



Hillside Gardens

AFFORDABLE HOUSING

The development's design takes advantage of its sloping site by tucking the most of the parking garages into the hillside, and keeping all of the dwelling units within one flight of stairs of the central courtyard. In addition, the siting of the buildings on the hillside affords many residents with views of the city and Mount Rainier.

This project is closely associated with the community garden on the adjacent site. During the planning of the project, the Guadalupe Land Trust was established to preserve this and other Hilltop neighborhood community gardens in perpetuity. The landscaping of the development includes a variety of fruit and nut trees, berry bushes and perennial herbs, which will be harvested by the community gardeners.

This housing development serves families earning 30-60% of area median income in the central Tacoma neighborhood.

PROJECT DATA

Client:	Intercommunity Mercy Housing
Location:	Tacoma, WA
Completion:	2003
Units:	26 (1BR-3BR)
Amenities:	Community room, management office, computer room, laundry
Site Area:	0.5 acres
Project Area:	32,000 sf
Parking Ratio:	1.0 spaces/unit
Cost:	\$2.3 million