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MEMORANDUM

TO: Eileen M. Donoghue, City Manager *EMD*

FROM: Diane Tradd, DPD Director/Assistant City Manager

DATE: October 13, 2020

SUBJECT: MOTION OF 8/11/20 BY COUNCILOR NUON AND COUNCILOR SAMARAS REQUEST CITY MANAGER HAVE PROPER DEPARTMENT PROVIDE UPDATE REGARDING HCID PARKING; HCID DEVELOPMENT PROJECTS (VARIOUS DEVELOPERS); LORD OVERPASS PROJECT; LOWELL CONNECTOR BRIDGE DECK DEVELOPMENT AT INDUSTRIAL AVENUE (MASSDOT); AND TRAFFIC PLAN SURROUNDING THESE AND OTHER CONSTRUCTION PROJECTS IN THE CITY FOR NEXT FEW YEARS

Infrastructure investments and private development projects in the Hamilton Canal Innovation District (HCID) are described in two lists below. A recent construction projects update was referred to the Transportation Subcommittee in August. The report covered other project updates requested through this motion including projects like the Lord Overpass near the HCID and projects across the City like the Lowell Connector bridge work and will be discussed in detail at the future Transportation Subcommittee meeting.

Infrastructure Investments

HCID Garage: The new public parking facility consists of 900 parking space and a modest, 1,200 square foot retail space. The project budget is \$38 Million (design and construction) and is being constructed by Shawmut Design and Construction, with Dore & Whittier acting as the City's OPM.

- Shawmut Construction has completed the installation of all the outer reinforced concrete panels and is currently working on finishing the interior of the garage. The Shawmut team is also working on the remaining portion of Street G, which provides access to the facility.
- The anticipated completion time is late November with punchlist items scheduled for December.

Streets F&G/Signature Bridge: This project includes all the infrastructure needed to make the four development parcels north of the Pawtucket Canal construction-ready and provide access to the garage, including roads, bridges, and utilities. The signature element of this project is the blue truss Niki Tsongas Bridge over the Pawtucket Canal. The project is now substantially complete and will be finished later this fall.

City staff in several departments (DPD, DPW) will continue to monitor transportation impacts to ensure all modes of travel continue to function in a safe and efficient manner.

Private Development Projects

WinnDevelopment (Parcels 8 and 9): This represents the first private, ground-up construction project in the district. The project features 125 units of housing and 5,000 square feet of commercial space. WinnDevelopment's project remains on schedule despite the pandemic. The \$45 Million mixed-use project broke ground in mid-March and will have a two-year construction period, with an anticipated March 2022 finish.

Lupoli Companies: The City is in the process of drafting a Land Disposition Agreement with Lupoli Companies for Parcels 1-5 in the district. This would be a phased development of these parcels, taking place over approximately 5 years. The first phase of the project would feature a 500 parking space garage located on Parcel 1. Once the Land Disposition Agreement is completed, Lupoli Companies would begin construction on the garage, which would take 12-18 months to complete.

The Administration and DPD continue to discuss projects with interested parties regarding parcels on the north side of the district as well. Any such projects would not start until the 2021 construction season as space is needed for both Streets F&G and the HCID Garage projects to be completed in this construction season.

DNT/ns

cc: Christine Clancy, DPW Commissioner
Ting Chang, City Engineer
Craig Thomas, Deputy Director
Joe Giniewicz, Urban Renewal Project Manager