

Poestenkill Place

Troy, New York



architecture+ designed this new four-story, 82-unit apartment building on a 1.9 acre site on First Street in Troy, New York. The new 132,000 square foot building will accommodate one, two, and three bedroom apartments on the three upper floors as well as tenant amenities and management offices located in common areas on the first floor. Amenities will include a community room, fitness gym, shared laundry room, on-site management offices, maintenance facilities, outdoor courtyard, playground, picnic areas, parking garage, and a landscaped courtyard.

The building provides an architectural street landscape that connects to the historic neighborhood while providing a contemporary aesthetic expression. It has a similar height, proportion, rhythm, and material palette as the local neighborhood and urban landscape. The façade is layered with varying materials to add architectural interest and composition to the street and courtyard facades. Façade details such as shallow bays, bench seating, and Juliet balconies reinforce a rhythm along the street and provide a pedestrian friendly streetscape.

Apartments are stacked by type allowing the structure, plumbing, and mechanical systems to carry through the building vertically. Apartments are arranged along a double loaded 'U' configured corridor that follows the block and wraps the interior landscaped courtyard providing apartment views to the street or courtyard and allows natural light at all stairwells and corridor areas. Apartment living spaces are arranged to provide a modulated façade and fenestration while maximizing privacy. Corridors are configured with recesses to provide neighbor clusters along the hallway and to allow light and views into and from the building at each end. The apartment living areas utilize an open plan to allow natural light to penetrate the building interior, add visual openness and provide tenant flexibility for furnishing. The lobby stair is located at the corner of Ida and Second Streets and is glazed to add activity and interest to the main public entrance to the building.