



Phipps Houses completes brownfield remediation development, Courtlandt Corners; Designed by Dattner Architects and built by Monadnock Construction

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Courtlandt Corners has risen, standing along both sides of East 161st St., spanning from Melrose to Courtlandt Aves. This latest affordable housing development by Phipps Houses will serve as a gateway to the Melrose Commons neighborhood. The sites, Courtlandt Corners I and II, contain a total 242,000 s/f, which includes 30,000 sf in retail space.

Designed by Dattner Architects and built by Monadnock Construction, the buildings create a street wall along East 161st St. with varying heights, colors and materials, as well as street level retail, to emphasize an urban context and enhance the pedestrian experience. The landscaped courtyard faces Railroad Park, reinforcing green open space in the neighborhood. Apartment layouts take advantage of the corners to maximize light and views.

Courtlandt Corners provides housing affordable to several income bands, creating a diverse income community: 5% of the units are affordable to households at 40% of AMI; 20% are affordable to 50% of AMI or less and are supported by Section 8 vouchers; 40% are affordable to 60% of AMI, and the remaining 35% is designated for households at 80-100% of AMI.

The project features 323 affordable housing units in two buildings. The project was designed to meet NYSERDA Multifamily Performance requirements.

Project includes:

- * Energy-efficient heating and lighting systems, high performance envelope
- * Apartments furnished with Energy Star lighting and appliances
- * Retail space, community rooms, enclosed parking garage, and landscaped courtyard.

The project participated in brownfield remediation of the site, which included treatment and removal of contaminated soil and groundwater on two parcels of land totaling more than 10,000 cubic yards. The remedial environmental work was completed under the Brownfield Clean Up Program and funded by the NYS Department of Environmental Conservation.

Financing Partners: NYC Department of Housing Preservation & Development; NYC Housing Development Corp.; New York State Energy Research and Development Authority (NYSERDA); JPMorgan Chase Community Development Corp.; and Richman Housing Resources LLC. Phipps Houses also provided equity capital to the project.

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