



Green Infrastructure & Stormwater Management CASE STUDY

Tassafaronga Housing Complex

Location: Oakland, CA

Client: Oakland Housing Authority

Design Firm(s): David Baker + Partners, Architect; Sandis, Civil Engineer

Landscape architect/Project contact: PGAdesign, Oakland, Project Contact: Karen Krolewski

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ASLA Chapter: Northern California



Images: Brian Rose

Project Specifications

Project Description: Tassafaronga housing complex on 7.5 acres in the southern end of Oakland achieved California's first LEED ND Gold and LEED Homes Platinum Certified Plan. The development repairs the deteriorated city street grid and features a range of housing surrounded by green pathways, pocket parks, and open spaces. Multiple housing types include



a defunct pasta factory repurposed as supportive studios and neighborhood-serving clinic, a three-story affordable apartment building topped with an undulating green roof, and rental and for-sale family townhouses. Sustainable features were integrated into every aspect of the design, including biofiltration planters at each townhouse roof drain and to treat the stormwater from the on-structure open space. This project also has biofiltration plantings to treat the stormwater from the streets. All plantings are climate-adapted for low water use and non-chemical methods were used to amend the soil.

Project Type:

Multifamily residential

Part of a redevelopment project

Design features: Bioswale, green roof, porous pavers, curb cuts, and raised biofiltration planters at

each townhomes downspout.

This project was designed to meet the following specific requirements or mandates:

State statute, local ordinance

Impervious area managed: 1 acre to 5 acres

Amount of existing green space/open space conserved or preserved for managing stormwater on site: 1 acre to 5 acres

The regulatory environment and regulator was supportive of the project.

Did the client request that other factors be considered, such as energy savings, usable green space, or property value enhancements? Yes, the site includes pv panels to power lights, and solar power to power hot water heaters. In addition each cluster of buildings is focused around a village square, each living unit has a semi-private outdoor space.

Cost & Jobs Analysis

Estimated Cost of Stormwater Project: \$100,000-\$500,000 (Public funding: Federal, local)

Was a green vs. grey cost analysis performed? No

Cost impact of conserving green/open space to the overall costs of the site design/development project: Not evaluated.

Number of jobs created: 10

Job hours devoted to project:

Planning and Design: 1 year+

Construction: 1 year+

Annual Maintenance: Not available

Performance Measures

Community & economic benefits that have resulted from the project: Enhanced existing dilapidated public housing property by creating a new layout that focuses each cluster of units on a village square. The units replace high rises where there was no connection to the outdoor.

Project Recognition

AIA Housing Award American Institute of Architects Gold Nugget Award of Merit: Best Infill, Re-Development or Rehab Site Plan Pacific Coast Builders Conference Gold Nugget Award of Merit: Best Green Sustainable Community of the Year Pacific Coast Builders Conference

Additional Information

Links to images:

http://www.dbarchitect.com/project_detail/2/Tassafaronga%20Village.html#awards

<http://www.pgadesign.com/whats-current/tassafaronga-apartments.php>

<http://www.dwell.com/articles/it-takes-a-village.html>

http://greensource.construction.com/green_building_p



Image: Brian Rose