

575 Fifth Avenue: Affordable Platinum in Park Slope by Amie Gross Architects

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Construction is underway at 575 Fifth Avenue in Park Slope; designed by Midtown-based Amie Gross Architects with consulting services from Steven Winter Associates, the affordable housing development is aiming for a Platinum LEED certification from USGBC. Developer the Fifth Avenue Committee broke ground on the project last August and expects an early 2010 occupancy for 49 residential units and 2000 square feet of ground-level commercial retail space. Each of the units is approximately 300 square feet and set aside for tenants earning less than 60 percent of AMI (around \$30,000.00 annually). In terms of the retail space, the developer will give preference to local businesses. The 5-story, \$8 million project (obviously) includes a number of green design features, including an efficient, gas-powered HVAC system and recycled-content structural materials. The development is at the corner of 5th Avenue and 16th Street and sits on the site of a former municipal parking garage. Funding came, in part, from HUD's Supportive Housing Loan Program.



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Brooklyn Affordable Housing Project Targets LEED Platinum

In the midst of a serious slowdown in residential construction, multifamily midrise development has become the strongest contender in the residential market. SWA, a LEED for Homes provider, offers services to support certification under the LEED for Homes for Midrise Rating System and currently supports 15 affordable and market rate projects in the five boroughs of New York. One of these projects, a five-story 49-unit affordable housing development by the **Fifth Avenue Committee** in Brooklyn, initially targeted a LEED Gold certification. Working along with the design team, including **Amie Gross Architects** and energy analysts from **Community Energy Center**, SWA identified and integrated strategies and systems to achieve this goal; but, the not-for-profit community organization's commitment to high performance and sustainable design may exceed Gold and become the first multifamily midrise building in the city to achieve Platinum certification under the LEED for Homes Midrise Rating System. The building began construction in August of 2008 and is expected to be completed in the Spring of 2010.

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