



## Inclusion of On-Site Senior Services Assures Independent Living

Cottonwood Place Senior Apartments is a mixed-use development with 98 rental apartments, 9,300 sq. ft. of commercial space for the senior health care provider On Lok, and 550 sq. ft. for the City of Fremont Senior Services Office. The project consists of one and two bedroom apartments and targets extremely low income and vulnerable seniors. A classic, warm material palette has been selected to create visual articulation at both the entrances and the bays. The building forms a courtyard with openings in the northwestern and southeastern corners, crossed by bridges from the second and third floors. The northern end of the courtyard has raised planter beds for the residents to comfortably do a bit of gardening. Rated LEED for Homes Platinum.

### Design Features

- Articulated rhythm created by series of living room bays
- Strong cornice line accenting the varied roof heights
- Extensive way finding system with visual cues
- Raised planter beds for gardening
- Classic warm material palette

### Green Features

- Extensive storm water management system
- Exceeded T-24 by 42%
- GPR rating of 200 points
- Energy Star certification
- Solar hot water panels & photovoltaics
- Bay-Friendly Rated 128 points
- Rated LEED for Homes Platinum

**Client:** Eden Housing  
**Site Area:** 111,370 S.F. / 2.98 acre  
**Density:** 98 units - 33 DUA  
**Completion:** June 2012  
**Construction est.:** \$18M  
**Contact:** Linda Mandolini, Director  
 Eden Housing, Inc.  
 22645 Grand Street  
 Hayward, CA 94541  
 510-247-8113  
 Peter Mugnani  
 P.L. Mak  
 2908 Concord Avenue  
 Davis, CA 95618  
 530.758.7838

