

SINCE ITS NASCENCE, OCV HAS PLACED **AN EMPHASIS ON BUILDING HIGH QUALITY HOUSING**

2017

VAN BRUNT APARTMENTS
BROOKLYN, NY

raised three-story building brings 21 one and two-bedroom apartments to the flood prone neighborhood of Red Hook; the raised design meets the Flood Resilience Amendment enacted after Hurricane Sandy and allows for 14 parking spaces beneath it

DEAN STREET
BROOKLYN, NY

sponsored by Habitat for Humanity-NYC, this project will create 15 affordable, green, two-bedroom condominiums in a set of four buildings; residents will benefit from sustainable features such as efficient lighting, fixtures, and appliances, on-site laundry facilities and a shared rear yard with native plantings

GRAND STREET
BROOKLYN, NY

new construction in the heart of Williamsburg combines a classic envelope with contemporary interiors, offering an attractive, robust building with 123 rentals; the one and two bedroom apartments offer high end fixtures and finishes, building amenities include on-site parking, laundry, fitness room

OUR LADY OF LOURDES
APARTMENTS
BROOKLYN, NY

Passive Design 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

2015

WEST TREMONT RESIDENCES
BRONX, NY

Enterprise Green Communities senior residence providing affordable apartments and amenities for those ages 55 and over; features include a recessed green roof, a high performance thermal envelope, recycled and renewable materials, efficient mechanical and electrical systems, expansive day lighting and create outdoor terraces, a tenant library, multi-purpose room, laundry facilities, and support services

TIEBOUT GREEN
BRONX, NY

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

CORNERSTONE APARTMENTS
NEW YORK, NY

four Enterprise Green Communities buildings offering something uncommon to affordable housing in Manhattan – duplexes; a highly insulated building envelope, low U thermal window units, and high efficiency boilers, lighting, appliances and fixtures all contribute to keeping energy consumption to a minimum

new construction

MULTI-FAMILY HOUSING

2015-2017



new construction

MULTI-FAMILY HOUSING

2010-2014

2014

LISBON PLACE
BRONX, NY

9-story, 27-unit market rate rental with 30,000 sf of residential floor area on its own triangular lot on Mosholu Parkway; building amenities include on-site laundry, secured bicycle parking and a common roof deck

2013

FORT INDEPENDENCE
BRONX, NY

new construction with 23 one to three-bedroom market rate rental units with on-site amenities such as bicycle storage, community room and laundry

THE FRIEDRICHS SENIOR
APARTMENTS
MOUNT VERNON, NY

affordable, 60-unit housing for seniors designed as a wood frame structure to compliment the historic buildings making up the Wartburg Adult Care Community, a 26-acre, 145+ year old institution; the project provides studios and one-bedrooms, community spaces such as a fitness room, a library and computer room, meeting and multi-purpose spaces, and offices for support services

2012

PLEASANT AVE APARTMENTS
NEW YORK, NY

this 7-story, 34-unit building near the East River Plaza Mall in East Harlem offers rentals with high quality fixtures and finishes, individually controlled heating and cooling units, and balconies for street-facing one and two-bedroom units; building amenities include on-site laundry, a roof terrace and multi-purpose room for tenant entertaining

2011

330 RIVERDALE AVE
YONKERS, NY

11-story, mixed-income development offering 137 studio, one- and two-bedroom rental units within walking distance to downtown Yonkers and public transportation; features include a highly efficient envelope, two green rooftops, 219 parking spaces, on-site laundry facilities, a club/recreational room, energy efficient lighting, appliances, and fixtures as well as rapidly renewable materials such as bamboo flooring

2010

THE KNICK
BROOKLYN, NY

38-unit, LEED-certified condominium is a conversion 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 Enterprise Green Communities residence for the elderly combining new construction and renovation of an existing convent on the Mt. Saint Ursula campus in the Bronx; developed by the Fordham Bedford Housing Corporation and the Ursuline Community, combining the HUD 202 program with tax credit financing

2009

WEST BROADWAY LOFTS NEW YORK, NY

renovation and addition which converted a commercial manufacturing building in Tribeca into four lofts and a duplex penthouse; exposed brick, preserved wood beams and lacquered steel columns contrast with highly polished details making these lofts fresh and light; 11 foot ceilings, radiant heated bathroom floors, recessed halogen lighting, custom hardwood details and roof decks round out these high-end rentals

FABRIA HOUSES NEW YORK, NY

two new, six-story buildings on vacant land yielded 37 units and common rear yard gathering space in an innovative mix of affordable and market rate housing in the East Village; jointly sponsored by Phipps Houses and the NYC Housing Authority's HOPE Program

NEW HOPE WALTON BRONX, NY

63-unit affordable housing rentals featuring open kitchens, recessed lighting and large, functional closets and bathrooms, energy efficient appliances, lighting and heating systems, a highly insulated building envelope, and a common room with rear yard terrace and garden beds for native plants

NEW HOPE MORRIS BRONX, NY

new, 10-story, affordable housing condominium with 39 units ranging from one to three bedrooms and featuring open kitchens, recessed lighting and large, functional closets and bathrooms, energy efficient appliances, lighting and heating systems, a highly insulated building envelope, and tenant's community and laundry room

DECATUR GREEN BRONX, NY

built with Enterprise Green Communities criteria featuring rain water harvesting for water closets and irrigation, permeable/native landscaping, bi-level lighting on motion sensors, high efficiency lights and boiler, low-E/argon high efficiency windows, and sustainable finishes

2008

GATES PLAZA SENIOR APARTMENTS BROOKLYN, NY

senior housing with amenities such as a roof deck, patio garden, large common areas and kitchen facilities in addition to the residents' one and two bedroom apartments; built under the HUD 202 program and sponsored by the Ridgewood Bushwick Senior Citizens Council

2007

WATER STREET BROOKLYN, NY

restoration, conversion and expansion of a Landmarked 19th century warehouse at the foot of the Brooklyn Bridge into 13 luxury terraced condos with ground floor parking and commercial space; hidden from the street the addition expands the living space while maintaining the building's appearance as a historic structure

JACOB'S PLACE BRONX, NY

new 8-story building combining 63 affordable apartments with a ground floor day care center; built for the Fordham Bedford Housing Corporation

2004

BUSHWICK CENTRAL II PARTNERSHIP HOMES BROOKLYN, NY

30 two-family houses constructed on scattered vacant sites throughout the Bushwick neighborhood in Brooklyn, financed through the New York Housing Partnership; row houses are for first time home buyers and feature a duplex apartment for the owner with a rental unit for income

BELMONT AVENUE / EAST NY PARTNERSHIP HOMES BROOKLYN, NY

another scattered site development of 48 two-family houses for first time home buyers, sponsored by the New York Housing Partnership, part of an effort to transform vacant lots from a public nuisance to much needed housing

new construction

MULTI-FAMILY HOUSING

2004-2009



MULTI-FAMILY HOUSING

1985-2002

new construction

2002

SOUTH WIND VILLAGE
BAYSHORE, NY

transformation of a blighted two-block area in downtown Bayshore into a community of 54 townhouses for first time home buyers and 16 rental units for seniors; funded jointly by the US Department of Housing and Urban Development and the NYS Division of Housing and Community Renewal, with OCV representing the town of Islip Housing Authority

2000

MILL POND COMMONS
RIVERHEAD, NY

development of 96 townhouses in a site landscaped with ponds and plantings on a former duck farm on northern Long Island; for first time home buyers through a program financed by the US Department of Housing and Urban Development and sponsored by Day Star Ministries, a community based nonprofit group

1994

MARCY GREEN HOUSES
NEW YORK, NY

full-time site supervision services for this new 110-unit low-rise housing development

1992

HOWARD PARK APARTMENTS
NEW YORK, NY

full-time site supervision services for this new 180-unit low-rise housing development

1988

LOWER EAST SIDE II
NEW YORK, NY

200 one, two, and three bedroom apartments in the Lower East Side of Manhattan; through this project and the renovation of 23 other buildings in the surrounding blocks OCV Architects has had a hand in the transformation of this neighborhood from a dangerous and drug-infested area to one of the city's most vibrant areas

1985

CLAREMONT AVENUE HOUSING
BRONX, NY

88-unit NYCHA Turnkey Project of low-rise walk-up row housing with interior gardens and play spaces, and a 3,500 sf community youth facility

OCV EMPHASIZES THE IMPORTANCE OF **SUSTAINABILITY BY MAINTAINING + UPGRADING** THE STOCK OF HOUSING THROUGH REHABILITATIONS AND RENOVATIONS

2017

HEIGHT TPT
NEW YORK, NY

five-building rehab in Washington Heights, including new roofs, windows and doors, facade cleaning and repairs, new kitchens and baths including new fixtures, finishes, Energy Star appliances, plumbing and wiring conversion of heating system from oil to gas

TRIBORO PRESERVATION
DEVELOPMENT PARTNERS
BROOKLYN, BRONX + NEW
YORK, NY

six NYCHA properties in Brooklyn, the Bronx and Manhattan, each with its own set of existing conditions and challenges, were vastly improved, including expanded community spaces, rejuvenated lobbies and hallways, and upgrades to facades and grounds with minimal disruption to the tenants in place

OUR LADY OF LOURDES
APARTMENTS
BROOKLYN, NY

Passive Design 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 AVENUE
BRONX, NY

\$43.7 million Green Communities tenant-in-occupancy rehab that converted the building's parking lot rooftop into a rain harvesting terrace with gardening planters for resident use

VILLAGE VIEW
NEW YORK, NY

full renovation of dual level lobbies at six of seven 1970s built coop buildings; existing conditions had made access to laundry rooms and mail boxes unmanageable for elderly and handicapped persons and the design transformed the entires into spacious, light filled, fully accessible lobbies with mail plazas level with building elevators

2015

CRESTON AVENUE
QUEENS, NY

four-building, 120-unit, tenant-in-place rehab involving exterior masonry repair and restoration, structural reinforcements, and roof repair; the buildings received new boilers and heat distribution systems, new plumbing and electrical rewiring for code compliance, apartments and interiors received new fixtures, finishes, kitchen appliances and cabinets, and window and door replacements throughout

renovation + rehabilitation

MULTI-FAMILY HOUSING

2015-2017





MULTI-FAMILY HOUSING

2013-2014

renovation + rehabilitation

2014

ARVERNE VIEW
QUEENS, NY

dilapidated 11-building, 1,000,000 s.f 1970s Mitchell-Lama mixed use complex, which had suffered from years neglect, a heavy burden of debt and City violations, and hit by Hurricane Sandy in October 2012; the trifecta of issues was used as an opportunity to improve the 1,093 units and 13-acre property in its entirety

2013

ACADEMY STREET
NEW YORK, NY

this Enterprise Green Communities full gut rehab of a 5-story building with basement and reintroduces 72 brand new units including a new elevator, installation of new high-efficiency windows and heating system, new roof, masonry restoration; for the Community League of the Heights

BRONX LANDMARK
RESTORATIONS
BRONX, NY

rehabilitation of two Landmark buildings in the South Bronx with at total of 24 units and a commercial storefront; the work will include facade restoration, structural reinforcements, new finishes and fixtures, and mechanical systems; for Lemle & Wolff

KELLY STREET
BRONX, NY

84-unit gut rehab of five buildings, including structural repairs, new bathrooms, kitchens, floor and wall finishes, masonry restoration, installation of new high-efficiency windows, two green roofs and rainwater harvesting

2013 (cont.)

LONGFELLOW AVE
BRONX, NY

tenant-in-occupancy renovation of 97 units in two buildings, including new kitchens and bathrooms with efficient fixtures and appliances, new interior finishes in apartments, public halls and lobbies, ground floor commercial spaces opened up with bigger storefronts, window and roof replacement, structural and facade repairs, improved building efficiency

HOE-LONGWOOD
BRONX, NY

substantial rehab of 80 units in three 5-story buildings with tenants in occupancy; includes new bathrooms, kitchens, floor and wall finishes, masonry cleaning and pointing, new high-efficiency windows, new high albedo roof complete with solar thermal hot water heating system complementing a new high efficiency boiler

CARMEL COURT
STATEN ISLAND, NY

currently in production is this rehabilitation of a 10-building, 100-unit senior housing development with a separate community building for the Institute for Human Development

EAST 147th STREET
BRONX, NY

2-building, 22-unit rehab with structural repairs and layout modification currently in design stage; for Workforce Housing Advisors

MOUNT SHARON
BRONX, NY

this Fordham Bedford Housing Corporation rehab with moderate layout modifications will bring new bathrooms, kitchens, halls, lobbies and mail areas, roofs, windows and exterior restoration to 8 buildings with at total of 274 units; tenants will remain in occupancy

OCEAN VILLAGE
QUEENS, NY

this campus-like complex of 11 buildings plus ground-floor retail is getting a complete exterior overhaul while the 284 apartments and common spaces are also being renovated; rehabilitation involves a complete exterior restoration with new roofs, exterior lighting, signage, security and entry system, paving and grounds, renovated lobbies and mailbox areas, new kitchens and bathrooms and efficient fixtures and finishes throughout

1520 SEDGWICK AVE
BRONX, NY

18-story, 102-unit building famed as the birthplace of Hip Hop; tenants will remain in occupancy throughout rehab, which includes improving efficiency of building envelope, heating system, apartment interiors, grounds and public spaces, plus the addition of a green roof

MBD
BRONX, NY

renovation of a cluster of 550 apartments in 23 buildings for the Mid-Bronx Desperados and Monadnock Construction

WEST 152nd STREET
NEW YORK, NY

six-story, 50-unit Enterprise Green Communities substantial rehab with tenants in occupancy; includes new bathrooms, kitchens, floor and wall finishes, masonry cleaning and pointing, new high-efficiency windows, new high albedo roof and high efficiency boiler; for Lemle and Wolff

2012

WEST FARMS SQUARE
BRONX, NY

tenant-in-occupancy renovation of 526 units and grounds in five 6-7 story buildings and two 22 story towers in the West Farms area of the Bronx; developed by Fordham Bedford Housing Corp and UNHP, this project brings much needed community revitalization through improved site amenities and renovated apartments

HABITAT FOR HUMANITY
BROOKLYN, NY

rehabilitation and preservation of several turn of the century multifamily walk-ups as part of Habitat's 100 Homes in Brooklyn Initiative; units meet NYSERDA MPP and LEED for Homes; features include highly efficient envelopes, energy efficient boilers, low-e windows, non-toxic materials, efficient fixtures and Energy-Star appliances

renovation + rehabilitation

MULTI-FAMILY HOUSING

2012-2013



2012 (cont.)

55 WARREN
NEW YORK, NY

OCV converted the historic buildings at 55 Warren and 55 Murray Streets into a single address that redefines luxury living in Tribeca through a renovation that addressed the historic preservation of the two facades, a completely gutted, fully appointed contemporary interior, and a new full depth courtyard in the center of the unified building

2011

BETHEL MANOR
NEW YORK, NY

NY State DHCR-funded, Enterprise Green Communities tenant-in-occupancy renovation of a six-story, 47-unit building in Central Harlem; work included roof and masonry repair, new bathrooms, kitchens, flooring and all new fixtures, appliances and boiler

2010

BNIA THIRD PARTY TRANSFER
(TPT) PROGRAM
BROOKLYN, NY

rehabilitation of four buildings, including 1 Landmarks Preservation Commission house, providing affordable apartments for 24 families in Bedford Stuyvesant; for the Brooklyn Neighborhood Improvement Association (BNIA)

MANHATTAN VALLEY
DEVELOPMENT CORPORATION
NEW YORK, NY

ongoing needs assessment and substantial rehabilitation of a grouping of 10, 5-6 story buildings; tenants will remain in occupancy throughout construction, including mold abatement and rehab of building envelopes and heating systems

UPTOWN BRONX
FBHC REHABILITATION
BRONX, NY

tenant-in-occupancy gut rehabilitation of three 5-6 story buildings with 138 apartments in the northwest Bronx, at a cost of \$6 million; funded through HDP's Acquisition Loan Program for the Fordham Bedford Housing Corporation

WESTSIDE BRONX
FBHC REHABILITATION
BRONX, NY

tenant-in-occupancy gut rehab of three buildings with 146 apartments in the University Heights sections of the Bronx, at \$10 million; financed through HPD's Acquisition Loan Program

WEST 152ND ST APARTMENTS
NEW YORK, NY

substantial rehab of a six-story, 50-unit building with tenants in occupancy throughout construction, including new hydronic high efficiency heating system, new bathrooms, kitchens, floor and wall finishes, new roof, masonry cleaning and pointing, and installation of new high-efficiency windows; for Lemle and Wolff

PHIPPS PLAZA SOUTH
NEW YORK, NY

substantial rehab of a 33-story tower and a 14-story building with tenants-in-occupancy throughout construction, including mold and asbestos abatement, and the complete replacement of the building's masonry facade; interior renovation with new bathrooms, kitchens, and floor and wall finishes; for Lemle and Wolff

2009

FABRIA HOUSES REDEVELOPMENT
NEW YORK, NY

two six-story buildings were substantially rehabilitated to provide 26 units and common rear yard gathering space in an innovative mix of affordable and market rate housing in the East Village; jointly sponsored by Phipps Houses and the NYC Housing Authority's HOPE Program

NEWHAB CO-OP APARTMENTS
BROOKLYN, NY

gut rehabilitation of six 4 to 16-unit buildings and their conversion to a mixed-use development of cooperative apartments and stores; sponsored by the Urban Homesteading Assistance Board

GREATER CENTENNIAL HOMES
MOUNT VERNON, NY

substantial rehabilitation of this 15 building, 157-unit HUD development; work included new kitchens and baths, structural repairs, windows, roofs, heating plants and masonry restoration

2009 (cont.)	
ECHO-TREMONT/ANDREWS FBHC REHABILITATION BRONX, NY	tenant-in-place substantial rehab for the Fordham Bedford Housing Corporation of five 5-story buildings with 132 apartments in the northwest Bronx, at a cost of \$8.5 million; financed through HDP's Participation Loan Program
PALMETO CLUSTER BROOKLYN, NY	gut rehabilitation of eight buildings in the Bushwick section of Brooklyn under the HPD Neighborhood Homes Program
2008	
BROOK-WILLIS APARTMENTS BRONX, NY	5-building, 121-apartment rehabilitation of former NYCHA properties, including the combining of a block front of 8 historic Landmark buildings into a single elevator building of large family-sized apartments
COOPER/DECATUR CLUSTER BROOKLYN, NY	gut rehab of 20 buildings in Bushwick under HPD's NEP Program, at a construction cost of \$22 million to create affordable apartments for 86 families
HARRIET TUBMAN TERRACE POUGHKEEPSIE, NY	substantial rehab of a 200-apartment, 20-building HUD Section 8 Development from the early 1970s; scope included structural repairs, pointing and masonry restoration, window/door/roof replacement, electrical upgrades, bathroom and kitchen fixture/finish replacement, apartment finishes, site improvements
2007	
NEP VB, BLEECKER CLUSTER BROOKLYN, NY	gut rehab of 20 buildings in Bushwick with 138 apartments and six commercial spaces under the HPD NEP program with a cost of \$14 million
RBSCC 203K BROOKLYN, NY	12-building rehab in conjunction with the US Department of Housing and Urban Development 203K Program for the Ridgewood Bushwick Senior Citizens Council resulting in 51 new affordable apartments and three commercial spaces
WATER STREET CONDOS BROOKLYN, NY	Landmarked 19th century warehouse converted into luxury condos with ground floor parking and commercial space, historic facade restoration and a three-story stacked addition to the rear, making room for 13, 2+ bedroom condominiums with spacious terraces
2006	
OCEAN HILL NRP BROOKLYN, NY	5-building rehab project in East New York for the Brooklyn Neighborhood Improvement Association to provide 36 apartments for families
BEULAHLAND NRP BRONX, NY	4-building, 40-unit gut rehab for the South Bronx Churches HDFC, under the HPD NRP Program
UHAB/RIDGEWOOD BUSHWICK CO-OP APARTMENTS BRONX, NY	rehab of 15, 4-6 family buildings that became cooperative apartments for low income tenants approved by the Urban Homesteaders Assistance Board and the Ridgewood Bushwick Senior Citizens Council
2005	
BUSHWICK TPT II BROOKLYN, NY	three residential and mixed-use buildings rehabilitated under the HPD Third Party Transfer Program and neighborhood restore
NEP V BRONX, NY	rehab of six buildings providing 86 new apartments for the Clay Cluster Corporation in the Bronx under the neighborhood entrepreneur program of HPD

renovation + rehabilitation

MULTI-FAMILY HOUSING

2005-2009





2005 (cont.)

MIRACLE MAKERS NRP
BROOKLYN, NY

\$5.8 million, 12-building, gut rehabilitation project for Miracle Makers in the Bedford Stuyvesant section of Brooklyn

2004

HARLEM HOMEWORKS
NEW YORK, NY

\$5 million renovation of 14 brownstone and brick townhouses in Harlem including the restoration of two Landmark buildings to create new townhouses for first-time home buyers

MIRACLE MAKERS
NEIGHBORHOOD HOMES
BROOKLYN, NY

rehabilitation of two, three, and four family houses for ownership in the Bedford Stuyvesant region of Brooklyn

ASPIRE NEIGHBORHOOD
BROOKLYN, NY

rehab and restoration of seven vacant and occupied buildings in the Crown Heights and Ocean Hill neighborhoods resulting in five, two and three family homes; a Brooklyn Neighborhood Development Association sponsored project

RIDGEWOOD BUSHWICK TPT
BROOKLYN, NY

gut renovation of nine six-unit masonry and frame buildings in Bushwick for the Ridgewood Bushwick Senior Citizens Council

4611 PARK AVENUE
BRONX, NY

six-unit renovation for the Fordham Bedford Housing Corporation and Neighborhood Restore under the Third Party Transfer Program

NEW HAVEN NRP
BRONX, NY

\$4.25 million, three-building gut rehabilitation in the New Haven section of the Bronx for the South Bronx Churches Morrisania Cluster HDFC

BNA BANKOLE HOUSES
BROOKLYN, NY

\$4.5 million, 4-building gut rehab creating affordable housing for families in the Weeksville neighborhood; for the Brooklyn Neighborhood Improvement Association

2003

PLP BUSHWICK
BROOKLYN, NY

gut rehabilitation of four buildings for the Lincinco Corporation under HPD's PLP program

LOWER EAST SIDE V
NEW YORK, NY

gut rehab and full time site supervision services to NYCHA for the rehabilitation of this 68-unit multiple dwelling

BETANCES HOUSES
BRONX, NY

complete gut rehabilitation of existing six-story multiple dwellings, including joist replacement, elevator upgrade, handicapped accessibility, and new community facilities

2000

NEP IV
BROOKLYN, NY

\$14.2 million rehab of 25 buildings in the Bushwick section of Brooklyn, sponsored by the NYC Housing Partnership & HPD for the Bushwick Ridgewood Housing Corporation

NEP III, 145th STREET CLUSTER
NEW YORK, NY

\$10.4 million, six-building renovation providing 144 apartments in Harlem; sponsored by the NYC Partnership, developed for Prestige Management Co

NEP II, 125th STREET CLUSTER
NEW YORK, NY

\$9.8 million, 13-building renovation providing 140 apartments in Harlem; sponsored by the Neighborhood Partnership HDFC for NTF Realty Services

NRP III, WALTON HEIGHTS
BRONX, NY

\$7.5 million, three-building, 100-unit gut renovation in the Bronx for the Fordham Bedford Housing Corporation