

Hamilton Development Corporation (HDC) Timeline of Accomplishments

Project	Action	Date
Founding of HDC	Legislative charter granted. Selectmen appoint board.	November 2013
Acquisition 59/63 Willow Street	HDC purchases 59/63 Willow St. for future development.	May 2014
Wastewater Feasibility Study	HDC commissions review of downtown wastewater options and est. costs	June 2014
Downtown Village Plan	MAPC develops conceptual downtown revitalization plan under Barr grant. Presented for public consideration at public meetings.	September 2014
Urban Land Institute (ULI) Economic Analysis	HDC commissions ULI economic analysis/impact study of development options. Presented a public meetings.	June 2015
Design Guidelines	HDC sponsored voluntary building design guidelines commercial district. Planning Board adopts guidelines.	October 2015
Development of 59/63 Willow Street	HDC issues RFP for residential/commercial development of site.	February 2016
Mixed Use Bylaw of Commercial District	HDC sponsors and TM adopts by law allowing combined residential & commercial uses.	Jan – April 2016
Railroad Avenue Park Benches and Trash Receptacles	HDC donates \$ to town for installation of improvements.	Summer 2016
Summer Flower Baskets	HDC funds downtown seasonal visual enhancements.	Summer 2017 - Ongoing
Christmas Holiday Wreaths	HDC funds holiday decorations	November 2017 – Ongoing
59/63 Willow St. Development	Issued 2nd Willow St. RFP.	March 2017
59/63 Willow St. Development	Harborlight responds to RFP proposes 20 units of senior affordable housing.	May 2017
59/63 Willow St. Development	Harborlight awarded project.	June 2017
59/63 Willow St. Development	Town considers multiple options for affordable housing paired with 59 Willow St. proposal.	June 2017 – Nov. 2018
Railroad Ave Roadway/Pedestrian Improvements	HDC commissions conceptual drawings of options for upgrade of RR Ave.	March 2018
Railroad Ave Roadway/Pedestrian Improvements	First public meeting on RR Ave plans seeking public input.	June 2018

Project	Action	Date
59 Willow St. Development	Town rejects \$ for affordable housing paired with 59 Willow St. Harborlight withdraws proposal.	Nov. 2018
Railroad Ave Roadway/Pedestrian Improvements	Second public meeting to present options & seek neighborhood input.	December 2018
Mixed Use 59/63 Willow Street	HDC initiates planning for mixed use market rate housing project at site.	December 2018
Promotion of Downtown Businesses	Meeting with local business owners to offer technical/financial support.	January 2019
Market Study of Development Options for 59/63 Willow St.	Market study completed, identifies strong demand for market rate housing.	March 2019
Consulting Team Under Contract for Site Plan Review Submission to Planning Board	Issued RFP and engaged consultants to develop site plan application for market rate housing at 59/63 Willow St.	May - July 2019
Downtown Business "Shop Local" Website Goes Live	HDC funds development of webpage on town website to promote local businesses.	August 2019
Application for Willow St. Mixed Use Project Submitted to Planning Board	Application for mixed use commercial/market rate project under review by Planning Board.	Sept. – Dec. 2019
Sponsorship of Downtown Holiday Festival	Fund insurance/administrative support for business owner's downtown holiday festival.	Nov. 2019
RFP for Mixed Use Project at 59/63 Willow St.	Following Planning Board approval, HDC issues bid for private development of project.	Feb. 2020
Award 59/63 Willow St.	Hamilton Affordable Trust commits \$500K for 9 affordable units – HDC selects Traggorth Companies for project.	April 2020
State Approval of Transit Oriented/Affordable Housing Funds.	Partial project financing approved by state to developer for affordable units.	Sept. 2020
Construction begins 59/63 Willow St.	Project breaks ground, completion expected Fall 2022.	March 2021 – Fall 2022