

WEST END PLACE

Innovative mixed-income cooperative housing

West End Place is a landmark mixed-income residential community in the heart of downtown Boston. The West End was one of the oldest and most diverse neighborhoods in Boston when it was demolished in the late 1950s in the name of urban renewal. Although displaced residents were promised affordable replacement housing, primarily luxury high-rise apartments were built where this thriving community once stood. Over 30 years later, the Boston Redevelopment Authority selected the Planning Office for Urban Affairs and Keen Development to develop the last remaining parcel in order to provide mixed-income homeownership opportunities. West End Place was developed as a housing cooperative through a complex financing and ownership structure; over half of the units are low-income and income-restricted units in a mixed-income community. West End Place was completed and opened in 1997.

The developers assembled a complex financing package and an innovative cooperative structure to achieve this goal. The development includes ground floor retail space and underground parking. A grand archway dominates the building, creating a focal point within the graciously curved façade. The building also incorporates balconies and a landscaped courtyard, introducing a park-like setting to this urban neighborhood.

West End Place has been honored for its design by both the National Masonry Institute and the New England Chapter of the American Institute of Architects.



Developers:

Keen Development Corporation;
The Planning Office for Urban Affairs

Sponsor:

Old West End Housing Corporation

Architect:

The Architectural Team

Contractor:

Peabody Construction Company

Manager: Maloney Properties, Inc.

Financing:

Commonwealth of Massachusetts:
Department of Housing and Community Development

City of Boston:

Boston Redevelopment Authority

Bank of Boston

AFL-CIO Housing Trust

Federal National Mortgage Association