



City of Lowell  
Commercial and Residential  
Development Data Report  
Spring 2011



## City of Lowell Department 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 various city departments (or within the Department of Planning & Development) 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 Department 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		
Middlesex/Edwards St. (Walgreens)	Coffman Realty Group	-	Retail	68,067	14,820	1	N/A		Will include 30 parking spaces, and a drive-thru
600 Rogers Street (Taco Bell)	MHF Design Consultants	-	Retail	20,076	2,600	1	N/A		Proposed 19 parking spaces and drive-thru
1088-1100 Gorham Street	Test n' Build		Mixed-Use	62,120	42,000	N/A	N/A		Proposed partial demolition of existing building. Renovations include new retail space, new wholesale/industrial space and parking.

**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
1235 Bridge St	Valley Properties, Inc.	Aug. 2008	Retail/Market Basket	387,708	110,500	N/A	N/A		Walgreens is completed at this site.
Hamilton Canal District	Trinity Financial	March 2009	Mixed Use	589,960	~2.2 million	725	N/A		Phase I under construction
295 Varnum Avenue (LGH)	Gilbane Building Co.	April 2010	Mixed Use	2,784,123	170,000	N/A	N/A	<b>\$95 million</b>	

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. To be completed July 2012
Broadway and Wilder (UMass Lowell Health and Social Sciences)	University of Massachusetts Lowell	-	Mixed Use		69,000	N/A	N/A	\$40 million	Expected completion Spring 2013 c
1782 Middlesex Street	Basil & Joanne Karanastasis	September 2009	Mixed Use	30,500	7,401	N/A	N/A		

**Total Gross Floor Area: 2,638,901**

### 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		
106 Marginal St.	Brasi Development	May 2011	180.753	171,092	156	N/A		Recently changed from multi-unit residential to private dorm operated by UML

**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
Rivers Edge Rd	Single Family/ Duplex	Jan. 2004	1,490,0000	N/A	181	1,300	\$20 million	108 units have been completed
478-486 Moody St.	Coalition for a Better Acre	August 2009	17,330	29,000	23	N/A		

**Total Number of Housing Units: 239****Development Data  
Completed Projects****Commercial Projects Completed in 2011**

Project Address	Gross Floor Area
101 Lakeview Avenue (Chinese Restaurant)	11,090
1141 Bridge Street (Retail Plaza)	5,400
62 Lewis Street (Parking lot)	-

**Total Floor Area: 16,490**

### Commercial Projects Completed in 2010

Project Address	Gross Floor Area
790 Chelmsford Street (Lowe's)	153,000
40 Perkins Place (Parking Garage)	-
102 Middlesex Street (Byrne's Building)	7,693

**Total Floor Area: 160,693sf**

### 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 (PrideStar Ambulance/ Daley Construct)	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 2011

Project Address	Total # of Residential Units
219 Jackson Street (Appleton Mills)	135
760 Merrimack St./St. Joseph's High school	22

**Total Number of Units: 157**

### **Residential Projects Completed in 2010**

<b>Project Address</b>	<b>Total # of Residential Units</b>
104 West Meadow Road/Rita Street Extension	5

**Total Number of Units: 5**

### **Residential Projects Completed in 2009**

<b>Project Address</b>	<b>Total # Of Residential Units</b>
40 Perkins	183

**Total Number of Units: 183**

### **Residential Projects Completed in 2008**

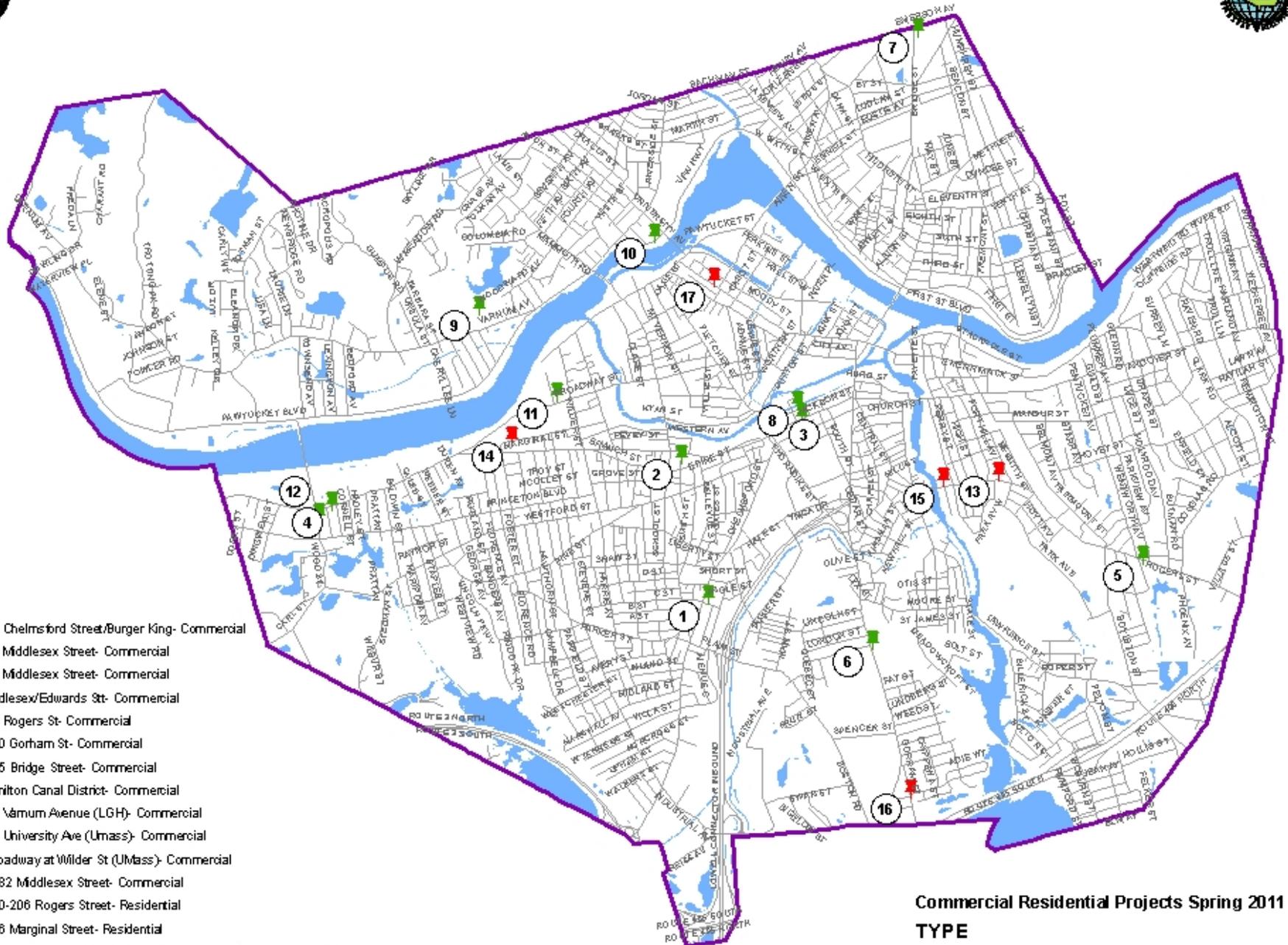
<b>Project Address</b>	<b>Total # Of Residential Units</b>
1975 Middlesex St ( Multiview Estates)	35
Rivers Edge Rd (Phase I)	62

**Total Number of Units: 97**

**See below for map.**



# COMMERCIAL AND RESIDENTIAL PROJECTS SPRING 2011



## Legend

### KEY

-  1- 392 Chelmsford Street/Burger King- Commercial
-  2- 868 Middlesex Street- Commercial
-  3- 225 Middlesex Street- Commercial
-  4- Middlesex/Edwards St- Commercial
-  5- 600 Rogers St- Commercial
-  6- 1100 Gorham St- Commercial
-  7- 1235 Bridge Street- Commercial
-  8- Hamilton Canal District- Commercial
-  9- 295 Vamum Avenue (LGH)- Commercial
-  10- 40 University Ave (Umass)- Commercial
-  11- Broadway at Wilder St (Umass)- Commercial
-  12- 1782 Middlesex Street- Commercial
-  13- 200-206 Rogers Street- Residential
-  14- 106 Marginal Street- Residential
-  15- 76-80 Rogers St/Condominiums at Concord Crossing- Residential
-  16- Rivers Edge Rd- Residential
-  17- 478-486 Moody Street- Residential

## Commercial Residential Projects Spring 2011

### TYPE

-  Commercial
-  Residential