

DESIGN

AN ANNUAL PUBLICATION OF NURSING HOMES/LONG TERM CARE MANAGEMENT



Magnusson Architecture and Planning, PC

Featuring Citation of Merit Winner
Gates Gardens Affordable Senior Housing

DESIGNS FOR SENIOR ENVIRONMENTS

A NURSING HOMES/LONG TERM CARE MANAGEMENT/SAGE COMPETITION

Gates Gardens Affordable Senior Housing [BROOKLYN, NEW YORK]
Magnusson Architecture and Planning, PC [NEW YORK, NEW YORK]



The Gates Gardens Senior Housing project is a new residence for low-income seniors in the Bushwick section of Brooklyn, New York. Funded through the U.S. Department of Housing and Urban Development (HUD) Section 202 Senior Housing Program, it is located in one of the city's poorest areas.

Gates Gardens is sponsored by the Ridgewood Bushwick Senior Citizen's Council, a local community group, and a spectrum of public agencies, including the City of New York Department of Housing Preservation and Development, and is strongly supported by local New York State Assemblyman Vito Lopez.

Gates Gardens houses 62 one-bedroom units, all of which will be inhabited by low- and moderate-income senior citizens. The seven-story building uses creative design elements throughout to create a wonderful place for its residents to call home and also to form a vibrant addition to the community. The building features various shades of brick and stone. Its overall mass is broken down into base, middle, and cap. A strongly delineated modern storefront of stone and glass creates a transparent, engaging base with a floating canopy at the building's entrance. Varying brick colors differentiate the middle from the cap, while the upper portion is constructed of stucco to accentuate a crowning element. Stone bands help to create vibrant gridlines along the brick façade, and an abundance of glass throughout lightens the building's presence along the street.

Another key design feature of this building is the vertical central element. This dramatic addition houses the main circulation spaces and resident lounges. The expanded space is used for social gatherings and was achieved by extending the typical five-foot corridor outside the elevator lobby on each floor. The roof of this central feature ends in a "butterflied" accent, under which the building's mechanical equipment is housed.

The site is generously landscaped with fencing and landscaping that separate the building from the public sidewalk. At the front entrance, the building is set back to create a "front porch"—a small landscaped court where residents can safely watch the street life and maintain social connections to the urban neighborhood.

The ground floor of Gates Gardens contains a modern lobby, social services office, and two spacious community rooms. These spaces provide



a setting for day and evening recreation, community meetings, and other gatherings.

A building management office and superintendent apartment are also provided on the ground floor, as well as an ample laundry room. Often, the availability of these amenities on-site is critical to maintaining seniors' independence.

Juror Comments

- Handsome, simple elevations and massing to be achieved under 202 finding
- Good urban massing and site design
- Good grouping of public "events" – laundry and community rooms
- Sensitive linkage between building and street
- Great space organization and apartment layout
- Very nice space outside of elevators, with kitchenette – could be a nice morning visiting space with coffee.

CLIENT/OWNER: Ridgewood Bushwick Senior Citizens Council, Inc.

Angela M. Battaglia, Director of Housing; Robert A. Lowe, Director of Senior Housing Development

SPONSORING AGENCY: The U.S. Department of Housing and Urban Development

LOCAL ASSEMBLYMAN: Vito Lopez

BUILDER: Michael P. Melnick, M. Melnick & Co., Inc.

HOUSING CONSULTANT: Richard L. Comerford, Kourakos and Associates

ARCHITECT: Magnusson Architecture and Planning PC, (212) 253-7820

ARCHITECTURAL DESIGN TEAM: Magnus Magnusson, AIA, Principal-in-Charge; Joseph Lengeling AIA, Design Principal; Zenon Zeleniuch, RA, Project Architect; Kwang Kim, Staff Designer/Rendering

STRUCTURAL ENGINEER: Andrzej Okolski, PE, Goldstein Associates PLLC

MEP ENGINEER: Abraham Joselow, PE, Abraham Joselow, P.E., P.C.

RESIDENT/CLIENT CAPACITY: 62 one-bedroom rental units

TOTAL AREA (SQ.FT.): 53,853

TOTAL COST (EXCLUDING LAND): \$8,172,000

COST/SQ.FT.: \$152

COMPLETION: Fall 2004



**La Casa de Felicidad
Senior Housing**
Bronx, New York



**Middlecrest Crossing
Senior Housing**
Middletown, New York



Astoria Assisted Living
Queens, New York



Joseph Lengeling AIA
Petr Stand APA
Magnus Magnusson AIA

Magnusson Architecture and Planning, PC

Award-winning architects addressing issues of urban revitalization, large-scale planning, and the design of housing, schools, and community facilities.

Housing for Senior Communities

By 2020, over 54 million Americans will be 65 years of age or older, creating a great need for affordable, livable, and adaptable senior housing. Under the umbrella of senior housing, there are various different types to be considered including: continuing care retirement communities, independent senior living, supportive senior housing, and assisted living facilities.

In order to design this type of housing for elderly residents, unique requirements must be carefully addressed. These requirements include accessibility for special needs residents and spaces for social interaction. Supportive facilities that promote communication between residents and caregivers are key to the development of a caring environment. In addition to planning the overall environment, careful consideration must be given to the details within individual residential units in order to avoid dangerous conditions.

Our award-winning design experience in senior housing and commitment to project quality creates buildings and communities that enrich and support the lives of those that occupy them.

Profile of Our Firm

The firm of Magnusson Architecture and Planning (MAP) was established in 1985 with the commitment of creating better communities through better architecture. Specializing in housing, education, community health, interiors, and large-scale planning, MAP has the experience and capability to provide comprehensive architectural service that blends planning and design excellence with technical expertise.

The Principals of Magnusson Architecture and Planning are recognized leaders in their fields. The firm has three Principals, each with over 25 years of experience with complex planning and design issues. Each has demonstrated excellence in his particular field, going well beyond immediate project goals.

Specializations

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|-----------------------|-----------------------|--------------------|
| Multi-family Housing | Community Development | Mixed-use Projects |
| Affordable Housing | Healthcare Facilities | Schools |
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