



CELEBRATING
55 YEARS

nerej

Callahan Construction chosen to manage reconstruction of the Leefort Terrace Affordable Housing complex

August 23, 2024 - Construction Design & Engineering



Salem, MA Callahan Construction Managers (Callahan) was selected to manage the ground-up reconstruction of the Leefort Terrace Affordable Housing complex. When complete, Leefort will provide both existing and future residents with access to 124 eco-friendly, affordable apartments that will also be Passive House certified and 100% electric and solar powered. Beacon Communities is overseeing the redevelopment of this important community.

Leefort Terrace has been a haven of refuge for elderly and disabled households following its completion in 1958 but required significant modernization after receiving virtually no updates since its original construction. Thus, Beacon and the Salem Housing Authority chose Callahan to oversee the project due to the company's deep experience in the affordable housing space, along with its background in managing complex, multi-phase renovations in dense, urban locations. In addition to being outdated, all residences within the existing Leefort facility are on the ground floor in garden-style settings built on a coastal floodplain, and state and Federal regulations would not allow for renovation in the existing configuration.

The project consists of the demolition of all eight existing buildings and the construction of a new, three and four-story Passive House structure that will house 124 affordable rental units. Amenities will include a fitness center, a community room, wellness office, computer stations, a tenants' organization office, and property management suite, along with laundry rooms on each floor. Included in the site plan are 100 parking spots (83 basement garage spots and 17 surface-level parking spots), as well as 86 spaces for bicycle parking, two EV charging stations and 25 EV-capable parking spaces.

Beacon has relocated the Leefort Terrace residents offsite to allow for construction; the residents have the right to return to the new building when the new building is complete.

In addition to the impact Leefort Terrace will have on its residents, the project will also change the community. As such, the project team has taken into account extensive feedback from the community to ensure the final structure meets the needs of residents and neighbors alike. A smaller footprint, lower building height, and increased emphasis on open space were all considerations that impacted the final design, along with environmental concerns. With 30 Passive House employees on staff, Callahan also possessed the sustainable expertise necessary to create a space that ensured green-friendly features weren't left on the cutting room floor.

"We understood from the moment we saw the first renderings of Leefort Terrace how invaluable this community is for the residents of Leefort Terrace and of Salem," said Steve Callahan, Jr., vice president - business development, Callahan. "As such, Callahan is committed to not only building a forward-looking affordable housing community, but one that is truly sustainable as well, thus combining two areas of significant expertise for Callahan. In addition, we're excited to work with our partner Beacon Communities on a project that will transform the local housing landscape for the better."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540