



ST. JOSEPH'S REDEVELOPMENT PHASE I

OAKLAND, CA

Adaptive Re-Use Provides Affordable Housing at a Historic Site

DESCRIPTION Phase I of St. Joseph's Redevelopment includes the adaptive re-use and extensive renovation and revitalization of the historic St. Joseph's building built in 1912 by the Little Sister's of the Poor as a home for the indigent. The project will include 84 units of affordable senior housing, office space and senior garden. The 3.3 acre complex includes six existing buildings and significant landscape most of which will be incorporated into the redevelopment. A new 58 unit affordable family apartment building and associated open space is also planned. The remaining buildings are anticipated to include 16 first time homebuyer units. Financing is anticipated to include: tax credits, historic tax credits, infrastructure funds, and local City of Oakland subsidies.

VISION An impressive renovation and revitalization effort for Oakland's transitional Fruitvale neighborhood that respects the site's historic fabric.

PROJECT REQUIREMENTS Create a secure integrated community of seniors, families and home owners that restores the historic fabric while enhancing density and pedestrian street interaction.

DESIGN FEATURES

- Restored 5 story brick masonry structure on national historic register
- Salvaged original wood windows, plaster pilasters, capitals, wood and tile floors and wood doors/frames
- Precast concrete paver system at parking areas
- Slate tile roof with copper flashing
- Common laundry facilities with exterior merbau decking terrace and benches
- Murals in common corridor by local artists
- Senior garden area with site-cast concrete community planters with integral accessible cedar benches
- Canary Island palms integrated into new parking layout



Client: BRIDGE Housing

Building size/acres:
82,000 sq.ft./ 1.6 acre lot size

Total site: 3.3 acre

Density: 84 units

Completion: Summer 2011

Construction est.: \$20.8M

Contact:

Lydia Tan
Bridge Housing Corp.
345 Spear Street, Suite 700
San Francisco, CA 94105
415.989.1111

Scott Smith
Roberts Obayashi
20 Oak Court
Danville, CA 94526
925.820.0600

