

Pacific Cannery Lofts

Oakland, California, U.S.A.

Pacific Cannery Lofts is a new housing development located in the West Oakland neighborhood. It encompasses 163 apartment and townhouse units within its 2.7-acre site. In the early 1900s, this land was busy with industry. Many factories eventually relocated, leaving behind derelict buildings and polluted land scattered among raised freeways. The Pacific Cannery Lofts was designed as a part of a larger transit-oriented development plan to revitalize the brownfields of this community. Every design aspect of this project aims to increase the social and environmental sustainability of the community as well as add to the structure's historical character.

The location and design of this project increases community connectivity and cohesiveness. Nestled among downtown Oakland, a BART transit center, the Bay Bridge, and several freeways entrances, the lofts provide residents with multiple transportation options to travel around the Bay Area. The design team aimed to enliven and unify the streetscapes. Townhouse and apartment front doors line the public face of the project, which helps integrate the property into the existing neighborhood. Trees and grasses line the entrances, adding interest and movement as the bay winds blow. The design team extended the streets that terminated at the project as pedestrian walkways. This technique maintains a sense of the urban grid system throughout the structure and prevents isolation from the rest of the neighborhood.

The thoughtful organization of space within the project creates a sense of privacy and provides mental restoration from the fast-paced urban environment. Walkways throughout the project increase walkability. Their strategic placement centralizes movement and creates landscape space next to for individual units. Residents

can select plantings to screen their private patios. Three courtyards, filled with various exotic plants and seating, create a rare instance of green space within the urban setting. The design team added interest and a variety to the space by individualizing each courtyard with distinct materials, plants, and artwork. The lush gardens even include several edible plants including banana, citrus, and huckleberry trees, which provide a source of fresh fruit.

A major goal of the project was to increase the environmental sustainability of the complex. Recycled tumbled-glass infiltration "rivers," lining either side of the main walkway, function as a stormwater management system. Rainwater runs off roofs into the pebble-filled aqueduct, and then spills into the glass-lined river. This process helps recharge the local aquifer. The Pacific Cannery Lofts project reuses abandoned equipment and materials from the cannery factory. This preserves the cultural history of the site and diverts waste away from landfills.

Project Resources

LANDSCAPE ARCHITECT

Miller Company Landscape Architects
Jeffrey Miller, ASLA; Leah Hickey; Aaron Parr; Kyla Burson; Will Rogers

ARCHITECT

David Baker + Partners

STRUCTURAL ENGINEER

Tipping Mar + Associates

CIVIL ENGINEER

Sandis

ACOUSTICAL ENGINEER

Wilson Ihrig + Associates

Pacific Cannery Lofts

Project Resources Cont.

ACOUSTICAL ENGINEER

Wilson Ihrig + Associates

GENERAL CONTRACTOR

Cannon Constructors North, Inc.

LANDSCAPE CONTRACTOR

Miller Company Landscape Contractors