



IRONHORSE AT CENTRAL STATION



Project Summary

The affordable component of a masterplanned development that reintegrates abandoned industrial land in West Oakland into the existing residential neighborhood. The apartments, condominiums and townhomes of Central Station come with neighborhood serving retail, park space and the potential restoration of the historic 16th Street Train Station. Ironhorse provides affordable apartment homes for families earning less than 50% of Oakland's Area Median Income including project-based Section 8 units that will serve families at 30% of the Area Median Income. Ironhorse offers high quality housing that encourages a healthy living environment and reduces the impact on our air, water, and landfills.

Green Building Features

Resource Conservation

- 97% of construction waste recycled on site.
- 100% recycled content kitchen and bathroom cabinet boxes.
- The building features side-by-side trash and recycling chutes, plus a built-in recycling bin in each home.

Air Quality

- Formaldehyde free roof and wall insulation.
- Fans in bathrooms and kitchens exhaust stale air out into the exteriors.
- Low to zero volatile organic compounds in paints, wood coatings and construction adhesives.
- Carpets in the units are certified CRI Green Label Plus.

Health

- Provision of bicycle storage for all residents.
- Proximity to AC Transit Bus stops.
- Access to large sidewalks and pocket parks throughout the Central Station community.
- Community garden for food production.

Residential New Construction

1801 14th Street
Oakland, CA 94607

**GreenPoint Rated-
Multi-family
New Construction**
**Recognition
per City Council
Resolution 83596**

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Water Conservation

- Most plant species are California native or Mediterranean species requiring only occasional watering.
- The landscape irrigation controller used receives weather data via a satellite connection and a high-efficiency drip irrigation system.
- Two vegetated swales to capture and treat rainwater.
- Low flow showerheads, faucets and toilets.

Energy

- Additional insulation minimizes heating needs.
- Vegetated "Green Roofs."
- Solar hot water panels located on the roof combine with a high efficiency gas-powered boiler in heating the domestic hot water.
- Rooftop solar panels supply almost all of the electricity to the common areas.
- All appliances meet the Energy Star criteria for energy efficiency.

"Ironhorse demonstrates that it's possible to create resource-efficient homes that are affordable, good for the environment and healthier places to live."

Cynthia A. Parker
President and CEO, BRIDGE Housing



Project Team

Developer:

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Architecture:

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Landscape Architecture:

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Learn More! www.oaklandgreenbuilding.com