

MAGNOLIA TERRACE

*Small Multifamily Project Makes Big Impact
with Artful Design That Is Accessible, Affordable and Green*



In Emeryville's bustling Triangle neighborhood,

a century-old fourplex apartment building was lifted off its foundation, moved to a new lot one block away to preserve it from being razed

during redevelopment of the old site. It was stripped to its studs and then thoroughly rehabbed to create five apartments that are affordable, comfortable and green. Initially, the framing, siding and windows were preserved. Windows and siding were removed and donated during MT rehab, stripped of lead and asbestos prior to our involvement in the project. Developed, owned and operated by Housing Consortium of the East Bay, the project is slated for completion in May 2011. The apartments will house independent residents with developmental disabilities whose income is less than 20 percent of the area median income (AMI).

The project, dubbed Magnolia Terrace after the magnolia tree that was preserved on the small lot, is a terrific example of how a green upgrade can bring a small multifamily building up-to-date, helping ensure it will provide quality housing for another 100 years.

Magnolia Terrace "not only helps to preserve the architectural character of a neighborhood in the midst of rapid redevelopment, but also adds vibrancy through artwork, green building, and, most importantly, through the inclusion of people with developmental disabilities in its resident community," said Kristy Feck, President of HCEB's Board of Directors.

COST

\$2.37 million

LOCATION

4001 Adeline Street
Emeryville, California

SITE AREA

3,030 sq. ft.

BUILDING SIZE

2,800 sq. ft.

NUMBER OF DWELLING UNITS

5

DENSITY

70 units/acre

BUILDING TYPE

Rental apartments for very low income individuals with developmental disabilities

COMPLETION DATE

May 2011

OWNER/DEVELOPER

Housing Consortium of the East Bay

ARCHITECT

Gonzales Architects

GENERAL CONTRACTOR

D&H Construction

LANDSCAPE DESIGN- BUILDER

T. Delaney/SEAM Studios

LANDSCAPE ART

Creative Growth Art Center



A FLAGSHIP GREENPOINT RATED PILOT PROJECT

Housing Consortium of the East Bay pursued a green building label for Magnolia Terrace through the GreenPoint Rated Existing Homes Multifamily program. HCEB has demonstrated leadership in environmental and community commitment by designating Magnolia Terrace as a flagship pilot project in the nation's first third-party verified green labeling system for upgrades to existing multifamily buildings.

Through participation in the pilot GreenPoint Rated program, HCEB helped guide the program's development by evaluating potential measures for greening existing multifamily housing, testing methods of verification, and setting credible, accessible thresholds for the program.

For their part, HCEB found that GreenPoint Rated process helped them meet their goals for Magnolia Terrace. "The support we've received and the collaborative spirit of the GreenPoint Rated process has given us the opportunity to weave together the often conflicting priorities of preservation, green building and meeting the needs of our lowest-income population," said HCEB Project Manager Brianne Steinhauser.

FUNDING A HIGH QUALITY, AFFORDABLE DEVELOPMENT

"Throughout the development process, and in partnership with the City of Emeryville, the philosophy of this project has always been that 'quality' and 'affordable housing' shouldn't be mutually exclusive," Brianne Steinhauser said.

The project was funded by a variety of sources, including the City of Emeryville Redevelopment Agency, Alameda County HOME & CDBG, Northern California Community Loan Fund, State of California Predevelopment Loan Program, National Endowment for the Arts (NEA), Enterprise Green Communities Technical Assistance Grant, and County of Alameda Project-Based Section 8 Vouchers. Green Building in Alameda County, a program of Stopwaste.Org, provided HCEB with green design assistance and a \$10,000 grant to offset participation in the GreenPoint Rated program.

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GREEN at a GLANCE

PLANNING & DESIGN

- Rehabilitation of existing multifamily home to increase density and number of dwelling units
- High density, urban infill location within short walking distance of many neighborhood services and transit
- Preserved existing magnolia tree as focal point of new landscaping
- Outdoor gathering places featuring art by local artists and attractive landscaping and furnishings
- All units are affordable to extremely low-income residents
- Designed for accessibility

SITE

- Property landscaped with California native and low water-use plants
- Low flow irrigation system with smart controllers
- Historic classic box building frame and character was preserved
- Wood siding, windows, and flooring were salvaged for reuse

Structure

- Well-insulated building envelope (R-13 walls, R-19 raised floor and R-38 ceiling)
- New wood windows with low U-value and appropriate solar heat gain coefficient
- 30% flyash in concrete

GREEN at a GLANCE

SYSTEMS

- Exceeds Title 24 by 38%
- Ductless hydronic baseboard heating and no air conditioning
- Instantaneous water heating
- Low-flow showerheads and bathroom and kitchen faucets (1.5 gpm) and high efficiency toilets (1.28 gpf)
- Sub-metered domestic water to encourage water conservation
- Energy Star-qualified refrigerators
- Energy Star-qualified clothes washers in central laundry facility
- Photovoltaic system to offset at least 40% of the common load

FINISHES & FURNISHINGS

- Quality, durable cabinets and flooring
- Low-VOC paints and coatings
- Reduced formaldehyde in interior finish materials.
- Bamboo and ceramic flooring, no carpeting

OPERATIONS & MAINTENANCE

- O&M manuals provided to building maintenance staff and residents
- Residents offered free or discounted transit passes
- Educational signage explaining project's green features
- Vandalism management plan

■ What Makes It Green ■

REUSE & RECYCLING

Revitalizing an Historic Building. HCEB's rehabilitation plans treated the building's historical character with respect. The original classic box structure and many architectural details were preserved or restored. The front entry of the building was returned to its original location, and a porch typical of the period was added. The corner flutes and capitals, as well as the egg-n-dart and cornice details were removed, re-created and installed. The interiors give a sense of a historic home in the common spaces. Retaining the frame of the original building allowed HCEB to create apartments that were like-new while using fewer building materials than would be required to build the structure from the ground up. Interior partitions were relocated, transforming the original four apartments into three studios and two one-bedroom units that are designed for accessibility to physically disabled residents.

Reducing Construction Waste. Wood and windows removed from the building, as well as temporary construction materials were salvaged for reuse in other construction projects or donated to salvage companies and non-profits, further reducing the amount of waste generated.

ENERGY & CLIMATE

Energy Efficiency. The renovated building is 38 percent more efficient than required by the current Title 24 energy code. HCEB achieved this high level of efficiency by adding insulation in the walls, above the ceiling and under the floor, and by installing ductless hydronic baseboard heating, instantaneous water heating and high efficiency lighting. Photovoltaic panels on the roof generate enough electricity to meet 40 percent of the electricity load in the building's common spaces.

Efficient Appliances. To reduce energy and water use, Magnolia Terrace's apartments have Energy Star-qualified refrigerators and the central laundry room has Energy Star-qualified clothes washers. Low-flow toilets, showerheads and faucets also conserve water and energy.



Magnolia Terrace under construction, March 2011

QUALITY OF LIFE AND COMMUNITY BENEFITS

Access to Everyday Services. Magnolia Terrace sits on a prominent corner in a busy mixed residential, retail and commercial district. The centrally located urban infill site provides good access to stores, employment options, transit and other services. Over ten common neighborhood services and a major transit stop with numerous bus lines, including the free Emery-Go-Round, are within a quarter mile of the site.

Attractive Gathering Places. The outdoor space is centered around the property’s namesake magnolia tree and an accessible ramped walk, and is surrounded by low water-use landscaping. Carefully chosen plant species, and decorative design and outdoor furnishings create an appealing atmosphere, inviting residents to spend time outdoors and socialize. The project was awarded a National Endowment of the Arts grant to collaborate with Creative Growth Art Center to create and install art throughout the project. The entry stair risers and newel posts will be covered in an abstract mosaic designed by Erin Punzel and David Albertson. The landscape planters



Template of Entry Stair Risers

along 40th Street will have artwork designed by artists that speak to their sense of community and/ or home. .

Based in Oakland, Creative Growth Art Center serves adult artists with developmental, mental and physical disabilities; their artists’ work is featured in prominent collections and museums worldwide.

Magnolia Terrace participated in the GreenPoint Rated Existing Homes Multifamily Pilot in collaboration with Build It Green and Green Building in Alameda County.

