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## Grand Award: Iron Horse Lofts/Coggins Square Affordable Apartments Walnut Creek, Calif.

By Matthew Power

At an average of 29 units per acre, residential construction doesn't get much denser than this mixed-income project, set close to regional public transport and done without planning variances.

That density, notes architect David Baker, was part of the key to keeping units affordable. The project included 141 lofts and rental units (54 for sale, 87 rental) packed into 3.7 acres.

"We value engineered everything," notes Baker. "We wanted to put market rate and affordable units together. For the affordable units, we have a waiting list of thousands of people."

For-sale units in the development sell from \$375,000 to \$450,000, with rentals ranging from \$330 to \$875 per month--far below the local average.

The design theme includes high ceilings, numerous windows, and skylights for abundant natural light. Double-height common spaces with large window walls gave the architect a focal point around which to design lofted studio units--increasing density

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