

OCV HAS BEEN AT THE FOREFRONT OF INCORPORATING SUSTAINABLE  
FEATURES + **ENVIRONMENTALLY RESPONSIBLE DESIGN**  
IN REHABILITATION AND NEW CONSTRUCTION IN NEW YORK

**2013**

MOSHOLU GARDENS  
BRONX, NY

this LEED Silver-registered 64-unit new construction will feature residential units with private kitchens and bathrooms, indoor and outdoor communal gathering spaces, as well as support services and spaces; challenges presented by the site - it sits on bedrock, is on a steep incline and has an odd configuration - were taken as opportunities for creating a multi-layered design with a variety of garden and rooftop environments

KELLY STREET  
BRONX, NY

this 84-unit gut rehab of five buildings will retrofit two green roofs and rain-water harvesting for use on new tenant vegetable gardens; additional work includes structural repairs, new bathrooms, kitchens, floor and wall finishes, masonry restoration, installation of new high-efficiency windows

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

**2012**

KINGSBRIDGE TERRACE  
VETERANS RESIDENCE  
BRONX, NY

this LEED Silver-registered new construction provides 76 units of green supportive housing to veterans, 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

**2011**

HABITAT FOR HUMANITY 100  
HOMES IN BROOKLYN  
BROOKLYN, NY

rehab of several 4-5 story walk-ups as part of Habitat's 100 Homes in Brooklyn Initiative; units will meet NYSERDA MPP as well as LEED for Homes standards featuring highly efficient envelopes, energy efficient boilers, low-E windows, non-toxic 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

this 38-unit, LEED-certified condominium is a 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

new construction + rehabilitation

LEED + GREEN

2010-2013



**2010 (cont.)**

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

among the first supportive housing projects in NYC to seek LEED certification, this LEED-Gold project provides 48 affordable units to formerly homeless and low-income families and individuals; Fox Point features a highly efficient building envelop, 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

**2008**

DECATUR GREEN  
BRONX, NY

27-unit Enterprise Green Communities new construction featuring rain-water 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

new 48-unit residential building for seniors and persons with disabilities; developed through the supportive housing program of HPD for Community Counseling and Mediation

**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 Supportive Housing Network of NY Outstanding Residence of the Year Award in 2007

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