

Hegeman Residence

Brooklyn, New York

Project Description

This 5-story, 80,000 sq. ft. residential structure creates transitional housing for low-income individuals and formerly homeless single adults. The building design and construction incorporates many “green” elements throughout, including environmentally responsible materials and technology to reduce operating and maintenance costs for long-term sustainability.



Common Ground Hegeman Residence rendering provided courtesy of Cook + Fox Architects

Project Summary

Building Type:

Mid-Rise Residential

Market Category:

Transitional Housing

Total Square Footage:

80,000 sq. ft.

Units:

161 units

Type of Construction:

New Construction: Concrete Block and Plank with Brick Panel Façade and Glass Curtainwall

Owner/Developer:

Common Ground Community
New York, NY

Architect:

Cook + Fox Architects, LLP
New York, NY

Project Financing:

Owner-Financed

Features

Common Ground's Hegeman Residence provides a beautiful calm spot in a crowded city environment and serves the neediest of the community with 161 apartments of essential housing. Amenities of this project, atypical for affordable housing, include a 24/7 attended lobby, a computer room, an exercise room and broad glass façades that deliver natural daylight to interior spaces.

Designed for LEED Silver rating, the project emphasizes sustainability. The outdoor spaces of this project include a “green” roof that cools the building, slows storm water run-off and employs solar panels, a landscaped courtyard and a community garden. Building operation is facilitated with a complete building management system. Environmentally responsible lighting and motion sensors installed throughout the building reduce operating costs and improve security, and condensing boilers boost energy efficiency while lowering energy costs.

Challenges and Solutions

Mountco supported the development team and served as general contractor for this neighborhood revitalization project. The building was constructed on a very tight site in a congested urban area, requiring significant coordination for material staging and trades. The site of a former parking lot, the subsurface conditions necessitated environmental remediation of soil contamination, and foundation work required extensive shoring.

“After Mountco’s successful completion of our 190-unit new construction project in the Bronx, we asked Mountco to be part of our development team for this project in Brooklyn. Working with our architect in the design phase, Mountco’s expertise and collaborative spirit were key and enabled us to achieve our hard cost budget goals and proceed with our Hegeman Residence project in a very fiscally challenged environment. I highly recommend Mountco as a general contractor or development partner.”

-David Beer, Director of Real Estate Development, Common Ground