



# nerelj

## **Project of the Month: The Shoppes at Maynard Crossing to be developed on 58 acres - 600,000 s/f mixed-use neighborhood**

May 22, 2014 - Retail

The Shoppes at Maynard Crossing will be developed on approximately 58 acres just south of the Rte. 27 and Rte. 117 intersection. The project is accessible to Rte. 128 & I-495 via Rte. 117 and Rte. 2 via Rte. 27. The project site is approximately 2.5 miles south of the commuter rail stop in Acton.

The site was formerly the home of Digital Equipment Corp. as its corporate facility and totaled over 550,000 s/f comprised in three buildings at this location. The site currently exists as cleared, vacant land and one single story 50,000 s/f commercial building which will be incorporated into a portion of the redevelopment. All other buildings were demolished because they were functionally obsolete and served no useful purpose in the current proposed redevelopment of the site.

The Shoppes at Maynard Crossing project will, when completed, consist of over 600,000 s/f of buildings and will transform an underutilized commercial/industrial park into a vibrant, mixed-use neighborhood, consisting of approximately 250,000 s/f of retail space, 325,000 s/f of residential buildings and 50,000 s/f of commercial space designed to serve the residents of Maynard and the surrounding towns of Concord, Sudbury, Acton and Stow. The project is anticipated to include a first class grocery store anchor, a mix of retail, restaurants, bank, fitness facilities and other commercial uses, as well as up to 300 multifamily residential units. As a result the site will be transformed from an underutilized and vacant eyesore into an economic engine spurring new job growth, much needed amenities and services for existing businesses in the area as well as new tax revenue for the town.

The retail portion of the project is fully permitted with a summer 2015 delivery and will feature large format retail, junior anchor, and small shop spaces along with three to four prominent retail pad sites. Leasing of the retail project is being exclusively handled by The Dartmouth Company. By creating a multi function mix of uses, the project will decrease auto dependency by providing pedestrian access from the residential units to the shops and to the adjoining Maynard Public Schools. Improved pathways and sidewalks will encourage pedestrian, rather than vehicular traffic between destinations within the project. There will also be several common gathering areas within the project as well as substantial upgrades on roadways surrounding the project to ensure quick access into and out of the project.

In addition, the project will advance equity by creating affordable housing units within the residential portion of the project that will be available to the community. This inclusion will not only provide local residents with opportunities for affordable housing, it will generate employment opportunities, provide access to landscaped public amenity areas within the project and allow for the use of a variety of low impact transportation options such as bicycles and walking.