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Cabot, Cabot & Forbes' \$1.5 billion Westwood Station receives FEIR certificate

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Westwood Station, a 4.5 million s/f master-planned community that includes a unique mix of Class A office buildings, retail shops and restaurants and luxury condominiums at the Rte. 128 Amtrak/MBTA commuter rail station, has been approved by the Mass. Environmental Protection Agency (MEPA). Developer Cabot, Cabot & Forbes (CC&F) and its joint-venture partners, Commonfund Realty, Inc. and New England Development, said that the state has issued a Final Environmental Impact Report (FEIR) Certificate for the project, setting the stage for groundbreaking later this year.

"By approving the Westwood Station project, the state has acted on its commitment to boost the region's economy and stimulate growth. Governor Patrick and his administration have made responsible economic development and permitting a top priority," said Jay Doherty, president of CC&F. "Our goal is for Westwood Station to be the premier office, retail and residential destination along Rte. 128. It will be a one-of-a-kind development, serving as headquarters for world-class companies, providing outstanding retail and restaurant options, and redefining suburban living."

The \$1.5 billion Westwood Station project includes 1.5 million s/f of office, 1.35 million s/f of retail, 1,000 residential units, two hotels and significant landscaped, public open space. The project incorporates Smart Growth principles by clustering density and a mix of uses next to the Amtrak/MBTA commuter rail station, encouraging greater transit use, and creating a pedestrian-friendly environment that is unrivaled in any other suburban setting. A hybrid shuttle bus system will transport guests from the MBTA station to the office park and retail shops, and the developers have sponsored a ZipCar program on-site.

Westwood Station's development plans have undergone a comprehensive review by the local permitting authorities and a special permit is expected to be issued.

"The redevelopment of the University Avenue Industrial Park has been an important priority for the town of Westwood," said Westwood board of selectmen chairman Nancy Hyde. "Since the 2005 rezoning, Westwood town officials have taken great care to make Westwood Station a project our community can enjoy and be proud of for many years to come."

Westwood Station's overall infrastructure investment totals approximately \$125 million. The developers have committed to building two new highway exit ramps, including the Rte. 128/Blue Hill Dr. off-ramp and the I-95/Dedham St. northbound off-ramp, as well as a complete overhaul of the I-95/Dedham St. bridge and corridor.

The project will also greatly enhance the area's existing environmental conditions through an innovative water conservation system and use of renewable energy. Earlier this year, the U.S. Green Building Council recognized Westwood Station for its sustainable design by choosing the project for its Leadership in Energy and Environmental Design for Neighborhood Development

(LEED-ND) pilot program.

In addition, with a groundbreaking targeted for next month, the project has enjoyed an exciting amount of retail interest.

"Westwood Station will be an extraordinary shopping and dining destination," said Stephen Karp, chairman of New England Development. "National retail tenants have long recognized Westwood Station as an ideal opportunity to have a greater presence in this region, and with the state's approval, that opportunity is one step closer to realization."

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