BRIDGE Housing

Sycamore Place

SYCAMORE PLACE

Affordable/Total Units: 74/74
Project Value: $14,000,000
Architect: The KTGY Group
General Contractor: Segue Construction
Financial Partners: Bank of America, Citibank, Union Bank of California, Town of Danville, County of Contra Costa

Sycamore Place is the first affordable housing complex in Danville's history. BRIDGE worked with the Town of Danville to develop these 74 affordable apartments for seniors on a three-acre parcel in the downtown area. Conveniently located near shops, services and public transportation, the development is the recipient of a Gold Nugget "Best in the West" award and was named "2003 Best Community Impact/Suburban" by the *San Francisco Business Times* as part of its "Real Estate Deals of the Year."

For information regarding vacancies at this property, please contact the Sycamore Place management office at 925.820.7160.

Hercules Senior Housing

AFFORDABLE SENIOR HOUSING

Located on Civic Drive across from the Hercules Senior Center and the Hercules city Hall, this development by Eden Housing, Inc, provides 51-1 bedroom apartment units. In addition to resident apartments, the building will include a Multi-Purpose Activity Room with kitchen, Activity Lounges, a Resident Laundry, Library, Computer Room, Beauty Parlor, and a 2BR Manager's Unit. The design also includes a community 'Hercules Room' which provides 1,300 s.f. of space for civic functions and activities of the City of Hercules.

At its exterior the building's site plan provides a large, private rear activity courtyard screened from the future Library, activities of the Civic Center area, and the adjacent housing development. The courtyard design includes landscaped walkways, flowering trellises, and a residents' gardening area. On-site parking provides lighted parking for 24 cars, with an additional 26 spaces along the Civic Drive frontage. The main entry, fronting Civic Drive, is announced by a trellised pergola which extends along and curves to the line of Civic Drive with an accessible drop-off zone for visitor's vehicles and resident van pick-up.

PROJECT DATA

Owner/Client:	Eden Housing
Rental/For Sale:	HUD 202 Rental
Number & Type of Units:	52 Units (51 One Bdrm)
Amenities:	Courtyard, Gardens, Recreation Room, Social Services
Date of Completion:	2006
Site Area/Density:	2.2 Acres, 24 DUA
Total Project Area:	43,643 sf
Parking Ratio:	.96 spaces/Dwelling Unit
Approx. Construction Cost:	$7.6 million

North Richmond Senior Housing

AFFORDABLE SENIOR HOUSING

Located in a very low income community, this complex of senior housing, local commercial facilities and a neighborhood clinic has become a new center of neighborhood revitalization, replacing a former drug-dealing corner. The senior housing and commercial building wrap an interior south-facing courtyard, graced with fruit-bearing trees and designed for group activities and gardening. The entry porch on the main street has a second level deck entered from the laundry room lounge, allowing seniors to sit in the morning sun and watch the neighborhood street below. Each living room has a bay window providing residents with views up and down the surrounding streets to increase neighborhood security. Each living room window is equipped with a planter box for flowers and a flag holder to allow the seniors to celebrate their favorite holidays with flags of their choice.

Awards
Award of Merit, Best Mixed-Use Project
Gold Nugget Awards 2001

Associated Architect
James E. Vann, AIA

PROJECT DATA

Owner/Client	Eden Housing & Community Development Corp. of North Richmond
Project Location	North Richmond, CA
Rental/For Sale	HUD 202 Rental
Number & Type of Units	52 One-Bedroom Units
On-site Amenities	Courtyard, Recreation Rooms, & Social Services
Date of Completion	Fall 2000
Site Area/Density	1 Acre; 52 D.U.A.
Commercial	10,000 s.f.
Parking Ratio	.5 Spaces/Dwelling Unit
Housing	40,000 s.f.;
Approx. Construction Cost	$3,900,000
Contractor	Roberts - Obayashi