Reimagining the Metropolis

October 28, 2010
PERMANENT FUNDING SOURCES:

- NYC Department of Housing Preservation and Development (HPD)
  - Mixed-Income Rental Program (MIRP) – 1.25% Interest Only Loan $2,590,879
- NYC Reso A Funds (Community Center) – Grant $500,000
- NYC Housing Development Corporation (HDC)
  - Tax Exempt Bond Proceeds (4.473%) $2,470,000
  - HDC Second Mortgage - 1.25% Interest Only Loan $4,675,000
  - Permanent Credit Enhancement
- Enterprise Community Investment, Inc. - 4% Tax Credit Equity $8,486,000
- Deferred Developer’s Fee $501,602
- GP Capital (Acquisition) $300,000

**TOTAL SOURCES** $19,523,481

ADDITIONAL GREEN SOURCES

- Home Depot Foundation Affordable Housing, Built Responsibly Grant $50,000
- Enterprise Green Communities Grant $50,000
David and Joyce Dinkins Gardens

Community Garden

Resident Gathering Area

Streetscape Plantings

Permeable Pavers

Outdoor Classroom

Green Roof Terrace

Site Design/Landscape
David and Joyce Dinkins Gardens

Building Envelope

Diagram showing layers of building envelope:
- Concrete Block
- Face Brick
- Air Space
- Rigid Insulation
- Air Barrier or Dampproofing
- Weep Holes
- Flashing Membrane
- Precast Concrete Plank
- Drywall Finish

Images of the building envelope in situ:
- Exterior view of the building with windows and architectural details.
- Interior view of the building with windows and climate control systems.
David and Joyce Dinkins Gardens
Block and Plank Construction
David and Joyce Dinkins Gardens

Green Features

- Unitized apartment ventilation system to isolate air supply and exhaust for each apartment.
- Energy Star light fixtures and appliances
- High efficiency boiler located on roof enhances efficiency
- Rainwater harvesting
- Brick cavity wall with high performance insulation
- Green roof terrace with resident access
- Sunshades at south exposure
- High performance windows
- Extensive use of natural, green and recycled materials
- Previously built urban site
- Proximity to mass transit
- Community facility fosters neighborhood involvement
- Community gardens
David and Joyce Dinkins Gardens

Water-Conserving Fixtures
David and Joyce Dinkins Gardens

Green Roof
David and Joyce Dinkins Gardens

Rainwater Harvesting
David and Joyce Dinkins Gardens

Solar Array
David and Joyce Dinkins Gardens

Real-time Power System Schematic

Solar Resource
770.9 W/m²

Ambient Temp
68.7 °F

Solar Power
15.7 kW

Utility
4.9 kW

Building Load
10.8 kW

http://brightpower.kiosk-view.com/dinkinsgardens
David and Joyce Dinkins Gardens
Youth Trades Academy
GREEN OPERATIONS & MAINTENANCE MANUAL
For David and Joyce Dinkins Gardens

Best Practices for a Healthy and High-Performance Building

March 31, 2008

This document was prepared by Jonathan Rose Companies and Harlem Congregations for Community Improvement on behalf of Enterprise Community Partners, for the David and Joyce Dinkins Gardens residence in Harlem.
NEW HOUSING NEW YORK

Announcing a request for proposals to design and build INNOVATIVE, SUSTAINABLE, and AFFORDABLE housing in the South Bronx.
Via Verde – The Green Way Site
Via Verde – The Green Way

Site Analysis
Via Verde – The Green Way

Massing Studies
Via Verde – The Green Way

Site Design/Landscape

Street Plantings
Roof Top Terrace
Children’s Garden
Tree Orchard
Townhouse Rear Yards
Green Roofs
Vegetable Garden

Via Verde – The Green Way

Site Design/Landscape
Via Verde – The Green Way

Program

- Healthy Food Store
- Health and Wellness Center
- Fitness Center
- 71 Middle-Income Co-ops
- 150 Low-Income Rental Units

Longitudinal Section: 0° 16' 32'
Via Verde – The Green Way

Building Envelope Sample Materials
Via Verde – The Green Way

Building Envelope
Via Verde – The Green Way

Green Roof Detail
Via Verde – The Green Way

Solar Array
Via Verde – The Green Way

Solar Array
Additional Green Building Features

- Rainwater harvesting system
- Water efficient toilets and fixtures
- Energy-Star Appliances and Lighting
- Co-Gen/Combined heat and power
- Heat recovery from air exhausted
- High efficiency condensing boilers
- Bi-Level Lighting
Via Verde - The Green Way

27% Projected Savings over Baseline NYSERDA/LEED Energy Model

Energy Consumption

Baseline Savings 27%

- Space Heat 11%
- Space Cooling 1%
- PV Solar 2%
- Lighting 2%
- Hot Water 3%
- Ventilation 3%
- Appliances and Elevators 5%
Via Verde – The Green Way

Promotion of Health

- Natural cross ventilation
- Roof gardens
- Passive and active recreation areas
- On-site fitness center
- Community-oriented retail space, such as a food co-op
- Use of healthy interior materials
- Bicycle storage areas
- Conversations with the Department of Health to encourage occupant fitness
- Healthy foods
- Health and wellness center
## Via Verde – The Green Way

### Funding Sources

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<tr>
<th>Source</th>
<th>Construction</th>
<th>Permanent</th>
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**Total Sources**                                                      **$66,582,987**     **$66,582,987**

*Taxable bonds; floating during construction with Chase LOC; 7.7% perm.

**LIHC at $.82, SLIHC at $.49. Equity investment from Chase via Richman.
**FUNDING SOURCES:**

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**TOTAL SOURCES**  

$31,963,096  

$31,963,096

*Taxable bonds; floating during construction with Chase LOC; 7.7% perm.*
Via Verde – The Green Way

Green Standards

- LEED NC- Gold Rating
- Enterprise Green Communities
- New York State Energy Research and Development Authority (NYSERDA)