

BUILDING FOR THE FUTURE



An artist's rendering of the new Cushing Marketplace.

Cushing Marketplace, workforce housing to transform Hanover community

BY MEAGHAN CASEY

As Cardinal Cushing Centers looks ahead to the future, it is with a goal to build an intergenerational neighborhood where people with and without disabilities can live, work, learn and socialize together as one community.

At the centerpiece of its vision is the creation of a new 30,000-sq-ft, multi-use building to house office, classroom and retail space. It will be the new home to the Cushing Marketplace, which includes the Cushing Trader, selling handcrafted jewelry and artwork designed by students; the Cushing Greenhouse that raises and sells flowering plants; the Bass Village Café, which offers homemade sandwiches, soups and baked goods; Timeless Treasures Thrift Shop; and the Recycle Center. In these shops, Cushing students and graduates work and learn new marketable skills as they interact with customers. On one side, the Cushing Marketplace will face Route 53, attracting more shoppers to its easily accessible parking. On the other side, it will face a village green, embracing the entire Cushing neighborhood.

Cushing President & CEO Jo Ann Simons said the building will serve as a connector, “carrying diverse people and potential in and out of the Marketplace and the community.”

The initial design for this new front door to the Cushing campus was completed pro-bono by ARC/Architectural

Resources Cambridge (ARC). A result of successful collaboration between stakeholders, the steering committee and the design team, the building will be consistent with Cushing’s vision for seamlessly integrating its students, residents and visitors.

“Ultimately, the goal of the building was to provide flexible spaces that could serve multiple functions throughout the day,” says Jan Taylor, ARC’s senior architect in charge of the project. “It was very rewarding to contribute in such a meaningful way and to further enhance the Cushing community.”

ARC also assisted in the development of design documents for estimating, fundraising and marketing materials.

Nadeau Corporation’s Community Projects Division has also teamed up with ARC to complement their design and planning services. Nadeau connected with Cushing through its South Shore Young Professionals event and has since engaged specialized subcontractors for input and pricing while providing consulting on key items such as how to stage the construction to maintain access by the public to the existing retail shops and café during construction.

“Nadeau Corporation is extremely proud to partner with such a great organization and will continue to provide these pro-bono services as needed,” said Sean Lamontagne, Nadeau’s Director of Business Development. “As this project moves forward, we are excited to

implement these plans and help Cardinal Cushing Centers turn this dream into a reality. Our hope is that this exciting project will further their ability to forge a real community for those with intellectual disabilities.”

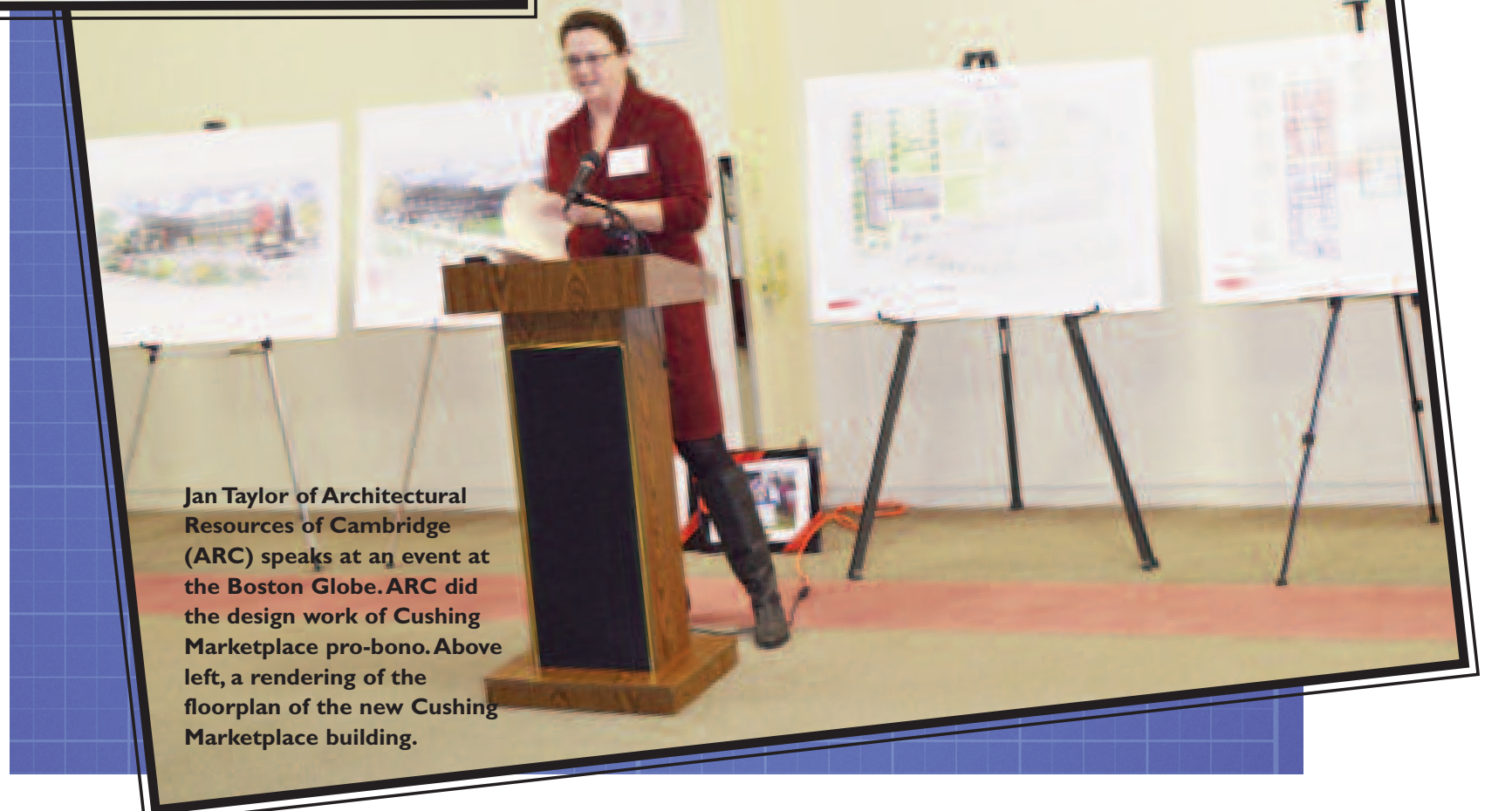
To successfully realize the plan, Cushing must raise \$13 million through a capital campaign.

Phil and Rita Harris, who serve on the Cushing board of overseers and board of directors, respectively, have contributed to the campaign to ensure continued support of students like their son, Traves, who has been at Cushing for nearly 18 years.

“It’s a very special place,” said Rita. “We want to see Cushing thrive and continue to do the miracles they do every day. As often as the expression is used, it’s true. Cushing saved our son’s life.”

In addition to the new building, Cushing has partnered with the Planning Office for Urban Affairs to transform the Kennedy Building—which currently houses classroom and office space—into 37 units of workforce housing for people without disabilities. The apartments will feature modern amenities, new heating and cooling equipment, laundry facilities, a community room and Energy Star appliances and lighting, according to David Aiken, project manager for the Planning Office for Urban Affairs, the nonprofit housing developer that is partnering with Cushing on the project.

Cushing’s doors are always open for people to visit. At right, this group came for lunch and a tour: seated, from left, Brett Rugg, Jody Nash and Meg Maguire, all of Hingham; standing, from left, Gwen Traynor of Hingham, Milee Burns of Duxbury, Soon-Ae Bushing of Hingham, Mary McGoldrick of Cohasset, Andrea Burke of Norwell, Carrie Cochrane of Hingham, Stanley Blackmur of South Shore Magazine and Mary Semjen of Hingham.



Jan Taylor of Architectural Resources of Cambridge (ARC) speaks at an event at the Boston Globe. ARC did the design work of Cushing Marketplace pro-bono. Above left, a rendering of the floorplan of the new Cushing Marketplace building.