

JACKSON/APPLETON/MIDDLESEX URBAN REVITALIZATION AND DEVELOPMENT PROJECT

PLAN CHANGES

SUMMARY OF CHANGES

Amendment #1

- *The proposed amendment changes Section 1, M-4 Parcel Map to reconfigure the boundaries of Parcel 169, located at 169 Middlesex Street. The change will increase the size of Parcel 169 by incorporating a portion of an adjacent lot, Parcel 179.*
- *The proposed change will facilitate the redevelopment of 155 Middlesex Street, the Marston Building, which will be redeveloped to provide ground floor commercial space and artist live/work space on the upper floors. Parcel 169 will be used to provide parking for the Marston Building.*

Amendment #2

- *The proposed amendment changes Section 1, M-17 Acquisition Map, to change the status of JAM Parcels 221, 221.1, 221.4, 221.5, and 291.1 from "not to acquire" to "acquire".*
- *Freudenberg Nonwovens, the owner of the parcels, is closing and vacating its Lowell facility. The proposed change will allow the City to control future development at the site and to assemble it with other acquisition parcels as funding becomes available.*

JACKSON/APPLETON/MIDDLESEX URBAN REVITALIZATION AND DEVELOPMENT PROJECT

PLAN CHANGES – Page 2

SUMMARY OF CHANGES

Amendment #3

- *The proposed amendment changes Section 1, M-17 Acquisition Map, to change the status of JAM Parcel 30, located at 30 Gorham Street, from “acquire” to “not to acquire.”*
- *The property has been purchased privately. Under the JAM Plan, the parcel is identified for acquisition and rehabilitation, with an end use of market-rate residential units on the upper floors and retail space on the ground floor.*

Amendment #4

- *Amend Section 1, M-2 JAM Area Boundary and M-4 JAM Area Parcel Map, to extend the boundaries of the JAM plan to include the Market Street parcels: 256.1, 256.2, 256.5, 256.6, 256.7 and 256.8, as shown on “Update to Figure M-2.”*
- *Amend Section 1, M-17 Acquisition Map, to add JAM parcels 256.1, 256.2, 256.6, and 256.8 for acquisition, as shown on “Update to Figure M-17.”*
- *Amend Section 1, M-19 Disposition Map, to add JAM parcels 221, 221.1, 221.4, 221.5, 256.1, 256.2, 256.5, 256.6, 256.7, 256.8, and 291.1 for disposition as shown on “Update to Figure M-19.”*
- *Amend Section 1, M-13 Proposed Land Use and M-14 Proposed Zoning, to designate and/or change parcels located within the boundaries of the Hamilton Canal District as “mixed-use” consistent with the Hamilton Canal District Master Plan, which will be regulated through the creation of a form-based code. The new form-based code zoning will encompass the entire Hamilton Canal District, as shown on “Update to Figures 13 and 14.”*

JACKSON/APPLETON/MIDDLESEX URBAN REVITALIZATION AND DEVELOPMENT PROJECT

PLAN CHANGES – Page 3

SUMMARY OF CHANGES

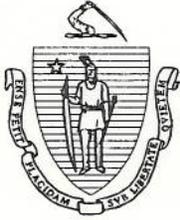
Amendment #4 (Continued)

- *Amend Section 1, M-15 Transportation Improvement, to outline the possible relocation of King Street further east from its current location, extend Jackson Street to meet Fletcher Street at Thorndike Street, remove the proposed pedestrian overpass at Thorndike Street, remove the proposed Appleton Drive, and establish a proposed new street designed in a “Z” pattern to connect Broadway Street to the north with Jackson Street through the Hamilton Canal District site. The proposed amendment also includes improved pedestrian connections through the Hamilton Canal District. All these changes are shown on “Update to Figure M-15, Maps 1, 2, and 3.”*

The changes to the Jackson/Appleton/Middlesex Urban Renewal Project under Amendment #4 will contribute to the physical and economic revitalization of the City’s downtown. Specifically, changes to the urban renewal plan will facilitate the development of the Hamilton Canal District.

Amendment #5

- *The proposed amendment changes Section 1, M-14 Proposed Zoning, to facilitate the creation of a Smart Growth Overlay Zoning District and Smart Growth Zoning at 31, 31.1, and 31.2 Jackson Street, as shown on “Update to Figure M-14 (b).” This change is necessary to facilitate the creation of a Smart Growth Overlay Zoning District and Smart Growth Zoning MGL Chapter 40R, and it will facilitate the redevelopment of this property*



Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

RECEIVED
JUN 13 2003

CITY OF LOWELL
DIVISION OF
PLANNING & DEVELOPMENT

June 9, 2003

Mr. John F. Cox, City Manager
City of Lowell
City Hall, 375 Merrimack Street
Lowell, MA 01852

**RE: Jackson/Appleton/Middlesex Urban Revitalization and Development Plan - Lowell
Amendment #1 - Approved**

Dear Mr. Cox:

The Department of Housing & Community Development (the Department) has reviewed the City of Lowell's May 27, 2003 request for Amendment #1 to the Jackson/Appleton/Middlesex Urban Revitalization and Development Plan. The proposed amendment changes Section 1, M-4 Parcel Map to reconfigure the boundaries of Parcel 169, located at 169 Middlesex Street. The change will increase the size of Parcel 169 by incorporating a portion of an adjacent lot, Parcel 179.

The proposed change will facilitate the redevelopment of 155 Middlesex Street, the Marston Building, which will be redeveloped to provide ground floor commercial space and artist live/work space on the upper floors. Parcel 169 will be used to provide parking for the Marston Building.

The Department has determined that the proposed Amendment #1 is a Minor Plan Change. The documentation submitted in support of the amendment satisfies the requirements of the Department's regulations concerning such requests under 760 CMR 12.03, "Plan Changes".

The Department approves the requested Minor Plan Change as submitted. Please contact John Fitzgerald, Urban Development Representative, at (617) 727-7001, ext. 421, if you have any questions.

Sincerely,

Jane Wallis Gumble
Director

cc: J. Matthew Coggins, Assistant City Manager/DPD Director
Anne Barton, Deputy Director, Lowell Division of Planning & Development
Patricia Talty, Assistant City Solicitor
Colin McNiece, Director of Economic Development



ALL - A M E R I C A C I T Y W I N N E R

City of Lowell
Office of the City Manager

City Hall
375 Merrimack Street
Lowell, Massachusetts 01852
www.ci.lowell.ma.us

May 15, 2003

Mayor Rita M. Mercier
and
Members of the Lowell City Council

John F. Cox
City Manager

tel: 978-970-4000
fax: 978-970-4007

REFERENCE: Acquisition of 169 and a portion of 179 Middlesex Street

Dear Mayor Mercier and Members of the City Council:

Attached please find two Votes authorizing 1) a minor plan change to the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan regarding the boundaries of 169 Middlesex Street; and 2) the acquisition of 169 Middlesex Street. The plan change Vote must be taken prior to the acquisition Vote.

The minor plan change request will redraw the parcel boundaries of 169 Middlesex Street to include a portion of 179 Middlesex Street, creating part of the parking area required for the project. The acquisition of this property will lead to the development of the historic Marston Building into artist live/work units with a commercial use on the ground floor

The total award negotiated with the owner for 169 Middlesex Street is \$30,000. The following is the relevant information on this property:

<i>Address of Property</i>	<i>Owner</i>	<i>Deed Reference</i>	<i>Parcel Number</i>
169 Middlesex Street	Thomas Byrne	Middlesex North District Registry of Deeds Book 6990 Page 121	Shown as Parcel #169 on the map contained within the JAM Plan entitled M-4 Parcel Map
179 Middlesex Street	Thomas Byrne	Middlesex North District Registry of Deeds Book 15231 Page 246	Shown as Parcel #179 on the map contained within the JAM Plan entitled M-4 Parcel Map

Again, thank you for your continued support of our urban revitalization efforts. These are just a sampling of the many actions needed by the City Council to move towards the completion of this major undertaking. Additional votes will be forthcoming that will maintain the momentum of the implementation of this aggressive plan. Thank you for your consideration.

Sincerely,

John F. Cox
City Manager

JFC/SC/ns
Attachment

cc: J. Matthew Coggins, Assistant City Manager/DPD Director
Christine O'Connor, First Assistant City Solicitor
Anne Barton, Deputy Director
Patricia Sullivan Talty, Assistant City Solicitor
Stephen Crane, Urban Renewal Project Manager

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Authorizing the City Manager on behalf of the City of Lowell to request approval from the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) of minor plan changes to the Jackson/Appleton/Middlesex Revitalization and Development Plan (JAM Plan).

WHEREAS, the Jackson/Appleton/Middlesex Revitalization and Development Plan (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

WHEREAS, in furtherance of said Plan minor changes are necessary to facilitate private investment in the JAM area to rehabilitate an existing property in a manner consistent with the goals of the JAM Plan; and

WHEREAS, these minor plan changes are supported by the JAM Citizens Advisory Committee; and

WHEREAS, 760 CMR 12:03 (1) requires that requests for minor plan changes to be submitted to DHCD require a vote from the operating agency adopting the plan change;

NOW, THEREFORE, BE IT VOTED BY A TWO-THIRDS VOTE:

That in the furtherance of the Jackson/Appleton/Middlesex Revitalization and Development Plan the City Manager, in the name of the City of Lowell, is authorized to request the following minor plan changes from DHCD:

- (1) Amend Section 1, M-4 Parcel Map, to reconfigure the boundaries of Parcel 169 so that it matches the boundaries of the attached site plan.

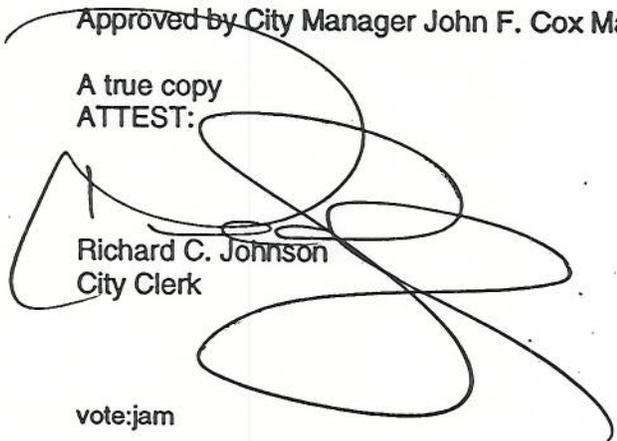
BE IT FURTHER VOTED:

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 minor plan changes to DHCD and to execute any documents as may be necessary in connection therewith.

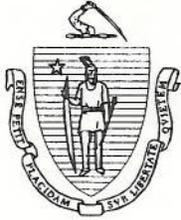
In City Council May 20, 2003, Read twice and adopted 8 yeas, 1 absent. So Voted./s/Richard C. Johnson, City Clerk

Approved by City Manager John F. Cox May 21, 2003.

A true copy
ATTEST:


Richard C. Johnson
City Clerk

vote:jam



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

April 14, 2004

Mr. John F. Cox, City Manager
City of Lowell
City Hall, 375 Merrimack Street
Lowell, MA 01852

**RE: Jackson/Appleton/Middlesex Urban Revitalization and Development Plan - Lowell
Amendment #2 - Approved**

Dear Mr. Cox:

The Department of Housing & Community Development (the Department) has reviewed the City of Lowell's March 5, 2004 request for Amendment #2 to the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan. The proposed amendment changes Section 1, M-17 Acquisition Map, to change the status of JAM Parcels 221, 221.1, 221.4, 221.5, and 229.1 from "not to acquire" to "acquire".

Freudenberg Nonwovens, the owner of the parcels, is closing and vacating its Lowell facility. The proposed change will allow the City to control future development at the site and to assemble it with other acquisition parcels as funding becomes available.

The Department has determined that the proposed Amendment #2 is a Minor Plan Change. The documentation submitted in support of the amendment satisfies the requirements of the Department's regulations concerning such requests under 760 CMR 12.03, "Plan Changes".

The Department approves the requested Minor Plan Change as submitted. Please contact John Fitzgerald, Urban Development Representative, at (617) 573-1446, if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Wallis Gumble".

Jane Wallis Gumble
Director

cc: J. Matthew Coggins, Assistant City Manager/DPD Director
Anne Barton, Deputy Director, Lowell Division of Planning & Development
Stephen Crane, Urban Renewal Project Manager, Lowell Division of Planning & Development



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

September 16, 2004

Mr. John F. Cox, City Manager
City of Lowell
City Hall, 375 Merrimack Street
Lowell, MA 01852

**RE: Jackson/Appleton/Middlesex Urban Revitalization and Development Plan - Lowell
Approval of Amendment #2 - Correction**

Dear Mr. Cox:

The Department of Housing & Community Development (the Department) approved the City of Lowell's March 5, 2004 request for Amendment #2 to the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan on April 14, 2004. The amendment changed Section 1, M-17 Acquisition Map, to change the status of JAM Parcels 221, 221.1, 221.4, 221.5, and 291.1 from "not to acquire" to "acquire".

A recent file review determined that the award letter signed by Department Director Jane Gumble incorrectly identified 291.1 Jackson Street as 229.1 Jackson Street. Please be advised that the Department recognizes that the proper designation of this parcel is 291.1. Please attach this letter to the April 14, 2004 approval letter and retain for you records.

Please call me at (617) 573-1446, if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "John Fitzgerald".

John Fitzgerald
Urban Development Representative

cc: J. Matthew Coggins, Assistant City Manager/DPD Director
Anne Barton, Deputy Director, Lowell Division of Planning & Development
Stephen Crane, Urban Renewal Project Manager, Lowell Division of Planning & Development



ALL - A M E R I C A C I T Y W I N N E R

City of Lowell
Office of the City Manager

City Hall
375 Merrimack Street
Lowell, Massachusetts 01852
www.ci.lowell.ma.us

February 27, 2004

Mayor Armand P. Mercier
and
Members of the Lowell City Council

John F. Cox
City Manager

tel: 978-970-4000
fax: 978-970-4007

REFERENCE: Plan Change for the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan

Dear Mayor Mercier and Members of the City Council:

Attached please find a Vote authorizing a request for a plan change to the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan. This Vote is an administrative requirement for the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD).

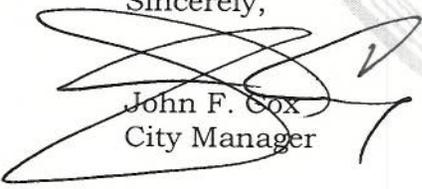
Specifically, the City is requesting to change the acquisition status of the Freudenberg Nonwovens site, also locally known as Pellon, from "not to acquire" to "acquire." Freudenberg has formally requested that this change be made.

Last year, the company announced its intention to close and vacate its Jackson Street facility. The site, which is bounded by the Hamilton and Pawtucket Canals, lacked the space needed to expand operations and maintain competitiveness. The company decided to consolidate operations at an existing plant in North Carolina and has offered to retain any of the highly skilled local employees who are willing to relocate.

The Freudenberg property is surrounded by parcels that are targeted for acquisition under the JAM Plan. In keeping with its half century tradition as a good corporate citizen, Freudenberg recognizes the importance of the property to the viability of the JAM Plan and has worked with the City to ensure that the reuse of the site is consistent with the Plan. Adding the Freudenberg site to the acquisition list affords the City greater ability to stimulate economic development and job creation in the JAM area.

The Division of Planning and Development has consulted with DHCD on this issue and expects that this plan change request will be approved. Thank you for your consideration.

Sincerely,


John F. Cox
City Manager

JFC/SC/ns
Attachment

cc: J. Matthew Coggins, Assistant City Manager/DPD Director
Christine O'Connor, First Assistant City Solicitor
Anne Barton, Deputy Director
Patricia Sullivan Talty, Assistant City Solicitor
Stephen Crane, Urban Renewal Project Manager ✓

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Authorizing the City Manager on behalf of the City of Lowell to request approval for the following plan change to the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan, as amended, from the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD).

WHEREAS, the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development 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 was amended by City Council on May 20, 2003 (Approved by DHCD on June 9, 2003); and

WHEREAS, Freudenberg Nonwovens has announced its intention to close and vacate the facility located at 221, 221.1, 221.4, 221.5, and 291.1 Jackson Street; and

WHEREAS, Freudenberg Nonwovens has formally requested to the City Manager that said parcels be targeted for acquisition under the JAM Plan; and

WHEREAS, the City of Lowell has consulted with the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) on this matter and has been advised that targeting said properties for acquisition would require a plan change; and

WHEREAS, 760 CMR 12:03 (1) requires that requests for plan changes submitted to DHCD require a resolution from the operating agency adopting the plan change;

NOW, THEREFORE, BE IT VOTED BY A TWO-THIRDS VOTE:

That in the furtherance of the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan the City Manager, in the name of the City of Lowell, is authorized to request the following plan changes from DHCD:

(1) Amend Section 1, M-17 Acquisition Map, to change the status of JAM Parcels 221, 221.1, 221.4, 221.5, and 291.1 from "not to acquire" to "acquire."

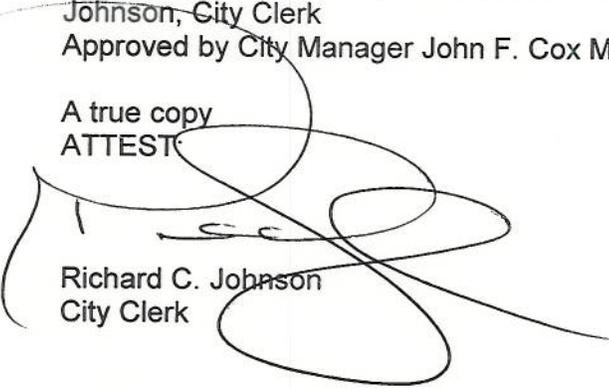
BE IT FURTHER VOTED:

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 plan change to DHCD and to execute any documents as may be necessary in connection therewith.

In City Council March 2, 2004, Read twice and adopted 8 yeas, 1 nay. So Voted./s/Richard C. Johnson, City Clerk

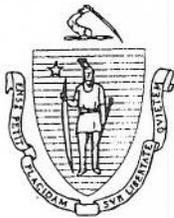
Approved by City Manager John F. Cox March 3, 2004.

A true copy
ATTEST



Richard C. Johnson
City Clerk

V:re:revit:jam



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

November 5, 2004

Mr. John F. Cox, City Manager
City of Lowell
City Hall, 375 Merrimack Street
Lowell, MA 01852

**RE: Jackson/Appleton/Middlesex Urban Revitalization and Development Plan - Lowell
Amendment #3 - Approved**

Dear Mr. Cox:

The Department of Housing and Community Development (the Department) has reviewed the City of Lowell's October 12, 2004 request for Amendment #3 to the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan. The proposed amendment changes Section 1, M-17 Acquisition Map, to change the status of JAM Parcel 30, located at 30 Gorham Street, from "acquire" to "not to acquire."

The property has been purchased privately. Under the JAM Plan, the parcel is identified for acquisition and rehabilitation, with an end use of market-rate residential units on the upper floors and retail space on the ground floor. The current owner, Mill City Properties, will redevelop the property in a manner consistent with the end use specified in the JAM Plan.

The Department has determined that the proposed Amendment #3 is a Minor Plan Change. The documentation submitted in support of the amendment satisfies the requirements of the Department's regulations concerning such requests under 760 CMR 12.03, "Plan Changes."

The Department approves the requested Minor Plan Change as submitted. Please contact John Fitzgerald, Urban Development Representative, at (617) 573-1446, if you have any questions.

Sincerely,

Jane Wallis Gumble
Director

cc: Anne Barton, Deputy Director, Lowell Division of Planning & Development
Patricia Talty Sullivan, Assistant City Solicitor
Stephen Crane, Urban Renewal Project Manager, Lowell Division of Planning & Development

RECEIVED
NOV 12 2004
CITY OF LOWELL
DIVISION OF
PLANNING & DEVELOPMENT



1999
September 24, 2004

A L L - A M E R I C A C I T Y W I N N E R

City of Lowell
Office of the City Manager

City Hall
375 Merrimack Street
Lowell, Massachusetts 01852
www.ci.lowell.ma.us

John F. Cox
City Manager

Mayor Armand P. Mercier
and
Members of the Lowell City Council

tel: 978-970-4000
fax: 978-970-4007

REFERENCE: Plan Change for the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan

Dear Mayor Mercier and Members of the City Council:

Attached please find a Vote supporting a plan change to the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan. This Vote is an administrative requirement of the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD).

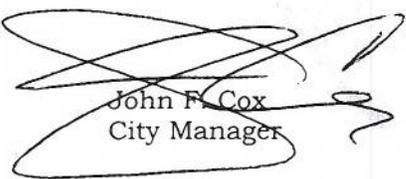
Specifically, the City is making a change to the acquisition status of a parcel in the JAM Plan area located at 30 Gorham Street. Under the JAM Plan, this parcel is targeted for acquisition and rehabilitation with an end use of residential units on the upper floors, retail space on the ground floor, and parking. The attached Vote will change the status of 30 Gorham Street from "acquire" to "not to acquire."

Chris Natale of Mill City Properties petitioned the Council on July 27, 2004 for this change. Mr. Natale acquired 30 Gorham Street from the previous owner and is acquiring the abutting parcel, 38 Gorham Street, from the City, which acquired it through the tax title foreclosure process. Under the JAM Plan, these parcels are to be assembled into Disposition Parcel 17. The approval of this plan change will enable Mr. Natale to procure financing for the project and facilitate a significant private investment in the JAM area. Mill City Properties will redevelop the property in a manner consistent with the goals of the JAM Plan.

Mill City Properties possesses the significant qualifications and financial resources to acquire and develop the property located at 30-38 Gorham Street in accordance with the JAM Plan. Moreover, Mill City has demonstrated the ability to complete the historic restoration required on the property. If the Council passes the Vote, it will be forwarded to DHCD for approval.

Thank you for your consideration.

Sincerely,


John F. Cox
City Manager

JFC/SC/ns
Attachment

cc: J. Matthew Coggins, Assistant City Manager/DPD Director
Christine O'Connor, City Solicitor
Anne Barton, Deputy Director
Patricia Sullivan Talty, Assistant City Solicitor
Stephen Crane, Urban Renewal Project Manager

(3)

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Authorizing the City Manager on behalf of the City of Lowell to request approval for the following plan change to the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan, as amended, from the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD).

WHEREAS, the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development 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 was amended by City Council on May 20, 2003 (Approved by DHCD on June 9, 2003); was further amend by City Council on March 2, 2004 (Approved by DHCD on April 14, 2004); and

WHEREAS, the property located at 30 Gorham Street is located within the area covered by the Plan, and is therefore subject to use controls provided in the Plan; and

WHEREAS, in furtherance of said Plan a change needs to be made to the status of said property because of private investment in the JAM Area to rehabilitate the existing property in a manner consistent with the JAM Plan; and

WHEREAS, 760 CMR 12:03 (1) requires that requests for plan changes submitted to DHCD require a resolution from the operating agency adopting the plan change;

NOW, THEREFORE, BE IT VOTED BY A TWO-THIRDS VOTE:

That in the furtherance of the Acre Urban Revitalization and Development Plan the City Manager, in the name of the City of Lowell, is authorized to request the following plan change from DHCD:

- (1) Amend Section 1, M-17 Acquisition Map, to change the status of JAM Parcel 30 from "acquire" to "not to acquire."

NOW, THEREFORE, BE IT VOTED BY A TWO-THIRDS VOTE:

That in the furtherance of the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan the City Manager, in the name of the City of Lowell, is authorized to request the following plan changes from DHCD:

BE IT FURTHER VOTED:

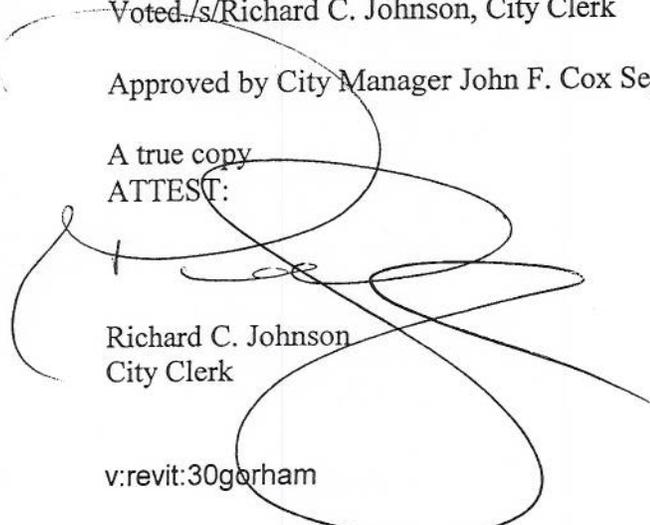
That the City Manager be and is hereby authorized, in the name of the City of Lowell, to submit a request for approval of the aforementioned plan change to DHCD and to execute any documents as may be necessary in connection therewith.

In City Council September 28, 2004, Read twice and adopted 8 yeas, 1 present. So Voted./s/Richard C. Johnson, City Clerk

Approved by City Manager John F. Cox September 29, 2004

A true copy

ATTEST:



Richard C. Johnson
City Clerk

v:revit:30gorham



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Tina Brooks, Undersecretary

October 6, 2008

Bernard F. Lynch, City Manager
City of Lowell
City Hall, 375 Merrimack Street
Lowell, MA 01852

**Re: Jackson/Appleton/Middlesex Urban Renewal Project
Amendment # 4 - Approved**

Dear Mr. Lynch:

The Department of Housing & Community Development (the Department) has reviewed the City of Lowell's August 28, 2008 request for approval of Amendment #4 to the Jackson/Appleton/Middlesex Urban Renewal Project. The proposed amendment involves the following five plan changes:

- Amend Section 1, M-2 JAM Area Boundary and M-4 JAM Area Parcel Map, to extend the boundaries of the JAM plan to include the Market Street parcels: 256.1, 256.2, 256.5, 256.6, 256.7 and 256.8, as shown on "Update to Figure M-2."
- Amend Section 1, M-17 Acquisition Map, to add JAM parcels 256.1, 256.2, 256.6, and 256.8 for acquisition, as shown on "Update to Figure M-17."
- Amend Section 1, M-19 Disposition Map, to add JAM parcels 221, 221.1, 221.4, 221.5, 256.1, 256.2, 256.5, 256.6, 256.7, 256.8, and 291.1 for disposition as shown on "Update to Figure M-19."
- Amend Section 1, M-13 Proposed Land Use and M-14 Proposed Zoning, to designate and/or change parcels located within the boundaries of the Hamilton Canal District as "mixed-use" consistent with the Hamilton Canal District Master Plan, which will be regulated through the creation of a form-based code. The new form-based code zoning will encompass the entire Hamilton Canal District, as shown on "Update to Figures 13 & 14."
- Amend Section 1, M-15 Transportation Improvement, to outline the possible relocation of King Street further east from its current location, extend Jackson Street to meet Fletcher Street at Thorndike Street, remove the proposed pedestrian overpass at Thorndike Street, remove the proposed Appleton Drive, and establish a proposed new street designed in a "Z" pattern to connect Broadway Street to the North with Jackson Street through the Hamilton Canal District site. The proposed amendment also includes improved pedestrian connections through the Hamilton Canal District. All these changes are shown on "Update to Figure M-15, Maps 1, 2, and 3."

The changes to the Jackson/Appleton/Middlesex Urban Renewal Project under Amendment #4 will contribute to the physical and economic revitalization of the City's downtown. Specifically, changes to the urban renewal plan will facilitate the development of the Hamilton Canal District.

The Department has determined that the proposed amendment is a Major Plan Change. The documentation submitted in support of the amendment satisfies the requirements under 760 CMR 12.03, "Plan Changes."

The Department approves the requested Major Plan Change as submitted. Please contact David Haynes, Regional Services Representative, at (617) 573-1336 if you have any questions.

Sincerely,



Tina Brooks
Undersecretary

cc: Adam Baacke, Assistant City Manager, Planning & Development, Lowell
James Errickson, Urban Renewal Project Manager, Planning & Development, Lowell ✓
Trinity Financial



City of Lowell
Office of the City Manager

City Hall
375 Merrimack street
Lowell, Massachusetts 01852
www.lowellma.gov

August 20, 2008

Bernard F. Lynch
City Manager

Mayor Edward Caulfield
and
Members of the Lowell City Council

tel. 978-970-4000
fax 978-970-4007

REFERENCE: Jackson/Appleton/Middlesex Plan Changes – Amendment #4

Dear Mayor Caulfield and Members of the City Council:

Attached please find a Vote authorizing a plan change to the Jackson/Appleton/ Middlesex Urban Revitalization and Development Plan (JAM Plan). The proposed amendment is necessary to facilitate and support the development of the Hamilton Canal District project and the Lowell Trial Court complex, consistent with the Hamilton Canal District Master Plan. This Vote is an administrative requirement for the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD).

The proposed JAM Plan amendment includes the following changes:

- Extending JAM Plan boundary to include the parcels that comprise the NPS visitors' parking lot. Designating these parcels for acquisition and disposition;
- Designating parcels that comprise the Hamilton Canal District site for disposition consistent with the Hamilton Canal District Master Plan - i.e. designating the disposition parcel for the Lowell Trial Court complex and the Hamilton Canal District project as separate disposition parcels;
- Designating parcels within the boundaries of the Hamilton Canal District site for a proposed land use and zoning of mixed use, with the end zoning regulation of a form-based code within these boundaries;
- Updating proposed transportation improvements section to accommodate the proposed roadway through the Hamilton Canal District site, the proposed extension of Jackson Street to meet Fletcher Street, the possible relocation of King Street to accommodate the Lowell Trial Court complex, and the pedestrian connections to and through the site, as outlined in the work completed to date through the Hamilton Canal District public planning process.

Attached are reference maps to illustrate the above outlined changes to the JAM Plan. This vote will establish the necessary mechanism or tool that enables the City to enter into agreements with Trinity Financial and the State for the development of the Hamilton Canal District project and the Lowell Trial Court complex, subject to City Council approval. This vote also provides assurances that the development of the Hamilton Canal District will be completed consistent with the inclusive Hamilton Canal District Vision Session process, for which the City has partnered with Trinity Financial to complete.

A public hearing has been scheduled for August 25th at 6:00pm in the Arthur Hammar Conference Room at the Division of Planning & Development to solicit public testimony and feedback on the proposed amendment. A summary of any testimony received at this hearing will be presented to the City Council at the August 26th meeting.

I urge you to support the attached Vote to amend the JAM Plan in order to facilitate and support the development of the Hamilton Canal District project and the Lowell Trial Court complex.

Sincerely,


Bernard F. Lynch
City Manager

AB/JE
Attachment

cc. Adam Baacke, Assistant City Manager/DPD Director
Christine O'Connor, City Solicitor
George Proakis, Planning & Permitting Director
Patricia Sullivan Talty, Assistant City Solicitor
James Errickson, Urban Renewal Project Manager

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Authorizing the City Manager on behalf of the City of Lowell to request approval for the following plan changes to the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan, as amended, from the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD).

WHEREAS, the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development 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 was amended by City Council on May 20, 2003 (Approved by DHCD on June 9, 2003), on March 2, 2004 (Approved by DHCD on April 14, 2004) and on September 28, 2004 (Approved by DHCD on November 5, 2004); and

WHEREAS, 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

WHEREAS, certain Amendments to the JAM Plan are necessary in order to facilitate and support the development of the Hamilton Canal District project, consistent with the Hamilton Canal District Master Plan, and the development of the Trial Court; and

WHEREAS, the extension of the JAM Plan boundary and the designation of the parcels within the extended area will facilitate the City's ability to work with the National Park Service to develop these parcels in accordance with the Hamilton Canal District Master Plan; and

WHEREAS, the proposed transportation improvements provide needed infrastructure connections for the development that will enhance traffic flow to and through the JAM Plan area for automobiles and pedestrians; and

WHEREAS, 760 CMR 12:03 (1) provides that requests for plan changes submitted to DHCD require a resolution from the operating agency adopting the plan change;

NOW, THEREFORE, BE IT VOTED BY A TWO-THIRDS VOTE:

That in furtherance of the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Plan the City Manager, in the name of the City of Lowell, is authorized to request the following plan changes from DHCD:

(1) Amend Section 1, M-2 JAM Area Boundary and M-4 JAM Area Parcel Map to extend the boundaries of the JAM plan to include the following parcels located on Market Street: 256.1, 256.2, 256.8, 256.5, 256.7 and 256.6, as shown on "Update to Figure M-2" attached hereto.

(2) Amend Section 1, M-17 Acquisition Map, to add JAM Parcels 256.1, 256.2, 256.8, and 256.6 for acquisition, as shown on "Update to Figure M-17" attached hereto.

(3) Amend Section 1, M-19 Disposition Map to add JAM Parcels 256.1, 256.2, 256.8, 256.5, 256.7, 256.6, 221, 221.1, 221.4, 221.5, and 291.1 for disposition, as shown on "Update to Figure M-19" attached hereto.

(4) Amend Section 1, M-13 Proposed Land Use and M-14 Proposed Zoning to designate and/or change parcels located within the boundaries of the Hamilton Canal District as "mixed-use" consistent with the Hamilton Canal District Master Plan, which will be regulated through the creation of a form-based code. The new form-based code zoning will encompass the entire Hamilton Canal District, as shown on "Update to Figures 13 & 14" attached hereto.

(5) Amend Section 1, M-15 Transportation Improvements to outline the possible relocation of King Street further east from its current location, extend Jackson Street to meet Fletcher Street at Thorndike Street, remove the proposed pedestrian overpass at Thorndike Street, remove the proposed Appleton Drive, and establish a proposed new street designed in a 'z' pattern to connect Broadway Street to the north with Jackson Street through the Hamilton Canal District site. The proposed amendment also includes improved pedestrian connections through the Hamilton Canal District. All of said amendments are shown on "Update to Figure M-15, Maps 1, 2, and 3 attached hereto. The balance of the JAM Plan transportation improvements will remain as shown in the original JAM Plan Map M-15 as amended to date.

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 plan changes to DHCD and to execute any documents as may be necessary in connection therewith.

In City Council August 26, 2008, Read twice and adopted 9 yeas. So Voted./s/Richard C. Johnson, City Clerk

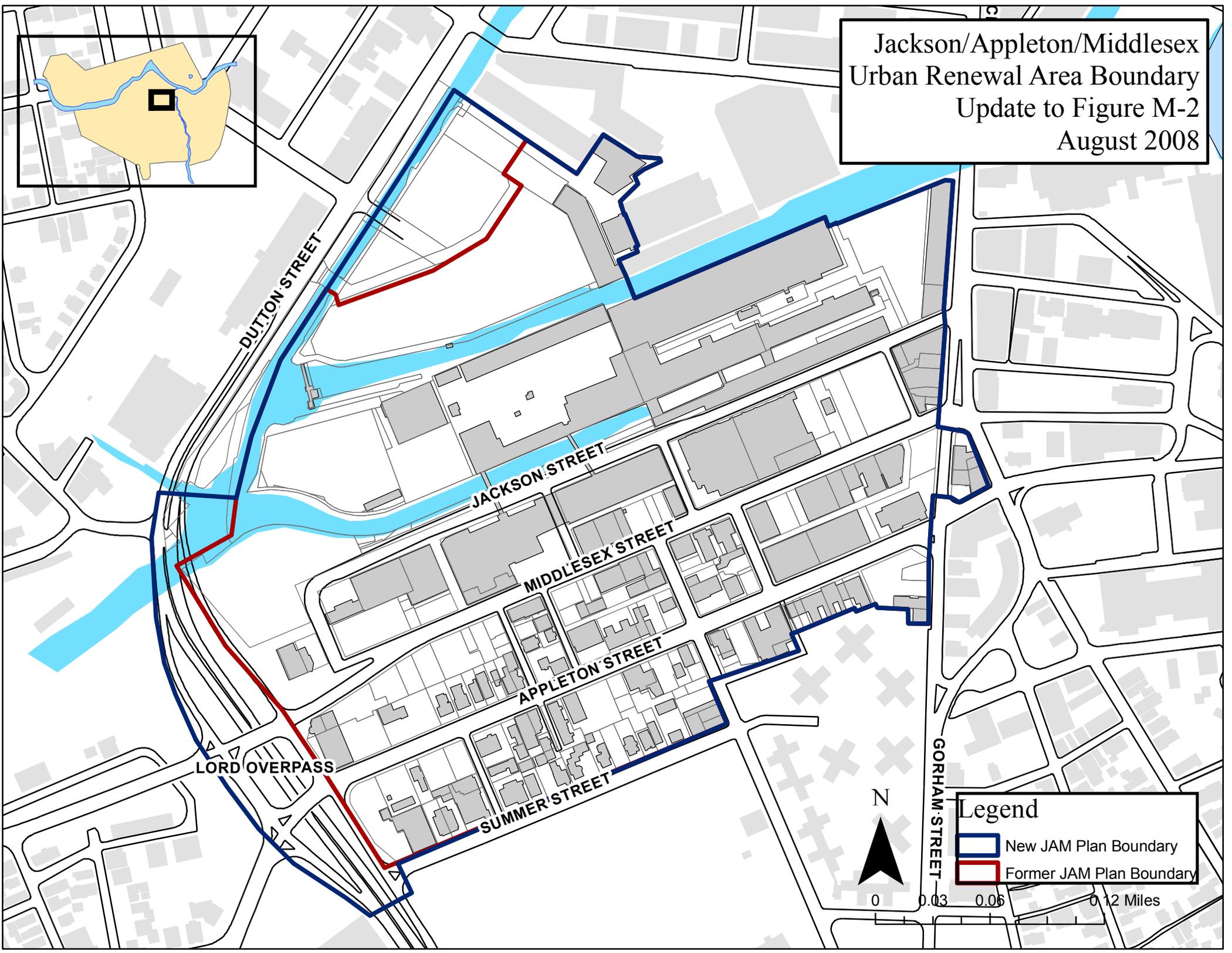
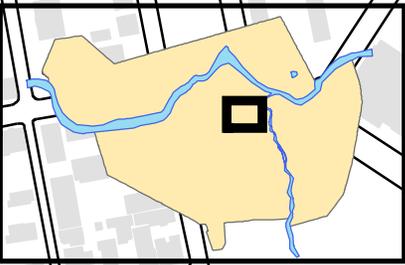
Approved by City Manager Bernard F. Lynch August 27, 2008.

A true copy

ATTEST:

Richard C. Johnson
City Clerk
Revit/jam

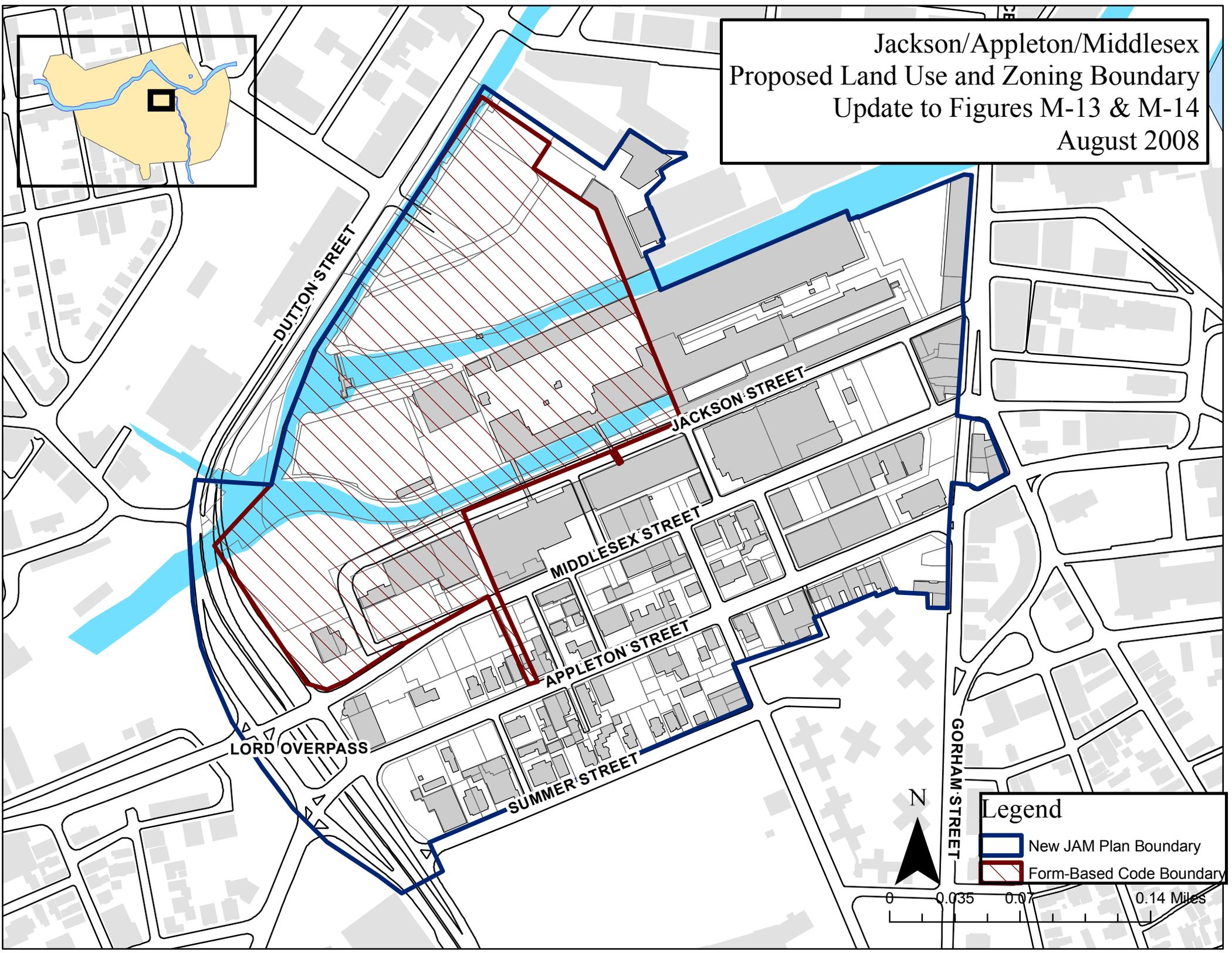
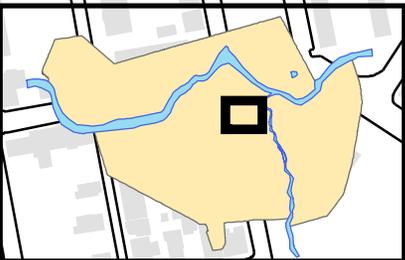
Jackson/Appleton/Middlesex
Urban Renewal Area Boundary
Update to Figure M-2
August 2008



Legend

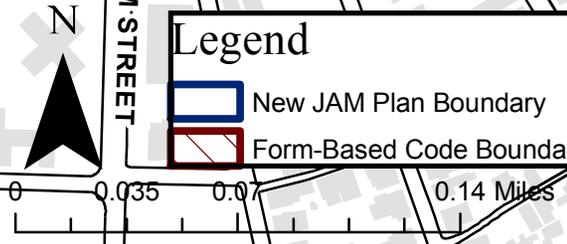
-  New JAM Plan Boundary
-  Former JAM Plan Boundary

Jackson/Appleton/Middlesex
Proposed Land Use and Zoning Boundary
Update to Figures M-13 & M-14
August 2008

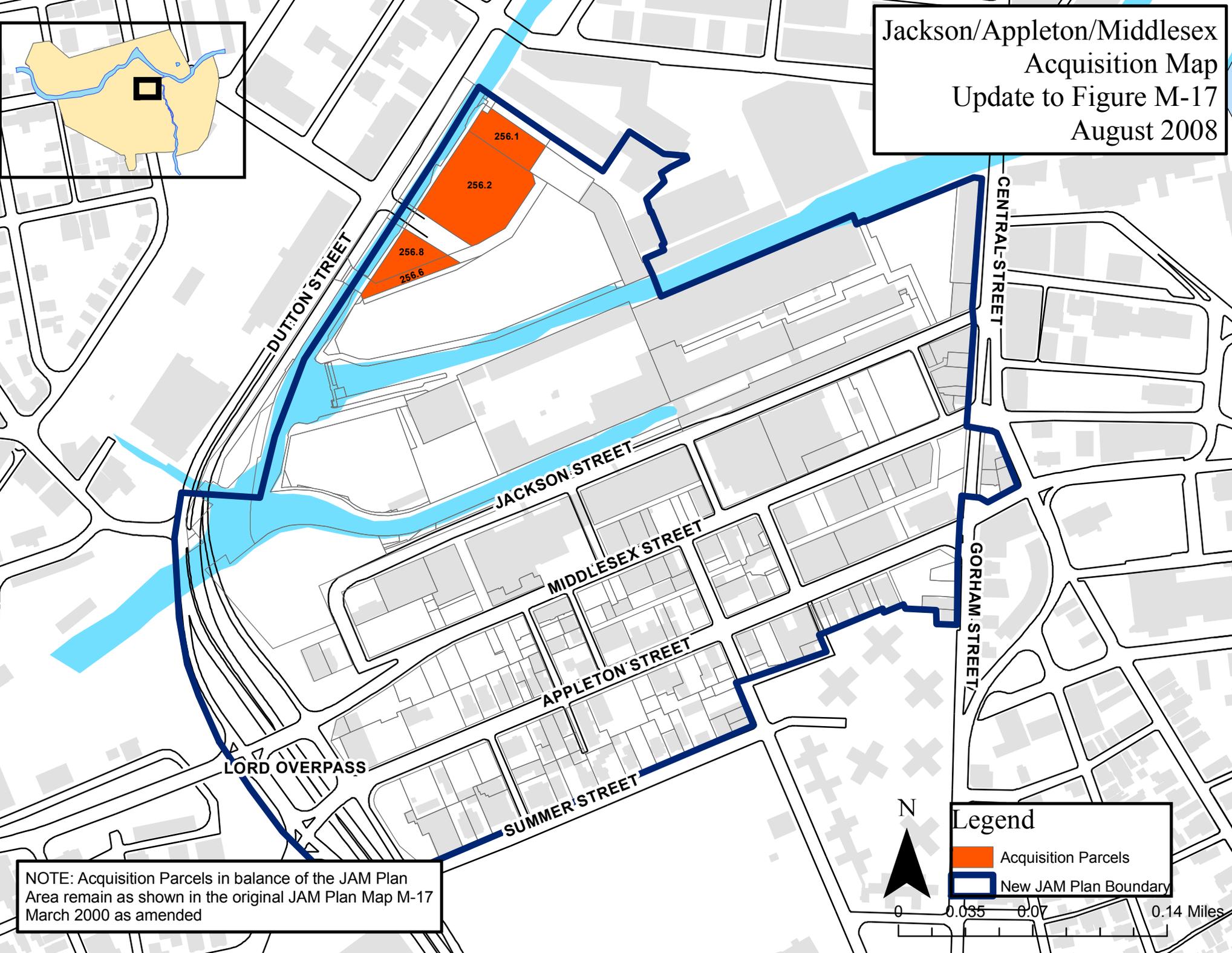
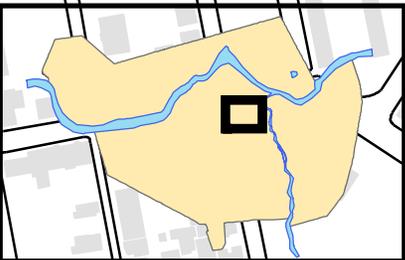


Legend

-  New JAM Plan Boundary
-  Form-Based Code Boundary



Jackson/Appleton/Middlesex
Acquisition Map
Update to Figure M-17
August 2008



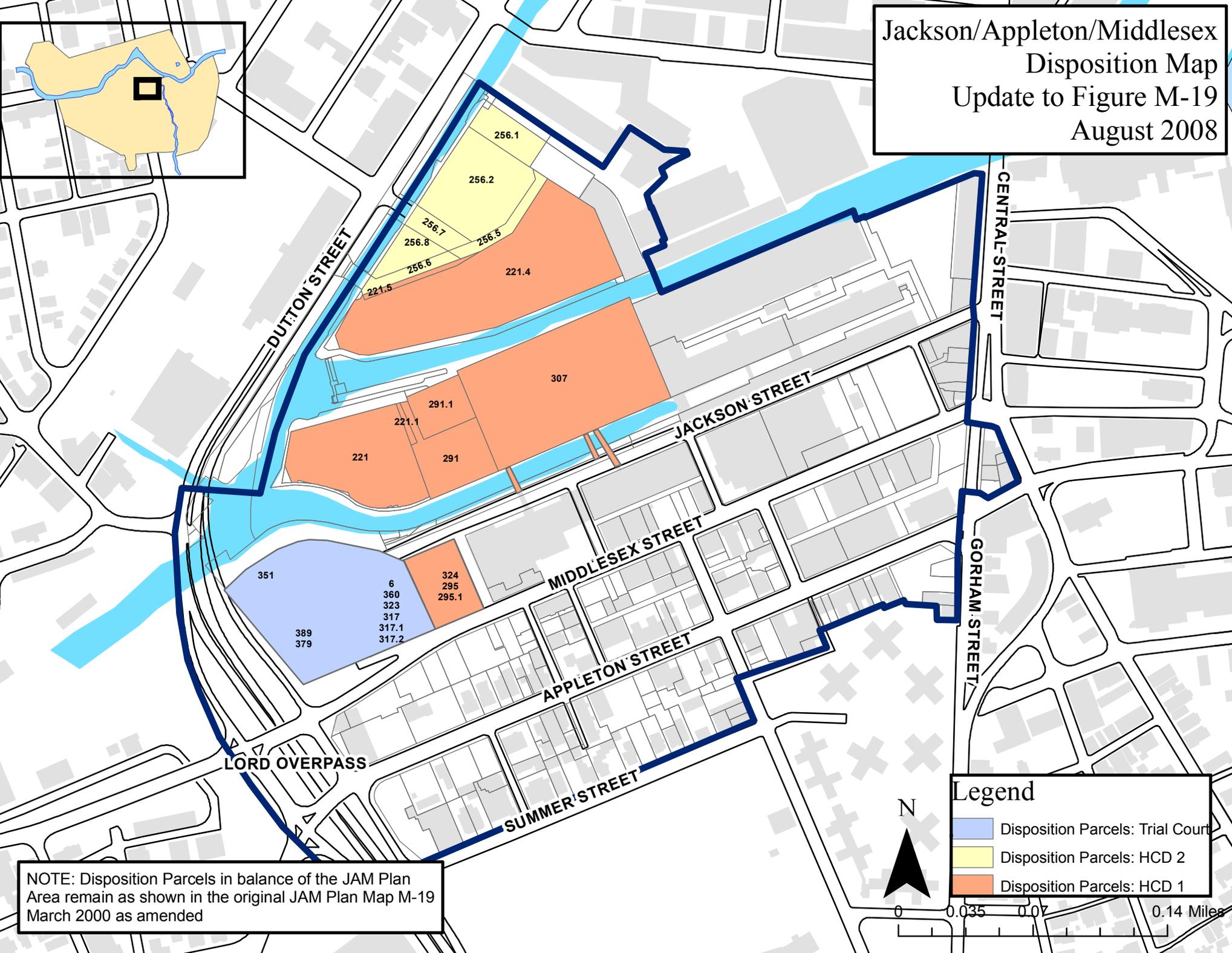
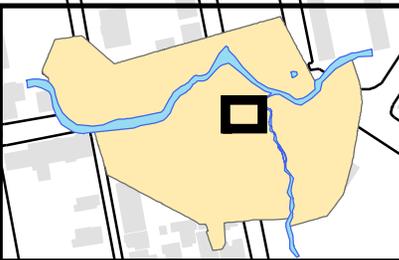
NOTE: Acquisition Parcels in balance of the JAM Plan Area remain as shown in the original JAM Plan Map M-17 March 2000 as amended

Legend

-  Acquisition Parcels
-  New JAM Plan Boundary

0 0.035 0.07 0.14 Miles

Jackson/Appleton/Middlesex
Disposition Map
Update to Figure M-19
August 2008



NOTE: Disposition Parcels in balance of the JAM Plan Area remain as shown in the original JAM Plan Map M-19 March 2000 as amended

Legend

- Disposition Parcels: Trial Court
- Disposition Parcels: HCD 2
- Disposition Parcels: HCD 1



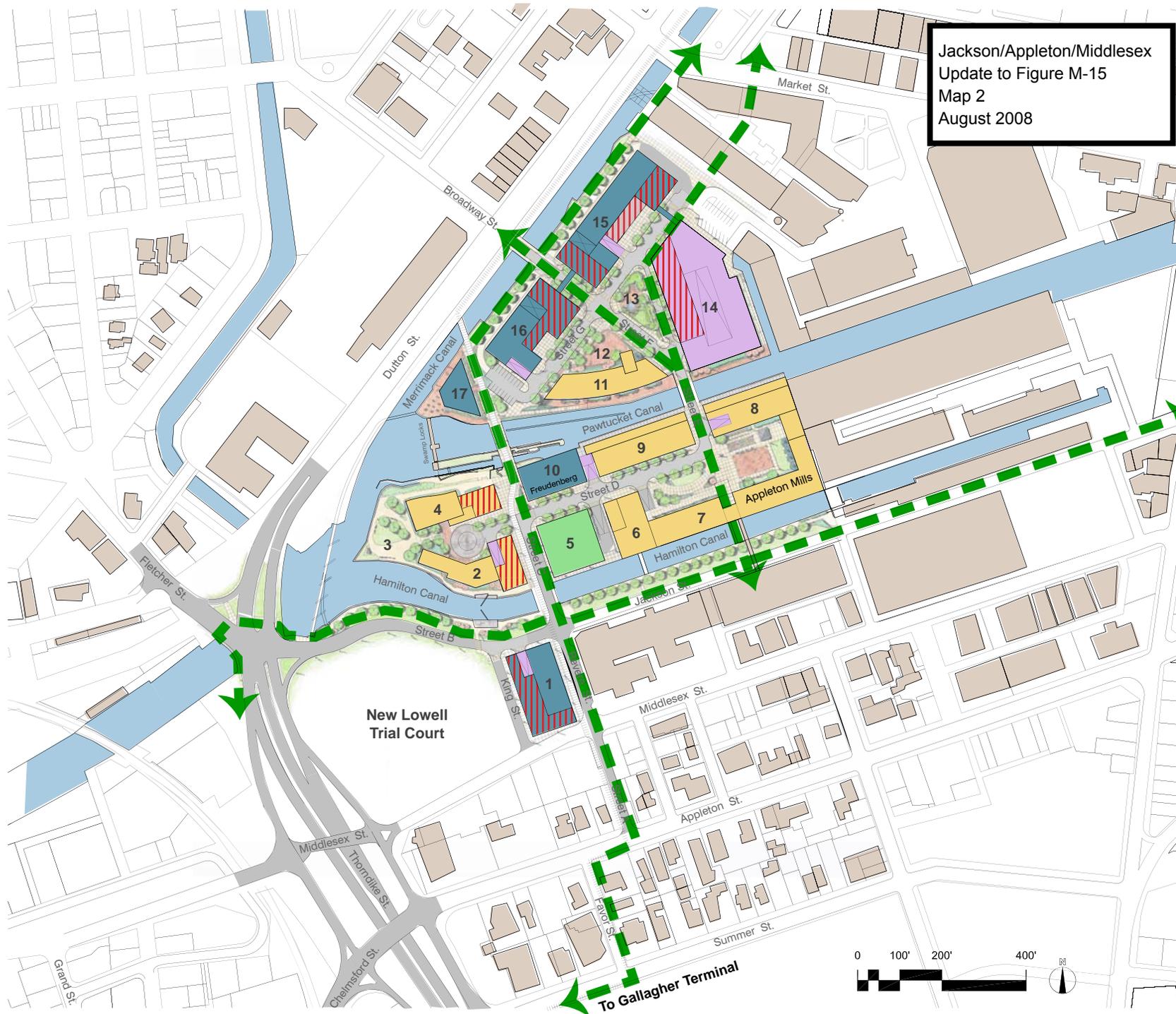
Jackson/Appleton/Middlesex
Update to Figure M-15
Map 2
August 2008

Trinity
Financial



HAMILTON CANAL DISTRICT

Lowell, MA



Pedestrian Connections
to Outside of the Site

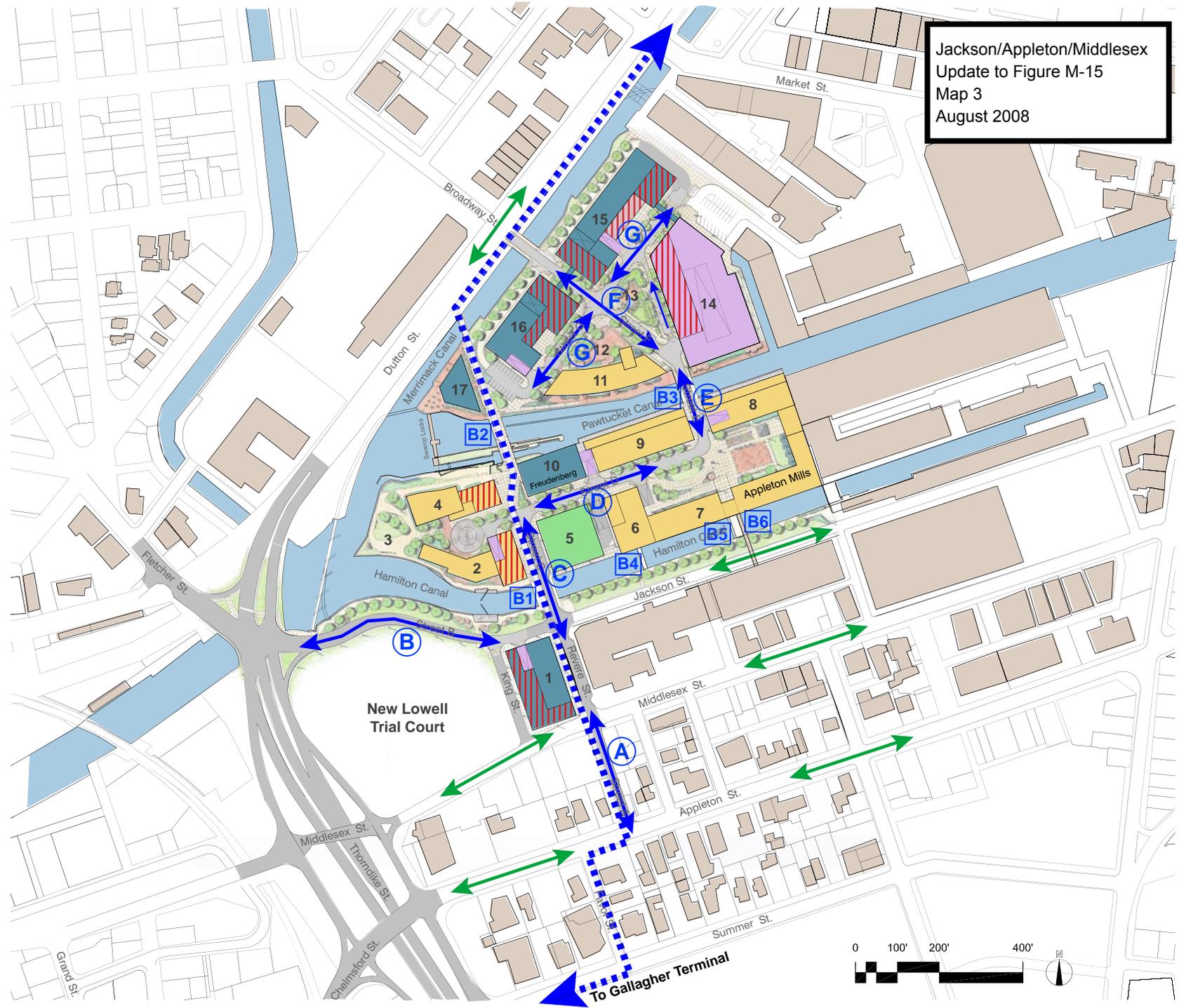
Pedestrian
Connections

Jackson/Appleton/Middlesex
Update to Figure M-15
Map 3
August 2008



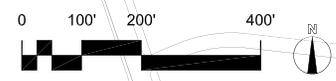
HAMILTON CANAL DISTRICT

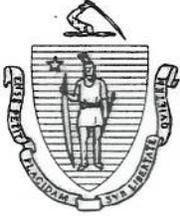
Lowell, MA



- A Street
- B1 Bridge
- ↔ New Two Way Traffic
- New One Way Traffic
- ⋯→ Trolley Line
- ↔ Existing Two Way Traffic

Vehicular Circulation





Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Tina Brooks, Undersecretary

October 6, 2008

Bernard F. Lynch, City Manager
City of Lowell
City Hall, 375 Merrimack Street
Lowell, MA 01852

**Re: Jackson/Appleton/Middlesex Urban Renewal Project
Amendment #5 - Approved**

Dear Mr. Lynch:

The Department of Housing & Community Development (the Department) has reviewed the City of Lowell's August 29, 2008 request for approval of Amendment #5 to the Jackson/Appleton/Middlesex Urban Renewal Project. The proposed amendment changes Section 1, M-14 Proposed Zoning, to facilitate the creation of a Smart Growth Overlay Zoning District and Smart Growth Zoning at 31, 31.1, and 31.2 Jackson Street, as shown on "Update to Figure M-14 (b)." This change is necessary to facilitate the creation of a Smart Growth Overlay Zoning District and Smart Growth Zoning MGL Chapter 40R, and it will facilitate the redevelopment of this property by the Architectural Heritage Foundation of Boston and the Bank of America CDC.

The Department has determined that the proposed Amendment #5 is a Minor Plan Change. The documentation submitted in support of the amendment satisfies the requirements under 760 CMR 12.03, "Plan Changes."

The Department approves the requested Minor Plan Change as submitted. Please contact David Haynes, Regional Services Representative, at (617) 573-1336 if you have any questions.

Sincerely,

Tina Brooks
Undersecretary

cc: Adam Baacke, Assistant City Manager, Planning & Development, Lowell
James Errickson, Urban Renewal Project Manager, Planning & Development, Lowell ✓
George Proakis, Planning and Permitting Director, Planning & Development, Lowell
AHF & Bank of America CDC Development Team



City of Lowell
Office of the City Manager

City Hall
375 Merrimack street
Lowell, Massachusetts 01852
www.lowellma.gov

Bernard F. Lynch
City Manager

August 20, 2008

Mayor Edward Caulfield
and
Members of the Lowell City Council

tel. 978-970-4000
fax 978-970-4007

RE: Jackson/Appleton/Middlesex Plan Change – Amendment # 5

Dear Mayor Caulfield and Members of the City Council:

Attached please find a Vote authorizing a request for a plan change to the Jackson/Appleton/Middlesex Urban Revitalization and Development Plan (JAM Plan). The proposed amendment is necessary to facilitate the creation of a Smart Growth Overlay Zoning District and Smart Growth Zoning, as governed by MGL Chapter 40R, to be located at 31, 31.1, and 31.2 Jackson Street. This Vote is an administrative requirement of the Commonwealth of Massachusetts, Department of Housing and Community Development (DHCD).

As noted above, the City is requesting to change the JAM Plan in order to create a Smart Growth Zoning District and Smart Growth Zoning at 31, 31.1, and 31.2 Jackson Street. This property is the site of three existing historic mill buildings. The creation of this district and the approval of the JAM Plan amendment will facilitate the redevelopment of this property as proposed by the Architectural Heritage Foundation of Boston and the Bank of America CDC. The development team is proposing to complete a mixed-use development at this site that will include at least 101 units of housing and commercial office space. The necessary vote to create the Smart Growth Zoning District and Smart Growth Zoning is also before you for approval.

The approval of this plan change by the City Council and DHCD will enable the City to move forward with the proposed zoning changes. Thank you for your consideration.

Sincerely,

Bernard F. Lynch
City Manager

AB/JE
Attachment

cc: Adam Baacke, Assistant City Manager/DPD Director
Attorney Christine O'Connor, City Solicitor
George Proakis, Planning & Permitting Director
Attorney Patricia Sullivan Talty, Assistant City Solicitor
James Errickson, Urban Renewal Project Manager

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Authorizing the City Manager on behalf of the City of Lowell to request approval of the following change to the Jackson/Appleton/Middlesex Urban Revitalization and Development Plan, as amended, from the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD).

WHEREAS, the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development 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 was amended by City Council on May 20, 2003 (Approved by DHCD on June 9, 2003), on March 2, 2004 (Approved by DHCD on April 14, 2004) and on September 28, 2004 (Approved by DHCD on November 5, 2004) and

WHEREAS, 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

WHEREAS, in furtherance of said Plan, and in order for the Plan to conform to the City's Zoning Ordinance, a change needs to be made to facilitate the creation of a Smart Growth Overlay Zoning District and Smart Growth Zoning, pursuant to MGL Chapter 40R to be located at 31, 31.1, and 31.2 Jackson Street, and

WHEREAS, 760 CMR 12:03 (1) requires that requests for plan changes submitted to DHCD have a resolution from the operating agency adopting the plan change;

NOW, THEREFORE, BE IT VOTED BY A TWO-THIRDS VOTE:

That in furtherance of the Jackson/Appleton/Middlesex Urban Revitalization and Development Plan the City Manager, in the name of the City of Lowell, is authorized to request the following plan change from DHCD:

(1) Amend in Section 1, M-14 Proposed Zoning, to show the creation of a Smart Growth Overlay Zoning District and Smart Growth Zoning, to be located at 31, 31.1, and 31.2 Jackson Street, as shown on "Update to Figure M-14 (b)" attached hereto; and

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 plan change to DHCD and to execute any documents as may be necessary in connection therewith.

In City Council August 26 2008, Read twice and adopted 9 yeas. So Voted./s/Richard C. Johnson, City Clerk

Approved by City Manager Bernard F. Lynch August 27, 2008.

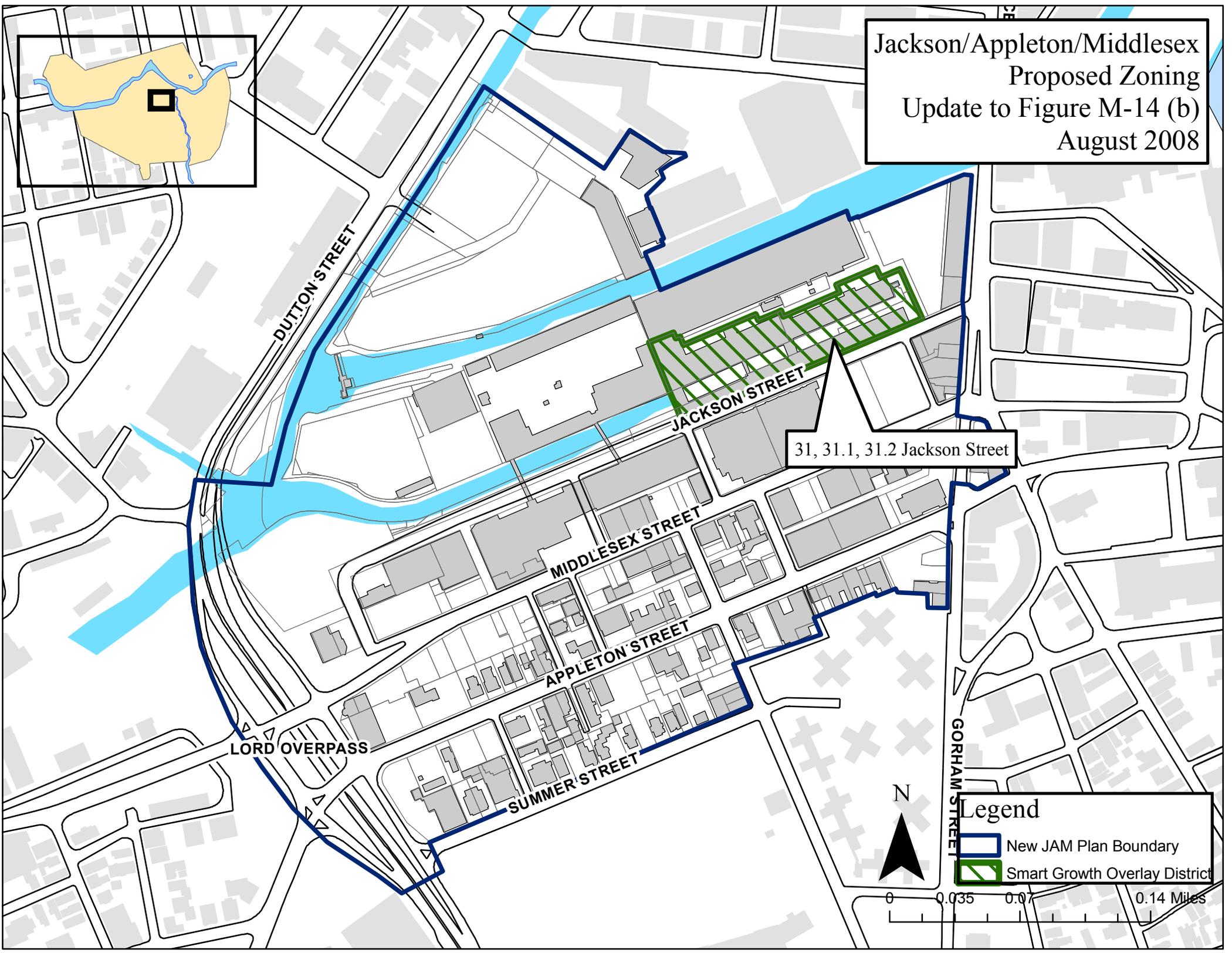
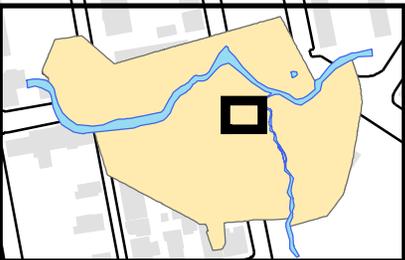
A true copy

ATTEST:

Richard C. Johnson
City Clerk

V:revit/jam

Jackson/Appleton/Middlesex
Proposed Zoning
Update to Figure M-14 (b)
August 2008



31, 31.1, 31.2 Jackson Street



Legend

-  New JAM Plan Boundary
-  Smart Growth Overlay District

