

BUILDINGS OF EXCELLENCE ROUND 2 **WINNERS**



**Buildings of
Excellence**



ROSALIE GENEVRO

Executive Director, Architectural League of New York

THE RISE 1366 East New York Ave, Brooklyn, NY



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**BLUE RIBBON
FOR DESIGN
Excellence**



The Rise is a fully electric building with supportive and affordable housing for justice-involved families.

The development is designed to Passive House and Enterprise Green Communities standards, and as part of Governor Andrew M. Cuomo's Vital Brooklyn Initiative, it will offer cost-effective solutions that reduce energy consumption, improve health, and build resilience in Brownsville, Brooklyn.

Featuring state-of-the-art heat pump water heaters for domestic hot water, VRF heat pumps for heating and cooling, energy recovery ventilators, solar PV system for on-site energy generation, smart building monitoring, rooftop gardens, a greenhouse, and green roofs and walls, The Rise will promote sustainable living and help the industry advance towards a low-carbon future.

THE TEAM



Xenolith Partners
Chris Lebron



Xenolith Partners
Terri Belkas-Mitchell



Magnusson Architecture
Fernando Villa



Magnusson Architecture
Brian Loughlin



Magnusson Architecture
Julie Chou

DEKALB COMMONS

633–639 and 648–654 DeKalb Ave, Brooklyn, NY



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Dekalb Commons incorporates replicable, attractive, and effective strategies throughout its design.

The building is all electric with near net zero operational energy performance. Dekalb Commons features on-site renewable generation, innovative embodied carbon reduction measures across multiple material sectors, decarbonization and full electrification, actionable management tools, healthy living, and resiliency in the affordable housing sector.

Nonprofit community developers St. Nicks Alliance and Bedford Stuyvesant Restoration Corporation are building Dekalb Commons, serving as an example for both affordable and market-rate buildings seeking to produce the next generation of truly sustainable communities with exceptional design.

THE TEAM



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St. Nicks Alliance
Brian Halusan



St. Nicks Alliance
Frank Lang



St. Nicks Alliance
Philip Hofmann



Magnusson Architecture
Sara Bayer



Magnusson Architecture
Fernando Villa



Magnusson Architecture
Iris Wang

BETHANY TERRACES

604 E. 40th Street, Brooklyn, NY



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Bethany Terraces Senior Homes will be an all-electric affordable housing building that will be a model for the Passive House + Renewables approach to achieving carbon-neutral buildings.

Building on the team's considerable experience with low-energy buildings, the project will be highly efficient and achieve significant carbon reductions. It will also provide a healthy, comfortable interior environment with dramatic architectural connection of social spaces to exterior gardens, and be inherently resilient.

Harnessing the benefits of modular construction, the project will be economical to construct and replicable throughout New York State. The monitoring and marketing for the project will help the team disseminate the strategies for future projects.

THE TEAM



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RiseBoro Community Partnership
Ryan Cassidy



Paul A. Castrucci, Architect
Paul Castrucci

COOPER PARK COMMONS

Building 2, 125 Maspeth Ave, Brooklyn, NY



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Cooper Park Commons Building 2, is an all-electric, 100% affordable housing development.

When complete, it will be a leading example of sustainability and low-carbon design. The team is committed to achieving LEED for Homes v4 Gold and Passive House Classic certifications.

Building 2's focus on sustainable design will achieve energy cost savings over typical new-construction affordable housing development, as well as provide enhanced indoor air quality, comfort, health, and resiliency for the tenant community.

The team is achieving these design features in a cost-efficient manner and maximizing operating savings. The project will utilize an array of available funding sources for mixed-use developments, creating a replicable model for sustainable affordable housing developments.

THE TEAM



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Hudson Companies
Aaron Koffman



Hudson Companies
Michael Ohlhausen



St. Nicks Alliance
Brian Halusan



Steven Winter
Kate Doherty



St. Nicks Alliance
Frank Lang



Steven Winter
Dylan Martello

THE SEVENTY SIX

Building C, 76 Second Ave, Albany, NY



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Building C, a 77,609 square foot, seven-floor mixed-use structure with 69 dwelling units, including studio, one- two- and three-bedroom units, duplexes, and adaptive re-configuration design.

The majority of units (>60%) will be designated affordable housing. Building C is part of a four-building masterplan for this block. The project brings triple net zero sustainability, resiliency, and beauty to the deserving South End community.

As a proof of concept, this project demonstrates that conscious buildings can be regenerative, creative, healthy, integrated, and inspiring. By pushing the envelope of what a building can be and the purpose it can serve, The Seventy-Six Complex adds high-performance affordable housing and mixed-use community resources in a replicable, quickly delivered model.

THE TEAM



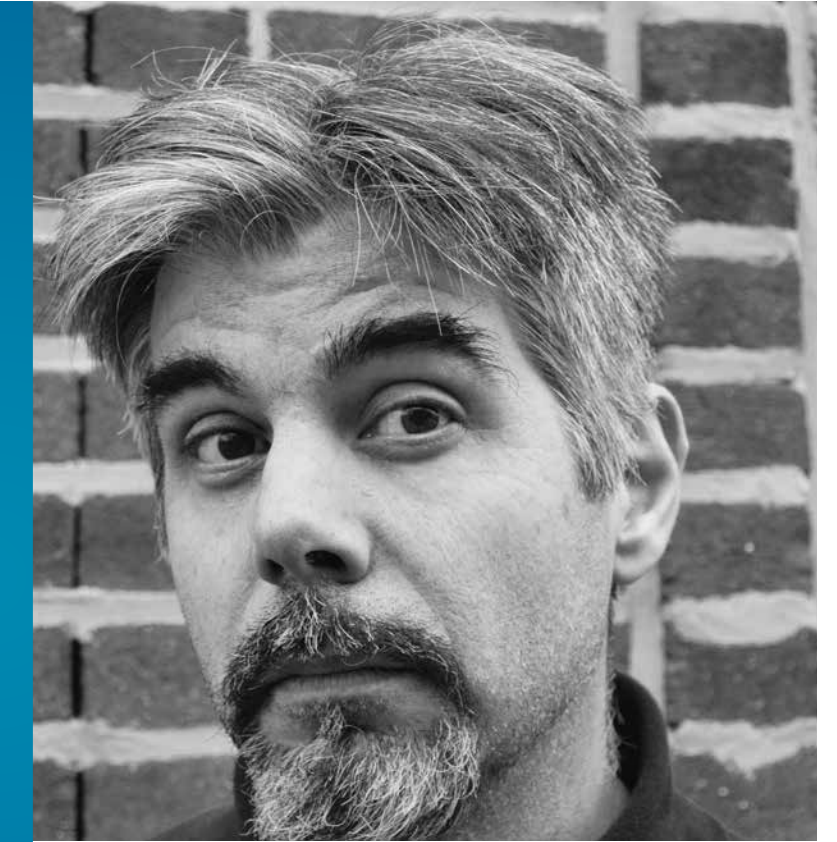
South End Development
Corey Jones



South End Development
Len Morales, Jr.



Garrison - Architects
James Garrison



Garrison - Architects
Sal Tranchina



ILLYA AZAROFF, FAIA

Founding Principal at +LAB Architect PLLC

Associate Professor at New York City College of Technology

2021 President AIA New York State

AIA New York State Disaster Co-Coordinator

HUDSON HILL

76 Locust Hill Avenue, Yonkers, NY



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Hudson Hill will further the market for highly efficient, low-carbon building materials and technologies.

With a fully electric, wood-framed design, the project will increase the adoption of heat pump water heater technology and exemplify novel insulation materials, such as sheep's wool.

A robust, airtight thermal envelope with triple-pane windows and a large rooftop solar array will redefine the achievability of efficiency and deep energy savings in affordable housing, while providing safe, secure, and quality residences to an underserved community in the City of Yonkers.

THE TEAM



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Westhab Inc.
Andrew Germansky



Westhab Inc.
Richard Nightingale



Amie Gross Architects
Amie Gross



Westhab Inc.
Emilio Veras



Amie Gross Architects
Alex La Ferla



Amie Gross Architects
Reality Curry

JOHNSON PARK GREEN COMMUNITY APARTMENTS

1300–1308 West Street, 14 Johnson Park & 200 Square Street, Utica, NY



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This new residential development consists of three buildings, ideally situated around the Johnson Park Center Green in Utica, New York.

With duplex/townhome, garden, and loaded corridor apartment styles of housing, Johnson Park Green Community will have a space for every type of occupant and household, particularly the vulnerable population living below area median income. The three buildings will utilize similar thermal envelope components and mechanical systems and will highlight the specific application of these standardized, prefabricated systems to each housing type.

The project will serve as a Passive House tool kit for inner-city, medium-density affordable housing developments.

THE TEAM



Rockabill
Niall Murray



Johnson Park Center
Rev. Dr. Maria Scates



SWBR
Joe Gibbons



SWBR
Nick Durnin



SWBR
Tim Zigarowicz
POSTHUMOUS AWARD

LINDEN BOULEVARD, PHASE III

583 Emerald Street, Brooklyn, NY



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Linden Boulevard, Phase III will be an 8-story, 156-unit affordable housing project, located within walking distance of public transportation and amenities.

The building will include a community room, supportive services meeting rooms, a playroom, a common laundry room, bicycle storage, and an outdoor terrace courtyard accessible by all tenants.

The building is pursuing Enterprise Green Communities certification. Linden Boulevard III will be a highly efficient, all-electric, zero-carbon emitting, and sustainable building. The project team is ecstatic to be a part of such an innovative building that will advance energy efficiency and provide residents with a healthy, safe, and comfortable living environment.

THE TEAM



Radson Development
Jonathan Beuttler



Magnusson Architecture
Fernando Villa



Magnusson Architecture
Rachel Simpson

WEST SIDE HOMES

625 West St., Buffalo, NY



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The Buffalo Neighborhood Stabilization Company Inc (BNSC), the housing development arm of PUSH Buffalo, is developing 15 units of housing on Buffalo's West Side.

The buildings will achieve Passive House Institute US (PHIUS) certification, 2020 Enterprise Green Communities, WELL Building Certification, and be net zero.

By coordinating housing and sustainability work, West Side Homes focuses on both human and ecosystem health, creates a resilient project that addresses future heat, precipitation, and drought events, and uses renewable energy sources to reduce greenhouse gas emissions.

THE TEAM



PUSH Buffalo
Sarah Burger



PUSH Buffalo
Rahwa Ghirmatzion



PUSH Buffalo
Jenifer Kaminsky



Sustainable Comfort
Chris Straile



Sustainable Comfort
Michelle Tinner

COURT SQUARE

45-01 23rd Street, Long Island City, NY



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Court Square is a “super-tall” mixed-use building containing thirty-eight floors of luxury condominium dwelling units, nine floors of core and shell office space, a future city library, and future retail space.

The project embodies sustainable luxury re-imagined to meet today’s energy and climate-based challenges and serves a leading example of how this type of design can be realized seamlessly together.

Court Square will fully electrify its HVAC and DHW systems. The project will certify as LEED Gold and incorporate induction cooktops, heat pump dryers and smart-learning thermostats in all residential units. The project is actively evaluating additional cutting-edge measures to optimize energy performance.

THE TEAM



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Charney Companies
Justin Pelsinger



Charney Companies
Sam Charney



Ettinger Engineering
Edward Ettinger



Tavros Capital
Nicholas Silvers



Tavros Capital
Dov Barnett



Ettinger Engineering
Pournamasi Rath

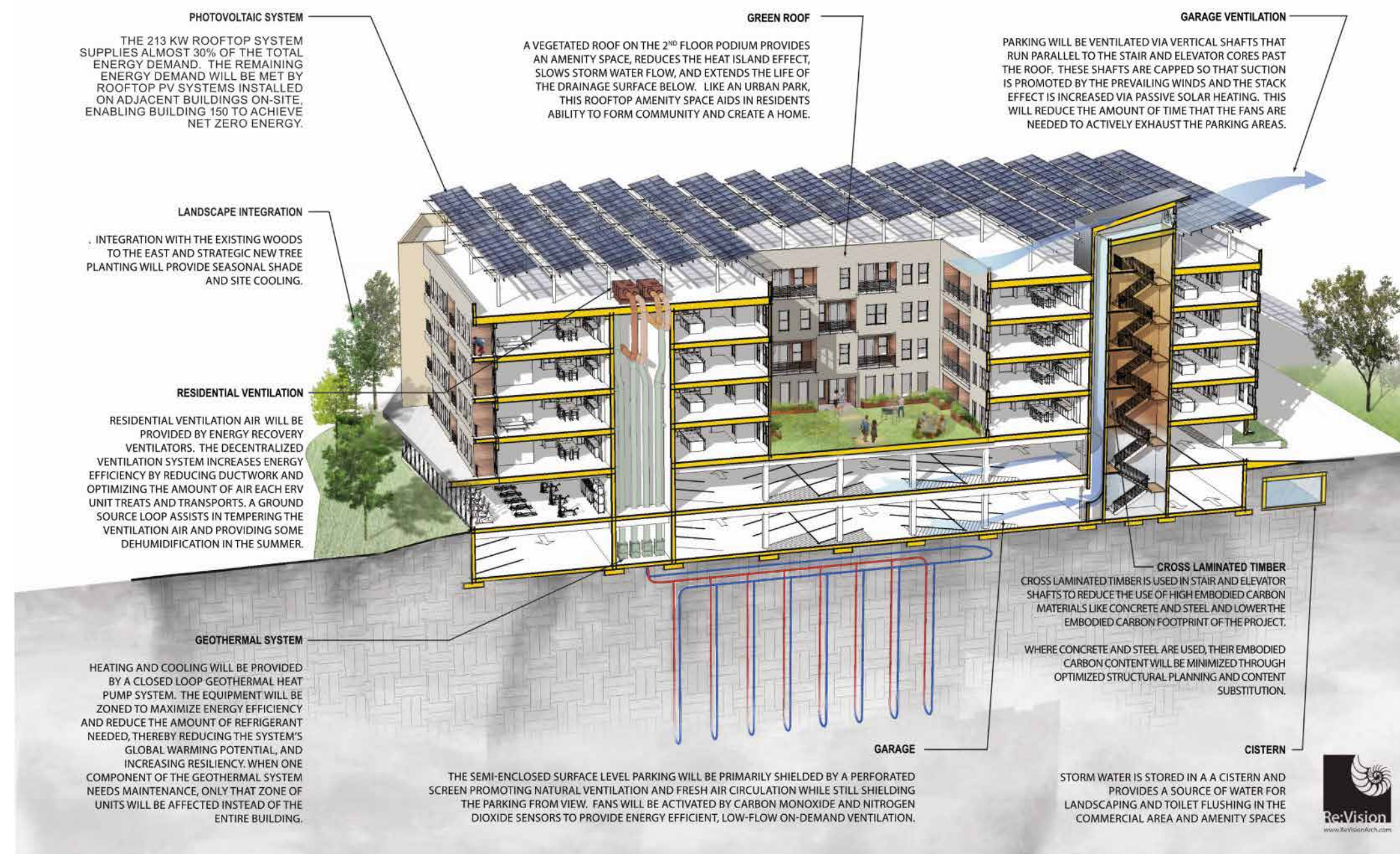
GREAT OAKS MIXED-USE ECO-PARK

4300 Great Oaks Blvd, Albany, NY



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GREAT OAKS MIXED UNIT ECO-PARK BUILDING 150



Building 150 is ideally situated in an urban-adjacent location.

The roughly 160,000 sqft., five-story mid-rise building will provide 96 residential units and robust amenity space, including a café/market space, fitness center, indoor bicycle storage, and elevated courtyard.

Tenants will also enjoy access to the park's groomed trail, picnic areas, immediate mass transit, and walkability to shopping, dining, and other conveniences. By maximizing onsite solar and the prescribed benefits from planned Passive House (PHIUS+ 2018) and PHIUS+ Source Zero certifications, Building 150 will achieve lower embodied carbon, superior comfort, net-zero energy use, and resiliency for future climate hurdles.

Particularly relevant post-COVID-19, the air-tight envelope, coupled with continuous filtered ventilation, makes Building 150 more resilient to airborne disease.

THE TEAM



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Rosenblum Companies
Jeffrey Mirel



Rosenblum Companies
Zach Gohl



Re:Vision Architecture
Drew Lavine



Re:Vision Architecture
Scott Kelly



Rosenblum Companies
Melissa Clarke



Re:Vision Architecture
David Salamon

SOLARA, PHASE III

291 N Thompson Street, Rotterdam, NY



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Phase III of the Solara Apartments in Rotterdam, NY represents an evolution of market-rate, low-carbon, net zero energy housing, using conventional materials and technologies.

The design reduces embodied carbon through responsible and climate resilient material and assembly specifications such as cellulose insulation, concrete with a high percentage of fly ash, and low-carbon wallboard. The design radically reduces operational energy use through extensive air sealing, air source heat pumps for heating and cooling, energy recovery ventilation, and solar hot water. Solar panels offset 100% of Solara's electric use on an annual basis.

Solara demonstrates that low-carbon, market-rate multifamily buildings provide an enhanced living environment without sacrificing comfort or convenience.

THE TEAM



Bruns Realty Group
David Bruns



Black Mountain Architecture
Jesse Schwartzberg

BAIRD ROAD APARTMENTS

2770 Baird Road, Perinton, NY



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PathStone's Baird Road Apartments is a 76-unit apartment building for seniors as a part of a larger development in Perinton, NY.

Using air source heat pumps, shared ERVs, shared heat-pump water heaters, and roof-mounted solar, the project is designed to be fossil-fuel free. The project achieves net zero energy through PHIUS+2018 and features health and wellness through Enterprise Green Communities 2020 and WELL Certification.

Additionally, the project prioritizes the use of low-carbon materials and emphasizes resiliency with the inclusion of battery storage for demand control and backup systems. The project achieves this with no up-front, out-of-pocket costs to the developer, and superior long-term financial benefits.

THE TEAM



PathStone Corporation
Robert Cain



Sustainable Comfort
Michelle Tinner



Sustainable Comfort
James Moriarty

COLONIAL II APARTMENTS REVITALIZATION

310 Cottage Street, Rome, NY



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Beacon is proposing to redevelop the Colonial II building, with plans that surpass the standards for carbon reduction and energy efficiency set by the first project and push the building toward net zero energy and net zero carbon.

Like Colonial I, this gut renovation project will involve the establishment of a tighter thermal envelope, addition of LED light fixtures, installation of high-efficiency equipment, and thermostat upgrades in each apartment. The renovated Colonial II will also feature heating and cooling service from on-site geothermal wells connected to individual ground source heat pumps, individual energy recovery ventilators to provide fresh air and exhaust stale air, central heat pump hot water heaters with a recirculation loop, and a vast solar photovoltaic array to cover 98% of the annual electricity production in the building.

THE TEAM



**Beacon Communities
Services**
Duncan Barrett



New Ecology
Ashley Wisse

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nyserderda.ny.gov/BOE



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