

TURTLE CROSSING Braintree, MA



Category:	Condominium
Size:	201 Units
Architect:	The Architectural Team, Inc.
Total Development Cost:	\$39 Million
Financing:	MassHousing, Sponsor Equity
Completion:	Spring 2004



garden-style setting with about six acres of open space.

The project experienced strong market demand and the four phase construction project was consolidated into one phase and 100% of the units were pre-sold prior to completion of construction.

Turtle Crossing is a joint venture between EA Fish and FX/Messina Enterprises, Inc. The 201-unit condominium project has been processed under the Massachusetts 40-B legislation which restricts 25% of the units to be affordable while allowing 75% of the units to be sold at market rate. EA Fish's collaborative relationship with the Town of Braintree resulted in a consolidated design/development period and permits were approved in six months. The project sits on sixteen acres of land that was formerly a quarry site. The project has a community building/club house with a swimming pool, health club, library and community room. Residents are provided with two outdoor parking spaces. The four residential buildings are three-story wood-frame construction. Each building consists of approximately fifty units in a



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