



VERNON STREET

ROSEVILLE, CALIFORNIA

The Mercy Housing development is located on one of the catalyst sites identified by the City of Roseville as priority for implementation of their Downtown Specific Plan.

■ HIGH DENSITY MIXED USE WITH 58 AFFORDABLE RESIDENTIAL UNITS

The project very concretely accomplishes the goals of the “Downtown Specific Plan” with new residential development, facilities to support the entertainment district, and enhancement of the civic core with restaurants, and retail.

The project consists of a building that is 4 stories over subterranean parking for a total of 58 residential units. The central outdoor court, and the first floor common area have many amenities for the residents. In addition, there is about 2,500 square feet of commercial space.

150 feet of the 235 linear feet of Vernon Street’s frontage has commercial and active common areas. The corner of Vernon and Bulen Streets has a very generous space

for outdoor café seating at the ground level. The project has been designed to intensify the development footprint along Vernon Street in Roseville’s Downtown. The design emphasizes a more substantial urban scale with larger volumes and more formal brick materials.

From Vernon Street to the alley, the design diminishes in scale to recognize the lower scale of the existing uses across the alley and the lowering of the land elevations towards the alley. This is accomplished by reducing the number of stories, scale of volumes and increased texture.

The retail spaces are setback 5’ from the sidewalk with a projected canopy above to allow for outdoor sales or additional café seating. The building management office spaces provide excellent surveillance of the street, building access circulation and common areas.

Associated with the main entry to the residential community would be a space that will function for community events such as art shows. This space can be expanded to include the foyer, multipurpose room, or circulation space for displaying art for special occasions such as the monthly art event in downtown.

The residential units have been designed to have maximized light quality and natural ventilation with maximum depths of 28 feet and a very large percentage of corner units.

The primary construction is a conventionally reinforced concrete podium with 4 story of wood framing with steel framing at the retail and common areas.



SPECIALIZED APPROACHES

- Urban infill project
- Walking access to a large number of jobs, services and recreation resources
- 12.3% better than 2013 T24
- Excellent light, ventilation and location of stairs to encourage use versus the elevator
- Central domestic solar hot water heating at a 40% solar fraction
- Fence art
- LED Lighting
- Below grade parking
- Solar DHW at a 40% solar fraction
- Building orientation, massing and shading devices optimizes summer sun control and use of winter sun for passive heating
- Cooling season night ventilation of individual units and common areas to use the cooler night air to offset daytime mechanical cooling. Central stairway to ventilate circulation and air to common spaces
- Brownfield - Toxic soil mitigation and specialized soil vapor mitigation system



OWNER/DEVELOPER:
Mercy Housing California

ARCHITECT:
Mogavero Architects

CIVIL ENGINEER:
Cunningham Engineering

STRUCTURAL ENGINEER:
Miyamoto International, Inc.

MEP ENGINEER:
Stanton Engineering

LANDSCAPE ARCHITECT:
Quadriga

BUILDING INFORMATION:
58 units in 4 stories, including 1, 2 and 3 bedrooms

COMMERCIAL SPACE:
2500 sq. ft.