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Mayor Walsh To Join Topping Off Of 195 Apartments In Jamaica Plain

7/7/16

Longwood Group's 'Serenity', With Views of Park and LMA on S. Huntington Ave.

WHAT: The celebratory topping-off the steel structure of Serenity, a new 195-unit apartment complex overlooking Olmsted Park and with views and easy access of the Longwood Medical Area in Jamaica Plain.

WHEN: 10:30 a.m., program begins at 11, on **Monday, July 11, 2016.**

WHERE: 105a South Huntington Ave., Jamaica Plain, Boston. Public transportation on No. 39 MBTA Bus and E Branch of the Green Line at Riverway and Back of the Hill stops. Limited parking is available at the site of the former Goddard House, 201 S. Huntington Ave.

WHO: Mayor Martin J. Walsh; Members of the Building Trades including Local 7 Ironworkers; State Rep. Jeffrey Sanchez; Boston City Councilman Matt O'Malley; Boston Redevelopment Authority Director Brian Golden; John Fish, Chairman and Chief Executive Officer of Suffolk Construction; Jim Grossman, Vice President and Chief Operative Officer/Northeast of Suffolk Construction; Richard Rouse, Executive Director of Mission Hill Main Streets; Ralph Cole, Serenity Project Manager; Antoine M. Nader, Principal, and others representing Longwood Group; members of the Jamaica Plain and Mission Hill communities; friends and neighbors.

BACKGROUND ON SERENITY

A steel beam signed by workers and others attending will be hoisted to the top of the new residential building, with U.S. Flag and traditional "roof tree." Refreshments will be served after brief remarks from Mayor Walsh and others.

Serenity will consist of 195 units on the previously vacant 1.1-acre site. When complete, in Spring 2017, the residences will offer superb views of the Longwood Medical Area and Olmsted Park.

The building "steps up" from five stories along Jamaica Way to 13 stories along South Huntington Avenue, with a courtyard in between. The building's design will also offer views of Olmsted Park for pedestrians on South Huntington.

Construction is steel frame with a brick, glass and metal panel exterior designed to complement the neighborhood. Work on Serenity began in Fall 2015.

The low-rise component will contain 32 premium units overlooking Olmsted Park. These units will have a separate private elevator and be more secluded while offering exceptional park views relative to the other units. This portion will include primarily two and three bedroom units, with larger square footage as compared to the tower unit footprints.

The mid-rise/interior portion will contain units offering both city and park views in addition to the courtyard views. These units will contain primarily studio, one-, and two-bedroom floor plans.

Multiple transit alternatives will be available at Serenity, including easy public transportation access to the No. 39 MBTA Bus and E Branch of the Green Line at Riverway and Back of the Hill stops. Serenity will feature Zipcars, electric car charging stations, bicycle storage, as well as nearby public transportation and a Hubway station.

Longwood Group is committed to using the most progressive and environmentally friendly practices for construction and unit design. The building is targeting LEED Silver certification. The roof will have highly reflective material in addition to having drought-tolerant native plantings.

Units will have water-flow efficient kitchens and bathrooms in addition to some of the most efficient windows and appliances available. The building's energy recovery system will capture and utilize recovered energy that the building emits. During construction the materials will be primarily from local suppliers, thus decreasing the transportation costs and emissions. During construction there will be a high level of waste management with a focus on recycling.

The project will consist of approximately 246,186 square feet of gross building area including the 106 parking spaces and retail space.

Amenities will include 24-Hour concierge and security services, fitness center by LifeFitness, a lobby, lounge, billiard room, meeting and collaborative areas designed by RD Jones, with tree-top roof-deck pool with lounge, barbecue deck and green roof. Units feature oversized windows and a Nest thermostat system.

The architect is Prellwitz Chilinski Associates of Cambridge. Landscape design, including design of the interior courtyard, is by Copley Wolff Design Group. Leasing and property management by Greystar. The lenders on the project are US Bank and Parse Capital.

ABOUT LONGWOOD GROUP

Longwood Group is a private investment and real estate development company, invested in and managed by partners with over 30 years of experience in real estate and venture investing. Real estate direct investments have spanned from brownstones to residential subdivisions and urban condominiums. Longwood Group is committed to its investments for the long term and has a proven track record in the Boston area. For more information, please go to www.longwoodgroup.com.

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Interviewed by Edwin Warfield



Steve Passio,
President, Shipley

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