

common ground pitt street residence

Common Ground's Pitt Street Residence is the first truly sustainable affordable housing project in New York City.

Common Ground has successfully completed several similar projects in New York City, and has always provided an attractive well-designed environment for its tenants. For this project they approached K+C to design an efficient, healthy and low-energy building.

The 100,000sf Pitt Street Residence will house 264 residents on 12 stories with on-site social services, a gym, computer room, laundry room, roof gardens, and multipurpose room opening out onto a landscaped back garden. The entry courtyard will be a community garden. The residents will be a mix of homeless adults with special needs (HIV/AIDS/mental illness), young adults aging out of foster care and at risk of homelessness, and working low income single adults from the community. There will be 9 floors of 220sf single efficiency units and 2 floors of shared suites.

The project is supported with funds from NY State Homeless Housing and Assistance Corporation, and the NY City Department of Housing Preservation and Development, but will exceed their standards, setting new benchmarks for sustainable social housing in America.

The Client:

Common Ground Community, Inc.

The Team:

Kiss + Cathcart, Architects
Goldman Copeland Associates
Robert Silman Associates, Engineers
Donna Walcavage Landscape Architecture + Urban Design
AWA Architectural Lighting Designers

Project Details:

\$42,000,000
100,000 sf

LEED Gold expected

Construction, Completion 2010



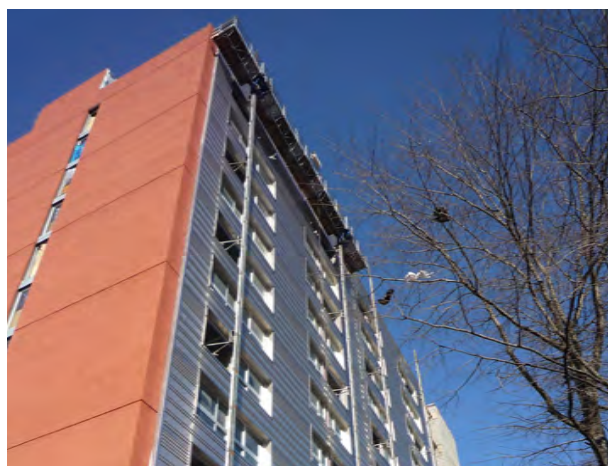


Ground Floor Plan

- ADULT POPULATION
- SUPPORT SERVICES FOR ADULT POPULATION
- YOUNG ADULT POPULATION
- SUPPORT SERVICES FOR YOUNG ADULT POPULATION



Section diagrams



common ground pitt street residence

Site

Located on a corner lot on East Houston Street and Pitt Street, on the lower east side of Manhattan, the Pitt Street Residence is an L-shaped 12 story mid-rise block. The residence is set back from both streets with a 3 story base on East Houston Street. Neighboring Hamilton Fish Park is a major urban open space and a beautiful community resource. Tall buildings to the north, east and south overlook it. The Pitt Street Residence will overlook the Park from the west, and complete the 'urban room.'

Social

The balance between private, programmed, public and social spaces was developed closely with the client. The second floor and third floor are dedicated exclusively to young adults aging out of foster care, in 3-4 bedroom suites layout. A dedicated common area on the first floor and a social stair with double height space connect all three floors, while separating this young population from the rest of the building's population.

The upper floors contain 208 individual apartments. On every other floor, a double height space with an open staircase connecting two floors has been provided to encourage social interaction, and allow daylight to flood into the circulation spaces.

Three different outdoor spaces are provided, with varying degrees of privacy and interaction with the street. There is a private enclosed back garden, a front garden, raised slightly and over looking the street, and a roof terrace with wonderful views.

Landscape

The gardens and green roof, and use of permeable pavers for hard surfaces helps reduce stormwater run-off. All plants will be native, requiring no irrigation beyond the establishment period. Rainwater will be collected from the first story roof and bike storage roof and stored in barrels for watering for the front and back gardens.

Materials

All roof surfaces except the green roof area will have high reflective surface, contributing to the reduction of urban heat island effects. Interior materials are specified with high-recycled content, including ceramic tiles in bathrooms, recycled rubber floors in social areas, carpet and ceilings in office areas, linoleum flooring and bamboo wainscoting in hallways and residential units.



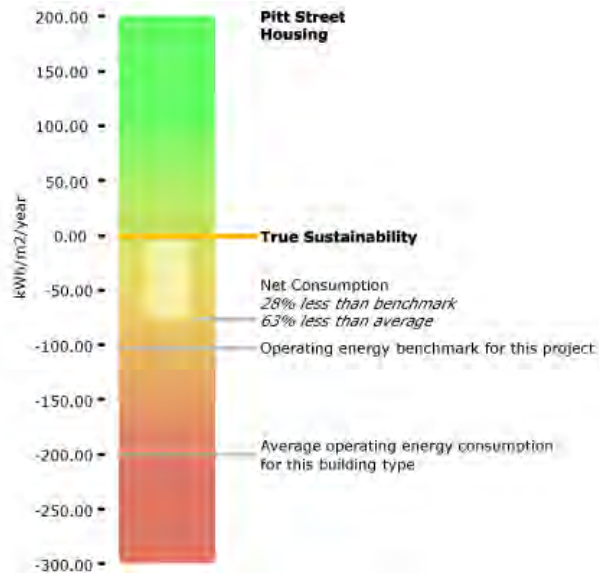
View of Hamilton Fish Park from Social Spaces / Roof Garden



Double Height Social Spaces with Connecting Stair



Entry Lobby

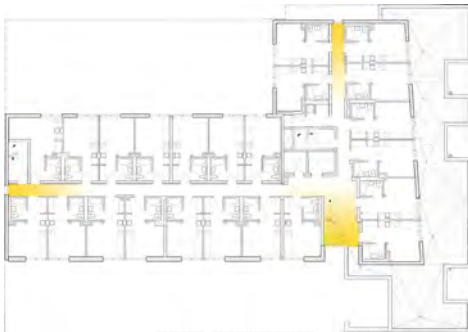


Energy

We have projected an energy cost savings of 28% for this project through a tight building envelope, high efficiency condensing boiler, building management system, efficient appliances, fluorescent lighting, efficient bathroom fixtures, etc. The building management system is tied to a tenant's key card, allowing the owner to turn off each unit's heat, air conditioning, lighting, and bathroom exhaust when the tenant is out, providing hotel-like occupancy control. The system also provides the owner with the ability to survey tenants' consumption to minimize energy wasting behavior. This is important because most tenants will not pay their own electricity bills. Corridors in the residential floors will have full height windows at each end that will bring in natural light as well as providing view to the exterior.

Water

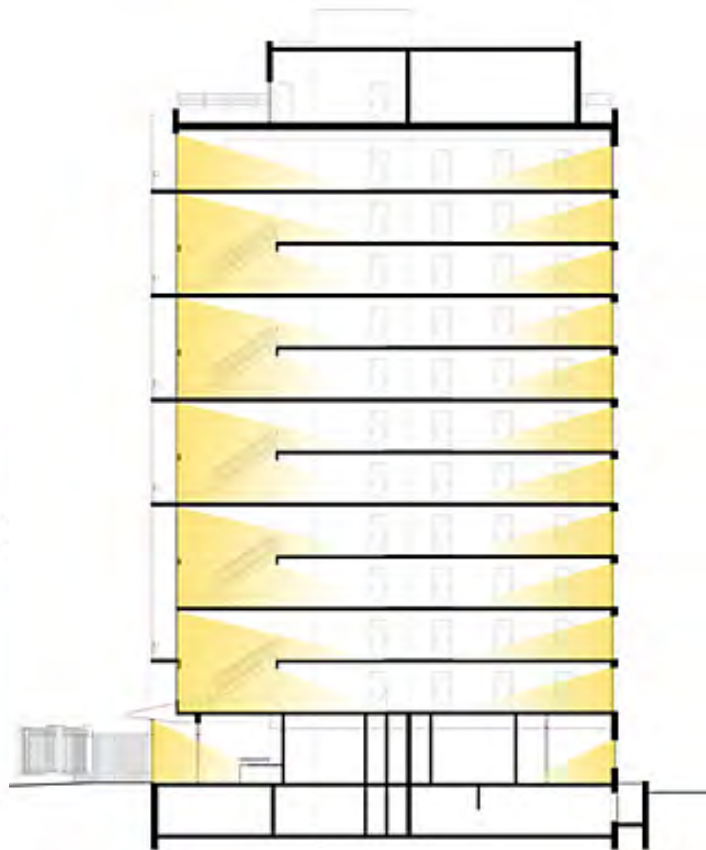
Plumbing fixtures in residential units as well as public spaces include dual flush toilets, aerated showerheads and faucets. These will result in over 40% water savings than compared to a code minimum building.



Upper Floor Plan showing Daylighting



Ground Floor Plan showing Daylighting



Section showing Daylighting