



**City of Lowell  
Commercial and Residential  
Development Data Report  
Fall 2008**



**City of Lowell  
Division of Planning and Development  
Development Data**

The Commercial and Residential Development Data Report keep an update of commercial and residential projects being developed in the City of Lowell. This data is reported on a quarterly basis and is distributed within City departments and also available to the general public. This information tracks development progress from permitting and construction completion. Criteria for the data report include:

- Commercial Projects totaling over 10,000 square feet of new or additional space.
- Residential projects of four or more units that are new construction or rehab/renovation projects that alter the existing use either by adding to or subtracting from the existing number of units or square footage.

Projects meeting the criteria will be categorized by status, which include:

- Board Project Review = development under review by Planning Board, Historic Board and/or Zoning Boards of Appeal
- Board Review Approval = development received permit from the Planning Board, Historic Board and/or ZB of Appeal
- Permitting = projects under review by Building Department
- Under Construction = development received building permit and/or is under construction
- 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

## Residential Projects

### 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
76-80 Rogers St/Condominiums at Concord Crossing	Rogers & Perry LLC	Jan. 2008	Residential	94,612	94,605	35	2,703	\$348,000.00	1 <sup>st</sup> Phase completed 2 <sup>nd</sup> Phase under-construction
104 West Meadow Road/Rita Street Extension	Loon Hill Development	June 2008	Residential	308,845	N/A	5	~1,300	\$140,000.00	2 homes completed, still on-going

### 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
200-206 Rogers St.	Rogers Street Association LLC	Jan. 2008	Residential	39,006	8,494	12	N/A	N/A	N/A
760 Merrimack St./St. Joseph's High school	Coalition for A Better Acre	May 2008	Residential	19,593	36,634	22	N/A	N/A	N/A

## Commercial Projects

### 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	\$5,525,000.00	The frame is 99% complete, still on-going
229 Stedman Street	Daly General Contracting Inc.	April 2008	Commercial	34,100	17,040	N/A	N/A	\$18,500.00	Still on-going
318 Bridge Street	Valley Properties	Aug. 2008	Retail	387,708	110,500	N/A	N/A	\$1,550,000.00	N/A

### 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	N/A	N/A
40 Perkins Place	Perkins Ames, LLC	March 2008	Parking Garage	70,757	N/A	183	N/A	\$27,000.00	N/A
868 Middlesex St/Church Mix -Use	Mejia Management Group	March 2008	Mixed Use	22,552	2,500	N/A	N/A	N/A	N/A
1235 Bridge St/Market Basket	Valley Properties, Inc.	Aug. 2008	Retail	387,708	110,500	N/A	N/A	N/A	N/A

**Total Gross Floor Area: 435,496**

**Total Number of Units: 257**

**Total Investment: \$7,608,500.00**

## Development Data Completed Projects

### Commercial Projects Completed in 2008

<b>Project Address</b>	<b>Gross Floor Area</b>
25 Wood Street	7,150
1519-1527 Middlesex	9,970

### Residential Projects Completed in 2006

<b>Project Address</b>	<b>Number of Units</b>
40 Andrews Street	6
927 Varnum Avenue-D'Youville Elderly Housing	42
900 Lawrence Street	16
137 Rogers Street	4
511 Moody Street-St. Joseph's School	15
27 Jackson Street	172-173

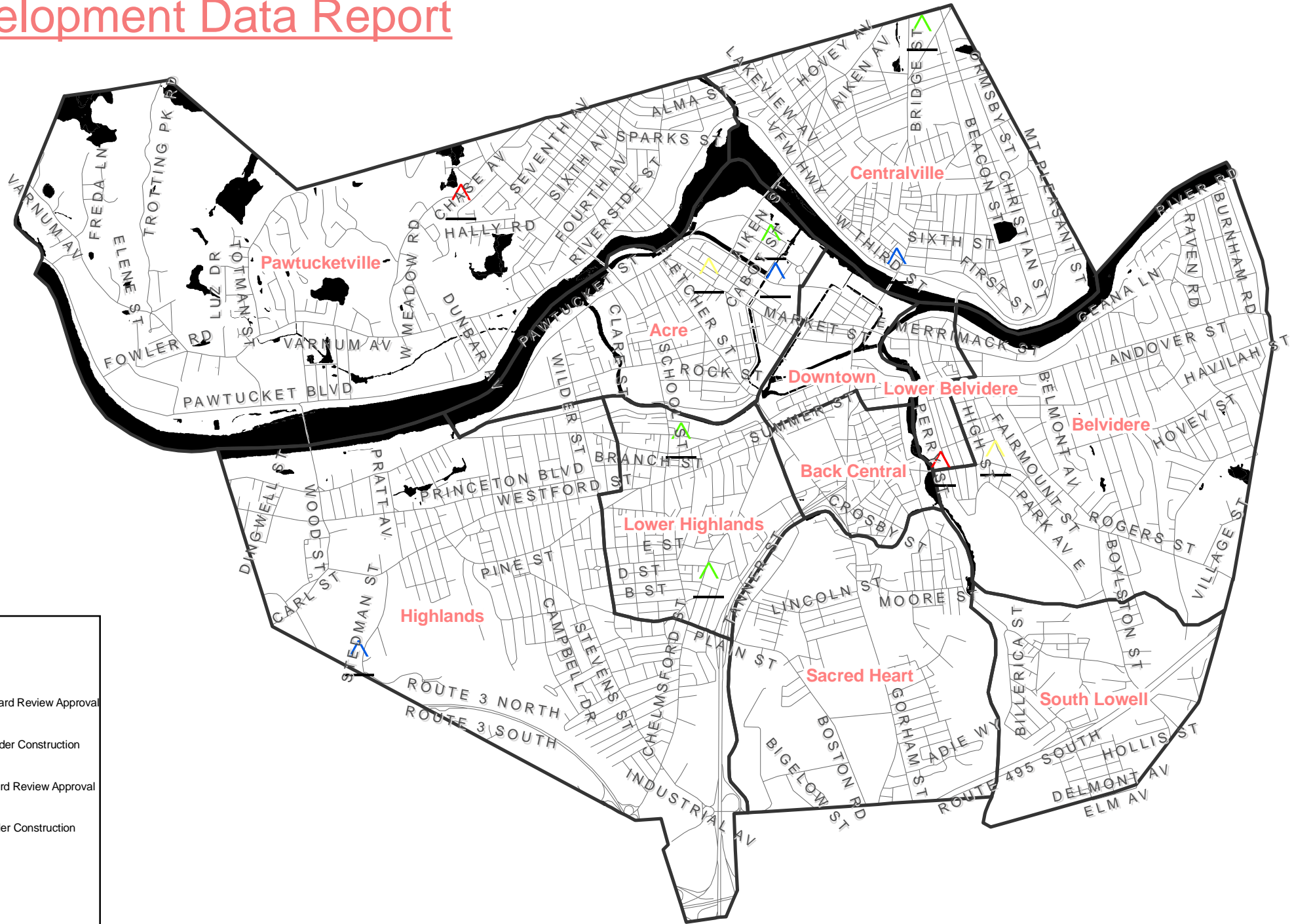
### Commercial Projects Completed in 2006

<b>Project Address</b>	<b>Gross Floor Area</b>
378 Gorham Street-Drake Petroleum	1,500
963 Chelmsford Street-Lowell Provision	8,000

**Total Gross Floor Area: 26,620**

**Total Number of Units: 255-256**

# Development Data Report



**Legend**

**Development Data**

**Type**

- Commercial Status: Board Review Approval (Green triangle)
- Commercial Status: Under Construction (Blue triangle)
- Residential Status: Board Review Approval (Yellow triangle)
- Residential Status: Under Construction (Red triangle)

Neighborhoods (Black outline)

Streets (Thin black line)

Water (Blue fill)

Buildings (Tan fill)

Parcels (Thin grey line)