

odm Income Producing Property/Multifamily

PROJECT CONSISTS OF 45 CUSTOM HOMES

Hastings develops BackRiver townhomes and gives to community

HINGHAM, MA Just before visitors turn in to the new BackRiver Townhomes development, they'll see new athletic fields and a field house set off from the project by acres of beautiful landscaping bordered by granite-style stone walls. Anyone familiar with Hingham's controlled growth over the last 35 years will not be surprised to learn that the developer is long-time resident Tom Hastings who enjoys accommodating million-dollar homebuyers as much as creating first-class sports facilities for young athletes.

A one-time Harvard College student, Hastings enjoys the fact that his projects have been studied by classes at Harvard's Graduate School of Design. His projects have been featured in national industry magazines and Leisurewoods, his retirement community in Rockland, won the Award for Excellence in Landscape Design from the Builders Association of Greater Boston. Leisurewoods also won a National Award from Automation & Housing magazine. His Oceanwoods in Duxbury was featured on the cover of Builder magazine, a national publication.

As part of his BackRiver negotiations with the town, Hastings donated \$3 million to build state-of-the-art baseball and football fields complete with lighting, irrigation and scoreboard, and gave another \$150,000 toward the clubhouse,



complete with kitchen and changing rooms.

BackRiver Townhomes, Hastings' latest venture, consists of 45 custom homes, each with about 2,200 s/f of open living space, expandable to 3,800. Phase I (13 homes) is sold out and the first residents will move in this month. Phase II groundbreaking has begun, with expected occupancy in Spring 2008.

A hallmark of Hastings' properties is the planting of mature trees to give new homeowners a feeling of an established community. Hastings also likes the environmental and energy-saving benefits: large trees prevent erosion, create shade and deflect winter winds. Drainage will be via an innovative groundwater re-charge system.

The BackRiver site is within walking distance to stores, restaurants

and the Boston-Hingham commuter boat, and minutes from the new Greenbush T station, South Shore and Black Rock Country Clubs and Boston Golf Club. Hewitt's Cove Marina is a short walk. A public footpath to the Back River rounds out the project.

"For many years," says Hastings, "I've been able to build a unique partnership between Hingham's public interests and those of a private business. Most people who are familiar with our communities agree it's been to everyone's advantage. Hingham retains open space and preserves its 18th century charm, my customers get the highest quality, most architecturally-appealing homes on the South Shore, and I make enough to reinvest and move on to the next project. It's a win-win-win."



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