

Priority Development Site Update

(Please fill out a separate form for each site)

Municipality City of Gardner Date July 22, 2009

Name of Chapter 43D Single Point of Contact Trevor M. Beauregard

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PDS Name and/or Address Rear Main Street, Off of Main Street

Date became PDS December 15, 2008

Has there been any activity (applications submitted by developers, leases, groundbreakings, etc.) on site since it received Priority Development Site Designation?

Yes No

If yes, please explain (make sure to list name and type of any companies that have located on the site or have committed to doing so – if this is not to be public knowledge please indicate so). Please be sure to list any benefits to the community including level of job creation.

The Richmond Company and Lisciotti Development, both retail developers, are planning projects on or around the Rear Main Street priority development site. The City is working with other land owners on conceptual plans for the development of a medical office building within this priority development site.

A Notice to Proceed was issued to Tighe & Bond on January 23, 2009 in the amount of \$45,700 to develop a Traffic and Parking Study, along with conceptual designs and cost opinions for two scenarios to address the parking shortage: an at-grade option and a parking deck option. Tighe & Bond presented Progress Plans for surface parking and completion of Rear Main road network to the Urban Renewal Plan Citizens Steering Committee on April 17, 2009. They also completed the first draft of the Traffic and Parking Study for this site in June of 2009. The Study addresses traffic patterns and parking needs based on the existing conditions and two buildout scenarios for the site.

A private developer is finalizing the renovation of a vacant retail building contiguous with the priority development site into a mixed use development with twenty-eight 1, 2, and 3 bedroom apartments, and approximately 10,000 square feet of retail space.