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Kaplan Construction wraps up three multi-family projects totalling 87 units

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Boston, MA Kaplan Construction has completed construction on three multi-family projects in Boston and Brookline, which have brought 87 new residential units to market.

839 Beacon Street - Boston, MA

Fenway's Audubon Circle

After demolishing an existing two-story building, Kaplan oversaw the construction of a new 55,665 s/f five-story podium-style building at 839 Beacon St. in Fenway's Audubon Circle neighborhood. The new five-story building houses 45 rental residential units and 4,500 s/f of ground-floor retail space. Six of the 45 residential units are designated affordable. Amenities include a fitness room, lounge with kitchenette facility for resident use, and meeting room. Kaplan also built a new below-grade garage with a secured bike room, dog washing station, and space for 26 vehicles.

The project team members for this project include: owner - Miner Realty; owner's representative - Waypoint- KLA; construction manager - Kaplan Construction; architect - PCA/Prellwitz Chilinski Associates; structural engineer - Roome & Guarracino, LLC; MEP/FP engineer - WSP|Parsons Brinckerhoff; and civil engineer - H.W. Moore Associates.

The Calvin at Coolidge - Brookline, MA

Brookline's Coolidge Corner

Kaplan recently completed construction on a five-story, 42,000 s/f mixed-use building at 420 Harvard St. in Brookline. Kaplan performed pre-construction and construction management services for the project, beginning with the demolition of a three-story commercial building last summer to prepare for the future site of JFK Crossing. Named so after its proximity to John F. Kennedy's former family home, the building offers 25 residential units ranging from studio to three bedrooms, with five

of the units set aside as affordable housing (40B). Amenities include bicycle parking, a shared outdoor landscaped patio, common space, and an underground parking garage with 24 spaces. The podium-style building also features a retail space on the first floor to be occupied by Tatte Bakery & Café, Prime Lending, and Remax.

The project team members for this project include: owner/developer - Aura Properties LLC; construction manager - Kaplan Construction; architect - EMBARC; structural engineer - Hayes & O'Neill Structural Engineering; MEP/FP engineer - BLW Engineering; and civil/survey engineer - McKenzie Engineering Group.

Kaplan has also constructed a new 26,500 s/f four-story apartment complex down the street in Coolidge Corner. Kaplan handled the demolition of an existing single-story building with surface parking before starting ground improvements and excavation for the four-story mixed-use building. The 17 rental apartments range from one to three bedrooms and four apartments are designated as affordable housing. Featuring 1,735 s/f of ground-floor retail, the new development includes a roof deck, fitness center, and 12 on-site parking spaces under the podium level. The façade is a combination of brick, precast, and traditional sheathing, and the three floors with apartments are traditional wood frame construction above one level of steel and slab on deck.

“Housing is a top issue on the mind of many these days, including governor Baker and mayor Walsh. Demand for housing in the Greater Boston area, especially affordable housing, is at an all-time high and costs are skyrocketing,” said Nate Peck, president of Kaplan Construction. “We are proud to be a part of the solution. These new multi-family developments will deliver 87 new housing units and 14 of those will be designated as affordable housing. We look forward to continue partnering with local developers to bring more housing online in the future.”

With over 40 years of multifamily experience in its portfolio, Kaplan has worked on both new construction and renovation projects for various apartment complexes and condominiums throughout Greater Boston. Most recently, Kaplan provided construction management services at the Revolution Hotel for The Mount Vernon Co.; Nine Williams St. for Madison Park Development Corp.; Lyman School Apartments for East Boston Community Development Corp.; Tilia in Jamaica Plain for Luzern Associates and Urbanica; and various renovations for Equity Residential.

Photo credit for the Calvin: Ricardo Rodriguez & Associates of Coldwell Banker

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