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Stonegate Group and Nauset Construction break ground on mixed-use development

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Natick, MA Stonegate Group and Nauset Construction broke ground on the Stonegate St. Patrick redevelopment, a mixed-use project at the site of the former St. Patrick's School that will deliver 46 apartments with 14,000 s/f of ground-floor restaurant and retail space with four additional two-family townhomes. Located at 45 E. Central St., within walking distance of the Natick Center Cultural District, the project is being developed by Stonegate Group. The zoning board of appeals unanimously approved the project last year after being stalled by the pandemic.

The official groundbreaking ceremony, hosted by the Stonegate Group, was attended by members of the select board and other town officials, representatives from Nauset Construction, Finegold Alexander Architects, Needham Bank, Colliers, and other key development personnel, as well as members of the community.

Shown (from left) are: Dean Calivas, Stonegate president; Jamie Errickson, Natick town administrator; Mike Hickey, former select board member; Sean McGrath, Stonegate CEO; Rebecca Berry, Finegold Alexander principle & president; Bruce Evans, chair Natick select board; Lucas Pelz, Stonegate senior project manager; Anthony Papantonis, Nauset Construction president; Joe Campanelli, Needham Bank president & CEO;

and Kevin Phelan, Colliers International co-chairman.

“I knew from the start that this project was going to be a unique opportunity for the town of Natick, and it certainly has been,” said town administrator Jamie Errickson. “We wouldn’t be here today if it wasn’t for Stonegate sticking with this town and sticking with this project, and I’m really looking forward to seeing how this project will re-invigorate this section of Rte. 135 as we enter Natick Center.”

Designed by Finegold Alexander Architects, the 89,500 s/f friendly 40B project will provide a mix of 46 apartment units ranging from one to three bedrooms and four duplex homes containing three to four-bedroom units, with 14 apartments designated as affordable. The four-story main structure will feature restaurant and retail space on the ground floor with apartments above, and the townhomes will be constructed at the rear portion of the property (Lincoln & Wilson Sts.). There will be a mix of surface and underground residential parking, with the Framingham/Worcester Commuter Rail to South Station located near the property.

“Stonegate has been headquartered in the town of Natick for well over 25 years, so we’re committed to the town of Natick, and in particular, Natick Center, which we feel has huge potential as the town continues to grow,” said Stonegate president, Dean Calivas.

“Today’s groundbreaking marks a new beginning for the redevelopment of the Stonegate St. Patrick site. We are thrilled to commence construction on a new mixed-use project that will extend Natick Center while also providing much-needed housing, including 25% affordable housing, to the community,” said Stonegate CEO Sean McGrath.

Stonegate acquired the site of the former St. Patrick’s School in 2015. The former St. Patrick’s School buildings were demolished in April, and construction of the new redevelopment is anticipated to be completed by spring 2025. The project marks a return to the town for Nauset Construction, which completed extensive renovations to Clock Tower Place, the area’s premier business park, in 2014.

“This project further demonstrates Nauset’s expertise in the multi-unit residential market and flexibility to expand our geographic reach from the urban core into the suburban markets,” said Anthony Papantonis, president of Nauset. “Collaborating with a well-established developer like Stonegate and an esteemed design firm like Finegold Alexander bodes well for delivering a high-quality mixed-use project.”