



picced

Pratt Institute Center for Community and Environmental Development

Maple Street School Child Care Center 21 Lincoln Road, Brooklyn NY

PICCED's Mission:

PICCED works for a more just, equitable, and sustainable city for all New Yorkers, by empowering communities to plan for and realize their futures.

As part of Pratt Institute, we leverage professional skills – especially planning, architecture and public policy – to support community-based organizations in their efforts to improve neighborhood quality of life, attack the causes of poverty and inequality, and advance sustainable development.

Sustainable Design Elements:

- Reuse of existing structure
- Daylighting through skylights, clerestory windows
- Linoleum and cork floor tiles
- Cellulose insulation
- Wood trim from sustainably-grown forests
- Recycled plastic toilet partitions
- Recycled glass and concrete countertops
- Zero-VOC interior paint

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FOR COMMUNITY AND
ENVIRONMENTAL DEVELOPMENT**

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Client: Maple Street School

Project Type: Gut renovation of
MTA-owned concession space

Project Size: 2,800 SF

Construction Cost: \$645,000

Completed: September 2001



To transform a vacant storefront next to the Prospect Park subway station into a 2,800 sq. ft. parent-run cooperative day care center, perhaps the only day care center in a subway station in the country, Pratt Planning and Architecture Collaborative (PPAC) had to overcome a variety of challenges. They had to gain approval for their plans through a rigorous review by the formidable MTA bureaucracy. After being abandoned for five years, the entire roof structure and north masonry wall had to be rebuilt and the mezzanine expanded. They had to research appropriate materials and develop construction details for encapsulating a toxic residue left behind by the previous tenant, a dry cleaner, on a bridge structure constantly vibrating from subway and bus traffic. Finally, just getting new water service pipes into the building around the bridge structure necessitated employing extensive technology.



The result, though, is one floor plus mezzanine of sunny play and learning space for 50 children located 75 yards from Prospect Park and five steps from the entry to the subway station, thereby addressing two primary concerns of urban parents: day care and transportation. Complying with the requests of the school building committee, PPAC maximized the use of environmentally benign or “green” materials to the extent possible. The school committee was also very adept in obtaining a combination of private and public funding to cover the eventual budget of \$850,000. The school moved into the new spaces, its third location in its twenty-five year history, in September 2001, and the children are not learning above their station. The project received an Honorable Mention from the Brooklyn Chamber of Commerce at their “Building Brooklyn Awards 2002” reception.