



Broadmoor Plaza

AFFORDABLE SENIOR HOUSING

Located on East 14th Street in San Leandro on the site of a former automobile dealership, this project provides 60 apartment units of affordable senior housing developed under the HUD 202 program. In addition to the resident's units the building includes a Multi-Purpose Activity Room with kitchen, Activity lounges, a Resident Laundry, Library and Beauty Parlor. The building's siting creates two private resident activity courts screened from the activity of East 14th Street. These areas include landscaping, flowering trellises, and a residents' gardening area. Accessible to the rear of the site is a screened paved and lighted parking area for 60 cars. A more formal gated entry court provides controlled public access from the store frontage. The building's style and massing presents a formal 3 story facade in character with surrounding commercial activity of the East 14th Street corridor while stepping down in the rear to two story wings which address the scale of the residential neighborhood to the East of the site.

2004 San Leandro Planning and Design Award
2004 Gold Nugget Merit Award

PROJECT DATA

Client:	American Baptist Homes of the West
Location:	San Leandro, CA
Completion:	2004
Units:	59 (1BR-2BR)
Amenities:	Common facilities, courtyards
Site Area:	1.44 acres
Project Area:	72,000 sf
Parking Ratio:	1.0 space/unit
Cost:	\$5.8 million

