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Project of the Month: HDS Architecture completes design of 256-unit Tuscan Village Apartments for The Dolben Company

April 07, 2017 - Owners Developers & Managers

Salem, NH Tuscan Village Apartments will begin construction this summer at the former Rockingham Park. It is part of a Tuscan-themed mixed-use development by Joe Faro of Tuscan Market and Tuscan Kitchen fame. The masterplan is being prepared by Prellwitz Chilinski Associates. With residential, shopping, office and entertainment components, Tuscan Village promises to be Southern New Hampshire's premier destination.

The 256-unit HDS Architecture designed complex is composed of four residential buildings and a clubhouse on 8.4 acres. The residential units include a mix of 2-bedroom, 1-bedroom and studio apartments, all with outdoor covered decks, oversized windows, and luxury interior finishes.

John O'Connor, Dolben's director of development for New England said, "We are pleased to have the opportunity to be part of the exciting redevelopment of Rockingham Park and to be offering high quality apartments to the Salem, New Hampshire marketplace."

The design of the residential buildings and clubhouse relate to the Tuscan theme and are highly articulated with architectural materials and elements that add richness and visual interest. The varied height of the buildings, their massing and orientation, including distinctive architectural elements, present an attractive, comfortable and inviting pedestrian scaled environment. The planning of the apartment complex creates a sense of community while relating to the overall masterplan of Tuscan Village,

Hans Strauch, principal-in-charge from HDS Architecture said, "Our goal was to design an exciting place to live: A vibrant community with each apartment having a feeling of individuality."

With its roof-top cupola and centralized location the clubhouse is the primary focal point for multi-building complex. Included is a 24/7 fitness center, living and entertainment spaces, a business center and a leasing office with model unit. Outdoor amenities include a swimming pool, and terrace featuring barbecue grills and built-in fire pits.

The owner and developer of the property is The Dolben Company, Inc., founded in 1929 to fulfill the property and investment needs of a wide array of businesses. The company is an industry leader known for developing and managing multi-family housing. The Dolben Co. has more than 15,000 multifamily units under management in New England and Mid-Atlantic.

MHF Design Consultants is the project civil engineer providing services for the Dolben project and the Tuscan Village masterplan. MHF is a multi-discipline corporation offering land development, civil engineering, planning, permitting and surveying services.

The project architect is HDS Architecture of Cambridge. HDS, founded in 1989 by Strauch, specializes in the design of residential, retail, office, medical and mixed-use developments. HDS is

currently designing residential communities in Boston, Brookline, Everett, Woburn, Gloucester, Allston and Lynn.

Project team includes:

- HDS Architecture - Architect
- GDS Associates, Inc. - Energy Consulting
- MHF Design Consultants, Inc. - Civil Engineers
- Hawk Design, Inc. - Landscape Architect
- The Dolben Company - Owner/Developer

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540