



Project of the Month: Jonathan Rose Companies develops 107-145 West 135th Street: \$50.9 million energy-efficient, affordable housing project designed by Dattner Architects

September 26, 2011 - Green Buildings

Jonathan Rose Companies held a ribbon cutting ceremony for its \$50.9 million, 202,500 s/f development project at 107-145 West 135th St. Speakers at the event included: Jonathan Rose, president of Jonathan Rose Cos.; Scott Stringer, Manhattan borough president; Abby Jo Sigal, VP and New York market leader at Enterprise Community Partners; Adolfo Carriñan, regional administrator for New York and New Jersey's U.S. Dept. of Housing and Urban Development (HUD); Charles Rangel, U.S. representative, 15th Congressional District; and Marc Jahr, president of NYC Housing Development Corp.

In December 2008, Rose Smart Growth Investment Fund acquired 198 units of affordable housing and 4,500 s/f of ground floor retail at 107-145 West 135th St. in Harlem. The property consists of 10 neighboring six-story elevator buildings. It was refinanced in December 2009 to provide funding for property renovations.

The scope of the multi-million dollar capital improvement program consisted of unit renovations and base building improvements focused on improving energy efficiency, enhancing tenants' quality of life, and improving indoor air quality. The project was one the first in the nation to benefit from the U.S. Dept. of HUD's Green Retrofit Program using federal stimulus funds.

Additional renovation funding was provided by the N.Y.C. Dept. of Housing Preservation and Development (HPD). The fund utilized Enterprise's Green Communities Criteria and is pursuing a LEED rating for the property.

In mid-2009, the fund worked with HUD to obtain a 15-year contract renewal to preserve the affordability investment program to create an apartment community of the project long-term.

The fund rehabilitated the property with a green capital investment program to create an apartment community that is more energy efficient and healthier for residents while preserving much needed affordable housing for the community. Renovations were completed with tenants in place.

The project is filled with green features that protect the environment, promote energy and cost savings as well as, provide a healthy, positive living experience for its residents. Green features of 107-145 West 135th St. include:

* "Smart-growth" location: When you walk, bike or take public transportation, you drive less. The property is located across the street from the Harlem YMCA and is close to the New York Public Library's Schomburg Center for Research in Black Culture, Harlem Hospital and a MTA 2/3 Subway station.

* Weatherization/gas efficiency: Upgrade of old boilers which were operating at 60-65% efficiency; installation of thermostatic radiator valves in each apartment to give tenants temperature control for their units; replacing older gas pilot ranges with electric ignition gas ranges; installation of additional

blow-in roof insulation; replacing all older single pane windows with more efficient double paned models; replacing single pane entry doors with vestibule system with insulated glass; weather sealing at all exterior doors; and addition of door sweeps at all apartment entry doors.

* Electrical efficiency: Installation of a 25kw rooftop solar array which is generating 10-15% of the electricity needed for the common area building load; installation of ceiling fans in apartment living rooms to reduce dependence on unit air conditioning; replacing all remaining non-Energy Star refrigerators; replacing old range hoods with new Energy Star range hoods with integrated CFL lighting; use of efficient LED lighting at elevators and entry halls; installation of new Energy Star bathroom ventilation fans in ground floor one-bedroom units; installation of new bi-level CFL lighting with motion sensor at all stair landings; and replacing remaining incandescent cellar lights with CFL lights on motion sensors.

* Other green features: Installation of water saving devices, utilization of low VOC paints and finishes throughout, installation of lobby floor tile and unit countertops with high-recycled content, and use of formaldehyde-free/low VOC cabinetry.

Project team members included: Dattner Architects as the architect; RCDolner Construction as the contractor; Ettinger Engineering Associates as M.E.P. engineers; Bright Power as the solar consultant; Phipps Houses Services as property manager; GZA GeoEnvironmental as the environmental engineer; Robert Silman Associates as the structural engineer; EME Consulting Engineers as the LEED consultant; and Steven Winter Associates as commissioning agent.

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