



Nystrom Village

AFFORDABLE FAMILY HOUSING

This 400-unit development will replace an existing 100-unit public housing 'project' built during WWII for workers in the local shipyards. Located on four city blocks in a predominantly low-income neighborhood, the new community will include 150 affordable apartments for seniors, 215 affordable rental family flats and townhouses, and 36 homes for sale to first time buyers with a priority given to civil servants. Each of the blocks is organized into several groupings of families, clustered around secured, private pedestrian courts and separately secured private auto courts. Five of the existing historic structures will be restored and converted to new community uses and a museum.

Facilitated by Pyatok Architects, local residents and neighbors designed the development using a participatory design process which allowed them to model a variety of solutions for both site layouts and home designs. In addition, the workshops helped the local residents redesign their neighborhood's streets to calm traffic, improve pedestrian safety and use landscape to enhance its overall character. The new residential development is being coordinated with other neighborhood improvements, including a renovation of nearby Martin Luther King Park, Nystrom Elementary School, and the Maritime History Center sponsored by the Rosie the Riveter Trust.

Sustainability is a major component of this project, with a goal of achieving LEED ND and Greenpoint Rated standards.

PROJECT DATA

- Client:** Local Initiatives Support Corp. & Richmond Housing Authority
- Location:** Richmond, CA
- Completion:** 2012
- Units:** 401 units
- Amenities:** Play areas, pedestrian courts, recreation rooms, computer facilities, laundries
- Site Area:** 9 acres
- Project Area:** 400,000 sf

