



## FAST FACTS:

**LOCATION:**  
Sacramento, CA

**BUILDER:**  
Bardis Homes

**DEVELOPER:**  
Northwest Land Park, LLC

**ARCHITECT:**  
JD+A Architects

**SUPPLIER:**  
Ultra Glass

**WINDOWS & PATIO DOORS:**  
Ply Gem Windows West Pro Series 200 and 400  
Ply Gem Windows West Pro Series 960 Sliding Patio Door

# A NEW URBAN ‘LIVE, WORK, PLAY’ COMMUNITY IN SACRAMENTO ATTRACTS MILLENNIAL BUYERS WITH AN OUTDOOR LIFESTYLE

Ply Gem Pro Series Windows and Patio Doors Provide Natural Light,  
Less Maintenance, Energy Efficiency and Easy Outdoor Transition

Like many urban downtown areas, the section of Sacramento east of the famed Sacramento River was in need of revitalization. What had once been a wood processing site for Setzer Forest Products, Inc., minutes from downtown, had become an undeveloped property waiting for a bold new vision.

Rachel and Katherine Bardis, the young cousins behind Bardis Homes, had eyed the location for an ambitious project to build 1,000 homes with a unique selling point: modern, affordable residences for a new demographic of millennials attracted to the benefits of homeownership, but not the responsibilities and costs of a typical home and property.

Bardis Homes worked with developer Northwest Land Park, LLC and JD+A Architects for an initial build of 10 model homes that would lead to 282 homes for the first phase of the project.

Situated near Broadway, the residences at The Mill appeal to different tastes, budgets and lifestyles. The homes – called Villas, Courts and Bungalows – range from single-family to loft style multi-units with high ceilings and high-end finishes without the price tag.

To make the most of the Sacramento sunshine and outdoorsy, health-conscious lifestyle of residents, Bardis Homes desired each living space to have abundant natural light and an outdoor patio area where homeowners can grill and entertain. Window supplier Ultra Glass

was commissioned to install windows and patio doors from Ply Gem’s West Pro Series to fit the clean, modern look of the homes and provide easy access from the indoors to the outdoor spaces.

In addition to bringing the outdoors in, the windows also needed to enhance the various ceiling heights and floor plans of the four different types of homes.

Another key component of the build was the use of green materials that could help the builders meet California Title 24 Energy Standards and appeal to eco-conscious millennials. The Ply Gem West Pro 200 and 400 sliding windows feature continuous weather stripping and a dual action sash lock for a tightly sealed window that prevents air leaks without



“We really know who our target buyer is and what’s important to them. Millennials are looking for easy maintenance and energy-efficiency that’s built in from the beginning. They want to focus their time and energy on other things – like travel and living – and not worry about repairs or a lot of upkeep.”

**RACHEL BARDIS**

(Right in image with Katherine Bardis)

impairing the operation of the window. Double pane, glazed windows slow the passage of heat through glass and can reduce energy expenditure by 25 percent compared to non-coated glass.\*

Both the windows and patio doors employ energy-efficient warm edge insulating glass for enhanced energy performance, while vinyl frames make the materials easy to clean.

In addition to the residences, The Mill area will include other millennial-friendly features such as a farmer’s market, a park

and paths for biking, running and walking, as well as a community garden. Local artists were commissioned for one-of-a-kind public art installations that make the area distinctive and capture the youthful atmosphere of the neighborhood.

With phase one still underway, Ply Gem windows and patio doors will be used on all homes including future Penthomes, which are six-home buildings with elevator service. As The Mill continues to draw in young buyers, more and more millennials will have a chance to see the sunny side of owning a home.

\*This Old House



For more information on this project and West Pro Series windows and patio doors, please contact your local Ply Gem sales representative or call 888-9PLYGEM. Product information can be found at [www.plygemwindows.com](http://www.plygemwindows.com).

For more information on The Mill at Broadway, visit [www.millatbroadway.com](http://www.millatbroadway.com).