



City of Lowell
Commercial and Residential
Development Data Report
Q2 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		Project on hold.
868 Middlesex St	Mejia Management Group	March 2008	Mixed Use	22,552	2,500	N/A	N/A		
1235 Bridge St	Valley Properties, Inc.	Aug. 2008	Retail/Market Basket	387,708	110,500	N/A	N/A		
1141 Bridge Street	Meng & Lun Ly Ung	Jan. 2009	Commercial	16,826	6,000	N/A	N/A		

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 (Lowe's)	1,146,934	153,000	N/A	N/A		
119 Plain St.	Target	March 2009	Retail (Target)	473,461	137,000	N/A	N/A		
40 Perkins Place	Perkins Ames, LLC	March 2008	Parking Garage	70,757	N/A	N/A	N/A		360 parking spaces
62 Lewis St.	Hellenic Housing LLC & Hellenic Orthodox Church	Planning Board approval 2/2/09	Parking	37,261	N/A	N/A	N/A		Demolished 2 resid. bldgs. & replace w/ 55 parking spaces.

101 Lakeview Ave.	Li Zhen Huan	March 2009	Restaurant	11,090	N/A	N/A	N/A		Chinese Restaurant
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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		
760 Merrimack St./St. Joseph's High school	Coalition for A Better Acre	May 2008	19,593	36,634	22	N/A		
117 Marginal St.	Brasi Development	Public hearing 2/19/09	180,753	171,092	156	N/A		

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
40 Perkins	Perkins Ames, LLC	March, 2008	55,558	212,219	183	940		
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

Project Address	Gross Floor Area
612 Dutton St (Dunkin Donuts)	2,800

Total Floor Area: 8,380sf

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 2008

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

Total Number of Units: 97

