

ACRE URBAN REVITALIZATION AND DEVELOPMENT PLAN 2000-2007

In the late 90's the Acre DeMoulas Market Basket investment acted as the catalyst for a major City planning effort. This effort led to the development of the Acre Urban Revitalization and Development Plan, the City's first urban renewal plan in over 20+ years. With extensive citizen participation, the Plan was approved by the Lowell City Council in June of 1999 and later by the State Department of Housing and Community Development, in January of 2000. The State delegation assisted the City in obtaining an Urban Revitalization and Development Grant (URDG) in the amount of \$10,000,000 in 2002. Prior to this award the City committed \$1 million and established a Capital Account for Plan implementation. Numerous creative partnerships were the key to the success of implementation. Private investment and cooperation, City commitment, Federal and State grants, and non-profit efforts all continue to be vital to making the Acre a liveable community.

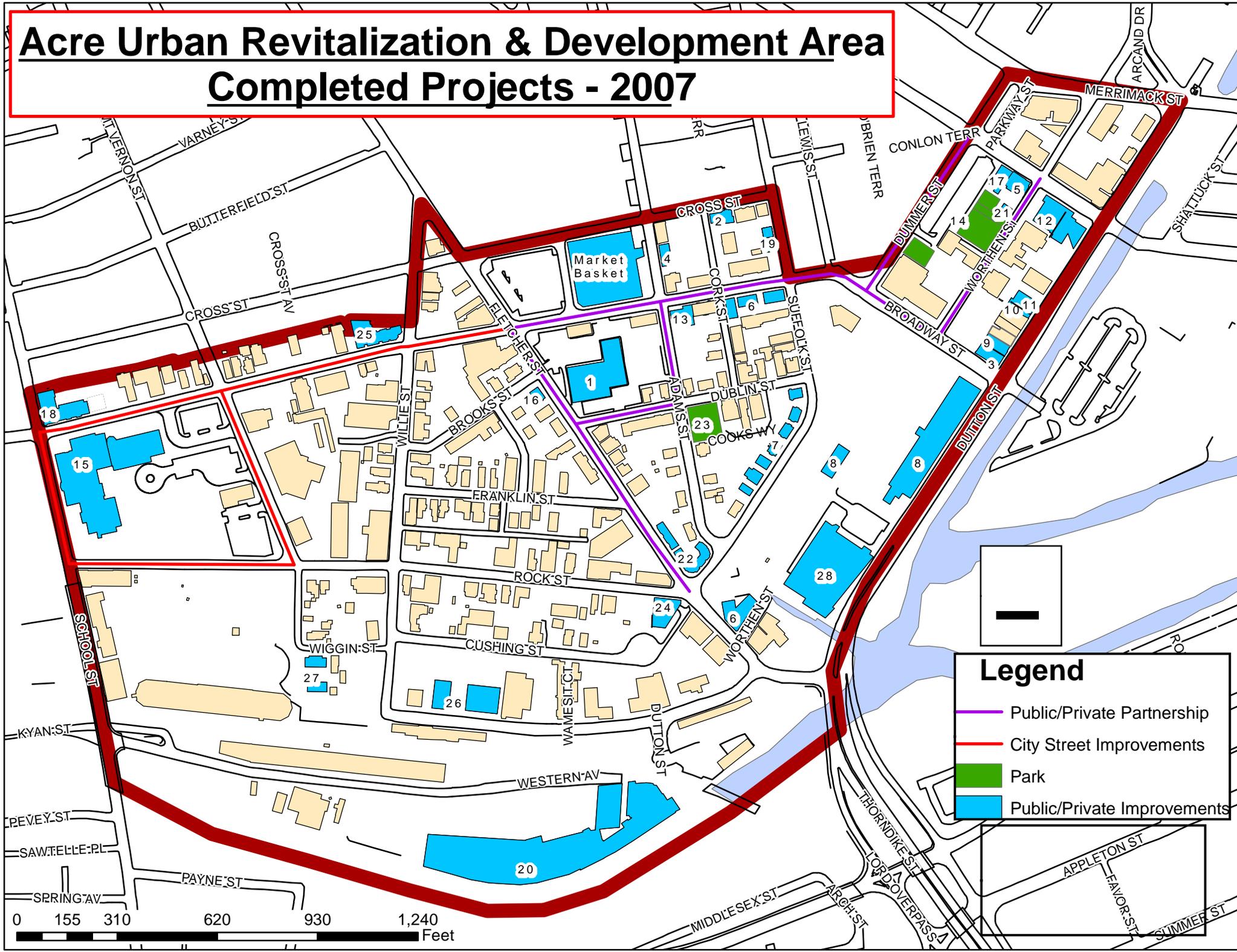
The following represents the progress of the Plan over the last 7 years of implementation:

MAP INDEX	TIME FRAME	PROJECT	PROJECT COST	FUNDING
1	2001	Senior Center/ Brooks Pharmacy/Community Family	\$6.5 mil	Private
	2001– present	Underground Utilities/Victorian Lighting & public sidewalks	\$8 mil + (ongoing)	Private/ City/ Chap.90/ URDG/ CDBG
2	2001	18 Cross Restoration- affordable single family	\$130,000	HOME
3	1999 – 2001	Richardson Block Renovation on Dutton Street – market rate condos, commercial space	\$400,000 (estimate)	Private
4	2002	Adams Street Condos- 4 new market rate condos	\$350,000	Private/ URDG
5	2002-2003	338 Market Street Renovation– 10 low/mod units, commercial	\$500,000 (estimate)	Private
6	2002-2004	Liberty Square Housing – 33 affordable units in Ryan Block/Suffolk and Marion Streets	\$3+ mil	Private/ State/ HOME
7	2002-2005	Suffolk Street Single & Duplexes – FTHB & low income tenants for a total of 12 affordable units, 1 market rate	\$2.3 mil	HOME/ State/ Private
	2003-2005	Cook's Way – new public street to support Suffolk Street housing units	\$130,000	URDG/ HOME/ Private

Map Index	Time Frame	Project	Project Cost	Funding
8	2003-2004	305 Dutton Street	\$13 mil	Private
9	2003-2004	Ladd Gallery/Dutton Street – artist loft and gallery	\$400,000 (estimate)	Private
10	2003-2004	169 Dutton Street – artist lofts	\$450,000	Private
11	2003-2004	L’Union St. Joseph – artist lofts	\$450,000	Private
12	2003-2004	Harmon’s Paint Supply & Interior Decorators – restoration of commercial space	\$80,000	Private
13	2003-2004	Olympus Bakery – Broadway Street	\$100,000 (estimate)	Private
14	2003-2005	Dummer Street Improvements – 40 space public parking lot, landscaped island, Whistler Park, Hellenic Playground	\$2+ mil (estimate)	Private/ City/ URDG/ Chapt. 90
15	2003-2005	Stoklosa Middle School	\$24mil	SBAB/ URDG/ City
16	2004	Brooks/Fletcher Condex – 2 affordable FTHB units	\$190,000	HOME/ State
17	2004	Friend’s Restaurant – restoration	\$80,000	Private
18	2004-2006	591 Broadway Street- 27 low/mod rentals, Police Precinct, parking, commercial space	\$1 mil	Private
19	2004-2005	Suffolk Street condos – 5 market rate units	\$750,000 (estimate)	Private
20	2004-2006	Western Avenue Studios	\$1.5 mil (estimate)	Private
21	2004-2006	205 Worthern Street – 3 affordable condo units	\$2.5 mil	HOME/ State/
22	2005-2007	Public Housing Replication – to support Holy Trinity parking & beautification plan	\$3+ mil (estimate)	Private
	2005-2006	Broadway School Intersection Improvements	\$150,000	URDG/ City
23	2005	Olga Nieves Park Restoration	\$100,000	CDBG
24	2005-2006	6 Rock Street	\$250,000 (estimate)	Private
25	2005-2006	Broadway Plaza at Rock/Willie	\$1.7 mil (estimate)	Private
26	2006-present	Kazanjian Enterprises – acquisition and renovation for headquarters	\$750,000 (estimate)	Private
27	2006	Wiggins St. – 6 market rate units	\$1 mil (estimate)	Private
28	2007	American Textile Museum – museum, lofts, commercial space	\$20 mil	Private

Acre Urban Revitalization & Development Area

Completed Projects - 2007



Legend

- Public/Private Partnership
- City Street Improvements
- Park
- Public/Private Improvements

0 155 310 620 930 1,240 Feet

ACRE URBAN REVITALIZATION AND DEVELOPMENT PLAN 2007 – forward

The City has taken the steps needed to move forward with a second phase of acquisitions and private projects. The following represents the goals of Phase II:

MAP INDEX	TIME FRAME	PROJECT	PROJECT COST	FUNDING POTENTIAL
	PH II	Continuation of Underground Utility, lighting & sidewalk work		Private/City/ CDBG/URDG/ Chapt 90
1	PH II	Cardinal O’Connell Parkway		Private
2	PH II	Western Canal Walkway	\$1.3 mil	Federal/ City
3	PH II	66 Broadway - Commercial		TBD
4	PH II	Dutton Left Turn Lane	\$28,000	Private/ City
5	PH II	Dutton Realty- Dunkin Donuts		Private
6	PH II	Western Ave Artist Coop		Private
7	PH II	Cushing Street Extension	\$280,000	URDG/City/ Chapt. 90
8	PH II	Rock Street Housing – 7 duplexes, 14 affordable units	TBD	HOME
9	PH II	137 Willie Street – 2-family	TBD	TBD
10	PH II	129 Willie Street – 12 units & renovation of existing facility		HOME/ State
11	PH II	Mt. Vernon Village – up to 30 units w/ 50% affordability	TBD	TBD
12	PH II	Franklin Street Playground	TBD	CDBG
13	PH II	21 Franklin Street – renovation of 3 family		Private
14	PH II	Franklin Court Community Garden	TBD	CDBG
15	PH II	Broadway Street – mixed use	\$600,000	Private
16	PH II	Cross Street Park	TBD	CDBG
17	PH II	Adams Street Housing – 8 units of rental	TBD	TBD
18	PH II	Wamesit Court – new market rate single family	TBD	Private

Summary of private investments leverage to date and projected

	Total Private Investment	Total Number of New Housing Units Created	Total Number of New Jobs Created (temp. & perm.)	Estimated New Tax Revenue
Total to Date:	\$59 mil.	300	619	\$350,000
Total Projected:	\$21 mil.	68	196	\$96,000

Prepared 8/14/07 by Anne Barton and James Errickson