



nerej

RISE receives approval for residential project at 52 School St.

April 07, 2023 - Owners Developers & Managers



Everett, MA RISE, a Boston-based minority-owned developer and construction firm, has received approval from the city to move forward with plans for a residential project at 52 School St.

The project sits amidst Everett Sq. and the Commercial Triangle – two focal points for the city. As part of the “Envision Everett” initiative, the city has strategically begun to expand the infrastructure to improve residential quality of living, revitalize underutilized areas, and create opportunities for residential and commercial uses to participate in the city’s growth and advancement.

RISE’s School St. project will add to the housing uptick in the area, bringing 46 rental-housing units including studios, one-bedroom, and two-bedroom unit options, all within a four-story residential

building. Seven of the 46 rental units will be designated as affordable and will be available to individuals and families earning up to 80% of the area median income (AMI).

“Everett is one of the most interesting coastal cities in Massachusetts, said Herby Duverné, founder and CEO of RISE. “The city has made great strides to expand the economy and improve the quality of living for the 50k + residents that reside here, and RISE is honored to be part of the resurgence happening.”

The residential community will offer a variety of amenities including a club room and lounge, on-site bicycle storage areas for residents and visitors, a fitness center, work-from-home stations for all hybrid scenarios, and a common outdoor terrace.

With sustainability in mind in one of Greater Boston’s most rapidly progressing coastal cities, 52 School St. will target LEED Gold certifiability. The building will be carbon neutral, utilizing all-electric building systems and on-site renewable energy through rooftop photovoltaic (PV)/solar panels. 25% of the parking spaces on-site will be designated for electric vehicle (EV) charging stations.

School St. is in walking distance of the restaurants along the Sq.’s Broadway St. and beyond, as well as local green open space parks, markets, and schools. Building upon Everett’s multimodal options and advances and excellent walkability rating, a Transportation Demand Management (TDM) program will support residents seeking alternative transit.

46 bicycle storage spaces will be available for residents, in addition to 16 bike parking spaces for visitors and the general public. New sidewalks, street trees, and landscaping will be prioritized along School St., along with a new public crosswalk, street striping, signage and ADA improvements to the surrounding sidewalks will all further enhance the experience and walkable nature of the neighborhood.

BlueBikes membership and subsidized MBTA passes will be made available for building residents – with easy access to the MBTA Orange Line subway system at Wellington Station and Sullivan Square Station and several MBTA bus routes along Broadway/Rte.99 and Main St.

Dedicated on-site ride-share pick-up and drop-off spots will consider the follow of traffic in and out of the site.

RISE recently received approval from the City of Everett’s Zoning and Planning Board. The project is anticipated to start construction in Q2-Q3 2023.