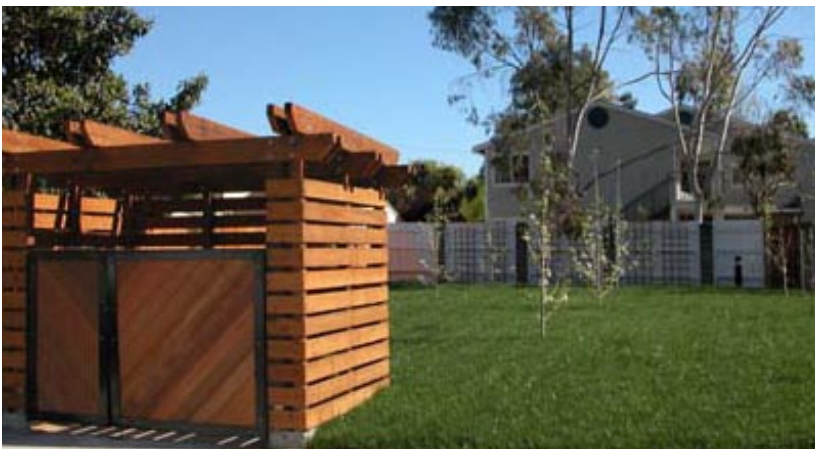
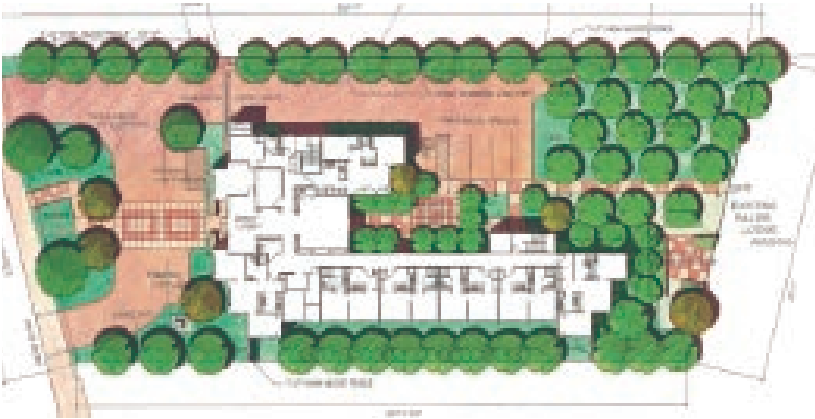


Fuller Lodge

SPECIAL NEEDS HOUSING



The San Leandro Developmentally Disabled Housing project, most commonly known as Fuller Lodge II, will provide 16 fully accessible affordable independent living apartment units in a 2 story structure developed under the HUD 811 program for the developmentally disabled. Located on a 3/4 acre fronting East 14th Street in San Leandro, the site extends back to the adjacent original Fuller Lodge development. In addition to the resident's units the building will include a Commons Lounge adjacent to the entry lobby, a Resident Laundry and administrative offices and conference room.

The site plan positions the building immediate to a private access drive of East 14th Street, creating a private resident activity court adjacent to the Commons lounge to the rear. Additionally, to the rear, the site plan creates a landscaped 'orchard' as well as gardening area for resident activities that may be shared by gated access with residents of the existing Fuller Lodge Facility. The building presents a formal residential character to the street activity of the East 14th Street, while to the rear the massing of its extended residential wing is sited to the South to eliminate 'shadowing' and adjacency to the neighboring residential community to the North.

PROJECT DATA

Client:	Eden Housing
Location:	San Leandro, CA
Completion:	2003
Units:	16 units (1BR-2BR)
Amenities:	Common rooms, courtyards
Site Area:	0.8 acres
Project Area:	14,000 sf
Parking Ratio:	0.5 spaces/unit
Cost:	\$1.8 million

