



Seven Directions

AFFORDABLE FAMILY HOUSING / HEALTH CLINIC

Seven Directions is a joint-venture development of the Native American Health Center and the East Bay Asian Local Development Corporation. Together, they successfully created a vibrant new mixed-use project in the Fruitvale neighborhood of East Oakland. The new Native American Health Center provides medical and dental services along with an outdoor gathering space. Above the Center, 36 affordable housing apartments serve low-income families. The housing is arranged around a central courtyard at the third floor level. The project features artwork and interior design expressing Native American values and symbolism, particularly with the design of the clinic courtyard.

Located on a split-zoned parcel, the project has commercial frontage on International Blvd. and residential neighbors to the sides and rear, including the Historic Cohen-Bray House. Accordingly, the building massing has been stepped to reduce the project's scale in relation to the transitional neighboring uses.

Associate Architect: *SPGA Architects*

PROJECT DATA

Owner/Client:	East Bay Asian Local Development Corp.
Project Location:	& Native American Health Center
Project Type:	Oakland, CA
Mixed-Use:	Health Care Clinic, Affordable Housing
Rental/For Sale:	Rental
Number & Type of Units:	36 total: 2 studio, 2 1-bdrm, 18 2-bdrm, 13 3-bdrm, 1 4-bdrm
On-site Amenities:	Contemplative Courtyard, Community Room, Play Court, Central Laundry, Clinic Landscape Courtyard
Date of Completion:	August 2008
Site Area/Density:	.6 acres, 60 units/acre
Total Project Area:	81,175 gsf
Parking Ratio:	40 parking: .86 cars/unit
Approx. Construction Cost:	\$17.5 million: Clinic \$7 million, Housing \$10.5 million
Cost per square foot:	\$290/s.f. clinic, \$229/s.f. housing
Contractor:	Oliver & Company

