



Via del Mar

AFFORDABLE FAMILY HOUSING

Located at the gateway to downtown Watsonville, Via Del Mar is a designated Transit Oriented Development. The project provides 40 large affordable family units immediately adjacent to the bus transfer station and within a short distance of downtown shopping and Cabrillo College. To facilitate pedestrian access the project provides main entries on two major streets. The project also includes an on-site daycare facility serving 32 children, a community facility and computer lab.

As a first affordable housing project in downtown Watsonville, Via Del Mar needed to set a high standard in terms of design and quality. The project incorporated tile patterns and decorative metal work to reflect the cultural patterns of the region.

City and county officials turn to Via Del Mar an excellent example of liveable high density downtown housing.

PROJECT DATA

Client:	Mid-Peninsula Housing Corporation
Location:	Watsonville, CA
Completion:	2006
Units:	40 units (1BR-3BR)
Amenities:	Childcare, computer center
Site Area:	28,000 sf
Project Area:	44,000 sf
Parking Ratio:	1.5 spaces/unit
Cost:	\$8.2 million
Contractor:	L&D Construction

