

CASA FELIZ STUDIOS AFFORDABLE HOUSING

Precedent research done by Ntchwaidumela Thomas



PROJECT DATA:

Architect: Rob Quigley Architects
 Location: 525 South 9th Street, San Jose, California 95112
 Project Type: Affordable Multifamily Housing
 Unit Count: 60 (1 manager + 59 Residents)
 Resident Profile: People of low income 35% of residents have developmental disabilities.
 Financing Cost: \$15,700,000
 Date of Completion: Spring 2009
 Total sq/ft: 25,000
 Household Earnings: \$8,352 - \$26,005
 Average Rent: \$346 - \$600

HOME QUALITIES:

Each Unit is fully adaptable and handicap accessible. The units are equipped with a kitchenette, furnishings and a full bath for the residents.

SUSTAINABILITY:

Casa Feliz studios implemented San Jose's first ever green roof as the core of its' sustainability appeal. The roof retains between 60% and 80% of the collected water as well as provides erosion control. It creates a habitat for plant and small animal life, increases roof insulation (R-30) and ultimately reduces the need for heating by preventing air gaps within the roof. There are five separate green roofs totalling 5375 sq/ft. The roof also replaced the proposal of a \$300,000 100 year flood capacity storm sewer as a cost affective alternative. The project received a LEED Gold rating for sustainable design. There is also use of a 16 Kilowatt photovoltaic area of panels in junction with the green roof. Although the green roof is not used for human socialization it does attract a wide array of insects, birds and butterflies, specifically the endangered Bay Checkerspt butterfly native to the area.

CONTEXT + COMMUNITY

Community Spaces: The complex contains a group activity room, lounge area, common kitchen, computer stations, laundry room and communal porches/decks for socialization. Most of these are found on the floor plan, similar to the Durham Multifamily Housing project. The two story lobby has a strong inflow of light. Each resident receives an Eco pass free of charge. This pass can be used for free bus and light rail travel within the county lines. Casa Feliz is located in a very convenient area slightly outside of downtown. It is within several blocks of San Jose State University, Several athletic facilities, William Street Park (Coyote Trail), Happy Hollow Park and Zoo and several other recreation destinations. The highway system is also very close to the site.

ORGANIZATION:

With the site less than half and acre, the design needed to be efficient. The complex consists of four stories of housing unit over a sub grade parking level for 22 cars. Each Housing Unit averages about 255 sq/ft. There is one larger manager's unit on the ground floor which is closer to 300 sq/ft and has a private deck. The building succeeds well at responding to the issue of human scale by breaking down the facade into four separate and distinct sub facades (along ninth street). The four facades are congruent with the four massing volumes which compose the residential units. one of the four volumes is negative space in that it is primarily open and sandwiched between two other massing volumes. This breaking down of one complex into four sub volumes creates a non uniform rythm along the street as well as creates a richer sense of community environment. The longitudinal volumes vary in height, material and color.

MATERIALS + ASSEMBLIES

- Forbo Linoleum (Marmoleum) Floors
- Shaw "Ecoworx" recycled content carpet
- Bamboo floors in common area
- Over 90% construction waste was recycled
- All plumbing fixtures are low flow
- All water based low VOC emitting adhesives
- 99% recyclable Steelcase office chairs.
- Recycled content "Fiber Force" fence boards
- Forest Stewardship Council certified sustainably harvested ironwood (Ipe) site benches

