



Paseo de las Flores Senior Homes

ATTACHED SINGLE FAMILY UNITS

Paseo de las Flores will offer 36 new homes for seniors on an infill site at the south edge of Simi Valley, nestled against the hills. The community will be slightly denser than the surrounding single family landscape, a reality that Simi Valley has come to embrace in order to stem the tide of suburban sprawl it has experienced over the last few decades.

The homes are partially attached, organized around auto-pedestrian courts. The low scale and medium density of this modified Mediterranean style will give a sense of an intimate community where shared outdoor space contributes to the quality of life. A pedestrian path bisects the site, linking all the units to the central community recreation areas.

PROJECT DATA

Owner/Client:	LT Development, Calabasas, CA
Project Location:	Simi Valley, CA
Rental/For Sale:	Condominiums
Number & Type of Units:	36, 2- and 3 bedroom units
On-site Amenities:	Recreation Building, shared outdoor spaces
Date of Completion:	Spring 2005
Site Area/Density:	3.96 Acres, 9.1 Units/Acre
Total Project Area:	73,000 SF
Parking Ratio:	2.15 per Dwelling Unit
Approx. Construction Cost:	\$6,000,000

