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Project of the Month: Caro Tuscan Village reaches completion - design by HDS Architecture; developed by The Dolben Company

April 12, 2024 - Front Section



Salem, NH HDS Architecture, a Boston-based architectural design firm with a concentration on sophisticated high-quality residential development, alongside developer, The Dolben Company, and general contractor, Pilot Construction, have reached a construction milestone with the final occupancy permit for Caro Tuscan Village.

Caro Tuscan Village is a five-story, 260-unit residential community located on 7.7 acres at Tuscan Village, formerly home of the Rockingham Park horse track. The modern-living environment offers a mix of studio, one-, two- and three-bedroom apartments featuring open-layout floorplans, exterior balconies and bay windows.

“True to the HDS philosophy, we have created a distinctive building that enhances the community within the Tuscan Village development”, said Hans Strauch, president of HDS Architecture. “Working closely with Dolben and our partners, we successfully created a unique architectural identity for Caro Tuscan Village, connecting it to the vibrant and diverse offerings that Tuscan Village has to offer. Residents will truly enjoy living here.”

Caro Tuscan Village features a centrally located landscaped courtyard with amenities that includes a swimming pool, grilling stations, fire pit and turf areas for outdoor games. Community spaces in the building consist of a club room with a kitchen and lounge, ample work-from-home spaces, a conference room, and fitness center. A roof-top amenity deck offers additional amenity space and expansive views.

Andrew Dolben, executive vice president of The Dolben Company, said, “We are thrilled to deliver our second residential community in Tuscan Village in collaboration with HDS Architecture. At Dolben, we are proud to provide renters with luxury housing options in desirable live-work-play lifestyle centers.”

Caro Tuscan Village is part of the four million s/f mixed-use Tuscan Village development, the largest mixed-use urban center in New Hampshire. In addition to Caro Tuscan Village, HDS Architecture was selected by Dolben to design Corsa Tuscan Village – a 256 residential, four-building community and clubhouse project adjacent to Caro Tuscan Village.

The project team include:

HDS Architecture - Architect

5 Seven Exteriors - Exterior Siding & Roofing

TMD Designs - Interior Designers

Zade Consulting Engineers - MEP - FP Engineer

GPI - Site Engineers and Land Surveyors

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