



## Crown Holdings and The Community Builders reveal concept designs for 95-unit senior housing development

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Bronx, NY Permits have been approved for a new 10-story senior housing building at 105 West Tremont Ave. Designed by SB+C Architecture D.P.C, 105 West Tremont Ave. is one of three properties to be developed as part of the wider regeneration of Morris Heights. Developer Crown Holdings has teamed up with The Community Builders—one of America’s largest affordable housing operators—to bring retirement and social services facilities to the area.

Located at the corner of Grand Ave., the proposed 55,000 s/f, 100 ft.-tall development provides 95 much-needed Affordable Independent Residences for Seniors (AIRS). The project is designed to support ageing-in-place with fully adaptable apartments and the integration of handrails in all corridors, lighting, and color-defined wayfinding. There will also be double the required number of fully accessible and designed hearing and vision-impaired units. Residents will have access to amenities onsite which include community and recreation spaces, 24-hour reception, bicycle storage, laundry service and consultation rooms.

The design, with rectangular geometric forms and sustainable porcelain and metal detailing, offers a modern take on the art deco buildings of the nearby Grand Concourse. The building is designed to Passive House Standards, is fully electric, and features an 1,800 s/f solar array on the roof. As the east façade rises above his neighbor it creates an opportunity for a landmark mural— designs for which are still in development.

“This project brings me great pride both personally and professionally as a director for SB+C Architecture D.P.C.. While providing much needed senior housing with amenities for aging in place,

we were able to deliver a quality of architecture that raises the bar for this community. Due to the steep rock formations on the northern part of the site, common in the Bronx, we had to design within a restrictive and challenging footprint, despite these challenges our team was able to achieve great apartment layouts and maximize use of all the available floor are,” Matthew Lucciola.

Completion is estimated for late 2025.

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