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
Parcelization
Parcelization
Parcelization
30-35ksf
Site Layout Options

50,000 sf

40,000 sf
Site Layout Options

45,000 sf
Recycling Facility Relocation
New Industrial Development

50ksf
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 D

OPTION E

OPTION C
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