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AvalonBay Communities brings first 398-unit AVA to Theater District

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AvalonBay Communities, announced its newest and "hippest" apartment community, AVA Theater District. Catering to the Gen Y 24/7 lifestyle, AVA Theater District is AvalonBay's first new construction in the city for the AVA brand designed to attract the young, urban, social lifestyles of today's workforce. The project will bring new, much needed housing to the area, revitalize Stuart St. and breathe life into the burgeoning Theater District. The AVA project will also create 600 new construction jobs and approximately 20 new permanent jobs.

The \$175 million development will transform an underutilized site by replacing an open-air parking lot located at 45 Stuart St. AVA Theater District will tie together the Downtown, Chinatown and Theater District neighborhoods, bringing residents to the crossroads of one of Boston's most culturally rich areas. Designed by CBT Architects, AVA Theater District will be an impressive addition to the city's skyline with an articulated 28 and 30-story tower totaling 500,000 s/f. The 398 residential units will consist of studios, one and two bedroom apartment homes, 40 on-site affordable units and a five story, 198 space parking garage. A five-story glass curtain will align with the façade of neighboring establishments on Stuart St. and provide a unique pedestrian walkway connecting Stuart and LaGrange Sts. Pedestrian signage and lighting will complement the Theater District's vibrant character and act as a striking addition to the streetscape.

AVA Theater District will draw on the vitality of the arts and entertainment neighborhood while fostering connection and collaboration for tenants in common areas with informal, social lounge settings in the lobby. Secure bicycle parking, a bike repair room, electric car are all part of the friendly array of amenities that also include a state of the art fitness center, on-site valet parking, and a unique indoor/outdoor sky pavilion providing sweeping views of downtown and the Boston Common. The building's proximity to public transportation, an array of diverse restaurants and cultural destinations reflect the principles of smart growth development and create a dynamic new place to live within the City.

AVA Theater District is expected to be completed in 2015. AvalonBay also plans to open additional AVA communities in the area, including a new construction in Somerville at Assembly Row and the redevelopment of an existing AvalonBay apartment tower at the Prudential Center in Boston.

Michael Roberts, AvalonBay's vice president for development, said, "Our AVA brand is the perfect fit to create a vibrant, 24/7 community and help to revitalize the area. We are thrilled to unveil AVA Theater District in Boston."

Boston mayor Thomas Menino said, "AVA Theater District will create nearly 400 new residences that cater to our city's young, dynamic workforce. The transformation of this location will bring added vitality to the intersection of some of our city's most exciting neighborhoods."