

CITY OF AMESBURY

TRADER ALAN'S/21 POND VIEW AVENUE COMMUNITY INFORMATION SESSION

JANUARY 31, 2022



AGENDA

WELCOME AND INTRODUCTIONS

ABOUT THE DISPOSITION PROCESS

DISPOSITION COMMITTEE GOALS AND TIMELINE

COMMUNITY ENGAGEMENT PLAN

DETAILS FOR 21 POND VIEW AVENUE

SAMPLE LAND USES

OPEN DISCUSSION & NEXT STEPS

ABOUT THE DISPOSITION PROCESS

What does disposition mean?

To sell, lease or otherwise dispose of property subject to specific statutory requirements. Municipalities must follow state procurement law during this process.

Why do municipalities do this?

To place property back on the tax rolls, reduce maintenance costs and liabilities, revitalize the community.

What other properties has the City surplussed?

Horace Mann School, Carriage Lofts

Does the City have a well-defined Disposition process?

Yes! Please see Ordinance 2021-039 passed last year

DISPOSITION COMMITTEE GOALS

Eliminate Obligations	Eliminate obligations, maintenance, fees paid, and legal liability to the City
Find Highest & Best Use	Create opportunities for highest and best use that is appropriate to the neighborhood
Guide Improvements	Increase tax revenue by guiding the type and nature of the planned improvements
Respect the Site	Respect the site and its contextual character by considering the design approach, and proposed use, as a means to aid in proposal selection.
Consider Tax Revenue	Consider long term tax revenue and the inherent value of the sale

TRADER ALAN'S DISPOSITION COMMITTEE TIMELINE

DEC '21

Kick
off

All members meet to learn history of the site and discuss next steps

JAN &
APRIL '22

Engage the
Public

Hold public hearing to start determining reuses for the site.

MARCH '22

Recommendations
to Mayor

The Disposition Committee will recommend at least two reuse options for the site.

APRIL/MAY
'22

RFP
Out

Create a project scope for the selected uses and draft the RFP.

JUNE '22

Proposals
Submitted/Reviewed/Selected

Follow Chapter 30B and other laws as required and assume a process for procurement. Review proposals and select developer.

Virtual Sessions

Monthly
Committee
meetings

Survey

City website:
meeting info, data
and resources

Amesbury Insider
Articles

Social Media

Overlap with other
projects (East End
Neighborhood
Smart Growth
Project)

Outreach to
Neighbors and
other
Stakeholders

Project One-
Pager

COMMUNITY ENGAGEMENT PLAN

DETAILS FOR 21 POND VIEW AVENUE

- Zones: office park/renewable energy development district
- Size: 6.77 acres
- City acquired for back taxes in 2001
- Buildings on site burned/removed in 2005
- Environmental site assessments began in 2002
 - Hydrocarbons, VOCs, PCBs, pesticides, arsenic, beryllium, chromium, and nickel
- In 2021, the immediate response action (IRA) report identified no use limitations on the property

LAND USES ALLOWED IN OFFICE PARK DISTRICT

Commercial/ Retail

- Veterinarians
- Greenhouses
- General retail
- Restaurants
- Hotels
- Training schools

Community Services/Programs

- Churches
- Parks
- Schools
- Daycare/nursery
- Theaters
- Private Indoor Recreation

Office and Research

- Professional businesses
- Offices
- Research office park

Warehouse and Manufacturing

- Light manufacturing
- Bakery
- Warehousing/distribution

WHAT ELSE DO WE NEED TO KNOW?

- Utilities onsite and offsite
- Other environmental resources
- Marketing surveys – what are the hot uses?
- Potential tax revenue options
- Needs of potential uses
- Opportunity to merge other parcels
- What is the impact of any use? Traffic?

IDEAS

- Senior housing/assisted living
- Rectangular playing fields
- Mixed use – Office/housing
- Need to consider traffic outside the neighborhood too (district 6)
- Have multiple uses
- DO NOT have single uses so it's not a dead zone
- Need playing fields
- How do we balance traffic of the uses?
- No green space in that area, no place for people to live
- Need something special for that neighborhood
- Area is crowded, lots of cut-throughs. It's going to add congestion
- Responsible development
- Need to respect the history/view at the property of the River

WHY NOW?

- Ideal market conditions
- Site deemed safe from previous environmental contaminants
- MassWorks improvements nearly complete
- Reuse an underutilized parcel
- Return property to tax rolls

WHAT DO YOU THINK?

- What is important about the area that we want to preserve?
- What do we want to enhance?
- What is needed in the area?
- What is not needed?
- What opportunities do we see for this parcel?

FOLLOW THE PROJECT!

Email: oced@amesburyma.gov

Webpage: www.amesburyma.gov
(Community and Economic Development webpage)

Monthly Committee meetings: 2nd Wednesday @ 7pm

Survey and one-pager – coming soon!

Next Community Session ~ April 25th

