Client: Burbank Housing
Site Area: 3.53 acres
Density: 58 units
Completion: Spring 2027
Construction est.: Summer 2025
Contact: Burbank Housing
Rebecca Vazquez Heitkamp
Project Manager
707-303-1021
rvazquez@burbankhousing.org
Website: VMWP

Housing Forms Gateway and Enhances Connection to Riparian Environment

Dry Creek Commons at 155 Dry Creek Road, a four story development on a 3.53 acre site with 58 quality affordable family rental apartments, completes a key gateway along the Dry Creek Entry Corridor, and makes improvements to the Foss Creek and wetlands environment.

The building wings frame both the Dry Creek Road frontage and the wetlands and open space along Foss Creek. Play areas, pathways and a central gathering area provide outdoor spaces for children and families, encourage resident's interaction and visually connect to the surrounding nature. A series of stormwater management elements and newly created wetlands will filter and cleanse stormwater runoff, offer flood protection, and preserve and enhance important wetland habitat and riparian corridor.

The project design strikes a balance between the more urban character of Dry Creek Road, the immediate surroundings that are more commercial/industrial in nature, and the residential nature of the greater community.

Design Features

- Prominent entry porch
- Primary access by private driveway
- Pedestrian streetscape completing missing link on major street
- Utilities to be undergrounded
- Common outdoor space: contemplative areas, play areas, and a central gathering plaza which connects to the common room, teen room, laundry and lobby
- Fire resistive exterior building materials

Green Features

- Expanding and restoring existing 0.57 acres of seasonal wetlands to 0.85 acres
- All-electric building
- Extensive stormwater management
- Photovoltaic panels to off-set energy loads