



WARNER CREEK SENIOR HOUSING

NOVATO, CA

Affordable Urban Infill Housing for Seniors

DESCRIPTION Warner Creek is a 61 unit affordable housing development for seniors on a vacant lot in Novato, CA alongside a creek bank. This site along Diablo Avenue is the quintessential infill site, adjacent to mid-density apartments and condominiums of two and three stories and an occasional 4th story. The project site is located close to walkable community amenities including the Novato Fair Shopping Center, the next door 7-Eleven convenience store, Golden Gate Transit lines that run along Novato Boulevard, and the Margaret Todd Senior Center.

VISION Design an affordable residential community of one bedroom units for seniors over 55 to “age in place”.

PROJECT REQUIREMENTS 49 on-site parking spaces, landscaped courtyards, community gardens, an outdoor patio, walkable paths, a community room, and on-site service programs for the residents.

DESIGN FEATURES

- Landscaped courtyards and outdoor patio
- Community, exercise, computer rooms and lounge
- Walkable paths
- Nearby amenities and public transportation
- Community garden

GREEN FEATURES

- On site bioswales and off-site bioswales through purchase with the Burdel Mitigation Bank
- Native landscaping plantings
- Innovative storm water management
- Solar hot water heating
- Urban infill project



Client: Eden Housing

Building size/acres: 57,000 sq.ft./
2.27 acres

Density: 61 units

Completion: 2010

Construction est.: \$11M

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