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Don't Want

Suburban Malls Reimagined

2014 Color Forecast



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ON THE COVER: Lincoln Park Home by Environs Development, Inc., Chicago, Ill. Red sandstone, slate roof and keyhole deck lend vintage character to a new construction home.

PHOTO BY RYAN WELLINGHOFF, ENVIRONS DEVELOPMENT.

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Anna M. Castle



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INFILL

{THAT FITS}

Designing a Development that Enhances a Community

IN REDEVELOPING an infill site, developers and builders often face a multitude of restrictions from surrounding properties. This is true for the flourishing city of Carson, Calif., where the development of 616 East Carson Street resides. What happened with the project shows how innovation can help the project become an enhancement to its neighborhood.

Designed by Community Dynamics, the master plan for 616 East Carson Street expands upon the vision for the city of Carson, while respecting the quiet neighborhood feel of pre-existing developments. The 10-acre site will create 152 for-sale homes and feature many ground-floor retail stores. Although it is the third infill development to spring up in Carson, the developers at Community Dynamics set themselves apart with the project by including new ways to fit into the locale.

Experience the 616 East Carson Street development by viewing this walk-through video.



VIDEO PROVIDED COURTESY OF COMMUNITY DYNAMICS

INSERT SLIDESHOW

616 East Carson Street won a gold Best in American Living Award in the Community, On the Boards category in 2012. More recently, Community Dynamics won a grant from the California Department of Housing and Community Development to put its plans into action. These grants are awarded on a project-by-project basis, and Community Dynamics was chosen for an excellent infill design. The development broke ground in April 2013, with construction of the actual buildings targeted to begin in September 2013. The

construction will be completed in four phases with tenants moving in gradually. Community Dynamics anticipates the development will be fully completed and occupied by 2016. 🏠

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ALL IMAGES PROVIDED BY SHERWIN-WILLIAMS

the
changing
influences of

COLOR

EXPLORING COLOR is an integral part of the design process, and the most compelling color palettes will establish or alter the mood of a space. Gray colors or less saturated colors work well for formal spaces. For more energetic, less formal spaces, opt for bright colors. Playful, energetic hues are great for kitchens, family rooms and kids' rooms. And for a twist on traditional spaces, such as a library, consider a palette inspired by colorful minerals, metals and gems.

"Understanding the basics of color theory can aid you in selecting colors for a space," says Jackie Jordan, Director of Color Marketing at Sherwin-Williams. "It can help you determine the best hue, saturation and levels of lightness or darkness."

Sherwin-Williams Colormix 2014 draws influence from science, nature, pop culture and global traditions, and acts as a colorful representation of these influences. The collection inspires design professionals through four unique palettes: Reasoned, Diaphanous, Curiosity and Intrinsic.

"Reasoned will create a mood that is sophisticated, minimal and modern, while the simplicity of Diaphanous will create a relaxed and soothing space. Curiosity evokes feelings of romance, masculinity and richness, and Intrinsic will inspire a mood that is energetic and fun," Jordan says.

The Palettes

Reasoned, which is rooted in black, white and gray, represents shadows, negative space and tone-on-tone layering. The hues of this palette, such as Tricorn Black (SW 6258), Agreeable Gray (SW 7029) and Crushed Ice (SW 7647), celebrate the quantifiable world's impact on design as illustrated by the use of geometry and 3-D print-

SW 0077 . CLASSIC FRENCH GRAY



SW 6258 . TRICORN BLACK



SW 7029 . AGREEABLE GRAY



SW 7647 . CRUSHED ICE



SW 7006 . EXTRA WHITE



SW 7019 . GAUNTLET GRAY



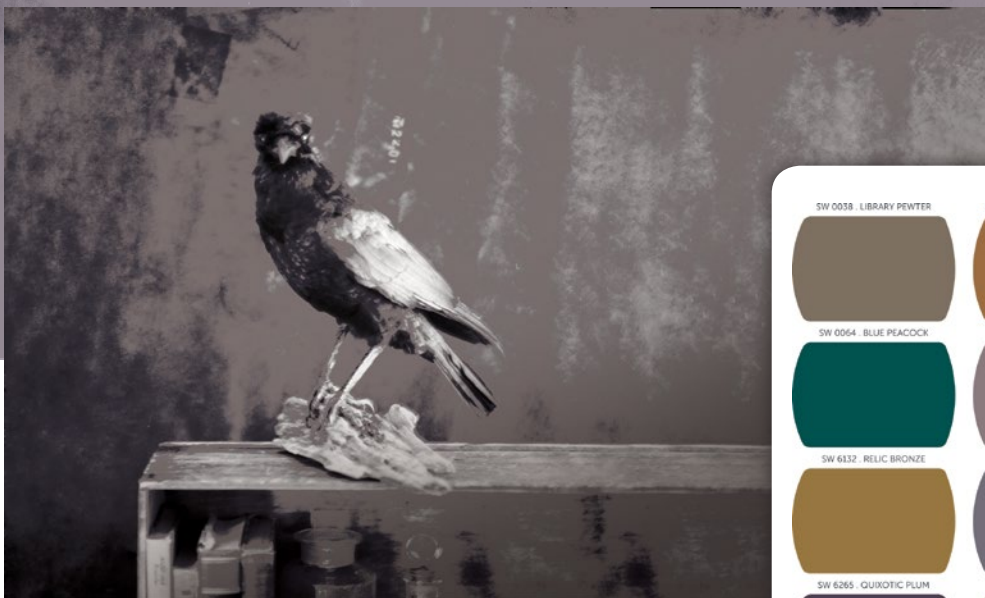
SW 7660 . EARL GREY



SW 7674 . PEPPERCORN



REASONED



CURIOSITY

ing to create patterns and shapes in all forms. Consider this palette for painting jobs in a home office, study or library, or even a bedroom or kitchen. Try layering two or more of the colors from the palette, such as Crushed Ice (SW 7647) and Classic French Gray (SW 0077).

"Mathematics played a significant role in defining this palette," Jordan says. "We are in a global race to acquire knowledge, especially in the field of math, and we are consistently aware of the impact of percentages and numbers in our current economy. Gray is the new black and math is the new sexy."



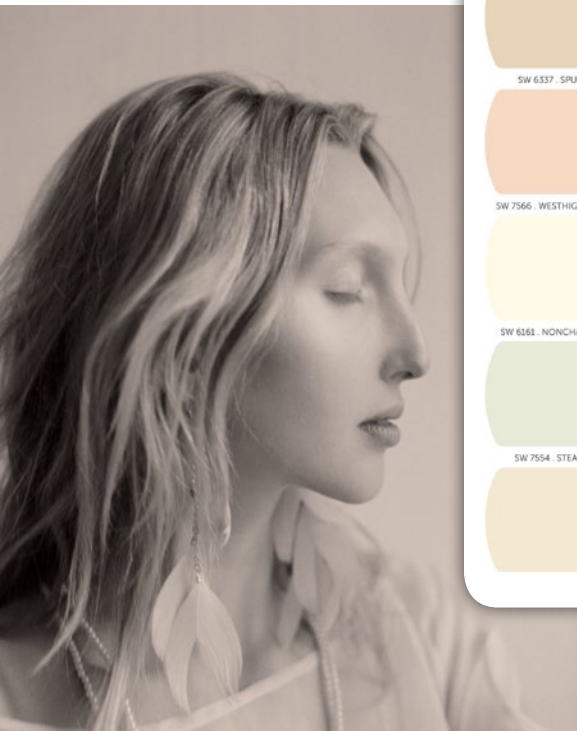
Diaphanous embodies the essence of balance, simplicity and elegance. The colors are light and delicate; the palette evokes serenity and escape. With Diaphanous, society's need for overconsumption has given way to minimalism and quiet. Silk, chiffon, feathers, natural wool, rose gold, barely-there patterns and soft florals are key to the palette and appear through colors such as Fleur De Sel (SW 7666), Malted Milk (SW 6057) and Balanced Beige (SW 7037). The colors work well in a bedroom, nursery, living room or bathroom. Steamed Milk (SW 7554) and Sandbank (SW 6052) are two hues from the palette that could be the focus of the room.

"Diaphanous is a balance of simplicity, delicate colors and strength, tempered by softness," Jordan says. "It is the blurred duality all around, from menswear influences on feminine clothes to the soft-touch material on electronics."

Curiosity, which is driven by science and geology, uses nature at the most molecular level as a resource for patterns, textures and colors, such as those found in Show Stopper (SW 7588) and Quixotic Plum (SW 6265). The wonder of the palette draws from the idea that what one may see as strange and unique, another may see as beautiful. Mined minerals, metals and raw gems also inspire this palette, which includes Library



DIAPHANOUS



Pewter (SW 0038) and Relic Bronze (SW 6132). Consider colors such as Antiquarian Brown (SW 0045) and Exclusive Plum (SW 6263) for a library, den or romantic bedroom.

"Oddities are now objects of fascination, especially where designers are using the ordinary to create the extraordinary," Jordan says. "The Curiosity palette is mad science meets fantasy. We see it as avant-garde, experiential, dark and exotic."

Intrinsic is made up of a little bohemian and plenty of color. The palette's focus is around embracing and preserving tradition, culture and design, while bringing in new influences. World events, such as the Winter Olympic Games in Russia, are driving new appreciation of folkloric costumes, patterns and styles of the country. Colors such as Ablaze (SW 6870), Ceremonial Gold (SW 6382) and Capri (SW 6788) are infused into the palette. Consider hues and color combinations like Capri (SW 6788) and Sawdust (SW 6158) for a family room or kitchen.

"We see people embracing family and their heritage now more than ever. This palette is a celebration of both cultural and individual traditions," says Jordan. "It is also about a new appreciation for handmade crafts, such as lace, embroidery, batik and other ethnic dyeing methods." 🏠

[Click here](#) for more details and images on the 2014 color palettes

Visit sherwin-williams.com/color for a series of interactive tools accessible from mobile devices.

INTRINSIC



tools for COLOR SELECTION

Design professionals can bring the 2014 Colormix palettes to life with Sherwin-Williams color selection tools. With the powerful Sherwin-

Williams Color Visualizer, design professionals can customize interior or exterior home images with more than 1,500 Sherwin-Williams colors. Users can drag-and-drop a color into an image or select a brush to paint specific areas of the photo. Another Sherwin-Williams tool, Chip It!, allows professionals to turn any online image into a palette of paint colors with the click of a button. This web-based tool allows design

professionals to select any online image and instantly identify Sherwin-Williams paint colors that correspond to the colors contained within the picture.

"Sherwin-Williams technologies are helping bring color to life in new and exciting ways," says Jordan. "Our online color tools and iPad apps make it easier than ever to experiment with color and bring spaces to life virtually, so colors can be chosen with confidence before a surface is painted."

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LAKEVIEW PROJECT:

Stark white counter tops contrast with espresso cabinets and natural maple floors.



RYAN WELLINGHOFF, ENVIRONS DEVELOPMENT

Infill Opportunities Abound

For All Sizes of Development



RYAN WELLINGHOFF, ENVIRONS DEVELOPMENT

ONE OF THE PLACES the housing industry has turned to in an effort to find increasingly scarce land resources is infill development. Infill projects on vacant and existing sites have the potential to produce high levels of profitability resulting from a premium for unmet demand in redeveloping areas. Because of these market dynamics, an increasing number of firms, including many smaller firms, specialize in redevelopment of infill sites within residential communities.

LAKEVIEW PROJECT: *Sleek contemporary furnishings highlight the modern architecture.*

LINCOLN PARK PROJECT:
*Exterior red sandstone, slate
roof and keyhole deck lend
vintage character to a new
construction home.*

RYAN WELLINGHOFF,
ENVIRONS DEVELOPMENT

PROJECT TEAM

ARCHITECT: Environs Development, Inc.

BUILDER: Environs Development, Inc.



LINCOLN PARK PROJECT: Kitchen design incorporates built-in breakfast banquette.

RYAN WELLINGHOFF, ENVIRONS DEVELOPMENT

LAKEVIEW PROJECT: Contemporary facade has a tension created by strong horizontal and vertical architectural elements.

RYAN WELLINGHOFF, ENVIRONS DEVELOPMENT



One example is Environs Development, Inc., which won two platinum Best in American Living Awards (BALA) last year for projects in Chicago neighborhoods.

The Lakeview Project

The first BALA winner site had a preexisting structure located on a property in the Lakeview area of Chicago. The structure was a small, neglected turn-of-the-century home that sat off to one side of the site. While the small building might seem insignificant to those viewing the site, the age and unique design of the structure warranted a mention on a citywide historic survey, which led to complications in obtaining demolition rights. Although landmark authorities eventually permitted destruction of the unsalvageable house, the difficulty in obtaining approval illustrates why a developer must always be well-informed before purchasing a site for development.

During the planning stages on the Lakeview project, a potential client approached Environs Development about the possibility of designing a modern home that would fit the site. By working with Environs Development through the design process, that client could make stylistic decisions and layout adjustments throughout the entire home.

The modern character of the project design was consistent with new trends in the Lakeview neighborhood, which has experienced substantial redevelopment over the last decade. This redevelopment

has given the area a diverse housing stock of new construction mixed with older homes so the modern design of the new home captured the attention of the community.

Working New into the Old

A second home in Chicago won Environs Development's second 2012 Best in American Living Award. This home was developed on a neighborhood block of Lincoln Park currently occupied by vintage-character, century-old homes. In this case, the Lincoln Park community stakeholders wanted to retain the timeless character of their block, so the infill project needed to match the architecture styles of surrounding homes.

Because of this, Environs Development's design team was tasked with designing a new construction home that would appear as old as the rest of the block. One tool they used was to create an image library of other existing structures as well as to study photos of urban homes from that era. They then transferred some of the traits they saw such as the use of red sandstone, slate roofing and a recessed top-floor keyhole deck. From a marketing perspective, this matching of the old carries a risk: the real estate community and potential buyers are used to seeing newly designed façades to warrant the cost of new homes. To address this concern with the Lincoln Park project took considerable explanation to rationalize why a seasoned look was best for the community and therefore best for the project.

Unlike the more modern Lakeview house, the second project was almost completed when a potential buyer first expressed interest. Environs Development had selected most of both the exterior and interior design features to give consistency to the home's character. Based on previous buyer demands for that area, the home included four bedrooms, a three-car garage and an elevator. This particular client's wish list included exactly those requirements, which they had been unable to find in any new or resale homes.

Both Chicago projects show how vital infill is in today's development world.

What Infill Developers can Expect

From Environs Development's experience with these two award winners and more, we have learned that an important place to begin is to determine the value and feasibility of an infill project through analysis of the site's characteristics, including location, adjacent uses, possible project types, zoning rights and potential profitability. Unlike with sites in new areas, with an infill site, the developer lacks control over most amenities and the buildings in the surrounding community. Consequently, it is crucial to examine the site with the same scrutiny that a future buyer will use when looking to purchase a home or property. Once planning begins, the developer must be aware of applicable zoning rules and regulations and what challenges might exist. This is because if a developer cannot convince local groups and governmental authorities that the infill will benefit the community, the site will remain undeveloped.

There also may be unexpected construction challenges and expenses in infill projects, such as the need for structural shoring of neighboring buildings, work-hour limitations because of activity in

surrounding areas and limited amounts of space available for storing materials. Still, infill developers know that when pricing an infill project, the guidelines are what competition there is for the project rather than project costs. Also, buyers in infill areas want the amenities inherent in new homes, so developers should not underestimate the market value of new construction over old homes.

The Lakeview project shows what can happen when a home is built to satisfy the buyer's design desires, but also to fit with the neighborhood. The Lincoln Park project illustrates why finding the right market niche is sometimes as important to the developer as creating the quality product itself. In that case, the buyers found what they were looking for in Environs Development's successful project even though they couldn't find it in other new construction projects or resold homes in the area.

Across the country, the opportunities for infill development projects abound. For some firms, this may mean large-scale projects that include hundreds of homes and sometimes added commercial

LINCOLN PARK PROJECT:
Custom library added to the top floor.



RYAN WELLINGHOFF, ENVIRONS DEVELOPMENT

development. But there are also many opportunities, such as these two projects, for a smaller firm on a different scale.

What the developer needs to do is approach such projects with an open mind, an understanding of the marketplace, knowledge of the challenges of the area and the ability to understand the alternatives available to potential buyers. With these insights, there are many new infill possibilities on the horizon. 🏠

Ken Brinkman is President and Owner of Environs Development, Inc. He can be reached at info@environsdevelopment.com.

MIKE GOODWIN

reinventing

THE MALL

with Mixed-Use



Federal Realty's PerSei building at Pike & Rose. This view from the northwest highlights ground floor restaurants and outdoor seating along lushly landscaped sidewalks with market-rate apartments above.

View of the proposed Twin Rivers Road streetscape, showing enhanced sidewalks, bike lanes and new buildings lining the street, creating a new entry into Downtown Columbia.



ENCLOSED SHOPPING MALLS and retail strip centers—once the vital hubs of American suburbs—have lost their luster. However, developers in recent years have found ways to reinvent these properties by providing the apartments and urban-style amenities that today's suburbanites crave.

Today's Malls

Across the country, older malls are becoming starting points for denser, taller mixed-use communities. Part of the reason is that from baby boomers to millennials, most of America's housing market prefers more compact, walkable mixed-use communities that offer a mix of experiences. In fact, research by the National Association of Realtors shows that the mixed-use suburb is now the most-preferred community type across all age groups.

Because older malls and strip centers are often located in transit-accessible suburbs, they are ripe for mixed-use redevelopment. However, while the trend of redevelopment is consistent across the country, there is not a singular strategy that can be applied to each project. Architecture and planning firm Design Collective, Inc., for example, has applied its mixed-use planning and design expertise to several such projects using a variety of approaches. The case studies in this article illustrate two of those strategies, which are based on the particulars of the local market and each project's scale.



Federal Realty's Pallas tower—view from Old Georgetown Road.

INSERT SLIDESHOW

BUILT IN THE 1950S AND RENOVATED IN 1983, the Rockville, Md. strip center Mid-Pike Plaza sits on a 24-acre wedge of land between three major arteries in Montgomery County, just a quarter-mile from the White Flint Metro station. Mid-Pike is a successful single-use retail mall with tenants such as World Market and Toys “R” Us. Like many malls of its time, though, the use of the 24 acres of land has become less than optimal for the bustling transit-oriented neighborhood that White Flint has become.

Because of the proximity to Metro, the Montgomery County Department of Planning has prioritized the area around Mid-Pike for redevelopment using Smart Growth principles. The county’s White Flint sector plan, which Mid-Pike falls under, calls for taller buildings and new grids of connected streets intended to relieve current and future congestion on Rockville Pike.

Years ago the landowner, Federal Realty (FRIT), began renegotiating tenant leases to facilitate a gradual, yet

complete, mall takedown—the goal being a vibrant, 24/7 mixed-use community. To balance redevelopment efforts with steady profits, FRIT called for a project in phases. Beginning in 2012, Mid-Pike, which has been renamed Pike and Rose, began its transformation into a walkable, pedestrian-oriented 3.5 million-square foot development of offices, retail and residential. All of the buildings at Pike and Rose will be Leadership in Energy and Environmental Design certified, with 1.3 acres of the development dedicated to public outdoor space.

Construction is underway on the first two residential buildings, as well as an office, mixed-use building. The two residential, mixed-use buildings comprise 492 units and almost 50,000 square feet of retail and have 542,000 square feet in total. One building, Pallas, is a 318-unit, 19-story high-rise tower with above-grade podium parking; the other, PerSei is five-stories with 174 wood-framed units sitting atop a retail podium with parking below grade. Both buildings will have green roofs.

INSERT SLIDESHOW

WHILE MUCH OF THE WASHINGTON, D.C. METRO AREA, including Mid-Pike and portions of Montgomery County, has been cited as examples of post-war sprawl, another Maryland locale—Columbia—is illustrative of a different type of development: the planned community. Halfway between Baltimore and Washington, D.C., Columbia includes ten distinct residential villages, each with its own mixed-use village center. These centers are all organized around the general Town Center and a man-made lake. However, the Town Center never became the bustling mixed-use downtown its original designers envisioned. Instead, it's become a regional mall ringed with office buildings.

In 2005, Design Collective began work on a new master plan for the 500-acre Town Center. The new plan calls for six mixed-use neighborhoods with a total of 5,500 new housing units, 4.3 million square feet of new office space, 1.25 million square feet of new retail and restaurants, and several hundred hotel rooms. Undeveloped and currently underutilized acres of land around the existing mall, including the mall itself over time, will be transformed into a walkable pattern of streets and blocks. By using a more traditional urban plan, the transformed Town Center will foster a more vibrant and pedestrian-friendly downtown



area for Columbia. In the long term, surface parking will be replaced with garages to allow room for more mixed-use development.

Construction is underway for the first phases of the new Town Center. In the Lakefront District, a four-story headquarters (previously for Rouse Company) building

Small blocks and a network of streets will improve connectivity in the downtown.

Mixed-use buildings with street-level retail and restaurants will create a more vibrant and walkable downtown.



The master plan, as envisioned from the 2005 charrette, anticipates a completely transformed downtown that will be developed in phases and may take 20 to 30 years to fully implement.

is being repurposed into office, retail and a Whole Foods grocery. In the Warfield District, 817 housing units, 76,000 square feet of retail, and a partial “de-malling” of the existing mall are under construction. These first phases are slated for completion by Fall of 2014. Howard County leaders see the project as the linchpin of a long-term, countywide plan for combating sprawl and managing growth by creating walkable, mixed-use communities. Additionally, the county will benefit from the creation of jobs, achieving economic development objectives and increasing the tax base.

John DeWolf, master developer for the Town Center and Senior Vice President of The Howard Hughes Corp., believes that walkability is the key to reviving suburban malls, not just because of the urban design appeal, but because today’s generations want that walkability. DeWolf thinks the redevelopment of Columbia can match the success of downtown Bethesda, which is 20 miles closer to Washington, D.C. and has great appeal to baby boomers.

As members of Generation Y flee the bedroom communities they grew up in, and boomers look to downsize, but live in more vibrant places, the trend for suburban retail centers to be repurposed as authentic towns is sure to continue. Developers see the appeal of high-density, mixed-use areas because these areas serve as social hubs and gathering spaces for communities. 🏠

Mike Goodwin is Principal, Design Collective, Inc., Baltimore, Md. He can be reached at mgoodwin@designcollective.com.

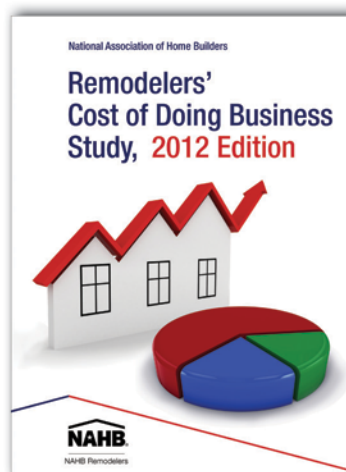


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High Density Almost as Unpopular as a Golf Course

Among the long list of home features buyers were asked to rate for NAHB's recent publication "*What Home Buyers Really Want*" was a shorter list that covered characteristics of the development or community in which the home was located. Those five features were: infill, mixed use, high density, a gated community and a golf course community

WITH THE EXCEPTION of infill, these choices turned out to be some of the least popular features covered in the survey. In fact, large percentages of home buyers explicitly said they did *not* want these features, and that they were unlikely to buy homes in communities that offered them. In a country as large and diverse as the U.S., there are many successful golf course and high-density communities, but the survey showed they are not for everyone.

Basic Survey Results

"What Home Buyers Really Want" is based on a survey NAHB conducted in July of 2012 using a consumer panel maintained by [Home Innovation Research Labs](#). For this

study, 3,682 recent home buyers (people who purchased a home in the last three years) and prospective home buyers (those expecting to buy a home in the next three years) provided responses to the detailed

questionnaire. The questions covered about 120 different features, asking buyers to rate them on a scale of "essential/must have," "desirable," "indifferent," or "do not want."

Results for the five development features on the list are summarized in Table 1, which also includes details on how various terms were defined in the survey. Although none of the features in the table is considered desirable or essential by a majority of buyers, as a group, respondents seemed fairly amicable to infill development, with 38 percent rating it desirable or better. For the other four development items, the desirable/essential shares are much lower: 25 percent for a

gated community, 23 percent for mixed use, 19 percent for high density and only 13 percent for a golf course community.

Some buyers are simply indifferent to these features; but many are actually hostile to them. For example, 66 percent of all buyers would explicitly reject a home in a golf course community, and over half (56 percent) would reject high density. Just under half do not want a gated community (48 percent) or a mixed-use community (44 percent). The only development feature on the list without strong opposition was infill development, rated as unwanted by “only” 23 percent of all home buyers overall.

These figures show that, compared to many of the other 120 features listed in the survey, the development factors carry high “do not want” percentages. For example, among categories of doors with low ratings was interior pocket doors, a feature “not wanted” by 26 percent of recent and prospective buyers. In fact, looking at overall home buyer preferences, infill development

(which is the most popular by far of the five community features listed) came in roughly at about the same as preferences for pocket doors (which is the least popular door type).

Overall, the four lowest-rated development preferences of golf course community, high density, gated community and mixed use also were four of the six least popular items in the survey. (The other two were an elevator and master bath without a tub.)

Different Preferences for Different Buyers

One factor to keep in mind in looking at survey results is that particular features of a home appeal to particular types of buyers. Figure 1 shows how the tendency to reject the five community features varies with buyers’ income.

These figures indicate that golf course and gated communities tend to be luxury amenities, with a niche concentrated at the high end of the income scale. A golf course

community, for example, is not wanted by 74 percent of those earning under \$50,000, but the share drops consistently as income rises, reaching a share of “only” 54 percent among those earning \$150,000 or more.

Similarly, 55 percent of the lowest income group rejects living in a gated community, a share that drops to 32 percent among the highest earning group. The rejection of features by lower-income buyers could be the result of a pragmatic view about what they can afford, rather than intrinsic dislike.

For the other three development features, there is little systematic relationship between buyers’ preferences and income.

In another category, age, we also see differences. Figure 2 shows how the tendency to reject the five community features varies by age. The brackets were defined as follows: seniors, born 1945 or earlier; baby boomers, 1946 to 1964; Generation X, 1965 to 1976; and Generation Y, 1977 or later.

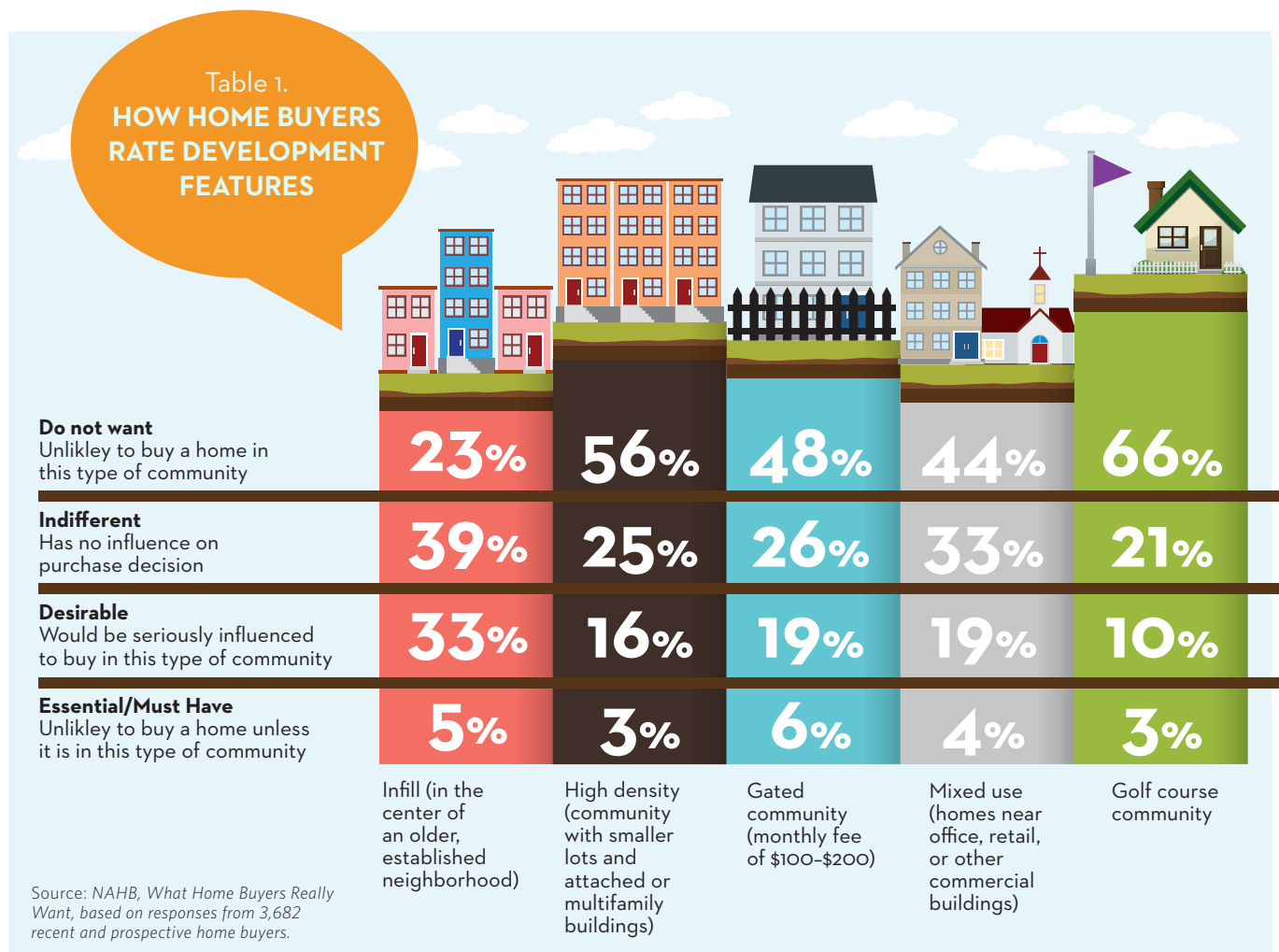


Figure 1.

SHARE OF BUYERS WHO "DO NOT WANT" DEVELOPMENT FEATURES BY INCOME

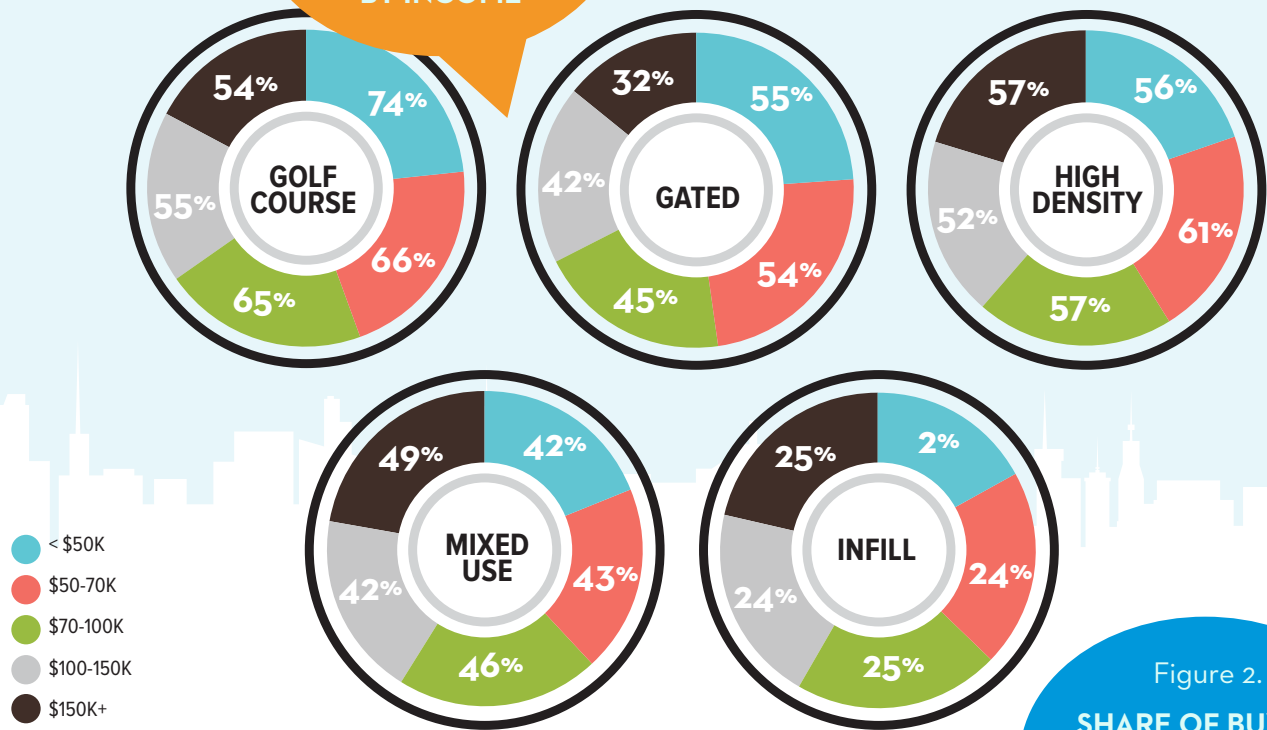


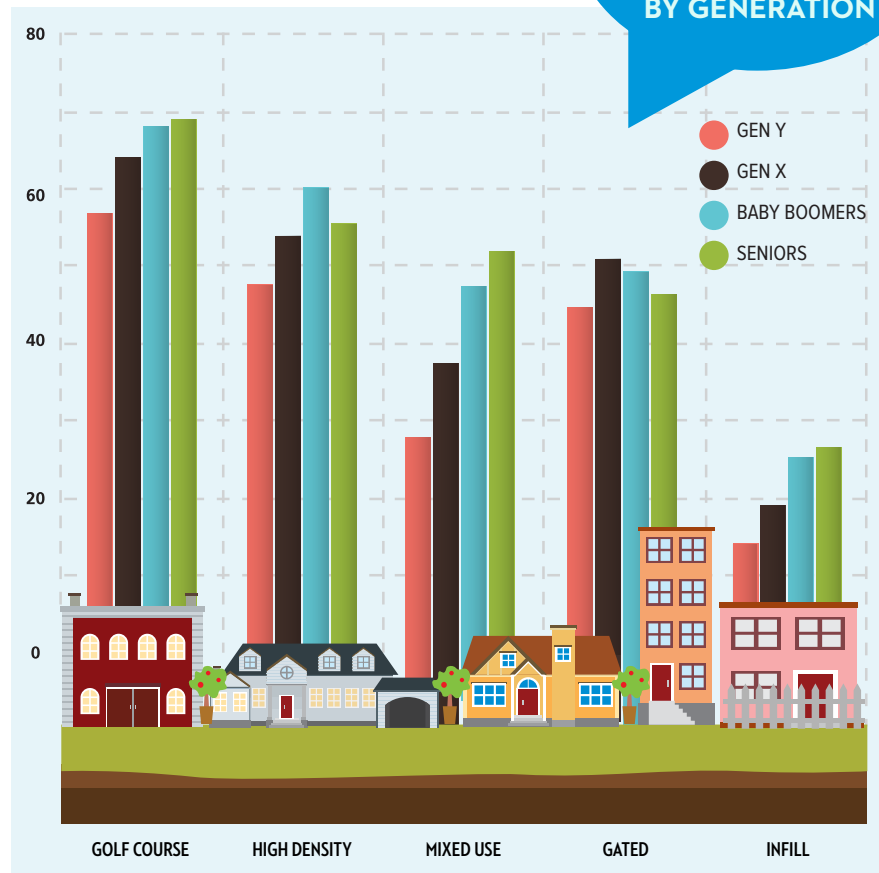
Figure 2.

SHARE OF BUYERS WHO "DO NOT WANT" DEVELOPMENT FEATURES BY GENERATION

In general, and perhaps contrary to popular belief, the older a home buyer is, the more likely he or she will reject the community and development features. Seniors are slightly less likely than boomers to reject high density, for example, and slightly less likely than either boomers or Gen X-ers to reject gated communities. However, for every feature in Figure 2, the share who do not want the feature is higher for seniors than for the buyers in the youngest category (Gen Y).

Regardless of which categories of people seem to reject development and community features, those who analyze the results must realize that, even a relatively small percentage of home buyers rating a particular feature desirable or essential can, in the aggregate, translate to substantial demand. In this large nation, that means it's possible to build successful golf course or high-density communities, even as other types of communities need to be developed for the majority of home buyers. 🏡

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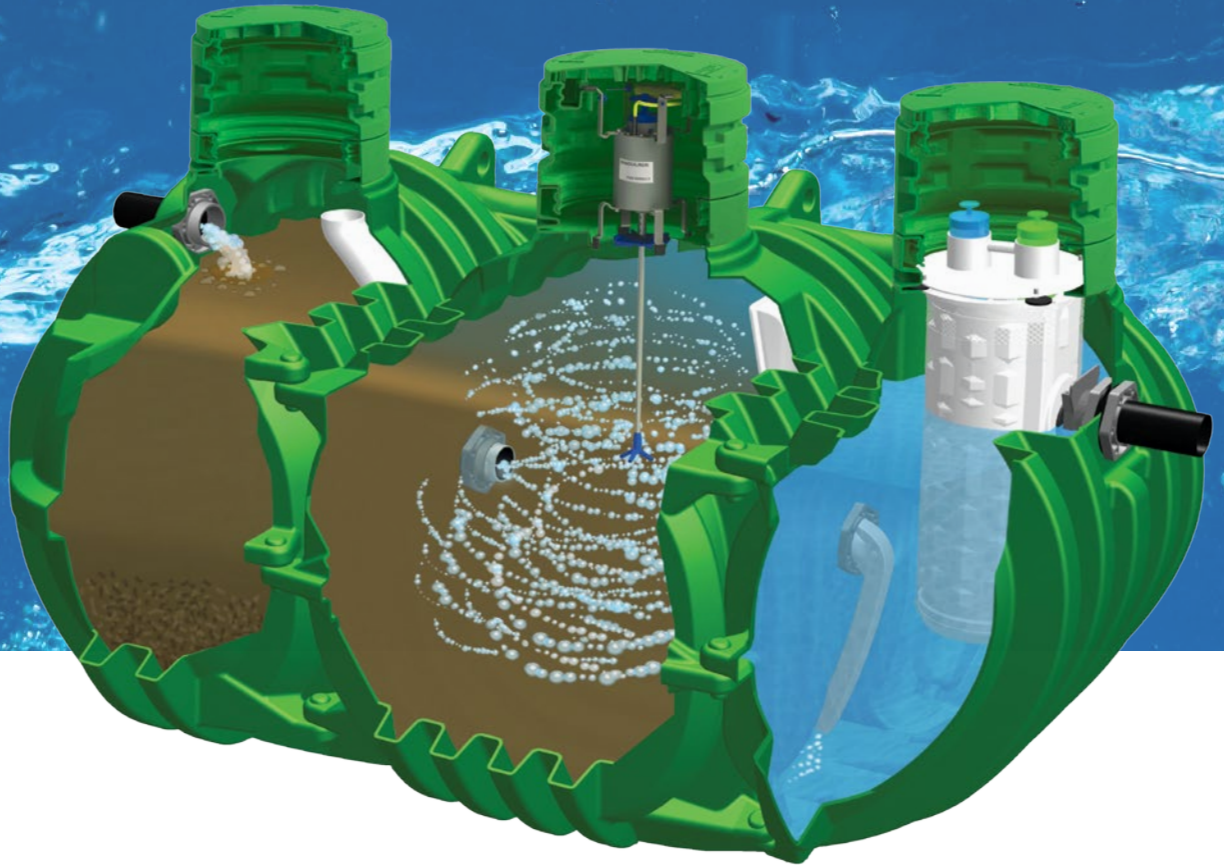




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Land Use 101

New federal programs under President Obama's Sustainable Communities Initiative have created a national dialogue and precedent for reform of state and local requirements on where, how and when development—and thus home building—can proceed. The building industry needs to get involved early in these reform efforts to ensure its perspective and experience are represented. Visit nahb.org/lu101 and take advantage of NAHB's best available resources on the land use issues currently in play.

Smart Growth \ˈsmärt ˈgrəʊθ\

- ➔ **Definition:** An urban planning theory that advocates concentrating growth in urban and suburban centers that already have access to existing infrastructure such as roads, transit, water, sewer, schools and community amenities.
- ➔ **Origin:** Used in North America, this concept was developed in the early 1970s and stems from concern over the rising municipal costs of building new infrastructure and an increased awareness about environmental quality and public health.
- ➔ **Related Terms:** Smarter Growth, Walkable, Bicycle Friendly, Mixed-Use, Transit-Oriented, Sense of Place

Form-Based Codes \ˈfɔrm ˈbeɪst ˈkoʊdɪz\

- ➔ **Definition:** A means of regulating development to achieve a specific urban form. This is a departure from conventional zoning, placing emphasis on physical form and context and less on separation of uses.
- ➔ **Origin:** The development of modern form-based codes began when architects and planners, frustrated by their inability to incorporate design elements into conventional zoning codes, began seeking new land use planning approaches. The first attempt at creating a form-based code was done in 1982 to guide the development of Seaside, Fla. using a design code that established basic physical standards.
- ➔ **Related Terms:** Smartcode, Zoning, Regulating Plan, Urban Design

New Urbanism \ˈnuː ˈɜrbəˌnɪzəm\

- ➔ **Definition:** An urban design movement that promotes walkable neighborhoods, a range of building and employment types, context-appropriate architecture, and design principles reminiscent of pre-World War II communities. New Urbanists believe their strategies can reduce traffic congestion, increase the supply of affordable housing and reduce urban sprawl.
- ➔ **Origin:** In 1991, the nonprofit organization the Local Government Commission invited architects from around the country to develop a set of community principles for land use planning. These principles, called the Ahwahnee Principles, became the principles of New Urbanism. Those same architects founded the Congress for New Urbanism in 1993.
- ➔ **Related Terms:** Neotraditionalism, Traditional Neighborhood Development, Transit-oriented Development, Smart Growth, Regionalism

Traditional Neighborhood Development (TND) \trədɪʃənəl 'neɪbər,hʊd dɪ'veləpmənt\

➔ **Definition:** The creation of a small-scale neighborhood or community using traditional town planning principles including a range of housing types, a network of well-connected streets and blocks, and the incorporation of public spaces and amenities framed by architecture and landscape design. The TND type of development plan is part of the New Urbanism Movement and uses form-based codes.

➔ **Origin:** The first development to be labeled TND was Seaside, Fla., however, the first time zoning laws were amended to accommodate this type of development was in 1990 in Bedford, N.H. The first TND ordinance was created in Bedford and then copied in communities all over the country.

➔ **Related Terms:** Regulating Plan, New Urbanism, Smartcode, Walkable, Urban Design

Low Impact Development \'ləʊ ɪm'pækt dɪ'veləpmənt\

➔ **Definition:** An approach to land development that works with nature to manage stormwater as close to its source as possible. The approach preserves and recreates natural landscape features and minimizes effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

➔ **Origin:** This concept began in Prince George's County, Md. in 1990 as an alternative to traditional stormwater best management practices. Officials found that the traditional practices such as detention ponds and retention basins were not cost-effective and the results did not meet water quality goals.

➔ **Related Terms:** Bioretention Facility, Rain Garden, Green Roof, Rain Barrel, Permeable Pavement, Stormwater Management

Concurrency \kən'kərənsɪ\

➔ **Definition:** A set of land use regulations local governments adopt to ensure sufficient infrastructure capacity, including stormwater, parks, solid waste, water, sewer, schools and mass transit facilities, to serve each proposed new development.

➔ **Origin:** Local influence over development decisions came under pressure with the population boom following World War II when communities experienced massive population growth. Concurrency involved a new planning and growth management approach that focused on the timing and sequencing of development.

➔ **Related Terms:** Growth Management, Impact Fees, Infrastructure Finance, Smart Growth

Inclusionary Zoning \ɪn'kluːʒənəri: 'zəʊnɪŋ\

➔ **Definition:** Municipal ordinances that require developers to provide a certain percentage of units in market-rate projects affordable to people with low to moderate incomes. Deed restrictions are placed on those units to keep them affordable.

➔ **Origin:** Many suburban communities enacted local ordinances to preserve the character of their municipalities and prevent affordable housing from being built. Inclusionary zoning was developed to ensure affordable units would be produced and to create a mix of affordable and market-rate housing in a single neighborhood as opposed to segmented low-income neighborhoods.

➔ **Related Terms:** Exclusionary Zoning, Fee-in-Lieu, Affordable Housing

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Inglenook is a close-knit community designed with a small-town feel. The smaller footprints of the homes supports urban sprawl reduction.

LID SYSTEM

Promotes Well-being of Community

Inglenook, the first project in the city of Carmel, Ind. to use a Low Impact Development (LID) integrated stormwater management system, exceeded the city's standards and requirements and now stands as a model for similar systems in the city.

LAND DEVELOPMENT AND BUILDING, the developer, created the close-knit community of high quality one- and two-story bungalows with space-saving floor plans and beautifully landscaped common areas, offering home owners a unique, sustainable lifestyle. The pocket neighborhood, which includes 26 moderately sized cottage-style homes nestled around intimate courtyards, is designed to bring neighbors together and create a sense of community without sacrificing personal privacy and space.



The Inglenook Project

The LID system used in the Inglenook residential neighborhood of Carmel included micro-detention and infiltration to address stormwater runoff management. On-site stormwater features consist of permeable pavers, bioretention areas and underground gravel storage reservoirs, which pre-treat stormwater runoff before it dissipates. The Inglenook design greatly reduces or eliminates surface discharge from the site for all storm events less than a 100-year event. The integrated design required a thorough understanding of the existing soils and flood conditions on the site, as well as recognizing drainage contributions from off-site developments.

The result is a stormwater runoff management system that goes above city of Carmel standards and requirements for stormwater quantity and quality. The project included:

- A low-impact “sustainable” site design that has an underground stormwater management system and bioretention.
- A green “common area” that makes up 33 percent of the site.
- Permeable pavers within street parking and common drive areas.
- No retention ponds; therefore no home owners association liability.
- Zero downstream stormwater discharge for all storms up to a 100-year event.

Because of the unique integrated stormwater management infiltration system approach within the initial development phase as well as the modeling assumptions involved, a system of monitoring was set up. Land Development and Building proposed observing and tracking actual field conditions during construction to validate design assumptions regarding performance of the integration system.

Beyond Initial Goals

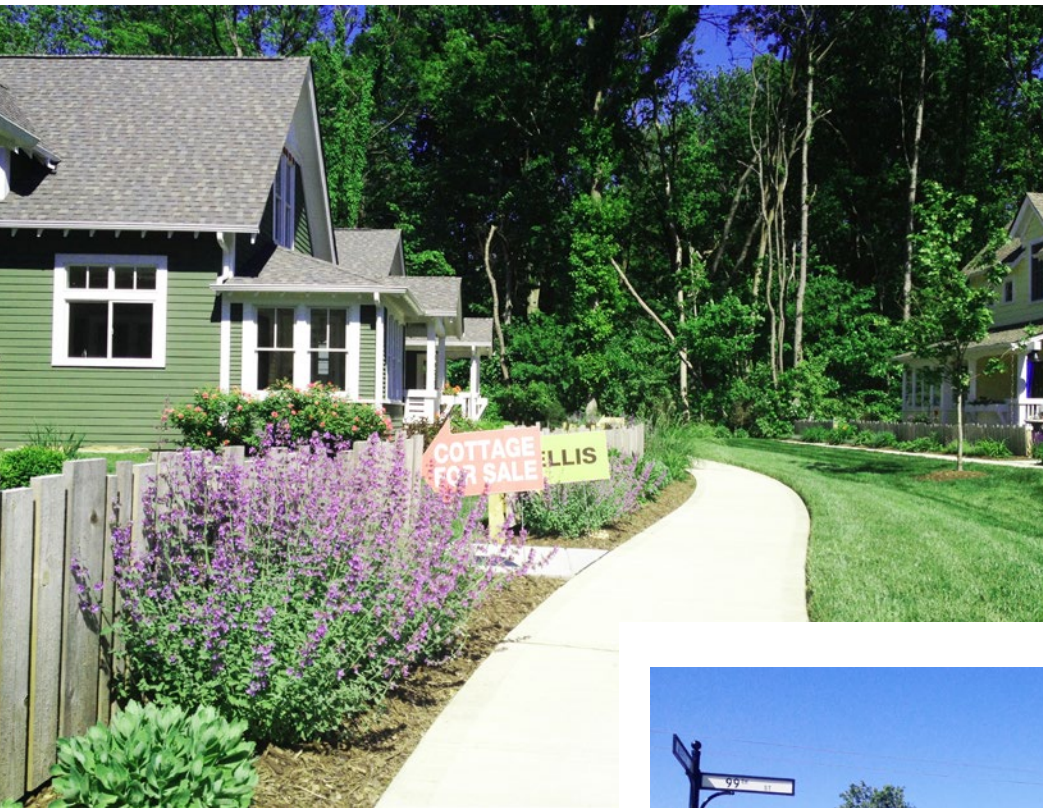
The Inglenook residential neighborhood of Carmel project not only conserves natural resources; it also promotes the health and well-being of its residents and the public and excels in achievement of these goals.

The innovative LID techniques were integrated into the overall design; therefore, the project had the following results:

- The site plan preserved a 100-foot wooded buffer at the main entrance to the property along 99th Street, which is used to filter, stage and route stormwater entering the Inglenook site from the developed area to the north.
- The project integrated the stormwater management system, which incorporates groundwater recharge through infiltration and provides improved water quality for downstream/off-site as well as on-site runoff.
- Using smart, space-saving designs, the smaller home footprints supported a reduction in urban sprawl.
- The phasing of the development minimized impact to natural resources and limited the use of construction



Bio-retention allows runoff to be absorbed before it hits the sidewalks and streets.



Most of the homes are cottage-style residences.

materials to those necessary to meet immediate demand.

- The native landscape design uses a planting palette suited for the climate that does not require irrigation. Elimination of the irrigation system means less impact on precious water resources and reduced use of construction materials.

The primary design intent of the stormwater management system was to reduce runoff volume from the site to an extent that was practical. The goal was to improve downstream drainage issues that came from minimal topographic relief and limited capacity for existing ditches to convey stormwater runoff.

The final design improves existing drainage within the entire watershed, including zero downstream stormwater discharge from the developed site up to a 100-year storm event, which relieves the burden on existing stormwater management systems. More stormwater volume storage was provided within the integrated stormwater management system than was



The Inglennook design reduces or eliminates surface discharge for all storm events less than a 100-year event.

available in the pre-development condition. As a result, the 100-year discharge was reduced from a pre-development rate of 32.1 cubic feet per second to a projected post construction rate of 0.98 cubic feet per second.

Project Challenges

One challenge of the Inglennook project was that a variance had to be obtained from the city of Carmel for its Stormwater Standard 302.06(1). The variance was needed to allow the integrated stormwater



management infiltration approach. Another challenge was that developers and project managers needed to work closely with city staff to maintain the desired character of the neighborhood while meeting the conditions of the Public Utility District.

Through innovative and thoughtful design and stormwater modeling, Land Development and Building and Williams Creek Consulting were able to satisfy city staff concerns to provide a final product that has become a successful model for LID within the city of Carmel.



The property owner entered into a post-construction agreement to operate, inspect and maintain all the stormwater facilities.

Maintenance

Although the challenges have been met and the project put into place, the relationship with the city continues. The property owner has entered into a post-construction operation and maintenance agreement with the city of Carmel. The agreement is to operate, inspect and maintain all stormwater facilities outlined in the post-construction operation and maintenance manual prepared by Williams Creek Consulting, including submission of annual inspection reports to the city. In addition, the owner will observe and monitor actual field

conditions during and after construction to validate the design assumptions made in future phases of the project. 🏡

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Permeable pavers help filter runoff while creating an attractive walkway/driveway.



Plants for the area were chosen because they are native to the area and require little watering.

Chimneys

IN THE PAST, the heart of the home was the fireplace, which provided a place for families to cook and the warmth that kept them comfortable. Although the necessity of a fireplace has diminished over the years, many home owners still find this amenity adds an irreplaceable look and comforting feel to a home.

With the interior installation of a fireplace comes the exterior addition of a chimney. For home builders and designers who must

provide this exterior feature to get the interior design element of the fireplace, there are three key chimney guidelines to consider: setting, style and simplicity. Regardless of the chimney's material, a simple and traditional design with small detailing can go a long way toward beautifying a home. Most importantly, the style of the chimney should mirror that of the house. While chimneys are functional in nature, they cannot be designed as an afterthought. Because they are the last punctuation

mark before a house meets the sky, chimneys must have visual appeal. Here are some pointers to successfully design a chimney that is both functional and fashionable. 🏠

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