

Presentation to the
Amesbury City Council Finance Committee



LEAD

Leverage Economic Access *for* Development

City of Amesbury
Office of Community and Economic Development

July 26, 2016

LEAD

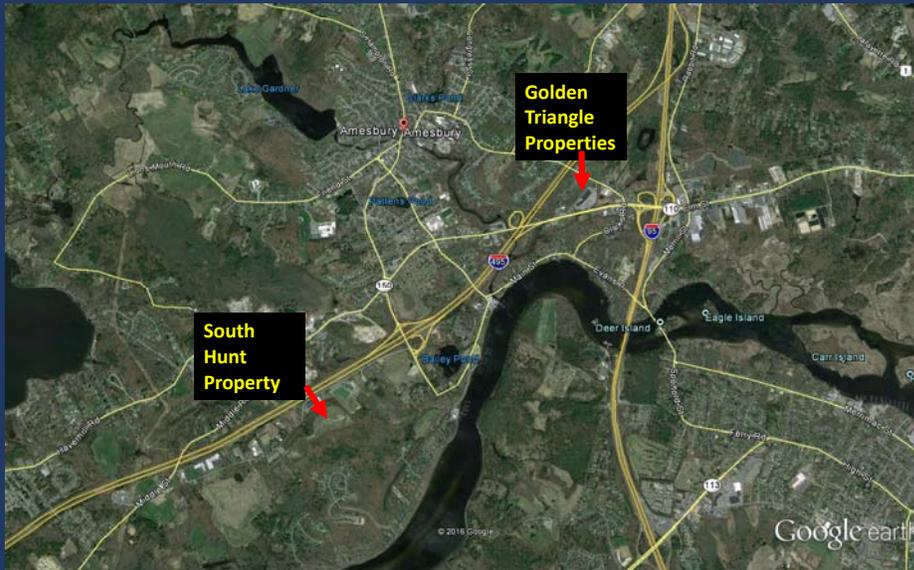
Leverage Economic Access *for* Development

Amesbury City Council Resolution to request the Municipal Council vote to support the LEAD program or Leverage Economic Access *for* Development to create a clear path to enabling actions which will provide access to prime development sites.

There are two such sites at the Golden Triangle site off Elm Street, in excess of 50 acres, and the 49 acre Waste Management Site adjacent to Margaret Rice Park, on the top of the hill behind the Sports Park off South Hunt Road represents two primary sites for development in the community that requires access.



2/19/2017



LEAD and Access to Sites



2/19/2017

LEAD – Policies

The following are the policies of the LEAD Program:

1. Identify the options available to provide access to prime development sites.
2. Create partnerships with property owners to facilitate access to prime development sites.
3. Create partnerships with prospective development teams to facilitate leverage opportunities to access prime development sites.
4. Identify City owned property that can enhance access to prime development sites and determine the steps necessary to employ the use of those sites.
5. Create financing plans that will leverage outside funding to develop access opportunities for prime development sites.
6. Work with the City Council and the public to take the required action to facilitate the above.



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LEAD

and the Golden Triangle

Coordinate traffic improvements across multiple properties.



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FOR SALE

MULTI-PARCEL DEVELOPMENT OPPORTUNITY

AMESBURY MASSACHUSETTS



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LEAD

and the Golden Triangle





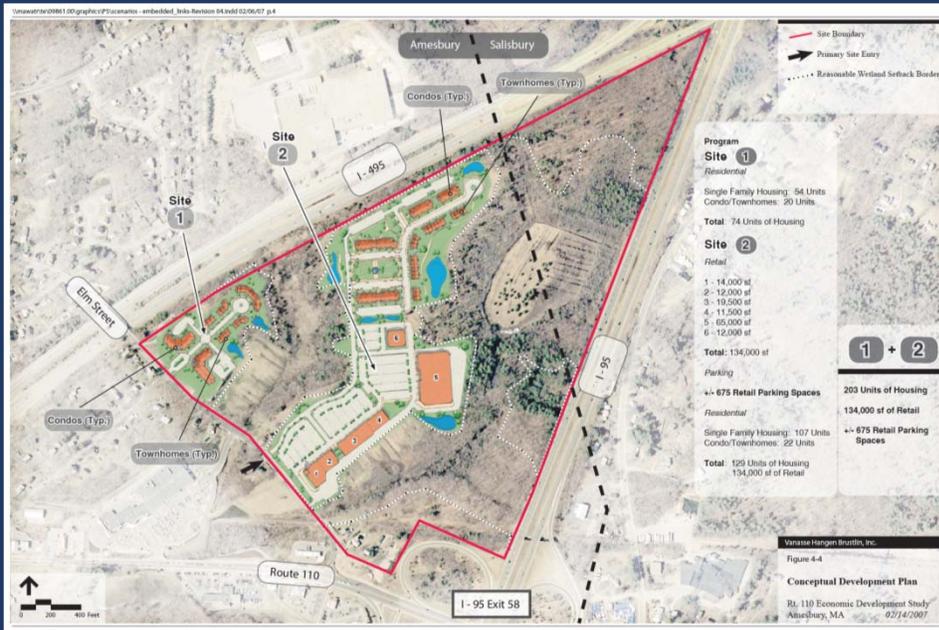
DEVELOPMENT OPPORTUNITIES

284 ELM STREET	Planning Board and Con Com approvals for 92 room hotel site on 1.0 ± acres Units: 14,000/Key
282 ELM STREET	Planning Board and Con Com approvals for retail location 6,550 ± SF on 2.1 ± acres Sale Price: \$549,000
LOT A: 7.3 ± ACRES	Retail/office Lots are subdividable Pricing starting at \$237,400 per buildable acre
TRUE NORTH LAND PARCEL	48 ± usable acres with conceptually drawn 300,000 ± SF buildable Pricing starting at \$200,000 per buildable acre

LEAD and the Golden Triangle



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LEAD and the Golden Triangle



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**Table 5-1
Build Trip Generation**

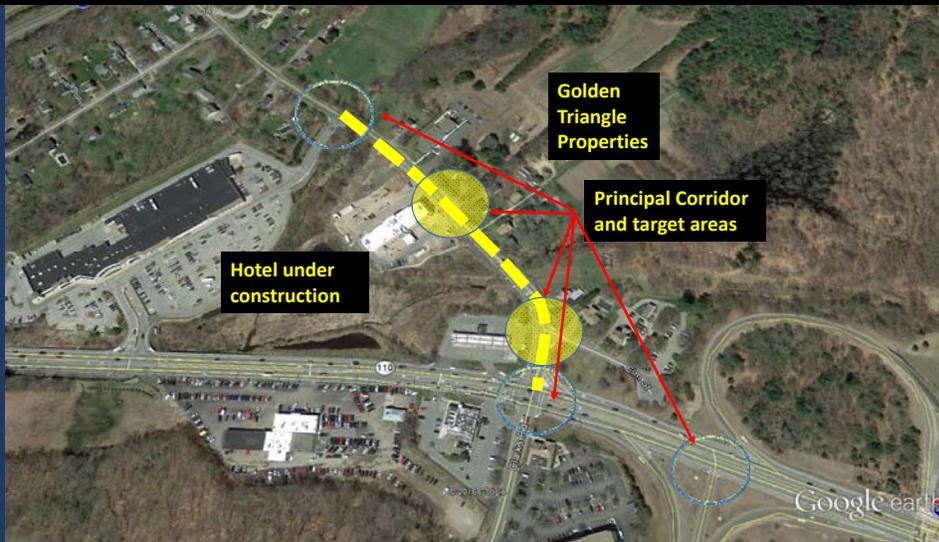
	Commercial	Residential	Total
Weekday Daily	6312	1265	7577
Saturday Daily	7346	1225	8571
Weekday Morning Peak Hour:			
Enter	92	16	108
Exit	59	79	138
Total	151	95	246
Weekday Evening Peak Hour:			
Enter	265	75	340
Exit	287	37	324
Total	515	112	627
Saturday Peak Hour:			
Enter	380	55	435
Exit	351	47	398
Total	731	102	833

LEAD and the Golden Triangle



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Elm Street – Golden Triangle Corridor



LEAD and the Golden Triangle



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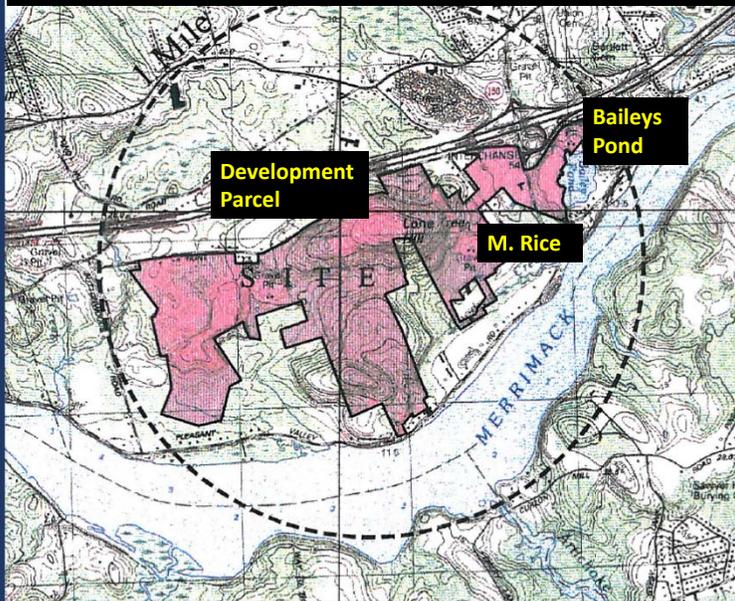
LEAD *and* South Hunt Rd

Gaining access to development by coordinating properties.

2/19/2017



Terrasphere – 2001 - Scope



LEAD *and* South Hunt Rd



Terrasphere – 2001 - Scope

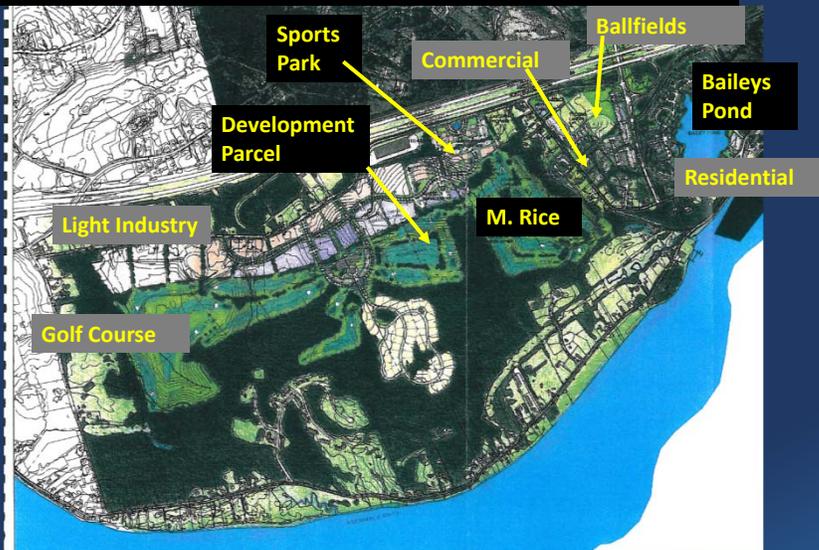
Land Use	Acres	Assemblage	Build-Out Potential
A Flex Space/Light Industrial	93	13.5 ac. Sports Park 79.5 ac. Waste Management	10-20 parcels (2-8 acres each) along Hunt Rd. Stand-alone light industrial, RSD, office space development. Net saleable acres -
B Office	3.5	1.25 ac. Helsa 2.25 ac. Titcomb Landfill	Highly visible site along Hunt Rd near Interchange – for single-user, corporate headquarters style building.
C Retail/Commercial	1.6	1.2 ac. John Ryan .4 ac. Titcomb Landfill	Small strip center on Route 150 to serve local market and neighborhood. Likely could include retail, restaurant and bus services.
D Residential (condominiums)	22	22 ac. Town of Amesbury	The "Bailey Pond" site is anticipated to be as a mid-range project with up to 200 units averaging 1,500 square feet and ranging from \$150,000 to \$225,000 per unit. It might include both townhouse and "flat" with covered parking and a full range of (pool, pond views, etc.)
E Residential (Senior/Empty Nester)	10	5.7 ac. John Ryan 3.3 ac. Privately Held	Could be developed into 175 senior housing assisted living, or affordable units with rent \$750 to \$1,500 per month range.
F Residential (single family lots)	26.7	26.7 ac. Waste Management	Up to 34 PUD-style lots adjacent to and integrated into the golf course. Some excellent views of the river valley. Price \$75,000 to \$100,000 per lot. Two practice fairways incorporated into the center of foot loop road.
G Golf Course & Clubhouse	138.5	138.5 ac. Waste Management	18 hole course.
Total Developable Land	295.3		

LEAD and South Hunt Rd



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Terrasphere – 2001 - Scope



LEAD and South Hunt Rd



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Terrasphere – 2001 - Scope



LEAD and South Hunt Rd



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Existing Conditions — Elevation Issues



LEAD and South Hunt Rd



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LEAD – Policies Next Steps

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