

OCV HAS BEEN AT THE FOREFRONT OF INCORPORATING SUSTAINABLE FEATURES
AND **ENVIRONMENTALLY RESPONSIBLE DESIGN**

2018

OUR LADY OF LOURDES
APARTMENTS
BROOKLYN, NY

OCV's first Passive Design project, this is a multi-family housing complex of three buildings that combine rehab and adaptive reuse with new construction to bring 100,000 square feet of affordable housing and community spaces to the area

2016

UNIVERSITY AVE
BRONX, NY

Enterprise Green Communities tenant-in-occupancy rehabilitation in the Bronx that converted the building's parking lot rooftop into an expansive rain harvesting terrace with gardening planters for resident use, transforming these 139 units of affordable housing into a community asset

2015

TIEBOUT GREEN
BRONX, NY

new 7-story, 20-unit, green affordable housing with tenant amenities such as a 7th floor roof terrace, ground level community room, rear yard patio and bike storage; sustainability features include rainwater collection for use in toilets

WEST TREMONT RESIDENCES
BRONX, NY

61 units of affordable, LEED Silver and Enterprise Green Communities certified senior apartments; on-site amenities include a tenant library and multi-purpose room, laundry facilities, support services and outdoor terraces adjacent to recreation and program spaces, while sustainable features include a recessed green roof, a high performance thermal envelope, recycled and renewable materials, and efficient mechanical and electrical systems

2013

MOSHOLU GARDENS
BRONX, NY

7-story, LEED Silver supportive housing featuring 64 residential efficiency units with private kitchens and baths, indoor and outdoor communal gathering rooms, and spaces for support services; site challenges such as a steep incline, an odd configuration and bedrock beneath it, were taken as opportunities for creating a multi-layered design with a variety of garden and rooftop environments

KELLY STREET
BRONX, NY

a unique blend of 81 units of affordable housing and community sustained agriculture, this gut rehab of five buildings retrofitted two green roofs and rainwater harvesting for use on new tenant vegetable gardens; additional work included structural repairs, new bathrooms, kitchens, floor and wall finishes, masonry restoration, installation of new high-efficiency windows

2012

KINGSBRIDGE TERRACE
VETERANS RESIDENCE
BRONX, NY

green new construction providing 76 units of supportive housing to veterans and featuring three green roofs, pervious hardscapes, energy efficient HVAC systems and appliances, a microturbine for waste energy capture and reuse, and local, recycled, renewable and reclaimed materials; winner of the 2015 Supportive Housing Network of NYs' Residence of the Year Award

new construction + rehabilitation

GREEN
2012-2018



2011

HABITAT FOR HUMANITY 100
HOMES IN BROOKLYN
BROOKLYN, NY

rehab and preservation of several turn-of-the-century multi-family walk-ups as part of Habitat's 100 Homes in Brooklyn Initiative; units meet NYSERDA MPP as well as LEED for Homes standards featuring highly efficient envelopes, energy efficient boilers, low-E windows, nontoxic materials, efficient fixtures and Energy-Star appliances

330 RIVERDALE AVENUE
YONKERS, NY

11-story, mixed-income development offering 137 rental units within walking distance to downtown Yonkers and public transportation; features include a highly efficient envelope, two green rooftops, energy efficient lighting, appliances, and fixtures throughout the building, as well as rapidly renewable materials such as bamboo flooring

2010

THE KNICK
BROOKLYN, NY

38-unit, LEED-certified condominium conversion of seven individual four-story walk-ups into a unified complex with communal facilities and ground floor retail; apartments feature solid hardwood oak floors, high-efficiency central heating and air conditioning, low-E highly insulated windows, dual flush toilets, Energy Star appliances and contemporary finishes; building amenities include rooftop lounge, fitness center, on-site bike storage and parking, remote door answering service, delivery storage, and ground-floor retail

SERVIAM GARDENS
BRONX, NY

243-unit, 223,000 s.f. new construction and renovation part of the Green Communities Program, an Enterprise Community Partners initiative, sustainability includes green roof, rainwater harvesting for irrigation, energy efficient lighting throughout, motion-sensor corridor lighting, low-flow plumbing fixtures and Energy Star appliances throughout, low-E/argon-filled glazing, bamboo and recycled content flooring, no VOC paints, newest generation of energy efficient elevator technology

2009

FOX POINT
BRONX, NY

LEED-Gold building that is among the first supportive housing projects in NYC to seek LEED; provides 48 affordable units to formerly homeless and low-income families and individuals; features a highly efficient building envelope, a microturbine for waste energy capture and reuse, maximized daylighting, argon-filled/low-E windows, built-in sun shades, rapidly renewable and regionally sourced materials, Energy Star appliances, two green rooftops and on-site bicycle parking; winner of the 2012 Supportive Housing Network of NYs' Residence of the Year Award

DECATUR GREEN
BRONX, NY

27-unit Enterprise Green Communities new construction featuring rainwater harvesting for water closets and irrigation, permeable/native landscaping, high efficiency boiler/lighting/windows, sustainable finishes

2007

JACOB'S PLACE
BRONX, NY

63-unit new construction project featuring rooftop PV panels providing solar power for public hall lighting, a green roof, rainwater harvesting, sustainable and non-toxic finishes, low-E/Argon filled high efficiency windows and lighting fixtures, permeable exterior surfaces

2285 DAVIDSON AVENUE
BRONX, NY

50-unit gut rehabilitation featuring a green roof, grey water irrigation, low-E/Argon filled high efficiency windows, high efficiency lighting fixtures, rooftop PV panels providing solar power for public hall lighting

2006

GEORGIA'S PLACE
BROOKLYN, NY

48 units of new, green, studio living opportunities for low-income individuals and adults-living-with-special-needs, with communal dining, socializing, and on-site therapeutic interventions; sustainable features include a Trespa rain screen and aluminum sunscreen, maximized use of natural light, argon-filled, low-E glazing, bamboo flooring, energy efficient lighting and appliances, an outdoor basketball court and garden, and rooftop laundry and terrace

2004

CHRISTOPHER RESIDENCE
NEW YORK, NY

the green roofs on two levels of this project were among the first of their kind for a supportive housing project in NYC; this gut rehab with historic renovation of the Beaux Arts-style façade and reconstruction of the original lobby details of the 10-story former McBurney YMCA on West 24th Street provides 207 SRO units with innovative furniture design such as a convertible sofa/bed with storage headboard, desk/cupboard/closet unit; winner of the 2007 Supportive Housing Network of NYs' Residence of the Year Award

2241 WEBSTER AVENUE
BRONX, NY

16-unit rehab boasts the first green roof in the Bronx, bamboo and other sustainable finishes, low-E/Argon filled windows and high efficiency lighting fixtures

2002

EXPEDITORS INTERNATIONAL
Inwood, NY

conversion of an existing prefab storage structure into a two-level regional headquarters for the supply chain management company Expeditors International. Additional site remediation and rebuilding of the bulkhead along the bay were achieved through a series of settling ponds with native plantings that naturally filter stormwater discharge

new construction + rehabilitation

GREEN
2002-2006

