

NEWS RELEASE

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Goshow Architects Completes Design on Senior Housing Project

New York, NY (July 21, 2008) – Design has been completed on three new buildings for the Senior Residences Project at the First Presbyterian Church of Astoria in Queens by Goshow Architects, one of New York City's largest women-owned sustainable design architectural firms.

The 82,500 sq. ft. buildings will include 94 units of senior housing, complying with Quality Housing Zoning Guidelines, and 6,000 sq. ft. of worship and community space. The senior housing units will be one-bedroom and efficiency units.

The classical structural facades on the church and the church house, with granite columns and a Greek pediment, will be saved and used as freestanding elements at the front of the new buildings.

"This project is on the cutting edge to find new uses for under-utilized religious properties," said Eric Goshow, AIA, LEED-AP, Principal of Goshow Architects. "It responds to the needs for low-income housing and preserves some of the history of the neighborhood."

During design, Goshow reached out to local community groups and the State Historic Preservation Office. The church buildings were not on the register of the historic places landmarked and Goshow designed the project within current zoning.

The facades will be removed and stored off-site while the rest of the current buildings are demolished and the new buildings are constructed. The new buildings also will have exhibition space to document the history of the church and its building.

Goshow, who is the partner-in-charge on this project added, "There is community opposition to tearing down these grand old buildings, but many churches are no longer financially sustainable. Low income or senior housing is a good use of the land because it fits in with the church's mission. By using some of the features of these 19th and 20th century buildings we create a compromise that works for everyone - the church, the community, and the needs of the neighborhood for senior housing. Saving historic remnants of the older buildings and including them in the design of the new housing structures is a way to honor the past. "

The project is being sponsored, built, and operated by HANAC, Inc., the Hellenic American Neighborhood Action Committee. The nonprofit organization's projects include services for senior citizens, youth, employment, education and training, housing

and community development, transportation services, substance abuse, crime victims and social services.

One of the key problems of urban centers is where to find land in which to construct much needed low-income housing. Goshow added, "Under-performing churches have the land. Many of these congregations are now willing to partner with sponsors of low-income housing to include a more modest sanctuary space within a large building."

The Presbyterian Church of Astoria will own a 6,000 sq. ft. condominium and the first floor community space that seats up to 150 people, will also be used for worship services on Sunday. "With congregations and endowments dwindling, churches must find ways to stay financially viable," says Nancy Goshow, managing partner of Goshow Architects. "This is a new way to make productive use of church property while giving them a way to maintain and revitalize their congregation and mission."

Goshow Architects has pioneered other supportive housing development needs, including a Bronx apartment building that provides public housing to seniors raising their grandchildren. The first project of its kind in the Northeast, the building also employs sustainable design elements to produce long-term operational savings.

The PCA Senior Housing construction documents are being finalized while financing for the \$21 million building is being completed by HANAC through HUD and the Enterprise Foundation. Groundbreaking is scheduled for early 2009.

Goshow Architects is a full-service architectural firm dedicated to improving communities through long-term, sustainable design solutions. Their extensive portfolio includes K-12 schools and higher educational facilities, multi-family housing developments, and projects for assorted government agencies, as well as private and not-for-profit developments. Established in 1978, the 40-person practice is a leading proponent of green design.

For more information visit www.goshow.com or call (212) 242-3735.

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