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TOCCI named construction manager for 1270 Commonwealth Ave. project

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Boston, MA TOCCI has been selected by Hines and Benenson Capital Partners as the construction manager for 1270 Commonwealth Ave., a new passive house multifamily project that will bring over 200 rental residences to the city's Allston neighborhood. Situated along one of the city's busiest corridors, the development addresses growing demand for housing with convenient access to transit, employment, and community amenities.

Spanning 189,000 s/f, the project features more than 200 apartments complemented by over 20,000 s/f of indoor and outdoor amenity space and ground-floor retail. Designed to support active urban lifestyles the development also offers access to public transit and other infrastructure improvements.

“We are thrilled to continue our work in this part of the city,” said Marvin Lahoud, managing principal at TOCCI. “This project represents a meaningful opportunity to help address Boston’s ongoing housing need, while bringing thoughtful design and expert construction execution to a high-profile site.”

The award of 1270 Commonwealth Ave. follows TOCCI’s successful delivery of 1515 Commonwealth Ave., a nearby multifamily development completed earlier this year. With a team already familiar with the area’s logistics and permitting environment, TOCCI is well-positioned to deliver the project efficiently with minimal disruption to the surrounding neighborhood.

The project began in June with anticipated groundbreaking at the end of 2025 and substantial completion in summer of 2027. As with all TOCCI projects, the team remains focused on turning over a high-quality living experience for future residents.

“We’re honored to be entrusted with this next chapter on Commonwealth Ave.,” Lahoud said. “TOCCI prides itself in finding ways to make projects financially feasible in very challenging environments. We’re glad to see another project cross the start line while still maintaining affordable units, high sustainability goals, and great design.”

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