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Project of the Month: HDS Architecture and Callahan Construction complete Breakwater North Harbor for Dolben Co. and Minco Corp.

October 14, 2022 - Front Section



Lynn, MA Located at 254 Lynnway, Breakwater North Harbor is the first development project to transform Lynn's master planned industrial waterfront into a vibrant mixed-use living destination with publicly accessible open space. The 331-market rate apartment community was co-developed by The Dolben Company and Minco Corp.

Photo credit: Bruce Mortin

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Overlooking Lynn Harbor, Breakwater replaces the former site of Beacon-Bel Chevrolet that was vacant for over 35 years. With two architecturally distinguished buildings fronting a harbor walk, the community offers scenic overlooks and naturalistic planting. Building A includes 219 units in five stories over two levels of parking and 8,600 s/f of leasing office space and amenity offerings on the first floor and second floor. Building B includes 112 units in four stories over one level of parking.

Photo credit: Andy Ryan

The property has an impressive suite of community amenities that includes garage parking, fitness centers, conference room, community rooms with ocean views, indoor dog facility, and two harbor facing, elevated courtyard areas containing abundant landscaping, seating, firepits, BBQ stations and a distinguished water feature.

Photo credit: Andy Ryan

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This transit oriented multi-family project was successfully delivered by the HDS/Callahan design/build team on time and on budget. Multiple environmental agencies and regulators had oversight on this project including DCR, MEPA, Chapter 91 and FEMA.

“This was a challenging project for us with all the setback, height and flood zone requirements, said Hans Strauch, principal at HDS. “At the end of the day we were able to create something special with a waterfront resort feel.”

Photo credit: Andy Ryan

Andrew Dolben, executive vice president of The Dolben Company Inc., stated, “We are extremely proud to have completed the development of Breakwater. This project represents a new housing opportunity for the city, in a unique waterfront location, and we sincerely appreciate the city and state’s efforts and partnership in making Breakwater a reality.”

The project team included:

- Norgate - Structural Steel
- HDS Architecture - Architect
- RBL America Corp - Construction Cleaning
- Hancock Associates - Civil Engineer
- Wayne J Griffin Electric Inc - Electrical
- Callahan Construction Managers - Construction Manager