

# Yule Development

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## PHILOSOPHY

### **Creative solutions to problems.**

Yule Development Company specializes in taking on problems that have stymied others. The apartment properties of River Crossing and Easton Crossing had experienced serious difficulties for years. Three office buildings in Burlington were neglected and largely vacant when acquired. In each case, lenders / owners selected Yule Development to solve the problems over other proposals. Issues were addressed with site layouts, access, utilities, water supply and wastewater treatment and disposal, and complex building problems. Significant legal and political elements were also present.

### **New Construction vs. Renovations**

The work of Yule Development Co. is almost exclusively focused on renovation projects. Not only are the environmental impacts substantially less, but bringing troubled projects back to life is more enjoyable. Many companies whose primary motivation is a quick turnaround and profits are put off by the complexity and difficulty of renovation projects. For them, the cost of renovation is often higher than the cost of new construction. Our preference is to take the time and effort to do things right. With careful organization and attention to detail we are typically able to bring the construction costs down. And, finally, renovation work may be more difficult, but we enjoy the challenge.

### **Environmentally Aware and Appropriate Land Planning.**

The Company is highly committed to carefully fitting development projects to their site to enhance the setting and the environment. When implemented with care and commitment, this approach uses land more efficiently, reduces environmental impacts, and preserves the natural landscape and historic character.

High density developments, such as clustered single family homes, or apartment properties, concentrate the buildings in smaller areas, reduce the amount of paved over and impermeable land, reduce sprawl, and provide high quality living units.

Many benefits come from careful land planning, such as clustering buildings, reducing roadway widths to the minimum necessary, avoiding "super sizing" parking areas, replacing piped drainage structures with surface swales, and preserving natural topography wherever possible. The benefits include reducing the amount of paved over

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and impermeable land, reducing sprawl, and providing high quality living spaces. This planning requires careful professional attention, and we are proud of our long association with Shepard Williams, landscape architect. His award winning designs the world over exemplify our goals. See the Development Team under the Abbot Mill section for more information about Mr. Williams.



### Ringbolt Farm

Estuary of the Weir River above. Homes are sited in the wooded areas. Open meadows are preserved pursuant to Conservation Easements

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### Energy Efficiency.

We believe strongly that our country needs to reduce its dependence on fossil fuels. Our goal is to incorporate a response to this challenge in all our projects. We also find that energy efficient living spaces can be much more comfortable than conventional designs. Therefore, to the extent possible, all properties are designed and retrofitted to be energy efficient, even when the tenant pays the utility bills. These improvements reduce heating and other energy costs, and make the apartments and offices more pleasant for the users. (See the energy improvements discussions at River Crossing, and Easton Crossing for more information.)

### Landscaping.

Superior landscaping is a high priority. It softens the visual impact of development, and makes it more friendly to occupants and their visitors. In the summer it provides shade and cooling from trees. In the winter it offers protection from wind and driving rain. See the photographs of the “after” pictures of the various developments.

### Cost effective design and construction.

The capacity of Yule Development to undertake unusual and difficult development problems is based on unique construction and design experience. Mr. Yule has an engineering-based education and over 30 years in the business. Since his teens, he has been using a hammer, hanging sheetrock, operating heavy equipment, and building cabinets. This experience, combined with the development philosophy above, brings unique and creative construction techniques to each project. Recently he built / assembled a helicopter at his home (from which he took the aerial photograph of the Abbot Mill on the next page).

Yule Development Company typically divides a complex construction task into logical and manageable pieces, and assigns the responsibility for each piece to the persons or companies most qualified to carry it out efficiently for a reasonable price. This avoids the problem of trying to find one contractor who can take on all aspects of a complicated project - a task that is nearly impossible.

**This construction capability makes it possible for the Company to solve unusual and difficult real estate problems.**

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### **The Abbot Mill in Forge Village, Westford, MA**

These buildings are proposed to be converted into 110 high quality apartments.