

# OUTSTANDING INFILL: GREEN LIVING FOR SAN JOSE'S WORKING FAMILIES

Gish Apartments  
35 East Gish Road  
San Jose

As California's fastest-growing city, San Jose is showing how communities can meet local housing needs, support economic growth and protect the environment.

"Green Vision," the city's 15-year efficiency plan, includes encouraging builders and developers to incorporate green strategies into projects, and helping residents embrace sustainable approaches to everyday living.

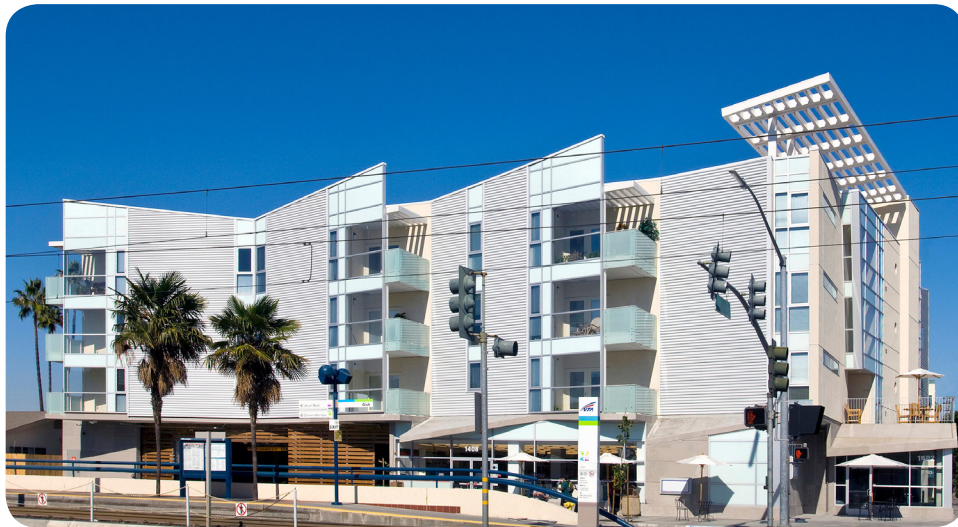
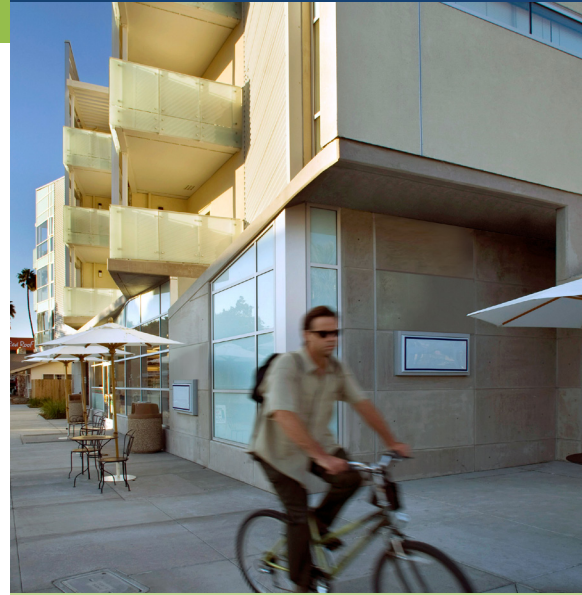
When **Gish Apartments** opened in 2007, it not only set a standard for award-winning green features in a transit-oriented development, it also helped San Jose meet its growing need for housing opportunities for low-income families.

First Community Housing, a nonprofit specializing in creating healthy living environments – close to public transit with easy access to community resources – set aside 1/3 of its units for occupants with developmental disabilities.

Gish Apartments was the first affordable housing development in the United States to be honored with Gold certifications for both LEED for Homes and LEED for New Construction. Located adjacent to a light rail stop, Gish Apartments provides residents with a *free transit pass* to help them save money on gas and reduce unnecessary emissions caused by driving.

A rooftop photovoltaic system saves approximately 97,500 pounds of CO2 a year – reducing consumption 33.8% below the American Society of Heating, Refrigerating and Air-Conditioning Engineers' baseline.

Gish Apartments is helping San Jose achieve its Green Vision and demonstrate how imaginative infill can help communities meet a wide range of needs.



## COMPACT FACTS

Walkscore®	74 (out of 100) "Very Walkable"
Transit	½ block from Gish VTA rail station
Year Built	2007
Uses	Mixed-Use (Special needs housing, Multi-unit residential, retail)
Development Team	First Community Housing, Corporation (nonprofit), Developers OJK Architecture and Planning, AIA, Architect
Land Area	18,000 sq. ft.
Gross Building Area	63,000 sq. ft.
# of Units	35
Density	84 units/acre
Height	4 stories
Parking Spaces	70

“Congratulations to First Community Housing for building a model green community at the Gish Apartments... This project is making a difference in the lives of its residents by providing much needed affordable and accessible housing... taking us a step closer to the goals set in San Jose's Green Vision.”

– San Jose Mayor Chuck Reed



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# SAVING ENERGY, SAVING MONEY

Gish Apartments employs a variety of green strategies to reduce energy costs, including:

- Advanced methods to reduce energy needed to heat and cool units
- Rooftop solar panels, designed to lower energy bills and reduce dependence on fossil fuels
- EnergyStar refrigerators/freezers and high-efficiency washing machines
- High-efficiency central boilers, insulated piping and wall insulation
- High-performance windows and doors



Photos: Bernard Andre

## REVITALIZING CALIFORNIA: Compact Development is Cost-Effective and Better for California

- Lower costs to governments
- Lower costs to families
- Lower costs to businesses
- Less impact on agriculture and open space
- Less traffic and shorter commutes
- Greater energy savings than home efficiency alone
- Cleaner air and healthier people
- Closer families and stronger communities



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