



# ST. JOSEPH'S REDEVELOPMENT PHASE I OAKLAND, CA

**Client:** BRIDGE Housing  
**Site Area:** 82,000 S.F. / 1.6 acre  
**Density:** 84 units - 52.5 DUA  
**Completion:** Summer 2011  
**Construction est.:** \$20.8M  
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## Adaptive Re-Use Provides Affordable Housing at a Historic Site

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. Financing is anticipated to include: tax credits, historic tax credits, infrastructure funds, and local City of Oakland subsidies.

Phase 1 is an impressive renovation and revitalization effort for Oakland's transitional Fruitvale neighborhood that respects the site's historic fabric and creates a secure integrated community of seniors, families and home owners that enhances 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