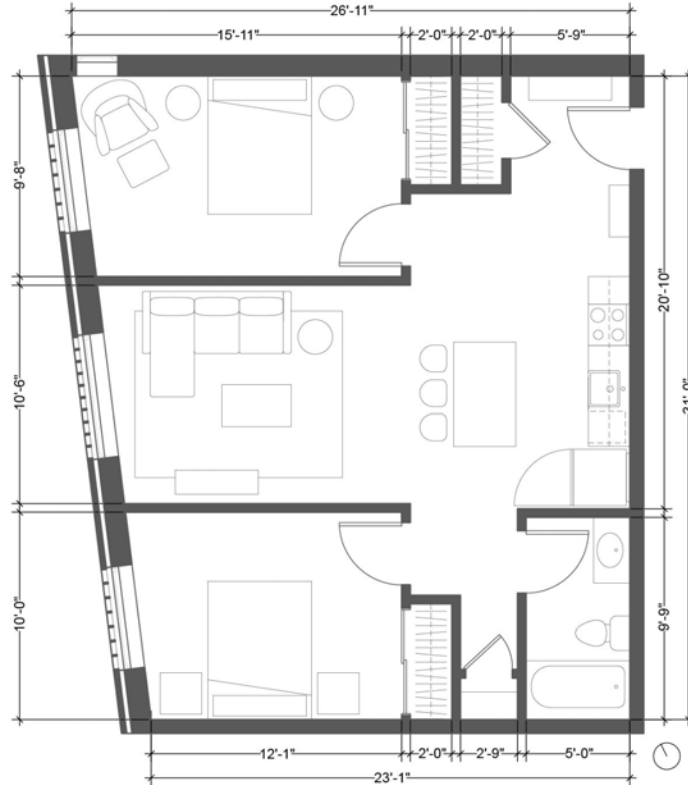
Blair Park Apartments: Parking



Blair Park Apartments: Unit Typology



Blair Park Apartments: Two Bedroom Unit Plan



Blair Park Apartments: Contextual Resonance

02

Group 5

BNA HOUSING



Blair Park Apartments: A Connected Canyon

02

Group 5

BNA HOUSING



Blair Park Apartments: Building Connections



03 Bay Overlook Homes

- site plan
- renderings

Bay Overlook Homes:

Master Plan



Bay Overlook Homes

03

Group 5

BNA HOUSING



Bay Overlook Homes: Balcony

03

Group 5

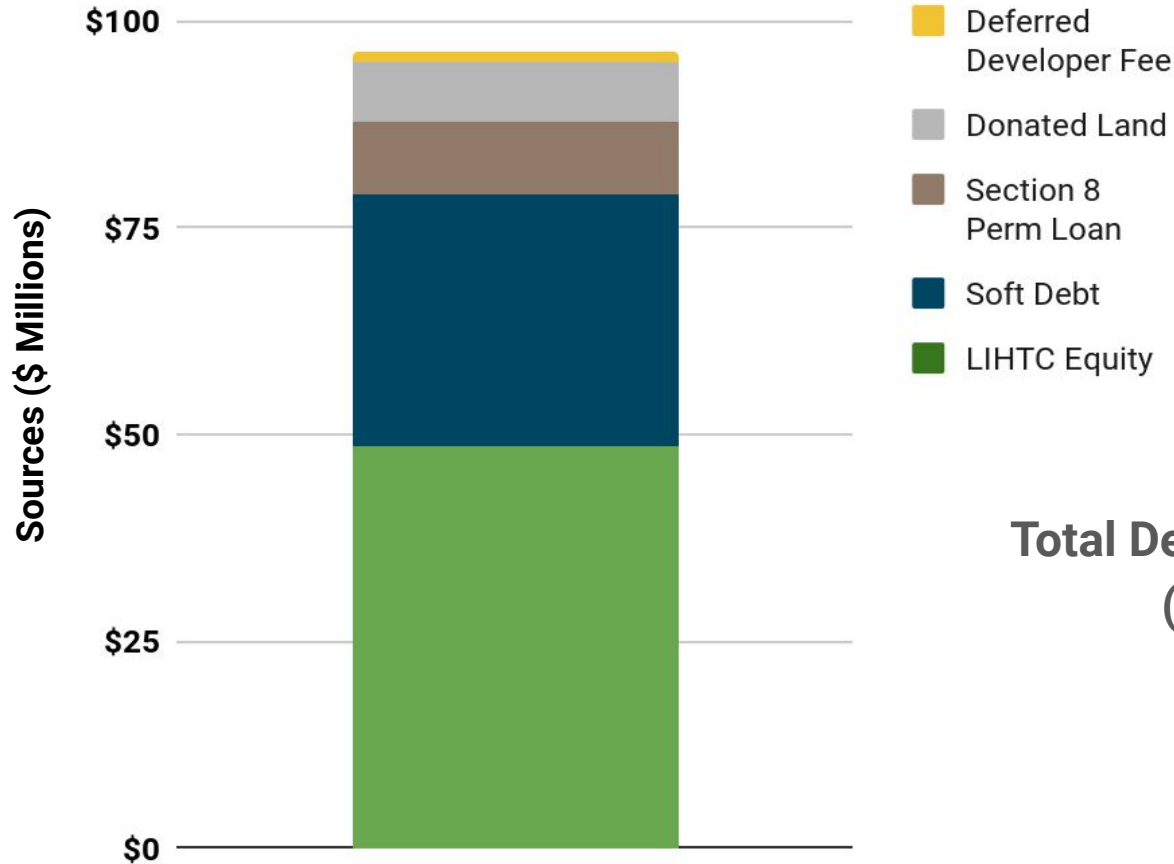
BNA HOUSING



04 Finance

- capital sources and uses: Blair Park
- RLV analysis: Bay Overlook Homes
- infrastructure investments

Blair Park Apartments: Sources and Total Development Cost



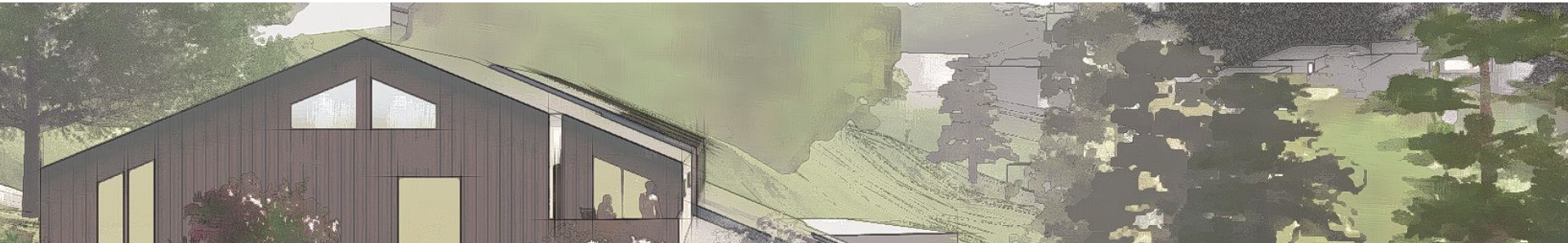
Total Development Cost: \$96.2 M
(\$925,000 per unit)

Blair Park Apartments: Capital Sources and Uses

Sources	Amount
LIHTC 4% Equity (State and Federal)	\$48.7 M
HCD Multifamily Housing Program (MHP)	\$23.1 M
Perm Loan: Section 8 + Residential	\$8.8 M
Donated Land	\$7.0 M
HCD Infill Infrastructure Grant (IIG)	\$4.5 M
Alameda County Measure A1	\$2.2 M
Deferred Developer Fee	\$1.3 M
City of Piedmont CDBG	\$600 K
Total	\$96.2 M

Uses	Amount
Construction	\$70.5 M
Financing	\$8.4 M
Land Acquisition	\$7.0 M
Other	\$5.7 M
Professional Fees	\$4.3 M
Fees and Permits	\$300 K
Total	\$96.2 M

Bay Overlook Homes: RLV (Residual Land Value) Calculation



Bay Overlook Homes: Funding for City Improvements

Land sale proceeds of **\$5.3 M** could be used for City improvements:



\$3.3 M

Infrastructure, Pedestrian
Improvements, Bike Lanes



\$1.0 M

Consolidated Corp Yard,
Dog Park



\$1.0 M

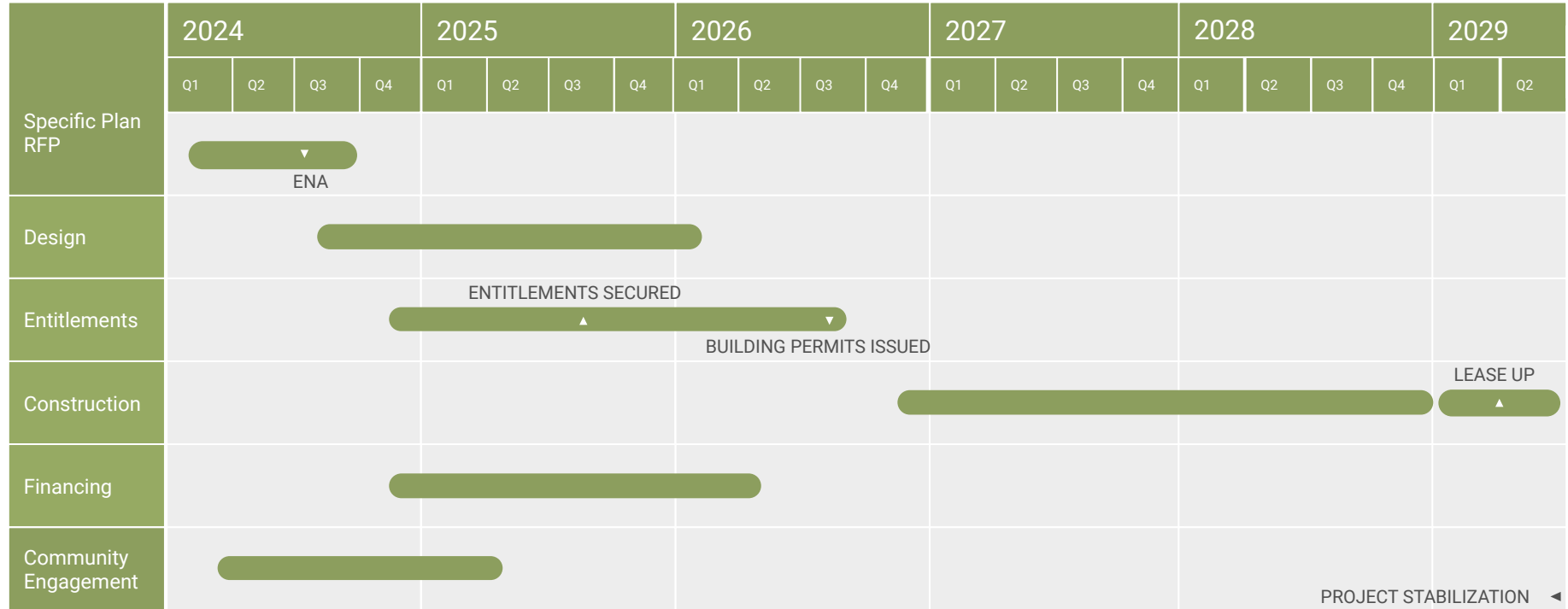
Coaches Field Expansion

05 Timeline

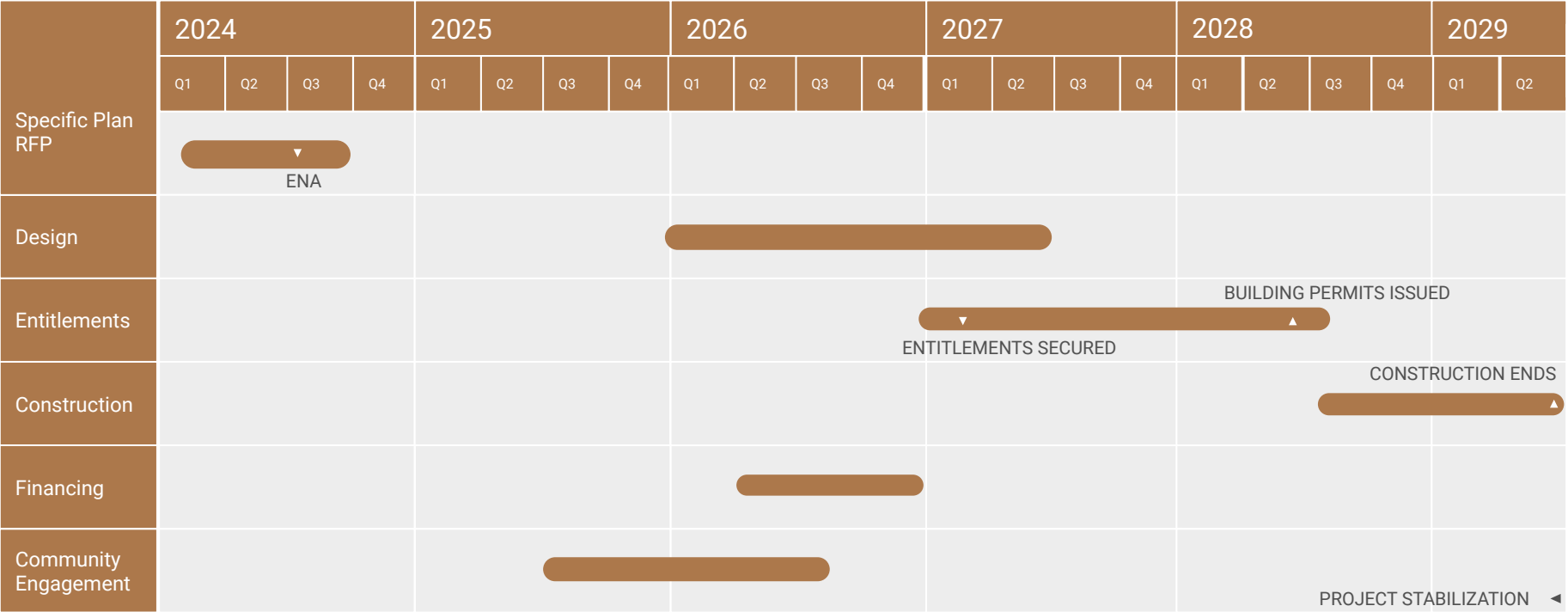
- Blair Park Apartments
- Bay Overlook Homes

Blair Park Apartments: Development Timeline

05



Bay Overlook Homes: Development Timeline





THANK YOU