



Los Vecinos Apartments

Targeted to achieve LEED® for Homes Platinum certification

Project Overview

Size:
42 units on 1.46 acre development

Location:
Chula Vista, CA

Completion Date:
2009

Building type:
Multi-family residential and community center

Energy Efficiency:
Average of 39% better than 2005 Title 24

Green Rating:
Seeking LEED for Homes – Platinum

Team

Owner/Developer:
Wakeland Housing and Development Corporation

Architect:
Carlos Rodriguez, Rodriguez Associates, Architects & Planners, Inc.

Civil Engineer:
Gina Shaw, Lintvedt, McColl & Associates

Green Advisor:
Ted Bardacke, Global Green USA

General Contractor:
Kevin Nagel, Wermers Construction

Public Artist:
Nina Karavasiles

Utility Incentives:
SDG&E's Sustainable Communities Program

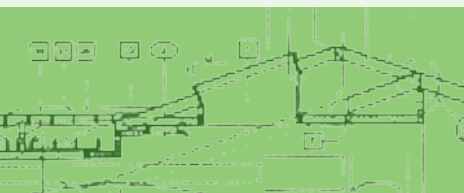


Annual Savings

Electricity: 15,299 kWh

Gas: 3,665 therms

Water: 1,252,000 gallons



"Los Vecinos has been a laboratory for innovative technologies that we have been able to apply immediately to other rehabilitation and new construction developments...we've proved we can cost-effectively produce greener, more durable buildings."

- KENNETH L. SAUDER, WAKELAND HOUSING AND DEVELOPMENT CORPORATION, PRESIDENT/CEO

Solar-powered Public Art



Project Overview

Los Vecinos, which means "the neighbors," provides highly energy efficient and sustainably designed, affordable housing to its community members. This new development features a 93 kW onsite photovoltaic system, which provides 90% of the development's energy needs. Many of the strategies used in building this project have multiple benefits; for example, energy-efficient products may also be recycled and have no toxic residue. This apartment complex, built from healthy materials, includes a recreation space and a community center for the residents' use, and is designed to encourage interaction between neighbors. Los Vecinos educates residents through an art program, which includes an art curriculum geared towards children and over 300 pieces of art onsite.

Sustainable Features

- Design and location encourages walking, bicycling and use of public transportation
- Abandoned motel was replaced with this contemporary development that responds to an urban environment with appropriate high density and horizontal mixed-use
- Electric car recharging station encourages alternative vehicle use

Sustainable Sites

Water Efficiency

- Irrigation system, xeriscape, and artificial turf results in more than 50% reduction of landscape water use
- Permeable concrete traps and filters water before it enters the public water stream
- Highly efficient plumbing fixtures result in 20-30% reduction in indoor water use
- Water sub-metering delivers feedback to the residents, encouraging conservation

Energy & Atmosphere

- On-demand tankless hot water heaters/hydronic space heating and Energy Star® appliances lower energy needs
- Cool roof, radiant roof barrier, low "e" windows and upgraded envelope insulation reduce cooling load
- 93 kW rooftop PV system delivers solar energy directly to the building

Materials & Resources

- Materials with high recycled content were used in play equipment, concrete, countertops, carpet and synthetic sod instead of virgin materials
- Forest Stewardship Council certified wood and rapidly renewable materials used when possible, including paperless drywall, natural linoleum flooring, and resin baseboard
- More than 50% recycling rate for construction debris helped divert waste from landfill
- Extensive onsite recycling program for residents reduces waste to landfill

Indoor Environmental Quality

- 100% nonsmoking project, low VOC paint and materials, and formaldehyde-free insulation provide a healthy environment
- Ventilation and humidity controls provide a comfortable living environment

Innovation & Design

- Public art program, *Art Verde!*, explores and celebrates a green way of life
- Bilingual LEED training is provided for residents and building manager
- *Simple Green Living in a Small Space*, an ongoing educational program for children and adults, is offered to residents
- Tenants pay their own utility bills and directly enjoy the benefits of their conservation efforts



For more information about the Sustainable Communities Program, go to www.sdge.com/sustainable

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