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GoVenture Capital Group's The Kiln development now complete - designed by Mauge DeStefano Architects

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Worcester, MA According to Mauge DeStefano Architects, construction is complete at The Kiln multifamily development. Developed by GoVenture Capital Group and designed by Mauge DeStefano Architects, the 111-unit apartment complex is located at 222 Brooks St. in the Greendale neighborhood of the city. Creative solutions to building codes, repeatable construction methods, and simplified structural mechanical systems resulted in an extremely cost-effective project during a time of escalating material costs.

The Kiln offers four stories of residential living with an open-parking garage below. Sited in an area with a mix of commercial businesses and single-family homes, the design team used modern industrial forms and materials and a residential scale to blend the development into the surrounding context. Tenant amenities feature professional workspaces, storage areas, and a fitness center.

“The art of balancing aesthetics and construction costs began in the earliest phases of design—when geometric simplicity and compositions of attractive, durable materials define marketability and control costs,” said Jeremy Baldwin AIA, multifamily studio lead at Maugel DeStefano Architects. “Both were achieved at The Kiln when the collaborative team of architect, owner, and general contractor defined clear objectives and value-engineered the project from conception. This early collaboration resulted in substantial construction cost savings and a highly desirable residential product for the city of Worcester.”

In addition to GoVenture Capital Group and Maugel DeStefano Architects, project team members included Hannigan Engineering and TFMoran.

Maugel DeStefano is also working with the joint venture of The Michaels Organization and GoVenture Capital Group at 274 Franklin Street in Worcester. The Franklin Street development features 364 dwelling units, 15,000 s/f of amenities, and a five-story precast parking structure with 360 parking spaces. The project is set to be completed in early 2025.

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