

BERKELEY PLACE FAMILY HOUSING

SANTA MONICA, CALIF.

BERKELEY PLACE IS THE ANTITHESIS OF what low-income housing used to be. Plugged into a major street corner in Santa Monica, its extroverted architecture relates to everything around it, rather than turning insular. Units facing west toward a commercial block feature walk-up stoops reminiscent of traditional urban row housing (albeit with a decidedly contemporary California twist),

while the project's eastern edge shows sensitivity to an adjacent residential area by outfitting ground-floor units with large patios. The project shows equal respect for the planet, with sustainable features including a dry well to reduce stormwater runoff, an oil/water separator, low-VOC paints and carpets, and energy-efficient appliances. The roofs are primed for future solar panels.—J.S.

Merit

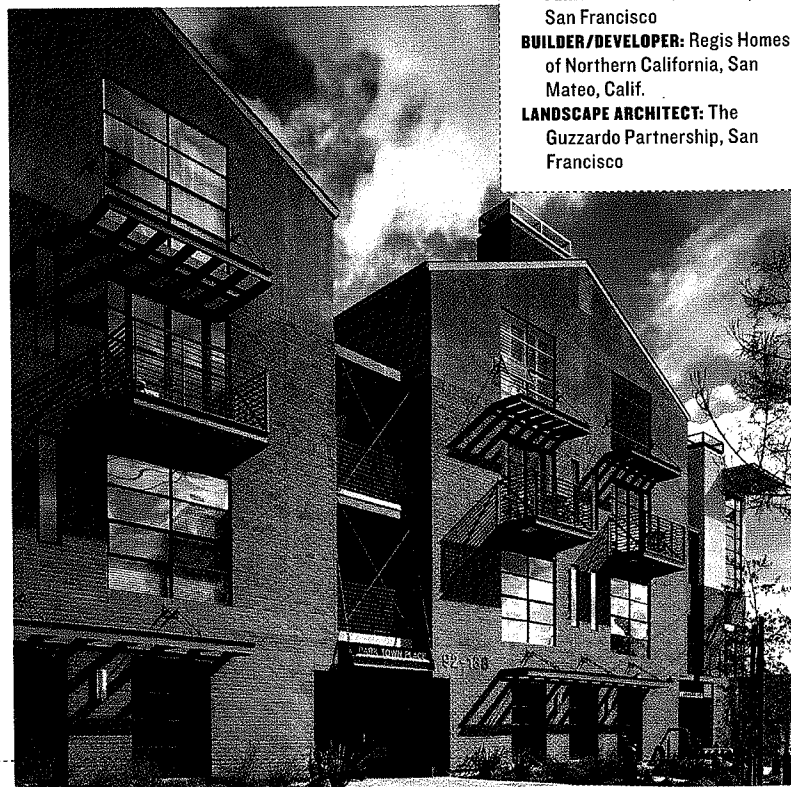
CATEGORY: Affordable housing
ENTRANT/ARCHITECT/INTERIOR DESIGNER: DE Architects, Santa Monica, Calif.
BUILDER: Ruiz Brothers Construction Co., City of Commerce, Calif.
DEVELOPER: Community Corp. of Santa Monica, Santa Monica
LANDSCAPE ARCHITECT: Wynn Landscape Architects, Topanga, Calif.

PARK TOWN PLACE

CAMPBELL, CALIF.

INFILL HOUSING IN A HISTORIC AREA SHOULD respect local tradition, but that doesn't mean it can't look fresh. Park Town Place sure does. Its brick masonry and metal canopies defer to an adjacent block of vintage warehouses; but inside, the condo units are all air and light thanks to double-height factory windows and natural cross-ventilation.

Located within walking distance of downtown Campbell and a new light-rail line that feeds into Silicon Valley, this intimate little project (24 units total) is bookended by two public parks, bisected by a pedestrian paseo, and bordered by commercial structures. It's a lovely blend of old and new urbanism.—J.S. (see page 120)



Merit

CATEGORY: Condos, for sale
ENTRANT/ARCHITECT/LAND PLANNER: Seidel/Holzman, San Francisco
BUILDER/DEVELOPER: Regis Homes of Northern California, San Mateo, Calif.
LANDSCAPE ARCHITECT: The Guzzardo Partnership, San Francisco