

welcome to the neighborhood

Residential developments from New York to Prague, market-rate to luxury, are devised to foster tenant community—and respect their surrounding ones



Morris Adjmi Architects

project Overline Residences, Atlanta.

units 359.

standout An angular footprint and distinctive stepped profile lend this redbrick rental building dynamism while creating interstices for communal and private terraces and verdant paths that steer residents to the nearby BeltLine greenway and surrounding Old Fourth Ward district. The latter's industrial vernacular informed the materials palette—masonry floors, patinated-steel paneling, rough-hewn timber—of the interior amenity spaces. [ma.com](#) ➤





WALKthrough resi development

CookFox Architects

project 378 West End Avenue, New York.

units 58.

standout A 1915 edifice with terra-cotta cresting was renovated, restored, and then expanded via a modern brick addition and a below-grade excavation that allowed for a squash court, saltwater lap pool, recording studio, and more. The luxury condominium's ground-floor public spaces are likewise a hybrid of classic and contemporary, from the garden terrace with sculptural stone benches to the lounge with vintage-inflected furniture and painterly carpet.

cookfox.com ➔



WALKthrough resi development

Brooks + Scarpa

project Brunson Terrace, Santa Monica, California.

units 48.

standout Connecting with and protecting nature, the affordable-housing complex orients apartments around a semipublic outdoor “room” with drought-resistant vegetation and colorful play structures. EV-charging stations, a living roof, an under-sidewalk infiltration system for stormwater runoff, and recycled, locally manufactured interior finishes such as formaldehyde-free MDF and FSC-certified oak make it net-zero to boot. brooksscarpa.com ➤





edit! *project* Iconik, Prague.

units 48.

standout A single low-rise looks like two, courtesy of staggered rooflines and different tones of ceramic tile cladding, a device that suits both local building regulations and the scale of the surrounding secessionist gems and old factories. Its oversized windows are veiled for privacy by way of balcony railings, airy loggias, and, on the left-hand facade's lower levels, aluminum slats mimicking the site's previous street-front. editarchitects.com >

resi development **WALK**through





Fesselet Krampulz Architectes

project T46, Vevey, Switzerland.

units 35 residences, 8 offices.

standout Perforated, corrugated aluminum sheeting tempers the glazed facade of and forms cantilevered balconies on this mixed-use building, which stacks five apartment floors atop two commercial ones—including the firm's own studio—and emphasizes well-detailed construction, use of ready-made materials, and efficient floor plans. Interior finishes juxtapose exposed concrete and custom terrazzo pavers with timber and exuberant tilework. fesseletkrampulz.ch —Jen Renzi



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