



## The Altenheim Phase I

### AFFORDABLE SENIOR HOUSING HISTORIC REHABILITATION MASTER PLAN

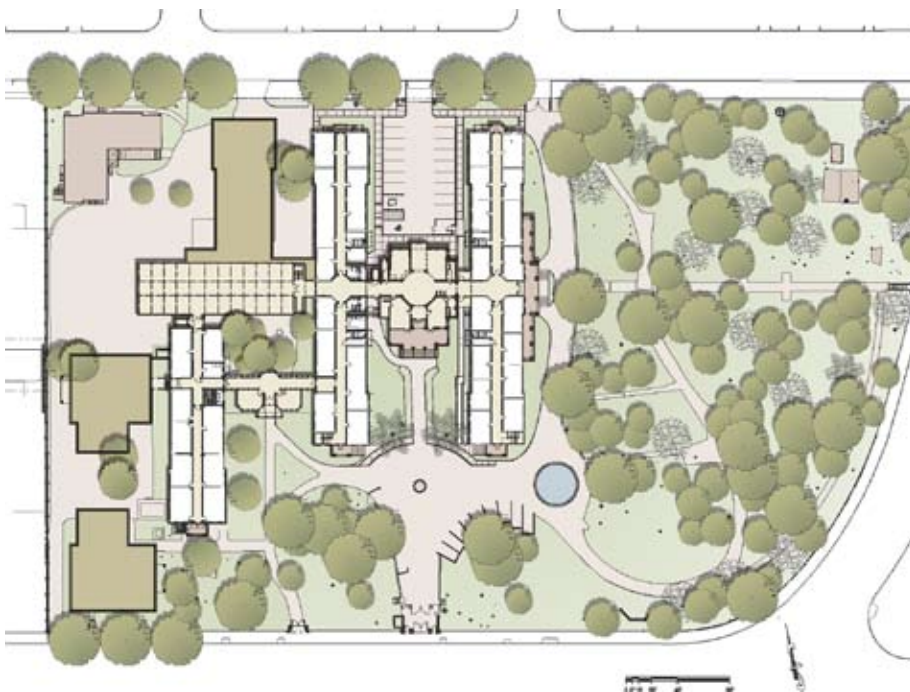
The Altenheim is a former senior independent and assisted living facility in the City of Oakland's Dimond/Glenview district. In Phase I (completed in December 2006), the existing structures were renovated and existing single occupancy rooms were combined to create 93 independent senior apartments with kitchenettes. Phase II will add 81 apartments in three new residential structures and is projected to be completed in 2009. There are extensive common use areas in the historic buildings, including a 4,600 square foot multipurpose room with exposed heavy timber trusses, a library/computer room, a spacious lobby and several sitting rooms. The extensive existing gardens will be available for use by the tenants.

The Altenheim was founded in 1908 as a retirement home for German settlers. The site is 6.2 acres, of which approximately 3.5 acres are original, well-maintained gardens. Structures on site include a series of interconnected wooden, historic buildings with newer additions, a ca. 1913 masonry residential wing, an out-building known as the Excelsior Building (1926), and a boiler plant and other support structures. Designation as a local Landmark will be pursued as part of the development of the project. The project was designed to comply with The Secretary of the Interior's Standards for Rehabilitation and is listed on the National Register of Historic Places.

In addition to the residential units, the project is intended to provide space for the current property owners, The Excelsior German Center at the Altenheim, who will continue certain cultural activities on the site. Their activities include a Saturday German language school, Board meetings, and cultural events housed in the Excelsior Building.

#### Awards

*Design Award: California Preservation Foundation, Large Rehabilitation Category. 2007*  
*Gold Nugget: Award of Merit. 2008*



#### PROJECT DATA

Owner/Client:	Citizen's Housing Corporation
Project Location:	Oakland, California
Type of Units:	Phase I: 93 Studios & 1 Bdrm Apts. Phase II: 81 Studios & 1 Bdrm Apts.
On-site Amenities:	Historic Gardens, Recreation Rooms, Computer Room
Date of Completion:	Phase I: October 2006 Phase II: Summer 2009
Site Area/Density:	6.1 acres
Total Building Floor Area:	131,200 s.f.
Parking Ratio:	58 spaces
Construction Cost:	Phase I: \$18 M; Phase II: \$13 M

