



City of Lowell
Commercial and Residential
Development Data Report
Fall/Winter 2011



City of Lowell Department 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 various city departments (or within the Department of Planning & Development) 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 Department of Planning and Development

JFK Civic Center

50 Arcand Drive, Lowell MA, 01852

Phone: 978-674-4252 Fax: 978-446-7014

Email: 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
225 Middlesex Street	Appleton Mills No. 5 Realty Trust	August 2009	Mixed Use	59,000	150,361	75	N/A		
Middlesex/Edwards St. (Walgreens)	Coffman Realty Group	August 2011-	Retail	68,067	14,820	1	N/A		Will include 30 parking spaces, and a drive-thru
585, 597, 601 Merrimack Street	Soucy Industries, Inc.	December 2011	Commercial	21,254	15,000	N/A	N/A	\$5.8 million	Demolition of former community health center facility entirely and construction of new 3-story, 5,000 sq. ft. per floor building with drive-thrus for Jeanne D'Arc Credit Union
81 Bridge Street	New England Community Care	October 2011	Commercial	45,318	33,864	N/A	N/A	\$2 million	To convert an existing commercial condominium building into a day rehabilitation center.
130 John Street	Boott Mills Developer, LLC.	November 2011	Mixed-Use	94,012	43,035	77 residential units	N/A		Complete renovation of Boott Mills West into approx. 43,000 sq.ft of commercial space and 77 residential units.

*Also applicable under Residential Projects section.

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
-----------------	----------------	---------------	-------------	-------------	------------------	-----------------	--------------------	------------------------	------------

1235 Bridge St	Valley Properties, Inc.	Aug. 2008	Retail	387,708	110,500	N/A	N/A		Walgreens/ Market Basket are completed at this site. Other stores still being completed
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	\$95 million	
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
Broadway and Wilder (UMass Lowell Health and Social Sciences)	University of Massachusetts Lowell	-	Mixed Use		69,000	N/A	N/A	\$40 million	Expected completion Spring 2013 c
1088-1100 Gorham Street	Test n' Build		Mixed-Use	62,120	42,000	N/A	N/A		Proposed partial demolition of existing building. Renovations include new retail space, new wholesale/industrial space and parking.
161 Jackson Street (LCHC)	Consigli Construction	April 2011	Commercial	41,990	100,000	N/A		\$42 million	Rehabbing old mill building
550 Bridge Street	Adie/Conway	July 2011	Commercial	29,628	6,200	N/A			Dunkin Donuts/ Digital Credit Union

Total Gross Floor Area: 3,036,780 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
106 Marginal St.	Brasi Development	May 2011	180,753	171,092	156	N/A		Recently changed from multi-unit residential to private dorm operated by UML
305-327 Gorham St.	Coalition for a Better Acre	December 2011	52,000	58,291	48	N/A		Total of 48 rental apartments
278 Central Street	Erin Yates	December 2011	3,345	11,880	17	N/A		Convert 3 rd and 4 th floor into 17 lodging units
*130 John Street	Boott Mills Developer, LLC.	November 2011	94,012	43,035	77	N/A	N/A	

*Also applicable under Commercial Projects section.

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 st Phase completed; 2 nd Phase under-construction
Rivers Edge Rd	Single Family/ Duplex	Jan. 2004	1,490,0000	N/A	181	1,300	\$20 million	108 units have been completed

Total Number of Housing Units: 514

Development Data Completed Projects

Commercial Projects Completed in 2011

Project Address	Gross Floor Area
101 Lakeview Avenue (Chinese Restaurant)	11,090
1141 Bridge Street (Retail Plaza)	5,400
62 Lewis Street (Parking lot)	-
1782 Middlesex Street	7,401

Total Floor Area: 23,891sf

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 (PrideStar Ambulance/ Daley Construct)	17,040
119 Plain Street (Target)	137,000

Total Floor Area: 209,840sf

Commercial Projects Completed in 2008

Project Address	Gross Floor Area
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 2011

Project Address	Total # of Residential Units
219 Jackson Street (Appleton Mills)	135
760 Merrimack St./St. Joseph's High school	22
200-206 Rogers Street	12
478-486 Moody Street	23

Total Number of Units: 192

Residential Projects Completed in 2010

Project Address	Total # of Residential Units
104 West Meadow Road/Rita Street Extension	5

Total Number of Units: 5

Residential Projects Completed in 2009

Project Address	Total # Of Residential Units
40 Perkins	183

Total Number of Units: 183

Residential Projects Completed in 2008

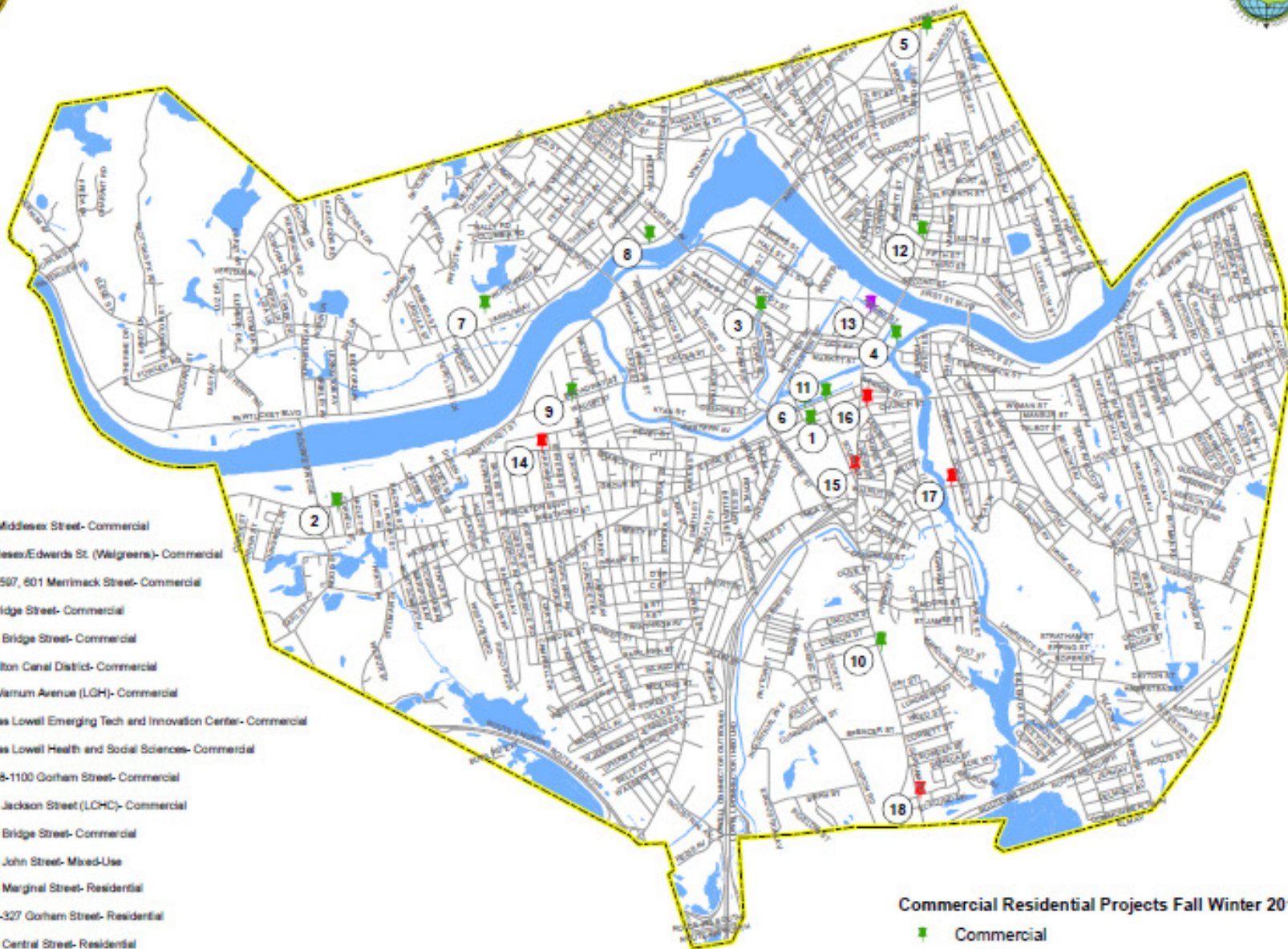
Project Address	Total # Of Residential Units
1975 Middlesex St (Multiview Estates)	35
Rivers Edge Rd (Phase I)	62

Total Number of Units: 97

See below for map.



COMMERCIAL AND RESIDENTIAL PROJECTS FALL/WINTER 2011



Legend

- 1- 225 Middlesex Street- Commercial
- 2- Middlesex/Edwards St. (Walgreens)- Commercial
- 3- 585, 597, 601 Merrimack Street- Commercial
- 4- 81 Bridge Street- Commercial
- 5- 1235 Bridge Street- Commercial
- 6- Hamilton Canal District- Commercial
- 7- 295 Varnum Avenue (LOH)- Commercial
- 8- UMass Lowell Emerging Tech and Innovation Center- Commercial
- 9- UMass Lowell Health and Social Sciences- Commercial
- 10- 1088-1100 Gorham Street- Commercial
- 11- 161 Jackson Street (LCHC)- Commercial
- 12- 550 Bridge Street- Commercial
- 13- 130 John Street- Mixed-Use
- 14- 108 Marginal Street- Residential
- 15- 305-327 Gorham Street- Residential
- 16- 278 Central Street- Residential
- 17- 76-80 Rogers St/Condominiums at Concord Crossing- Residential
- 18- Rivers Edge Rd- Residential

Commercial Residential Projects Fall Winter 2011

- Commercial
- Mixed-Use
- Residential