

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Authorizing the City Manager on behalf of the City of Lowell to request approval pursuant to Massachusetts General Laws Chapter 121B §48 and 760 CMR 12 that requires the City of Lowell undergo a process to adjusted the Building Form Standards of the Hamilton Canal District Form-Based Code.

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The JAM Plan was approved and accepted by the City Council by Vote dated March 28, 2000, which Plan was further approved by the Department of Housing and Community Development of the Commonwealth of Massachusetts on November 2, 2000; and

A “Notice of Approval of the Plan and Declaration of Restrictions” was duly recorded with Middlesex North District Registry of Deeds on June 7, 2002 in Book 13182, Page 249; and

The City desires to adjusted the Building Form Standards of the Hamilton Canal District Form-Based Code;

Pursuant to Massachusetts General Laws Chapter 121B §48 and 760 CMR 12 requires that the City of Lowell undergo a process to adjusted the Building Form Standards of the Hamilton Canal District Form-Based Code.

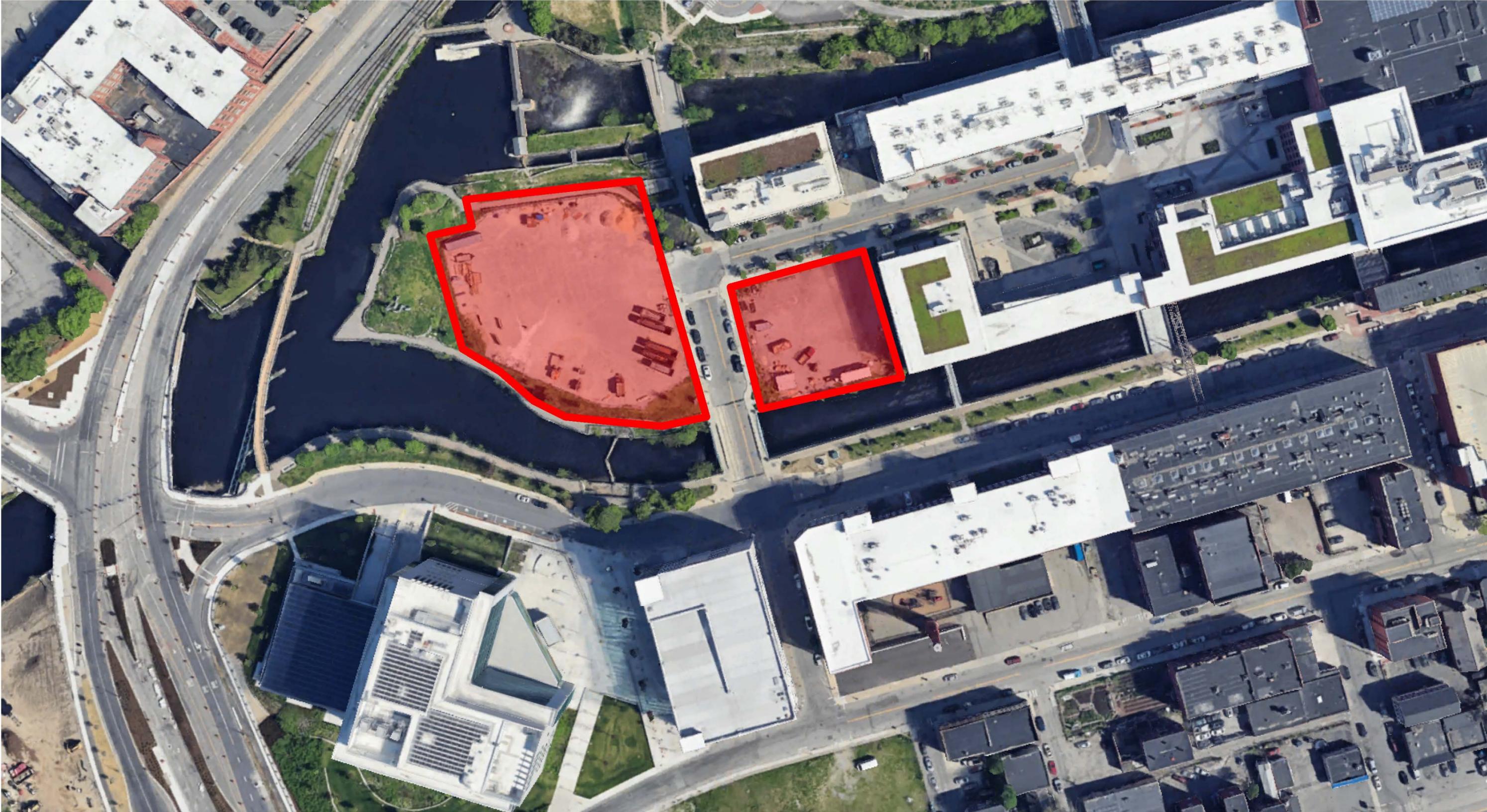
NOW, THEREFORE, BE IT VOTED:

Pursuant to Massachusetts General Laws Ch. 121B and the Code of Massachusetts Regulations 760 CMR 12 the City Council hereby approves the adjustment to the Building Form Standards of the Hamilton Canal District Form-Based Code.

BE IT FURTHER VOTED:

That the City Manager be and is hereby authorized, in the name of the City of Lowell, to submit a request for approval of the aforementioned change of the plan to DHCD and to execute any documents as may be necessary in connection therewith.

# PROJECT SITE – HAMILTON CANAL, LOWELL, MA



# PARCELS 2 & 4 – EXISTING & REVISED FORM BASED CODE

## Parcel Description:

This parcel is one of eight building parcels in Zone HCD-A.  
Parcel Size: 0.47 acre

## Standards for Parcel 2

### A: Site Configuration

| Side | Build To Line* (feet) |         | Street Wall            |              | Maximum Setback* |              |
|------|-----------------------|---------|------------------------|--------------|------------------|--------------|
|      | Minimum               | Maximum | Minimum street wall %* | Height range | Up to x%         | Up to x feet |
|      |                       |         |                        |              |                  |              |
| N1   | 12                    | n/a     | n/a                    | 55' -- 70'   | n/a              | n/a          |
| N2   | 0                     | n/a     | n/a                    | 55' -- 70'   | n/a              | n/a          |
| N3   | 12                    | n/a     | n/a                    | 55' -- 70'   | n/a              | n/a          |
| E    | 0                     | 4       | 65%                    | 55' -- 70'   | 35%              | 20           |
| S    | 10                    | 20      | 50%                    | 55' -- 70'   | 50%              | 20           |

\*See definitions for an understanding of Build To Line, Street Wall % and Maximum Setback

Parcel Coverage: 55% minimum -- 100% maximum

Existing Standards Parcel 2

## Parcel Description:

This parcel is one of one building parcels in Zone HCD-B.  
Parcel Size: 0.56 acre

## Standards for Parcel 4

### A: Site Configuration

| Side | Build To Line* (feet) |         | Street Wall            |              | Maximum Setback* |              |
|------|-----------------------|---------|------------------------|--------------|------------------|--------------|
|      | Minimum               | Maximum | Minimum street wall %* | Height range | Up to x%         | Up to x feet |
|      |                       |         |                        |              |                  |              |
| N1   | **                    | **      | 65%                    | 55' -- 70'   | 35%              | 20           |
| N2   | 20                    | n/a     | n/a                    | 55' -- 170'  | n/a              | n/a          |
| E    | 0                     | 4       | 65%                    | 55' -- 70'   | 35%              | 20           |
| S1   | 12                    | 36      | 50%                    | 55' -- ***   | 50%              | 20           |
| S2   | 0                     | n/a     | n/a                    | 55' -- ***   | n/a              | n/a          |
| S3   | 12                    | n/a     | n/a                    | 55' -- 170'  | n/a              | n/a          |
| W1   | 12                    | n/a     | n/a                    | 55' -- 170'  | n/a              | n/a          |
| W2   | 20                    | n/a     | n/a                    | 55' -- 170'  | n/a              | n/a          |

\*See definitions for an understanding of Build To Line, Street Wall % and Maximum Setback  
\*\*N1 minimum setback starts 12' below the Northeast corner and extends perpendicular to the East street wall. N1 maximum setback must not be more than 10' more than the minimum.  
\*\*\*See height requirements below

Parcel Coverage: 55% minimum -- 75% maximum

Existing Standards Parcel 4

## Proposed Standards for New Parcel 4 (Combined Parcel)

## Parcel Description:

This parcel is one of one building parcels in Zone HCD-B.  
Parcel Size: 1.32 acres (includes development rights over a portion of Parcel 3, see Parcel 4 Graphical Standards)

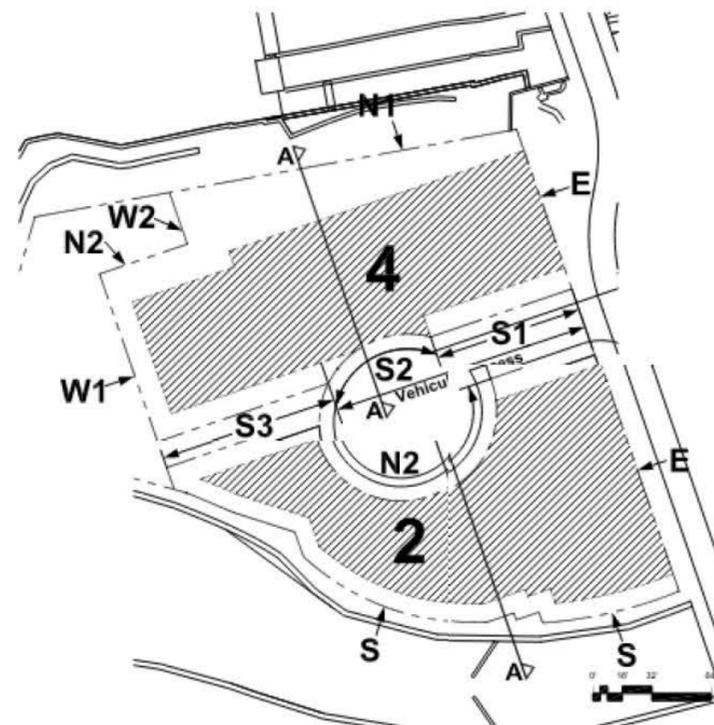
## Standards for Parcel 4

### A: Site Configuration

| Side | Build To Line* (feet) |         | Street Wall            |              | Maximum Setback* |              |
|------|-----------------------|---------|------------------------|--------------|------------------|--------------|
|      | Minimum               | Maximum | Minimum street wall %* | Height range | Up to x%         | Up to x feet |
|      |                       |         |                        |              |                  |              |
| N1   | **                    | **      | 65%                    | 55' -- 85'   | 35%              | 50'          |
| N2   | 15                    | n/a     | n/a                    | 55' -- 170'  | n/a              | n/a          |
| E    | 0                     | 4       | 65%                    | 55' -- 85'   | 35%              | 20           |
| S    | 1                     | 20      | 50%                    | 55' -- 85'   | n/a              | n/a          |
| W1   | 12                    | n/a     | n/a                    | 55' -- 170'  | n/a              | n/a          |
| W2   | n/a                   | n/a     | n/a                    | 55' -- 170'  | n/a              | n/a          |

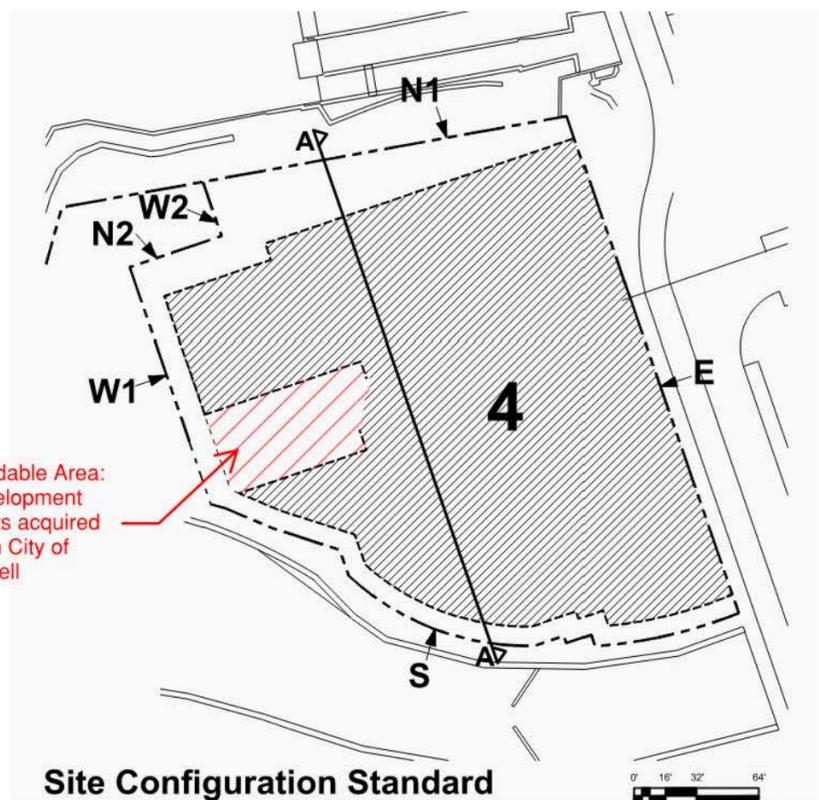
\*See definitions for an understanding of Build To Line, Street Wall % and Maximum Setback  
\*\*N1 minimum setback starts 12' below the Northeast corner and extends perpendicular to the east street wall. N1 maximum setback must not be more than 30' more than the minimum.  
\*\*\*See height requirements below

Parcel Coverage: 55% minimum -- 75% maximum



Site Configuration Standard

Existing Configuration



Site Configuration Standard

Proposed Configuration

# PARCEL 5 – EXISTING & REVISED FORM BASED CODE

## Standards for Parcel 5

### A: Site Configuration

| Site Configuration for Parcel 5 |                       |         |                        |              |                  |              |
|---------------------------------|-----------------------|---------|------------------------|--------------|------------------|--------------|
| Side                            | Build To Line* (feet) |         | Street Wall            |              | Maximum Setback* |              |
|                                 | Minimum               | Maximum | Minimum street wall %* | Height range | Up to x%         | Up to x feet |
| N                               | 0                     | 4       | 45%                    | 55' -- 70'   | 55%              | 70           |
| E                               | 30                    | 40      | 45%                    | 55' -- 70'   | 55%              | 75           |
| S                               | 10                    | 15      | 75%                    | 55' -- 70'   | 25%              | 20           |
| W                               | 0                     | 4       | 75%                    | 55' -- 70'   | 25%              | 20           |

\*See definitions for an understanding of Build To Line, Street Wall % and Maximum Setback

Parcel Coverage: 55% minimum -- 100% maximum

## Standards for Parcel 5

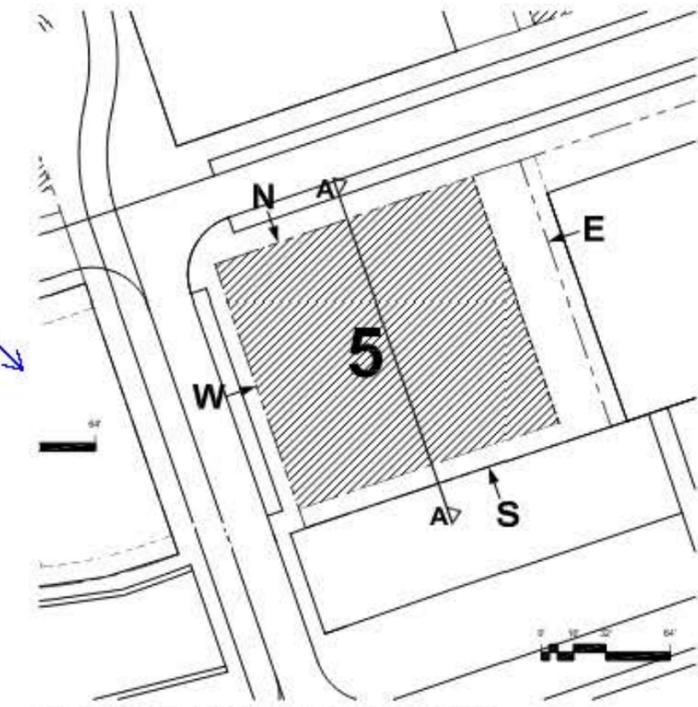
### A: Site Configuration

| Site Configuration for Parcel 5 |                       |         |                        |                   |                  |              |
|---------------------------------|-----------------------|---------|------------------------|-------------------|------------------|--------------|
| Side                            | Build To Line* (feet) |         | Street Wall            |                   | Maximum Setback* |              |
|                                 | Minimum               | Maximum | Minimum street wall %* | Height range      | Up to x%         | Up to x feet |
| N                               | 0                     | 4       | 45%                    | 55' -- <b>85'</b> | 55%              | 70           |
| E                               | <b>10</b>             | 40      | 45%                    | 55' -- <b>85'</b> | 55%              | 75           |
| S                               | 10                    | 15      | <b>70%</b>             | 55' -- <b>85'</b> | <b>30%</b>       | <b>95</b>    |
| W                               | 0                     | 4       | 75%                    | 55' -- <b>85'</b> | 25%              | 20           |

\*See definitions for an understanding of Build To Line, Street Wall % and Maximum Setback

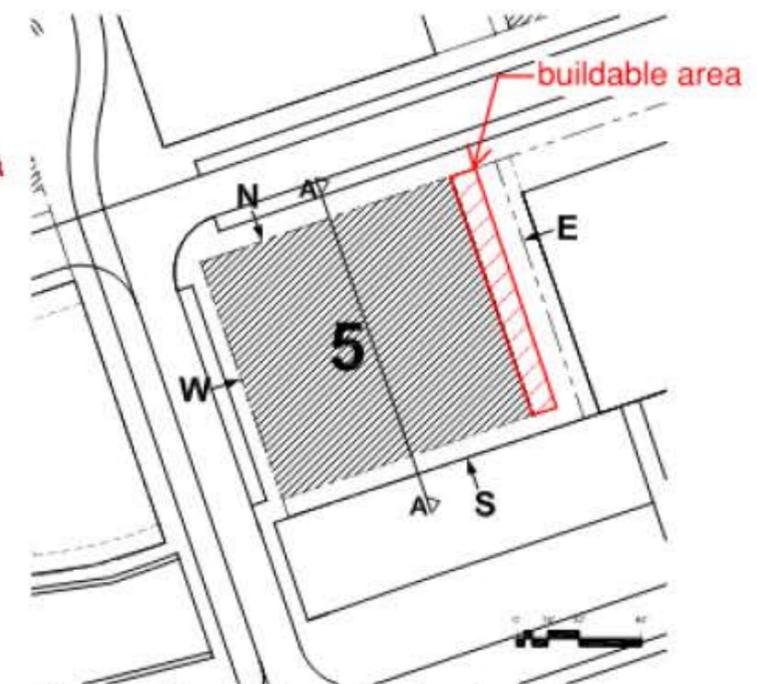
Parcel Coverage: 55% minimum -- 100% maximum

Existing Standards Parcel 5

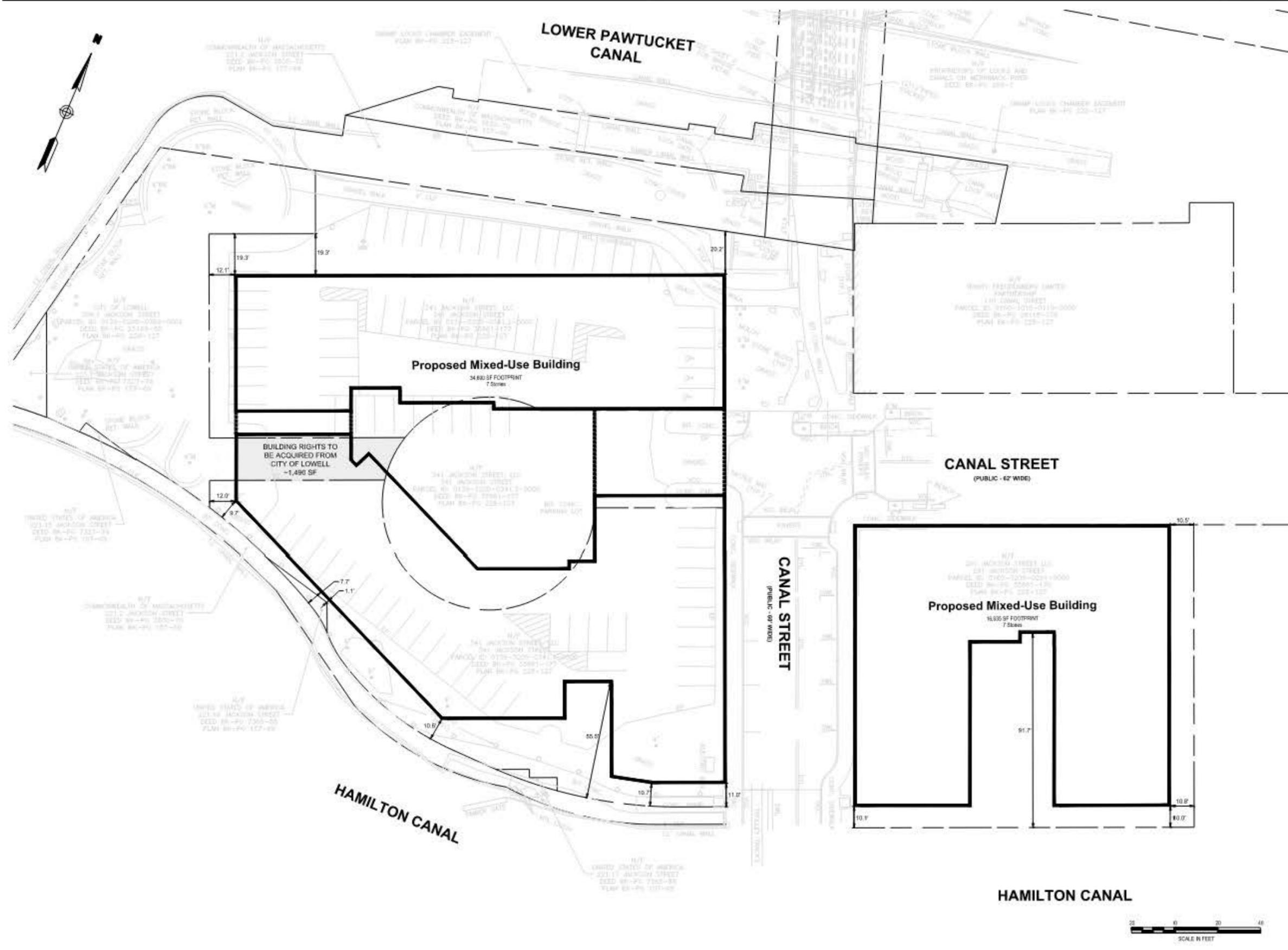


Site Configuration Standard

Proposed Standards Parcel 5



Site Configuration Standard



TEC, Inc.  
 282 Merrimack Street  
 2nd Floor  
 Lawrence, MA 01843  
 978-794-1792

311 Main Street  
 2nd Floor  
 Worcester, MA 01608  
 508-868-5104

2 Monument Square  
 Suite 301  
 Portland, ME 04101  
 207-370-5838

www.TheEngineeringCorp.com

DESIGNED BY: MWP  
 DRAWN BY: WNB  
 CHECKED BY: PFE  
 DATE: 9/24/2025  
 SCALE: AS NOTED

PREPARED FOR:  
**Cabot, Cabot & Forbes**  
 185 Dartmouth Street  
 Suite 402  
 Boston, MA 02116

REVISIONS

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ISSUED FOR:  
**Permitting**

PROJECT TITLE:  
**Hamilton Canal Development**

PROJECT LOCATION:  
**341 Jackson Street  
 Lowell, MA**

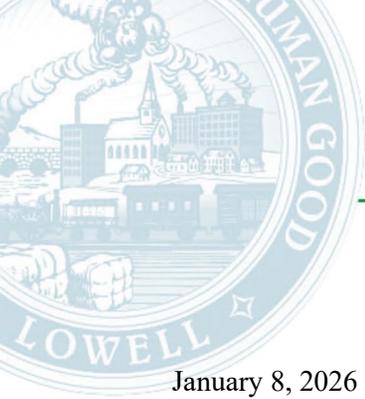
DRAWING TITLE:  
**Site Layout Plan**

PROJECT NO:  
T1565

TEC CAD FILE  
T1565\_MLDWG

DRAWING NO:  
**1**

SHEET 1 OF 1



Thomas A. Golden, Jr.  
City Manager

January 8, 2026

Mayor Erik R. Gitschier  
and  
Members of the Lowell City Council

**REFERENCE: Jackson/Appleton/Middlesex (JAM) Plan Change – Amendment #12**

Dear Mayor Gitschier and Members of the Lowell City Council,

The Department of Planning and Development requests a Vote authorizing a Plan Change to the Jackson/Appleton/Middlesex Urban Revitalization and Development Plan (JAM Plan). The proposed Vote is required by EOHLIC in order to codify changes, which have already been approved by the Council, as an official Plan Change. The changes, approved by the Council on October 28<sup>th</sup>, 2025, adjusted the Building Form Standards of the Hamilton Canal District Form-Based Code. Below is a summary of the changes which the Council approved and will be known as JAM Plan Amendment #12:

- **Parcel Assemblage:** Parcels 2, 3A, and 4 were assembled into a new single parcel (Parcel 4). This increases the total buildable area.
- **Maximum Height Increase:** Maximum height allowed was increased to 85' for all portions of Parcel 5 and the new Parcel 4 that had a maximum height allowed of 70' in the original Form-Based Code. This includes the eastern portions of Parcel 4 and all of Parcel 5. This allows for increased flexibility of ground commercial floor spaces.
- **Maximum Setback and Percentage Adjustments:** Maximum setback distance and percentage on Parcel 5 were adjusted to allow for a horseshoe building form. This supports an increased total unit count in addition to allowing for a courtyard amenity space with an opening facing the Hamilton Canal.
- **Other Minor Adjustments:** Other minor dimensional adjustments were approved on both parcels in build-to-line and setbacks to accommodate planned building footprints.

Please see the exhibits attached which further describe the changes. If you have any questions, please do not hesitate to reach out to Yovani Baez-Rose 978-674-4252.

Sincerely,

Thomas A. Golden, Jr.  
City Manager

Cc: Yovani Baez-Rose, Assistant City Manager/ DPD Director  
Camilo Espitia, Deputy Director DPD  
Jesse Strod, Urban Renewal Project Manager