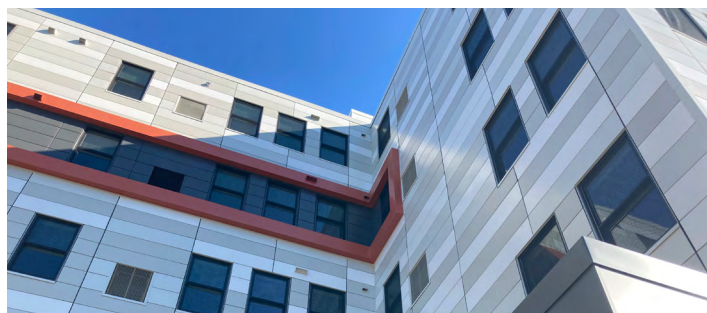




Owner: Lakeview Health Services | Location: Ithaca, NY | Completion Date: 2022

Project Description

In response to the need for safe, affordable housing in the City of Ithaca, NY, this 60-unit mixed use apartment building is located on a ¾-acre site in the West End District, serving a mixed population of individuals between 50-60% AMI. The \$21 million **LEED for Homes V4 Gold** project is also the recipient of the **2022 LEED for Homes Award** in the **Outstanding Affordable Project** category based on its high level of design, energy efficiency, commitment to social equity, and neighborhood improvement. West End Heights was designed to support low-income families and individuals recovering from serious mental illness. 22 of the units will be available to the general community, while the remaining 38 will house individuals who have experienced low/no income, homelessness, and/or are recovering from serious mental illness, substance use disorders or HIV/AIDS. The one-bedroom units provide those with special needs the opportunity to live in a supportive environment, near essential community services in an established, walkable neighborhood.



Project Information

Location	Ithaca, NY
Square Footage	12,585 sf
No. of Units	60
Year Built	2022

The project is owned by Lakeview Health Services, designed by PLAN Architecture, built by Lecesse Construction, with Green Rater Sustainable Comfort. Funding for this project is provided by HCR LIHTC, SHOP, OTDA, HHAP, OMH, EESHI, Tompkins County CHDF, and NYSERDA.

The 5-story L-shaped building is designed to maximize the tight urban site. This is accomplished by locating the building close to the street, with reduced surface parking in the rear. The building wraps a south-facing courtyard, strategically placed to connect with the light-filled Community Room. Therapeutic landscaping enhances the exterior spaces.

The main entrance addresses the street corner, with a terra cotta-hued tower. The cantilever provides shade and protection from the elements, with a natural wood plank soffit. Large windows wrap the corner in the apartment living rooms above. The red-orange banding activates the facades at different elevations. Tall transparent storefront glazing provides views into the main lobby. Ground-face masonry, and a charcoal-hued band wraps the perimeter, with mottled insulated aluminum panels above.

The building layout provide views out to the street and to Cornell University’s campus on the hills beyond. Each floor has a central common lounge with transparent curtainwall cladding, contributing to the bright, welcoming interior. The apartments have high ceilings and open plans that enhance the feeling of comfort and spaciousness. The color palate of the interior and exterior includes warm, natural hues to provide a therapeutic environment.

The project utilizes fossil fuel free electric heat pumps for both residential units and community spaces. Enhanced features also include R-31 wall assemblies, LED Lighting, Energy Star appliances, and EPA WaterSense labeled plumbing fixtures. The project location is ideal for those looking to be near services, employment, public transportation, and downtown amenities. Ithaca is the first U.S. city to commit to 100% decarbonization of buildings with a plan to decarbonize the city’s buildings by 2030. This building provides a step in that direction.

To support occupancy health and wellness, there is filtered fresh air is supplied directly into the unit by the highly efficient electric packaged heat pump. Using heat pump systems eliminates combustion in the apartment spaces for healthier indoor air quality and eliminating carbon monoxide potential. Healthy materials selection includes low emitting paints, adhesives, sealants, and wood products.



Partners



Technical Details

Walls	Insulated metal siding + 3/4" Rainscreen + 1.5" XPS Insulation + 1/2" Zip Sheathing + 2x6 Studs 16" O.C. + R-19 Batt + Gypsum Board
Windows	Double pane Low-E Insulated U-0.27, SHGC-0.20
Air Barrier	Zip Sheathing
Roof	R-30 continuous above the roof deck [Flat Roof]
Slab	R-10 continuous slab edge
Heating/ Cooling	Friedrich VRP – All Electric Heat Pump Packaged Unit
Ventilation	Balanced ventilation from Friedrich VRP [supply] and Bath fan [exhaust]
Hot Water	Centralized Gas Boilers A.O. Smith BTHL150A [x3]
Additional Features	Energy Star rated appliances and WaterSense Labeled plumbing fixtures

