



HOUSING and URBAN DESIGN



HOUSING

THE DIGNITY OF HOUSING:

Housing, over a broad range of income categories, represents one of the primary needs of our society – the need for human shelter. As such, housing stands as an expression of our well-being. Whether market rate or subsidized, well-designed housing provides dignity and stability to our lives. It further represents an investment in our communities stemming from the permanent roots established by residents in the basic building blocks of neighborhood life.



THE FRAMEWORK OF COMMUNITY LIFE:
Urban design addresses the physicality of the planning process that shapes our communities. It weaves a fabric of spatial events, both public and private, that structures social discourse in the community. Density determines its urban, suburban or ex-urban variables – the relationship of the built environment to open space – as the ordered setting of our lives.

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TRENTON HOME OWNERSHIP ZONE

Trenton, New Jersey

Transformation plan for the distressed, 212-acre Canal Banks area neighborhoods through an aggressive residential community development initiative centered around the creation of home ownership opportunities, green space creation and enhancement of the zone's historic features. The design called for six strategic housing developments combining rehabilitation and new construction for low, moderate and market rate housing. The revitalization of existing resources like the D&R canal and the Trenton Battle Monument park enhance the open space network created out of the abandoned terminus of three railroad lines. Mixed use and retail opportunities were also integrated into the plan. Although not carried out as part of the plan, these commercial opportunities developed nevertheless on the periphery of the zone attracted by the stable neighborhoods and increased population.



VILLAGE CENTRE REDEVELOPMENT

Trenton, New Jersey

The master plan proposal for multi-use urban revitalization project incorporated commercial, office and residential mixed use building a, and over 500 single family homes woven into the existing fabric of the city's South Ward. Organized around public open spaces, this community is unified by a series of pedestrian-friendly greenways, parks and crossings. The neighborhood oriented block design preserves the existing street pattern and incorporates existing significant structures into the new design.



PROTOTYPE BASED REDEVELOPMENT PROJECTS

Camden, Upper Township, Asbury Park & Trenton, NJ

Infill redevelopment home ownership projects in a variety of urban and suburban settings – many of them former brownfield sites - based on established housing prototype models specifically developed for affordable and market rate, mixed income one and two family homes. These form the base components of new residential blocks that extend the continuity of existing streetscape grids. As such, these redevelopment concepts integrate pedestrian greenways and open space created by the simple building blocks enhancing the sense of community and creating new neighborhoods.

CAMDEN - The conceptual master plan for a residential urban development project for 770 homes for moderate and low moderate income families envisioned a workforce residential community integrated into the existing neighborhood of this historic zone.



CAMDEN





UPPER TOWNSHIP

UPPER TOWNSHIP – New mixed income neighborhood in a suburban tract establishes the primacy of the street as structure for community life and density generator.

ASBURY PARK – This juxtaposed concept to public housing envisions a variety of housing types defining open space and neighborhood identity. Enhancing the continuity of the surrounding neighborhood’s one and two family prototypes, the project proposes an alternate model of development while maintaining the same density of the generic public housing buildings it replaces.

TRENTON – Located in a former industrial site, this redevelopment project extends the residential neighborhood fabric through affordable housing ownership opportunities.



TRENTON



ASBURY PARK



PROTOTYPES

Prototype construction entails a process of careful design, selection and procurement that establishes the basic building block of these redevelopment schemes providing a baseline of dependable components that can be adjusted to a variety of sites. This versatility of design can accommodate different exterior treatments that allow maximum contextual response to different neighborhood uses and market levels. Developed primarily as workforce housing components, these prototypes have been easily enhanced to provide full market rate models and options. In NJ, prototypes have been developed to full construction documentation in consultation with manufacturers and suppliers streamlining the permitting process down to automatic approvals of established model lines.



BARRIADA MORALES REDEVELOPMENT

Caguas, Puerto Rico

The \$15-million redevelopment master plan of a high density squatter community was formulated in order to rein its uncontrolled growth. Delineated by a deep gorge on the east and a canalized creek on the west, the Barriada developed organically over time mimicking an ingrained pattern of human habitation in its impromptu design of settlements, streets and open space. The framework of the new plan began with the design of a new street and utility infrastructure. Two new community nodes were proposed to serve as focal points of neighborhood life. Around these, new residential typologies were established for the creation of 479 new homes based on small scale high density structures required to replace the existing substandard dwellings and lower the overall density. The plan's objective sought to improve an enhanced sense of community by opening linkages through open space, diminish the density created by natural barriers, and increase opportunities for decent, affordable housing.



**PALMER SQUARE HULFISH NORTH
COLLINS DEVELOPMENT (HILLIER)**

Princeton, New Jersey

The proposed development for this luxury town home complex designed over and around an existing garage restores the continuity of the interrupted streetscape with the creation of a series of new pedestrian public courts and discrete linkages bounded by the residential structures. Each town home is afforded front door identity whether facing the streets or the open spaces while the interlocking design allows for direct and private access to the garage which remains hidden by the residences. This feature also allows for the inclusion of private terraced yards behind each home above the garage. The project was commended by the planning board on its approval for "...putting Palmer Square on the level of Rittenhouse Square or Georgetown..."





CIRCLE-F SENIOR HOUSING REHABILITATION

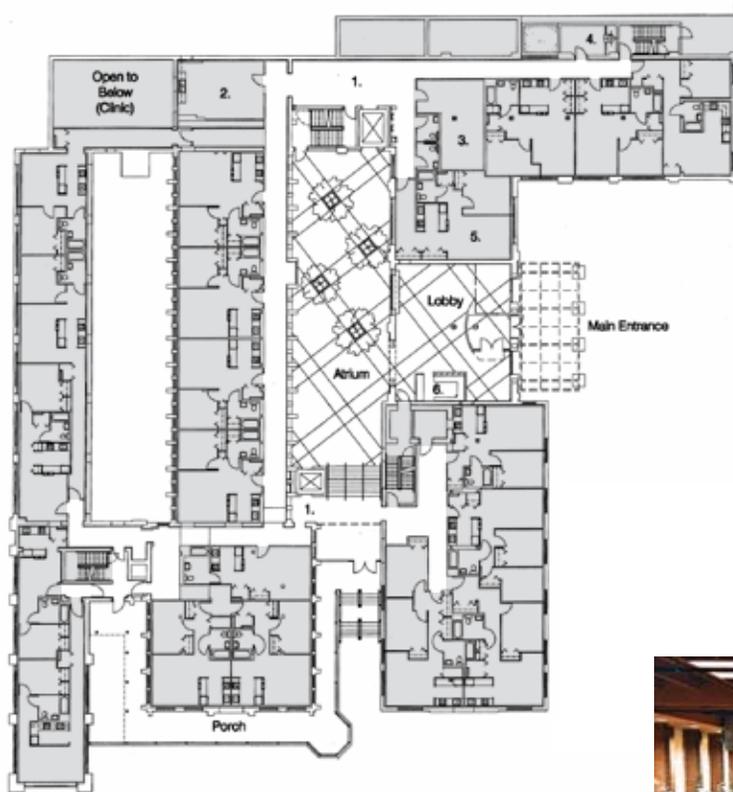
Trenton, New Jersey

\$7-million adaptive rehabilitation of an turn of the century factory for use as senior citizen housing. Project incorporated 70 apartments in an innovative plan which made use of the existing slender light court to create a dramatic atrium - the social center of the multi building complex.



SENIOR HOUSING (cont.)

The new victorian inspired front porch, another popular social space, helped domesticate the industrial aesthetic. The project helped to stabilize and revitalize the surrounding neighborhoods winning praise and commendation by the Federal Home Loan Bank of New York as an outstanding project for the community.



1. Elevator Lobby
2. Community Kitchen
3. Laundry
4. Trash
5. Manager's Apartment
6. Reception



FRANKLIN TOWNSHIP

Franklin Township, New Jersey

The proposed redevelopment project for a mixed income community of 212 homes features a combination of single family, two-family and mid-rise housing options. Located next to a major recreational and nature preserve, the design for this community creates a series of pedestrian oriented linkages laid out to enhance the residential scale of a new neighborhood created along a major highway. Developed in the context of the NJHMFA CHOICE funding program, this new community will address the township's affordable housing obligations under the COAH rules while still providing market rate opportunities and a variety of housing types available.





THE WHITTAKER

Trenton, New Jersey

The proposed design features 40 loft-style, market rate dwellings in a new infill urban mid rise building located in the Mill Hill historic neighborhood. Actually two buildings, these are arranged around a landscaped courtyard integrating off-street parking.

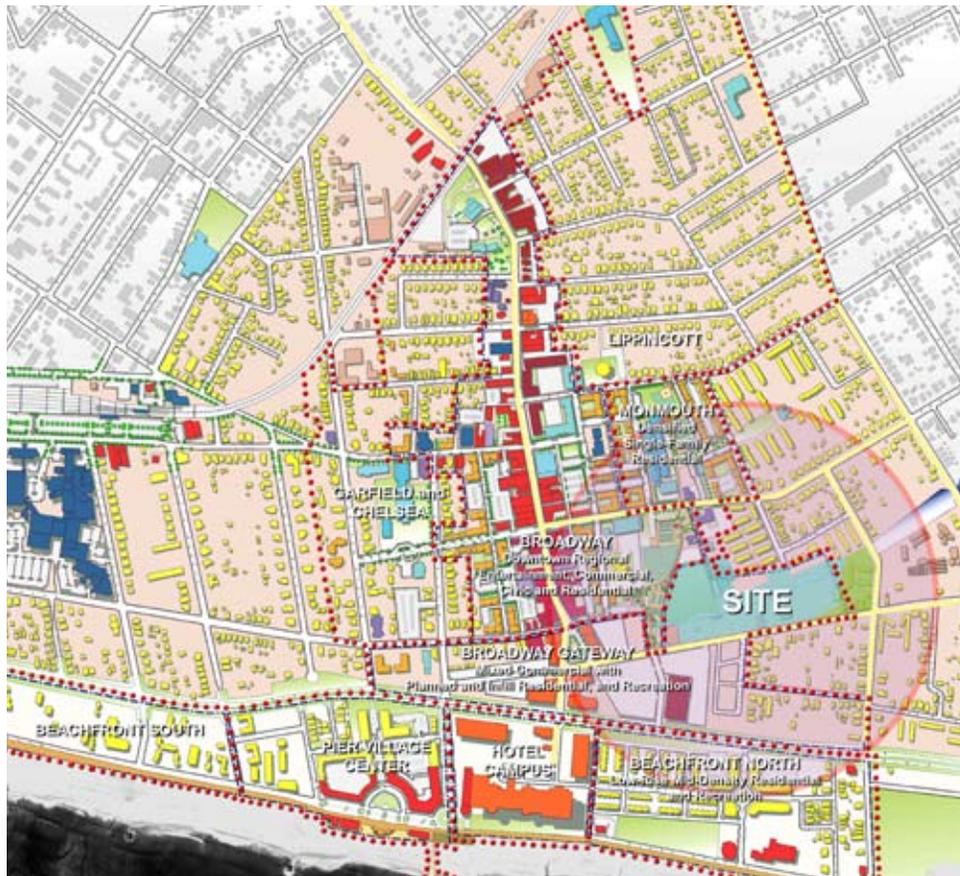


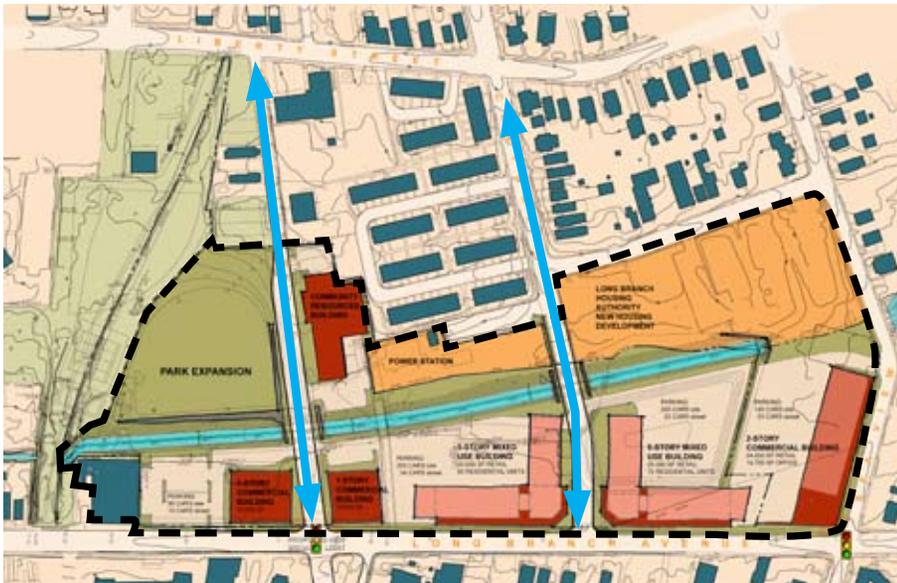
REDEVELOPMENT PLAN LONG BRANCH

MGP Site, New Jersey

The Redevelopment Plan for the City of Long Branch seeks to re-establish the city's identity as a multifaceted community for year round residence, work and leisure in a framework of both its historic legacy and civic consensus. Critical to this plan is the concentrated core of building density that will encourage a pedestrian environment and more intensive use of beachfront areas.

NJR's site is part of the gateway between the oceanfront development and the city's downtown district - both destination targets of a comprehensive redevelopment plan. It mediates the traffic and pedestrian flow towards and from the surrounding residential neighborhoods to the targeted commercial and beachfront areas.





REDEVELOPMENT PLAN LONG BRANCH HIGH DENSITY DEVELOPMENT

MGP Site, New Jersey

Possible full development of site according to available parking. Phased strategy recognizes opportunity for non-profit development of Sea View Avenue lot in order to minimize economical risk and enhance further development:

2-STORY COMMERCIAL BUILDING

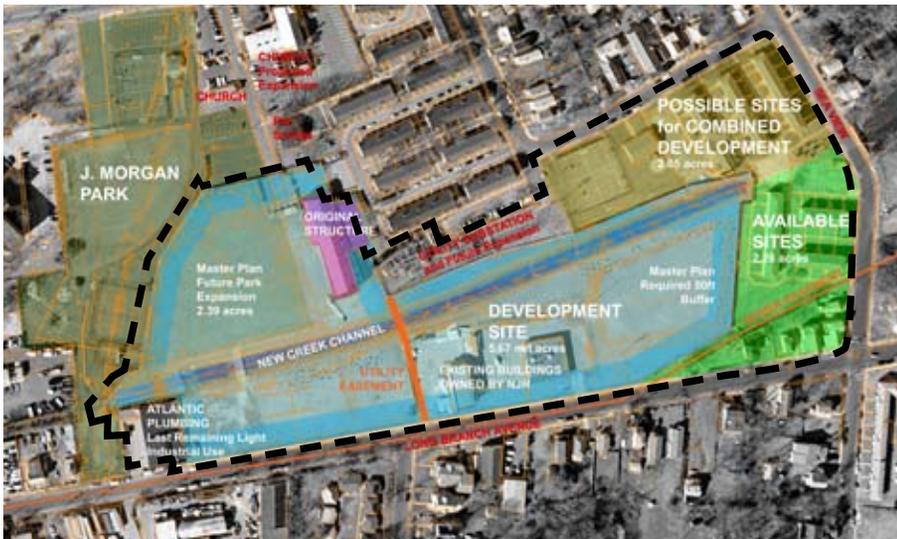
Non-profit development uses may include space for agencies, hospital affiliated outpatient facility and community business incubators.

HIGH-RISE MIXED USE BUILDINGS

Residential development atop retail space takes advantage of unobstructed ocean views, and enhances positioning of neighborhood based retail opportunities.

NEW SIGNAL LIGHT

Newly created intersection with signal light at designated pedestrian beach easement provides commercial development opportunity at busy corner.

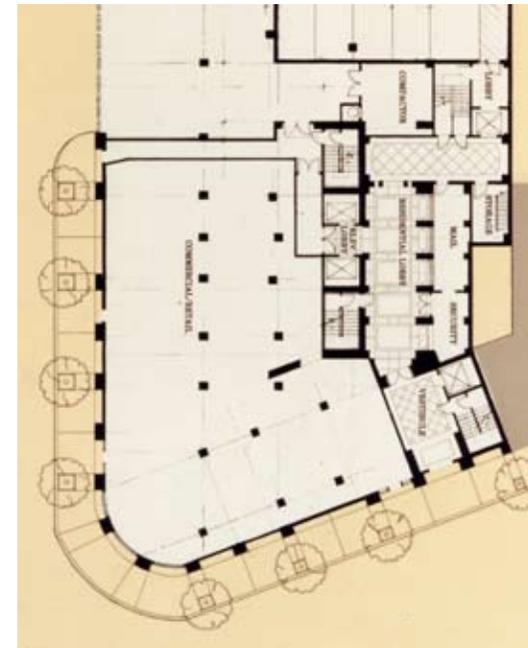




PATHVIEW PLAZA

Jersey city, New Jersey

A 30-story mixed use, market rate residential tower designed for prime Journal Square location. Commanding New York City skyline views anchor this primarily residential project in the urban transportation hub set by a major PATH station. The slender design maximizes its view potential in a limited zoning envelope. The project received planning board approval.

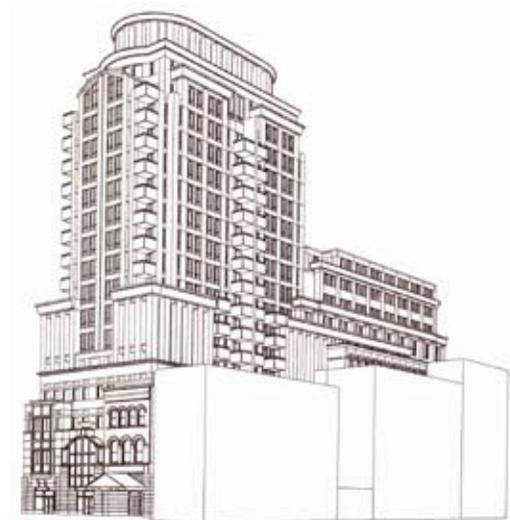




PAVILLION AT THE MAJESTIC

Jersey City, New Jersey

Designed to sit atop an existing historical theater, this complicated 20-story luxury residential, mixed use project located across City Hall in the Van Vorst Park Historic District received preliminary planning board approval and commendation for its contextual sensibility to its neighborhood.



STERLING VILLAGE

Piscataway, New Jersey

A senior housing project developed by a municipal agency creates a variety of affordable studio, one and two bedroom apartment options in a village-like environment. Designed for 150 apartments, the center features in-floor amenities and a community center.



HOUSING

THE WHITTAKER

Trenton, New Jersey

Leewood Real Estate Group NJ, LLC

Design features 40 loft-style dwellings in new urban mid rise building located in the heart of the Historic Mill Hill neighborhood. Actually two buildings, these are arranged around a landscaped courtyard integrating the off-street parking.

LEEWOOD HOUSING PROTOTYPES

Trenton, New Jersey

Leewood Real Estate Group NJ, LLC

Establishment of statewide prototype program for 5-Star Energy Rated homes for different community and urban infill projects. Models range from single family, 15 to 22 FT two-family homes versatile enough for single, duplex and row home applications in a variety of facade treatments and amenities.

LEEWOOD IN TOWN HOMES

Trenton, New Jersey

Leewood Real Estate Group NJ, LLC

Market rate and mixed income urban infill single family homes built as stand alone, duplexes or row houses depending on the neighborhood context. (2007 Community Development Award)

LEEWOOD MT ZION HOMES

New Brunswick, New Jersey

Leewood Real Estate Group NJ, LLC

Thirty-six 2 and 3-bedroom condominiums in a mixed income project located in an urban redevelopment zone.

LEEWOOD RENAISSANCE HOMES AT TRENTON

Trenton, New Jersey

Leewood Real Estate Group NJ, LLC

Eighteen two-family homes each consisting of an owner's home and a rental apartment in a mixed income project located in an urban redevelopment zone.

LEEWOOD RENAISSANCE AT FRANKLIN TOWNSHIP

Franklin Township, New Jersey

Leewood Real Estate Group NJ, LLC

The proposed redevelopment project for a mixed income community of 212 homes features a combination of single family, two-family and mid-rise housing options. Located next to a major recreational and nature preserve, the design for this community creates a series of pedestrian oriented linkages laid out to enhance the residential scale of a new neighborhood created along a major highway. Developed in the context of the NJHMFA CHOICE funding program, this new community will address the township's affordable housing obligations under the COAH rules while still providing market rate opportunities and a variety of housing types available.

THE REGALEON AT PORTSIDE

Philadelphia, Pennsylvania

HILLIER - Project Designer, FXMoya

Design for a floating hotel at Penn's Landing on an actual ship's hull, made to look like a cruise ship.

STERLING VILLAGE

Piscataway, New Jersey

HILLIER - Project Designer, FXMoya

A senior housing project developed by a municipal agency creates a variety of affordable studio, one and two bedroom apartment options in a village-like environment. Designed for 150 apartments, the center features in-floor amenities and a community center.

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PAVILION AT THE MAJESTIC

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URBAN DESIGN

COOPER'S POINT COMMUNITY REVITALIZATION EMPOWERMENT PLAN

Camden, New Jersey

Leewood Real Estate Group NJ, LLC

Design for conceptual residential urban development project for 770 homes for moderate and low moderate income, workforce housing integrated into a proposed renovated urban fabric for the historic neighborhood.

SPEEDWELL AVENUE REDEVELOPMENT PROJECT PROSPECT STREET MULTIFAMILY HOUSING

Morristown, New Jersey

Leewood Real Estate Group NJ, LLC

Redevelopment mixed use project component for 80 moderate income homes.

MONROE REDEVELOPING PLAN

Monroe Township, New Jersey

Leewood Real Estate Group NJ, LLC

Conceptual design for housing redevelopment tract for 500 mixed income homes.

STARS REDEVELOPMENT PROJECT

Asbury Park, New Jersey

Leewood Real Estate Group NJ, LLC

Design for urban infill redevelopment home ownership concept as an alternative public housing project. It envisioned 94 homes in a variety of configurations: single family, duplexes and owner occupied 2-family with rental apartment. The dwellings are oriented to existing and proposed street extensions as well as to a pedestrian oriented greenway.

VILLAGE CENTRE REDEVELOPMENT

Trenton, New Jersey

Leewood Real Estate Group NJ, LLC

Design for multi-use urban revitalization project incorporating commercial, office and residential mixed use buildings and over 500 units of new single family housing woven into the existing fabric of Trenton's South Ward.

REDEVELOPMENT PLAN LONG BRANCH

MGP Site, New Jersey

HACBM - Project Architect,FXMoya

Redevelopment master plan for brown field site: The plan explored opportunities for urban sensitive mixed-use development and open space utilization together with environmental cap management concerns.

ARLO THEATRE SITE REDEVELOPMENT

Camden, New Jersey

MOYA+BANTA Associated Architects

Latin American Economic Development Association (LAEDA)

Design for \$4.3-million urban revitalization project incorporating commercial, childcare, office and vocational uses in response to the needs of the east Camden community for training and economic development.

CALLE CERRA REDEVELOPMENT

San Juan, Puerto Rico

MOYA+LLUCH Associated Architects
Asociacion de Propietarios Y Comerciantes (APCCC)

Feasibility study and master plan for \$3.2 million street and infrastructure renovation to also include the following projects: Development of mixed use opportunities, in particular senior housing; Consolidation of properties and facilities for new shared parking opportunities; Development of entertainment district centered around Latin recording houses; Development of open space strategies.

BARRIADA MORALES REDEVELOPMENT

Caguas, Puerto Rico

MOYA+LLUCH Associated Architects
City of Caguas - Department of Planning / US-HUD

\$15-million redevelopment master plan of high density squatter community: Development of new infrastructure, streets and affordable housing; Implemented first phase of HUD funded infrastructure and street improvements while diminishing density.

TRENTON HOME OWNERSHIP ZONE

Trenton, New Jersey

City of Trenton / US-HUD

Federally designated \$35-million master plan for the transformation of a distressed 212 acre neighborhood into a vital residential community through the development of six strategic housing developments: Built projects include Monument Crossing, Willow Green Townhomes and Willow Green North.

MONUMENT CROSSING HOUSING DEVELOPMENT I & II

Trenton, New Jersey

The ISLES / Affordable Housing Developers Partnership

In association with Barton Associates and Alan Goodheart, award winning design for \$7-million new affordable housing neighborhood development: Design incorporates the creation of new city housing blocks and scattered site infill housing with new urban street patterns that integrate historic and educational centers into the life of the community in National Historical Landmark Site.

WILLOW GREEN TOWNHOMES AND WILLOW GREEN NORTH

Leewood Real Estate / Lutheran Social Ministries of NJ (phase-I)Power, LLC (phase-II)

Award winning design for 63 home affordable housing neighborhood integrating the adaptive reuse of abandoned railroad right of ways in creating urban spaces. (Governor's Award Outstanding Development Project of 2001)

PALMER SQUARE NORTH

Princeton, New Jersey

HILLIER - Project Architect, FXMoya
Collins Development Corporation

Design and planning board approval for luxury townhome development in dense urban context planned to be built over and around an existing 2-story garage, concealing it with 97 luxury townhomes.

ARCORP

Weehawken, New Jersey

HILLIER - Designer, FXMoya
Imperatore Development

Master plan for a 1,320-unit residential community on a 45-acre site along the Hudson River overlooking New York City.

EDUCATIONAL HOUSING

RAMAPO COLLEGE OF NEW JERSEY

Mahwah, New Jersey

HILLIER - Project Architect and Designer, FXMoya

New on-campus dormitory for 300 beds.

SETON HALL UNIVERSITY

South Orange, New Jersey

HILLIER - Project Designer, FXMoya

Campus master plan and implementation, realized were the following projects: three dormitories totaling 500 beds and 105,000 SF; new campus pathways, plazas and main vehicular entrance; 230,000 SF athletic recreation center with indoor NCAA track, multipurpose courts, racquetball, dance, aerobics, weight training, locker rooms and a 25m Olympic-size swimming pool.

RENOVATION and REHABILITATION

CIRCLE-F SENIOR CITIZEN HOUSING

Trenton, New Jersey

Lutheran Social Ministries

Multiple award winning design for \$7-million adaptive rehabilitation of old turn of the century watch factory for use as senior citizen housing. The innovative plan made use of the slender industrial building's light court to create a dramatic atrium as the social center of the complex and an artfully designed new Victorian inspired front porch to domesticate the complex's industrial aesthetic. The project helped to stabilize and revitalize the surrounding residential neighborhoods winning praise and commendation by the Federal Home Loan Bank as an outstanding project for the community. (1998 Award for Housing HUD, 1998 Commerce Bank PBJ Building Excellence Award - Finalist).

MATTHEWS MOYA ARCHITECTS



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