



Magnusson Architecture breaks ground on Creston Avenue Residence; Developed by Volunteers of America and the Housing Collaborative

February 12, 2013 - Design / Build

Ground was broken on January 25 for a new, mixed-use multifamily housing development. Developed by Volunteers of America - Greater N.Y. and The Housing Collaborative LLC, and designed by Magnusson Architecture and Planning PC (MAP), Creston Ave. Residence will provide 66 units of affordable family and supportive housing for disabled veterans.

The 10-story apartment building will contain studio, one and two-bedroom rental units for low-income households, as well as administrative and program management offices at the ground floor. Residents will have access to such common areas as a landscaped courtyard, a two-level residential lobby, a community room and laundry facilities. The building will feature green initiatives, including a green roof on the 9th floor's setback, a photovoltaic system at the main roof, a rainwater harvesting system for irrigation of the landscaped areas, fenestration to maximize daylight within the corridors and building envelope, a high-efficiency boiler on the roof, high efficiency PTAC units for cooling of the units, central air for common spaces, low-E thermally broken Energy Star windows, continuous exterior insulation (insulated cavity wall), low or no VOC paints, primers and caulks, water saver faucets and shower heads, CFL & LED lamps throughout, and Kone Ecospec elevators, the project is enrolled in the LEED for Homes USGBC program with a target of Gold certification.

Creston Avenue Residence is also enrolled in the NYSERDA Multifamily Building Performance Program for New Construction, incorporating at least 20% energy reduction and energy efficiency options into the building's design to fulfill the ENERGY STAR guidelines.

MAP has been designing innovative community-based projects since 1986. Current projects include: several new housing and mixed-use developments throughout the boroughs of New York City, as well as developments in the Hudson Valley, Long Island and New Jersey. Other current and past MAP clients include: Phipps Houses, Volunteers of America, the Jewish Board of Children and Family Services, Ridgewood Bushwick Senior Citizens Council, Inc., Lutheran Social Services of New York, L+M Development Partners, Fifth Avenue Committee, and BFC Construction.

Shown (from left) are: Ranã Meehan, NYS Office of Mental Health; Susan Hyman, JP Morgan Chase CDC; Ted Houghton, Supportive Housing Network of New York; Marian Zucker, NYS Homes and Community

Renewal; Richard Motta, Volunteers of America-Greater NY; Robert Sanborn, Housing Collaborative, LLC; Wilhelm Ronda, Office of Bronx borough president; Richard Roberts, Red Stone Equity; Magnus

Magnusson, Magnusson Architecture; Joseph Sisca III, Sisca Northeast, Inc.; and Fernando Villa, Magnusson Architecture.ã Meehan, Susan Hyman, Ted Houghton, Marian Zucker, Richard Motta, Robert Sanborn, Wilhelm Ronda, Richard Roberts, Magnus Magnusson, Joseph Sisca III, and

Fernando Villa.

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