

METHUEN

Aegean Park: Designated a Regional PDA

Land Use: The Aegean Park PDA is a 92.16-acre district in the Town’s northwest quadrant proximate to Interstate 93. Aegean Drive provides access to the northern Park segment, and is developed with large warehouses and commercial structures and has almost 700,000 square feet of building space. Aegean Drive is bordered by single-family residential properties to the north, east and west. The less-developed portion of Aegean Park is south of Pelham Street on Danton Drive. It borders “Peat Meadow” on the south and west; residential properties at the northwest corner, and Interstate 93 on the west. Zoning is Limited Industrial District (IL). Permitted uses include small retail, warehouses, and storage facilities. Special permits are required for some retail. Shopping centers and residential uses are prohibited. Key structure dimensional and density maximums include: 35% lot coverage and 45’ height which yields a low-density development aspect that is common to most industrial parks.

Infrastructure: The PDA is served by municipal water and sewer. Columbia Gas provides natural gas service to the City. Statewide data indicates that Comcast is the sole broadband service provider.

Access: The Park has good access to local and regional roadways, particularly to Interstate 93 via the Pelham Street exit. MVRTA provides limited transits service to the Pelham Street Area. Trucks provide freight service. Bicyclists and pedestrians share local roads. Access to Interstate 93 is improved due to a new turning lane from Pelham Street onto I-93 southbound. The City is pursuing improvement of the intersection of Danton Drive/Pelham Street.

Environmental: 28.4 acres (30.8%) are classified as wetlands; 40.11 acres (43.52%) are within a 100-year floodplain, and 42 acres (45.6%) are classified as rare species habitat. A potential vernal pool may be present.

Recommended Strategies:

MVPC supports the City of Methuen’s Master Plan recommendations for further development of the Park, including proposed roadway access upgrades. Bicyclist and pedestrian accommodations are recommended.

Branch Street: Designated a Regional PDA

Land Use: This site comprises 28.93 acres in the community’s southwest quadrant adjacent to the Merrimack River. Much of the site is developed for office / commercial use with three buildings (comprised of approximately 400,000 square feet of space) and an expansive surface parking lot adjacent to Interstate 93 and Route 113. The north and west site portions are buffered from adjacent residences by woods. Route 113 and industrial/commercial land uses abut the site on the south. The site is zoned Business Highway (BH as follows:

- By-right uses include: most agricultural, municipal offices and recreation facilities, medical clinics, general offices, personal services, small/medium retail, storage, warehouse and wholesale use.
- Special permit uses include: public utilities, eating/drinking establishments, general business, motor vehicle use, industrial/commercial, research and development, select manufacturing uses.
- Prohibited uses include: all residential uses, including planned unit and open space residential developments.

Dimensional and density maximums include: 25% lot coverage and 40’ maximum structure height. There is no floor area ratio. The City’s 2007 Master Plan goals appear consistent with the character of this site.

Infrastructure: Branch Street is served by municipal water and sewer. Columbia Gas provides natural gas service to the City. Comcast provides broadband service to Methuen.

Access: This development site is located along Route 113 just before the Route 110/113/Interstate 93 Rotary. MVRTA Route 35 provides direct site access and MVRTA Route 41 operates within walking distance and operates on 25 minute headways in peak periods. Bicyclists share use of local roads. Pedestrians can access the site using sidewalks on the north side of Route 113.

The Merrimack Valley Metropolitan Planning Organization (MVMPO) programmed reconstruction of the Interstate 495 / Route 110 rotary in the 2013 and construction began June, 2014. . This project involves construction of a partial cloverleaf interchange for the I-93 NB and I-93SB ramps. Particularly, this project includes signalization of Route 113 at the site access. The project is slated to take 4 years to complete.

Environmental: .04 acres or 15% of the site contains wetlands. None of the site is within a 100-year floodplain. No rare species, vernal pools or other environmental factors are documented onsite.

Recommended Strategies: MVPC supports the City's goal to maximize development potential at this site and the designation of the site as a Chapter 43D Priority Development Site (PDS). Its regional highway and transit connections offer significant potential.

Downtown Methuen: Designated a Regional PDA

Land Use: Downtown Methuen comprises 59.63 acres at the City's geographic center. It hosts a traditional mix of multi-story commercial buildings, institutions and residences bisected by the Spickett River north to south. It is bounded by open space on the north and east; by institutional and residential uses to the south, and a former Boston and Maine Railroad right-of-way on the west. The zoning is Central Business District (CBD). Allowed uses include: retail, service, office and residential; personal services and restaurants. Generally, no single and two family residences are allowed. Special permits are required for multi-family dwellings, small and medium retail, and other specified uses. Dimensional and density standards permit greater densification, with no floor-area ratio standard, and maximums of 40% lot coverage and 45' height. The City's goal is to promote mixed uses in order to diversify economic activity and to generate and expand this portion of the City as its compact, walkable living and working area.

Infrastructure: PDA properties are served by municipal water and sewer. Columbia Gas provides natural gas service to the City. Statewide data indicates that Comcast is the sole broadband service provider.

Access: Route 28 (Broadway) bisects Methuen's downtown, providing very good local roadway access. Route 213, ½ mile north of downtown, connects Downtown with Interstates 93 and 495 to the east. MVRTA Route #40 operates on Broadway; weekday peak hour service headways are 25 minutes. MBTA Haverhill Line commuter rail is accessible at the McGovern Transportation Center in Lawrence and in Andover. Bicyclists share local roadways. Pedestrian accommodations are good and improved with the completion of Riverwalk Park, which connects the new retirement community on Gleason Street to various downtown destinations.

Environmental: 4.76 acres (7.97%) of the site is classified as wetlands. 10.58 acres (17.75%) are within a 100-year floodplain. No rare species, vernal pools or other environmental factors are documented onsite.

Recommended Strategies: The City should consider designating the downtown as a 40R District, 43D for housing district, or Housing Development Incentive Program district. Downtown has been identified as a potential site for a station along the proposed “Bus on Shoulder” service recommended in the I-93 Transit study completed in 2008. The City should continue its support for this potential service and plan for the potential transit oriented development (TOD) that could occur because of this service. The City’s Master Plan recommends general consideration of shared parking; downtown is a possible candidate. It is also recommended that Gleason Street sidewalks be upgraded and that the Riverwalk be completed to the Music Hall.

Griffin Brook Industrial Park: Designated a Regional PDA

Land Use: The Griffin Brook PDA comprises 110.70 acres. The PDA is approximately 50% developed as an industrial park, which represents over 600,000 square feet of building space with the remainder in wooded land and wetland areas adjoining Griffin Brook. Single-family residential properties and wooded land abuts on the west; Hickory Hills Golf Club to the north; homes on Lowell Street (Route 110) on the east, and Wheeler Road residences on the south. Zoning designates the area as a Limited Industrial District (IL).. The IL district is intended to accommodate light industrial uses. Residential uses are prohibited and retail uses are allowed by special permit only. No FAR; 35% lot coverage and 45’ structure height maximum applies.

Infrastructure: Municipal water and sewer serve the PDA. Columbia Gas provides natural gas service to the City. Comcast provides telecommunications services to the City of Methuen including broadband Internet.

Access: The PDA is located between Routes 110 and 113 approximately one mile west of Interstate 93; its sole access is Route 110 which leads directly to the Interstate 93 rotary. The Route 113/110/I-93 rotary is under construction for access and capacity improvements and is slated to be completed in 2018. MVRTA Route #41 (Lowell-to-Lawrence) operates on Route 110, providing 25-minute headways during peak periods. MBTA Commuter Rail service is available at the McGovern Center in Lawrence and in Andover. Bicyclists share local roads; pedestrians can use sidewalks on the north side of Route 110 east of the I-93 rotary.

Environmental: 12.91 acres (11.66%) are wetlands; 47.44 acres (42.85%) are within a 100-year floodplain. Rare species habitat comprises .13 acre (12%) of the site; no vernal pools or other environmental factors are found on site.

Recommended Strategy: MVPC supports the City’s Master Plan goal to fully develop this PDA.

Lindbergh Avenue: Designated a Local PDA

Land Use: The Lindbergh Avenue PDA is zoned Limited Industrial District (IL) which is intended to accommodate a variety of light industrial uses. Residential uses are prohibited and retail uses are allowed by special permit. No FAR; 35% lot coverage and 45’ maximum building height maximums apply.

Infrastructure: Lindbergh Avenue is a private road. A portion of the PDA properties are served by water and sewer. Columbia Gas provides natural gas service to the City. Comcast provides telecommunications services to the City of Methuen including broadband Internet.

Access: Lindbergh Avenue connects to Interstate 93 via Mystic Avenue and Pelham Street. MVRTA Route #40 operates on Pelham and Mystic Streets, but does not enter Lindbergh Avenue. Freight movements to/from this PDA would utilize trucks. Bicyclists and pedestrians generally share local roads. A new vehicular turning lane on Pelham Street onto the I-93 southbound ramp has been constructed. A MassDOT Park-and-Ride Lot is located on Pelham Street, east of Route 93; MVRTA provides three Boston-bound trips per weekday from this location.

Environmental: .99 acre (4.73%) is classified as wetlands. No other environmental factors are documented.

Recommended Strategies: The City's 2007 Master Plan recommends redevelopment of the area once the City-owned Department of Public Works yard and garage is relocated. The zoning should be reviewed for land use and appropriate densities. If developed as planned, Lindberg road would need to be widened and upgraded and a traffic study conducted to assess suitable access off Pelham Street. Bicycle and pedestrian improvements need to be made in the area.

Malden Mills: Designated a State PDA

Land Use: This PDA is a traditional New England mill complex south of Methuen's downtown. It consists of several buildings (over 1.2 million square feet) and vacant land in Methuen and Lawrence adjacent to the Spicket River. The site is approximately 19.6 acres. Single, two and multifamily residences mix with commercial uses along Broadway, on the northeast and east site boundaries. Mill structures and vacant lots occupy the southern site portion. The Spicket River and Stevens Pond generally serve as the west and north site boundaries. Land uses within one mile of the site are densely developed; Methuen's central business district is north; the Arlington neighborhood to the east; the Lawrence portion of the Malden Mills site on the south, and a mix of wooded slopes and residential uses along the west shore of the Spicket River.

The Methuen portion of the Malden Mills site is comprised of property in three zoning districts: 1.) Limited Industrial District (IL). General industrial, warehousing and storage; office uses and certain retail are permitted. Warehousing and bulk material storage is permitted. Motor vehicle uses and most retail uses require a special permit. Residential uses and mixed uses are prohibited. Dimensional and density maximums include 35% lot coverage and 45' building height; no floor/area ratio applies. 2.) Multifamily B (MB), which allows single, two and multifamily residences and small retail uses permitted. Most other residential, municipal, institutional and retail uses allowed require a special permit. Prohibited uses include large-scale retail or medical; bars, restaurants, motor vehicle businesses; general business or industrial uses. Structures up to 35% lot coverage and 40' building height are permitted. 3.) Highway Business District (BH), which allows retail, wholesale, office and service uses by right; certain other retail uses require a special permit. Residential uses are prohibited. Structures up to 35% lot coverage and 40' height are permitted; no floor/area ratio applies.

Infrastructure: PDA properties are served by municipal water and sewer. Columbia Gas provides natural gas service to the City. Comcast provides telecommunications services to the City of Methuen including broadband Internet.

Access: Broadway (State Route 28) is the PDA's frontage, providing connections to State Routes 113, 213 and Interstate 93 on the north and Interstate 495 on the south. MVRTA Route #40 provides local and inter-community connections. Bicyclists share use of existing roadways. Sidewalks exist along all streets providing easy pedestrian access to the site, but no sidewalks exist on the industrial site itself. Access upgrades are planned. Groundwork Lawrence has constructed a multi-use trail that runs along the Spicket River in Lawrence, which connects directly to Malden Mills in Methuen.

Environmental: .20 acre (1.01%) is classified as wetlands; 4.55 acres or 3.23% is within a 100-year floodplain. No other environmental factors are documented onsite.

Recommended Strategies: MVPC supports the City's recent rezoning of the site to allow a mix of uses; however, the City might reconsider whether residential uses can constitute a greater proportion of the overall site development, subject to market conditions. The objective would be to create a more active, economically productive site perhaps encouraging conversion of old mills into a mix of uses. Permitted uses in the Limited

Industrial site portion include warehousing and storage, these uses tend to generate modest neighborhood benefits and/or activities.

The Loop: Designated a Regional PDA

Land Use: This PDA is the site of a very active commercial development known as “The Loop” and consists of over 1.4 million square feet of buildings and includes entertainment, restaurant and retail uses. The PDA is comprised of two zones: East (281.84 acres), and West, which includes “The Loop” (207.86 acres). The eastern portion has also been referred to as Old Ferry Road. Zoning: East (Highway Business, BH): Retail, wholesale, office and service uses permitted. Residential uses prohibited. 35% lot coverage and 40’ structure height maximum applies. Certain retail uses subject to special permit. West (Limited Business District, BL): Primarily for offices, small-scale retail and general business, personal service establishments, research/development labs, and light industrial, i.e. product assembly. Certain retail, residential uses: attached dwellings, multi-family developments, and planned unit developments are subject to special permit. 30% lot coverage and 45’ structure height maximum applies. The west portion of the Loop has a dense Chapter 40B residential development.

Infrastructure: PDA properties are served by municipal water and sewer. Pleasant Valley Street has water and sewer; some minor infrastructure upgrades might be required. Columbia Gas provides natural gas service to the City. Comcast provides telecommunications services to the City of Methuen including broadband Internet.

Access: Routes 113 and 213 connect the Loop with local roads as well as Interstates 93 and 495. MVRTA provides service Mondays through Saturdays to the Loop and seasonal service from the Loop to Salisbury and Hampton Beaches. Bicyclists and pedestrians share existing roadways; there are also sidewalk segments but little connectivity.

Environmental: Wetlands: East (27.99 acres/9.93%) and West (13.77 acres/6.62%); 100-year floodplain: East (41.67 acres/14.86%) and West (11.80 acres/5.68%).

Recommended Strategy: MVPC supports the City’s Master Plan goals for the Loop, which are similar to City goals for PDA’s proximate to major roadways. Regional interstate access, utilities and onsite land uses are positive attributes. Considering the residential uses that abut this PDA improving pedestrian access would be helpful and encouraged. Additional transit service should be considered as PDA activity intensifies.