

## FOR DEVELOPERS NOS QUEDAMOS AND L&M EQUITY PARTICIPANTS **MAP designs 124-unit Palacio del Sol on Melrose Ave.**

**NEW YORK, NY** Palacio del Sol, a 124-unit mixed-use, affordable housing apartment building in the Melrose Commons section of The Bronx, has opened as one of the largest and newest projects in that urban renewal area.

Magnusson Architecture and Planning (MAP) designed the prop-

erty, located on Melrose Ave. between 156<sup>th</sup> and 157<sup>th</sup> Sts., for developers Nos Quedamos/We Stay and L&M Equity Participants, Ltd.

erty, that have limited traditional affordable housing design. Positioned at the southernmost edge of the urban renewal area, Palacio functions as a “gateway” to the Melrose Commons community, a fact that MAP Architects took to heart in developing a design scheme for the building.

whelming.”

In addition to its residential component, the building contains 13,035 s/f of commercial space, which will be used for a supermarket.

The property will also house a new 2,650 s/f headquarters for Nos Quedamos, the community organization whose efforts helped to establish Melrose Commons as an urban renewal area in the early '90s.



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Palacio del Sol, or “Palace of the Sun,” is a departure in affordable housing design. Its architecture transcends the visual expectations

“We chose the three colors of brick for the facade to harmonize with the existing palate of the diverse neighborhood,” said Magnusson. “This variety helps to break up the massing, which keeps the building—one of the largest in the area—from becoming over-