



Jack London Gateway Senior Housing



Project Summary

Jack London Gateway Senior Housing is part of a mixed-use development to infill an underutilized neighborhood shopping center parking lot. The four-story housing complex provides 10,000 square-foot courtyard and 61 units of affordable senior housing sited at the northern parking lot of Jack London Gateway Plaza in West Oakland. The project was developed with strong community participation where East Bay Asian Local Development Corporation and its partners integrated critically-needed housing for the aging population with a shopping center that provides much-needed basic goods and services for the community.

Jack London Gateway Senior Housing earned the highest Green Point Rating ever for a multifamily building because of its green construction techniques and practices. The building is constructed using a concrete podium with light-gauge steel framing. The green building features include solar powered common areas and hot water heating, low-VOC interior paints and interior flooring, energy efficient appliances, and water-saving toilets and landscaping.

Green Building Features

Resource Conservation

- Over 90% of construction and demolition waste was diverted and recycled.
- The Type-III steel frame building reduced framing material needs.

Water Conservation

- Low-flow toilets and shower heads are used throughout the apartments.
- Recycled water is used for irrigation purposes in the community courtyard.

Residential New Construction

989 Brush Street
Oakland, CA

**Green Point Rating -
Multifamily New
Construction**

**Recogniion
per City Council
Resolution 82705**

City of Oakland

Green Building
Case Study

Jack London Gateway Senior Housing

Green Building Features

Indoor Air Quality

- Indoor Air Quality throughout the building is filtered to the quality of hospital air (MERV 13 levels).
- Energy-star appliances are installed throughout the apartments.
- Environmentally friendly finishes and flooring such as trex, marmoleum, cork, recycled rubber, recycled carpet and low-VOC paints were used for improved life-cycle and indoor air quality in the building.

Green Education

- Educational signage and orientations are provided for management, tenants and guests of the building to ensure continued green operational practices.



Project Team

DEVELOPER

East Bay Asian Local Development Corporation
310 8th Street, Suite 200, Oakland, CA 94607
Karoleen Feng, Senior Project Manager

ARCHITECT

SGPA Architects and Planning
200 Pine Street, Studio 500, San Francisco, CA 94104
Stuart Stoller, Architect

CONTRACTOR

Branagh Inc
750 Kevin Court, Oakland, CA 94621
Tom Branagh, President

OTHERS LOCAL LENDER

City of Oakland
250 Frank Ogawa Plaza, 5th Floor, Oakland, CA
94612

Meghan Horl

TAX CREDIT EQUITY LIMITED PARTNER

Union Bank
200 Pringle Avenue, Suite 355, Walnut Creek, CA
94596

Fiona Hsu

CONSTRUCTION AND PERMANENT LENDER

Silicon Valley Bank
185 Berry Street, Lobby 1, Suite 3000, San Francisco,
CA 94107

Christine Carr

OPERATIONAL SUPPORT

Oakland Housing Authority
1619 Harrison Street, Oakland, CA 94612
Jon Gresley

Environmental Savings At A Glance

- The building's energy performance exceeds California's Title 24 requirements by 30%.
- Over 90% of construction and demolition waste was diverted and recycled.
- Up to 80% of electricity usage in the common areas and domestic hot water usage throughout the building is offset by solar power.
- Over 5,000 cubic feet of water for irrigation recycled every month.



Contact Info :
Heather Klein
Planning and Zoning Division
(510)238-3659
hklein@oaklandnet.com