



The Peninsula

The Peninsula, once a Spofford Youth Detention Facility, will now be dramatically reimagined into a mixed-use campus including affordable housing, a health and wellness center, daycare, film production studio, Fresh Food grocery, and more. EP Engineering provides MEP design for the two high-rise residential buildings which will be a part of phase 2 for the development. Building 2A will be 13 stories and 230,000 sqft and Building 2B will be 16 stories and 195,000 sqft which include commercial and community facility space, a common enclosed parking garage, publicly accessible open space, and one to four-bedroom affordable housing units. Both buildings are designed to meet Enterprise Green Communities Criteria and LEED Silver requirements. Project Team: Hudson Companies, Gilbane, WXY Studio, Body Lawson Associates, Brightpower, and the Mutual Housing Association of NY

LOCATIONS

Building 2A
1201 Spofford Ave
Building 2B
1207 Spofford Ave

PROJECT SIZE

Building 2A
230,000 SF
Building 2B
195,000 SF

CHALLENGES

- Maintaining maximum ceiling height within apartment units
- Coordinating rooftop equipment with solar panels
- To increase energy efficiency, design a combined heat and power (CHP) plant

ACHIEVEMENTS

- Provided Variable Refrigerant Flow (VRF) heat pump systems to heat and cool the building.
- Wall-mounted ductless units were utilized to keep ceilings high in living rooms and bedrooms
- Ventilation ductwork and sprinkler line crossings were coordinated to only occur in areas where ceilings could be dropped (i.e. – closets)
- Rooftop condensing units were located beneath the solar panel pergola structure and provided with discharge hoods to prevent short cycling
- A separate cogeneration system was designed for each building to utilize waste heat from a microturbine for domestic hot water production

