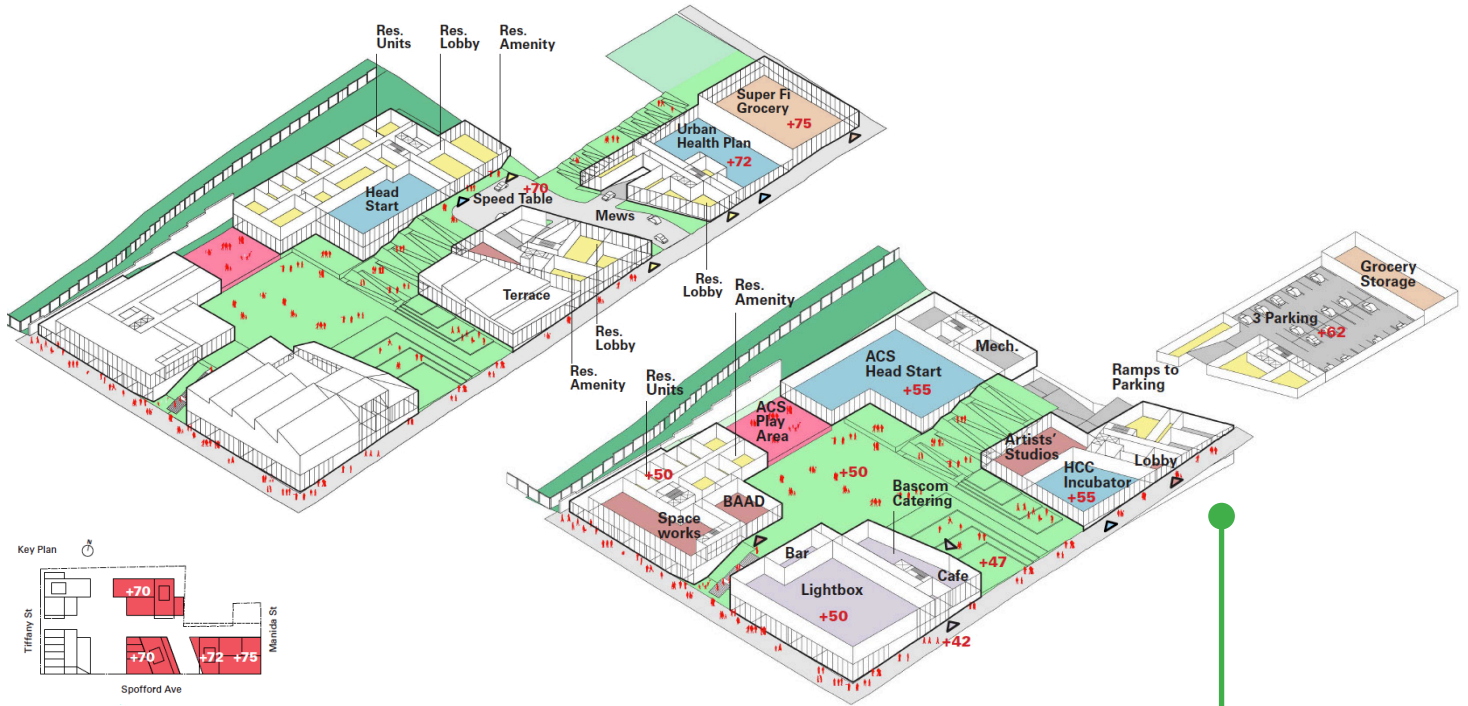


The Peninsula

Bronx

WXY architecture + urban design
 Body Lawson Associates Architects & Planners
 Elizabeth Kennedy Landscape Architects

Completed: In progress (anticipated completion 2024)
 Hard Cost: TBD



mixed-use development with essential programs such as food, health-care, child-care, children's play areas, and flexible community space

accessible green roofs

central open space (with shade), and multiple (wide) through-site connectors

dispersed building entrances



trees for shade!

wide through-site circulation

inset building entrance

wide sidewalks



various separated seating and gathering areas

large passive open-space

CAMBA Gardens

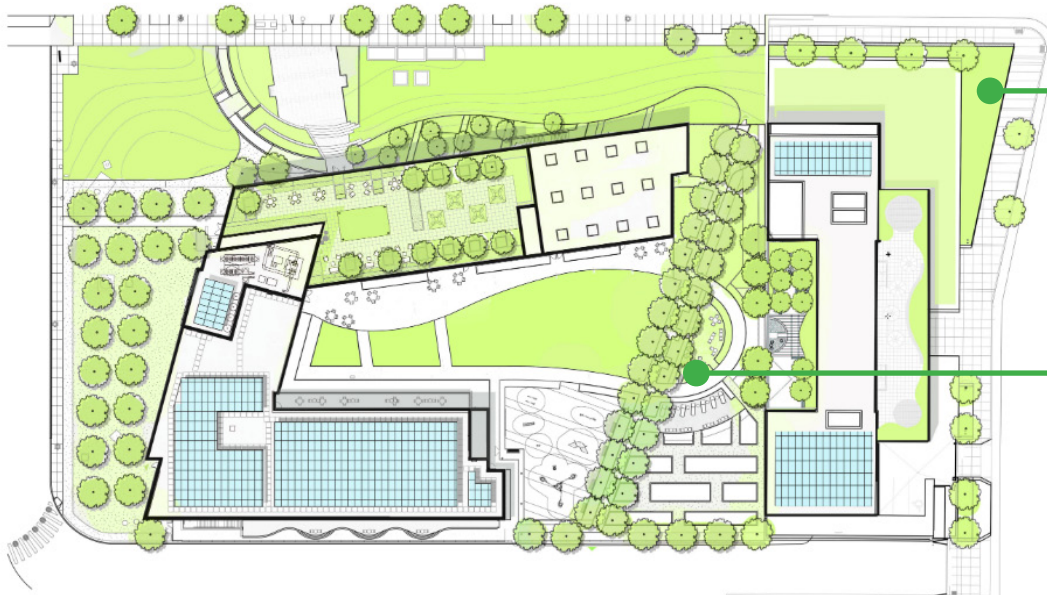
Brooklyn

Dattner Architects

Weintraub Diaz Landscape Architects

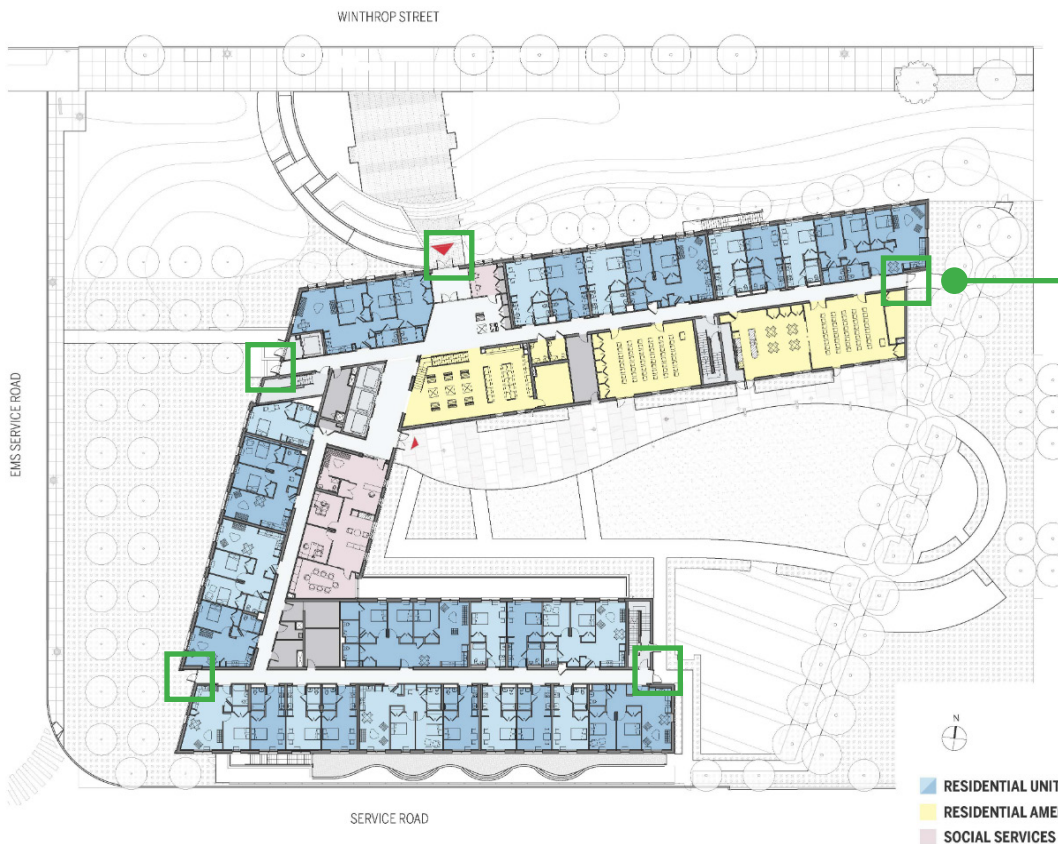
Completed: 2016

Hard Cost: Unavailable



site plan with integrated open space design at both the interior and street-facing sides of the buildings

trees along central circulation paths to provide shade



multiple building entrances that could be retrofit to be "primary" entrances and de-centralize circulation and congestion throughout the building

RESIDENTIAL UNITS
RESIDENTIAL AMENITIES
SOCIAL SERVICES



large passive lawn
to allow for flexible
use and distancing



large and well-lit
lobby space

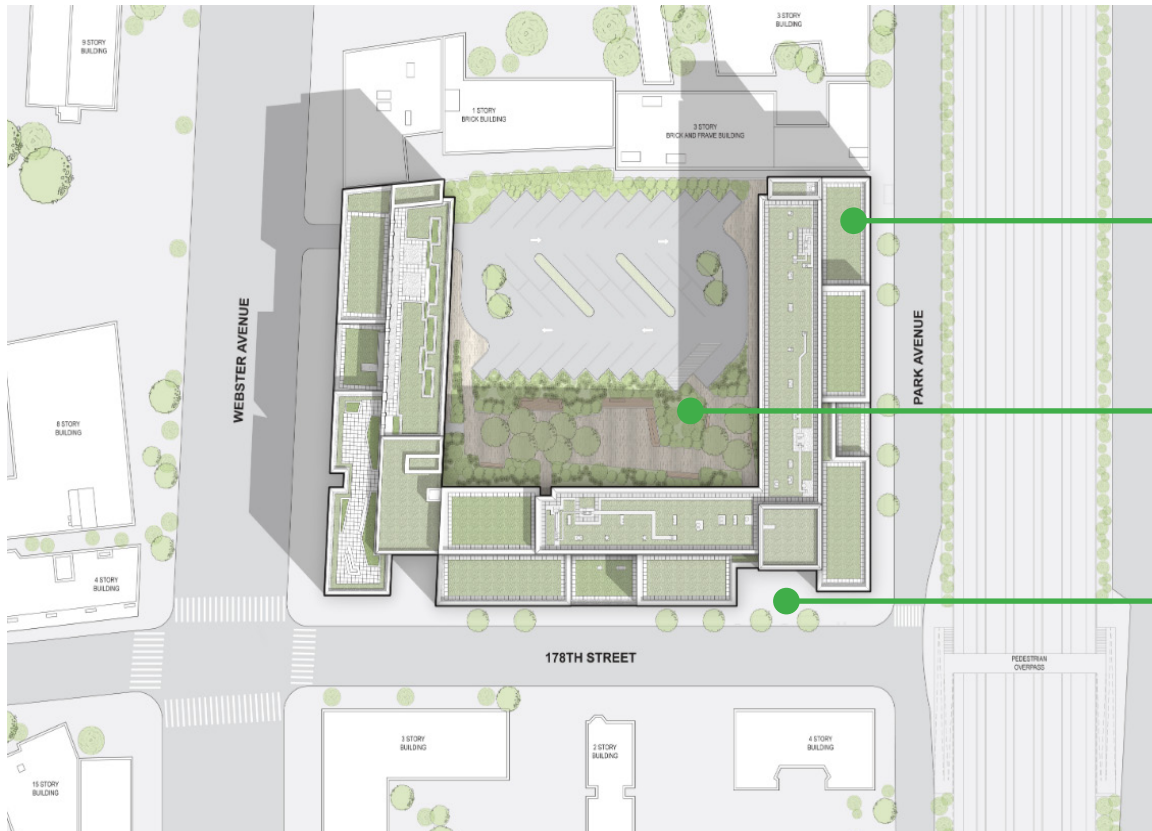
Park House & Webster Residence

Bronx

COOKFOX
Terrain-NYC

Completed: 2017

Hard Cost: \$370/SF (Park House); \$390/SF (Webster Residence)



accessible green roofs

shaded courtyard

multiple wide and inset entrances



wide inset entrances with plantings to buffer and shade

large lobby with a vestibule and ample light and air



green roofs with opportunity for structural retrofit and accessibility

elevator entrances with large thresholds and ample light



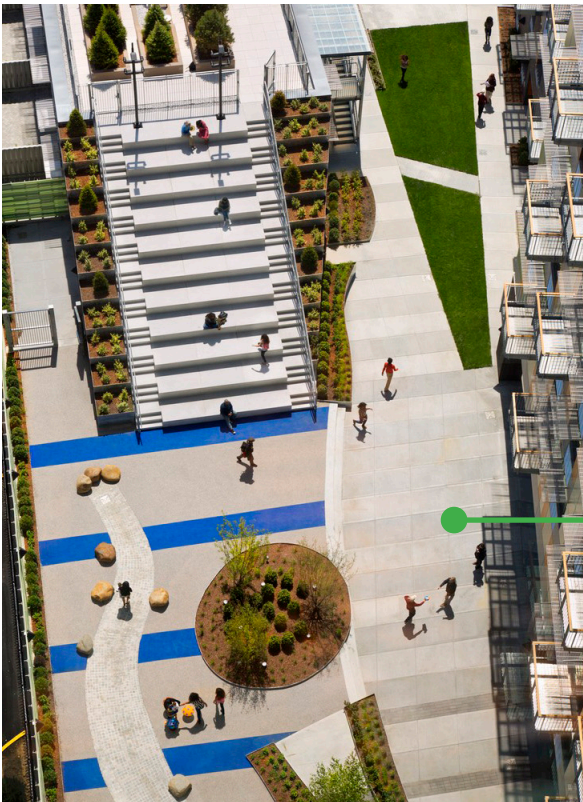
resident courtyard with shade, secluded seating areas, and wide walking paths

Via Verde

Bronx

Dattner Architects
Grimshaw Architects
Weintraub Diaz Landscape Architects

Completed: 2012
Hard Cost: \$357/SF



balconies provide per-unit open space that is well integrated into overall building design

large central open space (interior courtyard) with wide paths and areas for both play and passive use



open space programmed for a diverse set of age groups and users



entrance threshold
between door and
apartment living
spaces

built in work spaces



large operable
windows (plus a
door that leads to
the unit balcony)

wide living space to
allow for distancing
within the unit

St. Augustine Family Housing

Bronx

Magnusson Architecture & Planning
Terrain-NYC

Completed: 2019
Hard Cost: \$270/SF

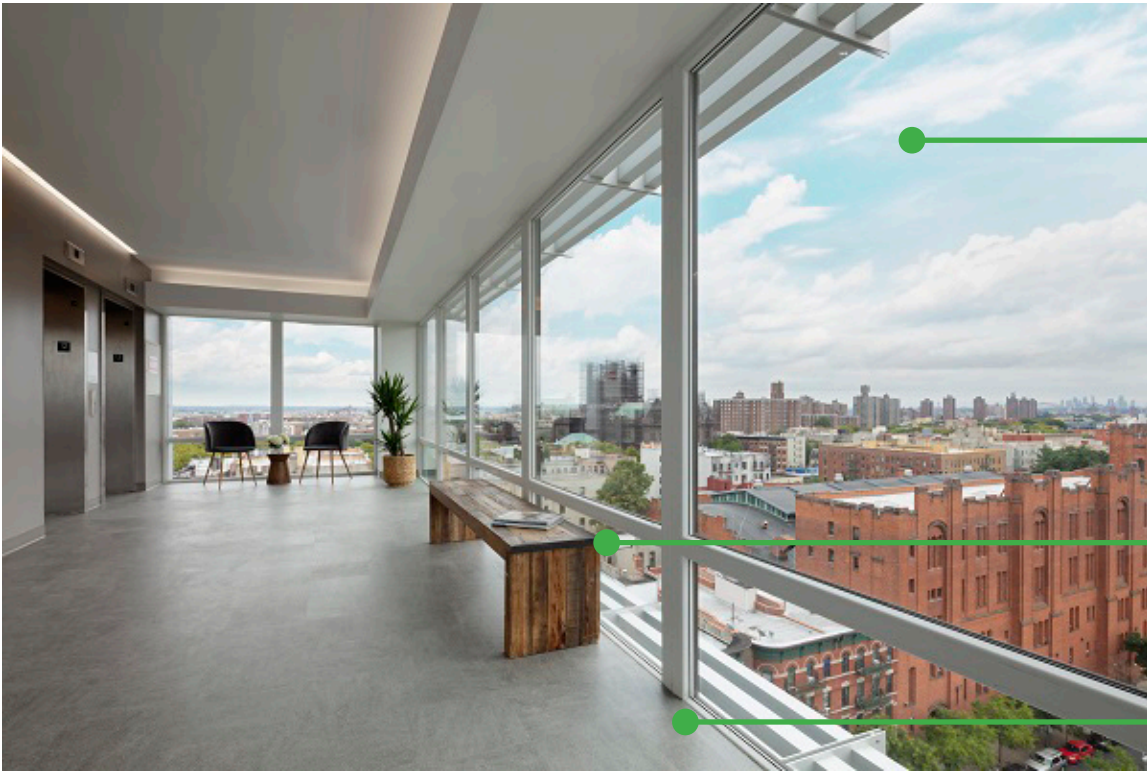


large windows at public circulation areas such as main corridors and elevator lobbies

large lobby and entrance vestibule



entrance pulled back from the street



public areas are wide with ample natural light

lobbies and landings have places to sit and prepare for a transition between spaces (e.g. put on a mask, clean hands)

high-traffic areas prone to congestion are wide



private open space with distanced seating enclaves and shade

St. Augustine cont'd.

Creston Avenue Residence

Bronx

Magnusson Architecture & Planning
Terrain-NYC

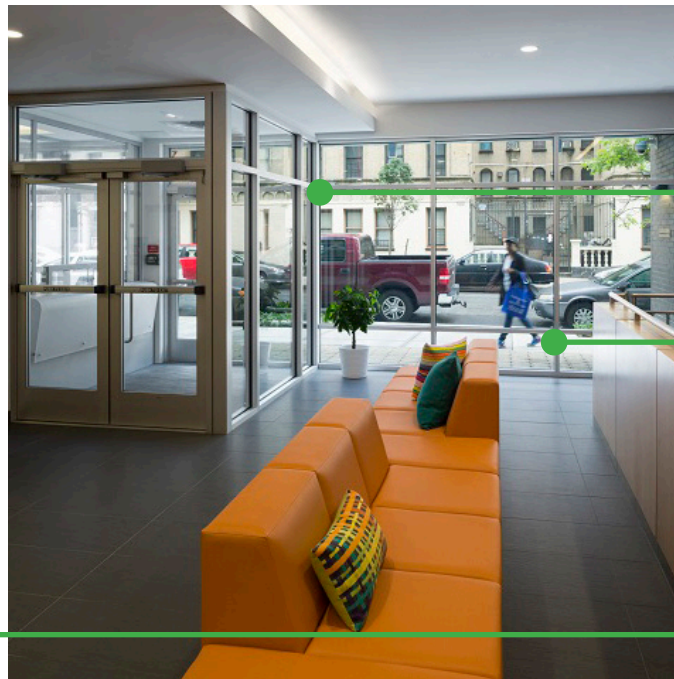
Completed: 2015
Hard Cost: \$230/SF



solar screens to mitigate heat gain within units

multiple non-accessible terraces that could be retrofit to provide low-load access

wide inset building entrance



vestibule to provide a transition zone at building entrance

large lobby space

shade and weather protection at building entrance



private open space with balance of sunned and shaded areas

ample seating to allow for either gathering or distance



large flexible community room with access to light and air



large windows with operable panels in the living spaces

Creston Avenue Residence cont'd.

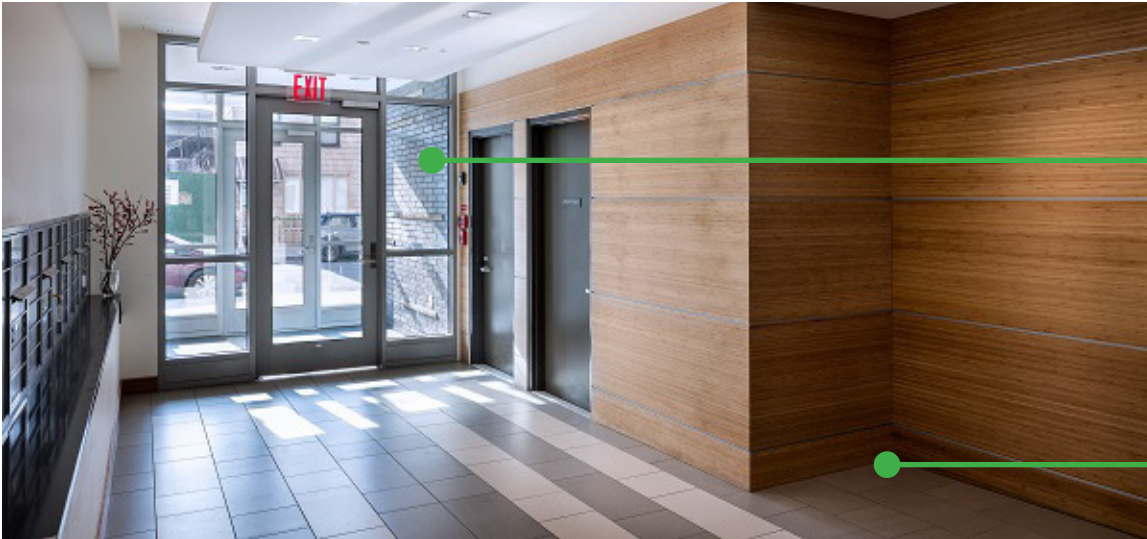
Frost Street Apartments

Brooklyn

Curtis + Ginsberg Architects

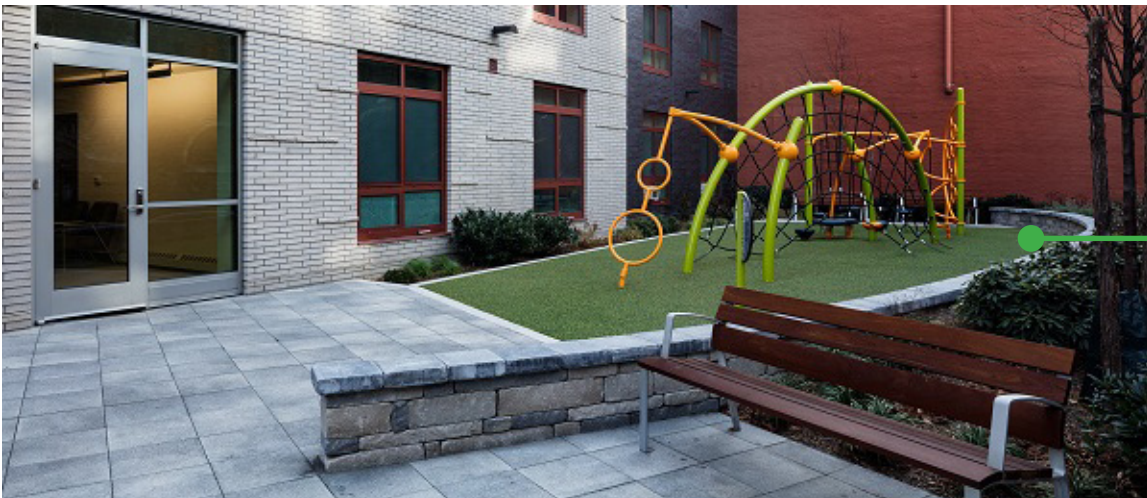
Completed: 2015

Hard Cost: \$213/SF

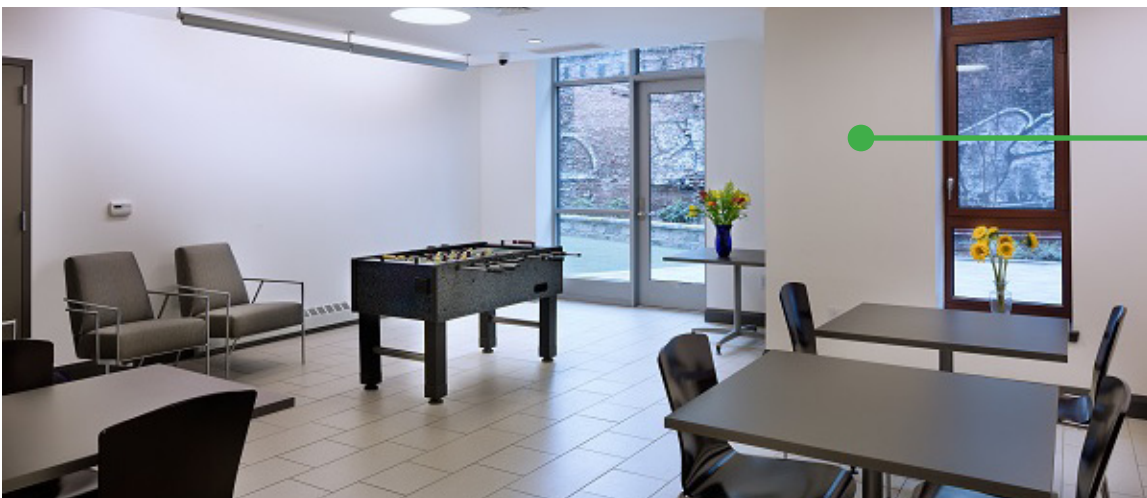


large entrance vestibule

wide and well-lit lobby



rear yard with open passive seating and play equipment for a variety of users



large flexible community room with ample light and air

Sendero Verde

Bronx

Handel Architects
AECOM

Completed: In progress (anticipated completion 2024)
Hard Cost: TBD



shaded and accessible green roofs

large central open space with ample planting and multiple circulation paths



wide steps to allow for distanced through-site circulation

inset entrance

wide sidewalk with street trees

Casa Celina (Sotomayor Houses)

Bronx

Magnusson Architecture & Planning
Terrain-NYC

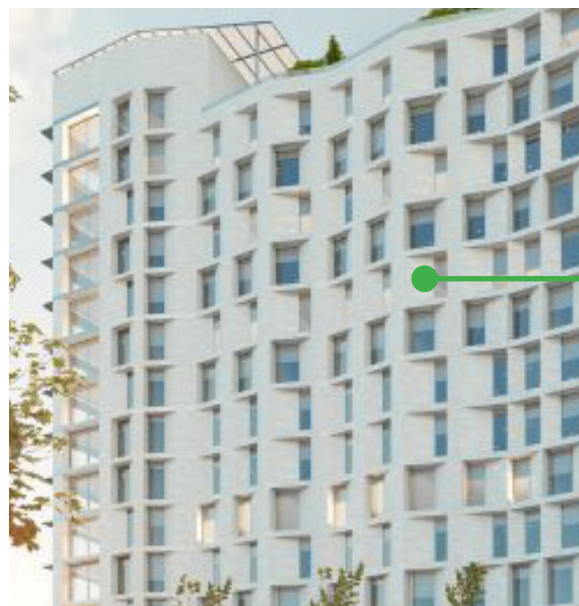
Completed: In progress (anticipated completion 2024)
Hard Cost: TBD



accessible roof

large passive lawn
with shade

wide sidewalks
with inset building
entrance



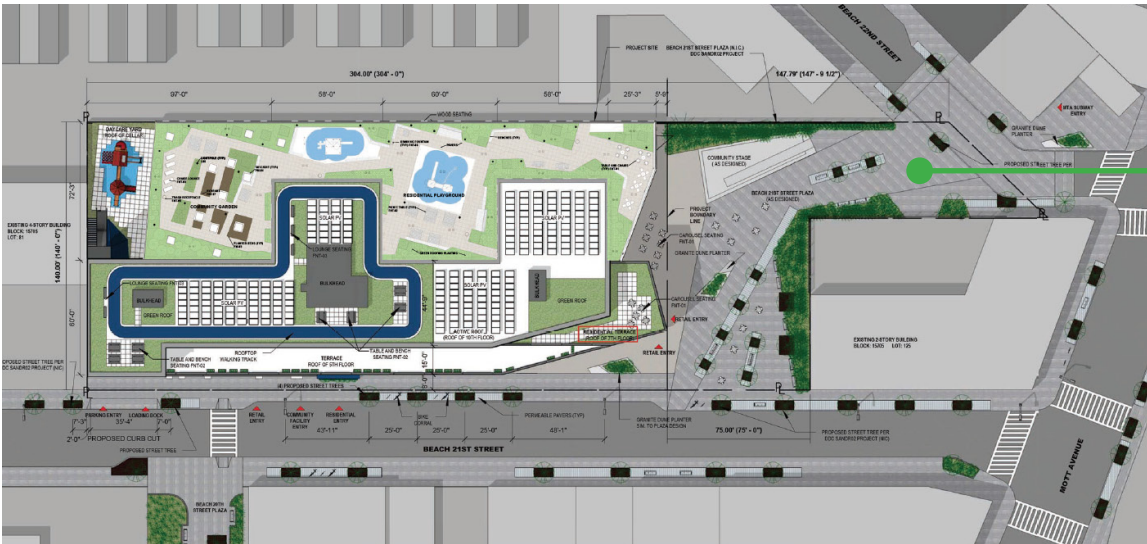
facade design helps
minimize heat gain
within units and
could be used as
inspiration for non-
standard balcony
projections.

Beach 21st Street

Far Rockaway, Queens

Urban Architectural Initiatives
Liz Farrell Landscape Architecture
EDC

In progress
PDC Final Approval: 6/17/19



large amounts of open space at various scales for various users (public plaza, rear yard for residents and mixed-use programs, green roof for residents, smaller terraces)



study design and cost of incorporating balconies or Juliet balconies for per-unit direct open space access

additional terraces could be added for more per-floor or per-unit open space access

shades could be added to mitigate heat gain within units and provide visual interest

building entrance inset from the sidewalk with adjacent plaza providing space for multi-user congestion to disperse

Powers Avenue

Bronx

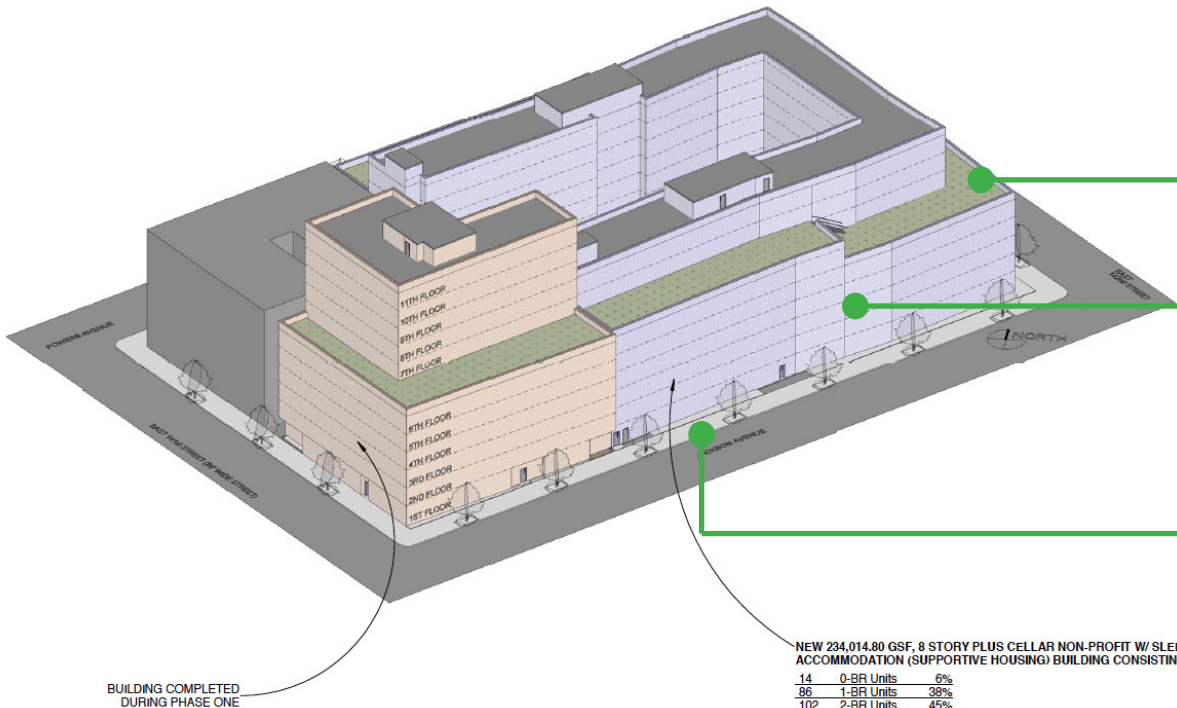
Urban Architectural Initiatives

HPD; DHS

In progress

PDC Conceptual Review: 4/15/19

To note: awaiting resubmission and responses to feedback, only conceptual site plan and bulk massing reviewed



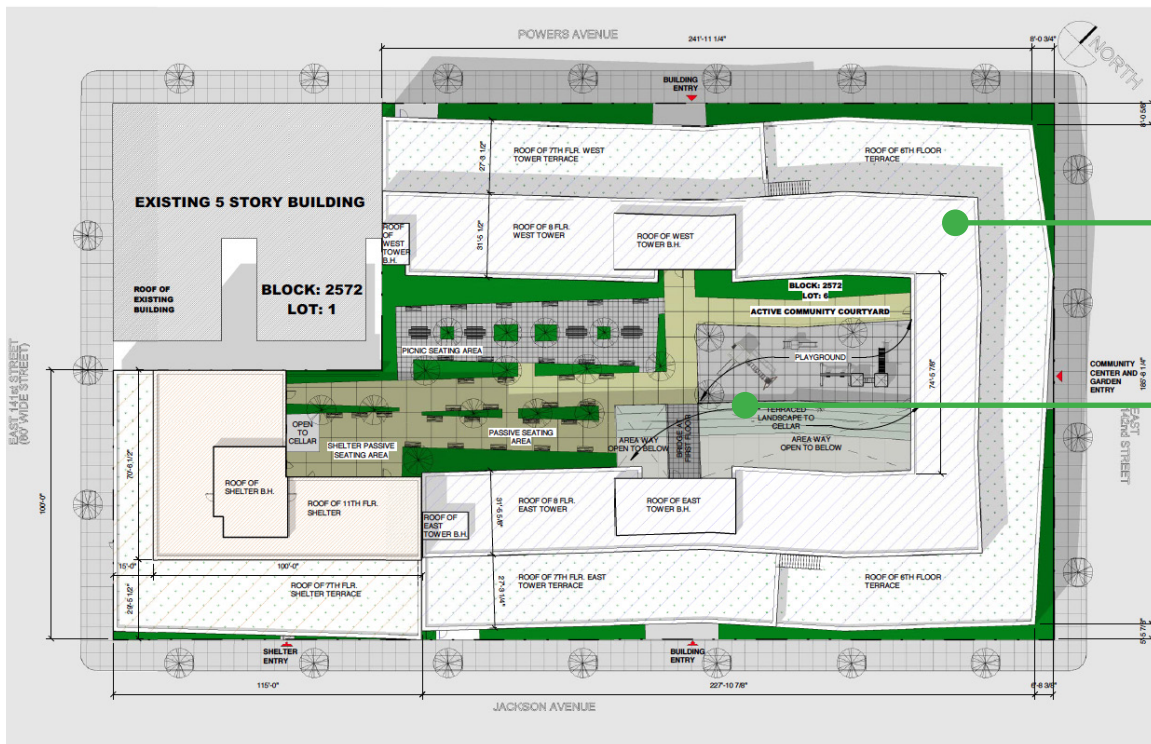
additional setbacks could be introduced to provide more open space and break up the massing

study design and cost of incorporating balconies or Juliet balconies for per-unit direct open space access

sidewalks could be widened, and entrances further inset

NEW 234,014.80 GSF, 8 STORY PLUS CELLAR NON-PROFIT W/ SLEEPING ACCOMMODATION (SUPPORTIVE HOUSING) BUILDING CONSISTING OF:

14	0-BR Units	6%
86	1-BR Units	38%
102	2-BR Units	45%
23	3-BR Units	10%
225	Total Number of Supportive Housing units	



restudy building massing and configuration to maximize potential for occupiable roof space

courtyard provides dedicated outdoor space for residents, but the design could be rethought to provide more passive and perhaps unpaved areas that allow for flexible circulation and use

Marcus Garvey Apartments Clubhouse

Brooklyn

Brownsville Community Justice Center (BCJC)

Center for Court Innovation

L+M Development Partners

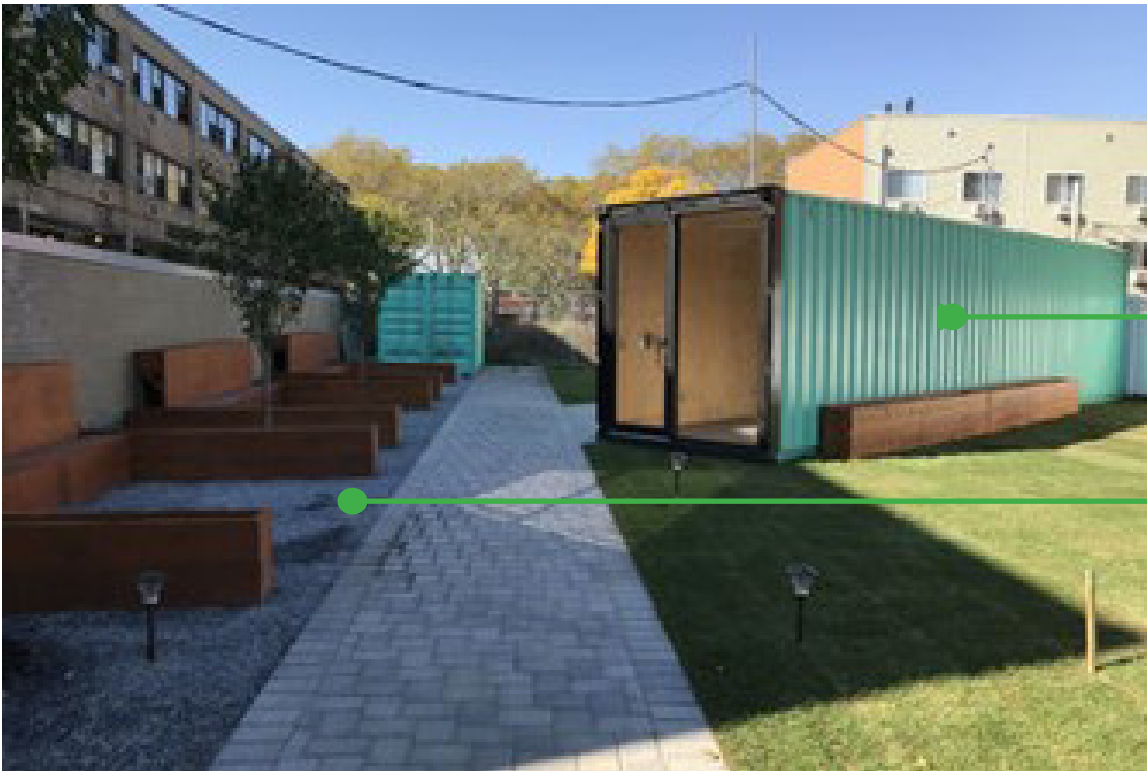
Completed: 2016

Hard Cost: Unavailable



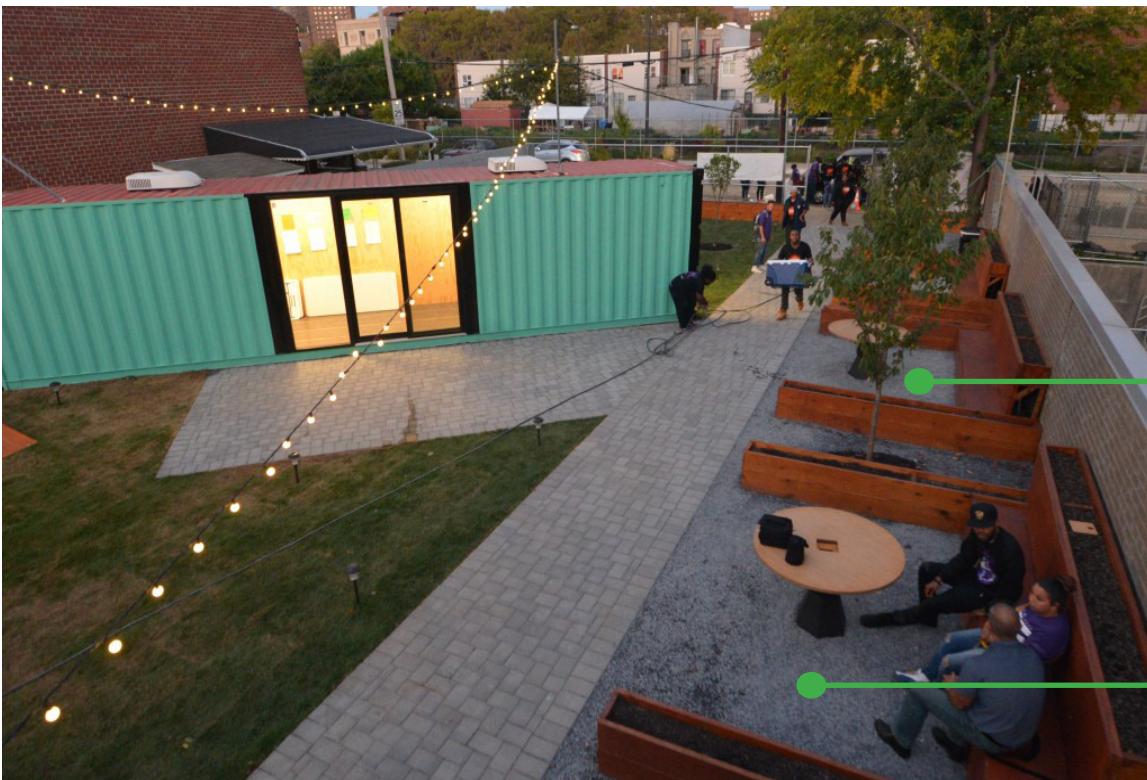
formerly vacant lot
activated with
community
infrastructure

surface applications
provide low-cost
interim amenities



shipping containers are adaptable enclosures that do not require foundations

seating is spaced to provide separated zones for congregation



larger trees in planters or shade structures could be provided for more cooling and weather protection in summer months

moveable seating could be provided to allow for more flexible and distanced space.

Bacton Estate

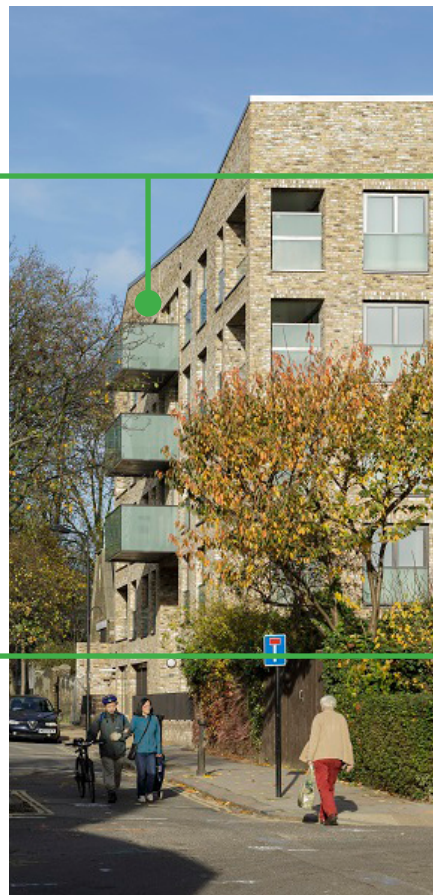
London

Karakusevic Carson Architects
Camlins

Completed: 2015
Hard Cost: \$286/SF



accessible roof areas are well integrated into the overall massing and building design, providing both sun and shade



a variety of per-unit open space typologies (projecting balconies, flush Juliet balconies, and inset porches) provide visual interest

inset building entrance with shade and weather protection

Kings Crescent Estate

London

Karakusevic Carson Architects
Henley Halebrown
muf architecture/art

Completed: 2017
Hard Cost: \$292/SF



mixture of covered and open-to-sky porches, balconies, and walkways



extremely large windows with operable doors for air flow and balcony access



interior courtyard with spaced seating

150 Dan Leckie Way

Toronto

KPMB Architects
Page + Steele IBI Group

Completed: 2012
Hard Cost: Unavailable



interior-facing
arcade for shaded
open-air spaces

interior courtyard
with passive areas
and spaced seating



single-loaded
corridor with light
and air

Bill Sorro Community

San Francisco

Kennerly Architecture and Planning
Cliff Lowe Associates

Completed: 2017
Hard Cost: \$420/SF



varied balcony design that is integrated into the overall massing and provides per-floor and per-unit access



accessible roof with moveable seating to provide flexibility and allow for proximity or distance, as required



wide entrance threshold with multiple doors for ingress/egress

1180 Fourth Street

San Francisco

Kennerly Architecture and Planning

Full Circle Architects

Mithun|Solomon

GLS Landscape Architecture

Completed: 2014

Hard Cost: \$326/SF



vertical solar shades provide visual interest and protect against interior heat gain



large corridors with light and air



wide site entrance with multiple doors

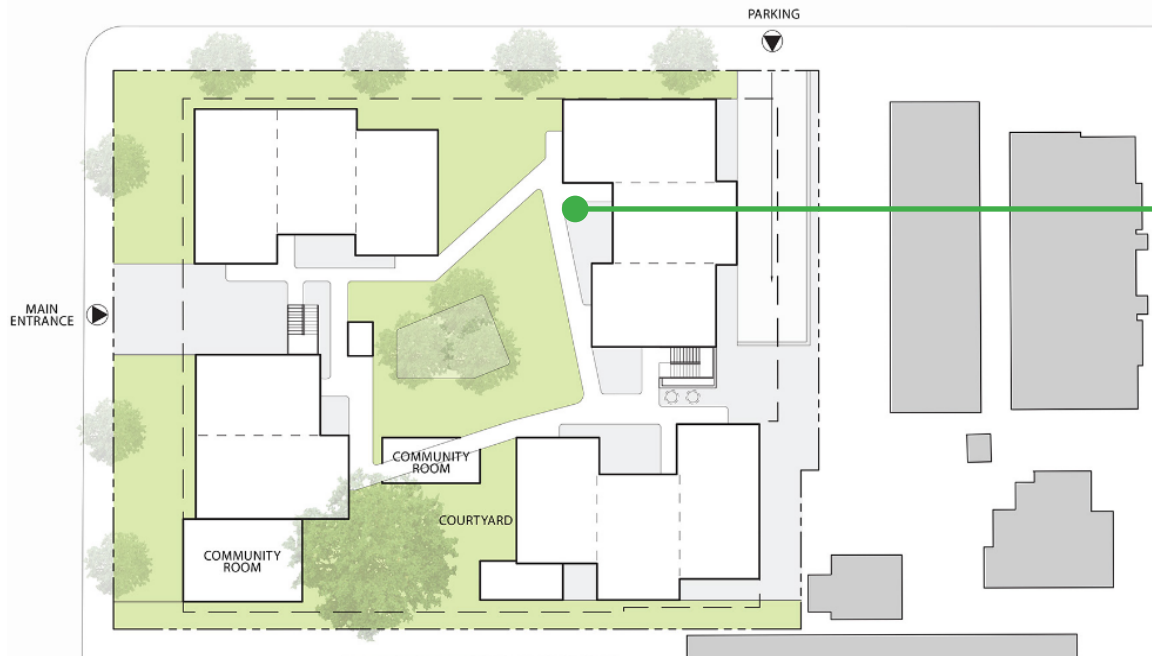
protected interior courtyard

Broadway Housing

Santa Monica

Kevin Daly Architects
Dry Design

Completed: 2012
Hard Cost: \$328/SF



large amounts of open space integrated into the site plan with multiple through-site pathways



window design could provide inspiration for non-traditional balcony designs

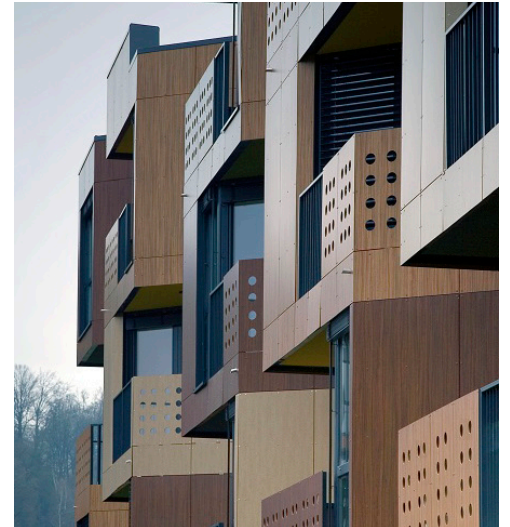
site and building circulation well integrated into open space design

wide and inset entrance

Additional Non-Traditional Balcony Designs



North Star Apartments (Polarka), Slovakia



Tetris Apartments, Slovenia



Parkview Terraces, San Francisco (design doesn't have accessible balconies, but could be used as inspiration)