

The Town Yard Task Force's Presentation to the Board of Selection

July 14, 2008

Town Yard Task Force:

Andover's Maintenance HQ

Is too small, too old and must be replaced

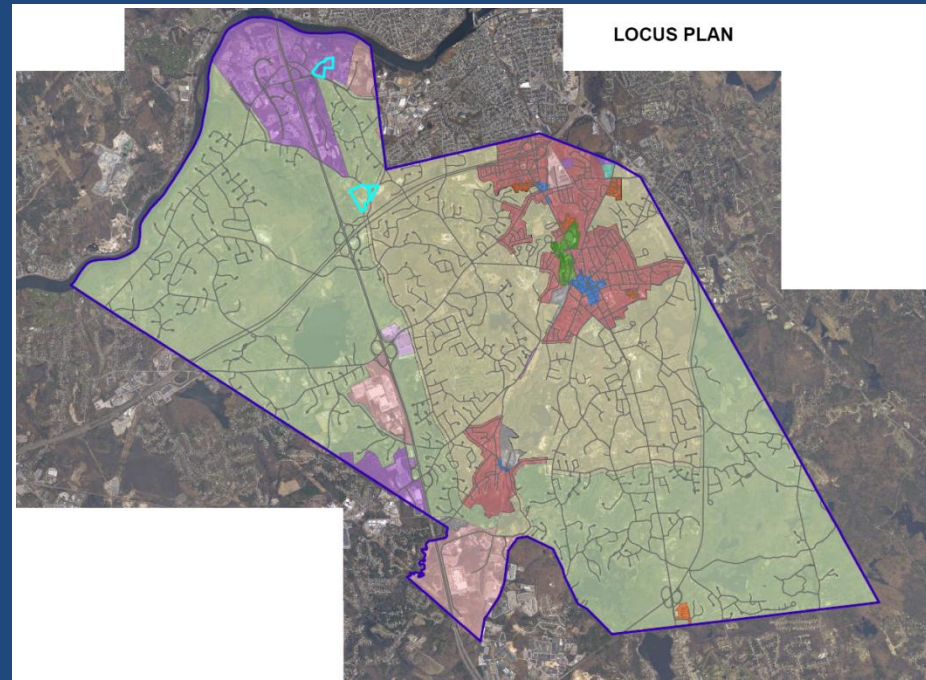
- The existing town yard site is too small for current level of activity in obsolete facilities
- The headquarters for town maintenance functions must be replaced and relocated
- Sits of a strategically important parcel adjacent to the core CBD and regional transit station

Two feasible replacement sites have been identified

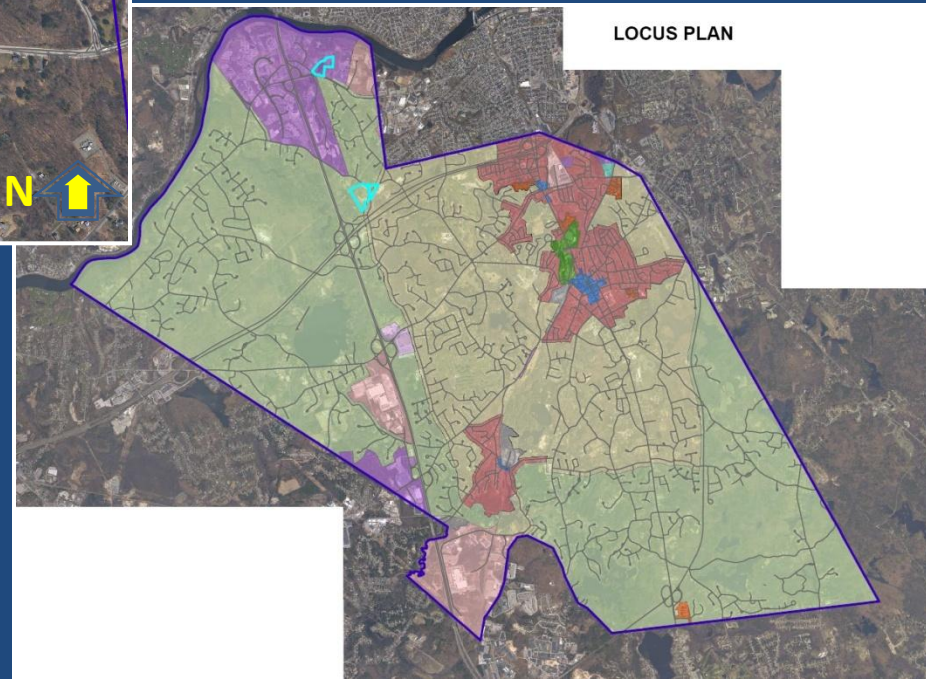
Town Yard Task Force

(TYTF)

Ledge Road



5 Campanelli Drive



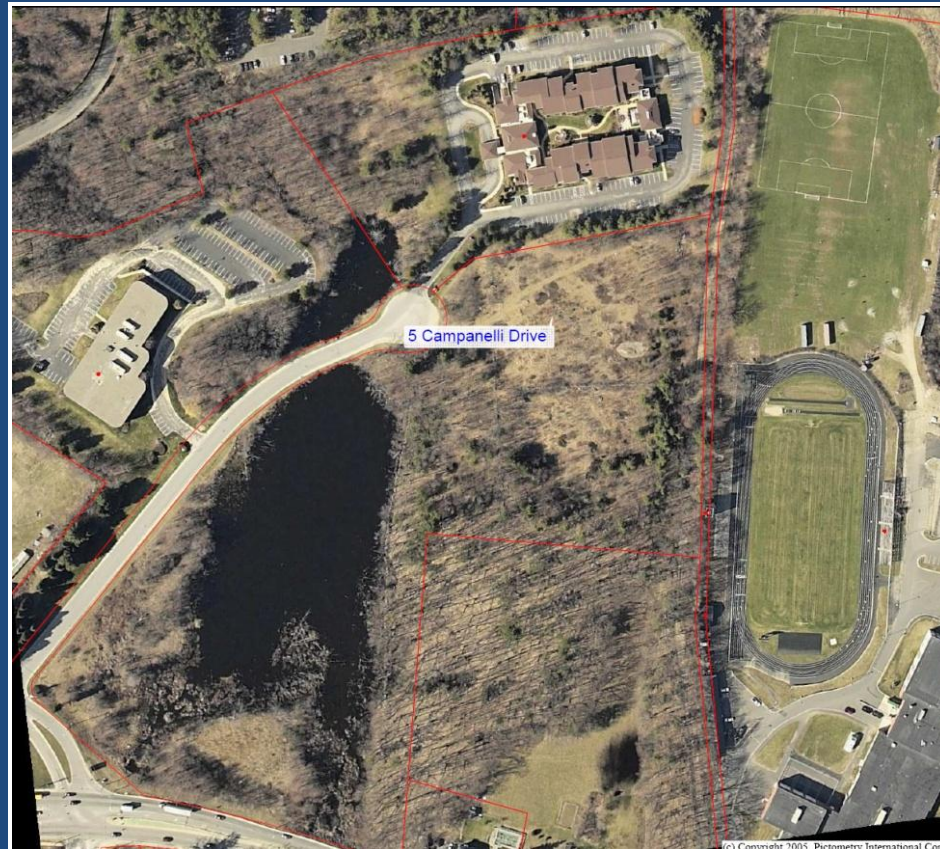
5 Campanelli Drive:

- Meets all relocation criteria
- No nearby residences
- Adequate infrastructure
- Site previously permitted
- Located in the Industrial Zoning District

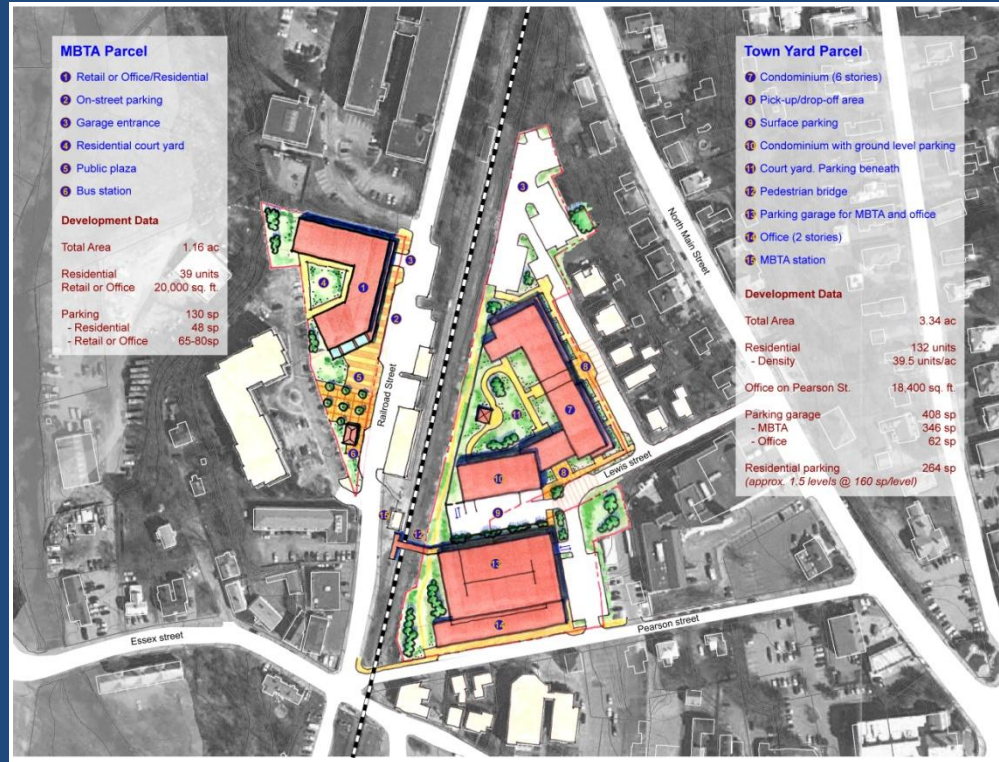
Ledge Road:

- Meets essential relocation criteria
- Nearby residences
- Environmental Constraints
- Located in the Single Residence Zoning District

On June 12, 2008, the Town Yard Task Force (TYTF) unanimously recommended Five Campanelli Drive as their preferred alternative for new Town Yard.



Tangible Benefits of Action



Phase A

- Potential new tax revenue generated for mixed use development = \$1,000,000. Existing tax revenue = \$0
- Double present parking capacity at Regional Transit Station
- Catalyst for precipitating future economic growth in the “Golden Triangle”

Intangibles for the Community

- **Take the “LEAD”! – Andover can take the lead in helping sculpt the future vision of the Essex Street/“Golden Triangle” allowing Andover’s quaint downtown to remain economically competitive**
- **Rare opportunity to actually expand the downtown**
 - **Expand tax base**
 - **Increase available office/retail space**
 - **Provide new housing opportunities**
- **Redevelopment of Town Yard @ Lewis Street will help**
 - **Expand and reconnect the core CBD to the regional transit station**
 - **Improve traffic conditions**
 - **Create new jobs**
 - **Bolster property values throughout the community**
 - **Enhancement of the Sense of Place**

Phase A Town Yard + MBTA land	Phase B Adjacent Properties to Phase A	Phase C Future Economic Growth
Lewis St, Buxton Ct, Pearson St & Railroad St	North Main St, Buxton Ct & Pearson St	Essex St, Lupine Rd, School St, Railroad St
Sell for an estimated \$3 million	Private Development	“Golden Triangle” development
Town Site \$812,000 approx. MBTA \$260,000 Annual tax revenue approx. \$1,000,000	Additional annual tax revenue \$500,000	Additional annual tax revenue \$4,000,000

TYTF Recommendations:

TYTF recommends the Board of Selectmen authorize the Town Manager to:

- **Authorize the Town Yard Task Force to Manage Phase II of the project**
- **Work with the Town Manager to hire consultant to develop specifications and an RFP for development of a new Town Yard**
- **TYTF to solicit a Planning Consultant with the expertise in developing a Smart Growth Overlay district for the Town holdings at Lewis Street and develop RFP**
- **Recommend interim solution for Town Yard space issues**
- **Petition Town Meeting 2009**