

Inside: Meet HIA's New CEO

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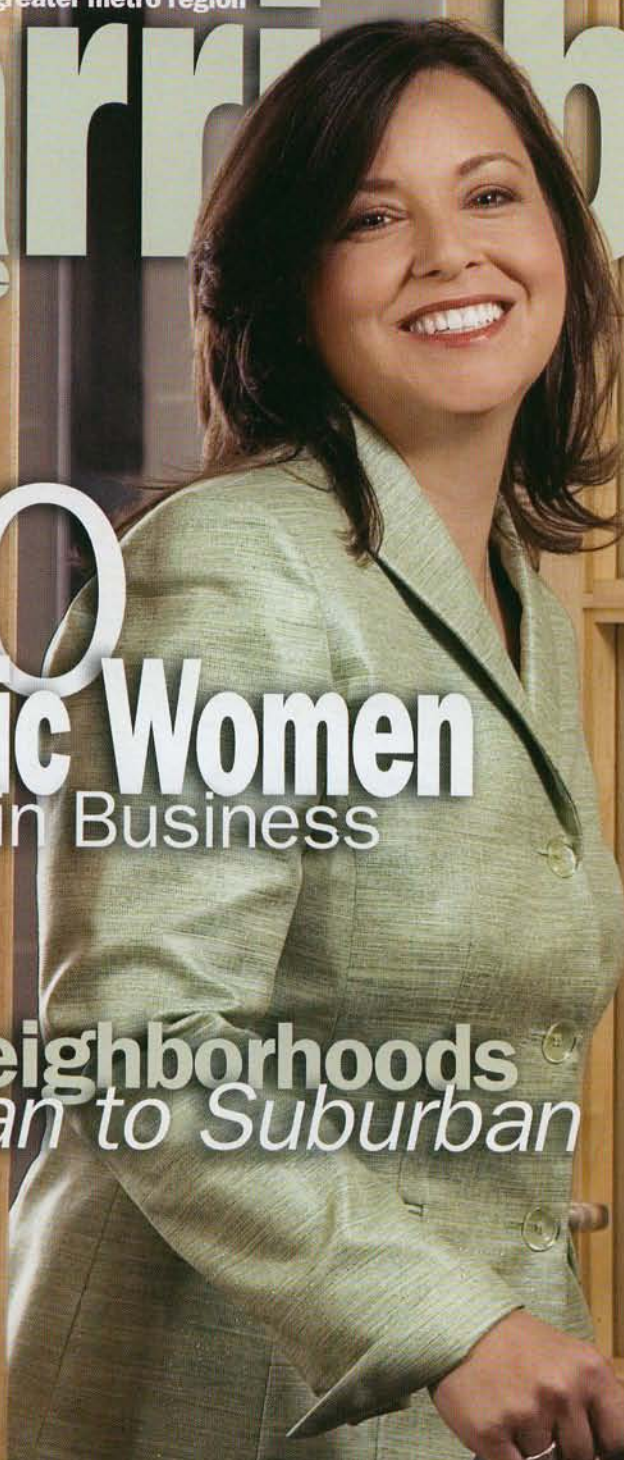
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Dynamic Women
in Business

Jennifer Zimmerman, Esq.
Rhoads & Sinon, LLP

Hot Neighborhoods
Urban to Suburban





Walden – A new-old idea, coming to Silver Spring Township

“The process of creating neighborhoods had become guided by engineers and attorneys. We asked, ‘What really makes a great place?’”

In 1999, Charter Homes, under President Rob Bowman, took homebuilding in a new direction. “We weren’t contributing anything on getting people together,” Bowman says now. Charter’s designers drew inspiration from Central Pennsylvania’s tiny villages and created Lancaster County developments that featured front porches, homes clustered to promote neighborliness, and village centers with shops.

Silver Spring Township was a natural next step, Bowman says. Charter worked with township officials to lay out Walden, a new 656-home community speckled with green, including a 35-acre park and two acres of open space.

Jan LeBlanc, chair of the Silver Spring Township supervisors, says the township works closely with developers to build from “an aesthetic perspective – open space, less signage, excellence in design, so the township looks nice.”

Wegman’s arrival makes Silver Spring attractive to newcomers and longtime residents, LeBlanc says, but so do things like Cumberland Valley schools and convenience to Harrisburg. The extensive park system’s centerpiece is Willow Mill, once an amusement park and now a creekside venue for picnicking, canoeing, and racing radio-controlled cars.

In 2006, Silver Spring home prices averaged \$301,683 new and \$231,421 used. Bowman says that Walden homes range from the high \$100,000s to more than \$500,000. **HBG**