
2003
RUDY BRUNER AWARD



2003
RUDY BRUNER AWARD
PROJECT DATA



PROJECT DATA

Please answer questions in space provided. Applicants should feel free to use photocopies of the application forms if needed. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the space on the original form.

Project Name Colorado Court **Location** 502 Colorado Avenue, Santa Monica, CA

Owner Community Corporation of Santa Monica

Project Use(s) Single Resident Occupancy Affordable Housing

Project Size 29,900 square feet on 13,459 square foot lot **Total Development Cost** \$5,850,000.00

Annual Operating Budget (if appropriate) \$171,320 (projected first year's operating budget)

Date Initiated 1998 **Percent Completed by December 1, 2002** 100%

Project Completion Date (if appropriate) May 2002

Attach, if you wish, a list of relevant project dates

Application submitted by:

Name Lawrence Scarpa, AIA **Title** Principal

Organization Pugh Scarpa Kodama

Address 2525 Michigan Avenue, #F1 **City/State/Zip** Santa Monica, CA 90404

Telephone (310) 828-0226 **Fax** (310) 453-9606

E-mail larry@pugh-scarpa.com **Weekend Contact Number (for notification)** (310) 345-9840

Key Participants (Attach an additional sheet if needed)

Organization	Key Participant	Telephone/e-mail
Public Agencies	City of Santa Monica	Michael Feinstein, Mayor (310)458-8301/micheal-feinstein@santa-monica.org
	City of Santa Monica Housing Redevelopment Division	Jim Kemper (310)458-2232
Architect/Designer	Pugh Scarpa Kodama	Lawrence Scarpa (310) 828-0226/larry@pugh-scarpa.com
Developer	Community Corporation of Santa Monica	Joan Ling (310) 394-8487/joan@communitycorp.org
Professional Consultant	see attached list for Key Professional Consultants	

Community Group Community Corporation of Santa Monica Joan Ling (310) 394-8487/joan@communitycorp.org

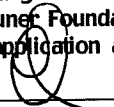
City of Santa Monica Environmental and Public Works Division/Craig Perkins/(310)458-8221/craig-perkins@santa-monica.org
 Other

City of Santa Monica Environmental Programs Division/Susan Munves/(310)458-8229/susan-munves@santa-monica.org

Please indicate how you learned of the Rudy Bruner Award for Urban Excellence (Check all that apply).

- Direct Mailing
- Magazine Advertisement
- Previous RBA entrant
- Other (please specify)
- Professional Organization
- Newsletter
- Previous Selection Committee member
- Magazine Calendar

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PROJECT DATA (additional sheet)

Key Participants: Professional Consultants

General Contractor:

Ruiz Brothers Construction Co., Inc. / Mr. Julio A. Padilla / 213-266-8580 / RuizBrosCo@aol.com

Construction Manager:

Mike Guccione & Associates / Mr. Mike Guccione / 818-385-1876 / mk2gooch@aol.com

Energy Efficiency Consultant:

Helios International, Inc. / Dr. John Ingersoll / 818-884-8782 / heliosintl@aol.com

Landscape Architect:

Dry Design, Inc. / Ms. Sasha Tarnopolsky / 310-559-3712 / hedge2000@earthlink.net

Structural Engineer:

Nabih Youssef and Associates / Mr. Nabih Youssef / 213-362-2755

Mechanical/Electrical/Plumbing Engineer:

Storms and Lowe / Fardad Dolatshahi / 310-665-0600

Civil Engineer:

Harvey Goodman / Harvey Goodman / 310-829-1037

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ABSTRACT



ABSTRACT

Please answer questions in space provided. Applicants should feel free to use photocopies of the application forms if needed. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the space on the original form.

Project Name Colorado Court

Address 502 Colorado Avenue **City/State/ZIP** Santa Monica, CA 90404

1. Give a brief overview of the project, including major project goals.

In 1998, the City of Santa Monica requested development proposals to replace much needed affordable housing that was lost during the expansion of the Santa Monica Big Blue Bus yard adjacent to the current project site. Community Corporation of Santa Monica (CCSM) a California non-profit public benefit corporation, was selected as the developer and shortly thereafter, Pugh Scarpa Kodama (PSK) was retained as the Architect. At the urging of the City of Santa Monica, CCSM and PSK's design of Colorado Court quickly grew beyond its initial scope to become a model project for sustainable development and affordable housing. Construction started in the Fall of 2000 and finished in the Spring of 2002. Through the development of Colorado Court, 44 new units of extremely low-income housing have been added close to the city's center where many of the project's residents are employed by the city's hotel, restaurant and service industries. Colorado Court is the first building of its type in the United States to be 100% energy neutral. Furthermore, Colorado Court provided the team with an opportunity to make a significant contribution to the surrounding urban environment and to the design, building and development industries at large. Colorado Court aims to provide environmentally, socially and financially responsible affordable housing with the objective of helping to maintain socio-economic diversity in a highly desirable beach community with skyrocketing costs of living. Intrinsic to this project is the desire to develop an exemplary model for sustainable living that exceeds conventional standards and practices and that serves as a demonstration project for future development. From its inception, the project has been approached as an opportunity to educate, increase awareness, and instill confidence and incentive in those public and private agencies and individuals responsible for the production of such projects to strive for practices geared towards the preservation and improvement of the built environment and community. In pursuing these objectives, the following goals have been emphasized: Effectively utilize land by providing dense housing in an urban infill site next to transit; Promote diversity in the urban environment through strategically placed affordable housing; Make a significant contribution to the surrounding urban environment by bringing quality design to an affordable housing project located in the heart of a thriving commercial downtown; Provide a precedent setting model showcasing excellent integration of quality design and sustainable development; Provide an unprecedented quality of living for low-income, single residency occupants; Provide an exceptional and promising model for private/public partnerships that benefit the community; Provide valuable lessons on overcoming barriers to green development and showcase new technologies for other developers and builders; Influence governmental regulations and policy to facilitate energy and environmentally efficient design; Implement and maintain a program aimed at educating public and private developers, members of the local building industry, students and the general public by providing tours of the building, lectures, and assistance on research projects; Seek out and secure broad exposure for the project through a variety of media--magazines, newspapers, news broadcasts, and other publications--in order to increase awareness and disseminate information.

2. Why does the project merit the Rudy Bruner Award for Urban Excellence? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality)

Colorado Court merits the Rudy Bruner Award for Urban Excellence for many reasons. In summary, the project: Effectively utilizes land and provides dense housing in an urban infill site; Provides an excellent model of sustainable development in urban environment; provides an exemplary model for private/public partnerships that benefit the community; Promotes diversity in urban environment through strategically placed affordable housing; and the project has been instrumental in changing regulations/policy to facilitate energy efficient design. Sustainable development is much more than just environmentally friendly development. It incorporates social and economic goals with smart land use planning. In order for our society to become sustainable, the building industry must modify its building practices to encompass these goals. Colorado Court has pushed the envelope technologically, politically, socially, and environmentally. In addition to technically pushing the envelope of sustainable practices (the project is 100% energy neutral), the project brings award winning design to the affordable housing market and has just begun to explore the potential for fully integrated solutions where quality design, environmental and social responsibility, economic success, and urban development can synergistically intermingle to produce beneficial and rewarding effects. Colorado Court provides enhanced quality of living for its occupants. Each unit features 10' ceilings, natural light and ventilation, views of the ocean and mountains (on higher floors), and environmentally sensible materials and appliances. The complex features common indoor and outdoor spaces surrounded by sensitively executed landscaping that contributes to both the inhabitants living environment and the urban environment. This project promotes diversity in the urban environment by providing affordable housing to low-income individuals in the heart of an upscale beach community's downtown commercial district. Colorado Court has reached beyond making an impact on a tangible local level through thoughtful solving of discrete problems in a specific urban context, by affecting public policy at both the local and state levels. Politically, Colorado Court has set a model for public / private partnerships. Lobbying from PSK, the City of Santa Monica, CCSM, and the project's energy consultant successfully pressured the State of California Public Utilities Commission (PUC) to increase the limit for net metering in California from 10 kW to 100 kW for renewable energy systems. Furthermore, PSK, the City of Santa Monica and CCSM are lobbying the PUC to change the language of how an eligible customer is defined. If successful, this will allow greater use of multiple energy generation sources and will enable buildings to be more efficient. Colorado Court was also instrumental in persuading the California State Tax Credit Allocation Committee to award points to projects that incorporate environmentally friendly measures. The state Multi-family Housing Program also added language to their regulations to allowing more lenient underwriting for energy efficient projects. Although each new project, and particularly those attempting to challenge conventional boundaries, confronts some form of opposition, each one also paves the way for others to follow. Only by persevering through hardship, daring to try innovative solutions, and resurrecting time-tested building methods of the past, can we find a way to build that is sustainable for many generations to come.

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PROJECT DESCRIPTION



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1. How has the project impacted the local community?

Colorado Court provides high quality, sustainable housing to extremely low-income residents in the City of Santa Monica who would otherwise be forced out of the community due to high costs of living and a shortage of available affordable housing. The City of Santa Monica, CCSM, and PSK are attempting to maintain socio-economic diversity in this highly desirable beach community that has an accelerating cost of living. Since 1996, when the state mandated changes to rent control, the average cost of renting a two-bedroom apartment in Santa Monica has increased from \$818 to \$1,528. In addition the median home value has risen from \$350,792 to \$504,169. Coupled with a 20% increase in jobs in the City, particularly in the lower paying service industry, a crisis is intensifying in Santa Monica. Workers no longer can afford to live near their jobs, and long-time residents are being forced out of their community. Through the development of Colorado Court, 44 new, single units have been added within walking distance to the city center where many service industry, hotel and restaurant jobs are located. The rents are between \$337 and \$386 per month and are affordable to workers earning between \$13,493 and \$15,420 per year. As such, the project benefits its occupants, the environment and consequently all inhabitants and visitors to the city by promoting a walk-able community that minimizes dependence on the automobile and thus reduces pollution and congestion. Over 20% of the units at Colorado Court are maintained as special needs housing and thus the project also benefits low-income individuals with mental, physical and/or other types of disabilities.

Colorado Court encourages community interaction both with its own residents and with the community at-large. The project features a large community room and office on the street level that can be reserved for use by tenants and can also be used free of charge by local non-profit organizations for events and meetings. Thus, the project fulfills a need for this kind of available space within the community and the downtown urban core.

Colorado Court also provides direct benefit to design, development and building professionals and students on an ongoing basis. Through comprehensive documentation, publication, and outreach, the project exposes valuable lessons on overcoming barriers to green, affordable development and showcases new strategies and technologies for others to build upon. In the last twelve months, Colorado Court has been visited by over 3000 people and has been the subject of numerous workshops, case studies, publications, etc.

2. Describe the underlying values of the project. What, if any, significant trade-offs were required to implement the project?

There are several fundamental underlying values at work in the Colorado Court project. Firstly, there is a commitment and belief in providing high quality living conditions to those who are most needy and underprivileged. With Colorado Court, we strove to go beyond what would conventionally be acceptable standards for an affordable housing project. Residents have living spaces with 9' ceilings, natural light and ventilation, natural materials, ocean and mountain views etc. This attention to quality dovetails and is enhanced by our fundamental belief in developing projects that are sustainable--environmentally, socially and financially responsible. The project demonstrates a commitment to a better future by minimizing its impact on the community and environment through all phases of its development. This underlying value is overtly expressed in the design of the project--"green" strategies and systems largely define the aesthetic of the project and thus become beacons to a particular point of view and belief championed by the Project Team. These underlying values are being replicated not only by PSK and CCSM but also by the many agencies, organizations and individuals who have expressed interest in learning about the project and its strategies with the intent of incorporating these ideas into future projects. Another underlying value of the project is a belief in collaboration. This project required a creative and synergistic collaboration between all parties--public and private--through all phases of development. Cultivating an atmosphere of creative collaboration requires confidence and cooperation, not to mention flexibility and humility. This project could not have been possible if all parties did not fundamentally understand the value of collaboration and that the synergy of such collaborations often promises enhanced results.

The most significant trade-offs in the project involved having to make decisions about how to allocate the limited resources for the project. For example, certain "green" strategies (reflective roof, certified wood framing) were sacrificed in order to implement other "green" strategies. While these sacrificed strategies would have improved the project, their inclusion would have made it prohibitive to include many other "green" strategies. Thus, there was a trade-off in this area. The Project Team attempted to determine what would be the most optimal and effective use of resources and thus, had to compromise on certain elements that would have been valuable to the project.

PROJECT DESCRIPTION (CONT'D)

3. Describe the key elements of the development process, including community participation where appropriate.

The City of Santa Monica initiated this project in 1998 due to a need to replace some lost low income housing in the city. The city issued a Request for Qualifications for a Developer and shortly thereafter retained Community Corporation of Santa Monica as the Developer for the project. Shortly thereafter, Pugh Scarpa Kodama was retained as Architect. Having assembled the Project Team and Consultants and having secured the primary funding, the project went through the design process. The project went through two city review-- the Architectural Review Board (approves aesthetic issues) and the Planning Department (which stipulated that the project be a 'green' project.) These meetings were open to the public and provide a forum for community participation. After approvals, PSK produced a set of construction drawings and the building department provided the permit to start construction. A contractor was chosen through an invited bid process and construction began. The pre-construction meeting, held with the contractor and his subs, concentrated on the sustainable measures that were a part of the project. The project completed construction in May 2002 and has had full occupancy since its opening with a waiting list of close to 3500. The Project Team is currently preparing its application for and expects to receive a Gold LEED Rating from the United States Green Building Council.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable.

The City of Santa Monica is the primary lender for Colorado Court, having provided both the land and primary financing for the project. In order to develop the property, the City entered into an 87-year ground lease with CCSM. The City deed restricted the land for affordable housing and will retain ownership of the land. CCSM owns the improvements to the property. The City will be able to reduce its permanent loan as rebates for environmental measures are received (see below). Additional funding is provided by the Multi-family Housing Program through the Department of Housing and Community Development and the Federal Home Loan Bank's Affordable Housing Program through the sponsorship of Bank of America. Because there is minimal debt service for the project, rents can be kept extremely low and affordable to tenants making less than 35% and 40% of area median income. This corresponds to rents of \$337 and \$386 per month in an area where market rate studio apartments are typically over \$1,000 a month. Following is a summary of funding sources, rebates and costs:

Sources:	\$4,009,000.00	CITY OF SANTA MONICA
	\$1,629,000.00	MULTI-FAMILY HOUSING PROGRAM (California State Dept. of Housing and Comm. Dev.)
	\$ 207,000.00	AFFORDABLE HOUSING PROGRAM(Federal Home Loan Bank - administered by B.of Amer.)
	\$ 5,000.00	BANK OF AMERICA (GRANT)
Rebates:	(\$ 258,000.00)	California Energy Coalition - Regional Energy Efficiency Initiative (REEI)
	(\$ 18,000.00)	Southern California Gas Company - Co-generation Rebate
	(\$ 123,000.00)	California Energy Commission Emerging Renewables Buydown Program
Costs:	(\$4,674,000.00)	Total Construction Costs - \$156.00/square foot
	(\$1,176,000.00)	Total Soft Costs

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings?

Colorado Court is very unique in that it is the first affordable housing project to be 100% energy neutral in the country. It is also unique in that it serves as a demonstration project for sustainable building and simultaneously houses a marginalized population-- those who fall into the very low income sector of the community. In addition, the project is unusual in its design resolution, successfully integrating sustainable technologies as design elements that define the building's very expression and aesthetic. Colorado Court addresses the urban fabric in an elegant way not only in its scale and articulation but also because it showcases the solar photovoltaic panels on the front facade of the building. Colorado Court addresses many significant urban issues the most important of which include fulfilling the need for affordable housing in the downtown core of an upscale community to provide for the underserved and maintain social diversity; and to generate sustainable developments in our communities that provide promising models for future developments that minimize and mitigate impact on the environment and our vital resources. The Colorado Court model is very adaptable to other urban settings and has already been used as a case study for many organizations and institutions. For example, Global Green USA, the United States' leading organization on green building and affordable housing has selected Colorado Court as one of the two Case Study projects featured nationally as a model for sustainable affordable housing development. Global Green USA works closely with local, state and federal governmental agencies and non-profit organizations to facilitate the development of sustainable affordable housing projects. The core principles of Colorado Court are already being replicated in several projects being pursued by the Developer/Architect team of Community Corporation of Santa Monica and Pugh Scarpa Kodama including a 40 unit family housing project in Santa Monica. As further evidence of the project's adaptability and as a result of our commitment to creating high quality, sustainable communities, the Executive Director of CCSM and two key PSK individuals formed a new non-profit organization, Livable Places, Inc. along with several area non-profit affordable housing/community development directors, planners and contractors. Livable Places, Inc. (LP), comprised of a group of affordable housing advocates and environmentalists, seeks to promote a more livable and sustainable Los Angeles region. LP brings together planning, architecture, construction, finance and public policy expertise to develop model projects that demonstrate new visions of green space, pedestrian friendly streetscape, new housing models, efficient land use and a balance between cars and public transit. The policy part of this effort is directed at influencing and changing the urban vision of policy makers and voters in the Los Angeles region. LP's intent is to create a ripple effect by producing successful models of sustainable development, such as Colorado Court, that can be replicated regionally so that their impact will be felt in the built environment of many local communities. Located in the urban core and first ring suburbs, the projects will demonstrate the feasibility of land recycling and economic re-investment, and spark further revitalization efforts by other private sector and nonprofit developers. Livable Places is currently developing two projects: San Fernando Road, Los Angeles, CA-- 112 units of for sale affordable housing in the Lincoln Heights neighborhood of Los Angeles; and Long Beach Mixed-Use Housing, Long Beach, CA-- 55 units of affordable for-sale and rental housing in Long Beach, California, near a light rail station that connects the area to downtown Los Angeles.

2003
RUDY BRUNER AWARD
COMMUNITY
REPRESENTATIVE
PERSPECTIVE



COMMUNITY REPRESENTATIVE PERSPECTIVE

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This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

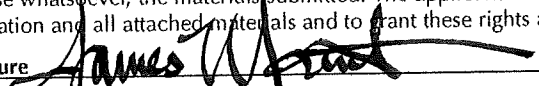
Name James Mount, AIA-E Title Architect

Organization Architect James Mount, Inc. Telephone (310) 451-9736

Address 1201 San Vicente Blvd. City/State/ZIP Santa Monica, Ca. 90402

Fax ((310) 451-1459 E-mail jmount@earthlink.net

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1. How did you, or the organization you represent, become involved in this project? What role did you play?

As a member and former president of the Santa Monica Chamber of Commerce, I assumed the role of interfacing with the developer since I am a member of Community Corporation's Board.

2. From the community@point of view, what were the major issues concerning this project?

As with any affordable housing project, there are concerns about the residents and maintenance of the facility. Building size and height are also a concern.

3. What trade-offs and compromises were required during the development of the project? How did your organization participate in making them?

The most vocal opposition came from the owner of a victorian house (actually a small doll museum) next door. I met with her to do what I could to assuage her fears. Keeping a large existing palm tree on the building site was part of the effort to integrate the two sites.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONTÖD)

4. Has this project made the community a better place to live or work? If so, how?

Providing attractive, well-maintained, affordable housing is the main goal of Community Corporation. The intersection where the building stands is more attractive than when it was a vacant lot. Many of the occupants are close to their place of employment and can walk to work and to other activities.

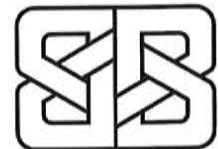
5. Would you change anything about this project or the development process you went through?

The concept of a building providing its own energy should be universally accepted, but the electrical utility and the Public Utilities Commission have set rules which do not allow full and economical realization of this goal. This, and the draconian development process in the city, should be ammended to foster the use of energy efficient means and methods.

2003

**RUDY BRUNER AWARD
PUBLIC AGENCY
PERSPECTIVE**

RUDY
BRUNER
AWARD

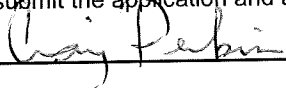


FOR URBAN
EXCELLENCE

Name Craig Perkins Title Director of Environmental & Public Works Management
Organization City of Santa Monica Telephone (310) 458-8221
Address 1685 Main Street City/State/ZIP Santa Monica, CA 90401
Fax (310) 576-3598 E-mail craig-perkins@santa-monica.org

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1. What role did your agency play in the development of this Project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements).

The project was constructed as a partnership between the City of Santa Monica and the non-profit housing developer. The City provided construction funding and, additionally, the City provided funds for enhanced energy efficiency measures, the photovoltaic energy generation system, the enhanced stormwater mitigation measures, and the sustainable building materials. My department facilitated the permits and approvals from the City that were required for the project.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in make them?

The project was intended as a demonstration of more sustainable and higher performing construction approaches for affordable housing development. By improving the performance and sustainability of affordable housing, the health of the occupants is positively impacted, the on-going operating and maintenance costs of the building are reduced, and the negative impacts on the environment from the project are greatly limited. During the design process, many options to improve sustainability and increase building performance were identified. It was necessary to evaluate each of these options based on their costs and long-term benefits. All of the options could not be implemented, but a very comprehensive set of sustainable construction measures were approved. My department of the City played a key role in finalizing those decisions and financing the increased incremental construction costs.

3. Describe the projects' impact on your community. Please be as specific as possible.

The Colorado Court project represents a watershed housing project for Santa Monica. The project has become a truly significant demonstration of how multi-family housing can be developed with much higher sustainability values. As a result of the project, affordable housing developers in Santa Monica as well as the broader region have begun to design their new projects with increased energy efficiency and increased sustainability as core principals. A number of groups and individuals have toured the building and tremendous amount of background information has been provided to a broad range of interested parties. The project has become a source of great pride in the community.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities?

This project represents a significant departure from the past approaches to affordable housing development in Santa Monica. A new model was created to facilitate a mutually advantageous collaboration between the private non-profit developer, the City's Housing Division, the City's Environmental and Public Works Management Department, a regional energy efficiency public/private consortium, and local environmental groups. Each of these partners added significant value and expertise to achieving the final design and project execution. There are numerous aspects of the project and its implementation that are highly transferrable to other cities.

5. What do you consider to be the most and least successful aspects of this project?

Because of this project, City supported housing developments will be constructed differently from now on. Increased environmental performance has now become the default criteria for judging new affordable housing proposals in Santa Monica. Colorado Court has succeeded in shifting the paradigm in the community and in the region, if not the state of California. This has been the most successful and lasting aspect of the project. The least successful aspect of the project is that we were unable to overcome various regulatory barriers that were placed in our way by the private electric utility and the California Public Utilities Commission. These regulations make the project less cost-effective than it would be otherwise.

PUBLIC AGENCY PERSPECTIVE

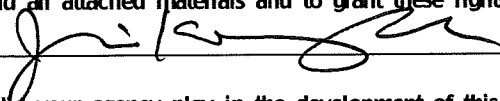
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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the finaling review or public approvals that affected this project.

Name	Jim Kemper	Title	Project Manager
Organization	City of Santa Monica	Telephone	(310) 458 8702
Address	1685 Main Street Room 212	City/State/ZIP	Santa Monica, CA 90401
Fax	(310) 998-3298	E-mail	jim-kemper@santa-monica.org

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Signature



1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements).

The City of Santa Monica provided the land for the project at no cost as well as the majority of funds for construction. City financing for construction amounted to approximately \$4,000,000, or 70% of the development budget. These contributions effectively guaranteed the project's feasibility. The City also worked closely with the developer to encourage a high level of energy-efficiency and sustainability in project design, construction and operation. In particular, the City acted as a conduit between the owner/developer and the Regional Energy Efficiency Initiative (REEI), a program that supports municipal energy-efficiency demonstration projects. The REEI provided approximately \$250,000 in funding to the project for energy efficient features, including upgraded windows, insulation and lighting.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them?

The project's primary benefit has been realizing the combined goals of providing very low-income housing in proximity to low wage jobs in the City's downtown, while simultaneously serving as a demonstration project for energy-efficiency. It shows that affordable housing and energy efficiency can go hand-in-hand. The project's solar panels and on site micro turbine engine produce virtually all of its required electricity, hot water, and space heating.

This project required intensive interdepartmental cooperation, especially in terms of the interpretation and application of Building & Safety Codes, which do not lend themselves readily to innovative building technologies.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your community. Please be as specific as possible.

The project's impact on the community has been very positive. Because it has generated considerable media coverage (local newscasts, newspaper, magazines), it has inspired the community's support for sustainable building design. Community support for future demonstration projects has been very high as a result of this project.

4. Did this project result in new models of public/private partnership? Are there aspects of this project that would be instructive to agencies like yours in other cities?

Yes, this project did result in a new model of public/private partnership. As indicated, the City and developer collaborated closely with the Regional Energy Efficiency Initiative (REEI), whose funding comes largely from public goods taxes generated from utility bills. The REEI committed funds to this housing project so that the energy-efficiency and energy-self-sufficient goals for the project could be achieved.

This project required a shared vision and determination on the part of various organizations - the developer, architect, City, and REEI. What may be instructive to other agencies was the commitment on the part of the leadership of all organizations involved, which empowered front line staff to work creatively to overcome obstacles to realize the project.

5. What do you consider to be the most and least successful aspects of this project?

The most successful aspect of the project was thinking about energy-efficiency and sustainable features early in the design phase, helping to ensure that all of the desirable elements were incorporated into the project. The least successful aspect of the project was that the City building inspectors were unfamiliar with aspects of the solar panel and micro turbine technology used in project and this led to unnecessary delays in approving the installation of these components.

2003

**RUDY BRUNER AWARD
DEVELOPER
PERSPECTIVE**



DEVELOPER PERSPECTIVE

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This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name	Robin Raida	Title	Project Manager
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1. What role did you or your organization play in the development of this project? Describe the scope of involvement.

Community Corporation of Santa Monica (CCSM) is the owner, developer, and manager of Colorado Court. In 1998, CCSM responded to an RFP issued by the City of Santa Monica and was selected as the developer to replace 44 units of affordable housing in Santa Monica that was lost during the expansion of the adjacent City's bus yard. CCSM arranged for the project financing, selected the project team, and supervised the project through construction. CCSM continues to manage Colorado Court and all of its own properties to ensure excellence in building maintenance and tenant services. Community Corporation of Santa Monica is involved in all aspects of building management, including leasing, maintenance, accounting, and providing compliance documentation for City, State, and private lending sources.

2. What trade-offs or compromises were required during the development of the project?

Because the City of Santa Monica has supported the project financially and has regarded the project as a green demonstration project, many new and innovative technologies were able to be implemented at Colorado Court that otherwise might not have been feasible by a private developer. Almost all of the energy efficiency technologies pay back over their lifetime. However, the storm water system does not pay back over time, but was installed in the alley by the City of Santa Monica to test and prove permeable paving technology. Also, the PV system was installed as a demonstration project to promote renewable energy. Some items that were not financially feasible were the use of certified wood, a reflective or "green" roof, and the finishing of the community spaces. These had to be taken out of the project to cut costs. Although we can not replace the wood, CCSM hopes that the Rudy Brunner Award will allow us to add furniture, computers, and additional landscaping to the community room, laundry and mail room, and patio areas that will foster a tighter community in the building and help us to provide services to our special needs residents.

3. How was the project financed? What, if any, innovative means of financing were used?

The City of Santa Monica is the primary lender for Colorado Court, having provided both the land and financing for the project. In order to develop the property, the City entered into an 87-year ground lease with CCSM. The City deed restricted the land for affordable housing and will retain ownership of the land. CCSM owns the improvements to the property. Additional funding is provided by the Multi-family Housing Program through the Department of Housing and Community Development and the Federal Home Loan Bank's Affordable Housing Program through the sponsorship of Bank of America. This funding was also obtained by promising to maintain the project as affordable housing. Because there is minimal debt service for the project, rents can be kept extremely low and affordable to tenants making less than 35% and 40% of area median income. This corresponds to rents of \$337 and \$386 per month in an area where market rate studio apartments are typically over \$1,000 a month. Rents at Colorado Court are just high enough to cover operating expenses, taxes and reserves. Environmental rebates helped to make the green measures more affordable including a grant from the California Energy Coalition for energy efficiency measures, a rebate from the gas company for the gas microturbine, and a photovoltaic buydown from the State of California.

DEVELOPER PERSPECTIVE (CONT'D)

4. How did the economic impacts of this project on the community compare with or differ from other projects you have been involved in?

Colorado Court provides high quality, sustainable housing to extremely low-income residents in the City of Santa Monica who would otherwise be forced out of the community due to high costs of living and a shortage of available affordable housing. Since 1996, when the state mandated changes to rent control, the average cost of renting a two-bedroom apartment in Santa Monica has increased from \$818 to \$1,528. In addition the median home value has risen from \$350,792 to \$504,169. Coupled with a 20% increase in jobs in the City, particularly in the lower paying service industry, a crisis is intensifying in Santa Monica. Workers no longer can afford to live near their jobs, and long-time residents are being forced out of their community. Through the development of Colorado Court, 44 new, single units have been added within walking distance to the city center where many service industry, hotel and restaurant jobs are located. The rents are between \$337 and \$386 per month and are affordable to workers earning between \$13,493 and \$15,420 per year. Additionally, over 20% of the units at Colorado Court are maintained as special needs housing and thus the project also benefits low-income individuals with mental, physical and/or other types of disabilities. This project is different than most of CCSM's other projects in that it targets single residents instead of providing family housing. Although, both are vital to maintaining socio-economic diversity in this highly desirable beach community that has an accelerating cost of living.

5. What about this project would be instructive to other developers?

One of the main goals of this project is to spread knowledge about sustainable development. CCSM, PSK, and the City of Santa Monica have given numerous tours, publications, presentations and worked with other organizations to prepare case studies highlighting the lessons learned. In addition, other developers are most interested in what green technologies are cost effective. We have tried to present the cost of various green measures including the financing of the project, paybacks, and rebates available.

6. What do you consider to be the most and least successful aspects of this project?

One of the biggest hurdles of the project was working with the Department of Building and Safety. Because a lot of the technology was new, the building department was not comfortable with approving portions of the building without considerable time and learning. This added delays to the project, resulting in the project not meeting its schedule. However, the education of the building department will facilitate future projects. Another aspect of the project that did not turn out as planned was the storm water retention system. The Gravelpave surface did not stand up to automobile traffic and had to be replaced with permeable concrete shortly after installation.

Aside from the primary goal of providing much-needed affordable housing in Santa Monica, the project's educational aspect of promoting sustainable development made all of the difficulties and added work worthwhile. The project has provided valuable lessons on overcoming barriers to green development and has showcased new technologies for other developers and builders in the region.

2003
RUDY BRUNER AWARD
PROFESSIONAL
CONSULTANT
PERSPECTIVE



PROFESSIONAL CONSULTANT PERSPECTIVE

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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other professionals if desired.

Name Mike Guccione Title Construction Manager
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Signature M. A. Guccione

1. What role did you or your organization play in the development of this project?

I was hired by the owner, the Community Corporation of Santa Monica (CCSM), to act as their representative through the design, bidding and construction phase of this project. I worked directly with CCSM's Project Manager, lending advice and knowledge regarding design detailing, scheduling, pricing, and construction. With my extensive experience in the construction field (including over 30 years experience as a construction manager, utilizing advanced architectural/city planning degrees from Georgia Tech along with many years as a licensed general contractor in several states) my responsibilities included working closely with the architect and contractor to maintain an effective flow of communication and to ensure that the project was being constructed as the team intended. Because this was a 'green' demonstration project, there were significantly more challenges to overcome (than a more typical construction project) even though I have previous experience with CCSM in completing other difficult projects. It was my responsibility to ensure that team members met deadlines, that the team members met their contractual obligations and that everyone worked together efficiently with the main goal of finishing the project on time and within budget. I have an intimate knowledge of the local permitting and inspection process and was able to act as a liaison at times between the Building Department and the project team.

2. From your perspective, how was the project intended to benefit the urban environment?

The project was designed so as to produce a minimal impact on the environment and be a 'demonstration' project for the city and other developers to replicate. The project was designed to produce all of the energy it requires on site, using a combination of photovoltaic solar panels and a microturbine. All of the materials used in the construction were studied for their impact on the environment, and were chosen to ensure better thermal properties, better indoor air quality and low or no maintenance. During construction, we worked with the contractor to ensure that the majority of the construction debris would be recycled. During the course of construction, we worked closely with the city of Santa Monica to construct a water retention demonstration project in the rear alley. This system captures the majority of the site and alley runoff and allows it to percolate back into the ground water table rather than being sent into the storm drain system to Santa Monica Bay.

3. Describe the project's impact on its community. Please be as specific as possible.

The largest impact the project has had on its community is that the project has been an educational process for the city's (and other nearby municipalities) building department and inspectors. The photovoltaic solar system and the microturbine system, as relatively new technologies, posed numerous first-time challenges for the inspectors. The team worked closely with the inspectors, giving them additional drawings and mockups on site for their review, so that they could be informed and feel comfortable about the project. As a result of this project, the city has revised some of their codes regarding solar systems so that the process will be easier for others to implement. I also believe this project is architecturally significant in that it is a beautiful building which fits well within the urban context, and in addition to the active energy systems, also incorporates passive energy measures such as orientation and cross ventilation, which further contribute to the efficiency of the building.

PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

4. What trade-offs and compromises were required during the development of the project? How did you participate in making them?

The compromises and trade-offs we made were in the materials/costs and the schedule.

We investigated certified lumber and a reflective white roof, but found the cost to be prohibitive. As construction manager, I review costs on a frequent basis, and participated in the decision to include items like the blown-in insulation in lieu of the white roof (which could be done at a later date).

The schedule was delayed due to the unavailability of regular/simple building department inspections. As construction manager, it is my responsibility to oversee the scheduling of the project. As the project began to get delayed, I was in direct contact with CCSM to ensure that we were not in conflict with lender requirements for project completion. I worked closely with the contractor and the building department to get the issues resolved as quickly as possible.

5. How might this project be instructive to others in your profession?

This project is a good learning tool for others in my profession as it relates to construction costs and specialized subcontractors. Some of the green items, such as the blown-in insulation, are only done by a handful of subcontractors. It was a challenge finding the right one at the right prevailing wage price. The team has kept records of the costs of the different green items, as well as specialty subcontractors that will do different portions of the work.

6. What do you consider to be the most and least successful aspects of this project?

The most successful aspect of this project is that it will generate the majority of its energy on site, while also providing much needed low-income housing for the city. The solar panels, which generate a large portion of the energy, are a significant design element on the façade of the building and contribute to the building's aesthetics. The least successful aspect of this project is that the original intention of net-metering the project has not yet been realized.

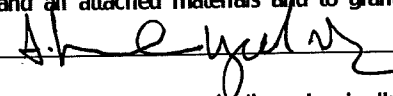
PROFESSIONAL CONSULTANT PERSPECTIVE

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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other professionals if desired.

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1. What role did you or your organization play in the development of this project?

Energy consultant with broad responsibility for the articulation, evaluation, analysis and integration of sustainable energy and environmental design features into the building design.

2. From your perspective, how was the project intended to benefit the urban environment?

To showcase the integration of energy efficiency, renewable energy and co-generation along with environmentally sensitive choices of materials and construction techniques in a truly cost effective manner over the life of the building.

3. Describe the project's impact on its community. Please be as specific as possible.

The project demonstrates that the integration of disparate and diverse energy and environmental design elements into a building can be realized, even in a low income housing project, if the correct cost accounting, i.e., life cycle costing, procedure is adopted.

PROFESSIONAL CONSULTANT PERSPECTIVE_(CONT'D)

4. What trade-offs and compromises were required during the development of the project? How did your organization participate in making them?

Trade-offs among various measures relating to energy design affected not only by performance, but more important cost issues. The process required the development of informed compromises to arrive at a balanced final product.

5. How might this project be instructive to others in your profession?

Holistic approach in energy and environmental design, taking into account the competing performance, cost and social aspects as well as regulatory constraints associated with the implementation of a series of energy design measures. Careful evaluation, analysis and a hierarchical ranking enable us to choose.

6. What do you consider to be the most and least successful aspects of this project?

The most successful aspect was the integration of a vast array of sustainable energy and environmental measures into the building design. The least successful aspect is the realization of the rather primitive translation of the design features into the building construction by the contractor, who was unfamiliar with these kinds of strategies prior to this project.

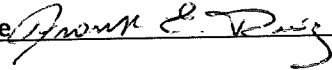
PROFESSIONAL CONSULTANT PERSPECTIVE

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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, or other professional services. Copies may be given to other professionals if desired.

Name Frank Ruiz Title Contractor
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1. What role did you or your organization play in the development of this project?

Through an 'invited bid' process, we were hired by the owner, the Community Corporation of Santa Monica (CCSM) to construct the project.

2. From your perspective, how was the project intended to benefit the urban environment?

The project will benefit the urban environment because it will generate most of its own energy through a combination of solar panels and a microturbine. Also beneficial to the urban environment is the water retention system in the alley, constructed by us, which diverts water from the storm drain system so that it is naturally cleaned by the ground. During construction, we worked with a trash recycling company to recycle the majority of our construction debris.

3. Describe the project's impact on its community. Please be as specific as possible.

The impact on the community is great because not only will this project provide much needed low income housing for Santa Monica, but it provides an educational opportunity for other contractors and developers to incorporate sustainable measures into their buildings. We have shown that it can be done.

PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

4. What trade-offs and compromises were required during the development of the project? How did you/organization participate in making them?

One compromise we made was the fact that the project was delayed in the inspection process. We had to spend a large amount of time dealing with the concerns of the building department inspectors.

The solar panels were originally going to be installed by another company (specializing in this), yet we couldn't reach common ground on a contract so we decided to install the panels ourselves, with highly detailed installation instructions from the licensed Energy Consultant.

5. How might this project be instructive to others in your profession?

We learned a great deal during this project and feel comfortable that we could be an important part of the team for the construction of another sustainable building. This project could be instructive to other contractors in showing how the solar panels were installed on the face of the building (as opposed to the roof, where they typically are installed). The cost of the various green items as well as the subcontractors available to do this work is invaluable information for other contractors.

6. What do you consider to be the most and least successful aspects of this project?

The most successful aspect of this project is that it will house low income people, in the heart of a vibrant downtown area, and generate most of its own energy.

The least successful aspect of this project is that the utility company will not allow net-metering.

2003
RUDY BRUNER AWARD
ARCHITECT
OR DESIGNER
PERSPECTIVE



ARCHITECT OR DESIGNER PERSPECTIVE

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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

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1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc.

PSK strove to achieve the most advanced level of sustainability for a building of this project type. PSK also wanted to create a building that would sensitively respond to the surrounding urban scale and context, not only creating a heightened experience for the inhabitants but also enriching the surrounding urban context. Colorado Court was designed to be 100% energy neutral and is designed to produce as much energy as it uses. Colorado Court distinguishes itself from most conventionally developed projects by incorporating energy generation and energy efficient measures that exceed standard practice, optimize building performance, and ensure reduced energy use during all phases of construction and occupancy. The planning and design of Colorado Court emerged from close consideration and employment of passive solar design strategies. These strategies include: locating and orienting the building to control solar cooling loads; shaping and orienting the building for exposure to prevailing winds; shaping the building to induce buoyancy for natural ventilation; designing windows to maximize daylighting; shading south facing windows and minimizing west-facing glazing; designing windows to maximize natural ventilation; shaping and planning the interior to enhance daylight and natural air flow distribution; specifying materials that promote good indoor air quality and require low or no maintenance. In an effort to incorporate a whole system approach in all stages of development, PSK prepared "Green" specifications to supplement the standard specifications that are customarily provided. For example, contrary to conventional practice, the contractor had to comply with a strict waste recycling policy at the building site at all times and consequently over 75% of construction waste was recycled. Resource conservation was also emphasized by specifying carpet with recycled content, insulation made from recycled newspaper, all-natural linoleum flooring, and oriented strand board (OSB) in lieu of plywood sheathing. Water conservation and management are integral to sustainability at Colorado Court. The project team worked with the City of Santa Monica to install a permeable gravel pave system to replace the asphalt in the alley adjacent to the site. This storm water retention system retains 95% of the site's storm water runoff in addition to 100% of the runoff from the entire city block on which the building is located. Colorado Court is uniquely located on a highly visible site within Santa Monica adjacent to the main highway off-ramp that provides access to the City. The team responded accordingly with a building that in its scale, articulation and character acts as gateway. The south elevation, which unfolds along an alley but faces oncoming traffic as it enters the city, was developed with this visibility in mind. Because of its siting on a prominent corner, three sides of the building were considered as primary elevations that optimize their potential to interact with the urban context. The project features two courtyards that encourage the intermingling of the public life of the city and the private life of the residents, and thereby attempts to foster an enhanced connection between diverse sectors of the community.

2. Describe the most important social and programmatic functions of the design.

Other than providing high quality housing for the most needy and underprivileged in the community, the most important social and programmatic function of Colorado Court's design is the inclusion of the large community room and kitchen on the ground floor, which opens onto an exterior private terrace through large sliding glass doors. This space is available to community organizations (free of charge) and to the tenants of Colorado Court as a gathering/meeting/event space. The Community Room and its adjacent terrace fronts Colorado Avenue, a major downtown Santa Monica thoroughfare. Its positioning along the street frontage expresses a proactive attitude towards community interaction and creates opportunities for this in the core urban environment. The Room opens out into the city and literally extends an invitation to participate. The private exterior garden courtyard space on the second floor of the project represents another very important social and programmatic function of the design. While this space has not yet been fully realized, it was designed to provide crucial social space within the project. This exterior garden courtyard will provide occupants with a private outdoor activity space where they can read, meditate, mingle with other residents, enjoy the mild climate etc. Since the living units are quite small at 375 sf max per unit, the inclusion of this kind of space in the program was essential to a high quality living for residents. The courtyards that occupy the "void" space between the three primary masses of the building are not only important for their social function but are also a result of optimal passive solar design. By breaking up the mass of the building into three blocks, the residual space was created. This was strategic in terms of sun and wind orientation and also was strategic in terms of planning "courtyard" spaces.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project.

Affordable housing projects have limited and extremely tight budgets. To make matters worse, there are no additional funds available if a project goes over budget or incurs cost overruns. Due to these budgetary constraints, affordable housing projects have larger than normal contingencies set aside to avoid the potential disaster of not being able to complete a project. The biggest challenge at Colorado Court was to complete the project, worst case scenario, on budget. We attempted to design the project to be less than the allocated budget so as to make more funds available for sustainable and other "wish list" amenities. To achieve this, the project was designed for maximum efficiency and is identical vertically throughout. While there are variations horizontally, each horizontal variation is carried through vertically on every floor so as to ensure very efficient structural and mechanical systems. This planning strategy made for a very simple to construct and inexpensive structure, eliminating the need for large amounts of steel, ventilation and plumbing ducts. Because the basic structure was so simple, we incurred less than 2% of actual change orders (increase in cost). Because change orders were so minimal, we were able to use the remainder of the contingency towards sustainable and green building items and materials, i.e.- natural linoleum, recycled carpet, no voc paints, formaldehyde free wood products and a host of other amenities that were considered "wish list" items. This attitude--conserve valuable resources through repetition and use the savings where it matters most--was integral to our approach to this project. The trade off was that we were not able to pay specific attention to selected program details and individual micro needs that would have been better served with unique features and individualized attention. We elected to make these very small sacrifices of uniqueness in favor of repetition to ultimately deliver a project that would deliver excellent overall results to the project itself and to the community. We also chose to retain all existing trees on the site even though it would have been easier to plan and design the building if the trees were removed. This made it extremely difficult to fit the required units and maintain a repetitive simple structure. Due to the location of the trees, we had to design our solar system to not rely on efficient production after 3:30pm due to partial shading on the panels from the existing trees. The final sacrifice we elected to make was not to use certified forest products for the primary structure (even though we used many recycled and composite wood products throughout the project) because certified forest products would have incurred \$200,000.00 in additional costs. We felt that this money would be better used for other aspects of the project and ultimately used the funds to incorporate a multitude of environmental features that were better for the project, community and environment.

4. Describe the way in which the project relates to its urban context.

Colorado Court's impact on the surrounding urban environment is considered an important aspect of the project. The building provides a gateway to its community and serves as a beacon for responsible, sustainable development that has the potential to improve the quality of lives worldwide. The project team strove to create a building that would sensitively respond to the surrounding urban scale and context, not only creating a heightened experience for the inhabitants but also enriching the surrounding urban context. The project is uniquely located on a highly visible site within Santa Monica adjacent to the main highway off-ramp that provides access to the City. The team responded accordingly with a building that in its scale, articulation and character acts as gateway. The south elevation, which unfolds along an alley but faces oncoming traffic as it enters the city, was developed with this visibility in mind. Because of its siting on a prominent corner, three sides of the building were considered as primary elevations that optimize their potential to interact with the urban context. The project features two courtyards that encourage the intermingling of the public life of the city and the private life of the residents, and thereby attempts to foster an enhanced connection between diverse sectors of the community. Colorado Court further encourages community interaction both between its own residents and with the community at-large. The project features a large community room and office on the street level that can be reserved for use by tenants and can also be used free of charge by local non-profit organizations for events and meetings. Thus, the project provides the surrounding community with a much needed kind of available space in the community's vital downtown urban core.

5. Describe the strengths and weaknesses of the project design and architecture.

Colorado Court excels in terms of providing a viable model for sustainable development. The project is 100% energy neutral and very low maintenance. Colorado Court provides an unprecedented example of sustainable design in the affordable housing market. Its most significant contribution has been and will continue to be its educational impact. The project has received enormous interest and attention. It has been covered widely in the print and broadcast media and is the subject of many institutional and educational case study projects. The project team has made a proactive commitment to outreach and education and hosts tours, lectures and workshops on a regular and ongoing basis. We also provide support and information to the many students, practitioners and public and private officials who contact us with inquiries about the project. As such, the project promises to have a very high replication rate, which will ultimately result in more sustainable developments locally, nationally and internationally.

The project and community could have probably been better served if the project incorporated more commercial space at the ground level. We provided a community room available to the public for usage, however, the project would have made a greater contribution to the urban fabric if the ground level was more accessible to the general public. We also feel that the project could have been stronger with increased exterior private garden space at individual units. In the moderate climate of Southern California, we consider a lack of this type of amenity to be a weakness.

2003
RUDY BRUNER AWARD
OTHER
PERSPECTIVE



OTHER PERSPECTIVE

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Title: Director, California Region

Organization: The American Institute of Architects

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Address: 4052 Del Rey Avenue, Suite 102

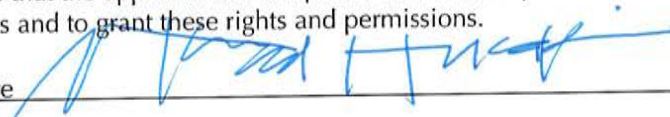
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Signature



1. What role did you play in the development of this project?

I played no role in the development of this project.

2. Describe the impact that this project has had on your community. Please be as specific as possible.

Colorado Court, it's design, the story of its development and the fact that it actually exists has created, without exaggeration, a sensation in the design, construction, and engineering community. In addition, individuals involved in housing, public policy, development, civic issues and, of course, sustainability are looking to this landmark, ground breaking project as a model of what can be achieved when the best creative efforts of the private and public sectors are combined in a spirit of collaboration and community building. While public policy bureaucrats and politicians speak frequently about livable communities, it takes the commitment and contribution of a host of players, groups and individuals, to make policy a reality.

I've watched the transformation of the once sleepy town of Santa Monica into a vibrant and wealthy city, and an increasingly desirable place to live and work and visit. The desire to not disenfranchise those who contribute to the robust economy, often in service sector jobs, and to make them a part of the citizenry of this city is a noble cause. Few things give dignity to our actions as much as work and where we live. Colorado Court has been able to instill in both its inhabitants and in all of us who are a part of this community a sense of pride and a belief in the possibilities of what government and business can achieve working as partners.

Seldom can a building be a catalyst for change. Colorado Court is one such building. A combination of hard science, social science, lofty ideals, boards and nails, good intentions and some civic and political arm-twisting, it is truly a built idea. An idea whose influence has already fostered many other versions. The ripple effect of this project having been built, and the creative means by which it was done, will have a positive, indeed a transformative effect on this and communities worldwide.

OTHER PERSPECTIVE (continued)

3. What specific trade-offs and compromises were required during the development of the project? Did you participate in making them?

I was not a part of the development of this project nor did I make any decisions regarding its development.

4. What do you consider to be the most and least successful aspects of this project?

Colorado Court, while having many admirable qualities, is most successful and valuable as a "demonstration project." By this I mean a shining example of what can be done by determined, creative individuals, hand in hand with government.

Creating a dignified place for 44 individuals to live, near where they work and play, is a worthwhile cause. However Colorado Court has had, and will continue to have influence far beyond our community, region and state. It has become well known nationally and internationally in a remarkably short time. It's effect on the design community, both in terms of practice and teaching, is enormous. It has other communities talking about the opportunities within their jurisdictions to push the edges of public private partnerships for the good of both the community (often for those most overlooked) and the environment.

While the sustainable/green quality of this work might seem to be its most successful quality, I believe that the ideas, both in terms of quality of life, technology and the inventive nature of the process that brought Colorado Court to a reality is its most enduring and long term success. The "idea" of Colorado Court is its real legacy.

As for least successful aspect of this project, it probably took too long to process and build. Considering the outcome, and the prototypical nature of the work, this shortcoming is quite understandable.

OTHER PERSPECTIVE

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Signature *Walker Welles*

1. What role did you play in the development of this project?

The non-profit organization that I work for, Global Green USA implements the Greening Affordable Housing Initiative. Since 1998, this initiative has worked to demonstrate how green building practices can be incorporated into affordable housing projects as means of improving living environments and reducing operating costs.

While we did not play a direct role in the design or development of the project, Global Green USA is utilizing the Colorado Court project as a leading "example the possible" in greening affordable housing. We prepared a comprehensive case study of the project, which is posted on our web site www.globalgreen.org. We also use the project as one of two case studies in our national workshop series on green building and affordable housing. In 2002, this series included workshops in Washington D.C., Atlanta, New Jersey, and San Jose, California.

2. Describe the impact that this project has had on the your community. Please be as specific as possible.

The project has had a significant, resounding positive on the community we serve. Affordable housing developers are notorious for their ability to manage complexity. Everything about affordable housing is complex – the political process, neighborhood issues, and perhaps most of all financing. Given this climate, affordable housing developers are loath to explore untested and out-of-the ordinary building processes and technologies. This especially the case if additional cost may be involved.

For this crowd, nothing is as effective in demonstrating the validity of a concept as a built project, and Colorado Court demonstrates the validity of numerous key concepts. These include: the powerful effect of site orientation can have on the energy performance and livability of a space; the value of diverse partnerships (local government, utilities, the State, non-profit organizations); the cost-saving potential of an integrated design approach; and, that committed developers and architects can order of magnitude leaps in designing sustainable buildings and communities.

Now, when talking about greening affordable housing, we have a built project that we can be inspired by, refer to, learn from, and work to replicate.

OTHER PERSPECTIVE (CONT'D)

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them?

Although we did not participate directly in the design and construction of the project, several strategies that we developed in a parallel process were utilized in the realization of Colorado Court. These include developing a list of "bid alternatives" for green components and using remaining contingency funds to cover the additional costs of the green finish materials.

For example, there was a period when the developer did not think they would have the funds to include several green materials, including low-VOC paints and linoleum flooring. An initial trade-off was made during the design process to emphasize the energy performance measures (better windows, increased insulation, etc.). However, instead of eliminating the potential to include the green finish materials prematurely, the developers and design team worked strategically to put off as many final decisions related to finish materials until the project was nearly completed. When funds were remaining in the project contingency fund, this strategy enabled the team to quickly upgrade to the green materials.

4. What do you consider to be the the most and least successful aspects of this project?

I consider the most successful aspect of the project to be its demonstration of the power of collaborative design and working in partnership with diverse stakeholder groups. Too often architects and designers work in isolation, limiting their areas of concerns to form making and aesthetic decisions about materials and finishes. In the case of Colorado Court, the architects were willing to fully engage in a comprehensive process to explore the full range of energy efficiency, renewable energy, and green building components that could be applicable to the project. Furthermore, they were willing to look beyond the concerns of the building itself and see the opportunities to benefit the surrounding neighborhood and region.

First the architects worked in a collaborative iterative process with the mechanical engineer and energy consultant to identify energy saving strategies. Because these strategies were explored early on, the additional cost was fairly limited, while greatly increasing performance. Secondly, the architect and developer were open to bringing other players into the project. These include the state (to cover a portion of the cost of the renewable energy systems), the City of Santa Monica (through the regional energy efficiency initiative and the local stormwater management program), and the utilities (to cover some of the costs of the gas micro turbine). While the programs that the Colorado Court team availed themselves of are open to anyone doing a similar project, it is unusual to see such a comprehensive effort to bring outside resources to a project.

The least successful aspect of the project, in my opinion is that the team may have aimed too high and accomplished too much, too soon. For other developers, achieving a project at a similar level may seem like daunting, difficult to reach goal. The challenge for the Colorado Court team is to extract the essence of what makes the project successful, not the cutting edge "bells and whistles" and continue to apply these approaches, systems, and materials to future projects. In this way Colorado Court will have a legacy that extends well beyond the specific local impacts of this very unique and laudable project.

OTHER PERSPECTIVE

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Signature *Yasmin Tong*

1. What role did you play in the development of this project?

Venice Community Housing Corporation (VCHC) played no role in the development of the project. We are a 15 year-old non profit housing development corporation that works in the Venice neighborhood, adjacent to the City of Santa Monica. We were a distant witness and supporter of the project.

2. Describe the impact that this project has had on the your community. Please be as specific as possible.

502 Colorado has had a meaningful impact as a catalyst for change in our community. Not only does the project's existence showcase the possibilities in energy efficiency, incorporating them into an attractive and modern design, but also, it shows us housing developers what else we can do.

Most of us that develop affordable housing in southern California are so overwhelmed by the technical and bureaucratic demands of our work that we never challenge ourselves to take on a broader agenda that includes environmental or other social issues. It's as if we have only so much time and energy to devote to what we already do, that we can't dare to dream of anything better. Such is the architecture of professional mediocrity.

But 502 Colorado Court dares us to dream big and to embrace new challenges in our work, to struggle with new ideas and to make our work better than it is. In short, 502 Colorado shows us that we have a choice. The non-profit housing development corporation I work for has chosen to pursue similar types of energy efficient strategies in our future developments because 502 Colorado showed us that it was possible. Also, the project has encouraged the residents of the neighborhood we work in to voice their desire for sustainability and energy efficient in our future developments.

OTHER PERSPECTIVE(CONT'D)

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them?

I'm not close enough to the specifics of the development process to really know what compromises were necessary.

4. What do you consider to be the the most and least successful aspects of this project?

The most successful aspects of this project are the articulation and completion of the design. The building reflects the social values of the people that designed and developed it. The project houses very low-income adults in an attractive setting that is optimally energy efficient and stands as a model for others to follow.

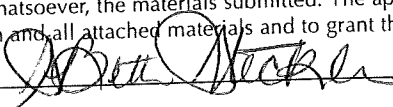
The least successful aspect of the project is the financial cost of energy efficient design. Even though the expense of the building systems and technology are recouped in energy savings over the life of the project, those systems are more expensive than the standard. The project was not intended to resolve the financial feasibility issue, but it reminds us that energy efficient design still carries a higher price at the outset.

OTHER PERSPECTIVE

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Signature 

1. What role did you play in the development of this project?

Neither I nor Livable Places was involved in the decisions on trade-offs and compromises at Colorado Court.

2. Describe the impact that this project has had on the your community. Please be as specific as possible.

Colorado Court is an inspiring and practical example of quality affordable housing, green building and smart growth. In May 2002, Livable Places show cased Colorado Court in a workshop entitled "How to Build Green Without Going Into the Red." The workshop presentations focused on planning to incorporate green features in affordable housing construction and including paying for it. Being able to tour Colorado Court brought the discussion from the theoretical to the practical. About 80 developers, architects and builders attended the half-day session. Colorado Court is an impressive demonstration of green building in action.

OTHER PERSPECTIVE (CONT'D)

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them?

Neither I nor Livable Places was involved in the development of Colorado Court.

4. What do you consider to be the the most and least successful aspects of this project?

From our perspective most successful aspects are:

- 1) Creating a building that generates as much energy as it uses;
- 2) Creating a building that is healthy for its occupants;
- 3) Partnering with local government in creating the run-off filtration system;
- 4) Building affordable housing in a highly desirable central location close to shopping, services and transportation.

OTHER PERSPECTIVE

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Signature 

1. What role did you play in the development of this project?

I shot footage of the construction of Colorado Court for a documentary on sustainable (green) building design.

2. Describe the impact that this project has had on the your community. Please be as specific as possible.

Colorado Court has improved the community in several different ways. Most importantly, it has raised people's awareness of ecological issues, because it utilizes a number of energy efficient features that are visible to anyone simply viewing the building. The solar panels, for example, are used not only in a purely functional sense, but also as a design element, in the building's outer structure. During the construction process and afterwards, it has been common for passerby on the street to inquire about the panels, how they work, etc. Another aspect of Colorado Court, which I believe certainly benefits the community, is that it demonstrates how so-called low-income housing can be not only environmentally sustainable, but also designed and built in such a way that it blends in nicely with other structures in the surrounding neighborhood. In terms of benefits for those who live and work in the community, in which Colorado Court is located, it is certainly worth mentioning that the building's proximity to public transportation lessens residents' need to own their own vehicles, thereby easing traffic congestion and parking problems in the area.

Colorado Court has impacted the community by providing low-income housing with a design that enhances the aesthetic of the community. Colorado Court breaks preconceived ideas of what low-income housing looks like. The location of the structure takes advantage of public transportation and thus mitigates use of land for parking. This building generates most of its own environmentally sound power, thus reducing the strain on the local utility company and improving the air quality--a benefit to all in the community. Rainwater run-off is put back into the aquifer, instead of into the street, therefore preventing further pollution of Santa Monica Bay. These are the the most important ways in which Colorado Court has impacted the community of Santa Monica.

OTHER PERSPECTIVE(CONT'D)

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them?

NA

4. What do you consider to be the the most and least successful aspects of this project?

From my perspective (documenting the construction process of the building, and also as a resident of this community--I live only a few minutes away from 5th and Colorado, where Colorado Court is located) it seems that the whole process of developing Colorado Court went very smoothly. As for the final outcome, I would not change anything. The most successful aspect of the project from my perspective is the harmonious combination and interdependence of many sustainable elements that optimize efficient and responsible use of resources. The least successful aspect of the project seemed to be the delays in scheduling that occurred because this was such a unique project for the City of Santa Monica. However, per my understanding, this did not result in any significant negative impact to the project overall.