



**City of Lowell
Commercial and Residential
Development Data Report
Fall 2008**



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

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

- Commercial Projects totaling over 10,000 square feet of new or additional space.
- Residential projects of four or more units that are new construction or rehab/renovation projects that alter the existing use either by adding to or subtracting from the existing number of units or square footage.

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

- Board Project Review = development under review by Planning Board, Historic Board and/or Zoning Boards of Appeal
- Board Review Approval = development received permit from the Planning Board, Historic Board and/or ZB of Appeal
- Permitting = projects under review by Building Department
- Under Construction = development received building permit and/or is under construction
- Complete = project received Certificate of Occupancy (CO) or Temporary CO

Any questions or comments about the Development Data Report to:

Sophy Suon, Economic Development Department
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: ssuon@lowellma.gov

City of Lowell Development Data Report

Residential Projects

Status: Under Construction

Project Address	Developer Name	Date Approved	Project Use	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	Residential	94,612	94,605	35	2,703	\$348,000.00	1 st Phase completed 2 nd Phase under-construction
104 West Meadow Road/Rita Street Extension	Loon Hill Development	June 2008	Residential	308,845	N/A	5	~1,300	\$140,000.00	2 homes completed, still on-going

Status: Board Review Approval

Project Address	Developer Name	Date Approved	Project Use	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	Residential	39,006	8,494	12	N/A	N/A	N/A
760 Merrimack St./St. Joseph's High school	Coalition for A Better Acre	May 2008	Residential	19,593	36,634	22	N/A	N/A	N/A

Commercial Projects

Status: Under Construction

Project Address	Developer Name	Date Approved	Project Use	Parcel Size	Gross Floor Area	Number of Units	Unit Sizes (Sq Ft)	Investment	Add'l Info
235 Father Morrisette	Tremont Yard LLC	Oct. 2008	Mixed Use	73,000	53,000	N/A	N/A	\$5,525,000.00	The frame is 99% complete, still on-going
229 Stedman Street	Daly General Contracting Inc.	April 2008	Commercial	34,100	17,040	N/A	N/A	\$18,500.00	Still on-going
318 Bridge Street	Valley Properties	Aug. 2008	Retail	387,708	110,500	N/A	N/A	\$1,550,000.00	N/A

Status: Board Review Approval

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	N/A	N/A
40 Perkins Place	Perkins Ames, LLC	March 2008	Parking Garage	70,757	N/A	183	N/A	\$27,000.00	N/A
868 Middlesex St/Church Mix -Use	Mejia Management Group	March 2008	Mixed Use	22,552	2,500	N/A	N/A	N/A	N/A
1235 Bridge St/Market Basket	Valley Properties, Inc.	Aug. 2008	Retail	387,708	110,500	N/A	N/A	N/A	N/A

Total Gross Floor Area: 435,496

Total Number of Units: 257

Total Investment: \$7,608,500.00

Development Data Completed Projects

Commercial Projects Completed in 2008

Project Address	Gross Floor Area
25 Wood Street	7,150
1519-1527 Middlesex	9,970

Residential Projects Completed in 2006

Project Address	Number of Units
40 Andrews Street	6
927 Varnum Avenue-D'Youville Elderly Housing	42
900 Lawrence Street	16
137 Rogers Street	4
511 Moody Street-St. Joseph's School	15
27 Jackson Street	172-173

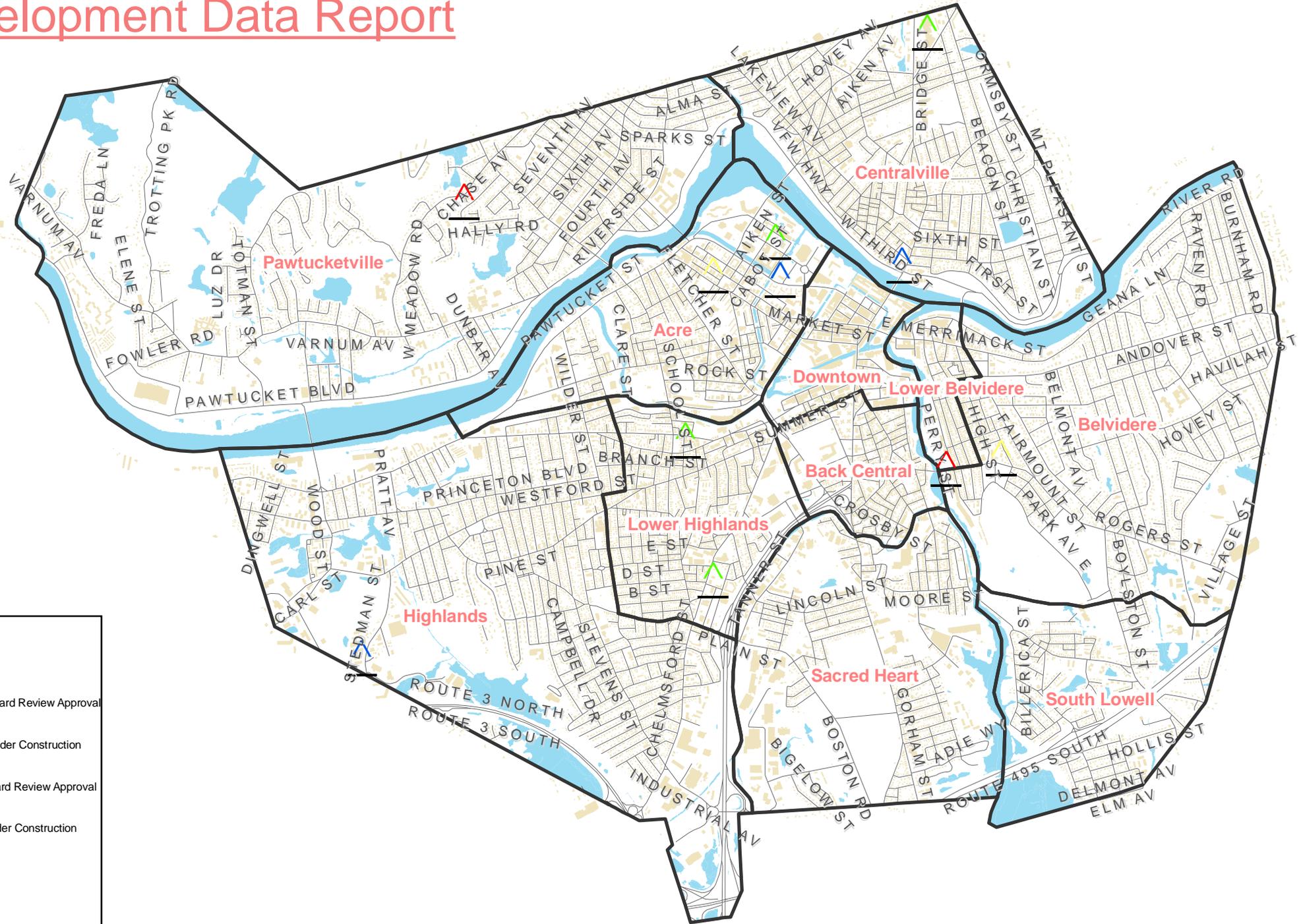
Commercial Projects Completed in 2006

Project Address	Gross Floor Area
378 Gorham Street-Drake Petroleum	1,500
963 Chelmsford Street-Lowell Provision	8,000

Total Gross Floor Area: 26,620

Total Number of Units: 255-256

Development Data Report



Legend

Development Data

Type

- Commercial Status: Board Review Approval
- Commercial Status: Under Construction
- Residential Status: Board Review Approval
- Residential Status: Under Construction

Neighborhoods

Streets

Water

Buildings

Parcels