Swan's Marketplace

AFFORDABLE HOUSING / MIXED USE / ADAPTIVE RE-USE

The renovation of this historic downtown Market Hall by the non-profit East Bay Asian Local Development Corporation includes a new fresh food market hall, restaurants, street oriented retail, 20 co-housing condominium units and common house, 18 affordable rental units, live/work space, commercial office space and on-site parking. The Museum of Children's Art occupies a first floor space over looking Swans Court and sponsors indoor and outdoor children's projects on site.

Swan's Market was a major shopping destination for all of the East Bay for over 60 years and remains an important downtown landmark. The existing structure, built in several stages from 1917-1940, encompasses an entire city block in the Old Oakland Neighborhood. The facade is a unique example of glazed brick and terra cotta commercial architecture. The open interiors are lit by 200' long north facing clerestories supported by long span steel trusses.

The design retains 75% of the existing structure, including all of the terra cotta and glazed brick facade. Portions of the roof were peeled away above the existing trusses to bring sunlight into the interior of the block and to create public and private outdoor spaces that link the diverse uses into a vibrant, unique urban community.

Architects: with Y.H. Lee Associates

PROJECT DATA

Owner/Client	East Bay Asian Local Development Corp.
Project Location	Oakland, CA
Date of Completion	2000
Number of Units	18 Affordable Rental/ 20 Cohousing Loft Units
Site Area	1.38 acres
Retail Area	31,000 s.f
Office/Commercial Area	18,000 s.f.
Total Project Area	105,000 s.f.
Parking Ratio	0.7 Spaces/Rental, 1Space/ Dwelling Unit for Cohousing
Aprox. Construction Cost	$11,000,000
Contractor	Oliver & Company

Awards:
John Clancy Honor Award for Socially Responsible Housing, 2005.Rudy Bruner Award for Urban Excellence, Silver Medal Winner, 2001.Gold Nugget Awards, Grand Award, Best Mixed-Use Project, 2001.The American Institute of Architects, Multi-Family Housing Award, Housing Professional Interest Area (PIA) Award, 2000.Best in American Living Award, Grand Prize, Best Conversion/Rehabilitation, 2000.