

# Massachusetts Historic Preservation Conference 2017



## Session 1B

(9:45-11:30am)

### Lowell's Revitalization: Economic Development Through Historic Preservation

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#### James Cook

*Executive Director, The Lowell Plan*

#### Diane Tradd

*Assistant City Manager for Planning  
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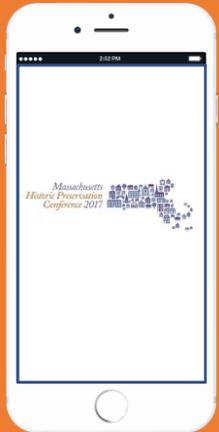
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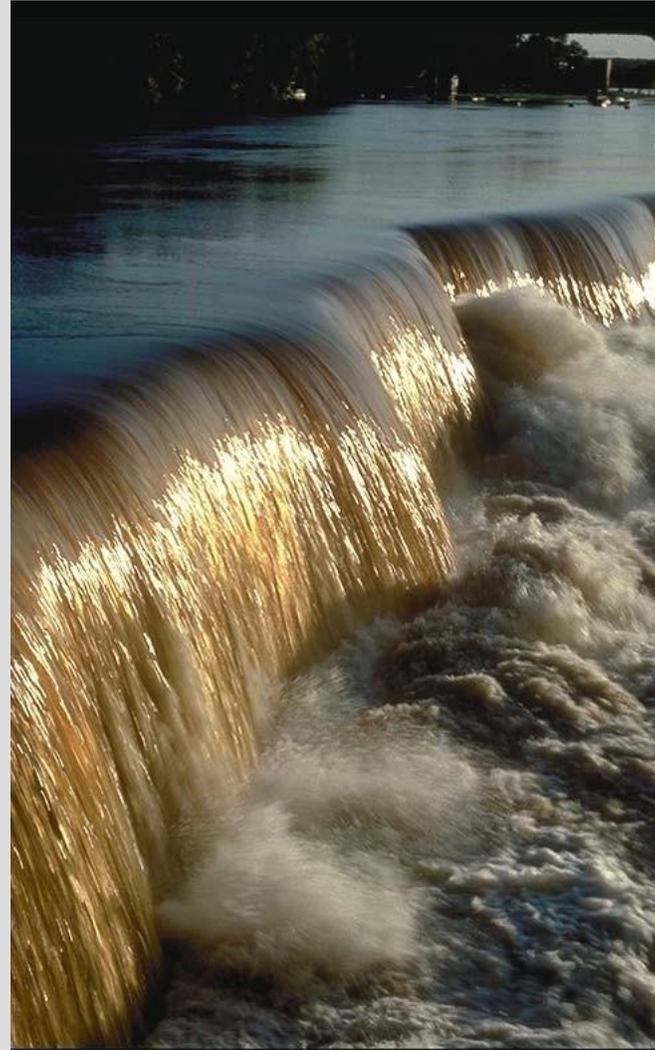
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## 2017 MA Historic Preservation Conference

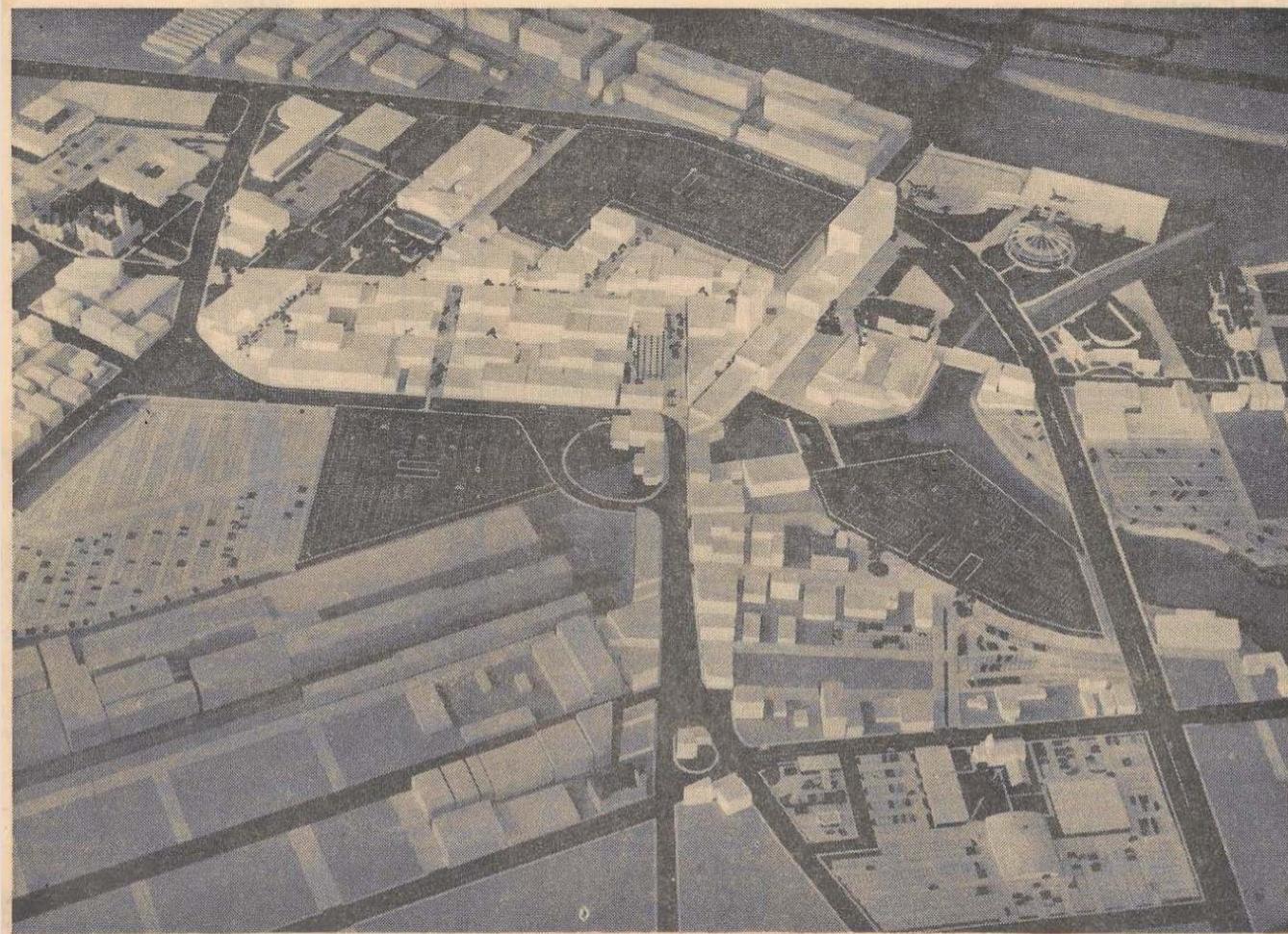


**Lowell's Revitalization:  
Historic Preservation  
As Economic Development**







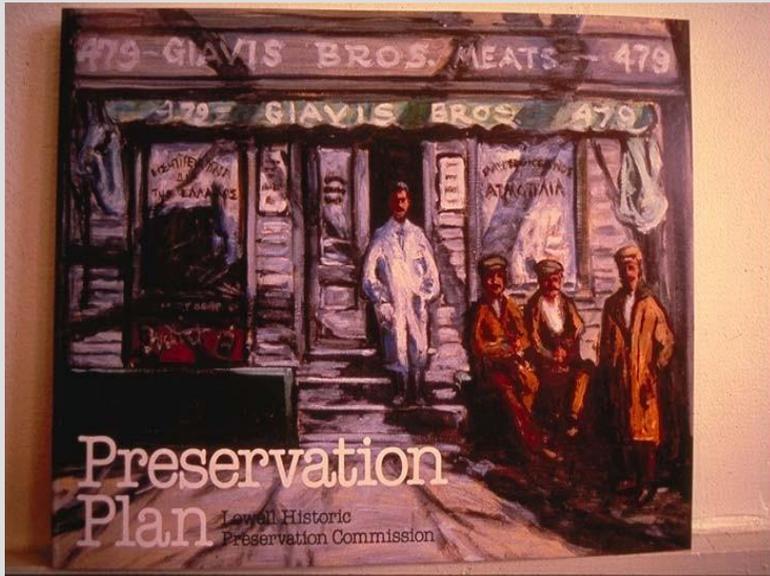


**How Downtown Lowell Could Look By 1970**



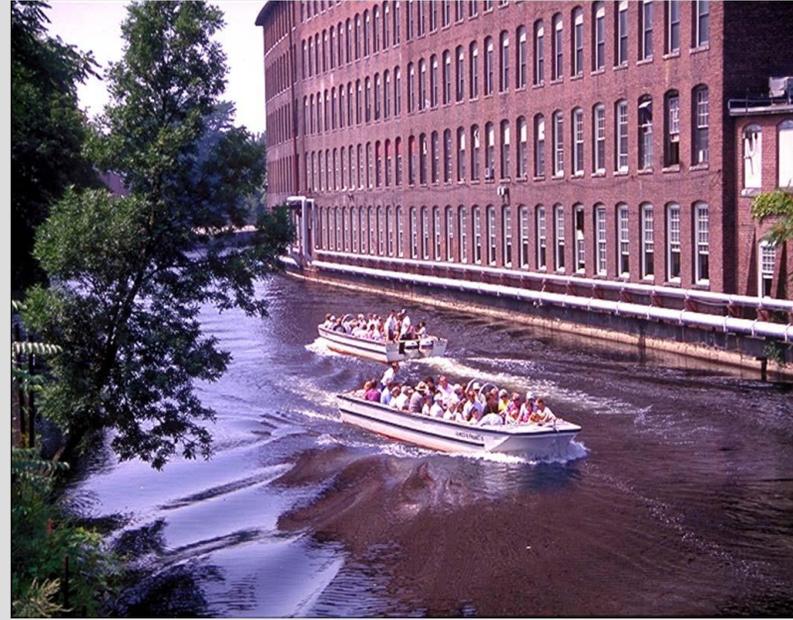




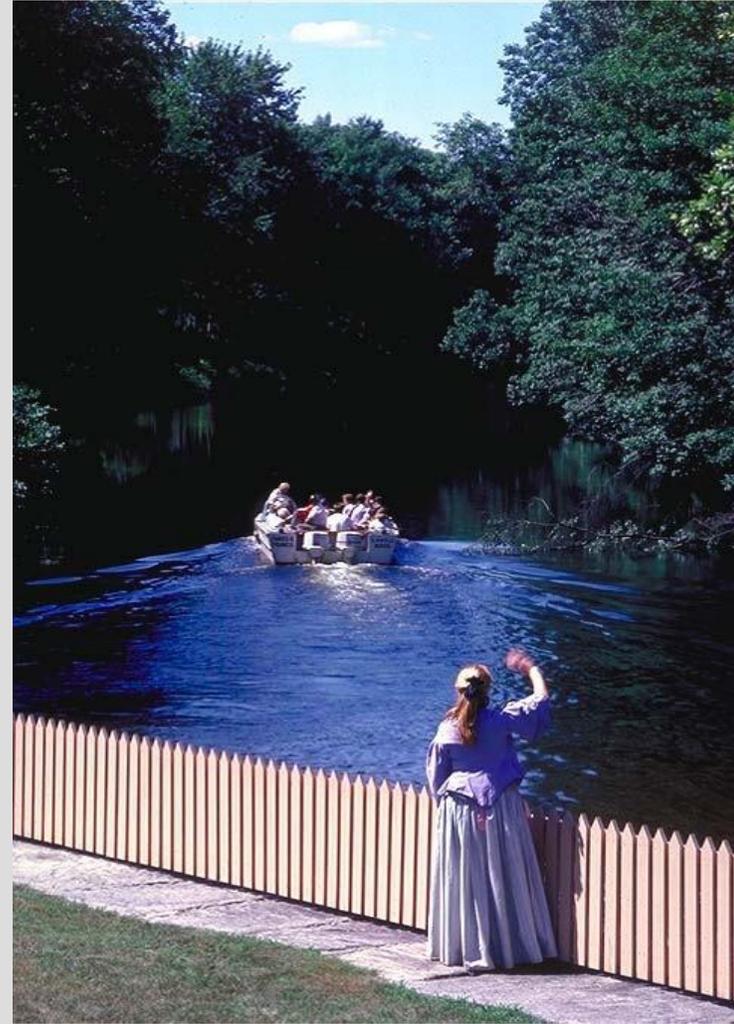


1980 Preservation Plan and Boundary Map including National Park in dark green and Preservation District in tan.







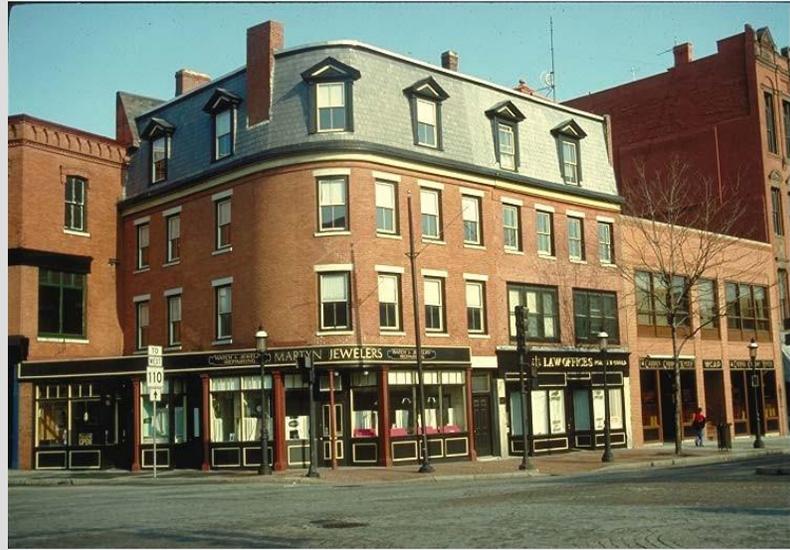




Aerial Views Show Substantially Intact Historic Downtown



Economic Incentives Worked Together With The  
Lowell Historic Board's Design Controls To Assure Proper  
Rehabilitation of Historic Buildings















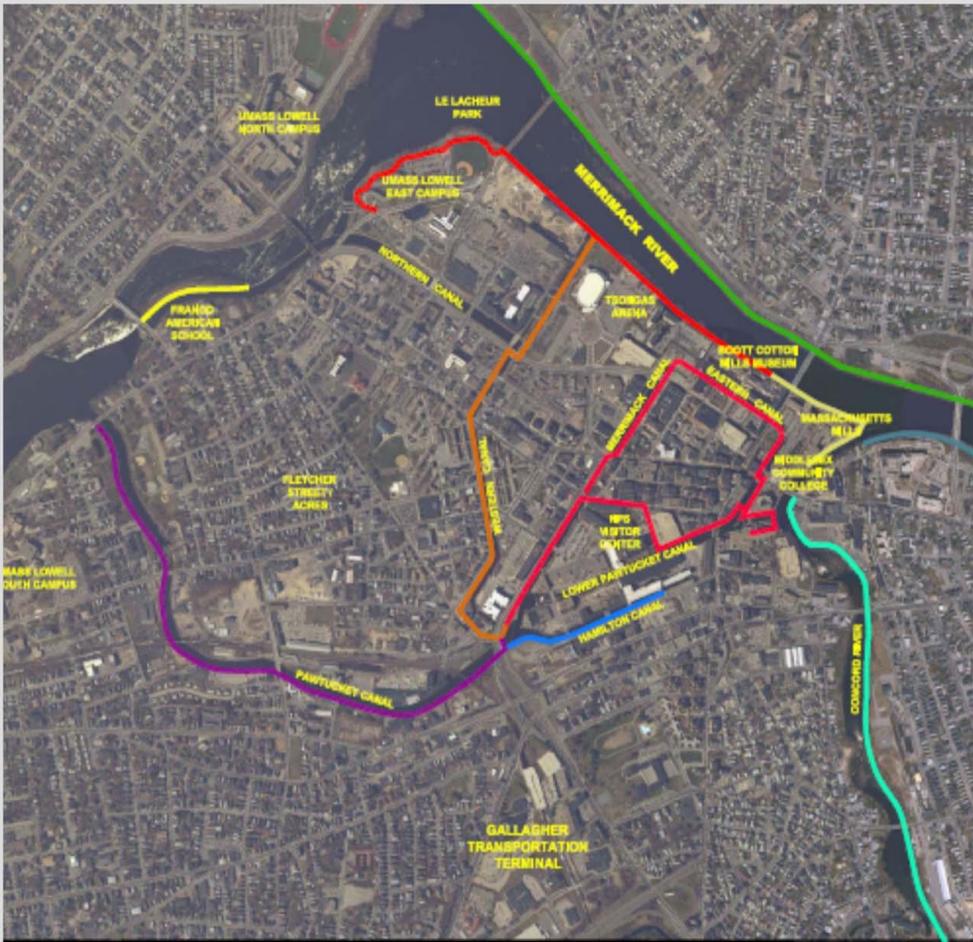
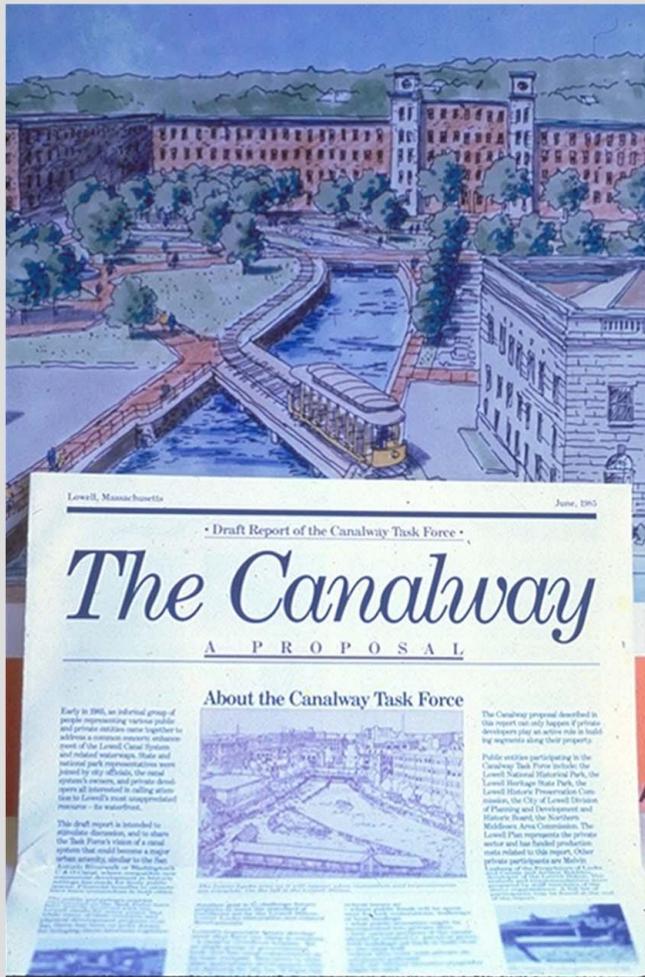




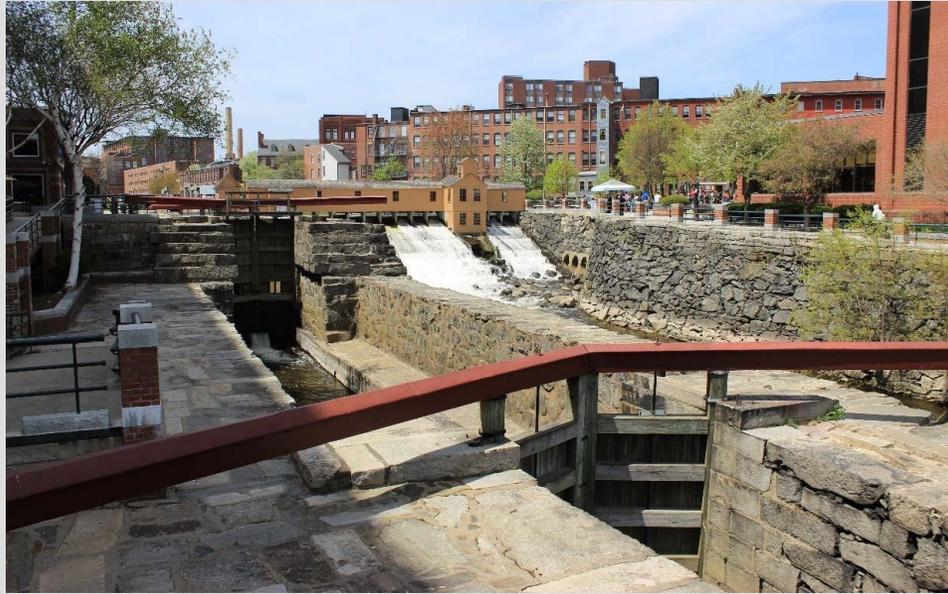
Mill Ruin Replaced With Modern Construction

# New Construction in the Historic District





1985 Canalway Proposal and \$54M in Canal Walkway Development







Mogan Cultural Center \$6M (1989)  
& Boarding House Park \$2.5M (1990)



Over 30,000 people per year attend concerts at  
Boarding House Park





Sixteen Billboards Were Removed From The Historic District



98% of Lowell's 5.3 Million Square Feet of Mills Have Been Rehabilitated





Wannalancit Office & Technology Center  
\$25M Farley White Partners, 275,000sf (1984)  
\$15M UMass Lowell 125,000sf (1990s)



Boott Mills 810,000sf - \$28M Congress Group (1985),  
\$15M NPS (1991), \$30M Winn Development (2004),  
\$7M Condo Lofts (2006), \$27M Consigli/Winn (2011-2012).





Massachusetts Mills – 370 Apartments plus 55 Proposed In Final Phase



Massachusetts Mills – 300,000sf by Mullins Co. \$29.5M (1988)  
116,000sf by Rudzinski/Mullins \$27M (2017)



Lawrence Mills – E.A. Fish/Rennaisance on the River \$25M (2004)  
Pilot Perkins/Lofts at Perkins Place \$44M (2009)

# Lowell Community Health Center



\$42M Phase 1 Complete & \$27M Phase 2 Under Construction

# Countinghouse & Adden Lofts



Winn Development • \$36M • 130 market units

# Mill No. 5





Hamilton Canal District  
LOWELL, MASSACHUSETTS

Figure 4-10  
Aerial View of the Site  
source: ICON architecture, Inc.



Appleton Mills  
Trinity Financial  
\$65M

136 artist live/work  
opened  
April 2011



# 110 Canal Street



Trinity Financial \$14M • 60,000sf R&D • 2013  
UMass Lowell Innovation Hub

## Lowell Trial Court

- 265,000 sf
- 17 courtrooms
- LEED Platinum
- Consolidates five courts



