



JpDesign, Inc.

The Rudy Bruner Award Application
Abyssinian Development Corporation
Harlem Village Homes
Ten (10) Scatter Sites
Central Harlem, New York

Issued by
Bruner Foundation
130 Prospect Street
Cambridge, Massachusetts 02139

Submitted by
J-P Design, Inc.
12.13.10

Contact Person
Zevilla Jackson Preston, R.A.
235A West 135th Street
New York, New York
tel.: 212.694.6585 fax.: 212.694.6585
email: zjp@jpdesigngroup.com

Rudy Bruner Award Application

Project Data	1
Project At-A-Glance	2
Project Description	3
Perspective Sheets	4
Community Representative Perspective	
Public Agency Representative Perspective	
Developer Perspective	
Professional Consultant Perspective	
Architect Perspective	
Visual Representation of Project	5
Award Use	6
Additional Copies	7
Project Data	
Project At-A-Glance	
CD	

jpDesign, Inc.

Sustainable Design is a process that recognizes the interconnection of the social, physical, and cultural vitality of a community and/or specific client.

Ultimately, it is not a matter of money, physical capital or foreign exchange, but of the capacity of a society to tap the root of popular creativity to free up and empower people to exercise their intelligence and collective wisdom.

The built environment has the ability to lift one's heart and mind! It is the responsibility of architects, developers and government agencies to be committed advocates for end users --- the people who will inhabit the spaces in the context of true Sustainable Design.

In order to achieve this, each of us must hold ourselves to high standards and Design Excellence must not be marginalized within the design process.

MAJANI

PROJECT DATA

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

NOTE: This sheet and a selected image will be sent to the Committee in advance.

Abyssian Development Corporation
Project Name Harlem Village Homes Location Village of Harlem, New York
Owner Abyssian Development Corporation
Project Use(s) Residential
Project Size 34 Residential Units Total Development Cost \$9.2 Million
Annual Operating Budget (if appropriate) N/A
Date Initiated Spring 2005 Percent Completed by December 1, 2010 90%
Project Completion Date (if appropriate) March 2011
Attach, if you wish, a list of relevant project dates N/A

Application submitted by:

Name Zevilla Jackson Preston, R.A. Title principal
Organization J-P Design, Inc.
Address 235A West 135th Street City/State/Zip New York, New York 10030
Telephone 212.694.6585 Fax 212.694.5213
E-mail zjp@jpdesigngroup.com Weekend Contact Number (for notification): 212.491.3363

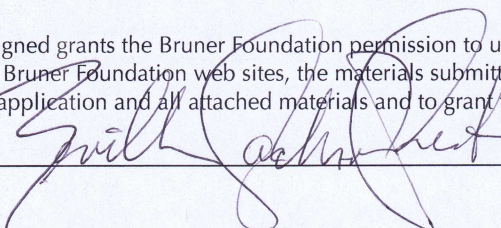
Perspective Sheets:

Organization	Name	Telephone/e-mail
Public Agencies	<u>Local Initiatives Support Corporation (LISC)/ Kuza Woodard/ 212.455.9800</u>	
Architect/Designer	<u>J-P Design, Inc./ Zevilla Jackson-Preston, R.A./ 212.694.6585/ zjp@jpdesigngroup.com</u>	
Developer	<u>Abyssian Development Corporation/ Gilbert Rosa/ 646.442.6131/ grosa@adcorp.org</u>	
Professional Consultant	<u>Apex Building Company, Inc./ Robert Horsford/ 212.663.6288/ rhorsford@apexb.com</u>	
Community Group	<u>Abyssian Development Corporation/ Gilbert Rosa/ 646.442.6131/ grosa@adcorp.org</u>	
Other	<u>N/A</u>	

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

- Direct Mailing Magazine Announcement Previous Selection Committee member Other (please specify)
 Professional Organization Previous RBA entrant Online Notice
 Bruner/Loeb Forum

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, and to post on the Bruner Foundation web sites, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature  Date 12.10.10

PROJECT AT-A-GLANCE

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

NOTE: This sheet and a selected image will be sent to the Committee in advance.

Project Name	Abyssinian Development Corporation Harlem Village Homes	
Address	Central Harlem Scattered Sites	Village of Harlem, New York 10027
	City/State/ZIP	

1. Give a brief overview of the project.
This project is comprised of ten (10) scattered sites located throughout central Harlem in NYC. The key entities on the project are locally based firms, Owner - Abyssinian Development Corporation (ADC), Architect - J-P Design, Inc. (JPD), and Contractor - Apex Building Company (Apex).

During the predevelopment phase the owner decided that they wanted to provide a path to home ownership for local residents across the economic strata. ADC's previous model was to provide a single home buying opportunity with rental apartments in each building that helped to subsidize the owner's mortgage. In an effort to increase the number of home buying opportunities and to decrease the overall cost to individuals, this cluster was designed to include condominium units. ADC worked with JPD for several months to achieve the correct unit mix for a financially successful project.

While the final design and construction of the cluster is what stands as a tangible testament to this development project, the amount of time and effort spent gaining the trust of and supporting existing tenants that would be displaced was tremendous. Many of the buildings were inhabited and ADC used the design timeline to aggressively work with existing tenants to identify alternate housing. Interested tenants were given detailed information on the development timeline and the cost of the redeveloped units that would become available. JPD had the difficult task of going into many homes while occupied to conduct existing conditions surveys. Most if not all of the tenants were at the lowest rung of the socio-economic ladder, hence, living conditions were abysmal and might be described as scary. To JPD's credit, the firm treated all with the utmost respect as it carried out surveys in a professional and respectful manner. JPD's interaction and approach in this regard is one of the main reasons why ADC was able to gain the trust of tenants during the relocation process. None involved can say with certainty that another firm, particularly one from outside of the community would have been able to navigate the terrain so deftly.

2. Why does that project merit the Rudy Bruner Award for Urban excellence? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.)

Most architects win design awards that more often than not come from professional architectural associations. Issues of economic disparity, hopelessness, neglect, abandonment, community involvement and empowerment along with the value of the end user are not usually criteria for these design awards. This project merits the Rudy Bruner Award for Urban Excellence because,

1. The key entities on the project held themselves to high standards and did not let 'Design Excellence' slip from the criteria for building affordable, subsidized housing. Hence, the project has achieved a level of Design Excellence unparalleled in Harlem's affordable housing market.
2. The owner embraced their commitment to residents who would be displaced by assigning a staff member full-time to identify alternate housing at comparable rents. In many cases ADC staff assisted tenants with applications for housing subsidies and other governmental services.
3. This project with the key entities being home-grown locally based firms speaks to a development process that in the words of noted Caribbean economist Kari Polamintji Levitt says, "... *Development is ultimately not a matter of money or physical capital or foreign exchange, but of the capacity to tap the root of popular creativity to free up and empower people to exercise their intelligence and collective wisdom.*" Collectively, this development team understood the issues of economic disparity, hopelessness, neglect, abandonment, community involvement and empowerment along with the value of the end user in a way that most development teams never even consider.
4. True *sustainable development* is about the development of the people themselves, not just the physical plant and this project is an example of a truly sustainable development project that demonstrates the interconnection of the economic, social, physical and cultural vitality of this community.

PROJECT DESCRIPTION

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project?

In order to fully understand the underlying goals of this project, one must understand the stated goals and missions of the team. The owner, ADC, addresses the many complex and interconnected challenges that face the Harlem community. ADC's mission is to increase the availability of quality housing to people of diverse incomes; enhance the delivery of social services, particularly to the homeless, elderly, families, and children; foster economic revitalization; enhance educational and developmental opportunities for youth; and build community capacity through civic engagement. Without stating them outright, it is fair to say that both JPD's and Apex's goals and mission are consistent with ADC's. With ADC's mission in mind the goals were to 1) provide an affordable home ownership opportunity to local residents, 2) create distinctive and unique residential environments that would be unparalleled in the market place and 3) construct the project with a level of craftsmanship and particular attention to detail to maximize value.

Given the income level of those that the homes would be marketed to, the owner had a very tight budget. All entities received negotiated compensation below their standard rates. The lower rates of compensation cut into profit margins without dampening the zeal and professional aptitude that each entity brought to the job.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project?

The site is located in the Harlem section of New York City which occupies 304.8 square miles and supports a population of 8.2 million people, more specifically, it is located in Central Harlem, population approximately 110,000 with about 46,000 households of which about 43,000 rent and 3,000 own.

Harlem is a neighborhood in transition. In recent years Central Harlem has become an attractive neighborhood for persons of all backgrounds and aspirations. Long term community residents are committed to the areas revitalization, however, affordable housing, good jobs, and preserving the ethnic and economic diversity of the neighborhood are of great concern.

A treasure trove of underappreciated 19th and early 20th century architecture, central Harlem, mostly residential, contains many townhouses and apartment buildings built in the early 1900s. The city grid generally accommodates residential properties on Streets and commercial activities on Avenues. Each of the sites in this scatter cluster are located on residential tree lined streets.

These ten (10) scattered sites represent twenty seven (27) opportunities for home ownership in the Central Harlem community. ADC firmly believes that many 2nd and 3rd generation Harlemites looking for home ownership opportunities would be displaced in they had to purchase market-rate units on the open market. Hence, existing residents living within the site's zip code along with existing tenants receive preference. This commitment to long standing residents in the community positively impacts the community by helping to mitigate the loss of these community members. Additionally, tenants that were in sub-standard housing in need of social services were relocated with assistance and not displaced.

3. Describe the key elements of the development process, including community participation where appropriate.

The key elements of the development of this cluster were pre-development, financing, design, construction and marketing and sales. Given that ADC was designated sponsor/developer by a city agency each phase of the development process was executed and monitored within strict conformance of HPD guidelines.

As the use, occupancy and bulk remained unchanged, the project did not require public review or public participation.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable.

The project was privately funded through the Local Initiatives Support Corporation (LISC). These monies were used for hard and soft costs. New York City through the Department of Housing Development and Preservation (HPD) along with the Federal government through HUD, provided conditional grant money that was used for construction. Both conditional grants were given with the condition that the homes be owner-occupied. The average square foot cost for a home in the cluster is \$350/SF.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings?

Good design is not necessarily unique. It is subjective more than anything. While this team believes that it has brought a distinctive product to the marketplace, we believe that what truly makes this project unique in that it addresses an intangible of development, particularly in urban environments -- *empowerment*. Most development projects in 'depressed' or 'urban' communities is done by others that come in and declare to residents what is good for them and how 'they' will make their lives better. Rarely does one see a team of highly skilled individuals all born and raised in one community grow up to capably positively affect the physical environment.

While issues of financing, the goals of a specific development plan and existing neighborhood fabrics are all important, equally important to the long-term success of development projects is the sense of stewardship and ownership felt by community residents. This development from the 'inside out' is not a new model, but it is one that slowly disappeared in Harlem and communities like it over the past 40 years.

The commitment of this development team to produce a quality project with a high level of Design Excellence was founded on the deep roots that it had in the community. If the results of this project are held up and heralded as they should be, perhaps others will look more critically for home grown talent when seeking to do development in urban environments rather than assume that the skill set is not available on the ground.

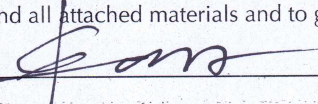
COMMUNITY REPRESENTATIVE PERSPECTIVE

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by someone who was involved, or who represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	<u>Abyssinian Development Corporation</u>	Title	<u>Project Manager</u>
Organization	<u>Gil Rosa</u>	Telephone ()	<u>212.368.4471</u>
Address	<u>4 West 125th Street</u>	City/State/ZIP	<u>New York, New York</u>
Fax ()	<u>646.442.6598</u>	E-mail	<u>grosa@adcorp.org</u>

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature		Date	<u>12/10/2010</u>
-----------	---	------	-------------------

1. How did you, or the organization you represent, become involved in this project? What role did you play?

This project allowed us to focus on increasing the availability of quality housing to people of diverse incomes. This ten (10) building cluster was conveyed to ADC through a city sponsored development program. New York City through its Department of Housing Preservation and Development compiles city owned properties in disrepair and awards them to a Sponsor/Developer for renovation through such programs.

I represented ADC, the organization designated as the Sponsor/Developer of this cluster. My role was to oversee the project and manage the day to day coordination of all the project team members.

As the Developer/Sponsor, ADC was responsible for closing on the funding sources, hiring the Design professionals, Contractor, monitoring the construction as well selling the properties.

2. From the community's point of view, what were the major issues concerning this project?

The community was generally in support of this project because ADC was eliminating blight by revitalizing poorly maintained properties and thereby improving the neighborhoods. The sole major issue that the community voiced was that of displacement. Many community members feared that they would not be able to afford the newly renovated buildings, hence they would have to permanently relocate. Given ADC's mission, the organization was keenly aware of this concern throughout the development process. Hence, subsidies were sought and secured so that the properties could be offered to local residents below the market rate. Additionally, the homes were offered with city tax abatements and subsidies which ultimately made the properties more affordable at approximately \$350 per square foot in an area where the average rate is \$500-600 per square foot.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how?

Yes, this project has made the community a better place to live because the renovated properties have transformed once dilapidated buildings into beautiful new homes. In some instances the renovated structures have spurred on further development and repairs of neighboring buildings and homes.

Further, this cluster has allowed ADC to offer a premium product comparable to high-end residences most associated with other NYC neighborhoods. The notion of 'affordable' housing being generic and without distinction has been disavowed. ADC has taken a huge step forward in distinguishing itself in the residential market as a producer of quality residential environments whose inherent value far exceeds the asking price. To this extent the community is made better because financially stable individuals are more than willing to make the investment and to put down roots that help to advance the socio-economic make-up of the community.

4. Would you change anything about this project or the development process you went through?

The changes that would have made this project better consist of two items:

1. I would have liked to see the contracts for the construction of the buildings go to more than one neighborhood contractor thereby increasing the job opportunities, and

2. By cutting some of the red tape associated with the development process for projects that are partially funded or sponsored by the City of New York. This would reduce the cost and time needed to get these properties back on the market.


PUBLIC AGENCY PERSPECTIVE

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by a staff representative of a public agency directly involved in the financing, design review, or public approvals that affected this project.

Name	Kuza Woodard	Title	Project Manager
Organization	Local Initiatives Support Corporation	Telephone	212.455.9800
Address	501 7 th Avenue	City/State/ZIP	New York, New York 10018
Fax	212.687.1396	E-mail	Kwoodard@lisc.org

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature		Date	12.10.10
-----------	---	------	----------

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements).

Local Initiatives Support Corporation (LISC) is the country's largest community development support organization, dedicated to helping low-income urban and rural communities transform them into healthy communities of choice - good places to live, do business, work and raise families.

LISC New York City raises grants, loans and equity for strategic investments in community development organizations. We commit to working with community groups over a long period of time, providing them with consultation and training in addition to financial support to help these organizations - and the residents they serve - prosper as they improve their communities.

LISC was one of the funders for this project. We provided loans for the pre-development and development. In our process we have always required our borrowers to supply all necessary due diligence documentation, to insure that the project is a viable one. Among those documents we require are, environmental assessment reports, approved architectural drawings, surveys, development models, zoning and the like. All of these documents were required and provided by Abyssinian Development Corporation.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them?

This project was intended to benefit the city by repairing the existing stock of housing and bringing some revitalization to these blocks. The trade-offs and compromises required to implement this project were standard contract negotiations required to support the Sponsor/ Developer with the overall development plans.

3. Describe the project's impact on your city. Please be as specific as possible.

The project has impacted our city by repairing existing buildings that maintain the fabric of the neighborhood instead of removing them and building new, and by creating affordable homeownership opportunities.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities?

This project is based on our current development model where our agency works with private investors and we provide the funds to community development firms.

5. What do you consider to be the most and least successful aspects of this project?

The most successful aspect of this of this project was the final end result of providing 16 new affordable homeownership opportunities to the community.

The least successful aspect of this project was that originally we planned on providing 27 new affordable homeownership opportunities, and due to market conditions we were forced to alter the development strategy in order to align the project with current market conditions.

DEVELOPER PERSPECTIVE

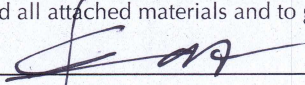
Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name	Abyssinian Development Corporation	Title	Project Manager
Organization	Gil Rosa	Telephone (212.368.4471
Address	4 West 125th Street	City/State/ZIP	New York, New York
Fax (646.442.6598	E-mail	grosa@adcorp.org

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature



Date

12/10/2010

1. What role did you or your company play in the development of this project? Describe the scope of involvement.

Founded in 1989, Abyssinian Development Corporation (ADC) is a not-for-profit comprehensive community and economic development corporation dedicated to building the human, social, and physical capital in Harlem.

The Abyssinian Development Corporation was the Developer on this project, and I was the Senior Project Manager assigned to oversee all aspects of the project. The scope included pre-development coordination with funders, Architects, consultants and government agencies.

2. What trade-offs or compromises were required during the development of the project?

During the Development of the project the sponsor made several compromises which mostly had to do with the overall design of the project. The cost of renovations in New York City typically comes with a premium, due to the bureaucratic nature of big city agency involvement. This issue increased cost that was translated into making different choices when it came to mechanical systems and interior finishes.

The second compromise was due to the current economic situation that the country finds itself in. The recession has made the sales of these buildings difficult and has caused the development scheme to change from a condo project to an owner rental one, eliminating the time and cost of filing for condominium approval, but ultimately reducing the number of homeownership opportunities.

3. How was the project financed? What, if any, innovative means of financing were used?

This project was financed through a private/public partnership, where the city provided the properties at a nominal fee along with some grants and the other funds were secured through construction loans from two major Community Development Support organizations using private money to provide loans.

4. What do you consider to be the most and least successful aspects of the project?

The most successful part of the project was the design and ultimate execution of the work. The design provided for unique, modern details that traditionally are not available in this type of building.

The least successful aspect of this project was attempting to sell condominiums during the current economic state of the country. This has caused the number of homeownership opportunities to be reduced.

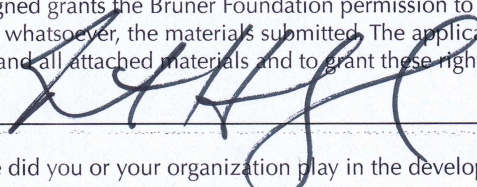
PROFESSIONAL CONSULTANT PERSPECTIVE

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by a professional who worked as a consultant on the project providing services other than physical design or planning (e.g., legal services).

Name	Robert Horsford	Title	President
Organization	Apex Building Company, Inc.	Telephone	212. 663.6288
Address	226 West 116 th Street	City/State/ZIP	New York, New York 10026
Fax	212. 865.2157	E-mail	rhorsford@apexb.com

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature		Date	12.10.10
-----------	---	------	----------

1. What role did you or your organization play in the development of this project?

Apex Building Company (Apex) is a General Contracting and Construction Management Firm. Apex has extensive experience in building residential and commercial projects. The principals and staff of Apex have over 20 years of experience in construction, finance, general contracting and construction management. Our client base is diverse, including building owners, municipal agencies, non-profit organizations and private corporations. As a Harlem based firm, we have extensive experience in the gut-rehabilitation of severely distressed and deteriorated structures.

As the General Contractor for this project, Apex gut-renovated ten (10) buildings for the Abyssinian Development Corporation. These buildings were brownstone style townhouses located in central Harlem, New York. Apex replaced 100% of each building's systems and interior finishes, most of the interior structural components, refinished rear yards and refurbished all exteriors including stoops. It should be noted that facades and rear walls were demolished and replaced in some buildings and restored in others.

2. Describe the project's impact on its community. Please be as specific as possible.

In many ways this project had a positive impact on the Harlem Community. All three entities on the project are Harlem based firms, Owner - Abyssinian Development Corporation, Architect - J-P Design, Inc., and Contractor - Apex Building Company. Many of the individuals that work at Abyssinian Development Corporation, J-P Design, Inc., and Apex Building Company live in the Harlem community. In addition, Apex increased its workforce for the project by hiring many local residents to work on every phase of the project. Noteworthy as well is the fact that numerous Harlem based suppliers and vendors were also utilized on this project. Thus the dollars generated by this project were recycled within the local economy, a practice that cannot be underestimated.

From a design perspective, the architect had a refreshing commitment to Design Excellence. When I first met the architect; I was frankly a bit reticent. As a General Contractor, I am acutely aware of my bottom line and profit margin. I needed to know how much all of this 'Design Excellence' was going to cost. After all, this was an 'Affordable Housing' project. The standard square foot cost for construction was in line with previous Apex construction projects and none of those projects had the bells and whistles that this architect spoke of. I shared my concerns with the architect and she smiled and said it would be O.K.; we would meet in the middle. She assured me that she did not want to put me out of business, but that as a person born and raised in the Harlem community, she felt that she had a commitment to bring Design Excellence to a segment of the population that had been under-served in this regard. I cautiously proceeded to work with the architect to realize her vision.

PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

3. How might this project be instructive to others in your profession?

As I stated in question #2 -- I cautiously proceeded. What I think is most important here is the fact that I 'proceeded'. The architect's passion for producing something of value for 'her' community was infectious. She got me to buy into her thinking and to review and weigh her custom details instead of rejecting them. I also found myself pushing my staff to work with a level of due diligence and precision on construction assemblies that heretofore I would not have. Yes, I still watched the bottom line, but I can honestly say that it became a give and take. When the architect sought a 'bang' over here -- I would say that we can do this other thing differently and save money and more often than not we found even trades. The result of this collaboration is ten (10) buildings that showcase superior design and craftsmanship.

This project can be instructive to others by saying to architect's that you can pursue Design Excellence within the affordable housing market and it says to General Contractor's that we can work with architects to realize their vision. Custom details and doing things in a way that we have never done them before are not and should not be the bane of our existence. When the architect and contractor are truly talking, communicating and collaborating; great things can happen that become a win/win for all parties. The high level of quality delivered to this project with an extremely limited budget should be very encouraging to others with minimal funds and stands as a testament to what can be achieved when all parties share the same vision.

4. What do you consider to be the most and least successful aspects of this project?

The most successful part of this project is the end result of the buildings. The final product is a reflection of the hard work and dedication from the entire development team. Each of us, Abyssinian Development Corporation, J-P Design, Inc., and Apex Building Company have put a product on the market that we can be proud of and use as the standard by which we will produce future work.

Conversely, the design and construction of these buildings overcame many constraints to produce incredible homes. Some of the constraints include structural issues, budgetary constraints and building department turmoil. The Building Department went through many changes while this project was under construction due to the horrific crane failures in midtown, Manhattan. These issues caused several delays to the project which was the least successful aspect of the project.

ARCHITECT OR DESIGNER PERSPECTIVE

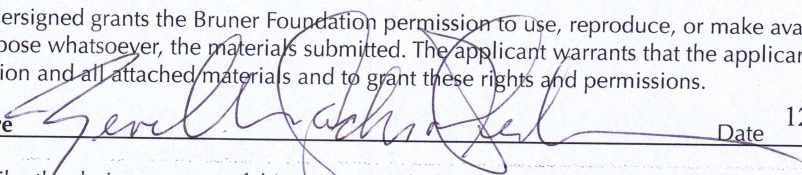
Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services.

Name	Zevilla Jackson Preston, R.A.	Title	principal
Organization	J-P Design, Inc.	Telephone	212.694.6585
Address	235A West 135 th Street	City/State/ZIP	New York, New York 10030
Fax	212.694.5213	E-mail	zjp@jpdesigngroup.com

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature



Date 12.10.10

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc.

This project is comprised of ten (10) scattered sites. The overriding design concept was the creation of *unique spatial environments that sustain people*. In this age where 'sustainability' is the new buzz word and it's all about energy efficiency and doing less harm to the planet; I fear that the people themselves, particularly, those in urban environments are forgotten.

The urban design challenge was to embrace the physical context of the scattered sites with a harmonic approach while not ignoring my own minimalist design sensibilities. To this end, early 20th century facades were successfully restored through cleaning, repointing, repair and resurfacing of spalled stone work; and historic cornices were repaired and replaced as well. Given the severely deteriorated nature of the interiors across the cluster and the budgetary constraints that prohibited recreation of historic details, JPD was able to explore its own design tendencies within each building's interior.

While budgetary constraints limited the range of material finishes, JPD aggressively researched and found quality materials that lent a high-end aesthetic to the project without the associated costs. A prerequisite to all finishes was that the material choice had to be durable and easily maintained. Ceramic and porcelain tiles were used on floor and wall surfaces in limited areas and bamboo was used on the floors throughout. Sheetrock was manipulated to embrace the positive and negative space within wall planes and all cabinetry was designed with a minimalist vocabulary that does not detract one from the purity of the volume, shade, texture and lighting that forms a cohesive whole at each building's interior.

2. Describe the most important social and programmatic functions of the design.

Everyday design professionals deal with issues that directly affect the built environment; sadly lines are often drawn on paper with no thought whatsoever for the people who will inhabit the spaces and places. Architects more than any other segment of society are in a position to deal holistically with comprehensive community redevelopment efforts that sincerely seek to involve all stakeholders as active participants. The architectural profession must not and cannot shy away from issues of economic revitalization and socio/political empowerment if we are to promote stewardship and individual or group identification with the final result. This project addressed these issues head on. The client, Abyssinian Development Corporation understood the above and reached for this ideal by engaging J-P Design, Inc., a community based architectural firm with a principal born and raised in the community and a contractor with deep roots in the community as well. This level of engagement between community partners to design and build this project is what true *sustainable design* is all about.

Programmatic functions as with most affordable housing in NYC were dictated by The NYC Department of Housing Preservation and Development. This public agency has a set of design guidelines that all city funded projects must conform to and a design review department that must approve all design work. JPD conformed to all HPD guidelines and successfully navigated the department's design review process through approval. However, the high level of Design Excellence and finish aesthetic of the final product, while typical of the work done by JPD, is not consistent with and is actually 'a-typical' of the final product usually produced under the agency's affordable housing programs.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project.

Housing is a critical component of any city and its design does not happen in a vacuum. Private developers and clients often come to the table with preconceived notions of the final product. Federal, State and local governments develop housing through public and private initiatives with stringent design guidelines and budgetary constraints. These factors directly influence an architect's work. JPD was challenged and put on the defensive to justify the inclusion of features like extra closet space, built-in planters, designated spaces for garbage storage and removal, and believe it or not - utility closets for brooms and mops, recessed lighting or task lighting, bathrooms larger than 5' x 7', designated areas for computer usage, built in shelving and other staples of what JPD considers 'good' residential design. Some challenged the premise that these "simple" interventions make a difference in housing urban populations. My response was and is "... anything and everything that increases the spatial quality of the environment and directly meets the space needs of an end user is worth fighting for!" When striving towards the ideal of *environments that sustain people*, adequate storage and larger bathroom sizes speak directly to the practicalities of residential design that should not be ignored.

Further, JPD understands that the built environment has the ability to lift one's 'psyche', hence, the firm sought to address the project with lively active environments that in their physical presence would positively impact the user while promoting efficiency and productiveness within the residential environment. Most illustrative of this commitment on JPD's part is the consistent manipulation of an ordinary building material, sheetrock, across the cluster to create truly unique and distinctive spaces that are most unexpected.

4. Describe the ways in which the design relates to its urban context.

"Brownstone "or "Row House" type housing is a common building type from the early 1900s found throughout NYC. Typically, these houses were designed with small intimate rooms off of a circulation corridor. Today's city dwellers want flexible living environments that can easily accommodate varied uses. JPD's approach to the redesign of these building's was to open the rooms up as much as possible to create large airy spaces that can accommodate varied uses. This cluster provides just that with large airy spaces that have clean circulation paths and strong visual axes. Open free flowing spaces blend and merge the public, semi-private and private zones of the dwelling units. Additionally, JPD addresses the practical aspects of daily residential living with more than ample closet space and oversized baths wherever possible. JPD recognizes the need for efficiency, as well as, the social and communal aspects of kitchens with generous counter top lengths, sitting counters and open floor areas that easily accommodate more than two persons at a time. All floor plans meet or exceed these goals.

Additionally, today's urban dweller may want to create a Home/Office environment or a Gallery space if one is an avid art collector. Many hold poetry readings and other significant gatherings in their homes. Each building can easily accommodate these varied uses, as well as others. Rear yards have been designed as an urban dwellers oasis. JPD employed plantings and a low gently curved sitting wall to create an outdoor room that residents are sure to view as a respite from the expanse of concrete just outside of their front door.



Abyssinian Development Corporation Harlem Village Homes Scatter Sites

1. 357 West 116th Street
New York, New York
2. 209 West 121st Street
New York, New York
3. 15 West 131st Street
New York, New York
4. 362 West 121st Street
New York, New York
5. 108 West 119th Street
New York, New York
6. 24 West 127th Street
New York, New York
7. 115 West 126th Street
New York, New York
8. 258 West 132nd Street
New York, New York
9. 101 West 121st Street
New York, New York
10. 203 West 121st Street
New York, New York



jp Design, Inc.

a small office with a big practice
creating unique spatial environments that sustain people
Zevilla Jackson Preston, R.A., principal
Abyssinian Development Corporation Harlem Village Homes



jp Design, Inc.

a small office with a big practice
creating unique spatial environments that sustain people
Zevilla Jackson Preston, R.A., principal
Abyssinian Development Corporation Harlem Village Homes



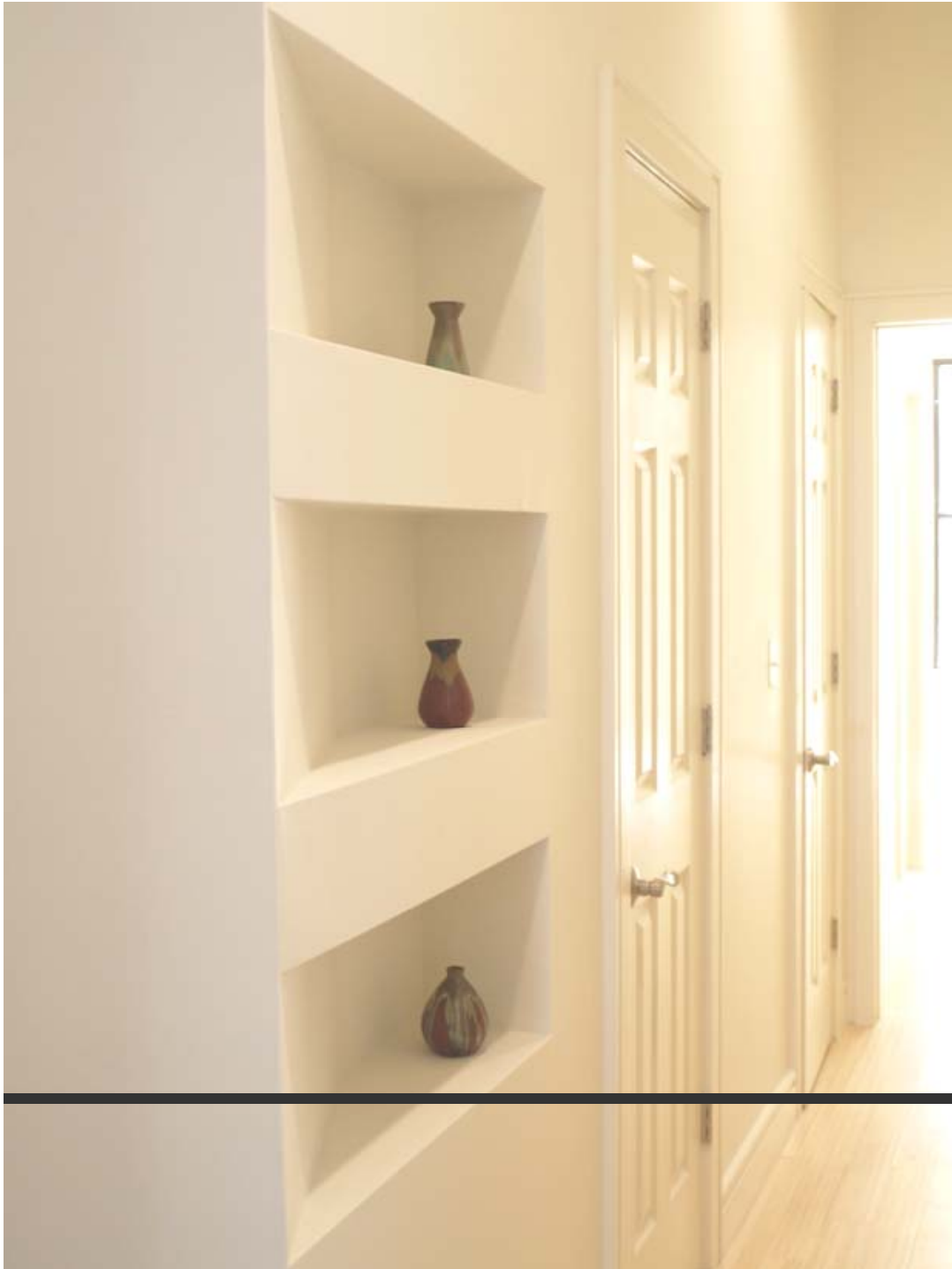
jp Design, Inc.

a small office with a big practice
creating unique spatial environments that sustain people
Zevilla Jackson Preston, R.A., principal
Abyssinian Development Corporation Harlem Village Homes



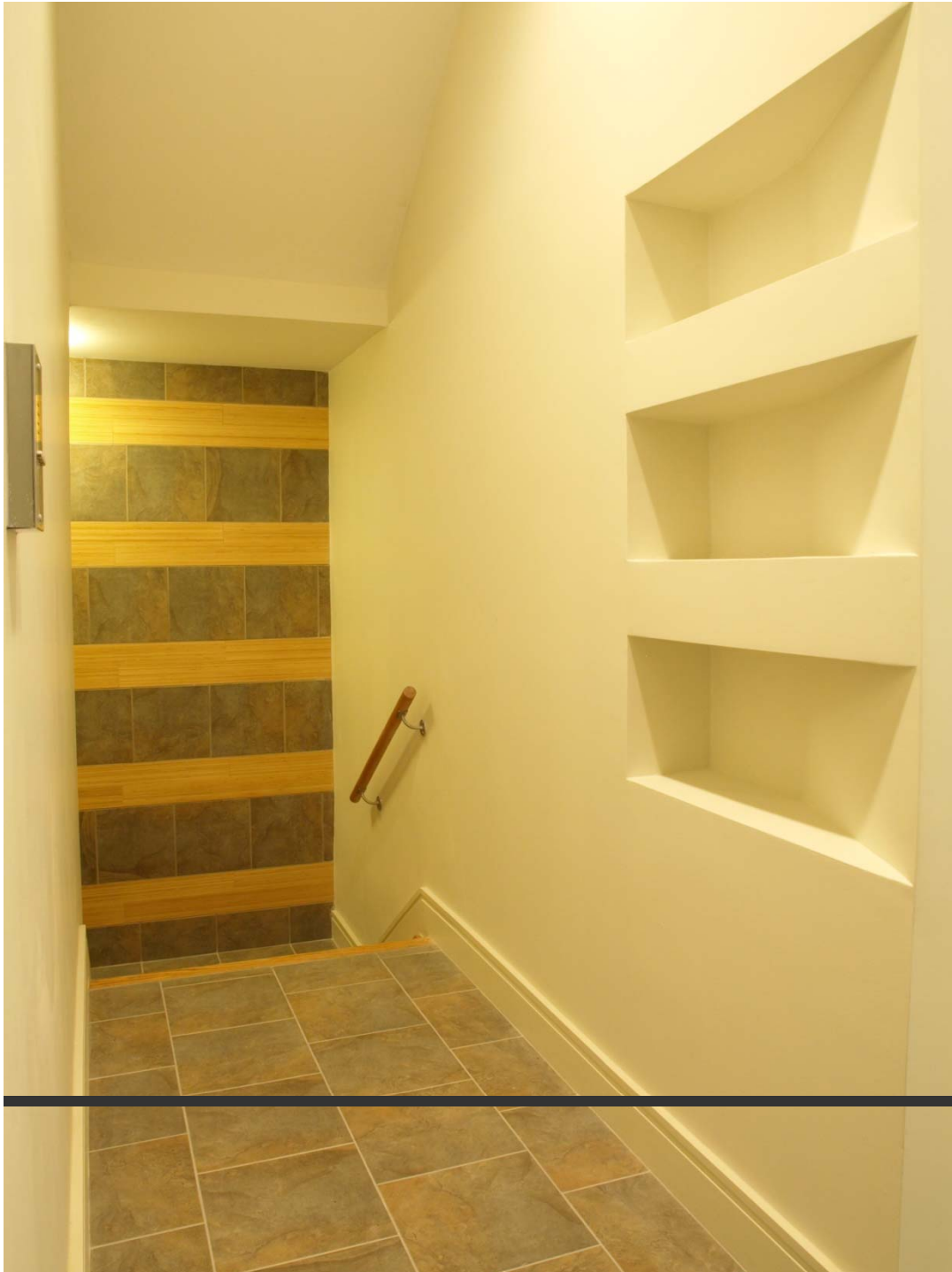
jp Design, Inc.

a small office with a big practice
creating unique spatial environments that sustain people
Zevilla Jackson Preston, R.A., principal
Abyssinian Development Corporation Harlem Village Homes



jp Design, Inc.

a small office with a big practice
creating unique spatial environments that sustain people
Zevilla Jackson Preston, R.A., principal
Abyssinian Development Corporation Harlem Village Homes



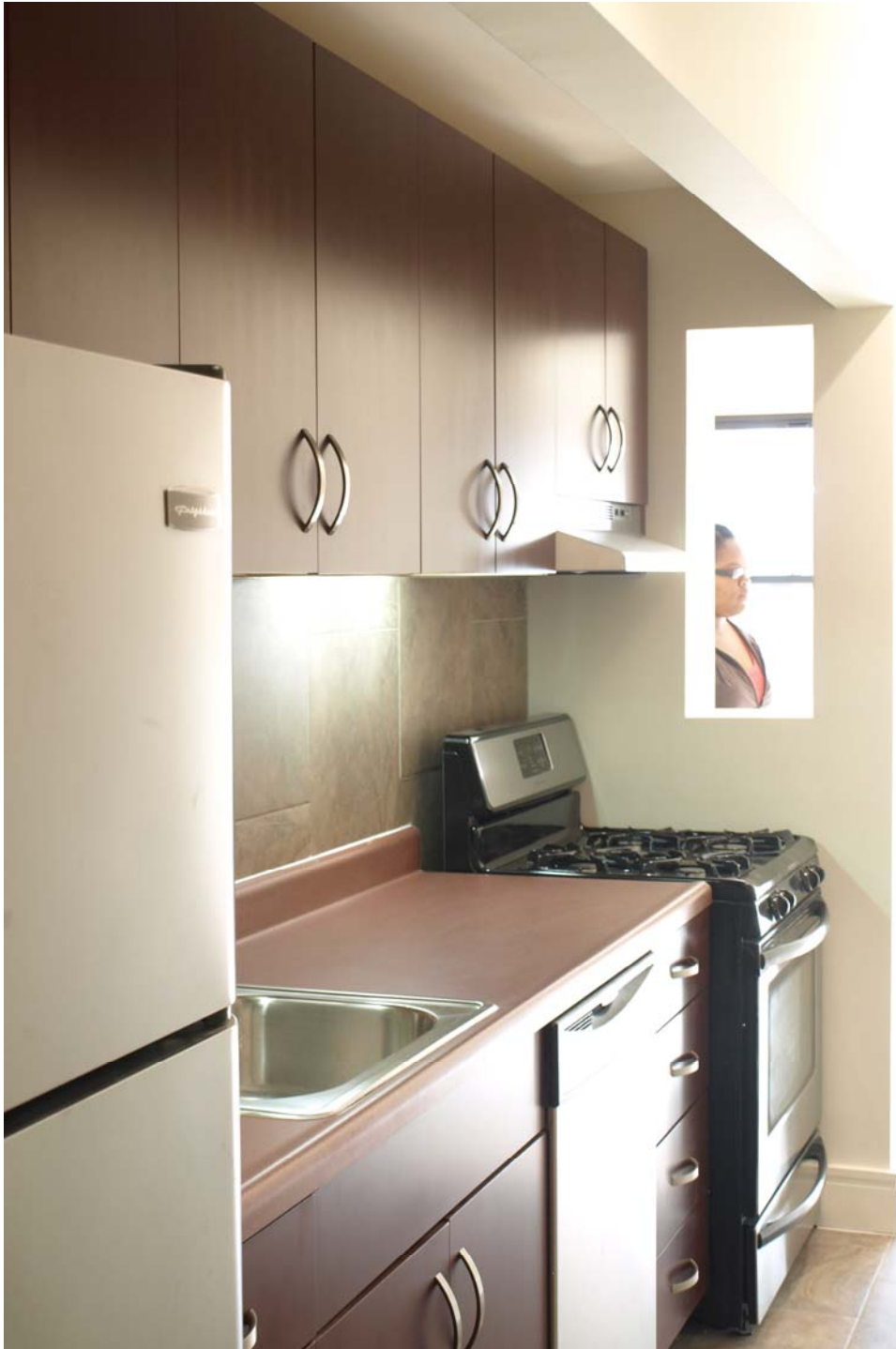
jp Design, Inc.

a small office with a big practice
creating unique spatial environments that sustain people
Zevilla Jackson Preston, R.A., principal
Abyssinian Development Corporation Harlem Village Homes



jp Design, Inc.

a small office with a big practice
creating unique spatial environments that sustain people
Zevilla Jackson Preston, R.A., principal
Abyssinian Development Corporation Harlem Village Homes



jp Design, Inc.

a small office with a big practice
creating unique spatial environments that sustain people
Zevilla Jackson Preston, R.A., principal
Abyssinian Development Corporation Harlem Village Homes



jp Design, Inc.

a small office with a big practice
creating unique spatial environments that sustain people
• Zevilla Jackson Preston, R.A., principal
• Abyssinian Development Corporation Harlem Village Homes



jp Design, Inc.

a small office with a big practice
creating unique spatial environments that sustain people
Zevilla Jackson Preston, R.A., principal
Abyssinian Development Corporation Harlem Village Homes



jp Design, Inc.

a small office with a big practice
creating unique spatial environments that sustain people
Zevilla Jackson Preston, R.A., principal
Abyssinian Development Corporation Harlem Village Homes

AWARD USE

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided.

Please separate this page from the rest of the application. Award Use should be submitted in a sealed envelope along with the application materials. It will not be used in judging entries or be seen by members of the Selection Committee.

Please describe how *Award* monies will be used to benefit the project. (The *Award* check will be made out to the Applicant unless otherwise specified.)

Zevilla Jackson Preston grew up in NYC during the height of urban blight and abandoned buildings. This impacted her as an architect to the extent that she fully understands the social and economic issues that are key factors in exploring the physical space of urban communities.

Further she has committed the last sixteen years of her professional life to pushing the envelope of Design Excellence within a community that has historically been underserved by the profession.

She would use the award money to document this body of work and to develop a primer for inexpensive design interventions that can be used to create distinctly unique spaces that speak to Design Excellence within urban communities.

** This statement should be signed by the applicant. Photocopies or facsimile copies of the statement with original signature is acceptable. Award Use statement should be submitted in a sealed envelope along with the application materials.

Name and Title

Date