

# **128 DISTRICT DEVELOPMENT CASE STUDIES**

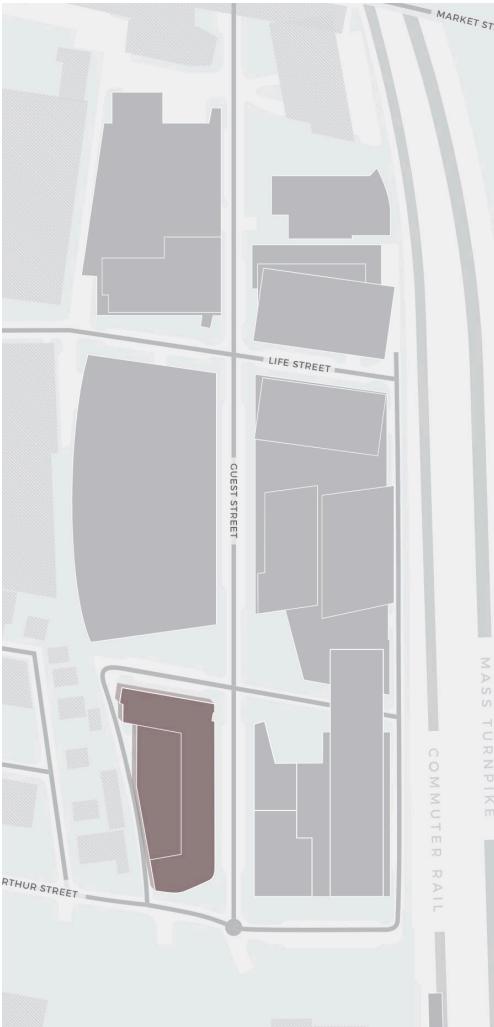
**REGIONAL RESIDENTIAL EXAMPLES**

# RESIDENTIAL/Boston MA

## BOSTON LANDING | BOSTON, MA

### 133 Guest Street Boston, MA

- 295 housing units
- 17 stories
- 0-3 bedrooms per unit
- Density: 184 units per acre
- Unit SF Range: 598 – 1,524 SF
- Rental Cost Range (2018): \$2,000-\$4,000/month



# RESIDENTIAL/Boston MA

BOSTON LANDING | BOSTON, MA



# RESIDENTIAL/Cambridge MA

## HANOVER ALEWIFE | CAMBRIDGE, MA

### 130 Cambridge Park Drive Cambridge, MA

- 220 housing units
- 6 stories
- 0-3 bedrooms per unit
- Density: 94 units per acre
- Unit SF Range: 563 – 1,408 SF
- Rental Cost Range (2018):  
\$2,396-\$3,998/month



# RESIDENTIAL/Cambridge MA

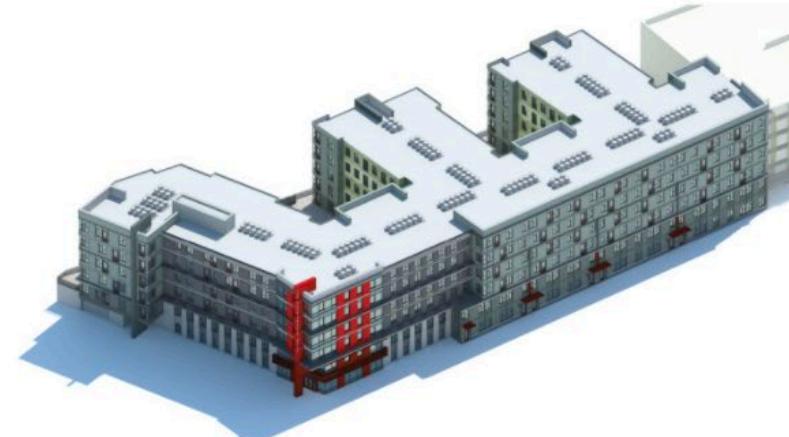
HANOVER ALEWIFE | CAMBRIDGE, MA



SOUTH ELEVATION

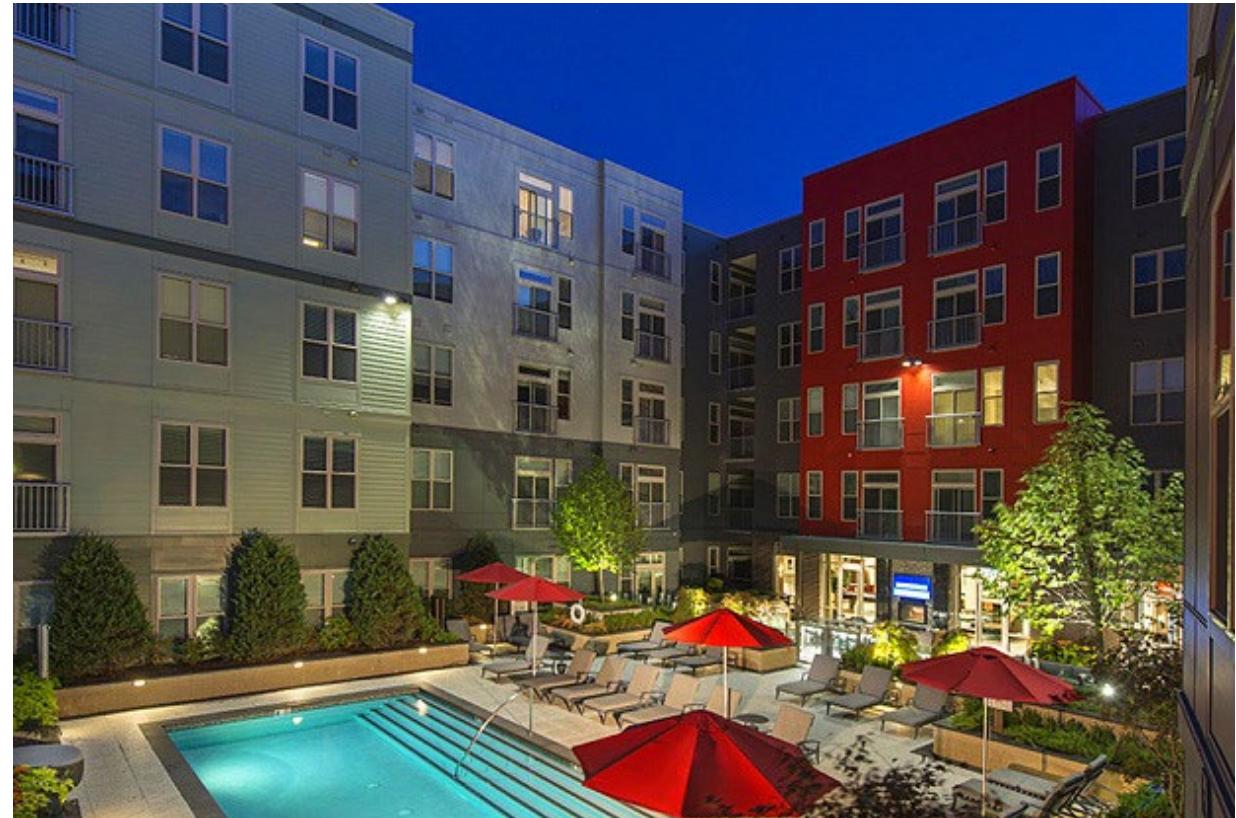


AERIAL FROM SOUTH WEST



AERIAL FROM NORTH EAST

# RESIDENTIAL/Cambridge MA

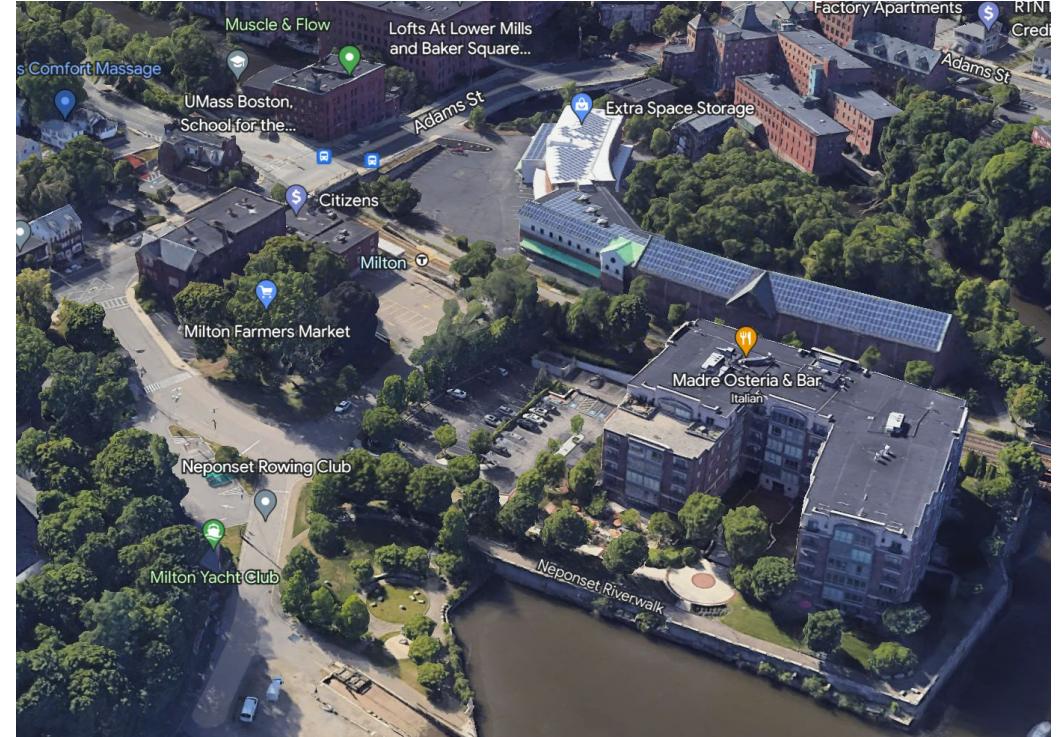


# RESIDENTIAL/Milton MA

## MILTON LANDING

88 Wharf Street, Milton, MA

- 73 housing units
- Density: 29 units per acre
- 1-3 bedrooms per unit
- 6 stories
- Unit SF Range: 1,400 – 2,400 sf Rent/Ownership
- Cost Range (2018): \$540,000- \$1,000,000



# RESIDENTIAL/Milton MA

## MILTON LANDING



# RESIDENTIAL/S. Weymouth MA

## THE COMMONS AT SOUTHFIELD HIGHLANDS



# RESIDENTIAL/S. Weymouth MA

## THE COMMONS AT SOUTHFIELD HIGHLANDS

200 Trotter Road  
South Weymouth, MA

- 226 housing units
- Density: 28 units per acre
- 0-3 bedrooms per unit
- 4 stories
- Unit SF Range: 528 – 1,391 SF
- Rental Cost Range (2018): \$1,486-4,578/month



# RESIDENTIAL/S. Weymouth MA

## THE COMMONS AT SOUTHFIELD HIGHLANDS



# RESIDENTIAL/Newton MA

## WOODLAND STATION | NEWTON, MA

1940 Washington St. Newton, MA

- 161 housing units
- 4 stories
- 1-3 bedrooms per unit
- Density: 35 units per acre
- Unit SF Range: 726 – 1,770SF
- Rental Cost Range (2018): \$2,325-\$4,917/month



# RESIDENTIAL/Newton MA

WOODLAND STATION | NEWTON, MA



# RESIDENTIAL/Revere MA

## WATERFRONT SQUARE | REVERE, MA

### 660 Ocean Ave. Revere, MA

- 194 housing units
- 5 stories
- 1-3 bedrooms per unit
- Density: 133 units per acre
- Unit SF Range: 598 – 1,524 SF
- Rental Cost Range (2018): \$2,000-\$4,000/month



# RESIDENTIAL/Revere MA

WATERFRONT SQUARE | REVERE, MA



# RESIDENTIAL/Saugus MA

Route 1 – Avalon Saugus (former Hilltop Steak House site)



# RESIDENTIAL/Saugus MA

## Route 1 – Avalon Saugus (former Hilltop Steak House site)

- Approved in 2017
- Mixed use development with 280 apartments and 24,000 SF of retail/restaurant space on 13.9 acre site.
- 122 1-BRs; 142 2-BRs, and 16 studio apartments
- Affordable Units - 10% of apartments rented to 80% AMI persons and families
- On Route 1 Southbound 10 miles from Boston.
- 1 and 2 bedroom apartment homes with dens and lofts available.
- Modern interiors feature stainless steel appliances, quartz countertops, and washers and dryers in all homes.
- 5,500 square foot clubhouse, 24/7 fitness center with virtual fitness technology, resident lounge, swimming pool and more.
- 1 bedroom from \$2,105
- 2 bedrooms from \$2,830
- 422 parking spaces (1.62 spaces/DU)
- Avalon Bay developments have an average age of 44, 25% are 55+, 12% are 65+
- Average occupancy rate in 2 persons/unit
- Estimated annual tax revenue to Town is \$2.06 million RE and \$1.7 million for utilities.
- Estimated development cost of \$90 million and 200 employed for construction
- Avalon development average 0.4 children per 2-BR apartment; and almost 1.2 children per 3-BR apartments



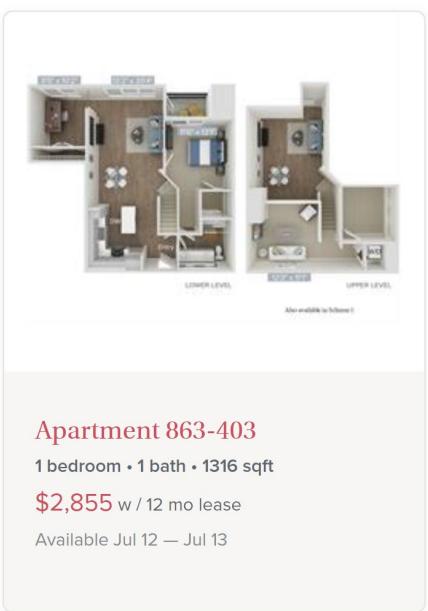
# RESIDENTIAL/Saugus MA

## Route 1 – Avalon Saugus (former Hilltop Steak House site)



# RESIDENTIAL/Saugus MA

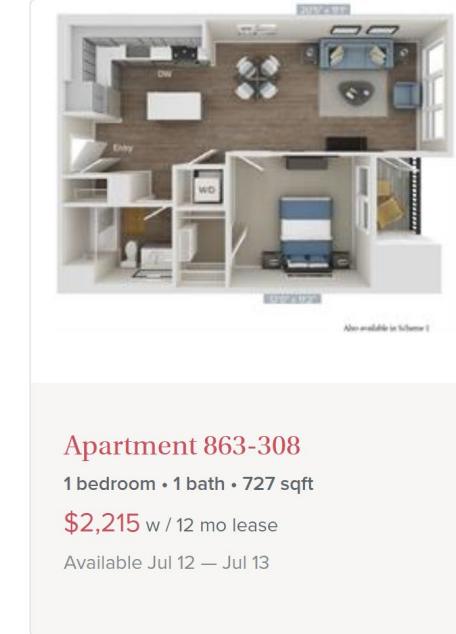
## Route 1 – Avalon Saugus (former Hilltop Steak House site)



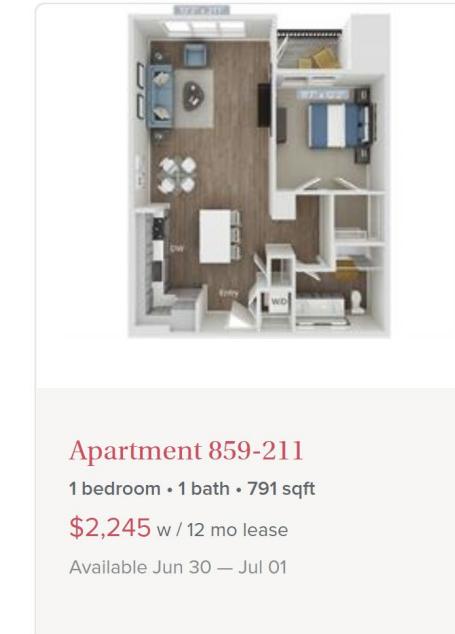
**Apartment 863-403**  
1 bedroom • 1 bath • 1316 sqft  
**\$2,855** w / 12 mo lease  
Available Jul 12 — Jul 13



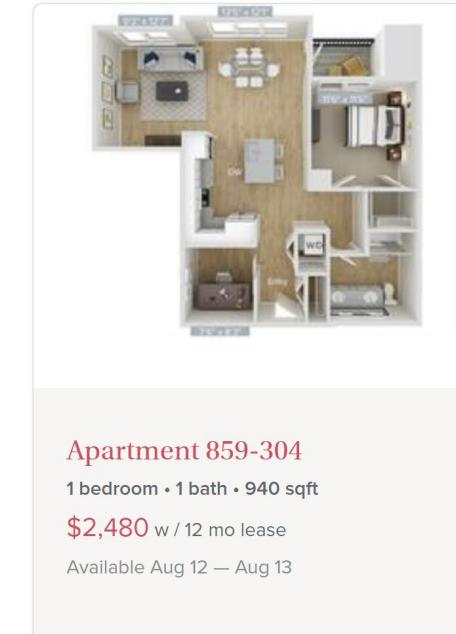
**Apartment 859-112**  
1 bedroom • 1 bath • 791 sqft  
**\$2,105** w / 12 mo lease  
Available Aug 30 — Aug 31



**Apartment 863-308**  
1 bedroom • 1 bath • 727 sqft  
**\$2,215** w / 12 mo lease  
Available Jul 12 — Jul 13



**Apartment 859-211**  
1 bedroom • 1 bath • 791 sqft  
**\$2,245** w / 12 mo lease  
Available Jun 30 — Jul 01



**Apartment 859-304**  
1 bedroom • 1 bath • 940 sqft  
**\$2,480** w / 12 mo lease  
Available Aug 12 — Aug 13

# RESIDENTIAL/Beverley MA

## ENTERPRISE APARTMENTS

79 Rantoul St. Beverly, MA

- 45 housing units
- 4 stories
- 1-2 bedrooms per unit
- Pedestal parking
- Density: 88 units per acre
- Unit SF Range: 766 – 1,266 SF
- Rental Cost Range (2018):  
\$1,760 - \$2,560/month



# RESIDENTIAL/Beverley MA

## ENTERPRISE APARTMENTS



# RESIDENTIAL/Lynnfield MA

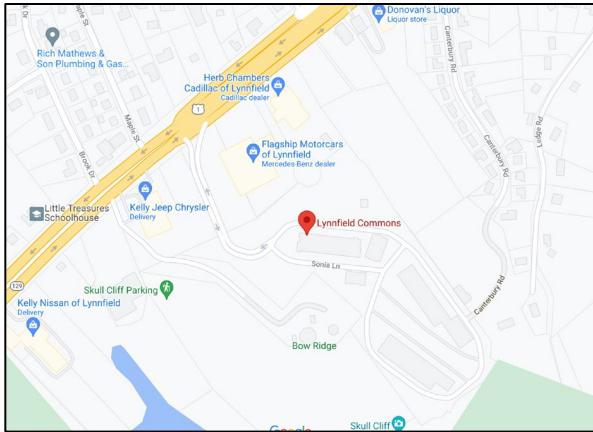
## LYNNFIELD COMMONS

- 200 units built in 2009 off northbound side of Route 1
- Luxury apartments at the back of the Lynn Woods reservation
- 13 miles north of downtown Boston.
- Amenities include a swimming pool, gaming room and clubhouse, also provided is a 24-hour fitness center.
- Apartments range from 1-BR with 800 SF for \$2,277/month to 2-BR with 1,166 SF for \$2,673/month
- Connected to retail and restaurants



# RESIDENTIAL/Lynnfield MA

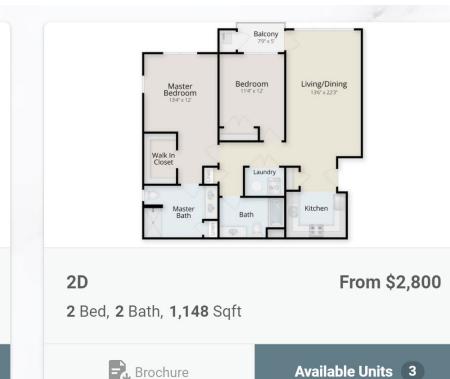
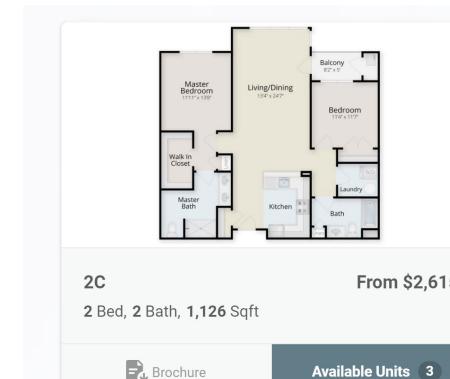
## LYNNFIELD COMMONS



# RESIDENTIAL/Lynnfield MA

## Michael's Landing on Route 1

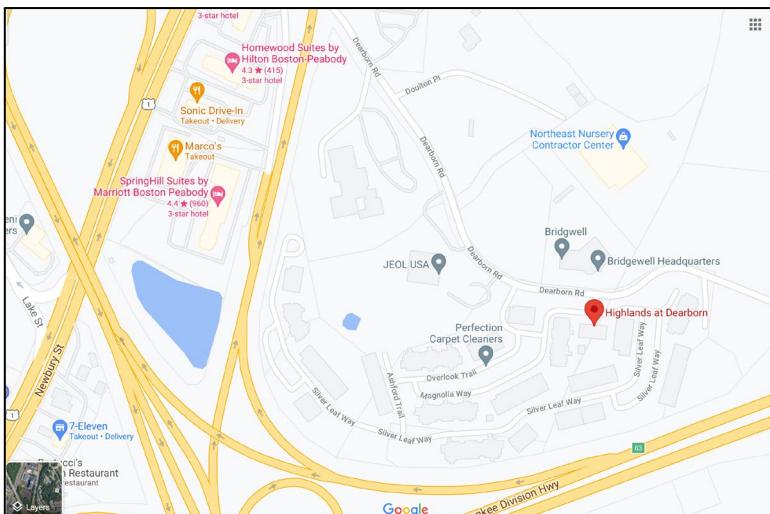
- Situated on Route 1 southbound at the edge of The Hawkes Pond nature reserve
- 68 apartments
- Size: 1 - 2 bed, 1 - 2 bath, and 761 – 1,148 Sq. Ft.
- Price: \$2,615 to \$2,800
- Attached to Christmas Tree Plaza



# RESIDENTIAL/Peabody MA

## Dearborn Apartments off Route 1 at I-95

- 1, 2, and 3-BR apartments
- 4 stories
- Range in size from 703 to 1,366 SF
- Price range \$2,200 to \$4,440
- Amenities include a swimming pool, fitness center, playground, clubhouse.
- Surface and garage parking



# RESIDENTIAL/Duxbury MA

## ISLAND CREEK VILLAGE

24 Post Rd - Duxbury, MA

- 320 housing units
- 4 stories
- 1-3 bedrooms per unit
- Density: 12 units per acre
- Unit SF Range: 784 – 1,603 SF
- Rental Cost Range (2018):  
\$1,800-2,400/month



# RESIDENTIAL/Duxbury MA

## ISLAND CREEK VILLAGE

