



# nerej

## **Nauset Construction breaks ground on E. Boston mixed-use development with Bargmann Hendrie + Archetype, Inc.**

September 18, 2020 - Construction Design & Engineering

East Boston, MA Nauset Construction has begun construction on ebo condominiums, a mixed-use development that will deliver 49 condominium units and 3,630 s/f of ground-floor retail space for developer Joseph Nogueira, principal of Charter Development. Located at 205 Maverick St. in a diverse residential neighborhood in one of the region's hottest multifamily housing markets, ebo is within a short walking distance to the MBTA Blue Line Maverick station, earning a Walk Score of 91. The site will once again be home to the Maverick Street Market, which will occupy one of the three newly constructed retail spaces.

Designed by architectural firm Bargmann Hendrie + Archetype, Inc. (BH+A), ebo condominiums will be comprised of 12 studio, 17 one-bedroom and 20 two-bedroom condominiums, of which seven will be designated as affordable. The development will include an enclosed parking garage with 34 parking spaces and an equal number of bicycle spaces. In addition, an outdoor courtyard that sets back the residential entry from the sidewalk will be constructed to create opportunities for informal neighborhood gathering and socializing that will further enliven the streetscape.

With the demolition of the existing single-story commercial building complete, Nauset has begun to construct the four-story wood-frame structure over a one-story steel podium slab on deck. The exterior building envelope is a combination of brick, fiber cement siding and panels, and corrugated metal panels. Aluminum storefronts, vinyl double-hung windows, and glass balcony doors will provide abundant natural light into each unit and the ground floor retail spaces.

The units are furnished with luxury vinyl plank, porcelain tile flooring, stainless steel appliances, and quartz countertops. Thirty-four of the 49 units will have a private outdoor balcony. A single traction elevator will provide access from the ground floor lobby to the roof deck. The project is anticipated to be completed by fall 2021.

“ebo condominiums is designed to fit in seamlessly with the character of the existing neighborhood, while providing much-needed housing to the city of Boston – including seven affordable units – in close proximity to public transportation,” said Nogueira. “And bringing back the market and laundromat in upgraded space ensures that they will be able to continue to serve the community for years to come.”

“Constructing mid-size, mixed-use multifamily developments in tight urban infill locations is becoming a calling card for Nauset in recent years,” said Nauset Construction president Anthony Papantonis, whose firm is currently constructing or has completed over a dozen such projects since 2017. “Through repetition, we’ve been able to streamline processes to reduce construction time and improve procedures to ensure the safety of the surrounding neighborhood and our workforce.”

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