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## **Cubellis added as Smart Growth partner for the 2.4 million s/f Seaport at Cordage Park**

January 22, 2009 - Retail

Cubellis, an international architecture, interior design and engineering firm has been selected by Cordage Development LLC for the redevelopment of the historical Cordage Park property, incorporating the state's Chapter 40R smart growth affordable housing bylaw for the property.

Developers Joseph and Lou Jannetty purchased the 2.4 million s/f Cordage Park property with plans to redevelop the site to include retail, office, hotel, and residential space. Cordage Park was recently designated as a Smart Growth district by the state of Mass., one of only 16 such districts in the commonwealth.

With the historic nature of the project, the Jannettys chose Cubellis, a Boston-based A/I/E firm, to develop and execute the design/build plan for Seaport at Cordage Park. Cubellis' expertise in sustainable design and construction brings a strong partner to a complex project that will have the watchful eye of the community. The two companies have already teamed up to finalize a master plan that has earned the town's approval.

"Cubellis has been instrumental in the masterplanning of the development and has helped shape our vision for a true waterfront mixed use development," said Joseph Jannetty. "The teams at Cubellis have taken into consideration the rail and public bus access on site, along with the incredible waterfront district, to create a plan that balances a mix of uses that will truly activate the waterfront into a tremendous place to live, work and play."

"The Seaport at Cordage Park will become a long-awaited community resource for Plymouth," said Doug Hartnett, PE, principal, civil engineering and land development at Cubellis. "For too long, this property has merely existed without a master plan that could utilize not only the exceptional space and historic buildings here, but also the access to the waterfront. Plymouth has always been a community that takes pride in its heritage. We are planning a renaissance for this commerce center that will exceed their expectations and give them yet another reason to feel proud."

The rebirth of a waterfront

The Seaport at Cordage will be a multi-use development that will include a total of 675 residential units. Two apartment buildings have 25% of the units designated for affordable housing. Two of the waterfront buildings will be converted to a condominium complex, with 20% to be set aside for affordable housing. Retail shops and a restaurant will complement the newly expanded, 250-slip marina that is slated with the redevelopment. A new harbor walk will connect the public with a previously under utilized waterfront and MBTA commuters with a scenic passageway from The Seaport at Cordage to the Plymouth Rail Trail.

Currently, 300,000 s/f of space is occupied at Cordage Commerce Center. Retail shops, office units, and a health care facility will remain as the community around them welcomes new businesses.

Sean McCarthy, project manager for the Cordage Park project, says the community will also get

another bonus during the redevelopment. The vacant WalMart storefront, which blocks the ocean view, will be razed and a landscaped boulevard will be constructed to present a gateway to the project. The box store relocated in 2006 to nearby Colony Place.

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