



ORANGE GROVE GARDENS



Orange Grove Gardens was completed in June of 2006 providing 38 two and three-bedroom apartments to residents with incomes between 30% and 50% of the area median income.

In designing Orange Grove Gardens Abode Communities had three critical objectives. One was to honor Pasadena's garden heritage. In fact, the site had previously been a nursery and The City of Pasadena urged LACDC to maintain an expansive tree canopy. The other goals were to enhance the pedestrian character of the neighborhood, and to create a place where residents feel like they live in their own home.

The development achieves these sensitive objectives with elements such as lush public courtyards and private outdoor spaces, and with townhomes that express themselves as individual units with their own entries and welcoming porches. The development is located in close proximity to neighborhood services and amenities such as schools, parks, transportation and shopping; all within a half-mile or less. Rich design elements borrowed from nearby Victorian and craftsman homes help further the connection to the surrounding neighborhood.

Sustainability is a major focus at Orange Grove Gardens. California's Energy Efficiency Standards are exceeded by 20% through features such as vinyl windows with low-E glass, outdoor shading devices like awnings, trellises and trees, quality installed insulation, Energy Star-rated air conditioning equipment and Energy Star-rated air appliances throughout. Passive solar design maximizes prevailing winds and natural light, and drought-tolerant plants have been utilized as well.

PROJECT DESCRIPTION

ARCHITECT AND DEVELOPER
Abode Communities

PROPERTY MANAGER
Abode Communities

LOCATION
252 East Orange Grove Boulevard,
Pasadena, CA 91104

SIZE
52,000 sq. ft.

TYPE
Multi-Family

NUMBER OF UNITS
38 Total
18 two-bedroom apartments
20 three-bedroom apartments

TOTAL COST
\$11.7 million

COMPLETED
2006

SUSTAINABLE FEATURES

ENERGY EFFICIENCY
Energy Star Appliances
High Efficiency-Low-E Windows
Daylight Study
Passive solar design

INDOOR AIR QUALITY
Low VOC paints and carpets

WATER CONSERVATION
Drought Tolerant Landscape
Low-flow plumbing fixtures
3/4" Rainwater treatment filter

ENERGY MODELING
HEED (Home Energy Efficient Design)

CALIFORNIA'S ENERGY EFFICIENCY STANDARDS
Surpassed by 20%

Orange Grove Surpassed California's Energy Efficiency Standards by 20%