IRONHORSE AT CENTRAL STATION  GREEN, AFFORDABLE HOUSING in OAKLAND, CALIFORNIA

**project data**
1801 14th Street
Oakland, California

**project value**  $41,400,000

**developer**
BRIDGE Housing

**architect**
David Baker + Partners

**landscape architect**
PGA Design

**lighting designer**
Horton Lees Brogden

**solar contractor**
Sun Light & Power

**contractor**
J.H. Fitzmaurice, Inc

**number of units**
1 bedroom  28
2 bedroom  30
3 bedroom  41
total  99

**density ratios**
project sf  153,395
site sf  67,953
acres  1.56
total bedrooms  211
bedrooms/acre  135
units/acre  63
parking

total  109
spaces/unit  1.1
type  garage

**highlights**
- The project anticipates a GreenPoint rating of 116 points from Build It Green on the following five categories: energy efficiency, resource conservation, indoor air quality, water conservation, and community – double the minimum amount of points to qualify for the program.
- Ironhorse features a 153.9 kW DC system by Sun Light & Power with a total of 185 Mitsibishi photovoltaic modules and 32 Heliodyne Gobi 410 solar water heating collectors. The solar panels provide nearly all power necessary for common areas.
- The 99 units will provide much need affordable housing to families earning up to 50 percent of the Bay Area’s median income, roughly $18,000 to $50,000.
- The project design includes a slew of community enhancing elements including a courtyard with a freestanding community pavilion, metal planters for vegetable gardens, and an open-air lobby with a breezeway view of the interior landscaping.
- part of a larger reintegration of approximately 29 acres of unused industrial land into the surrounding neighborhood
- close to BART
- vegetated “green roofs” that last longer than standard roofs and provide insulation from heat and sound.
- solar-domestic hot water.
- photo-voltaic arrays that supply all electricity for common areas.
- certified CRI Green Label Plus carpets
- outdoor furniture made of recycled-material composite lumber
- landscape irrigation control that receives weather data via a satellite connection
- high-efficiency drip-irrigation system
- two vegetated swales, which naturally filter and percolate rainwater captured from the roofs into the water table

**Financial Partners:** The Redevelopment Agency of the City of Oakland, The California Department of Housing and Community Development, Oakland Housing Authority, Federal Home Loan Bank of San Francisco, Union Bank of California NA, US Bancorp Community Development Corporation, and World Savings Bank FSB - a Wachovia company

---

Christie Wahng
Green Urbanism Assignment 2
February 10, 2010