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Project of the Month: Chestnut Hill Realty completes 60-units at Ridgecrest Village Apartments - Adds parking, streetscape and updates area

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Chestnut Hill Realty (CHR), a full-service real estate company specializing in multifamily housing, has completed 60-units at its Ridgecrest Village Apartments, capping off \$15 million worth of projects which commenced in 2012. This investment not only brings Ridgecrest Village to a total of 401 apartment homes, but also revitalizes the entire community with the construction of a new pool, the addition of a new clubhouse with a fitness center, a reconfiguration of the site and expansion of on-site parking and new streetscape.

The revitalization of the area and repositioning of Ridgecrest Village began last year when 48 units were initially added, followed by 12 units at 15 Mann St. which were recently completed. Demand for the apartment homes was very high, and 70% of the units were leased before the buildings were completed. This year, two more units will be added.

In 2012, CHR also invested in a series of beautifying streetscape and neighborhood landscaping projects along a large stretch of Washington Street as well as in front of the Grove St. Cemetery in conjunction with the expansion project.

"We are very pleased with how these multiple projects turned out and became assets to our apartment community and the neighborhood at large," said Marc Levin, director of development for CHR. "The new units, new pool and pool house as well as extensive site work have really uplifted these properties. The area along Washington St., once a desolate stretch, now has a beautiful streetscape that is visually appealing while integrating the school, a park and the firehouse into the residential neighborhood."

In addition to site improvements, new lighting and new landscape, CHR is about to knock down an unused, dilapidated building. In its place, a beautiful two-family house will be built along with parking in the rear. This will complete the final phase of the project.

CHR acquired Ridgecrest Village in two phases in 1981 and 2003, and has since then invested millions of dollars in infrastructure, landscaping and unit improvements. In all, CHR owns and operates about 700 apartment units in the area.

"We continue to believe in and invest in West Roxbury, an amazing place to live," said Edward Zuker, founder and chief executive officer of CHR. "Conveniently located in Boston's southwest corner, West Roxbury has the best of all worlds for apartment residents, offering both proximity to downtown Boston and more affordable rents than most comparable communities in other Boston neighborhoods."

The new apartment buildings at Ridgecrest Village feature a mix of one and two-bedroom units, an elevator, ample parking, easy access to public transportation and several unique design elements

created by Gary Lowe, principal of Lowe Associates Architects of Chestnut Hill.

The 48-unit building features Lowe Associates' innovative "six-by-six" design that creates 12 end units on each floor through the use of a dumbbell-shaped configuration. The building is narrow in the middle and flares out wider at the ends. The wide ends of the building are divided along diagonal lines, which allow for spacious floor plans. In addition, the roofline of the three-story building appears to come down to the level of the second-floor units, keeping the building in scale with the existing 2.5-floor buildings at Ridgecrest that surround it. The 12-unit building offers contemporary open concept floor plans and modern amenities

CHR is one of New England's leading residential real estate companies, specializing in multifamily housing. Established in 1969, CHR owns and manages more than 4,500 units in 27 apartment home communities in Greater Boston and Rhode Island.

Project team included:

Manager/Owner/Developer: Chestnut Hill Realty

Cabinets & Countertops: Metropolitan Cabinets & Countertops

Drywall & Framing: New Age Construction, Inc.

Plumbing: MacCormack Plumbing

Electric: TCB Electrical

Architect: Lowe Associates

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