

Callahan completes The Everleigh Cape Cod



Barnstable, MA Callahan Construction Managers has completed The Everleigh Cape Cod. The property is owned by Greystar, and was designed by The Architectural Team (TAT).

The Everleigh is a 338,695 s/f building, and is Cape Cod's first active, independent, 55+ living community. The multi-family property features 225 one- and two-bedroom units. The four-story building includes a 143-space underground parking garage and was framed over a steel and concrete podium.

Designed to mirror the homes on the Cape, the property was built to utilize the design to the maximum advantage. The top floor appears to be an occupied attic, with a dormered and gabled roof line. While visually aligning with local Cape Cod properties, the roof line was designed to conceal the building's mechanicals inside, instead of atop the roof or outdoors at ground level. Given the proximity to Barnstable's airport, certain FAA permitting was also required.

"Architecturally, our goal was visual connectivity throughout the building, creating a bright, open living environment for members of the 55+ community" said Tom Schultz, project manager at TAT.

"We wanted to ensure that when stepping into The Everleigh, the property emphasized independence and quality of life."

The development has extensive amenities with over 17,000 s/f of recreational space, including a pool, dog park, pickle ball and bocce courts, theater, and yoga/fitness center. The building also includes a chef's kitchen, business center, library and art gallery. Three south-facing courtyards connect the amenities spaces, with the pool serving as the property's visual focal point.

"The project started with a sizeable earth moving effort requiring the excavation and management of 90,000 cubic yards of earth by Callahan's site division. The Everleigh project also required unique permitting from the Cape Cod Commission as well as the FAA. The 143-space, underground parking garage is also the first of its size on Cape Cod making it a unique project for the area," said David Morrow, project executive at Callahan. "Throughout construction, we collaborated closely with TAT to ensure we accurately matched their vision to deliver an unparalleled 55+ community on Cape Cod."