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## **Builders are responding to niche housing markets**

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Multi-unit residential development continues to experience a resurgence. Driven by the ever changing geographic, socioeconomic and demographic needs of our society, a diverse range of options are now available including micro-unit apartments, luxury condominiums, affordable rentals, age-restricted senior living, memory-impaired assisted living and student housing. Whether it is an adaptive reuse or gut-rehab, ground-up construction or an addition/renovation project, teams are finding creative ways to develop and enhance communities to address specific housing demands throughout New England neighborhoods while making them environmentally friendly as well!

Olmsted Hill Condominiums is one of the newest housing projects in this niche-oriented market. Developed by New Atlantic Development, this ground-up project represents the culmination of eight years of community planning to bring affordable condominiums to the well-established Fisher Hill neighborhood of Brookline. Nestled between luxury condominiums and elegant single-family homes, these three uniquely designed buildings consisting of a 16 unit Main House, four unit Gate House and four unit Guest House allow for the seamless integration of affordable housing into this picturesque residential neighborhood. In addition to being aesthetically pleasing, Olmsted Hill provides a highly sustainable, green lifestyle for its residents.

As for New England's educational institutions, one of the means they are using to attract prospective students is to offer dynamic, functional housing options. Case in point, North Andover-based Brooks School recently completed the Chace House Dormitory. Designed to enhance faculty-student interaction, this new residence features a 600 s/f common area, outdoor seating area, rear patio, multiple study spaces and is flanked by two attached faculty homes. Designed with significant input from the students, this 22-bed dormitory highlights the school's objective to build durable, sustainable, attractive structures that are both economically and environmentally sound.

In the past, urban living came at a price. Convenient access to restaurants, shops, nightlife, and outdoor recreation often meant forgoing a car. Like many other apartments popping up in metropolitan areas, 7 Cameron Ave. in Cambridge was built for the urban dweller who wants it all. Deeded underground parking is just one of the many amenities that this 62,000 s/f, 37 sustainably built, one and two bedroom unit complex has to offer. This transit-oriented development which offers flexible floor plans, high ceilings, landscaped courtyards, a fitness room, community room and an expansive roof terrace just minutes from the Red Line and the Minuteman Bikeway delivers on style and functionality.

The active lifestyles and changing physical and cognitive needs of today's aging population is contributing to the advancing trends in the Senior housing market. For long-term care, one such example is the Bay Cove Elder Care community in Roslindale. This home-like, 12-unit, "age-in-place" residence elevates the industry norm for quality care by providing a state-of-the-art, nursing home alternative to the physically and mentally disabled. Housing for short-term respite care

is taking on a new look as well. SunBridge Healthcare's, Hathorne Hill Rehabilitation and Care Center in Danvers employs a personalized model of care which utilizes intimate neighborhood settings, in stark contrast to the institutional surroundings of the past. Each of these patient-centric neighborhoods showcase homey amenities such as fireplaces, access to outdoor courtyards and smaller, more personalized dining rooms, all of which enhance the stay.

Historic restorations and adaptive reuse projects are also prominent throughout New England attracting those who appreciate the detailed craftsmanship of the old and luxury of the new. Such recent developments include Urban Spaces' Dana Park Place. This adaptive reuse, gut-rehabilitation of a former church and school totals over 100,000 s/f providing 43 luxury condominiums in Cambridgeport. While, across town, in the heart of Boston's Financial District, 15 loft-style apartments, The FiDi Lofts, were recently brought to market at 153 Milk St.

Known for its collaborative approach which begins during the critical preconstruction planning phase of a development, Nauset regularly works alongside owners, architects and consultants throughout the planning, design and construction processes to provide a better level of service, cooperation and trust. Nauset has earned the reputation as an "Owner-focused" company; an honor substantiated by the fact that nearly 80% of our business is through repeat clients. Direct benefits to our clients include significantly reduced risk and creative time and budget savings realized through Nauset's creative and comprehensive preconstruction and construction services. Whatever the criteria, urban/suburban, affordable/market rate, adaptive reuse/ground-up, sustainable/LEED certifiable, Nauset has the seasoned people to join your team, employing highly motivated and talented construction professionals who possess the management skills, relationships and depth of experience necessary to ensure the success of your next housing development.

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