

# State, local leaders attend groundbreaking for Smart Growth project in Newburyport

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BRYAN EATON/Staff photoA rendering of what One Boston Way will look like when completed.

Bryan Eaton

NEWBURYPORT – The groundbreaking for One Boston Way, a large residential complex planned near the MBTA commuter rail station, attracted several local and state officials Monday morning — much to the delight of MINCO Development Corp. President Louis Minicucci Jr.

While the North Andover company's founder said he was thrilled by the number of dignitaries and luminaries who filled Metzzy's Cantina about 9 a.m., the groundbreaking meant the toughest task – building the building – comes next.

"We like groundbreakings," Minicucci said. "It's a way of pulling together the hard work that you had to get to the actual groundbreaking."

Among those in attendance were Lt. Gov. Karyn Polito, Housing and Economic Development Secretary Jay Ash, state Reps. James Kelcourse and Lenny Mirra, Mayor Donna Holaday and Newburyport City Council members.

"It's very gratifying to have the state delegation and representatives there to support the project," Minicucci said.

It is the first development approved in the city's 40R Smart Growth District, which aims to put affordable housing and high-density apartments next to the commuter rail line to Boston on what is now an underutilized parking lot.

"This is something our city really, really needs," Holaday said.

Construction at One Boston Way is expected to begin this spring and be completed in about two years. The development would feature 76 rental units, with 19 considered affordable housing units, as well as the latest in environmentally friendly technology and features, according to Minicucci.

"To ensure a really healthy building," he said.

Minicucci said if all goes according to plan, One Boston Way would be the first building in the city to receive LEED certification with a silver designation.

Short for Leadership in Energy and Environmental Design, LEED certification means the building was designed and built using practices that ensure greater energy savings, reduced water consumption, recycling improvements and other environmentally friendly features.

The building is checked by an independent third party, which then issues certification for various levels of achievement.

Minicucci said he is striving for the same silver designation recently awarded to MINCO Development in Cambridge.

Among the criteria for achieving LEED certification are that the building is near public transportation, features electric charging stations for vehicles, uses environmentally friendly carpeting, cabinets, countertops, triple-pane windows and other features, according to Minicucci.

The groundbreaking likely marks the end of a nearly decade-old saga to develop the site at One Boston Way. The development has been in the works for eight years because of lengthy bureaucratic processes and other holdups, including a lawsuit filed in 2016 by an abutter who opposed the project's height and size.

In November, Minicucci's company purchased the land for \$1.79 million and unveiled plans to reduce the number of units and cut the number of buildings from two to one.

Holaday said she was grateful to Minicucci and MINCO Development for sticking through the tough times and clearing every hurdle to make the groundbreaking a reality.

"It was incredibly difficult," the mayor said.

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