

# OakCourt



## Project Data

### Project Description:

Located in the edge of downtown Palo Alto the project contains apartments for low income families in town homes over flats, above a partial subterranean garage.

### Project Type:

mix of market-rate and below market-rate homes

### Completion: 2005

### Architect: Pyatok Architects

### Owner: Palo Alto Housing Corporation

### Units: 53 units

### Project Squarefootage: 67,000 sqft

## Home Qualities

The project facilitates several community meetings to help generate the form, organization and program of the project. All the units have patios or balconies and several have private porches opening onto the street meeting the streetscape.

## Materials + Assemblies

For the project an effort was made to select materials with high recycled content and low-VOC. High quality windows were chosen as well.

## Sustainability

The project is located in an area that is mostly single family homes the goal was to achieve a higher density and good connection to public transit to reduce the dependence on the automobile. During planning and construction an effort was made to preserve as many trees as possible on the site.

The project exceeded the CA Title 24 energy codes by 30%. To conserve energy the project incorporates extra insulation and high quality windows were used and low flow fixtures are in every unit.

