



Oakland Planning  
and Development  
Corporation

# FRAZIER STREET INFILL HOUSING



JULY 2019

PFAFFMANN + ASSOCIATES

# Proposed Program

1,700-1,800 s.f

3-4 bedrooms

2 bathrooms

Visitable units (one accessible bedroom)

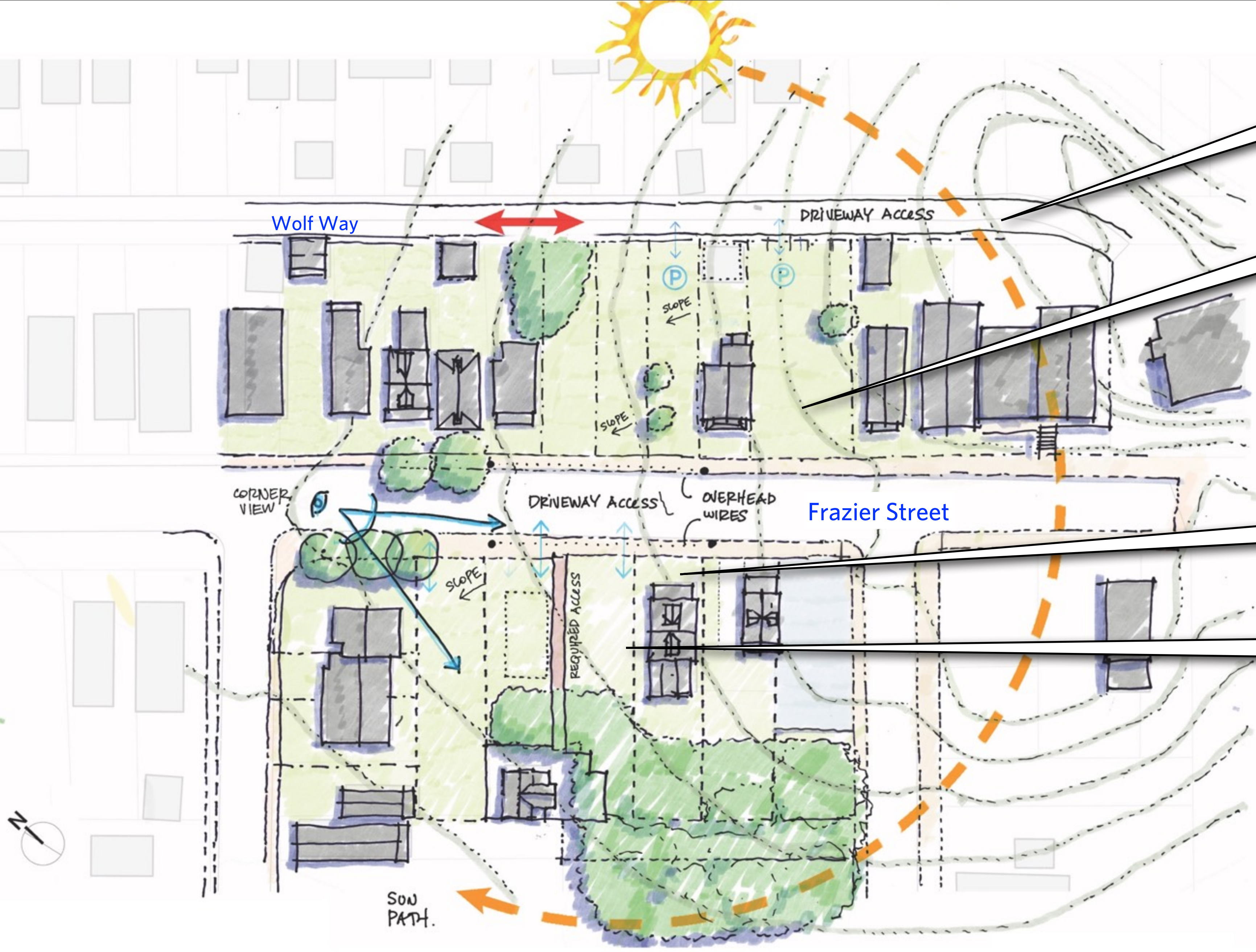
Off Street Parking (Pad or Garage)

## Development Economics

Sale Price = \$143,000

Target Development Cost = \$225,000





Wolf Way Access

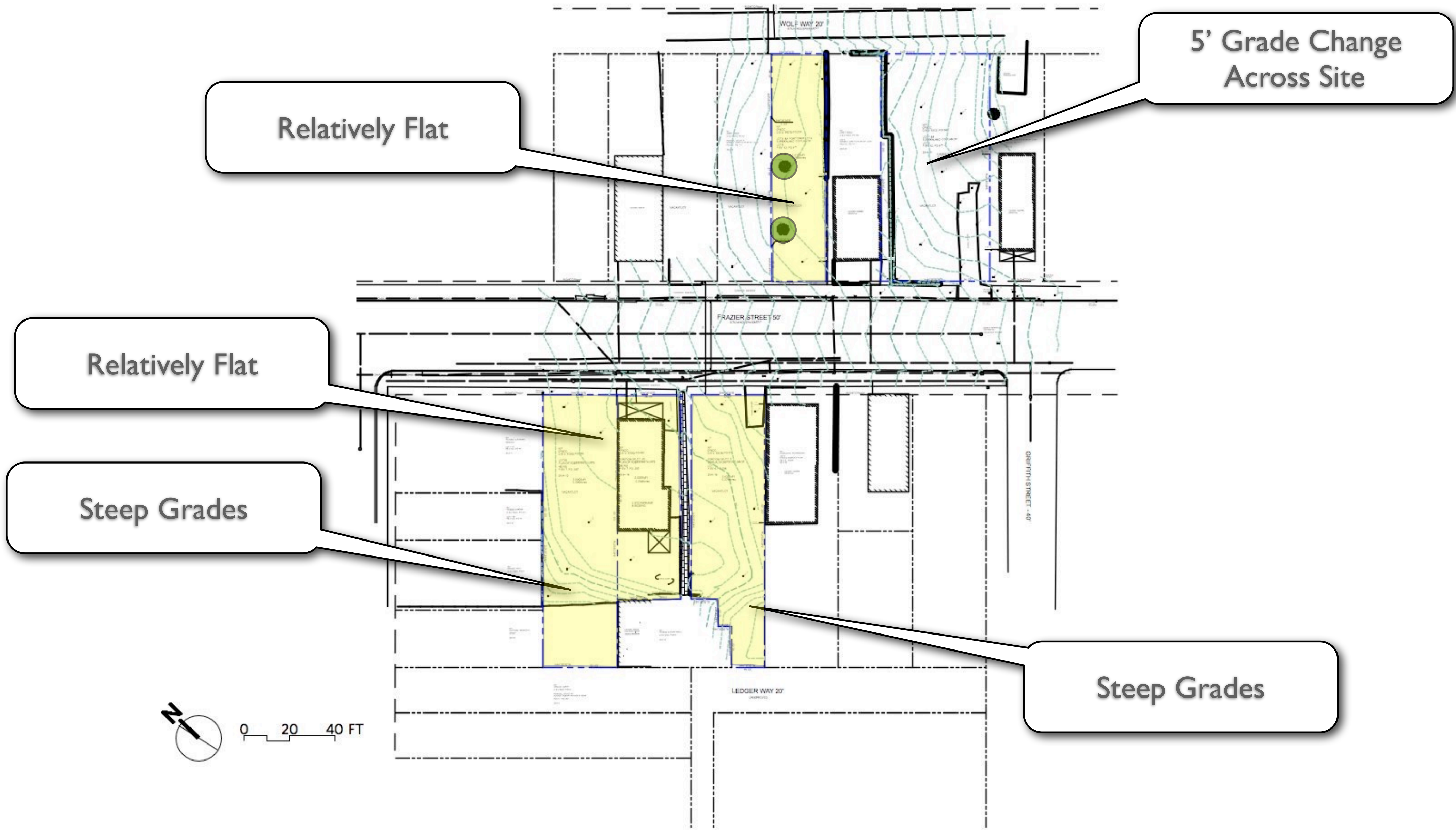
Double Wide Lot  
2 Houses?

Staging for crane  
needed in front yard

Driveways

**SITE OPPORTUNITIES**





Relatively Flat

5' Grade Change Across Site

Relatively Flat

Steep Grades

Steep Grades

# SITE SURVEY





Attached Unit Opportunity

Side Yard Setbacks can be reduced to 3'

**SITE OPPORTUNITIES - NORTH PARCELS**





## SITE OPPORTUNITIES - NORTH PARCELS



Architecturally Expressive Corner

Crane Staging Area  
(size to be confirmed)

Side Yard Driveways

Attached Unit Opportunity

**925.06.C.2 Zero Setback on One or Both Sides**

The applicant may reduce the side setback to zero when the side of the abutting property has a zero side setback when both building walls abut each other.



0 10 20 FT

**SITE OPPORTUNITIES - SOUTH PARCELS**



Architecturally Expressive Corner

Crane Staging Area  
(size to be confirmed)

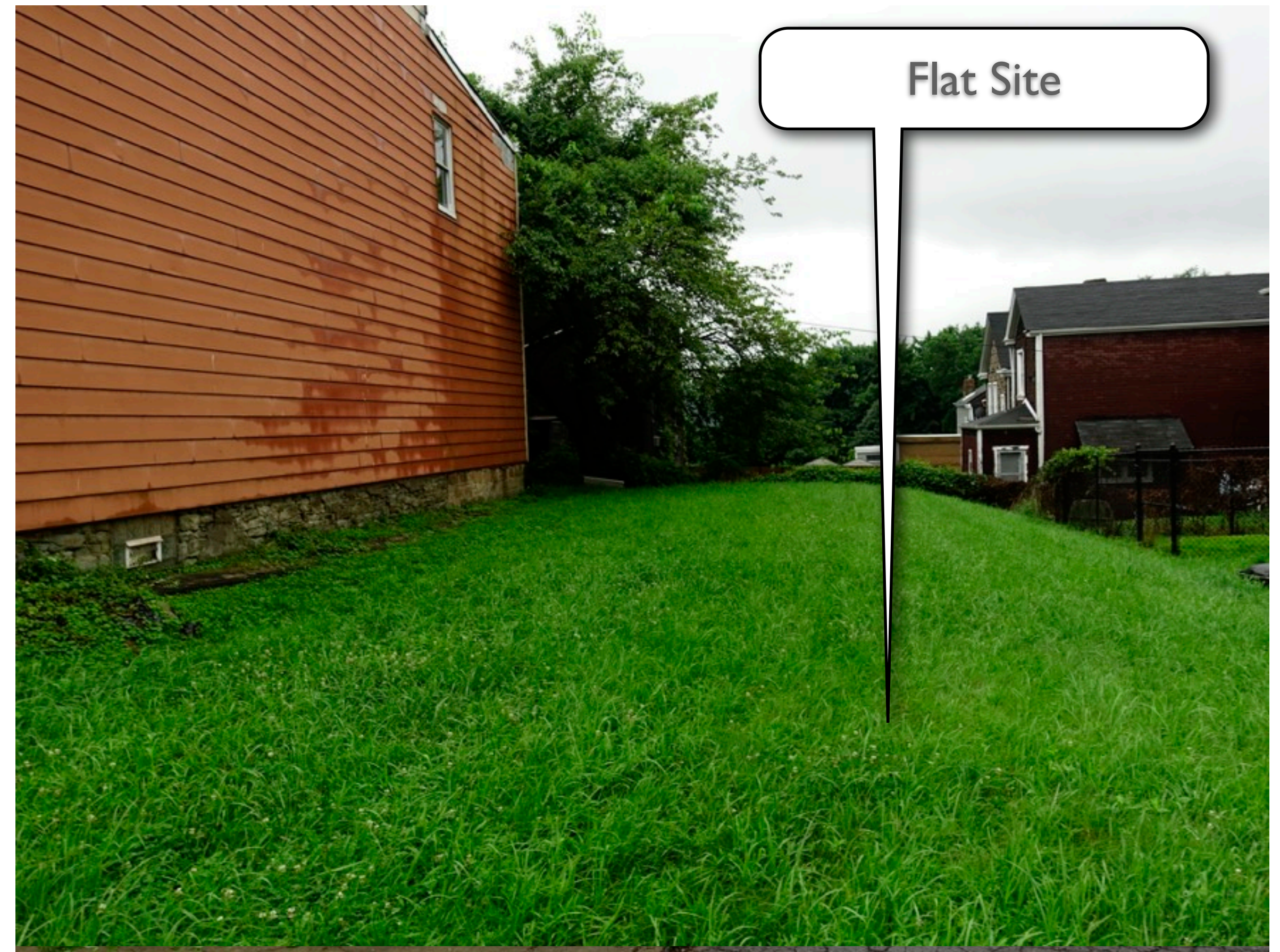
Side Yard Driveways



**Variance Required for Offstreet Parking**  
Or we can reduce side yards to 3' and do a side yard driveway?

## SITE OPPORTUNITIES - SOUTH PARCELS - OPTION 2





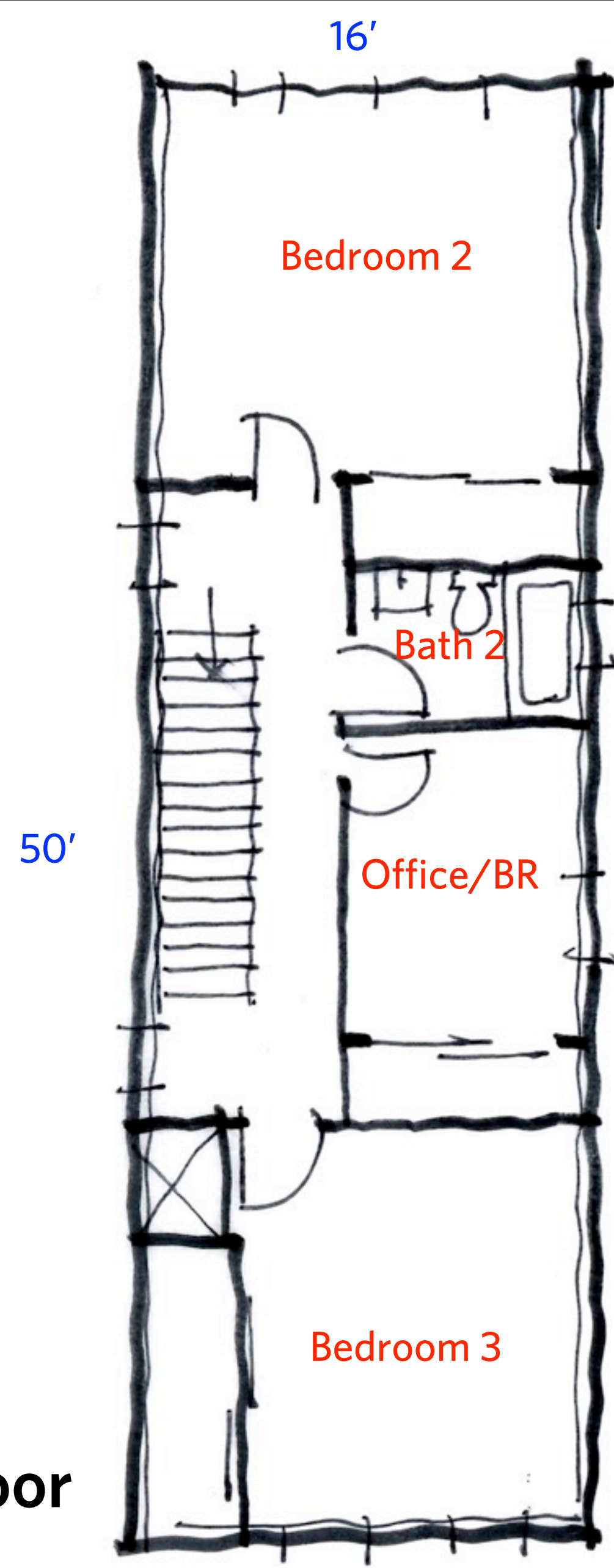
## SITE OPPORTUNITIES - NORTH PARCELS



# Proposed Program

1,600 s.f  
3-4 bedrooms  
2 bathrooms  
Front Porch

Upper Floor



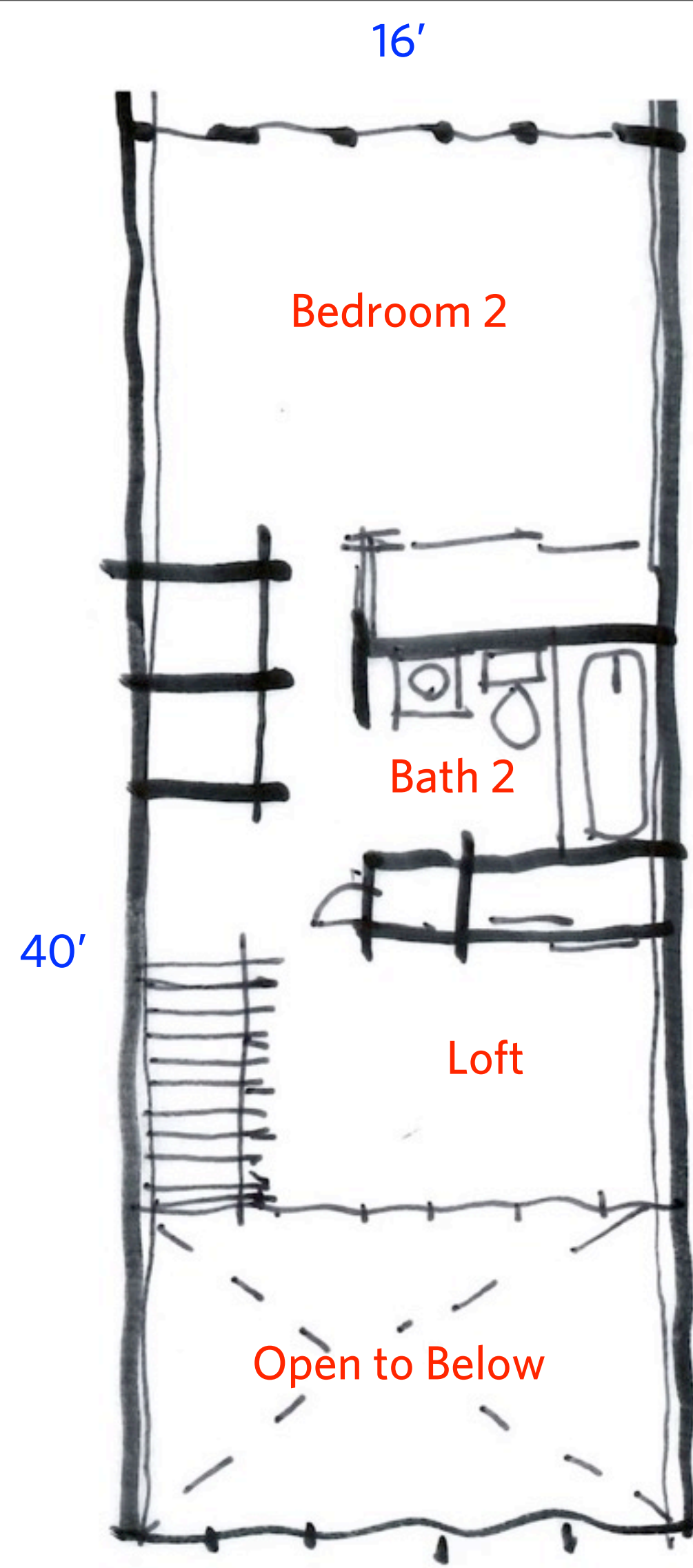
Ground Floor



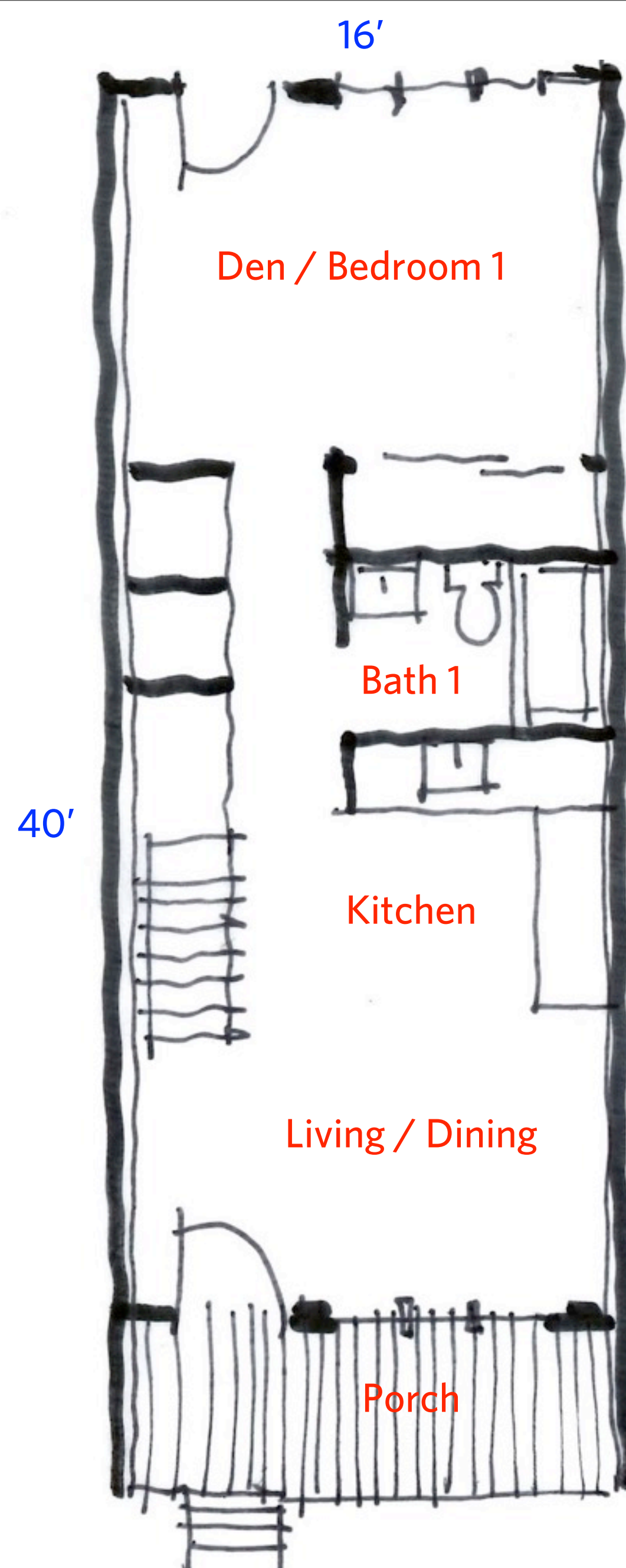
Option: Expand Living Room and Build Porch as building extension

## OPTION A - REGULAR UNIT





Upper Floor



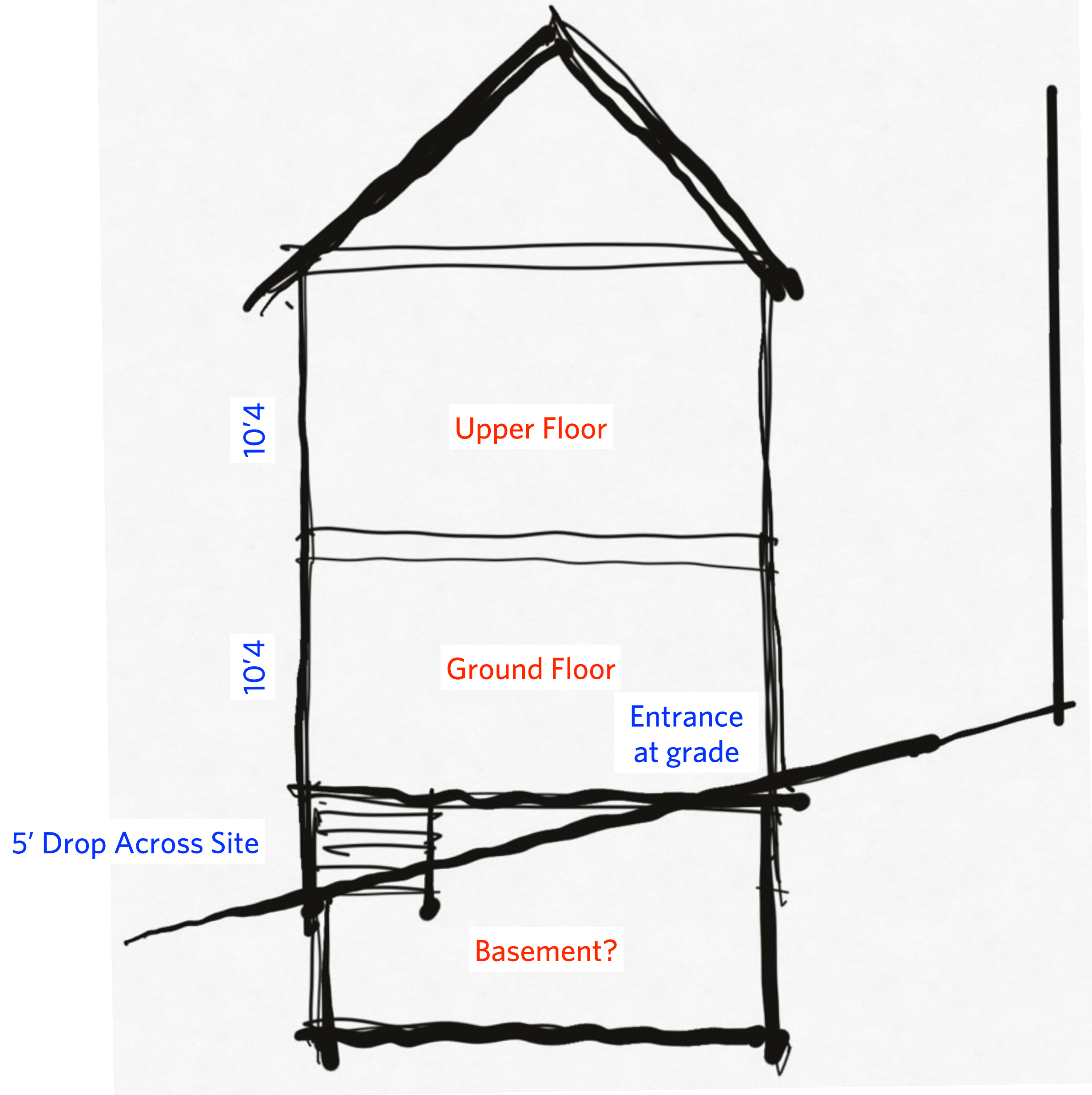
Ground Floor

# Proposed Program

- 1,280 s.f
- 2-3 bedrooms
- 2 bathrooms
- Front Porch

## OPTION B - LOFT UNIT





# CONCEPT SECTION