

CENTRAL COMMONS

features

URBAN DESIGN FEATURES

- 1 IN-FILL DEVELOPMENT**
Transforming a vacant lot in an existing neighborhood into a vibrant community
- 2 TRANSIT-ORIENTED**
Walking distance from a bus stop, near I-880, and 2.5 miles from BART
- 3 HIGH-DENSITY** design is a combination of two-, three-, and four-bedroom homes grouped into eight buildings
- 4 PRIVATE OUTDOOR SPACE**
Each home will include a private patio or deck.
- 5 ATTRACTIVE LANDSCAPING**
Trellises, mature trees, and planter boxes
- 6 NEIGHBORHOOD CHARACTER**
Designed to blend color palette and style with the existing character and scale of the surrounding residential homes.

GREEN FEATURES

- 7 SOLAR PANELS** photovoltaic solar panels to produce energy to power each home, reducing costs for homeowners
- 8 OPTIMAL VALUE ENGINEERING**
Advanced framing including 24" on center to reduce lumber
- 9 DURABLE SIDING**
Cement Fiberboard siding made from recycled materials

- 10 PERMEABLE PAVING** filters rainwater back into the water table instead of storm drains

- 11 ENERGY EFFICIENT APPLIANCES**
Kitchen appliances, water heaters, and furnaces will all improve energy efficiency

- 12 LANDSCAPING** with drought-tolerant and native plants

- 13 ENERGY EFFICIENT BUILDING FEATURES** high R-value insulation, overhangs, whole house fans, high windows for natural ventilation, radiant barrier roof sheathing, double pane low-e window

NEIGHBORHOOD FEATURES

- 14 OPEN COMMUNITY SPACE**
Lawn area with a play area, picnic tables, benches, and grills
- 15 PLAY FEATURES** Including hop scotch and four square for children to play
- 16 PEDESTRIAN ENVIRONMENT**
Design includes connected network of pedestrian walkways with lighting for safety
- 17 BIKE RACKS** Seven bike racks included throughout the development

