Salvation Army Puyallup Silvercrest Residence

Puyallup, Washington

This senior housing facility includes 41 apartments, mostly one-bedroom designs with one two-bedroom unit for the resident manager. The building is three stories with 10 parking spaces under the building and the balance of parking on the surface behind the building. A shared outdoor terrace above the main entry and located off of the laundry room provides a central gathering place for the residents.

An important site design parameter was to fit this building into a residential neighborhood; so many elements of parking, landscaping and lighting were specifically chosen with this in mind. Silvercrest Residences are placed adjacent to existing Salvation Army Corps buildings which provide services to the residences. This new facility has multi-purpose rooms and a small kitchen on the first floor, but will rely on the existing building for larger meals, a library, chapel, and other Salvation Army services. As a part of the project, approximately 1/2 of the site was restored as a wet land.

Awards

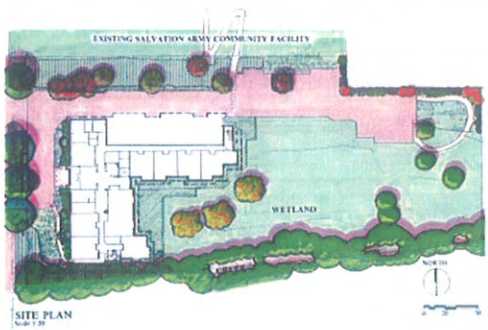
Honorable Mention, Maxwell Awards of Excellence 1999, Sponsored by the Fannie Mae Foundation

Focus on Affordability Award, 1997, Builders' Choice Design & Planning Awards, Presented by *Professional Builder* Magazine

Grand Award 1997, Golden Nugget Award, Best Senior Housing, Pacific Coast Builders Conference

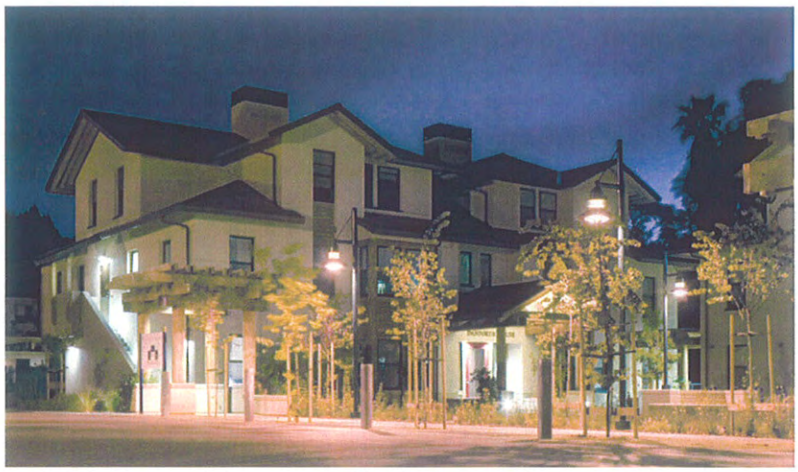
Associated Architect

Stickney & Murphy



Project Data

Owner/Client:	The Salvation Army Northwest Regional Headquarters
Project Type:	HUD 202 Senior Housing
Rental/For Sale:	Rental
Number & Type of Units:	41 Stacked-flat Apartments
On-site Amenities:	Community Facilities, Restored Wetland
Date of Completion:	1997
Site Area/Density:	35 D.U.A. (Not Including Wetland)
Total Project Area:	28,000 s.f.
Parking Ratio:	1Space/Dwelling Unit
Construction Cost:	$2,200,000



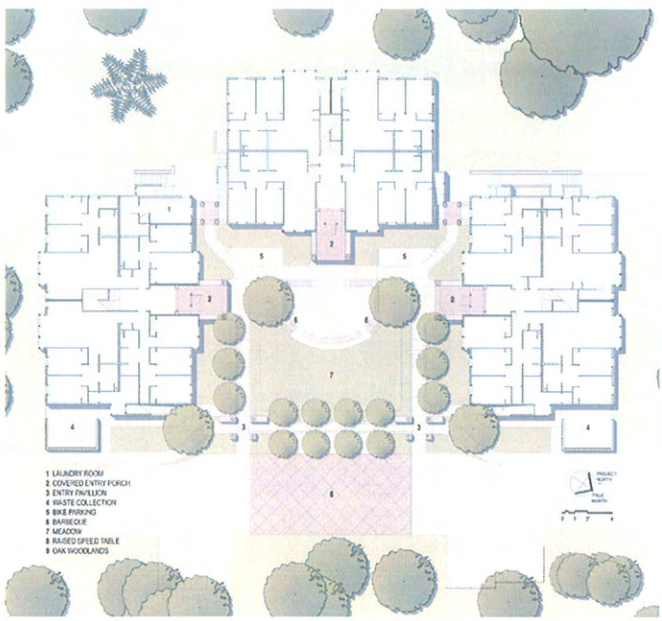
Mills College Courtyard Residence Hall

STUDENT HOUSING

Mills College Student Apartments is located on a sloping site on a wooded edge of the Mills Campus. The project consists of three walk-up style buildings, with single occupancy rooms in 2, 4 and 5 bedroom configurations, organized around a central, skylit foyer. Following the pattern set by many of the historic structures on campus, the building are arranged around a landscaped central courtyard, building entries are marked by large covered porches and built-in seating. The combination of courtyard, shared entry porches, and large daylit foyers maximizes the opportunities for interaction among the student residents.

This project was undertaken on a fast track basis to make apartments available to incoming students in August 2006. To meet the tight construction schedule, Pyatok Architects designed the project based on repetitive modules with a simplified package of windows, finishes, kitchens and baths to facilitate the fast track schedule without compromising the high design standard set by the campus.

As one of the first projects in this area, the Student Apartments established precedent for future housing and academic buildings on this important public frontage. In addition to the design of the new housing, Pyatok Architect's scope of services included master planning studies for new housing and other facilities on the entire underdeveloped slope fronting MacArthur Blvd and a re-design of the area along Underwood Avenue to create a more pedestrian-friendly community for current and future residents.

PROJECT DATA

Owner/Client:	Mills College
Project Location:	Oakland, California
Number & Type of Units:	24 Suites, 2 Bedroom Faculty Apts.
Number of Beds:	95 beds
On-site Amenities:	Courtyard, Terraces, Laundry
Date of Completion:	August 2006
Site Area / Density:	36 DUA
Total Project Area:	24,700 sf
Parking Ratio	No Designated Parking
Approx. Construction Cost:	$9,100,000
Contractor:	Oliver & Company