



## **Berkeley Investments begins construction of 3200 Washington**

August 04, 2017 - Owners Developers & Managers

3200 Washington - Jamaica Plain, MA

Jamaica Plain, MA Young Park, president of Berkeley Investments, Inc., has confirmed that construction for 3200 Washington, a new 76-unit mixed-use development in Egleston Sq., is underway as demolition at the site nears completion.

The residential project will occupy the former site of the Economy Plumbing & Heating Supply Co. and will consist of a six-story residential and commercial mixed-use building with 73 residential apartments and on-site parking for 41 vehicles. The unit mix will include 19 studios, 11 one-bedrooms, 34 two-bedrooms and 9 three-bedrooms, with a total of 9 units designated as affordable rental units for households at 70% and 100% AMI.

Shown (from left) are: Eric Ekman, Esther Byun, Jennifer Rosenberg (all with Berkeley Investments), Egleston Square Main Street executive director Luis Cotto and Berkeley Investment's president Young Park in front of 3200 Washington's construction scrim.

A separate triple-decker consisting of 3 affordable three-bedroom condominiums for households at 65% AMI will also be constructed at the site for a total of 76 units. The project will also provide 3,800 s/f of new ground floor commercial space on Washington St., adding

to Egleston Sq.'s boutique retail offerings.

Egleston Sq. Main Street's executive director Luis Edgardo Cotto said his group "was proud to support this development project. Not only will it add new businesses to the area's commercial mix, but it also incorporates affordable rental and home ownership options while activating a site that's been vacant for years."

3200 Washington is designed by RODE Architects. Richard Burck Associates is the project's landscape architecture firm. Stoltze Design is managing the project's branding and visual identity. Reynolds Construction Services, Inc. will oversee the project's buildout. Interior design for all common spaces and staging for model units will be conceptualized by Anja Park Design. Princeton Properties will serve as the property manager for the project. Financing is provided by Santander.

The project will seek LEED Silver certification or higher when it begins welcoming residents in the fall of 2018.

Esther Byun, Berkeley's Development project manager overseeing this project, said, "We're glad to see 3200 Washington gain momentum. It's exciting to be a part of the energy here on Washington Street and we look forward to working with community leaders to enrich this neighborhood."

Regarding the project, Park says he's "thrilled that 3200 Washington is part of such an exciting neighborhood."

Egleston Square Main Street's executive director Luis Cotto (right) points out some of the many "Faces of Egleston" that are featured on the 3200 Washington construction scrim to

Berkeley Investment's president Young Park (left).

The construction scrim for 3200 Washington in Jamaica Plain, created with the support of Egleston Square Main Street, prominently (it spans all 4 sides of the construction site and is more than 800 linear feet) showcases the "Faces of Egleston."

He adds that the project's location is incredibly appealing. "Access to the MBTA Orange Line and the Southwest Corridor Park for biking, walking and running make this a highly desirable location for renters who want a tremendous value so close to the city of Boston, in a neighborhood that's becoming more vibrant each day with new restaurants, stores and cafes. We're delighted that our future retail spaces will add to this growing synergy."

The project's name and visual identity honor both the building's street address and roots in Jamaica Plain, and the dynamic community in which it's located. Says Clif Stoltze of Stoltze Design, the Boston-based design firm tapped to spearhead the project's graphic identity, "the

diversity of the neighborhood, the industrial history of the area, the colorful, artsy personality of JP, and the project's unique integration of outdoor green space were all elements that influenced our design exploration for 3200 Washington.”

Berkeley Investments, Inc. is a Boston-based full service real estate investment and development company with a focus on urban residential, commercial and mixed-use properties. Founded in 1991, Berkeley has established a track record of successful investment management and value creation through a diverse award-winning, residential portfolio which includes the award-winning FP3 in Fort Point, Watch Factory in Waltham, and 625 McGrath and Millbrook Lofts, both in Somerville.

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