



CITY VIEW AT VAN NESS

FRESNO, CALIFORNIA



The project features 45 residential units in three stories above ground floor retail space, showcasing residential common spaces on the street frontages.

DESIGN PROCESS GUIDED BY FORMER BUILDING ON SITE

The mix of studios, one bedroom and two bedroom apartments are arranged facing the second floor terrace or public rights of way. Parking and utilities are accessed from the alley. The southern facade is punctuated by the mid-block residential entry accessing the community room, management offices and the upper three floors of residential. The open stair in the lobby connects to the second floor terrace providing an outdoor common space for all residential units. The main stair overlooks the terrace, connecting residents to the center of the community.

The design process was guided by the former building

on the site. Recognition of the history and architectural memory of the place, the design addresses the nature of existing Droge Building and the historical context of the site. Influenced by historical examples, the building does not attempt to replicate an old building. The project complies with the existing zoning, as well as the future Downtown Development Code through an interactive process with the staff of the Housing Authority, Planning, and Downtown Revitalization.

The building's strong masonry base features the elements of traditional storefront design. The residential floors above sit on and overlap the base, expressing a design that recognizes the context of a lower cornice line (one and two stories), and translates a design that would have occurred if the existing walls had remained.

The base relates to the original Droge facade. The movement of the upper floor massing in relation to the base communicates program elements such as:

- Corner massing importance
- Retail storefront
- Residential entry
- Second floor terrace

Additional articulation focuses on:

- Security through surveillance
- Community
- Apartment individuality

Recognizing the importance of the history of the site, it is proposed that significant historical events within the building be communicated through artwork in the building's facade.

SPECIALIZED APPROACHES

- Green Point Rated
- Mixed Use Urban Infill
- Centralized hot water
- 18% better than compliance T24 energy
- 17.5 SEER HVAC units
- Energy Star Appliances
- High efficiency subsurface irrigation system
- High efficiency plumbing fixtures



OWNER/DEVELOPER:
Fresno Housing Authority

ARCHITECT:
Mogavero Architects

CONSULTANTS:
Structural: Miyamoto International
Electrical/Mechanical/Plumbing: Peters Engineering

GENERAL CONTRACTOR:
Ashwood Construction

TOTAL SITE AREA:
16,500 SF

PREVIOUS USE OF SITE:
1 & 2 story commercial building

RESIDENT PROFILE:
Workforce housing

OF UNITS/DENSITY
45 units
119 units/acre
3000 sf retail

UNIT SIZE:
Studio = 360 sf
1 bedroom = 620 sf
2 bedroom = 800-900 sf

CONSTRUCTION DETAILS:
New Construction, slab-on-grade, wood frame

DATE OF COMPLETION:
JANUARY 2015

PROJECT REFERENCE:
Michael Duarte
Fresno Housing Authority
1331 Fulton Mall
Fresno, CA 93776
559.443.8492
mduarte@hafresno.org