



Real Estate Journal

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Connell's mixed-use project, Old Colony Square at Cohasset Station, is on track for groundbreaking

Connell Cohasset Greenbush LLC, an affiliate of New Jersey-based Connell Real Estate & Development Co., is preparing to break ground soon on Old Colony Square at Cohasset Station, a mixed-use, retail-anchored project located in the heart of the approved Transit-Oriented Development District.

Slated for ground-breaking this summer, the project will consist of a two-story building containing 32,000 s/f of in-line retail space on the ground floor and 16 luxury apartments above as well as a free-standing 3,400 s/f retail pad with drive-thru lanes.

The project's architectural design evokes a quintessential New England "Main St." theme with varying façade elements of brick, clapboard, and shingle. The project's centerpiece, a clock tower reminiscent of the Boston Common, will provide residents and commuters alike a friendly reminder that the train is coming.

The project's 16 luxury residential apartments (1 and 2 bedroom units), 2 of which will be affordable, are accessed through a private lobby with elevator and will showcase open floor plans, granite-style countertops, stainless steel appliances, loft-style entertainment rooms, hardwood floors, gas fireplaces, balconies and a fitness center. The apartments, complete with garage and/or surface parking, are ideally suited for commuters who will enjoy an approximate 45 minute ride to Boston on the recently reactivated Greenbush Line.

The project site, often referred to as the "Gateway to Cohasset", was formerly home to a boat storage yard and a small retail center. Old Colony Square will transform the site into "a place Cohasset residents can truly be proud of," said Brian Healy, director of acquisitions for Connell. "As a long-term holder of real estate, our philosophy is to build to the highest standards of quality and sustainability. We want future generations to enjoy what we build today both in terms of aesthetics and functionality."

With the feel of a lifestyle center, Old Colony Square incorporates approximately 36,000 s/f of new, premier retail space along with numerous "pedestrian-friendly" elements for residents and retail patrons to interact including walking paths, a connection to neighboring Wompatuck Park (via a bike path constructed by the MBTA) and to the Cohasset train station, a tie-in to the town's planned sidewalk along Rte. 3A, bike racks placed throughout the center, and a vehicular cross-over to train station. By incorporating these elements, the project adheres to the mission of creating a "pedestrian-friendly" environment that will encourage fitness through a "walking lifestyle," reduces auto emissions and congestion along Rte. 3A and affords shoppers and residents ease of access to the train station, all of which are embodied in the Smart Growth initiatives promoted by the Commonwealth of Mass.



Rendering, Old Colony Square



Rendering, overview



Rendering, overview 2

"While TOD and Smart Growth are relatively new concepts for this district along Rte. 3A, we are pleased the town recognized a quality project and will soon reap the innumerable benefits of this project as we bring it out of the ground," said Geoffrey Wolf, chief investment officer of Connell. The developer was granted site plan approval and a special permit by the town of Cohasset in late fall 2007.

Cubellis, a national architecture, interior design and engineering services firm headquartered in Boston, has been selected as the architect and civil engineer for this unique project. "The project was designed with a mixture of architectural elements, reflecting the client's desire to recreate old New England buildings," said David Sargent, AIA, project architect at Cubellis. "This project is unique in that it represents an amalgamation of a variety of different buildings that, when melded together, help create a New England "Main St." look, appropriate for the proposed site and designed to meet the needs of the Cohasset community."

The Dartmouth Company, a full service commercial real estate firm based in Boston, is the retail leasing broker for the property. All leasing inquiries should be directed to Matt Curtin of Dartmouth.

Additional information about Old Colony Square at Cohasset Station can be found at: www.oldcolonysquare.com.