

OAKLAND

ZEPHYR GATE

14th and Wood Streets OAKLAND, CA

This market-rate townhouse development is next to the historic Southern Pacific Depot in Oakland, near the developing Central Station neighborhood. The units face perimeter public streets or linear courtyards and open spaces.

- Single-family and multi-family townhouses with no rear yards
- Multiple residential types on one block creates variety
- Narrow internal mews provide rear access to embedded garages
- Ample internal linear courtyards for common open space
- Large windows with significant reveal depth
- Significant modulation, variation, and shaping of the facade plane
- Limited roof modulation, variation, and shaping

DEVELOPER	Pulte Homes
COMPLETED	2007
BUILDER	Pulte Homes
ACRES	4
UNITS	130
DU/ACRE	32.5 average gross
PRODUCT	single-family townhouses (2BR, 3BR)
AFFORDABLE	-
OPEN SPACE	linear courtyards, mews, pocket park
RETAIL	-
OFFICE	-
OTHER	-
PARKING SPACES	~260 (2-car and 2-car tandem garage)
PARKING RATIO	2:1
TRANSIT	AC transit
GREEN	GreenPoint rating (79 points)



200'



Townhouse entries facing interior courtyard

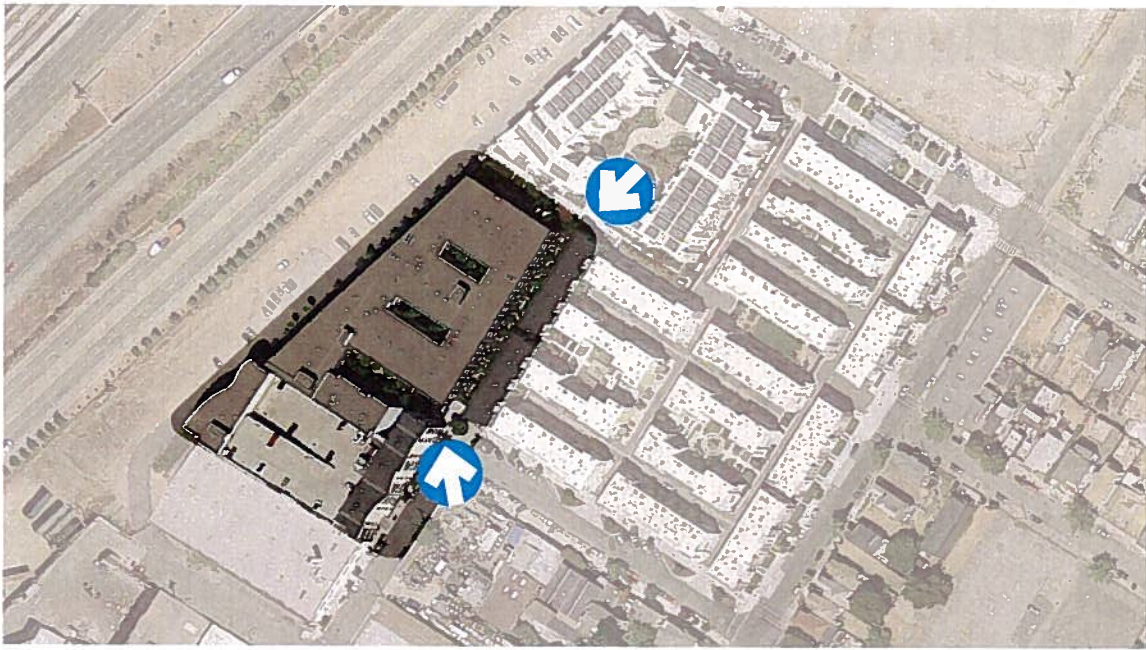
PACIFIC CANNERY LOFTS

1199 Pine Street
WEST OAKLAND, CA

The Central Station neighborhood is new in Oakland — the Pacific Cannery one of the first to be established. The project has a range of studios, apartments, and townhouses framing courtyard open spaces. The 1919 historic fruit cannery is repurposed as one portion of the project. The range of product types includes one-bedrooms, 2-bedrooms, live/work spaces, dog-washing station and bicycle repair.

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DEVELOPER	Holliday Development
COMPLETED	2009
BUILDER	Cannon Constructors
ACRES	2.7
UNITS	163
DU/ACRE	60 average gross
PRODUCT	multi-family flats, single-family townhouses (1 BR, 2BR)
AFFORDABLE	-
OPEN SPACE	courtyards
RETAIL	-
OFFICE	-
OTHER	live/work, bicycle repair
PARKING SPACES	186
PARKING RATIO	1.14:1
TRANSIT	BART shuttle
GREEN	GreenPoint Rated



200'



Townhouses facing Pine Street and interior courtyard

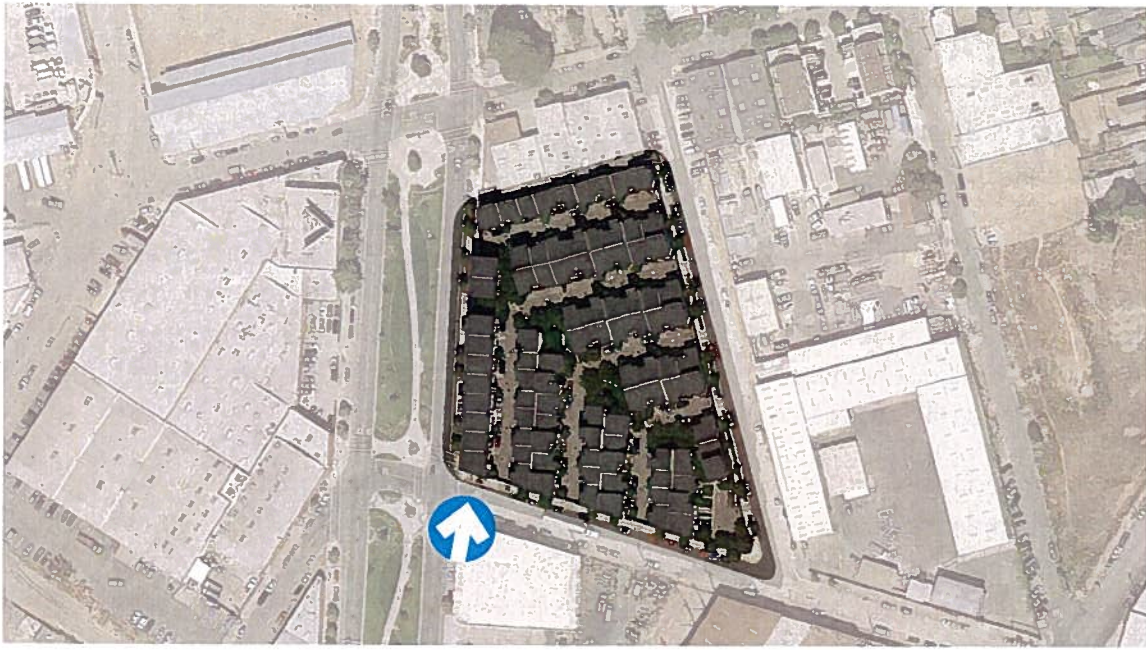
WEST END COMMONS

28th Street and Mandela Parkway WEST OAKLAND, CA

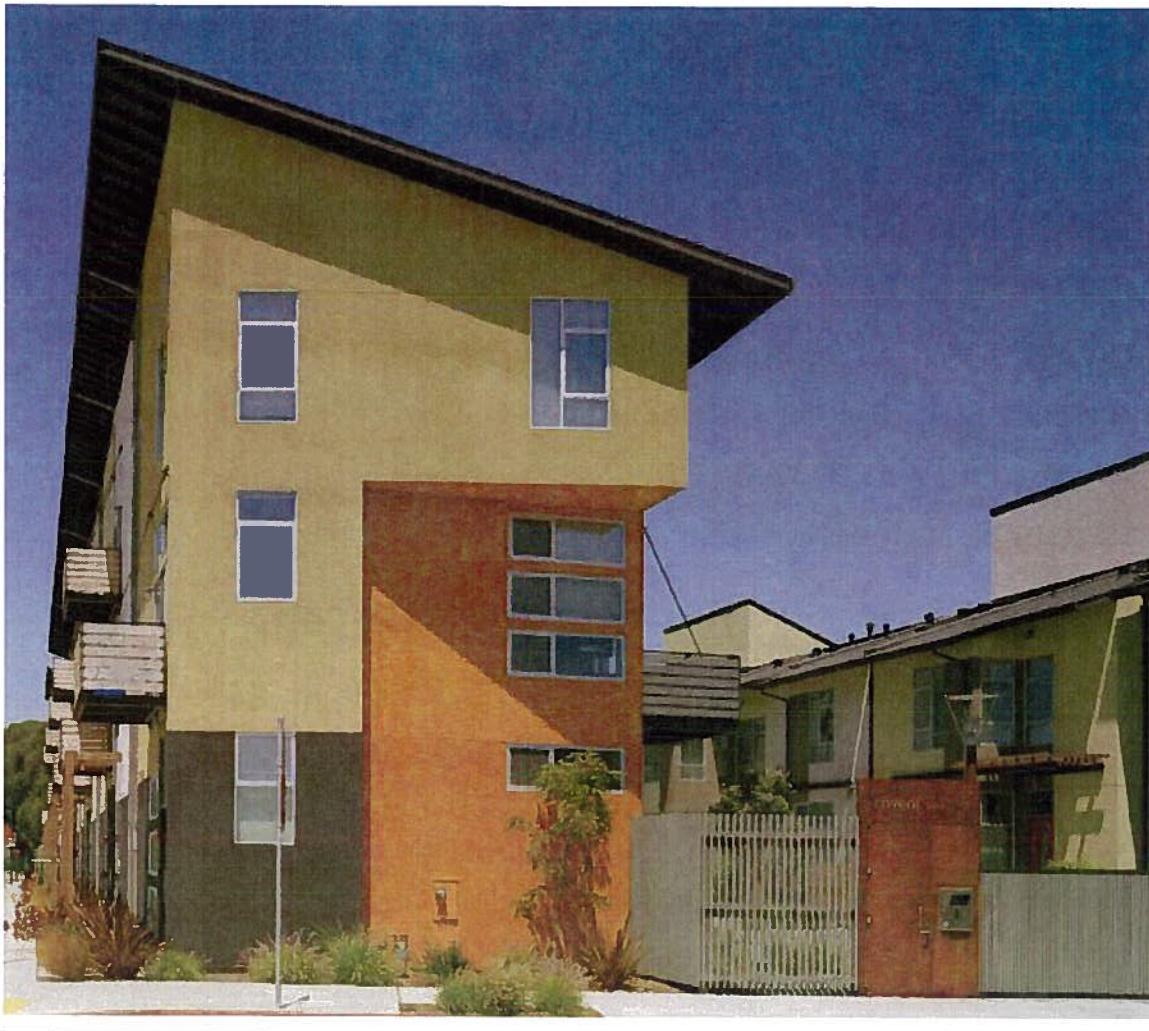
The townhouses are arrayed along a set of slow alleys: angled private lanes for a calm access and pedestrian environment. There are five townhouse types with live/work options. An interior, open space greenway runs through the site. Buildings set a skewed angles allow residents to look out on greenery rather than at neighboring walls.

- Single-family townhouses with no rear yards
- Narrow internal mews provide rear access to embedded garages
- Minimal internal common open space
- Significant roof modulation, variation, and shaping of the facade plane

DEVELOPER	Ettie Street LLC
COMPLETED	2005
BUILDER	L&D Construction Co, Inc.
ACRES	2.4
UNITS	91
DU/ACRE	35 average gross
PRODUCT	single-family townhouses (1BR, 2BR, 3BR)
AFFORDABLE	-
OPEN SPACE	linear park
RETAIL	-
OFFICE	-
OTHER	live/work
PARKING SPACES	93 (75 surface + 18 private garages)
PARKING RATIO	1.02:1
TRANSIT	-
GREEN	-



200'



Townhouses facing 28th Street

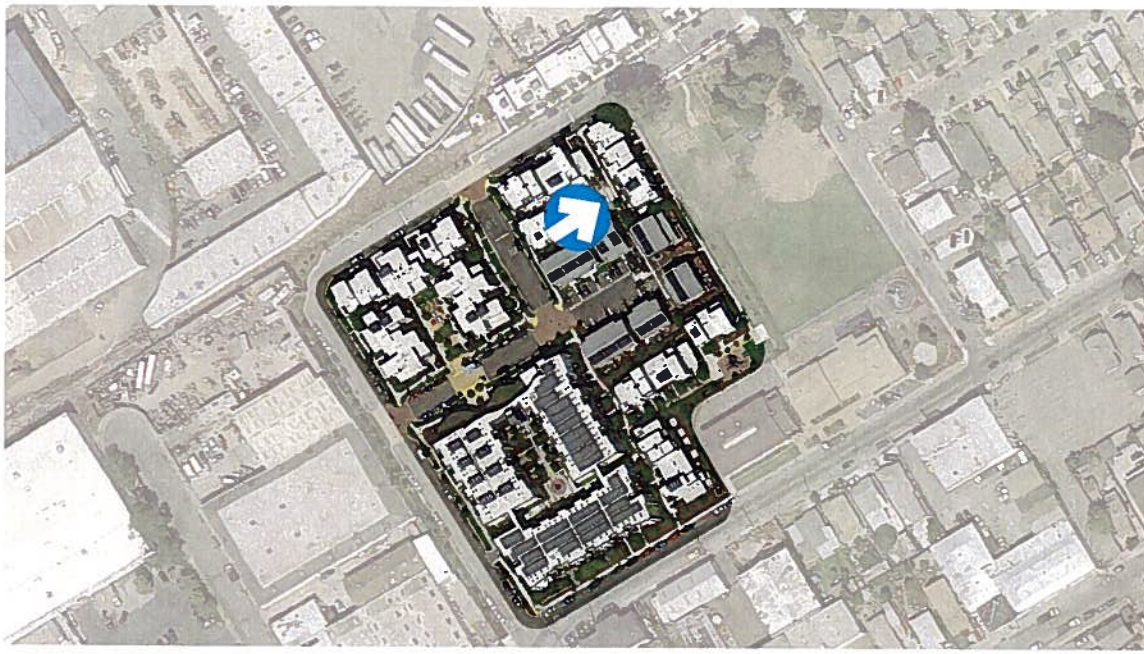
TASSAFARONGA VILLAGE

85th and G Streets OAKLAND, CA

This new neighborhood has a range of affordable housing types, green pathways, pocket parks, and open spaces. There are multiple variations in the townhouse typologies, including side-by-side and ‘pinwheel’ four-plexes. Apartments flank a hidden parking structure and also enclose a second-level open-air courtyard. The front of the building is topped with a rolling green roof.

- Single-family and multi-family townhouses with no rear yards
- Multiple residential types on one block creates variety
- Narrow internal alleys provide rear access to embedded garages
- Ample internal open spaces, courtyards, and open space mews
- Significant modulation, variation, and shaping of the facade plane
- Significant roof modulation, variation, and shaping

DEVELOPER	Oakland Housing Authority, Habitat for Humanity
COMPLETED	2010
BUILDER	Cahill
ACRES	7.5
UNITS	157
DU/ACRE	25 gross average
PRODUCT	multi-family townhouses
AFFORDABLE	157 (100%)
OPEN SPACE	linear courtyards
RETAIL	-
OFFICE	-
OTHER	medical clinic
PARKING SPACES	230 (garage + surface)
PARKING RATIO	1.2:1
TRANSIT	Coliseum/Oakland Airport BART
GREEN	LEED ND Gold Certified; LEED for Homes Platinum Certified



200'



Townhouses facing interior courtyard

SOUTH BAY

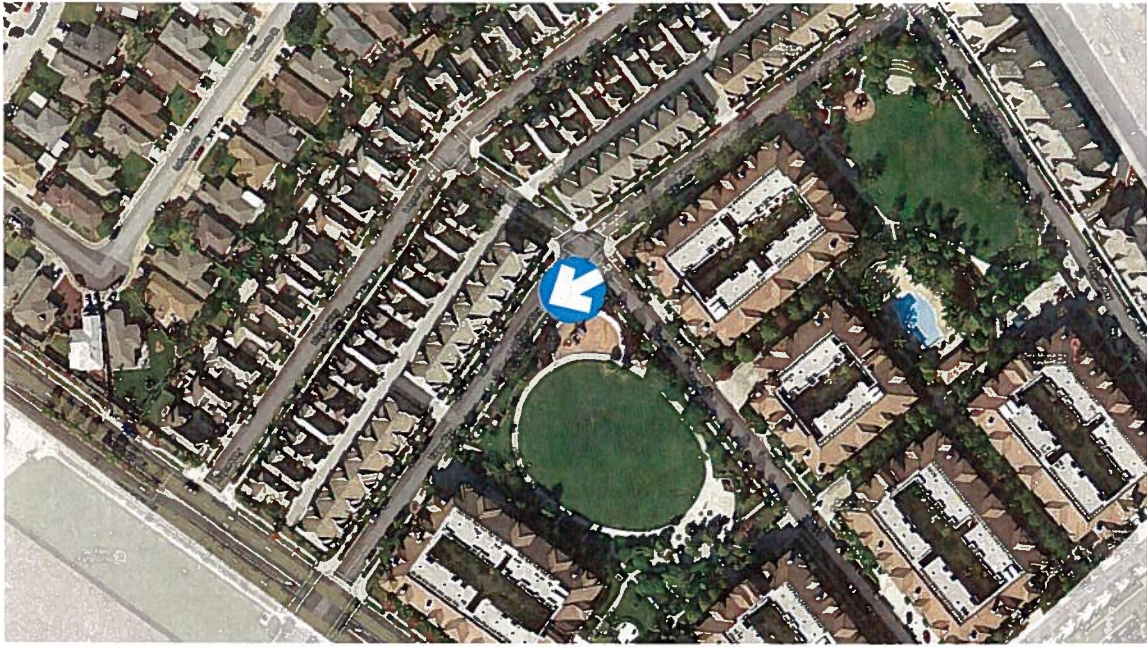
BAY MEADOWS PHASE I AND II

Saratoga Drive and Franklin Parkway SAN MATEO, CA

Bay Meadows is a one of the single largest redevelopment sites remaining in the San Francisco Bay Area. The first phase of this comprehensive redevelopment was completed in 2003 and features office, retail and residential uses. Bay Meadows Phase II, with a similar mix of uses, is under construction. San Mateo's Measure P and the Rail Corridor Plan, as well as the California Density Bonus Law, were significant policy mechanisms behind the development of a walkable, mixed-use, higher density project.

- Tuck-under and rear alley access to garages
- Small-lot single-family with no rear yards
- Substantial setbacks with front gardens, stoops and covered porches
- Window openings and massing modulation on all sides
- Deep eaves, roof projections, and window reveals
- One-two typologies per block

DEVELOPER	Wilson Meany
COMPLETED	Phase I 2003, Phase II ongoing
BUILDER	Tri Point, Shea, Archstone
ACRES	83
UNITS	1,171
DU/ACRE	14 average gross (up to 75 du/acre)
PRODUCT	single-family detached, single-family townhouses, multi-family apartments
AFFORDABLE	10-15% on-site
OPEN SPACE	central park, linear courtyards (15 acres)
RETAIL	93,000 sf
OFFICE	750,000 sf
OTHER	The Nueva High School
PARKING SPACES	2-car garages for single-family townhouses
PARKING RATIO	-
TRANSIT	Caltrain Hillsdale Station
GREEN	LEED + GreenPoint Rated



200'



Yates Way townhouse entryways

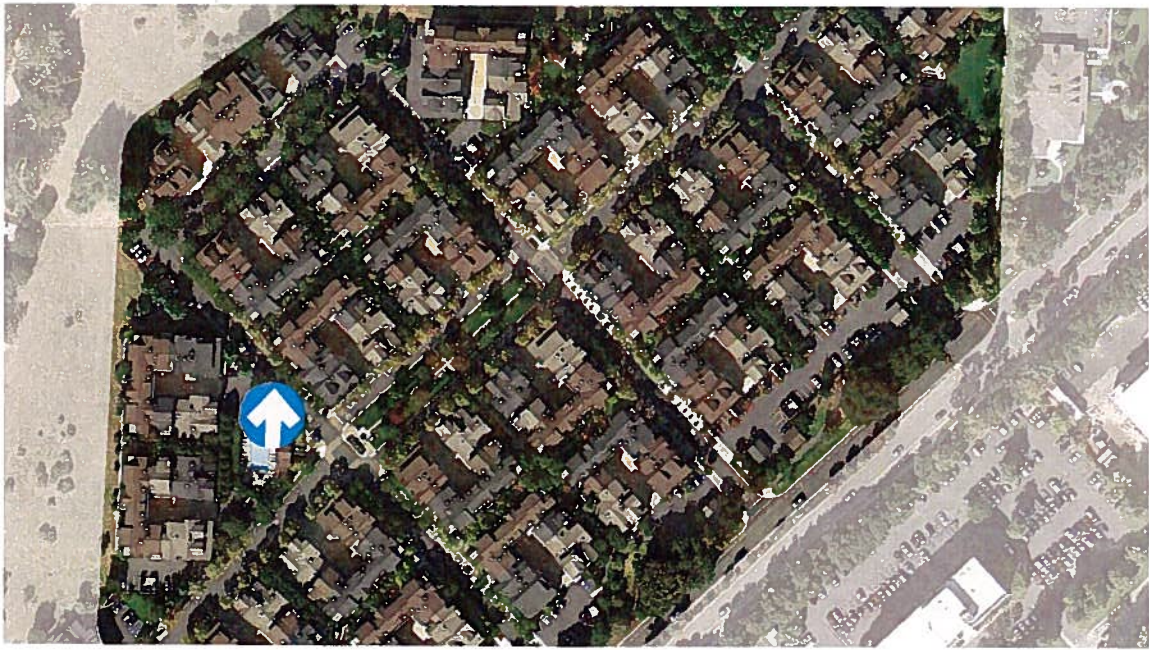
STANFORD WEST

700 Clark Way
PALO ALTO, CA

Stanford West is a neighborhood for Stanford faculty and staff. Within a network of narrow streets, two- and three-story townhouses and multi-family apartments are clustered in u-shapes to create community and open spaces. Almost 50 percent of the site area is protected open space. Units have entries off the street and parallel surface parking.

- Surface parking lots are visible along main entrance
- Window openings and massing modulation on all sides
- Deep eaves, roof projections, and window reveals

DEVELOPER	Stanford Management Co. (Stanford University)
COMPLETED	2001
BUILDER	Trammel Crow
ACRES	46
UNITS	628
DU/ACRE	25 average net (13.7 average gross)
PRODUCT	single-family townhouses (2BR, 3BR), multi-family apts (1 BR, 2BR)
AFFORDABLE	157 units (25%)
OPEN SPACE	protected open space, linear courtyard, mews, pocket park (21 acres)
RETAIL	corner store
OFFICE	-
OTHER	community, recreation
PARKING SPACES	1,184 (private garage + surface)
PARKING RATIO	1.89:1
TRANSIT	-
GREEN	-



200'



Mosher Way pocket park

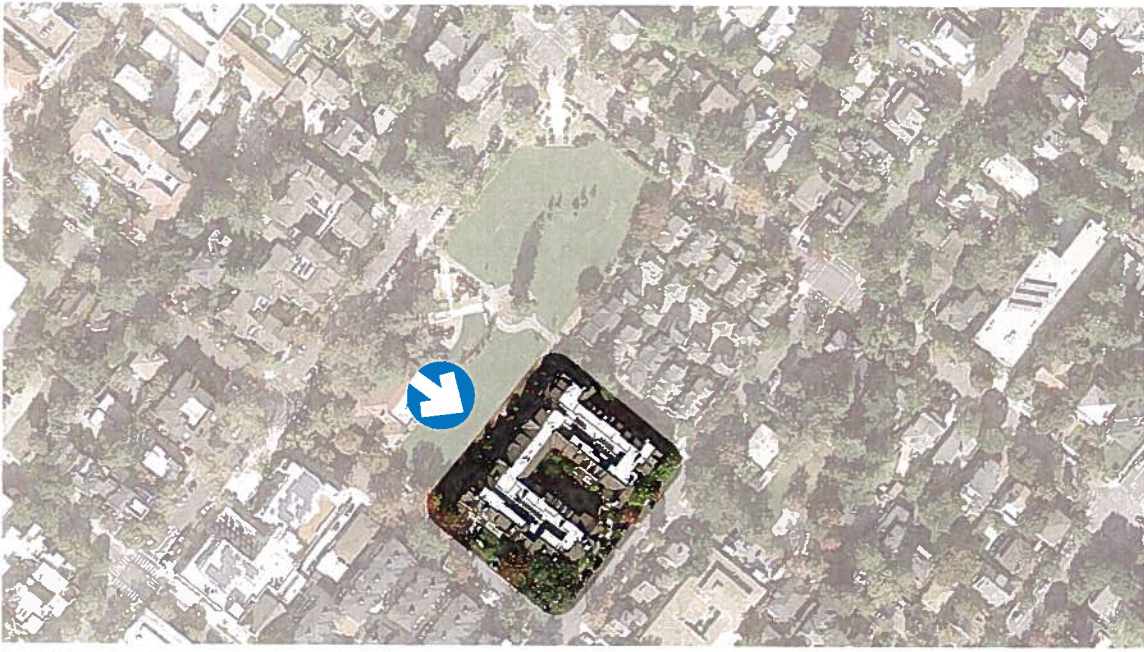
THE WOODMARK, UNIVERSITY PARK

Bryant Street and Channing Avenue PALO ALTO, CA

This project is one portion of the redevelopment of the former Palo Alto Medical Foundation site near University Avenue. The block combines residential, office, and open space uses. The Woodmark project has 36 for-sale, multi-family luxury condominiums. Covered porches and stoops face adjacent streets and the interior courtyard.

- Substantial setbacks with front gardens, stoops and covered porches
- Window openings and massing modulation on all sides
- Significant roof modulation, variation, and shaping
- Deep eaves, porches, roof projections, balconies and window reveals
- All underground parking

DEVELOPER	SummerHill Homes
COMPLETED	2005
BUILDER	Vance Brown, Inc.
ACRES	~1.12
UNITS	46
DU/ACRE	41 average gross (average combined with The Channing)
PRODUCT	multi-family apartments (avg. 1,300-2,300 sf)
AFFORDABLE	-
OPEN SPACE	park, courtyard (2 acres, part of Heritage Park)
RETAIL	-
OFFICE	48,000 sf
OTHER	Part of University Park development with the Channing and Weatherly
PARKING SPACES	77 (below-grade garage)
PARKING RATIO	2.14:1
TRANSIT	-
GREEN	-



200'



Apartments facing Heritage Park

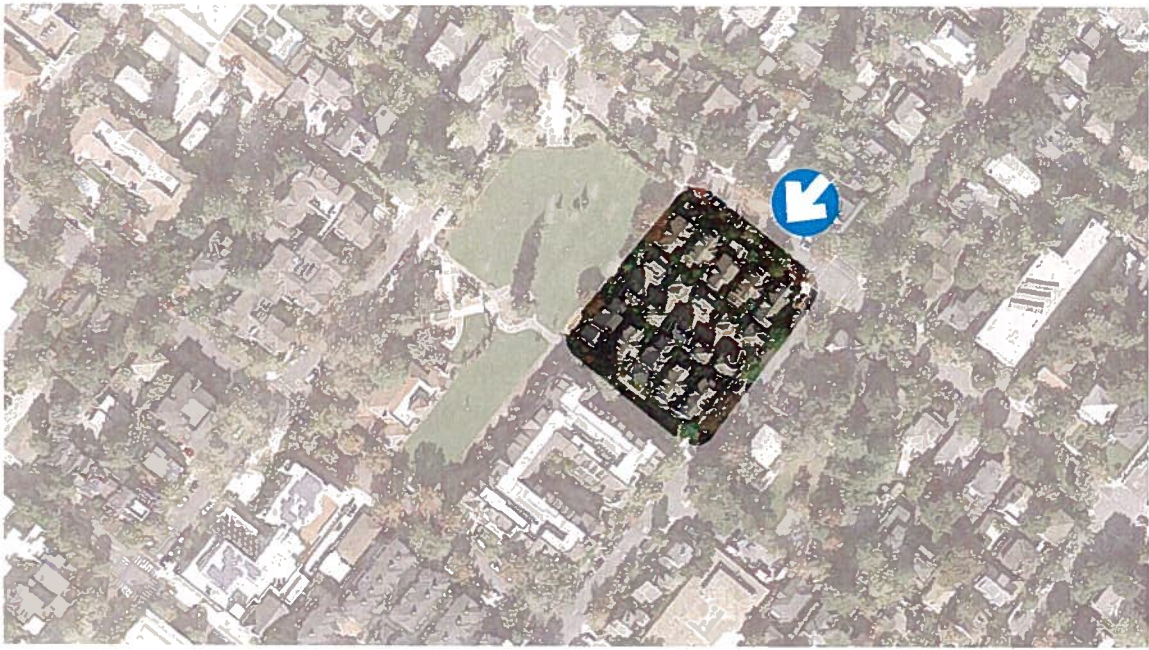
THE CHANNING, UNIVERSITY PARK

Waverly Street and Channing Avenue PALO ALTO, CA

This project is a second portion of the redevelopment of the former Palo Alto Medical Foundation site near University Avenue. The block combines residential, office, and open space. The Channing project has 10 for-sale, single-family luxury homes. Residences face the main street or the linear park adjacent to the Woodmark. An internal mews provides access to detached garages with additional units for studio apartments or guests. Covered porches and stoops face adjacent streets and the interior courtyard.

- Substantial setbacks with front gardens, side and rear gardens
- Window openings and massing modulation on all sides
- Significant roof modulation, variation, and shaping
- Deep eaves, porches, roof projections, balconies and window reveals

DEVELOPER	SummerHill Homes
COMPLETED	2005
BUILDER	Vance Brown, Inc.
ACRES	~4.1
UNITS	10
DU/ACRE	41 average gross (average combined with The Woodmark)
PRODUCT	single-family detached, studios over garage (2,700-3,400 SF)
AFFORDABLE	-
OPEN SPACE	park (2 acres, part of Heritage Park)
RETAIL	-
OFFICE	48,000 sf
OTHER	Part of University Park development with the Woodmark and Weatherly
PARKING SPACES	~30 (private garage)
PARKING RATIO	3:1
TRANSIT	-
GREEN	-



200'



Single-family facing Weverley Street

THE CROSSINGS

Showers Drive and Snodgroth Way MOUNTAIN VIEW, CA

Built on the site of a former auto mall, the Crossings was an early project built with Smart Growth principles. The project combines multiple residential typologies, including single-family detached through multi-family townhouses. The typologies are combined in three block configurations and several neighborhood parks. The multi-family townhouses are continuous on three sides with a u-shaped internal alley for rear garage access.

- Wide streets and low heights
- Uniform residential typologies and block configurations
- Deep transitions between attached units
- Minimal facade plane modulation, eave depth, and porch projections

DEVELOPER	TPG Development with Calthorpe Associates
COMPLETED	1994
BUILDER	-
ACRES	18
UNITS	540
DU/ACRE	30 average gross
PRODUCT	single-family detached, single- and multi-family townhouses
AFFORDABLE	-
OPEN SPACE	pocket parks (7.5 acres)
RETAIL	2,000 sf
OFFICE	-
OTHER	daycare
PARKING SPACES	~650 private garage
PARKING RATIO	~1.2:1
TRANSIT	San Antonio Caltrain Station
GREEN	-



200'



Townhomes facing Pacchetti Way

LESSONS LEARNED

RESIDENTIAL TYPOLOGIES

Lot Area, Setbacks,
Height (stories), Parking
Type & Access, Uses,
Accessory Buildings

THINGS TO THINK ABOUT...

FORM + ORIENTATION

Proportion
Scale
Orientation
Corners
Main façade
Building walls

FRONTAGE + SETBACKS

Entries
Stoops
Porches
Projections

ARCH. DETAILS

Windows
Doors
Roofs (eaves, dormers)
Balconies

FAÇADE COMPOSITION

MATERIALS

Local precedents
Material detailing

PARKING + SERVICE

Access / Orientation
Garage doors
Alleys / Service

PRIVATE LANDSCAPE

Common open spaces
Landscape elements
Fences, walls, trellis
Lighting

SMALL-LOT SINGLE FAMILY

MULTI-FAMILY TOWNHOUSES

MULTI-FAMILY APARTMENTS (PODIUM)

SINGLE-FAMILY TOWNHOUSES

MULTI-FAMILY APARTMENTS

LOCAL-SERVING (GROUND FLOOR) RETAIL



NAPA PIPE—SIMILAR PROJECTS TOUR | SITELAB urban studio