

## Potential Gardner Urban Renewal Projects

## IMMEDIATE SHORT-TERM PRIORITIES

Map Project Number	Project Description	Short-Term	Mid-Term	Long-Term	Cost: Order of Magnitude		
					Low	Mid	High
1	86 -96 Main Street- CDC proposal to renovate building with 5 units of affordable housing and first floor retail.	X					\$\$
3	Heywood Wakefield III --Rehab/Reuse for assisted living residential use. \$10 million HUD grant awarded.	X					\$\$\$
5	Retail development at Main & Sherman Streets; Demolition of select bldgs is in process.	X					\$\$
6	Rear Main Street extension of Derby Drive, including bike lanes and sidewalks.	X					\$\$
8	Travers Welding commercial development -- Development Overlay Zoning District extended	X					\$
10	Design Guidelines to reinforce pedestrian retail and promote a transition from auto dependent	X					\$
11	Medical Office Building at West Lynde St.	X					\$\$\$
14	Data Guide Cable Relocation and Re-Use of Nichols & Stone Bldg and selected demolition of others with plans toward large retail user.	X	X	X			
16	Manage & Expand Downtown Parking Capacity.	X	X	X			\$ \$\$\$
20	Expand variety of housing in downtown, i.e., Goodnow Pearson Apartments.	X	X	X			\$\$ \$\$\$
21	Re-use of Heritage State Park Bldg for multi-use cultural & arts facility and visitors' center.	X					\$ \$\$
22	Flex space at Simplex buildings and New England Woodenware.	X	X	X			\$\$
25	Selected housing rehabilitation--Lower Pleasant Street.	X	X	X			\$\$
27	Selected housing rehabilitation--general .	X	X	X			\$ \$\$
35	Goodnow Pearson rehabilitation.	X					\$\$
36	Parking Deck over municipal lot on West Lynde Street.	X					\$\$\$
41	Energy Retrofitting.	X	X	X			\$ \$\$
42	Study traffic/circulation improvements to Parker/Central/Vernon Intersection Downtown and Implement.	X					\$ \$\$

## Potential Gardner Urban Renewal Projects

## MID-TERM PROJECTS

Map Project Number	Project Description	Short-Term	Mid-Term	Long-Term	Cost: Order of Magnitude		
					Low	Mid	High
4	Extension of Bike Train to Downtown from present terminus at DCR Skating Rink.		X		\$		
7	City Hall Plaza connecting Main Street to Pleasant Street.		X				\$\$\$
9	Pleasant Street & Willow Street building demolition and street widening.		X		\$		
12	Universal accessible park on School Street at Collaborative School.		X				\$\$\$
13	Re-use of vacant former Simplex Bldg at 23 Cross Street.		X	X		\$\$	\$\$\$
14	Data Guide Cable Relocation and Re-Use of Nichols & Stone Bldg and selected demolition of others with plans toward large retail user.	X	X	X			
16	Manage & Expand Downtown Parking Capacity.	X	X	X	\$		\$\$\$
17	Transition retail development at Main Street north of Rite Aid.		X			\$\$	
18	Create and enhance pedestrian linkages, i.e., Sullivan's Way.		X	X	\$	\$\$	
19	Facilitate occupation of downtown retail space.		X	X	\$	\$\$	\$\$\$
20	Expand variety of housing in downtown, i.e., Goodnow Pearson Apartments.	X	X	X		\$\$	\$\$\$
22	Flex space at Simplex buildings and New England Woodenware.	X	X	X		\$\$	
23	Improve aesthetics at "Downtown Gateway" area by Hannafords.		X			\$\$	
24	Main and Chestnut Street intersection improvements.		X			\$\$	
25	Selected housing rehabilitation--Lower Pleasant Street.	X	X	X		\$\$	
26	Selected housing rehabilitation -- Nichols Street.		X	X		\$\$	
27	Selected housing rehabilitation--general .	X	X	X	\$	\$\$	
28	Theater Building Demolition/Re-use.		X	X			\$\$\$
30	Clean up contamination -- building/site at Pine Wayfinding to downtown & other destinations		X			\$\$	\$\$\$
31	for pedestrians, bikes, cars & trucks.		X		\$		
32	Reopen abandoned street connecting School and Cross Streets.		X		\$		
33	Brownfields Site Assessment.		X		\$		

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34	Potential demolition of vacant building -- expand parking.		X			\$	
37	Rehabilitation of existing Perry Auditorium at City Hall.		X			\$	\$
38	Review reuse of pool building.		X	X		\$	\$
39	Infill vacant parcel with commercial development.		X				\$
40	Investigate options for development on Housing Authority land.		X	X		\$	
41	Energy Retrofitting.	X	X	X		\$	\$
43	Streetscape Improvements in URP area.		X	X		\$	\$
44	Enhanced transit and circulation connecting URP area with hospital and community college.		X			\$	\$

## Potential Gardner Urban Renewal Projects

## LONG-TERM PROJECTS

Map Project Number	Project Description	Short-Term	Mid-Term	Long-Term	Cost: Order of Magnitude		
					Low	Mid	High
2	National Grid relocation of electric substation at Crystal Lake and future location of Farmers' Market.			X			\$\$\$
13	Re-use of vacant former Simplex Bldg at 23 Cross Street.		X	X		\$	\$\$\$
14	Data Guide Cable Relocation and Re-Use of Nichols & Stone Bldg and selected demolition of others with plans toward large retail user.	X	X	X			
15	Renovation of Heywood Wakefield IV.			X			\$\$\$
16	Manage & Expand Downtown Parking Capacity.	X	X	X		\$	\$\$\$
18	Create and enhance pedestrian linkages, i.e., Sullivan's Way.		X	X		\$	\$\$
19	Facilitate occupation of downtown retail space.		X	X		\$	\$\$ \$\$\$
20	Expand variety of housing in downtown, i.e., Goodnow Pearson Apartments.	X	X	X			\$\$ \$\$\$
22	Flex space at Simplex buildings and New England Woodenware.	X	X	X			\$\$
25	Selected housing rehabilitation--Lower Pleasant Street.	X	X	X			\$\$
26	Selected housing rehabilitation -- Nichols Street.		X	X			\$\$
27	Selected housing rehabilitation--general .	X	X	X		\$	\$\$
28	Theater Building Demolition/Re-use.		X	X			\$\$\$
29	Maki Building Re-use.			X			\$\$\$
38	Review reuse of pool building.		X	X			\$\$ \$\$\$
40	Investigate options for development on Housing Authority land.		X	X		\$	
41	Energy Retrofitting.	X	X	X		\$	\$\$
43	Streetscape Improvements in URP area.		X	X			\$\$