

## Hamilton Development Corporation (HDC) Timeline

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

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<b>59 Willow St. Development</b>	Town rejects \$ for affordable housing paired with 59 Willow St. Harborlight withdraws proposal.	Nov. 2018
<b>Railroad Ave Roadway/Pedestrian Improvements</b>	Second public meeting to present options & seek neighborhood input.	December 2018
<b>Mixed Use 59/63 Willow Street</b>	HDC initiates planning for mixed use market rate housing project at site.	December 2018
<b>Promotion of Downtown Businesses</b>	Meeting with local business owners to offer technical/financial support.	January 2019
<b>Market Study of Development Options for 59/63 Willow St.</b>	Market study completed, identifies strong demand for market rate housing.	March 2019
<b>Consulting Team Under Contract for Site Plan Review Submission to Planning Board</b>	Issued RFP and engaged consultants to develop site plan application for market rate housing at 59/63 Willow St.	May - July 2019
<b>Downtown Business "Shop Local" Website Goes Live</b>	HDC funds development of webpage on town website to promote local businesses.	August 2019
<b>Application for Willow St. Mixed Use Project Submitted to Planning Board</b>	Application for mixed use commercial/market rate project under review by Planning Board.	Sept. – Dec. 2019
<b>Sponsorship of Downtown Holiday Festival</b>	Fund insurance/administrative support for business owner's downtown holiday festival.	Nov. 2019
<b>RFP for Mixed Use Project at 59/63 Willow St.</b>	Following Planning Board approval, HDC issues bid for private development of project.	Feb. 2020
<b>Award 59/63 Willow St.</b>	Hamilton Affordable Trust commits \$500K for 9 affordable units – HDC selects Traggorth Companies for project.	April 2020
<b>State Approval of Transit Oriented/Affordable Housing Funds.</b>	Partial project financing approved by state to developer for affordable units.	Sept. 2020
<b>59/63 Willow Construction Completed</b>	Building complete- occupancy of 14 one bed room & 4-two bedrooms w25% affordable.	Sept. 2022
<b>Sponsorship of Downtown Fall Festival</b>	HDC funds sponsorship of fall festival by non-profit local business group LocalHW	October 2022 & 2023
<b>Application to state for MassWorks funding downtown street, sidewalk, and pedestrian safety improvements.</b>	Spearheads & with town HDC funds preliminary engineering needed to submit \$4 MM application for improvements.	June 2023

<b>Project</b>	<b>Action</b>	<b>Date</b>
<b>Began discussions on developing pocket park on small parcel at corner of Bay &amp; Railroad Ave</b>	Began discussions with owner of parcel on developing pocket park to make area attractive to residents & shoppers on Railroad Ave.	Jan. 2024 - Ongoing
<b>Promoted development of Form Based Code to update downtown zoning</b>	Joined with town to help fund consultant to update zoning to ensure future development protects and visually enhances the character of downtown.	Feb 2024 - Ongoing