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Project of the Month: Windover Construction and HDS Architecture to complete Halyard for The Dolben Company

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Gloucester, MA Windover Construction and HDS Architecture are nearing completion of Halyard, a modern apartment community. Named after the rope used for raising and lowering a boat's sail, Halyard incorporates design influences from the coastal Cape Ann community. This is the latest development for The Dolben Company and consists of three four-story buildings surrounding a one-story clubhouse and outdoor amenities.

Halyard features a mix of studio, one, and two-bedroom apartments with spacious layouts and high-end finishes. The 5,000 s/f clubhouse provides amenities to all residents, including an on-demand fitness center, game room, Amazon Hub, and great room for social gatherings, as well as the leasing office and a model unit.

Lease-up has been brisk since April when the first building was completed, and final completion is slated for June 2021. The largest multifamily complex in the city's history, Halyard is one component of the redevelopment of the former Fuller School site, a multi-party joint venture that included The Dolben Company and was led by Windover Construction.

Andrew Dolben, executive vice president of The Dolben Company, said, "We are very pleased to be developing in Gloucester. There is nothing quite like Halyard in the marketplace, and we are excited to be creating a new housing opportunity for residents of the City. We are also proud of the collaborative effort of our team including both HDS and Windover to make this project the success it is."

The planning of the project maximized the development potential of the site and created a smart growth live-work-play environment for residents. The overall redevelopment also included concurrent construction of the new state-of-the-art Glen T. MacLeod Cape Ann YMCA and 25,000 s/f of future open-air retail space to be built by Sam Park & Co. Soon, residents will have a true walkable community that includes ample options for shopping, dining, health, and wellness.

HDS Architecture of Cambridge, Mass. has several other residential communities under construction, including projects in Boston, Lynn, and Woburn. HDS specializes in the design of mixed-use real estate development with completed projects nationally and internationally, including residential, retail, office, and healthcare facilities. HDS, founded in 1989, is known as an advocate for inspired design, successful relationships, and the creation of value.

Windover Construction of Beverly, Mass. is a global leader in construction management and innovation. Dedicated to the core purpose of building great things with great people, Windover creates state-of-the-art commercial and institutional spaces, urban multi-family communities, and select custom homes. A 100% employee-owned firm, Windover works with clients to provide construction management, design-build, and virtual design and construction services.

With offices in Massachusetts and Maryland and more than 17,000 residential units throughout the New England and Mid-Atlantic regions, The Dolben Company is built on a deep heritage of performance and stewardship. Since 1929, four generations of the Dolben family have upheld a proud tradition of unparalleled success and profitability, fulfilling the property and investment needs for a wide array of businesses, financial institutions, organizations, and private investors.

The project team included:

- HDS Architecture - Architect
- Windover Construction - Construction Manager
- Tocco Building Systems - Electric
- Hawk Design, Inc. - Landscape Architect
- The Rest Stop - Portable Restrooms

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