

BOROUGHES

By Jesse Serwer

Palacio del Sol Opens In The Bronx

Palacio del Sol, a 124-unit mixed-use apartment building representing the cutting edge in affordable housing, has opened in the Bronx's Melrose Commons urban renewal area.



Magnusson Architecture and Planning designed the property, located on Melrose Avenue between 156th and 157th streets, for developers Nos Quedamos/We Stay and L&M Equity Participants—one of several collaborations between the three entities within the urban renewal area.

In addition to its residential component, the building contains 13,035 sf of commercial space, which will be used for a supermarket—a unique feature in a neighborhood populated with smaller markets and bodegas. The most unique aspect about Palacio del Sol, or “Palace of the Sun,” is its architecture, which transcends the visual expectations that have limited tradi-

tional affordable housing design, according to Magnusson Architecture and Planning principal Magnus Magnusson.

Positioned at the southernmost edge of the urban renewal area, Palacio functions as a “gateway” to the Melrose Commons community, a fact Magnusson Architects took to heart in developing its design scheme.

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

The property will also house a new 2,650-sf headquarters for Nos Quedamos, the community organization that helped establish Melrose Commons as an urban renewal area in the 1990s. Rents will accommodate tenants who earn up to 60% of the areas median income.