









Community Environmental Center

























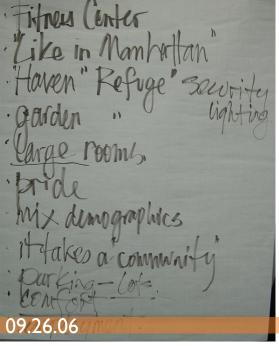


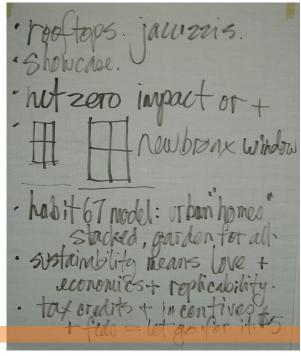












centainer city.
Centainer city.
Capsys - 7 stories. self smoothy
Costories now. 21 x 451
12 is typical & if woods it right
becal industry. 75% +
apprentices becally hired.
Mixed use: job generator.
day care training.
buildena operators.
Tesident education.
Clear env. clesian features

· let's look at the sike to get our "zoning", our "code"

'Tailway palimsest: trace remain.

'breezeways-places for people to sit outside.

Social staircoses: Lit notirally.

Kitchens facing one on other.

Now to know your neighbor"

Luropeur modulo of inhovation.

"Social housing" spaces often fail

-community spaces within the building-smaller, more manageable communities.

Comforts economically.

= good design"

= control by occupants.

vses: "what's nen"

- small scall schools. (churter)

- early learning centers. 250+

- central facility - gun

- feedtlanger - stared facilities

- farmers met. - o sports center

- access, gdring. blus sciences center

- access, gdring.

- blus sciences center

- astreet over pass?

- maybe less parking than they fink

20% below national avg.

- outreach for community uses.

-for indoor a.g. clust!
-for indoor a.g. clust!
-could be community spaces.
-fresh air feeling, shoulder designs.
-but keep things closely packed
-windows everywhere every room.
-natural light.
-simple nouse, rotations, windows @ elwaters
-wigh tovah; liveability is part of
-the image. diversity of family
-types, of uses, incomes (morket too
-technology is 2 maty
-jamaica financing stitcking programs
-together - 1/2 feels bonds brownfeld
-together - 1/2 feels bonds brownfeld
-together - 1/2 feels will be the 09.26.06

We have to mean it.

Steel + plank, flexibility?

C.I.P concrete - flexible, but #

Sovings to be incentivised.

block + plank = local skills.

Modular -> could be pushed.

revsed materials,

Le Concrete plant.

(all preast?) #?

raplicability concern. (all preast?) #?

obtail it, terrace it, make it attractive.

(any down the challenge.

Informal

this may be the standard.

renters—"community center" spread out,

· mix owners / renters (?)

· how to engender a sense of owners hip.

—incentivine the green pay backs.

· Project based of trends, but be

Careful; clarify assumptions.

· winning means demonstrating the

possibilities of green.

· can we get Clintons \$5?

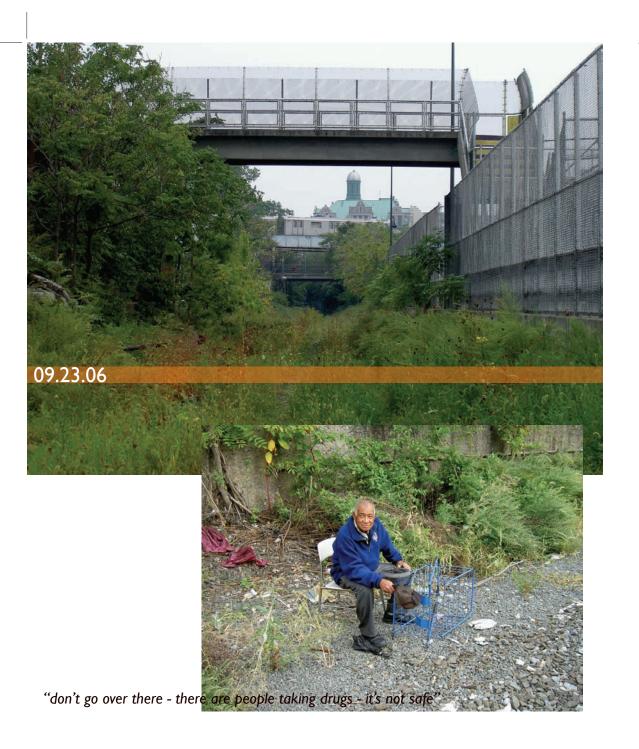
· on enough and carbon, can we self subsidize?

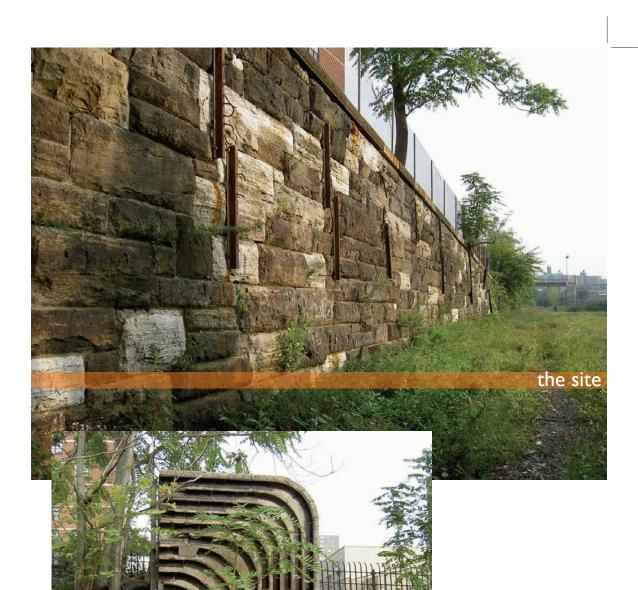
· Stick it to ConEdi-optroach them?

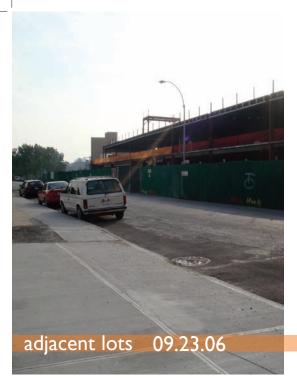










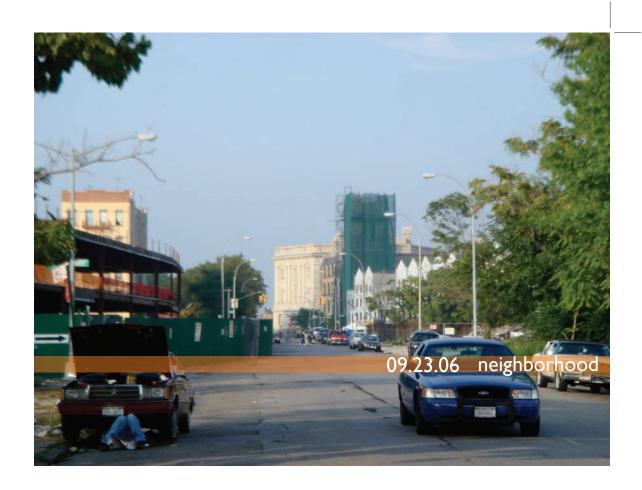














## What do you want to see in your Community? 21th daycare, A LET MORE partiand—weNSED more trees, more green areas, after-school programs, your or doys to its Club family frendly volume like o booking alloy or? I think we need a Dictibuster Video or Hollywood Video Rental What door you want to see in your Community to reson these are way for many already What don't you want to see in your Community? mas vidilancia PoliAca: What Amenities do you want to see fixed in your Community? What Amerities do you want to see fixed in your Community? More garbage LANS, the park lituaried be greatifit was ready by the springs. Mas areas verdes , What Amenities do you want to see fixed in your Apartment? Larger blossets in the bedroomes— section inacclastion — even with the heaters on the appartment is drapting and cold. No rush yebs (you cantell that the apartments were rushed thurgs are crooked, poor paint jobs, the weed floors whe all scratched up, cauk all over the floor in the bathroom, etc.) What Amenities do you want to see fixed in your Apartment? NALa PON CHORH PON COST NOTENGO green space more space light We Stay / Nos Quedamos Committee, Inc. We Stay / Nos Quedamos Committee, Inc. 754 Melrose Avenue Bronx, NY 10451 P.O. Box 524369 Stadium Station Bronx, NY 10452 p: (718) 585-2323 / f: (718) 585-8628 / e: nosquedame mers, Institutions, and Doniness Persons Who are Resolved to Fernain a Partners With the City of New York in Our Community's Rodewslopes Name: Alla May Dor Address: 760 Molyose ON C Name: JOSE VILLENTER Address: 189 EUTON ACLE What do you want to see in your Community? I MCA to Cleen out all the a Nice What do you want to see in your Community? What do you want to see in your Community? rove of white due of Samby was on a lamby stones or Dut especially alton the very light on Dut especially alton the Drugs it area walmand What don't you want to see in your Community Area Don't the see of What don't you want to see in your Community? What Amenities do you want to see fixed in your Com Amenities do you want to see fixed in your Community? Our New Bldgs to hew could see fixed in your Apartment? Sent to be the see fixed in your Apartment? Roads, lights, street traffic light More Police That Amenities do you want to see fixed in your Apartment? Hove However

We Stay / Nos Quedamos Committee, Inc.

Quedamos 754 Melrose Avenue Bronx, NY 10451 P.O. Box 524369 Stadium Station Bronx, NY 10452 p: (718) 585-2323 / f: (718) 585-8628 / e: nonquedamo

eners, Institutions, and Dusiners Present Who are Resolved to Remain a Part of th I Partners With the City of New York in Our Community's Redevelops:

We Stay / Nos Quedamos Committee, Inc.

Name: Oxfiz Dominica Address: 437 E 145 of 18x # 2

Mas Vivienda pava Los pobres

754 Melrose Avenue Bronx, NY 10451 P.O. Box 524369 Studium Station Bronx, NY 10452 p: (718) 585-2323 / f: (718) 585-8628 / et nosquedamo

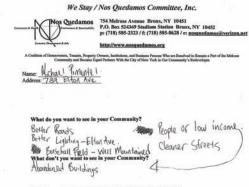
**YMCA** 

754 Melrose Avenue Broux, NY 10451 P.O. Box \$24369 Stadium Station Broux, NY 10452 p: (718) 585-2323 / f: (718) 585-8628 / c: nosquedamo

daycare

Would so great.

trees



What Amenities do you want to see fixed in your Community?

What Amenities do you want to see fixed in your Apart

clean streets

parks

We Stay / Nos Quedamos Committee, Inc.



Name: Lowdes X Luis Chauce Address: 760 mg/most Ave Asc

What do you want to see in your Community?

PAL (Serviors home)

Place for prequait woman

Place for bisabilities children

What don' you want to see in your Community?

MO Tail

No long Stores

What Amenities do you want to see fixed in your Community?
Parts on 1585t Third Are
Park on 154×1555t Courtland

What Amenities do you want to see fixed in your Apartment? In my apartment everything is fine.

better quality

schools

bookstores

We Stay / Nos Quedamos Committee, Inc.

What do you want to see in your Comm

to See Better things Homes lights, now Roads

What don't you want to see in your Community?

What don't you want to see in your Community?

EVEL CONTROL AFFECT

What Amenities do you want to see fixed in your Community?

EVELLE School,

Better Marcal Onto

What Amenities do you want to see fixed in your Apartment?

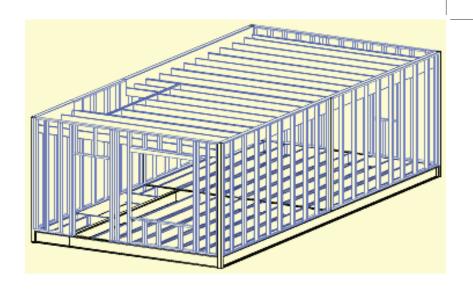
community workshop - Nos Quedamos offices



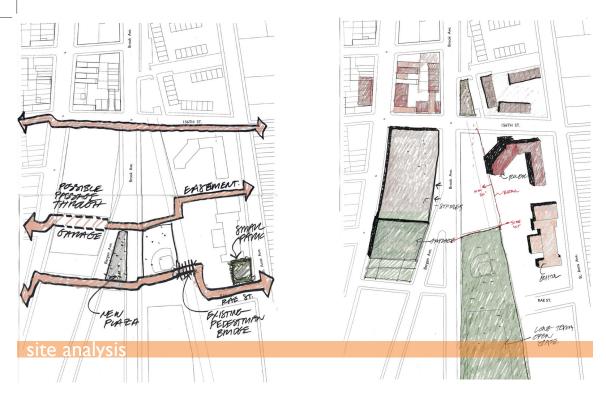




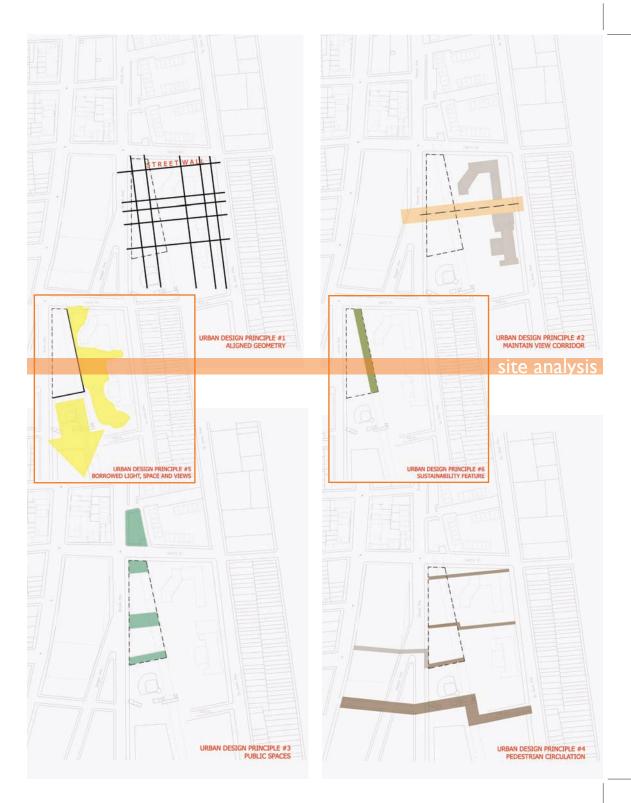




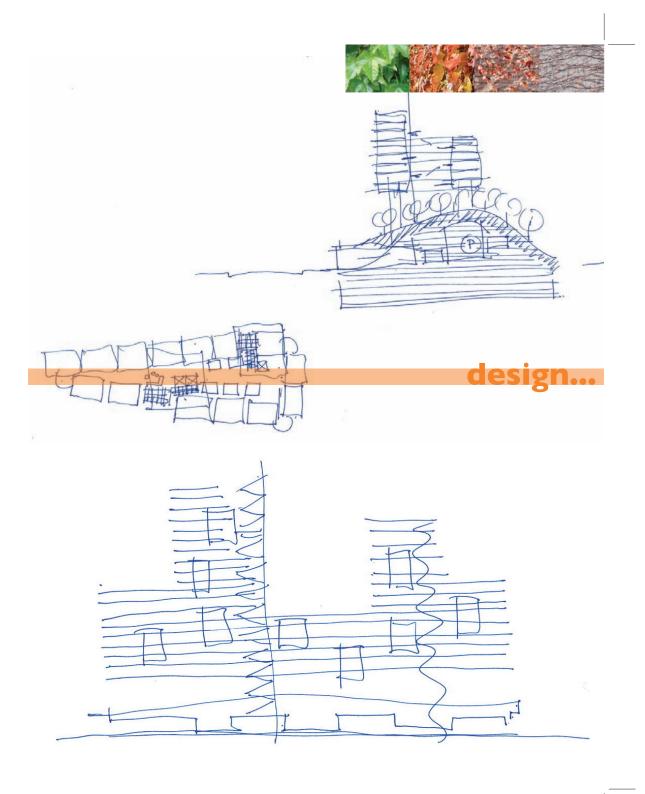


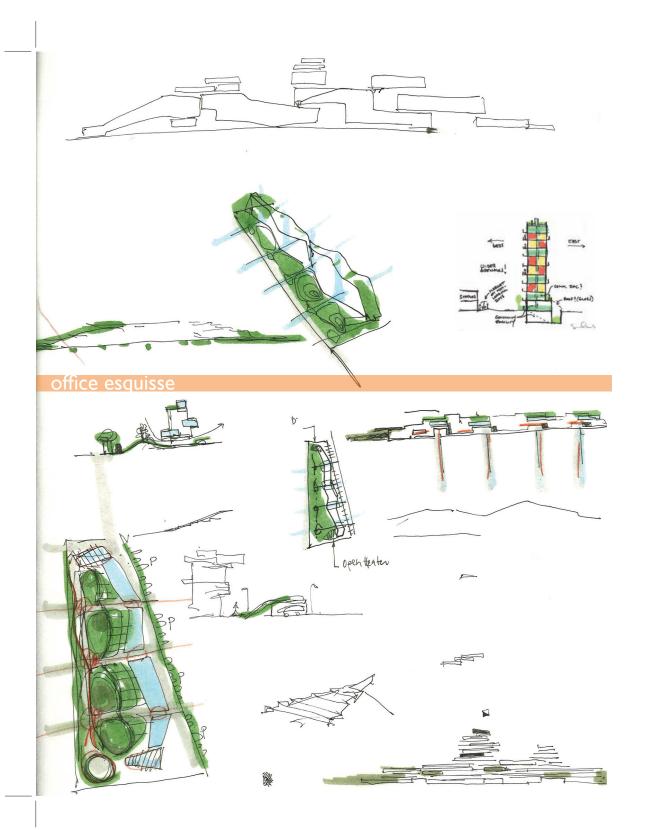


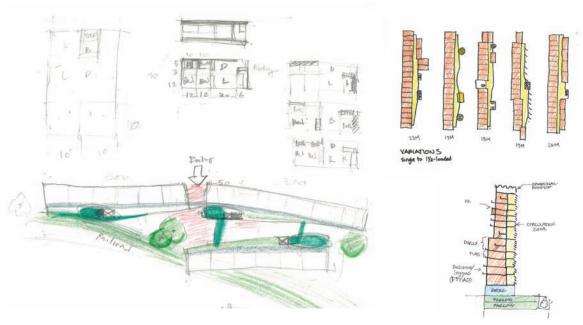




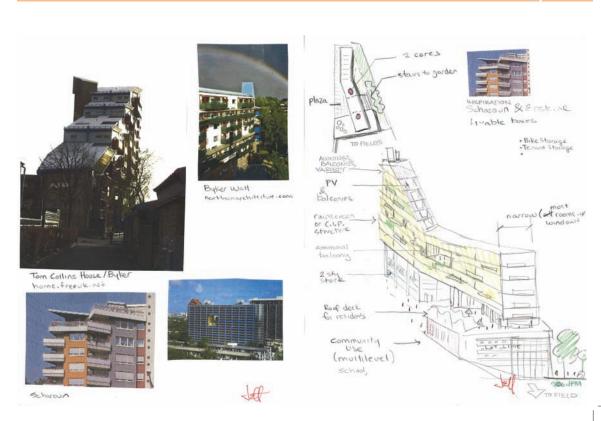
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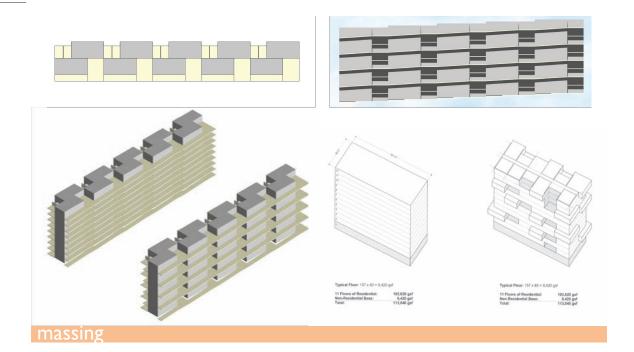


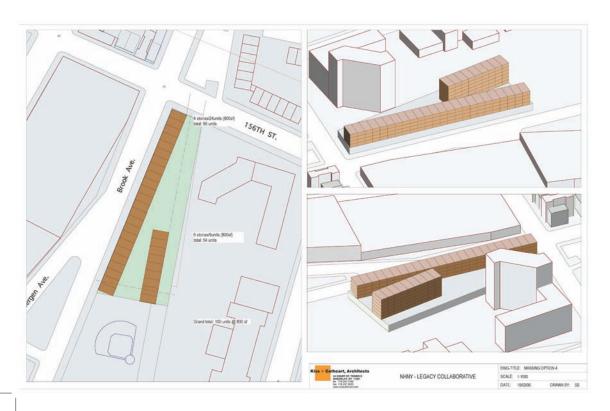


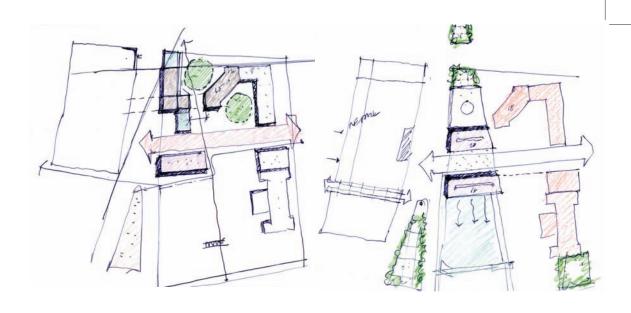


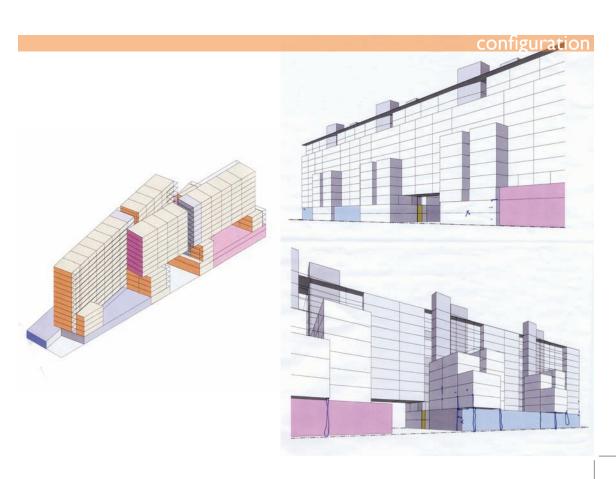
## office esquisse

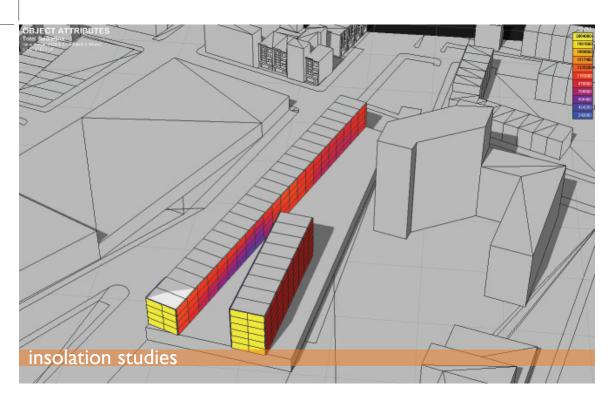


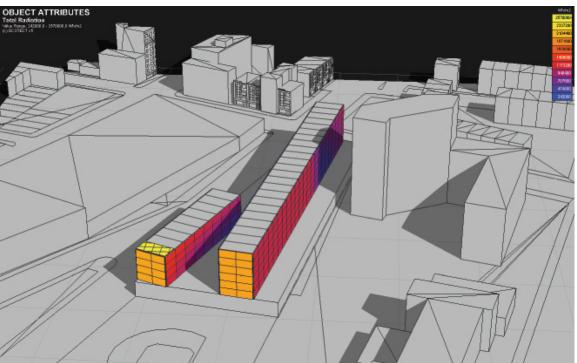


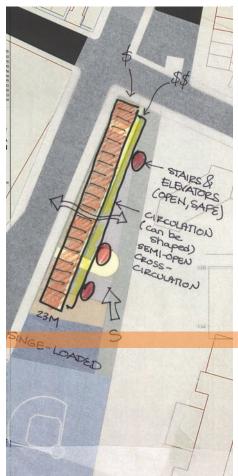


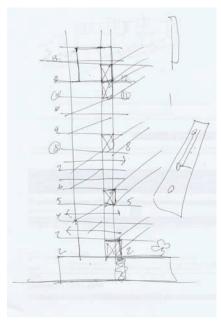








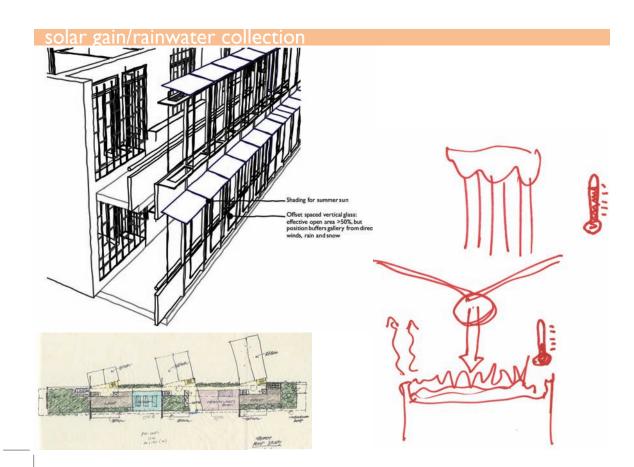


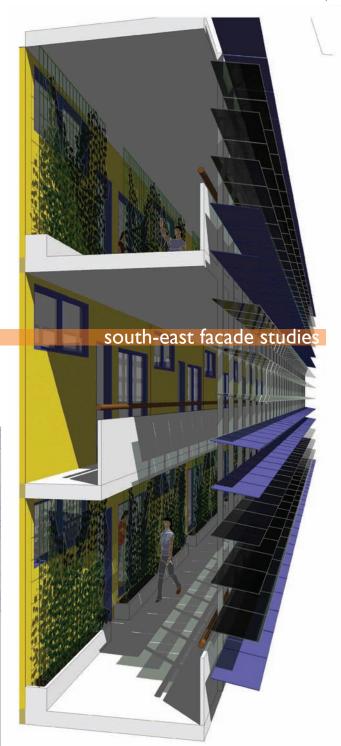


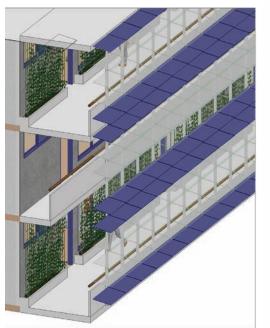
## solar orientation













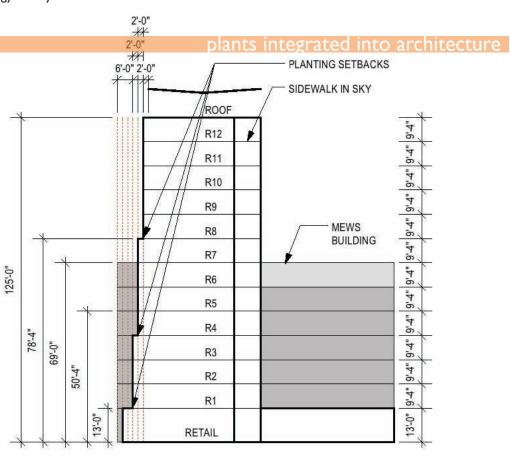
"instead of living by the park, let's live in the park!" paul mankiewicz, the gaia institute

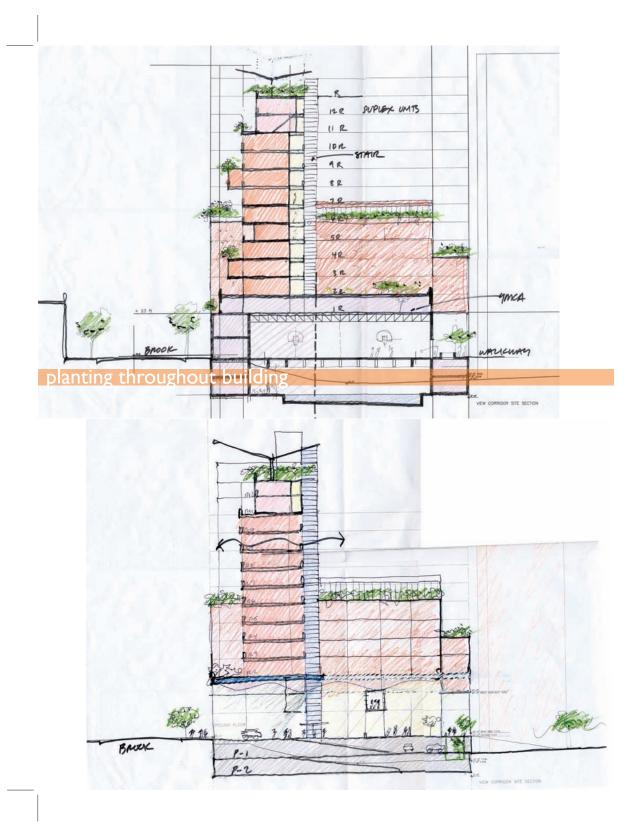


Parthenocissus tricuspidata (also known as Japanese creeper, Boston ivy, Grape ivy, or Japanese ivy) is a hardy vine that grows extensively throughout New York City. It attaches to walls with adhesive pads that do not penetrate masonry or mortar.

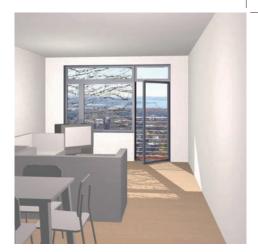
Planters located on three setbacks provide the soil for the vines to grow from. These are irrigated with a gravity fed system that uses rainwater from teh roof, supplemented with graywater in cases of drought. No potable water is used for irrigation. By providing ample water to the vines, they will cool the hot westfacade of the building significantly in summer months, creating the microclimate of a forest.

The system, including vines and irrigation, is designed to be very low maintenance, and to consume little or no energy or city water











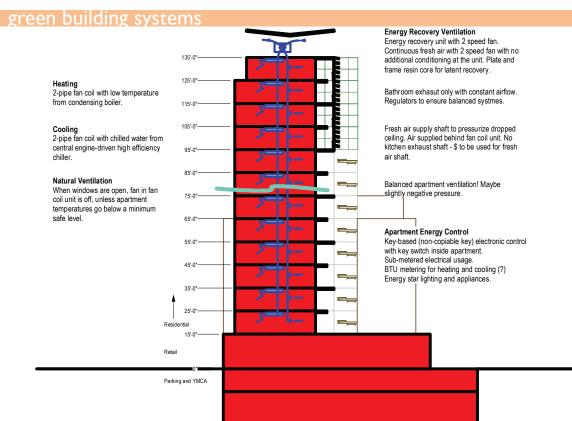


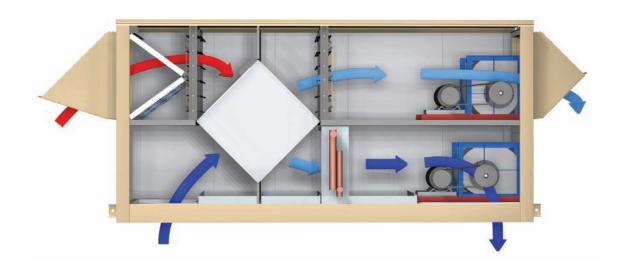


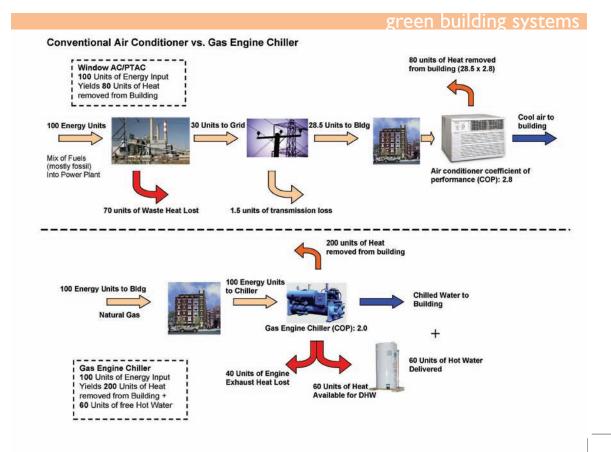


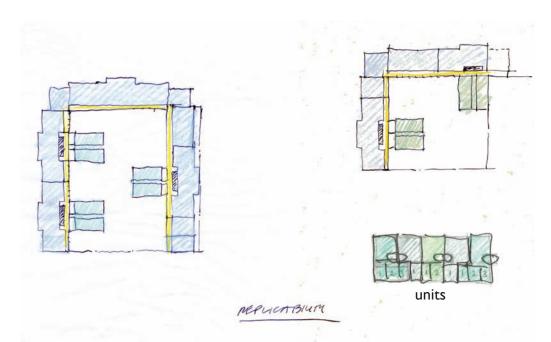


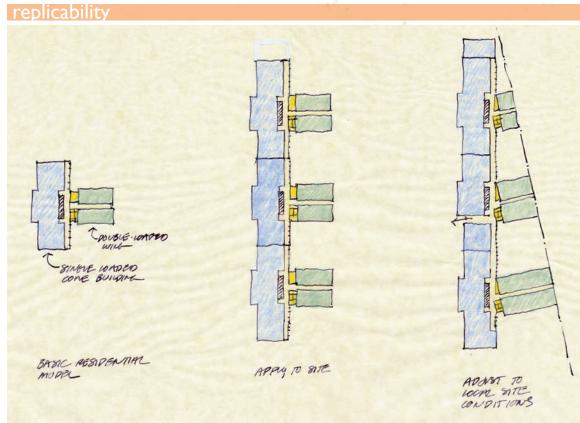
**Environmental Sensors** 



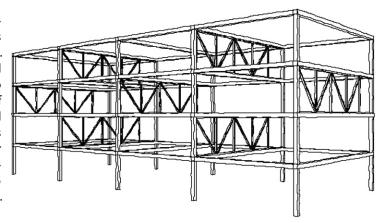








Currently, 95 percent of all structural steel in the United States is made from recycled steel. But sustainability goes beyond a product's recycled content to include the most efficient use of the product or material. A typical post-and-beam steel frame uses eight to 10 pounds of steel per square foot, compared to the staggered-truss that uses 5.5 to 6.5 pounds of steel per square foot.



## staggered truss system

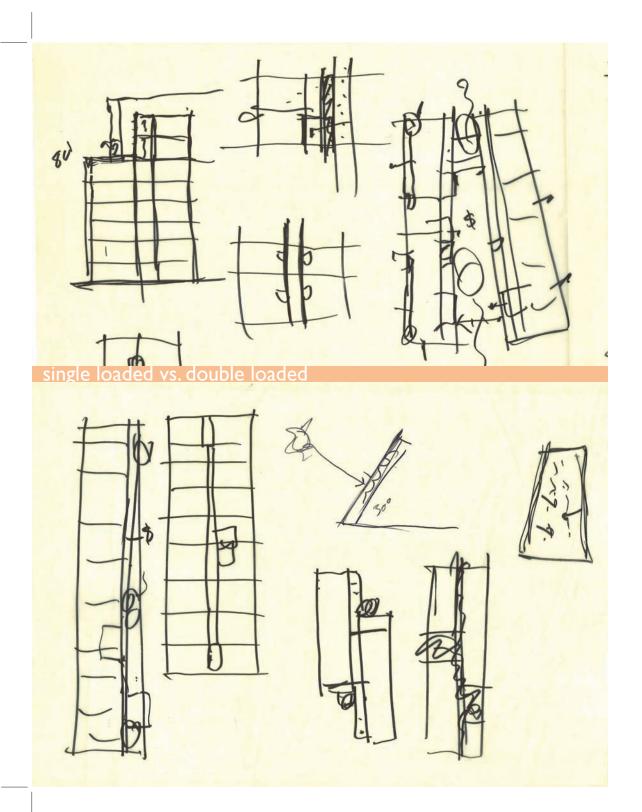
### efficient structural system

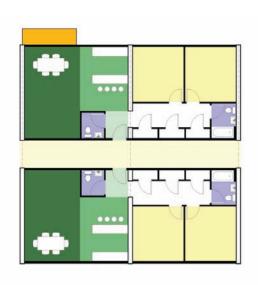
#### The Resulting System Achieves:

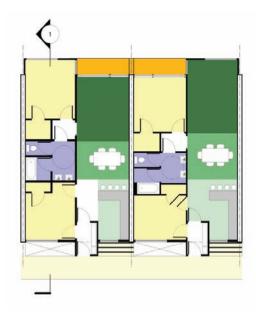
- \* Low floor-to-floor heights (typically, an 8'-8" floor-to-floor height is achieved)
- \* Large column-free spaces (as much as 60 feet in each direction with columns often only appearing on the perimeter of a structure)
  - \* Increased design flexibility (especially for atrium placement and floor plans)

#### Experience Reveals That Staggered Truss Systems Are:

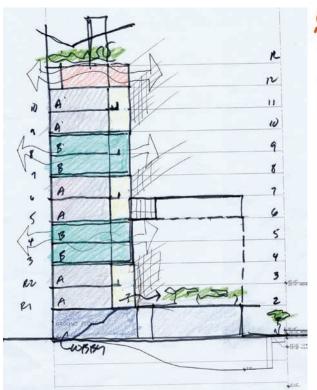
- \* Faster to erect than comparable concrete structures; and
- \* Reduce the weight of the superstructure, which results in substantial savings in foundation work

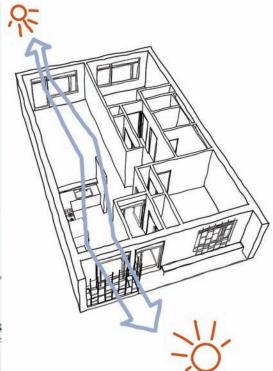


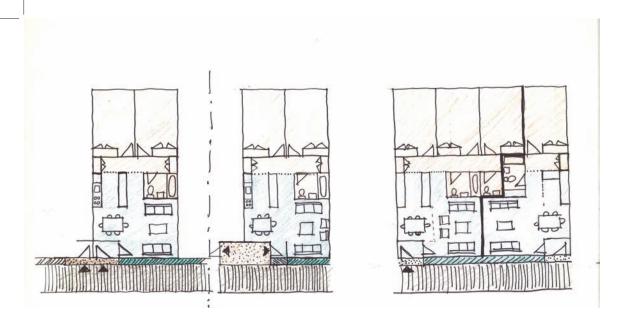




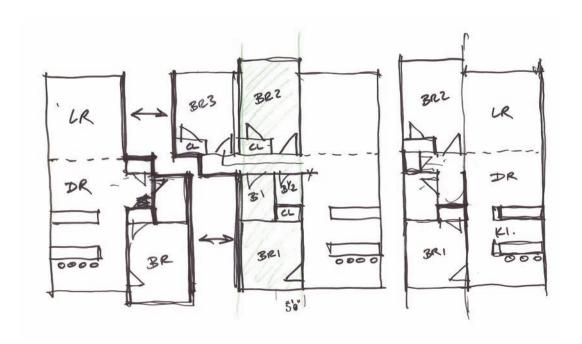
## single loaded vs. double loaded

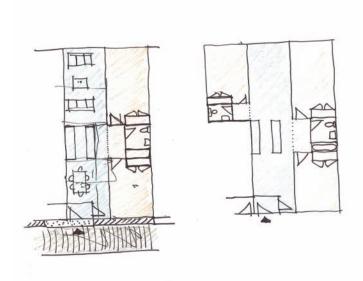




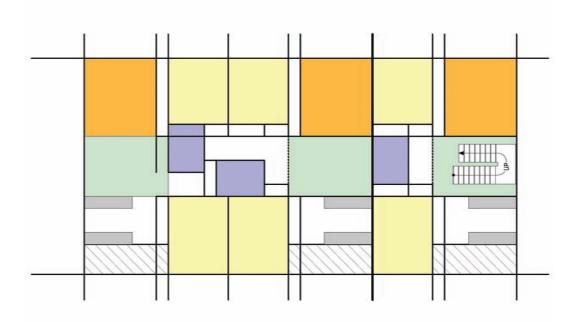


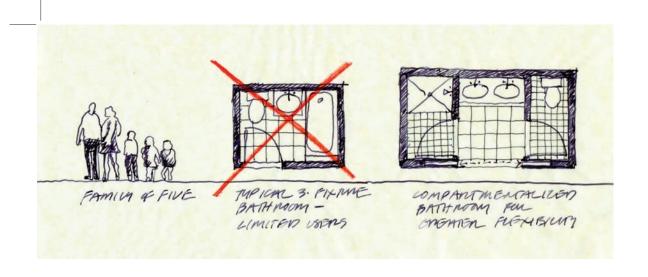
## unit layout



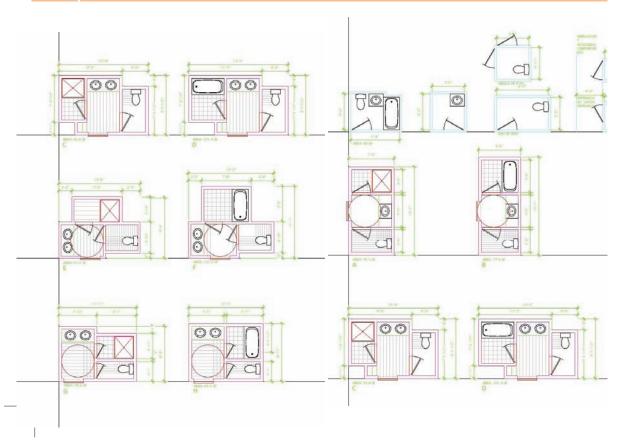


# unit layout



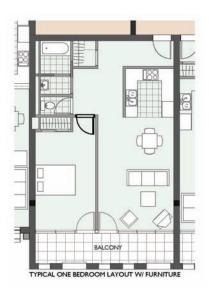


## compartmentalized bathrooms

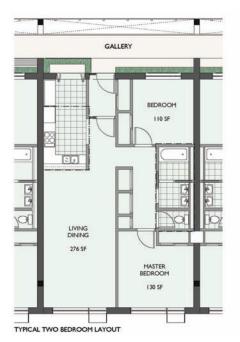




- SHADED PRIVATE OUTDOOR BALCONY ON WEST FACADE
- COMPARTMENTALIZED BATHROOMS FOR SIMULTANEOUS USE BY FAMILY MEMBERS
- PREFABRICATED KITCHENS AND BATHROOMS
- TWO-PIPE FAN COIL UNITS WITH FILTERED FRESH AIR



## final unit layouts

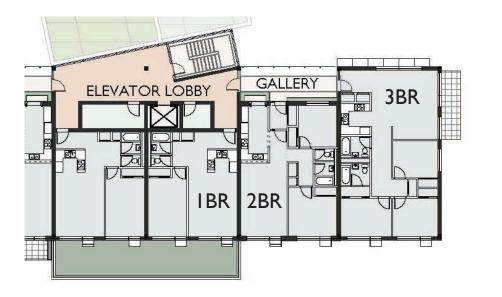






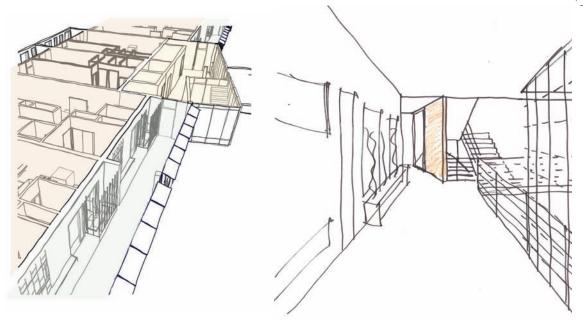
- VESTIBULE/AIRLOCK FOR THERMAL COMFORT
- DOUBLE EXPOSURE FOR THROUGH VENTILATION
- SEMI-PRIVATE OUTDOOR SPACE AT GALLERY AS PRIVACY BUFFER AND GARDENING AREA
- COMPARTMENTALIZED BATHROOMS FOR SIMULTANEOUS USE BY FAMILY MEMBERS
- WINDOW COWLING ON WEST FACADE FOR SHADING (JULIET BALCONY)
- PREFABRICATED KITCHENS AND BATHROOMS
- TWO-PIPE FAN COIL UNITS WITH FILTERED FRESH AIR

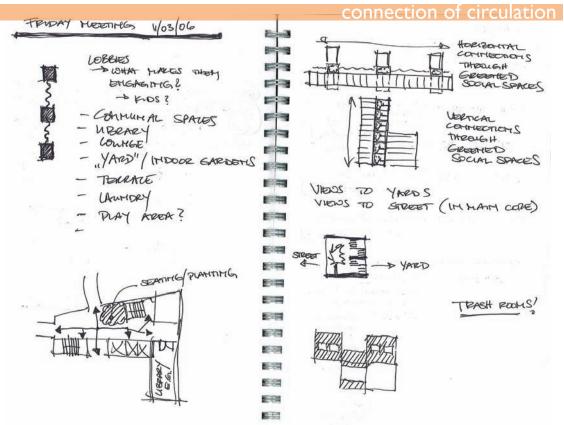




# final unit layouts

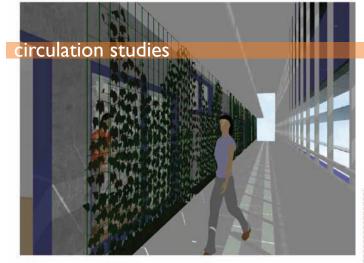


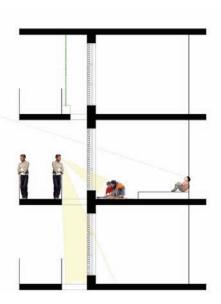




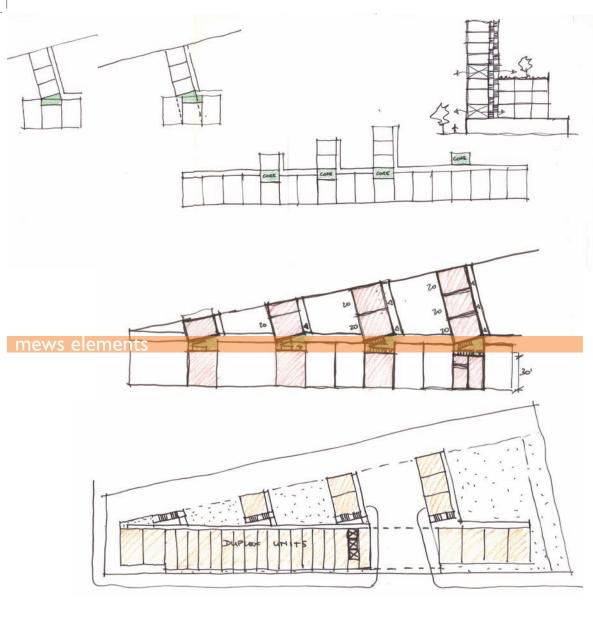






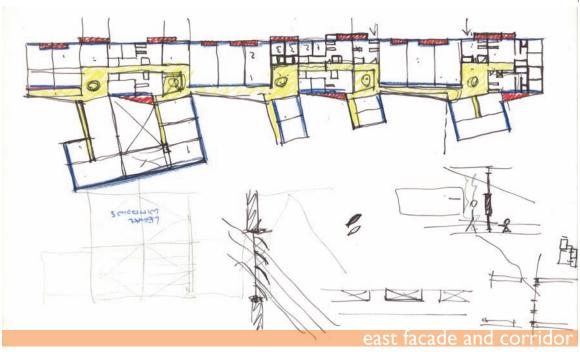






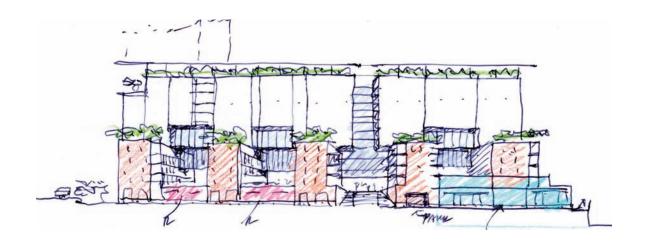




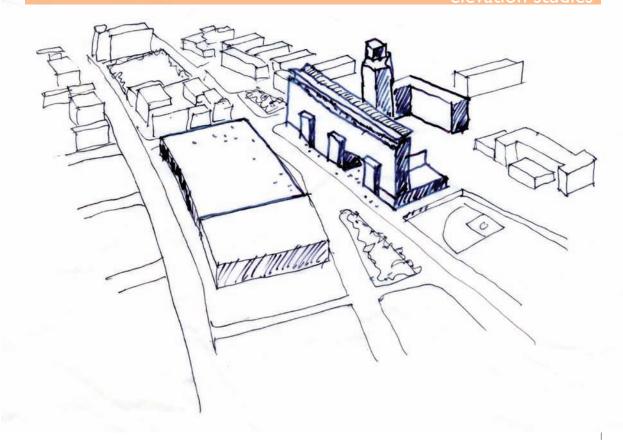




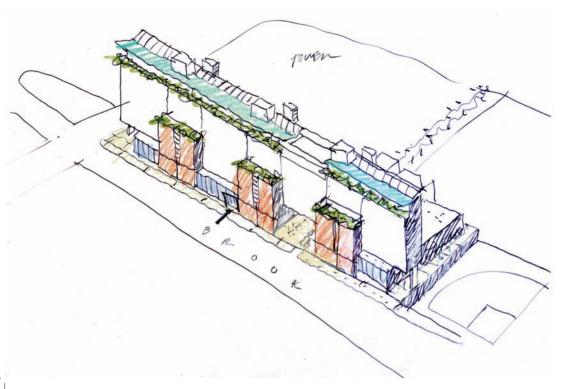


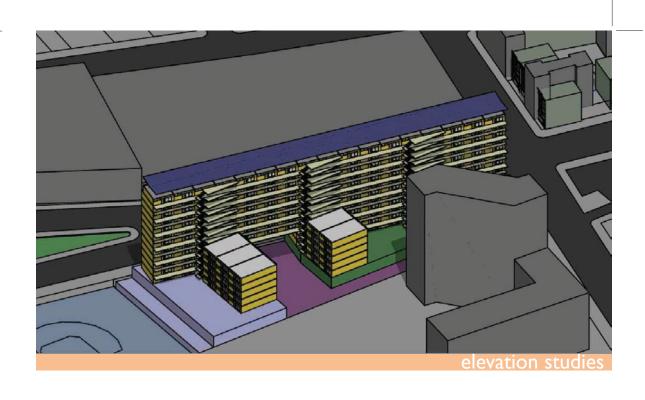


## elevation studies

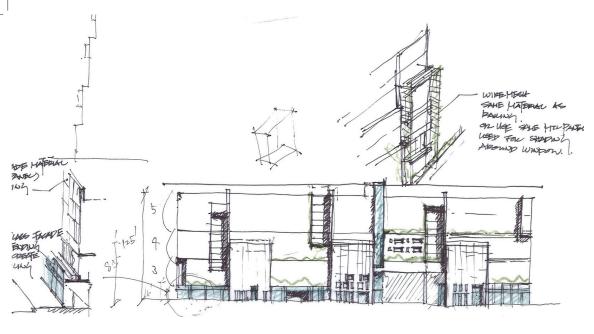


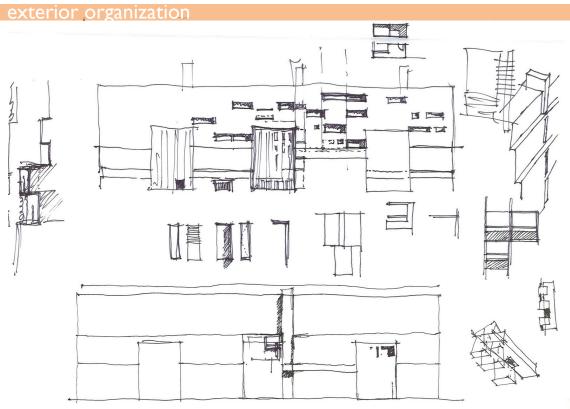




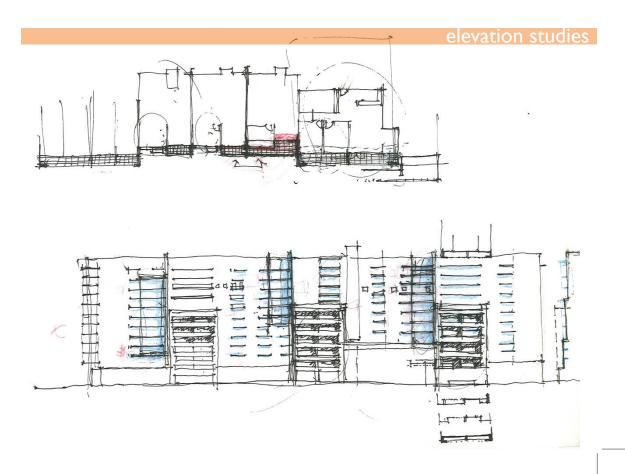


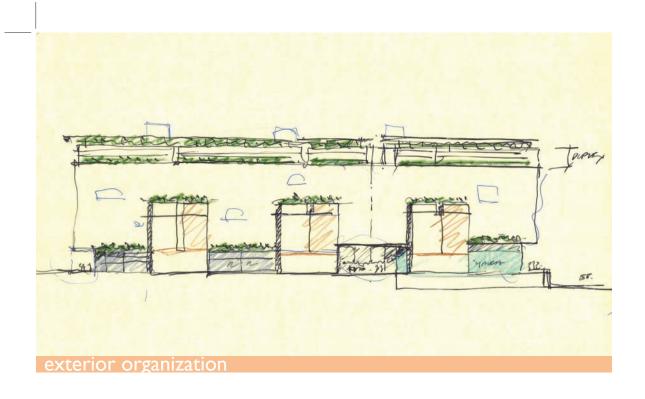


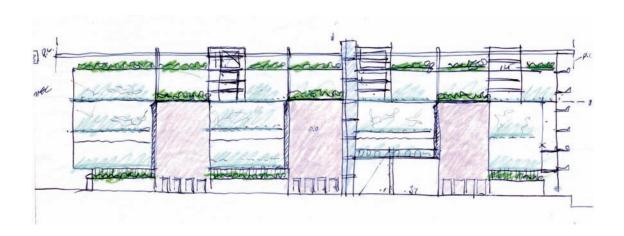


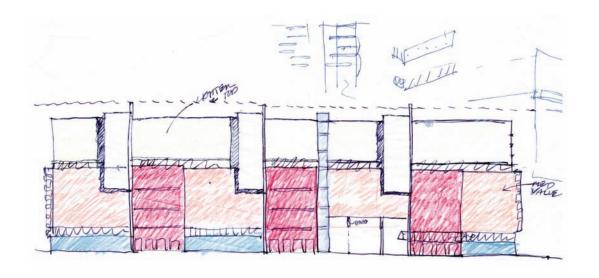




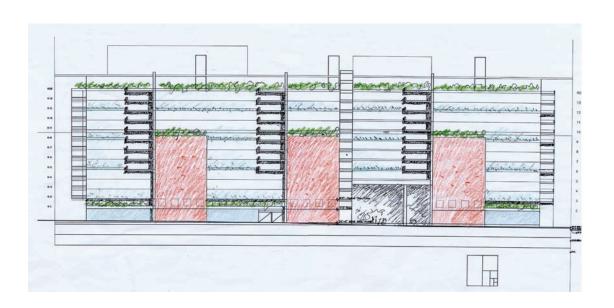




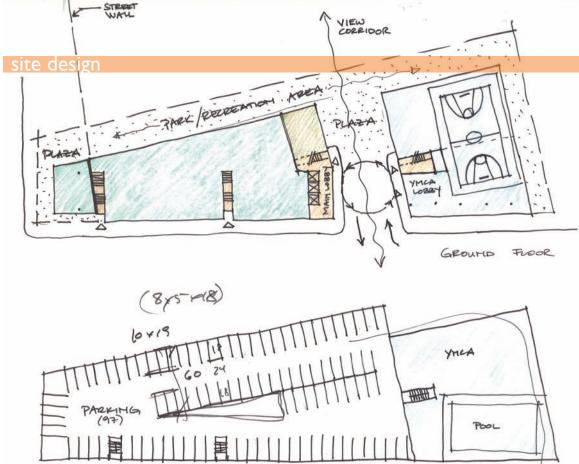


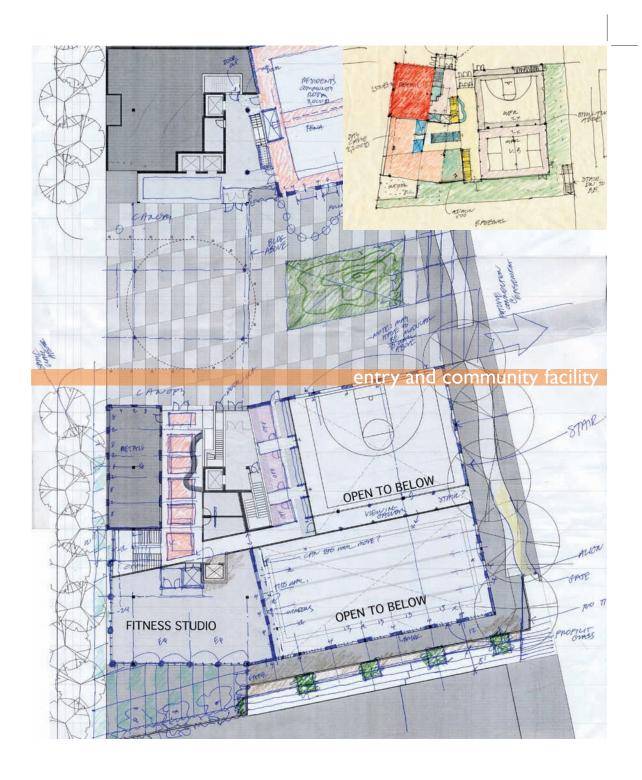


## elevation studies











final drawings...



## elevation west and east

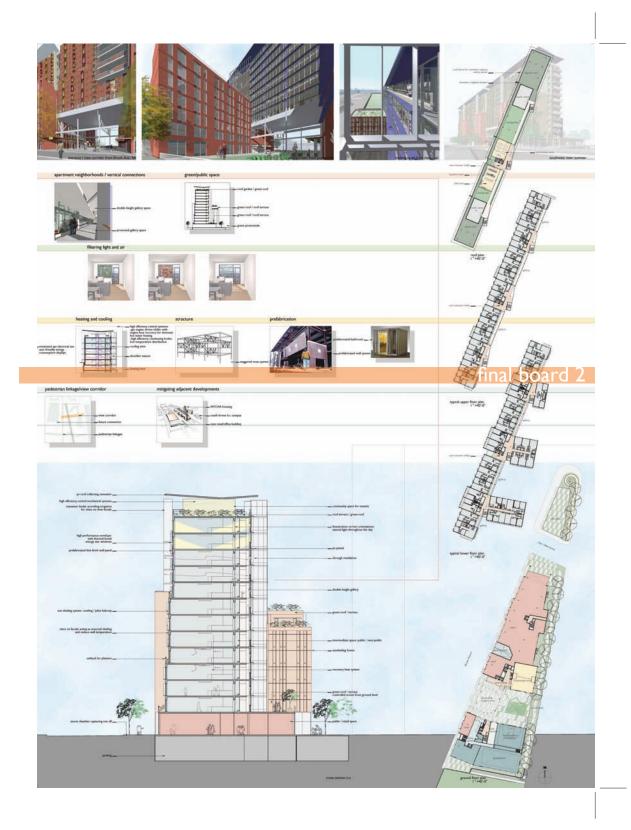




# elevation south and north







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http://www.dermotcompany.com

#### Nos Quedamos/We Stay Inc.

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http://www.nosquedamos.org

#### **Melrose Associates LLC**

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#### **Kiss + Cathcart Architects**

44 Court Street, Tower C Brooklyn, NY 11201 t 718-237-2786 f 718-237-2025 http://www.kisscathcart.com

### **Magnusson Architecture and Planning PC**

853 Broadway Suite 800 New York, NY 10003 t 212-253-7820 f 212-253-1276 http://www.maparchitects.com

#### **Atelier Ten**

45 East 20th Street, 4th Floor New York, NY 10003 t 212-254-4500 f 212-254-1259 http://www.atelierten.com

## **Community Environmental Center**

43-10 11th Street Long Island City, NY 11101 t 718-784-1444 f 718-784-8347 http://www.cecenter.org

#### **The GAIA Institute**

440 City Island Avenue Bronx, NY 10464 t 718-885-1906 http://www.gaia-inst.org

## **Goldman Copeland Associates PC**

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#### **Goldstein Associates PLLC**

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#### Capsys Corp.

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