



REDEVELOPING THE OLD “TOWN YARD”

October 28, 2019
Select Board

AGENDA



1. Historic Mill District Context and Public Engagement Milestones
2. Method of Disposition
3. Future Meetings:
 - RFP Planning Objectives
 - RFP Selection Process

1. Historic Mill District Context and Public Engagement Milestones

2. Method of Disposition

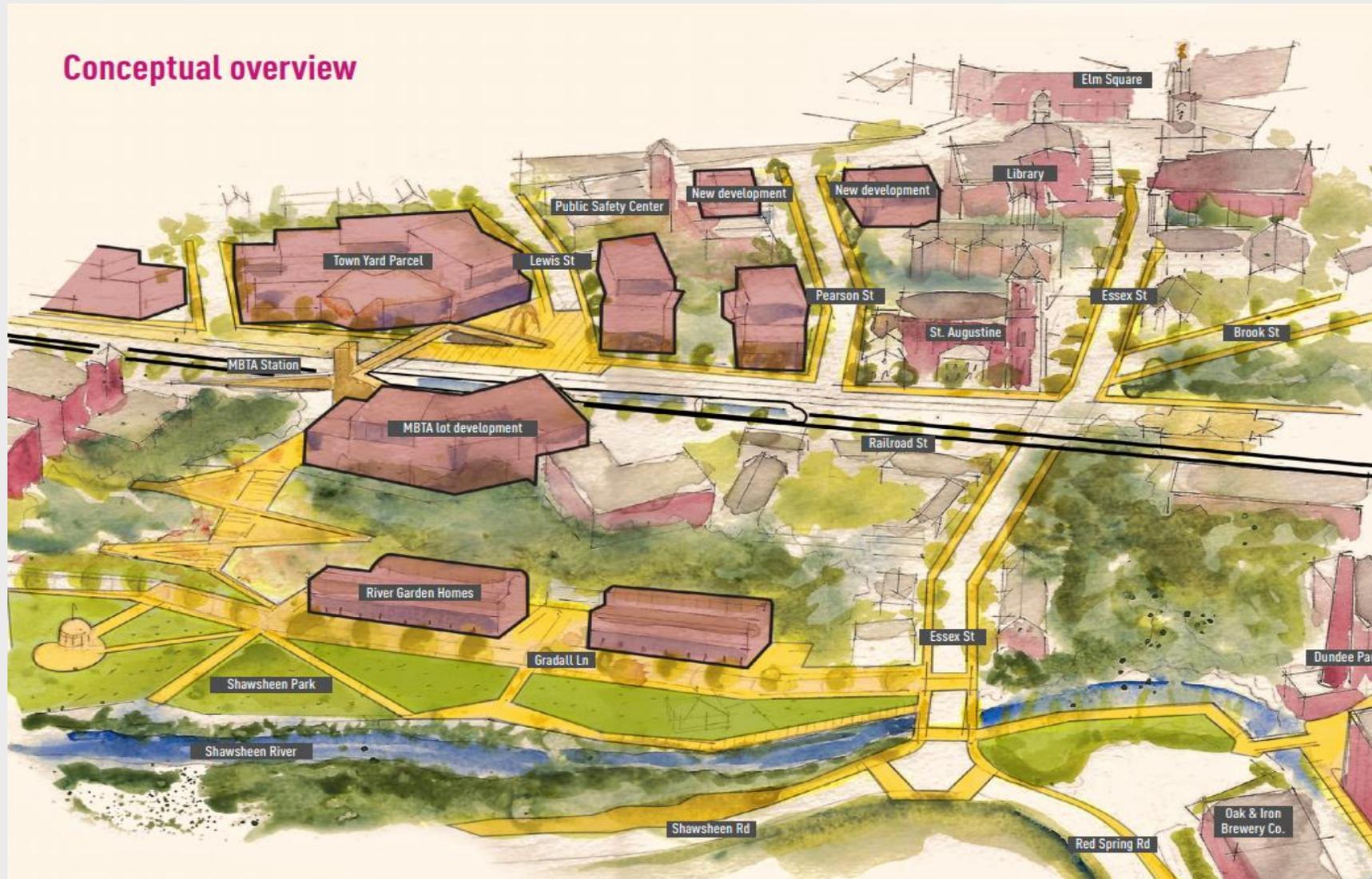
3. Future Meetings:

- RFP Planning Objectives
- RFP Selection Process

REVITALIZE HMD FOR 21ST CENTURY



Conceptual overview

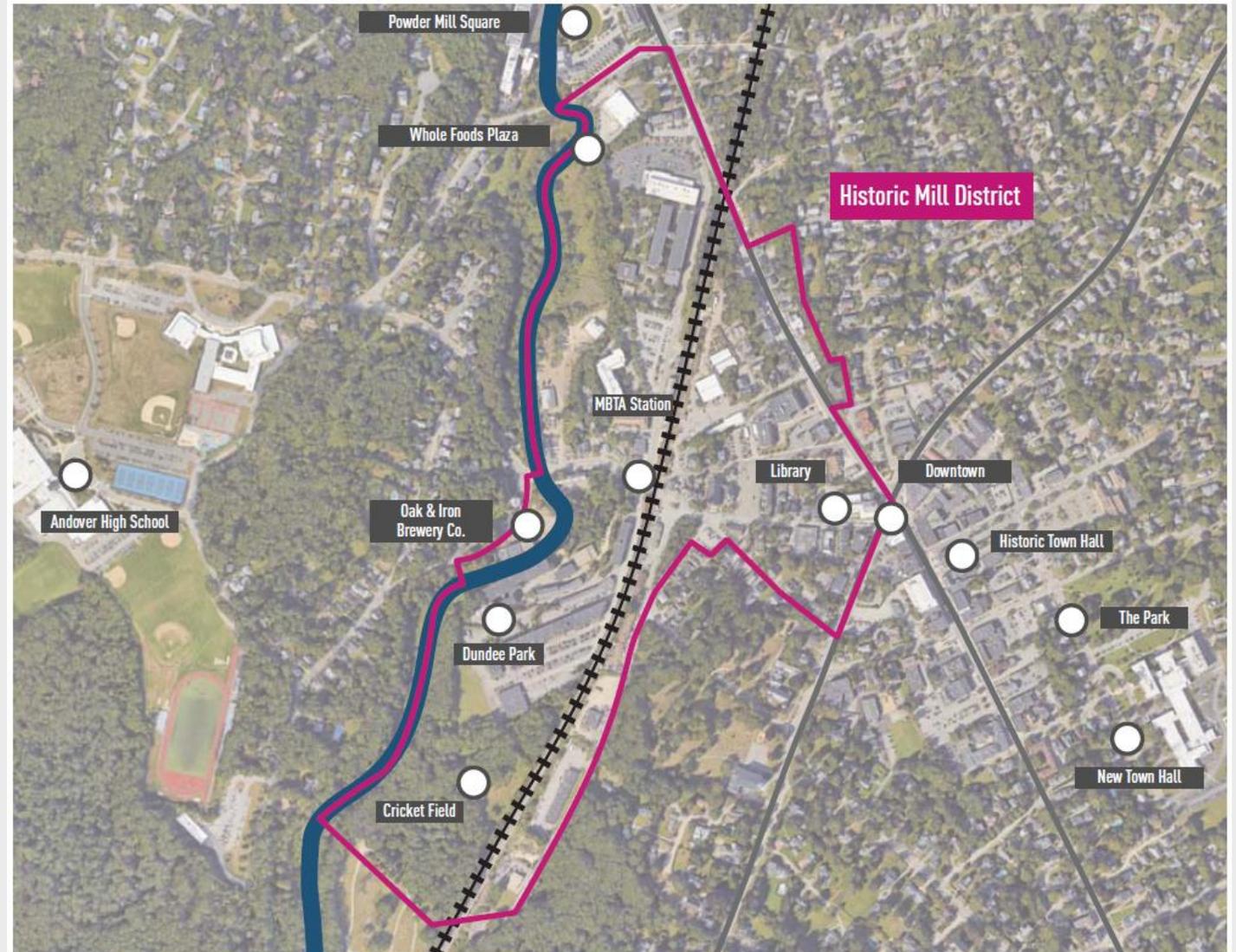


Transformation driven by a desire for a reintegrated work-life community near transit

PUBLIC ENGAGEMENT MILESTONES



2015 – Town Meeting approved zoning overlay district.



PUBLIC ENGAGEMENT MILESTONES



2018 – Planning Board approved Design Guidelines.

This is Andover

Community Input

Design Guidelines

River

Road

Road

Next steps

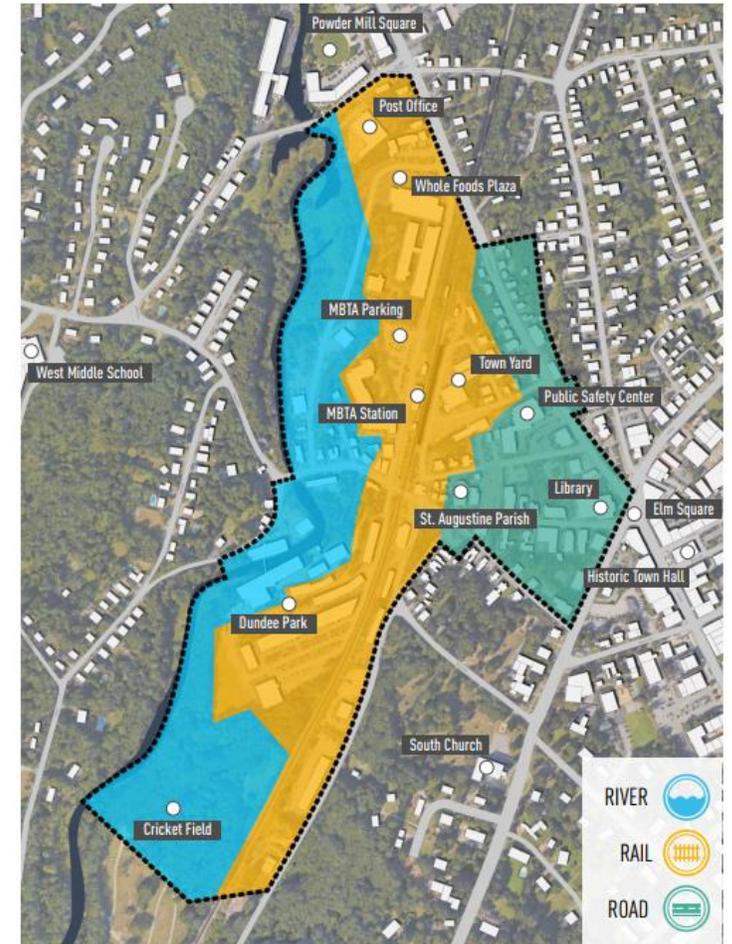
Slide 46

Three corridors

 **RIVER CORRIDOR**
Sites located along the Shawsheen River and Greenway

 **RAIL CORRIDOR**
Sites proximate to the MBTA commuter rail line

 **ROADWAY CORRIDOR**
Sites along Main Street and the Downtown Center

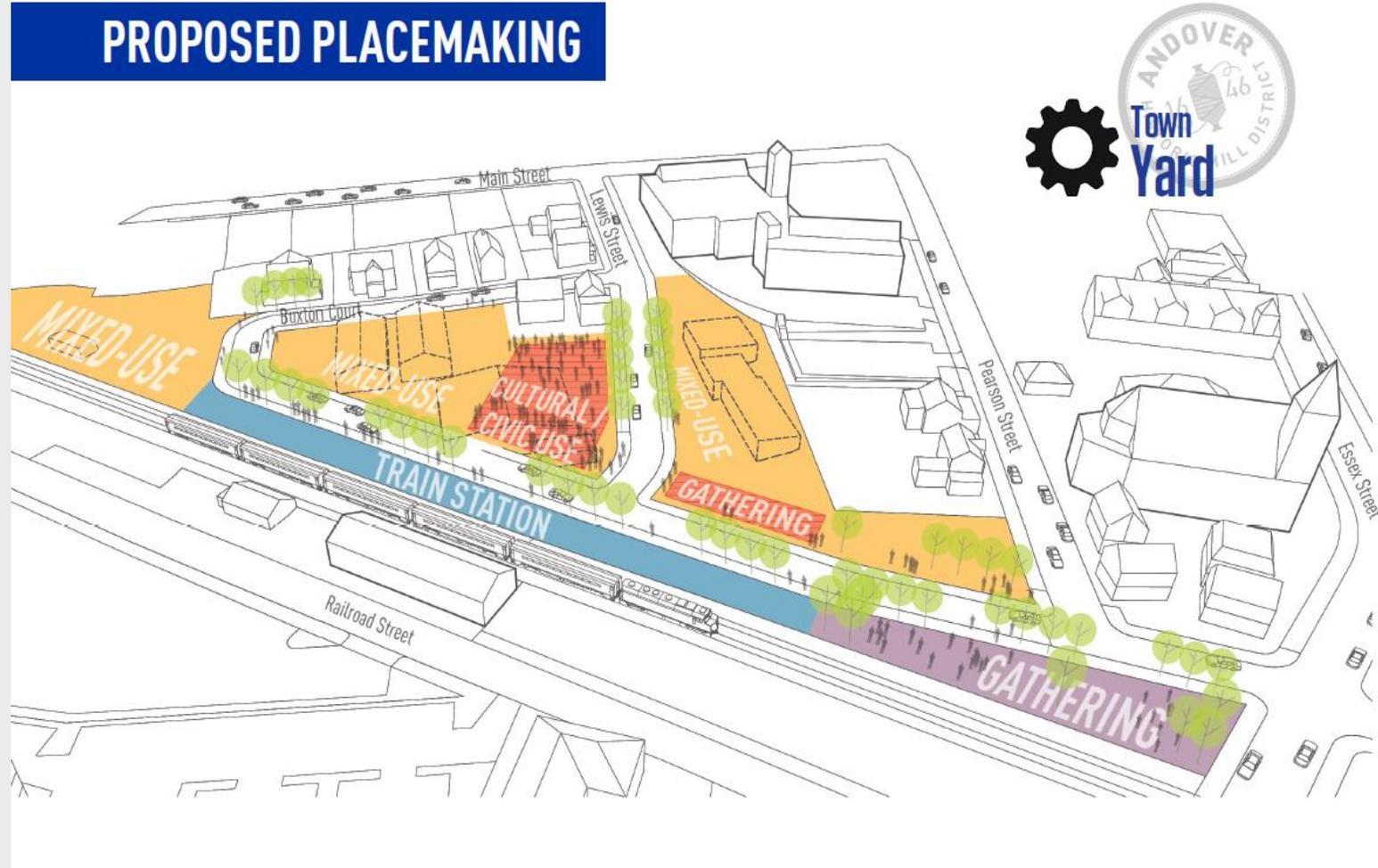


PUBLIC ENGAGEMENT MILESTONES



2018/2019 – HMD Task Force facilitated Strategic Place-making study.

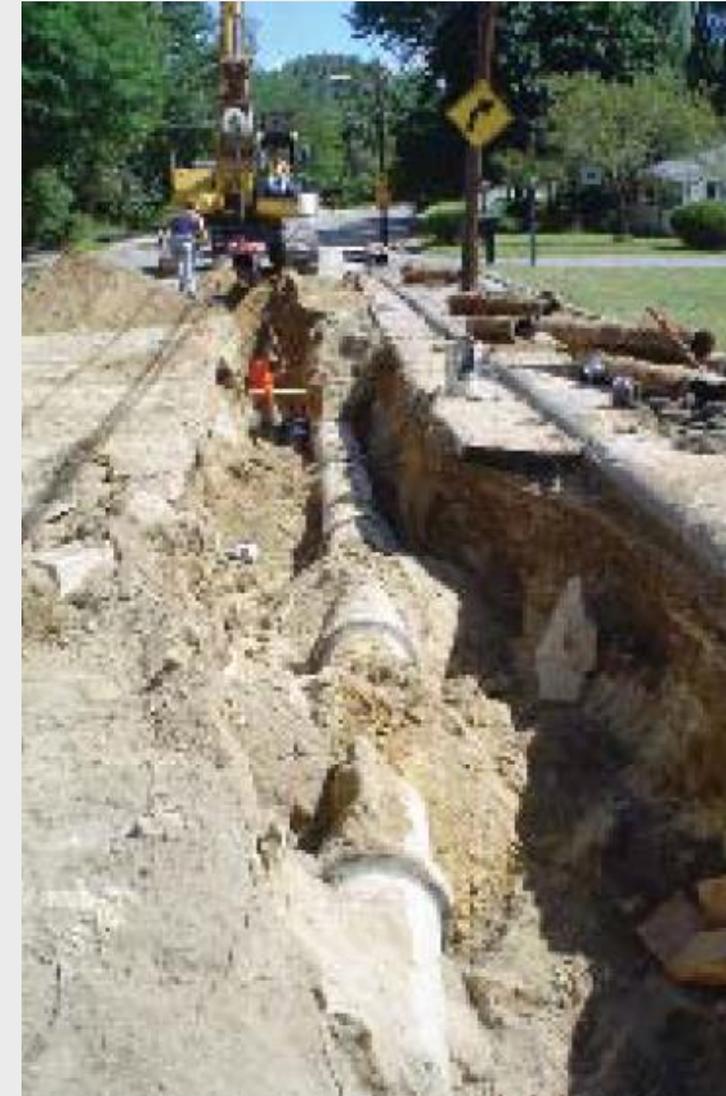
PROPOSED PLACEMAKING



PUBLIC ENGAGEMENT MILESTONES



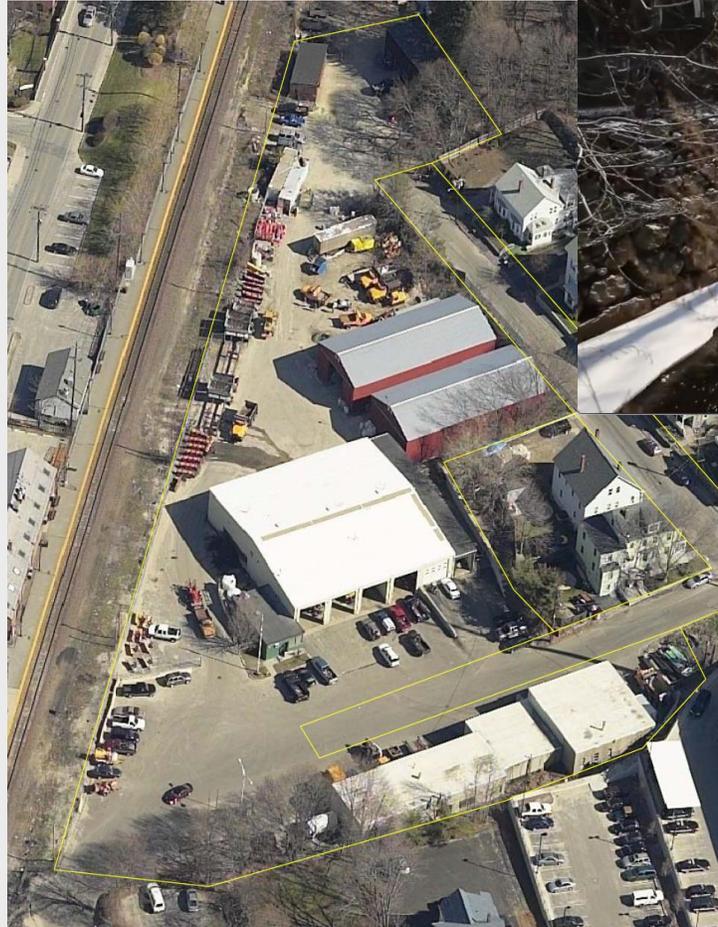
2018/2019 – HMD Task Force facilitated Sewer & Water study.



PUBLIC ENGAGEMENT MILESTONES



2018/2019 – HMD Task Force facilitated Environmental study.



PUBLIC ENGAGEMENT MEETINGS



June 10, 2014	February 7, 2017	February 8, 2018	October 16, 2018	August 7, 2019
September 23, 2014	March 13, 2017	February 13, 2018	November 8, 2018	September 4, 2019
October 28, 2014	April 25, 2017	February 22, 2018	November 28, 2018	October 15, 2019
December 16, 2014	May 8, 2017	March 6, 2018	December 17, 2018	October 22, 2019
January 13, 2015	June 23, 2017	March 23, 2018	January 8, 2019	October 23, 2019
February 10, 2015	July 13, 2017	May 22, 2018	February 27, 2019	
March 10, 2015	September 20, 2017	August 2, 2018	March 13, 2019	
March 31, 2015	October 18, 2017	September 6, 2018	May 14, 2019	
April 14, 2015	November 14, 2017	September 26, 2018	June 26, 2019	
October 25, 2016	December 19, 2017	October 4, 2018	July 15, 2019	

AGENDA



1. Historic Mill District Context and Public Engagement Milestones

2. **Method of Disposition**

3. Future Meetings:

- RFP Planning Objectives
- RFP Selection Process

DELIBERATIVE PROCESS

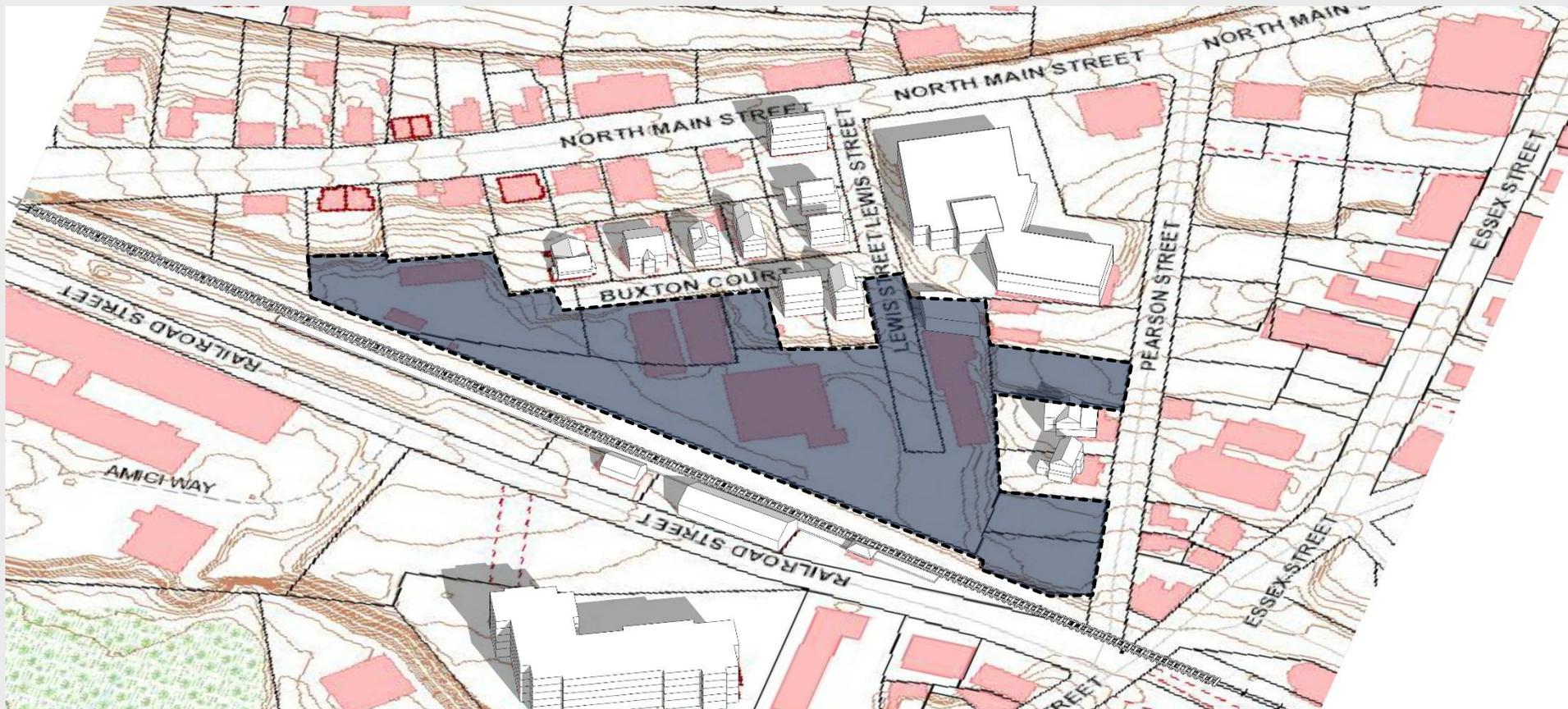


BASIS AND REASONING

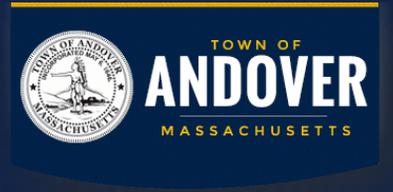


Principal **benefit of leasing** ...

Town maintains long-term **control** of land located in the center of the community along the commuter rail line.



BASIS AND REASONING



**Acquisition of
Abutting
Properties**

Condos

**Number of
Developer
Proposals**

Disposition Price

**Town's
Competency as
Ground Lessor**

**Town's Liability as
Lessor**

**Subrogation of
Town's Interest**

**Impediments to
Financing**

Prevailing Wage

**Town's Level of
Control**

**End-of-Lease
Risk**

**Underinvestment
in Property**

BASIS AND REASONING

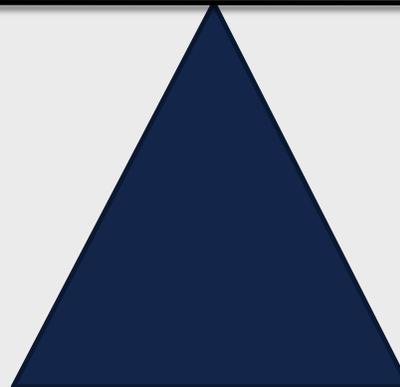


Potential
Development in
Year 100

Actual Development
in
Years 1 through 99

Lease

Sale



QUESTIONS?

