



GF55 Architects designs two-building mixed-use development - 268,652 s/f

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980 Westchester Ave. - Bronx, NY

Bronx, NY 980 Westchester + 1000 Westchester, designed by GF55 Architects, form a cohesive two-building development. 980 Westchester is a seven-story mixed-use multifamily building. Across the street, 1000 Westchester houses two charter schools, offering a comprehensive academic campus for young families. Together the two buildings provide housing, supportive services, and education to meet the needs of the local Foxhurst community.

980 Westchester provides 151 residential units, commercial space on the ground floor, and community facilities managed by The Doe Fund, a nonprofit organization delivering on-site supportive services to residents. GF55 Architects' design for the building reflects a response to the program and the urban environment. Horizontally organized, the 150,349 s/f building's design evolved from the inside out, prioritizing programmatic requirements over traditional compositional norms. Instead of classical symmetry or an overt expression of the structural system, the façade represents the restrictions and requirements of the units themselves. Brick, precast EIFS, and glass are used for the facade. At street level, transparent glass retail spaces create an inviting presence and allow 980 Westchester to visually float above the grade. The building is on track for LEED BD+C v4 gold certification.

1000 Westchester Ave. - Bronx, NY

1000 Westchester is a six-story building that accommodates two charter schools for Democracy Prep. and commercial space on the ground floor. GF55's design for this building serves as an academic campus of sorts with lobby entrances to each charter school on Fox St. and Simpson St. Grades are separated by floors. Shared spaces can be found on various floors of the building. Brick, precast EIFS panels, and glass compose the building facades. Gold-colored EIFS panels call out the charter school entrances and reflect the school's banners and flags. Materials, colors, and signage are integrated into the building design as a means of wayfinding. The 118,303 s/f building is taller in the center of the structure where the gym and rooftop playground are located. The massing of the building gradually steps down on the sides to share a common roof line with adjacent buildings and to compete with the elevated subway tracks along Westchester Ave.

Photo credit: Albert Vercerka / Esto Photography

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