



City of Lowell  
Commercial and Residential  
Development Data Report  
Q1 and Q2 2014



## 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:

Director of Economic Development

City of Lowell Department of Planning and Development

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\*Some commercial properties are less than 10,000SF

## COMMERICAL 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
1857 Middlesex Street (Lowell Collegiate Charter School)	Charter Schools Development Corporation	March 2013	Charter School	384,556	115,288	-	-	11 + million	Convert the existing manufacturing/warehouse facility into a K – 5 Charter School. The project includes demolition of some of the existing buildings and reconstruction of the existing central building to house classrooms and related school facilities.
812 Gorham Street	Butler School, LLC	October 2013	Retail	58,683	16,520	-	-	\$1.7 million	. The project also includes the construction of a 9,140 square foot retail building with associated parking and landscaped areas on Lot 1 and a 7,380 square feet retail building with associated parking and landscaped areas on Lot 2.
1085 Varnum Avenue	Sisters of Charity Ottawa	May 2014	Assisted Living Center	357,327	31,454	45	-	\$5 million	Proposed an approximately 31,454 square foot building featuring 45-unit supportive Assisted Living units and 15 units for Memory Care, with 157 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 (Estimated)	Add'l Info
401 Bridge Street, 14 & 16 Third	Marlowe Building and	March 2013	Mixed Use	3,836	10,320	8	-	4 Residential	This proposal consists of two (2) new buildings and

Street**	Design							Units- \$322,560	one (1) central parking area. It will have 2 commercial units located on ground floor and 4 residential units on the second and third floor.
Hamilton Canal District	Trinity Financial	March 2009	Mixed Use	589,960	~2.2 million	725	N/A	~\$700-\$800 million	Appleton Mills completed. Freudenberg recently completed (110 Canal Street).
University Crossing	UMass Lowell	June 2012	Mixed Use	93,668	300,000	N/A	N/A	\$50 million	Will serve as a hub of student activity with a large new bookstore, food court and event spaces, as well as administrative offices. Will include 300 parking spaces.
166-174 Central Street	309 Andover St. Trust	2010	Mixed Use	13,727	61,633	N/A	N/A	N/A	They are currently in the process of renovating this space into office space and potentially residential.

\*\*Also applicable under Residential Projects section.

**Total Gross Floor Area: 2,735,215SF**

## 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
305-327 Gorham St.	Coalition for a Better Acre	December 2011	52,000	30,000	24	N/A	N/A	Recently went back to the Planning Board with new plan. (24 units instead of 48)
142 Chestnut Street	142, LLC	October 2013	50,628	44,480	28	24 units-1,620 SF 2 units-1,200 SF	N/A	Restore the historic Talbot House and build 20 townhouse units, each with one-car garages

						2 units- 1,600SF		
141 Marginal Street	Soho Development LLC	February 2014	174,767	78,717	60	N/A	N/A	Consists of construction of a six story addition to the existing dormitory building for additional 60 residential units on this parcel of land.
122, 130 Andrews Street, 180 Moore Street	C. and F. Realty Trust	May 2014	48,071	23,040	12	N/A	N/A	Consists of demolishing the existing facility on site and subdividing the property into six (6) lots in order to construct six 2-family structures for a total of 12 dwelling units.
279 Pawtucket Street	Kencol Investment Trust	May 2014	15,473	8,415	6	N/A	N/A	Consists of construct of four story mixed use building to accommodate six residential units and two commercial/retail spaces with parking

**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
39 Myrtle Street	Underwood Property Management and Development, LLC	September 2013	47,000	32,000	21	N/A	N/A	The proposal includes the redevelopment of the vacant building into 21 residential units and creation of forty-four (44) parking spaces.
160.1 Swan St/ 61 Bigelow Street	Swan Street Development Company	September 2013	89,088	N/A	6-7	N/A	N/A	Subdividing a lot to put in new single family homes.
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. Building permit issued 10/13

Rivers Edge Rd	Single Family/ Duplex	Jan. 2004	1,490,0000	N/A	181	1,300	\$20 million	108 units have been completed
24-26 Merrimack Street	24 Merrimack St. LLC	June 2012	11,202	66,764	47	N/A	\$7.5 million	Fully occupied retail on ground floor. Proposing 47 market-rate housing units.
109 Jackson Street	WinnDevelopment	December 2013	37,407	100,000	52	N/A	\$20.8 million	The redevelopment of largely vacant mill building into 52-unit mixed income apartment units.
159- 177 Moore Street	David Piscatelli	Febraury 2011	83,502	59,118	36	N/A	N/A	Proposal includes the conversion of three buildings, totaling 59,118sqft, formerly used as a church and rectory (known as Sacred Heart Church) into 36 residential units, with associated parking and landscaping changes.

\*\*Also applicable under Commercial Projects section.

**Total Number of Housing Units: 509**

## Completed Projects

### Commercial Projects Completed in 2014

<b>Project Address</b>	<b>Gross Floor Area</b>
585, 597, 601 Merrimack Street (Jeanne D'Arc Credit Union)	15,000

### Commercial Projects Completed in 2013

<b>Project Address</b>	<b>Gross Floor Area</b>
Broadway and Wilder (UMass Lowell Health and Social Sciences)	69,000
130 John Street	43,035
UMass Lowell South Campus Garage	226,025

**Total Floor Area: 338,060SF**

### Commercial Projects Completed in 2012

<b>Project Address</b>	<b>Gross Floor Area</b>
295 Varnum Avenue (Lowell General Hospital)	170,000
161 Jackson Street (LCHC)	100,000
1765 Middlesex Street (Walgreens)	14,820
UMass Lowell North Campus Garage	192,844
34 Hurd Street (United Teen Equality Center)	19,782
UMass Lowell Emerging Tech and Innovation Center	84,000
81 Bridge Street (New England Community Care)	33,864
1235 Bridge Street (Sunrise Plaza)	110,500
1088-1100 Gorham Street	42,000
550 Bridge Street (DCU/Dunkin Donuts)	6,200*

**Total Floor Area: 774,010SF**

**Commercial Projects Completed in 2011**

<b>Project Address</b>	<b>Gross Floor Area</b>
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**

<b>Project Address</b>	<b>Gross Floor Area</b>
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**

<b>Project Address</b>	<b>Gross Floor Area</b>
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**

<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 2014**

<b>Project Address</b>	<b>Total # of Residential Units</b>
141 Marginal Street (Riverview Suites)	156
21-65 Perkins Street	41

**Residential Projects Completed in 2013**

<b>Project Address</b>	<b>Total # of Residential Units</b>
141 Marginal Street (Riverview Suites)	156
130 John Street	78
100 Pawtucket Street (University Suites)	472
49-55 Rock Street	4
391 Pawtucket Street	8
278 Central Street	17
451-457 Lawrence Street	4

**Total Number of Units: 739**

**Residential Projects Completed in 2012**

<b>Project Address</b>	<b>Total # of Residential Units</b>
122 and 150 Western Avenue	50

**Total Number of Units: 50**

**Residential Projects Completed in 2011**

<b>Project Address</b>	<b>Total # of Residential Units</b>
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**

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

**Total Number of Units: 5**

**Residential Projects Completed in 2009**

<b>Project Address</b>	<b>Total # Of Residential Units</b>
40 Perkins	183

**Total Number of Units: 183**

**Residential Projects Completed in 2008**

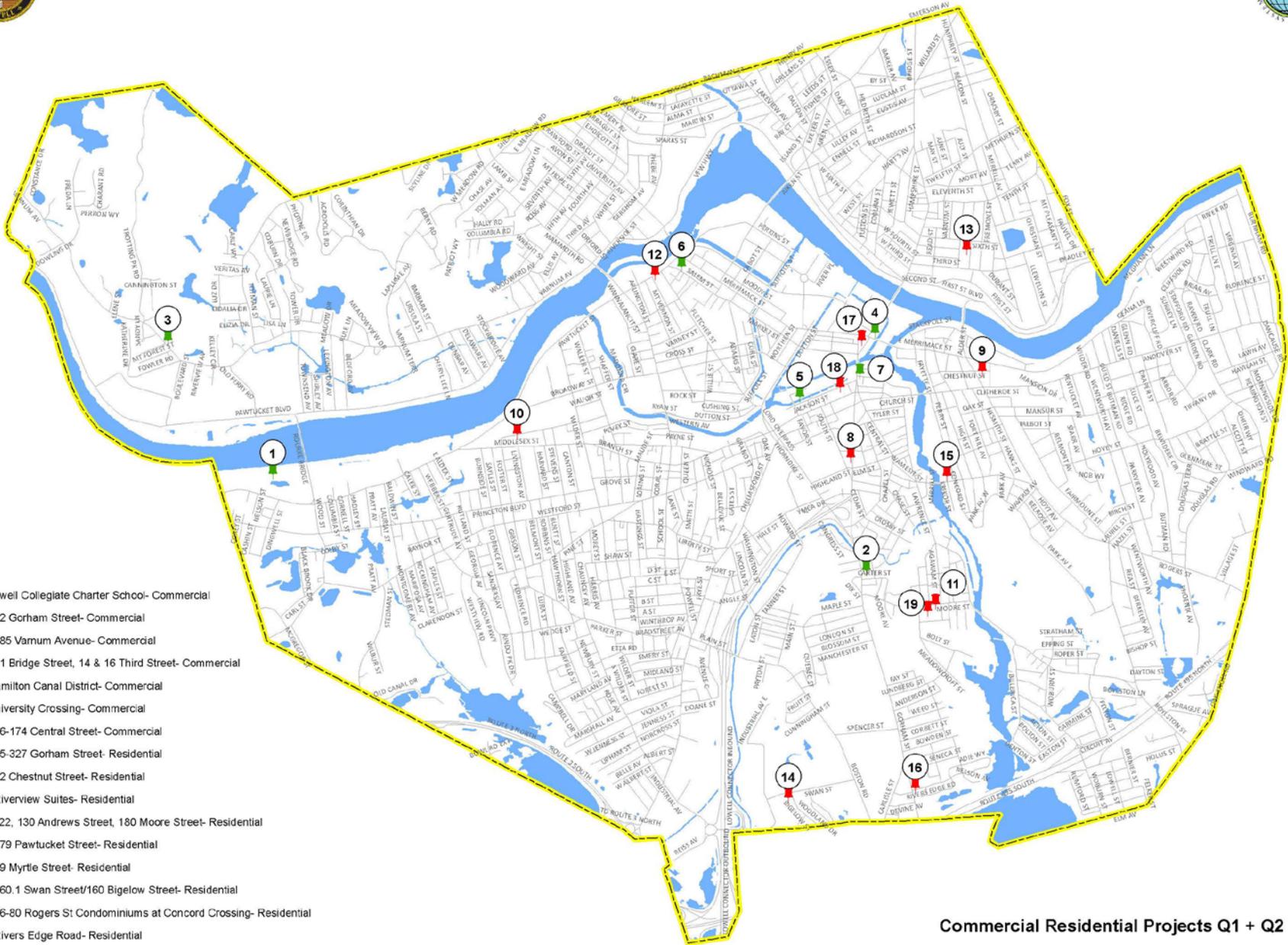
<b>Project Address</b>	<b>Total # Of Residential Units</b>
1975 Middlesex St ( Multiview Estates)	35
Rivers Edge Rd (Phase I)	62

**Total Number of Units: 97**

See map below.



# COMMERCIAL AND RESIDENTIAL PROJECTS Q1 + Q2 2014



### Legend

- 1- Lowell Collegiate Charter School- Commercial
- 2- 812 Gorham Street- Commercial
- 3- 1085 Vanum Avenue- Commercial
- 4- 401 Bridge Street, 14 & 16 Third Street- Commercial
- 5- Hamilton Canal District- Commercial
- 6- University Crossing- Commercial
- 7- 166-174 Central Street- Residential
- 8- 305-327 Gorham Street- Residential
- 9- 142 Chestnut Street- Residential
- 10- Riverview Suites- Residential
- 11- 122, 130 Andrews Street, 180 Moore Street- Residential
- 12- 279 Pawtucket Street- Residential
- 13- 39 Myrtle Street- Residential
- 14- 160.1 Swan Street/160 Bigelow Street- Residential
- 15- 76-80 Rogers St Condominiums at Concord Crossing- Residential
- 16- Rivers Edge Road- Residential
- 17- 24-26 Merrimack Street- Residential
- 18- 109 Jackson Street- Residential
- 19- 159-177 Moore Street- Residential

### Commercial Residential Projects Q1 + Q2 2014

- Commercial
- Residential