



# Sycamore Street

## AFFORDABLE FAMILY HOUSING

This community was designed with and for lower income families (below 60% median income), so they could comfortably fit into a neighborhood of higher income households. The site was subdivided to create commercial space along a major thoroughfare with the remainder set aside for 60 units of housing, a child-care center for 40 children, and a community facility. The homes are 2-story townhouses above ground floor flats and 3-story townhouses organized around courtyards. Two courtyards with entry gazebos, along with 5 townhouses above the child-care center, face the city street, placing 'eyes on the street'. All courtyards open to a central green, fronted by a building containing the community facilities and co-op offices. Autos enter two side alleys, tucking into the backside of the edge buildings. Rear decks above the parking serve as 'outdoor living rooms' for the townhouses above.

1998 Gold Nugget Grand Award

1998 NAHB Grand Award for Design Excellence

### PROJECT DATA

<b>Client:</b>	Santa Cruz Community Housing Corporation
<b>Location:</b>	Santa Cruz, CA
<b>Completion:</b>	1998
<b>Units:</b>	60 units (2BR-4BR)
<b>Amenities:</b>	Childcare, community center
<b>Site Area:</b>	2.5 acres
<b>Project Area:</b>	67,000 sf
<b>Parking Ratio:</b>	1.6 spaces/unit
<b>Cost:</b>	\$5.8 million
<b>Contractor:</b>	Devcon Corporation

