



## Fuller Lodge II SPECIAL NEEDS, INDEPENDENT LIVING HOUSING FOR THE DEVELOPMENTALLY DISABLED

The San Leandro Developmentally Disabled Housing project, most commonly known as Fuller Lodge II, will provide 16 fully accessible affordable independent living apartment units in a 2 story structure developed under the HUD 811 program for the developmentally disabled. Located on a 3/4 acre fronting East 14th Street in San Leandro, the site extends back to the adjacent original Fuller Lodge development. In addition to the resident's units the building will include a Commons Lounge adjacent to the entry lobby, a Resident Laundry and administrative offices and conference room. The site plan positions the building immediate to a private access drive of East 14th Street, creating a private resident activity court adjacent to the Commons lounge to the rear. Additionally, to the rear, the site plan creates a landscaped 'orchard' as well as gardening area for resident activities that may be shared by gated access with residents of the existing Fuller Lodge Facility. The building presents a formal residential character to the street activity of the East 14th Street, while to the rear the massing of its extended residential wing is sited to the South to eliminate 'shadowing' and adjacency to the neighboring residential community to the North.

### PROJECT DATA

Owner/Client:	Eden Housing, Inc.
Project Location:	San Leandro, CA
Rental/For Sale:	HUD 811 Affordable Rental
Number & Type of Units:	12 One Bedroom, 4 Two Bedroom Apartments
On-site Amenities:	Resident's Commons facilities, Landscaped Courtyards
Date of Completion:	Fall 2003
Site Area/Density:	.79 Acre; 20 D.U.A.
Total Project Area:	14,250 s.f.
Parking Ratio:	0.5 Spaces / Dwelling Unit
Approx. Construction Cost:	\$1.8 Million

