

Via Verde

New York City, USA

What makes this building work for children and youth?

- The building massing is organized to frame the shared indoor and outdoor common spaces.
- Includes green roofs for community gardening and education.
- The interior courtyard include a variety of gated play spaces.
- Purpose-built community space is integrated into the ground floor which accommodates a medical clinic.



The courtyard at the heart of Via Verde provides a visually animated space for children and youth to socialize.

PROJECT INFORMATION

Address: 730 Brook Avenue

Developer: Phipps Houses and Jonathan Rose Companies

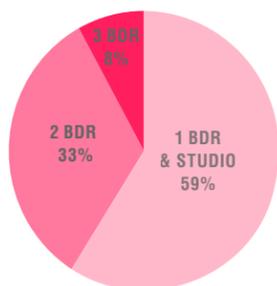
Architect: Dattner Architects in association with Grimshaw Architects

Year Completed: 2012

Built Form Typology: 6-storey mid-rise which terraces up to 20-storres

UNIT BREAKDOWN

Total units: 222 affordable and co-op



Built on a former 1.5 acre brown-field site in the Bronx, Via Verde is a new approach to green, healthy, urban living. The project focuses on providing housing that is affordable, sustainable and replicable. The city-initiated project sought a team of developers and architects to combine sustainable building practices with high-quality architecture to create a “beacon” that would challenge established ideas about social housing.

The courtyard includes vertical integration of green spaces and social spaces tailored towards children and youth. An amphitheater steps up from the courtyard to a series of green roofs above the lower levels. These roofs house a fir tree grove, a vegetable garden and an orchard with apple and pear trees.

Private amenity areas contribute to the project’s theme of healthy living and include a fitness room adjacent to the

landscaped terrace and bicycle storage areas. The building animates the street at the ground level with a health-oriented retail space as well as a health education and wellness centre.

Access to high-quality, shared amenity spaces was prioritized at Via Verde. For example, a community room is located on the 20th floor, where there would ordinarily be a penthouse apartment.

The development serves a range of income levels by providing 151 units for low-income households and 71 co-op units for middle income families. The diverse unit options include live-work units that are accessible to the public from the street. The depth of the building is shallower than typical to enable units to have exposure to the outside from two sides. This allows for cross ventilation and reducing dependency on air conditioning.

- Family Units in Lower Storeys
- Additional Personal Storage
- Storage for Strollers & Bikes
- Indoor Amenity for Children
- Outdoor Amenity for Children
- Vertically Integrated Facility
- Shared Community Amenities



The 20-storey tower element at the corner terraces down to a lower base building which forms the courtyard. Rainwater makes its way down the terraces and is harvested by the green roofs. The community gardens on the wide side form a more structured outdoor area. The remainder of the greenspace is flexible to accommodate a variety of play.



Balconies overlook the central courtyard providing parents with visual access to children playing below.



Rooftop community gardens provide an opportunity to socialize and produce food while learning about healthy living.



The conifer garden provides an open space that is green all year. The garden creates a sense of enclosure, providing youth with a private area to socialize.



The central courtyard is the main outdoor feature of Via Verde. It provides a generous space where residents can play and socialize.