

HUB



1. Landscape Commons

HUB - LANDSCAPE COMMONS
BROOKLYN, NEW YORK

The HUB Landscape Commons is one of Brooklyn’s first residential buildings to offer an amenity roof terrace at this scale and programmatically enriched magnitude. Suspended one full floor above street level, HMWhite has created a landscape framework that establishes a rigorous spatial structure that accentuates its dynamic urban setting while creating privacy and containment. As a visual and physical seamless extension to the building’s lap pool pavilion, fitness center and club lounges, the Common’s landscape beauty and verdant presence registers as “home” in the residents’ minds. Its landscape “armature” provides a humanizing scale and functional spatial organization that is proportionally balanced to serve and support multi-purpose community spaces. Integrated within the building’s thermal insulation and storm water absorption strategies, the landscape’s deciduous woodland structural network visually buffers undesirable edge conditions while providing valuable shade to vastly improve human comfort. Steiner NYC SF rental capture for its units closest to the roof terrace and looking over it capture some of the building’s highest rental rates. The building’s identity has emerged to be deeply grounded within the power and attraction of the Common’s landscape experience.

PROJECT FEATURES

- 18,885 SF living roof
- Custom designed benches & planters
- Outdoor Cinema
- “False-Ground” landscape design
- Pergola shade + vine garden structures
- Native woodland plant communities
- Drought tolerant natively adapted plants
- Roof dog park terrace
- Fitness and children’s playspace terrace
- Streetscape + public plaza redesign

COMPLETION

2017

COST

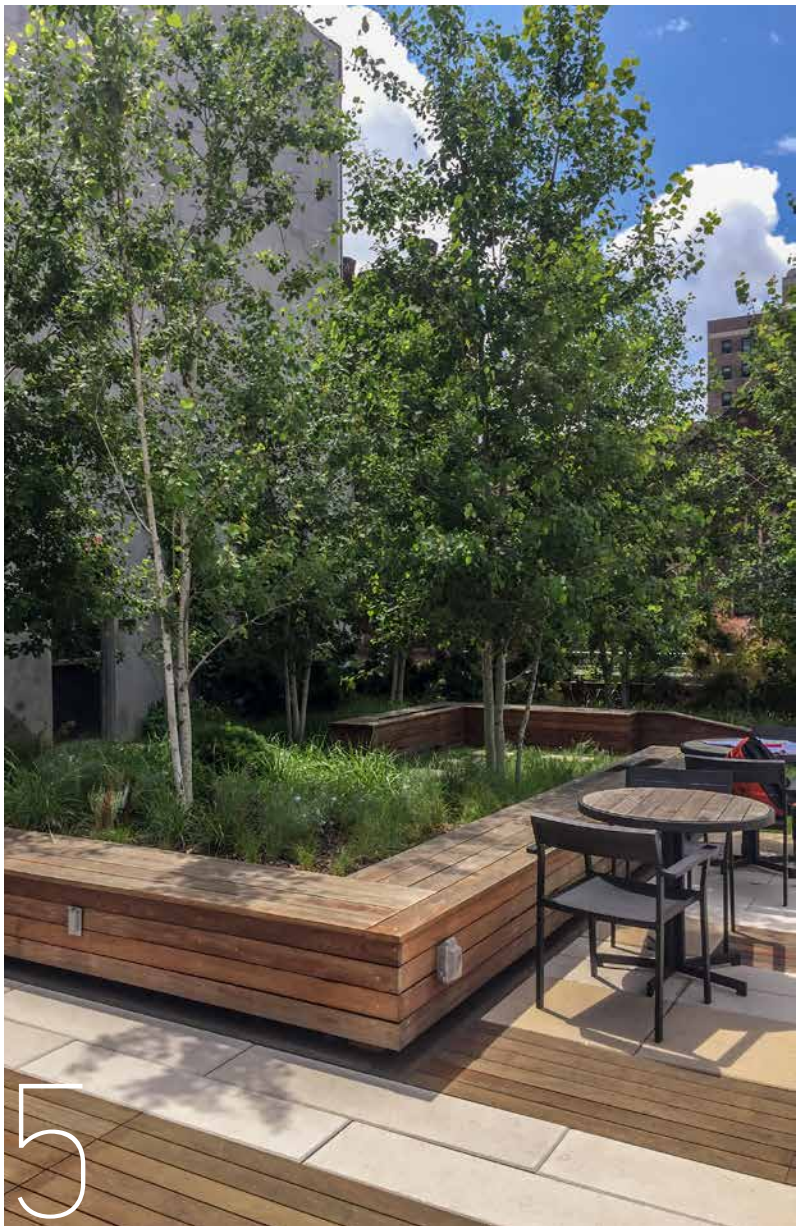
\$1,950,000

CLIENT

Steiner NYC

DESIGN TEAM

- Architect: Dattner Architects
- Structural Engineer: DeSimone Consulting
- MEP Engineer: Cosentini Engineers
- Lighting Design: One Lux
- Irrigation: WC3 Design



2 Site illustrative plan 3 + 4 + 5 Planting and program strategies resulting in spatial variety of amenity roof