



May 27, 2020

HELP ONE
BEX Exchange
NYSERDA Award of Excellence



Curtis +
Ginsberg
Architects

Proposed Program - ELLA & Supportive

Building A

Unit Type	Formerly Homeless	37% AMI	47% AMI	57% AMI	Super	Total	% by Unit Type
0 BR	0	4	4	31	0	39	21%
1 BR	0	4	4	20	0	28	15%
2 BR	109	1	1	2	1	114	62%
3 BR	2	0	0	1	0	3	2%
<i>Total</i>	<i>111</i>	<i>9</i>	<i>9</i>	<i>54</i>	<i>1</i>	<i>184</i>	<i>100%</i>

Buildings B, C, and D

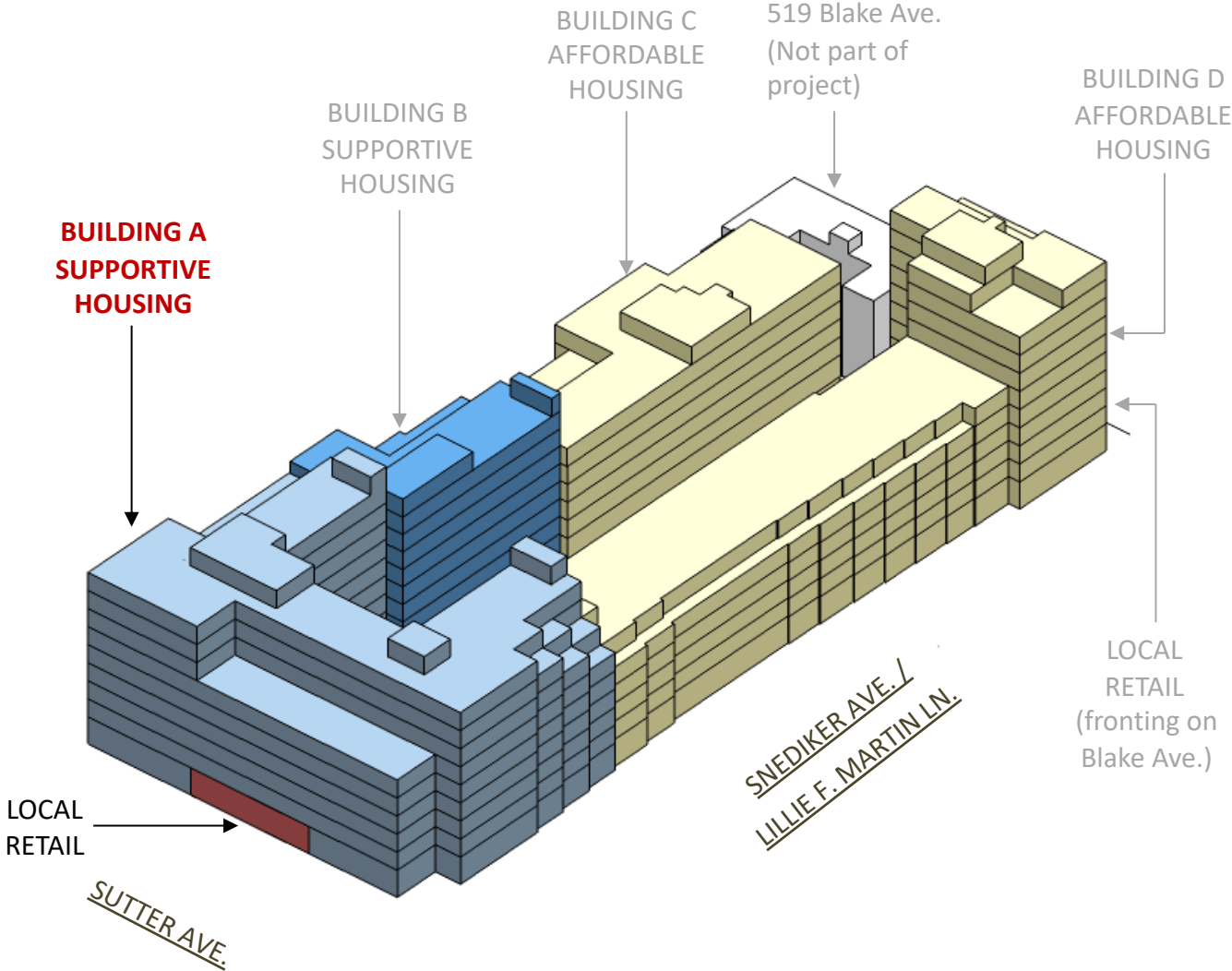
Building	No. of Units	AMI Range
Building B	71	40-60%
Building C	79	30-80%
Building D	176	30-80%
<i>Total</i>	<i>326</i>	

510 Units total

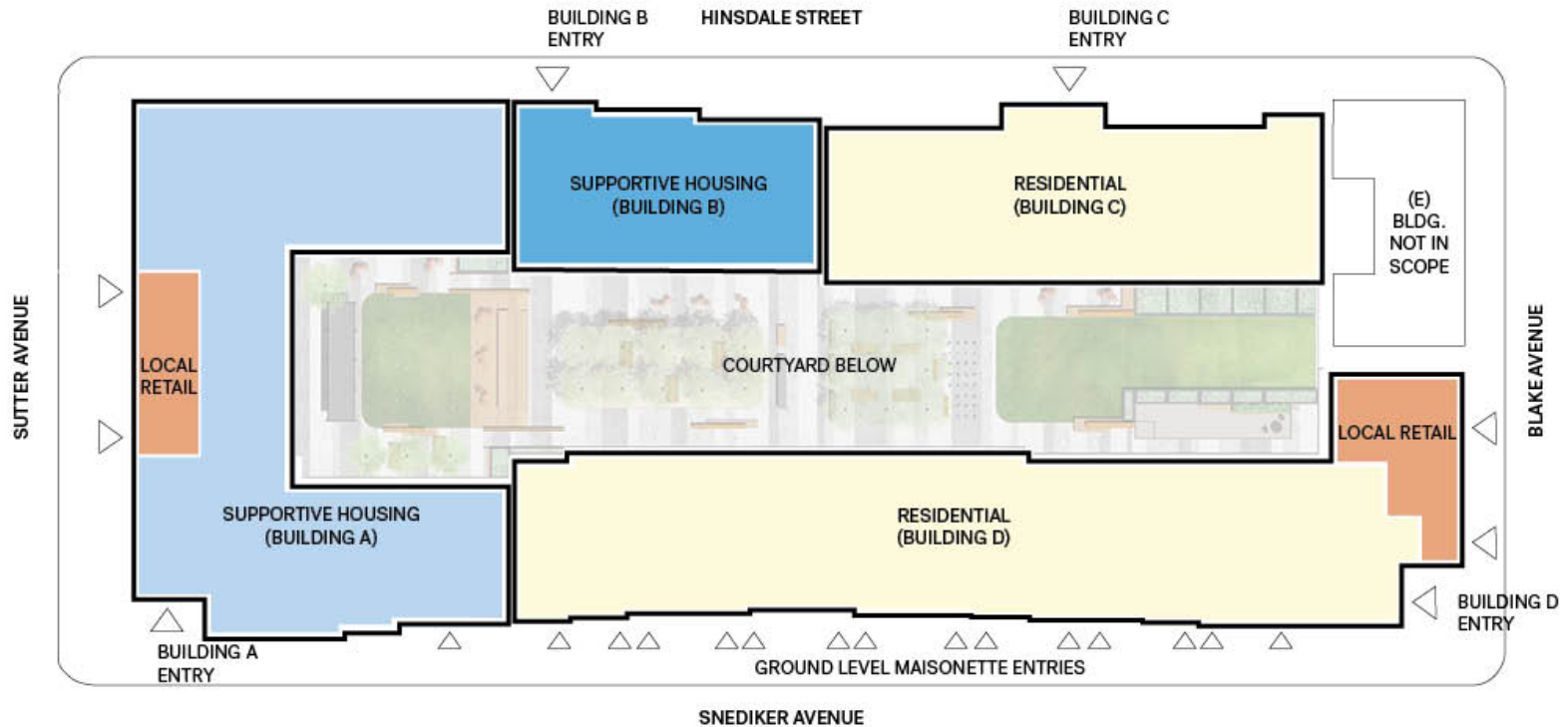
Buildings in Context



Design Massing



Ground Floor Plan

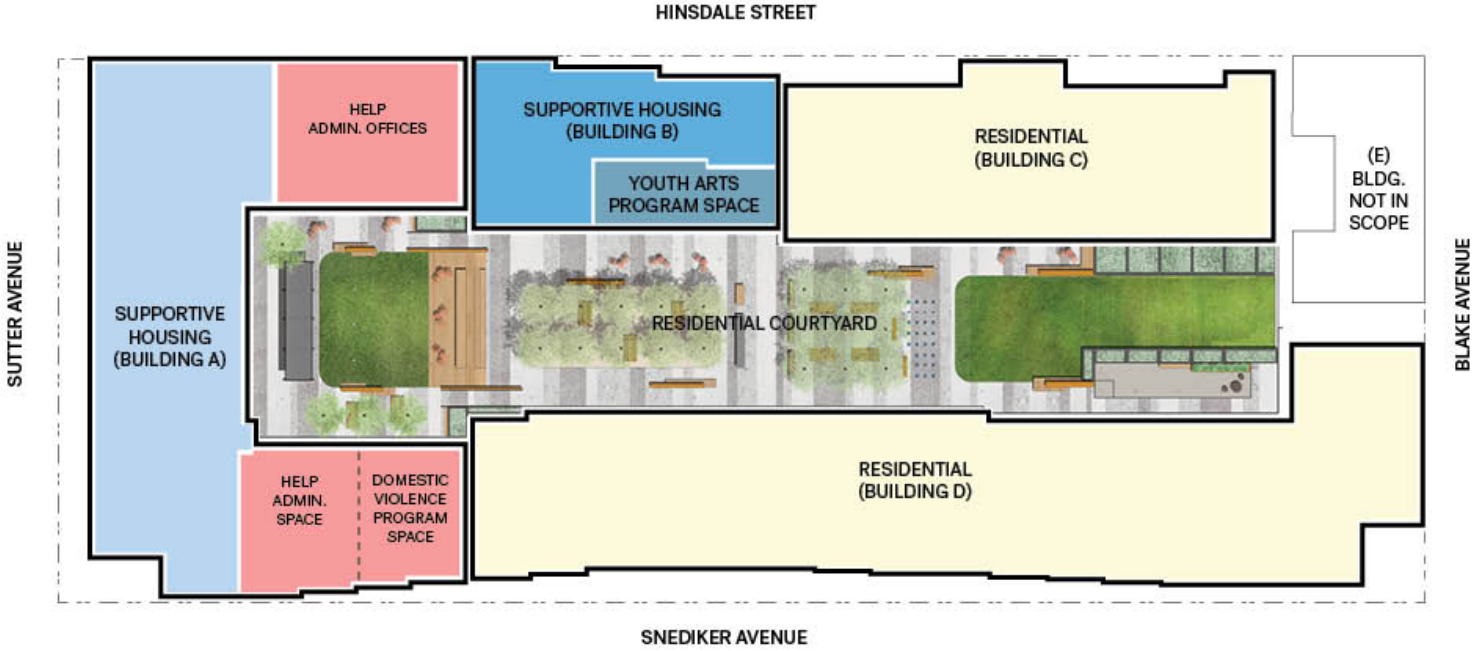


GROUND FLOOR PLAN

- Supportive Housing A Support Offices
- HELP Admin. & Domestic Violence Program Spaces
- Supportive Housing B & Support Offices
- Youth Arts Programming
- Affordable Housing Residential Buildings



Garden Level Plan



GARDEN LEVEL PLAN

- Supportive Housing A Support Offices
- HELP Admin. & Domestic Violence Program Spaces
- Supportive Housing B & Support Offices
- Youth Arts Programming
- Affordable Housing Residential Buildings



Building A North Elevation



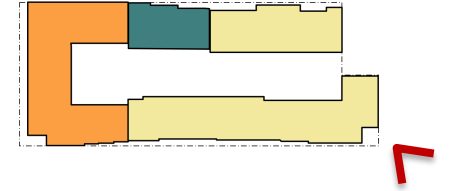
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Building A Lobby



Building D From Snediker Ave



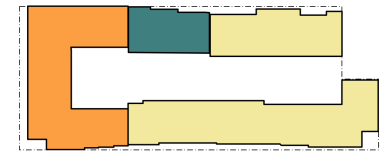
Snediker Ave. Maisonettes



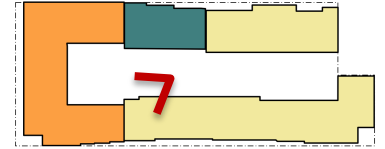
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View From Hinsdale St.



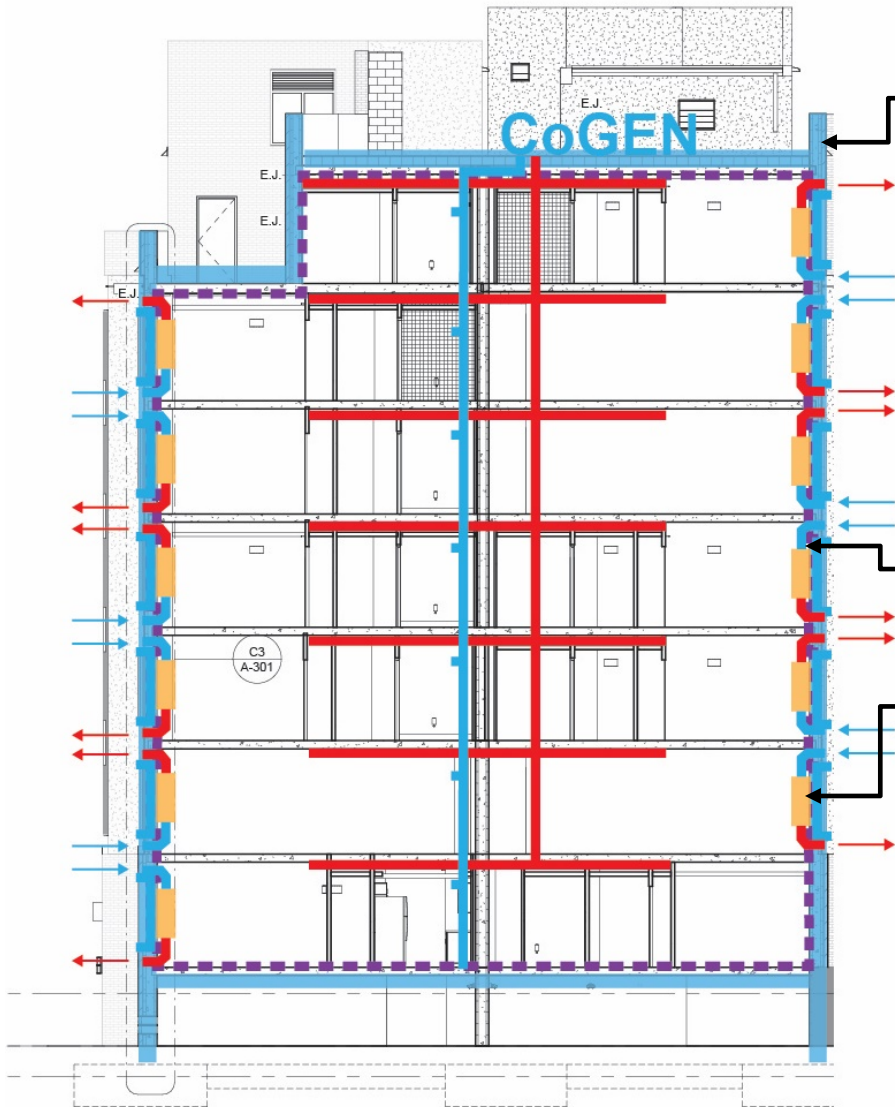
Courtyard Looking South



Courtyard Looking North



Passive House Principles



Optimizing Building Envelope

- Continuous Insulation
- Controlling Solar Gain
- Reducing Thermal Bridging

Creating Air/Wind Tightness

Provide Ventilation w/
Heat/Moisture Recovery

= Minimal Mechanical / Minimal
Energy Consumption

Sustainability Features



PHOTOVOLTAIC PANELS

DAYLIGHT IN COMMON ELEVATOR LOBBIES

DAYLIGHT IN CELLAR SPACES

DAYLIGHT IN CORRIDORS

GREEN ROOF WITH NATIVE PLANTINGS

TRIPLE PANE INSULATED WINDOWS W/ LOW U-VALUE

PLANTERS WITH NATIVE PLANTINGS

AIR TIGHT / SUPER INSULATED BUILDING ENVELOPE W/ THICK EXTERIOR INSULATION

LOW VOC PAINT / SEALANT / FLOORING

ENERGY RECOVERY VENTILATOR AT ROOFS PROVIDING FRESH AIR TO THE DWELLING UNITS, COMMON SPACE & CORRIDOR

LED FIXTURES

EFFICIENT VRF SYSTEM

BIKE PARKING

REDUCE HEAT ISLAND EFFECT

LOW FLOW PLUMBING FIXTURES

ENERGY EFFICIENCY / THERMAL COMFORT

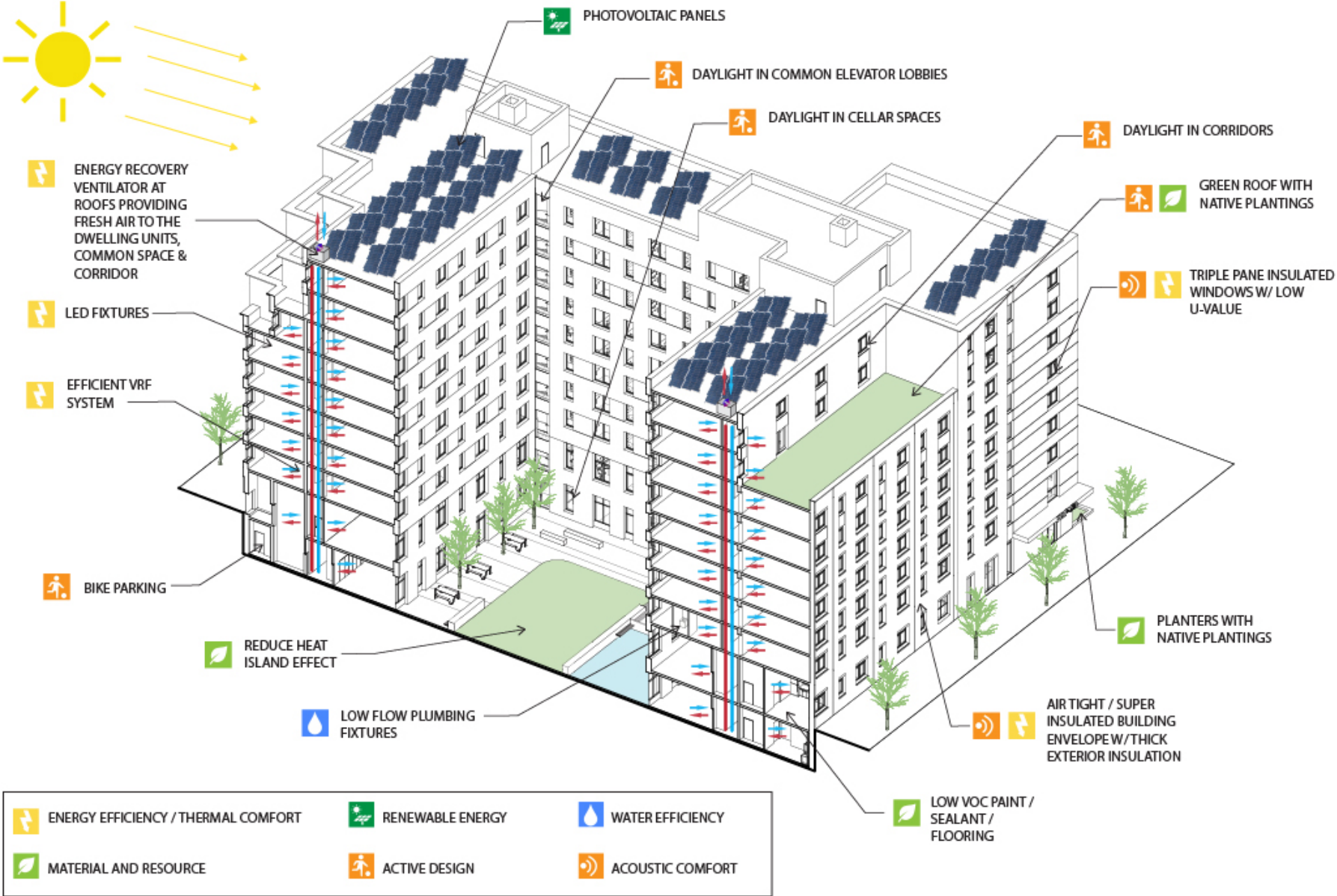
RENEWABLE ENERGY

WATER EFFICIENCY

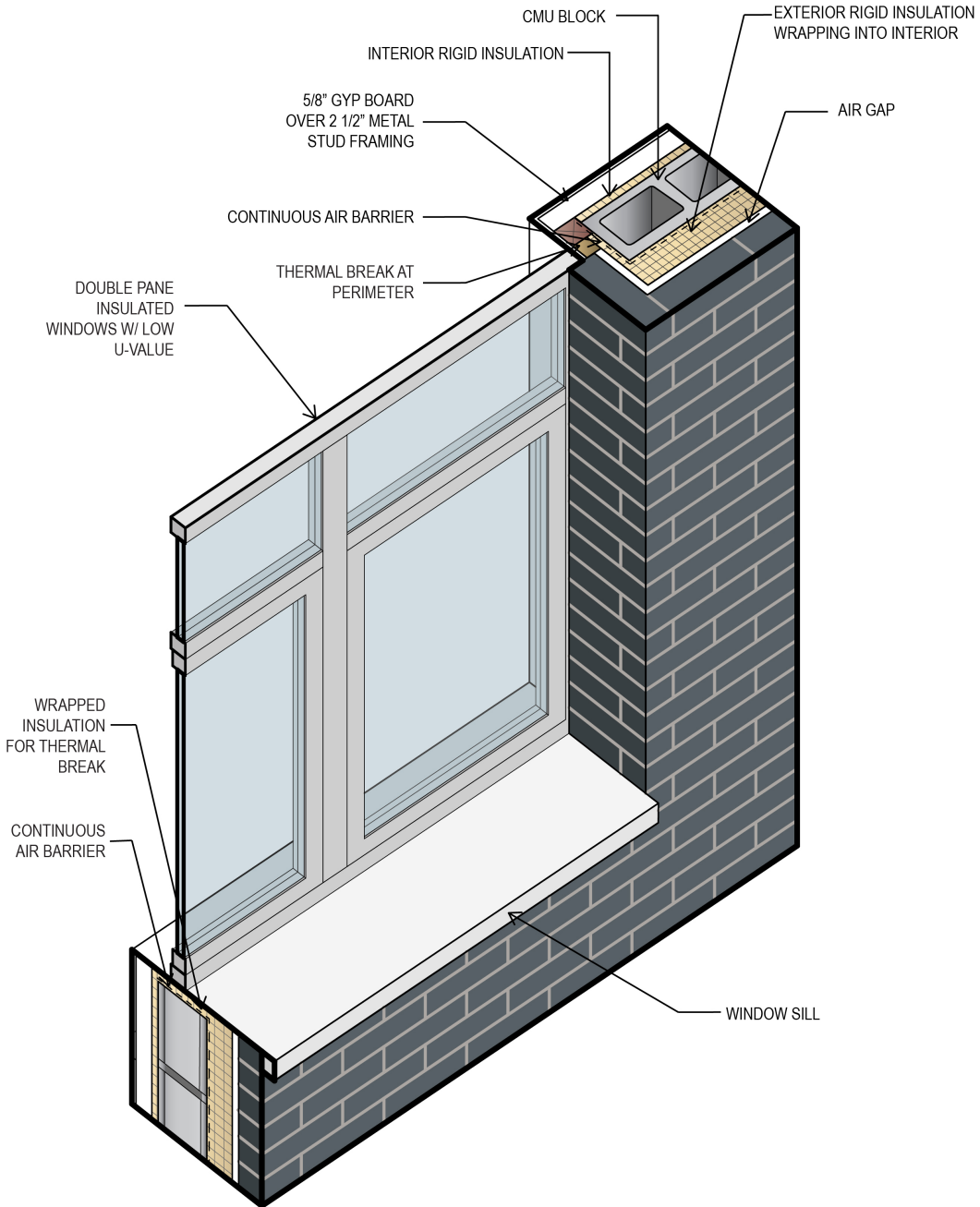
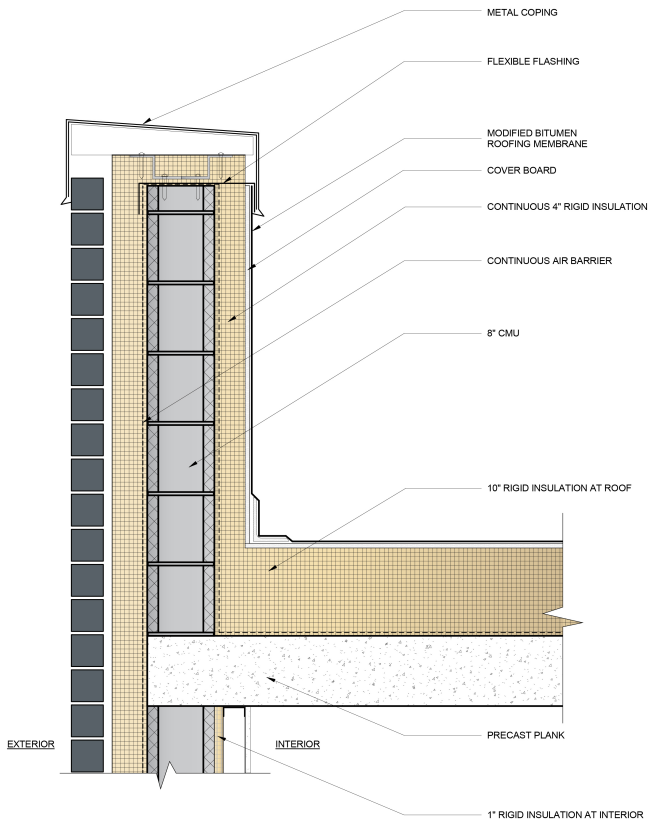
MATERIAL AND RESOURCE

ACTIVE DESIGN

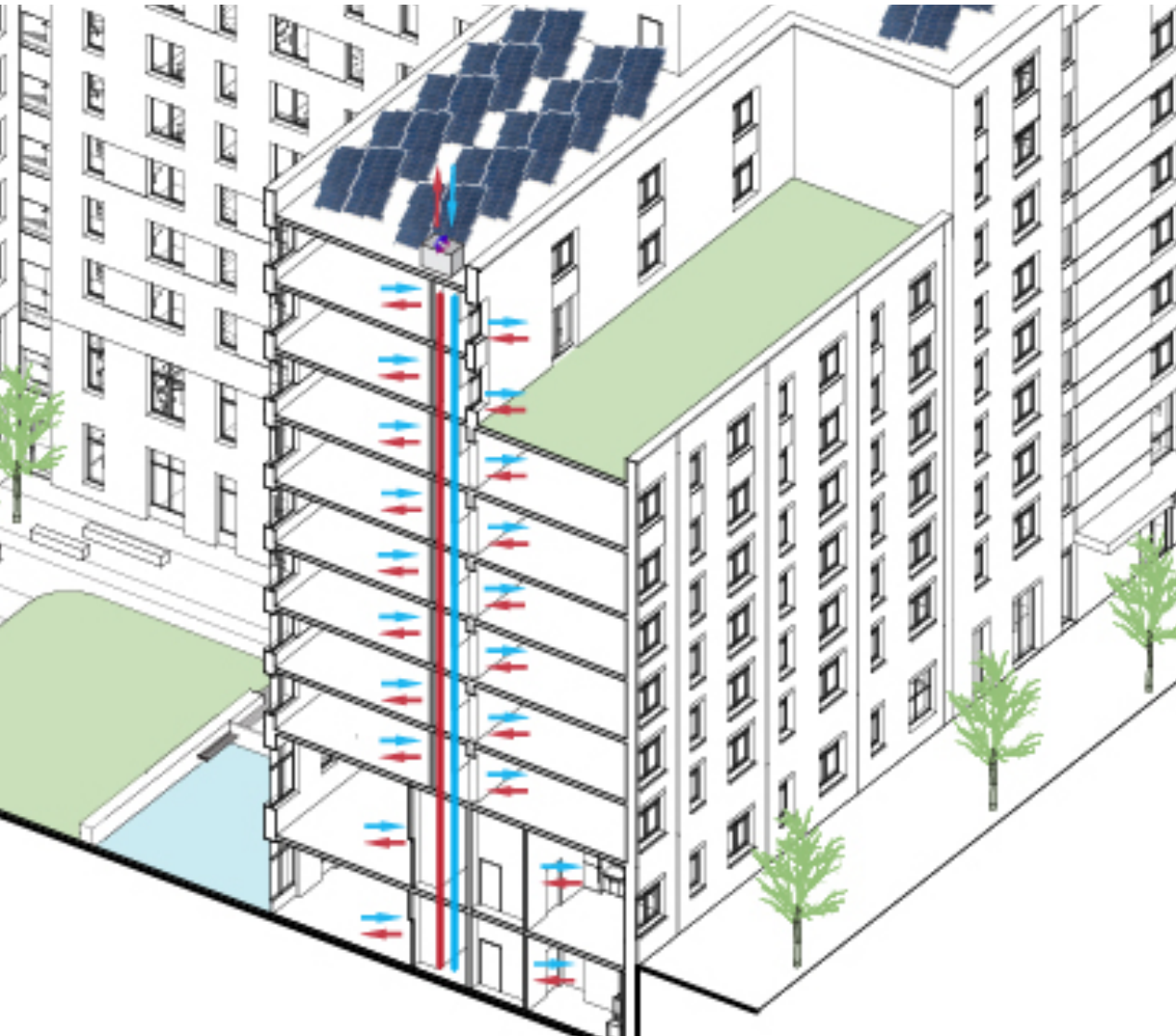
ACOUSTIC COMFORT



Wall Sections



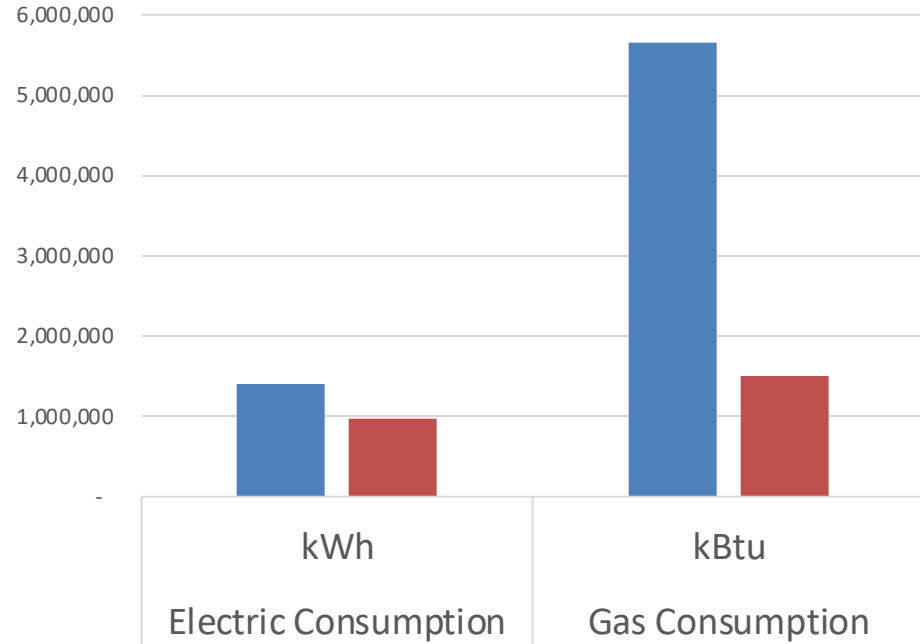
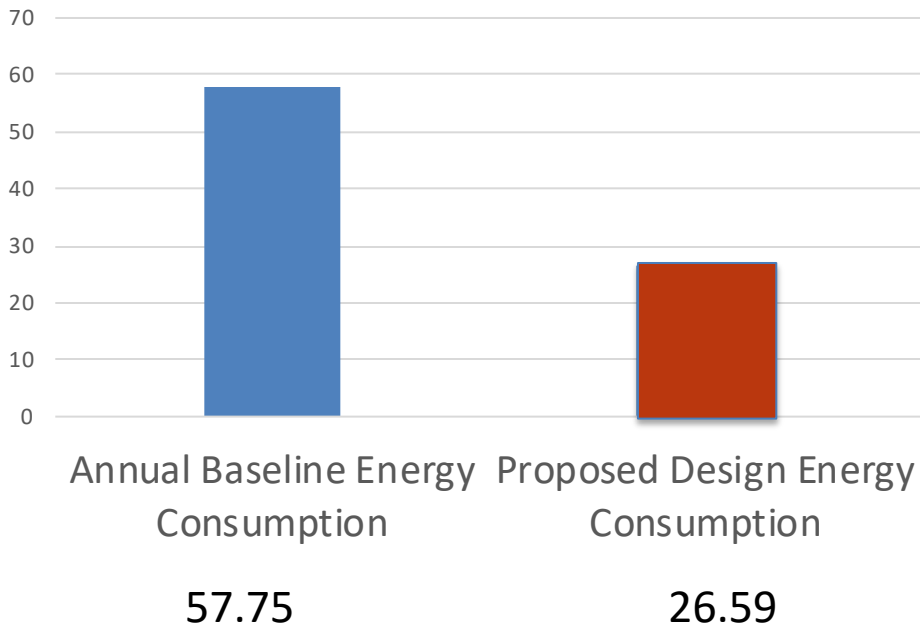
Centralized ERVs



- Provides fresh, tempered air in all units.
- Low maintenance
- More ductwork.
- Fewer penetrations

Predicted Results

Total Consumption/ft² kBtu/ft²



THANK YOU



View looking east from Sutter Ave. L Train Station