



Project Summary

As the anchor of the redevelopment of the Oakland Arts and Entertainment District, The Uptown created 665 apartment homes, 9,000 square feet of neighborhood retail and a public park on an underutilized, four-city-block Brownfield site in partnership with the City of Oakland Redevelopment Agency. Forest City was initially only targeting the Uptown project to meet the nine sustainability goals, one of which was LEED Certification, in conjunction with the Mayor's Office of Sustainability during the project's approval process. However, through the incorporation of additional sustainability measures they were able to achieve LEED Silver certification for the project.

Green Building Features

Site Design & Community

- Redevelopment of an urban previously-developed site.
- Brownfield remediation.
- Reduced parking capacity to encourage the use of public transportation.
- Secure bicycle storage provided in each building and in apartments.
- On-site dedicated car share vehicle.

Resource Conservation

- Dual trash and recycling chutes provided in each building to encourage recycling by residents.
- Aggressive construction waste management program implemented during both the demolition and building construction.
- Recycled building materials used for 20% of project.

Residential Multi-Family New Construction

**500 William St.
Oakland, CA 94612**
www.theuptown.net

**LEED -New
Construction
Silver Certified**

**Recognition
per City Council
Resolution 81834**

THE UPTOWN

Indoor Air Quality

- Low-emitting adhesives and sealants, paints, and carpeting were used throughout the project.
- Majority of the interior wall paint contained zero volatile organic compounds (VOC).
- Integrated pest management program reduces use of chemical pesticides throughout life of project.
- "Green Housekeeping" program utilizes green cleaning products wherever feasible.

Environmental Savings At A Glance

- Water efficient landscaping selection and irrigation technology to reduce landscape water use by 50%.
- Low-flow showerheads and bathroom faucets to reduce potable water consumption by 20%.
- "Renewable Energy Credits" to offset the building's electrical usage for two years at full occupancy.
- 86% of the construction waste recycled or otherwise diverted from the landfill.

"Due to the success of implementing the sustainability program during the design and initial construction of the project, through the incorporation of additional sustainability measures we were able to achieve LEED Silver certification for the project."

Alexa Arena
Vice President, Forest City



Project Team

Developers: Forest City Enterprises, Alexa Arena, 835 Market St, Ste. 850, San Francisco, CA 94103

Public Partner: Oakland Redevelopment Agency, 250 Frank H. Ogawa Plaza, Oakland, CA 94612

Architect: McLarand Vasquez Emsiek & Partners, Radziah Loh, 300 Frank H. Ogawa Plaza, Oakland, CA 94103

General Contractor: James E. Roberts-Obayashi Corporation, Scott Smith, 20 Oak Court, Danville, CA 94526

Environmental Remediation Contractor: LFR, Inc., 1900 Powell St, 12th Floor, Ron Goloubow, Emeryville, CA 94608-1814

Sustainability Consultant: CTG Energetics, Sahar Abbaszadeh, 16 Technology Drive, Ste. 109, Irvine, CA 92618



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Learn More! www.oaklandgreenbuilding.com