

Mill Street Corridor Urban Renewal Plan Public Forum 2

Conceptual Master Plan

April 4, 2012



Project Area



Mill Street Corridor

1968 And 1971

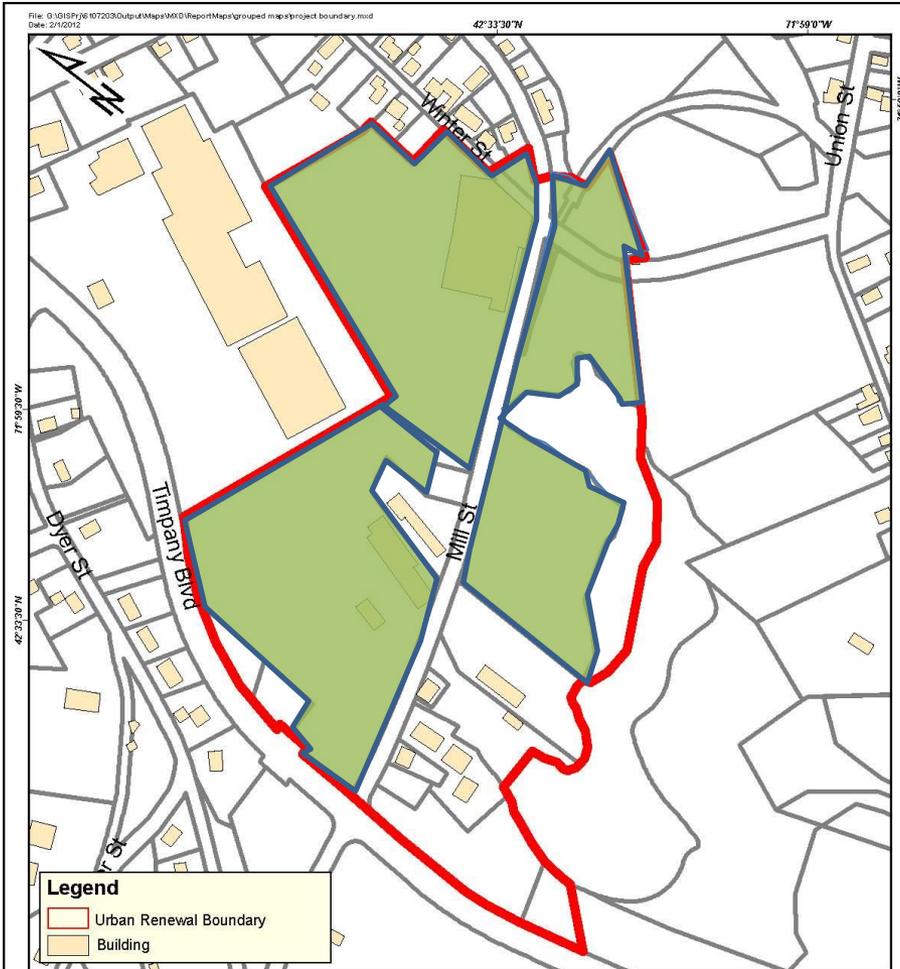




Ownership Overview

- **The Study Area is comprised of 14 parcels totaling over 45 acres of privately and publicly owned land.**
 - Former S. Bent facility now owned by City (21 acres).
 - Once contained multiple buildings totaling 250,000 sf.;
 - About 150,000 sf has been removed;
 - An additional 100,000 sf to be demolished.
 - Former Garbose Metal Company now owned by City (10 acres).
 - 12 privately owned parcels with 8 different owners (14 acres).

Public and Private Ownership

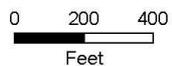


City Owned



Privately Owned

Scale:



MILL STREET CORRIDOR URBAN RENEWAL PLAN

Project Area
Gardner, MA

Source: MassGIS, 05,
BSC Group Field Survey
MADOT, 2010.



THIS DOCUMENT IS INTENDED FOR GENERAL PLANNING & INFORMATION PURPOSES ONLY. ALL MEASUREMENTS & LOCATIONS ARE APPROXIMATE





Mill Street History

- **Manufacturing and industrial uses since mid-1800's.**
 - S. Bent renowned for University Chairs (1867-2000).
 - Ramsdell Mill, doll carriages & toy furniture (1885-1957).
- **Used hydropower from S. Bent and Ramsdall Ponds.**
- **Garbose Automobile and Metal Salvage Yard on a portion of the former Ramsdell site (1958-1999).**
- **Superior Kitchen cabinet manufacturing (1992-present)**
- **Automobile service and miscellaneous (1949-present).**



Mill Street Corridor Urban Renewal Plan

Purpose of Plan

- Reclaim contaminated industrial properties.
- Eliminate blighted and abandoned buildings.
- Create opportunities for jobs, economic development, and increased taxes in Gardner.
- Redevelop for business ready to compete in 21st century economy.



City of Gardner Efforts to date

- Environmental Assessment
- Urban Land Institute Technical Advisory Panel
- Brownfield Support Team
- Land Acquisitions (S. Bent & Garbose)
- Remediation and Demolition (S. Bent & Ramsdell)
- Secured State and Federal Funding Assistance



Funding Secured to Date

- Environmental Protection Agency
- Economic Development Administration
- MassDevelopment
- Gardner Redevelopment Authority
- City of Gardner
- Community Development Block Grant



Why Urban Renewal?

- Greater flexibility to assemble, package and dispose of properties.
- Increases grant/funding opportunities.
- Greater control over development.
- Master Plan to guide future development.
- Provides for infrastructure and site preparation.

Brownfield Efforts to Date

- Clean ups
- Demolitions
- Ongoing Assessment and Action Plan
- Brownfield Support Team
- EPA Revolving Loan Fund
- MassDevelopment Funding



**FIGURE 1
EXISTING CONDITIONS
PLAN**

LEGEND

- Railroad Spur
- Approximate Location of Former Railroad Spur
- Approximate Area of Excavation Limits of RAO
- Residences Demolished
- Substructures Demolished
- Garbouse Site Soils Impacted Area (Approximate)
- Sediments Impacted by Metals, PCBs, and/or Clostridia (Approximate)
- Mill Street Corridor Boundary
- Paved
- Paved and Recreational Open Space
- Inland Wetlands

LOCUS MAP

0 100 200
Feet
1:1,200

NOTES

1. Based on MassGIS Color Orthophotography (April 2009)
Orthorectified (GSD #1000209 & 1007525)
2. Data source: Office of Geographic and Environmental Information (MassGIS); Commonwealth of Massachusetts
Executive Office of Environmental Affairs.
Data valid as of December 2011.

Mill Street Corridor
Gardner, Massachusetts

March 2012

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0.042

Existing Conditions

- Soils
- Topography
- Wetland and Water Resource Areas
- Land Use
- Zoning
- Property Conditions
- Public Infrastructure
- Traffic/Transportation
- Title Issues
- Filled Land

Existing Conditions

Soils



Topography



Wetland and Water Resource Areas



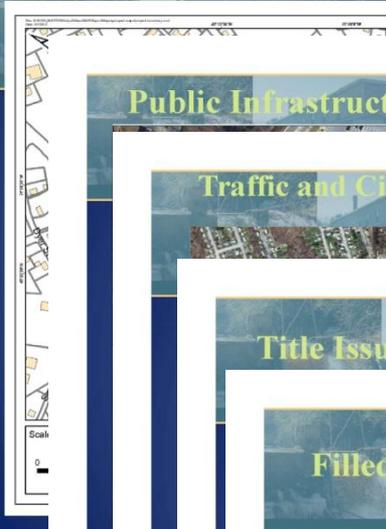
Existing Land Use



Zoning

	Commercial C-2	Industrial I
Dimensional Requirements		
Minimum Lot Area	30,000	10,000
Minimum Lot Frontage	100	80
Setbacks		
Front	30	10
Side	20	10
Rear	30	20
Maximum Bldg Height	4 stories/48 feet	7 stories/84 feet
Maximum Building Coverage	50%	65%
Use Regulations		
Assisted Living Facility	SP	SP
Hotel/Motel	P	SP
Multi Family Residential	NP	NP
Mixed Use	NP	NP
Office Building	P	P
Professional Office	P	NP
Retail		
≤ 15,000 sf	P	NP
> 15,000 sf	SP	SP
Bank	P	P
Warehouse	NP	P
Light Manufacturing	SP	P
Vehicle Sales	P	P
Vehicle Repair	SP	P
Restaurant (no entertainment)	P	P
Wholesale Showroom and Storage	P	P
Scientific or Research Lab	SP	P

Property Conditions



Public Infrastructure



Traffic and Circulation



Title Issues

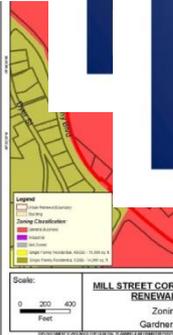


Filled Land



Fill of unknown depth containing contaminated material

Fill placed in portion of Ramsdall Pond



MILL STREET CORRIDOR URBAN RENEWAL PLAN
Zoning
Gardner, MA

MILL STREET CORRIDOR URBAN RENEWAL PLAN
Project Area
Gardner, MA
BSC GROUP

Opportunities and Constraints



SITE CONSIDERATIONS
MILL STREET URBAN RENEWAL AREA
GARDNER, MA





Challenges

Opportunities

- **Brownfields/Contamination**
- **Water mains date to 1930's**
- **Sewer lines potential off-site upgrades**
- **Areas subject to Rivers Protection Act**
- **Areas subject to WPA**
- **Aging dams in need of repair**
- **Buildings to be demolished**
- **Unclear title on filled S. Bent land**
- **Market softness**
- **Market absorption**
- **Private ownership of key parcels**
- **Historic limitations - Horseshoe Club**
- **Customize zoning requirements**
- **BST/ Remediation Grants/Loans**
- **Water and sewer capacity**
- **Previously disturbed areas**
- **Zoning is in place**
- **Consensus Master Plan in place**
- **Area's industrial past**
- **Demolitions completed**
- **Majority of area is city-owned**
- **Timpany Blvd. commercial corridor is established**
- **Urban Renewal Plan in progress**
- **Mid-term land banking option**
- **Proximity to Timpany Plaza**
- **Rail spur may help**

Real Estate and Economic Assessment Findings

- There appears to be sufficient real estate availability in the market area to meet the majority of commercial/industrial needs for the foreseeable future therefore to best position the site for this type of activity means becoming site ready
- Establishment growth, an indicator of future real estate need, has been primarily in entrepreneurial service industry ventures which require small footprints and inexpensive space
 - Mill buildings easily fill that gap
 - Construction and distribution need workspace and laydown areas
- Gaps in the market clearly exist for contemporary high bay flex space between 20 – 50 k sft with expansion potential but real estate price points create substantial financing gaps for any speculative development

Real Estate and Economic Assessment Findings

- Retail development to replace or enhance nearby adjacent aging retail sites is a possibility
- Rail access is not a unique attribute in this market
- Interim uses for these sites should receive strong consideration given likely development timeframes, particularly interim strategies that enhance the overall positioning of Gardner as an investment opportunity

Planning Process

SUMMARY

- (A) 68,000SF. BIG BOX RETAIL - 340 PARKING (5.1K)
 - (B-F, H, J) 80,000 SF. LIGHT INDUSTRIAL - 180 PARKING (2.1K)
 - (G) 80,000SF. HEAVY INDUSTRIAL - 80 PARKING (1.1K)
 - (I) 70,000SF. ASSISTED LIVING - 195 PARKING (3.1K)
 - (K) 70,000SF. TRAINING OFFICE - 195 PARKING (3.1K)
 - (L) 15,000SF. EXISTING EXPANSION - 35 PARKING (0.1K)
 - (M) 2,500SF. ARTISAN SHOP - 35 PARKING
- (SHARED WITH HORSE)
(N-W) 41,000SF. CLUSTER
2,500LF. TRAIL, 8 ACRE

SUMMARY

- INDUSTRIAL - 80,000 SF. 80 PARKING (1.1K)
- LIGHT INDUSTRIAL - 100,000 SF. 215 PARKING (2.1K)
- BIG BOX RETAIL - 68,000 SF. 340 PARKING (5.1K)
- RETAIL - 41,500 SF. 180 PARKING (4.1K)
- TRAINING OFFICE - 70,000 SF. 195 PARKING (3.1K)
- ASSISTED LIVING - 70,000 SF. 195 PARKING (3.1K)
- ARTISAN - 2,500 SF. 35 PARKING SHARED
- TOTAL NEW 423,200 SF. 62 PARKING

SUMMARY

- (A) 100,000SF. BIG BOX RETAIL - 400 PARKING (4.1K)
- (B-F, H) 130,000 SF. LIGHT INDUSTRIAL - 270 PARKING (2.1K)
- (L,K) 11,000SF. EXISTING/RESTORED
- (I) 12,000SF. ARTISAN SHOP - 35 PARKING (SHARED WITH HORSESHOE CLUB)
- (M-P) 27,000SF. CLUSTER RETAIL - 135 PARKING (5.1K)
- 2,000LF. TRAIL, 8 ACRES CONSERVATION/RECREATION
- 8 ACRES SOLAR ARRAY

SUMMARY

- LIGHT INDUSTRIAL - 138,000 SF. 270 PARKING (2.1K)
- BIG BOX RETAIL - 100,000 SF. 400 PARKING (4.1K)
- ARTISAN SHOP - 11,000 SF. 35 PARKING SHARED
- CLUSTER RETAIL - 27,000 SF. 135 PARKING (4.1K)
- 2,000LF. TRAIL, 8 ACRES CONSERVATION/RECREATION
- 270,000 SF. 825 PARKING (3.1K)

SUMMARY

- LIGHT INDUSTRIAL - 130,000 SF. 250 PARKING (2.1K)
- RETAIL - 400,000 SF. 180 PARKING (4.1K)
- ARTISAN SHOP - 11,000 SF. 35 PARKING SHARED
- TOTAL NEW 464,000 SF. 1,267 PARKING (3.1K)

- Site Considerations
- Market Analysis Findings
- Challenges and Opportunities
- Feedback from Public Forum
- Plan Development
- Iterative Planning process
- City Staff Review
- Steering Committee Review
- Plan Refinement

CONCEPT 1
MILL STREET URBAN
GARDNER, MA

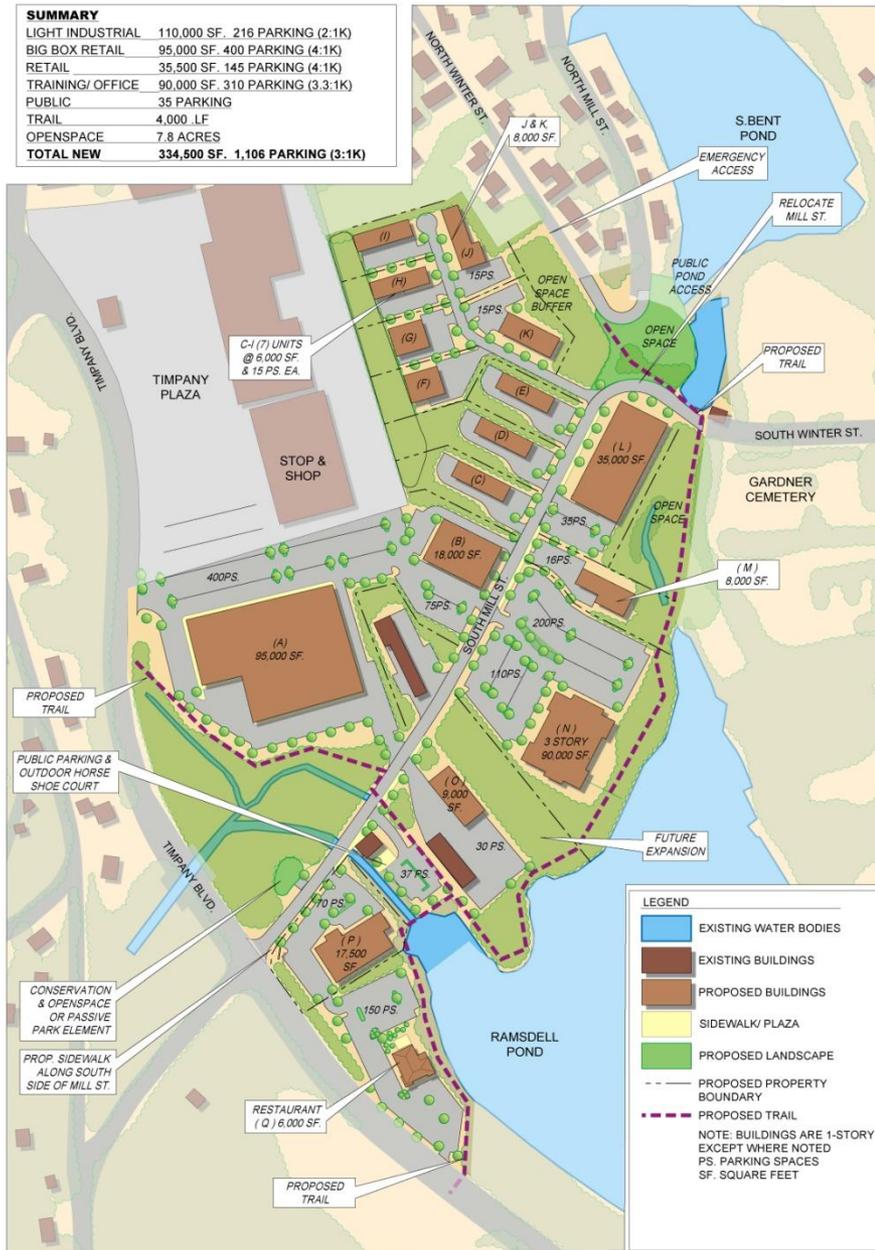
CONCEPT 1
MILL STREET URBAN REAREA
GARDNER, MA

CONCEPT 3
MILL STREET URBAN REAREA
GARDNER, MA

PT 2
URBAN REAREA

Concept Plan

SUMMARY	
LIGHT INDUSTRIAL	110,000 SF, 216 PARKING (2:1K)
BIG BOX RETAIL	95,000 SF, 400 PARKING (4:1K)
RETAIL	35,500 SF, 145 PARKING (4:1K)
TRAINING/ OFFICE	90,000 SF, 310 PARKING (3.3:1K)
PUBLIC	35 PARKING
TRAIL	4,000 LF
OPENSOURCE	7.8 ACRES
TOTAL NEW	334,500 SF, 1,106 PARKING (3:1K)



CONCEPTUAL MASTER PLAN
MILL STREET URBAN RENEWAL AREA
GARDNER, MA



North Side of Mill Street

- Retail connection to Timpany Plaza
- Superior Kitchen remains
- Small flexible manufacturing spaces with open space buffer to residences
- Walking path near stream

South Side of Mill Street

- Separating Mill St with public open space; traffic route changes
- Public trail along Ramsdall Pond
- Horseshoe Club with outdoor court
- Public parking area for Club and trail
- Superior Kitchen remains with possible expansion
- Manufacturing and training center
- Retail and restaurant along Timpany Blvd



Urban Renewal Planning Process

- Existing Conditions Compilation and Analysis
- Market and Economic Study
- Public Forum 1
- Redevelopment Plan Formulation
- Public Forum 2
- Urban Renewal Plan Preparation
- Public Hearing
- Ratification and Approval





Questions and Comments