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## **RODE Architects leads collaborative redevelopment project at 101-105 Washington St.**

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Brighton, MA RODE Architects said that the Zoning Board of Appeals has approved plans to construct a new seven-story residential building and new buildings for Congregation Kadimah-Toras Moshe and the Daughters of Israel Mikvah at 101-105 Washington St. The firm is working with Brookline Development Corp. and the two congregations on a collaborative redevelopment of these under-utilized parcels, ensuring the longevity of two venerable neighborhood institutions while providing much-needed multi-family housing.

The development involves removal of the existing buildings at the site and construction of the three new buildings in an integrated urban campus. New buildings for the synagogue and mikvah will be set within a richly landscaped surround, and carefully sited to respect the varied needs of their religious functions.

The 70 apartments of the residential building are designed to encourage long-term residents, with bonus rooms for growing families and common amenities that include a roof deck and lounge. The redevelopment will also include an underground parking facility with 70 parking spaces, including 66 spaces for residents, and storage for 73 bicycles. Four spaces in the garage and an additional 12 at-grade spaces will be reserved for the new synagogue and mikvah.

Principal Eric Robinson sees this project as an exciting model for building in neighborhoods: "We can meet the demands for new housing, for bringing new people into our city, while supporting and enriching the communities that are already here. We can achieve both. This is a true development with a mission."

RODE Architects has worked continuously with the community throughout the approvals process, and the community shares the design team's vision for sustaining existing populations and cultures. Additionally, the Brighton-Allston Improvement Association and the offices of the mayor and city councilor Mark Ciommo have expressed their support for the project and its anticipated positive impact on the long-term stability of these important, local religious institutions and the Brighton neighborhood overall.

Construction aims to begin with the religious buildings in the spring of 2017, with the residential building following along in sequence once those buildings are completed.

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