

NEW YORK YIMBY

The Country's Largest Passive Development Brings Affordable Housing To The South Bronx



Photo of Park Avenue Green (Bright Power)

BY: SEBASTIAN MORRIS 7:30 AM ON MAY 24, 2019

Park Avenue Green, a new affordable housing community in the [South Bronx](#) is officially the largest [Passive House](#) development in North America. Defined by a stringent checklist of sustainable requirements, the project's design reduces the expenditure of energy by incorporating a thoroughly sealed building envelope, advanced ventilation systems, low-energy cooling systems, and rooftop solar panels.

The building is designed by [Curtis + Ginsberg Architects](#) who collaborated with Bright Power, a Manhattan-based energy consultant to ensure the development's windows and walls met the rigorous energy standards required to achieve Passive House certification.

Beyond these impressive energy standards, Park Avenue Green will also offer 154 apartments including 35 units reserved for the formerly homeless. Spaceworks, a nonprofit that creates low-cost spaces for artists, will manage and operate a 4,300-square-foot community facility on the building's ground floor. When fully operational, the facility will provide studio and gallery space for local artists.



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The \$48.4 million project is developed by [Omni New York](#), who secured partial financing from the New York City [Housing Development Corporation](#) and the New York City [Department of Housing Preservation and Development](#). Construction wrapped in February 2019 and apartments are currently available to prospective tenants.



Rendering of Park Avenue Green – Curtis + Ginsberg Architects