



## Affordable Mixed-Use Residential & Commercial Project Rises in El Cerrito

**Client:** [Resources for Community Development](#)

**Site Area:** 98,070 S.F. / 0.94 acre

**Density:** 57 units - 60.8 DUA

**Completion:** 2015

**Construction est.:** \$17.5M

**Website:** [VMWP](#)

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The Ohlone Gardens project includes 57 affordable rental apartments over ground floor office/commercial space. The approximately one acre site includes a mix of one, two and three bedroom units configured around a central courtyard. At grade open space at street level leads to the Ohlone Greenway (a multi city linear park) and the community at large. Within the building, common areas including the community room and laundry room have been placed directly off of the central courtyard in order to maximize the use of this area. The courtyard has several seating areas, a children's play structure, and a raised lawn area. Ohlone Garden's outdoor spaces utilize drought tolerant landscaping, bioswale drainage and filtration, and water permeable pavement. Adjacent to the raised BART tracks, the units include special acoustic designs built into the building. With attention to energy efficiency taken into account from early stages in the design process, Ohlone Gardens exceeds Title 24 energy efficiency standards by over 32%.

### Design Features

- Wayfinding system incorporated that is sensitive to the needs of blind residents
- Central courtyard links to interconnected open space and greenway
- Stormwater management

### Green Features

- Construction waste recycling plan that diverted 70% of construction waste from landfills
- Solar thermal water pre-heating
- ENERGY STAR appliances
- Double-paned, triple-paned, and double glazed low E windows
- Durable, low maintenance finishes
- Low VOC paints and adhesives
- High-efficiency faucets, toilets, and showers