



Gateway Commons

AFFORDABLE HOUSING / FIRST TIME HOMEBUYERS

Located on San Pablo Avenue, a 30-mile long boulevard that passes through six cities, the Gateway Commons Projects consists of a combination of 17 homes for low and moderate income first-time homebuyers arranged in two rows around a central auto-pedestrian court. Each unit has the potential to include a home-based business. The central driveway is paved as a pedestrian court and is intended as a play area for children. Where the creek passes under the site, landscaped open space was located for use by the residents. The area of the site above the creek facing the main street was paved with river rock and edged with vegetation typically found in riparian areas of the region. All units have outdoor decks above their garages entered from their kitchen-dining rooms.

Awards:

Multi-Family Housing Award, The American Institute of Architects 2000 Housing Professional Interest Area (PIA) Award
 Award of Merit, Affordable Housing Category, Residential Architect Design Award 2001
 Award of Merit, Building Industry Community Spirit Award, Gold Nugget Awards 2001

Associated Architect

James E. Vann for construction administration

PROJECT DATA

Owner/Client:	Oakland Community Housing Inc.
Project Location:	Emeryville, CA
Rental/For Sale:	For Sale
Number & Type of Units:	17: 10 Live-work; 7 with Accessory Rental
On-site Amenities:	Courtyard
Date of Completion:	2000
Site Area/Density:	.6 Acre/ 25 D.U.A.
Total Project Area:	28,000 s.f.
Parking Ratio:	1.6:1
Approx. Construction Cost:	\$3.1 Million