

# CITY OF AMESBURY

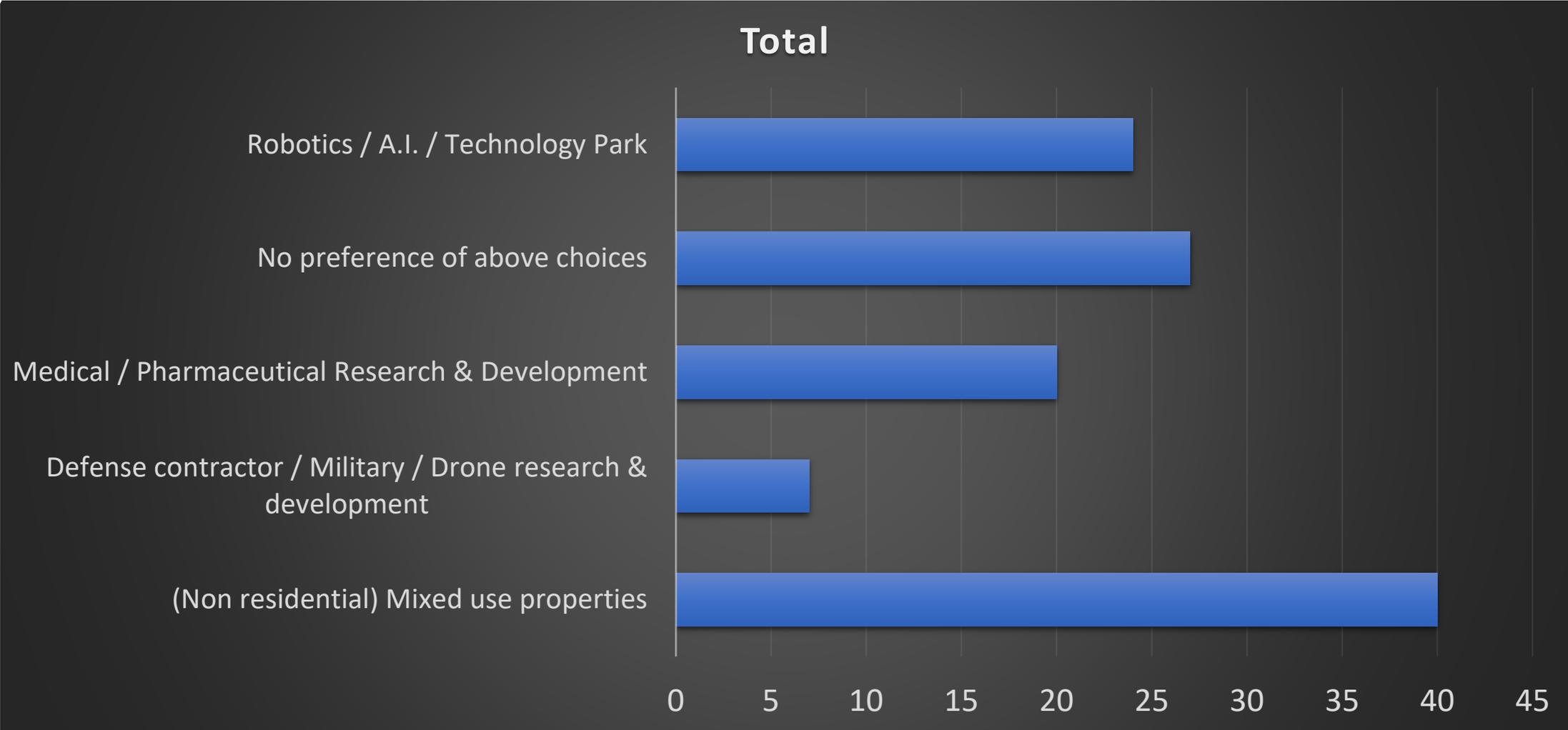
## 21 Pond View Avenue Survey Results and Draft MRD Scenarios

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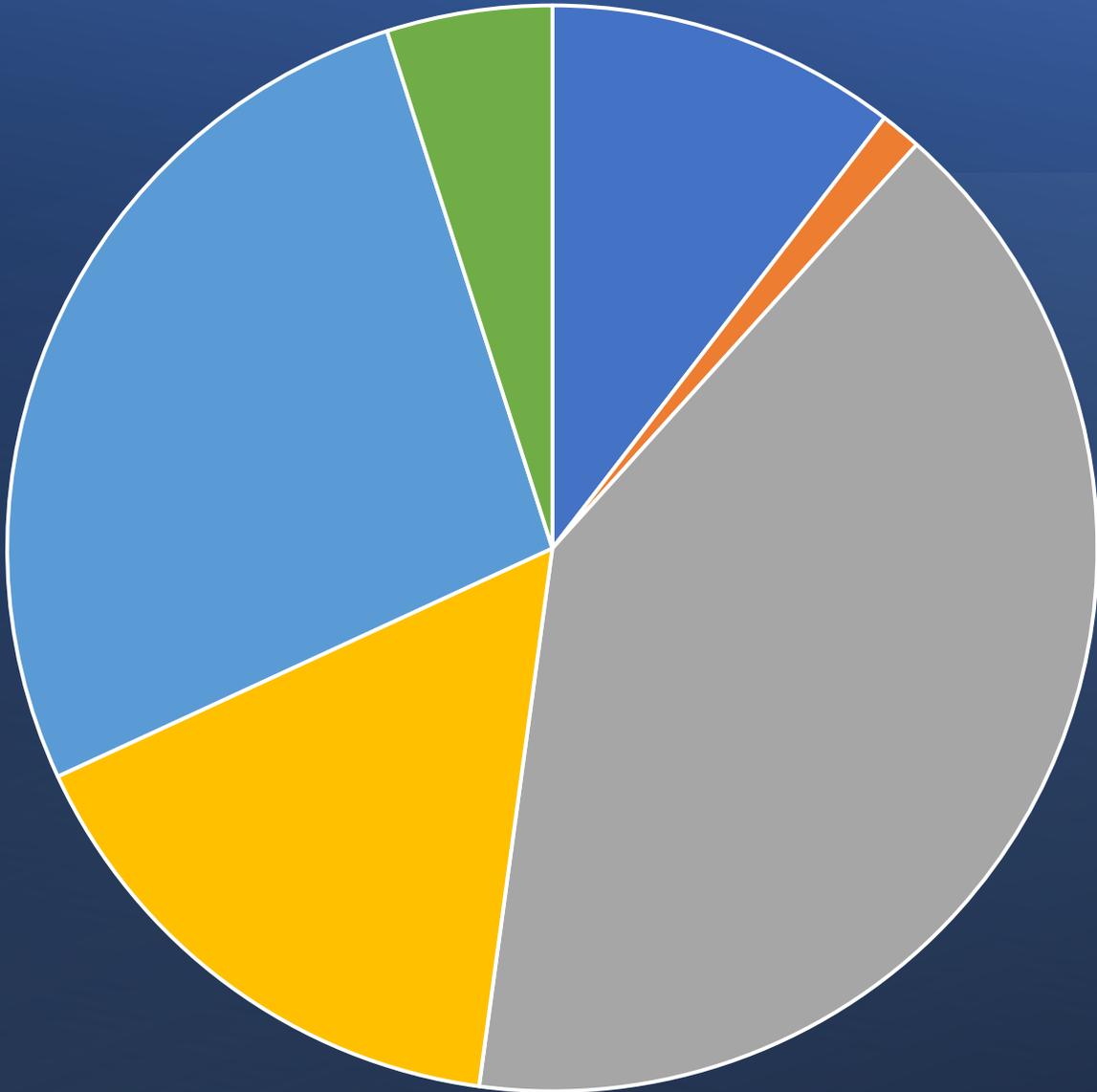
Disposition Committee Workshop and Public Meeting  
Tuesday, July 13, 2022



# Of the listed uses, what do you think would be the best use for the 21 Pond View property?



# If 21 Pond View could also include some public use, what would you like to see?

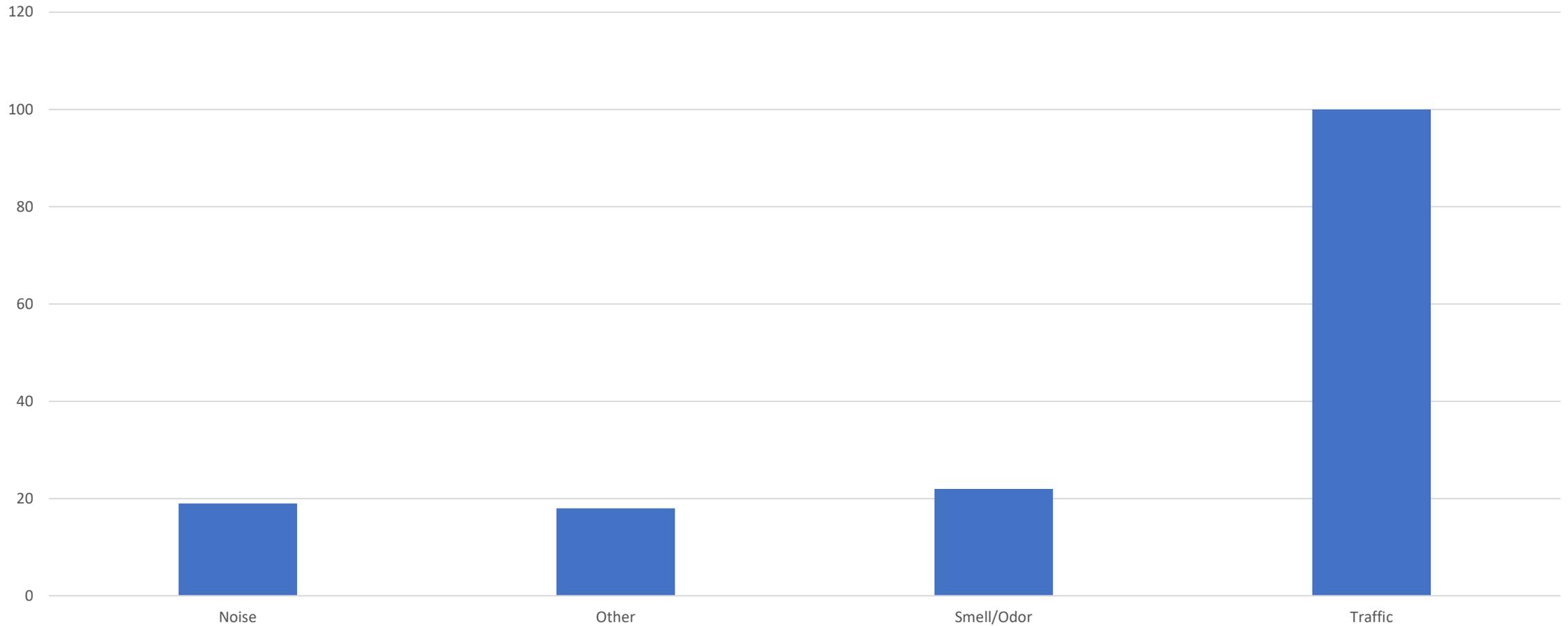


- Bicycle / Scooter Share
- Bicycle Racks
- Dog Park
- Other
- Playground / Tot Lot
- Splash Pad



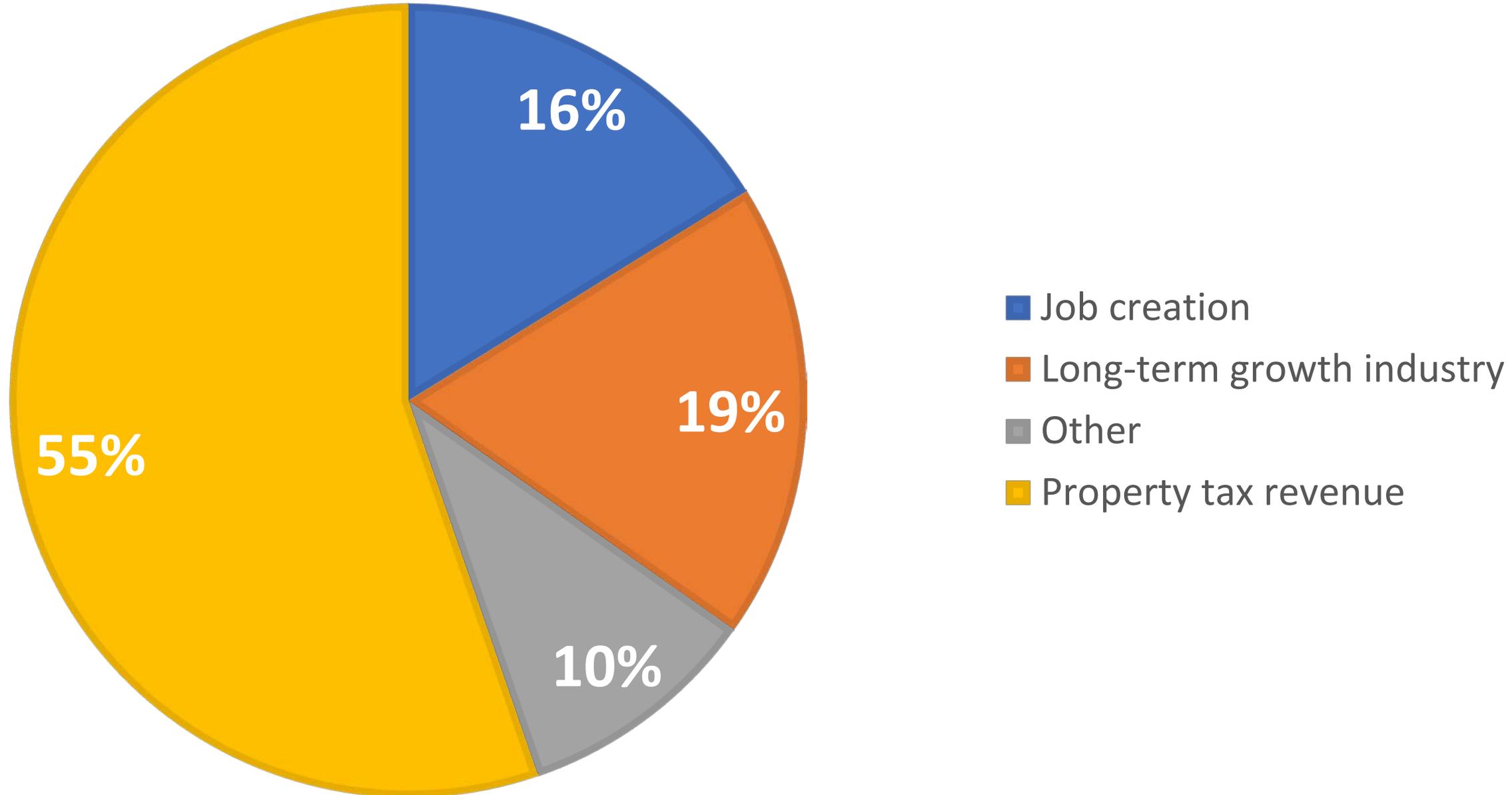
Other: Suggested Public Uses

# What community impact are you most concerned with at 21 Pond View?





# COUNT OF WHAT POSITIVE IMPACT WOULD YOU PRIORITIZE IN SEEKING A COMPANY FOR 21 POND VIEW?





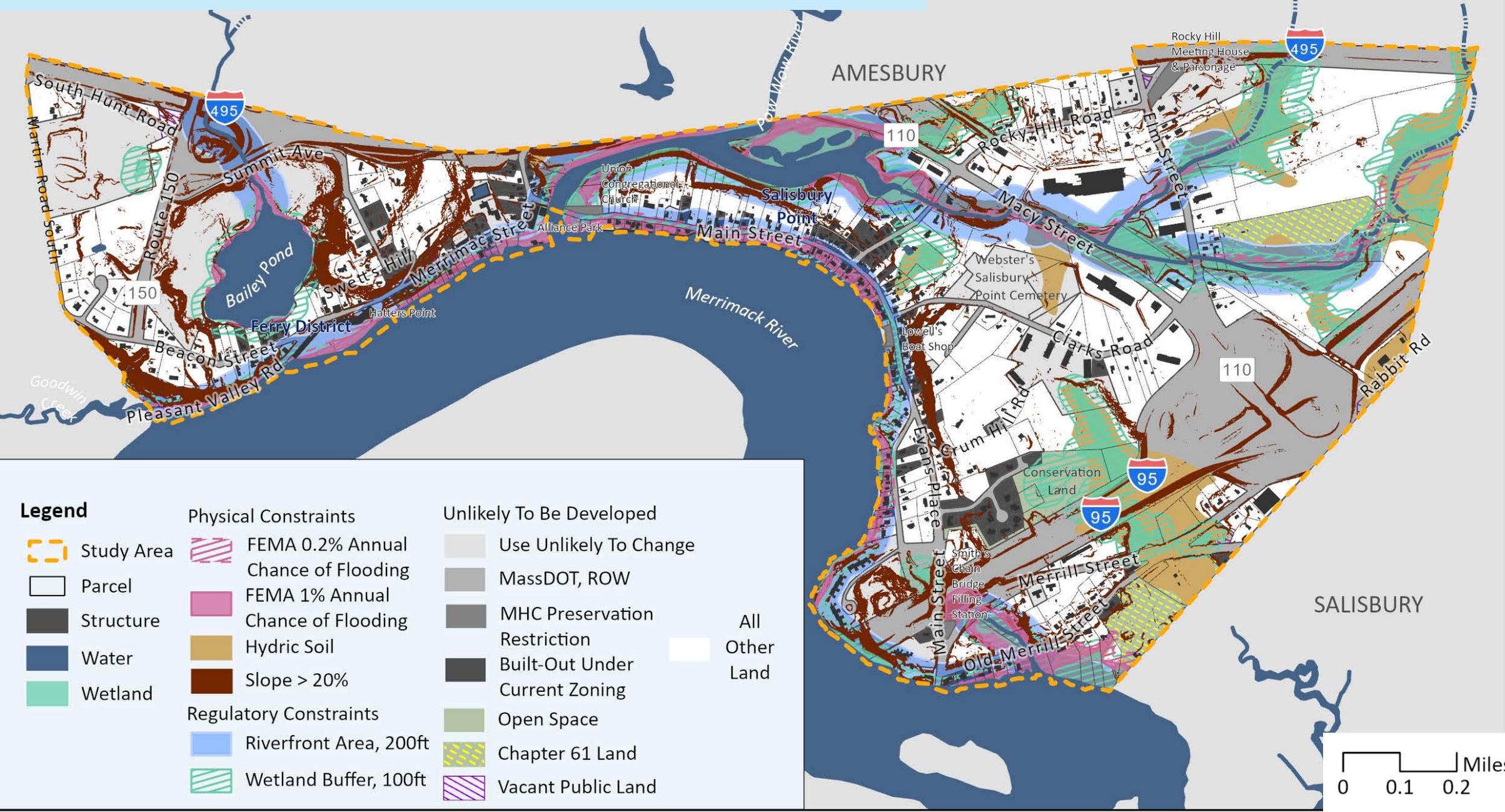


Merrimack River District Project

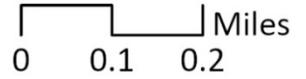
**DRAFT Scenarios for  
21 Pond View  
Avenue**



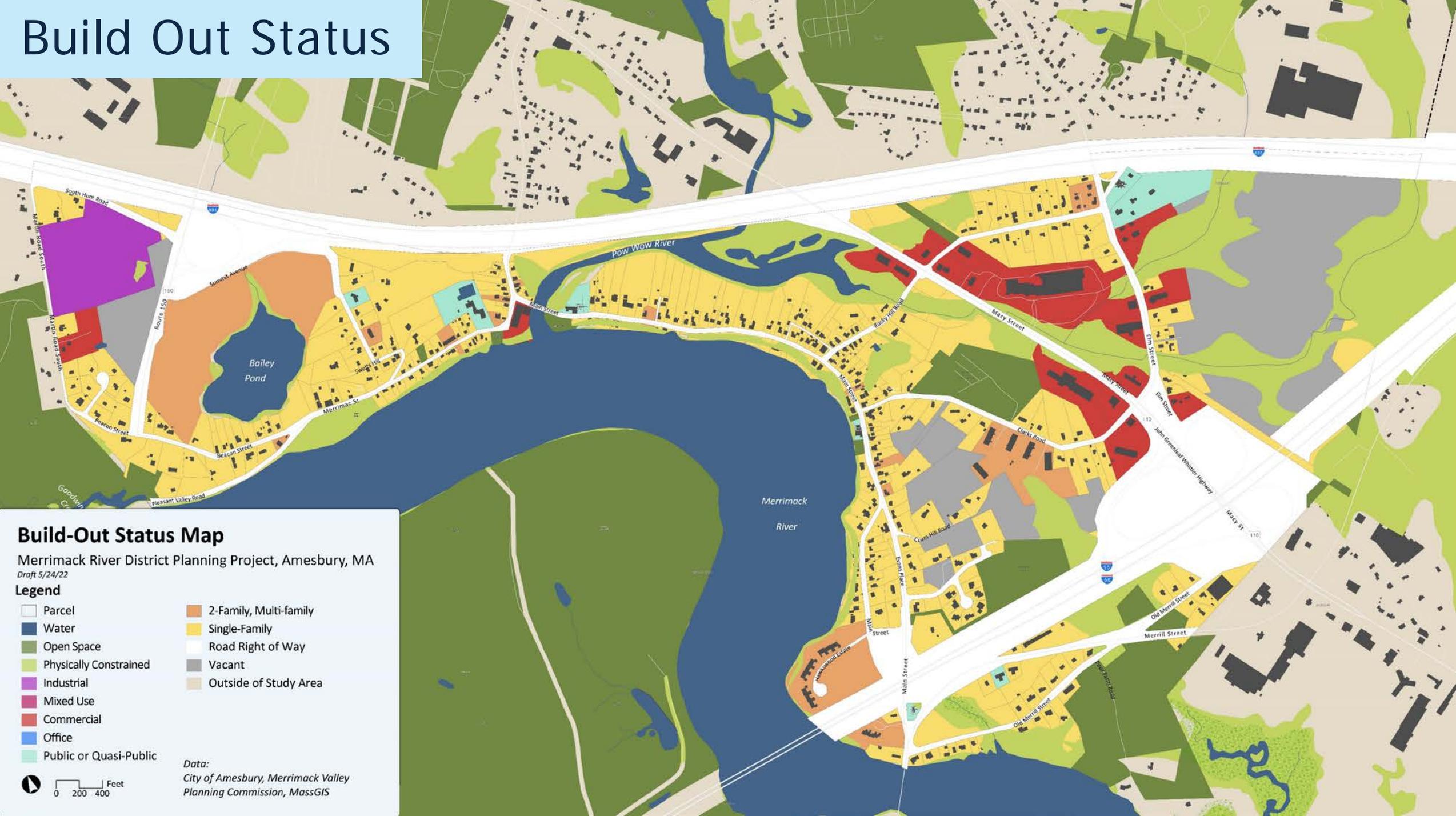
# Combined Development Constraints



Legend		Physical Constraints		Unlikely To Be Developed		Regulatory Constraints	
	Study Area		FEMA 0.2% Annual Chance of Flooding		Use Unlikely To Change		Riverfront Area, 200ft
	Parcel		FEMA 1% Annual Chance of Flooding		MassDOT, ROW		Wetland Buffer, 100ft
	Structure		Hydric Soil		MHC Preservation Restriction		Open Space
	Water		Slope > 20%		Built-Out Under Current Zoning		Chapter 61 Land
	Wetland				All Other Land		Vacant Public Land



# Build Out Status

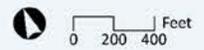


## Build-Out Status Map

Merrimack River District Planning Project, Amesbury, MA  
Draft 5/24/22

- Legend**
- Parcel
  - Water
  - Open Space
  - Physically Constrained
  - Industrial
  - Mixed Use
  - Commercial
  - Office
  - Public or Quasi-Public
  - 2-Family, Multi-family
  - Single-Family
  - Road Right of Way
  - Vacant
  - Outside of Study Area

Data:  
City of Amesbury, Merrimack Valley  
Planning Commission, MassGIS

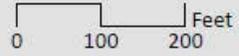


# I-495 Gateway



# I-495 Gateway

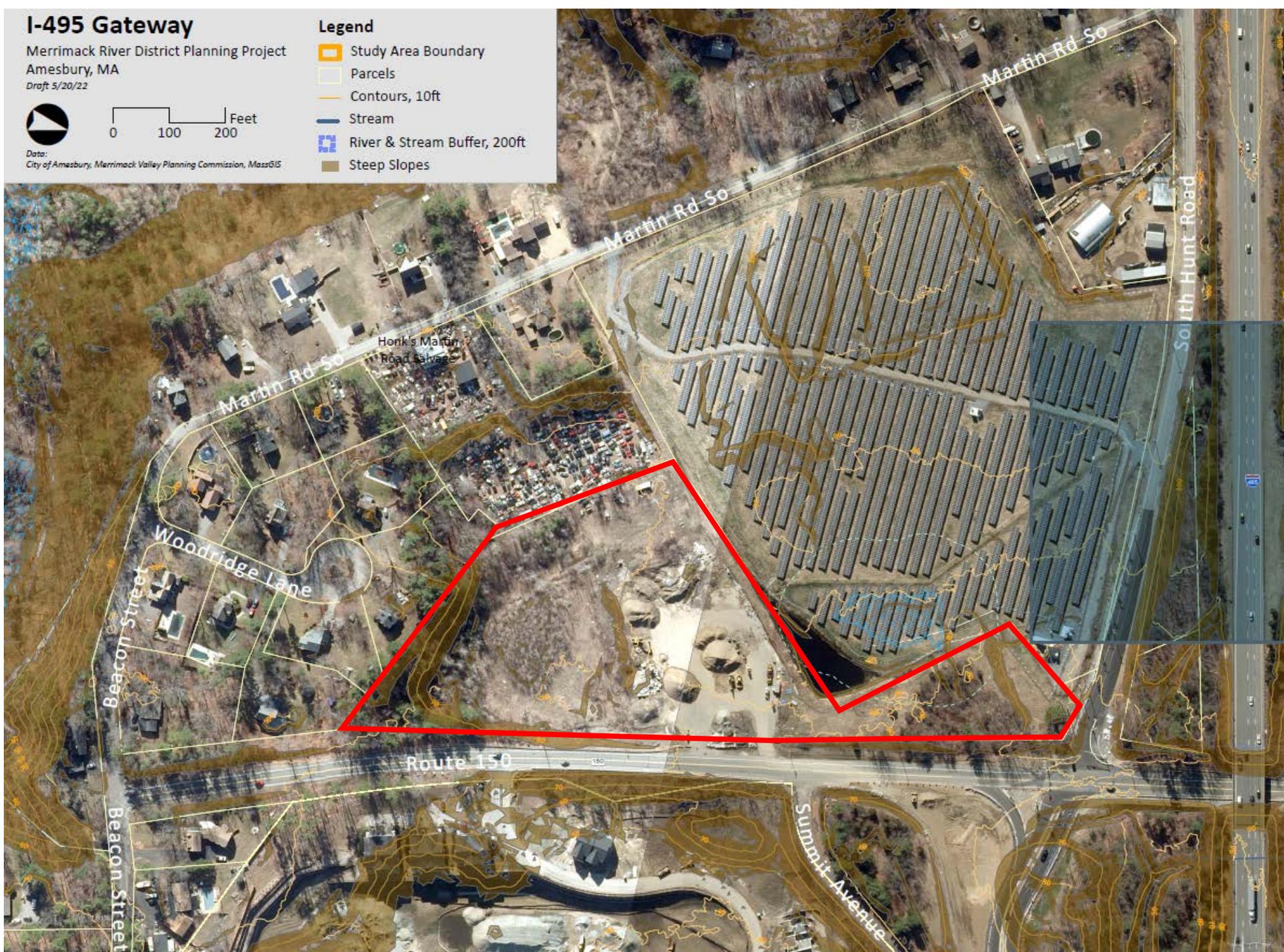
Merrimack River District Planning Project  
Amesbury, MA  
Draft 5/20/22



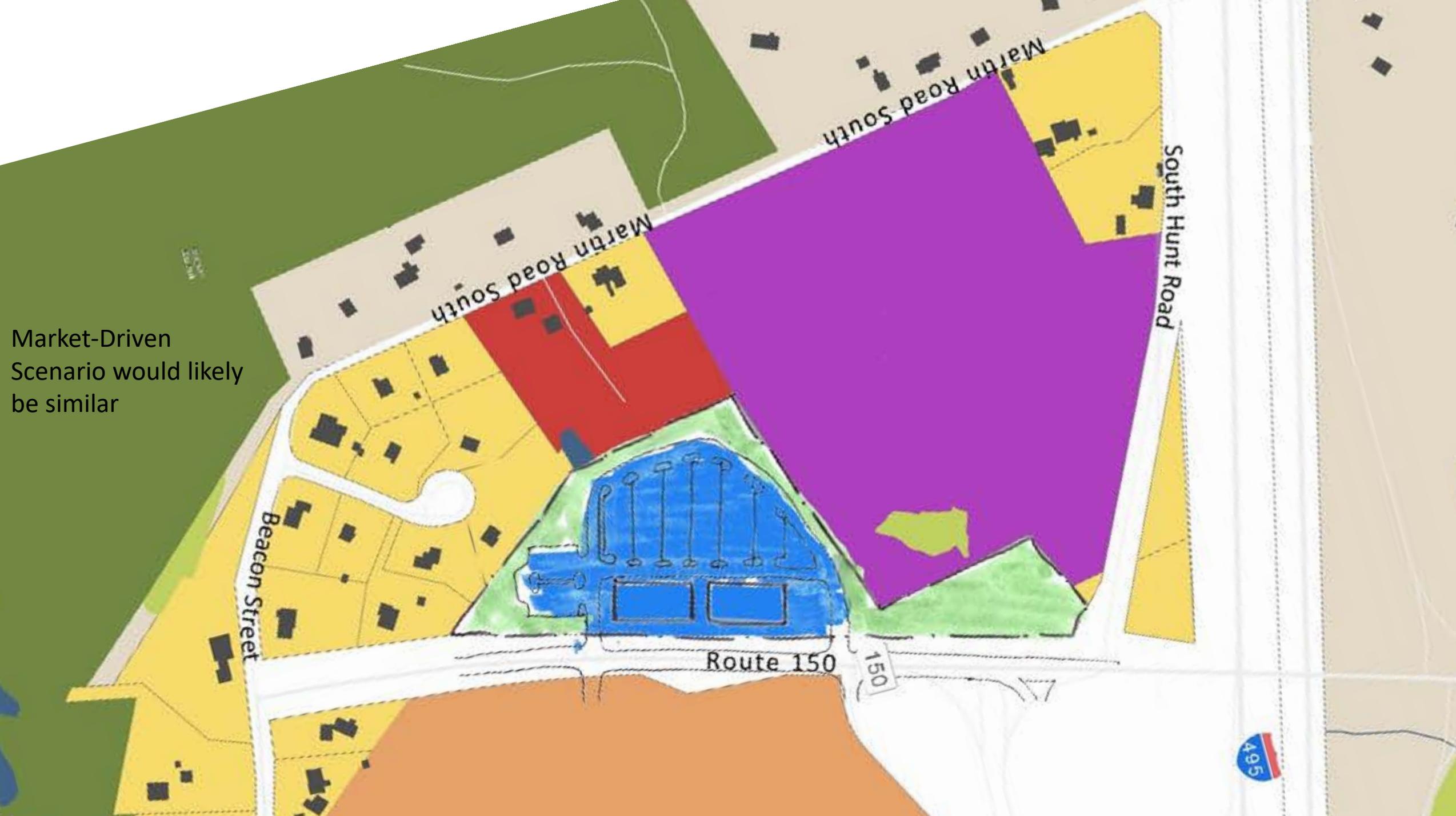
Data:  
City of Amesbury, Merrimack Valley Planning Commission, MassGIS

## Legend

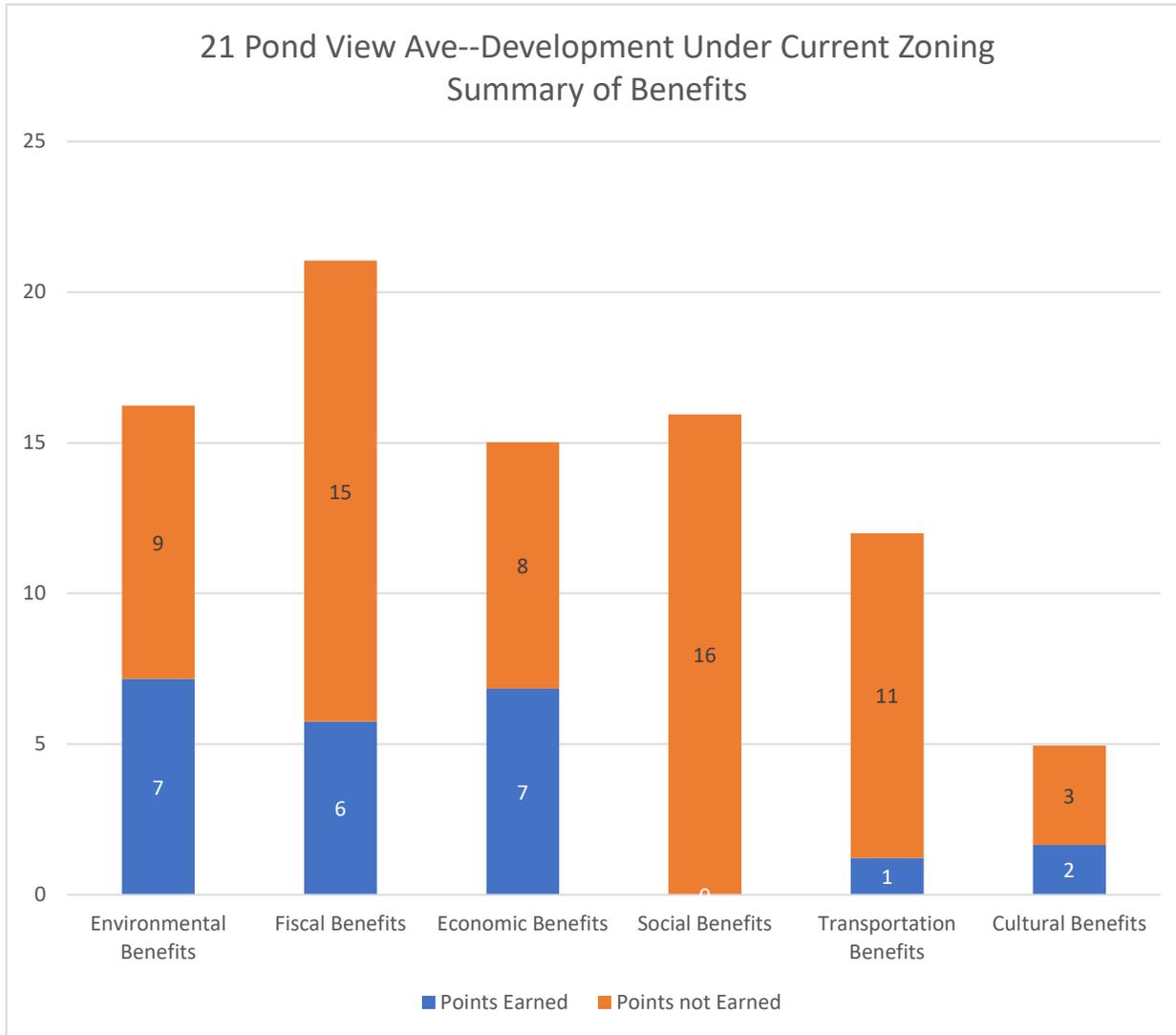
- Study Area Boundary
- Parcels
- Contours, 10ft
- Stream
- River & Stream Buffer, 200ft
- Steep Slopes



Market-Driven Scenario would likely be similar



# 1. Build-out under current zoning

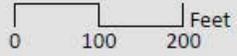


	Potential Points	Points Earned
Environmental Benefits	16	7
Fiscal Benefits	21	6
Economic Benefits	15	7
Social Benefits	16	0
Transportation Benefits	12	1
Cultural Benefits	<u>5</u>	<u>2</u>
Total (Rounded)	85	23
		<b>26%</b>



# I-495 Gateway

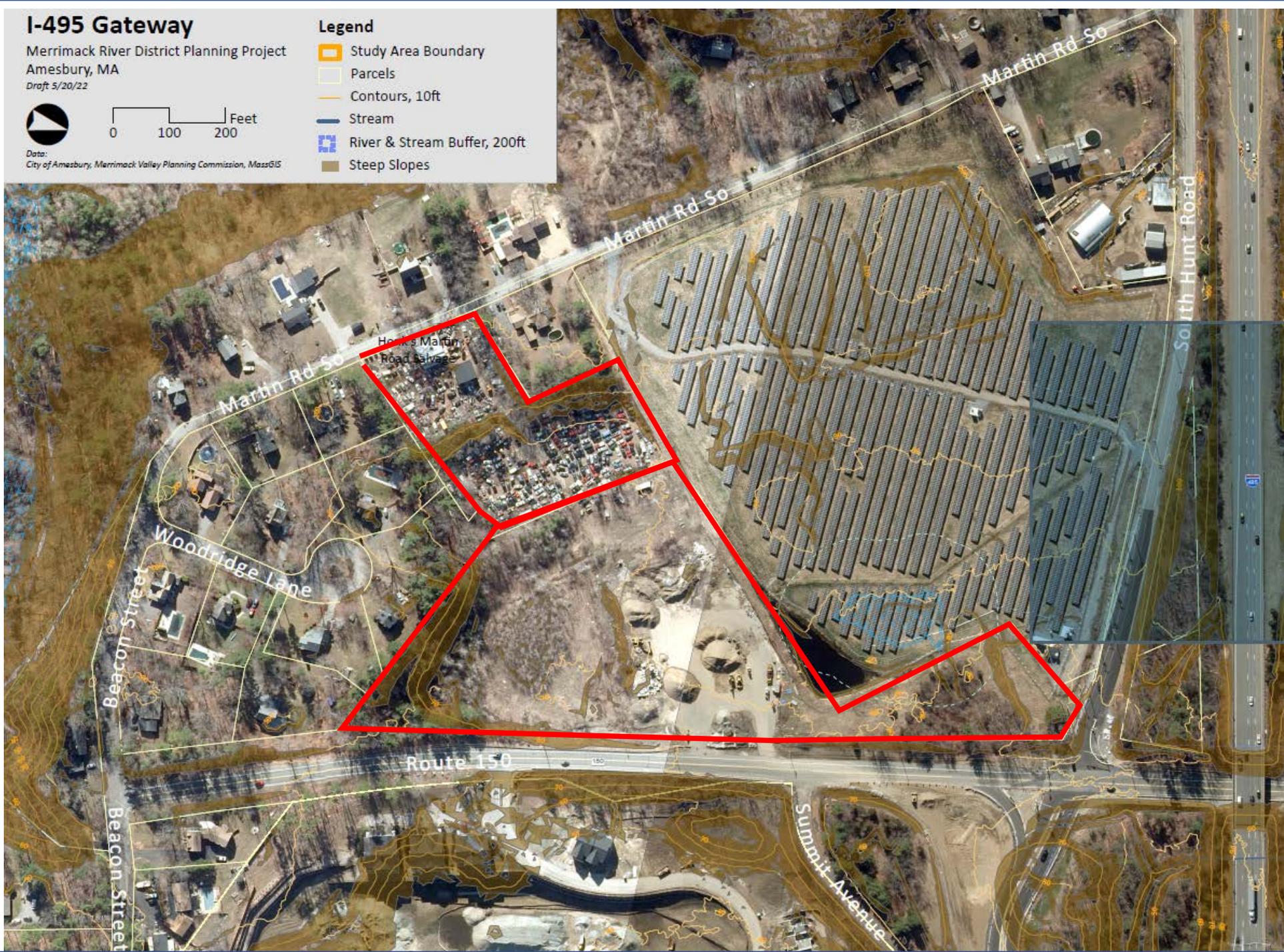
Merrimack River District Planning Project  
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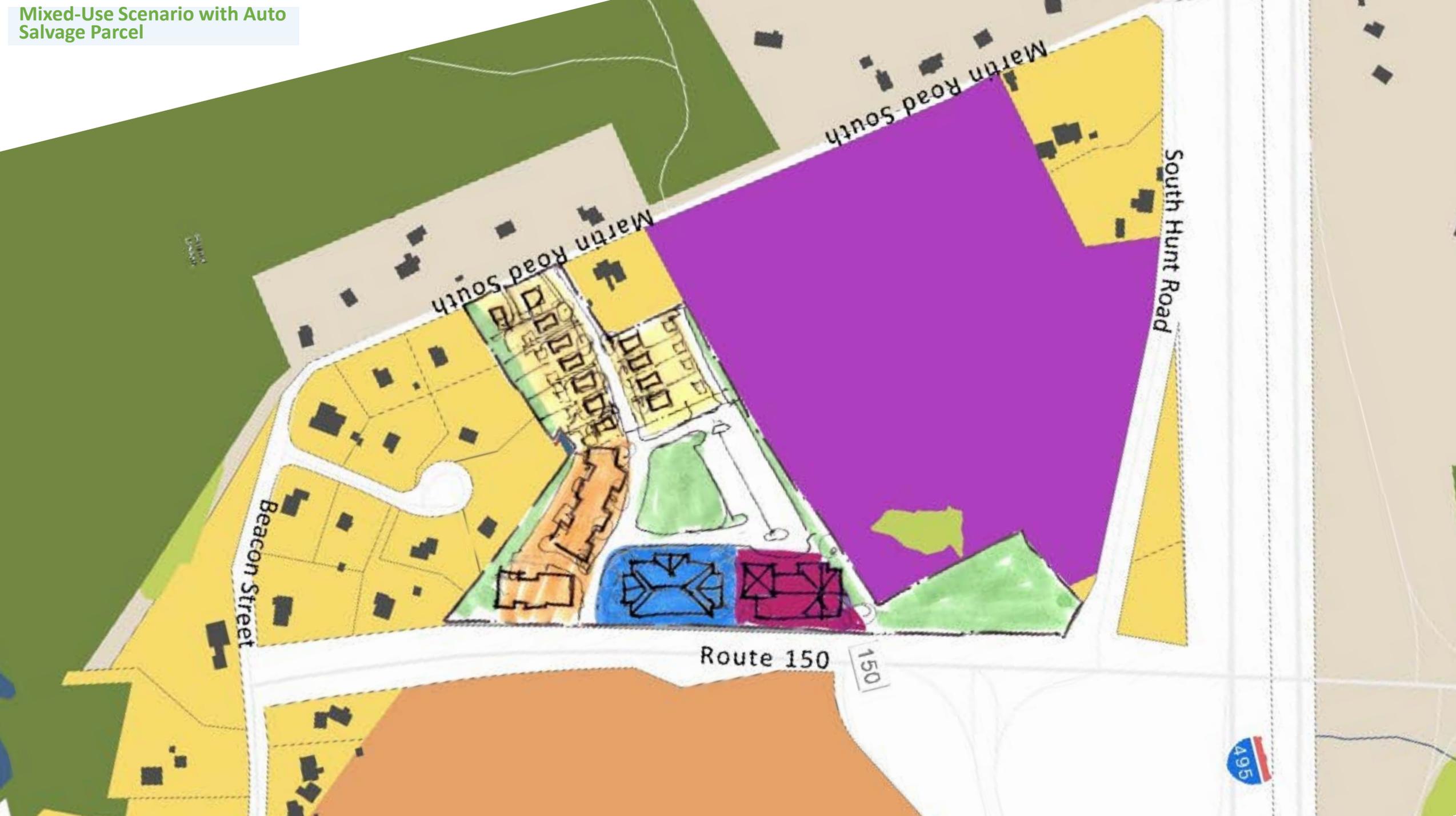
Data:  
City of Amesbury, Merrimack Valley Planning Commission, MassGIS

## Legend

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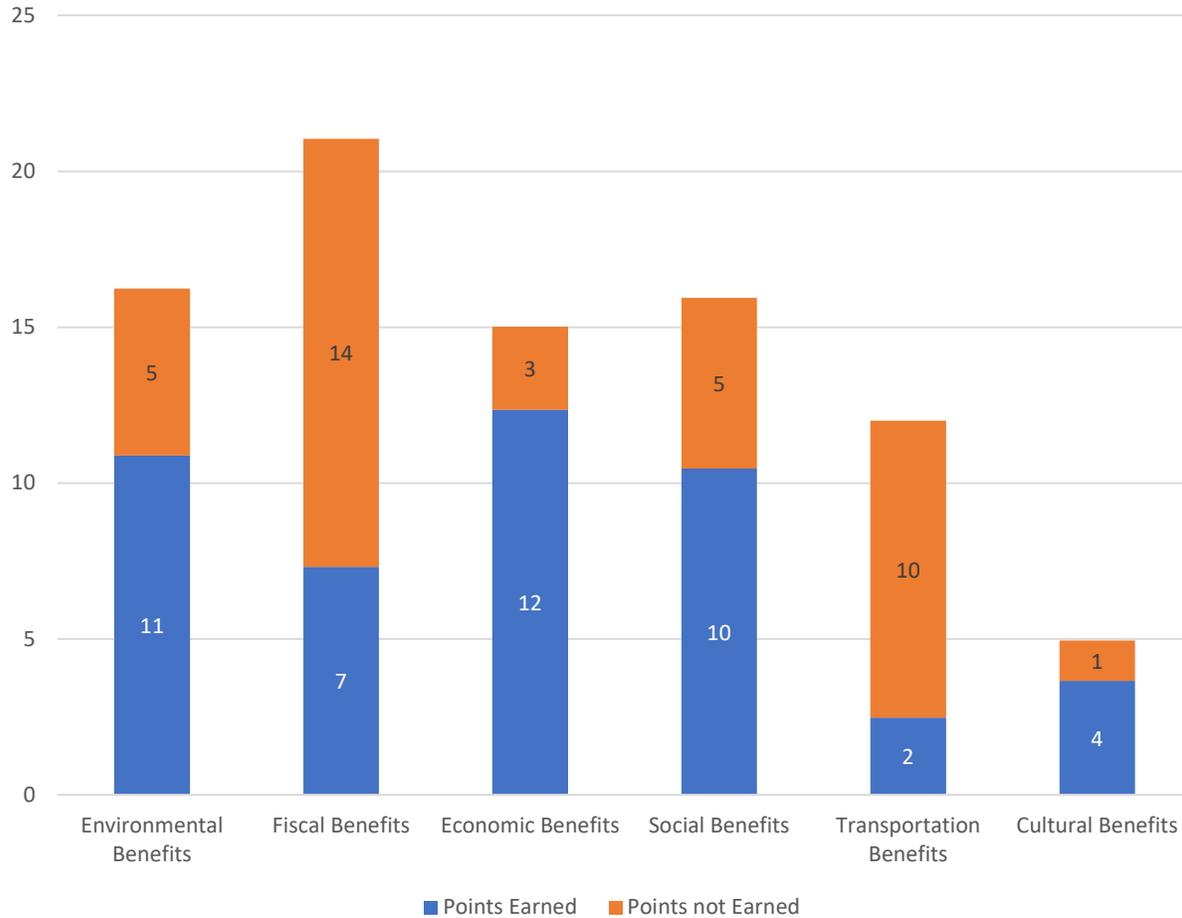


Mixed-Use Scenario with Auto Salvage Parcel



# 3. Mixed-Use

21 Pond View Ave--Mixed-Use Development Scenario  
Summary of Benefits



	Potential Points	Points Earned
Environmental Benefits	16	11
Fiscal Benefits	21	7
Economic Benefits	15	12
Social Benefits	16	10
Transportation Benefits	12	2
Cultural Benefits	5	4
<b>Total (Rounded)</b>	<b>85</b>	<b>47</b>

**55%**