



PIEDMONT COMMONS

OAKLAND, CA

SPACIOUS LOFTS COMPLEMENT URBAN NEIGHBORHOOD

DESCRIPTION Piedmont Commons is a 19-loft/townhouse development in an established residential neighborhood. Each unit measures 1,200-1,400 sq. ft. and has a bedroom on the ground floor. The units are three stories, with an enclosed garage/workspace, an open living, dining, and kitchen area, and a master sleeping loft overlooking the living area below. Residents access the units via a private lane that functions as both pedestrian entry and driveway.

VISION Create multipurpose, open floor plans for multi-family units with spacious yet efficient work and living areas.

PROJECT REQUIREMENTS Develop community of loft/townhouses on an infill lot in an established residential neighborhood.

DESIGN FEATURES

- Pedestrians and vehicles share specially paved private lane
- Enclosed garage doubles as a workspace
- Open living, dining, and kitchen areas
- Master sleeping loft overlooks living areas

AWARDS

- *San Francisco Business Times*, Best Residential Development, 2002
- Oakland Development Council Infill Housing Prototype, 1999 & 1993
- Oakland Development Council Architectural Award for Mixed-Use, 1992



Client: Urban Land Development

Building size/acres: 28,300 sq. ft./
.69 acres

Density – Units: 27.5 du/ac–19 units

Completion: August 2001

Construction est.: \$3.6M

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