

**JACKSON APPLETON MIDDLESEX URBAN REVITALIZATION AND DEVELOPMENT PLAN 2000-2007**

The creation of the Jackson Appleton Middlesex Urban Revitalization and Development Plan, or JAM Plan, has created a wave of public and private improvements and investments to the neighborhood. Following decades of disinvestment and recognizing the need for substantial and direct public sector involvement and investment, the Lowell City Council adopted the JAM Plan in early 2000 in order to inject some life into the redevelopment of the neighborhood that is adjacent to the heart of Downtown Lowell.

The first 7 years of the JAM Plan have included the City’s initiatives to develop a 900 space parking structure with ground floor retail space and convert Middlesex Street to two-way operation. Private investments have included the development of over 350 market-rate housing units, with another 250 housing units in development, leveraging over \$70 million in private investments into the neighborhood to date.

The most exciting and largest redevelopment initiative in the JAM Plan is the redevelopment of the Hamilton Canal District. This project will result in the creation of a new mixed-use transit-orientated neighborhood, reconnecting Downtown Lowell and the JAM area with the City’s transportation infrastructure at the Gallagher Intermodal Transit Center and the Lowell Connector highway. On August 28, 2007, the City announced Trinity Financial of Boston as the Master Developer for the redevelopment project, which is estimated to invest \$500 million into the JAM Plan area, including the \$175 million Lowell Judicial Court to be constructed by the state’s Division of Capital Asset Management. The development is projected to develop housing, create over 400 jobs, and provide over \$2 million in increased tax revenue upon completion.

The following represents the progress of the JAM Plan during the first 7 years of implementation:

<b>MAP INDEX</b>	<b>TIME FRAME</b>	<b>PROJECT</b>	<b>PROJECT COST</b>	<b>FUNDING</b>
1	2004	Canal Place III – 120 market rate condominium units in formally vacant/abandoned building	\$11 million	Private
2	2005	Cotton House Lofts – Phase I – 31 market rate condominium units at 240 Jackson Street	\$5 million (estimate)	Private
3	2005	135 Summer Street – demolition of abandoned building for construction of 5 market rate condominium units	\$800,000	Private
4	2006	Joan Fabrics – 173 market rate rental units at 19 Jackson Street, and landscaped off street parking	\$45 million	Private

5	2006	30-38 Gorham Street – 6 market rate housing units, with ground floor retail and landscaped off street parking	\$750,000	Private
6	2006	Lowell Transitional Living Center: building rehabilitation and development of 12 permanent housing units	\$2 million (estimate)	Public/ Private
7	2006 – 2007	Cotton House Lofts – Phase II – 30 market rate condominium units at 240 Jackson Street	\$6 million (estimate)	Private
label on map	2006 – 2007	JAM Parking Structure – 900 space parking garage with 17,500 sqft of ground floor retail	\$25 million	Public
8	2006 – Present	JAM Arts – 11 artist live/work units with ground floor retail	\$2 million (estimate)	Private
label on map	2007	Middlesex Street upgrades and conversion to two way operation	\$250,000	Public
9	Fall 2008	Architecture Heritage Foundation – Courier & Adden Furniture buildings – 236 housing units with possible commercial component	\$70 million (estimate)	Private
10	Spring 2008	Byrne Retail Block	\$600,000	Private
label on map	2007 – 2017	Hamilton Canal District	\$500 million	Public/ Private

Summary of private investments leverage to date and projected

	<b>Total Private Investment</b>	<b>Total Number of New Housing Units Created</b>	<b>Total Number of New Jobs Created (temp. &amp; perm.)</b>	<b>Estimated New Tax Revenue</b>
<b>Total to Date:</b>	\$70 million	350	165	\$375,000
<b>Total Projected:</b>	\$572 million	747	485	\$2,342,000

# JAM Urban Revitalization & Development Area Progress To Date - 2000 - 2007

