



Christine McCall  
Assistant City Manager/DPD Director

## MEMORANDUM

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

FROM: Christine McCall, Assistant City Manager/DPD Director

DATE: March 8, 2022

SUBJECT: MOTION OF 2/1/2022 BY COUNCILOR ROUKE REQUEST CITY MANAGER UPDATE COUNCIL ON THE TIMELINE FOR CONSTRUCTION AT THE HAMILTON CANAL DISTRICT

The Hamilton Canal Innovation District (HCID) is among the best opportunities in the Commonwealth to achieve a transit-oriented, waterfront development in the heart of Lowell. This carefully planned district aligns with our goal of developing quality multi-unit housing and the creation of innovation and entrepreneurship clusters, which is already underway with the University of Massachusetts Lowell's Innovation Hub. The City has seen significant project milestones completed, like the near completion of Streets F&G and the opening of the Signature Bridge, and looks forward to continuing this great work to execute the vision for the remaining parcels.

The City closed with WinnDevelopment on the sale of Parcels 8 & 9 to enable a 125-unit development (with 5,000 sq. ft. of commercial space), which started construction in April 2020. The project is in the final phase of interior fit and finish, and is currently leasing units.

A Land Disposition Agreement (LDA) was executed with Lupoli Companies on September 1, 2020 for the development of Parcels No.'s 1-5 within the City of Lowell Hamilton Canal Innovation District. The LDA outlines that Lupoli Companies will develop and construct a 500-space parking garage on Parcel 1, a mixed-use multi-level building with +/- 50,000 SQ FT of commercial, retail, and restaurant space with fifty (50) parking spaces on Parcel 5, and a mixed-use environment that includes a 12-14 story signature building that includes covered parking on Parcels 2, 3, and 4. Lupoli Companies must invest a minimum of \$30,000,000 within six (6) years, or less, of a fully executed LDA.

The City of Lowell successfully applied, and received, a \$1 million MassWorks grant to support the development of the parking garage on Parcel 1. DPD staff have scheduled an internal coordination meeting with appropriate City staff to review construction and traffic management plans. The project does have a foundation permit from the Division of Development Services and we anticipate construction to begin on Parcel 1 this spring. Once the construction phasing schedule and traffic management plan is confirmed, we will update the Council.

The development schedule for the remaining Parcels is as follows:

- In 2023, construction shall commence on either Parcel 5, or on the signature high-rise on parcels 2, 3, and 4.
- All construction must be substantially completed by 2026.

With the completion and opening on the City's new 900-space parking garage and with the closing of the land swap deal with the Lowell National Historic Park at the end of 2021, the City is poised to attract new developers. DPD is actively engaging with interested parties to develop on the remaining parcels that will fulfill the master plan vision of transforming the primary gateway into the City. Once complete, the HCID will double the size of our downtown with a new, urban site that will connect Gallagher Terminal and the Lowell Connector with the core downtown. This is a unique and exciting opportunity to further strengthen the residential and commercial markets, expand the City's employment base, and broaden the population base of creative professionals in the City.

CMM