



Affordable Housing Re-Development, Little Neck Village, Marion

www.horsleywitten.com

EA Fish Associates

Little Neck Village is an affordable over-55 housing development currently including 12 residential units in three main buildings and associated parking areas. EA Fish Associates will redevelop Little Neck Village by razing the three existing buildings, and constructing four residential buildings, creating a total of 48 over-55 affordable housing units. This project also includes the proposed construction of a community building and associated amenities, such as a community garden.

- Civil & Environmental Engineering
- Wetlands Management
- Coastal Management
- Hydrogeology & Water Supply
- Stormwater Management
- Wastewater Management
- Site Assessment & Remediation
- Land Use Planning
- Education & Outreach

EA Fish was the selected developer after a competitive bid process by the Marion Affordable House Trust. EA Fish retained the Horsley Witten Group, Inc. (HW) to assess how the site might best be developed. HW determined whether or not EA Fish should acquire the property, by completing the following tasks: rare and endangered species survey; wetland delineation and Notice of Intent (NOI); comprehensive existing conditions land survey, which conformed to ALTA requirements; Phase I Environmental Site Assessment; civil site design, using Low Impact Development (LID) techniques; landscape design; and cost estimating.



HW provided all planning, site design, engineering and project management services, including: project schematic designs and layout, engineering design for all utilities, drainage, stormwater management, wastewater management, erosion and sediment control, landscaping, site grading, and design of the exterior site and parking lighting. HW also provided all permitting services and support services at public hearings before the appropriate Town of Marion planning committees. A Comprehensive Permit was received from the Marion Zoning Board of Appeals and an Order of Conditions from the Marion Conservation Commission.

Client Contact:
Dana Angelo, Senior Project Director
EA Fish
781-380-1660

HW Contact:
Joe Longo



Sandwich, MA

90 Route 6A
Sandwich, MA 02563
tel: 508-833-6600

Newburyport, MA

30 Green Street
Newburyport, MA 01950
tel: 978-499-0601

Providence, RI

370 Ives Street
Providence, RI 02906
tel: 401-272-1717