



City of Lowell  
Commercial and Residential  
Development Data Report  
Q1 2009



## 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:

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## City of Lowell Development Data Report

### Commercial Projects

#### 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                | tbd        | Project on hold.   |
| 40 Perkins Place              | Perkins Ames, LLC                               | March 2008                     | Parking Garage       | 70,757      | N/A              | N/A             | N/A                | tbd        | 360 parking spaces                                       |
| 868 Middlesex St              | Mejia Management Group                          | March 2008                     | Mixed Use            | 22,552      | 2,500            | N/A             | N/A                | tbd        |  |
| 1235 Bridge St                | Valley Properties, Inc.                         | Aug. 2008                      | Retail/Market Basket | 387,708     | 110,500          | N/A             | N/A                | tbd        |  |
| 1141 Bridge Street            | Meng & Lun Ly Ung                               | Jan. 2009                      | Commercial           | 16,826      | 6,000            | N/A             | N/A                | tbd        |  |
| 62 Lewis St.                  | Hellenic Housing LLC & Hellenic Orthodox Church | Planning Board approval 2/2/09 | Parking              | 37,261      | N/A              | N/A             | N/A                | tbd        | Demolish 2 resid. bldgs. & replace w/ 55 parking spaces. |

#### 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                | \$10.5 million | The frame is 99% complete   |
| 229 Stedman Street    | Daly General Contracting | April 2008    | Commercial     | 34,100      | 17,040           | N/A             | N/A                | \$1.8 million  | The frame is 100% completed |
| 790 Chelmsford St.    | National Development     | Feb. 2009     | Retail (Lowes) | 1,146,934   | 153,000          | N/A             | N/A                | tbd            |                             |

|               |        |            |                 |         |         |     |     |     |  |
|---------------|--------|------------|-----------------|---------|---------|-----|-----|-----|--|
| 119 Plain St. | Target | March 2009 | Retail (Target) | 473,461 | 137,000 | N/A | N/A | tbd |  |
|---------------|--------|------------|-----------------|---------|---------|-----|-----|-----|--|

**Total Gross Floor Area: 481,263 SF**

### Residential Projects

**Status: Board Review Approval**

| 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                | tbd        |            |
| 760 Merrimack St./St. Joseph's High school | Coalition for A Better Acre   | May 2008               | 19,593      | 36,634           | 22              | N/A                | tbd        |            |
| 117 Marginal St.                           | Brasi Development             | Public hearing 2/19/09 | 180,753     | 171,092          | 156             | N/A                | tbd        |            |

**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 |
| 40 Perkins                                       | Perkins Ames, LLC     | March, 2008   | 55,558      | 212,219          | 183             | 940                | tbd          |   |
| 104 West Meadow Road/Rita Street Extension       | Loon Hill Development | June 2008     | 308,845     | N/A              | 5               | ~1,300             | \$140,000    | 2 homes completed, still on-going   |
| Rivers Edge Rd                                   | Single Family/ Duplex | Jan. 2004     | 1,490,0000  | N/A              | 181             | 1,300              | \$20 million | 62 units have been completed  |

**Total Number of Housing Units: 594**

## Development Data Completed Projects

### Commercial Projects Completed in 2009

| <b>Project Address</b>        | <b>Gross Floor Area</b> |
|-------------------------------|-------------------------|
| 612 Dutton St (Dunkin Donuts) | 2,800                   |

**Total Floor Area: 8,380sf**

### 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**

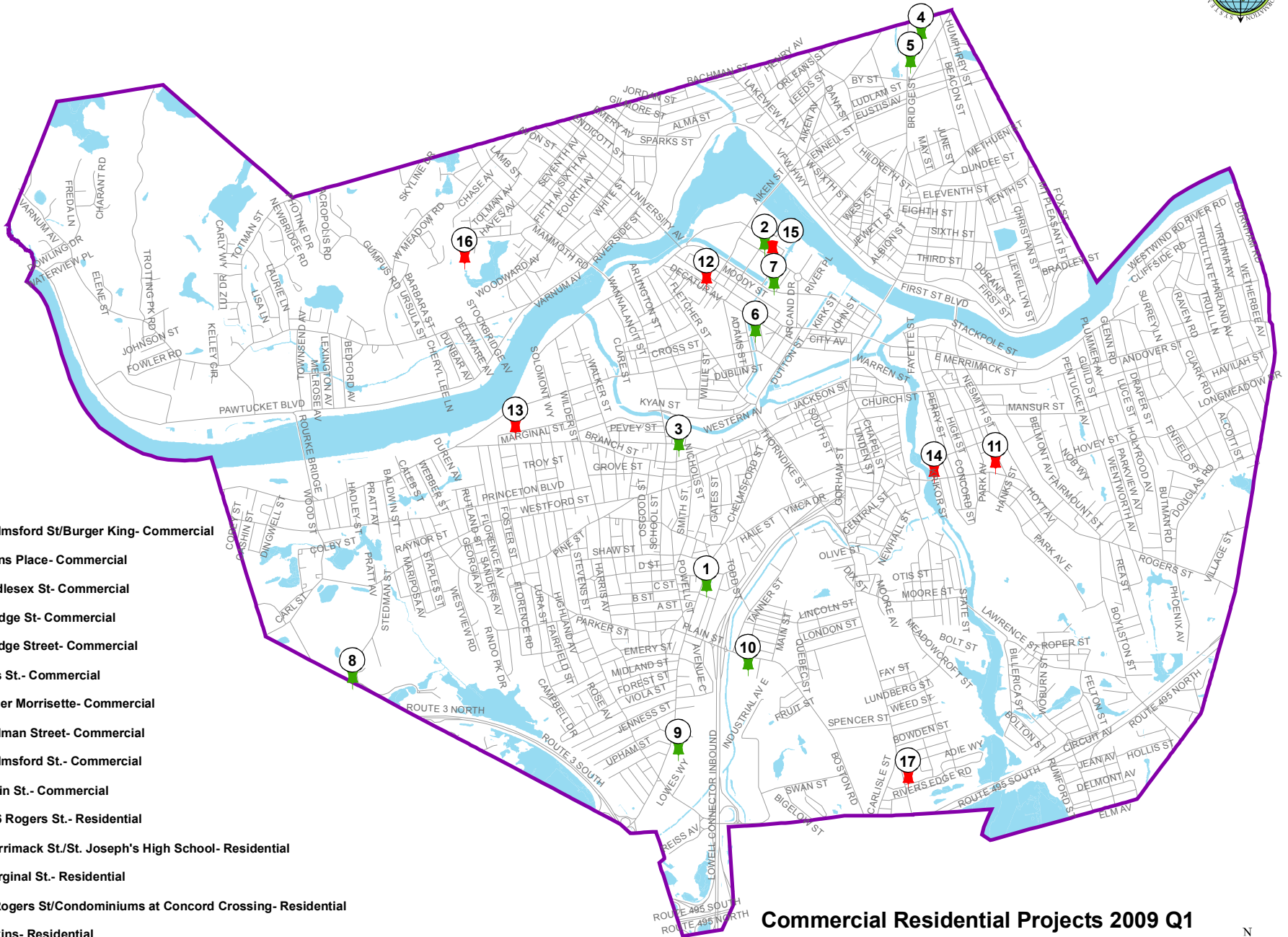
### Residential Projects Completed in 2008

| <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**





# 2009 COMMERCIAL AND RESIDENTIAL PROJECTS Q1



-  1- 392 Chelmsford St/Burger King- Commercial
-  2- 40 Perkins Place- Commercial
-  3- 868 Middlesex St- Commercial
-  4- 1235 Bridge St- Commercial
-  5- 1141 Bridge Street- Commercial
-  6- 62 Lewis St.- Commercial
-  7- 235 Father Morrisette- Commercial
-  8- 229 Stedman Street- Commercial
-  9- 790 Chelmsford St.- Commercial
-  10- 119 Plain St.- Commercial
-  11- 200-206 Rogers St.- Residential
-  12- 760 Merrimack St./St. Joseph's High School- Residential
-  13- 117 Marginal St.- Residential
-  14- 76-80 Rogers St/Condominiums at Concord Crossing- Residential
-  15- 40 Perkins- Residential
-  16- 104 West Meadow Road/Rita Street Extension- Residential
-  17- Rivers Edge Rd- Residential

## Commercial Residential Projects 2009 Q1

-  Commercial
-  Residential

