



EAST LELAND COURT

PITTSBURG, CA

Interconnecting Community & Open Space on Infill Lot

DESCRIPTION East Leland is a 63 unit affordable housing development with a mix of flats and townhouses in three story buildings with units ranging from one to four bedrooms. A variety of paths and landscaped areas are provided throughout the courtyards and the site in order to allow a mix of outdoor activities for adults and children. In addition, there is a day care facility, common laundry, classroom, community room and administrative offices totaling approximately 5,000 square feet.

VISION Establish an urban street presence with the day care center, while maintaining a strong connection to the outdoors between the courtyards and the units through back porches and living spaces.

PROJECT REQUIREMENTS To develop a long and narrow 3 acre infill site with approximately 60 units and a licensed day care facility, within a restrictive budget.

DESIGN FEATURES

- Individual ground level entries with private and semi-private front porches
- Pedestrian scale street frontage
- Interconnected courtyards with pedestrian pathways; play structure dedicated to day care
- Direct unit access to common courtyards



GREEN FEATURES

- Stormwater management
- Solar powered attic fans
- Linoleum, wheat boards, low voc materials & paints
- Drought tolerant plants
- Energy Star appliances
- Low flow plumbing fixtures
- Formaldehyde free insulation



Client: Mercy Housing California

Building size/acres: 78,000 sq.ft./ 3 acres

Density: 63 units/ 21 du

Completion: May 2009

Construction est.: \$15.8M

Contact:

Sheela Jivan
Mercy Housing
1360 Mission Street
San Francisco, CA 94103
415.355.7109

Scott Smith
Roberts Obayashi
20 Oak Court
Danville, CA 94526
925.820.0600

