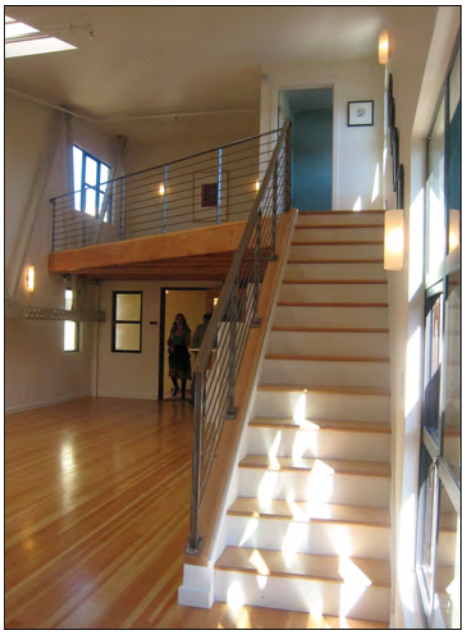
Zero Commute Living™

Bringing life + work



Back Together in the 21st Century

from the office of
Thomas Dolan Architecture

TDA Firm Description
and Thomas Dolan Biography

Thomas Dolan Architecture is an Oakland-based firm whose work has focused on mixed use urban infill for the last 22 years. Having designed and built the first purpose-built live-work in the U.S. in the mid 1980's, the firm has expanded on that initial set of projects into several areas of urban infill, including large and small renovations of existing buildings for live-work; planning, development and code consultations for live-work and mixed use; legalization of existing artists' live-work complexes; numerous podium-style mixed use buildings consisting of housing over liner retail and Flexhouses with embedded Parklift "kernels;" and urban design work in connection with several New Urbanist communities in California.

At present, TDA is working on or has completed several green projects that are either LEED-certified or score high on the *Alameda County Multi-Family Guidelines*. Among them are Northgate Apartments, recognized by the Green Affordable Housing Coalition; Temescal Place, at the time of its construction the site of the largest array of photovoltaic panels in Oakland; and the Berkeley Green Condos, a 40 unit Leed Silver mixed use infill project on San Pablo Avenue. Perhaps equally important, 100% of TDA's work is urban infill. It is arguable that locating development in transit oriented places already served by existing urban infrastructure makes it "green" for that reason alone. TDA was involved in the formulation of the new *LEED for Neighborhoods* rating system (LEED ND) that in fact gives the importance of an urban infill location its proper due.

Thomas Dolan is a Charter Member of the Congress for the New Urbanism. While the firm's work could be defined as New Urbanist dating to days before the invention of the term, increasingly the work of Thomas Dolan Architecture is aligned with or in collaboration with fellow members of CNU. In 2005, at CNU XIII in Chicago, Thomas Dolan made a presentation on live-work and infill housing at a panel on infill housing moderated by CNU co-founder Stephanos Polyzoides. He also made a similar presentation at the 2001 Santa Fe Council for the New Urbanism, an invited meeting of accomplished CNU practitioners.

TDA continues to be active in the organization, participating as a founding member of the Northern California Chapter of CNU. Meanwhile, Thomas Dolan is working on a forthcoming book that is to be a comprehensive treatment of live-work its working title is Live-Work Planning & Zoning. He is also working on a live-work module for the SmartCode, a model form-based code.

In the late 1990's, Thomas Dolan Architecture was commissioned by the City of Oakland to prepare Live-Work in Plain English, an online guide to Oakland's Live-Work Building Code (which he was instrumental in creating). Aimed at developers, architects, artists and owners, Live-Work in Plain English walks the reader through the live-work design, permitting and development process. Additionally, TDA has worked to assist the California cities of Emeryville, Berkeley, Richmond, and Sonoma in their efforts to regulate live-work.

Photograph by Dixie Carrillo

Ocean View Lofts, Berkeley, CA

In 1997, The Live-Work Institute was founded by Thomas Dolan to collect and disseminate information about this hybrid land use and building type. Found on the TDA site at www.live-work.com, The Live-Work Institute lays out common principles and definitions for the different types of live-work, in an effort to help developers, regulators and designers to "ace" a common lexicon and avoid "re-inventing the wheel" each time live-work comes to a new city.

Also in 1997, Tom served as a live-work consultant to the City of Vancouver, B.C. Not unlike San Francisco, live-work has now spread to all kinds of users, and it represents a major trend in alternative urban housing. *Work/Live in Vancouver* addresses definition, regulation, "social engineering" through planning regulations, and life safety protection through building codes. Combined with his work in Oakland, the Vancouver consultancy gave Tom further insight into the regulatory environment required to make live-work function well in a larger context.

Thomas Dolan continues to serve on the Advisory Board of ArtHouse in San Francisco. Through his involvement there he has stayed in close touch with the ongoing live-work controversy in the San Francisco Planning Department. While Oakland's situation is very different, his work in San Francisco, Vancouver and elsewhere has informed his participation in Oakland's planning processes. His efforts to help fellow members of the Congress for the New Urbanism to better understand live-work are also an emerging focus in his work, and will doubtless lead to further publications.

Kentlands, MD

CHAPTER ONE

Seaside, FL

Introduction: A Live/Work Primer

Our definition of live-work is straightforward: a live-work unit is a building or buildings that provide both residential and work space on a single property, some of whose residents might work there, and that might also accommodate non-resident employees.

Live-work takes a variety of forms and appeals to a wide range of users, from starving artists sharing a single kitchen and sizeable work spaces in an **old warehouse** to wealthy empty nesters paying seven figures for **chic lofts** in San Francisco. Live-work can be a **townhouse** in a new urbanist community such as Kentlands in Maryland, where the offices of the Town Paper are located on the first floor, and the developer says he wishes he'd built four times as many live-work units. It can be a **home office**, or **housing over retail**, or a **flexible "building that learns,"** designed to accommodate street-fronting live-work and intended to evolve into housing over retail as the market matures. It can include a **plaza-facing shophouse at Seaside**, whose downstairs might double as a storefront, a spare room, or the teenager's clubhouse. **All of these are forms of live-work.** In fact, Andrés Duany stated recently that all residences built in the 21st century should be designed as live-work.

Live-work units can be for residents who may work there, or workers who rarely sleep there; in fact the same unit might accommodate both modes within a few short years. In short, **live-work is about flexibility, mixed use, and proximity.** Residents are fiercely loyal to the type for just these reasons: when their lives change, they don't have to move; they are in a unit that is inherently mixed use; and their commute will always be a very short walk. **More than any other building type, each live-work unit is a combination of uses that is sure to change over time, so it is particularly appropriate in a mixed use or flexible use district.**

It is live-work's inherent **flexibility** that makes it **difficult to regulate** and **even more exasperating to enforce using static zoning and building code models.** Normal land use and building code regulations are **based on prediction of use**, from which follow projections of: hazard level, traffic, noise and environmental impacts, and potential adjacency issues, to name a few factors. A **more workable approach to regulating live-work** is to acknowledge the **fluid, often-changing nature of uses** within live-work units and projects, and to respond by employing a **far more flexible system of regulation, such as a Form-Based Code.**

It is very important that the coordination between live-work zoning and live-work building codes be very well developed, to a greater extent than other building types. This is in part because there is no built-in congruity of use and regulation in live-work as there is, for example, between residential land use zones and residential building code occupancy groups.

As stated above, live-work's characteristics of flexibility, mixed use, and proximity are all values central to the **Charter of the New Urbanism.** To quote one of the Charter's more relevant principles pertaining to live-work (#12), "Many activities of daily life should occur within walking distance." In fact, live-work is sometimes called Zero Commute Housing™.

Perhaps the **greatest regulatory challenge** faced by live-work is a familiar one to New Urbanists: **mixed use is not always fully accepted, density is often opposed, and there is a steep learning curve in some regions for the real estate and lending communities.** On top of this, model building codes specifically **prohibit residential and commercial activities within the same common atmosphere.** Fortunately, one can find many **regulatory precedents** and examples of **successful live-work projects.**

A Short History of Live/Work

Since the time man began to farm land and employ laborers, "work" has often been seen as an activity somehow separated from "life." The onset of the industrial revolution and concomitant advances in transportation technology meant that **commuting to work over some distance became the rule rather than the exception.** As early as the middle of the 19th century, the effects of technology and intense urbanization gave rise to movements for social improvement, one form of which was the notion that the poor should be protected from the tendency of industry to want workers living nearby (presumably at greater risk to their health, safety and welfare) through **laws requiring that separate sectors of the city be set aside for industrial and residential uses.** Meanwhile, building officials closed ranks to enforce this separation between residence and work through codes that **separate uses into "occupancies"** which–when mixed within a building — require a fire wall separation and sometimes entirely different construction types.

Meanwhile, **commuting**, once a short trip by foot or by trolley, **has become an ordeal.** Suburban sprawl and segregated use zones now require one to make **sizeable automobile trips to perform every little function of life.** This is a clear case of **choice foreclosed** at the expense of our environment, air quality, and any chance for walkable, pedestrian-oriented communities. Commuting and the constant need for auto travel conspire to make our lives ever more **disconnected and fragmented. Live-work helps to put them back together,** and gives us back the 11.2 weeks a year, now spent commuting, to spend at or near home with our families and friends, in the garden, taking walks, and generally enjoying life.

Live-work as we know it today **owes its existence to two technological advances** in the second half of the 20th century.

First, the widespread adoption of modular shipping containers meant that an entire building type — the downtown loft warehouse — became redundant and essentially surplus. As ports such as New York and San Francisco containerized, suddenly landlords from SOHO to SOMA couldn't give the

space away. The first generation of live-work began with artists, who seized the opportunity and began to **colonize loft districts in ports and railheads all over the industrialized world.** Our most effective futurists, artists have always preferred to live where they work: this was a natural move for them. Most of these early artists' live-work spaces were illegal; the first efforts to regulate them involved rudimentary attempts at preserving a modicum of life safety while looking the other way as artists colonized derelict areas. Once it became clear that a trend was emerging, the phenomenon began to attract the attention of real estate developers and planning and building departments, first in New York in the 1970's, and in San Francisco about a decade later. Increasingly, non-artists saw the appeal of "loft" spaces, and in fact many simply treated them as spacious open plan apartments. Lofts became hip, lofts appeared in Hollywood movies, and trendy loft conversions began to pop up in ports and railheads all over the industrialized world.

By the 1990's, most cities in North America had loft districts, and the familiar successional pattern of: artists pioneering, yuppies colonizing, and the establishment of predominantly (albeit gritty) residential neighborhoods has become an accepted component of the urban real estate cycle.

The second technological advance was the advent of the computer modem which, when combined with a scanner, gave us the fax machine in the late 1980's, quickly followed by email and the Internet in the 90's. Suddenly it was possible to run a small business while appearing to be an established concern, all from the comfort of one's home.

In fact, home office constitutes the mainstreaming of live-work and is increasingly occurring in new buildings (as well as renovations), whether they be single family houses or purpose-built live-work projects. The numbers of people who work at home are growing by leaps and bounds, and that work takes many forms, including telecommuting, consulting, or incubating a business that might or might not outgrow its home birthplace. All of these home-based business models are enabled most of all by affordable home office automation.

Many residents of Zero Commute Housing™ have never known an absence of commuting: they are typically children of the suburbs, and they're not quite sure how to handle this new situation. They soon realize that working at home is quite different from going off to the office every day. They're not out on the Rialto, or mixing at the water cooler. They are in one place most of the time, and mostly alone. What live-work developers, designers and residents often miss is that **this new and fundamentally different relationship between work, residence, and place gives rise to a need for different modes of socialization. The resulting building types and settlement patterns, are not unfamiliar to New Urbanists.** Suffice it to say that a Levittown where half the households have no commuters is a prescription for homegrown hell.

Despite the challenges, several factors conspire to make live-work ever more attractive today, to the point that **new buildings** are being designed and built with this use in mind: commuting is hell—on our time, our pocketbooks and the environment; fax machines, the internet, instant messaging, and even teleconferencing make travel to face-to-face meetings less often necessary; **affordability**, not only of home and work place but also transportation and child care are advantages; and as artists have known for years, **being able to work when the spirit moves you, at any hour**, also has its advantages.

More recently, aging baby boomers have discovered that they no longer need that big house in the suburbs: the kids are gone, the big yard and the sub-urban school systems have lost their appeal, and they want to be where they can walk to cultural events and night life. As a result, new buildings are being designed and built with this use in mind, and the conversion and new construction of urban lofts—for aging boomers as well as singles and couples of all ages—are a major factor driving the reinhabitation of urban downtowns.

Meanwhile, **greenfield new urbanist communities have become the primary locus of second generation live-work.** Live-work units are being included in many such projects, typically in the form of townhouses with work spaces on the first floor—called a **shophouse** in some parts of the world—or housing over retail, an age-old form of live-work. **Live-work in such communities is located near the center, in close proximity to services and in many cases to transit. Home offices over garages or in alley-fronting outbuildings are also common forms of live-work in greenfield new urbanist communities.** A more recent and promising type to emerge is the **Flexhouse**, a "building that learns": usually it takes the form of a series of rowhouse bays that are intended and pre-approved to evolve from fully separated townhouse/home office residences into loft housing over retail in response to shifting demand and fluctuating economic cycles.

Definitions

Despite its simple definition in the introduction, live-work is not a monolithic phenomenon. Several ways of distinguishing unit types have emerged, differentiated by:

1) Predominance of work or residence in the life of the occupant, which we call *Work/live*, *Live/work* (distinguished from the overarching subject through the use of italics), or *Home Occupation*;

2) Degree of proximity between the work space and the living portion of the individual unit. This quality has generated three proximity types, which we call Live-with™, Live-near™, and Live-nearby™.

Project Type Definitions

The primary types of live-work projects include:

1. Housing over retail or Flexhouse™ types, the prevailing New Urbanist manifestations of Live/Work.

2. Home occupation/home office

3. Urban infill new construction lofts, which may or may not be a courtyard type.

4. Loft conversions, usually of older warehouses or industrial structures in urban loft districts.

5. Artists' lofts, at once a precursor and a subset of (4) above. (5) often becomes (4), later accompanied by (3) along with mixed use improvements to the neighborhood (SOHO, SOMA, etc.). In the process, artists are often pushed out.

6. Specialty live-work: Cohousing, live-work in rural places, etc.

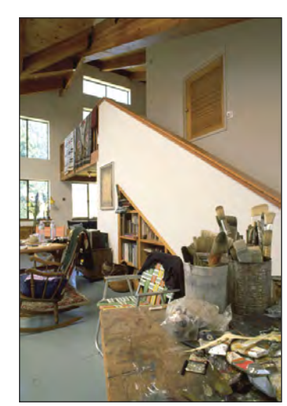
7. True Artists' live-work, usually requiring subsidy for it to be sustainable.

Live-Work Basics: Unit Types

Predominance of work Activity vs. Residence

Home Occupation (desk in upper left)

Live/Work



Work/Live

In working with Zero Commute Housing™ over the years, we have observed several approaches to configuring live-work spaces. The terms we use to describe these configurations or unit types indicate the relationship between the work and living activities practiced by their inhabitants, and which activity is dominant.

Home Occupation
This type of arrangement is what most people think of when they hear the term "working at home". The unit is clearly a residence, and may or may not contain a dedicated workspace in the form of an office or workshop. Reversion to commercial or work only is not desirable. In home occupation, work uses are *restricted*.

Live/Work
The use of the term *live/work* indicates that the quiet enjoyment expectations of the neighbors in the building or adjacent buildings take precedence over the work needs of the unit in question. Therefore, the predominant use of a *live/work* unit is residential, and commercial activity is a secondary use; employees and walk-in trade are not usually permitted. Reversion to work only or live only may be acceptable, depending on surrounding users. Flexibility is key in this type. In *live/work*, work uses are *limited*.

Work/Live
The term *work/live* means that the needs of the work component take precedence over the quiet enjoyment expectations of residents, in that there may be noise, odors or other impacts generated by the work activity, and employees, walk-in trade or sales may be present. The predominant use of a *work/live* unit is commercial or industrial work activity, and residence is a secondary use. Reversion to live only is not desirable and can lead to "Imported NIMBY" problems. In *work/live*, work uses are *open* or *unrestricted*.

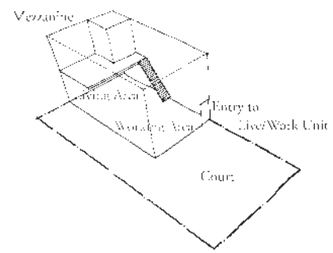
Live-Work Basics: Proximity Types

The Physical Relationship Between Live Areas and Work Areas

We have coined terms to describe the relationship of proximity between the work space and the living space within an individual live-work unit. These proximity types are all forms of what we call Zero Commute Housing™.

Live-With™:

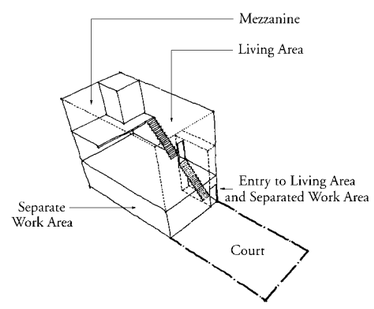
This type of space is what most people imagine when they picture a typical "artist's loft." A *live-with™* unit is typically a single space, including a kitchen located below a mezzanine/sleeping space, which looks out over a large contiguous working space. This arrangement offers the greatest flexibility and the fewest interior partitions, allowing the user to adapt it to many different configurations. The amount of space devoted to the "live" area and the "work" area depends on the occupant's needs at the moment, and will likely vary over time as a result.



Typical Live-With™ Unit Plan

Live-Near™:

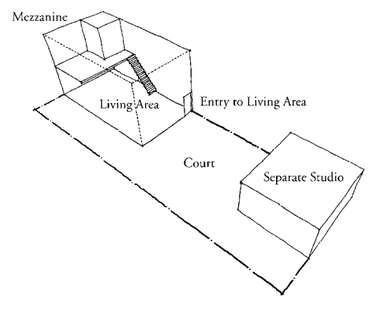
Live-Near™ meets the needs of those who feel that the proximity afforded by live-work is important, but who would nevertheless like some separation between living and working spaces. This can be to minimize exposure to hazardous materials or high-impact work activity, out of consideration for family or roommates, or simply to meet the need for the bit of distance created by a wall or floor. In a *live-near™* unit, the living portion may more closely resemble an apartment or townhouse. The work space is separated from the live portion by a wall (sometimes glazed and sometimes fire rated) or a floor.



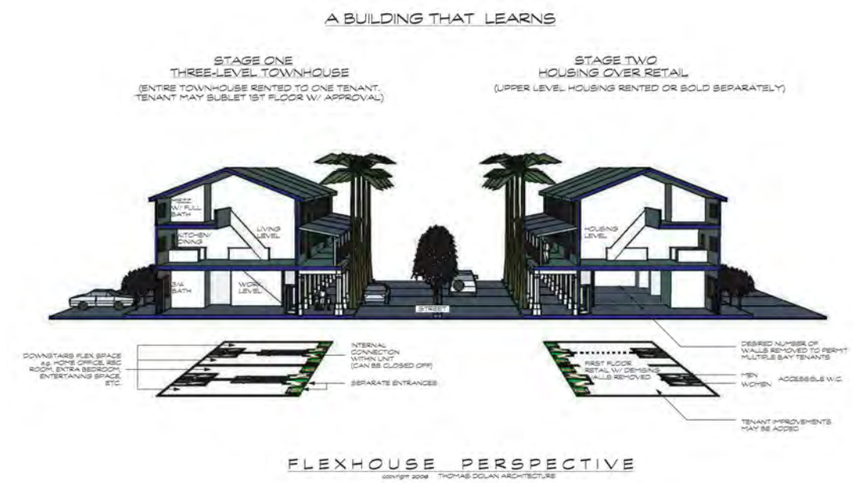
Typical Live-Near™ Unit Plan

Live-Nearby™:

In this configuration, a short walk separates the living portion and the work space — across a courtyard, to a converted garage or other accessory structure, or up or down an exterior staircase, for example. While this type may initially appear to be simply mixed use, classification as live-work may permit its existence in places where a residential or a commercial space alone might not be permitted.



Typical Live-Nearby™ Unit Plan



Flexhouse

A Flexhouse is a building consisting of a row of what appear to be storefront townhouses, usually with a bay width of 20-25 feet and a minimum of three bays (preferably 4-10). Flexhouses are designed to be "buildings that learn," which is to say that their use is intended to change and their configuration is flexible. Flexhouses are a solution to the problem of an immature retail market in a new greenfield project, or in a neighborhood not yet "there." Stage One, full townhouses, allows full occupancy even at street level, immediately providing "eyes on the street." Later, as the retail market develops, Flexhouses can be "cut off at the knees," and the upstairs domain can be rented or sold separately.

The first floor of a flex building is typically a high bay retail style space, 12 to 18 feet tall. While its structural bay is regular, and there can be fire-rated demising walls along each structural gridline, a Flexhouse is designed so that at least 50% of each demising wall can be open if desired. This provides flexibility for multiple first floor bays to be combined under a single tenancy as, for example, one retail establishment.

While Stage One provides an individual stair in each bay to connect the first and second floors of a townhouse configuration, those stairs would be removable as the building "learns."

On the second floor of the Flexhouse there is an exit balcony or corridor, permitting independent access to the second floor in the event the first floor is under separate tenancy. Each upper level bay/unit also contains a mezzanine accessible from within the unit. While this configuration has the advantage of being a simple two story building, it would also be possible to stack units above and make a multi-story project, for example; combining it with residential or office space above. Flexhouses also work well as street-level liner units surrounding parking structures, thereby enlivening the streetscape.

Ocean View Lofts Courtyard Entry, Berkeley, CA

Photograph by Dixie Carrillo

Ocean View Lofts Courtyard, Berkeley, CA

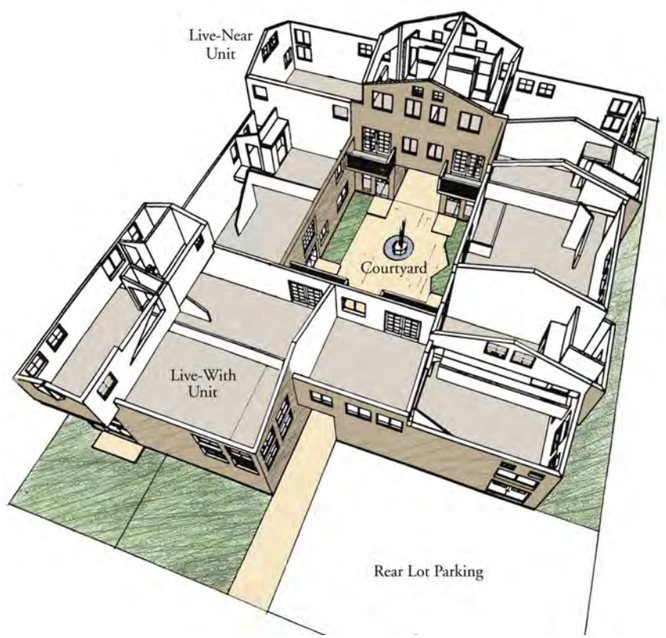
Live-Work Courtyard Communities

The design of a multi-unit project presents a unique opportunity to make a place that facilitates a sense of community among residents. The architect's challenge is to create common spaces within the project that encourage interaction, invoke a sense of well-being, are comfortable, and in which one can greet a neighbor, then pause to chat or move on. As residents cross paths, opportunities to socialize arise. The "entry situation", that transition between the moment one enters the complex and the time one enters one's unit, provides the greatest opportunities for interaction. Designing projects whose units open onto common spaces increases the chances for such casual meetings. This is the most important role design can play in encouraging a sense of community within a project. The quality of such common spaces can make the difference between an alienating structure and a fully functioning community.

TDA has performed informal post-occupancy evaluations of our built live-work projects, and have made the following observation. Three types of interaction typically take place between the residents: 1) Formal visiting, requiring a definite intention on the part of the visitor, to which the response may be : "come in", "go away", or "return another time". 2) Meeting at a common destination, **requiring a definite yet spon-**

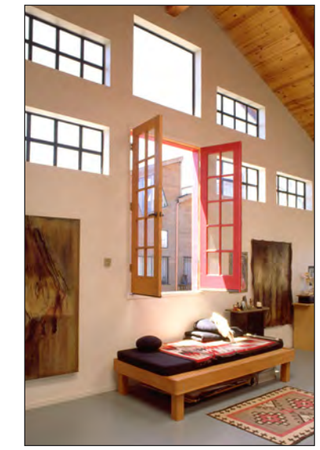
taneous and casual intention to visit that common destination (laundry room, garden, mail boxes, etc.); and 3) **Crossing paths** as one goes about one's day-to-day activities. Crossing paths can lead to interactions that become more or less regular, thereby contributing to familiarity, safety and security. With the passage of time, familiarity and the kinds of growing acquaintances lead to **a natural, voluntary sense of community**. Therefore, this third kind of interaction is the most effective.

Those who carry on the activities of both working and living in the same location do more fully **inhabit** that place. People who **inhabit** a place full-time care more about that place and for the other people with whom they share it. This may be the great lesson of **courtyard communities**: the rediscovery of the power of fully inhabiting a place, and the well-being that results from knowing your neighbors well.

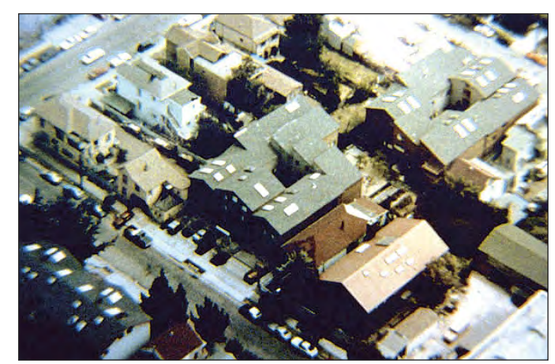


Filbert Court Aerial Perspective, Oakland, California

South Prescott Village



The first live-work complex built from the ground up in the United States, South Prescott Village is a combination of three projects in four buildings linked by two courtyards, a garden, and two streets. An exemplary functioning community of artists and artisans, this twenty-five unit project has been visited by artists and arts administrators from all over the world. In 1990, South Prescott Village received an "Orchid" award for design excellence from the Oakland City Assets Committee, an adjunct of the East Bay Chapter of the AIA.



developer:
Bruce Beasley, Pinetree Associates

site area:
35,000 sf

built area:
35,000 sf

number of units:
25 Live/Work rental units and 4 condominiums

project cost:
$3.0 million

project completed:
September 1990

Ocean View Lofts

Photograph by Dixie Carrillo

Located in a neighborhood within walking distance of the Fourth Street District in Berkeley, Ocean View Lofts sit at the meeting point of a commercial and residential neighborhood. Virtually all of the units open onto a generous courtyard containing a combination planter, fountain and reflecting pool. Softer materials such as wood beam ceilings and pine floor mezzanines lend the interior spaces a more residential character than other more industrial live-work spaces. Similarly, the front elevation of the building was strongly influenced by the residential architecture of the neighborhood and a rigorous design review and community outreach process.

developers:
Michael Feiner, Nancy Feiner, & Herb Schreier

site area:
25,000 sf

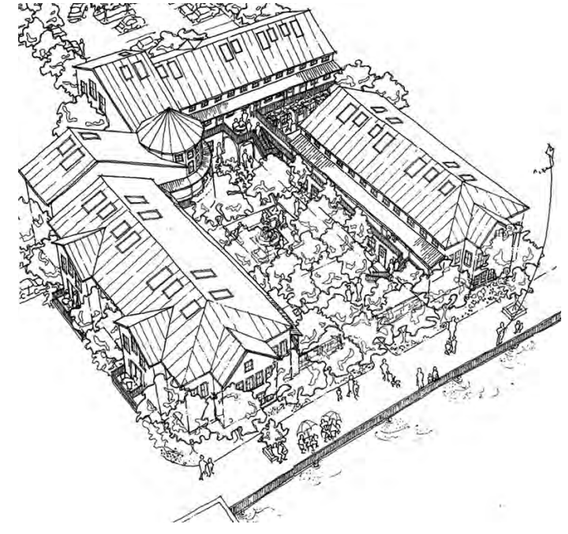
built area:
20,000 sf

number of units:
14 Live/Work condominiums

project cost:
$4.0 million

project completed:
October 1993

Waterpark Lofts



Set in The Kennedy Tract, a newly revitalizing mixed-use waterfront neighborhood on the Alameda Estuary, Waterpark Lofts consists of 27 live-work units oriented around a central courtyard that opens toward the water.

A waterfront boardwalk, marina docking and kayak landing facilities are included in the design of Waterpark Lofts, which is within easy walking distance of Alameda's Park Street across a historic drawbridge, and is within a ten minute walk of the Fruitvale BART transit village.

The project has served as a catalyst for numerous larger projects, whose completion implements the Oakland Estuary Plan's Vision of a continuous waterfront, creating a vibrant new mixed use neighborhood.

developer:
TJ Enterprises

site area:
40,155 sf

built area:
41,656 sf

number of units:
27 Live/Work and commercial condominiums

project cost:
$5 million

project completed:
June 2001

Westside Place
Greenfield Flexhouses as Buffer

Set in Chico, California, a small city in the northern Central Valley and home to a state university, Westside Place is a mixed-use project located between an arterial road and a rail freight line. It consists of attached and detached single family and duplex units and a small amount of convenience retail. In part because the railroad tracks are raised on a berm and their potential noise and vibration are an issue, TDA was engaged to design transitional buildings to buffer the housing from the rail line. These Flexhouses or adaptable "Buildings that Learn," help to meet the significant local demand for home-based businesses and workspaces.

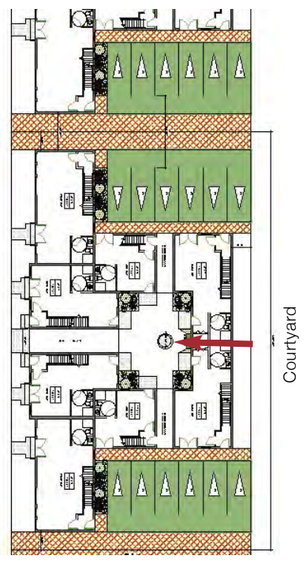
developer:
New Urban Builders

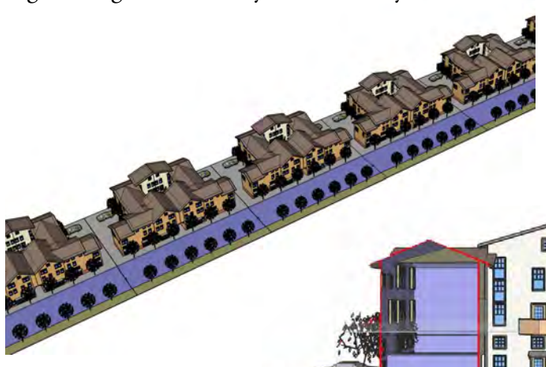
site area:
102,400 sf

number of units:
64

estimated project cost:
$10 million

Organized as eight-unit courtyard buildings, the Flexhouses at Westside are three-level townhouses whose first floor is intended to be work space, spare room, office, or recreation room, depending on the needs of the current resident. Upstairs are living spaces that can be accessed directly from the interior of the units or via a separate entrance. Six out of eight units in each building open onto the central, semi-public courtyard; the other two relate directly to the street. The eight buildings comprise a strong street wall defining the edge of the residential portion of the project while buffering the sound of the passing freight trains. All parking is shielded from the street with adjacent Flexhouse buildings sharing both driveways and aisle ways.





Freehand drawings and 3D modeling on this page by Alix Ogilvie

Transit Oriented Urban Infill

TDA has been involved in the design or planning of portions of several transit villages adjacent to BART stations in Oakland, and is working on a major affordable housing projects adjacent to another BART station, which has as a transit village plan in place. Other such projects are simply urban infill on transit corridors, streets in Oakland and Berkeley with names like Telegraph, Broadway and San Pablo.

Important goals of transit oriented development are to create a real community through mixed use, connectivity and density. At locations where huge public investments have been made in heavy rail, light rail or rapid busses, it is essential to build at density in order to achieve both a vibrant eighteen-hour-a-day community and provide the ridership that the transit requires to be viable.

Along transit corridors, one of the greatest challenges in many cities are the conflicts between often one-lot-deep commercial zones that line the corridors, and the single family houses immediately behind them. While a form based code and today's best practices would create a zone of intermediate density between the two, in our experience such is not the case in many existing urban neighborhoods whose corridors

were once served by trolleys and whose commercial fronts are now largely underutilized. Those who live in the houses behind the commercial corridors vehemently resist 4-5 story buildings looming over them; nevertheless, city plans, regional growth guidelines, smart growth practices and even global warming concerns all suggest that such density is appropriate.

On the following pages are examples in which TDA has met the challenge of this "impossible" adjacency problem, by designing buildings that step down, break up their massing, or otherwise mitigate their impact on smaller buildings, while at the same time providing a strong facade presence on the street front that defines the street as a "room," typically at a boulevard scale. Among them are Temescal Place, which received a Gold Nugget Award for Best Workforce Housing Project in the West in 2005; and 2747 SPA, a mixed use green project in Berkeley that incorporates stepped podium top gardens designed to attract butterflies and hummingbirds, and is designed to achieve LEED Silver status.

Temescal Place, Oakland, CA

Selected Infill Projects by TDA

Northgate Apartments
Oakland, CA
completed 2004
42 units of green affordable residential units for a non-profit developer.

Cotton Mill Lofts
Oakland, CA
completed 2006
74 unit renovation into work/live units in a landmark building

Temescal Place
Oakland, CA
completed 2004
25 units of stacked solar powered townhouses over ParkLift parking and retail

2747 SPA
Berkeley, CA
Entitled 2007
39 unit mixed use podium project with Parklift, residential, retail and live-work units.

The Telegraph
Oakland, CA
completed 2004
45 units of loft residential over retail; ParkLift system employed.

North Oakland Cohousing
Oakland, CA
Entitled 2007
27 unit Cohousing mixed use podium project with ParkLift, residential, retail and live-work.

Fruitvale Pointe
Oakland, CA
in entitlement
47 units of housing over 46 units of work/live. adjacent to Fruitvale BART & transit village.

Livermore Village
Livermore, CA
Entitled 2006
Urban infill catalyst project including 281 housing units, retail and extensive sitework, landscape design, public improvements. Predominantly Podium with ParkLift and Townhouse types.

Henry Street Mews
Oakland, CA
Completed 2007
10 unit tight site infill project adjacent to BART, employing density bonuses

Emerald Parc
Oakland, CA
entitled 2006
56 unit mixed use Flexhouse & townhouse community around a large central green

The Phoenix Lofts
Oakland, CA
completed 2001
28 unit mixed use live-work condominium renovation including office, ground floor café & parking

Ocean View Lofts
Berkeley, CA
completed 1993
17 unit new live-work courtyard condominium complex.

South Prescott Village
Oakland, CA
complete and occupied 1989
25 unit new artists' live-work complex with extensive common gardens.

UPDATE: A NEW WAVE OF TRANSIT VILLAGES

Urban development is "in"—literally. Rather than spread residential areas and transit lines out to suburban and rural areas, more and more planning solutions include live/work/shop developments built around existing, urban transportation centers. These developments have the added attraction of revitalizing once-blighted areas.

In Oakland, the Redevelopment Division is taking the lead in creating more transit-oriented developments (TODs) for the not-too-distant future.

"It's important to develop around major transportation nodes," said Jens Hillmer, Redevelopment Division project manager. "TODs attract investment to previously underutilized areas."

Following the success of the Fruitvale Transit Village, planning is underway for TODs at the MacArthur, Coliseum and West Oakland BART stations.

COLISEUM GARDENS PHASE IV
LION CREEK CROSSINGS


▲ Lion Way View


▲ Community Building View


▲ 70th Avenue View

PROGRESS NEAR COLISEUM BART

As a hub for BART, AC Transit, AMTRAK's Capital Corridor line and, eventually, an Oakland Airport Connector, the Coliseum BART station is another natural spot for a TOD. Planning is underway to establish a final vision for the project, which would cover the existing Coliseum BART parking lot between Snell and Hawley streets and Hegenberger Road as well as nearby property along San Leandro Street.

Construction of Lion Creek Crossings, a 470-unit residential community that will ultimately connect to the Coliseum Transit Village is nearly complete. (For more details about the Lion Creek Crossings project, see the spring 2008 issue of *ReDeveloping Oakland*.) Next, a new street and improvements to Snell Street will link the complex to the future TOD at Coliseum BART.

ALL ROADS LEAD TO TRANSIT

Streetscape improvement projects designed to further the TOD's progress have already begun. Upgrades will visually unify Coliseum BART and Hegenberger Road for visitors and transit riders. New sidewalks along San Leandro Street will serve residents walking to BART from the surrounding areas. In addition, safety hazards identified in the Crime Prevention Through Environmental Design planning process will be eliminated. Finally, utilities along San Leandro Street will be undergrounded.

"The goal is to commercialize and soften the street, making it attractive to the housing and commercial elements," said Jay Musante, Redevelopment Division project manager.

As with MacArthur BART, construction of new residences and neighborhood-serving retail can begin once a replacement garage is built and more land at the site is made available. One key difference is that the Coliseum development will emphasize senior services and housing. Also, in the final stage of development, new mixed-use office and retail space will be created between the Coliseum BART Station and the Coliseum sports complex.

"We're trying to raise the bar on the quality of infrastructure we're installing. We're sending a signal to the marketplace to encourage a broader, more vibrant use of this TOD area," said Musante.

In addition to planning for the MacArthur and Coliseum Transit Villages, the Redevelopment Division is shepherding the West Oakland BART Transit Village through the planning stages. For periodic updates on these transit projects, visit the website *www.Business2Oakland.com/Redevelopment*.

"WE'RE TRYING TO RAISE THE BAR ON THE QUALITY OF INFRASTRUCTURE WE'RE INSTALLING. WE'RE SENDING A SIGNAL TO THE MARKETPLACE TO ENCOURAGE A BROADER, MORE VIBRANT USE OF THIS TOD AREA."

JAY MUSANTE,
REDEVELOPMENT DIVISION
PROJECT MANAGER

Fruitvale Pointe

Combining Two Great American Dreams: *owning my own home* and *being my own boss*

Fruitvale Pointe will be an innovative mixed use building that combines 46 work/live units on its ground floor and podium levels combined with 47 residential units on the top two floors. Located within a five minute walk of the Fruitvale BART station and numerous bus lines on International Boulevard, Fruitvale Pointe will be a transit oriented, Zero Commute Housing™ exemplar of environmentally responsible urban infill.

developer:
Scotland-Lane, LLC

built area:
50,000 sf

site area:
180,000 sf

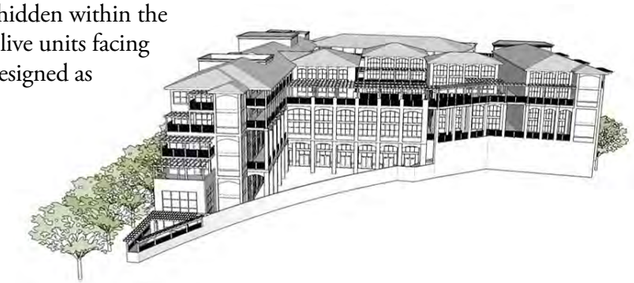
number of units:
93

project cost:
$40 Million

project completed:
in entitlement

Fruitvale Point's ground floor street-oriented businesses will enliven Fruitvale Avenue as well as the podium-top "Mercado," while providing employment, housing, and home ownership for its occupants, services for the neighborhood's residents, and a strong and handsome presence as a gateway building to the Fruitvale. The small businesses that this project will incubate are sure to provide needed services, and in some cases to grow into significant employers.

Parking—employing the latest "puzzle system" Parklift technology for residents combined with convenient access off Fruitvale Avenue for commercial customers and clients—will be entirely hidden within the building behind "liner" work/live units facing Fruitvale Avenue, which are designed as storefront Flexhouses.



Temescal Place

Temescal Place is a new construction mixed-use project on a consummate urban infill site, served by numerous transit lines and located within walking distance of a variety of neighborhood services. Designed to be both contextual and vanguard, Temescal Place makes use of local vernacular forms while adapting them to this high density podium building type.

Twenty-five townhouse-style units sit atop structural parklift parking and ground floor retail. The units are priced to meet workforce housing needs, defined as affordable to teachers, mailpersons, firemen and nurses at nearby Children's Hospital, and others at 120% of the median area income.

Recently a large strip retail center was built in the neighborhood despite pleas from a unified community for greater density and mixed-use, including housing over retail. By contrast, the community was highly receptive to Temescal Place, calling it "the project we should have gotten instead of that strip mall." In an affirmation of the Oakland General Plan's designation of the area as "Grow and Change," the local merchants' group endorsed the project's application for a variance to increase its height by twenty feet, a request approved by unanimous vote of the City Planning Commission.

The first of several projects in the neighborhood by the same developer, Temescal Place is serving as a catalyst. Since its completion, six new restaurants and many other neighborhood serving retail establishments have opened nearby: signs of a true renaissance in Temescal.

developer:
Temescal Place, Inc.

site area:
11,000 sf

built area:
50,000 sf

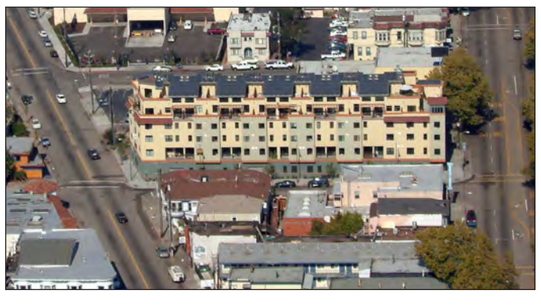
number of units:
25 Stacked Townhouses, Ground Floor Retail

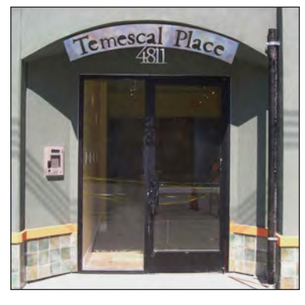
project cost:
$6 million

project completed:
June 2004

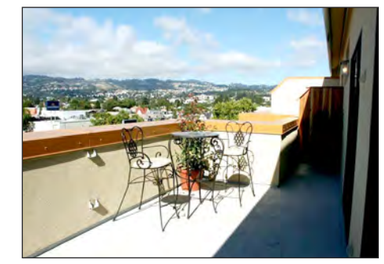
2005
Gold Nugget
Grand Award
Category 19 - Best Work Force Housing Project

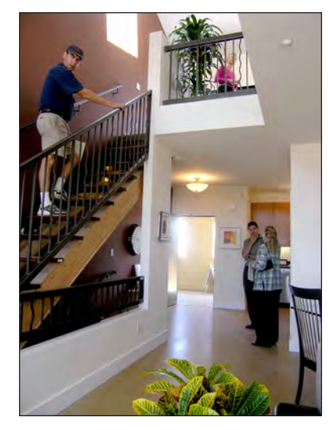
Temescal Place received a Gold Nugget Grand Award for Workforce Housing in 2005





Temescal Place continued





2747 SPA

Located on a newly revitalizing flatlands transit corridor in Berkeley, 2747 SPA (San Pablo Avenue) is a 40-unit, LEED Silver-Certified green condominium community. As urban infill on a one-lot deep transit corridor bordering the rear yards of older single family residences, a tough design challenge faced TDA: how to reinforce the street wall of the San Pablo Avenue boulevard units with a strong, mixed-use, pedestrian friendly facade whose height and build-to line makes the street a "room"; while—within the depth of one lot—transitioning to a form that respects the residential scale of its neighbors to the rear. TDA's design solution, which starts at a street front 50 feet tall, trifurcates the building form's implied rectangular prism by: 1) carving out two podium courtyards 2) stepping the building down to a height of 32 feet for the rear 46 feet of the lot, and 3) wrapping four residential townhouses over the rear of the parking podium down to grade level, facing thirteen foot deep private gardens. The result is a building that rises to its urban design challenge while respecting—and reflecting—its context.

The units of 2747 Spa vary from flats and lofts facing San Pablo Avenue to studios and townhouses that give out onto the podium courtyards. Opportunities for casual interaction as residents come and go are designed into the project in the form of courtyards planted with native vegetation—some chosen to specifically attract hummingbirds and butterflies. Virtually all units at 2747 SPA benefit from natural cross ventilation and natural light on at least two, usually three sides. Two live-work units face San Pablo Avenue, which, along with a café in the commercial space, will ensure an activated pedestrian front.

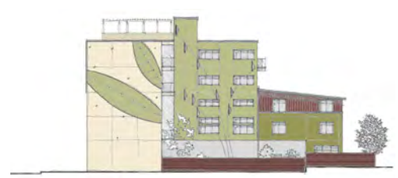
As a green project—beyond its contribution to sprawl-reduction as a LEED certified transit-oriented, high-density infill development, 2747 SPA also scores high marks under the Alameda County Stop Waste Multi-family Green Design Guidelines.

developer:
San Pablo Avenue 2747, LLC

site area:
17,386 sf

built area:
46,660 sf

number of units:
4 retail with Cafe or
2 live-work with Cafe



2747 SPA continued

Freehand drawings and 3D modeling on this page by Alix Ogilvie

North Oakland Cohousing

Kingfish House will be an urban infill Cohousing community centrally located in the Temescal District of Oakland, at the intersection of three major arterials. Located on a complex polygonal lot, the design of Kingfish House requires all of the tools at an infill designer's disposal, i.e. height at the maximum for wood frame (maybe more with the help of a code consultant), no-build and access easements to allow openings and access from adjacent properties, cooperative and knowledgeable planning staff at the city, and a strong constituency in support of the project. The latter, in the form of a fully constituted Cohousing group that was actively engaged in the community, was essential as the project progressed through the approval process in an aroused NIMBY territory.

In taking on this project, TDA has been mindful of its obligation to design mixed-use infill housing that is: 1) good for the region by helping Oakland to provide its fair share of higher density housing in transit-oriented locations; 2) sensitive to its context: the building is designed as a craftsman adaptation, taking its cue from larger craftsman houses, apartments and commercial buildings; and 3) a real asset to the neighborhood through the accommodation of a Cohousing group that will contribute to and participate in the community as a community.

TDA was chosen to design Kingfish House based on their prior experience designing projects whose common spaces successfully facilitate interaction and strengthen a sense of community. As a Cohousing community with dedicated common dining, living and working spaces at the podium level, the courtyards onto which these spaces open will create a continuum of interaction as residents spill out onto them after meals, or perhaps take their common dinner alfresco.

Along the Telegraph Avenue facade of Kingfish House are two commercial spaces that will accommodate walk-in trade or employees, serving two or more of the Cohousing community's residents and saving them a commute. This is an arrangement TDA refers to as Live-Nearby™.

developer:
Project kingfish, LLC

site area:
11,777 sf

built area:
42,536 sf

number of units:
33 Condominiums+ 3750 sf common space and 2300 sf commercial space

project status:
entitled in 2007

The Telegraph

The Telegraph is a new-construction, five-story, 45-unit mixed-use infill project located five blocks from BART in the Northgate District of Downtown Oakland. The building contains four floors of flats, 5,000 square feet of ground floor retail "liners" and residential units wrapping around the second floor parking. Due to the compact parking footprint or "kernel" enabled by the use of the Parklift system, liner units enliven the streetfront and the 50 parking spaces are only evident at the driveway entrance. Above are three levels of residential units, opening out onto a central courtyard that encourages casual interaction and a sense of community. A fully developed roof garden provides a respite for residents.

The Telegraph was built on a busy urban corner lot, and the building's elevations specifically reinforce the "street walls" of both Telegraph Avenue and 24th Street with lively, well-articulated and continuous facades. The Telegraph Gateway Neighborhood Association supported the numerous zoning variances required to accomplish these goals, and numerous members have since expressed their appreciation.

developer:
Telegraph Gateway Apartments, Inc.

built area:
70,000 sf

number of units:
45 Condominiums
5,000 sf of retail

project cost:
$11 million

project completed:
Summer 2004

California Cotton Mills Studio, Oakland, CA

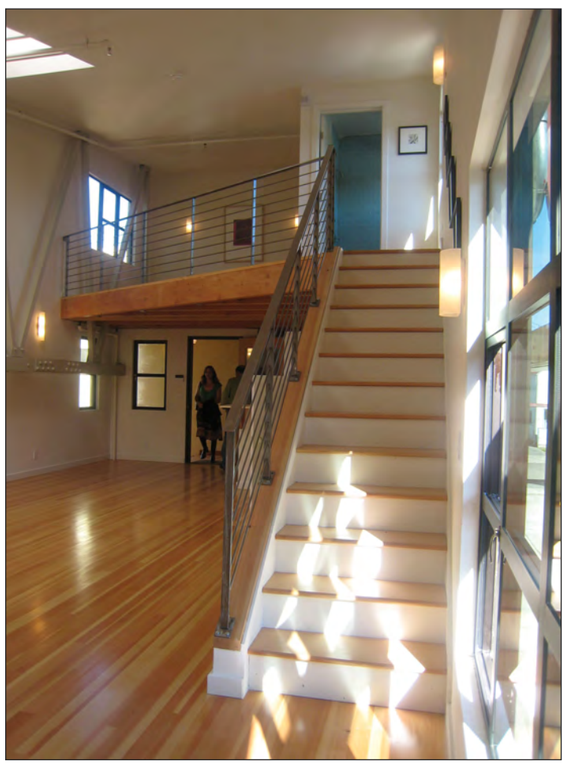
CHAPTER FOUR

Phoenix Lofts, Oakland, CA

Live-Work Renovations

The renovation of existing industrial or commercial buildings for live-work is one of the most common, viable building types in our urban centers, ports and railheads. Ever since the adoption of shipping containers, multi-story buildings of this type have been orphans, structures whose intended function has been supplanted by a modular technology that completely cuts them out. Artists were the first to discover such spaces, and the names of the neighborhoods they adopted are legendary: SoHo, LoDo, SoMa, Tribeca, etc. Artists have always worked where they lived, so to move their studios into spacious, well-lit former warehouses meant living there too. On the heels of the artists followed many who came to realize that working at home is a great solution aided by the inexpensive home office automation. The above-mentioned neighborhoods are at this point filled with strollers and pediatricians's offices. Most of the artists have moved on to pioneer new neighborhoods, leaving behind well heeled successors who have played important roles — as do artists — in revitalizing downtowns.

Live-work is a land use and building type that combines residential and commercial use, yet is at once neither and both. While TDA's early live-work projects have included the nations's first new construction live-work, the firm has been involved in a number of major live-work conversions. The buildings being converted vary from a former high end department store to a former plumbing supply warehouse, to the largest cotton mill west of the Mississippi. Some have been historic buildings that benefitted from historic tax credits and whose essential character was important to retain. In each case, TDA has applied the basics of live-work: unit types, proximity types, and how to provide the opportunities for interaction that are essential to meet live-work's unique needs.



Willow Court, Oakland, CA

California Cotton Mills Studios

Work/Live in an Oakland Landmark

site area:
2.64 Acres

built area:
108,000 sq. ft. existing plus 20,000 sq. ft. of new mezzanines and lofts

number of units:
74 Work/Live units

project cost:
$12 million

project completed:
March 2006

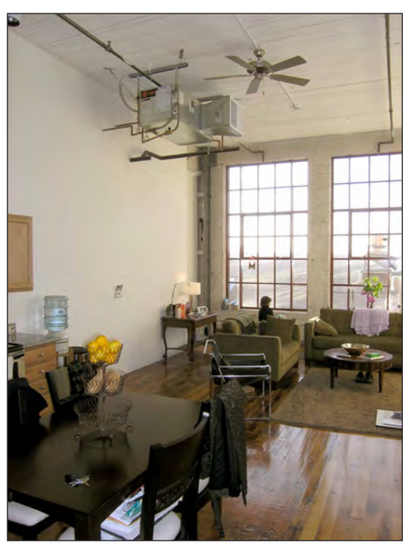
Located in the largest cotton mill west of the Mississippi, California Cotton Mills Studios serve as an incubator for various enterprises, and add diversity to this mixed-use industrial neighborhood.

This City of Oakland Landmark is now a community of artisans and small business people occupying 74 work/live studios. A small museum devoted to the history of the Cotton Mill is located in the lobby of the building.

TDA's design for the project responded to numerous challenges of this highly impacted site, not least its immediate proximity to a major freeway. The project was designed to meet the Secretary of Interior's Standards for the Historic Tax Credit Program. Toward that same end, the building's significant seismic retrofit was accomplished with interior concrete shear walls, thereby avoiding frames visible from the exterior, Over one million was spent on new sound attenuating windows.

California Cotton Mills Studios continued

Work/Live in an Oakland Landmark



I. Magnin Lofts

This re-use and rehabilitation of an abandoned Oakland icon, the landmark Art-Deco I. Magnin department store was designed as a mixed-use community at a transit MODE, and includes retail/commercial space on the first floor, a central courtyard and 41 units of live-work space on the upper three floors. Located above a BART station, I. Magnin Lofts was specifically designed to attract both street level traffic and a sizeable number of new residents. With the exception of the restoration of the storefront windows to more resemble their original size and proportion, the original green terra-cotta tile facade is preserved intact. The design of I. Magnin Lofts was a joint venture between Thomas Dolan Architecture and Rossington Architecture.

developer:
2001 Broadway, LLC

site area:
11,000 sf

built area:
74,000 sf

number of units:
41 Live/Work condominiums and retail space

project value:
$20 million

The Phoenix Lofts

developer:
New Horizon Properties, LLC

site area:
17,500 sf

built area:
74,000 sf

number of units:
28 Live/Work condominiums, 4,000 sf of commercial and office space

project cost:
$7.5 million

project completed:
Winter 2000

The Phoenix Lofts, located at the western terminus of the burgeoning Jack London Square District, was designed to be a mixed use community of live-work loft units and ground floor commercial spaces, thereby ensuring pedestrian activity throughout the day. Named for the vestigial profile of the former Phoenix Ironworks on its eastern elevation — a feature retained, and evolved on the west wall as a 200 foot long mural — this building enjoys panoramic views of the Port of Oakland and Downtown Oakland. This very urban project is softened by roof gardens, both common and private, and two skylit atrium courtyards. A portion of the top floor is occupied by a large "owner's unit" with extensive roof gardens and a conservatory.

Willow Court

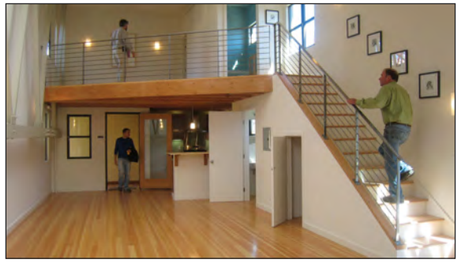
developer:
XP Development

number of units:
20Live/Work units

project cost:
$4 million

project completed:
completed 2007

Willow Court is a project whose design concept was sketched by the architect, Thomas Dolan, on the first day he visited the site. A 100 foot clear span one story warehouse, its ten foot high bowstring trusses provided the opportunity for dramatic curved roofs and exposed structure within each unit. Designed as townhouses, the mezzanines and upper levels of each unit sit within the space between the trusses. The simple design sketched on that first day is based on a single spine down the middle of the building, punctuated by two courtyards onto which all 20 units enter. The original trusses arch across the center of each courtyard, and a spiral labyrinth fountain provides a calming sound environment in each court. The courtyards are designed to facilitate interaction among residents as they come and go about their daily lives, a common theme in the work of Thomas Dolan Architecture.



Northgate Apartments Interior Courtyard, Oakland, CA

CHAPTER FIVE

Northgate Apartments, Oakland, CA

Affordable Housing

A just and well-functioning society provides housing choices for people at all income levels. It follows that a well-planned community provides opportunities for people of different income levels to live in safe, diverse, walkable neighborhoods within a ten-minute walk of a commercial center serving local needs and served by good public transit. For this to be possible, one must be able to live in the same general area throughout the different stages of one's life and not be forced to move to entirely different, economically homogeneous districts (or gated communities) each time one moves from, say, post-college single to child-rearing family. To have no choice but to do so is a prescription for a fragmented society, disconnected from any place. If I can walk to the commercial center of my town from all of the different places where I might live throughout my life, that tells me I'm in a place with a fighting chance of being a cohesive community.

It is not uncommon today for a two-income family to live in Tracy and find one spouse commuting to Sacramento and the other to San Francisco, both grueling two-hour one-way rush hour drives of 75 miles. We at TDA consider this an untenable

situation that must change. In *The Next American Metropolis*, Peter Calthorpe points out that, according to a study generated by the Sierra Club and the Bank of America, the average automobile costs $9,000 a year to own and operate. Living in proximity to transit or one's place of work can make owning an automobile not necessary, resulting in what he calls a "Land Use Housing Subsidy" of roughly $750 per month.

TDA's work has historically been focused on the idea of proximity between residence and work. Such proximity typically takes two forms: 1) transit-oriented, mixed–use medium to high density infill buildings, and 2) true live-work, which enables the occupant to enjoy low overhead combined with the potential for incubating and pursuing entrepreneurial activity. Zero Commute Housing™ gives back to its residents not only the cost savings mentioned above, but a significant amount of time every day. The average American worker's commute takes 11.2 weeks (at 40 hours) of time per year. We have found in many of the live-work projects we have built and the urban infill housing projects we have designed, that — in the case of a working couple who might otherwise need two cars — they are often able to get along well with just one. This is how the Land Use Housing Subsidy works for our clients and residents, and thus how it enhances housing affordability.

Not everyone can work at home, although the number who do so is increasing dramatically. From the point of view of providing proximity and easy access to one's work, multi-family urban infill projects within close walking distance of transit and employment centers are a good solution. Even without formal housing subsidies, the Land Use Housing Subsidy can make a real difference. However, at this point in Bay Area history, this still may not be enough for the mailman, the schoolteacher, the janitor or the laborer — and their families. These are the folks who are doubled up in substandard inner city housing, or — perhaps worse — commuting two hours each way, everyday, ie. 20 hours a week.

The provision of housing that is affordable, accessible to job centers and located in safe, thriving neighborhoods is a challenge anywhere in the country. TDA has been fortunate to work with a number of non-profit developers on projects that are financed in part with public funds. They include artists' live-work communities and multi-unit affordable infill housing in close proximity to Oakland BART stations. We have found that the cost per square foot of building luxury condominiums and affordable housing units are about the same; subsidized housing's prevailing wage requirements and the added costs of layers of paperwork more or less balance out the more expensive finishes found in a market rate unit. There simply aren't enough public funds being made available to build huge amounts of subsidized housing, so we must employ additional strategies that address a larger view of affordability such as the Land Use Housing Subsidy described above. The projects on the following pages include examples of how TDA has addressed the critical issue of building communities that are affordable to people of diverse incomes. It is a task we take seriously, one that must be addressed using different tools and strategies, from land use proximity to efficient, livable designs, to financial subsidies. Each project is different, and we at TDA welcome the opportunity to apply our experience as we approach each new challenge.

Lion Creek Crossings, Interior Podium Courtyard, Oakland, CA

Lion Creek Crossings

TDA's work at Lion Creek Crossings is the fourth phase of an effort to replace the blighted Coliseum Gardens public housing project. The funding comes through a federal program called Hope VI, originated in 1996 as a collaboration between the Congress for the New Urbanism and the U.S. Department of Housing and Urban Development. The intention of Hope VI is to replace the nation's most dangerous, dysfunctional public housing projects with pedestrian scale, walkable, humane communities for those who can least afford market rate housing. Lion Creek Crossings IV stands to become even more affordable than its government subsidies suggest: it is immediately adjacent to and will be an integral part of the Coliseum BART Transit Village. Studies have shown that low income people who must depend on automobiles to get to work spend up to 40% of their income on transportation. Ready access to mass transit and buses should go a long way toward helping the residents to realize additional benefits in the form of affordable living, not just affordable housing.

The client's original sketch design for the project, occupying an entire city block, consisted of a podium covering 100% of the site, with four story buildings at each end and townhouse units on the sides and atop the podium. When TDA took on the project, significant changes were proposed and accepted by the client. Employing the Parklift pit system, TDA was able to cut the size of the podium by almost half, thus allowing

developer:
East Bay Asian Local Development Corporation in partnership with The Related California

site area:
52,683 sf

built area:
101,366 sf

number of units:
72 units,
1 office/retail space

Lion Creek Crossings continued

the remainder of the site to be on-grade landscape for the enjoyment of the tenants. The compressed parking volume enabled by the Parklift enabled TDA to design stacked, nesting liner townhouses along the sides of the parking garage, presenting a pedestrian-friendly front to the street. The four story building at the north end of the project faces Lion Way, a newly created street that is intended to be a gateway to the transit village for Lion Creek Crossings residents. Consequently, that portion of the building is the most urban in nature. Transitioning down past the liner townhouses that address both the street and the podium courtyard, the lower garden is surrounded by on-grade townhouses that, while they can be accessed from the rear through patios off the garden, specifically address and activate the street at their main entries, porches and stoops.

Lion Creek Crossings promises to be an exemplary project within the Hope VI firmament, providing individual street entries to the majority of residents, highly designed internal open space, a street-enlivening presence on all four fronts, and a design that takes full advantage of he walkability promised by the Coliseum Transit Village. The high quality design and execution throughout this project would not have been possible without the able project leadership of Theresa Dias and her emerging firm, Struthers Dias Architecture.

Northgate Apartments
Green Affordable Family Housing

The design and construction of Northgate Apartments is a synthesis of numerous threads running through TDA's history: it houses 42 affordable family units, a multi-family courtyard housing located on a highly impacted brownfield site; and it is constructed as a green building a in a transit-oriented urban infill location. It's highly articulated street facade is composed of multiple forms in a composition of color and massing that echoes the scale of its existing residential context.

Located on a triangular site bounded by a major elevated freeway, multiple BART lines entering a tunnel, and a newly constructed arterial "commuter shortcut", TDA's design challenge was to maximize the number of affordable units and social support service spaces while ameliorating the not inconsiderable constraints of the site. Their solution is a building that wraps around a podium top courtyard while doubling as a sound wall. Included on that courtyard is a tot lot play structure open to the eastern morning sun, but in that court and on the balconies and roof gardens above, the sounds of freeway & BART are barely evident. Below the podium, use of the Parklift system enabled compression of the parking footprint and an increased unit count, while also saving space for a community room and other social support services.

Northgate Apartments' green design elements are detailed on a website hosted by the Green Affordable Housing Coalition at http://frontierassoc.net/green-affordable-housing/CaseStudies/BayArea.shtml

Northgate Apartments Roof Deck

developer:
Resources for Community Development

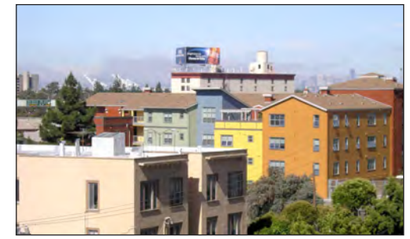
site area:
19,000 sf

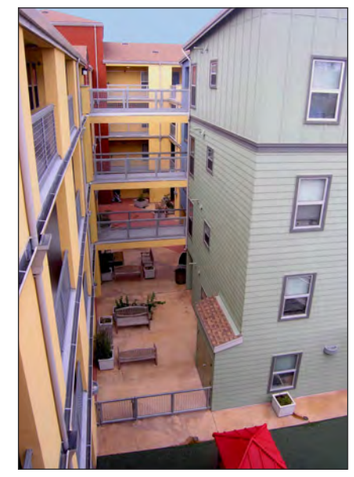
number of units:
42 Apartments,

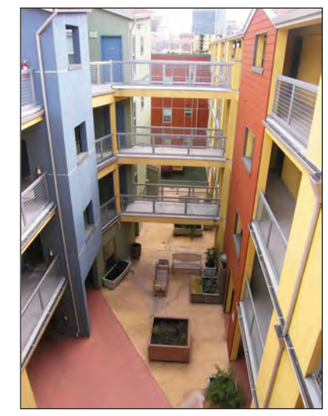
project cost:
$9 million

project completed:
February 2004

Northgate Apartments continued
Green Affordable Family Housing







Nevin Court

Nevin Court will be a new community of ten affordable townhouses in Richmond, California, located on a vacant infill site in the famed "Iron Triangle" neighborhood. Its building forms are arranged around a wide mews that functions both as highly designed communal open space and as a driveway serving the private garages. While the project is focused on this interior court, or mews, Nevin Court is also a very urban place in that it both connects well to its street corner site and provides secure and convivial semi-public open space. A single driveway entrance, enabling all garages to be located on the mews rather than facing the street, results in a far more pedestrian-friendly streetscape than a typical front-loaded townhouse scheme. All of the street-facing townhouses at Nevin Court have porch entries, providing both a visual connection to the street and sidewalk and an opportunity for direct interactions with passersby.

Aimed at families who are of moderate means yet desire to be owners of small home-based businesses, these "career homes" are the first affordable live-work units in Richmond. Reinforcing this design approach have been workshops with the community regarding design, housing affordability and sustainable building methods. TDA is working closely with the developer, Community Housing Development Corporation of North Richmond, the City of Richmond, and Global Green, the green building consultant on the project. Nevin Court will be the first residential project in Richmond certified under the Alameda County Multifamily "Build It Green™" Guidelines.

developer:
Community Development Corporation of North Richmond

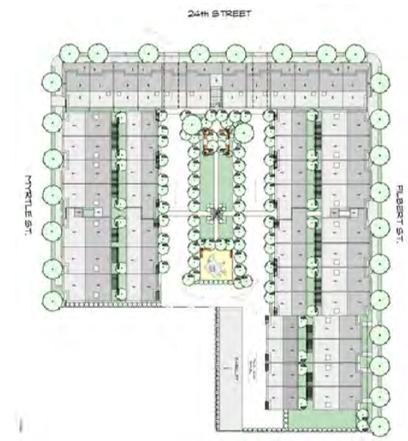
site area:
14,400sf

built area:
16,120sf

number of units:
10

project cost:
$3.0 million

project status:
in entitlement process



Emerald Parc, West Oakland, CA

Mews, Townhouses, Compounds and Flexhouses

In his seminal work, *How Buildings Learn*, Stewart Brand persuasively argued that buildings "learn" over time as economic and social factors cause their uses to evolve. Likewise, their form may change over time as required by changing use, prevailing tastes, and the influence of changing surroundings. The Flexhouse, an invention shared with a number of new urbanists and other designers, is truly a building that learns, and one designed and built to change over time.

It is often true that in urban areas, government agencies require retail to be included on the ground floor of all projects facing major streets. The aim is clear and admirable — to activate the street. However, in a neighborhood that is not yet ready for retail of the type envisioned by the city, vacant storefronts' black glass stares out at a desolate sidewalk, and nobody wins short-term, least of all a convivial street life.

Enter the Flexhouse, treated in greater detail on a the following page. Its basic premise is that once it is built, there are immediately eyes on the street because people are allowed to live in Flexhouses and also do business. Over time, as the market matures, retail supplants live-work, and the upstairs remains residential.

Henry Street Mews, Oakland, CA

TDA has designed a number of mews, townhouse, compound and flexhouse projects, seen on the following pages. All share a finer grained approach to their sites and surroundings. Henry Street Mews, for example, contains ten units on a 7,500 square foot lot very close to a mass transit stop. Emerald Parc includes single family houses, granny flats over garages, and Flexhouses facing more commercial neighbors to the south, all surrounding a private park in the center of the project.

Also seen in chapter five are mews projects and townhouses designed as affordable housing.

Flexhouse

A Flexhouse is a building consisting of a row of what appear to be storefront townhouses, usually with a bay width of 20-25 feet and a minimum of three bays (preferably 4-10). Flexhouses are designed to be "buildings that learn," which is to say that their use is intended to change and their configuration is flexible. Flexhouses are a solution to the problem of an immature retail market in a new greenfield project, or in a neighborhood not yet "there." Stage One, full townhouses, allows full occupancy even at street level, immediately providing "eyes on the street." Later, as the retail market develops, Flexhouses can be "cut off at the knees," and the upstairs domain can be rented or sold separately.

The first floor of a flex building is typically a high bay retail style space, 12 to 18 feet tall. While its structural bay is regular, and there can be fire-rated demising walls along each structural gridline, a Flexhouse is designed so that at least 50% of each demising wall can be open if desired. This provides flexibility for multiple first floor bays to be combined under a single tenancy as, for example, one retail establishment.

While Stage One provides an individual stair in each bay to connect the first and second floors of a townhouse configuration, those stairs would be removable as the building "learns."

On the second floor of the Flexhouse there is an exit balcony or corridor, permitting independent access to the second floor in the event the first floor is under separate tenancy. Each upper level bay/unit also contains a mezzanine accessible from within the unit. While this configuration has the advantage of being a simple two story building, it would also be possible to stack units above and make a multi-story project, for example; combining it with residential or office space above. Flexhouses also work well as street-level liner units surrounding parking structures, thereby enlivening the streetscape.

Henry Street Mews

Located on a very tight interior lot within a block of the East Bay's busiest BART station, Henry St. Mews falls squarely within the definition of a mews, a term originally used to describe back streets often fronted by stables and servant's quarters, where pedestrian life is of equal importance to vehicular use. In a modern adaptation of this typology, TDA designed Henry St. Mews as a double row of four two-bedroom townhouses fronting on a central mews. Essential to the success of this type is the quality of the space between the buildings: that is, the mews. Garage entries are clustered such that they alternate rhythmically with paired pedestrian entries fronting onto turfstone and planting areas, creating truly usable, livable space. Located in Oakland's earliest settled neighborhood, the buildings are designed and detailed to strongly evoke West Oakland's predominantly Victorian housing stock.

Henry St. Mews experienced a beneficial revision during design development due to newly enacted state legislation that provides density bonuses and development standard relaxations in exchange for the provision of affordable housing units. Making use of this law for the first time in Oakland, TDA worked closely with the developer, planning department and city attorney to a favorable conclusion, resulting in a unanimous approval from the Planning Commission. This legal innovation added two 1-bedroom units to the project — an increase of 20% — without adding extra parking spaces due to the site's proximity to BART.

developer:
Vital Building & Enterprises, Inc.

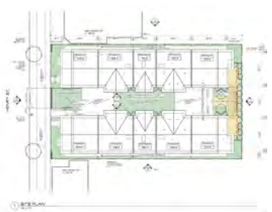
site area:
9,375 sf

built area:
12,370 sf

number of units:
10 units

project cost:
$4 million

project under construction:
Complete in Spring 2007



Emerald Parc

Emerald Parc is a 56 unit townhouse community occupying a half block in a transitional neighborhood of West Oakland. At its approval hearing, the project was complemented by the Oakland Planning Commission for its contextual design, which includes two story houses fronting onto residential streets graced by porches and pedestrian entries, and a large central green for which the Emerald Parc project is named. That green, located in the center of the block, is bounded by vehicular and pedestrian circulation as well as a townhouse-over-garage configuration whose ground floor is easily adaptable to home office or commercial uses.

Emerald Parc's 24th street front, which faces a formidable industrial complex, is configured as three level Flexhouse units or "buildings that learn". Buyers of these units will be able to use them in a variety of ways, including ground floor commercial with living above. Adjacent to a cross-block passage fronting 24th Street will be a café designed to be both open to the street and also to the Emerald Parc block interior. In addition to garage parking under the units facing the park and surface parallel parking along the perimeter of the park, a free-standing carport will shelter Parklift spaces, thereby reducing the overall parking footprint and allowing for the entirely pedestrian-oriented residential streetfronts.

developer:
Bay Cities Real Estate Investments

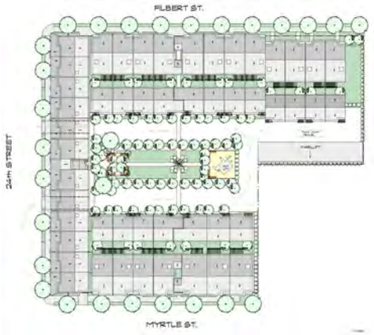
site area:
63,375 sf

built area:
63,985 sf

number of units:
56 units

project cost:
$16 million

project:
fully entitled and available



5275 James Avenue

In 1999, Thomas Dolan and Jennifer Cooper were living in the Rockridge neighborhood of Oakland, recently married and in search of a project and a new home. They found it in a neglected 1930's era corner storefront with a triple south-facing lot and two apartments upstairs. Drawing on Tom's long experience with courtyards and the couple's travels to Oaxaca, Islamic gardens and the Mediterranean, they designed the entire ground level as a series of large rooms, connected by hallways and passages inside the house and linked by trellises, pergolas and paths in the garden. The result is a place that feels far larger than its 60 x 100 foot lot, uses every possible portion of the lot, and packs in a tremendous variety of experiences, vistas and surprises.

The storefront was converted to a great room, encompassing kitchen and living areas; it actually stands alone as a live-work unit. What began as the apartment behind the store became laundry, kids bedroom and studio/playroom. A master suite addition with porch fills out the remainder of the 2,200 square foot downstairs unit. Upstairs, the two apartments accommodate a tenant, an au pair and Jennifer's office. Over time their uses no doubt will adapt as the building "learns."

Two accessory buildings have been constructed, the first being a garden house and — terminating the main axis of the garden—a roofed play structure with slide flanked by swings hung from a main beam. A vegetable garden as well as a circle of grass surrounded by fruit trees planted in honor of the couple's marriage and one for each of their two children round out the first joint project completed by Jennifer Cooper Designer and Thomas Dolan Architecture.

The "Pumpkin House," so named by their children for its exterior stucco color, has been published frequently and received an award for Distinguished Adaptive Reuse of an Historic Building in 2005 from the Oakland Heritage Alliance.

Garden House

owner:
Thomas Dolan & Jennifer Cooper

lot area:
6006 sf

built area:
3900 sf

project cost:
Withheld at owner's request

project completed:
1999-2003

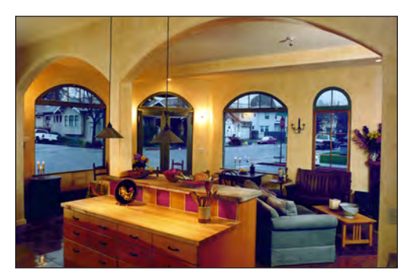
5275 James Avenue Site Plan

Courtyard and Garden Wall

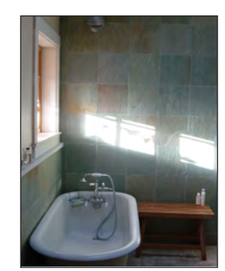
(before)

Great Room Fireplace

Garden Dining



(after) Storefront great room with new arches, stained concrete floors, and new kitchen island



Master Bath

Porch as Outdoor Room

Image Courtesy of Opticos Design, Inc.

Livermore Village, Livermore Valley, CA

Mixed Use Urban Design

The making of town centers and mixed use urban concentrations has been a naturally evolving element of human settlement patterns for the past 5,000 years. Unfortunately, the rise of modernism early in the last century, and the "triumph" of universally imposed Euclidean Zoning has — in most of the US and Canada — segregated uses and virtually outlawed mixed use urbanism.

TDA's work over the years has always been focused on proximity, most fully expressed within individual units as live-work space. While there is some live-work in the projects that follow, this portion of the firm's work expands the definition of proximity to mean a relatively dense, mixed use community whose variety of buildings and use types encourages an 18 hour presence of people on the street. The goal is the creation of public and semi-public spaces where residents and passersby are likely to cross paths with many people who are familiar, if not known to them. This kind of casual interaction within the public realm may appear and feel accidental to those who inhabit and pass through these spaces, but creating places that encourage such encounters is the fundamental skill that a good urban designer brings to a project. Making spaces that have meaning for their users is the true definition of placemaking.

TDA has had the good fortune to work on several projects that are exemplars of mixed use, pedestrian oriented, and transit-friendly development. Generally located near BART stations or, in one case, an outer Bay Area BART feeder, the projects mix ground floor retail or flexhouses with upper level housing, some of which could easily be finished as office.

The contexts vary from a small town annex in the Salinas Valley, to a major grayfield mixed use project immediately adjacent to a newly revitalizing main street. In all of the projects, attention is paid to the space between buildings and how they define the public realm, as well as semi-public spaces that primarily serve the residents of a particular project and their guests.

Graphics Courtesy of Moule & Polyzoides

Street Perspective of Proposed Transit Village

Livermore Village

Livermore Village is a pioneering infill project that will serve as a model for downtown revitalization of a small California city. The entire project design and entitlement process was a joint effort of **Opticos Design** and **Thomas Dolan Architecture**. Opticos led the site planning, urban design, and character development, and worked with TDA the entire time to develop the building types, unit plans and landscape design.

Traversed by two re-opened streets that cross at a central green and serve to reconnect the finer grained street grid of the downtown, Livermore Village includes five multi-story podium-style buildings with live-work liner Flex-Houses facing the green. The liner units are designed to flex into retail at a later time, and they also surround and shield the internal parking kernel, which is equipped with the Parklift system. Atop the podium are three levels of courtyard housing, most of whose units are accessed directly or via stairs from the landscaped courtyard level. Rooftop gardens afford panoramic views of the city, the Livermore Valley and the hills beyond. Rounding out the 281 units of housing at Livermore Village will be several townhouse and townhouse-over-flat building types, as well as stand-alone live-work townhouses.

One of the podium buildings is designated as affordable housing for artists; it includes shared studio and gallery space at the ground level. The design team worked closely with the local arts community to craft the form and use of that building. Across the southern end of the green from the artists' building is another podium building whose crescent-shaped arcade includes a restaurant and other retail spaces (see perspective drawing).

developer:
Anderson Pacific, LLC

built area:
approx. 500,000 sf

number of units:
281

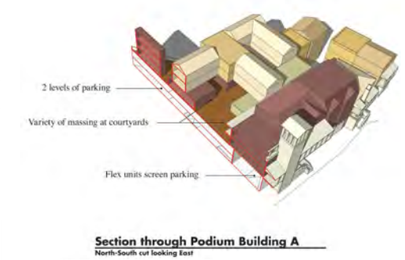
project cost:
$100 million

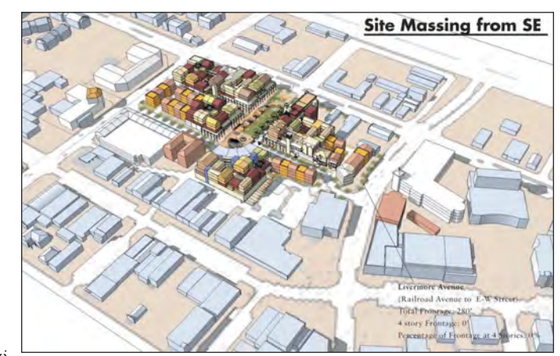
project entitled:
November 2006

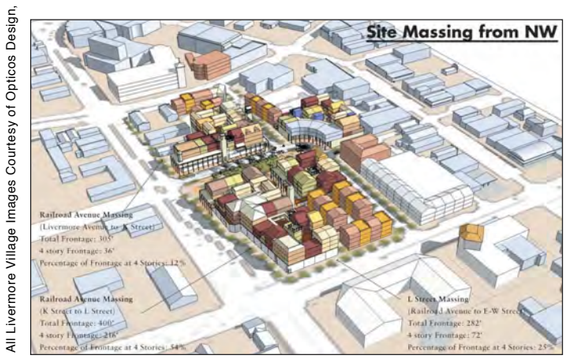
All 3-D Images Courtesy of Opticos Design, Inc.

Livermore Village continued

Livermore Village was envisioned in a downtown plan that identified three contiguous catalyst sites adjacent to Livermore's newly improved main street. It is a grayfield project, making use of the most central location, a six acre site of a former supermarket. In a city with few buildings over two stories, this public/private partnership was spearheaded by the city's planning director as the full implementation of a re-invention of Livermore's downtown. Entitlement of Livermore Village, achieved in an astoundingly short nine month period, was not without its challenges. During the process, some who opposed the project actually evolved into supporters as they began — through the efforts of the project team — to realize the benefits of this urban infill effort as an important and livable alternate to the suburban sprawl that is rapidly filling the Livermore Valley.







All 3-D Images Courtesy of Opticos Design, Inc.

All Livermore Village Images Courtesy of Opticos Design, Inc.

MacArthur BART Transit Village

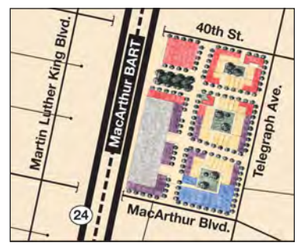
Working on the development team headed by Creative Housing Associates as developers and Moule & Polyzoides as urban planners, the office of Thomas Dolan Architecture designed multi-unit housing for the new MacArthur BART Transit Village. The 8.8 brownfield acres that surround the existing BART station are to be developed with a mix of retail, office and residential uses plus a large structured parking garage (1440 spaces), for which TDA conceived "liner" live-work units. 350 units of apartments and lofts above commercial storefronts in courtyard podium buildings and along the front of the parking structure will bring the high-use intensity and residential density needed to support the transit station and village. A business incubator and day care center will provide additional services and flexible space for live-work practitioners and others desiring freedom from dependence on the automobile.

developer:
Creative Housing Associates

site area:
8.8 Acres

number of units:
350 Housing Units
40,000 sf of commercial space
1440 parking spaces
(incl. BART parking)

built area:
(incl.parking)
850,000 square feet

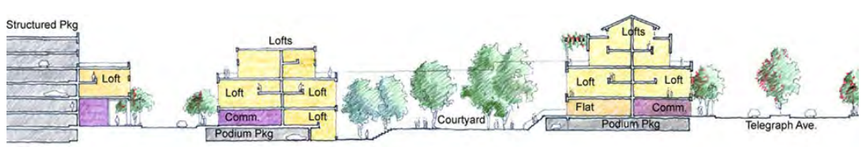


Proposed MacArthur BART Transit Village

- Mixed Retail
- Residential
- Live/Work
- Medical
- Parking

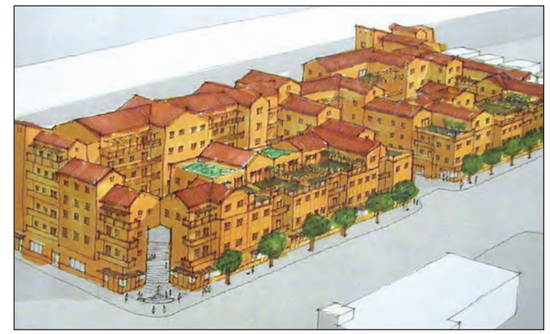
Graphics Courtesy of Moule & Polyzoides

Street Perspective of Proposed Transit Village



Section Extending from Freeway-Buffering Parking Structure to Telegraph Avenue Traffic Calming

Marcus Garvey Transit Village



developer:
Mike Ramstrom
& Joint Venture Partners

site area:
53,100 sf

number of units:
122 Residential
24 Artist's Studios
28,000 sf Retail
15,000 sf Office

estimated project cost:
$35 million

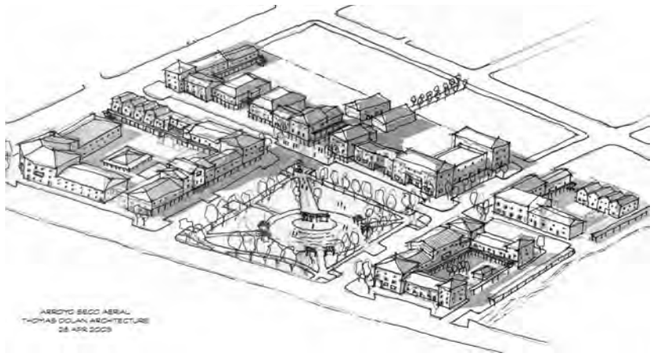
In the mid-20th century the Grove Shafter Freeway and BART were constructed, effectively dividing North Oakland in half. To the west of the BART station lies the 1.22 acre, three-block site of the Marcus Garvey Transit Village, a locus of serious urban disinvestment, paradoxically adjacent to an important transportation node. TDA envisions this project as mixed-use, transit-oriented, high-density, and urban, positioning it to serve the needs of a diverse cross section of income levels, occupations and users.

The massing of the project steps up to the east, echoing the freeway embankment's land-form, such that the taller portion of the building serves as a sound wall for the re-mainder of the units; many of the units actually adjacent to the freeway will be used as live-work music practice studios. The corner entrance to Marcus Garvey Transit Village is adjacent to a child care center for residents and commuters alike, and the stairs give onto a series of interlocking podium-level courtyards above the structured parking employing the ParkLift system.

There will be a mixture of market rate ownership and affordable rental and ownership units on the site. A newly forming Co-Housing group has expressed interest in the project.

The terminus of Apgar Street, seen in the drawing, will form a plaza adjacent to a planned passageway under the freeway to the MacArthur BART station and Transit Village. Signif-icant streetscape improvements, including traffic calming, extensive planting, facade improvements and Flexhouse retail will help to revitalize this now-forlorn stretch of Martin Luther King Boulevard; the Marcus Garvey Transit Village will provide a much-needed boost to its neighborhood.

Arroyo Seco Town Center
Flexhouse & Mixed-Use Urban Design



Set in a small town in the Salinas valley of Central California, TDA adapted the Montery-style design vocabulary developed by Moule Polyzoides in nearby Arboleda into a six-block mixed-use town center featuring Flexhouses, apartments over retail, and a central square encompassing an entire block. The intended market for Arroyo Seco is young families, empty nesters, self-employed home-based entrepreneurs, and Hispanic farm workers.

The junction of the square is the site of a Mercado, at which a festival market day takes place several times a week. Nearby in the park are an ampitheatre with covered bandstand, open lawn areas and playgrounds. Parking surrounds the square and provides a large portion of the residential units' needs, thereby saving significantly over an apartment building model that would require either structured parking or the use of an entire interior block.

The flexhouses, or "Buildings that Learn" are intended to serve the changing neighborhood where the need for retail may be a long way from mature. Configured initially as townhouses, the flexhouses are designed to be initially occupied as residences or live-work units encompassing the entire unit, and as demand shifts to later accommodate ground floor retail and upstairs loft apartments.

developer:
Creekbridge Homes

site area:
Six Blocks, including park

built area:
84,000 sf Residential
33,000 sf Retail

number of units:
46 Flexhouse units
97 Residential units

estimated project cost:
$15 million

project status:
constructed 2006

Graphics Courtesy of Moule & Polyzoides

Dutch Boy Studios, Oakland, CA

Live-Work Legalization

Over the years, TDA has been involved in numerous legalizations of larger live-work projects, most of which had been originally converted without benefit of proper permit yet were (and are) vibrant communities of artists and other small business entrepreneurs. Many such projects were created in 1970's & 1980's, when the City of Oakland was relatively lax in enforcing code violations, in part because no live-work building code existed. Many artists fled San Francisco's higher rents to Oakland, and it is claimed that there are more artists per capita in Oakland than in any other city except New York.

An inherent inequity—true in live-work everywhere—was built into most leases signed by tenants in illegal live-work. In exchange for affordable rent and a space in which to do just about anything, artists signed commercial leases that in fact forbade residential use of the space or were silent on the subject. Thus the landlord had the power to enforce the non-live provision in regard to any tenant whom he or she perceived to be a problem. On the other hand, the building owners were vulnerable, because anyone could "drop a dime" on the landlord to turn their illegal operation in to the city. The most likely person to do this is a disgruntled tenant, and in fact reports to the city by tenants in landlord-tenant disputes have been the primary catalyst for the live-work legalizations with which TDA has been involved.


Dutch Boy Studios, Oakland, CA

The City of Oakland has been quite cooperative in most cases TDA has encountered. The fact is that nobody wants to see people thrown out on the street, especially artists. Occasionally — though rarely — truly egregious, dangerous code violations are discovered. In 1996, the City of Oakland (with assistance from TDA) adopted a truly workable live-work building code. Through interpretation of residential and commercial codes as they apply, the new code addresses living and working in the same "common atmosphere," creates exceptions to seismic retrofit requirements, and makes achieving emergency escape and rescue more relaxed. However, this new code does label the conversion of a commercial building to live-work a "change of occupancy." This means that in most cases the building will need to be brought up to 75% of current seismic code, an automatic sprinkler system is also likely to be required.

Such systemic upgrades to a building are 1) expensive, 2) disruptive and, as a result, 3) not conducive to the continuity of a community of tenants. Owners have tried different techniques to address the disruption and inconvenience of this process, and in fact the City of Oakland has adopted an informal amnesty program, which states that if:

1. The building is presently occupied without proper code clearances.

2. The building is in a zone that would allow live-work.

3. The landlord is willing to have meetings with tenants, keep them informed, and offer them their spaces back at a fair rent increase reflective of the cost of the improvements made.

4. The tenants are willing to be moved into temporary quarters within the project in order to facilitate work on the legalization,

then the city will agree to be flexible regarding certain code provisions; will waive normal code compliance penalties; will — in the interest of the continuity of the community in the building — allow as many tenants as possible to remain in the building during the work unless truly hazardous conditions are present; and will grant an extended period of time to elapse for all of the work to be done, allowing for natural attrition of tenants and keeping a minimum number of units vacant.

On the following pages are two examples of live-work legalizations in progress in Oakland.

The Vulcan Foundry Studios

developer:
Madison Park, LLC

site area:
20 acres

built area:
100,000 sf

number of units:
90

project cost:
$8 million

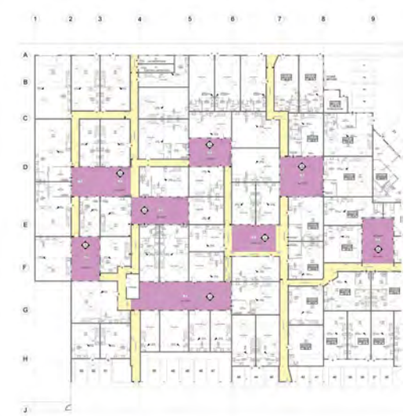
project construction
in planning approval

Originally an iron foundry, The Vulcan is located in East Oakland on what has been dubbed "Studio Row." Like a number of larger buildings on Studio Row, the Vulcan was converted into live-work and demised into 60 units at a time when the codes were less well articulated, and persistence was often enough to get a project approved and signed off. The Vulcan has existed as live-work since the early 1980's, and for much of its first 10-15 years it was occupied almost exclusively by artists. Early on a Thai Restaurant was established, including an outdoor seating deck facing a quasi-abandoned street that borders one side of the property. Its presence has been a great asset to the residents of The Vulcan and its neighbors.

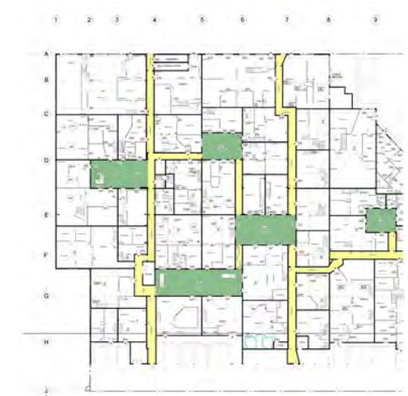
Towards the mid nineties several converging factors caused The Vulcan and many early projects like it to stray from renting only to artists. First, California experienced a serious real estate bust in 1994-5, which meant that the owners at the time simply could not keep the building full unless they allowed anyone who showed up to become a tenant. Towards the end of the nineties, the Bay Area's go-go dot.com economy had its effect. Rents went way up, and a simple calculation was upset. At the time The Vulcan was converted to live-work almost 30 years ago, a 1,500-2,500 square foot studio built on several levels with skylights and industrial clerestories was affordable to a single artist or a couple. With rents topping $1.00 per square foot (per month), most units at the Vulcan began to be occupied by anywhere from four to six people. Since privacy was an issue in the original open plan spaces, tenants began to build illegal bedrooms without sufficient natural light & ventilation or legal means of emergency escape & rescue.

As is often the case in live-work legalizations, a landlord tenant dispute escalated into visits by code enforcement officials, and the owners found themselves being served with orders to vacate, stiff fines, etc. In the case of the Vulcan, the prior owner stonewalled the city, and the new owner (whom TDA is assisting) took the building with full knowledge of its problems and has coordinated with the city.

Unlike many larger commercial and industrial buildings in larger cities, most of the buildings on Studio Row are one and two stories, lending themselves to unit entries off single level corridors and courtyards. After discussions with the city regarding this and other projects, it became clear that most of the illegal bedrooms would have to go. The solution: a larger number of smaller units within the same building envelope, fronting on a larger umber of courtyards to access the 90 units. The owner — with advice from TDA — was able to negotiate significant code concessions from the city in exchange for sprinklering the entire project. Ultimately the project will be fully legal and converted to 50% more units, opening onto eight courtyards (shown in pink) as opposed to the five that exist today (shown in green).



Proposed 90 Unit Scheme (Vignette)



Existing 60 Unit Scheme (Vignette)

Dutch Boy Studios

Located on East Oakland's famed Studio Row, Dutch Boy produced the paint that graced the bottoms of America's warships during the Second World War. Sometimes called the mother of all live-work conversions, the sprawling complex was bought by a young art school graduate who created a thriving community of artists, some of whom have been there since 1979.

Issues of lead contamination on the property were raised over the years, and the owner's leases specifically forbade children to live at Dutch Boy. Unfortunately, in 1996 a child did live there briefly, was tested for lead, and allegedly showed high levels. Within a short time, an informal task force of city, county, state and federal officials showed up, 47 strong.

developer:
Francis Collins

site area:
1.5 acres

built area:
110,000 sf

number of units:
83

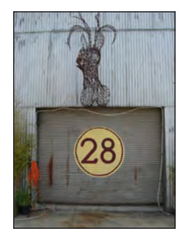
project cost:
$10 million

project status:
under construction

Dutch Boy Studios continued

It was at about this time that TDA became involved in the code compliance issues involved in legalizing Dutch Boy, which had been converted with virtually no permits. As lead remediation proceeded on a parallel track, TDA began to sort out how to legalize 53 existing units. Few egregious code violations existed, and by 1996, Oakland had in place an excellent live-work building code (written in part by TDA). Nevertheless, seismic work was needed in some buildings, sprinklers were needed in others, and the owner attempted to retain as many members of this unique community of artists as possible.

Planning permits for the existing 53 units were obtained, and some work began in 2000. At about this time the owner, as at The Vulcan and elsewhere — realized that he needed a larger number of smaller units to meet the price point most artists are willing to commit to. The Use Permit was modified to allow 83 units. At this point (2010) a little more than half of the units are completely legalized, fourteen years after TDA first became involved in the project. Nevertheless, the project's legalization has been a success.



Press & Accolades

International **Making Cities Livable**

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LIVERMORE VILLAGE, CA

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Site Section - N-S Looking East
Scale: 1" = 20'-0"

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front exterior

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ARCHITECT: THOMAS DOLAN ARCHITECTURE
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DEVELOPER: TEMESCAL PLACE, INC.

Case in Point…

A Green Affordable Housing Coalition Case Study

[MF-002]

Northgate Apartments

Northgate Apartments is an innovative "smart growth" project which incorporates a variety of Green Building techniques, including using as little vinyl as possible. Situated on an infill site in urban Oakland, large, family-size affordable housing has been created. Northgate Apartments is part of the City of Oakland's "10K Initiative," a redevelopment plan to build housing for 10,000 in downtown Oakland. Northgate Apartments has received support from the Telegraph-Northgate Neighborhood as well as Urban Ecology.

Project Summary

- **Location:** 2301 Northgate Avenue, Oakland, California
- **Completion date:** December, 2003
- **Owner/developer:** Northgate Grand View, L.P. / Resources for Community Development
- **Architect:** Thomas Dolan Architecture
- **General contractor:** J.H. Fitzmaurice, Inc.
- **Other:** Title 24 calculations by Gabel Associates, LLC

View facing courtyard

Project Description

Northgate Apartments is located on the corner of 23rd Street and Northgate in the Telegraph-Northgate neighborhood of Downtown Oakland. The neighborhood contains a mix of residential and commercial, single family and multifamily, small storefront shops and larger businesses. The project is in close proximity to bus lines and a Bay Area Rapid Transit (BART)station, health facilities, shopping, schools, and within ten blocks of Lakeside Park, Lake Merritt, and other recreational facilities.

The project began construction in October 2002 and completed construction in December 2003. The project is a Type V (wood frame) four story structure above a Type I (structured podium concrete) parking garage. The architectural style of the building is contemporary, and the design is focused around a central courtyard. The courtyard provides open space and encourages resident interaction and community building. The residential portion of the building wraps around the courtyard, buffering the site acoustically and visually from the adjacent freeway. The building also contains a community room for residents, laundry room, resident manager and services offices, and both ground and roof landscaping.

Northgate Apartments serves low income and very-low income families. An on-site services coordinator helps access social services for the tenants. The programs target both short and long-term goals related to educational or job training (unless employed), house meetings, peer support groups, parenting support groups, and recovery groups, if appropriate.

Courtyard, facing south, allows natural sunlight exposure

Planning, Design, and Development Process

The architect acted as the main driving force behind the green project. Knowledge of Green Building techniques was an important factor for the quality of this project. Ensuring that these techniques and specifications were met was vital for the success of this project.

Fiber cement and stucco siding provides a good substitute for wood or vinyl siding

The General Contractor was actively involved with the value engineering. For example, one of the major changes that occurred was the decision against installing in-floor radiant heating. This was determined unsafe because the concrete would have been too heavy for this multi-story complex.

Among the green features that were incorporated to Northgate Apartments, the developer strongly specified against the use of vinyl. Therefore, there is no vinyl applied to the interior finishes.

By the Numbers

Parcel size:	0.433 acres	
Total sq. ft.:		
Floor area	75,464 ft^2	
Footprint	18,866 ft^2	
Number units:		
2-bedroom	16	
3-bedroom	22	
4-bedroom	4	
Total	42	
Site acquisition costs:	$327,366	
Development costs:		
Construction	$11,596,461	
Soft costs	$1,146,529	
Total	$12,742,990	
Funding sources:		
Limited Partner Equity	$7,625,390	*Equity*
General Equity	$554,000	*Equity*
City of Oakland	$2,550,000	*Loan*
AHP	$210,000	*Grant*
Permanent Loan	$1,803,600	
Total	$12,742,990	
Ave. cost / sq. ft.	$675.00	
Ave. cost / unit	$303,404.00	
Ave. monthly utilities	$76 utility allowance	
Affordability targets:	**# of units**	
25% med. income	3	
30% med. income	4	
45% med. income	4	
50% med. income	21	
60% med. income	9	
On-site property manager	1	

Sustainability Goals

- **Energy and Atmosphere:** Minimize occupant energy consumption and reduce costs and maximize energy-related points with the Tax Credit Allocation Committee, which requires a project energy budget 15% more efficient than Title 24
- **Materials and Resources:** Incorporate durable materials, sustainable resources, materials rich in recycled content, recycle-ability and low environmental impact; minimize the use of vinyl in major areas
- **Health and Safety:** Promote good indoor air quality by minimizing use of products containing vinyl and VOCs
- **Site and Community:** Maximize utilization of the urban infill development; minimize the project's demand for additional resources that would impact the community; mitigate proximity to transportation infrastructure; promote resident self-sufficiency

Interior view: High recycled content carpet

Green Building Features at a Glance

Green Building Feature	Base Case	Benefits
	Site and Community	
▪ Central courtyard design ▪ Car share space ▪ 11 hydraulic lifts (22 of 43 parking spaces) ▪ 14 compact parking spaces ▪ Electric car charge station ▪ On-site programs including educational, job training, peer support groups, parenting support groups, and employment services ▪ In-fill project ▪ Kitchen and baths have wheelchair access	▪ No on-site amenities ▪ Standard dimension kitchens and baths ▪ Standard-size, single-level parking	▪ Central courtyard design maximizes natural sun exposure and buffers the site acoustically and visually from the adjacent freeway and BART line. ▪ Car share space allows residents to borrow rather than own their own cars. ▪ Combination of compact parking spaces and hydraulic lifts reduces parking footprint by 20% or more. ▪ Electric car charge station promotes use of zero emissions vehicles. ▪ On-site programs promote economic independence and encourage community support. ▪ Using in-fill space maximizes the utilization of existing infrastructure. ▪ Wheelchair access accommodates handicapped tenants and visitors.
	Foundation	
▪ 35% fly ash content in concrete	▪ 100% Portland cement (+ sand and aggregate)	▪ Cement manufacture is energy intensive and produces significant carbon dioxide emissions. Using fly ash reduces the amount of cement needed, thereby decreasing the overall environmental impact, while increasing the concrete's strength and durability.
	Structural Frame	
▪ Engineered trusses ▪ OSB sheathing ▪ Glue-laminate on large spans	▪ Solid wood joists and trusses ▪ Plywood sheathing ▪ Solid wood headers and beams	▪ Engineering joists and trusses and OSB sheathing contribute to more sustainable use of resources by incorporating wood scraps rather than solid wood, thus minimizing harvest pressures on mature forests and reducing waste from excess lumber. ▪ Engineered lumber contributes to overall project durability because components are straighter and more uniform which contributes to a more solid and water-tight project.
	Exterior finish	
▪ Fiber cement / stucco siding	▪ Wood siding	▪ Fiber-cement and stucco siding contributes to sustainable resource use by avoiding the use of solid wood. It is considerably more durable than wood and requires less maintenance.

Green Building Feature	Base Case	Benefits
		Electrical
▪ Compact fluorescent / T-8 fluorescent lighting throughout	▪ Fluorescents in kitchen and baths only; incandescent in other rooms	▪ Compact fluorescent lamps reduce energy consumption and save occupants money on their energy bills. They also reduce replacement costs because they last up to 10 times longer than incandescent lamps.
		Appliances
▪ ENERGY STAR refrigerators and other appliances	▪ Electric stoves, water heaters, and space heaters ▪ Conventional air conditioners ▪ Conventional dish washers	▪ Natural gas is typically cheaper per BTU than electricity, thus contributing to lower energy bills for occupants. ▪ ENERGY STAR appliances reduce energy consumption and save occupants money on their energy bills.
		Insulation
▪ Formaldehyde-free recycled content insulation	▪ Conventional fiberglass batt insulation	▪ Insulation contributes to energy efficiency, promotes good indoor air quality (by avoiding formaldehyde), and reduces consumption of raw materials.
		Windows
▪ Low-emissivity double-glazed aluminum frame, operable ▪ Low sound transmission coefficient windows	▪ Single-pane windows and sliding doors	▪ Windows reduce occupant energy consumption by minimizing solar heat gain and conductive heat gains and losses. ▪ Windows promote durability and lower maintenance costs by reducing fading of carpets, finishes, and furnishings due to UV radiation. ▪ Avoiding vinyl reduces environmental impacts throughout product lifecycle; vinyl is also more challenging to recycle and reuse and often hazardous when disposed. ▪ Low STC windows absorb noise from nearby freeway and BART line.
		HVAC
▪ Polaris combination water heating / space heating systems, 96.7% EF. ▪ Apollo hydronic space conditioning distribution system ▪ Baths and kitchens vent to outside	▪ Conventional water heating and space heating systems ▪ Conventional forced air distribution ▪ No external venting	▪ Combined space and water heating system reduces energy consumption and energy costs. ▪ External venting minimizes internal buildup of moisture and odors, which improves indoor air quality and makes units easier to maintain.

Green Building Feature	Base Case	Benefits
		Interior finish
▪ No-VOC paint used throughout the interior	▪ Wood cabinets and trim ▪ Oil-based paints and varnishes	▪ No-VOC paints contribute to good indoor air quality by minimizing off-gassing of formaldehyde and volatile organic compounds (VOCs).
		Flooring
▪ Linoleum floor in entry, kitchens and baths ▪ Natural rubber flooring in common areas and stairwells ▪ High recycled content carpet	▪ Vinyl floors in kitchen and bathrooms ▪ Conventional wall-to-wall carpet in living rooms, bedrooms, and common areas	▪ Linoleum is more durable than vinyl (expected useful life of 30+ years, compared to 5-7 years for vinyl). Annual maintenance costs are much lower than vinyl flooring because it is inherently more durable and does not require sealers or waxes for maintenance. ▪ Linoleum contributes to good indoor air quality by avoiding off-gassed toxins associated with vinyl. ▪ Linoleum is made of rapidly renewable materials. The manufacturing process reuses all scrap materials and thus generates no waste. ▪ Linoleum is recyclable; it can be ground up and composted at the end of its useful cycle. ▪ Recycled-content carpet minimizes use of virgin materials.

Lessons Learned

The project illustrates the importance of selecting an architect who fully understands Green Building and is committed to putting it into practice. For a successful Green Building project, the architect must understand and be knowledgeable of Green Building techniques. The architect must be dedicated to making sure the goals that were set during the design process are met during construction. In this case, the architect chose the specifications and checked that the submittals matched up. For example, the architect was able to catch the near-installation of conventional insulation and instead instructed the use of formaldehyde-free insulation. Thus, the architect's on-site presence provided an important measure of quality control.

The project is also a useful example of working together as a team towards a common goal. For a project to be successfully Green, a mutual understanding of this goal must be shared by the developer, architect, and General Contractor. During the value engineering process, the General Contractor considered the projects Green Building objectives when developing cost cutting recommendations. The project benefited from the teamwork. The end result is good quality construction. The materials were chosen carefully, considering factors such as low environmental impact, durability and residents' health.

During the design and development process, many on-site factors posed obstacles. The final plan is space efficient and is sensitive to the existing landscape. The close proximity to freeways and BART, while convenient for residents, represented particular design challenges to minimize noise and visual disturbances. The project is a good example of a design solution that is not invasive to the given site while also being aesthetically pleasing.

Gas water heater, 95+% energy efficient

For more information

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(510) 841-4410 x19
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About the Green Affordable Housing Coalition

We are a coalition of San Francisco Bay Area public-sector and private-sector professionals committed to incorporating Green Building practices into the construction, operation, and maintenance of affordable housing. Through education and outreach, we promote the use of construction materials and practices that conserve energy and water; minimize construction waste; use resource-efficient materials; promote good health for both the construction workers and the occupants; are durable and easily maintained; are integrated to the site and region; and enhance housing affordability. Success in this endeavor will produce economic and quality-of-life benefits for tenants, improve the financial bottom line for property owners, and generate economic and environmental benefits for the local, regional, and world community.

For more information about the Coalition, visit our website at www.greenaffordablehousing.org or call Bruce Mast at 510-271-4785.

Disclaimer

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THURSDAY, FEBRUARY 1, 1990

The Living Arts

The New York Times

In Oakland, Spaces Tailored To Life and Art

South Prescott Village has features artists like: lots of light; flexible spaces and industrial-size doors and windows.

By JULIE LEW

OAKLAND, Calif.

WHEN Bruce Beasley moved to Lewis Street here in 1963, there were no sidewalks, no street lights and no trees. But like any resourceful pioneer, he rallied his neighbors and soon persuaded the city to supply those amenities.

Now, Mr. Beasley has become a pioneer of another sort. Next door to his house in the Cypress section of Oakland, he has developed South Prescott Village, an eight-unit complex designed specifically for artists. About three blocks from the section of Interstate 880 that collapsed in the earthquake last year, South Prescott Village may be the only private development in the country tailored to the needs of artists.

"I watched vacant land sit and being unused," said Mr. Beasley, a 50-year-old sculptor whose works are in the permanent collections of the Museum of Modern Art and the Guggenheim Museum. "I had encouraged some other artists to move here and build, but no one seemed to want to do it. I finally decided to do it myself."

Over the past five years, Mr. Beasley bought small parcels of land for his project. Since he was more familiar with cast aluminum and chisels than with Sheetrock and hammers, he called Tom Dolan, 40, an Oakland architect and landscape designer.

The two collaborated for three years on a design that would incorporate the elements that artists want most in a working environment: lots of light; large, flexible spaces and

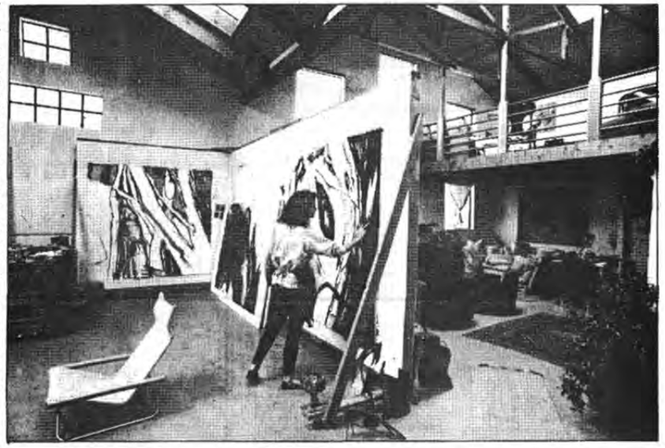
One tenant's only objection: too many windows.

oversize exterior doors. At the same time, they took into consideration the things usually absent from the converted warehouses in which some artists live, like kitchens, closets, gardens and sleeping lofts.

The eight units range from 850 square feet to 2,300 square feet and rent from $500 to $1,300. All were leased before the privately financed project was completed about a month ago at a cost of about $60 a square foot, Mr. Beasley said.

"That tells you what kind of need there is for space for artists," Mr. Beasley said. "A good number of artists are leaving San Francisco because of increasing rents over there."

Mr. Beasley said he was renting the units at 15 percent or so below market value but even so, South Prescott is not losing money.



The New York Times/Terrence McCarthy

Robin Dintiman, top, in her studio, which is separated from the living area by a movable wall, top left. The project's developer, Bruce Beasley, and its architect, Tom Dolan, right.

The Living Arts

The New York Times

The New York Times/Terrence McCarthy

South Prescott Village has features artists like: light, flexible spaces and industrial-size doors and windows.

In Oakland, Spaces for Life and Art

(continued)

"The rent is reasonable compared to anything in the city," said Robin Dintiman, 38, an artist who has lived in warehouses in New York and San Francisco and is now living at South Prescott. "But this is the nicest one I've ever lived in. It's very secure, has very good light and is so well insulated. Most loft spaces are usually very cold."

As the country's supply of warehouses diminishes and conversion of industrial space becomes more expensive, experts on artists' housing believe that custom-built dwellings will be a viable solution.

"Prescott serves as a national model from which many communities around the country can learn," said Steve Costa, the director of the Oakland City Assets Committee, an advocacy group that supports architectural, cultural, historical and environmental projects. He was also a cofounder of National Art Space Development, an organization in Emeryville, Calif., that serves as a information clearinghouse for public and private arts groups.

"We need to look at new construction for artists, and Prescott represents one of the first projects that has been successful financially and designwise," Mr. Costa said, adding that the need is especially urgent in the communities of the East Bay. He said that informal studies indicate that the area has one of the highest concentrations of artists per capita than anywhere outside of New York City.

South Prescott, in a low-income neighborhood of deteriorating Victorian houses, sticks out like a Picasso in a roomful of Old Masters. The complex, with a natural wood exterior and red metal frame windows, has two buildings, four units in each. To echo the neighborhood's residential character, Mr. Dolan designed the front with triple gables. The entrance gate is controlled by an intercom and buzzer system.

The inner space of the two buildings is interlocked by four breezeways, two courtyards and a garden. Mr. Dolan said he was influenced by the Italian-style compound — four houses built around a common courtyard — where he has for the past six years in Oakland.

"Art is basically a solitary pursuit, and what artists have a need for is community," Mr. Dolan said. "The opportunity to interact is provided by the shaping of the space. You come in here and see people sitting out on their stoops, and one can't help but see a community."

Roy Shigley, a 52-year-old photographer who used to live in San Francisco, said the sense of community is one of the most attractive assets of South Prescott.

"On the evening of the earthquake, we were all sitting out in the courtyard with candles," said Mr. Shigley, who shares a 900-square-foot unit with a friend, Janet Bentz. "In the city, I never had a sense of community. I had to travel 45 minutes to the other side of town to meet a fellow artist. Here, you just run into each other."

In designing the interior, Mr. Dolan invented his own vocabulary to describe the three types of units.

The three "Live-With" units resemble a standard artist's loft, in which the living and work spaces merge. There is a mezzanine for sleeping and a Pullman kitchen along one wall.

The one "Live-Near" unit separates the studio space and the living quarters. One such unit has two bedrooms with parquet floors, a living room, kitchen and a loft. The work space, half a floor up, is separated from the rest of the unit by a wall with interior windows.

The four "Non-Live" units are spaces that artists can rent just for working or storing pieces of art. Anthony Holdsworth, a San Francisco painter who specializes in street scenes, has turned his 1,175-square-foot unit into a gallery with multiple uses.

"For me, it's a working, teaching and exhibition space," he said.

All the units offer oversize windows large enough so that an 8-foot-by-8-foot canvas can pass through easily. Hoists will be installed for hauling works up to the second floor.

The starkness of white walls, some of which reach as high as 22 feet is softened by wood trusses, copper railings and fir staircases. Other details include ceiling fans, balconies and plenty of electrical outlets on the ceiling for auxiliary lighting.

Perhaps the most striking characteristic is the amount of natural light that comes clerestory windows, skylights, glass blocks andthe large windows that liberally punctuate the walls.

"There's no point anywhere in any of the buildings that I've done that's more than 25 feet from a window or skylight," Mr. Dolan said. "My theory is that if you need electric light before the sun goes down, there's something wrong."

While his theory is sound, some artists feel that valuable wall space was sacrificed. "My only criticism is that there are too many windows," said Ms. Dintiman, who does large-scale drawings. To compensate, she built a temporary L-shaped wall on casters. Because of the complaints, Mr. Dolan removed some windows from the second building before completing it.

Jero Nesson, the director of Artists Space, a nonprofit group in Boston, recently visited South Prescott and was impressed.

"It's wonderful," Mr. Nesson said. "I think very often people don't understand artists' needs. But this was very well designed, giving maximum flexibility to artists."

Mr. Nesson has helped develop nine artists' housing projects in Boston, all of which involved the renovation of old buildings. But the most recent project is a new building being put up by artists who are also designing the space.

South Prescott has proved to be such a success that Mr. Dolan is now working on his own four-unit project for artists on a nearby lot. It will be called Pinetree Studios.

Mr. Beasley is also thinking of another similar project. "I have space for one more across the street," he said. "But I am a sculptor, not a building czar. This is just something I do on the side."

Roy Shigley, a photographer who shares a unit with Janet Bentz, says he likes the sense of community.

Anthony Holdsworth, a painter, has turned his 1,175-square-foot unit into a gallery with multiple uses.

TRANSFORMATIONS

BY MARCI RISEMAN AND EVAN SAGERMAN

Oaxacan style in Oakland

"Building is a very optimistic step in life," says architect Tom Dolan, who took his own optimistic step after marrying fellow architect Jennifer Cooper. Launching their new life together, in 1999 they bought a run-down, 3,000-square-foot, nondescript 1930s stucco building in Oakland's Temescal neighborhood. The two-story building had two apartments above, an apartment and storefront below and a long way to go to become a home. "It was the dog of the neighborhood," Dolan says, laughing.

First, they fixed up and rented the upstairs apartments to help cover the mortgage. Next, the couple (also landscape designers and avid gardeners) planted flower and vegetable crops in their triple-size, south-facing back yard. Finally, they converted the first floor to live-work space for themselves.

The first-floor redesign was conceived as a series of indoor-outdoor rooms inspired by courtyard buildings in Mexico; they call the resulting style "Oaxaca meets Tuscany." Each space — living room, kitchen-dining room and bedroom — adjoins a parallel outdoor space.

Inside, integral-colored plaster in rich colors warms the walls. The cabinets and stove are recycled, the windows locally built, the concrete countertops poured on-site and the paints and finishes low-VOC (volatile organic compounds). Heat comes from passive solar design and radiant heating installed in the stained concrete floors.

Outside, an oasis has replaced the garbage-strewn lot. Native plantings and fruit trees surround gravel paths of recycled brick and tile, in patterns based on Islamic designs. A trellised patio covered in deciduous plants shades the south-facing living room in summer, a compost heap recycles the residents' food scraps and rainwater from the roof is recycled for irrigation.

Above: The rear of the building, pre-renovation; right, it's new facade, a patio seating area; top, the kitchen with recycled cabinets.

The building has grown and changed with Dolan and Cooper's lives. With children now in the house, Cooper has taken over one of the upstairs apartments as her office. Emily, age 2, occupies one of the original ground-floor bedrooms, while Henry, 5, sleeps in a nook off his parents' bedroom; the children play in the gardens by day. Friends occupy the remaining unit, lending the compound a communal feel.

With assistance from master builder Ken Mitchell, Dolan and Cooper served as their own general contractors — Cooper installed the electrical work, earning her the nickname "Fix-It Cooper." The renovation has cost $350,000 so far; future phases include solar panels, a tower sundial and a roof deck.

"Having made everything ourselves, our home is a reflection of who we are. It's a distillation of the best ideas from our many years of practice," Dolan says. ◆

Marci Riseman and Evan Sagerman write on architecture, real estate and urban life. E-mail them at transarchitecture@sbcglobal.net.

Resources

Architects

Thomas Dolan Architecture
www.live-work.com
(510) 839-7200

Jennifer Cooper Design
www.jennifercooperdesign.com
(510) 652-5036

Master Builder

Ken Mitchell (510) 773-6307

Eco-Products

Some of Tom Dolan & Jennifer Cooper's favorite eco-building resources:

BOILER POWER
Dolan and Cooper purchased the equipment for their radiant heating system (including a dual-use water heater to supply heat for both domestic hot water and radiant heating) from Boiler Power Sales in Richmond. "Radiant heat is one of the more efficient forms of heat available, and is perfect for use in a passive solar home," says Cooper.
(510) 548-9200

STAINED CONCRETE FLOORS
Using a structurally required concrete slab as a finished floor is an ecological choice, eliminating the further resource use of decorative floor covering. Cooper and Dolan stained their slab in Padre Brown and Weathered Bronze from Scofield, available at White Cap Construction Supply in San Leandro.
www.scofield.com
www.whitecapdirect.com

RECYCLED APPLIANCES
For recycled and refurbished stoves and appliances – like their 1930s-vintage Wedgewood stove – Dolan and Cooper rely on James Weaver at All Gas Appliances and Repairs in Richmond.
(510) 233-0456

THE SINK FACTORY
Dolan and Cooper refinished and recycled their clawfoot tub, and bought faucets and hardware from the Sink Factory in Berkeley (purveyor of new and salvaged traditional bathroom and kitchen fixtures since 1979).
www.sinkfactory.com

PHOTOGRAPHS COURTESY OF JENNIFER COOPER

LIVE-WORK SPACE SETS THE PACE

BY MELINDA LEVINE • PHOTOGRAPHS BY KENNETH

The movement to live and work in the same space is linked inexorably to a particular invention — the container ship. So explains Thomas Dolan, an award-winning architect who specializes in designing — and living in — just such spaces.

The debut of this new kind of merchant vessel in the early '70s, "made warehouses obsolete," Dolan notes. Now goods already packed in room-size containers could be transferred directly from ship to ground transportation. "Overnight," he continues, "there was an abundance of abandoned raw space," mostly in the nonresidential areas of port cities like San Francisco. Enter first the struggling artists, always in search of big cheap space. But today, Dolan says, it is more mainstream-careered people that are coming "in unprecedented, ever-increasing numbers."

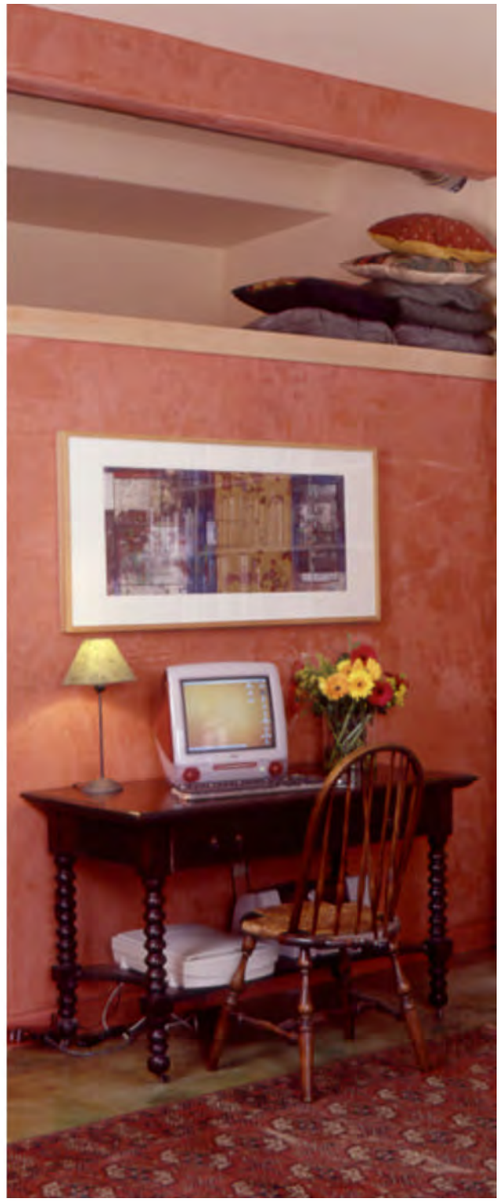
A major catalyst behind the migration of this new generation is telecommunications. Thanks to the Internet, the paucity of urban housing, and a desire among city dwellers for a sane alternative to a crazy commute, Dolan now designs entire live-work communities for Bay Area developers, who cannot keep up with the demand.

Dolan became personally committed to a live-work lifestyle in 1983 when he and a small group purchased what he calls "an Italian family compound" — four houses built around a Mediterranean-style courtyard. For 17 years, he lived and worked there, but as his designs became more and more popular, he had to hire a staff to keep up with the demand. And when that staff grew to eight, Thomas Dolan Architecture had finally outgrown the live-work space in the compound.

Dolan's surprising solution was to separate his work and his home — at least for the next period. His big new formal

office quarters are a 15-minute drive from his new home — and home office. He and his wife, Jennifer Cooper, also an architect, recently finished renovating and moved into the new space — a corner storefront that was originally built as a mom and pop grocery. They'd stripped the building down to its framing and then created a structure with dramatic geometry: curves, angles, arches, and pillars.

A month in Oaxaca, Mexico, inspired the bold palette they used on their home. The outside is a deep terracotta with steel blue and olive trim. On the inside, there's red, orange, yellow, lime green, and cobalt blue. Cooper painted many of the walls herself, using creamy milkpaint and rags to create the deep burnished color.



They loaded in features: A radiant-heated, saw-cut, and stained concrete floor. An office with a sleeping loft. A second sleeping loft. A grand fireplace. A slate-lined master bath. A massive, light-drenched bedroom suite. Tons of windows — and high color everywhere.

The light-flooded interior demonstrates well Dolan's principle that a light source should never be more than 20 feet away: Vast windows line the walls and skylights dot the ceilings.

Dolan calls the main living area, which is bordered by two walls of giant curved windows, "the great room," an old term for multipurpose space. It's comprised of living room, dining, and office areas circling a central kitchen. Dolan and Cooper added eight arches, which visually divide the large open room into smaller, more intimate spaces. The office area itself — dominated by the DSL-enabled iMac — has a separate entrance.

Over the past 10 years, Dolan has designed several hundred live-work units. All have a strong social component woven into them. He fosters community by providing space for informal interaction between residents, who might otherwise feel isolated as home workers. Courtyards serve well as places for meeting, whether simple with just a few benches, plantings, and trees — or more complex, with trellises, patios, pond, flowerbeds, and walking paths.

Dolan founded the Live/Work Institute [www.live-work.com] and wrote a live-work building code for the city of Oakland. He advocates the idea of urban infill: By giving abandoned urban structures a second chance as multi-unit, live-work spaces, neighborhoods can be revitalized while residents enjoy zero commutes.

Dolan has dedicated most of his professional life to live-work, and remains firmly committed to the concept. The center of his new home — a courtyard, of course — is still in the planning stages.

Knowledge garnered from 17 years as a resident in a live-work space continues to inform his architecture, his philosophy of community, and his daily campaign to convert others to the benefits, pleasures — and the zero commute — of a home business. □

Thomas Dolan Architecture

Thomas Dolan Architecture is a pioneer designer of live-work residences, infill multi-family housing, and mixed-use projects. With twenty-two years of practice in the Bay Area, TDA has an extensive portfolio of built projects that includes the first new-construction live-work community in the United States. This depth of experience gives the firm a unique understanding of the needs of live-work, multi-family housing, and other mixed-use types, and has led to the invention of a new building type: the New Construction Urban Infill Live-Work Courtyard Community. The firm's projects have received numerous design awards and have been visited by developers and public officials from across the country.

TDA offers a wide range of services at a variety of scales. We are an interdisciplinary team of professionals with experience in:

Architecture
Urban Design and Planning
Landscape Architecture
Real Estate and Development
Construction and Construction Administration
Building and Planning Code Writing
Mini-Feasibility Studies

To date, TDA has completed scores of multi-family affordable, market rate mixed-use residential, and Zero Commute Housing™ (live-work) projects, directing construction valued at over $300 million in both new construction and renovation. As architects and urban designers, we currently have or will have in 2009 approximately 100 units under construction.

In addition, TDA offers our experience to city planning and building departments desiring to implement innovative mixed-use planning practices in their cities. TDA wrote and continues to provide interpretation of Oakland's Live-Work Building Code, arguably the most comprehensive in the U.S., and the firm co-authored *Work/Live in Vancouver*, a planning and building code study to encourage work/live in that vibrant Canadian city.

The heart of TDA's work embraces mixed-use, live-work, and medium to high-density residential projects, both affordable and market rate. We provide full architectural services from initial design schematics and proformas to full construction documents and administration. We also provide landscape design services, an important component of all TDA projects.

As development consultants, TDA has created the Mini-Feasibility Study, an abbreviated process that results in a report giving a prospective developer an efficient tool for go/no-go decisions as well as a tool to use at investor, lender and government agency presentations.

Our experience in mixed-use environments and buildings designed to promote a sense of community informs our urban design work. As a charter member of The Congress for New Urbanism, TDA is on the forefront of infill design innovations in the West, pioneering planning and building code that allow higher density and relaxed requirements for transit-oriented locations, innovative regulations that encourage the proximity so vital to pedestrian-oriented communities, and Zero Commute Housing™ in all its forms.

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