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Erland Construction completes 479,000 s/f community for Chestnut Hill Realty - eight-story Benjamin Franklin building

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Brookline, MA Erland Construction, in collaboration with The Architectural Team and WaypointKLA, has completed a 479,000 s/f new residence for Chestnut Hill Realty at Hancock Village. This addition includes 250 apartment units and adds housing options on 80 acres adjacent to conservation land. The newly constructed community features one-, two-, and three-bedroom units and provides parking for 290 cars.

The phased construction began with Townhome Buildings #1-11, which include 48 three-bedroom units across 11 two-story buildings totaling 69,500 s/f. Each unit offers wood flooring, three bedrooms, two-and-a-half-baths, and high-end finishes.

The next completed project was the Josiah Bartlett Building, a four-story, 56,000 s/f apartment building featuring 36 one- and two-bedroom units and an underground garage with 36 parking spaces. This phase also included a standalone recycling and compactor center for residents.

Following this, Erland delivered the John Adams Building and the Hancock Village Community Center. The six-story, 197,500 s/f John Adams Building offers 127 units, featuring amenities such as a fitness center, luxury clubroom, garage parking, and a roof deck with entertaining space. A rooftop central plant was installed to support the building's heating and cooling needs.

The three-story, 25,000 s/f Community Center includes leasing offices, multi-purpose rooms, a fitness center, café, and a game room, providing residents a space to connect and relax. As part of this phase, Erland also constructed an outdoor pool, a 1,800 s/f pool house, and other community spaces that add value to Hancock Village.

The final phase of this extensive development, the eight-story Benjamin Franklin Building, is now complete. This 479,000 s/f residence includes 250 apartment units and parking for 290 cars, marking the culmination of Erland's work at Hancock Village. The Benjamin Franklin Building serves as the community's landmark residence and represents the fulfillment of Chestnut Hill Realty's vision for expanded, high-quality housing options.

"The completion of the Benjamin Franklin Building, the final piece in a series of new residences built by Erland on our property, is an exciting milestone for both our residents and team," said Ed Zuker, founder and CEO of Chestnut Hill Realty. "As a leading owner and manager of multifamily communities in New England, we couldn't be happier with the outcome. Erland understood our vision and needs, delivering an exceptional product for our residents."

"We're proud to have partnered with Chestnut Hill Realty and WaypointKLA on these impressive developments," said Eric Greene, Vice President and Residential Group Manager at Erland. "These market-rate and affordable residences bring valuable housing options to both Hancock Village and Greater Boston. Our team worked hard to deliver residences that prioritize comfort, community, and quality for the residents."

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