



# 901 Jefferson

## MARKET RATE APARTMENTS

901 Jefferson is a residential mixed-use in downtown Oakland, responding to the City of Oakland’s 10K housing initiative, providing 75 units: 9 lofts, 15 one-bedrooms, and 51 two-bedrooms, parking for 75 cars, and one retail space.

The project site is only one-half acres, making site decisions challenging, the building responds to these constraints by encouraging street-level pedestrian activity, shielding pedestrians from vehicles and engaging the street. Livelier street edges make for safer streets, and at the ground level the project includes a corner retail space at 9th Street and Jefferson Street, seven loft units on Jefferson Street, and two loft units on 10th Street, facing the park.

Anchoring the corner of 9th Street and Jefferson, the retail space is also recessed from the sidewalk, allowing for a softer edge while creating a generous outdoor seating area. The retail space on the ground floor at 9th Street and Jefferson Street has extended the pedestrian-oriented retail experience from Old Oakland further west.

The building massing is sensitive to the adjacent neighborhood properties by reducing in scale as the building steps from the mid-rise downtown to the two-story residential neighborhood.

### PROJECT DATA

<b>Client:</b>	Jefferson Housing, Inc.
<b>Location:</b>	Oakland, CA
<b>Completion:</b>	2008
<b>Units:</b>	75 units (Studio-2-BR)
<b>Amenities:</b>	Retail space, outdoor community space
<b>Site Area:</b>	0.5 acres
<b>Project Area:</b>	83,000 sf
<b>Parking Ratio:</b>	1.0 Spaces/unit
<b>Cost:</b>	\$18,000,000
<b>Contractor:</b>	Johnstone Moyer, Inc.

