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## **The Maggiore Companies begins work on Majestic Mill Brook - designed by Harrison Mulhern Architects**

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Arlington, MA Demolition is complete and construction will soon be underway for Majestic Mill Brook, a mixed-use development featuring 50 luxury condominiums and 1,700 s/f of retail. Located near Arlington Center at 1025 Massachusetts Ave., this transit-oriented condominium community is being developed by The Maggiore Companies and marketed by long-time partner The Synergy Group.

Designed by Harrison Mulhern Architects, the five-story condominium complex is being constructed on a one-acre-plus site that was previously home to a pair of residences that Maggiore acquired in 2023. The complex will overlook the historic Mill Brook, where seven mills once operated, including the nearby Old Schwamb Mill, the oldest continuously operating mill site in the United States.

Majestic Mill Brook will be built by the in-house construction arm of The Maggiore Companies. Majestic Mill Brook will be comprised of one, two and three-bedroom units, with 25% of the units designated as affordable for households earning at or below 80% of AMI (Area Median Income).

“By offering a mix of market-rate and affordable units, Majestic Mill Brook will provide much-needed homeownership opportunities for young families, seniors seeking to downsize and remain in the area, and working-class individuals,” said Matthew Maggiore, president of The Maggiore Companies. “The transit-oriented neighborhood is rich with amenities and close to Spy Pond as well as a number of parks and sports fields.”

Majestic Mill Brook will feature a ground-level urban garden by Mill Brook, a second-floor 4,500 s/f community terrace, and a community rooftop deck. Select units will come with private decks or roof

decks, and each unit will have high-end finishes. This pet-friendly complex will also have a fitness center and a secure, surface-level parking garage that will feature parking for 53 cars with 12 electric car charging ports. Majestic Mill Brook was designed under the Massachusetts Board of Building Regulations and Standards 2023 Residential Stretch Energy code, which introduced significant enhancements to the building envelope, including increased insulation requirements, energy recovery ventilation (ERV), high-efficiency electric heat pump systems, light-colored roofing membranes to reduce heat island effect, and potential solar roof zone areas.

The result is a highly sustainable, very low-emission facility that will be economical for the homeowner and the future associations.

“It’s great to be teaming with a first-class operation like The Maggiore Companies, especially on a project that will provide much-needed housing options to the Arlington community,” said Paul Cirignano, Broker/Owner of The Synergy Group. “There is a tremendous need for luxury condominiums in the Arlington market, and Majestic Mill Brook will fill that void with this premier condominium community.”

The Synergy Group has previously partnered with The Maggiore Companies on multiple developments, including three multifamily projects in Wakefield – Wakefield Station, a 60-unit luxury condominium complex; Heron Pond Condominiums, an 81-unit townhouse community; and the 20-unit Franklin School Condominiums.

Majestic Mill Brook is expected to be completed and ready for occupancy by Fall 2025.

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