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Project of the Month: Callahan Construction completes The 600 for V10 Development - 80,000 s/f mixed-use development

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Everett, MA Callahan Construction Managers (Callahan), a full-service construction management company based in Bridgewater, Mass., recently completed The 600 mixed-use project for V10 Development, a real estate development company specializing in multifamily mixed-use projects throughout New England. Located on the 600 block of Broadway, this 80,000 s/f ground-up new construction is steps away from public transportation and the Encore Boston Harbor Resort.

The six-story residential complex features 85 residential units ranging from studios to one- and two-bedroom units with high-end finishes. Featuring an array of amenities such as a restaurant, rooftop deck, commercial space, and 37 parking spaces, The 600 is fully leased. A ribbon cutting was held with city of Everett officials on April 27th.

Callahan was retained to provide pre-construction and construction management services. Two existing buildings on the site were demolished to make room for the new apartment complex. The ground floor was constructed in a podium style and contains the residential lobby, two retail rental areas, mechanical spaces, the loading dock, and parking. Floors two through six are identical wood frame construction and each includes 17 residential units with quartz counters in the bathrooms and kitchens. The roof level has a 4,500 s/f roof deck area which will include enclosed restrooms, stairs and elevator lobby, and outdoor seating and cooking areas for use by tenants.

“Back in the summer of 2019, we had the idea of providing comfortable, moderately priced units at the heart of a vibrant street in Everett,” said John Tocco, managing director of V10 Development. “Thanks to Callahan and the rest of the project team, we are proud to deliver The 600 to the crown

of Broadway and spur additional development throughout the Business District in Everett.”

The 600 was designed by Context, a collaborative design workshop. From the beginning, Context embraced the fact that being a large building, on the top of the hill, on one of the busiest streets in the city, meant that the project would be prominent from many different vantage points. The design team sought to embrace its important location, allowing the building to stand out while being sympathetic to the surrounding neighborhood. In order to keep from feeling too massive and bulky, Context used cantilevered bays and changes in facade materials to break down the facades into something more consistent with neighborhood residential architecture. Masonry was used at the street level to provide a visually familiar and human scaled pedestrian experience.

The project team included:

V10 Development - Owner/Developer

Callahan Construction Managers - Construction Manager

RJ O’Connell & Associates, Inc. - Civil Engineer

Bridgeline Exteriors Exterior - Building Envelope

Intus Windows - Windows

Wozny/Barbar & Associates, Inc. - Consulting Engineers

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