



Case Study:
DePaul Ebenezer Square

SWBR

Positive Impact, Meaningful Design

Ebenezer Square Apartments

This residential development replaces a long vacant and blighted big-box store centered in a residential area of West Seneca and offers **affordable apartments** integrated with 75-units of licensed residential housing, serving individuals with a mental health diagnosis in recovery.

The three-story, 124,000-sq-ft building features one and two-bedroom apartments. In addition to modern, well-appointed living spaces, the apartments offer stable housing in a service enriched, recovery-oriented setting to adult individuals with a psychiatric disability in recovery. Licensed by the Office of Mental Health, residents will have 24/7 access to care and can receive living skills training, medication management, linkages to medical and dental care, health education, as well as educational and vocational services. Residents have access to off-street parking, lounge areas on each floor, outdoor picnic areas and a community room. Staff and security are on-site 24 hours a day.

The development was awarded **LEED for Homes Platinum** certification and incorporates the latest energy-saving solar technology – a 150-kilowatt solar array is expected to generate 75% of the building's electricity. The 100 affordable apartments are energy-efficient, each with private storage, fully equipped kitchens, and full baths. 75 units are part of NYS's Single Room Occupancy (CR-SRO) Program.

"This project clearly demonstrates that housing can bring a **positive impact to communities** like West Seneca," said Town of West Seneca Supervisor Sheila M. Meegan. "This apartment complex demonstrates that balancing resources will bring us closer to ensuring the opportunity of housing to those who may not have a place to call home. DePaul's investment in our community will provide such a great impact for many."

Building Area: (sf)
124,000

Cost per Square Foot:
\$196.77

Construction Cost
\$24.4M

Date of Substantial Completion:
November 2016

Location of Project:
West Seneca, NY

Type of Project (check one):

Residential
 Single Family
 Multi-Family

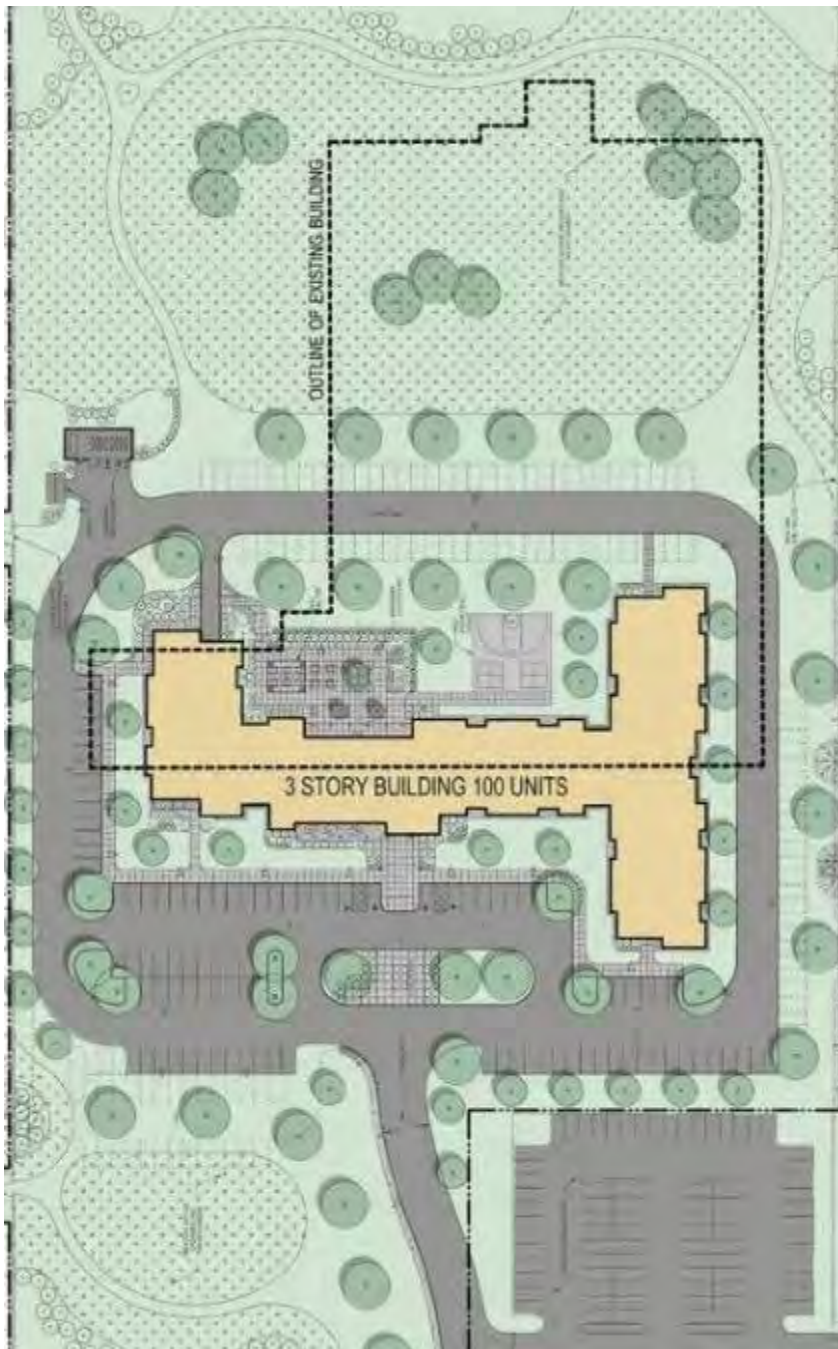
Commercial/Industrial
 Small Project – <\$1 Million
 Large Project – >\$1 Million

Institutional
 Small Project – <\$1 Million
 Large Project – >\$1 Million

Interior Design and Environment

Urban Design

SITE PLAN

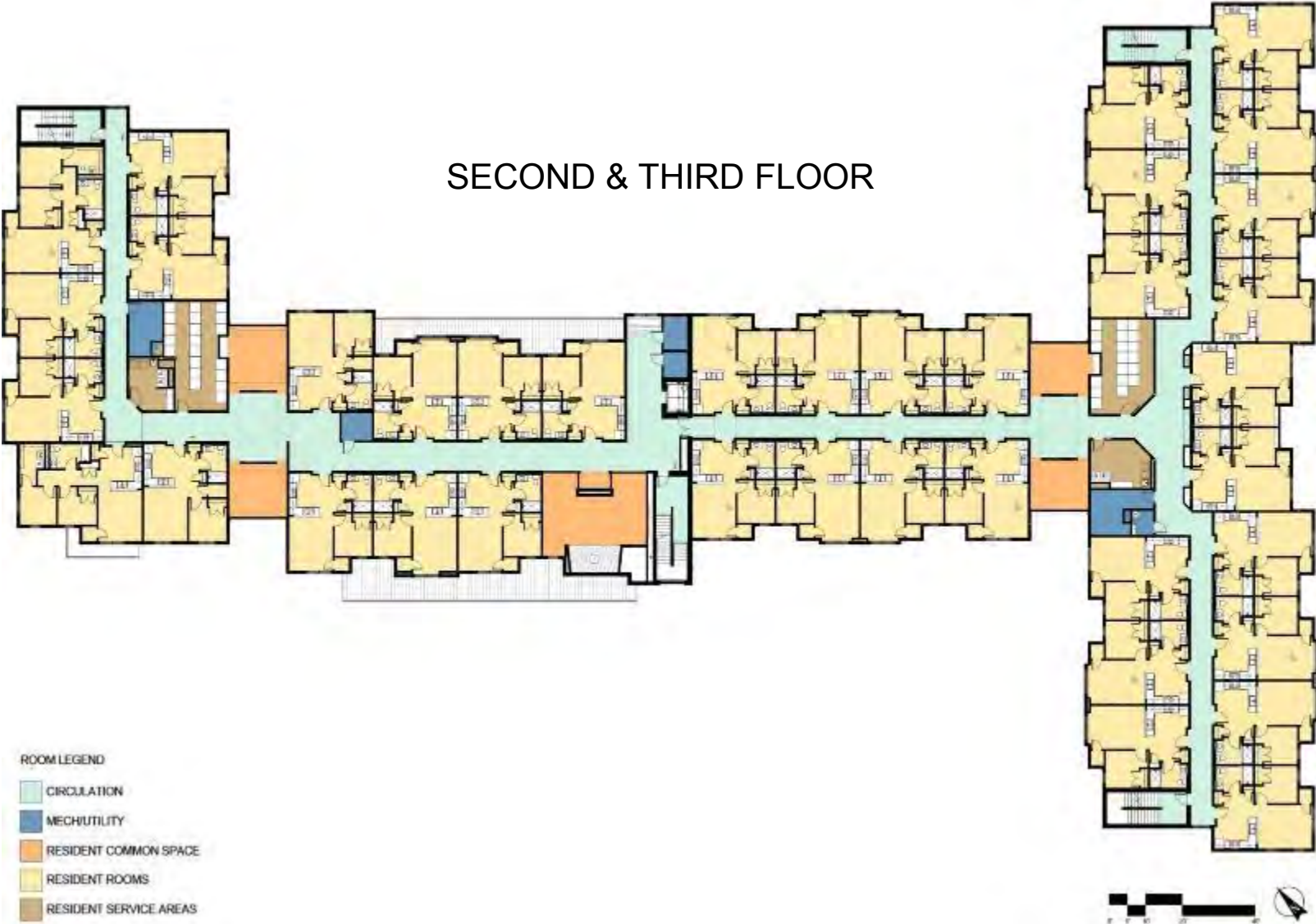


FIRST FLOOR



- ROOM LEGEND
- ADMINISTRATION
 - CIRCULATION
 - MECH/UTILITY
 - RESIDENT COMMON SPACE
 - RESIDENT ROOMS
 - RESIDENT SERVICE AREAS

SECOND & THIRD FLOOR





Before



After

The use of lounge spaces with full glass helped to break down the scale of the building and become more commensurate with the existing residential context.



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Nestled in the corner between the building lounges and community space, this generous outdoor space is the focal point for informal and formal gatherings.



The main lobby space is a double-story height with a double-sided fireplace. Glass walls on the upper level play against the solidity of the stone and wood.



Abundant natural light fills one of the many common areas. Sensitivity was given to a traditional feel of the exterior with 8 over 8 muntins in the windows, which was contrasted with the use of bright and playful colors on the interior.



These affordable apartments are integrated with 75-units of licensed residential housing, serving individuals with a mental health diagnosis in recovery.



Apartments are modern, open living spaces that help residents feel safe and secure.



The project has a strong commitment to sustainability and good stewardship. The solar array, highly visible on the site, is a constant reminder of this project's commitment to offer lower energy usage by renewable power.