



纽约市布朗克斯区社维安花园：低收入年长者住宅协同设计

Serviam Gardens: Collaborative Design for Low Income Senior Housing in Bronx, New York

罗宾·可, 葛瑞·马洪, 艾琳·莫瑞亚蒂, 布朗温·格罗普 /
Robin KEY, Gareth MAHON, Erin MORIARTY, Bronwyn GROPP

项目地址：美国纽约市布朗克斯区
项目面积：总面积——0.77hm²
项目面积——0.19hm²

项目委托：福特汉姆·贝福德房产公司、
Enterprise Community Partners基金会

项目费用：100万美元
景观设计：Robin Key景观设计事务所
首席设计师：罗宾·可、葛瑞·马洪、艾琳·莫瑞亚蒂
建筑设计：OCV建筑设计事务所
设计合作：DesigNYC、Enterprise Rose建筑联谊会
设计时间：2010年
施工时间：2010~2011年
建成时间：2011年
所获奖项：2012美国景观设计师协会纽约分会荣誉设计奖

Location: The Bronx, New York, USA
Area (size): Total Site — 0.77 hm²
Project Area — 0.19 hm²

Clients: Fordham Bedford Housing Corporation,
Enterprise Community Partners

Cost Item: USD 1 Million
Landscape Architecture: Robin Key Landscape Architecture
Chief Designers: Robin Key, Gareth Mahon, Erin Moriarty
Architecture: OCV Architects
Collaborators: DesigNYC, Enterprise Rose Architectural Fellowship
Design Period: 2010
Construction Period: 2010 ~ 2011
Completion Time: 2011
Award: NYASLA Design Honor Award 2012

1. The 7,500 sqft Roof Garden includes a green roof, rain water harvesting system, bamboo decking and multiple seating areas. © Tom Sobolik
2. The community garden © Tom Sobolik
3. Collaborative Design Process: Meetings with the Design Team and the Serviam Garden Residents were held to determine the program and to review design progress. © RKLA

社维安（拉丁文“我将服务”之意）花园是一处低收入年长者综合住宅群，位于纽约市布隆克斯区，距离曼哈顿中城45分钟地铁的路程。该项目由福特汉姆·贝福德房产公司（FBHC）开发，FBHC是一家向布隆克斯区3000多个家庭提供经济适用住房的非营利机构。项目完成于2010年，收到了众多65岁以上者提出期望入住的申请。

同年1月，罗宾·可景观设计师事务所（RKLA）加入该项目团队，其首要目标是即将完成的项目新建一个周界花园。在2010年中，RKLA与客户团队以及该项目的建筑方密切合作，设计并监督该场地开放空间的营造。该项目是“设计纽约”所组织的十二个试点项目之一，“设计纽约”是新近成立的一家立足于纽约市的组织，在无偿公益的基础上架构起专业设计师与需要设计服务的社区非营利机构之间的桥梁。该组织以“以设计的力量，改善纽约人的生活”为使命。

该场地设计团队由景观设计方领导。两大客户——包括FBHC和进取社区合伙公司——在设计过程中都积极配合。进取社区合伙公司是全美低收入住房的创新者，以资金和宣传支持本地开发商。交给景观设计方的原初项目范围是在圣厄休拉山女子中学校园内创建一个代际花园，为了该建筑近300位老年居民以及中学生的使用，突出可持续设计原则。在项目开发阶段过程中——在此期间，对客户、居民和设计团队进行了调查和采访——项目的其他元素得以确认。年长的居民想拥有安全、便利的户外空间，用于锻炼。此外他们还希望既有可举办社区重大事件的空间，又有可供一两个人享用的较小的安静区域。这些居民大多数出生于美国之外的其他国家，极为希望在社区花园里拥有自己种植食物的小天地。对于他们许多人来说，这是自从他们离开出生国度后首次拥有自己的花园。

在景观设计工作室中，协同合作的设计师规定了一系列设计原则，并界定了场地内不同的活动区域。入口体验由建筑师设计，主要是种植规划，作为门面向更广泛的布隆克斯社区展示。项目区域分为各有特色但实际相连的三个花园区。该区域的形状如同字母C，涵盖建筑的东边、西边和长长的北边。因其各自的地形和光照条件，这三个区被分别开发为社区花园、露天广场和步道。

社区花园位于场地上唯一阳光充足的可用位置，包括个人和社区花园地块。露天广场经设计，提供具有灵活座椅和遮荫树木的开放空间，座椅和树木有些是已有的，有些是新增



的。向北的步道上有许多静谧的休憩点，其中包括一个“星座花园”，代表小熊座的七颗星，契合学校的校徽。这些区域合在一起，创造出一条长402m的完全便利可达的环路。通过这条环路，居民可以出行及追踪他们的运动。除了地面空间以外，居民还可以享用由项目团队联合设计的一个697m²的绿色屋顶花园。

花园的所有户外空间以可持续性设计实

践为特征，包括使用透水铺路石、透水石粉表面、充足的种植坛和一个雨水花园——所有这些都促进水渗透。为了尽量减少场地所需的水和维护资源，选择的植物搭配基本上是本土植物和本土适应性植物。

由于该项目的合作特性，其户外空间得到建筑居民的经常使用和照料。在这一都市环境中，像这样的户外空间并不多见。该项目使居



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民能在享用户外环境的同时，保持私密性，而这在其他项目中不太可能实现。社区花园极受居民欢迎，以至于花园的地块已被进一步划分给更多的居民，且尚有居民在等候在将来使用这些地块。RKLA仍然与项目合作方一起致力于该项目，监控场地及植被条件，以及与FBHC合作实施一项维护计划。除了设备管理之外，FBHC还向居民提供社会服务，并协调组织重大事件及活动，比如使用内部和外部空间的健身课程和社交团体。罗宾·可景观设计事务所、福特汉姆·贝德福房产公司和“设计纽约”已经一同展开了一项研究，分析该项目的成功，并试图衡量“设计的力量”。■（钱瑾译，李舒雅校）

- 4. Rendered Site Plan © RKLA
- 5. Rendered Perspective — Plaza © Erik Nevala-Lee
- 6. Rendered Perspective — West promenade © Erik Nevala-Lee
- 7. Rendered Perspective — Community Garden © Erik Nevala-Lee

Serviam Gardens is a low income senior housing complex in the Bronx section of New York City and a 45 minute subway ride from midtown Manhattan. The project was developed by Fordham Bedford Housing Corporation (FBHC) - a nonprofit that provides affordable housing to over 3,000 families in the Bronx. It was completed in 2010, receiving an overwhelming number of applications from perspective residents, all over the age of 65.

In January of the same year, Robin Key Landscape Architecture (RKLA) joined the project team with the primary goal of creating a new perimeter garden for the soon-to-be completed project. Over the course of 2010 RKLA collaborated closely with the client team and the project architect to design as well as oversee the construction of the site's open space. The project was one of twelve pilot projects organized by designNYC, a newly formed New York City-based organization that connects community based nonprofits in need of design services with professional designers on a pro bono basis. The organization's mission is to "improve the lives of New Yorkers through the power of design."



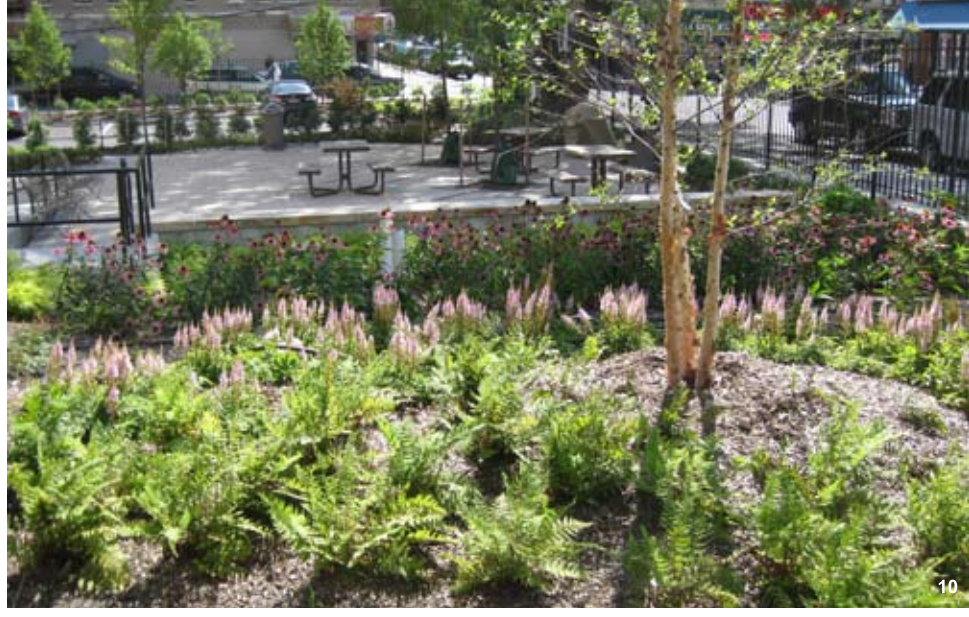
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The site design team was led by the landscape architect. The client organizations - both very active collaborators in the design process - included FBHC and Enterprise Community Partners, a national low-income housing innovator that supports local developers with funding and advocacy. Built on the campus of Mt. St. Ursula High School for girls, the original project scope given to the landscape architect was to create an intergenerational garden that highlighted sustainable design principles for use by the building's almost 300 senior residents and students from the high school. Over the course of the program development phase - in which the client, residents and design team were surveyed and interviewed - additional program elements were identified. The elderly residents wanted a safe and accessible outdoor space for exercise. They also wanted space that would accommodate community events as well as smaller quiet areas for one or two individuals to enjoy at a time. The residents, the majority of whom were born outside the US, connected most enthusiastically with the inclusion of a community garden where they would have plots to grow their own food. This was the first time that many of them would have their own garden since leaving their county of birth.

Within the landscape architecture studio, the collaborating designers defined a set of design principals as well as different areas of activity within the site. The entry experience had been laid out by the architect and was treated primarily as a planting plan that would present a face to the site's larger community in the Bronx. The project area was divided into three distinct yet physically connected garden zones. The area was shaped like a large letter C, wrapping the east, west and long north side of the building. Each with its own topography and sun-shade conditions the zones were developed as a community garden, a plaza and a promenade respectively.

The community garden was located in the only available sunny location on site and includes individual and community garden plots. The plaza was designed to provide open space with flexible seating and shade trees, both new and existing. The promenade to the north allows for multiple quiet seating spots including a "constellation garden" representing the seven stars of Ursa Minor, a reference to the school's shield. Combined, these zones create a quarter-mile long fully accessible circuit through which the residents can journey and track their movement. In addition to the ground level spaces, the residents enjoy a 7,500 sqft green roof garden, collaboratively designed by the project team.

All of the garden's outdoor spaces feature sustainable design practices including the use of permeable pavers, permeable stone dust surfaces, ample plant beds and a rain garden - all to facilitate water infiltration. In an effort to minimize need for the site's water and maintenance resources, a plant palette of mostly native and native adaptive plants was selected.

The collaborative nature of this project has resulted in a much used and cared for outdoor space by the building's residents. In this urban environment



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where such outdoor space is uncommon, this project has allowed residents to enjoy their outdoor environment with an intimacy that would likely be unattainable otherwise. The community garden has been extremely popular with residents, so much so that plots have been subdivided to allow more residents to garden and a waitlist has been established for future plot use.

Together with project collaborators, RKLA remains engaged with the project, monitoring the site and plant conditions and working with the FBHC on implementing a maintenance plan. In addition to facility management, FBHC also provides social services to the residents and coordinates events and activities, such as fitness classes and social groups, which make use of the interior and exterior spaces. Robin Key Landscape Architecture, together with Fordham Bedford Housing Corporation and designNYChave begun a study that will analyze the success of the project and attempt to measure the 'power of design'. ■ (Translated by Jin QIAN, Proofread by Shuya LI)



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- 8. The "Plaza" was created to provide the residents with an outdoor gathering space for community meetings and family events. © Tom Sobolik
- 9. The woodland garden creates a shaded quiet spot within a grove of single and multi-stem river Birches under-planted with ferns, perennials and grasses. © Tom Sobolik
- 10. All of the garden's outdoor spaces feature sustainable practices, including a rain garden, to facilitate water infiltration on site.
- 11. With residents hailing from diverse ethnic backgrounds, the ability to grow their own food was determined as an important programmatic element early on in the design process. © Tom Sobolik
- 12. Plantings on the Roof Garden were carefully chosen to suit this unique environment. © Tom Sobolik