SITE DESIGN STRATEGIES

Urban edge for a new walkable arts corridor
Transit-oriented, cycle track-enabled complete streets
Porous east-west pedestrian connection
Organic mix of uses and building typologies
Activated community spaces provide sense of place + security
Village green, pocket parks, courtyards, interstitial nooks + crannies
Bioretention, xeriscaping + native planting stormwater management
177 parking spaces confined to site exterior (.84 spaces/unit)

LEED PLATINUM

87

VISTA NEIGHBORHOOD DEVELOPMENT PLAN

ENERGY + ATMOSPHERE 28 pts
- Optimized Energy Performance
- Solar Renewable Energy

INDOOR + MATERIAL QUALITY 21 pts
- Enhanced Indoor Air Quality
- Environmentally Preferable Products

SITE + RESOURCE SUSTAINABILITY 20 pts
- Rainwater Management
- Heat Island Reduction
- Water Conservation

LOCATION, TRANSPORTATION + REGIONAL PRIORITIES 12 pts
- Density
- High Priority Reduced Parking

INNOVATION 6 pts
- Community Outreach
- Integrative Process
- Affordable Housing

Live-Work Lofts
- Multi-family
- Permanent Supportive Housing
- Garden Style Apts
- Townhomes
- Village Green
- Community Garden
- Arroyo (bioretention)
NET-POSITIVE ENERGY PERFORMANCE

Building Envelope
- 2x6 wood frame + R-20+R-5 insulation
- 18-inch R-38 open web wood truss roof
- High albedo/reflectivity + low emittance roof with radiant barrier suited to local climate
- Low-E U=0.25 windows

Passive Solar Heating + Cooling
- Glazing orientation + fenestration ratio
- Brise soleil + ramada shading devices
- Building design + East-West blocks maximize solar access

Efficient MEP Systems
- Variable Refrigerant Flow HVAC
- LED lighting fixtures
- Energy Star appliances
- Low-flow plumbing fixtures

Net Positive On-site Solar Energy Production

Site Energy Usage:
- 210 Residential Units Avg Consumption 350 kWh/unit/mo
- 12,386 SF Non-residential Usage Avg 13 kWh/sf
- Total Usage: 1,043,000 kWh/year

33,000 SF (457kW) PV System Production:
- 1,186,000 kWh/year
- Annual Value: $121,000