Construction began Spring 2008, and 99% of the units were occupied by December 2010. In an effort to minimize the environmental impact of this new development Serviam Gardens features a number of energy-saving and green elements: A 96% efficient boiler system • Low-energy elevators • Compact fluorescent light fixtures • Low-Emissive argon-filled windows • Energy Star appliances • Low-flow water fixtures • a rainwater harvesting system • and more.

The Serviam Gardens project also features 23,000SF of ground-level landscaping and an 8,000SF intensive green roof.

The rooftop garden includes three main assembly terraces, vine-covered trellises for shade, furnished alcoves, and a series of built-in bench nooks. A spine of trees and the central elevator divides the roof into areas featuring their own landscaped environment ranging from a field of wildflowers and grasses to beds of low-lying sedums and succulents with shrub-lined borders. The plants are rooted in raised custom-built planters ranging from 18” to 24” in height, as well as in low-lying aluminum-edged beds. The decking surfaces and custom-built planters were constructed out of fossilized bamboo. The rooftop garden supplements its own irrigation needs with two 925-gallon rainwater tanks housed atop two stairwell bulkheads.

Funding Partners: US Department of Housing and Urban Development, NYC Housing Development Corporation, NYC Housing Preservation and Development, Enterprise Community Partners, Chase CDC

Architect: Jack Coogan of Oaklander, Coogan and Vitto