



Tanner Street District Economic Development Plan

Community Meeting

January 23, 2012

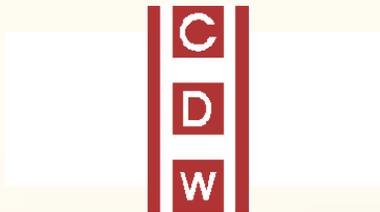


The Team



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

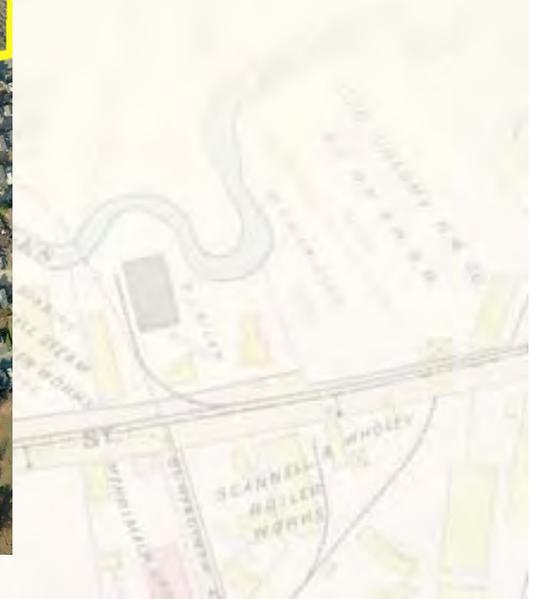


Tonight's Agenda

- Presentation:
 - Introduction of Project
 - Successful Brownfields Redevelopment
 - History of the Tanner Street District
 - Summary of Existing Conditions & Market Analysis
 - Vision Statement
- Public Discussion
- Next Steps



Project Area



Successful Brownfields Reuse: Appleton Mills



Successful Brownfields Reuse: Edward A. LeLacheur Park



Successful Brownfields Reuse: Tsongas Center



Successful Brownfields Reuse: Manchester Street



Successful Brownfields Reuse: Kathryn P. Stoklosa Middle School

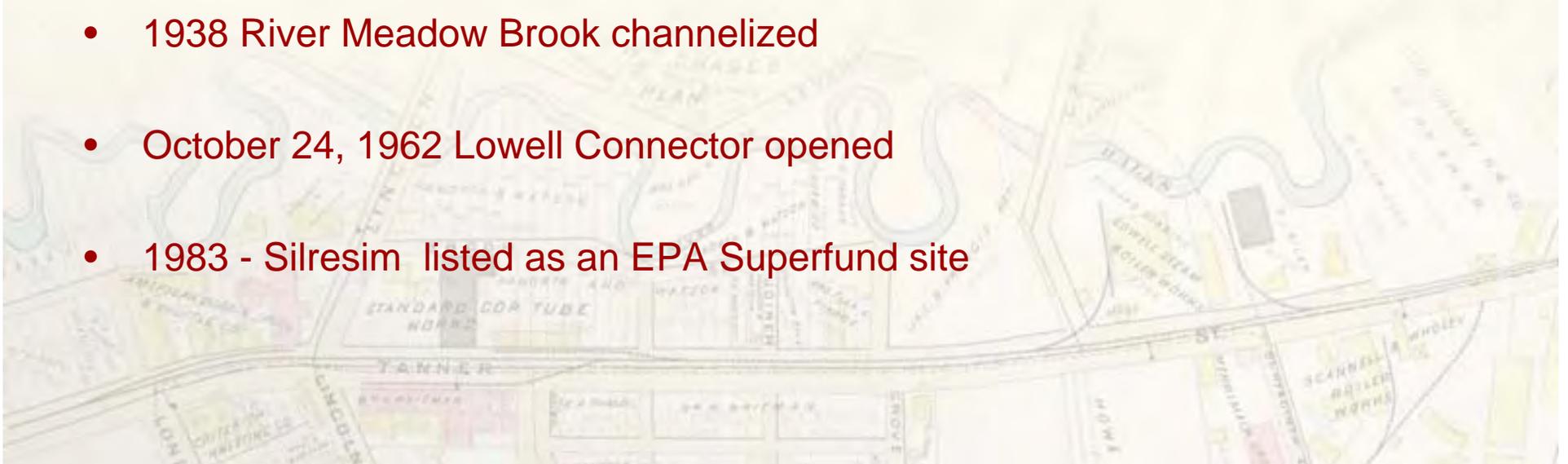


Successful Brownfields Reuse: Chelsea & Worcester



History of the Tanner Street District

- Large ownership by Boston and Maine Railroad with rail yard, turntable, locomotive house, coal sheds, etc.
- 1847 - Ayers City laid out with industrial buildings along Tanner Street and residential east of Tanner Street.
- Late 1800's – tannery, soap maker, boiler works, oil and coal companies, iron foundry, croquet manufacturer, glue factory, knitting company, weaving tools manufacturer, cotton waste and paper stock store house, woolen mill
- 1938 River Meadow Brook channelized
- October 24, 1962 Lowell Connector opened
- 1983 - Silresim listed as an EPA Superfund site



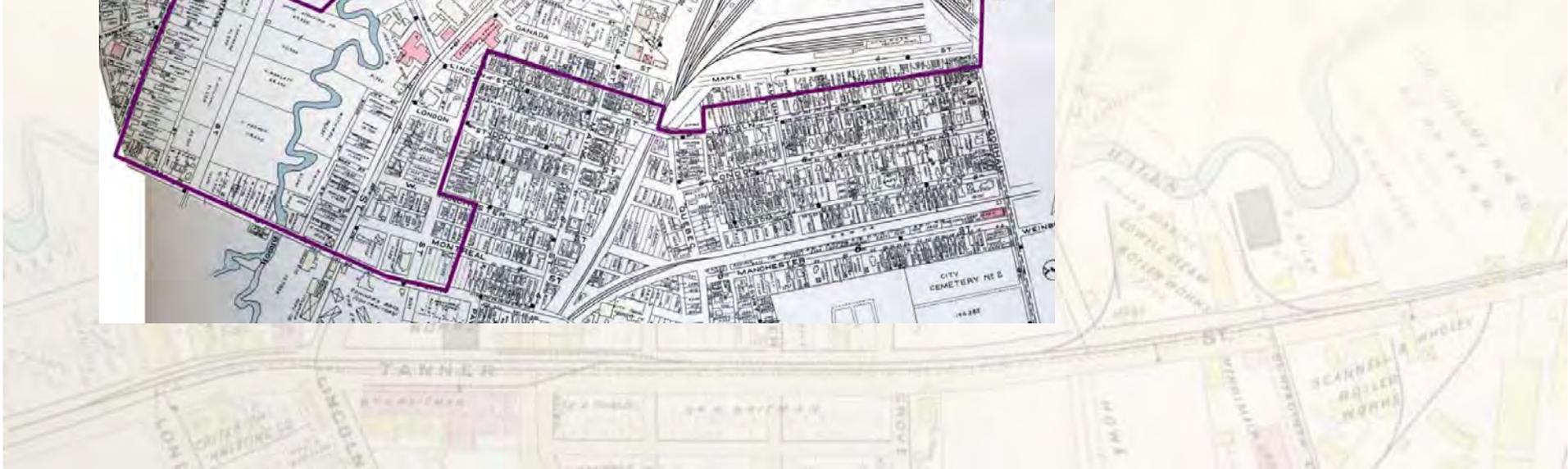
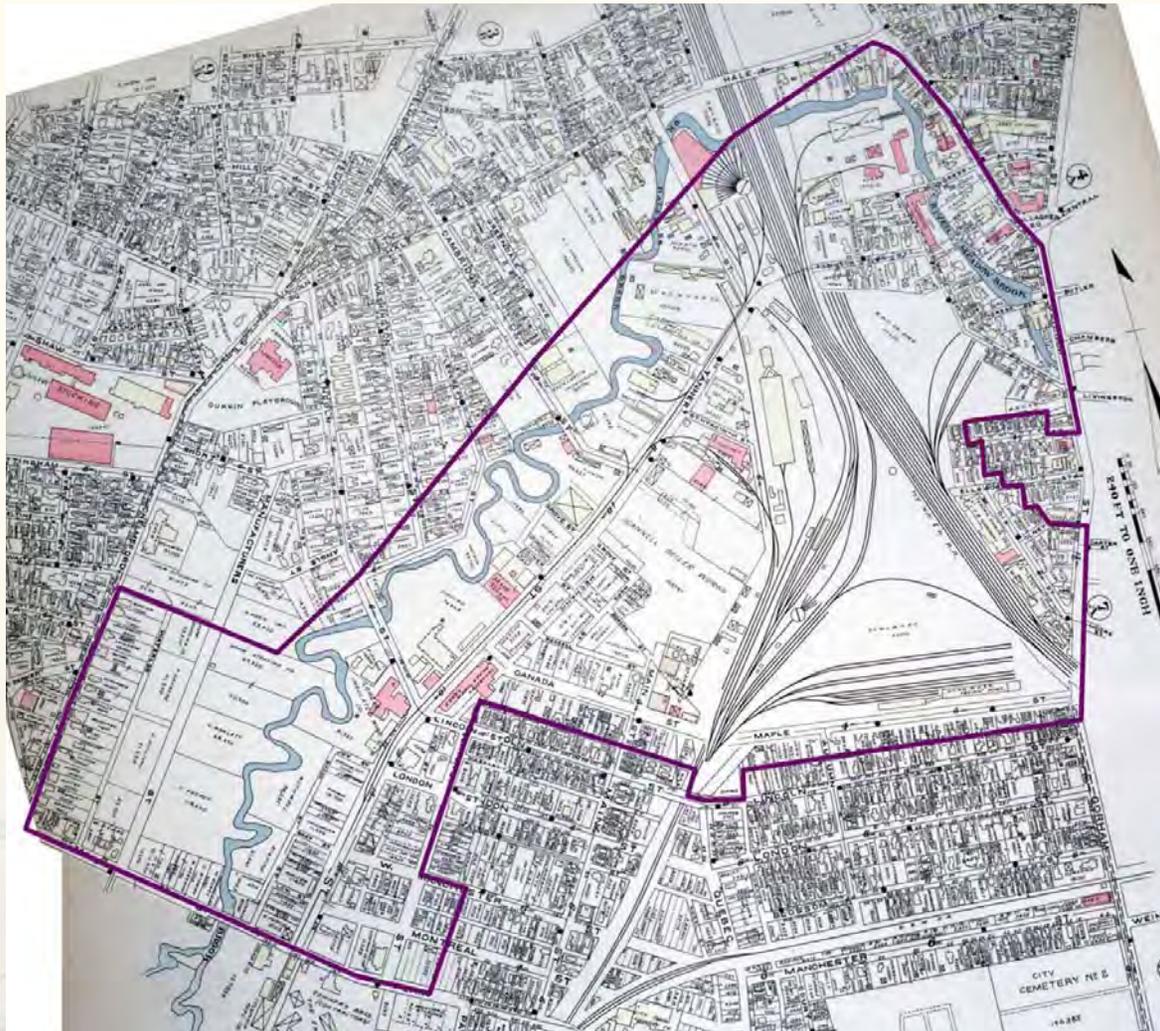
1879



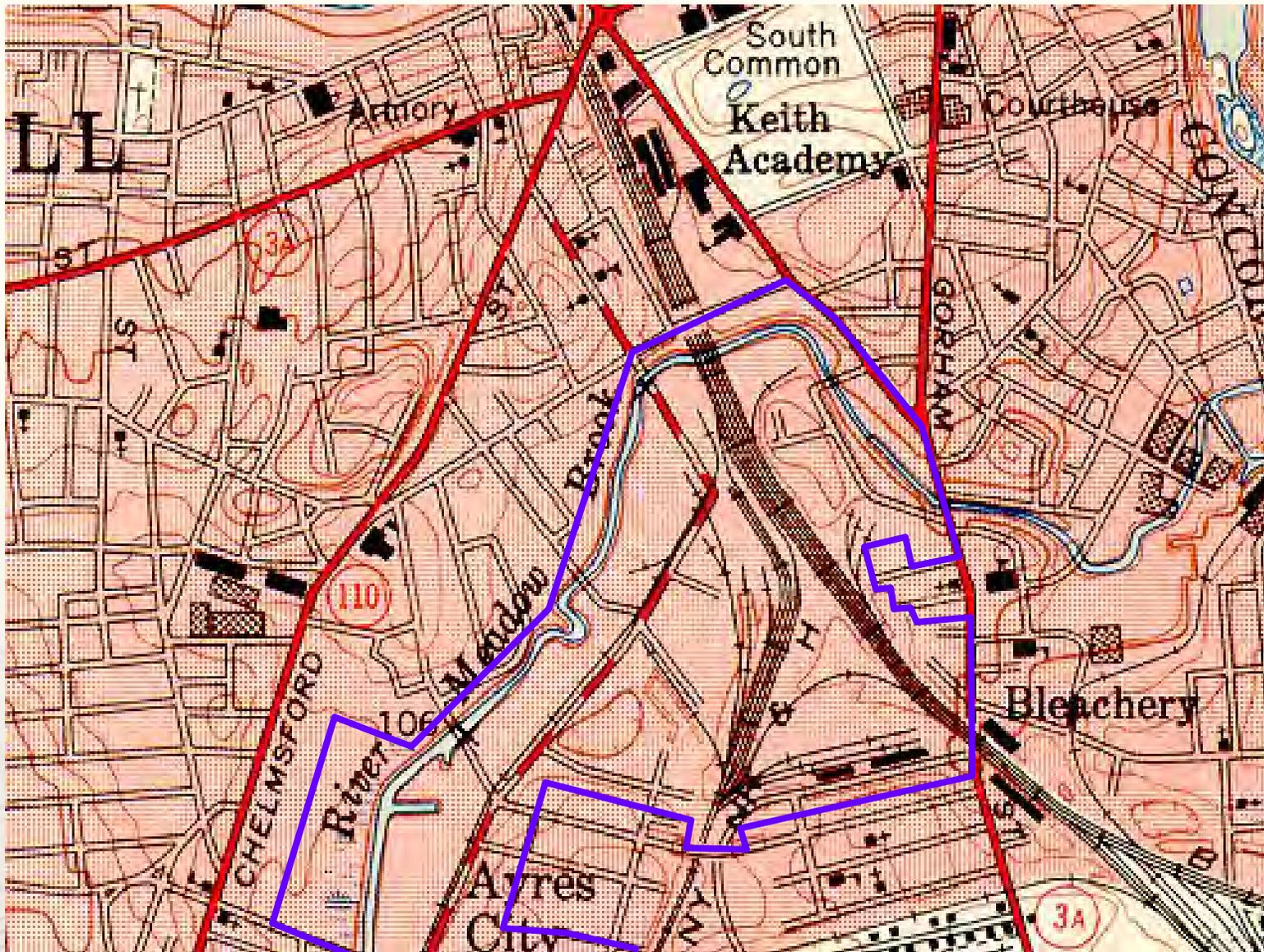
1896



1924 Sanborn Map



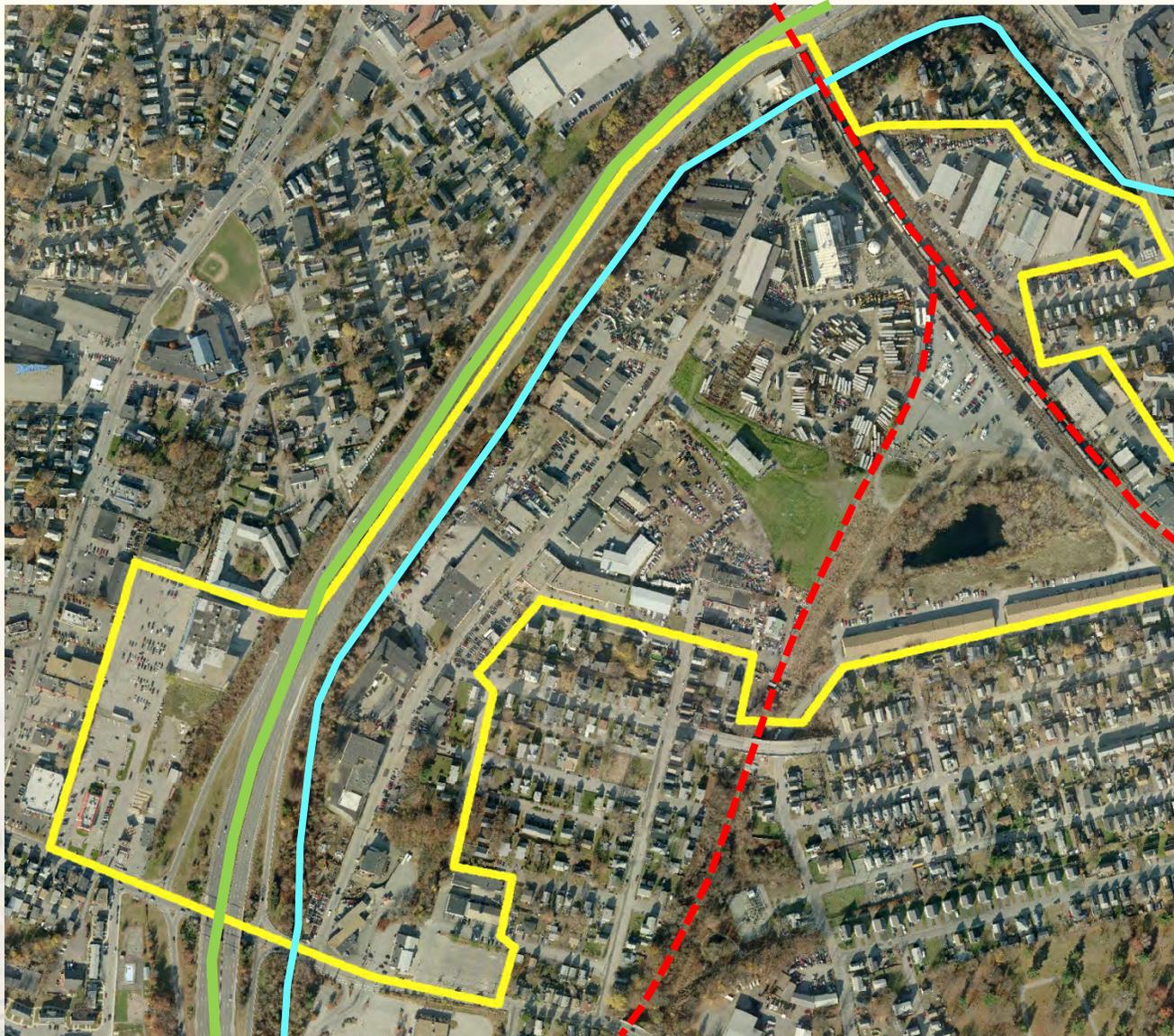
1950 USGS Map



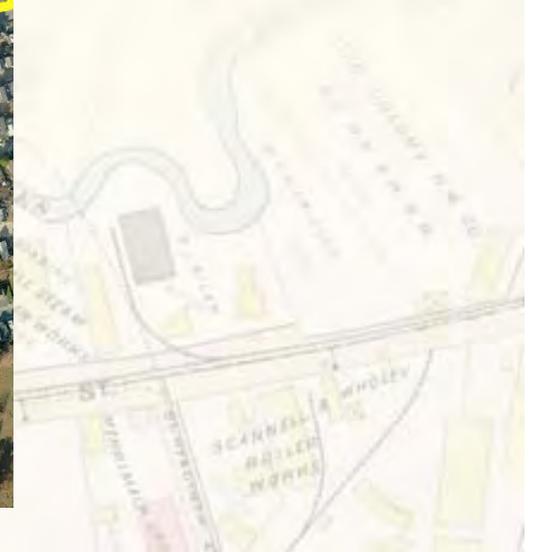
Existing Conditions: The District Today



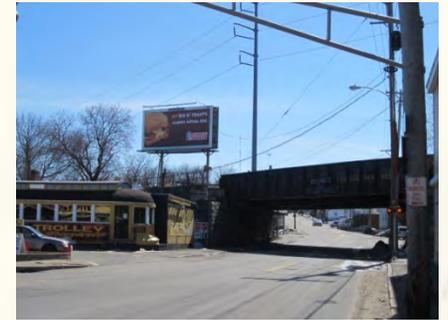
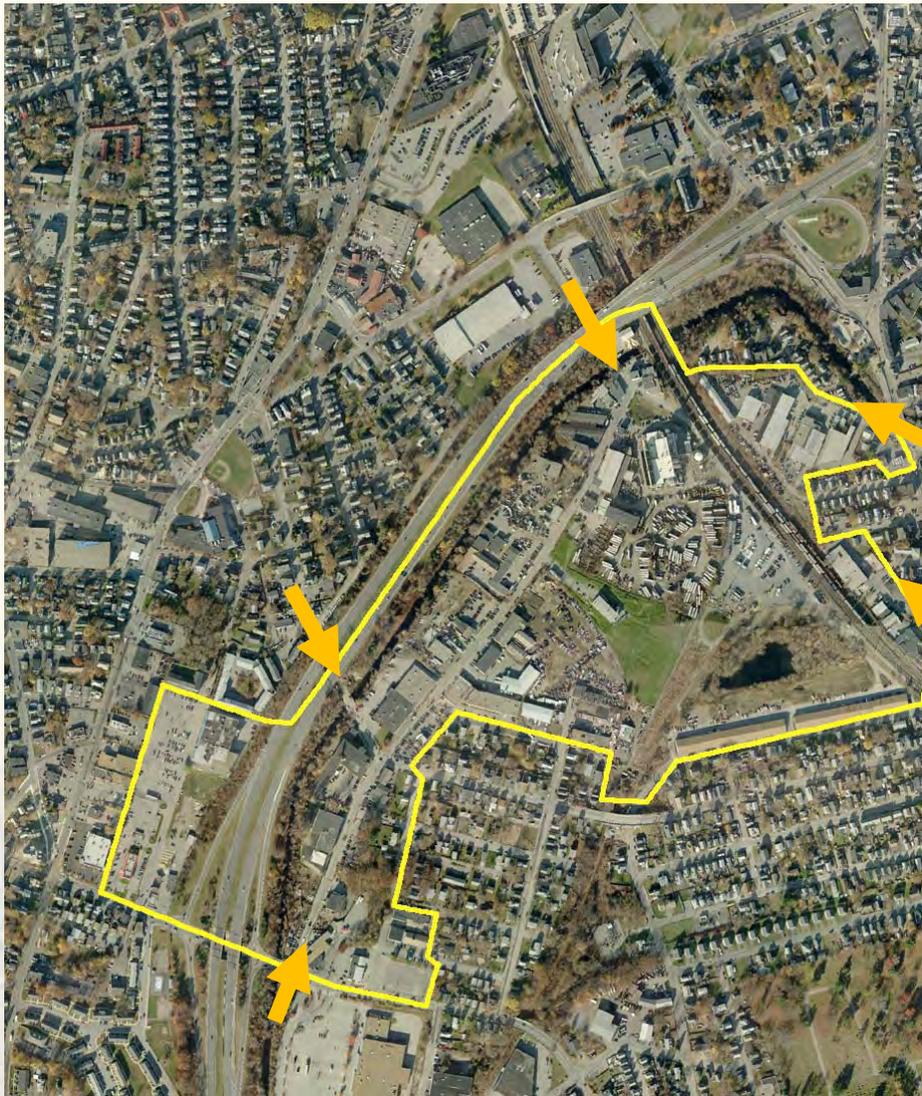
Physical Barriers



- Lowell Connector
- - - Railroad
- River Meadow Brook



Gateways and District Identity



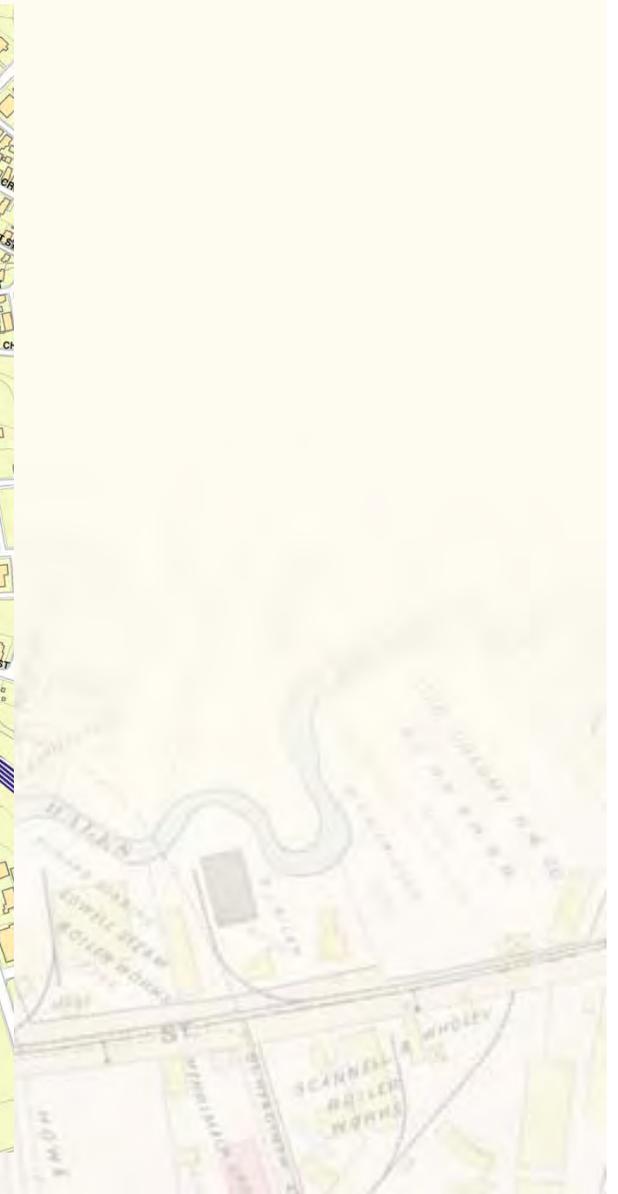
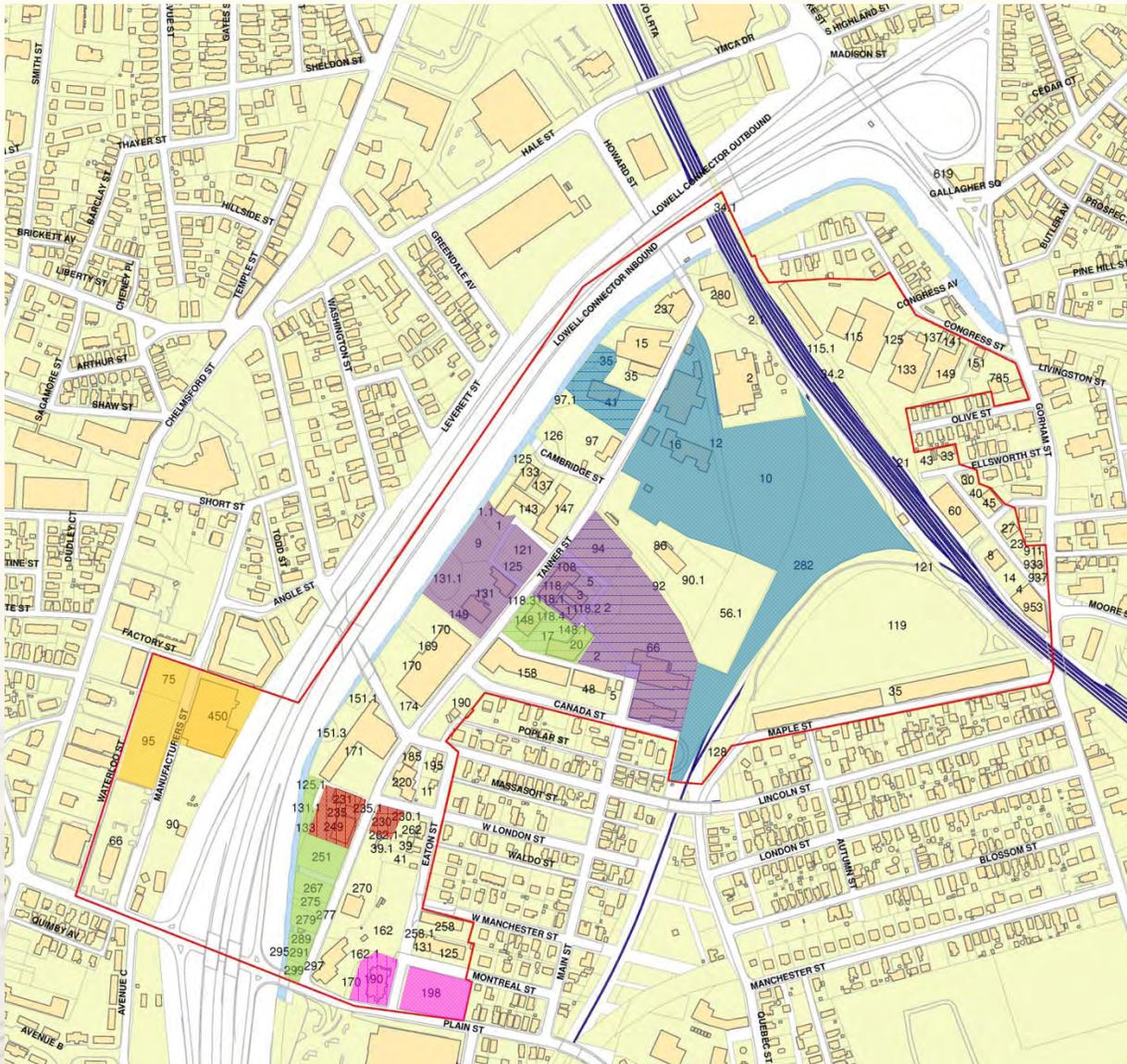
Views



Mixed Use



Ownership



Amenities: River Meadow Brook & East Pond



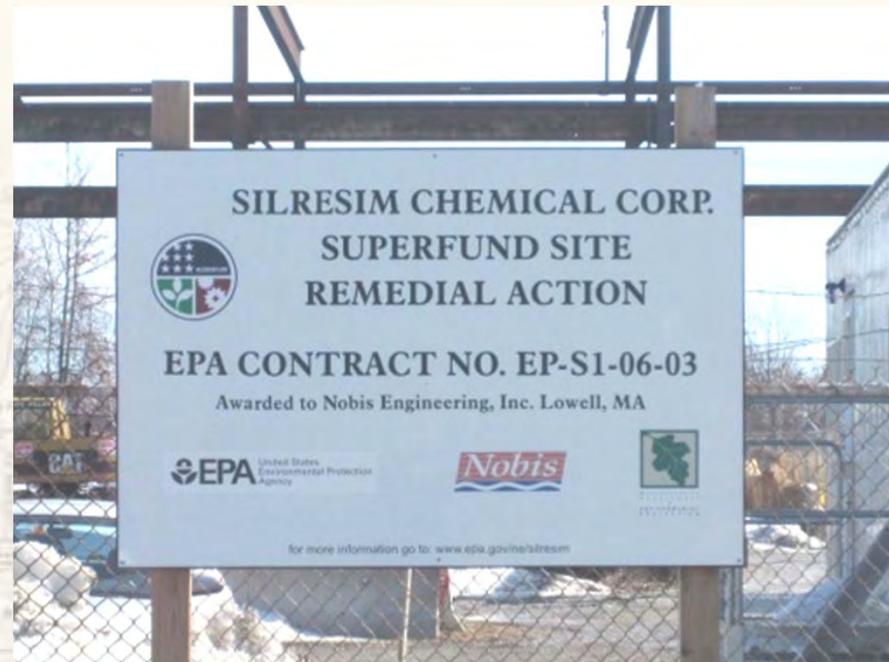
Utilities and Infrastructure

- 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



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



Urban Renewal Analysis



Urban Renewal Benefits

- Parcel Assembly
- Funding Opportunities



Market Study: Five Sub-Districts



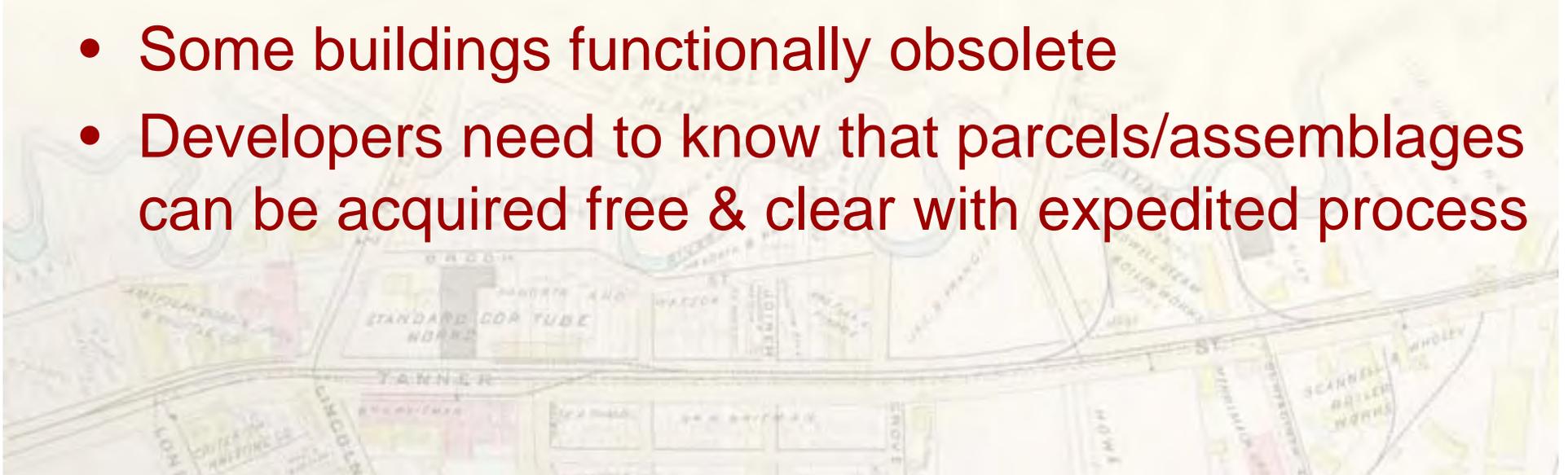
Market Study: District Advantages

- 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

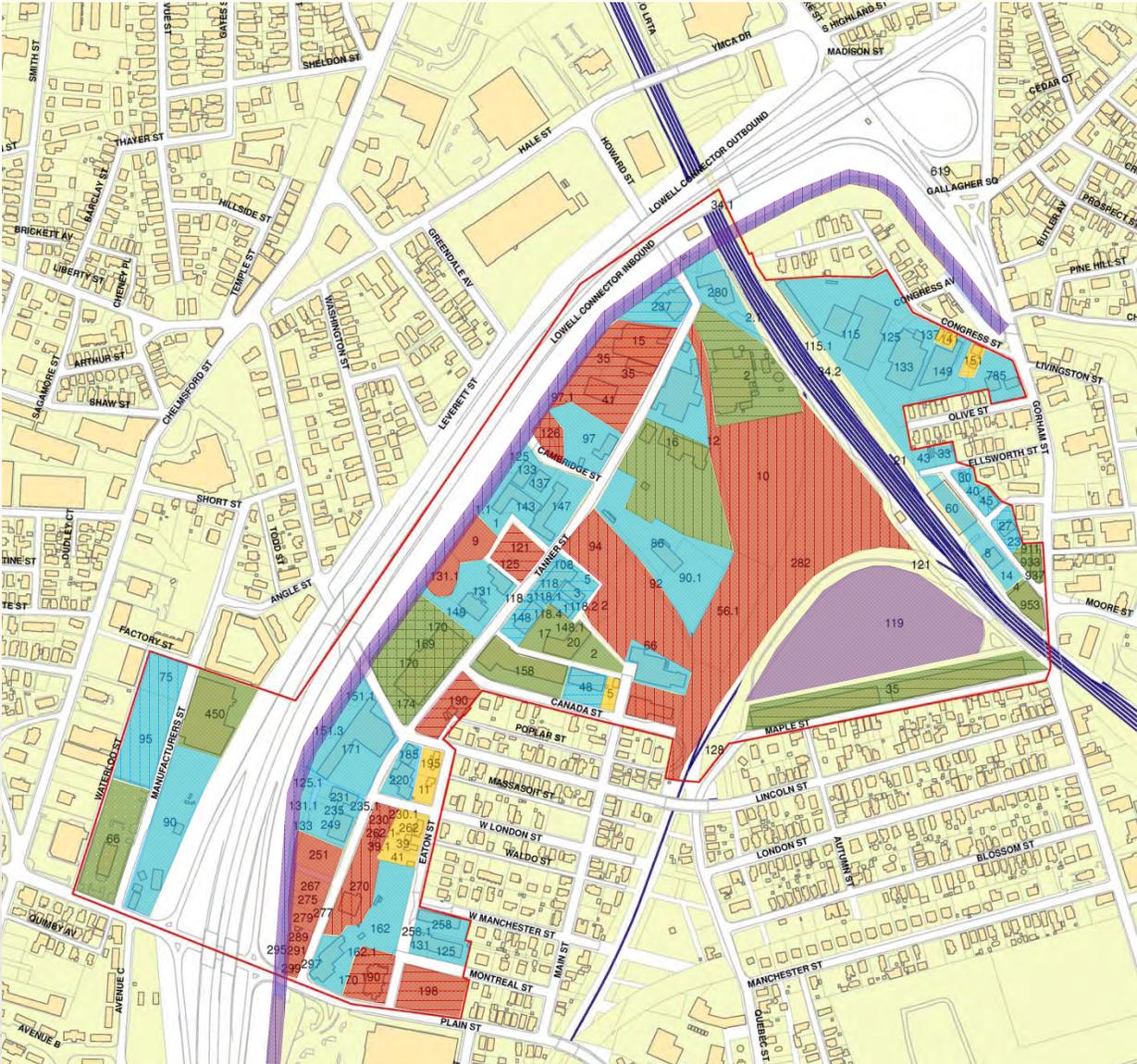


Market Study: Demand

- 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

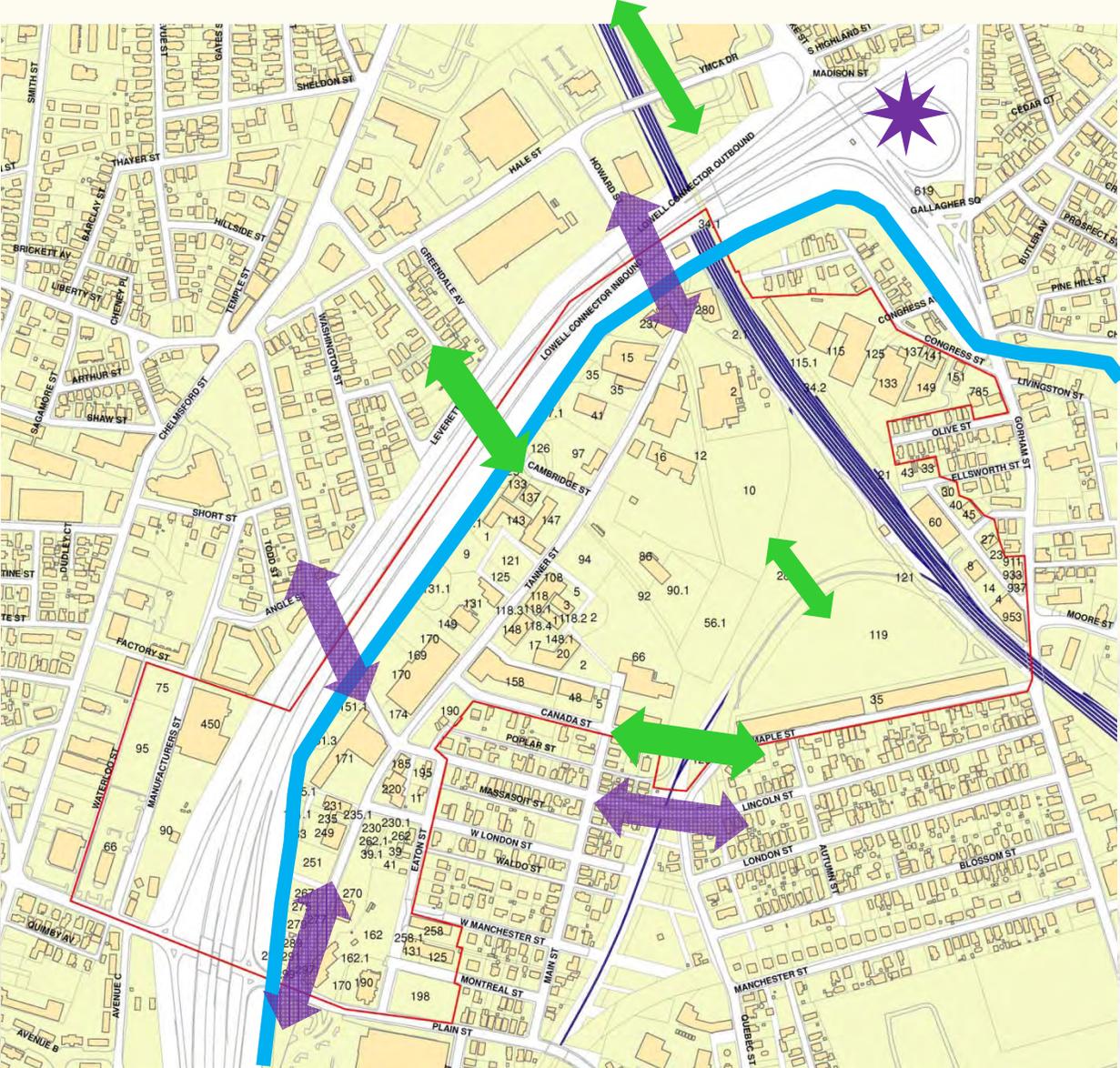


Preliminary Analysis of Opportunities



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

Potential Future/Improved Connections



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



Topics for Discussion

- How to achieve The Vision
- Connections
- Land Use
- Other Improvements



Project Area

