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V10 Development, NEI General Contracting, and The Architectural Team celebrate groundbreaking of 210,000 s/f The Cove in Worcester, MA

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The Cove, 89 Green Street - Worcester, MA - Rendering courtesy of ZVZ Studio

Worcester, MA V10 Development along with NEI General Contracting, and The Architectural Team (TAT), broke ground on The Cove, a seven-story 210,000 s/f building located at 89 Green St. NEI is providing preconstruction and construction management services for the project, which was designed by TAT. This new mixed-used development overlooks Polar Park, the home of the Worcester Red Sox, a minor league baseball team affiliated with the Boston Red Sox. Construction is expected to be completed in the summer of 2024. A groundbreaking ceremony was held on December 14, 2022, and featured remarks by lieutenant governor Karyn Polito, mayor Joseph Petty, and city manager Eric Batista.

Located in the city's Canal District and abutting the recently opened Polar Park baseball stadium, The Cove will consist of 173 market-rate apartments made up of studio, one-bedroom, and two-bedroom units with views into the stadium for games, concerts, and other events.

"We selected NEI for its experience and success building in dense urban communities. NEI proved to be extremely helpful at creating efficiencies through their preconstruction services in a rapidly changing economy," said John Tocco, managing partner and COO at V10 Development. "TAT has been an invaluable partner to our company; we respect their extensive knowledge within this sector

and are excited about the design solution we have developed together. Our teams have great synergy and a mutually rewarding working relationship.”

The existing vacant site adjacent to Polar Park will require excavation and support of excavation to construct below-grade parking and amenity space. NEI has begun sitework operations including preparation for the shoring installation and subsequent export of 30,000 tons of soil. Throughout construction, NEI will coordinate with Polar Park on game days.

“This project will turn vacant land and abandoned buildings into destination housing,” said Josef Rettman, president of NEI. “Worcester is one of the most competitive housing markets in the state with so much to offer residents. We are excited to be a part of this project and to bring more housing into Central Massachusetts.”

“The building is thoughtfully designed for optimal views of the adjacent Polar Park and incorporates an expansive outdoor courtyard, third-level amenity spaces and seventh-level lounge and roof decks – creating a seamless, light-filled indoor-outdoor environment for residents. The Green St. façade of the building, with large storefront windows and heavy masonry base, connects to the existing historic commercial fabric. On the upper floors, programmed with studios, one-and-two-bedroom units and dedicated resident amenities, exterior materials are lighter and use color and articulation of the massing to visually break down the scale of the building,” said James Szymanski, AIA, NCARB, LEED AP, principal of TAT.

The design team took advantage of the site’s natural slope by locating underground parking into the elevated side at the back corner of the parcel. With 16,000 s/f of retail space, TAT strategically located the complex’s flatbread pizza and candlepin bowling venue on the two lowest floors. According to Szymanski, this creates a street-level restaurant experience with a connecting stair to the bowling alley on the lower level, abating associated acoustic and structural challenges. Local artists are being commissioned to create a mural to enliven the pedestrian connection to the ballpark along Plymouth St.

“The interior design – inspired by Sir Morgan’s Cove, a music venue that once occupied the site, which hosted bands like The Rolling Stones in the 70s and 80s – embraces a rock-and-roll glamor aesthetic with custom art and millwork, and tattoo-inspired pieces by local muralists,” said TAT’s Meghann Van Dorn, LEED AP ID+C, director of interior design.

Shown (from left) are: Jessica Morrissey, Bill Young, Chris Cormier, Delbert Laluc, David Hermansen, and John DeNisco. Photo by Frank Monkewicz

The project team for The Cove includes:

- Owner/developer: V10 Development;

- General contractor: NEI General Contracting;
- Architect: The Architectural Team / TAT;
- Civil engineer: BSC Group;
- Geotechnical Engineer: McPhail Associates;
- Landscape architect: Michael D'Angelo Landscape Architecture;
- Structural engineer: EM Structural;
- Fire protection, plumbing, mechanical, and electrical engineer: Wozny/Barber Associates.

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