



Fox Courts Apartments

AFFORDABLE FAMILY HOUSING / MIXED-USE

Fox Courts is the result of community based affordable housing advocacy in response to Mayor Brown's "10K Units in Downtown Oakland" Program. This redevelopment plan was initially proposed without inclusionary requirements for affordable housing. Because of overwhelming community activism, a 0.9 acre parcel directly behind the Historic Fox Theatre was reserved for subsidized, low-income housing and mixed-use development. Pyatok Architects teamed with Resources for Community Development and J.H. Fitzmaurice to respond to a competition sponsored by the Oakland Redevelopment Agency.

The design brings together families and singles in eighty apartments with supportive services including childcare and a special emphasis on the arts. These mixed-use functions are located along 19th Street facing the newly created park and open onto a new pedestrian mews with a gallery / retail space. The remainder of the mews and the 18th Street elevations are developed with two-story townhouse units; each with a separate raised-entry stoop and living room windows opening onto the public space to enrich sidewalk life and provide eyes on the street.

Intentional layering of multi-story units around two courtyards, served by a minimum of open circulation balconies reduces the impact of family units in a dense elevator served development.

Working closely with Alameda County Green Building Program, Fox Courts also provides high indoor air quality, solar-supported electrical systems and hot-water sourced radiant heating and uses a substantial percentage of recycled and recyclable building materials.

PROJECT DATA

Owner/Client:	Resources for Community Development
Project Location:	Oakland, CA
Date of Completion:	December 2008
Number of Units:	80 Affordable Rental
Site Area:	0.88 Acres
Amenities:	Child Care, Courtyards, Recreation Room, Laundry/Lounges, Computer Center
Mixed-Use Program Area:	4,800 s.f.
Total Project Area:	134,424 g.s.f. (including 30,664 g.s.f. garage)
Parking Ratio:	.8 Spaces/unit
Construction Cost:	\$19,000,000
Development Assistance:	Oakland Redevelopment Agency, CA Multi-Family Housing Program
Contractor:	J.H. Fitzmaurice

