



Yovani Baez-Rose  
*Assistant City Manager/DPD Director*

Camilo Espitia  
*Deputy Director*

MEMORANDUM

TO: Thomas A. Golden, Jr., City Manager 

FROM: Yovani Baez-Rose, Assistant City Manager/DPD Director

SUBJECT: MOTION RESPONSE: 3/5/24 - Councilor Yem - Request City Manager Have Appropriate Department Work With The Owner And Designer Of 355 Market Street To Incorporate Solar Panels To The Outdoor Shade Seating Areas In The Design

The outdoor patio project located at 355 Market Street is an exciting project occurring within the City’s TDI district. The Lowell TDI District is a vibrant, mixed-use corridor in the city’s Acre neighborhood surrounded by historic canals and the Merrimack River. The district physically and programmatically links the communities and activities of the Acre neighborhood with UMass Lowell, downtown Lowell, and the Lowell National Historical Park – making it one of the most dynamic neighborhoods in the city. The Lowell TDI Partnership will focus on strengthening the connection between these assets and improving the overall livability of the corridor by investing in a walkable neighborhood with a diverse housing stock, increased density, and a strong variety of commercial and retail businesses.<sup>1</sup>

One of the benefits of having a TDI District in the city is the access to funding available through MassDevelopment. This patio project, which has been discussed for many years, is being funded through a grant program offered by MassDevelopment to assist small businesses. The outdoor space being created will significantly improve an existing paved area outside of Nibbana Café and Tasty Dumplings. Ask+ was hired as the project designers, and used a schematic design created by DPD Design Planner Jessica Wilson, as the basis for the final design. The project includes wooden shade structures new outdoor seating and significantly more landscaping. The project design is consistent with historic standards and has received approval from the Historic Board.

This project design has been finalized and fully funded. The integration of new solar panels would require a new approval process and add to project costs, which is not feasible at this stage.

YBR  
Attachment

<sup>1</sup> [2022 – 2025 TDI Districts \(massdevelopment.com\)](http://2022-2025TDIDistricts(massdevelopment.com))

# Updated Illustrative Plan

Cardinal O'Connell Parkway  
Patio Build Out

**Notes:**

- 4 structures are shown
- All structures are 8'-0" by 12'-0"

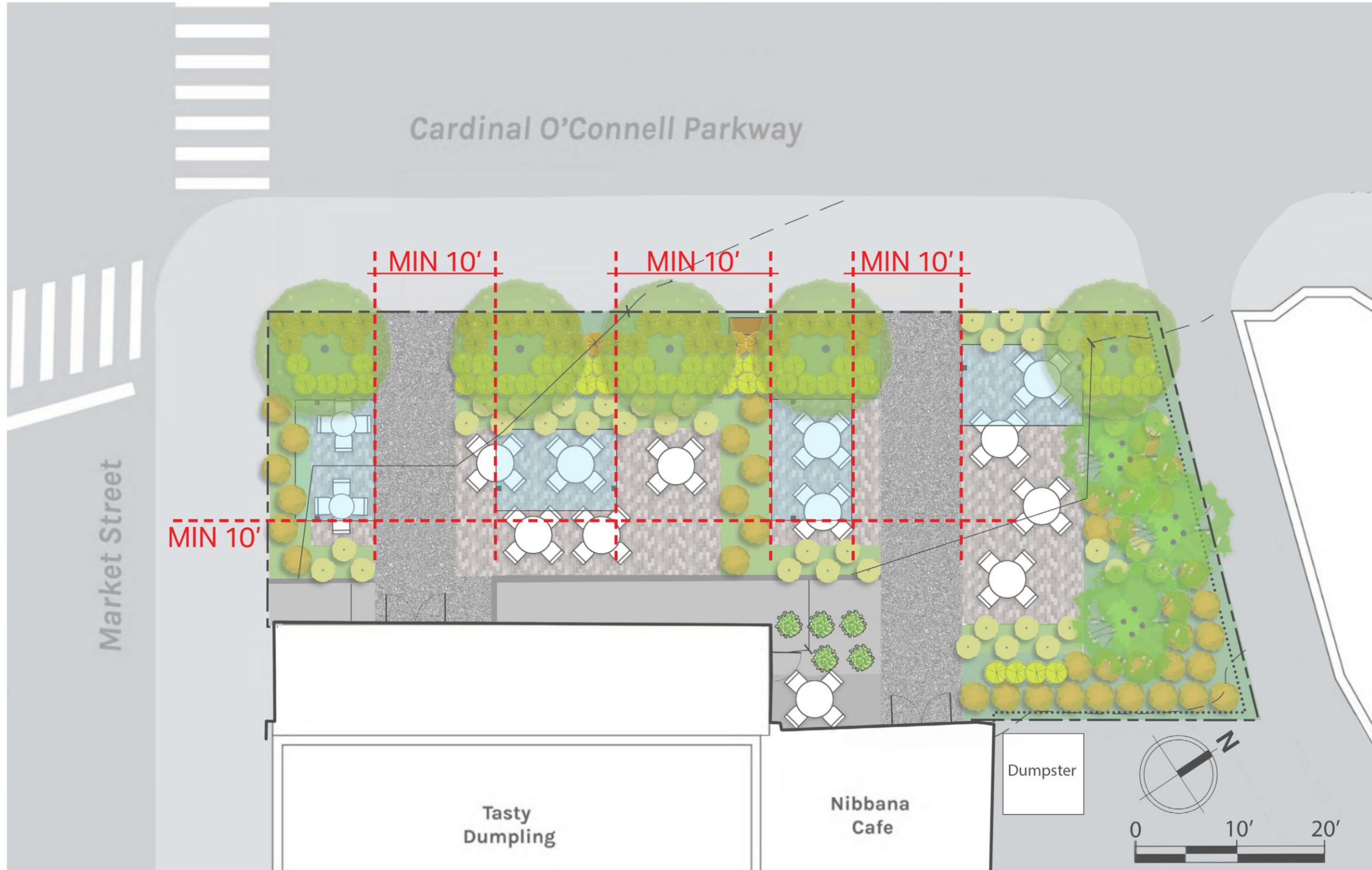


# Updated Preferred Option: Rectangles

Cardinal O'Connell Parkway  
Patio Build Out



# Shade Structure: Constraints



## Notes:

- Shade Structures must be 10' from the building and 10' from each other
- With this constraint, it makes sense to make them all the same size

# Updated Preferred Option: Rectangles

Cardinal O'Connell Parkway  
Patio Build Out

