

REVITALIZING WEST OAKLAND

BRIDGE Housing's Linden Court lifts up a neighborhood with high quality, affordable housing that's also green



As the largest nonprofit developer in California, BRIDGE Housing Corp. creates and manages a range of affordable, high-quality housing for working families and seniors. As part of the campaign to revitalize West Oakland, the Oakland Housing Authority selected BRIDGE to develop Chestnut Linden Court. BRIDGE developed the neighborhood in two phases: the first phase, Chestnut Court, was built on the site of a severely distressed, vacant public housing project. The second phase, Linden Court, is a higher-density development on a 1.6-acre parcel located a half-block from Chestnut Court.

All told, Chestnut Linden Court includes 151 affordable rental apartments, 83 of which are HOPE VI replacement units, as well as 16 single-family homes. The development also includes approximately 3,000 square feet of ground-floor retail space, a 3,000 square foot childcare center, and a community facility for social services and management offices.

Green Home Tour participants are invited to visit Linden Court, designed by David Baker + Partners Architects. This 70,000-square-foot development includes a three-story apartment building with 79 affordable units and 16 three-story townhouses. The townhouses and apartments range from one to five bedrooms. Amenities include a partially underground parking structure, a community room, offices, central laundry facilities and a computer room.

Chestnut Linden Court has won multiple design awards, including a 2004 Gold Nugget grand award from PCBC, the West Coast homebuilding industry conference, in the category of sustainable/green residential project of the year.

“In a neighborhood that is surrounded by industrial buildings, concrete, and freeway traffic, Linden Court provides a breath of fresh air. Lush landscaping, an open but secure courtyard, and an open-air main stair work to reinforce the power of natural elements in daily life.”

—David Baker, architect

GREEN at a GLANCE

ENERGY & SYSTEMS

- Solar electric panels (two 30-kW systems)
- Building and courtyard relationship provides maximum daylighting and ventilation
- Majority of units have south-facing windows oriented for passive solar heating
- Designed to be comfortable without air conditioning
- All units have operable windows; upper units have lofted ceilings to allow hot air to rise
- Partially underground parking garage with ventilation to protect air quality
- High efficiency lighting exceeds Title 24 building standards by 15%
- Energy Star® appliances

MATERIALS & PRODUCTS

- 15% flyash in concrete
- Engineered lumber instead of solid-sawn lumber for roof trusses
- Fiber-cement siding (Hardiplank)
- Natural linoleum flooring in community areas (Forbo Marmoleum)

OTHER GREEN FEATURES

- Urban infill
- High density design includes abundant outdoor space
- Convenient recycling collection
- Central laundry with energy- and water-efficient machines
- Water-efficient plumbing fixtures
- Entryways designed to reduce tracked-in contaminants
- Low-VOC interior paint (Kelly Moore Enviro-Cote)

DESIGN FOR COMMUNITY

Urban infill. Housing projects that restore blighted urban sites provide multiple benefits, including improving the quality of life in existing communities, stimulating economic revitalization, and avoiding suburban sprawl.

Resident involvement in design. Throughout the design and review process, BRIDGE and David Baker + Partners worked closely with the Housing Authority, community residents and neighborhood organizations to help define the design, services, amenities and security measures for the project.

Connections to the neighborhood. Front stoops provide direct access to the street, helping connect the community to the neighborhood.

Secure places. A playground is surrounded by spaces that house the central laundry, community room and office for supervision and security.

BUILT: 2003

SIZE:
90,277 square feet

DEVELOPER:
BRIDGE HOUSING CORP.

ARCHITECT:
DAVID BAKER + PARTNERS

GENERAL CONTRACTOR:
THE JAMES E. ROBERTS—
OBAYASHI CORP.

LIGHT, AIR AND OUTDOOR SPACE

High density and open air. Despite its high density, the project manages to feel spacious. The buildings are clustered around a main courtyard that serves as a public gathering place for residents. Balconies and open stairs bring light and air into each unit.

Daylight and natural ventilation. A central courtyard provides daylight and cross breezes to all units, and also provide a place for residents to be outside and socialize with each other.

