



Solar panels installed by Bright Power at Via Verde multifamily are now online

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According to Bright Power, provider of solar design and installation, energy efficiency and LEED consulting for Via Verde, the green, affordable, multifamily project in the Melrose section, the 66-kilowatt, building integrated photo voltaic system installed at the development is now online, providing enough power to offset a substantial portion of all common area electricity charges at the site, including elevators and lighting.

"The final solar panel has been put in place and the system is now fully operational," said Andrew McNamara, VP of New Construction & Renewables at Bright Power. "The 300,000 s/f building's step-like design, with levels rising above one another, created more vertical space for solar panels and allowed for the energy saving system to be fully integrated in the building's design. The results are not only efficient, but quite beautiful."

Developed by Jonathan Rose Cos. and Phipps Houses, and designed by Dattner Architects and Grimshaw, Via Verde, located at 700-704 Brook Ave., is a 222-unit affordable housing development offering a mix of rental units and cooperative apartments. After an initial lottery supervised by The New York City Housing Development Corp. (HDC) resulted in all the rentals and half the co-ops being spoken for, Via Verde's developers have opened up sales of the remaining 35 two-bedroom co-ops to income qualified buyers in the general public at the amenity rich, healthy living development on a first come first serve basis.

The remaining co-ops are priced at \$146,000. With an estimated total monthly cost of \$1,580, including loan and common costs, Via Verde offers qualified buyers the opportunity to own for the price of renting. Income restrictions apply, and vary by unit and household size, ranging from approximately \$54,000 minimum to \$145,000 maximum. For an application and full income guidelines visit:

http://www.viaverdenyc.com/sites/viaverdenyc.com/files/via_verde_full_application-120131.pdf

Designed as the next generation of innovative, green, affordable housing by Dattner Architects and Grimshaw Architects, Via Verde was the winning response to the New Housing New York Legacy Competition. It is designed to achieve LEED Gold Certification from the U.S Green Building Council and to exceed the NYSERDA and Enterprise Green Communities guidelines for environmental responsibility. The building has received numerous accolades, including from the NY Times architecture critic Michael Kimmelman, NY Observer, Architects Newspaper, NY Magazine, and Architectural Record.

Co-ops at Via Verde feature spacious floor plans with hardwood flooring , in-unit washer/dryers, stainless steel appliances, built-in dishwashers and microwaves, luxury kitchens with bamboo cabinets and caesarstone countertops, Energy Star appliances, ceiling fans, porcelain tile bathrooms, panoramic windows, and balconies and duplex layouts in select units.

Building amenities include an attended lobby, bicycle storage, landscaped courtyard, amphitheater, and a series of green roofs including an evergreen tree orchard on the 3rd floor roof, fruit tree orchard on the 4th floor roof, resident gardening beds on the 5th floor roof, and green roof and fitness center on the 7th floor. In addition, a 5,500 sf Family Wellness Center operated by Montefiore Medical Center and 2,000 sf of retail space will be on the ground floor.

Located near "The HUB", the South Bronx's largest shopping district, Via Verde is on the 2 and 5 subway lines, only two stops from Manhattan.

By design, Via Verde is a workforce housing development created to promote a green, healthy lifestyle and community. Green cleaning materials and the use of non-toxic, no/low VOC materials, improve indoor air quality. Stairwells with large windows and inviting interior design offer abundant natural light and are easily accessible, promoting wellness and encouraging regular use. On the outside, residents can utilize the communal gardening beds on the garden roof to grow organic fruits and vegetables. Via Verde's terraced green roofs, landscaped with an orchard of fruit trees, gardening plots and grasses connect to provide a walking concourse and an abundance of roof-top open space.

Green buildings like Via Verde are healthier, higher quality, and have lower operating costs. From a health perspective, Via Verde has improved indoor air quality through the use of green cleaning materials and non-toxic, no/low VOC materials. The floor-through apartments also feature large windows to allow for natural cross-ventilation. The building is designed to promote physical fitness through colorful convenient stairwells with large windows, and a walking concourse of green roofs where residents can pick their own apples on the 4th floor roof, grow their own organic fruits and vegetables on the 5th floor and exercise in the 7th floor fitness center. The building also features high efficiency mechanical systems, low-e windows, and extra insulation. Via Verde is estimated to be 30% more energy efficient than a standard building. From the use of healthy and environmentally friendly materials in Via Verde's construction to the design of interior and exterior spaces, Via Verde is a model for healthy living in the 21st Century.

Via Verde's co-ops were constructed through the Multifamily Homeownership Program of New York City's Department of Housing Preservation and Development (HPD), the New York City Housing Development Corporation (HDC) Cooperative Loan Financing Program, and the New York State Affordable Housing Corporation..

For more information visit: <http://www.viaverdenyc.com/>

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