Silver Gardens

Albuquerque, New Mexico

Silver Gardens consists of 66 units, including one manager's apartment. Fifty-six apartments are set aside for households at 30 percent, 50 percent and 60 percent of the area median income. Nine are designated for households earning not more than 30 percent of AMI which is expected to include homeless or near homeless clients of the Supportive Housing Coalition and its member agencies.

The project was built on a 28,409 square-foot site that roughly equals half a city block with square dimensions. At its completion the development will be a u-shaped, four-story building closed by a parking garage at the south end. It will include an enclosed landscaped, 12,750 square-foot courtyard, 46,736 square feet of residential space, 151 square feet for an office, 4,417 square feet for storage, mechanical equipment, and trash, and 834 square feet for a community room and exercise room.

Silver Gardens was built to be a good steward to the environment and to its residents, attention was paid to location and indoor air quality equaling healthier living for residents and their families.

- Location next to transit, businesses and services promotes more walking and less driving
- Low or Zero VOC primers, paints and sealants reduce harmful toxins in the air
- Recycled and recyclable carpets reduce unhealthy off-gassing and reduce landfill use
- No smoking throughout the building and the courtyard ensures fresh air for all
- The roof will be used to collect rainwater which will flow into holding tanks and be used onsite

High-efficiency construction and fixtures create real cost savings for residents. The following features reduce monthly utility costs:

- High performance, operable windows permit natural ventilation and reflect summer rays
- High performance recycled and spray insulation
- High-efficiency heating and cooling units in each apartment
- ENERGY STAR® light fixtures and appliances
- High-efficiency water heaters
- State-of-the-art low-flow plumbing fixtures
Silver Gardens is the nation's first project to receive funding from a new environmental initiative - the Enterprise Green Communities Offset Fund. This fund, which purchases carbon offsets or amounts of carbon dioxide not released into the environment, will fund Silver Gardens based on a carbon offset of 330 tons of carbon dioxide the project would emit over a course of five years if it were built by traditional means. The design features used will save residents money on their energy bills by using at least 22 percent less energy than conventionally constructed complexes.

Rent Eighty-five percent of the complex's apartments are reserved for residents earning between $12,000 and $36,000 a year. The rest will be priced at the local market rate.

Amenities The site is located in downtown Albuquerque’s Alvarado Transportation Center, the center of the city’s ongoing downtown revitalization plan. It is within two blocks of the new Century Theater Block comprised of entertainment, retail and business establishments, the new Alvarado Train and Bus Terminals, and the Gold Avenue lofts and parking facility- all built in the past seven years. The project is located in the downtown transportation hub, it is within a few blocks of the city’s train station, long distance bus station and “Rail Runner” stop, which provides commuter service. Silver Gardens is also within blocks of City Hall, Civic Plaza and the Albuquerque Convention Center. Several galleries and museums are within walking distance, as is a charter school and several churches. While the Center has attracted restaurants, retail services are limited but expected to develop following the creation of this affordable housing development and future housing complexes. Plans are also underway for an arena within a few blocks.

Social Services Services will be provided by the Supportive Housing Coalition and other local service providers.

Developers The team includes green building and energy experts of the Architectural Energy Corporation and Oz Architecture and Claudio Vigil Architects, two architectural firms with green project experience. Staff members of all three firms, as well as Jonathan Rose Companies, are LEED Accredited.

Architects Claudio Vigil, Vigil Architects, Albuquerque
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General Contractor Gerald Martin General Contractor

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