

Architect:

Rose Architects
P.O. Box 400
Richmond, VA 23218
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Owner:

Better Housing Coalition

Project Cost:

\$21,545,000

Square Footage:

289,000 sf

Cost per Square Foot:

\$74.55/sf

Completion Date:

1999

Project Consultants:

Consultant

Better Housing Coalition
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Project Description:

Winchester Greens, located on 80 acres in eastern Chesterfield County, is the complete transformation of the former Park Lee Apartments into a mixed-use, mixed-income planned community. Built in 1965, the Park Lee Apartments had seriously degraded over time, many were burnt-out and abandoned, and the whole complex was rife with drugs, violence and many other problems traditionally associated with poor quality, low-income housing.

The Better Housing Coalition, a Richmond nonprofit, acquired the Park Lee Property through a HUD foreclosure and obtained a \$13.5 million HUD grant to rebuild the community. Their intention for the redevelopment project was to house a wide mix of income groups in safe, affordable, energy-efficient homes while providing a resource-rich environment that will help all members of the community to thrive. In short, they strove to build sustainability into every level of the project.

Green Features:

- Encouraged the use of carpet with recycled content
- Water-based glues were specified for carpet installation
- Low VOC Duron Paints were used
- Fluorescent lights were specified for kitchens, baths and public buildings
- Windows were vinyl, double-glazed from Louisiana Pacific
- Subcontractor will re-use asphalt for new roadways
- Concrete will be taken off-site, crushed, and reused as stone base
- Large hardwoods will be sent to lumber mill
- Salvageable appliances were sold to local dealer for reconditioning and sale. Others were sent to a recycling business.
- Separate dumpsters were set-up to capture recycle cardboard.
- Wall Paint will be used efficiently since only one color will be used on the entire project.

