

# Rehabilitation

Multifamily residential apartments

# Lincoln Mews

Richmond, Virginia

**Owner:**  
Better Housing Coalition

**General Contractor:**  
Better Housing Coalition

**Architect:**  
Community Design Studio, LLC

**Size:**  
• 115 one, two, three, and four-bedroom units

**On-site Amenities:**

- Community center
- Community garden & entrance park
- Laundry facility
- Playground

**Green Features:**

- Renovated to EarthCraft™ standards
- EnergyStar appliances and light fixtures
- Durable building materials and finishes
- Advanced framing techniques and air sealing measures
- Low-VOC paints, stains, and adhesives
- Tankless gas water heaters for residences
- Solar thermal water heating for laundry facility
- Low-flow plumbing fixtures (faucets, showers and toilets)
- Energy-efficient mechanical systems
- Cistern to allow for reuse of rainwater at the Community Center
- Community garden planted with native vegetation

**Estimated Completion Date:**  
December, 2009



## Project Highlights

Lincoln Mews Apartments in Richmond, Virginia's North Side are comprised of 115 one, two, three, and four-bedroom rental units. In the fall of 2008, Better Housing Coalition used Low-Income Housing Tax Credits (LIHTC) administered by the Virginia Housing Development Authority (VHDA) to renovate the property, thereby preserving this affordable housing stock for the community and residents of Richmond.

Community Design Studio, the architectural arm of Community Housing Partners, incorporated many environmentally-responsible design features into the year-long rehabilitation project, earning Lincoln Mews an Earth Craft™ Multifamily Renovation certification. Sustainable building elements implemented by the design and construction teams include advanced framing techniques; durable building materials and finishes; energy-efficient mechanical systems, appliances, and lighting; low-VOC paints and finishes; and native landscaping.

An entrance park and playground were added to the property, as well as a new 3,347-square-foot community center, featuring a laundry facility with solar thermal water heating and rain garden for storm water management.

