

Easter Hill HOPE VI Project

Richmond, California



The revitalization of Easter Hill will replace a deteriorated public housing site (left) with a dynamic, pedestrian-scale community of varied housing types and open spaces.

A drive-by shooting at this project's first community meeting reinforced the urgent need for positive change in this struggling Bay Area neighborhood. Undeterred by the violence, public housing residents participated in a series of Calthorpe-led design charrettes to plan the revitalization of their neighborhood. Shaped in large part by this

community input, the Easter Hill HOPE VI project will replace 300 units of dilapidated, crime-ridden public housing with a new mixed-use neighborhood of parks, townhouses, duplexes, and single-family homes. The heart of the project is a new 20,000 square foot community center, which will contain a gymnasium, classroom space, police substation, and computer learning center. All new housing will face the street and have front porches for "eyes-on-the-street" security. A dusty existing field at the center of the site will be transformed into a soccer field for older children, while a new daycare center will accommodate younger children.

Vacant lots throughout the surrounding neighborhoods will be purchased for new infill and mixed-use development, thus assuring that the entire community will benefit from the new high-quality redevelopment.

HOPE VI is a federal Department of Housing and Urban Development (HUD) grant program to replace 1960's-era "institutional"-style public housing projects with a mix of smaller-scale, mixed-income housing units that create a more livable and diverse environment.



Local residents worked with project planners in a design charrette to plan the future of their community.

Acknowledging the architectural style of the surrounding neighborhood is important to the successful integration of new housing into a community. With this in mind, Easter Hill Hope VI Plan proposed a variety of traditional housing styles for this rejuvenated community.



In the process of site design a goal was to create and link a variety of open spaces. These places allow for residents to enjoy both active and passive recreation.

