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## **Magnusson Architecture and Planning breaks ground on 172,000 s/f, \$63 million development with The Community Builders, Inc.; Seeking LEED Silver**

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Magnusson Architecture and Planning (MAP) broke ground on Schoolhouse Terrace at Croton Heights, a 172,000 s/f mixed-income development. As the first phase of a multi-phase master plan to redevelop the adjacent Cottage Gardens Public Housing site and reintegrate it into the surrounding neighborhood, it will replace outdated public housing in the city.

The Community Builders, Inc. (TCB), a leading non-profit developer of mixed-income housing, commissioned the project in partnership with the Municipal Housing Authority for the City of Yonkers (MHACY). The \$63 million development was financed with an array of federal and state financing programs. The project is targeting LEED Silver certification.

"We are excited to break ground on a project that will change the lives of so many families and seniors in Yonkers," said Bart Mitchell, president and CEO of TCB. "MAP's vision for the neighborhood allows us to create a new community that benefits all residents."

Schoolhouse Terrace at Croton Heights will consist of one 51-unit building for seniors and one 70-unit building for families, with units ranging in size from one to three bedrooms. The new buildings will have community spaces throughout the buildings, including a new computer lab located in the senior building. Additional site amenities include new streets and sidewalks, green roofing, street trees, public benches, and lighting that will reinvigorate pedestrian activity along Ashburton Ave.

"For almost 30 years, MAP has been creating healthy, vibrant communities for individuals and families of all income levels," said MAP principal Magnus Magnusson, AIA, LEED AP. "We are proud to be working in a new paradigm of affordable housing that helps communities to prosper."

The new buildings will replace a blighted public school building owned by the city. Though the school was demolished due to structural damage, its original archway will be incorporated into the new construction. Plenty of windows in the building will maximize natural light and offer views of the Palisades and the Hudson River. The site is within walking distance to mass transit, including the Yonkers Metro North and Amtrak train stops.

Schoolhouse Terrace at Croton Heights fits into the broader Ashburton Ave. Master Plan for the neighborhood and extends years of investment in the Ashburton corridor further west toward the Hudson River. Recognizing the importance of this targeted investment, MHACY and TCB were awarded a \$300,000 Choice Neighborhoods planning grant by the Department of Housing and Urban Development (HUD) to create the blueprint for redeveloping the adjacent Cottage Place Gardens complex.

The next planned phase of the development will be located at 188 Warburton Ave. and may begin construction as early as summer 2014, provided the development team is awarded financing in the

coming New York State Homes and Community Renewal Capital Funding Round.

Shown (from left) are: Michael Sabatino, councilmember, 3rd district; Wilson Terrero, majority leader, 2nd district; Christopher Johnson, councilmember 1st district; Jesse Batus, TCB; Susan McCann, director of development, TCB; Bart Mitchell, president & CEO, TCB; Andrea Stewart, NYS senator 35th district; mayor Mike Spano; Mirza Orriols, acting regional administrator, HUD; Darryl Towns, commissioner & CEO, NYS Homes and Community Renewal; Joseph Shuldiner, executive director, Municipal Housing Authority City of Yonkers; and Chuck Lesnick, city council president.

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