Since 2005, The Neighborhood Developers, the City of Chelsea, Mitchell Properties and residents have collaborated in a phased revitalization effort to transform the Gerrish Ave industrial area into the Box District. Benefiting from its close proximity to the downtown business district and public transit, the Box District was one of the first Massachusetts communities to receive infrastructure and residential transit oriented development funds through the Commonwealth Capital program.

Six former industrial parcels are transforming into a transit-oriented mixed-income residential neighborhood with 300 homes of which 164 are completed, and 96 are in development with a total development cost of more than 573 million. The Box District fronts on Broadway two block from City Hall and abuts a former rail line, which is a proposed location for expansion of the Silver Line and connection to the state's future Urban Ring. MWRA is creating a green reserve along the rail line while the Commonwealth works on plans for the transit corridor.

### CONNECT and The Neighborhood Developer’s Office
TND's office provides a gateway to the Box District neighborhood. TND renovated the building in 2007, which included the construction of a new office for TND on the second floor, with meeting space, resident services, and public computers. The building is undergoing expansion in 2013 to house CONNECT, a new financial opportunity center.

### Janus Highland Apartments
TND’s first project in the Box District, Janus is comprised of 41 affordable apartments in 3 locations, with a mix of 1 to 4 bedrooms. Designed by the award-winning ICON architecture, inc., Janus utilizes the rhythm and feel of traditional Chelsea architecture with a fresh, attractive look.

### D’Amico Rental Property

### Chelsea Flats
Developed by Mitchell Properties, Chelsea Flats is the next housing development to break ground in the Box District! Chelsea Flats will include 96 apartments (21 affordable), in two buildings, and will feature fitness rooms, resident storage and parking, roof decks, and a community room.

### Highland Terrace
Highland Terrace is the newest addition to the Box District, adding 32 affordable homes to the neighborhood. Apartments range from one to three bedrooms and must have private entrances from the street, connecting residents to the neighborhood. A former industrial site, TND cleaned up the property to create the greenest multi-family property in Chelsea.

### Box District Park
The Box District Park was built in response to residents’ requests for more green space. Residents through MWRA is creating a green reserve along the rail line while the Commonwealth works on plans for the transit corridor.

### Atlas Lofts
Mitchell Properties completed the conversion of the early 1900’s mill building at Atlas Lofts in 2010. Today there are 53 apartments at the historic building, six of which are restricted as affordable.

### Box Works Homes
Developed by TND and completed in 2008, Box Works Homes includes 26 townhouse condominiums with 16 affordable and 10 unrestricted market rate homes.