



Handel Architects designs 374 units for Greenpoint Landing Associates: 22-story building to be 100% affordable housing

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Brooklyn, NY According to New York City Housing Preservation & Development (HPD) and New York City Housing Development Corp., (HDC) it has closed with Greenpoint Landing Associates on the construction financing to develop a 22-story, 374-unit, fully affordable residential building. Located at 35 Commercial St., next to the future Box Street Park in the northernmost section of Greenpoint, the building's affordable units will be income-targeted through the ELLA program and will bring Greenpoint Landing's total number of affordable and income-targeted units to over 1,200 built or underway.

Designed by Handel Architects, the new affordable residential building relates to the industrial tradition of the neighborhood, as well as to the newer developments nearby, with the substantial use of brick detailing. The building is composed of a series of interlocking brick volumes separated from one another by recessed ribbons of glass that run both vertically and horizontally. Residents will enter through a dramatic arched entryway – the brick threshold – on Commercial St., where vaulted ceilings and brick walls and floors lead to the three private landscaped courtyards.

Local Greenpoint landscape design firm, Alive Structures, worked with the architect to create the outdoor spaces, distinctively different in character but sharing common elements of brick, soft decomposed granite, wooden furnishings, accent boulders and curved paths. The building will also feature an outdoor and indoor children's play area, gym, tenant recreation space, on-site laundry room, bike parking and broadband for all tenants. 35 Commercial St. will be certified under

Enterprise Green Communities and will also be home to 7,600 s/f of retail space.

“We are so proud to partner yet again with the City to create nearly 400 new and much-needed units of low-tier AMI affordable housing, accessible to New Yorkers ranging from formerly homeless to families earning up to 110% of AMI,” said Anne Carson Blair, spokesperson for Greenpoint Landing Associates.

“We are glad to move forward with this exciting new development that is set to give nearly 400 low and moderate income families a brand new affordable place to call home,” said HPD commissioner Louise Carroll. “This development delivers on our promise that the transformational Greenpoint Landing project, more than 10 years in the making, brings 1,400 new affordable homes to Greenpoint. Equipped with an indoor gym, children’s play area, and broadband internet for all tenants, this development is a reflection of the City’s commitment to providing high quality affordable housing to the lowest earning households and ensuring neighborhoods represent New York’s diversity. I thank Greenpoint Landing Associates for their partnership in getting this project to the finish line.”

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