This project combines 96 affordable rental units for low- and very-low-income independent-living seniors with a 15,000 sf community center and neighborhood park.
SITE PLAN  The senior housing, community center, and public park share one large coordinated site that allows for a cohesive design and a pleasant community.
STRATEGY

A creative collaboration between the developer, the designer, and the City allowed the housing to annex the air rights over the community center, resulting in the same number of units and amenities in a low-scale structure in keeping with the neighborhood.

- studios: 19
- 1 bedrooms: 61
- 2 bedrooms: 16
- total bedrooms: 112
- total units: 96
- parking spots: 77
- project sf, residential: 95,308
- project sf, community center: 15,418
- site sf, including community center: 74,389
- acres, including community center: 1.7
- bedrooms/acre: 66
- units/acre: 56
COMMUNITY CENTER

The 15,000 sf community center serves the adjacent senior population as well as seniors, adults, and children from the area.
RAIN GARDEN

Custom sculptures manage stormwater and waste.
EVENTS

The intergenerational center features meals, activities, opportunities for education and exercise and also hosts special events for the larger community, such as weddings.
PARK  The development embraces a corner public park, incorporating it into the new landscape of the housing and the community center.
HOUSING All units feature private outdoor space and private entries that connect to the streetscape and maintain a sense of independence and ownership.
The large accessible courtyard—overlooked by private balconies and stoops—offers opportunities to socialize and exercise.
LOBBY

Common spaces are clean, restful, flexible, and made with durable materials that stand up to hard wear.
UNITS A range of studio to two-bedroom units allows for a diverse community. A percentage of units are accessible, and 100% of units are fully adaptable.
IT’S ALL ABOUT THE PEOPLE!