

Gateway Terrace Adroit Development

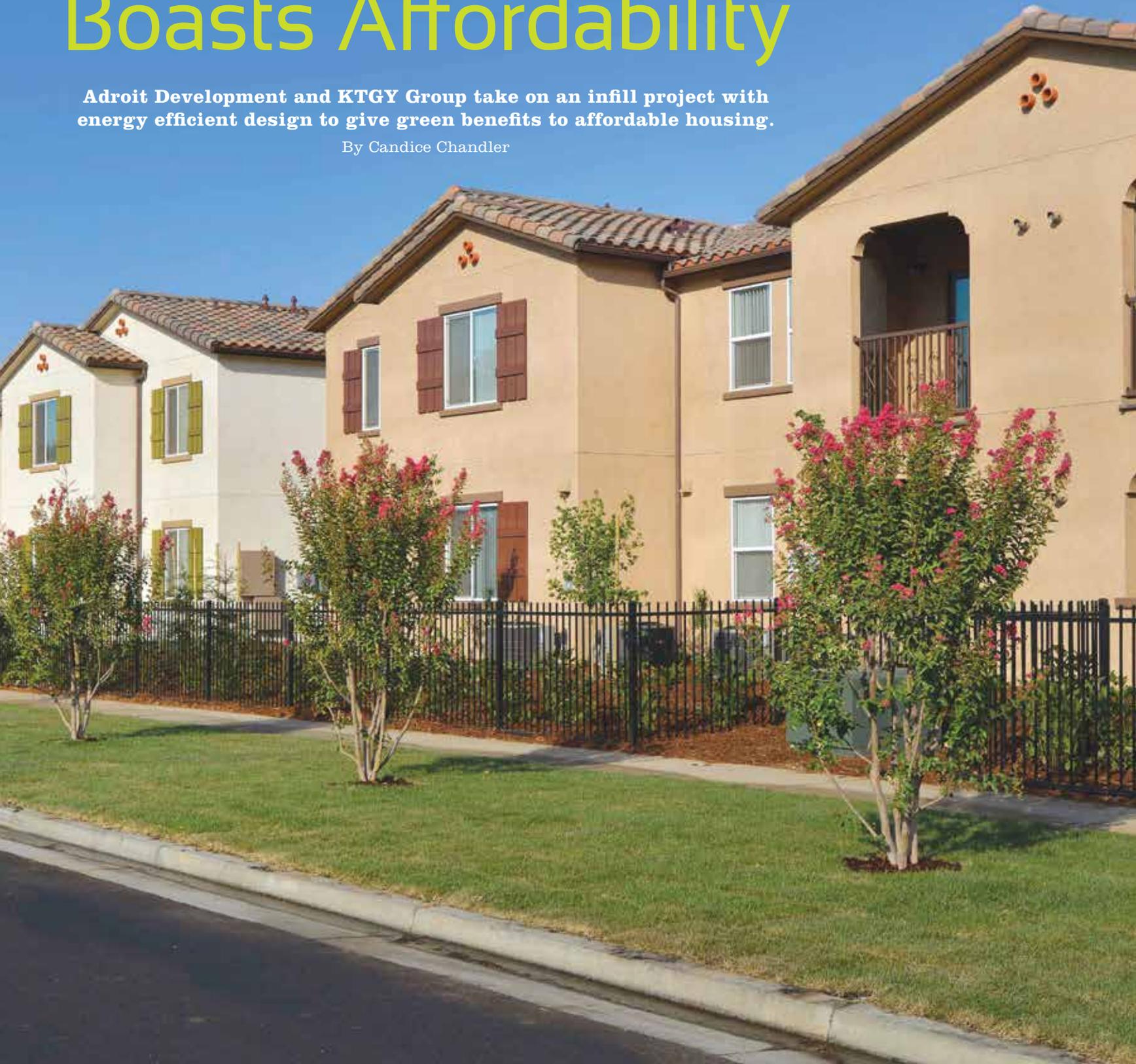


Project Profile: Gateway Terrace Apartments by Adroit Development

Sustainable Infill Boasts Affordability

Adroit Development and KTG Y Group take on an infill project with energy efficient design to give green benefits to affordable housing.

By Candice Chandler





“Third party certified” is a term used in the building industry that is not only becoming common language, but also standard. With

national programs such as LEED For Homes and state-endorsed certification programs, builders are beginning to take notice of the profitability and buyer-benefits of utilizing green practices. Adroit Development has recognized the potential for green building and given Merced, California an affordable apartment complex, Gateway Terrace.

The owner, architect, and developer of the project aren’t strangers to affordable green apartment complexes designed to give renters money saving options when choosing a residence.

“The owner, architect and contractor have previously teamed up together on the award-winning Heritage Oaks Apartments and the architect, KTGY Group is nationally renowned for designing apartment and small home communities,” said Michael Oorus, President of Adroit Development.

◀ Gateway Terrace was influenced by Spanish architecture and design and strategically blends in with its surrounding environment.

▼ The energy-saving and cost-effective technologies and building practices used during the construction includes different products and features aimed at heightening the end result in savings.

The Gateway Terrace apartments are comprised of 66 units on a 3.3-acre site. These new apartments were constructed after the demolition of pre-existing and out-of-date homes that sat fallow until Adroit Development and KTGY Group designed and constructed the LEED Gold-pending apartments.

“Demolition of the pre-existing homes had to be done a few years prior to obtaining financing,” explained Oorus regarding the building challenges of the infill site. “Otherwise, the construction site was fairly straight forward with the exception of having to relocate some mainline underground utilities without disrupting service to the surrounding community.”

Gateway Terrace offers two-story walk-up apartments comprised of two, three, and four bedroom units. There are ten buildings total and in addition the development has 2,081 square foot community building, a facility that provides social services and learning opportunities for all ages. The community building also possesses a children’s playground.

“Ground floor units include four units built to Uniform Federal Accessibility Standards (UFAS) specifications. The remaining ground floor units are handicap adaptable with two of the units prepared for persons with either hearing or visibility impairments. The Community Building provides an onsite managers office, a gathering and recreation





room with community kitchen, a computer lab, home theatre, central laundry facility, outdoor BBQ and dining area, as well as a shade protected children's playground," stated Ourus.

This affordable infill project also boasts a close proximity to neighboring health care facilities, a public library, day care facilities, and an elementary school, municipal swimming pool, and city park. Additionally the convenient public transportation opportunities connected to nearby shopping and entertainment.

"Gateway Terrace is a two-story product

in a predominately single story neighborhood, providing higher density land use. It was designed to complement and enhance the surrounding neighborhood of well-aged housing stock with updated but yet traditional Spanish architectural design. Construction specifications were set with the intention of providing energy efficient homes along with enhanced durability standards. It will serve to set the benchmark for additional redevelopment work in the area that the City

intends to pursue in the future," said Ourus.

KTGY Group was the architectural designer behind the construction of Gateway Terrace and their attention to style and their ability to develop attractive projects make this affordable infill project appealing to renters looking to be eco-conscious while also cost-effective for tenants.

"The design challenge was that we were working within the constraints of an existing approved footprint," said Manny Gonzalez, AIA, LEED AP and Principal,

▲ Interior finishes meet or exceed Greenguard Children & Schools, and/or Green Seal, and/or South Coast Air Quality Management District and/or Green Label Plus specifications.

◀ Gateway Terrace apartments were also a project that involved local government agencies hoping to offer Merced, CA an environmentally sound and budget-friendly option when looking to rent.

KTGY Group, Inc. "We are very happy with the results of creating an attractive, sustainable and affordable community to answer the housing needs of an underserved market near social services including a public library, health center, park and sports fields."

Gateway Terrace apartments were also a project that involved local government agencies hoping to offer Merced, CA an environmentally sound and budget-friendly option when looking to rent. The community is a low income tax credit financed project with participation from several governmental and quasi-public agencies aimed at giving families a healthy indoor living environment as opposed to the 50's era construction that was replaced.

"The project was designed to comply with the California Multi-Family New



The community is comprised of 66 2, 3 and 4-bedroom homes serving the local low-income population. Buildings are 2-story walk-up in 4, 6 and 8-plex configurations gathered around a central driveway system.

– Michael Ourus, President, Adroit Development

▲ Kitchen areas are spacious without becoming overbearing and cramping the surround living spaces within the apartments.

◀ The exterior treatments included in the design of Gateway Terrace encompass energy efficient products that benefit the environment and residents' budget.

Homes (CMFNH) incentive program administered by PG&E, for projects that have an energy efficiency rating that is over 20 percent better than California State T-24 energy standards," stated Ourus. "In addition to meeting the design requirements, installation compliance has been verified by a third party Home Energy Rating System (HERS) certified inspector. Additionally, Gateway Terrace has been submitted into the US Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED for Homes) certification program."

Gateway Terrace utilizes high efficiency windows, insulation, HVAC systems, tankless hot water heaters, Energy Star rated appliances and light fixtures. In addition to these products Gateway Terrace also provides MERV-8 air filters as well as continuous fresh air circulation.



“Combined the green products used in the construction of Gateway Terrace provide an energy rating that is over 20 percent better than CA State T-24 energy standards. Interior finishes meet or exceed Greenguard Children & Schools, and/or Green Seal, and/or South Coast Air Quality Management District and/or Green Label Plus specifications. All site lighting is high efficiency LED controlled by photocell and timers, and a 30 kW solar power system is being installed to provide common area energy,” explained Oorus.

It also should be noted that the LED lighting and solar array were not needed to

qualify for the LEED Gold certification program. Adroit Development, however, installed these fixtures to reduce operating costs for the common area.

The strategic and innovative planning of Gateway Terrace is another aspect of the project that showcase how planning is an important factor when constructing affordable infill projects.

“There was a desire by the local municipality and housing agency to replace 1950’s era cinder-block homes with new construction,” said Oorus. “This conversion not only provides new energy efficient homes for the tenants, but it also greatly increased the number of families being housed from 27 to 66 total within the same acreage. At the same time the new construction now provides a community center with laundry facilities, playground for the kids, computer lab and a place for social services to conduct learning classes.”

The team of Adroit Development and KTG

▲ Community spaces for renters invite a sense of recreational outdoor living appeal that brings residents out of their apartments and into the community space.

◀ The Gateway Terrace apartments are comprised of 66 units and spanning 73,953 square feet.

Group has resulted yet again in a sustainably designed apartment development offering residents eco-saving units that are growing in popularity. As the need for green increases, Gateway Terrace acts as not just a model for infill design, but an example of incorporating green technologies in fixed income tax credit projects for families across the nation.



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Project Team

*Builder:/General Contractor: Adroit Development
 Architect/Land Planner: KTG Group, Inc.
 Developer/Owner: Merced Gateway Terrace LP
 Interior Designer: Interior Consultants
 Landscape Architect: Environmental Patterns*