

233 Broadway - Oakland CA



Who We Are

Riaz Capital has operated in Oakland for over 30 years building and operating a portfolio of stylish, transit-oriented, and contextual housing all while remaining attainable for our target customer.

Our housing is specifically designed for middle income earners – Teachers, Nurses, Nonprofit Employees, City Officials and those who do NOT fit the mold of traditional housing.



Our Experience

Two Generations of Experience Creating Homes For The Missing Middle.

REGULATED
AFFORDABLE
PROPERTIES



AFFORDABLE

REHAB



SMALL-FORMAT

RENOVATIONS



COMMUNAL

ADAPTIVE REUSE



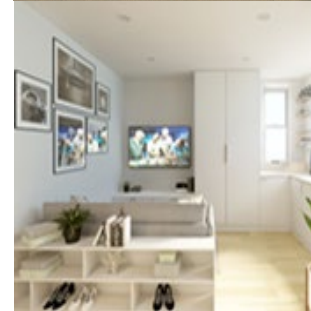
HISTORIC MICRO

MID-RISE
GROUND UP



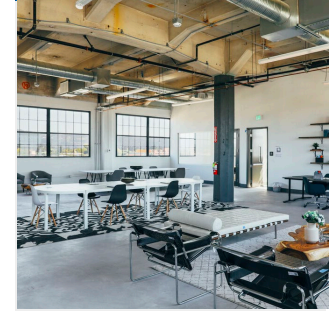
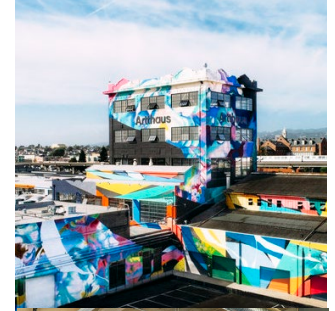
MASS PREMIUM

TOWNHOME
GROUND UP



FLEXIBLE
WORKFORCE
HOUSING

COMMERCIAL REUSE



CREATIVE
OFFICE /
ARTIST COMMUNITY

Our Goal

Housing for the Missing Middle

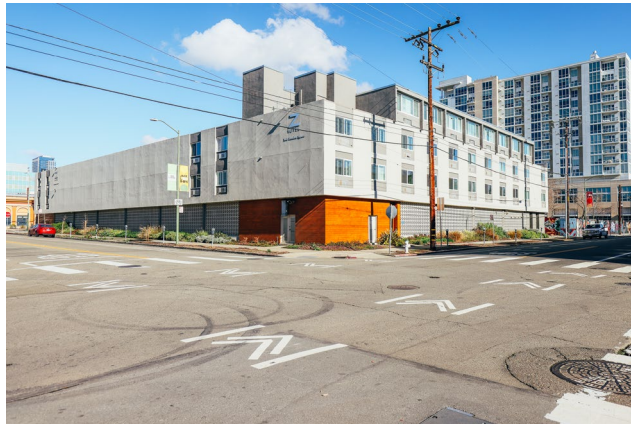
OUR GOAL is to build flexible, functional and economical multifamily homes that will house **Oakland residents** for decades to come. To achieve this, we need to minimize non-housing housing cost (i.e. large amenity spaces and parking garages) to create:

- **Flexible Housing Solutions for 21st century**
- **Small Format Housing**
- **Transit-Oriented**
- **Designed to fit into the neighborhood seamlessly**

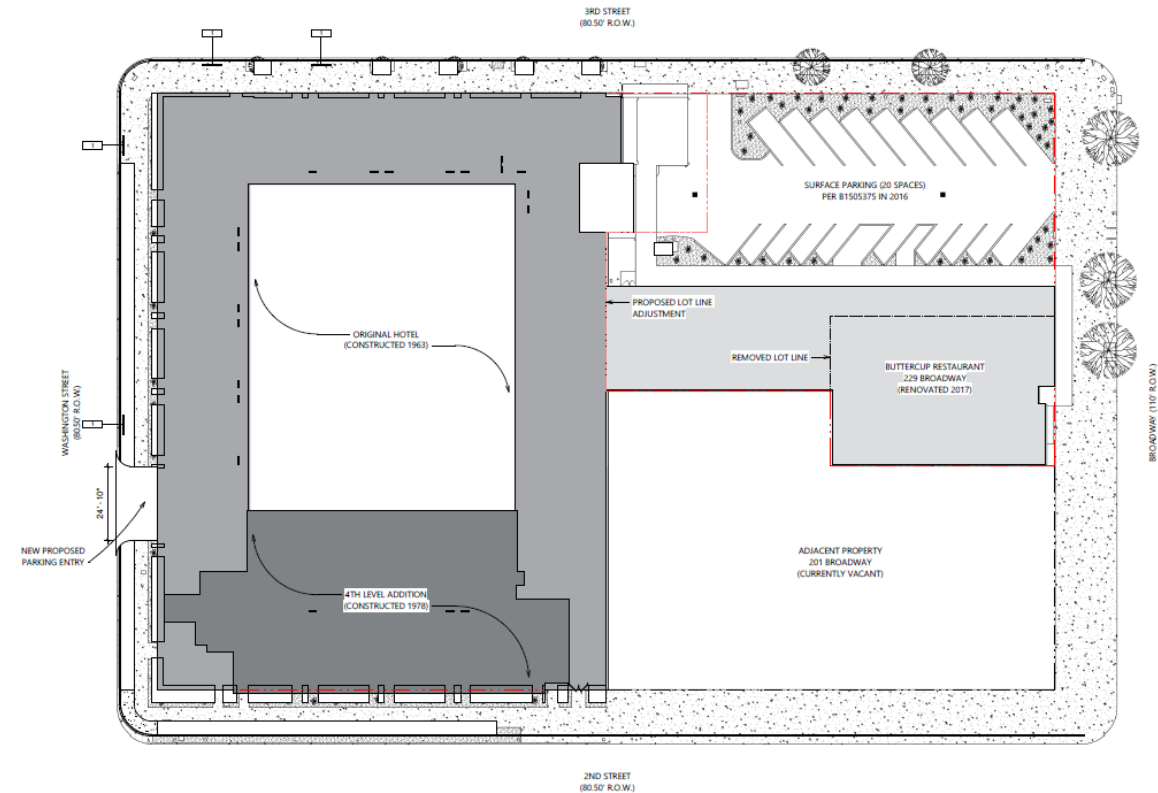


233 Broadway – Existing

Current Site Conditions



- 104 Hotel Rooms
- Pool and Courtyard
- 61 Garage Parking Spaces
- 18 Restaurant Parking Spaces
- Approx. 7000 Sq. Ft. Restaurant



233 Broadway - Proposed

PROJECT DETAILS:

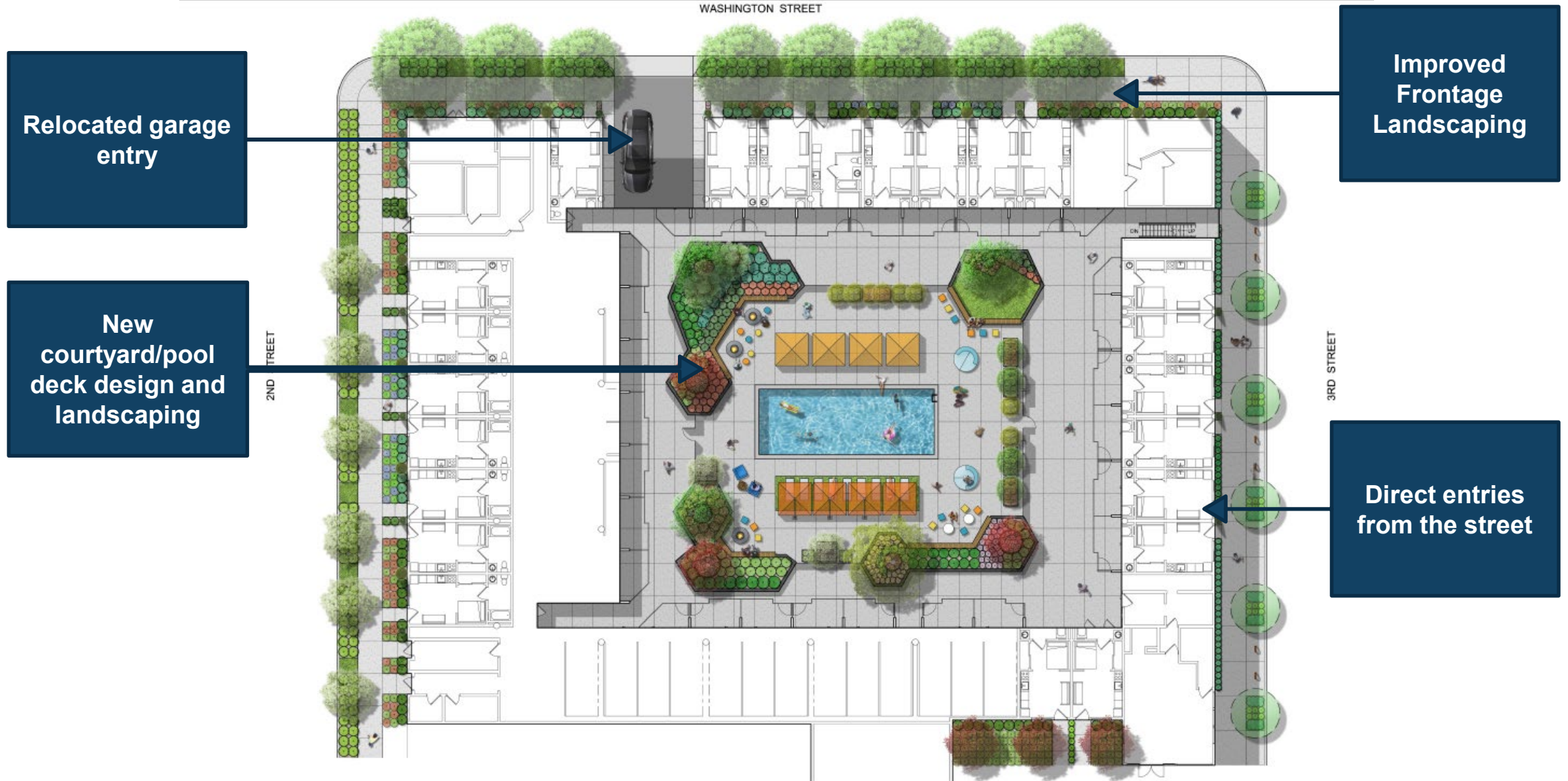
- 46,875 SF (1.07 acres)
- Zoning: C-45
- 130 studio apartments (25 new units on ground floor)
- 13 moderate income restricted affordable units
- Building design will stay generally the same with upgraded cosmetics and additional ground floor entries
- 33 garage parking spaces with one dedicated for a car share
- 18 restaurant parking spaces to remain
- 33 on-site long term bike parking spaces
- 7 sidewalk short term bike parking spaces
- Walkability:
 - 0.5 miles to the 12th St. Bart Station
 - 0.3 miles to the Ferry

Site Location:



233 Broadway - Proposed

Project Details



Relocated garage entry

New courtyard/pool deck design and landscaping

Improved Frontage Landscaping

Direct entries from the street

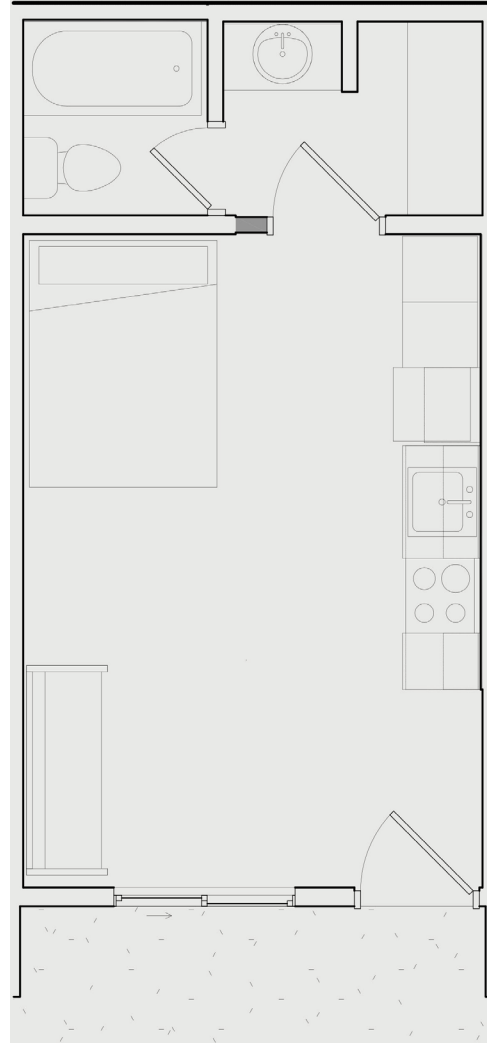
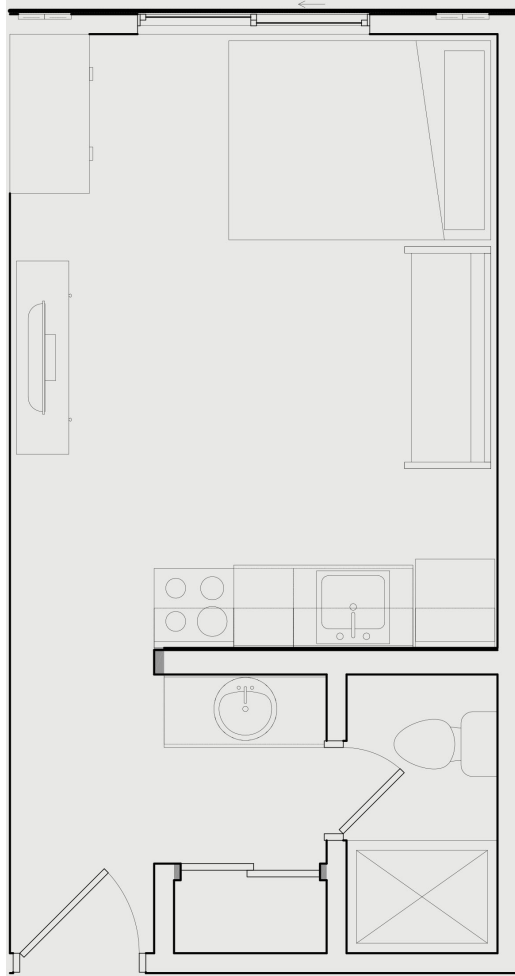
Project Design

Proposed Elevations



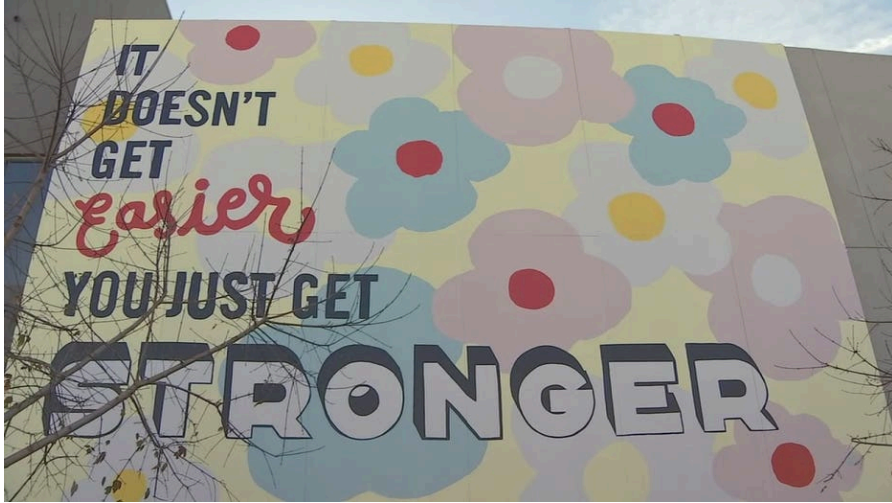
233 Broadway – Proposed

Proposed Unit Design



233 Broadway - Proposed

Public Art



Art mural done with Make-A-Wish

Maika, an 11 year old with aplastic anemia, wanted to create a mural to inspire others. She along with family and friends completed the mural on the 3rd St. side of the building.

Maika's intention was to create an inspirational message for Oakland and our intention is continue the design theme and wrap the building with a complementary mural.



Example of mural wrapping the building (design as example only)

233 Broadway - Proposed

Project Timeline

Contract Date:	January 21, 2021
Close of Escrow:	September 7, 2021
Planning Submittal:	September 17, 2021
Public Notice:	December 10 – December 20
Construction Start:	Q1 - 2022
Project Completion:	Q1 - 2023

City of Oakland contact:

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