

RENAISSANCE ON THE RIVER Lowell, MA



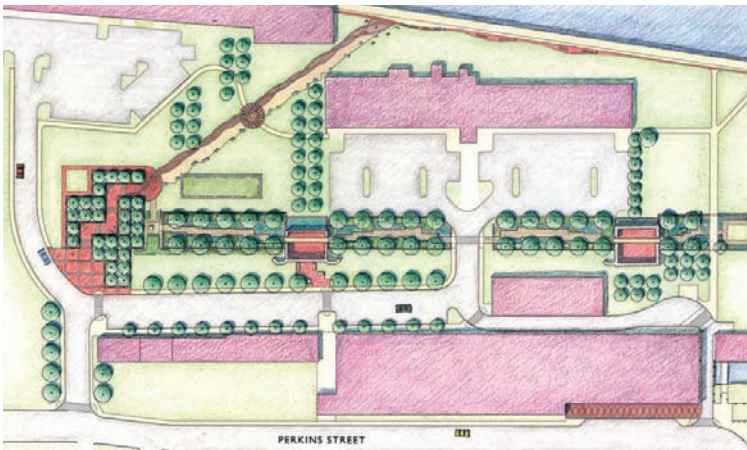
Category:	Condominium, Adaptive Reuse
Size:	153 Units, 225,000 Sq. Ft.
Architect:	The Architectural Team, Inc.
Total Development Cost:	\$32.2 Million
Financing:	Citizens Bank, Lowell Development Finance Corporation, Sponsor Equity
Completion:	2006



Located on the Merrimack River and in the Lawrence Mills portion of Lowell National Historic Park, the Renaissance on the River project firmly established a residential community in a previously abandoned 19th century industrial mill complex.

The project totaled 153 for-sale residential units in two buildings. Units in the 'River' building were delivered in a loft style with concrete floors, exposed wooden beams, and floor plan layouts. The 'Mural' building units featured luxury finishes and conventional bedroom configurations.

EA Fish acquired the buildings through a Land Disposition Agreement with the Commonwealth of Massachusetts Department of Capital Asset Management (DCAM). Under the agreement, DCAM funded and coordinated construction of a \$9 Million landscaped park for use by the public as well as residents of Renaissance on the River.



Development challenges included a City, State and Federal historic permitting process, coordination with the simultaneous park construction process, and controlling construction costs associated with unknown historic building conditions.



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