

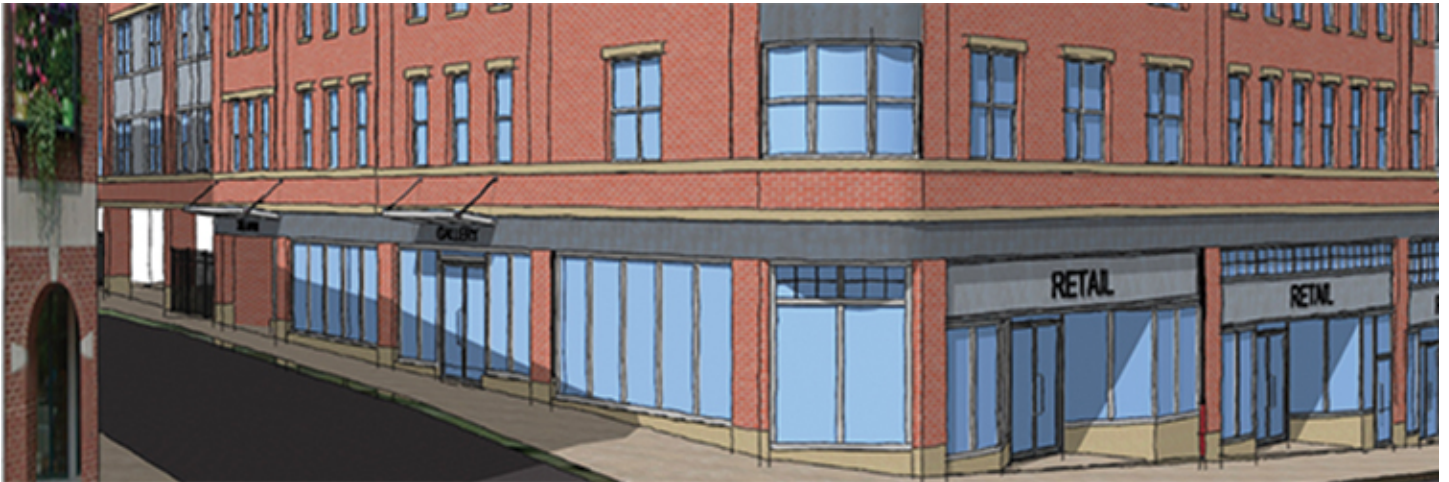


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## **Project of the Month: Groom Construction Co., Inc. continues work on Harbor Village - a \$10 million mixed-use development**

August 07, 2020 - Owners Developers & Managers



Gloucester, MA Groom Construction Co., Inc. is currently underway with Harbor Village, a multifamily affordable passive house located in downtown. This \$10 million mixed-use development will consist of 30 one, two and three-bedroom affordable rental units, 2,000 s/f of ground floor commercial space, and 30 off-street parking spaces. Located two blocks from City Hall and the waterfront, it sits adjacent to most of downtown's amenities and jobs.

Mayor Sefatia Romeo Theken, who backed the planned development early on and has led a push for more affordable and workforce housing in the city, said, "A vibrant downtown is made for people, is made vibrant by their presence, and this project will propel that. We believe this investment will draw people downtown and will be a catalyst that spurs economic growth."

David Groom, principal and project executive overseeing Harbor Village construction said, "Over the past several years, Groom has been honored to partner and support the North Shore CDC in the expansion of much needed safe affordable housing on the North Shore. We have been working on Harbor Village with this team for over three years from preconstruction through funding rounds. We are thrilled to see this project become a reality and proud to be involved in creating housing for those most in need in this community."

Mickey Northcutt, executive director of North Shore Community Development Coalition, Inc. said, "Harbor Village will bring critically-needed, very affordable family housing to downtown Gloucester in 2021. We are fortunate and deeply grateful to be able to move forward with construction seamlessly, thanks to the amazing construction team on the project, led by Groom Construction Co, Inc. and

ICON Architecture. The opening of Harbor Village next year is a wonderful event to look forward to during the challenging times of 2020.”

Groom Construction is thrilled to collaborate once again with Icon Architect’s, Michelle Apigian, a passive house leader and passionate advocate for the environment and integration of sustainability in design. Passive house, a design concept in which thermal comfort is achieved to a maximum extent through passive measures (insulation, heat recovery, solar energy and internal heat sources), results in ultra-high energy efficiency, reducing operating costs and environmental impact while improving occupant comfort.

An integral part of the project is the partnership between two non-profits: North Shore Community Development Coalition, an experienced developer of affordable and mixed-use projects; and Action, Inc., a community action agency serving residents of the town and other local communities, providing quality services that change lives and help people move up the ladder of economic opportunity.

Salem, Mass. based, Groom Construction has steadily built a national reputation over the past 40 years. Founded in 1979, the company’s early focus was residential construction which quickly expanded to include a wide array of multi-unit, mixed use, affordable housing and commercial projects spanning the academic, medical, corporate office, retail and banking sectors.

Harbor Village project team:

Groom Construction Co. Inc - General Contractor  
Lynco Fire Protection, Inc. - Fire Protection  
J Suss Industries Inc. - Architectural Woodwork & Cabinetry  
ADEP Group - Demolition  
Dry Air Systems - HVAC/Plumbing