



# Tanner Street District Economic Development Plan

## Community Meeting

November 29, 2012



# The Team



**Crosby | Schlessinger | Smallridge:**

Prime Consultant, Urban Planning, Landscape Architecture



**CDW Consultants, Inc.:**

Civil and Environmental Engineering

**Thomas Miller**

**Thomas Miller:**

Urban Renewal and Development Consulting

**BARTRAM & COCHRAN**  
National Real Estate Consultants

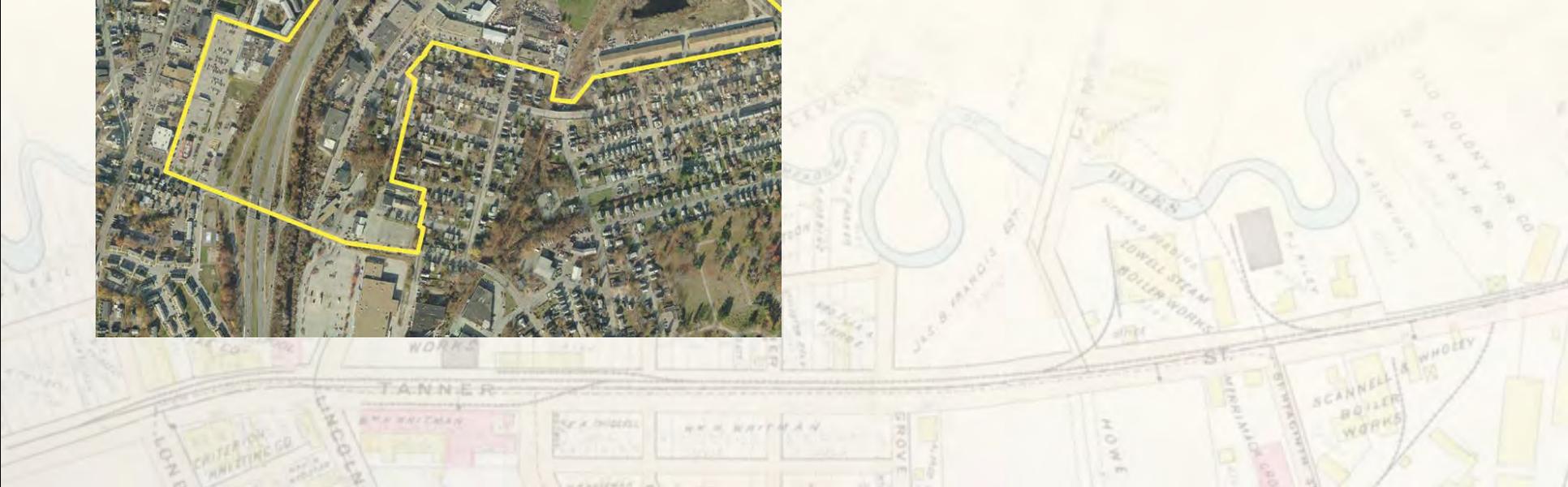
**Bartram & Cochran:**

Market/Economic Development Consultants

# Tonight's Agenda

- Presentation:
    - Vision & Goals
    - Existing Conditions Summary
    - Conceptual Development Plans
    - Conceptual Infrastructure & Open Space Changes
    - Proposed Zoning
    - Implementation
  - Public Discussion
  - Next Steps
- 
- A faint, light-colored map of a neighborhood is visible in the background. The map shows a grid of streets including Tanner, Lincoln, Hales, and Grove. There are also labels for 'HASES PLAN' and 'SCANNELL & BOILER WORKS'. The map is overlaid with a semi-transparent white box containing the agenda text.

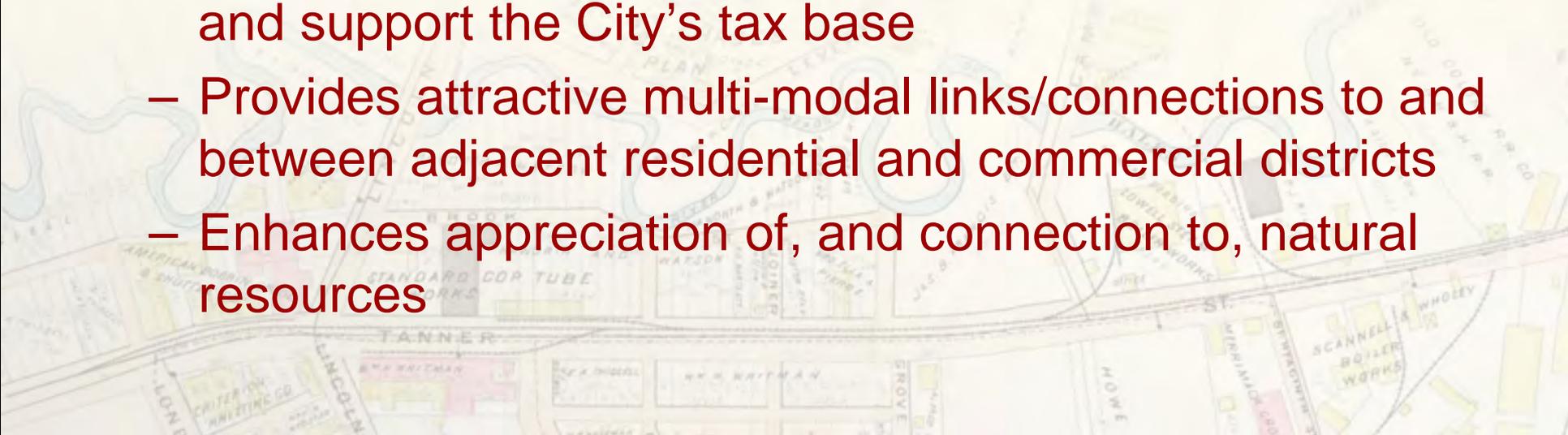
# Project Area



# Vision Statement

The Tanner Street District should be an active, economically vital, attractive, environmentally and economically sustainable commercial/industrial District that:

- Supports and enhances existing businesses
- Attracts new development/businesses that create jobs and support the City's tax base
- Provides attractive multi-modal links/connections to and between adjacent residential and commercial districts
- Enhances appreciation of, and connection to, natural resources



# Environmental Conditions

- Silresim Chemical - long term remediation underway
- Some portion of Silresim will be available sooner
- Many opportunities for Brownfields redevelopment
- Conditions should allow future industrial and/or commercial use

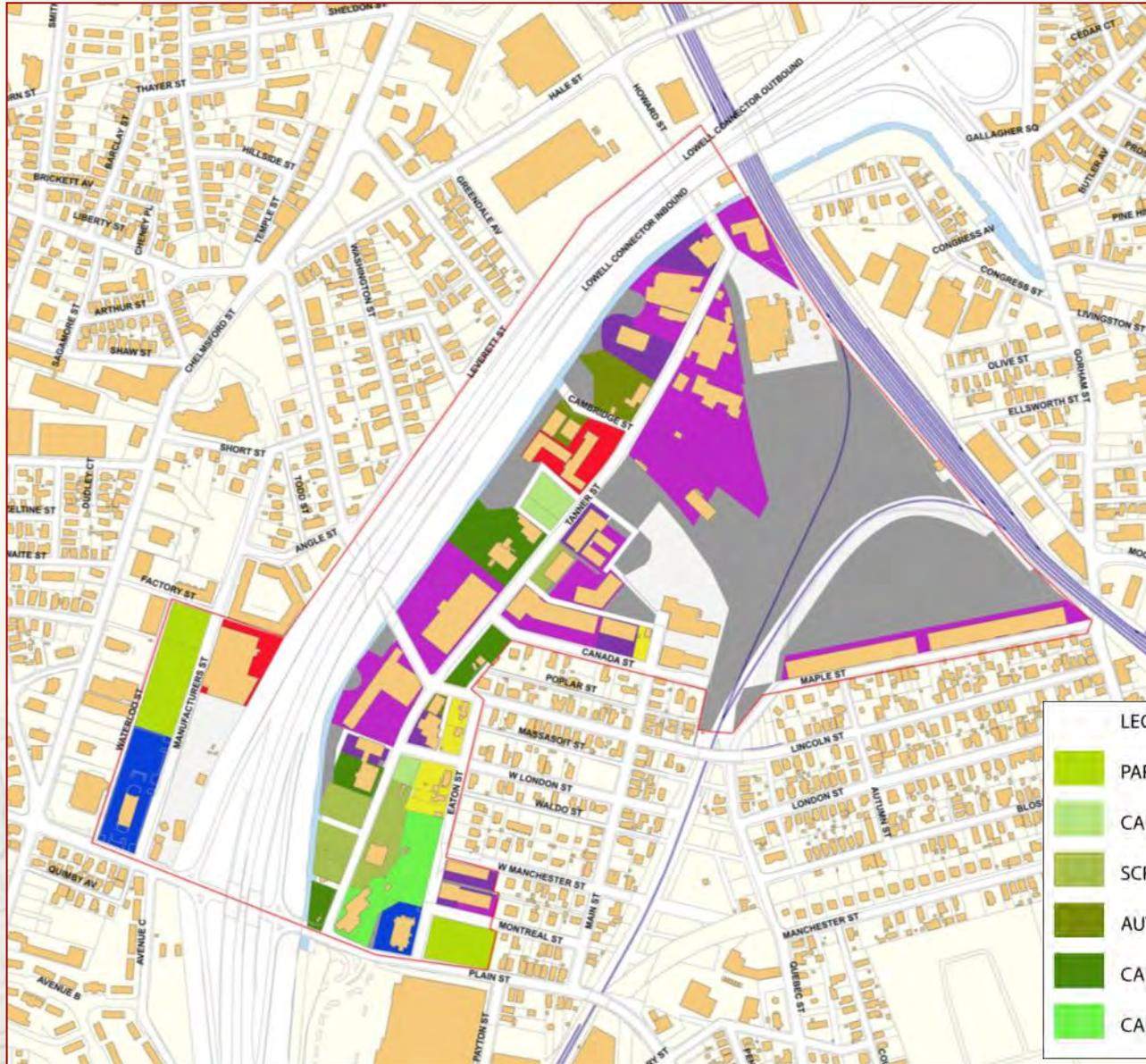


# Utilities and Infrastructure

- Water, sewer, natural gas and electrical service sufficient for future development
- CSO separation on southern end of Tanner Street complete. Northern end not separated at this time.
- Undefined roadway



# Existing Land Use



31.2% right of way  
 21.8% vacant  
 13.0% industrial  
 12.4% auto-related

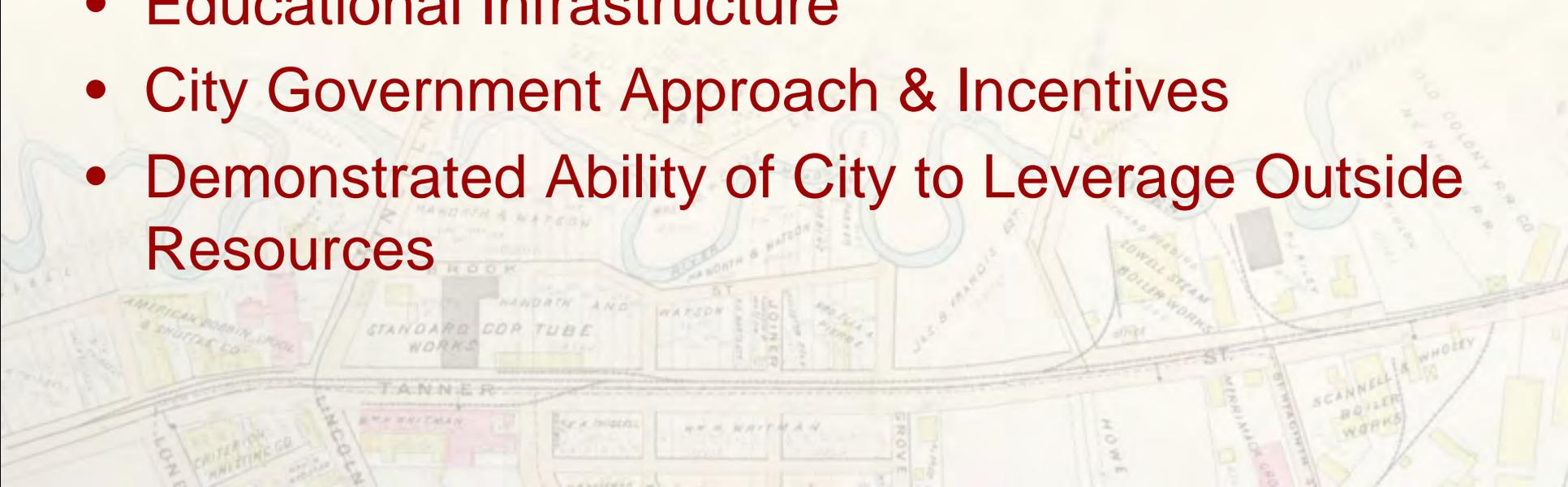
Floor Area Ratio:  
 Allowable: 2.0 (6 mil SF)  
 Existing: 0.2 (.6 mil SF)

## LEGEND

	PARKING LOT		COMMERCIAL
	CAR STORAGE		WAREHOUSE
	SCRAP		FACTORY
	AUTO REPAIR		RESTAURANT/CLUB
	CAR DEALERSHIP		VACANT
	CAR WASH		RESIDENTIAL
			OTHER

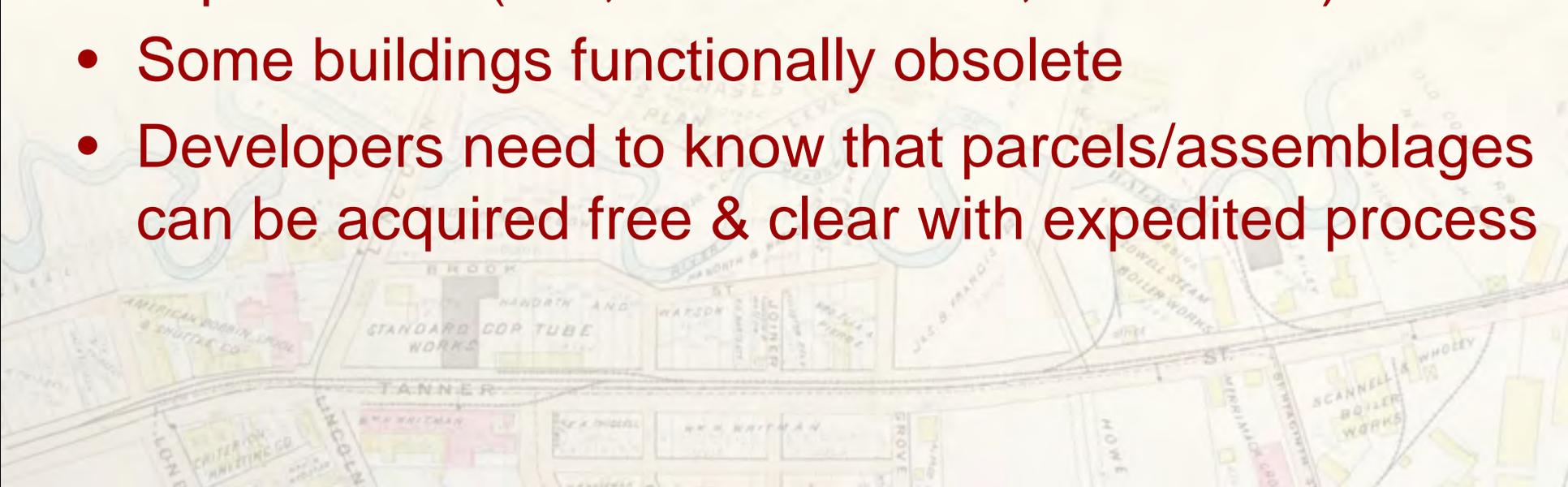
# Market Study: District Advantages

- Cost Advantage within Boston Metro Area
- Freight Rail Availability
- Highway Access
- Commuter Rail Access
- Land Values
- Educational Infrastructure
- City Government Approach & Incentives
- Demonstrated Ability of City to Leverage Outside Resources



# Market Study: Major Findings

- A number of existing viable businesses
- Tanner Street would benefit from aesthetic improvements
- High asking prices a major obstacle
- Some vacant properties have substantial impairments (title, environmental, easement)
- Some buildings functionally obsolete
- Developers need to know that parcels/assemblages can be acquired free & clear with expedited process

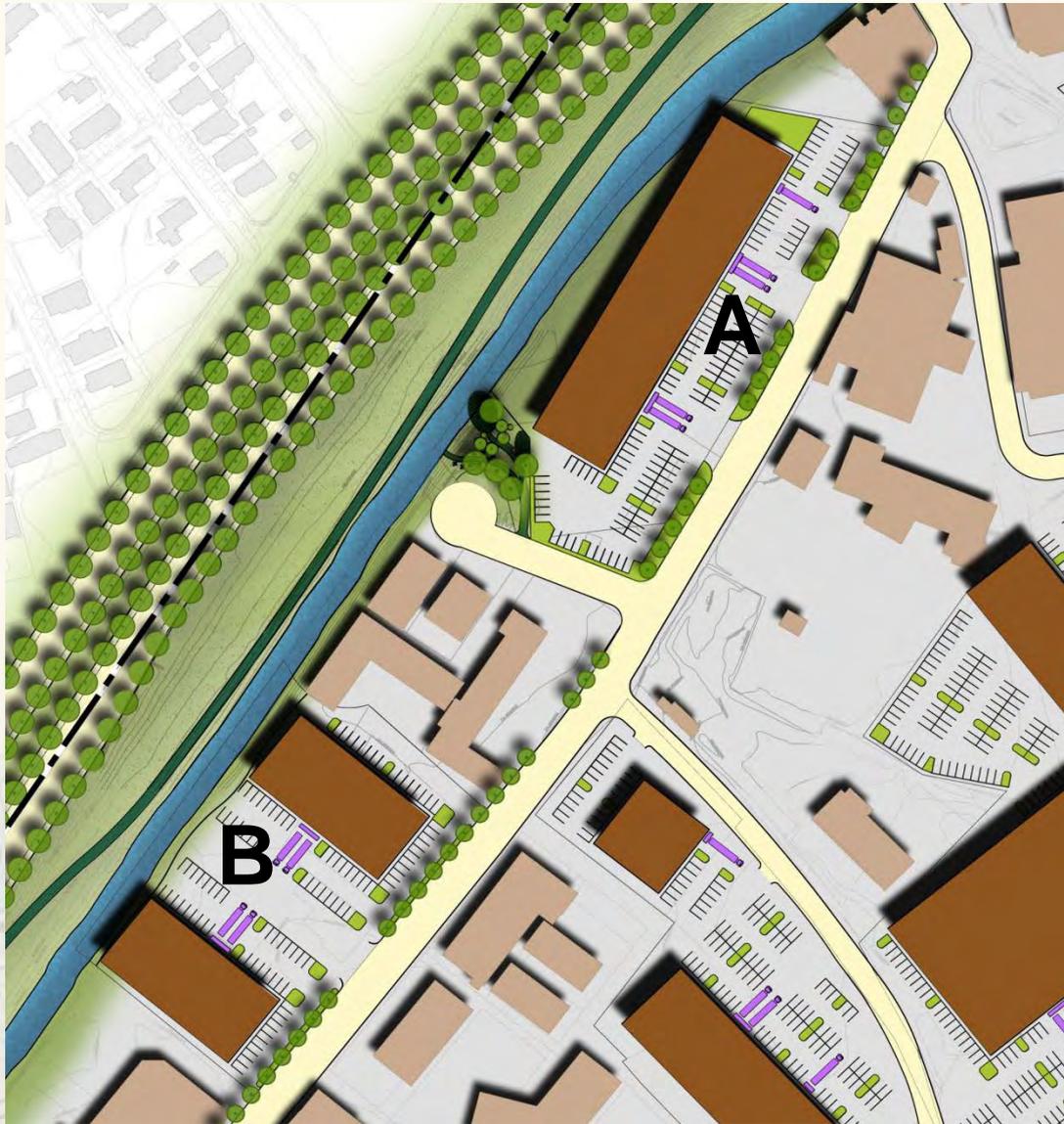


# Market Study: Demand

- Demand for:
  - Heavier industries near north end
  - Light industrial (and some R&D) in the center
  - Industrial “plain jane” subdividable buildings
  - Retail around Plain Street
  - Business services & retail along Manufacturers St.
  - Warehousing & distribution
- No Demand for:
  - Office
  - Large speculative spaces



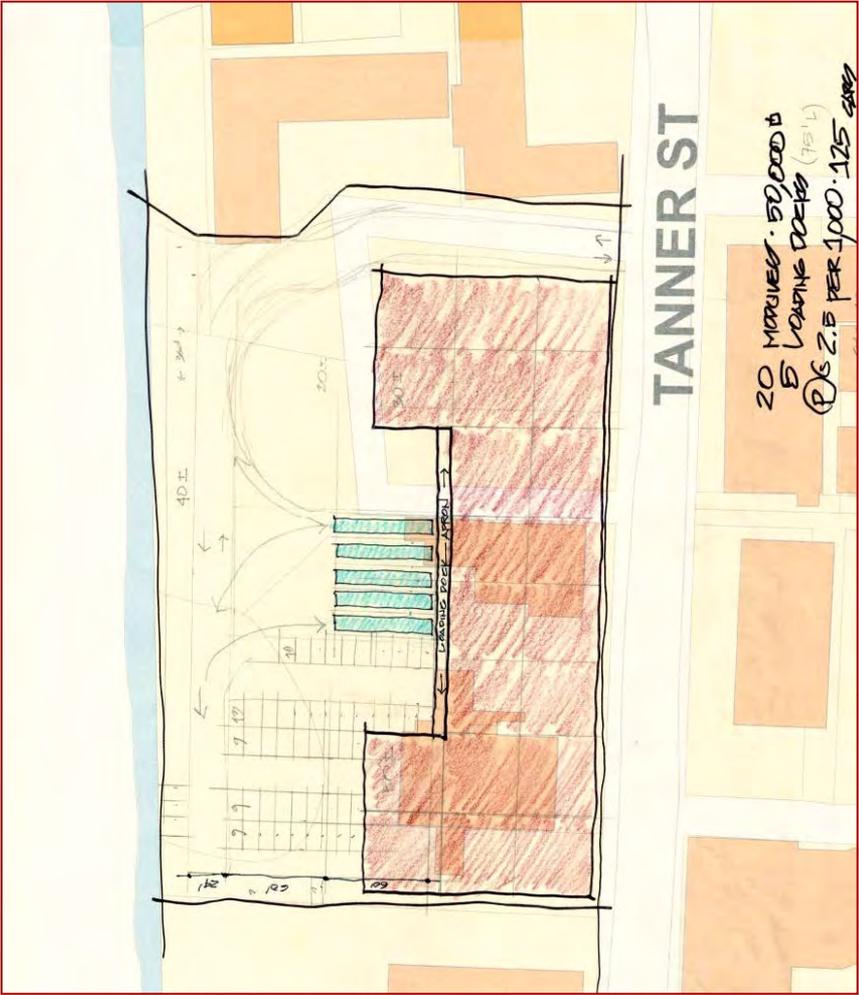
# Conceptual Development Opportunities



A: 45,000 SF industrial

B: 40,000 SF industrial

# Site Layout Options



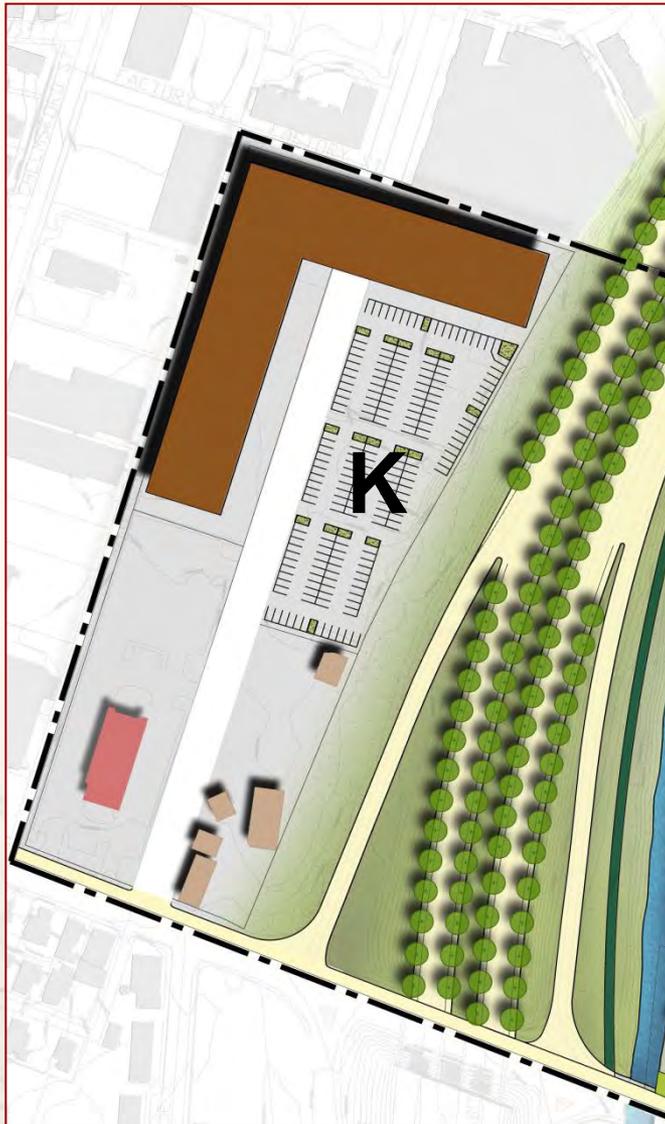
50,000 sf



40,000 sf

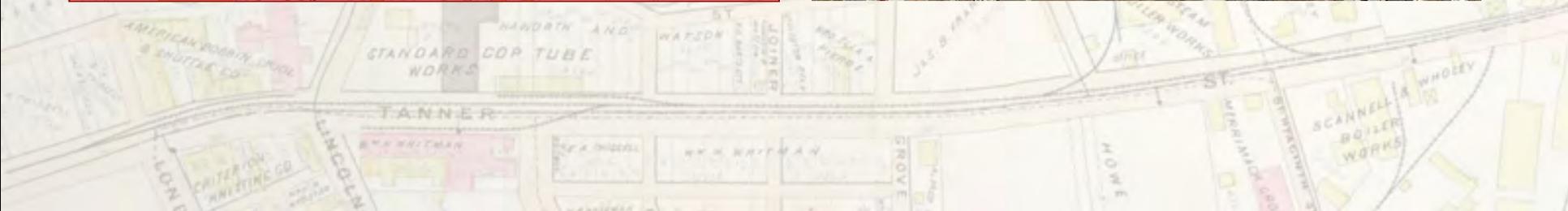
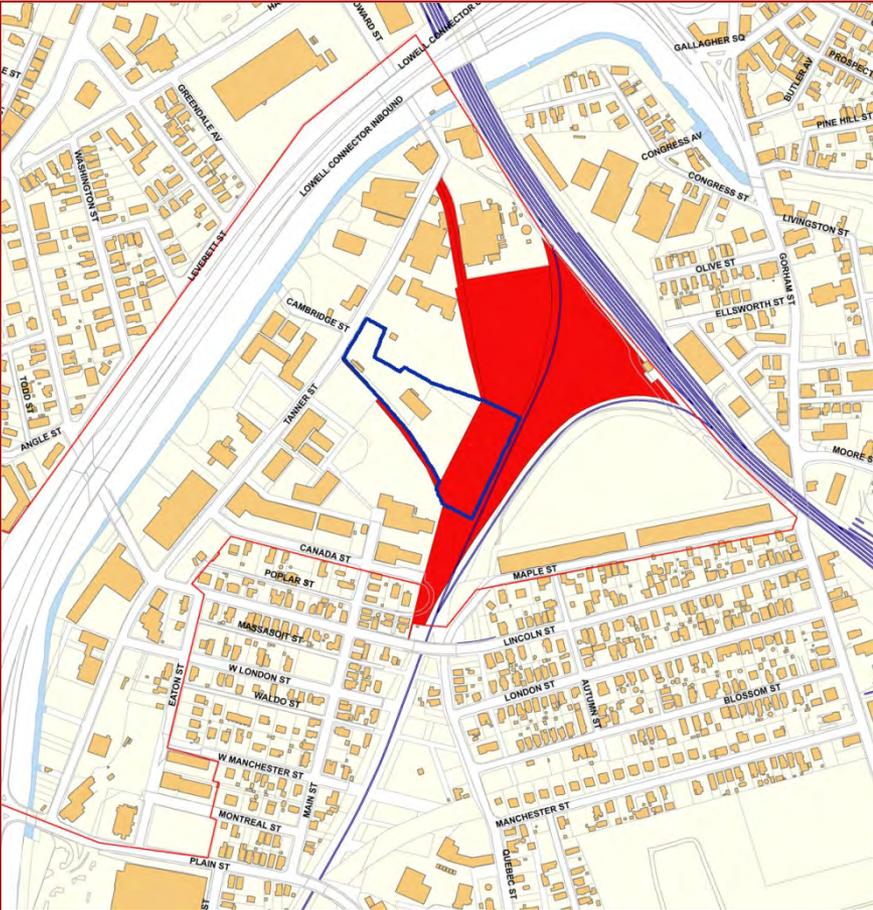


# Conceptual Development Opportunities



K: 15,000 SF auto repair/sales

# Landlocked Parcels



# Conceptual Development Opportunities



C: 160,000 SF industrial  
D: 55,000 SF industrial



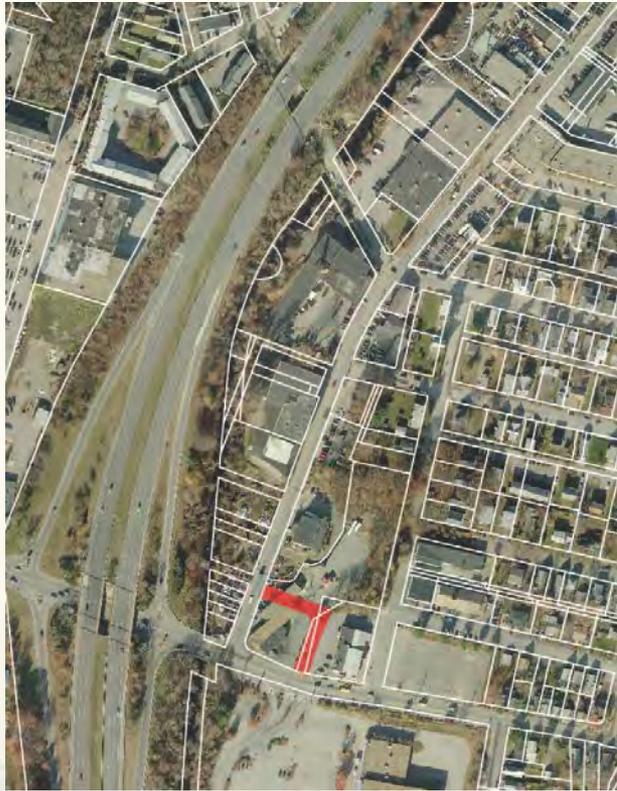
# Tanner/Plain Streets Intersection



# Existing Conditions



# Tanner Street Realignment Options



# Conceptual Development Opportunities



F: 10,000 SF retail

G: 14,000 SF retail

H: 10,000 SF industrial

# Streetscape: Tanner Street Today





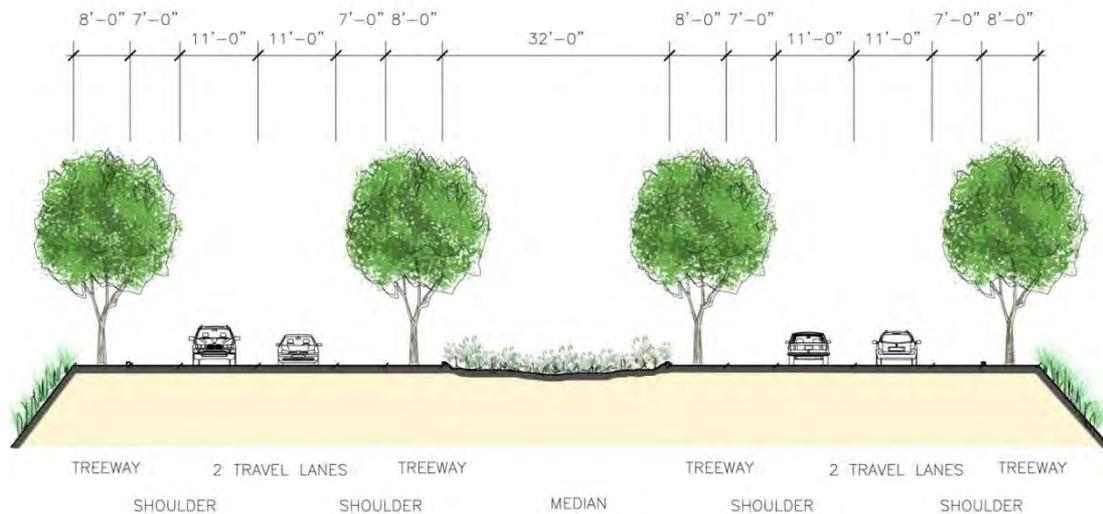
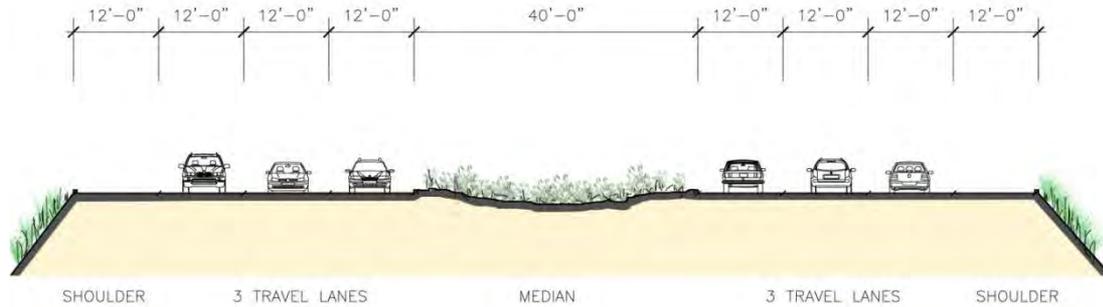
# Maple / Canada Streets



# The Connector



# The Connector: Proposed Cross Section





# LOWELL CONNECTOR



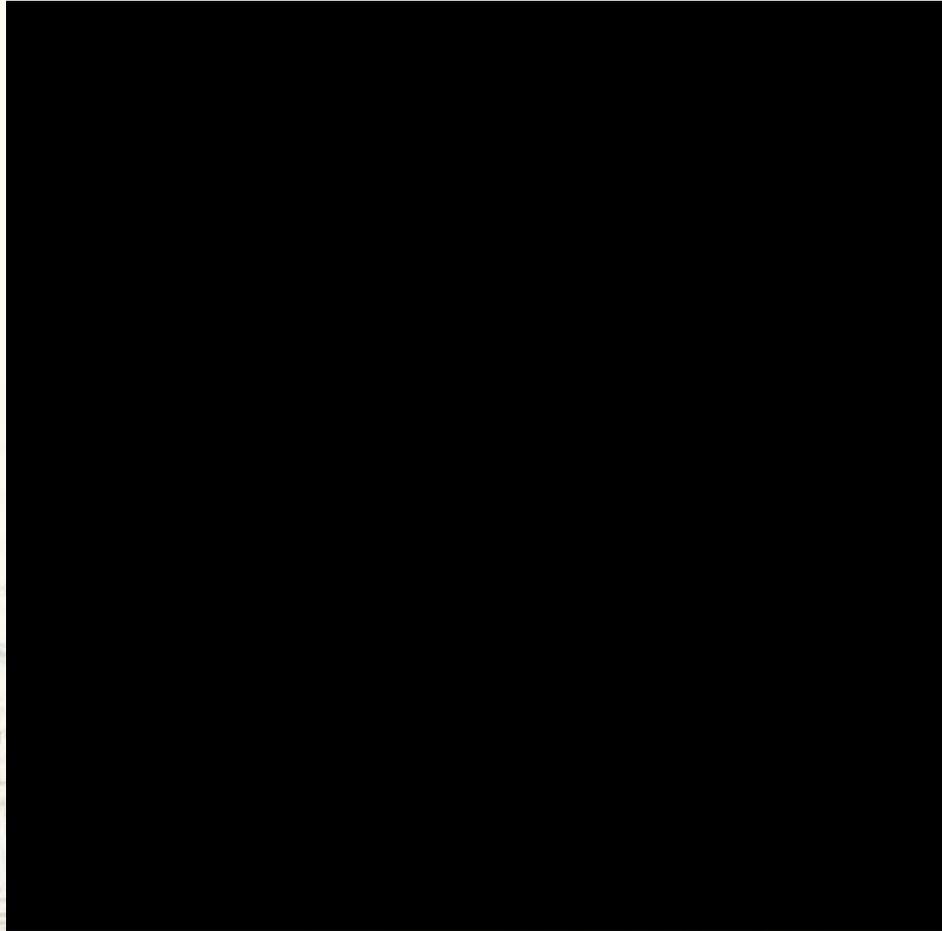
# Riverfront Parkway, Chattanooga



# Open Space & Connection to Natural Resources :East Pond Park



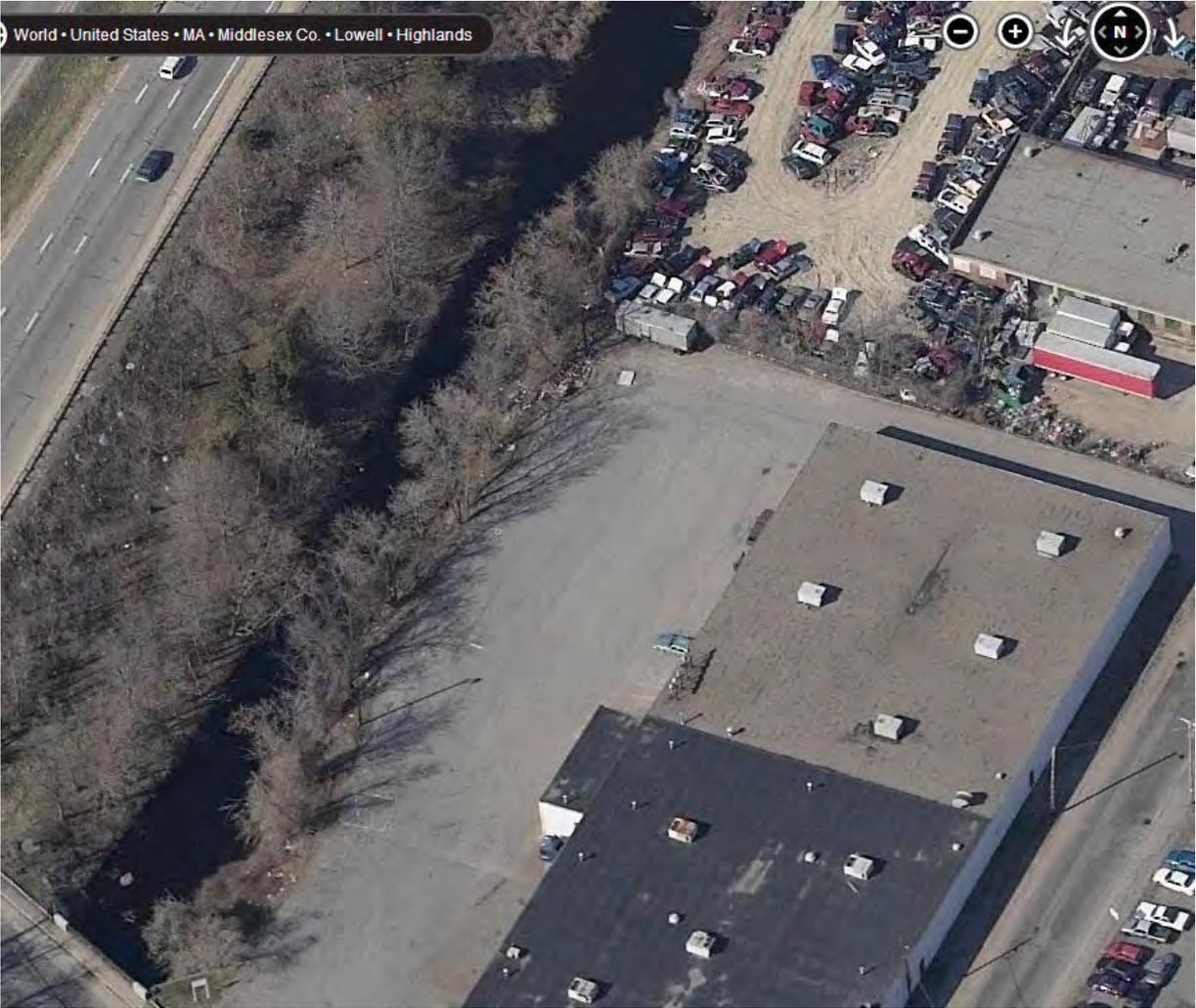
# Cambridge Street Overlook Park



# River Meadow Brook



# River Meadow Brook Multi- Use Trail





# Gateways: Underpasses & Overpasses

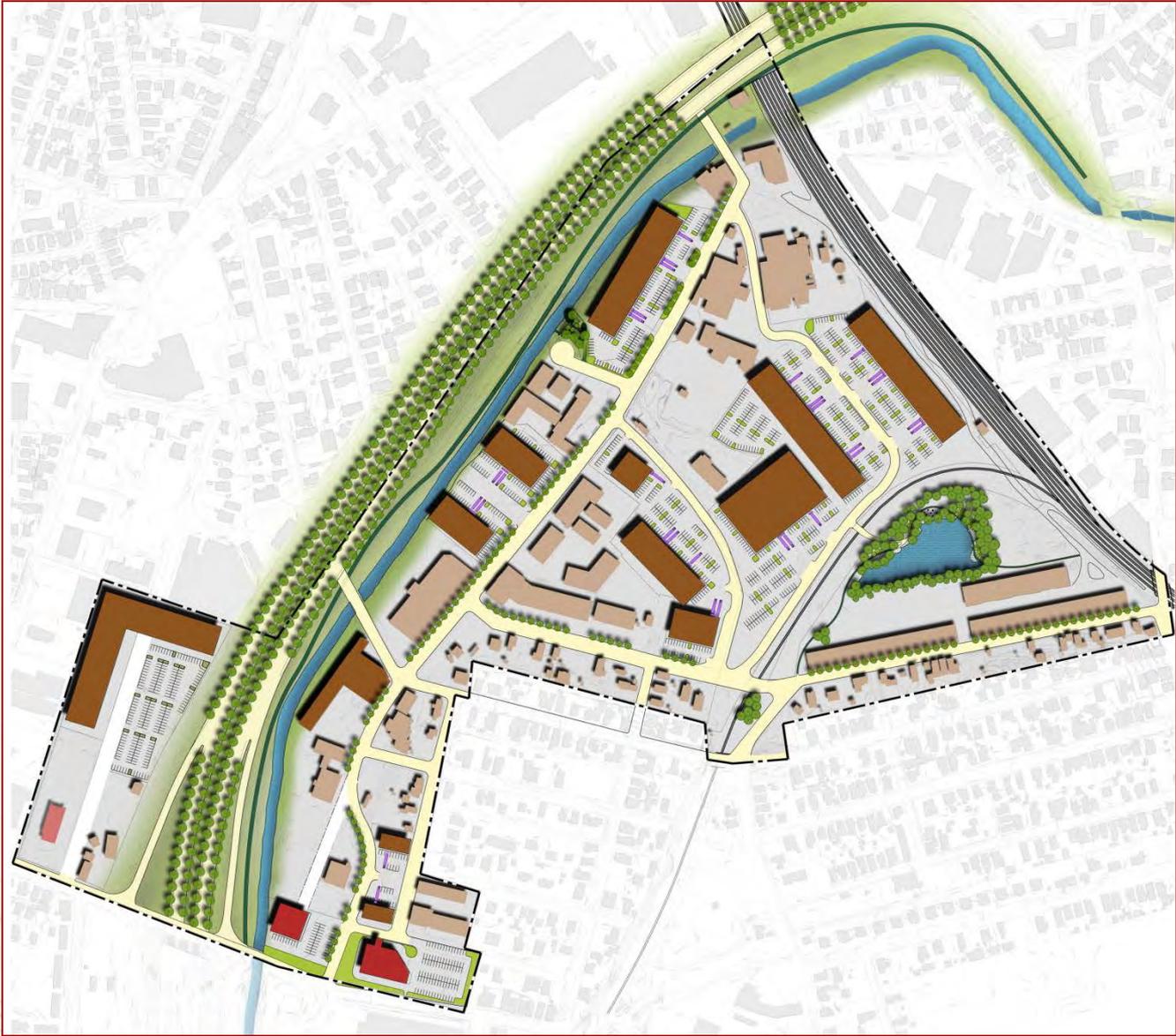


# Underpasses



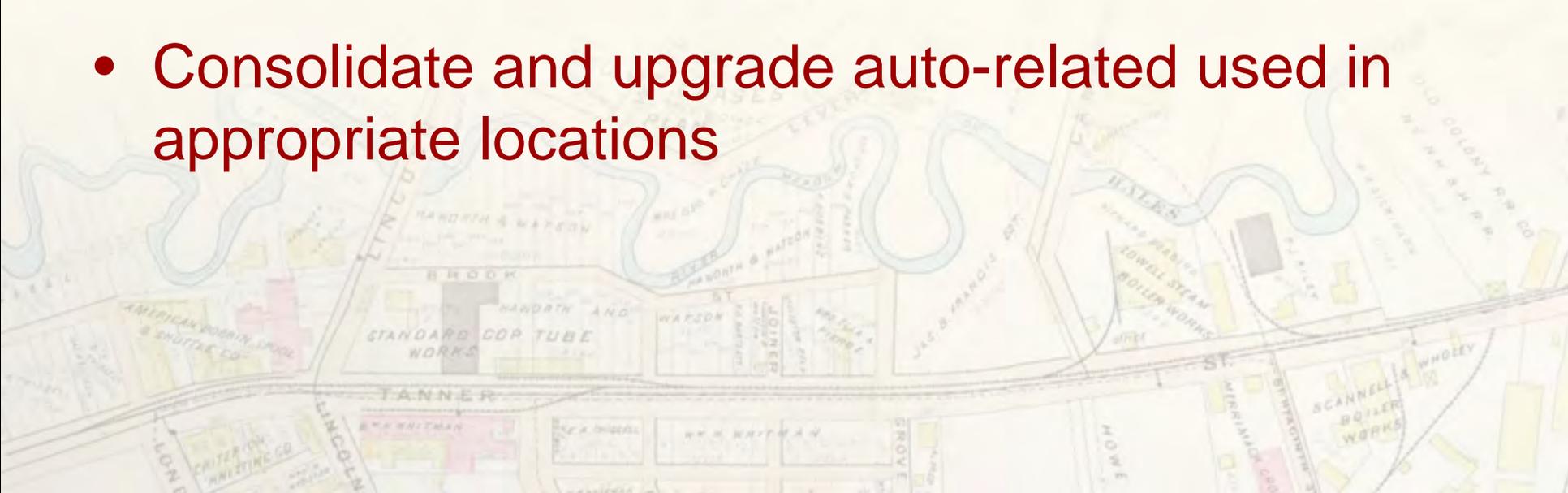


# Putting It all Together



# Proposed Zoning

- Encourage both desirable uses and development standards consistent with Vision and Goals
- Focus on clean, light industrial uses and site design/performance standards
- Consolidate and upgrade auto-related used in appropriate locations



# Results

- Brownfields clean-up and redevelopment
- 349,000 sf new development
- \$1.4 million in new annual tax revenues
- 2 new parks and new greenway
- Improved gateways
- New and improved access and circulation
- Enhanced streetscape
- New zoning to support redevelopment



# Implementation

- Implementation Actions
- Funding
- Urban Renewal



# Implementation Actions

Recommendation	Primary Responsibility	Other Involved Parties	Next Steps	Time Frame
<i>Access/Circulation</i>				
Realignment of southern end of Tanner Street and improved Tanner Street/Plain Street intersection	City of Lowell	Adjacent property owners	Pursue Funding Survey/Design Right of Way Acquisition Construction	Mid-term
Sidewalk/streetscape improvements on Tanner Street	City of Lowell	Adjacent property owners	Pursue Funding Traffic Study/Design Construction	Short-term
Changes to Design of Lowell Connector and new off-ramp at Cambridge Street	City of Lowell/Mass Highway		Pursue Funding Design Construction	Mid-term
Connection of Maple and Canada Streets	City of Lowell		Pursue Funding Design Construction	Short-term
Improved pedestrian connection to Gallagher Terminal	City of Lowell/MBTA		Meet with MBTA Pursue Funding Design Construction	Short-term
New access drives to large interior parcels	Private property owners	City of Lowell	Meet with property owners to encourage construction and assist with securing other public funding	Short-term
<i>Urban Design/Streetscape</i>				
Gateway treatment of underpasses: Howard Street/Lincoln Street	City of Lowell	MA Highway	Meet with MA Highway re Howard Street Pursue Funding Work with Arts Organizations to develop artist solicitation	Short-term
Streetscape improvements along Maple and Canada Streets	City of Lowell	Adjacent property owners	Pursue Funding Design Construction	Short-term

# Funding

- District Increment Financing
- State and Federal Infrastructure Funding Programs
- Brownfields Funding Programs

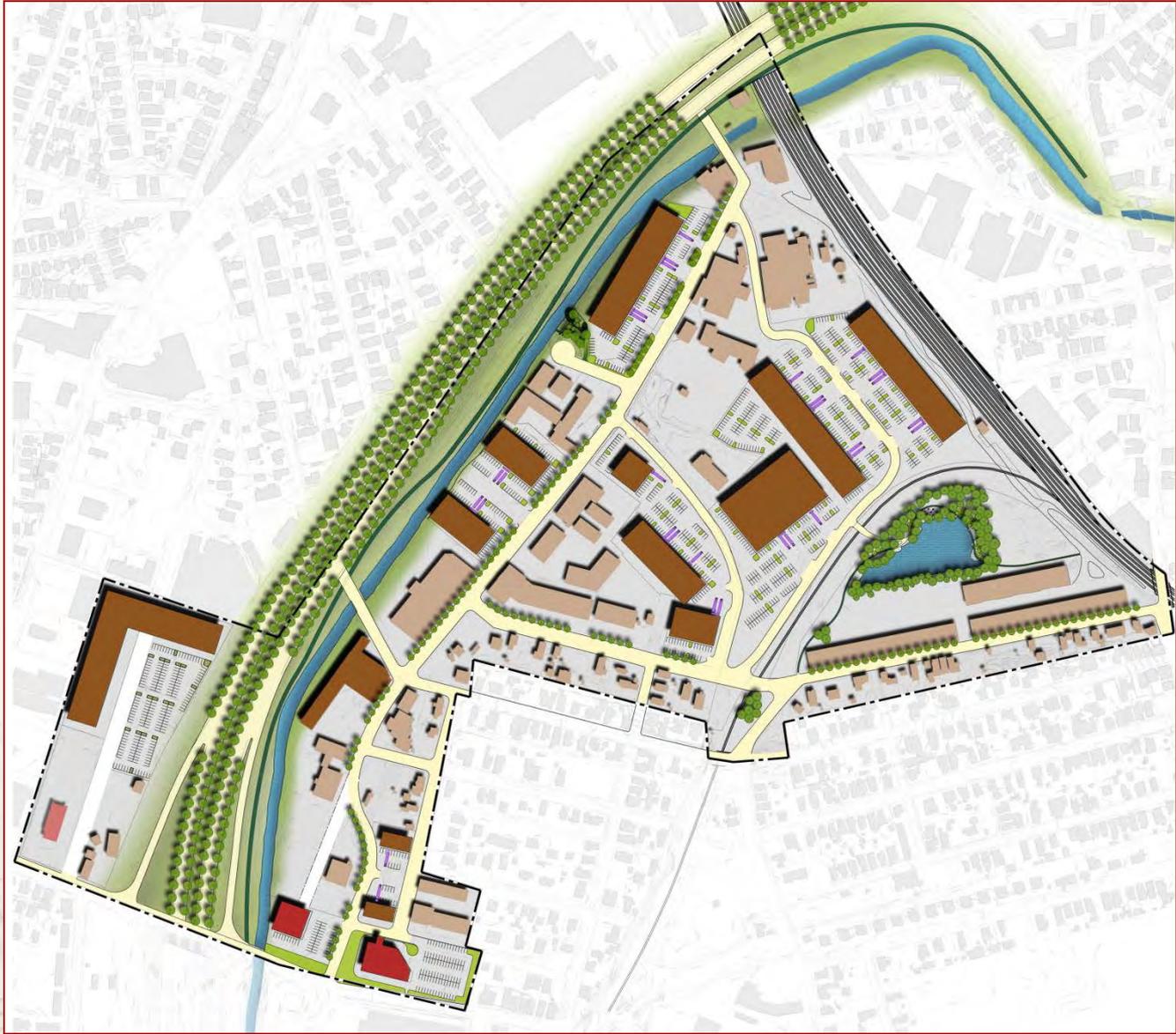


# Urban Renewal Benefits

Allows City to:

- Access an additional set of tools
- Participate in parcel assembly
- Collaborate with property owners on Funding opportunities

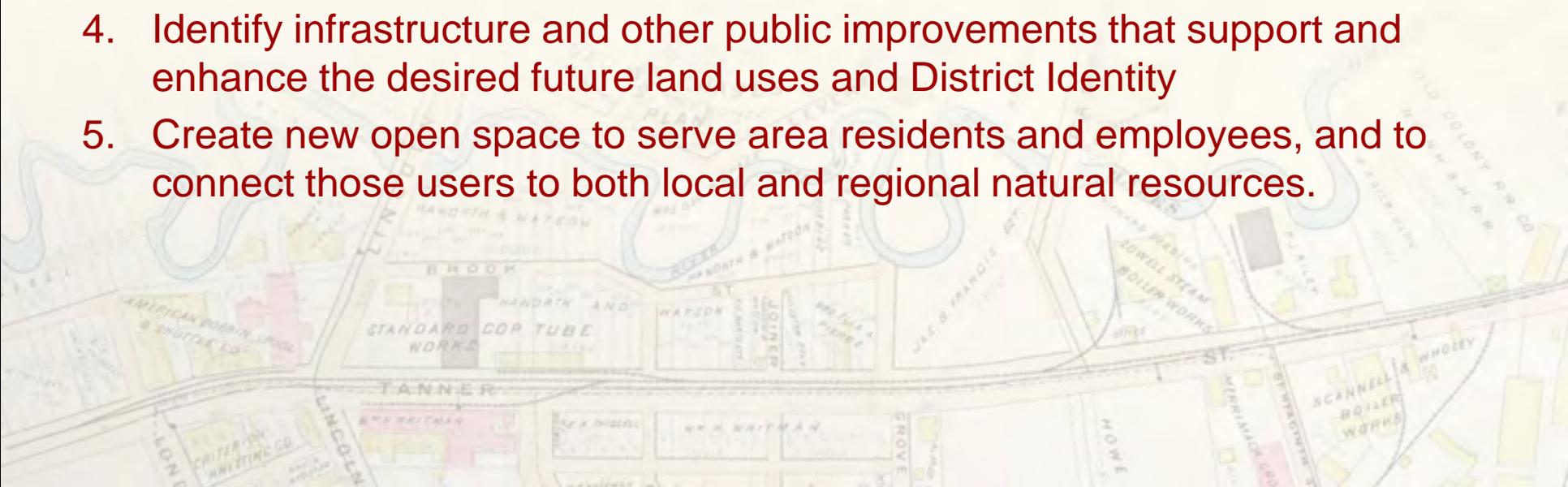






# Goals

1. Develop a comprehensive and accurate picture of existing conditions, opportunities and constraints
2. Identify future land uses that will both create jobs and increase the City's tax base to enhance the economic sustainability of The District.
3. Define a vision for an active, economically vital, attractive District that is realistic from three points of view:
  - A market and financial perspective
  - A political perspective
  - A technical perspective
4. Identify infrastructure and other public improvements that support and enhance the desired future land uses and District Identity
5. Create new open space to serve area residents and employees, and to connect those users to both local and regional natural resources.



# Goals (continued)

6. Create a framework for furthering a series of discreet fundable infrastructure improvement projects.
7. Designate (and document eligibility of) the Tanner Street District as an Urban Renewal District to enable the City to use Urban Renewal tools for implementation.
8. Identify and conceptualize the redevelopment of area Brownfields sites and environmentally sensitive 'hot spots' consistent with the vision for The District.
9. Enhance and promote the sustainability of the Tanner Street District through brownfields redevelopment, building and property reuse, and incorporation of sustainable infrastructure elements.
10. Identify and plan for transportation improvements that improve circulation and increase multi-modal opportunities and to and through The District.

