



# Swan's Market

## AFFORDABLE HOUSING & RETAIL

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.

- 2005 John Clancy Socially Responsible Housing Award
- 2001 California Preservation Foundation Award
- 2001 Gold Nugget Grand Award
- 2001 Rudy Bruner Silver Medal
- 2000 Builder Magazine Grand Award
- + five more from HUD, AIA, and Residential Architect

### PROJECT DATA

<b>Client:</b>	East Bay Asian Local Development Corp.
<b>Location:</b>	Oakland, CA
<b>Completion:</b>	2000
<b>Units:</b>	18 affordable, 20 cohousing lofts
<b>Site Area:</b>	1.4 acres
<b>Project Area:</b>	105,000 sf (49,000 retail/office)
<b>Cost:</b>	\$11 million
<b>Contractor:</b>	Oliver & Company

