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Trinity Financial selected as developer for former Worcester County Courthouse - development cost of the project is expected to be \$53 million

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Worcester, MA Trinity Financial has been selected by the city as developers for the former Worcester County Courthouse. Proposed plans for the vacant courthouse include 125 new units of residential housing and amenity space, with half of the units rented at market rates and the remaining units designated for workforce housing with a creative economy focus. The development will include the historic rehabilitation and preservation of the former courthouse.

The total development cost of the project is expected to be \$53 million, financed primarily with historic tax credit equity, private debt, and other sources.

Trinity Management, an affiliate of Trinity Financial, will serve as property manager for the redeveloped Old Courthouse. The Architectural Team (TAT) has been selected as the architect for the project and Vanesse Hangen Brustlin (VHB) has been retained as historic consultant.

“We’re thrilled to have been selected as the development team for the historic rehabilitation of the former Worcester County Courthouse,” said Trinity Financial managing director Kenan Bigby. “This project will provide quality workforce and market-rate housing for the community and breathe new life into Lincoln Square, increasing neighborhood stability and revitalizing a unique piece of Worcester’s history.”

The Worcester County Courthouse has a prominent history in the community. The oldest part of the courthouse, the Greek Revival building on Main St., was built in 1843 and rebuilt in 1898, and the addition on the Harvard St. side of the property was built in 1954. Since its replacement opened down the street, the nearly 250,000 s/f building has been vacant for a decade. The city bought the courthouse property from the state for \$1 in 2014, and has since invested on asbestos and other environmental cleanup.

“This project will be one of the anchors for our Main St. revitalization. With all the residential developments planned, we’re witnessing the emergence of a new downtown neighborhood in Worcester,” said mayor Joseph Petty. “After years of work, it’s great to see the old courthouse finally moving forward and getting a new life. I want to thank Trinity Financial for seeing the potential in our city and investing in our shared success.”

“The courthouse is a lynchpin to a revitalized North Main Street, and we’re thrilled to have found a developer that will do it justice. This project will bring feet on the street that will support small businesses in the area and beautify a key gateway to our city ” said city manager Edward Augustus, Jr. “This project will ensure the Worcester County Courthouse is not only a piece of our history, but a part of our future.”

“This project is an important piece of the puzzle helping to create downtown housing adding to the population density and a vibrant, 18-hour neighborhood with amenities for residents and visitors alike. The development will anchor the north end of Main Street and provide opportunities for both existing and new businesses, contribute to the city’s tax base, and offer a desirable residential location.” said Timothy Murray, president and CEO of the Worcester Regional Chamber of Commerce.

Construction on the courthouse is slated to begin in the fall of 2018 with completion projected for summer 2020.

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