



Telegraph Gateway

Telegraph Gateway is a new-construction, five-story, 45-unit apartment over-retail project to be built in the Northgate District in Downtown Oakland. The building will contain three floors of flats above the podium, and one level of commercial retail plus one level of flats wrapping around the parking structure which will employ the innovative Parklift system. Many of the units will open out onto a central courtyard at the third floor podium level. There will be 50 parking spaces provided, however, their presence will only be detectable from the street at the driveway entrance on 24th Street. Telegraph Gateway will also provide over 5000 square feet of neighborhood serving retail space on the ground floor.

The site is on a busy urban corner lot and careful consideration has been given to the planned building's elevations. The design specifically strives to reinforce the "street walls" of both Telegraph Avenue and 24th Street with lively, well-articulated and continuous façades. Its presence at this prominent corner is entirely consistent with the Telegraph Gateway Neighborhood plan, and the local neighborhood association was consulted extensively during the course of the approval process.



developer:

*Telegraph Gateway
Apartments, Inc.*

built area:

76,000 sf.

number of units:

*45 condominiums,
5000 sf. of retail*

project start:

Fall 2002

project cost:

\$10 Million



Rendering of Telegraph Gateway Apartments, Oakland, CA