Petersburg Commons
Duncannon, Pennsylvania

**Developer**  Perry Green Building Housing Corporation

**Total Units**  14

**Description**  Petersburg Commons is a two-building complex located near the beautiful Susquehanna River and the Appalachian Trail in Duncannon, Penn. It includes a total of 14 townhomes and was designed to be environmentally friendly – the first green affordable housing project in Pennsylvania. The complex benefited from a $1 million linked deposit provided to the Perry Green Building Housing Corporation by The Sustainable Energy Fund, an Allentown-based private nonprofit organization dedicated to renewable, clean energy technologies and conservation. The homes are designed to be, at a minimum, 50 percent more energy-efficient than similar, conventionally built housing – and are likely to exceed that with proper homeowner maintenance, according to the Office for Planning and Architecture of Harrisburg, architect for the project. Homeowners can expect to realize savings of between 85 percent and 90 percent in heating costs. The architects and contractor were awarded the Central Pennsylvania AIA Merit Award for Excellence in Design for this complex in 2006.

**A Green Advantage**  Petersburg Commons was designed to be energy-efficient. Significant features include:

- In addition to using high-efficiency heating and air conditioning systems, the homes feature an innovative “windowed cupola” roof design that allows the sun’s rays to filter in to provide heat in the winter or create a chimney-like airflow to facilitate ventilation throughout the townhouses in the summertime.
- Each unit is equipped with Energy Star®-certified appliances, as well as energy-efficient light fixtures and water systems.
- Local sources for building materials were used wherever possible, thereby reducing energy required for transport to the site. Recycled products were heavily used, and construction waste was significantly minimized. More than 75 percent of construction waste was diverted from landfill disposal through scrap product recycling or re-purposing for alternate uses.
- Each home is simply but attractively landscaped using earth-friendly materials.
- Roofs are constructed from high-recycled content steel and should last 100 years.
- The building has shallow, frost-protected foundation.
- A highly-insulated building envelope helps reduce heating and cooling costs.
- Locally-harvested hemlock siding was used throughout.

**Home Prices**  The homes will sold to households earning between 51 percent and 80 percent of the area median income. Four of the homes are earmarked for the elderly.
Amenities

Petersburg Commons is conveniently located with easy access to several main highways. St. Bernadette Catholic church and a home furnishings mall with a restaurant are within about one-half mile and the borough office for county services is less than one mile. Elementary, middle and high schools are located just over three miles from the development.

Developers

Perry Green Building Housing Corporation, which is part of the Housing and Redevelopment Authorities of Cumberland County, Penn.

Architects

The design team included Bruce Quigley, Bret Peters and Todd Alwine of the Office for Planning and Architecture in Harrisburg, Penn., Michele Bertomen of the Brooklyn Architect Collective and Lisa D. Iulo.

OPAs projects encompass new construction, adaptive reuse of buildings, project concepts, site programming, urban design and planning. They are often located in congested historic centers of cities and towns, where building solutions require greater complexity than new construction on open land. The firm is noted for working to create adaptable, responsible approaches to the reuse of land and structures.

General Contractor

Wagman Construction, Inc., York, PA

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