



Perspective View from W. Charleston St.



Elevation of South Facade



Elevation of East Facade



Elevation of West Facade at Courtyard

## Tree House Apartments

### AFFORDABLE HOUSING

Set on a 0.7-acre site with 13 heritage trees in a residential neighborhood, this compact 35-unit design retains 12 of the heritage trees, while providing wide setbacks between the existing 2-story single family homes and the adjacent 3 1/2 story apartment building. In addition to the extensive setbacks, the building height was reduced at the front and back in order to respond to concerns neighborhood, so that its apparent height is 2 and 3 stories as viewed from the ends. The presence of the heritage trees precluded orienting the structure for optimal passive solar benefits, but has the advantage of providing shade for many of the east- and west- facing windows on the first three floors. Tall existing trees will provide shade for the parking lot and outdoor recreation space, as well as for the tenants.

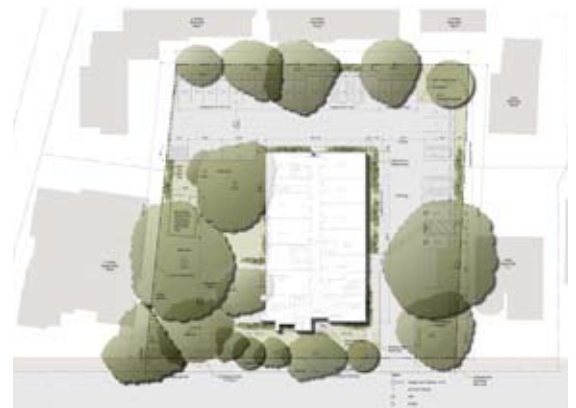
Extensive shared recreation areas, including the patio, deck and Community Room, provide opportunities for socializing in a safe and beautiful wooded environment. The visual connections between the community room and the patio, and the third floor deck and the elevator lobby, will encourage social interaction.

The targeted population ranges from youth recently out of foster care to single adults, including seniors. All units will be for 50% AMI or less, very low and extremely low income holds. Tree House Apartments will provide an independent living environment for transition to economic independence.

Enter Prize Green Communities Applicant  
Green Point Rating Goal: 125 pts  
Anticipated LEED-Homes compliant

#### PROJECT DATA

Owner/Client:	Palo Alto Housing Corporation/ Tree House Apartments LP
Project Location:	Palo Alto, CA
Rental/For Sale:	Rental
Number & Type of Units:	33 studios, 2 one bedrooms
Amenities:	Support Services, Community Room, Central Laundry, BBQ Patio
Date of Completion:	Anticipated Winter 2011
Site Area/Density:	0.697 acres/ 50 D.U.A.
Total Project Area:	21,036 s.f.
Parking Ratio:	32 spaces/ 0.91 : 1.0
Construction Cost:	Approx. \$5M
Contractor	Segue Construction



Site Plan