



City of Lowell  
Commercial and Residential  
Development Data Report  
Spring 2010



## City of Lowell Division of Planning and Development Development Data

The Commercial and Residential Development Data Report keeps an update of commercial and residential being developed in the City of Lowell. This data is reported on a quarterly basis and is distributed to City department and the general public. This information tracks development progress from permitting and construction to completion. Criteria for the data report are:

- Commercial projects totaling over 10,000 square feet.
- Residential projects of four or more units that are new construction or rehab/renovation projects.

Projects meeting the criteria will be categorized by status, which include:

- Board Project Review/Approval = development under review or approval by Planning Board, Historic Board or Zoning Boards of Appeal
- Permitting = building permit under review by Building Department
- Under Construction = development received Building Permit
- Complete = project received Certificate of Occupancy (CO) or Temporary CO.

Any questions or comments about the Development Data Report to:

Theresa Park

Director of Economic Development

City of Lowell Division of Planning and Development

JFK Civic Center

50 Arcand Drive, Lowell MA, 01852

Phone: 978-446-7200 Fax: 978-446-7014

Email: [Tpark@lowellma.gov](mailto:Tpark@lowellma.gov)

**City of Lowell  
Development Data Report**

**Commercial Projects**

**Status: Board Review/Approval/Permitting**

Project Address	Developer Name	Date Approved	Project Use	Parcel Size	Gross Floor Area	Number of Units	Unit Sizes (Sq Ft)	Investment	Add'l Info
392 Chelmsford St/Burger King	North Kendall Properties	Jan. 2008	Restaurant	24,750	2,223	N/A	N/A		Project on hold.
868 Middlesex St	Mejia Management Group	March 2008	Mixed Use	22,552	2,500	N/A	N/A		
225 Middlesex Street	Appleton Mills No. 5 Realty Trust	August 2009	Mixed Use	59,000	150,361	75	N/A		
1782 Middlesex Street	Basil & Joanne Karanastasis	September 2009	Mixed Use	30,500	7,401	N/A	N/A		
295 Varnum Avenue (LGH)	Gilbane Building Co.	April 2010	Mixed Use	2,784,123	170,000	N/A	N/A	\$95 million	Groundbreaking scheduled for May 17th
1141 Bridge Street	Meng & Lun Ly Ung	Jan. 2009	Commercial	16,826	6,000	N/A	N/A		Construction to start summer 2010
University Ave (UMass Lowell Emerging Tech and Innovation Center)	University of Massachusetts - Lowell	-	R & D	~174,240	82,000	N/A	N/A	\$70 million	When completed will be a LEEDS silver building. Site prep is scheduled to begin June 1, 2010. To be completed July 2012

**Status: Under Construction**

Project Address	Developer Name	Date Approved	Project Use	Parcel Size	Gross Floor Area	Number of Units	Unit Sizes (Sq Ft)	Investment (Estimated)	Add'l Info
62 Lewis St.	Hellenic Housing LLC & Hellenic Orthodox Church	Planning Board approval 2/2/09	Parking	37,261	N/A	N/A	N/A		Demolished 2 resid. bldgs. & replace w/ 55 parking

									spaces.
101 Lakeview Ave.	Li Zhen Huan	March 2009	Restaurant	11,090	N/A	N/A	N/A		Chinese Restaurant
1235 Bridge St	Valley Properties, Inc.	Aug. 2008	Retail/Market Basket	387,708	110,500	N/A	N/A		
Hamilton Canal District	Trinity Financial	March 2009	Mixed Use	589,960	~2.2 million	725	N/A		Phase I under construction

**Total Gross Floor Area: 2,730,985 SF**

### Residential Projects

**Status: Board Review/ Approval/ Permitting**

Project Address	Developer Name	Date Approved	Parcel Size	Gross Floor Area	Number of Units	Unit Sizes (Sq Ft)	Investment	Add'l Info
200-206 Rogers St.	Rogers Street Association LLC	Jan. 2008	39,006	8,494	12	N/A		
760 Merrimack St./St. Joseph's High school	Coalition for A Better Acre	May 2008	19,593	36,634	22	N/A		
117 Marginal St.	Brasi Development	Public hearing 2/19/09	180,753	171,092	156	N/A		
478-486 Moody St.	Coalition for a Better Acre	August 2009	17,330	29,000	23	N/A		
500 Pawtucket Street	Burbeck Falls, LLC & Riverview, LLC	Under Review: Public Hearing 4/5/10	-	-	55 Units: 231 Student Dormitory Beds	-		Accessory parking garage with a total of 148 parking stalls

**Status: Under Construction**

Project Address	Developer Name	Date Approved	Parcel Size	Gross Floor Area	Number of Units	Unit Sizes (Sq Ft)	Investment	Add'l Info
76-80 Rogers St/Condominiums at Concord Crossing	Rogers & Perry LLC	Jan. 2008	94,612	94,605	35	2,703	\$348,000	1 <sup>st</sup> Phase completed; 2 <sup>nd</sup> Phase under-construction

104 West Meadow Road/Rita Street Extension	Loon Hill Development	June 2008	308,845	N/A	5	~1,300	\$140,000	3 homes completed, still on-going
Rivers Edge Rd	Single Family/Duplex	Jan. 2004	1,490,0000	N/A	181	1,300	\$20 million	62 units have been completed
Appleton Mills	Trinity Financial	June 2009	Lot 6-15,729 Lot 7-60,607	209,624	135	500-1,100	\$42 million	
135 Beacon St.	Daly General Contracting	Under Review	27,000	5,400	5	N/A		2 units have been rehabbed in existing building, remaining new construction units on-going

**Total Number of Housing Units: 629**

### Development Data Completed Projects

#### Commercial Projects Completed in 2010

Project Address	Gross Floor Area
790 Chelmsford Street (Lowe's)	153,000
40 Perkins Place (Parking Garage)	-

**Total Floor Area: 153,000sf**

### Commercial Projects Completed in 2009

Project Address	Gross Floor Area
612 Dutton St (Dunkin Donuts)	2,800
235 Father Morrisette (Jeanne D'Arc)	53,000
229 Stedman Street	17,040
119 Plain Street (Target)	137,000

**Total Floor Area: 209,840sf**

### Commercial Projects Completed in 2008

Project Address	Gross Floor Area
585 Middlesex St (Nobis)	18,207
25 Wood Street	7,150
1519-1527 Middlesex St	9,970
14 Perry Street	8,289
621 Dutton Street	3,600
318 Bridge Street ( new CVS)	11,800
92-98 Middle St (Village Smokehouse)	12,125

**Total Floor Area: 71,141 sf**

### Residential Projects Completed in 2009

Project Address	Total # Of Residential Units
40 Perkins	183

**Total Number of Units: 183**

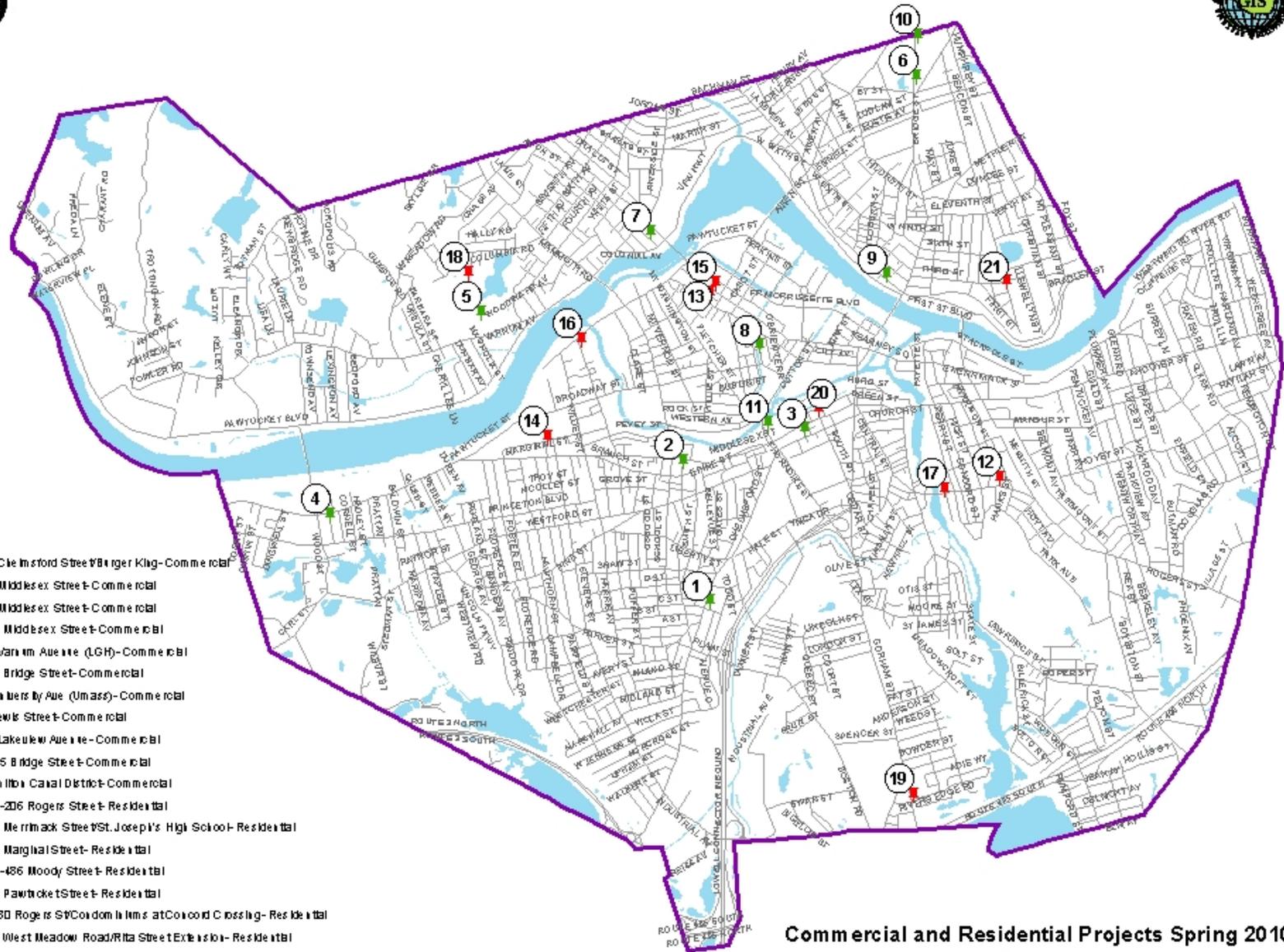
### Residential Projects Completed in 2008

Project Address	Total # Of Residential Units
1975 Middlesex St ( Multiview Estates)	35
Rivers Edge Rd (Phase I)	62

**Total Number of Units: 97**



# COMMERCIAL AND RESIDENTIAL PROJECTS SPRING 2010



- 1-392 Cleinford Street - Roger Klug - Commercial
- 2-868 Middlesex Street - Commercial
- 3-225 Middlesex Street - Commercial
- 4-1782 Middlesex Street - Commercial
- 5-295 Varian Avenue (LGH) - Commercial
- 6-1141 Bridge Street - Commercial
- 7-84 UMass by Ave (Umass) - Commercial
- 8-62 Lewis Street - Commercial
- 9-101 Lakeview Avenue - Commercial
- 10-1235 Bridge Street - Commercial
- 11- Hamlin Canal District - Commercial
- 12-200-206 Rogers Street - Residential
- 13-160 Merrimack Street - St. Joseph's High School - Residential
- 14-117 Marginal Street - Residential
- 15-478-486 Moody Street - Residential
- 16-500 Pawtucket Street - Residential
- 17-16-80 Rogers Street - Concord Hills at Concord Crossing - Residential
- 18-104 West Meadow Road/Rita Street Extension - Residential
- 19- River Edge Rd - Residential
- 20- Appleton Milk - Residential
- 21-135 Beacon Street - Residential

Commercial and Residential Projects Spring 2010

- Commercial
- Residential