



BRONZE NEW COMMUNITY

WALDEN

Mechanicsburg, Pa.

ENTRANT/BUILDER/DESIGNER/DEVELOPER:

Charter Homes & Neighborhoods

PHOTOGRAPHER: Jeremy Hess

HARD COST, EXCLUDING LAND: \$65/sf

UNITS: 700

SALES PRICE: mid-\$250,000s to high \$400,000s

COMPLETION: December 2018

Marking the first new village on Harrisburg, Pa.'s West Shore in more than a century, Walden is a suburban develop-

ment with homes featuring elevations that include siding, stone, and brick, ensuring a streetscape with character, and one that authentically honors what came before.

Each home comes with added options and standards to help create a unique front door and porch area, including front sunrooms and oversize windows and doors. The main design goal was to combine a sense of area history with what modern buyers seek in a home and a community.

BRONZE URBAN INFILL

FUSE

Seattle

ENTRANT/BUILDER/ARCHITECT: Build Urban

PHOTOGRAPHER: HD Estates

SIZE: 3,100 sf

SALES PRICE: \$1.39 million

HARD COST, EXCLUDING LAND: \$155/sf

COMPLETION: January 2016

With its century-old four-squares, bungalows, and irregular streets, Seattle's Tangle-town offers what city dwellers crave: proximity to shops and restaurants, a park, and

transit. Such enclaves are tightly woven, and gracefully integrating new construction into them is no mean feat. On the site of a dilapidated 95-year-old home, Build Urban built a new one, keeping the footprint of the old house, adding a second story, and paying close attention to neighborhood vernacular and history, using the cedar-shake siding typical to traditional Seattle residences. The existing driveway was kept, a one-car detached garage was added at the lot's rear, and a raised front porch was added—in this neighborhood, porches, stoops, and big old trees are the norm. The home is updated with energy-smart features, and it sold within a week of listing.



BRONZE ON THE BOARDS

POTTER'S LANE

Midway City, Calif.

ENTRANT/ARCHITECT: SVA Architects

DEVELOPER: American Family Housing

SIZE PER UNIT: 425 sf

UNITS: 16

DENSITY: 39 du/acre

Potter's Lane, a new housing project for military veterans, will renovate modified-steel shipping containers and transform them into housing units that are both completely functional and aesthetically pleasing. Made up of 16 housing units

(15 for homeless veterans and one for an on-site manager), the development's main goal is to address the issues associated with homelessness and mental health by helping veterans achieve stability and self-sufficiency.

Each unit will be a studio that provides 425 square feet of living space, and the development will provide on-site services such as group and individual counseling, medical care, veterans' liaison, and employment programs.

