



**Client:** Mercy Housing California

**Site Area:** 78,000 S.F. / 3 acre

**Density:** 63 units - 21 DUA

**Completion:** May 2009

**Construction est.:** \$15.8M

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## Interconnecting Community & Open Space on Infill Lot

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. East Leland was envisioned to 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.

### 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