

Case Study: Extended Family Living through Sustainable ADU Addition at Radford Lane

Introduction

- **Project Name:** Radford Lane 3-Family w/Basement ADU
- **Location:** 11 Radford Lane, Boston, MA 02124
- **Objective:** To convert an existing 2 1/2 family into a 3-family with basement ADU.
- **Innovations:** Green certification and smart building technology.

Client Overview

- **Name:** Marie Guerrier
- **Industry:** Real Estate
- **Needs and Goals:** Seeking to invest in sustainable living spaces that offer modern amenities.

Challenges

- **Problems Faced:** Aging infrastructure, optimum use of property, local zoning laws, and sustainability requirements.
- **Limitations:** Budget constraints and tight timelines.

Solutions

- **Strategies Used:** Phased construction, adaptive reuse of existing materials.
- **Technologies Implemented:** Smart home systems for energy management, water-saving fixtures.
- **Unique Innovations:** Sustainable basement accessory dwelling unit.

Results

- **ROI:** 20% increase in property value, 10% above market rate rental yields.
- **Impact Metrics:** 30% reduction in energy usage, positive community response.

- **Client Testimonials:** "This isn't just a dwelling unit, it's a lifestyle, captures perfectly."

Conclusion

- **Summary of Key Achievements:** Successfully converted an existing building into a certified green and smart living space, exceeding client ROI expectations.
- **Lessons Learned:** Importance of community engagement, benefits of phased construction.
- **Future Outlook:** Growth to include more units that are conducive to ADU development to enhance neighborhood affordability.

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