

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 217-239 Halket St / Multi-Unit Residential Development	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Oakland Planning and Development Corporation (OPDC) Oakland Business Improvement District (OBID) Area residents and stakeholders City Planning (DCP) staff
Parcel Number(s): 29-K-102; 29-K-100; 29-K-098; 29-K-096; 29-K-094; 29-K-092; 29-K-090; 29-K-088; 29-K-086; 29-K-083; 29-K-081; 29-K-249	
Application Number: BDA-2025-01223	
Meeting Location: Virtual (Zoom)	
Date: April 14, 2025	
Meeting Start Time: 5:30 pm	
Applicant: Trinitas	Approx. Number of Attendees: 43
Boards and/or Commissions Request(s): Planning Commission	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

The applicant began their presentation by providing an overview of the existing site conditions. The project site is bordered by Halket St., Halket Pl., Iroquois Way, and Louisa St. On the site currently are twelve single family rental homes. The applicant is working with the property owners to acquire the parcels. There is a significant grade drop on the site of about 10-12 feet going from Iroquois Way and Halket St. to Louisa Street along Halket Way.

The building will be twelve stories. It is planned to have 326 units, 674 beds, and 114 parking spaces. Due to zoning requirements, the project is split in the middle, forming two separate building structures. The front entrance of the building would face Halket Street, and the rear of the building would face Halket Place. Two recesses in the building along Halket Street will serve as open space and will have plantings and street trees. The street level is glass to have an attractive first floor. Instead of retail, the building's programming and amenities such as two lobby entrance areas, co-working space, fitness center, and leasing office would be located on the ground floor. The top level on the right side is planned to have an exposed exterior amenity deck as well as an interior amenity area for resident programming and communal space. Vehicular entrance is planned to happen along Halket Place. There will be two vehicle access points. The lowest two levels will serve as parking space.

The developer is utilizing color and materials to break up the scale and prevent a monotonous facade. The facade is also broken up by required stepbacks and open space. Building materials will include prefabricated acrylic panels on the exterior, as well as concrete. These panels will include the following finishes: umber clay, natural sand, and light gray. Masonry will also be used to break up the facade. The applicant is looking at metal mesh screening for the garage.

The applicant does not currently have a set date for Planning Commission but plans to attend by the end of the year. Additionally, they will need to go to the Contextual Design Advisory Panel for design review.

City Planning plans to post an Engage page for the project to provide updates. The Neighborhood Planner will coordinate with the Registered Community Organizations to notify the community.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
<ul style="list-style-type: none"> A. Will your tenants be allowed to get Residential Parking Program permits? B. Will non-resident community members have access to the community space? C. Is the height what code allows or are you using performance points? 	<ul style="list-style-type: none"> A. We have not discussed that yet. We believe we will meet parking needs. The Neighborhood Planner shared that it's their understanding that tenants of this project would not be allowed to use RPP permits, and can follow-up on this. B. I do not think so. Both for safety and because the amenities are sized for only residents. C. We are using performance points. We plan to earn points by employing a stormwater retention system and by adhering to inclusionary zoning. We will also be contributing to the public art fund.
Have you considered placing the entrances to the parking on Halket Street instead of Halket Place? Halket Place is very narrow and can barely handle the current traffic.	We have explored that but after speaking with DOMI this was the better choice. We have also completed a traffic impact study. We will follow direction from City Planning and Zoning.
<ul style="list-style-type: none"> A. Do you have apartment floor plans? If not, why not? B. Also, the building entrances are directly across from Magee entry drive which has lots of traffic. Is this a problem for pedestrian safety? C. Is the volume of this building comparable to the building on Centre & Craig, which is a monster? 	<ul style="list-style-type: none"> A. It will be a mix of studio, one, two, and three bedrooms. We have not detailed unit plans yet. B. Our pedestrian entrances have less traffic than those fronted directly on Forbes. Given the width of our sidewalks and our setbacks, we do not have concerns. C. I don't know how many stories that is. We have 12 stories. We believe our program is smaller than them, but I don't know for sure.
Were you planning on having windows that open in your unit?	I don't know the exact answer at this moment, but we like to have windows that open. I cannot commit to anything right now because we haven't looked at it yet.
I fear the renderings don't maybe capture what it maybe like to be a pedestrian? Do you think you could make the cut more pronounced making a pedestrian connection between the two streets?	We're challenged with elevation and program. In order to get in the necessary parking and units, we believe it is at the right size.
Will the construction be union or nonunion?	There are members of our team that have worked in Pittsburgh, so they understand the trades. I am also from Pittsburgh. We will follow the typical process to have an efficient and well received project.

Questions and Comments from Attendees	Responses from Applicants
We have lived without the whole Halket St. due to another project on Fifth and Halket. Only one lane is open. It is a major inconvenience. I see this project as blocking at least one lane. I am begging the City demands the street is kept open so we can access our street. Do we know when the barricades would go up? How long would the build take?	We plan on starting construction in Summer 2026. This project should take two years. We hope to deliver the project Summer/Fall 2028. We do not anticipate the City giving us a whole lane. Typically, we do these projects with a tower crane. We are used to doing projects in urban areas. Certain infrastructure would require us doing something within the street such as burying overhead lines. We will do our best to not make things worst.
Regarding traffic impact study, usually they are based on after the building is filled, but Oakland has been recently paralyzed by closed roads DURING construction. Please coordinate with the city, utilities, and other construction to minimize this.	
Is there any plan to improve/develop Iroquois, which is currently little better than a driveway between Halket and Coltart?	I can't speak to what the City requires of us but we are working with DOMI. I have to defer to farther in the process.
<p>A. A. The mass of this building, its height relative to its neighbors, and its orientation - this will heat up like a pizza oven in the summertime and will fry your street trees. If there's some room for your architects to consider cladding and/or greening to mitigate that effect, this will reduce heating/cooling costs in the building and reduce the negative impact to residential neighbors and pedestrians</p> <p>B. B. Curious to know how construction will impact access to Magee's main entrance</p>	<p>A. The types of materials we are using meets all energy requirements. We are also using masonry. All of our projects use high energy efficiency products. We also follow sustainability/SMART requirements. We are also working closely with a landscape architect to make sure the trees provide shade and flourish in this environment.</p> <p>B. We work with our neighbors. We do not plan on doing anything that impedes Magee's entrance.</p>
What is your property management model?	We typically have people that know the community and environment. That usually consists of a general manager and an assistant manager. We have recently received an award for property management success. We pride ourselves on high quality professionalism. Additionally, since we will have 10% at 50% AMI, there will need to be management of that programming as while. Our team is familiar with managing this type of programming.
Where will your staging area be?	At this moment, I do not know specifics on staging. We may need to look at remote storage and other considerations. We will work with our team to build without compromising the neighborhood.
Viz. thoroughway obstruction (utilities, staging), please bear in mind that PRT will be at work on Forbes starting later this year to complete the University Line upgrades through Oakland.	I was actually informed that that was put off for a time. We will make sure to coordinate with them.
One often under-appreciated aspect of the union/non-union question is that comparable nearby projects have been beset with massive delays when outside developers weren't fully familiar with the local labor regs!	

Questions and Comments from Attendees	Responses from Applicants
Do you plan for this to be classified as a green building?	Typically, we do not go to that level of certification, but we do implement systems and fixtures that are SMART and green-oriented building such as low flow fixtures and our finishes.
For the Caroline there was a rezoning will this project also require a rezoning?	We plan on being within the zoning requirements. This is why we have taken a while to get to this point as we tried to understand these requirements and how to meet them. We don't anticipate the need to go for a variance or do a rezoning.
You avoided the question about the staging area. You must have considered this? Where would your equipment and trucks go?	I don't have an exact plan at this point. Obviously trucks will need to access the site. We don't have a lot of area on the site so we might need to do remote staging or laydown area and just in time provision. In that case we would have materials brought to the site to the day. We would probably use a tower crane. How this works is we would have an elevator core and you would erect a crane on the core that would stay on site. This would be the sole piece to pick and move materials. That would require a permit.
What thought has been given to the people who live on Halket place? Seems like they are not being given any thought. The height the darkness it creates, the parking, access to parking garage, the construction etc.?	We are working within the zoning of the project. We hope to be a good neighbor and provide a project that will be a benefit to the community by being residential and providing parking. We do want to contribute to the community.
When does this go before Planning Commission?	We do not have a set date. We need to go to CDAP, complete the ZDR process, and complete Zoning Review. We anticipate going to Planning Commission before the end of the year.
This maybe beyond the scope of this presentation but how do you think this project fits into development as a whole. Especially as we think about the Oakland Crossing plan and the scale proposed then.	Unfortunately, I am not familiar with that plan. We have put a lot of thought into this building including sitting down with Oakcliffe and OPDC to understand community and housing needs. We believe we have created a project with density in the right place.

Planner completing report: Adriana Bowman