



*We have all known the long loneliness and we have  
learned that the only solution is love and that love  
comes with community*

*Dorothy Day*

COMMON SPACE  
*Community*



CAMBA GARDENS



GLASS FACTORY RESIDENCE



SHAKESPEARE AVENUE RESIDENCE

## COMMON SPACES -

The Living Rooms of Supportive Housing - Creating Community



MORRIS MANOR



HULL AVENUE RESIDENCE



ARTHUR AVENUE RESIDENCE



CAMBA GARDENS

COMMON SPACE CAN BE INTERIOR OR EXTERIOR SPACE

# MEETING, WORK OR PLAY SPACE



CAMBA GARDENS



MOTHER GASTON RESIDENCE



LENNIGER RESIDENCES



LILY HOUSE

LENNIGER RESIDENCES



CAMBA GARDENS



MOTHER GASTON  
RESIDENCE



LIBERTY HOMES

AND – CAN BE THROUGHOUT A BUILDING BY CREATING OPPORTUNITIES FOR INTERACTION

## COMMON SPACE SHOULD WELCOME THE USERS AND COMMON SPACE DESIGN SHOULD INCORPORATE -

- \* Accessibility – easy to find, visually and physically accessible
- \* Natural Light wherever possible – direct access to outdoors or light wells
- \* Appropriate lighting for the use
- \* Thoughtful Color Choices
- \* Durable yet attractive finishes
- \* Appealing and appropriate furnishings
- \* Flexibility where space is limited
- \* Artwork and plantings



## SOME COMMON SPACE DESIGN CONSIDERATIONS -

Programming concepts that should be considered by the Provider  
In collaboration with their Architect and Funding Agencies

\*What common spaces should be provided and how large ?  
(Should HPD guidelines rule?)

\* How and when are the spaces to be used ?

\*Where in the building is common space to be located?  
(Relationships to other spaces?)

\* How to encourage residents, staff and community to use the space?

\* Should access be controlled and if so, how?

\* Providing security without intruding on privacy

\* Selection of Finishes, Furnishings, Artwork

\* Creating Community



## THE WARREN RESIDENCE & URBAN FARM

4339 White Plains Road Bronx, NY

Developer: Praxis Housing Initiatives, Inc.

Contractor: G. Fazio Construction Co., Inc.

Completed: May 2014

61 Units/Studios & Alcove Studios

LEED for Homes: Gold Certification



## LENNIGER RESIDENCES

614 & 623 East 179<sup>th</sup> Street Bronx, NY

Developer: CUCS, Inc.

Contractor: Mega Contracting Group

Completed:

Building A – December 2011

Building B – February 2012

92 Units/Studios, 1, 2 & 3 Bedroom Units

LEED for Homes: Gold Certification



## DOROTHY DAY RESIDENCE

583 Riverside Drive New York, NY

Developer: Broadway Housing Communities

Contractor: Phoenix Builders, Inc.

Completed: February 2003

70 Units/Studios, 1, 2 & 3 Bedroom Units

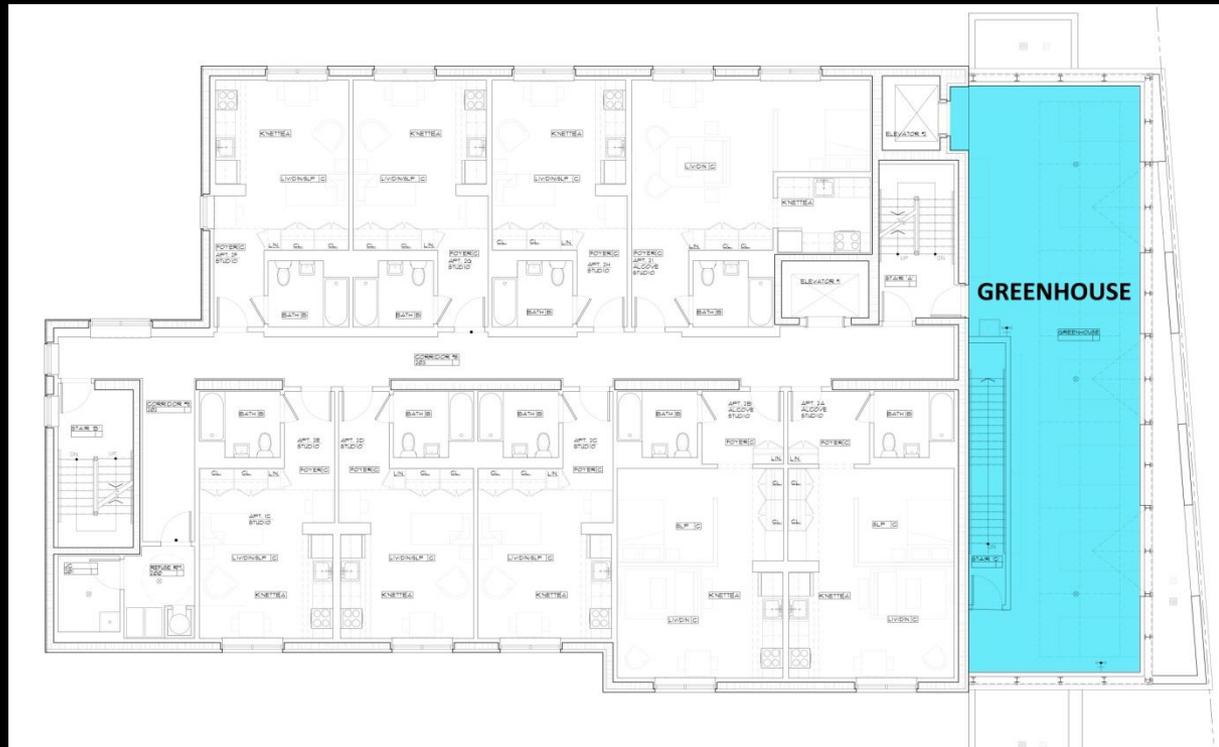


# THE WARREN RESIDENCE & URBAN FARM

\* Common space that encourages healthy living and welcomes community participation



In the spring of 2014, Small Axe donated 3,500 serrano pepper plants to GrowNYC. The plants were distributed to community gardens throughout the Bronx. Of course, the sauce tastes delicious, as you'd expect from its Bronx roots. The high quality and great taste help change the meaning of "The Bronx is Burning".

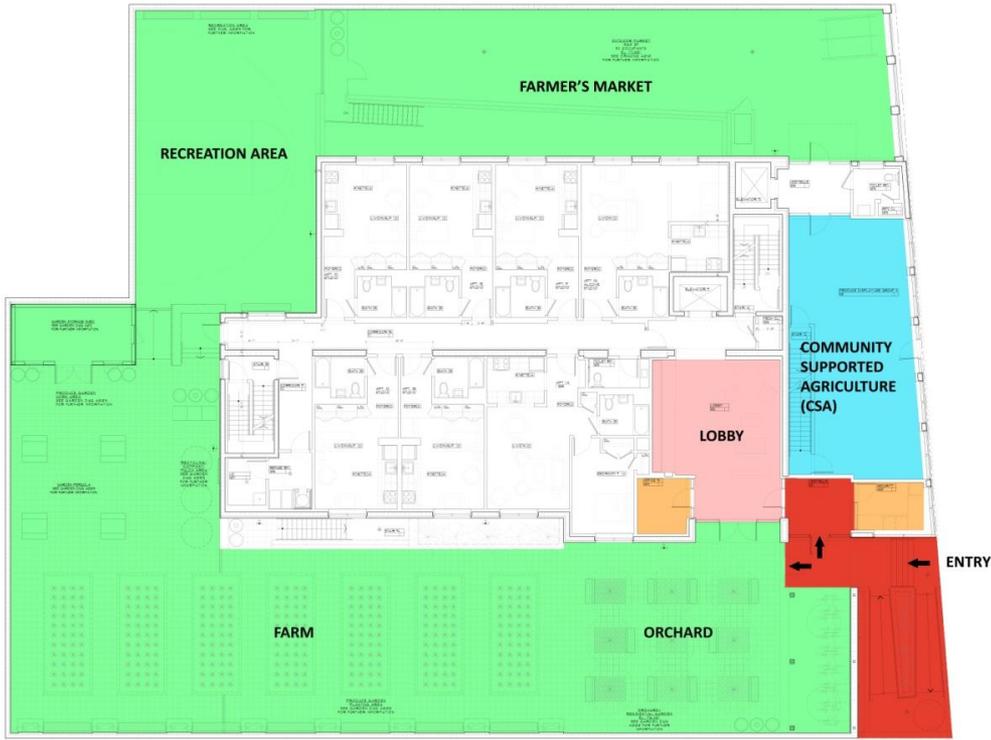


## SECOND FLOOR PLAN

### BRONX HOT SAUCE PEPPER PROJECT

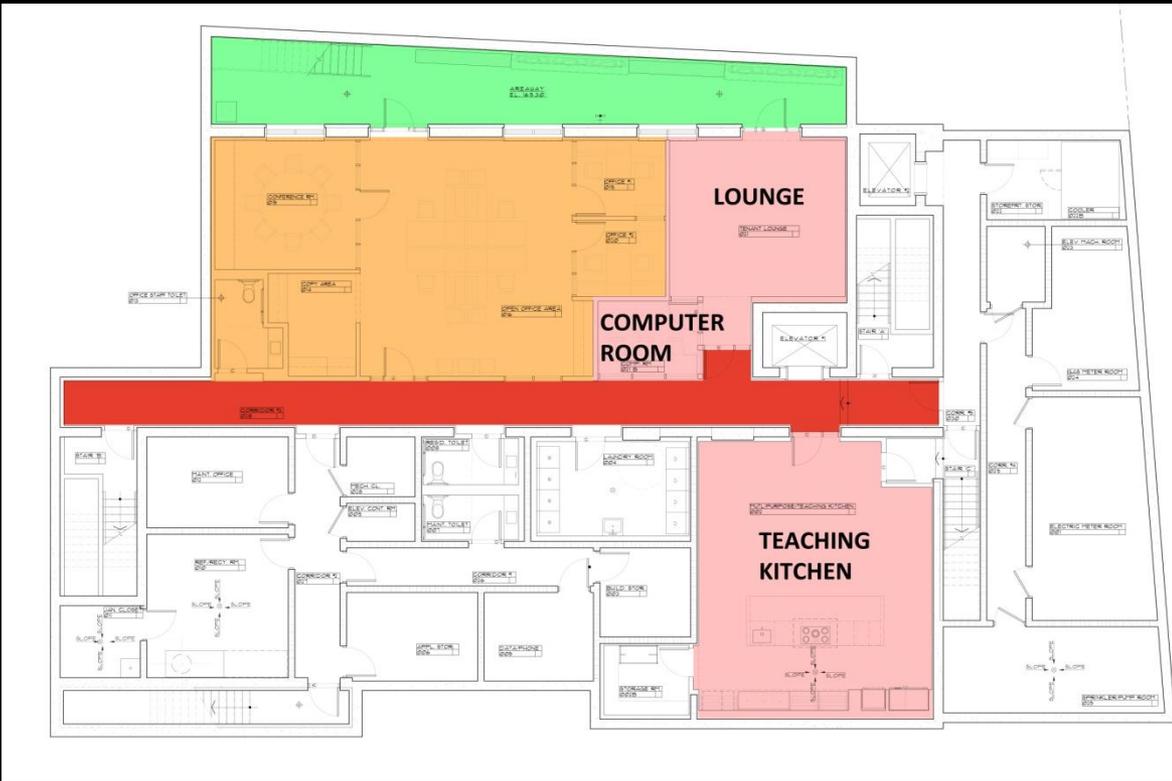
In the spring of 2014, Small Axe donated 3,500 serrano pepper plants to GrowNYC. The plants were distributed to community gardens throughout the Bronx that GrowNYC supports. We then offered to buy back the peppers for a premium price at harvest time in the fall. This buy-back model keeps production local, while supporting the community gardens. Additionally, Small Axe will contribute a majority of the profits from hot sauce sales to programs that assist low-income communities in the Bronx and throughout the City. Of course, the sauce tastes delicious, as you'd expect from its Bronx roots. The high quality and great taste help change the meaning of "The Bronx is Burning" from decidedly negative to decidedly positive. We hope you share our affirmation in the resurgence of the Bronx.





## FIRST FLOOR PLAN





**CELLAR FLOOR PLAN**



# LENNIGER RESIDENCES

\*Common space shared by two buildings



Building A



Building B



**BUILDING A - FIRST FLOOR PLAN**







**BUILDING A - CELLAR FLOOR PLAN**





**BUILDING B - CELLAR FLOOR PLAN**



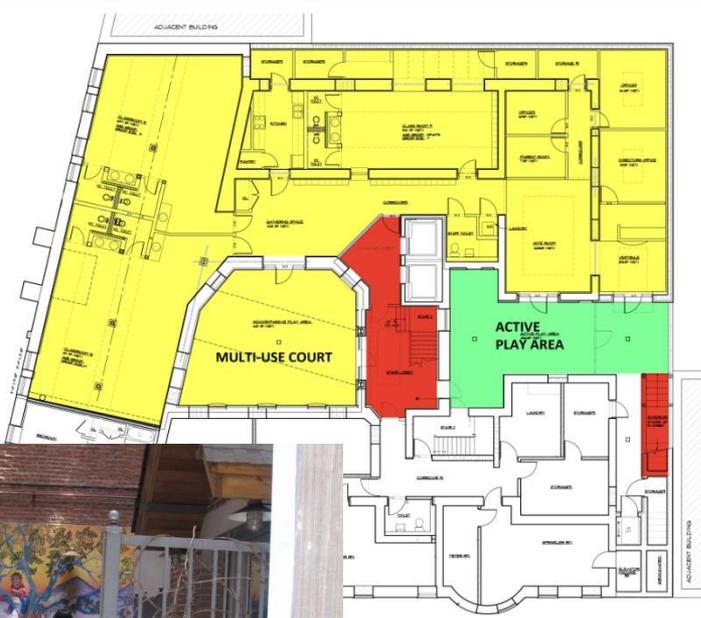
## DOROTHY DAY RESIDENCE

\* Creating Community through Common Space





- CIRCULATION
- EARLY EDUCATION CENTER
- SUPPORT SERVICES
- COMMON SPACE (INTERIOR)
- OUTDOOR SPACE



# CELLAR FLOOR PLAN





## SEVENTH FLOOR PLAN



*“I met Madison and 50 other little rays of hope at the Dorothy Day Apartments on Riverside Drive in West Harlem. The building is the sixth in the neighborhood run by Broadway Housing Communities, and the first to include a day care center serving both the building and the community. This former drug den is not only beautiful, but it also pulses with pride and hope and happiness.”* Charles Blow, The New York Times



#### The New York Times – Vows Section

*“On the day of the wedding, the couple and a group of friends headed to Riverside Drive and 135th Street after the ceremony for lunch on a bright windowed patio room on the top of Broadway Housing Communities, a nonprofit group that helps low-income New Yorkers find affordable housing.”*



## Where Do Neighborhoods Come From?



Do you know where neighborhoods come from? Well let me tell you. Once, in a tiny farming village there was a great storm brewing in the dark sky. People came from all around to take refuge in the big stone house on the hill. This house had been abandoned for as long as anyone could remember. Now the whole village of 583 people lived there.

When the storm ended broken houses, trees and utter devastation was everywhere. However, the people were happy to have been together to help each other stay alive and safe. They named their place of refuge House 583 for the number of people who had survived the storm there.

Before the storm each family lived in one house, caring only for their own families and themselves. Now they vowed to stay together so that they could help each other. And so the people rebuilt their houses in a row on a street. In the back of the house they grew vegetables and fruits. In the front of the house they sat on their porches to talk and watch the children play. These rows of houses brought many people to love together in this once tiny farming village.

In time the people's one family houses had many floors on which many families now lived in apartments and these houses were called apartment houses. And the people opened clothing stores, meat and fish markets, bakeries, grocery stores, daycare centers, schools and after school centers, hospitals, churches, parks and playgrounds, **and they called this their Neighborhood and they called each other Neighbors and they were all very thankful to House 583 for their first experience of a Neighborhood where neighbors were also friends. And that is the true story of where do Neighborhoods come from.**

By Faith Ringgold May 20, 2006