



Derstine Run 2

84 Derstine Road
Hatfield, PA 19440

Construction of 60 units of affordable housing for seniors aged 62+



DEVELOPER

Advanced Living Management & Development

ARCHITECT

Kramer + Marks Architects

GENERAL CONTRACTOR

Harkins Builders

FUNDING PARTNERS

PHFA
PNC Bank, National Association
Montgomery County

About LEED® for Homes. LEED® for Homes is a third-party certification system for building and designing high-performance green homes that are energy-and-resource-efficient and healthy for its occupants. Developed and administered by USGBC, LEED for Homes awards points to projects in eight categories of environmental performance: Innovation & Design Process, Location & Linkages, Sustainable Sites, Water Efficiency, Indoor Environmental Quality, Energy & Atmosphere, Materials & Resources, and Awareness & Education. Homes can become LEED Certified, Silver, Gold, or Platinum.

Advanced Living Communities (ALC) was founded in 1962 by members of the Schwenkfelder Church, a small Christian denomination native to southeastern Pennsylvania. Founded on the values of universal equality and unconditional compassion, Advanced Living opened its first residential retirement community, Schwenkfeld Manor, to low-income seniors in 1974. Expansions followed in 1979 and 1989 and Schwenkfeld Terrace, its second community, opened in 2008, serving more than 1300 residents on its original campus.

Recognizing that there are far more seniors in need of affordable housing than there are accommodations, ALC expanded its scope beyond its original campus and purchased 30 acres of land in Hatfield, PA to develop four buildings comprised of 60 residential apartment units in each. Derstine Run 1 was completed in 2011 and Derstine Run 2 opened its doors in 2013.

The outside of the new three-story building is cultured stone veneer with vertical and horizontal cement board siding that complements the old Pennsylvania farmland architecture nearby. The building has many common amenities, including a community room, a living room with fireplace, a lounge area and roof terrace on the 2nd floor, a game area, a library, hair salon and a future tenant space suitable for a mini bank branch, and a walking trail that will eventually connect to the municipal trail system.

GREEN FEATURES

- Solar assisted water heating for the common areas, including the common laundry rooms
- Energy Star v3 thermal envelope, HVAC systems, and appliances
- Green labeled carpeting
- Drought tolerant landscaping
- Meadow planting on some of the open space
- Recycling program

DERSTINE RUN 2

Design Highlights:

WINDOWS & DOORS

- All Energy Star label
- Low-E, insulated, argon filled vinyl windows

PLUMBING FIXTURES

- Exceed the Energy-Star Water Source Conservation requirements
- Toilets use 1.1 gallons per flush, Shower heads flow 1.5 gallons per minute
- Bathroom faucets flow 1.5 gallons per minute
- Kitchen faucets flow 1.5 gallons per minute
- Energy Star and hydrochlorofluorocarbon (HCFC)-free mechanical systems

HVAC

- Energy Star and hydrochlorofluorocarbon (HCFC)-free mechanical systems
- Individual high-energy efficiency split systems for heat and air conditioning

APPLIANCES

- Energy Star refrigerator, range hood and bathroom exhaust fans

LIGHTING

- New Energy Star light fixtures in interior
- Exterior lights operate via photocell and time clock

INSULATION

- Thermal Envelope exceeds code-required minimums by more than 10%
- Additional insulation in exterior walls
- All duct work and domestic water piping was insulated

ROOF

- White EPDM "cool roof" system provided

WASTE MANAGEMENT

- 88% of construction waste diverted from landfills to recycling facilities

MATERIALS

- Forest Stewardship Council-certified lumber
- High recycled content building materials
- Non-toxic finishes (paints, sealants, caulks and adhesives)

LANDSCAPING

- All drought-tolerant native species, requiring no irrigation

EDUCATION

- Operations and maintenance training provided to maintenance personnel
- Tenant manuals and training help residents understand the features, benefits and care of their new green home.



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The mission of Advanced Living is to provide affordable housing and services for elderly and disabled persons while they are aging in place and others needing transitional housing.