

# A RARE CASE OF THE RIGHT KIND OF NEW DEVELOPMENT...REALLY!

David Dunlap, for the New York Times, recently discussed the plans for derelict farm land in the middle of Staten Island. Purchased from the city for \$1 by developer Raymond Masucci, the 45-acre lot will now be turned into "Landmark Colony" - an affordable housing and public park space. Led by V+B architecture/urban planning and Tribeca's own landscape architect Nancy Owens Studio, the area will see adaptive reuse of existing materials, historic restoration of existing buildings, and new architecture that will be a modest 6-stories and in sync with surrounding landscape.

"At a cost of about \$91 million, Mr. Masucci would rehabilitate five remaining buildings on the site, tear down five others and preserve a 112-year-old men's dormitory as a stabilized ruin. He would also construct three six-story apartment buildings and 14 multiple-unit townhouses, some with built-in garages, for a total of 344 condominiums. They would start opening next year." The new construction is not architecturally glorious and one could quibble with the streetscape, but it hits the right scale and density for the area. Here are some renderings.



Rendering of amphitheater and arrested ruin along southern edge of the Landmark Colony | Image by Nancy Owens Studio





To read the full New York Times article, click [here](#).

To read more about the architects and planners, click [here](#).