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Nauset Construction and Vietnamese American Initiative for Development, Inc. break ground on \$9.6 million mixed-use

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Nauset Construction and Vietnamese American Initiative for Development, Inc. (Viet-AID) celebrated the groundbreaking for the \$9.6 million Upper Washington construction project. In response to the rising need for affordable housing in Boston's neighborhoods, this 48,000 s/f mixed-use development will provide 35 units of family housing in the city's Four Corners neighborhood. The ceremony was highlighted by an appearance from mayor Martin Walsh, community partners, project lenders, as well as other local, city and state dignitaries.

In addition to mayor Walsh, other attendees included city of Boston officials, as well as representatives from the Greater Four Corners Action Coalition, Four Corners Main Street, the Fairmount Collaborative, VietAID and the project team from Nauset Construction and Utile Inc. "This project is an example of how we can all work together in partnership, particularly the city the state and the community," said mayor Walsh. "And that's what's important. It drives my housing plan, it drives what the governor wants to do on a statewide level, and it really is about creating partnerships."

Designed by Utile Inc., this development is located on 9 city lots and one private lot and includes one three-story, 16,000 s/f structure located at 331-337 Washington St. and one four-story, 31,775 s/f building at 322-336 Washington St. Both buildings will feature first floor commercial and community space totaling 3,600 s/f.

The buildings will be comprised of structural steel frame construction on the first floor with wood-framed construction above. One building will house 23 residential units and the other 12 units. The unit mix will include 4 one-bedroom residences, 21 two-bedroom residences, and 10 three-bedroom residences, with nine of the units reserved for formerly homeless families. The project's scope of work also includes extensive site work including an onsite playground and 25 parking spaces.

The project is seeking LEED Certification by incorporating many sustainable elements including photovoltaic cells into the EPDM roofing, high-performance insulation, energy efficient MEP systems and reclaimed materials from the demolition of an existing structure on the property.

"This project aligns well with our extensive multi-unit residential and mixed-use experience with sustainable, tight urban infill developments." said Nauset president Anthony Papantonis. "And we are proud to be part of the team that is helping the City of Boston achieve its affordable housing initiatives."