



LAKE SIDE APARTMENTS REDEVELOPMENT

Columbus Park Neighborhood Association
Project Updates – August 2025

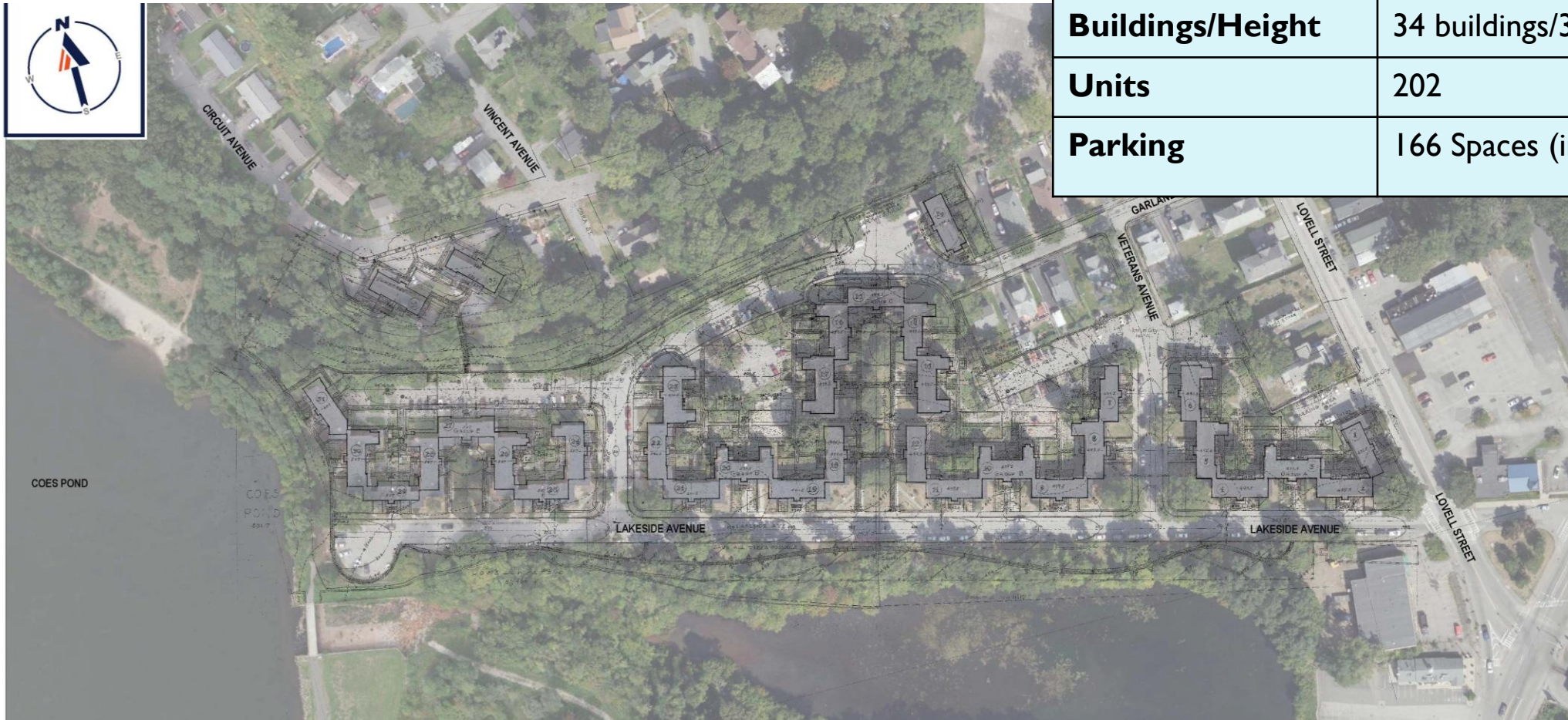
DEVELOPMENT TEAM



In partnership with Worcester Housing Authority and Building Futures, Inc.:

- **Developer:** Tremont Development Partners and E3 Development
- **Property Management/Resident Services:** Worcester Housing Authority and Maloney Properties
- **Architect:** Davis Square Architects
- **Relocation:** Housing Opportunities Unlimited (HOU)
- **General Contractor:** Cranshaw Construction

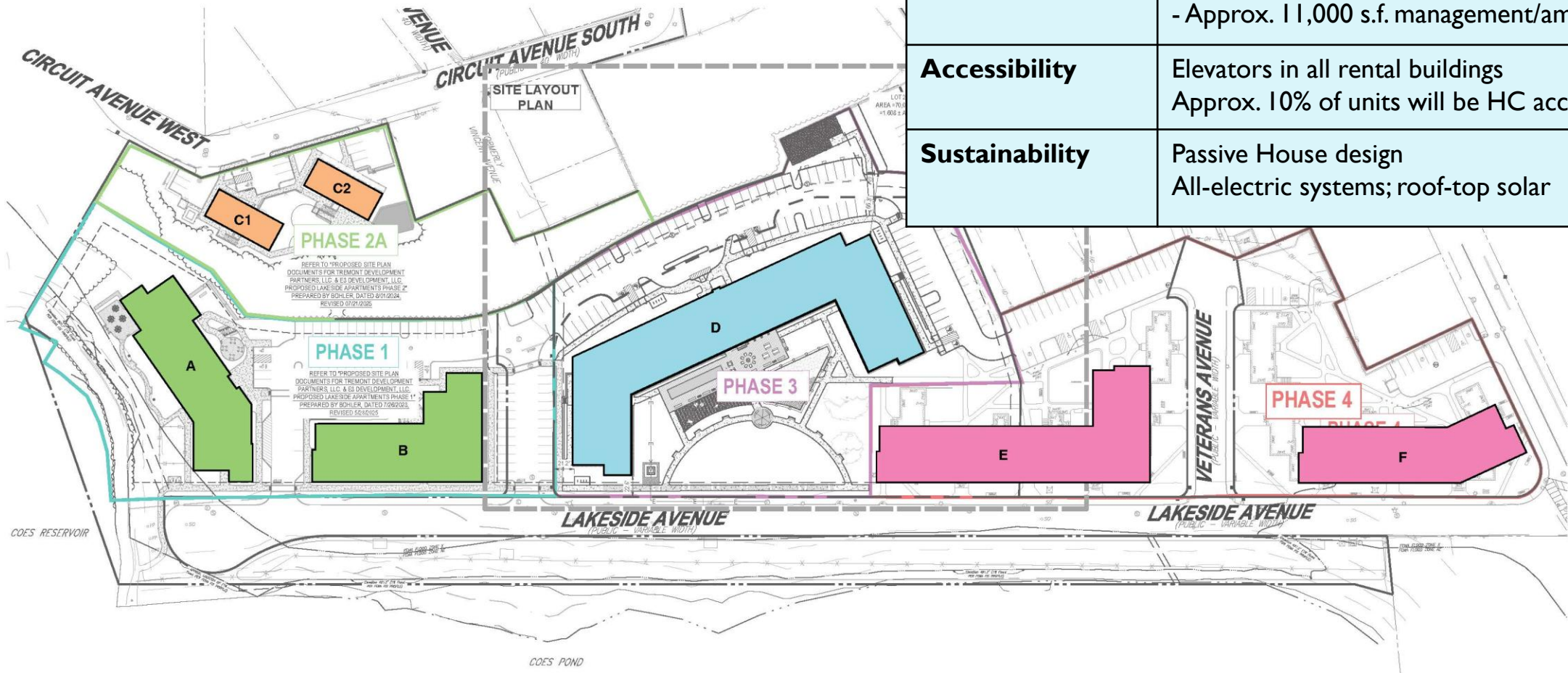
EXISTING CONDITIONS



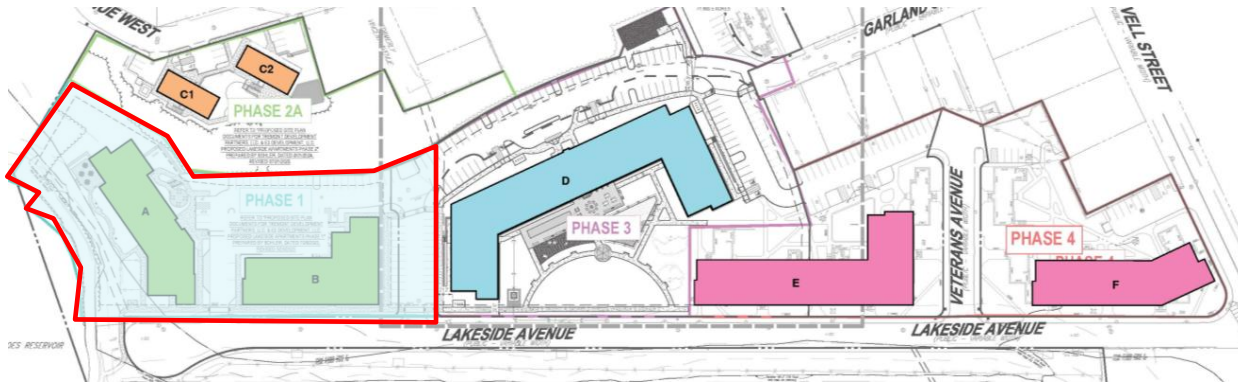
Buildings/Height	34 buildings/3-story
Units	202
Parking	166 Spaces (incl Lakeside Ave)

PROPOSED PLAN

Buildings/Height	7 buildings/2-6 stories
Units	340 Rental units 10 Homeownership units 350 Total Units
Parking	Approx. 300 Spaces (incl Lakeside Ave)
Amenities	- Approx. 5.7 acres open space - Linear park along Lakeside Ave - Approx. 11,000 s.f. management/amenity space
Accessibility	Elevators in all rental buildings Approx. 10% of units will be HC accessible
Sustainability	Passive House design All-electric systems; roof-top solar

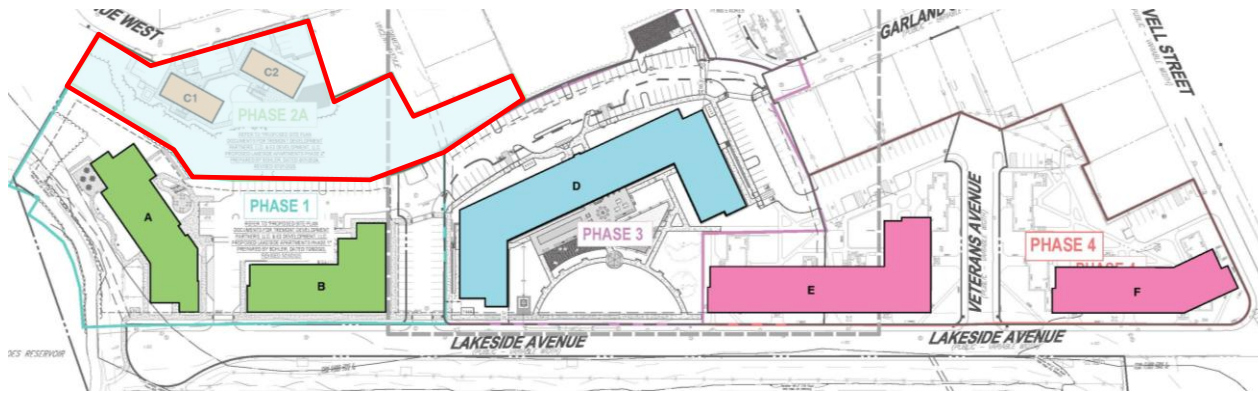


PHASE I PROJECT SUMMARY



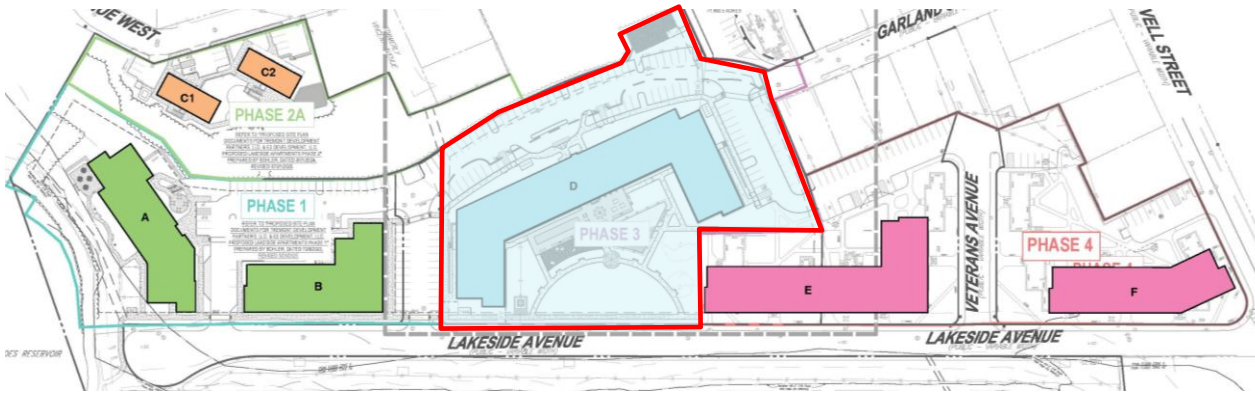
Buildings/Height	2 buildings/6 and 4-story
Units	116 Rental units
Parking	69 parking spaces
Amenities	On-site management office Community room with patio Fitness room Community garden
Affordability	87 units at 30% AMI 29 units at 60% AMI
Accessibility	12 units (10%) will be accessible
Sustainability	Passive House design All-electric systems; roof-top solar

PHASE 2 PROJECT SUMMARY



Buildings/Height	2 buildings/2-story
Units	10 Homeownership units
Parking	12 parking spaces
Affordability	All units affordable to buyers at 80% AMI
Accessibility	2 units (20%) will be accessible

PHASE 3 PROJECT SUMMARY



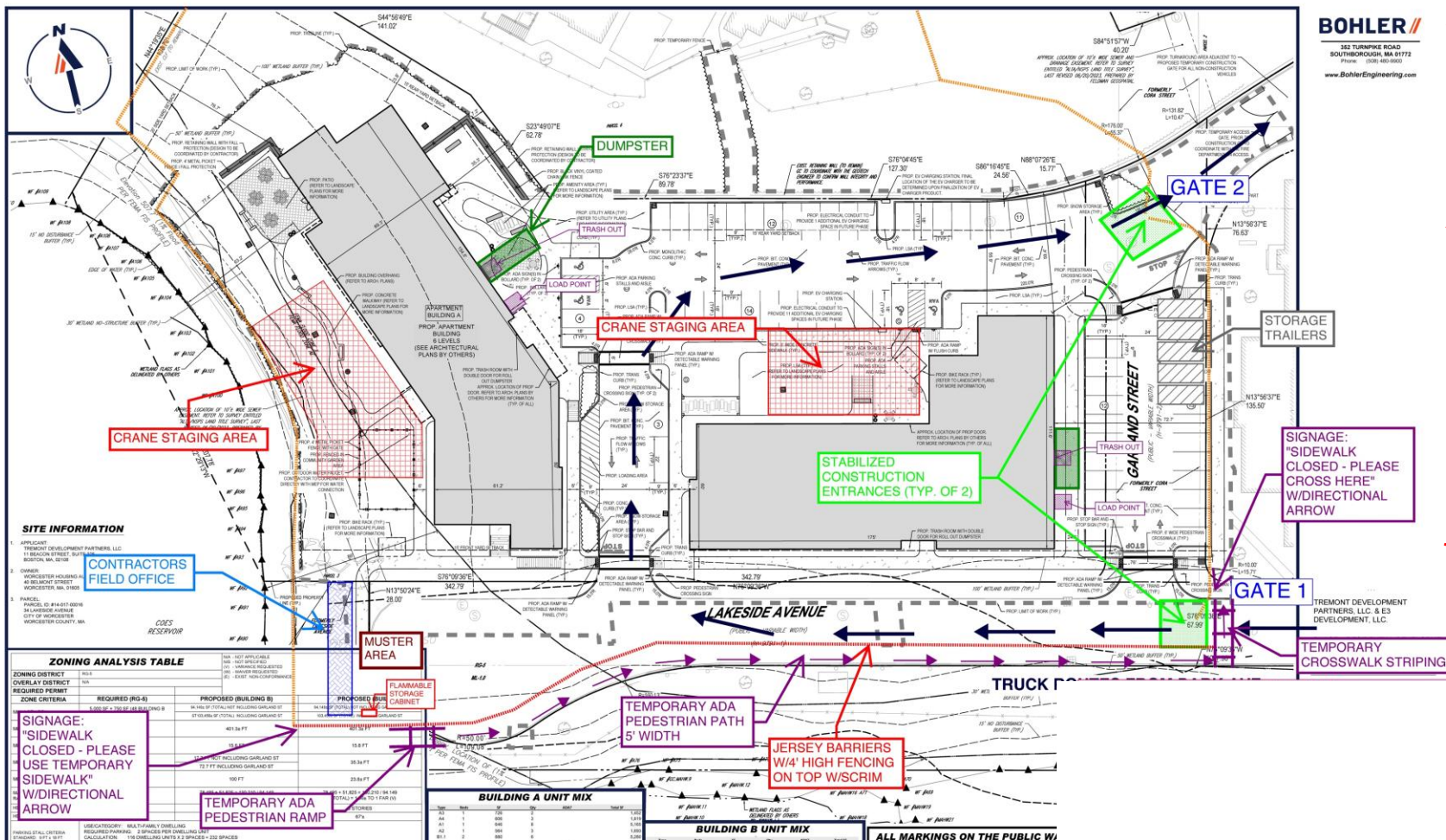
Buildings/Height	1 building/ 4-story
Units	104 Rental units
Parking	75 parking spaces
Amenities	On-site management office Community room with patio Fitness room Central open space feature
Affordability	Affordable to households at 30%, 50%, and 60% AMI
Accessibility	10 units (10%) will be accessible
Sustainability	Passive House design All-electric systems; roof-top solar

DEVELOPMENT TIMELINE (ESTIMATED)

PHASE I AND 2		
Construction	September 2025 – June 2027	22 months
Occupancy	April 2027– December 2027	
PHASE 3		
Design and Permitting	June 2025 – December 2025	
Financing	October 2025 – June 2026	
Relocation	January – December 2026	11 Buildings/65 units
Construction	January 2027 – Aug 2028	20 months
Occupancy	Sept 2028 – March 2029	
FUTURE PHASES		
Phase 4	2028 – 2030 (estimated)	



CONSTRUCTION MANAGEMENT DETAILS – PHASE I PROJECT

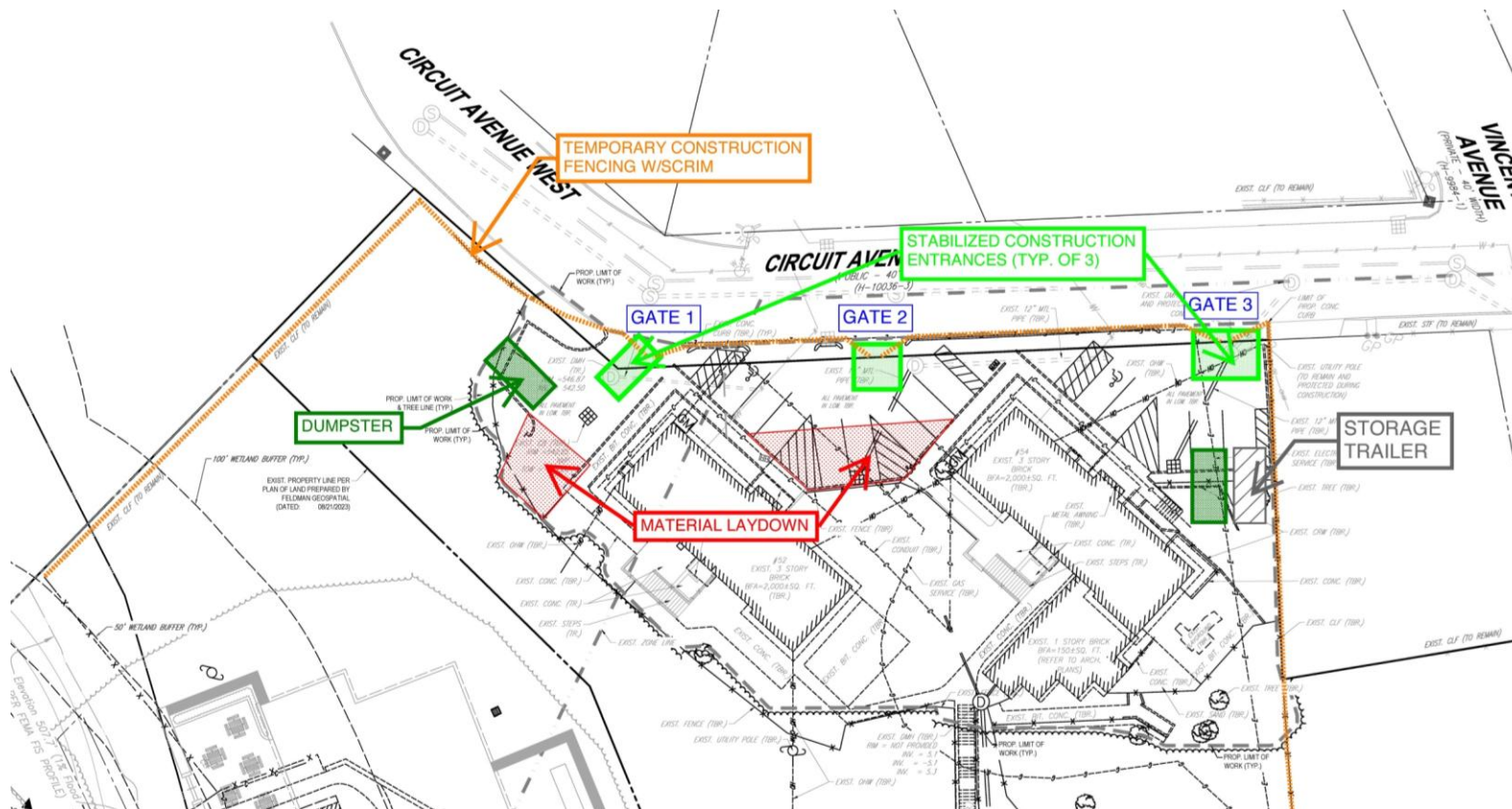


WORK HOURS - 7AM-7PM
NOISE RESTRICTIONS - 7:30AM-7PM

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jbattaglia@cranshaw.com

CONSTRUCTION MANAGEMENT DETAILS – PHASE 2 PROJECT



WORK HOURS - 7AM-7PM

NOISE RESTRICTIONS - 7:30AM-7PM

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