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Kaplan Construction selected to build transit-oriented housing development known as Tilia

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Jamaica Plain, MA Kaplan Construction, a WBE general contractor and construction management firm, is constructing a sustainable urban living community at 143-171 Hyde Park Ave. for Parcel U Phase A, LLC. Kaplan will provide pre-construction and construction management services for the 49,300 s/f development, named Tilia after the neighborhood's abundance of Tilia trees, a North American hardwood known for pendulous branches and drooping clusters of small, fragrant white flowers. The development is phase A of a three-phase housing development project. Construction started in fall of 2016 and is expected to be complete this November.

Tilia consists of five buildings divided into 24 modern energy-efficient townhouse-style condominiums, with three of the 24 units designated as affordable. Designed to be LEED certified, the wood-framed buildings feature double insulated walls, triple pane windows, and high efficiency heating and cooling systems. All units feature open floor plans in a variety of layouts ranging from 1 bed, 1 bath to 3 bed, 2.5 bath; contemporary kitchens with Caesarstone counters and stainless steel appliances; in-unit laundry; garage parking and designated storage units.

“We are creating a new neighborhood by transforming an unused parcel into a lively, eco-friendly urban residential community. There is a huge demand for housing in Boston, and we are confident that Tilia will serve as a model for developing other unused parcels in and around the City of Boston,” said Eric Seitz, vice president of Luzern Associates. “Kaplan Construction is an integral part of this process. They established a game plan to sit five buildings, a community park, an access road and all of the related infrastructure onto a small site. Kaplan devised an efficient strategy; their detailed planning and thoughtful execution is providing a smooth, stress-free construction process.”

Tilia is located adjacent to the Massachusetts Bay Transportation Authority (MBTA) Forest Hills Orange Line Station for both T and commuter rail access, and in close proximity to the Southwest Corridor for connection to 16 bus routes and a bike path running to Back Bay. Residents have the best of city living, with restaurants, shops, bike paths and parks, including the Arnold Arboretum, all within walking distance.

RE/Max Destiny is the real estate broker.

Project team members include:

- Luzern Associates of Boston: developer;
- Urbanica, Inc. of Boston: developer and architect;
- Eastern Bank of Lynn, Mass.: financing;
- RSE Associates, Inc. of Watertown, Mass.: structural engineer;
- Panitsas Engineering Associates, Inc. of Boston: mechanical and plumbing engineer;
- Verne G. Norman Associates Inc. of Weymouth, Mass.: electrical engineer;
- Fernandez & Associates of Byfield, Mass.: fire protection engineer; and
- Ground, Inc. of Somerville, Mass.: landscape architect.

Kaplan Construction is a WBE general contractor and construction management company that provides comprehensive building programs including preconstruction planning, construction management, design-build services, and general construction for commercial, healthcare, multi-family, worship, and institutional clients. Serving Greater Boston since 1976, Kaplan is dedicated to building trusted, long-lasting relationships with its staff and clients based on professional teamwork, personal service, and quality craftsmanship. The company's proactive approach features lean building techniques and integrated project delivery (IPD) that often realize substantial cost savings and earlier completion dates for its clients, while its dedication to safety far surpasses industry standards. Kaplan has earned its reputation for excellent customer service and superb workmanship, and the company's highly successful projects have garnered a long list of industry awards and repeat clients.

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