

# Yule Development

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## PROJECTS

- **Easton Crossing**

Easton Crossing is a 188 unit apartment complex located in Easton, Massachusetts. It was acquired in 1996. Although the property was occupied when purchased, like the situation in Tyngsborough with River Crossing, a significant number of the on-site septic systems had failed, and occupancy was maintained only by pumping the septic tanks on a regular basis.

The problems with the property had worsened over the prior five years. The owners were unable to stem the deterioration. Consequently, conditions forced the lender take control of the property. Shortly thereafter, the lender requested proposals for acquisition and renovation. Out of multiple proposals, Yule Development Company was chosen to acquire the property.



Before



After

Yule Development Company implemented a major renovation program. A new wastewater treatment plant was designed. Regulatory approvals were obtained. The system was built. All 20 buildings were renovated, inside and out, including all new kitchens and all new bathrooms. The old exterior siding was removed. New rigid insulation and new siding, doors and windows were installed on the buildings. Other changes were made to the appearance of the exteriors of the buildings – for instance, the roof overhangs were reduced in length.

The site was reorganized. Parking and paved areas were modified. The community building was moved to a new location on the site, and rebuilt into a community room and exercise facility. The swimming pool was upgraded. Landscaping, lighting, and sidewalks were improved.



As with River Crossing, extensive energy saving improvements were made to the buildings. See the **Energy Analysis for Easton Crossing** for a detailed description of this work, and the results.

Carrying out the plan required an array of variances and special permits coordinated with the building inspector, town counsel, town manager, town planner, Planning Board, Conservation Commission, and Zoning Board of Appeals.

The costs of renovation for Easton Crossing was approximately \$6,000,000, or \$32,000 per apartment. This was a more extensive renovation project than River Crossing. The resultant repositioning in the marketplace was more dramatic.

