

THE NAUTICA Boston, MA (Charlestown Navy Yard)



Category:	Condominium, Mixed-Use
Size:	117 Units, 315,000 Sq. Ft.
Architect:	Neshampkin French Architects, Inc.
Total Development Cost:	\$51.1 Million
Financing:	Citizens Bank, Sponsor Equity
Completion:	2002



Selected through a highly competitive RFP process administered by the Massachusetts Turnpike Authority, EA Fish was designated Central Artery North Area (CANA) Parcel I site in July 1999. After entitling the project in less than 6 months after designation, EAF Development broke ground on the 117-unit condominium community in early spring 2000 and completed the final phase in 2002.

The Nautica introduced luxury condominium units in a mixture of conventional flats, duplexes, and town homes. In addition to the 161,000 square foot residential program, the project includes a 514-space sub-surface parking garage. This facility

serves parking demand from both residents and visitors to the Charlestown Navy Yard. 72 spaces were set aside specifically for the National Park Service.



Development challenges included the negotiation of a complicated 99-year ground lease with the Turnpike Authority and the marketing and sale of condominium units under a leasehold interest structure.



EA Fish COMPANIES

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