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## **Coastal Partners completes 84,000 s/f \$20m BJ's Wholesale Club at 200 Crown Colony Rd. in Quincy**

July 21, 2010 - Retail

Coastal Partners/QBJ Land Development LLC has completed its most recent project, the BJ's Wholesale Club at 200 Crown Colony Rd. The 84,000 s/f club is the first mid size prototype for the BJ's Wholesale Club in New England which typically averages 120,000 s/f. Rather than design the traditional BJ's facade Coastal offered upgraded facade design elements to blend into the Crown Colony Office Park including brick, pilasters, crown molding, and softer colors and textures.

"Coastal is very proud to bring BJ's Wholesale Club to the city of Quincy," said Michael DiGuseppe, managing partner of Coastal Partners LLC. "We believe that this project is an exceptional asset to BJ's, the city, and community. Prior to construction the property was a vacant 40,000 s/f industrial printing facility which had contaminated soils, asbestos, and failed storm water management systems. Now, the property has been remediated with a new state of art storm water management system and a vibrant retail environment exists with BJ's."

The project provided 300 union construction jobs, and brings approximately 250 full and part time jobs to the community. The development represents a \$20 million investment in the city of Quincy.

The official ground breaking, including the mayor, all city council members, state senators Mariano and Morrissey was held in September 2009 with the grand opening taking place on May 1, 2010. All attendees praised Coastal for its ability to create jobs, increase tax revenue and bring a quality tenant such as BJ's to the city.

The building is also the first large format retail building in the state which incorporates the Governor Patrick's new Greenhouse Gas (GHG) Emissions policy and Protocol and Transportation Demand Management Measures which reduces the carbon footprint of the development. These measures include a highly reflective white (high albedo) roof membrane, skylights, energy efficient interior and exterior lighting with automatic controls, employee transportation coordinator, pedestrian sidewalk connectors, etc.

Coastal Partners' development team included Construction Management & Builders Inc. (CMB) of Lynnfield; RJ O'Connell & Associates Inc. of Stoneham; Ci Design of Boston; and Vanasse & Associates Inc. of Andover.

The Quincy Club joins 20 other BJ's Clubs throughout the state. The Club is open Monday through Saturday, 9 a.m. to 9 p.m. and Sunday 9 a.m. to 7 p.m.

Coastal Partners specializes in community-oriented retail development projects throughout New England, focusing on underutilized industrial properties. Recent projects include: Taunton Crossing, Taunton; BJ's Wholesale Club, Haverhill; and Hooksett Landing, Hooksett, N.H.

Coastal Partners was founded by Michael DiGuseppe and Steven DuBord, and is located in Beverly Farms.