

CITY OF FITCHBURG

YOUR GATEWAY TO NORTH CENTRAL MA

INVESTOR PROSPECTUS

OPPORTUNITY ZONE DEVELOPMENT SITES
2022

CITY OF FITCHBURG

MAYOR STEPHEN L. DINATALE

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OPEN FOR BUSINESS

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BRING YOUR VISION TO LIFE

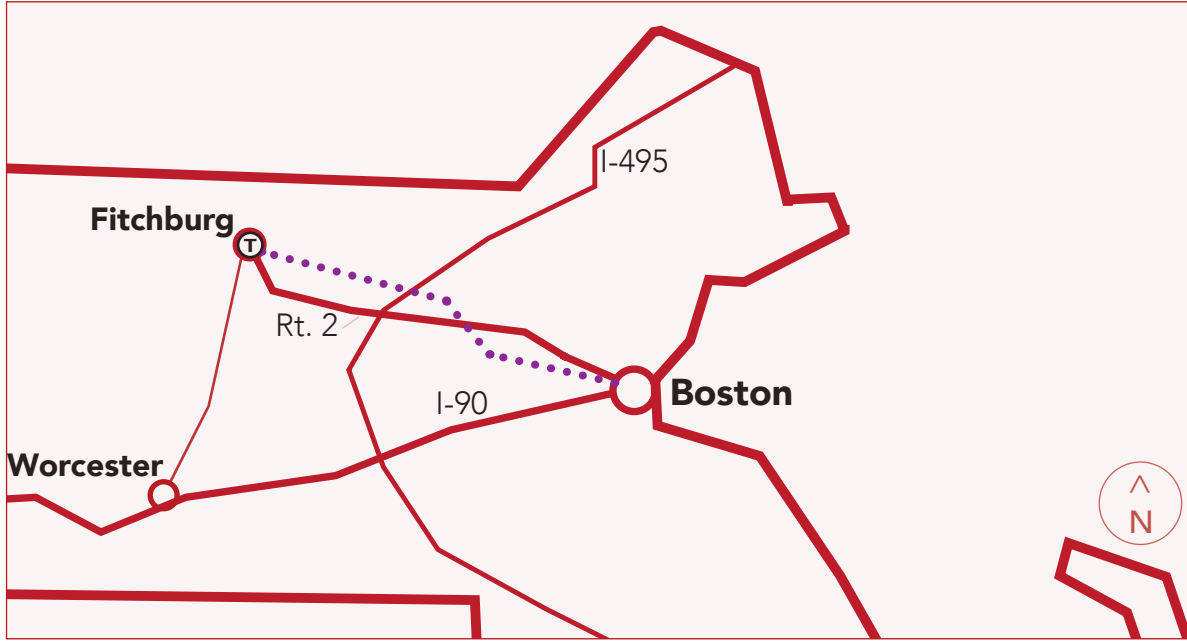
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Welcome to Fitchburg! We are a vibrant city located in the north of Worcester County, at the heart of Massachusetts. Our city is home to more than 40,000 residents who enjoy multi-sector economic opportunities, transportation connectivity, history, culture, and an affordable live-work-play environment.

Quick Facts on Fitchburg

- 28 square miles
- 41,946 residents
- Walkable, urban core of historic buildings and new development opportunities
- Diverse population and youngest median age (34.5 years) relative to comparison communities in the region
- About 45 miles northwest of Downtown Boston; 1 hour away by car; 90 minutes by MBTA Commuter Rail to Boston (75 minutes express) and 80 minutes to Cambridge (60 minutes express)
- About 25 miles north of Worcester; 40 minutes away by car and 1 hour by public transit (Montachusett Regional Transit Authority)
- 2 commuter rail stops and multiple regional bus routes
- Home to Fitchburg State University's 6,800+ students and 200+ faculty and the Fitchburg Art Museum
- 2 highway exits (on Route 2) and a 15 minute drive to I-190
- Fitchburg Municipal Airport located 3 miles southeast of downtown
- 15.6% growth in business establishments since 2000
- Over 40 parks and several thousand acres of open space, recreational, and conservation land
- Waterfront access to the Nashua River
- Surplus water and sewer capacity
- Designated a Transformative Development Initiative (TDI) District Downtown by MassDevelopment
- Fair Market Rents: \$812 (1BR), \$1070 (2BR), \$1346 (3BR)
- Commercial Rents: \$11.63/square foot (Source: CoStar)



Getting Around:

- About 45 miles northwest of Downtown Boston
- 1 hour away by car and 60-90 minutes by public transit (MBTA Commuter Rail express trains)
- 35 minute drive to Worcester (28 miles)
- Bus service by regional transit agency (MART)
- Just over an hour to Greenfield, MA (I-91, 50 miles)
- 36 miles to Manchester-Boston Airport (MHT)
- 54 miles to Boston Logan Airport (BOS)
- Local tourism to Wachusett Mountain ski area and farms

Market Prices and Tax Burden in Fitchburg

Rents, 1 BR	\$812 FMR \$1850 (High)
Rents, 2 BR	\$1070 FMR \$2680 (High)
Rents, 3BR	\$1346 FMR
Average Office Rents / sf	\$17.51
Average Industrial Rents / sf	\$7.00
Tax Levy (per \$1000 in value) (Residential/Commercial)	\$17.61

World Class Institutions by the River

- Fitchburg State University
- Fitchburg Art Museum
- Great Wolf Lodge
- Fitchburg Historical Society
- Wachusett Potato Chip Company/
Utz, Micron Products, and dozens of
others world-class manufacturers



Fitchburg State University (FSU) is a public institution dedicated to integrating high-quality professional programs with strong liberal arts and sciences studies. Founded in 1894, the university now has more than 30 undergraduate programs and 22 master's degree programs, and 7,000 full and part-time students.

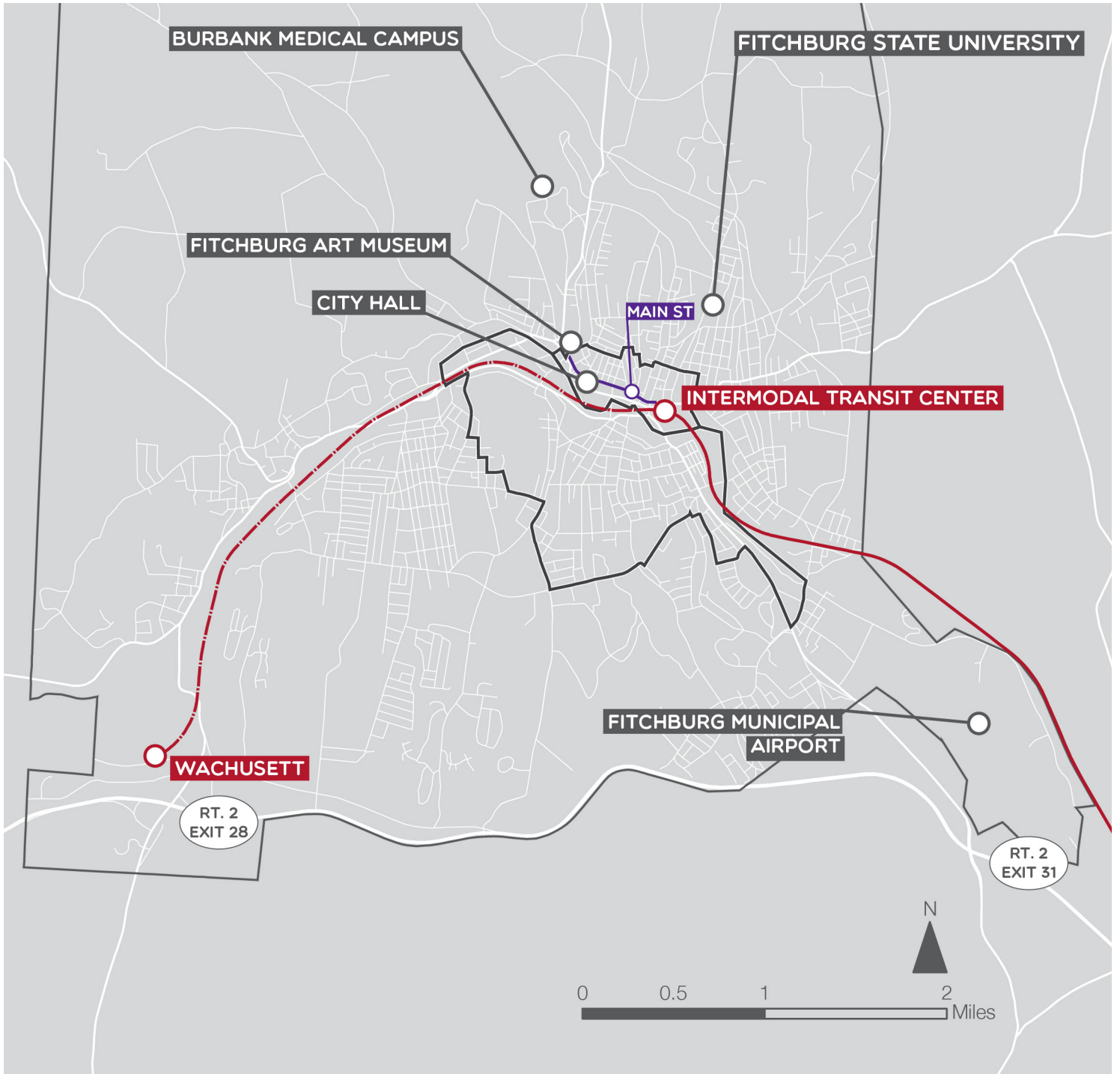


Fitchburg Art Museum

The Fitchburg Art Museum (FAM) plays a vital role in the cultural life of the region and is home to 19th Century American Art, photography, African Art, Greek and Roman Art and Egyptian Art collections. Area schools, community groups and artist organizations are featured in FAM's Community Gallery, and the Museum maintains active educational partnerships with public and private schools and Fitchburg State University. FAM also participates in efforts to stimulate the local creative economy, particularly by partnering in community-based festivals and public art projects.



Fitchburg Connections



Downtown Development Incentives

The city is looking to leverage its assets to revitalize downtown, transform the city, and accelerate economic growth. The following programs and incentives are currently available:

Incentive	Type	Description
\$10k Refundable Tax Credit Zone	State (City)	Main Street storefronts that have been vacant for more than 2 years are eligible
Transformative Development Initiative (TDI) District	State (City)	Area in which storefront development resources are available, including equity investment from MassDevelopment
Chapter 40R Smart Growth Zoning District	State (City)	Allows for high-density office, mixed use and residential development by-right, includes a reduction in parking requirements. This district includes downtown and River Street.
Housing Development Incentive Program (HDIP) Zone	State (City)	25% tax credit, up to \$2 million on market rate housing developments in Gateway Cities; allows local option for tax abatements
PACE	State (City)	Flexible financing for large (\$250k min.) energy-efficiency improvements
Historic Tax Credits	State and Federal	20% tax credit for qualified rehab expenditures of qualified historic structures; 10% tax credit for qualified rehab expenditures of buildings not certified as historic structures, but built before 1960
New Markets Tax Credits	Federal	Federal tax credit for development projects that include a commercial component for job creation and material improvement in the lives of residents of low-income communities
Opportunity Zones	Federal	Temporary tax deferral on capital gains invested in real estate and businesses within an Opportunity Zone census tract
CDBG Loan Fund	City	Businesses located in these tracts are eligible for 0% interest loans with loan deferral and, in the case of Main Street, loan forgiveness benefits
Vacant Storefronts Program	City	Property owners are eligible for a 10-year, 0% interest loan--with up to 40% principal forgiveness to eligible borrowers--to convert vacant storefronts into business-ready sites.
Downtown Business District (DBD) Parking Flexibility	City	Properties within the DBD have either no parking requirements (<6 units, commercial development) or reduced parking requirements for larger projects. DBD sites also have access to ample off-street parking on 2 city-owned lots (678 spaces, \$15-30/month) and 1 MART-owned lot (400 spaces, \$65/month).

At a Glance: Fitchburg's Opportunity Zones

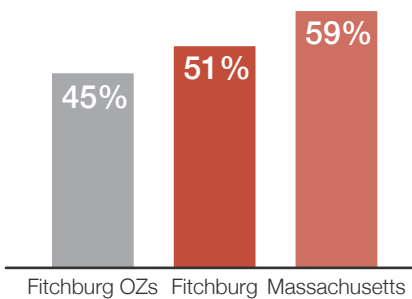
Fitchburg is home to two Opportunity Zones. One includes Fitchburg's Main Street and downtown area, while the other captures substantial project areas south of the Nashua River. The city is well positioned to leverage its two Opportunity Zones to take advantage of the growth in demand for walkable, transit-oriented neighborhoods that are affordable to live, work, and play in.

With a walkable historic downtown following the path of the Nashua River, the denser of the two opportunity zones has a unique mix of retail, historic offices, and attainable housing stock. One of the many upsides of Fitchburg's industrial legacy is the wide diversity of building types available in a compact walkable area attractive to growing businesses. Creative investors can take advantage of the business investment component of the Opportunity Zone tax incentive.

How do Fitchburg's Opportunity Zones Compare?

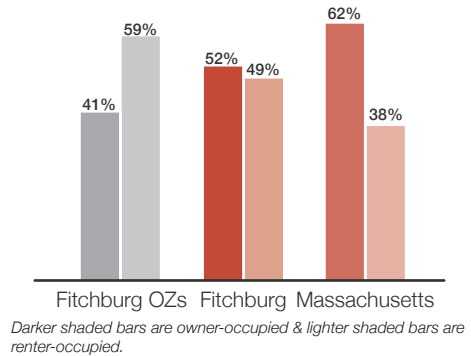
Housing & Transportation Costs (As a share of 80% Area Median Income)

Housing & transportation costs are much lower in Fitchburg's OZs than the city and state as a whole.



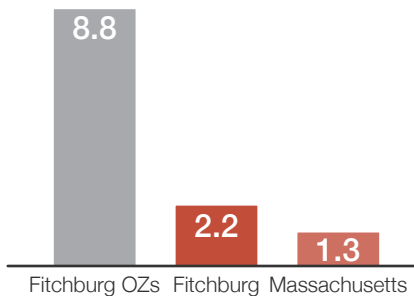
Housing Tenure

Fitchburg OZs have a higher share of renter-occupied housing than the city and state.



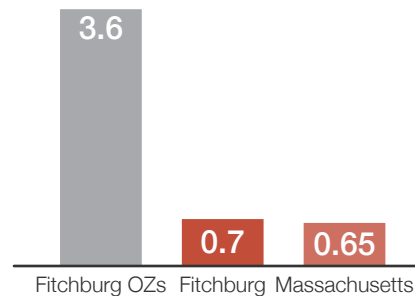
Population Density (people/acre)

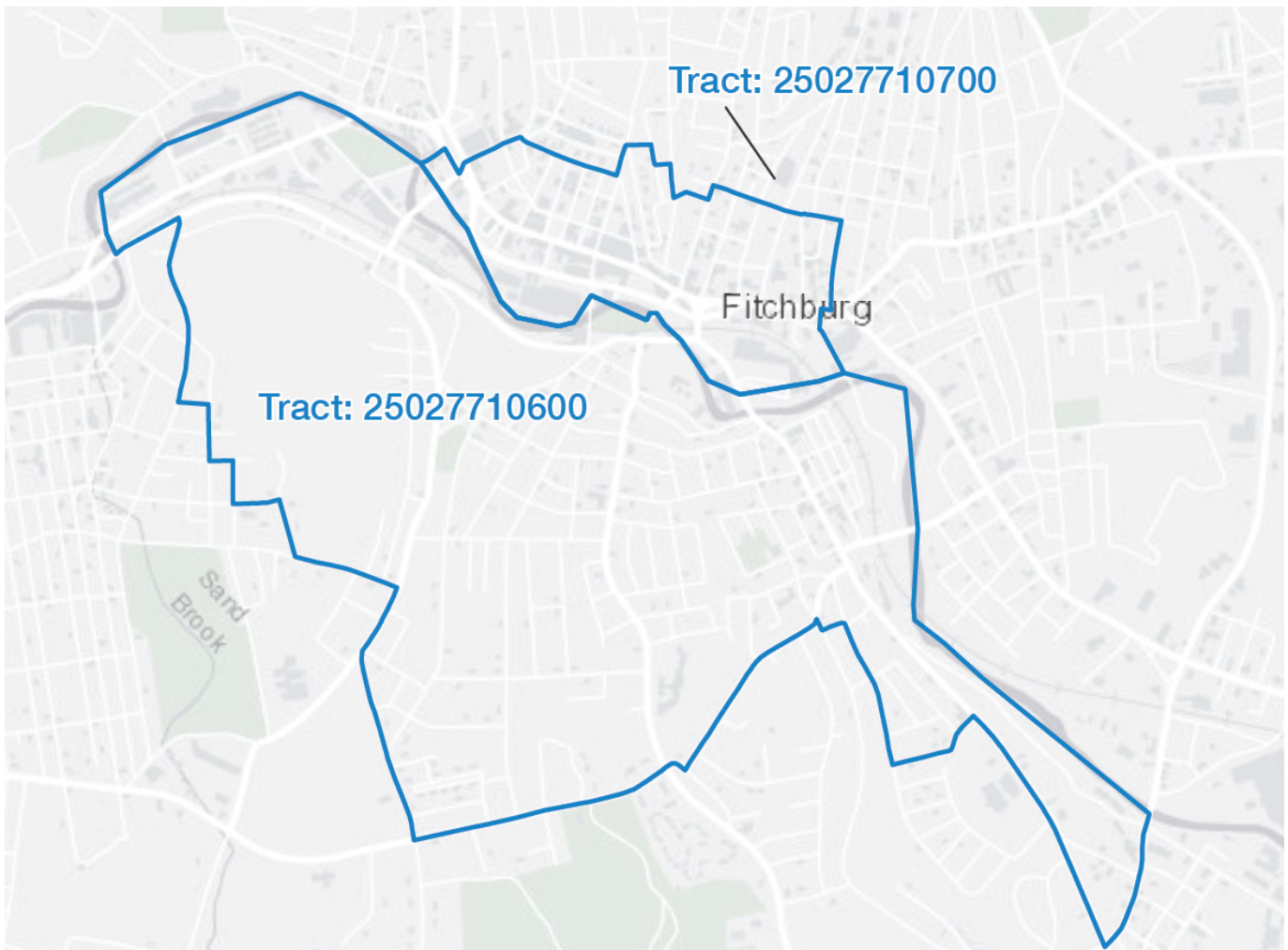
Fitchburg's OZs have a much higher population density than the City as a whole.



Job Density (people/acre)

Fitchburg's OZs have a higher concentration of jobs than the city as a whole.





8,346

Population in Fitchburg's Opportunity Zones (21% of Fitchburg's Population)

3,437

Jobs in Fitchburg's Opportunity Zones

	"Downtown" Fitchburg	"South of Nashua River"
National Walkability Index Score (out of 20)	18	15
Job Density (per acre)	13.90	1.58
Housing Unit Density (per acre)	7.12	3.62
Percent of housing units occupied by renters	88%	47%
Office Asking Rent / sf	\$12.19	\$12.19
Retail Asking Rent / sf	\$6.16	\$6.16
Multifamily Asking Rent / sf	\$1.36	\$1.36
Total Acres	158.1	787.5

Opportunity Zone: Development Parcels

The City of Fitchburg is well positioned to take advantage of the growth in demand for walkable, transit-oriented neighborhoods that are affordable to live, work, and play in. With a walkable historic downtown following the path of the Nashua River, the denser of the two opportunity zones has a unique mix of retail, historic offices, and attainable housing stock. One of the many upsides of Fitchburg's industrial legacy are the wide diversity of building types available in a compact walkable area attractive to growing businesses. Creative investors can take advantage of the business investment component of the Opportunity Zone tax incentive.

280 Main Street

Seeking: Developers, Investors

Type: Commercial (Class B)

Acreage: 1.26 acres

Existing Building Sq. Footage: 32,000

Floors: 5

Year Built: 1910

Zoning: DBD

Number of owners: One (Esco Realty, Inc.)

Tax Per SF: \$0.45

Incentives: HDIP, TDI, 40R, Opportunity Zone, CDBG Storefront Tax Credit

Notes:

Entryway into downtown; historic flat-iron building. 53 Parking spaces available, 81 WalkScore. 34k sf of mixed-use space at the entryway to downtown.

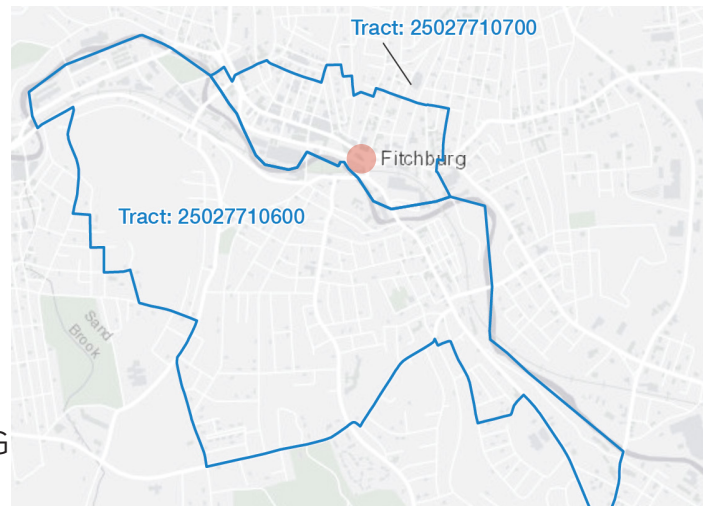
Includes two riverfront parcels, currently used for parking. 1/10 mile from the Fitchburg Intermodal Station, a quarter mile to Fitchburg State University, steps away from beautiful Riverfront Park, Market Basket supermarket, and the downtown amenities such as the Public Library and Art Museum.

Owner Contact Information:

Jeffrey Pollock

413-301-5444

escorealty@juno.com



87-89-91 River Street (Iver Johnson Mills)

Seeking: Investors, Developers

Parcels: 3

Acreage: 2.6+

Year Built: 1900-1910

Existing Building Sq. Footage:

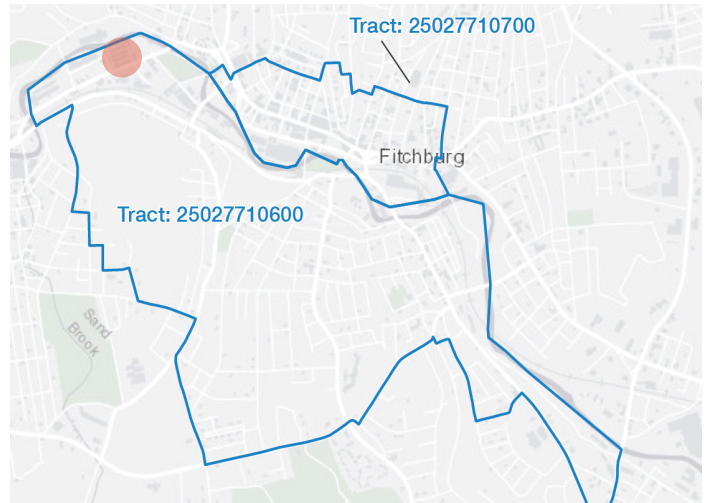
Zoning: Adaptive Industrial

Number of owners: 1

Taxes per SF: \$0.19 (2018)

Incentives: 40R Smart Growth Zone, OZ, Historic

Notes: Three adjacent brick mill buildings; include office space, high ceilings, warehouse/industrial space, and loading docks. Walk Score of 77.



The Iver Mills development will redevelop 3 historic mill buildings into 60 units of one & two-bedroom units. The project has provisional approvals of historic tax credits for this project, which sits across the river from Winn Development's completed 96-unit Yarn Works project, and adjacent to the recently-developed Nursery Lane mill conversion project. The project includes 79 parking spaces, and is located within Fitchburg's 40R Smart Growth and HDIP Zones.

Owner Contact Information:

Rich Darche

908-240-5415

rich@ivermills.com



49 Snow Street

Property Type: Mixed Use (Proposed)

Seeking: Investors

Acreage: 1.33 acres

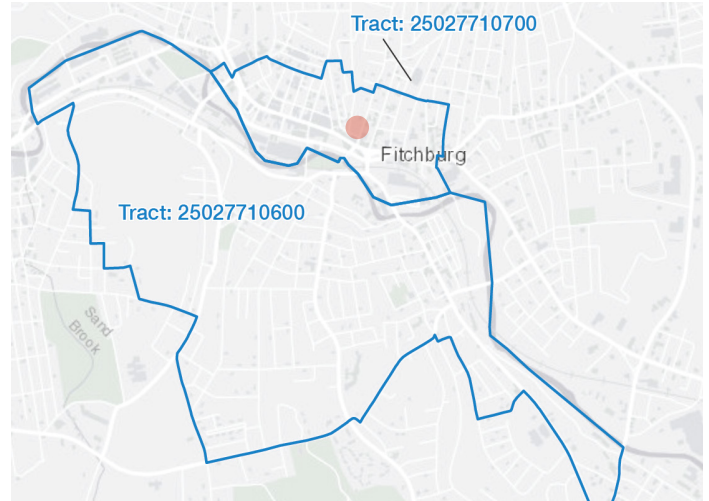
Number of Owners: 1

Zoning: DBD

Incentives: HDIP, TDI, 40R, Opportunity Zone, CDBG

Notes: Vacant site located off of North Street, just one block north of Main Street. 156-unit project approved by the City of Fitchburg's Planning Board in Summer 2021. The development will include 161 units of parking on-site, and is just steps away from the Fitchburg Intermodal Station and Fitchburg State University.

Owner Contact Information:
Dave Gambaccini
781-771-0048



84 Elm Street

Seeking: Investors

Property Type: Mixed Use

Acreage: 0.75 acres

Building Square Footage: 18,316

Floors: 3

Number of Owners: 1

Zoning: CBD

Incentives: HDIP, TDI, 40R, Opportunity Zone, Storefront, Tax Credit, CDBG, Historic Tax Credits

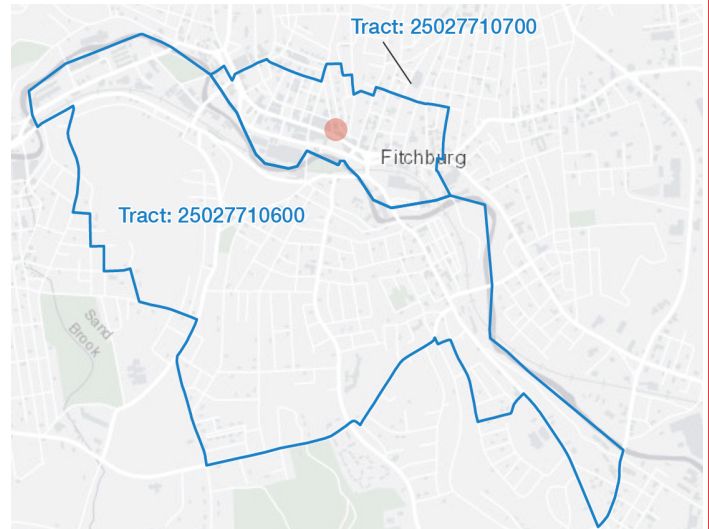
Notes: The former Worcester County Courthouse, is located within quiet and historic Monument Square. The site is owned by the Commonwealth of Massachusetts, and will be sold by the City via a Requests for Proposals (RFP) bid once disposition legislation is approved on Beacon Hill.

Owner Contact Information:

Tom Skwierawski

978-829-1892

tskwierawski@fitchburgma.gov



491 Main Street

Seeking: Developers

Property Type: Mixed Use

Acreage: 0.279 acres

Building Square Footage: 36,752 (2 Buildings)

Floors: 2 and 3

Number of Owners: 1

Zoning: DBD

Incentives: HDIP, TDI, 40R, Opportunity Zone, Storefront, Tax Credit, CDBG, Municipal Ownership

Notes: Located within walking distance of Fitchburg's Commuter Rail Station, and less than a block from two public parking facilities with ample availability.

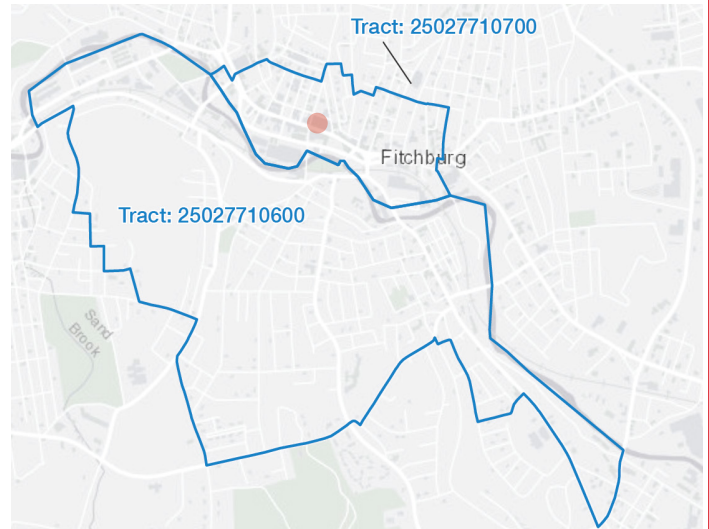
City-owned parcel, consisting of two buildings, will be put out to a Requests for Proposals (RFP) bid in Spring 2022.

Owner Contact Information:

Tom Skwierawski

tskwierawski@fitchburgma.gov

978-829-1892



520 Main Street

Seeking: Developers

Property Type: Mixed-Use

Acreage: .39 acres

Number of Owners: 1

Zoning: DBD

Incentives: HDIP, TDI, Municipally-Owned, Opportunity Zone

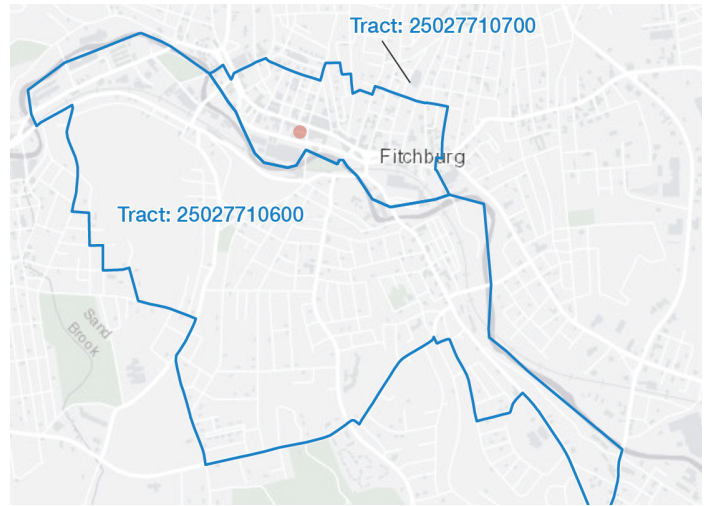
Notes: Vacant Lot abuts a 433-space municipal parking garage with ample capacity. Property will be put out to a Requests for Proposals (RFP) bid in spring 2022.

Owner Contact Information:

Meagen Donoghue

director@fitchburgredevelopment.org

978-345-9602



Contact

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mbohart@fitchburgma.gov

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Tom Skwierawski

Executive Director of Community Development and Planning
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OFFICE HOURS:

Mon - Fri

8:30 - 4:30



