

Christine McCall
Assistant City Manager/DPD Director

MEMORANDUM

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

FROM: Christine McCall, Assistant City Manager/DPD Director

DATE: February 1, 2022

SUBJECT: MOTION OF 1/25/22 BY COUNCILOR YEM REQUESTING CITY MANAGER GIVE AN UPDATE ON THE DEVELOPMENT PROJECTS IN THE ACRE

There are a number of exciting initiatives and projects taking place in the Acre neighborhood. At the January 25th meeting, the Lowell City Council heard from Coalition For a Better Acre (CBA) and Merrimack Valley Food Bank regarding two significant residential developments in the neighborhood:

555 Merrimack Street

This development includes demolition of the existing one story structure (formerly Lowell House) and constructing a new four (4) story mixed use building that will provide supportive housing for individuals in recovery. This project is fully permitted by the City's land use boards. The project received \$50,000 in HOME funds and the Community Preservation Committee (CPC) has recommended \$220,000 to support the project. We anticipate construction to start within the year.

733-735 Broadway Street

Boston Capital Development is looking to redevelop the existing historic mill building into fifty-two (52) affordable housing units. The project has received the necessary permits from the Zoning Board of Appeals and is scheduled to appear before the Planning Board (2/24) and Historic Board (TBA). This project is consistent with the Sustainable Lowell 2025 plan by creating affordable housing and commitment to sustainable design. The site includes great access to open space and other neighborhood amenities and will be a significant benefit to the neighborhood and City.

Another notable residential development happening in the Acre neighborhood include:

23 Cabot Street, 616-666 Merrimack Street, 591-639 Market Street; Acre Crossing

Acre Crossing is a mixed-use project consisting of a new five (5)-story office building to be occupied by Jeanne D'Arc Credit Union, and a five (5) story residential building that will provide homeownership opportunities and neighborhood retail services on the first floor. This project is fully permitted. The City receive \$1.72 million in MassWorks funding to support this development. The

Community Preservation Committee (CPC) has recommended \$763,200 to support the project. We anticipate construction to start within the year.

In addition to these projects, the Department of Planning and Development (DPD) has applied to designate the Upper Merrimack corridor as a “TDI District” through MassDevelopment’s Transformative Development Initiative (TDI).

All pending projects, throughout the City, in front of the land use boards can be found on the City’s website here: <https://www.lowellma.gov/720/Development-Services-Boards-Commissions> .

CMM

UMASS
LOWELL
CAMPUS

Assets

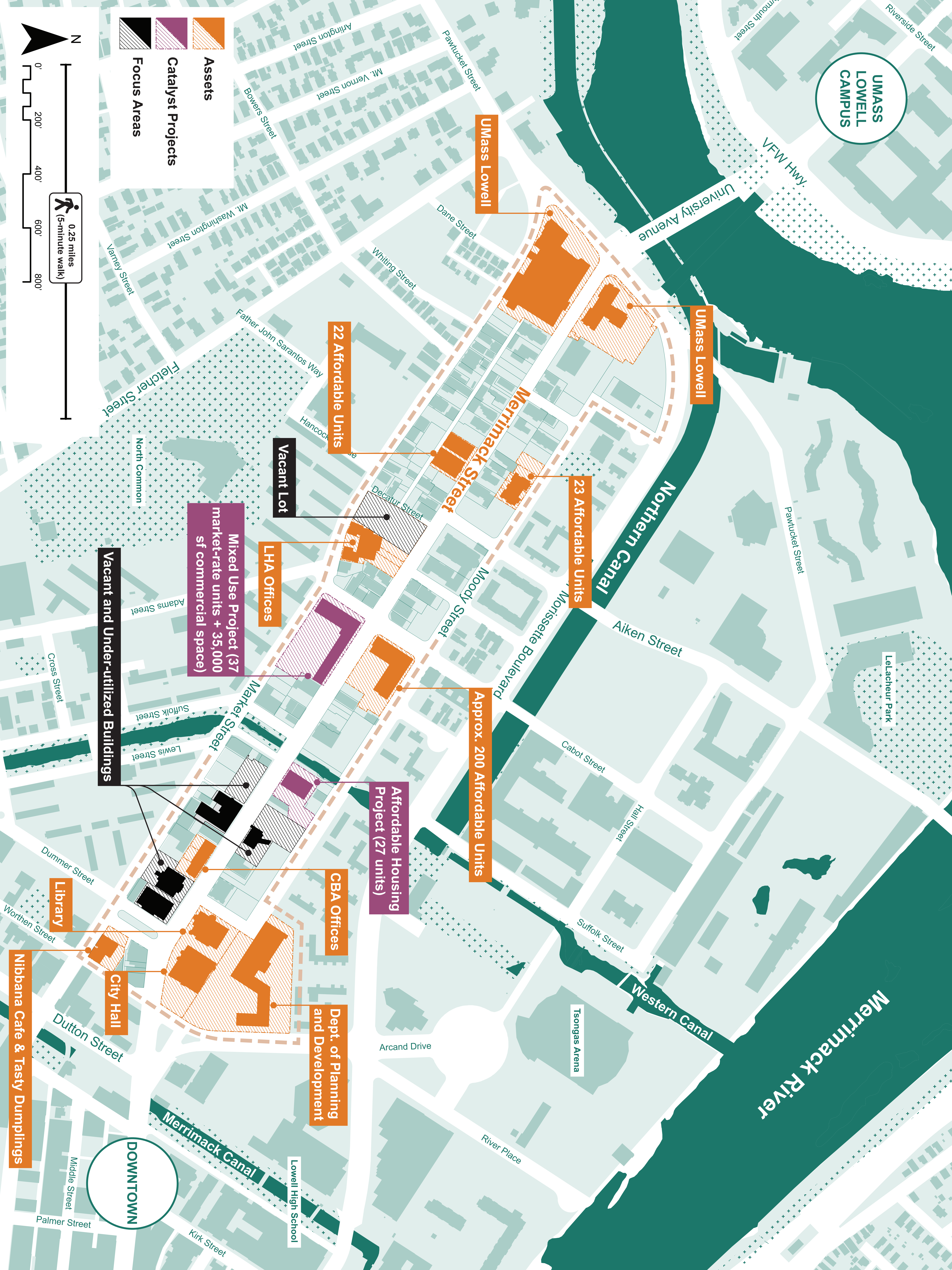
Catalyst Projects

Focus Areas

N

0' 200' 400' 600' 800'

0.25 miles
(5-minute walk)



UMass Lowell

UMass Lowell

22 Affordable Units

23 Affordable Units

Vacant Lot

Mixed Use Project (37 market-rate units + 35,000 sf commercial space)

LHA Offices

Approx. 200 Affordable Units

Affordable Housing Project (27 units)

Vacant and Under-utilized Buildings

CBA Offices

Library

City Hall

Dept. of Planning and Development

Nibbana Cafe & Tasty Dumplings

DOWNTOWN

Lowell High School

Merrimack River

Western Canal

Northern Canal

Merrimack Street

Market Street

Merrimack Canal

University Avenue

Pawtucket Street

LeLacheur Park

Tsongas Arena

River Place

Arcand Drive

Suffolk Street

Hall Street

Cabot Street

Aiken Street

Morrisette Boulevard

Moody Street

Decatur Street

Hancock Street

Father John Sarantos Way

Fletcher Street

North Common

Adams Street

Cross Street

Dummer Street

Worthen Street

Dutton Street

Middle Street

Palmer Street

Kirk Street

Riverside Street

Plymouth Street

Pawtucket Street

Arlington Street

Bowers Street

Mt. Vernon Street

Mt. Washington Street

Varney Street

Dane Street

Whiting Street

Riverside Street