

Shawsheen School Re-Use Public Meeting II



Wednesday, April 16, 2025

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Shawsheen School Re-Use

Agenda

- **Property Overview**
- **Re-Use Options**
 - General Options, Short Term and Long Term
 - Short Term Uses – Empty Building vs. Recreation Programming
 - Associated Costs
 - Impact of proposed Recreation Programming
 - Traffic and Speed Data
 - Long Term Uses
 - Municipal Re-use
 - Sale/Disposition
- **Next Steps**

Property Overview



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Shawsheen School

Property Overview



**18 Magnolia Ave.
Andover, MA 01810**

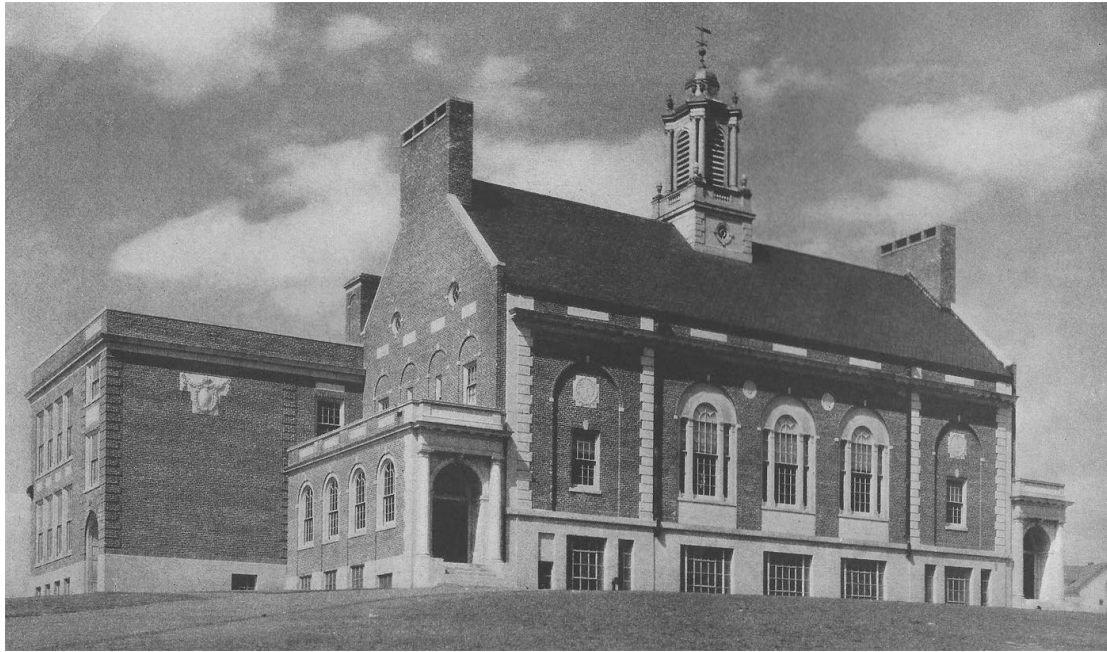
Owner: Town of Andover

Zoning: SRA
Land Use: 934-

Building Value: \$3,175,400
Land Value: \$866,100
Other Value: 74,600
Assessed value: \$4,116,100

Lot Size: 4.59 Acres
Last Sale Price: \$30,000
Last Sale Date: 1984-10-02
Year Built: 1927
Residential Area: 23,559 sq. ft.
Building Style: SCHOOL
Number of Units: 0

Historic Use of Shawsheen School

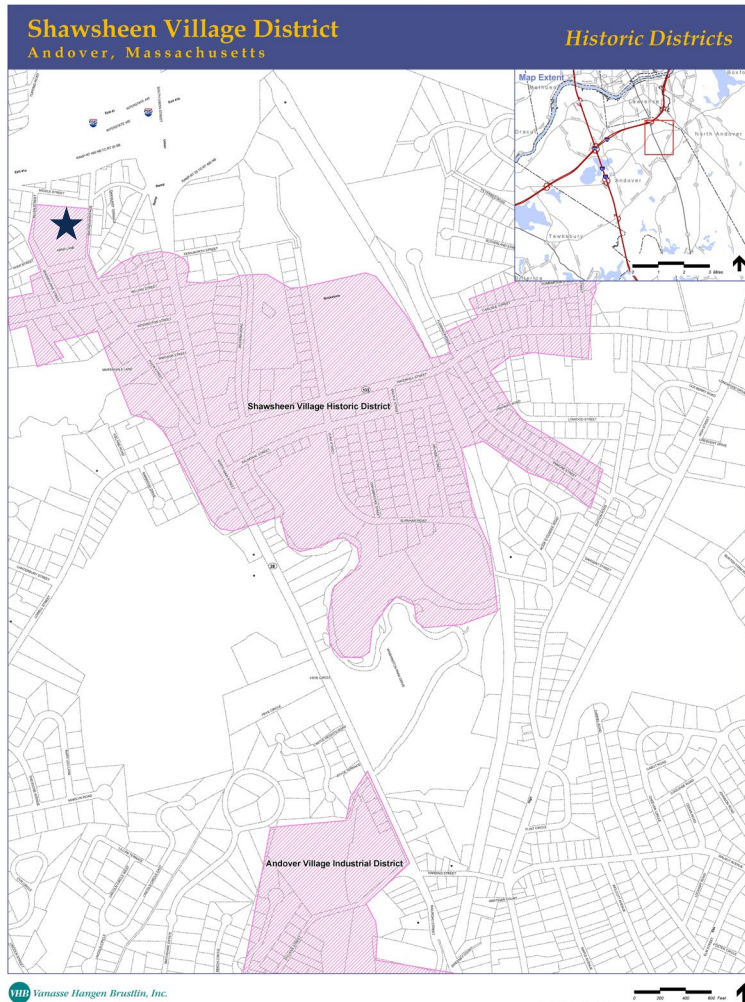


- **The school first opened in 1924.**
- **Additional classroom space was added at the rear of the building in 1956.**
- **The Shawsheen School closed in 1980. The site temporarily housed Andover Public Schools administrative offices.**
- **Administrative offices moved to the former East Jr. High building following a renovation in 1982-1983.**
- **The site became an early childhood center and eventually Shawsheen Preschool.**

Full Property View



Shawsheen Village District



- **Listed on the National Register of Historic Places**
- **Property subject to Preservation Commission Review**
- **Review limited to exterior changes**
- **Options for demolition delay of up to twelve months if building determined to be historically significant**



CURRENT CONDITIONS



Appraisal Results



A market valuation analysis for the property was conducted by Colliers on January 21, 2025.

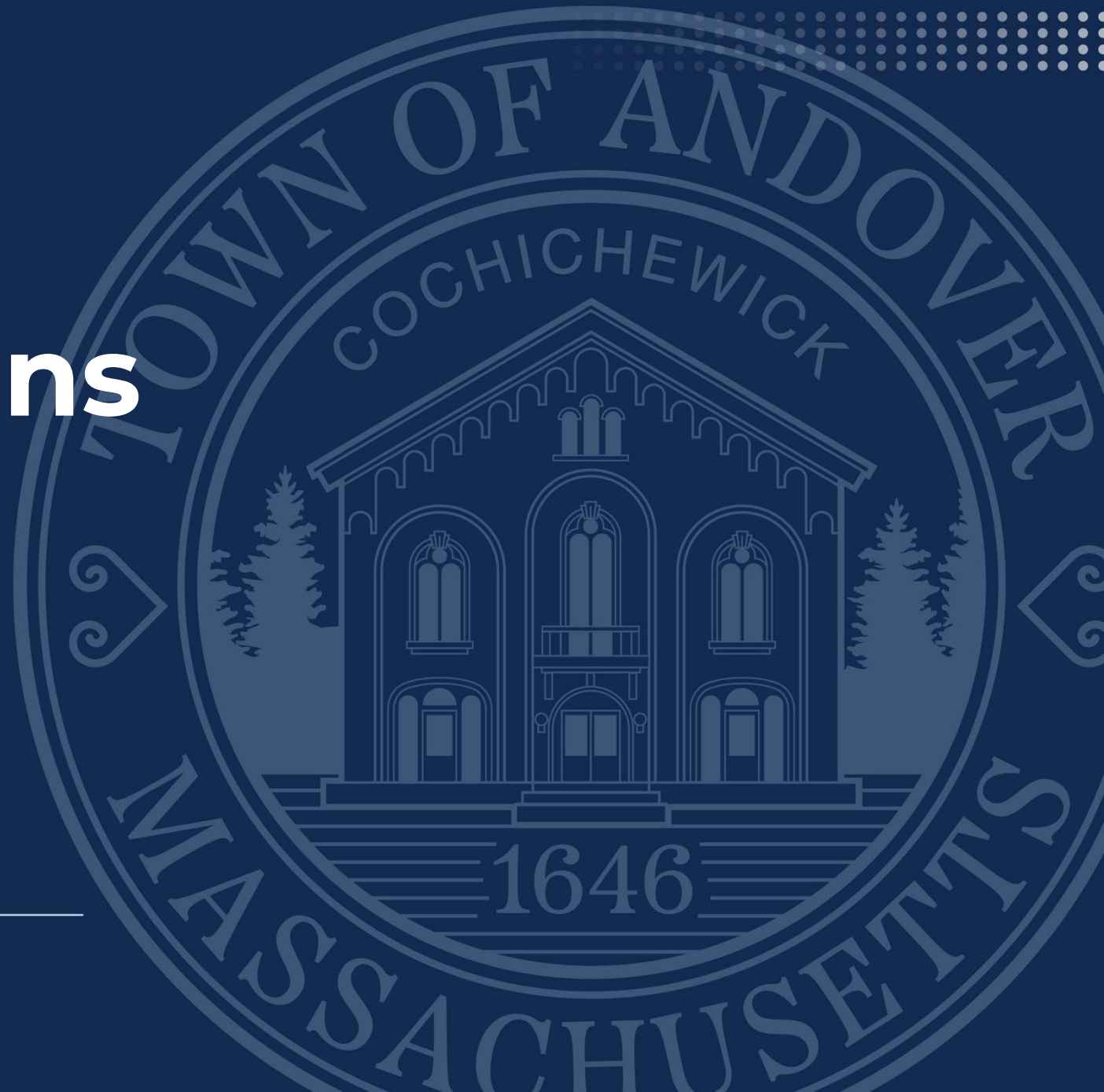
KEY TAKEAWAYS:

Building Value:
\$3,400,000

Land Value:
\$1,840,000

Total Value (Building and Land):
\$5,240,000

Re-Use Options



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General Options

SHORT TERM USE: Period between July 1, 2025 and the final decision on the future use of the site.

LONG TERM USE: Permanent reuse based on outcome of community input and public process.

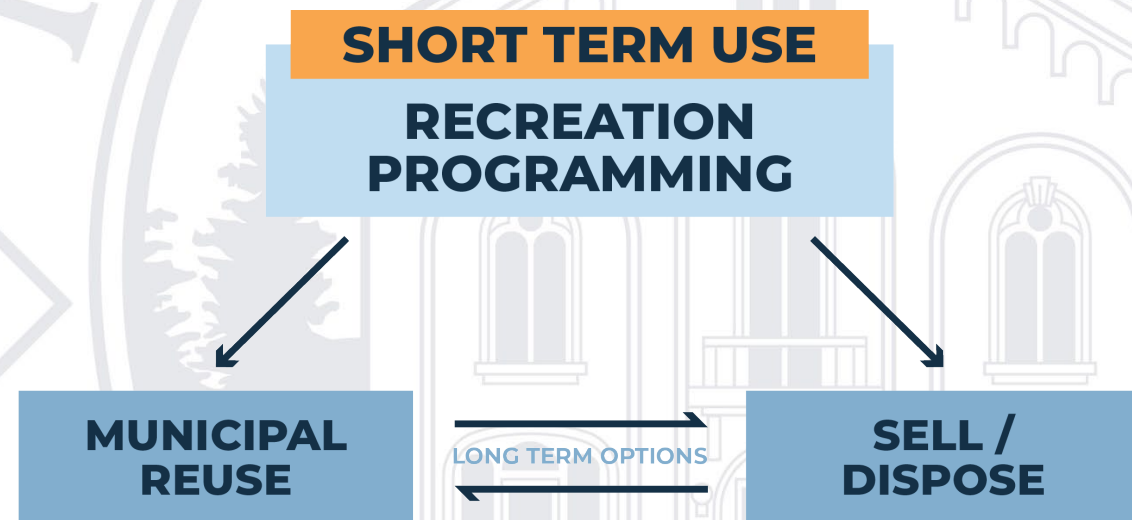
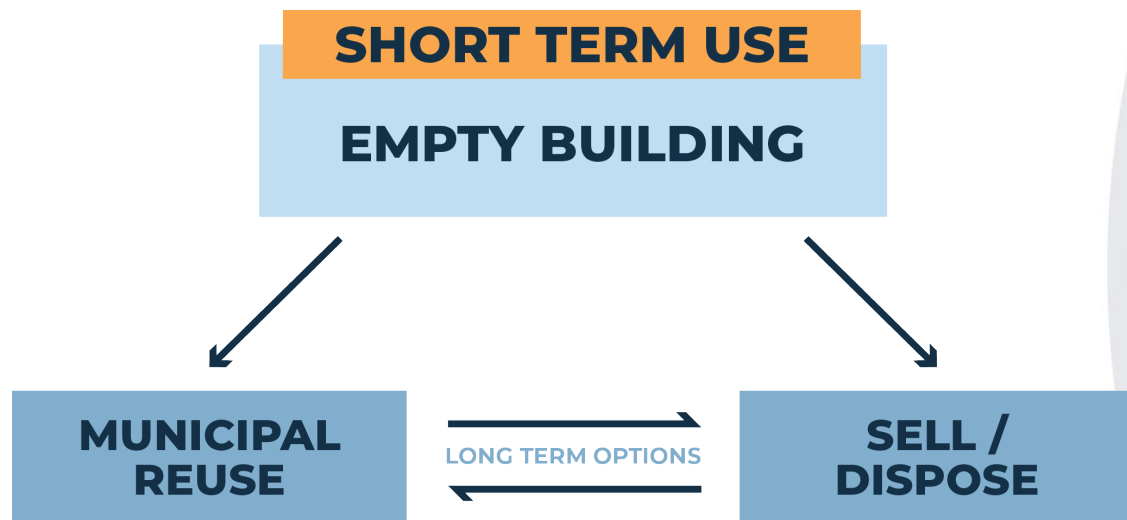
All options for long term use require 1-3 year process.

Short Term Use Options



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Short Term Uses



Short Term Use Options Requirements and Costs

EMPTY BUILDING

REQUIREMENTS

Mothball Building
Stand-alone insurance policy
Fence-off site
Close playground and fields

COSTS

Mothballing building	\$150,000
Purchase/installation of fencing	\$39,800

Initial Budget Impact: \$189,800

Utilities	\$35,000
Insurance	\$40,000
On-going Maintenance Work	\$15,000
Safety & Security	\$5,000

Annual Budget Impact: \$95,000

RECREATION PROGRAMMING

REQUIREMENTS

Custodial support and supplies
Program equipment and supplies
Part-time staffing

COSTS

All costs associated with requirements will be offset by fees paid by program participants

No budget impact

Short Term Use Initial Budget Impact

- **Initial budget impact: \$189,800**
- **\$60,000 – Labor – Removal of current equipment, closure of spaces, winterization of space, draining of equipment**
- **\$40,000 – Cleaning – Disposal of materials and potential recycling of hazardous waste materials**
- **\$50,000 – Maintenance and security repairs**
- **\$39,800 Purchase / Install Fencing**

Short Term Use Annual Budget Impact

- Annual budget impact: \$95,000
- \$35,000 annually for utilities
 - Electrical - \$14,000 (Supply Rate \$0.129/kWh) – Rate lasts until 2026
 - Gas - \$17,700 (Supply Rate \$0.798/Therm) – Rate lasts until 2026
 - Safety and Security - \$5,000
- \$40,000 annually for insurance
- \$15,000 on-going maintenance work (including emergency repairs)

March 2024	8800 kWh 2211 Therm	\$1,194 \$1,570	September 2024	6400 kWh 0 Therm	\$868 \$78
April 2024	10640 kWh 2002 Therm	\$1,444 \$1,429	October 2024	7440 kWh 40 Therm	\$1,010 \$105
May 2024	7040 kWh 756 Therm	\$955 \$588	November 2024	8960 kWh 940 Therm	\$1,216 \$712
June 2024	8720 kWh 182 Therm	\$1,183 \$201	December 2024	10400 kWh 2196 Therm	\$1,411 \$1,559
July 2024	6480 kWh 0 Therm	\$879 \$78	January 2025	10320 kWh 3152 Therm	\$1,400 \$2,204
August 2024	7440 kWh 0 Therm	\$1,000 \$78	February 2025	10320 kWh 4179 Therm	\$1,400 \$2,897

Short Term Recreation Use



July 2025



Current Use vs. Recreation Programming Traffic Comparison

**Current School Use
Estimated Trip Generation:
2,566 per week**

Shawsheen School Current Use

Monday - Friday - 8 am - 8 pm

*School use till 4 pm, Recreation use till 8 pm

Program	Days	Time	# People	# Cars	# Staff	Trip Generation
Morning Session -Parent Transportation	M-F	9 am - 11:30 am	66	63	58	174
Afternoon Session -Parent Transportation	M-F	12:30 pm - 4 pm	23	23		46
Full Day Session Parent Transportation	M-F	9 am - 3 pm	42	42		142
School Transportation	M-F	9 am - 2 pm	24	Bus/Van		4
Speech Appointments	M-F	9 am - 3 pm	24	24		48
Afterschool Enrichment Programming	M-F	4 pm - 6 pm	20	20	2	44
Evening Programming (Recreation)	M-F		20	20	2	44
					Total/Week	2,566

**Proposed Recreation Use
Estimated Trip Generation:
1,266 per week**

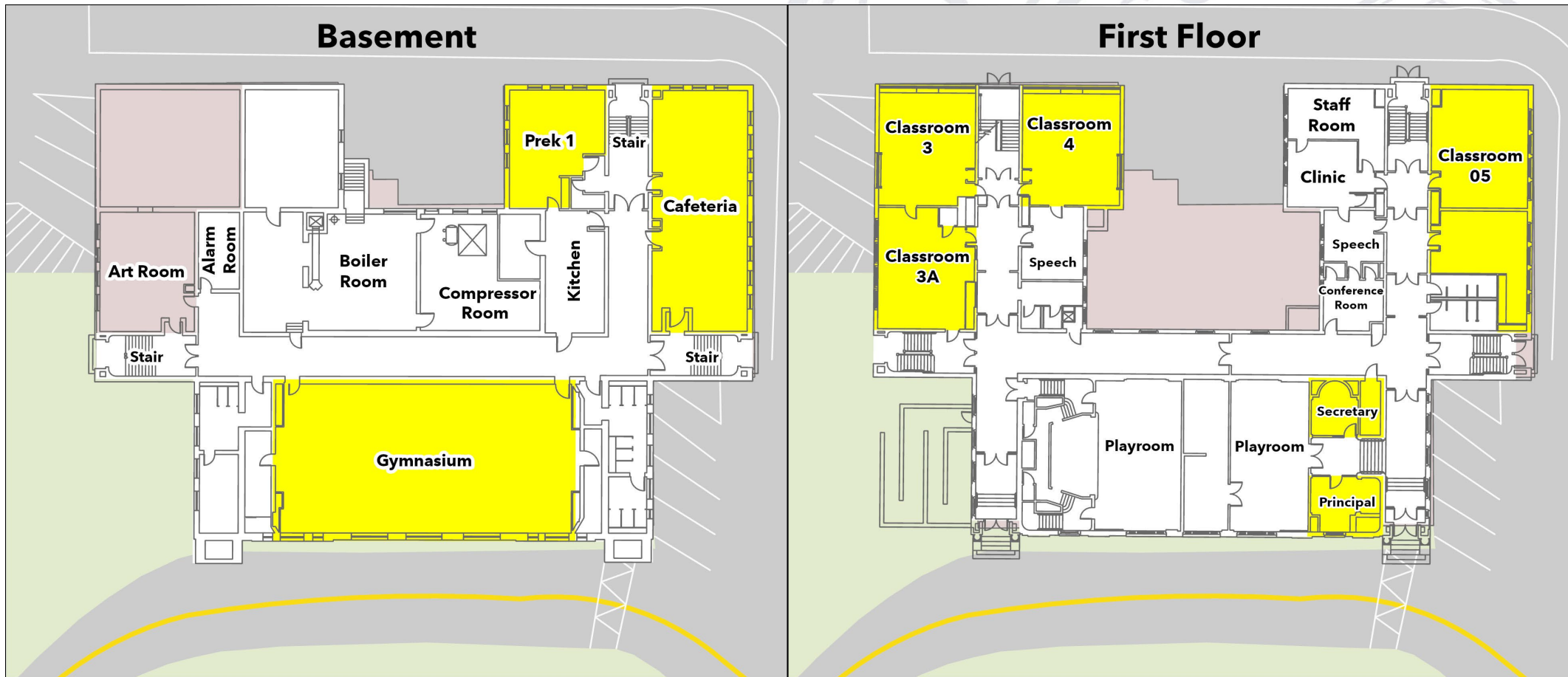
Proposed Recreation Programming

Monday - Friday - 8 am - 8 pm

Saturday, 8 am - 4 pm Sunday, 12 pm to 4 pm

Program	Days	Time	# People	# Cars	# Staff	Trip Generation
Preschool Programming Morning	M-F	9 am - 12 pm	40	40	6	86
Preschool Programming Afternoon	M-F	12 noon - 3 pm	20	20	6	46
Afterschool Enrichment	M-F	4 pm - 6 pm	20	20	2	44
Evening Programming	M-F	6 pm - 8 pm	20	20	2	44
Weekend Programming	Sat	9 am - 12 pm	30	30	3	66
Weekend Birthday Parties	Sat & Sun	12 pm - 6 pm	20	20	2	42
<i>*Birthday parties are per 2-hour party</i>					Total/Week	1,266

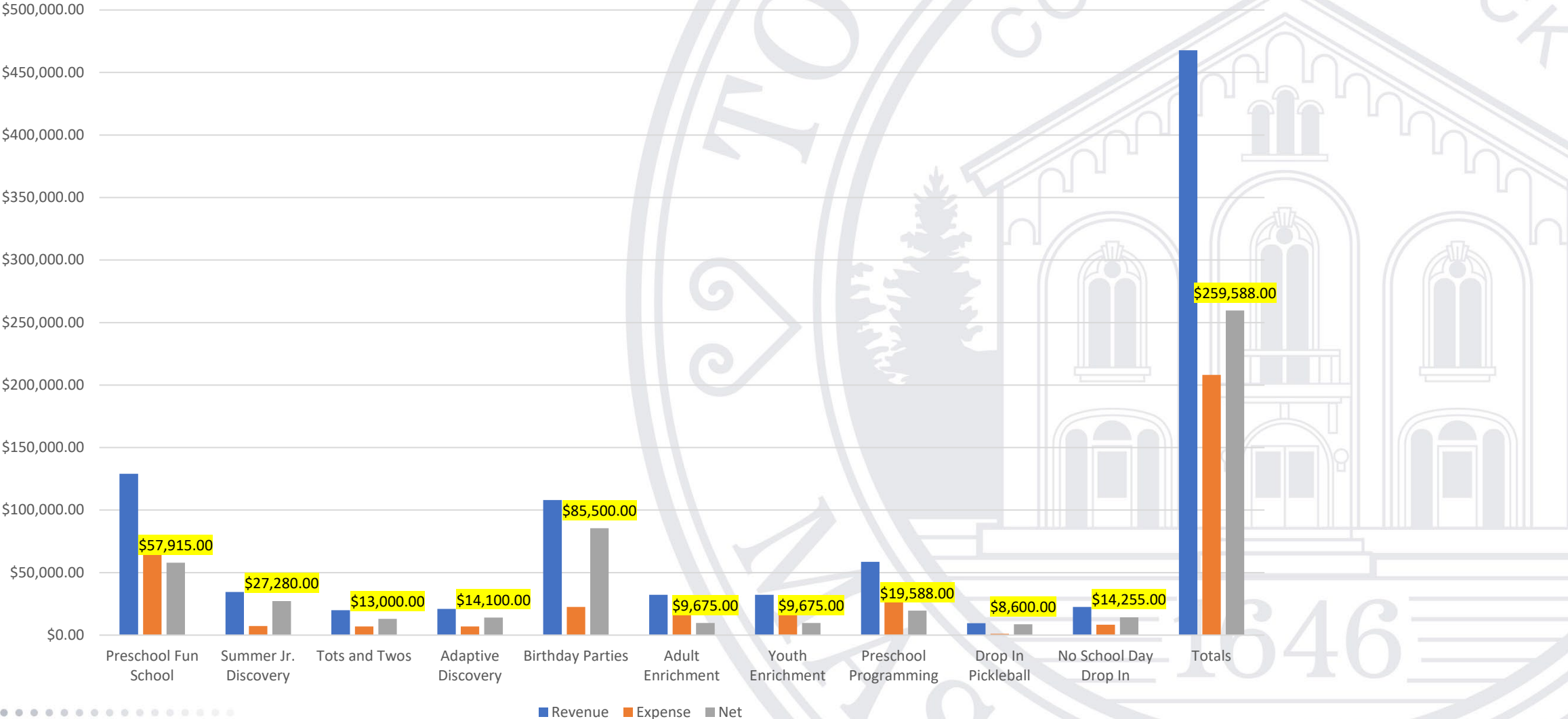
Recreation Programming Initial Space Usage



Total Building Square Footage: 23,559 Sq. Ft.

Recreation Programming: 8,133 Sq. Ft.

Recreation Estimated New Revenue

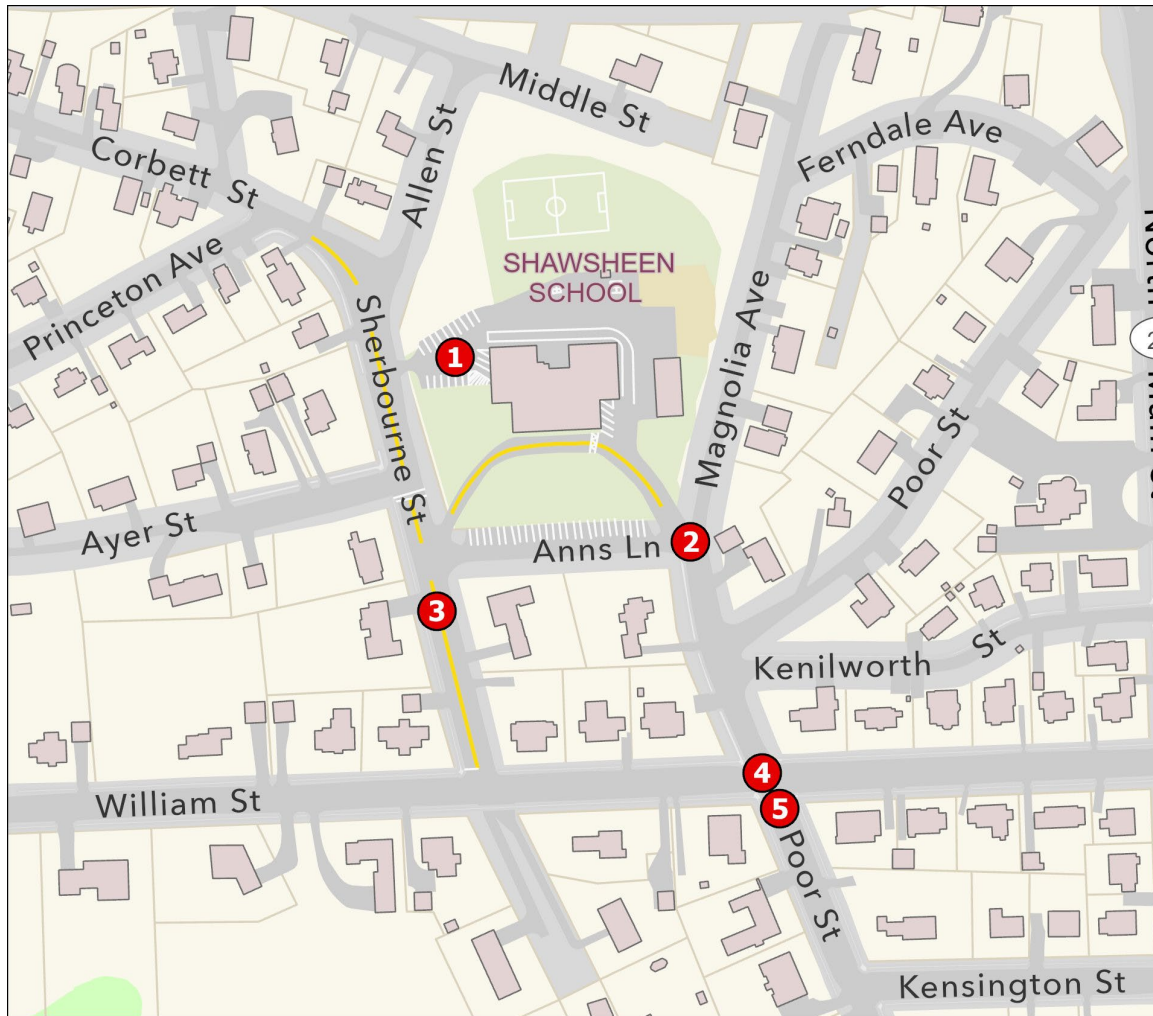


Traffic and Speed Data



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Five Year MassDOT Crash Data



1. 7/11/23

18 Magnolia Ave – Vehicle backing out of space struck parked vehicle.

2. 2/26/23

Ann's Ln/Magnolia Ave – Vehicle backing up struck parked vehicle

3. 8/2/21

Sherbourne St. – Vehicle parked on Sherbourn hit and run

4. 6/3/24

William St/Poor St – Vehicle attempting to U-turn struck another vehicle.

5. 6/1/23

William St./Poor St – Vehicle ignored stop sign on Poor Street and struck a vehicle on William St.

20 Year Lookback Of On-Campus Crash Data



1. 7/11/23

18 Magnolia Ave – Vehicle backing out of space struck parked vehicle.

2. 8/28/14

Vehicle backing out of parking space struck parked vehicle

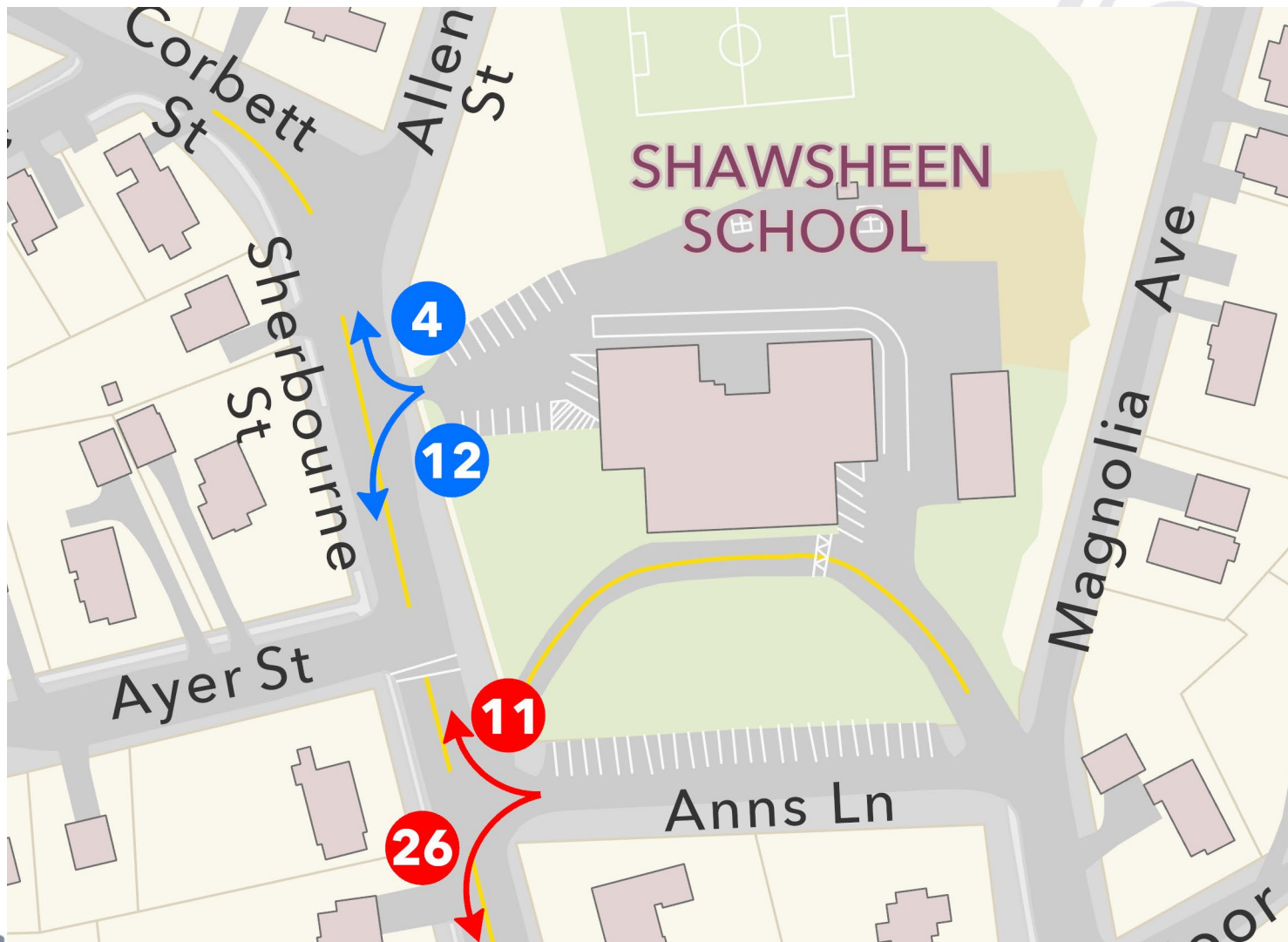
3. 1/13/14

This occurred at the circular drive at the front of the building vehicle backing up struck parked vehicle.

4. 3/14/11

Vehicle sideswiped a vehicle in the right lane

Morning Peak Traffic Counts



Vehicles leaving Shawsheen School in
the morning (8:40 – 9:20 AM)

Rear Exit Near Sherborne Street

Left: 12
Right: 4

Anns Lane to Sherborne Street

Left: 26
Right: 11

Afternoon Peak Traffic Counts



Vehicles leaving Shawsheen School in the afternoon (2:00 – 2:30 PM)

Rear Exit Near Sherborne Street

Left: 13
Right: 7

Anns Lane to Sherborne Street

Left: 22
Right: 7

Traffic Calming Options

One way arrow pavement markings

Additional signage (Stop signs, Do Not Enter)

Realignment of the entrance/exit

Adjustments to parking to improve sightlines

Neighborhood Speed Data

	Sherbourne Street	William Street
Dates	Tuesday, March 11, Wednesday, March 12, and Thursday, March 13.	Wednesday, March 19, Thursday, March 20, and Friday, March 21.
Number of Vehicle Trips	2,571	2,679
Average Speed	26.9 mph	23.7 mph
85th Percentile Speed	30 mph	26 mph
95th Percentile Speed	33 mph	29 mph

The speed limit on both streets 25 mph.

Long Term Use Options



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Potential Long-Term Use: Municipal Re-Use

1.) Limited Investment:

- ADA improvements to maximize use of existing space
 - Installation of a lift
 - No budget/general fund impact
 - Maintain and improve building, playground, and fields
-

2.) Full Renovation

Potential uses include:

- Recreation & Community Services programming
- Leased space to community partners
- Maintain options for future municipal use
- Maintain and improve playgrounds and fields

Potential Long-Term Use: Sale/Disposition

Sale/disposition of the building in compliance with Massachusetts General Law.



This framework reflects the process by which the Town handled the disposition of Old Town Yard.

The disposition process would take at least 1-3 years.

Sale/Disposition Old Town Yard Example

TRANSIT-ORIENTED DEVELOPMENT OPPORTUNITY

REQUEST FOR PROPOSALS TO REDEVELOP FORMER ANDOVER TOWN YARD SITE

[DATE, 2020]

I. INTRODUCTION

The Town of Andover is seeking a qualified developer to acquire and redevelop the former Town Yard site in the heart of the Historic Mill District (HMD).

The site, consisting of several parcels owned by the Town of Andover and used formerly as the "Town Yard" for the Department of Public Works, is available for purchase by a developer selected pursuant to this Request for Proposals (RFP).

The site, which totals approximately three acres, forms an important development site for the Town given its proximity to the MBTA Commuter Rail station and downtown Andover, and because of its potential role in supporting a connection between the Shawheen River and downtown Andover. The site sits at the center of the recently rezoned Historic Mill District and offers a unique opportunity for Transit-Oriented,* Mixed-Use development. (* "Transit-Oriented development" is defined by compact, livable, and vibrant residential, business and leisure space located within walking distance of public transportation.)

The community seeks to replace a tired industrial use by the Town's Department of Public Works with vibrant, attractive development that links the downtown to the station and provides a vital anchor for a revitalized Historic Mill District. While this Request for Proposals directly governs disposition and redevelopment of the former Town Yard, it also articulates planning objectives that relate, to a certain extent, to the Historic Mill District as a whole. For the anticipated redevelopment of the former Town Yard to be truly successful, it should catalyze, support, and facilitate district-wide improvements.

The Town of Andover and its residents have undertaken an extensive community process to identify elements that should be prioritized in a new development on this site.

Proposals are due at the Office of the Andover Purchasing Agent (the address and additional information are provided in Section VI, Submission Requirements) by 2:00 pm, local time, on _____.

Submission by a Proposer of a Proposal represents acceptance of and agreement to all terms and conditions of this RFP.

II. GOALS AND OBJECTIVES

The Town seeks to enter into an agreement with a developer for the disposition and development of the former Town Yard site. The Town desires a mixed use development that serves as a destination in the Town and fits within the context of the Historic Mill District.

1

- **Town conducted community engagement to determine future use(s) of the site**
- **Developed a community-authored RFP based on input**
- **Petitioned Town Meeting for authorization of disposition of Old Town Yard based on conditions identified by the community**

Potential Redevelopment Options Per Bylaw

BY RIGHT:

- Detached single-family dwelling(s)
- Religious or educational uses exempt from zoning
- Municipal Facility
- Child Care Facility

BY SPECIAL PERMIT

- Board or lodging house
- Hospital
- Philanthropic or charitable institution
- Outdoor recreation club or camp
- Private club not conducted for profit
- Non-exempt agricultural use
- Public transportation station or terminal excluding airports
- Essential Services: Transformer station, substation, pumping station, telephone exchange, telephone or radio repeater, or other similar utility installation
- Cemetery

Next Steps

Town hires consulting firm to
conduct market analysis



Initial public engagement / feedback



Shawsheen Preschool moves to new facility at
West Elementary/Shawsheen Preschool

Andover Recreation begins programming in July

Public engagement / feedback on long term use

Final recommendation on long term use

We want to hear from you.

Provide input by e-mail:
shawsheenreuse@andoverma.us

Stay informed about the process:
andoverma.gov/shawsheenreuse

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