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Nauset Construction completes 94-unit apartment complex in Union Sq.

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Somerville, MA Nauset Construction has completed Union 346, a 94-unit apartment community that includes 2,000 s/f of ground floor retail, for a joint venture partnership between John M. Corcoran & Company (JMC), The Grossman Companies, Inc., and SMT Development. Located in Union Sq., one of Greater Boston's most popular neighborhoods, this transit-oriented development is within steps of 18 restaurants, nine entertainment venues, and many public transportation options, including the new Green Line Extension. Union 346 also has a Walk Score of 97 and a Bike Score of 99.

"Union 346 brings much-needed market-rate and affordable housing to the vibrant Union Sq. neighborhood, which will further support the emergence of Somerville as an innovation hub," said Tim Corcoran of JMC.

Designed by ICON Architecture, the five-story wood-frame apartment building was built over a two-story, steel/concrete-framed podium at the former site of J.J. Sullivan Plumbing & Heating. Nauset recreated the decorative corbels that were part of the former structure and integrated them into the new building's façade. Union 346 comprises 94 studio and one-bedroom apartments, with 18 designated as affordable units for renters earning between 50%, 80%, and 110% of the AMI.

Pet-friendly Union 346 is rich in amenities, including a fitness room, bike storage and repair station, a dog washing station, a lounge with a kitchen and gas fireplace, a roof deck with a fire pit, rooftop garden planters, and amazing views of the Boston skyline. The community also features an on-site backyard-style patio, complete with cooking grills and furniture. The building is professionally managed by John M. Corcoran & Company. In collaboration with the city, the project team also designed and constructed a publicly accessible park at the rear of the site that provides open green space for the community to enjoy. The building's exterior facade is comprised of cast stone at ground level with a combination of brick and composite metal panels. A white TPO membrane roof with concrete pavers tops the building, and casement windows and balcony sliding doors complete the building envelope. Constructed with the environment in mind, Union 346 was designed and constructed to LEED standards and is awaiting formal certification.

"Bringing Union 346 online further exemplifies Nauset's focus on being the go-to construction manager for complex, highly efficient, midsize urban infill projects throughout the Boston, Cambridge, and Somerville markets," said Anthony Papantonis, president of Nauset Construction. Nauset is currently managing projects throughout the Greater Boston area involving historic restoration, adaptive reuse, renovations, expansions, and new ground-up construction.

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