



City of Lowell
Commercial and Residential
Development Data Report
Q1 and Q2 2013



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: 978-674-4252 Fax: 978-446-7014

Email: Tpark@lowellma.gov

*Some commercial properties are less than 10,000SF

COMMERICAL 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
1857 Middlesex Street (Lowell Collegiate Charter School)	Charter Schools Development Corporation	March 2014	Charter School	384,556	115,288	-	-	11 + million	Convert the existing manufacturing/warehouse facility into a K – 5 Charter School. The project includes demolition of some of the existing buildings and reconstruction of the existing central building to house classrooms and related school facilities.

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
401 Bridge Street, 14 & 16 Third Street**	Marlowe Building and Design	March 2014	Mixed Use	3,836	10,320	8			This proposal consists of two (2) new buildings and one (1) central parking area. It will have 2 commercial units located on ground floor and 4 residential units on the second and third floor.
Hamilton Canal District	Trinity Financial	March 2009	Mixed Use	589,960	~2.2 million	725	N/A		Appleton Mills completed. Freudenberg recently completed (110 Canal Street).
**130 John Street	WinnDevelopment/Consigli Construction	November 2011	Mixed Use	94,012	43,035	77 residential units*	N/A	\$32.7 million	Complete renovation of Boott Mills West into approx. 43,000 sq.ft of commercial space and 77 residential units.

University Crossing	UMass Lowell	June 2012	Mixed Use	93,668	300,000	N/A	N/A	\$50 million	Will serve as a hub of student activity with a large new bookstore, food court and event spaces, as well as administrative offices. Will include 300 parking spaces.
South Campus Garage	UMass Lowell	Summer 2012	Parking Garage	325,644	226,025	N/A	N/A	~\$16 million	Home to 762 parking spaces on South Campus. Expected completion 2013.
585, 597, 601 Merrimack Street	Soucy Industries, Inc.	December 2011	Commercial	21,254	15,000	N/A	N/A	\$5.8 million	Demolition of former community health center facility entirely and construction of new 3-story, 5,000 sq. ft. per floor building with drive-thru for Jeanne D'Arc Credit Union

**Also applicable under Residential Projects section.

Total Gross Floor Area: 2,909,668

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
305-327 Gorham St.	Coalition for a Better Acre	December 2011	52,000	30,000	24	N/A	N/A	Recently went back to the Planning Board with new plan. (24 units instead of 48)
160.1 Swan St/ 61 Bigelow Street	Swan Street Development Company	Awaiting Approval	89,088	N/A	6-7	N/A	N/A	Subdividing a lot to put in new single family homes.
391 Pawtucket Street	Pawtucket Street Development, LLC	Awaiting Approval	18,929	6,905	8	N/A	N/A	Renovation of the main 3-story building to accommodate six (6) (4 2-bedrooms and 2 1-bedrooms) residential apartments, renovation of the 40 ft. x 50 ft. garage to accommodate two (2)

								residential apartments.
--	--	--	--	--	--	--	--	-------------------------

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 st Phase completed; 2 nd 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
141 Marginal St. (Riverview Suites)	Soho Development	May 2011	180,753	173,000	156	N/A	\$42 million	A six-story residence hall near South Campus that will feature two or three double-occupancy bedrooms, a kitchen and common area. Will include 221 parking spaces, and a fitness center. Almost complete.
**130 John Street	WinnDevelopment/ Consigli Construction	November 2011	94,012	135,000	77	923SF-1,400SF	\$32.7 million	Includes the development of the remainder of the West Boott Mills complex, to feature approximately 43,065 square feet of commercial space and 77 residential units
100 Pawtucket Street (University Suites)	UMass Lowell	April 2012	90,187	148,000	472	N/A	\$54 million	State-of-the-art building that will house 472 students and will have four and six bed units. Almost complete.
21-65 Perkins Street	Mira Development	May 2012	48,152	46,830	41	N/A	\$1.73 million	The last two remaining four parcels in the former Lawrence Mills complex.
49-55 Rock Street	Habitat for Humanity	September 2012	11,552	5,000	4	~1,250SF	\$200,000	Project involves the construction of two duplex structures, 2 ½ stories high. Project should be completed by Fall

								2013.
278 Central Street	Erin Yates	December 2011	3,345	11,880	17	N/A	N/A	Convert 3 rd and 4 th floor into 17 lodging units
451-457 Lawrence Street	New Lowell Properties	November 2010	7,000	8,694	4	N/A	N/A	Includes the conversion of two residential units into four units in an existing mixed-use building. The existing building includes commercial space on the ground floor and residential units on the second and third floors,
24-26 Merrimack Street	24 Merrimack St. LLC	June 2012	11,202	66,764	47	N/A	N/A	Fully occupied retail on ground floor. Proposing 47 market-rate housing units.
159- 177 Moore Street	David Piscatelli	Febraury 2011	83,502	59,118	36	N/A	N/A	Proposal includes the conversion of three buildings, totaling 59,118sqft, formerly used as a church and rectory (known as Sacred Heart Church) into 36 residential units, with associated parking and landscaping changes.

**Also applicable under Commercial Projects section.

Total Number of Housing Units: 1,109

Completed Projects

Commercial Projects Completed in 2013

Project Address	Gross Floor Area
Broadway and Wilder (UMass Lowell Health and Social Sciences)	69,000

Total Floor Area: 69,000SF

Commercial Projects Completed in 2012

Project Address	Gross Floor Area
295 Varnum Avenue (Lowell General Hospital)	170,000
161 Jackson Street (LCHC)	100,000
1765 Middlesex Street (Walgreens)	14,820
UMass Lowell North Campus Garage	192,844
34 Hurd Street (United Teen Equality Center)	19,782
UMass Lowell Emerging Tech and Innovation Center	84,000
81 Bridge Street (New England Community Care)	33,864
1235 Bridge Street (Sunrise Plaza)	110,500
1088-1100 Gorham Street	42,000
550 Bridge Street (DCU/Dunkin Donuts)	6,200*

Total Floor Area: 774,010SF

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)	-
1782 Middlesex Street	7,401*

Total Floor Area: 23,891sf

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 2012**

Project Address	Total # of Residential Units
122 and 150 Western Avenue	50

Total Number of Units: 50**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
200-206 Rogers Street	12
478-486 Moody Street	23

Total Number of Units: 192

Residential Projects Completed in 2010

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

Total Number of Units: 5

Residential Projects Completed in 2009

Project Address	Total # Of Residential Units
40 Perkins	183

Total Number of Units: 183

Residential Projects Completed in 2008

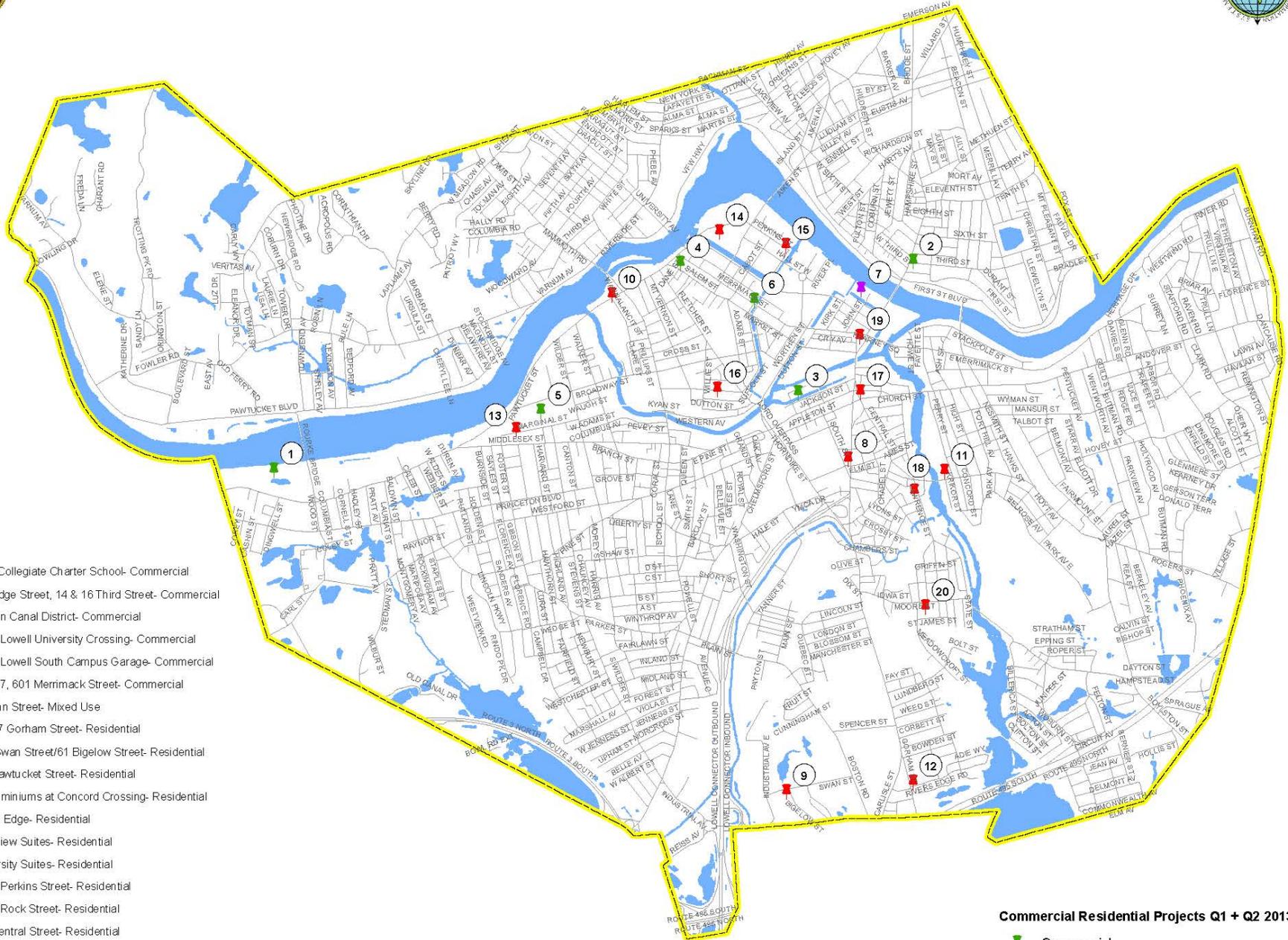
Project Address	Total # Of Residential Units
1975 Middlesex St (Multiview Estates)	35
Rivers Edge Rd (Phase I)	62

Total Number of Units: 97

See map below.



COMMERCIAL AND RESIDENTIAL PROJECTS Q1 + Q2 2013



- Legend**
- 1- Lowell Collegiate Charter School- Commercial
 - 2- 401 Bridge Street, 14 & 16 Third Street- Commercial
 - 3- Hamilton Canal District- Commercial
 - 4- UMass Lowell University Crossing- Commercial
 - 5- UMass Lowell South Campus Garage- Commercial
 - 6- 585, 597, 601 Merrimack Street- Commercial
 - 7- 130 John Street- Mixed Use
 - 8- 305-327 Gorham Street- Residential
 - 9- 160.1 Swan Street/61 Bigelow Street- Residential
 - 10- 391 Pawtucket Street- Residential
 - 11- Condominiums at Concord Crossing- Residential
 - 12- Rivers Edge- Residential
 - 13- Riverview Suites- Residential
 - 14- University Suites- Residential
 - 15- 21-65 Perkins Street- Residential
 - 16- 49-55 Rock Street- Residential
 - 17- 278 Central Street- Residential
 - 18- 451-457 Lawrence Street- Residential
 - 19- 24-26 Merrimack Street- Residential
 - 20- 159-177 Moore Street- Residential

- Commercial Residential Projects Q1 + Q2 2013**
- Commercial
 - Mixed Use
 - Residential