



City of Lowell  
Commercial and Residential  
Development Data Report  
Winter 2010



## City of Lowell Division of Planning and Development Development Data

The Commercial and Residential Development Data Report keeps an update of commercial and residential being developed in the City of Lowell. This data is reported on a quarterly basis and is distributed to City department and the general public. This information tracks development progress from permitting and construction to completion. Criteria for the data report are:

- Commercial projects totaling over 10,000 square feet.
- Residential projects of four or more units that are new construction or rehab/renovation projects.

Projects meeting the criteria will be categorized by status, which include:

- Board Project Review/Approval = development under review or approval by Planning Board, Historic Board or Zoning Boards of Appeal
- Permitting = building permit under review by Building Department
- Under Construction = development received Building Permit
- Complete = project received Certificate of Occupancy (CO) or Temporary CO.

Any questions or comments about the Development Data Report to:

Theresa Park

Director of Economic Development

City of Lowell Division of Planning and Development

JFK Civic Center

50 Arcand Drive, Lowell MA, 01852

Phone: 978-446-7200 Fax: 978-446-7014

Email: [Tpark@lowellma.gov](mailto:Tpark@lowellma.gov)

**City of Lowell  
Development Data Report**

**Commercial Projects**

**Status: Board Review/Approval/Permitting**

Project Address	Developer Name	Date Approved	Project Use	Parcel Size	Gross Floor Area	Number of Units	Unit Sizes (Sq Ft)	Investment	Add'l Info
392 Chelmsford St/Burger King	North Kendall Properties	Jan. 2008	Restaurant	24,750	2,223	N/A	N/A		Project on hold.
868 Middlesex St	Mejia Management Group	March 2008	Mixed Use	22,552	2,500	N/A	N/A		
225 Middlesex Street	Appleton Mills No. 5 Realty Trust	August 2009	Mixed Use	59,000	150,361	75	N/A		
1782 Middlesex Street	Basil & Joanne Karanastasis	September 2009	Mixed Use	30,500	7,401	N/A	N/A		
180 Church Street		September 2010		8,417	1,350	N/A	N/A		Projected completion date Spring 2011

**Status: Under Construction**

Project Address	Developer Name	Date Approved	Project Use	Parcel Size	Gross Floor Area	Number of Units	Unit Sizes (Sq Ft)	Investment (Estimated)	Add'l Info
62 Lewis St.	Hellenic Housing LLC & Hellenic Orthodox Church	Planning Board approval 2/2/09	Parking	37,261	N/A	N/A	N/A		Demolished 2 resid. bldgs. & replace w/ 55 parking spaces.
101 Lakeview Ave.	Li Zhen Huan	March 2009	Restaurant	11,090	N/A	N/A	N/A		Chinese Restaurant
1235 Bridge St	Valley Properties, Inc.	Aug. 2008	Retail/Market Basket	387,708	110,500	N/A	N/A		
Hamilton Canal District	Trinity Financial	March 2009	Mixed Use	589,960	~2.2 million	725	N/A		Phase I under construction
295 Varnum Avenue (LGH)	Gilbane Building Co.	April 2010	Mixed Use	2,784,123	170,000	N/A	N/A	<b>\$95 million</b>	

University Ave (UMass Lowell Emerging Tech and Innovation Center)	University of Massachusetts - Lowell	-	R & D	~174,240	82,000	N/A	N/A	\$70 million	When completed will be a LEEDS silver building. To be completed July 2012
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**Total Gross Floor Area: 2,726,335 SF**

### Residential Projects

#### Status: Board Review/ Approval/ Permitting

Project Address	Developer Name	Date Approved	Parcel Size	Gross Floor Area	Number of Units	Unit Sizes (Sq Ft)	Investment	Add'l Info
200-206 Rogers St.	Rogers Street Association LLC	Jan. 2008	39,006	8,494	12	N/A		
117 Marginal St.	Brasi Development	Public hearing 2/19/09	180,753	171,092	156	N/A		Abandoned
478-486 Moody St.	Coalition for a Better Acre	August 2009	17,330	29,000	23	N/A		
21 Nottingham Street		June 2010			11 Lots			Abandoned

#### Status: Under Construction

Project Address	Developer Name	Date Approved	Parcel Size	Gross Floor Area	Number of Units	Unit Sizes (Sq Ft)	Investment	Add'l Info
76-80 Rogers St/Condominiums at Concord Crossing	Rogers & Perry LLC	Jan. 2008	94,612	94,605	35	2,703	\$348,000	1 <sup>st</sup> Phase completed; 2 <sup>nd</sup> Phase under-construction
104 West Meadow Road/Rita Street Extension	Loon Hill Development	June 2008	308,845	N/A	5	~1,300	\$140,000	Final Stages of Completion
Rivers Edge Rd	Single Family/ Duplex	Jan. 2004	1,490,0000	N/A	181	1,300	\$20 million	68 units have been completed

Appleton Mills	Trinity Financial	June 2009	Lot 6-15,729 Lot 7-60,607	209,624	135	500-1,100	\$42 million	
760 Merrimack St./St. Joseph's High school	Coalition for A Better Acre	May 2008	19,593	36,634	22	N/A		Under Construction

**Total Number of Housing Units: 580**

### Development Data Completed Projects

#### Commercial Projects Completed in 2010

Project Address	Gross Floor Area
790 Chelmsford Street (Lowe's)	153,000
40 Perkins Place (Parking Garage)	-
102 Middlesex Street (Byrne's Building)	7,693

**Total Floor Area: 160,693sf**

#### Commercial Projects Completed in 2009

Project Address	Gross Floor Area
612 Dutton St (Dunkin Donuts)	2,800
235 Father Morrisette (Jeanne D'Arc)	53,000
229 Stedman Street	17,040
119 Plain Street (Target)	137,000

**Total Floor Area: 209,840sf**

#### Commercial Projects Completed in 2008

<b>Project Address</b>	<b>Gross Floor Area</b>
585 Middlesex St (Nobis)	18,207
25 Wood Street	7,150
1519-1527 Middlesex St	9,970
14 Perry Street	8,289
621 Dutton Street	3,600
318 Bridge Street ( new CVS)	11,800
92-98 Middle St (Village Smokehouse)	12,125

**Total Floor Area: 71,141 sf**

**Residential Projects Completed in 2009**

<b>Project Address</b>	<b>Total # Of Residential Units</b>
40 Perkins	183

**Total Number of Units: 183**

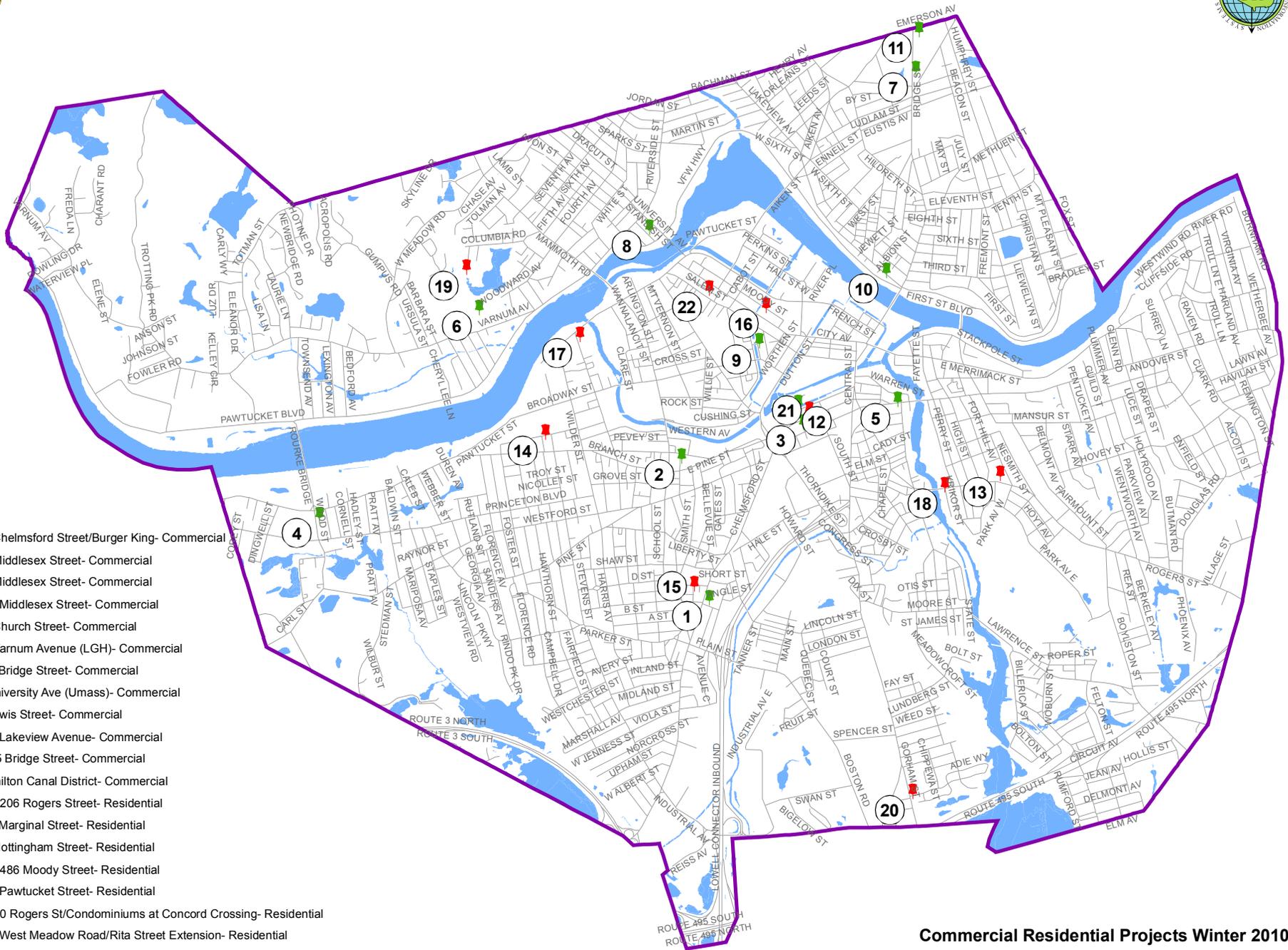
**Residential Projects Completed in 2008**

<b>Project Address</b>	<b>Total # Of Residential Units</b>
1975 Middlesex St ( Multiview Estates)	35
Rivers Edge Rd (Phase I)	62

**Total Number of Units: 97**



# COMMERCIAL AND RESIDENTIAL PROJECTS WINTER 2010



### Legend

- 1- 392 Chelmsford Street/Burger King- Commercial
- 2- 868 Middlesex Street- Commercial
- 3- 225 Middlesex Street- Commercial
- 4- 1782 Middlesex Street- Commercial
- 5- 180 Church Street- Commercial
- 6- 295 Varnum Avenue (LGH)- Commercial
- 7- 1141 Bridge Street- Commercial
- 8- 84 University Ave (Umass)- Commercial
- 9- 62 Lewis Street- Commercial
- 10- 101 Lakeview Avenue- Commercial
- 11- 1235 Bridge Street- Commercial
- 12- Hamilton Canal District- Commercial
- 13- 200-206 Rogers Street- Residential
- 14- 117 Marginal Street- Residential
- 15- 21 Nottingham Street- Residential
- 16- 478-486 Moody Street- Residential
- 17- 500 Pawtucket Street- Residential
- 18- 76-80 Rogers St/Condominiums at Concord Crossing- Residential
- 19- 104 West Meadow Road/Rita Street Extension- Residential
- 20- Rivers Edge Rd- Residential
- 21- Appleton Mills- Residential
- 22- 760 Merrimack Street/St. Joseph's High School- Residential

### Commercial Residential Projects Winter 2010

- Commercial
- Residential