

# Escondido, California

## Work Force Housing Today

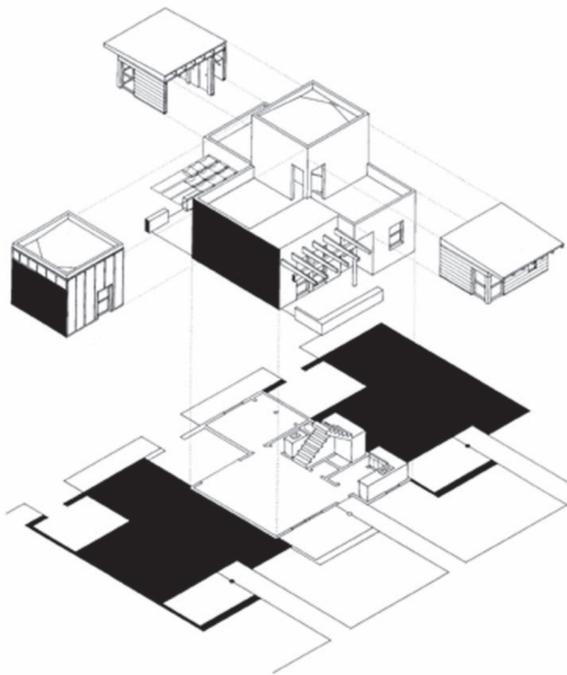
Orange Place Cooperative, Studio E

Orange Place is a multi-generational cooperative of 32 units of one, two, three and four-bedroom units for a broad range of households from families to seniors. The project is sited in one of Escondido, California's oldest neighborhoods and is surrounded by a mix of apartments, duplexes, single-family homes and commercial developments. The project includes a meeting room, tot lot and allotment gardens for residents to grow vegetables.

The design of Orange Place draws its inspiration from early 20th century California bungalow courts. The one to four bedroom units are arranged in two and three story townhouses stretching along a long, thin site. The townhouses are grouped to form a street edge and make three outdoor courtyards. The central courtyard includes a commons with meeting hall, outdoor terrace, the tot lot, and garden plots. Alternating between these common outdoor spaces are landscaped parking courts. Each unit also has a defined 'outdoor room' surrounded on three sides which is shaded with pull back fabric awnings.

Affordable construction costs were achieved by: 1) using known construction methods and materials in innovative ways, 2) employing a "kit-of-parts" approach to unit assembly, and 3) avoiding long span or tricky framing. The kit-of-parts is composed of standardized room types that are arranged to create different size units or to respond to different site conditions.

The character and architectural expression of the buildings makes references to a larger regional fit. Escondido is historically an agriculture town and many of the simple utilitarian structures one associates with farming still stand in the vicinity. This history informed a simple palette of materials (wood and metal sidings for example) and a kind of no nonsense approach to the architectural expression. Unit address numbers were paint stenciled on concrete block patio walls in homage to a like pattern on local citrus sheds. The organization of the townhouses to front on and reinforce the street has the benefit of creating social engagement and security. Residents become participants in the life of the street and neighborhood.



### Project Data

Owner Client:	Community Housing of North County
Project Cost:	\$65 per square foot
Project Type:	Single family attached housing
On-site Amenities:	Community Room
Date of Completion:	1997
Number of Units:	32 Units: 5 One Bedroom, 8 two bedroom, 11 Three Bedroom, 8 Four Bedroom
Site Area / Density:	2.2 Acres/ 15 D.U.A.