Tanner Street District Economic Development Plan

Community Meeting

June 18, 2012

The Team

Crosby | Schlessinger | Smallridge:
Prime Consultant, Urban Planning, Landscape Architecture

CDW Consultants, Inc.:
Civil and Environmental Engineering

Thomas Miller:
Urban Renewal and Development Consulting

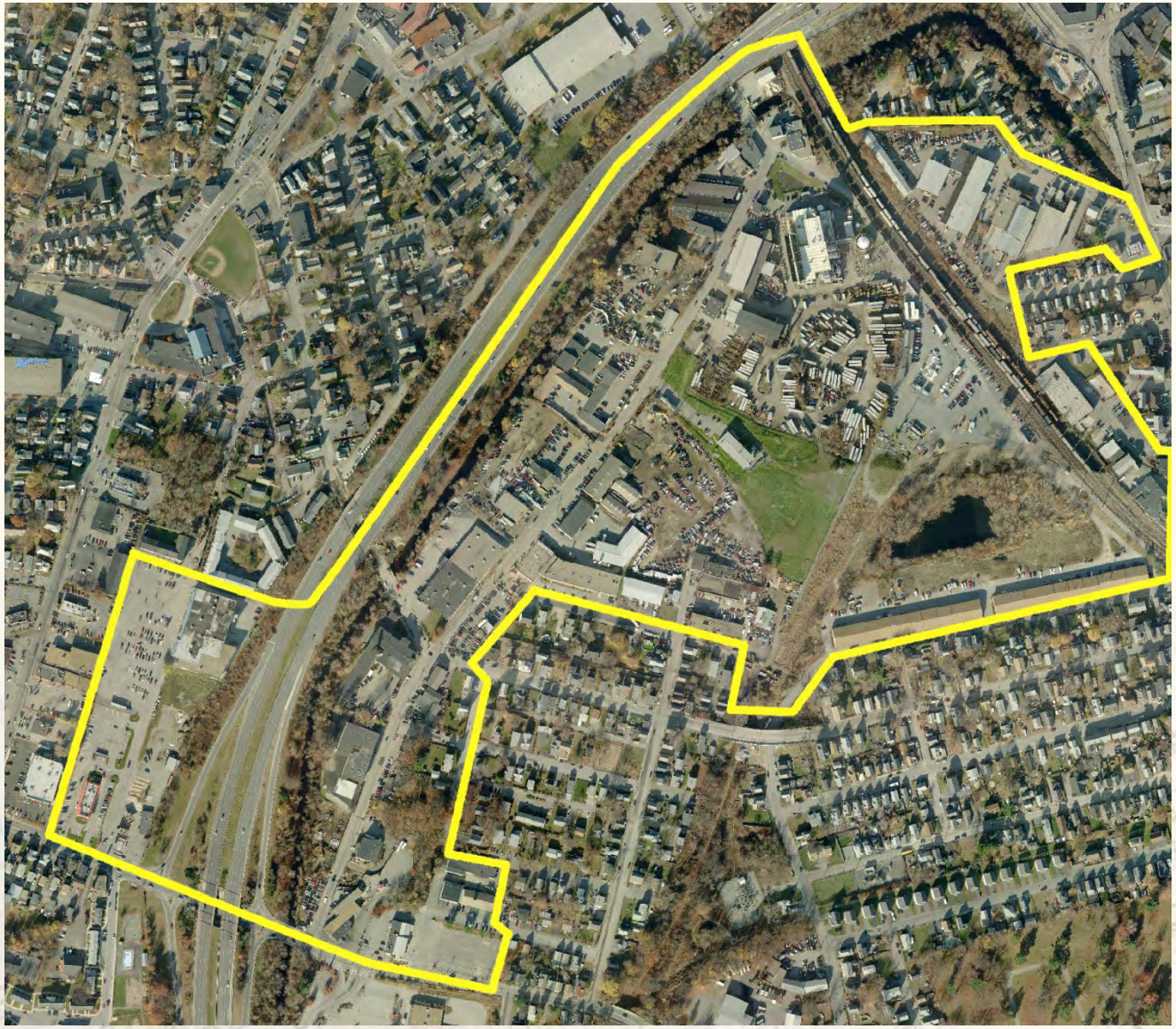
Bartram & Cochran:
Market/Economic Development Consultants

Tonight's Agenda

- Presentation:
  - Vision Statement
  - Conceptual Development Plans
  - Conceptual Roadway Changes
  - Gateways
  - Implementation/Urban Renewal

- Public Discussion
- Next Steps

Project Area

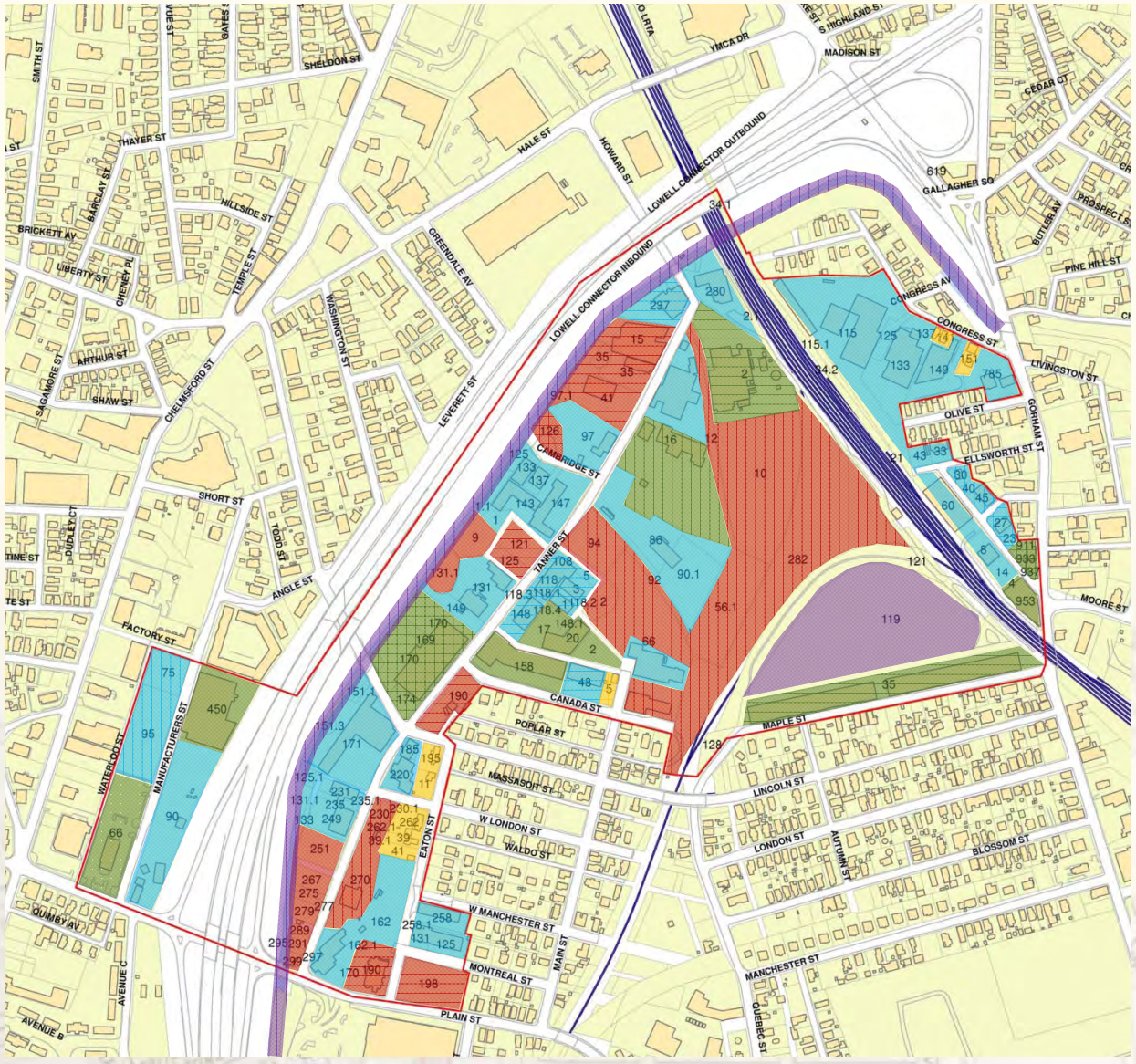


Vision Statement

The Tanner Street District should be an active, economically vital, attractive, 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 links/connections to and between adjacent residential and commercial districts

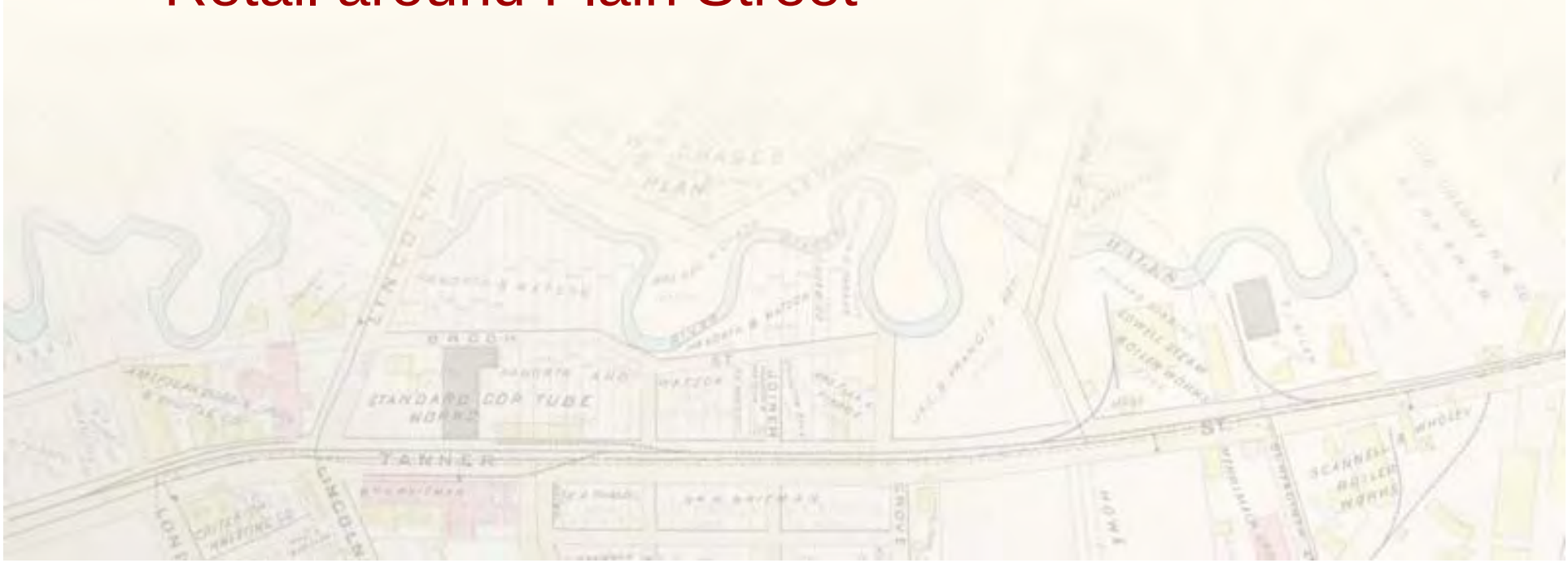
Preliminary Analysis of Opportunities



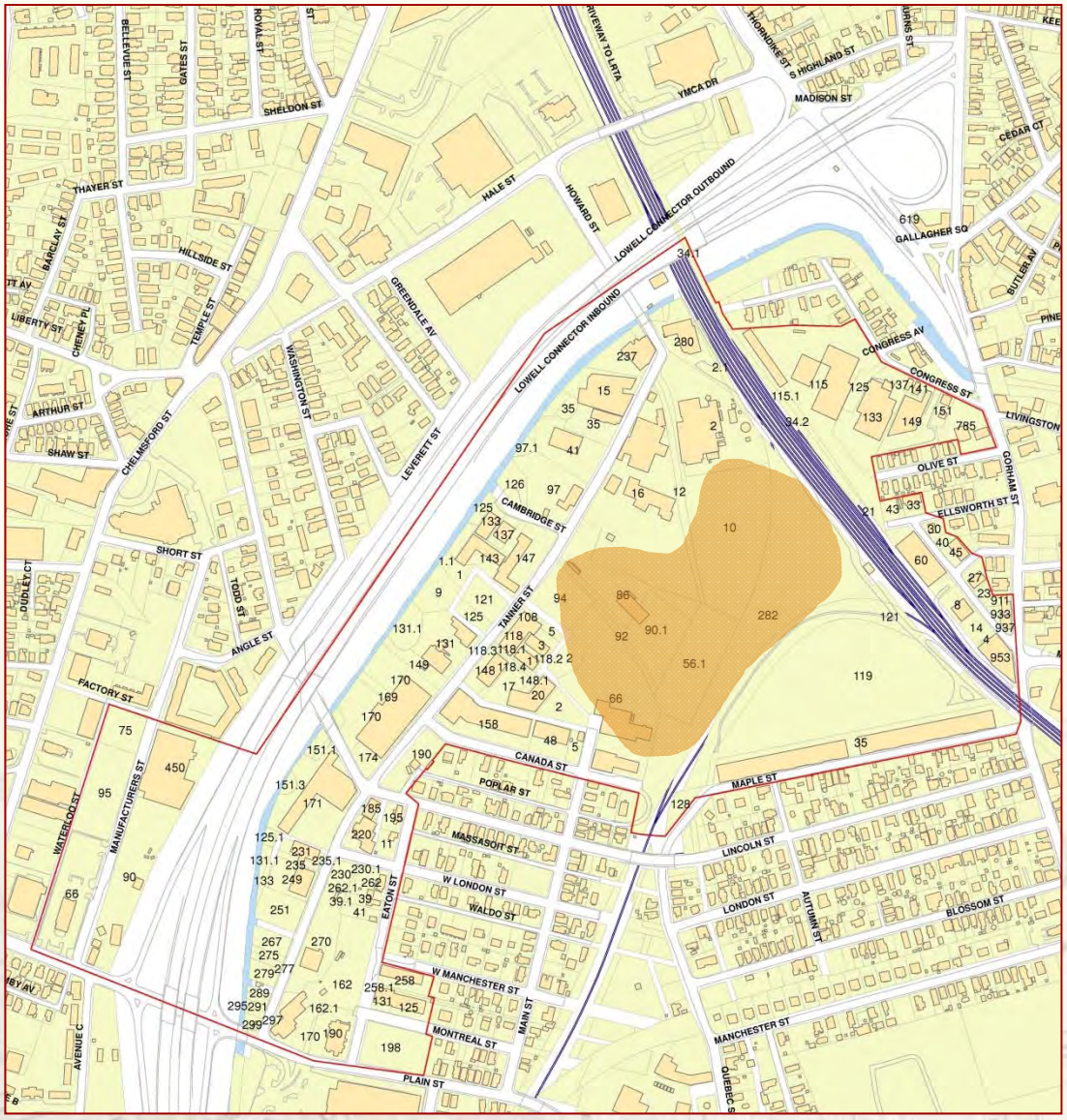
- Unlikely to change
- Potential for change over long-term
- Potential for change over near-mid term
- Residential, not likely to change
- Resource opportunity

Market Study: Demand

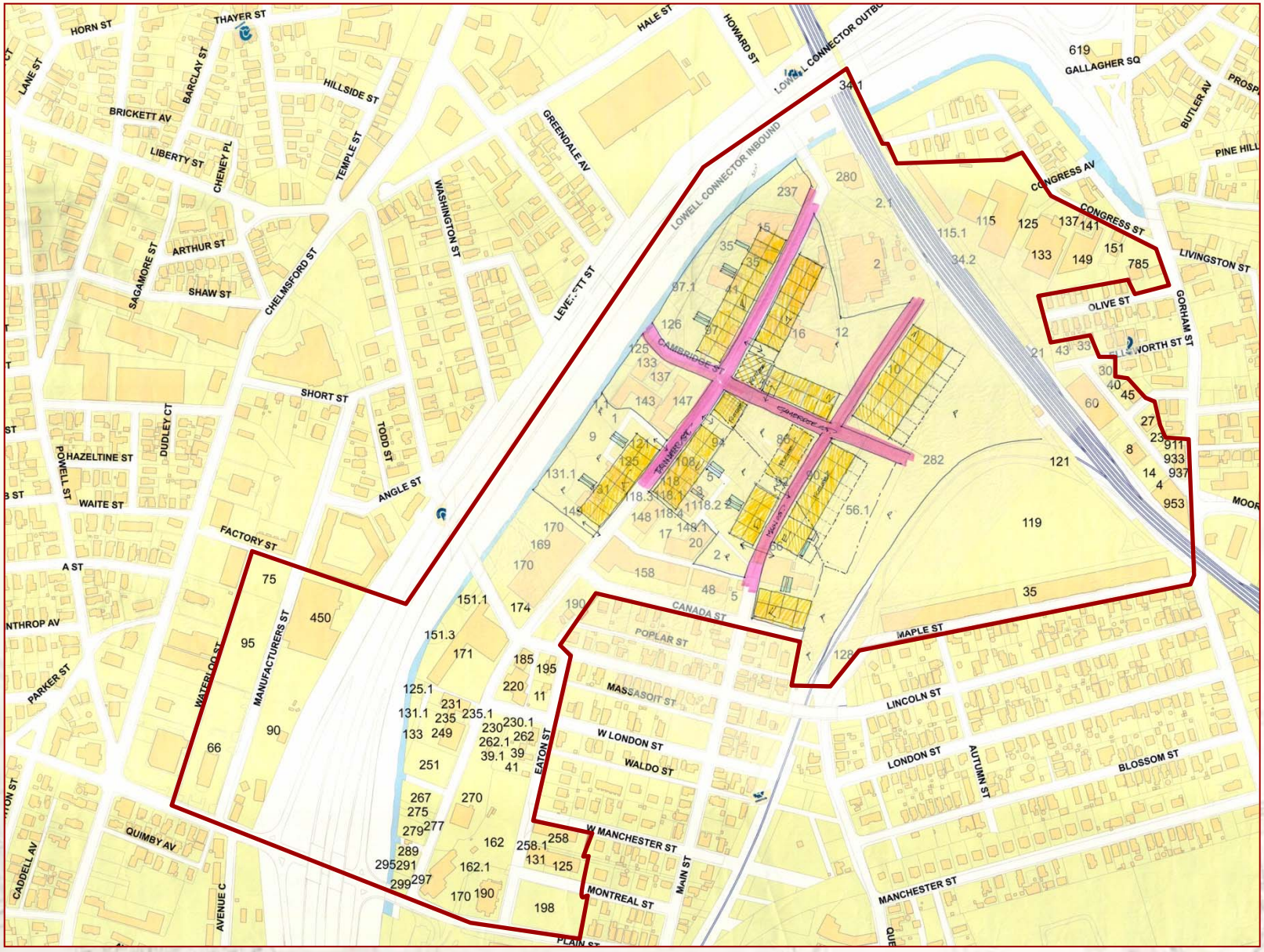
- Demand for:
  - Heavier industries near north end
  - Light industrial (and some R&D) in the center
  - Industrial “plain jane” subdividable buildings
  - Retail around Plain Street



Landlocked Parcels



Parcelization



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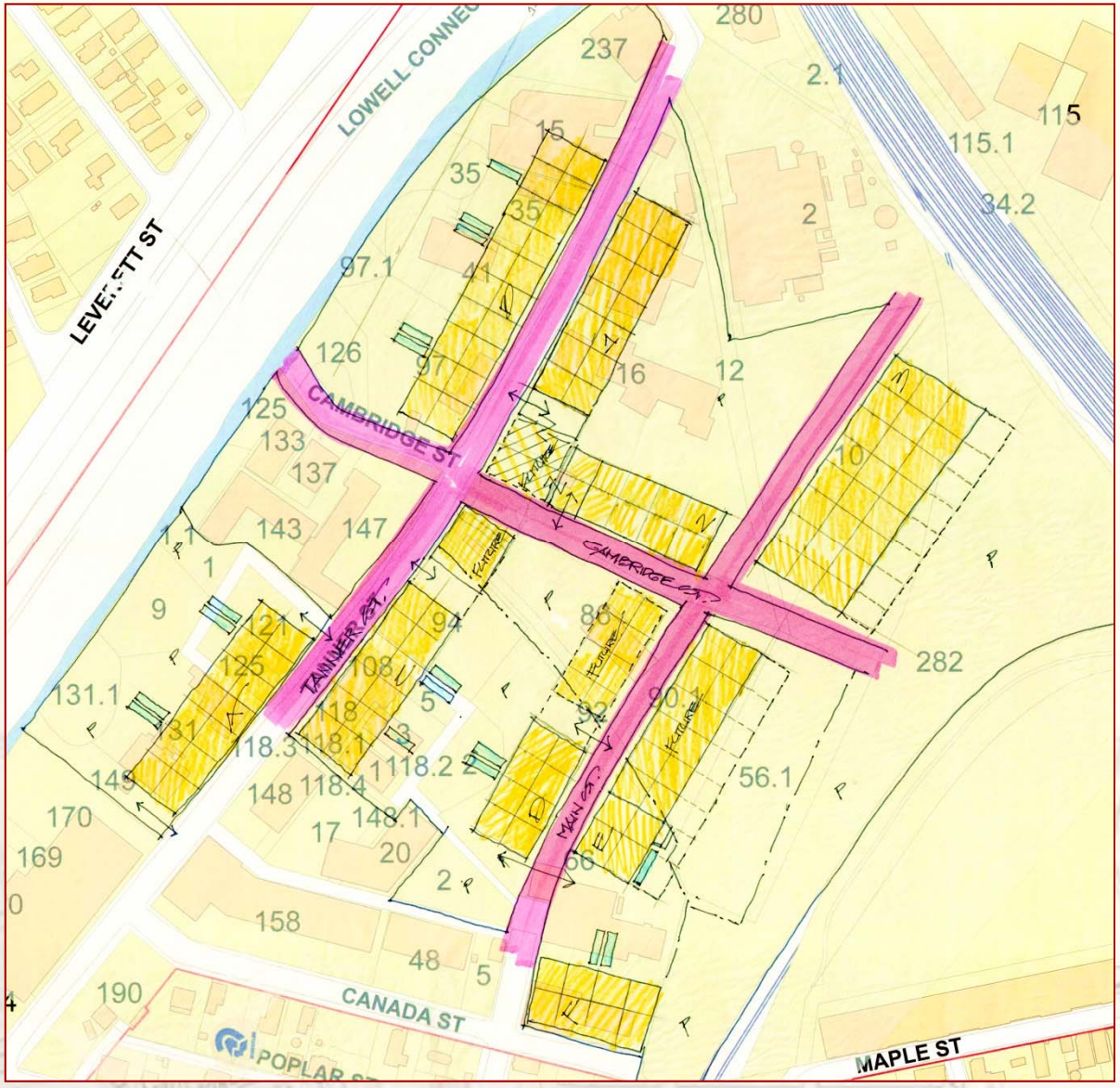

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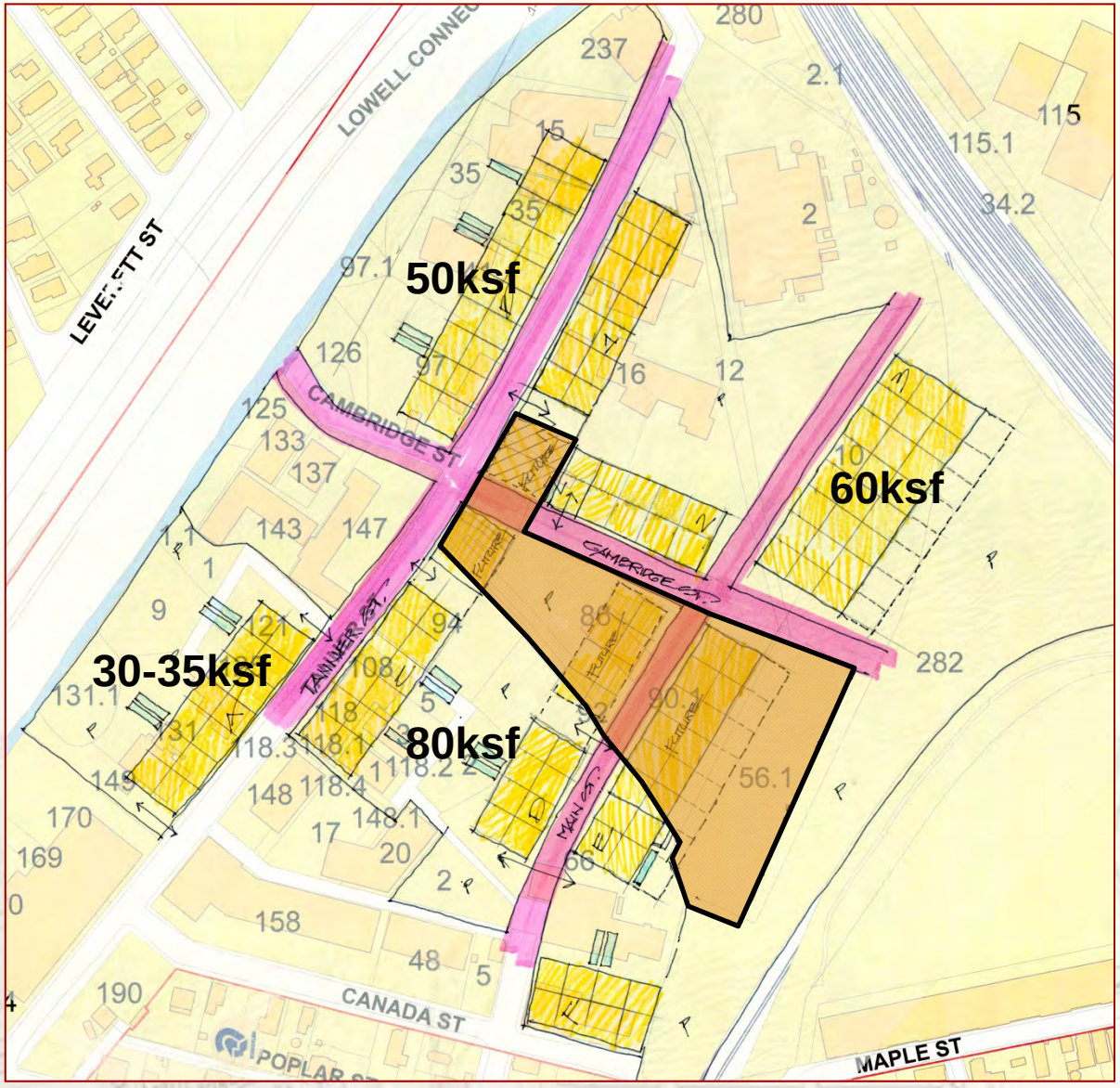

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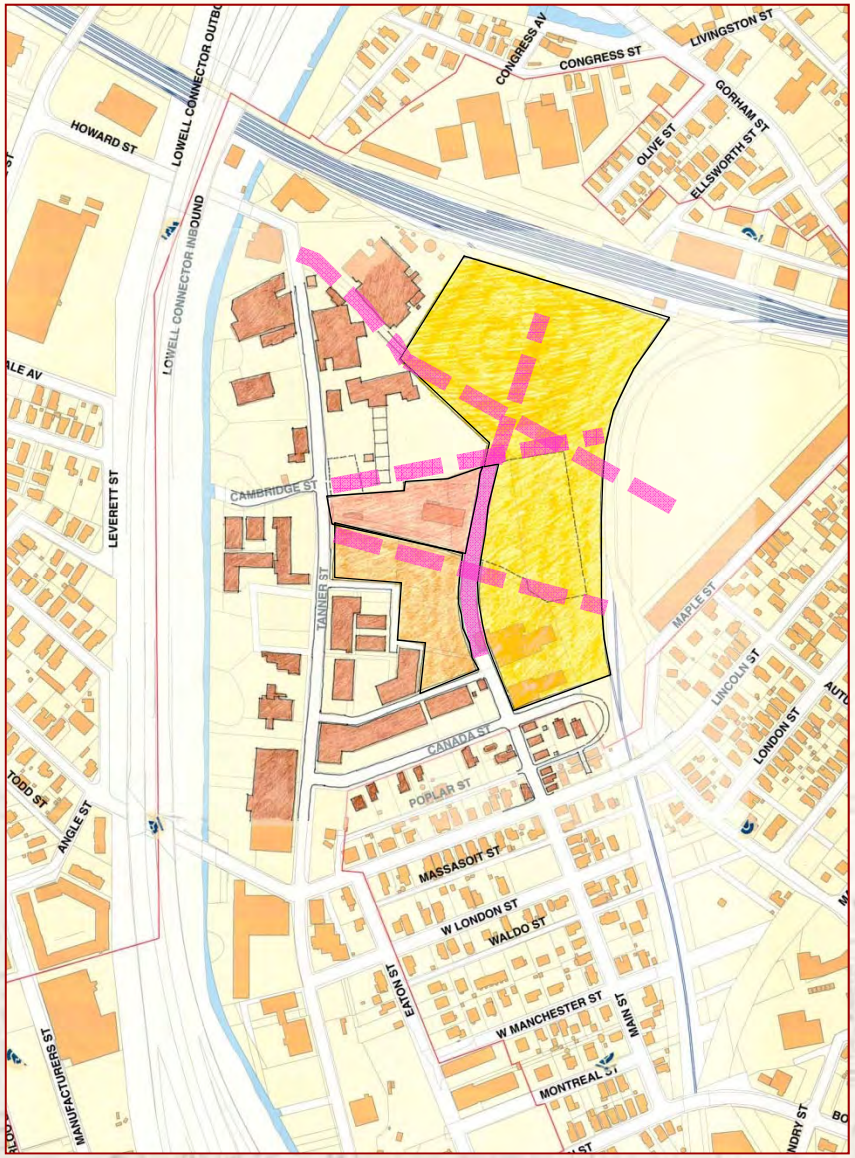
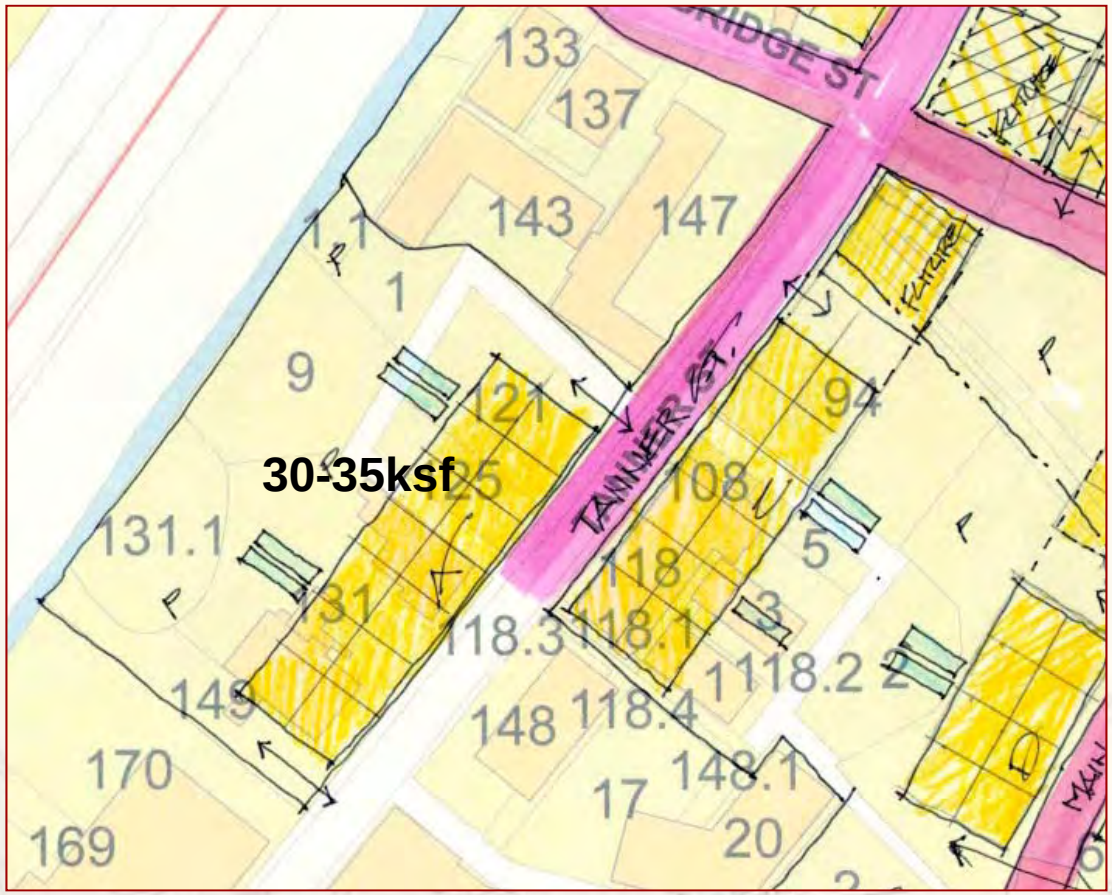
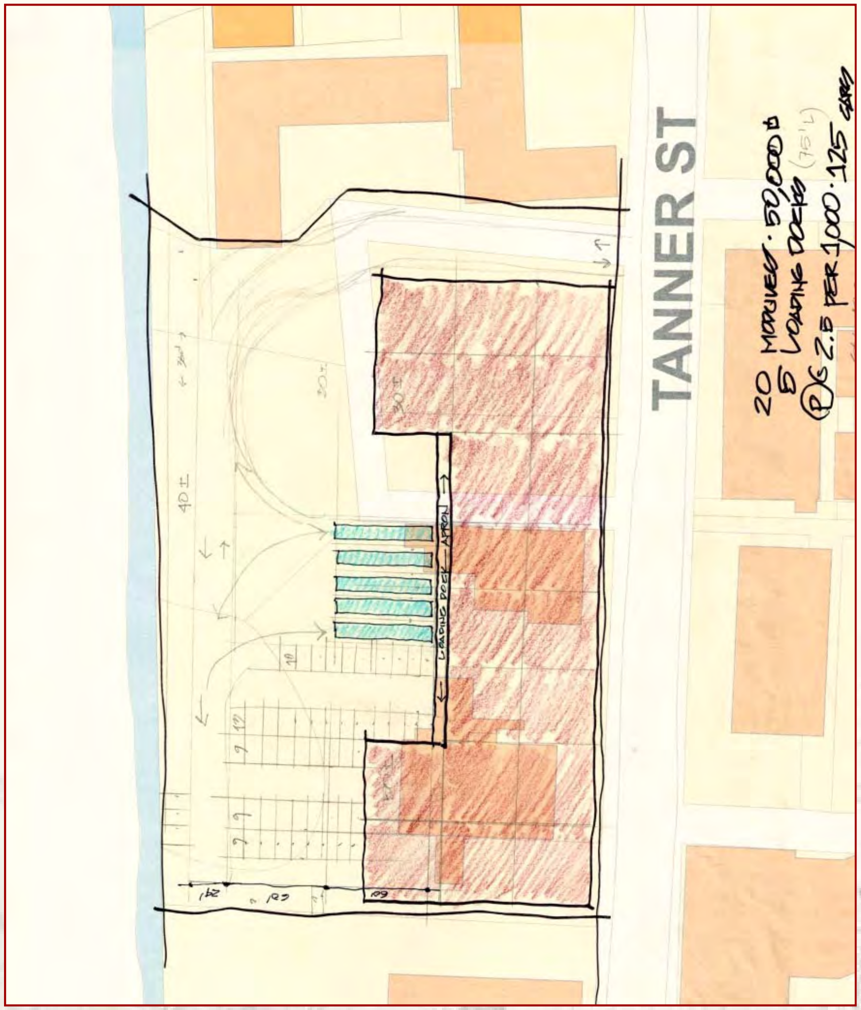



30-35ksf
133
137
143
147
1.1
1
9
121
125
131.1
131
149
170
169
TANNER ST.
94
108
118
118.3
118.1
118.2
118.4
148
148.1
17
20
5
3
2
1
FUTURE

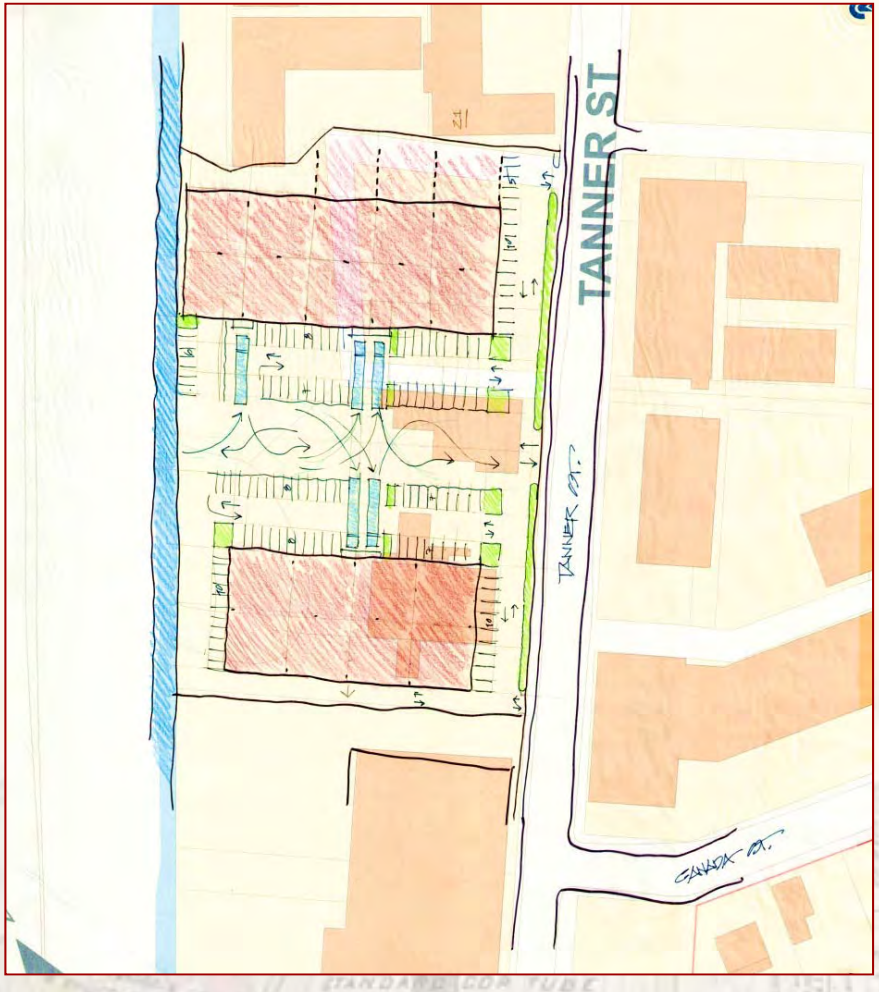
Site Layout Options



50,000 sf

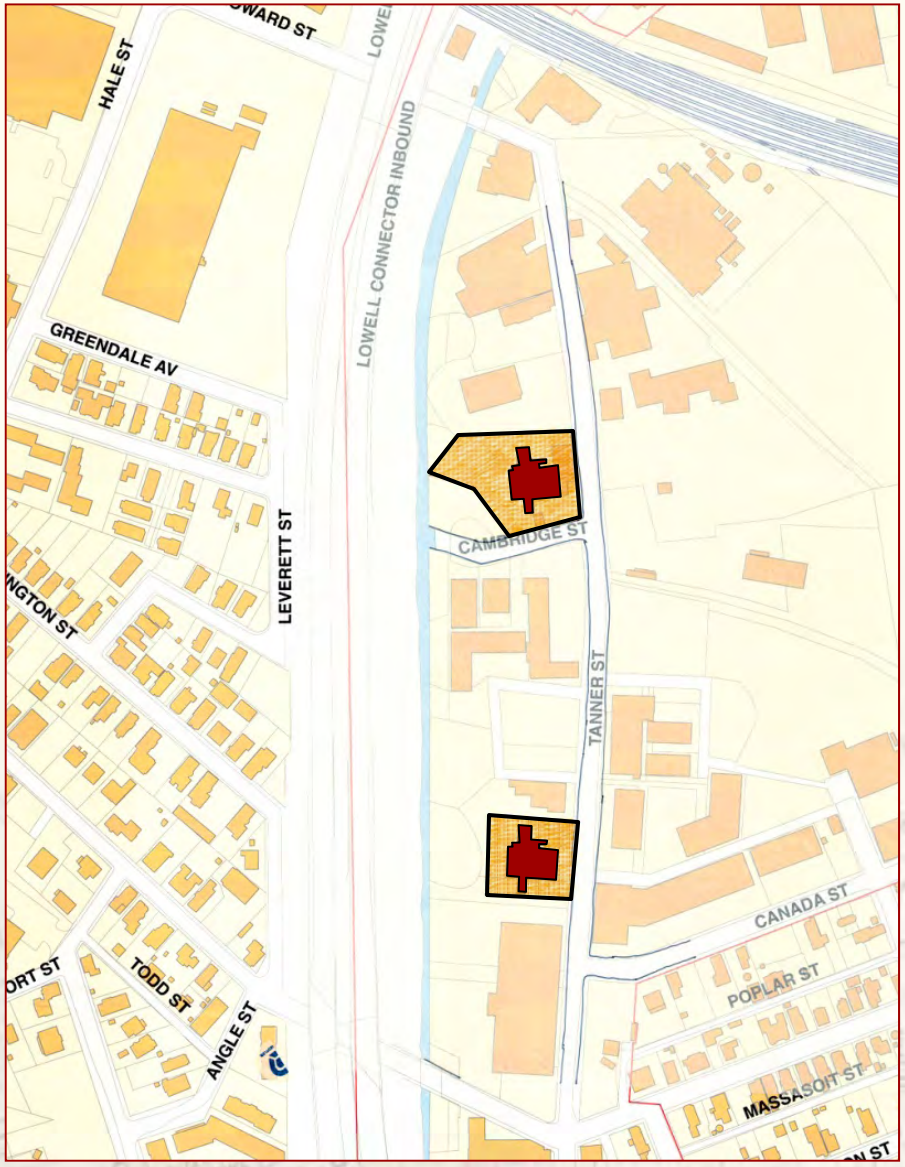
40,000 sf

Site Layout Options

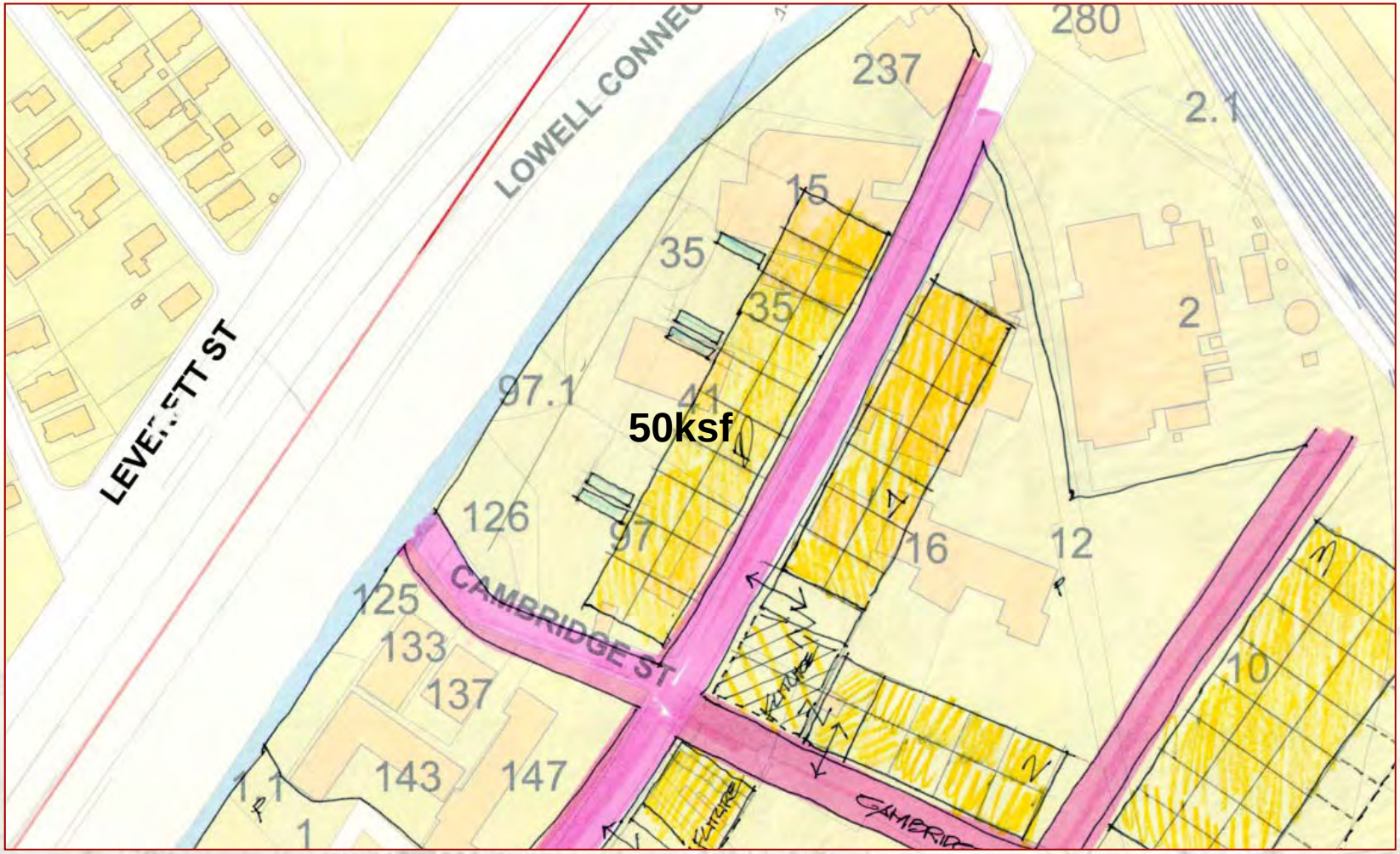


45,000 sf

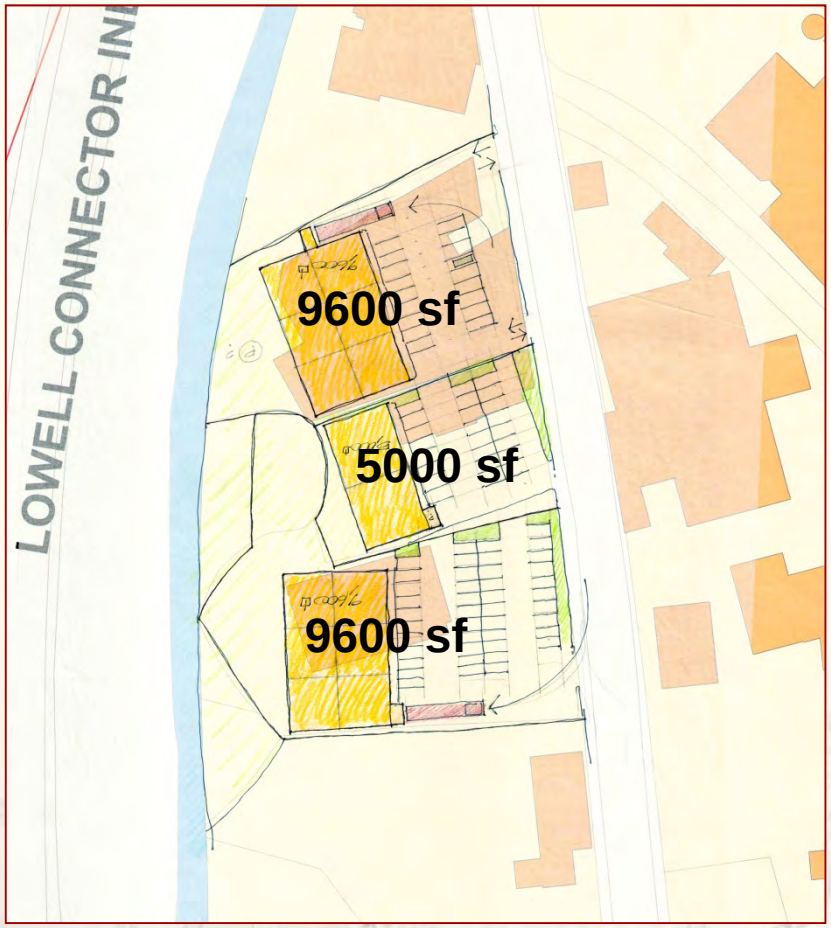
Recycling Facility Relocation

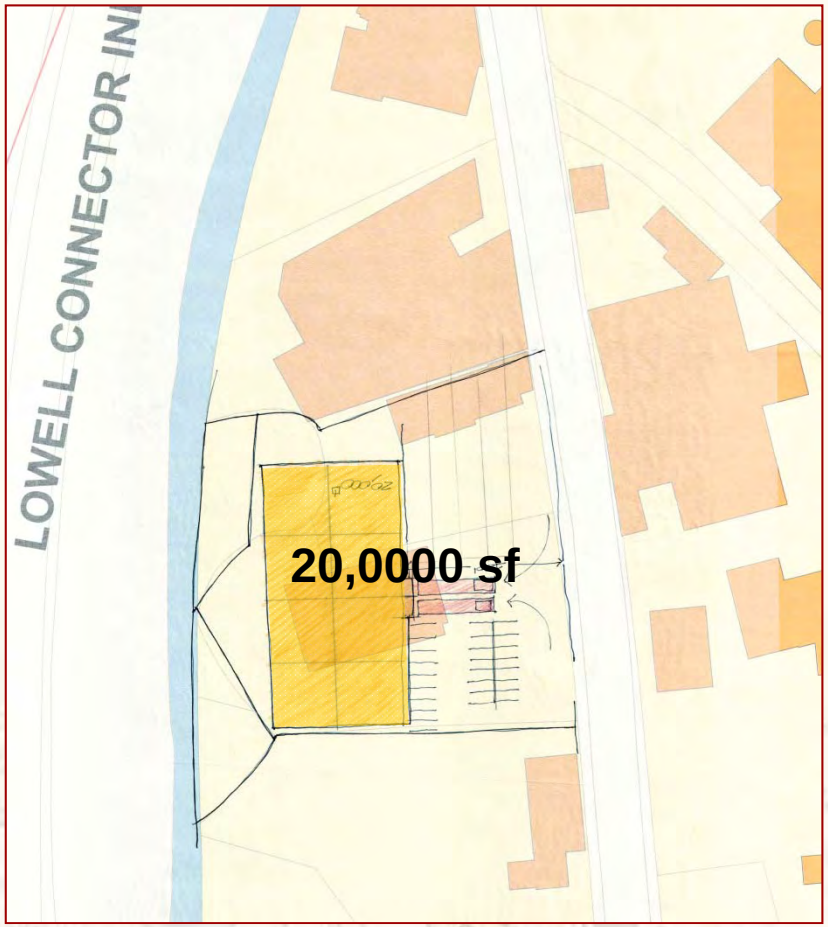


New Industrial Development



Development Options

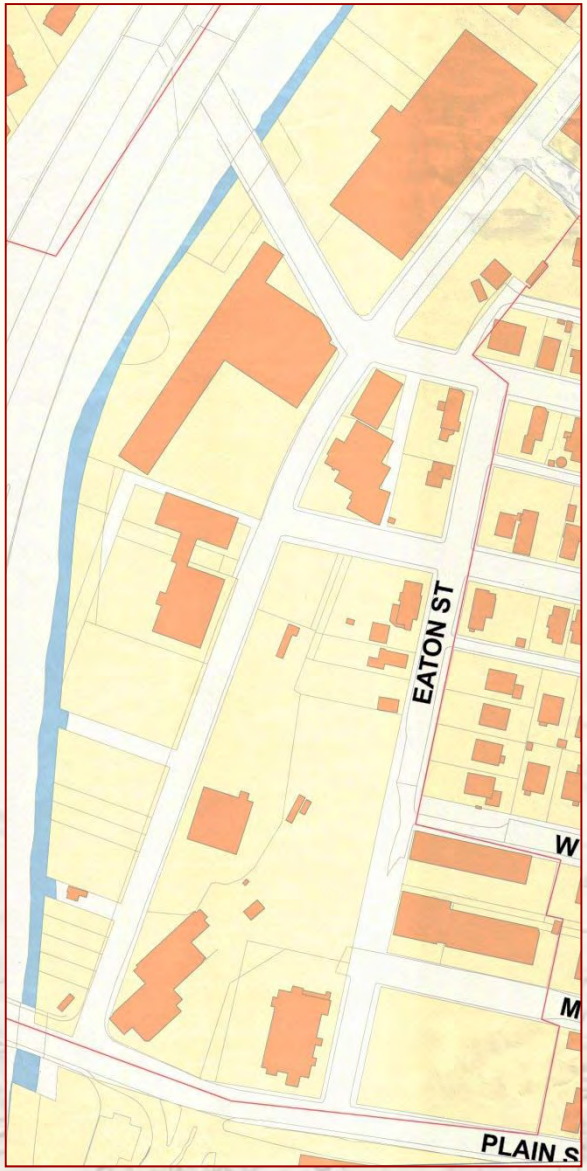


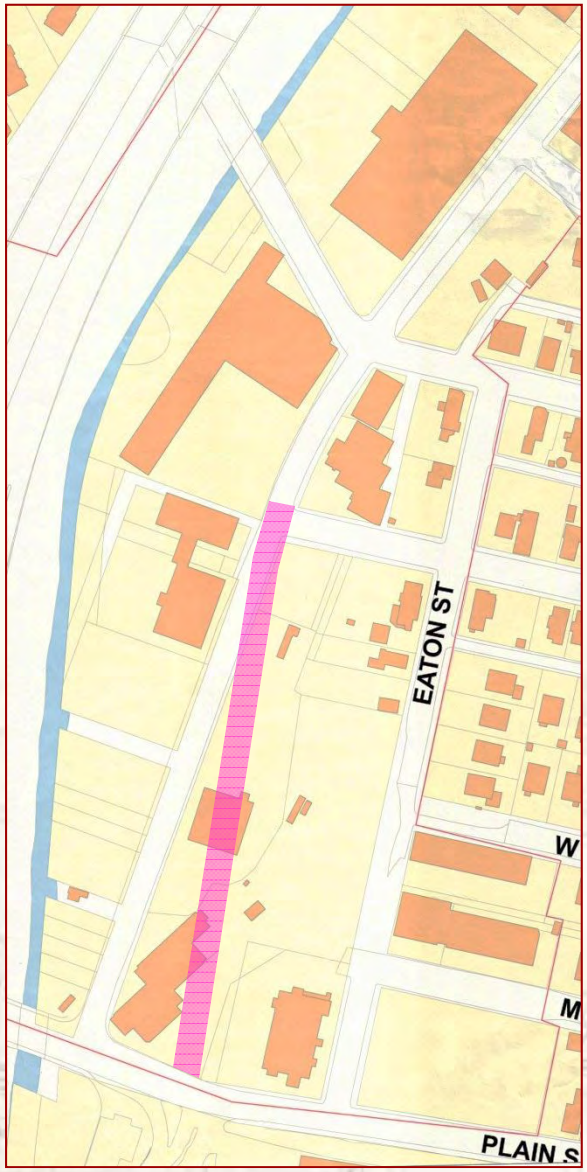


Tanner/Plain Streets Intersection

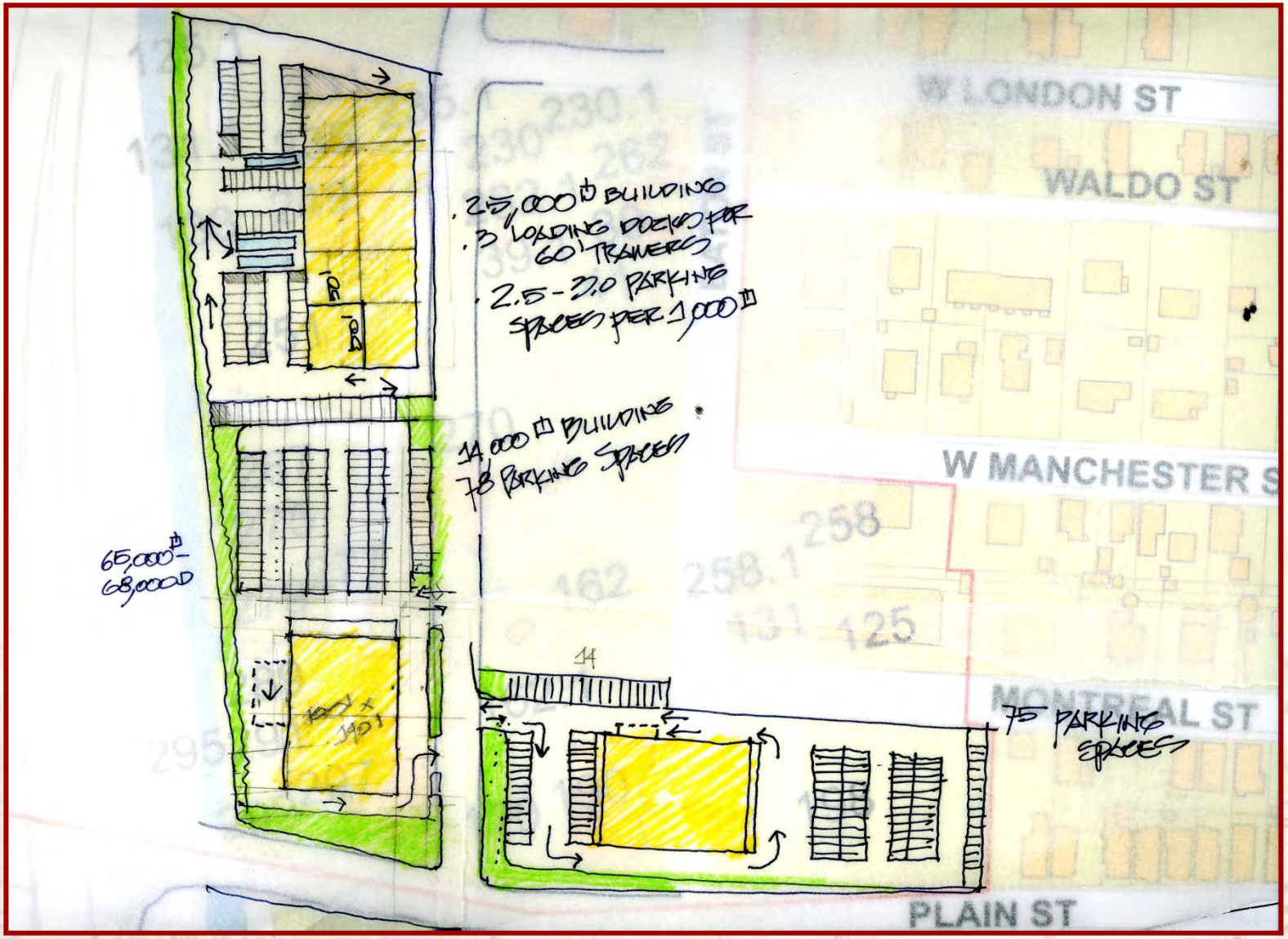
Existing Conditions

Realigned Tanner Street



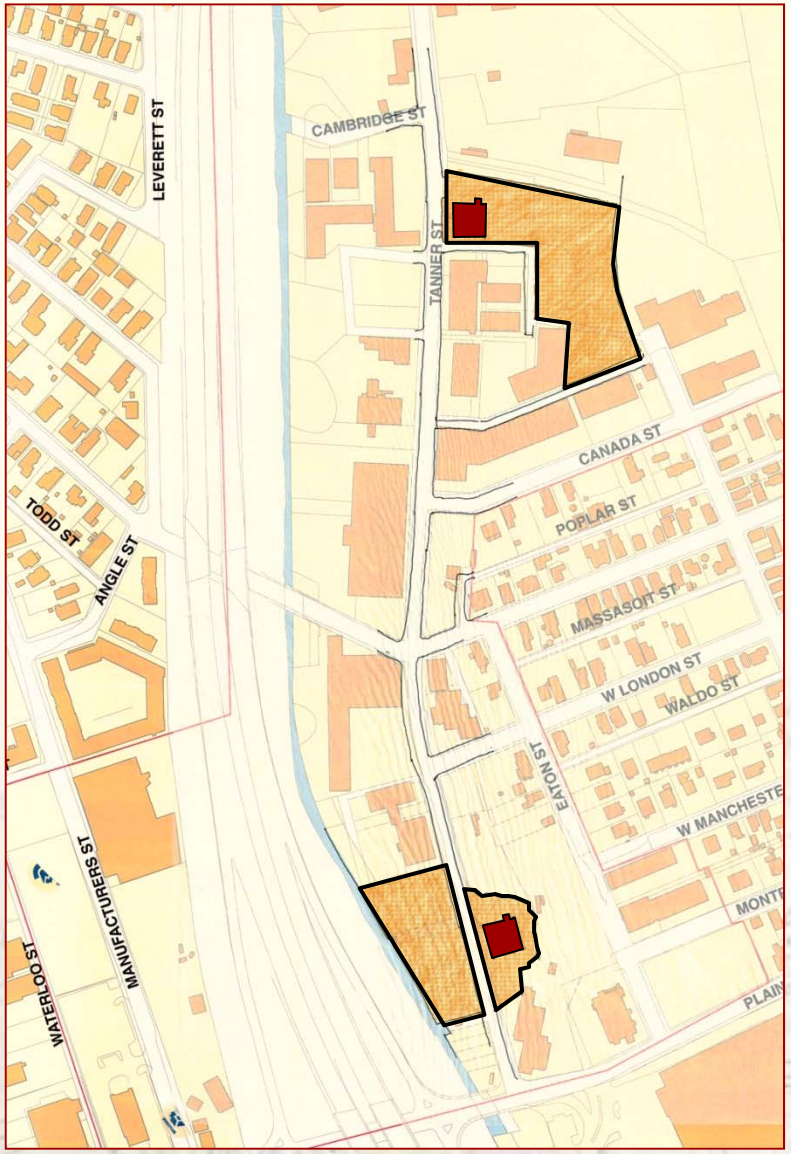


Retail and Industrial Uses



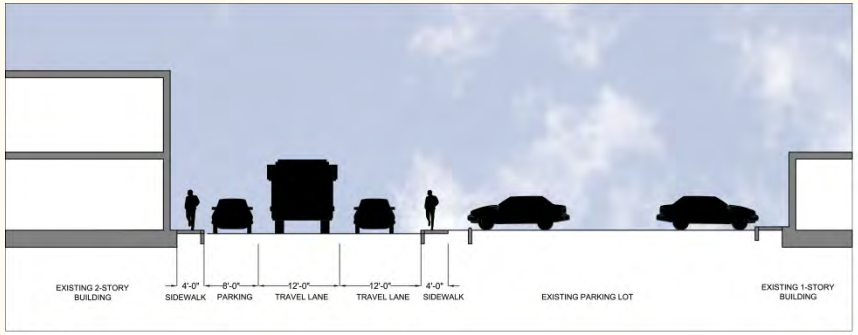
Retail and Relocated Lowell Car Wash

Max Levine Scrap Metal Relocation

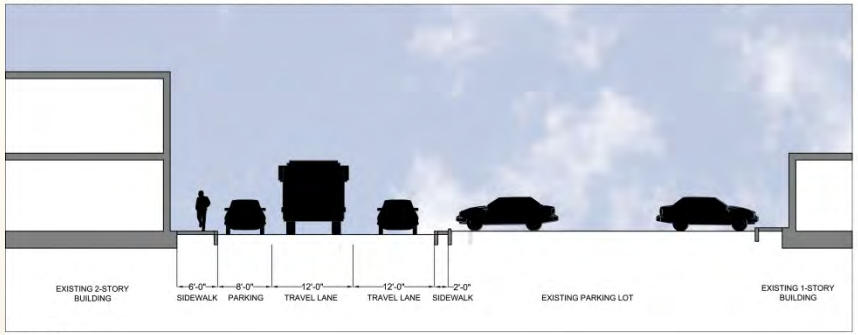


Tanner Street Today

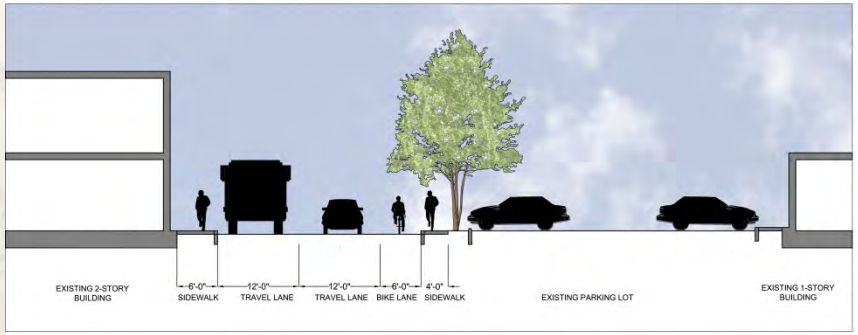
Tanner Street Sections



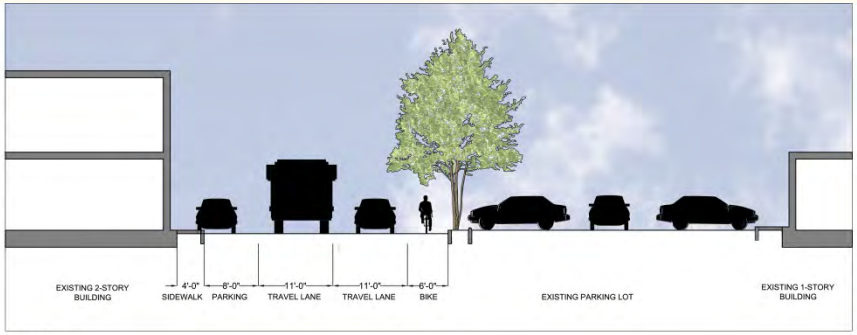
OPTION A



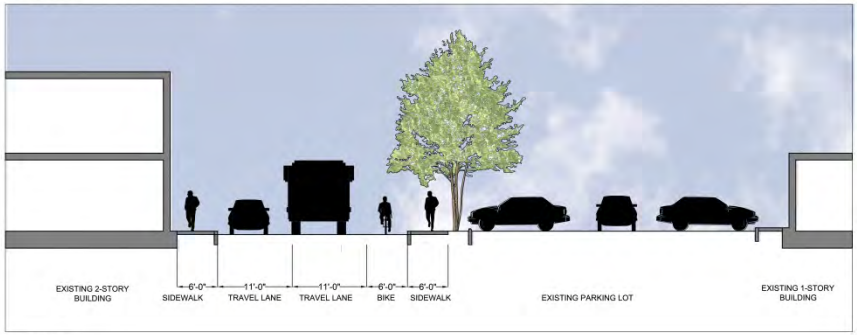
OPTION B



OPTION C



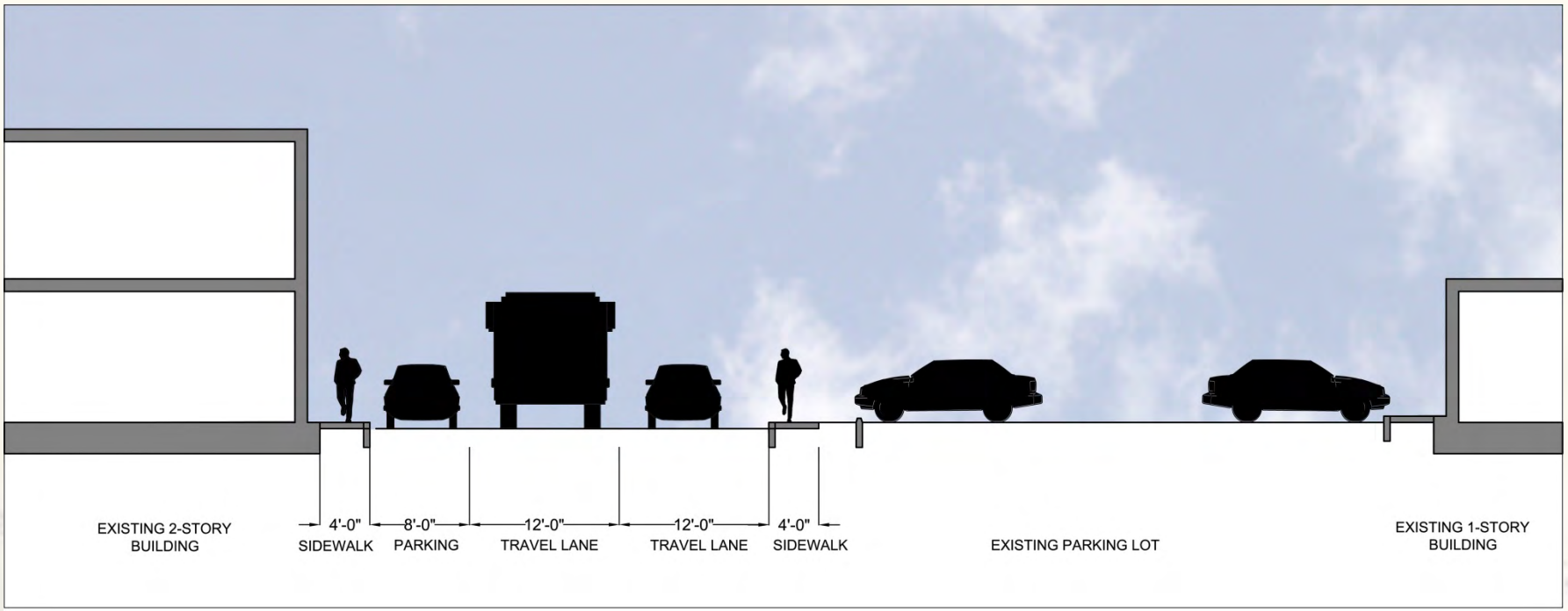
OPTION D



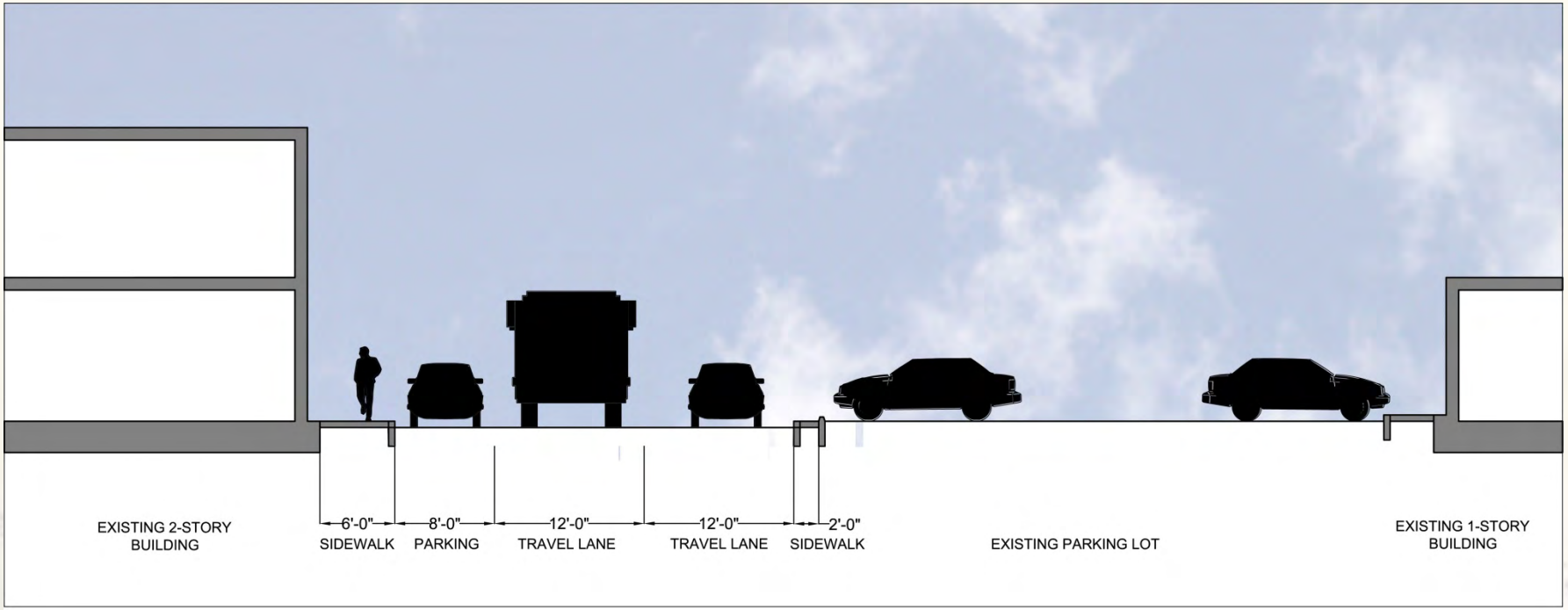
OPTION E

TANNER STREET
Street Sections

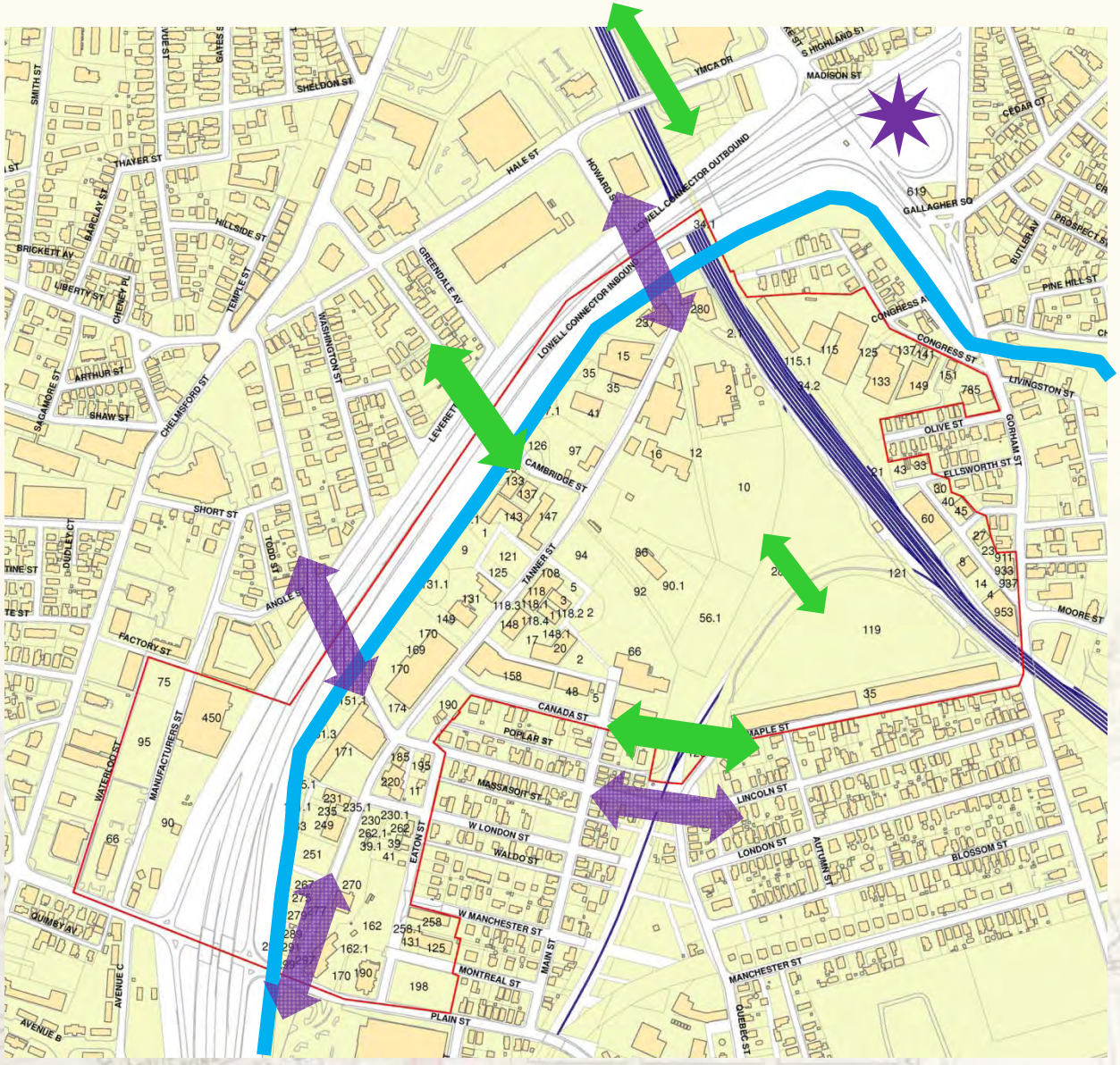
Tanner Street Sections – Option A



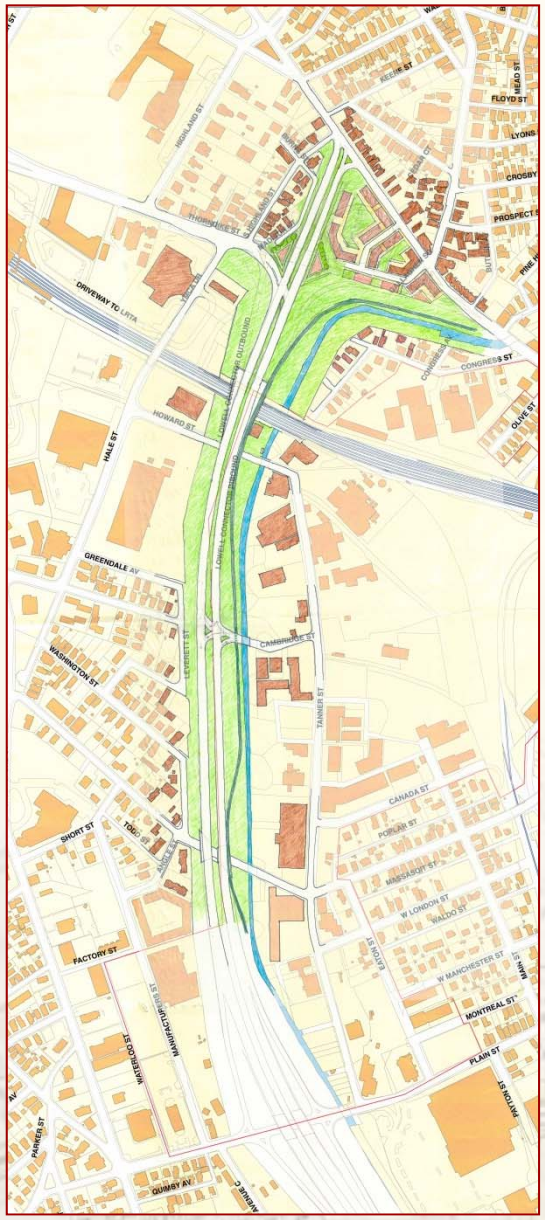
Tanner Street Sections – Option B



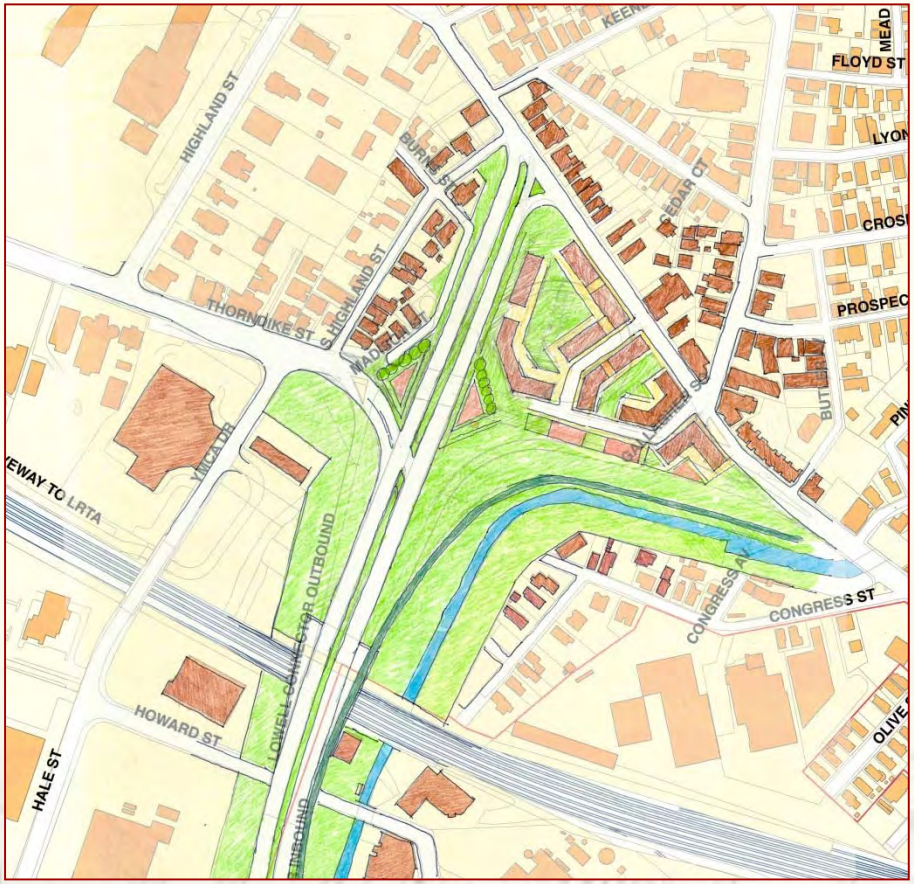
Potential Future/Improved Connections



The Connector



The Connector



Underpasses

Howard Street

Gorham Street

Underpasses

Urban Renewal Benefits

- Parcel Assembly
- Funding Opportunities

Topics for Discussion

- Tanner Street Realignment
- Parcelization
- The Connector
- Tanner Street Sections
- Next Steps