

Pico Place

Affordable Housing



Project Data

Location: 430 Pico Boulevard, Santa Monica, California
 Type: Multifamily Affordable Housing, 2013
 Unit Count: 32 units, 24/2's, 8/3's
 Resident Profile: singles and one and two parent families
 Total Square Footage: 38,250
 Cost: \$10.5 million, \$275/ft
 Architect: Brooks + Scarpa Architects
 Rent: 20%, 30%, 50% of AMI (\$50,960) to qualify

Home Qualities

Community Center expands living space, aids family development
 Courtyard and Laundry encourage resident interaction
 All units have balconies or access to courtyard
 Single depth units allow flow through air circulation

Sustainability

Active: Community Laundry using less power and water
 Passive: Natural ventilation with no A/C, reflective cool roof on residences and green roof on community center, extensive sealing of framing and ducts, insulation 25% beyond Code, insulated hot water lines, panelized wood framed walls on raised concrete plinth, roof and floor trusses to facilitate MEP's, recycled content in siding, stucco finish on soffits, vented gas stoves, and flow-through air circulation.

Context & Community

Situated between existing retail and residential neighborhoods 5 blocks from the beach. The central courtyard is based on the indoor/outdoor living of Los Angeles. Their community center engages the City and extends the living space for the residents. There are bus stops on both ends of the property and bicycle storage is available in the basement car park.

Organization

There are three bar buildings and a community center bordering a central courtyard and raised on a poured concrete plinth. Parking is provided in the basement; 46 compact, 5 fulls and 3 handicapped spaces. Airflow from the basement car park circulates through the shaded first floor courtyard and through the single depth units requiring no mechanical air conditioning. The 2 bedroom units are 855 sq ft and the 3 bedroom units are 1200 sq ft. The balconies are semi-shared and the walkways and courtyard are shared space.

