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Groundbreaking for Voke Lofts in Worcester, Ma

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WinnDevelopment, the real estate development arm of WinnCompanies, hosted a ceremonial groundbreaking Wednesday for Voke Lofts, a 116,306-square-foot mixed-income residential building, in Worcester, Mass.

Joined by Craig Blais, President & CEO of the Worcester Business Development Corporation (WBDC), Lieutenant Governor Timothy Murphy, Congressman James McGovern, MassHousing Executive Director Thomas Gleason, and other government officials at 34 Grove Street, Winn celebrated the opening of the sole housing component of the City of Worcester's Gateway Park Master Plan.

The Gateway Park Master Plan represents an partnership between Worcester Polytechnic Institute (WPI) and the WBDC to redevelop the 55-acre brownfield district next to downtown Worcester. The plan has resulted in \$80 million worth of public and private investment funding to date.

The Voke Lofts project will consist of the preservation and adaptive reuse of the existing building at 34 Grove Street, formerly known as the Worcester Vocational Technical School. Once complete, the 116,306-square-foot residential building will be comprised of 84 units of mixed-income multifamily housing, half of which will be operated as low-income rental units that will be restricted to households with incomes between 30 and 60 percent of the area's median income (AMI).

Among the 84 units will be 39 one-bedroom units (700 square feet), 11 one-bedroom with den units (875 square feet), 25 two-bedroom units (960 square feet), six two-bedroom with den units (1,350 square feet), as well as three three-bedroom units (1,315 square feet). The Lofts will also feature amenities such as an on-site management office, a community room with a kitchen, a computer learning center, and fitness center and bike storage.

Throughout the construction process, WinnDevelopment will preserve the historic integrity of the former Vocational Technical School and also incorporate sustain-

able features to make the building LEED Certifiable. The project is expected to create 100 construction jobs for the Worcester area. The building's first units will be available to rent in the Spring of 2014.

Dellbrook Construction was named the project's General Contractor, and the Architect of record is The Architectural Team, Inc.

The transit-oriented development is supported by \$7 million in affordable housing resources, such as tax credits and subsidies, from the Patrick-Murray administration, \$3.6 million of Massachusetts Historic Tax Credits, as well as funding from the City of Worcester and MassHousing.