



CASE STUDY

COMPASS ROSE

Quality, attainable housing in the heart of downtown Fullerton

PROJECT OVERVIEW

LOCATION

Fullerton, California

COMPLETED

April 2019

TYPE

Breezeway

SIZE

3 Stories
46 Units
1.76 Acres

DENSITY

26.2 du/ac

CERTIFICATION

LEED Gold

CHALLENGE

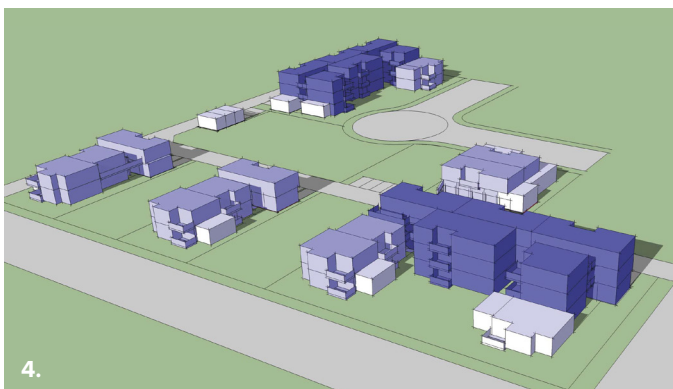
Compass Rose is a 46-unit attainable infill development in Fullerton, CA's Richman Park neighborhood. Our non-profit client Jamboree, tasked us with creating aesthetic and functional cohesiveness and a true sense of community. These qualities are typically hard to achieve at scattered sites, but we connected five lots with accessible pathways that lead to an expansive and popular community center. This gathering place is the heart of the 1.76-acre development and as such it establishes the fabric of a transitioning neighborhood. The City of Fullerton and the former Fullerton Redevelopment Agency have invested more than \$22.7 million to buy properties and then replace blight with much needed attainable housing. Compass Rose provides the rental component of this master plan with high-quality apartments for families earning between 30 and 60 percent of the area median income.

SOLUTION

Each block underwent multiple iterations during the zoning and entitlements phase of development. "I can't remember another project in which we worked so closely with the City to interpret and explore the code to its maximum possibility in order to get the desired yield," recalls Daniel Gehman, Principal in Charge of Architecture at Humphreys & Partners Architects. Later, when an unexpected stormwater management issue arose, our landscape architect resolved it brilliantly with raised planters that ultimately enhance the aesthetic experience of the community by defining the zones within the landscape. Careful attention was also given to styling the structures and common areas with a level

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Daniel Gehman, Principal in Charge,
Humphreys & Partners Architects



of detail not usually seen in attainable housing that instills pride among residents and encourages positive community engagement. At the development's over 3,500-square foot mixed-use community center we programmed flexible indoor/outdoor recreational space, management offices, kitchen facilities and room for free services for residents and the surrounding community.

KEY HIGHLIGHTS

Compass Rose offers 14 one-bedroom, 20 two-bedroom and 12 three-bedroom apartment homes in five two- and three-story modified breezeway buildings. State-of-the-art materials, systems, finishes, fixtures and equipment not only meet LEED for Homes Gold certification but also CalGreen Title 24 building standards. As Gehman notes, Compass Rose blends seamlessly into the neighborhood. We gave special consideration to the neighboring California Craftsman-style architecture when designing the community. Exterior materials include a combination of stucco, metal panels and stone accents with classic Craftsman details such as exposed beams and rafters and low-pitched rooflines. The stacked-flats feature tuck-under garages to maximize outdoor space and community areas as well as additional parking for guests. Compass Rose provides a comfortable and dignified place to live while raising the bar for attainable housing development.

ABOUT HUMPHREYS & PARTNERS

For over 25 years, Humphreys & Partners Architects (HPA) has been providing high quality, innovative planning and design services. As an award-winning firm specializing in multifamily, mixed-use and hospitality/resort design, HPA has extensive experience in high-rise, mid-rise, student, senior, tax credit, attainable, moderate and luxury communities with offices across the nation and abroad.



1. The community center and outdoor amenity areas encourage an environment of engagement, socialization and healthy play.
2. Featuring over 3,500 square feet of common space, the community center houses flexible indoor/outdoor recreational space, management offices, kitchen facilities, and room for free services.
3. The California craftsman-style is contextual in design as special consideration was given to the neighboring architecture.
4. The community is comprised of five scattered lots with accessible pathways connecting each block.