



SOUTHSIDE COHOUSING

SOUTHSIDE PARK, SACRAMENTO, CALIFORNIA

All encompassing project management and close work with families helped propel the success of this project.

■ MEDIUM DENSITY COHOUSING COMMUNITY

This project involved guiding a group of 25 families through the process of developing a medium density cohousing community. Mogavero Architects' services included project management as well as architectural design of this unique project.

Our project management responsibilities included site and neighborhood evaluation, evaluating government, private construction and financing programs, preparing capital, operating cost estimates and projections, and negotiating all agreements for construction loans and mortgage programs. Mogavero Architects negotiated the selection of a contractor and agreements with the

selected builder, and coordinated the other project consultants including attorneys, mortgage brokers and property managers.

Architectural design involved a lengthy and detailed community design process as we developed prototype units with groups of households for each unit type.

The wood-frame units surround an open space with a children's play area and the 2600 square foot Commons House, the focal point of the community.

Because of its proximity to downtown jobs, automobile use is a fraction of the norm. The community also includes solar photovoltaic panels, organic gardens, storage for 75 bicycles, and a shop with shared tools including those for bicycle repair.

AWARDS

- 1993 Architectural Achievement Award, Sacramento Old City Association
- 1994 Gold Nugget Special Judges Award, Pacific Coast Builders Conference
- 1994 Outstanding Planning Project, American Planning Association, Sacramento Chapter
- 1994 Planning Excellence Award, American Planning Association, Sacramento Chapter
- 1994 Honor Award, American Institute of Architects, Central Valley Chapter
- Awahnee Award, The Local Government Commission and California Council of the American Institute of Architects.



SPECIALIZED APPROACHES

- Ecologically sensitive techniques were combined with products that also kept green principles in mind
- Energy efficient design exceeded California's Title 24 requirements
- Infill site location
- Close to Downtown walking distance to thousands of jobs, shopping and entertainment
- Alternative transportation nearby
- Natural daylighting features
- Natural ventilation features
- Operable windows
- Window shading
- Insulation consisted of recycled content and was formaldehyde free
- Flooring choices were all low V.O.C., no formaldehyde adhesives
- Linoleum flooring was specified
- Carpet had recycled content for indoor air quality
- Paint was low-to-no V.O.C.
- Fly ash was included in concrete material
- 90% of the reinforcing bars were of recycled steel
- Construction/demolition waste programs were in force throughout the project



OWNER/DEVELOPER:

Sacramento Community Development Partnership
Ergos Developments

ARCHITECT:

Mogavero Architects

CONSULTANTS:

Landscape: Doug Strayer
Programming: Cohousing Co.
Property Management:
Maloney Properties, Inc.
Photography: James Kline

GENERAL CONTRACTOR:

Ergos Developments

TOTAL SITE AREA:

1.266 Acres/55,147 s.f.

COMMUNITY CENTER SIZE:

2600 Square Feet

OF UNITS / DENSITY:

25 Units; 20 Units/Acre

UNIT SIZE:

1 Bd: 660 s.f.; 2 Bd: 1000 s.f.
3 Bd: 1225 s.f.; 4 Bd: 1425 s.f.

RESIDENT PROFILE:

Mixed-Income Families

PREVIOUS USE OF SITE:

Neighborhood Blight

CONSTRUCTION DETAILS:

New Construction; Wood-frame;
Masonite lap-wood siding; Composite
shingle roof

PROJECT BUDGET:

\$3.25 Million

DATE OF COMPLETION:

September 1993