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Nauset Construction breaks ground on Somerville mixed-use TOD project

July 21, 2017 - Construction Design & Engineering

Broadway Residences, Somerville, MA

Somerville, MA Nauset Construction recently broke ground and construction is underway for Broadway Residences, a transit-oriented development (TOD) that will provide 13 units of rental housing along with ground floor retail space. The project also includes relocating a 19th century house designated as historic by the Somerville Historic Preservation Commission, which will be converted into two rental apartments.

Khalsa Design Inc. (KDI), is responsible for the design work for developer and owner City Realty.

A new five-story building featuring 11 apartments, two retail spaces, a parking garage, and bike storage area will be constructed where a blighted one-story retail structure previously stood. The apartments will be comprised of two and three-bedroom units, and three units will be designated as affordable. The neighborhood is located in a bike-friendly area with bike lanes, and is within a three-minute walk to Sullivan Sq. Station.

The historic house, built in 1841, was moved a short distance on the site and placed onto a new foundation. A four-car garage will be added to the rear of the home. Clapboard siding with wood-replicated trim will clad the exterior facade of the home and true divided light windows will be replaced to retain the character of the period. The project is anticipated to be completed by the beginning of 2018.

“Broadway Residences will add thirteen beautiful new apartment units to an area that is in desperate need of new transit-oriented housing, while helping to revitalize an underutilized stretch of a major road steps away from a transit hub,” said Fred Starikov, co-founder and managing partner of City Realty.

“This project aligns well with three of our strengths as a construction manager – risk management through early preconstruction planning; constructing tight urban infill developments for mixed-use, multi-unit residential communities, and adaptive reuse of historically significant structures.” said

Nauset Construction president Anthony Papantonis.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540