

RKG

architecture
urban design

**GAMBLE
ASSOCIATES**

12 North Main Street

Status Update Summary Presentation

April 2025

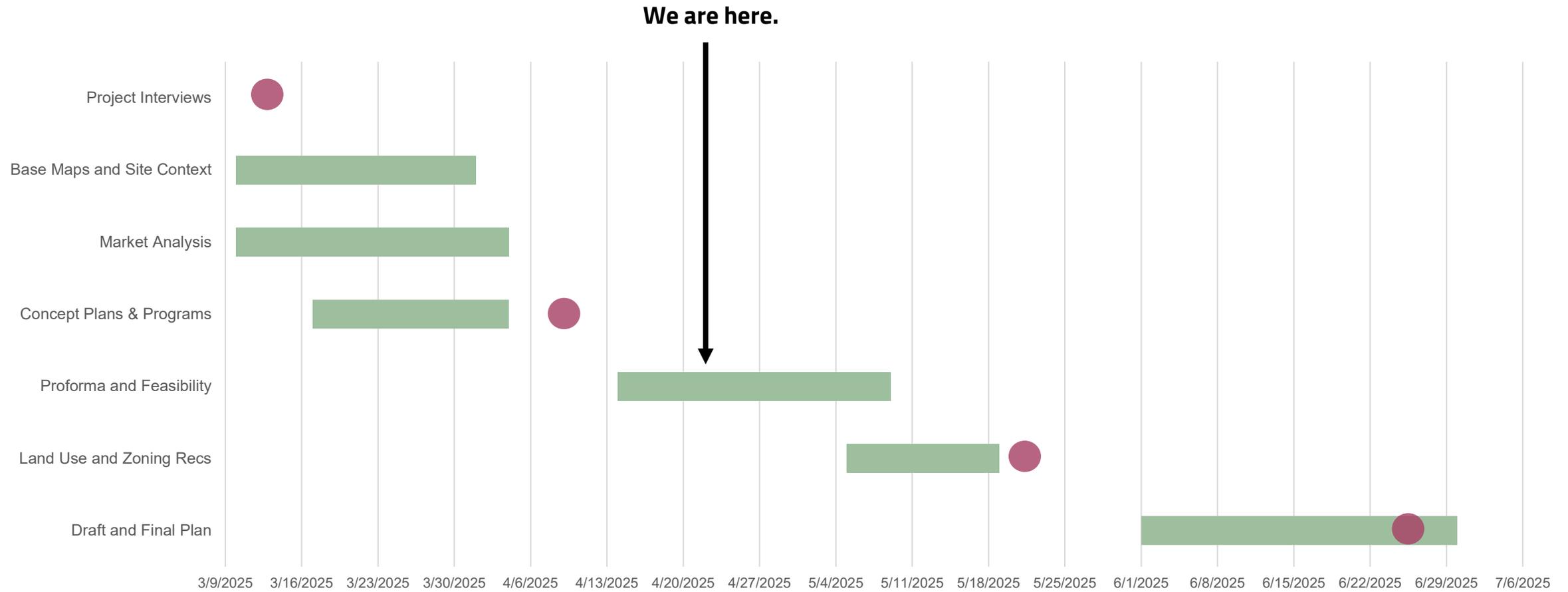


What we hope to accomplish from tonight's meeting.

- Share an update on our progress to date.
- Update you on what remains.
- Briefly share market findings.
- Share conceptual site/building plans.
- Receive direction on how the Town would like to proceed.



Where we are in the project timeline.



There is market demand for several different uses, or a combination of uses at the site.



- Population and employment are growing.
- Incomes are growing.
- Household sizes are shrinking, particularly for older adults.
- Housing prices are up, vacancy is down.

Support for new condominium or rental housing. Dependent on capacity for sewer/septic. Must weigh costs of preservation and construction.



- Employment is growing, and growing in key office-using sectors.
- Newer, smaller, office buildings in the region have high occupancy.
- Prices are competitive with the region as a whole.

Office sector targets might include small professional office and small medical office. 5,000 to 10,000 SF of space.



- Population and employment are growing.
- Incomes are growing.
- New households are likely through MBTA zoning changes bringing more local spending power.
- There is spending demand that could be recaptured close to the site.

Retail may target clothing and apparel, health care, personal care. Support for ~5,000 to 10,000 SF of space if recapture is successful.



- Population and employment are growing.
- Incomes are growing.
- New households are likely through MBTA zoning changes bringing more local spending power.
- There is spending demand that could be recaptured close to the site.

Target unique restaurant offering, coffee shop, brewery/distillery. Support for ~10,000 SF of space if recapture is successful.



Prior Engagement Efforts

Source: NMCOG (2023)

COMMON THEMES

Walkability

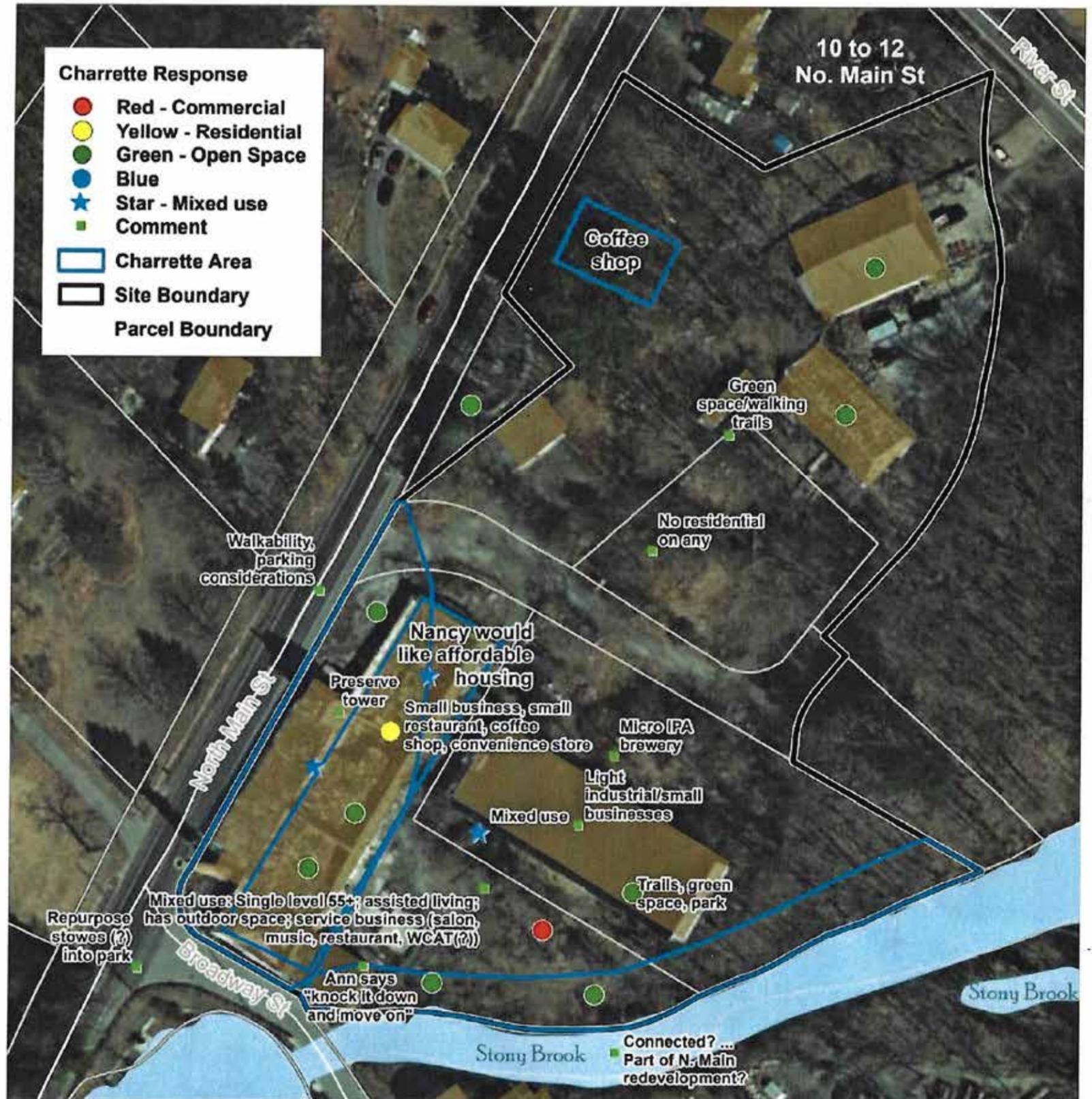
Green space/ walking trails

Preserve tower

Mixed use

Small businesses

Light industrial



Sources:
Westford Brownfields 6/21/2023 Charrette; MassDOT/NMCOG (roads);
MassDEP (hydrography); Imagery: 2020 Pictometry

Data provided on this map is not sufficient for either boundary
determination or regulatory interpretation. Produced by NMCOG.
7/10/2023



**Northern Middlesex
Council of Governments**
40 Church Street, Suite 200
Lowell, Massachusetts 01852
(978) 454-8021 nmcog.org

12 North Main Task Force

Thursday, March 12, 2015

WESTFORD

12 NORTH MAIN ST.

Task force ponders dilapidated building

Structure formerly housed Westford Anodizing Corp.

The 12 North Main St. Task Force hosted its first community meeting at the United Methodist Church on Feb. 26. The task force, created in 2014, met with the public to go over its recent efforts to redevelop the abandoned property located on the site.



Once a mill building belonging to the Abbot Worsted Company, 12 North Main St. has seen better days. Part of the roof caved in a few years ago under the weight of snow. WICKED LOCAL FILE PHOTO / JOYCE PELLINO CRANE

What is the history of 12 North Main St.?

An Abbot Worsted Company mill building, but more recently known as Westford Anodizing Corp.

The town is considering foreclosing the property because of almost \$60,000 in back taxes, which would result in the town taking control of the site.

"By taking ownership of the property, it gives us an element of control we otherwise wouldn't have," said vice chairman of the task force Jane Hughes.

What is anodizing?

An electrochemical process that converts metal surfaces into a durable, decorative anodic oxide finish that's resistant to corrosion.

By submerging metals such as aluminum, magnesium and titanium into a bath of acid electrolytes and passing an electric current through the medium, the metals become anodized.

Source: Aluminum Anodizers Council

After years of neglect, multiple roof collapses and an array of environmental issues caused by the various chemicals and building materials located at 12 North Main St., the task force is looking for public input to decide the future of the property.

What are the task force's goals?

Provide recommendations

to address:

- Public safety concerns
 - Public health concerns
- The building's smokestack is a possible hazard to the community because of its uncertain structural integrity. "This winter could not have been worse...It's too dangerous to go in there," said Hughes.

Environmental issues:

- High concentrations of dioxins near the incinerator at the site
- Metals in soil near building
- Hazardous building materials

What are dioxins?

A group of toxic chemical compounds sharing similar chemical and biological properties. Dioxins break down very slowly and can be introduced to the environment in many natural and unnatural ways.

Common causes of dioxins:

- Forest fires
- Backyard trash burning
- Certain industrial activities

Source: United States Environmental Protection Agency

Articles on the Town Meeting warrant pertaining to 12 North Main St.:

Article 10 -

1. Authorize transfer of parcels located at 12 North Main St. from the Tax Possession Sale Committee to the Board of Selectmen.

2. Authorize disposition of the parcels under terms and conditions determined by the Board of Selectmen.

3. Appropriate funds for environmental insurance.

Article 11 - Approve Community Preservation recommendations including a historic preservation study to determine options and costs for preservation.

What would you like to see the 12 North Main St. property used for?

Submit your comments and input at: <http://www.westfordma.gov/12northmain>

Pop-Out Quote

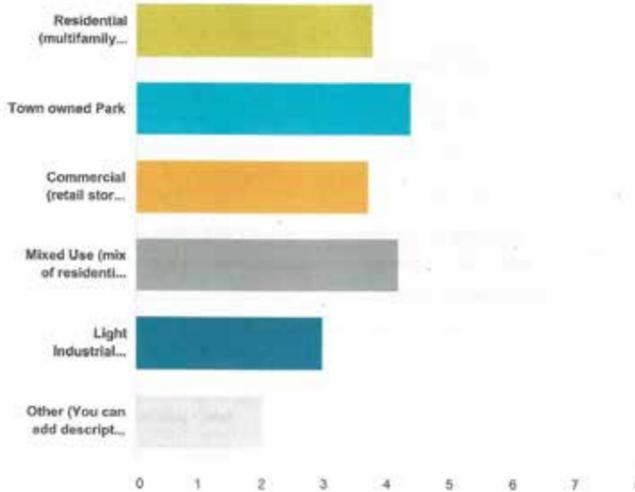
"The 1857 granite mill building located at 12 North Main St. has been a driver of economic activity and an iconic structure in the Graniteville neighborhood for generations. This project presents an opportunity to address critical public health and safety issues at the site and preserve an important historic structure."

- John Mangiaratti, Chair of 12 North Main Street Task Force; Assistant Town Manager

12 North Main Survey June 2015

Q1 Rank the following re-use concepts in order of MOST PREFERRED to LEAST PREFERRED.

Answers: 214 Skipped: 0



Task force to report on study

Ways to preserve historic building under review

By Alex Silva
asilva@wickedlocal.com

Residents were updated on a number of important issues at the Board of Selectmen meeting on Sept. 8.



Selectmen's meeting on Sept. 8. WICKED LOCAL PHOTO / ALEXANDER SILVA

the Tax Possession Sale Committee declares the parcels as surplus and not needed for the purposes of tax title sale.

On Sept. 3, the task force published a request for interest to obtain a better understanding of the level of interest in this property

conversations with them about expanding Westford Animal Control into Carlisle."

The contract would last either for nine months or a year, according to Mangiaratti.

Westford would provide up to 10 hours a week of services to Carlisle for approximately \$15,600 per year, plus additional compensation if services extend beyond 10 hours a week and reimbursement for vehicle use in Carlisle, according to Assistant Town Manager John Mangiaratti.

The Animal Control program should be able to provide this service without any net impacts to the operating budget and any revenue received would help to offset the costs of Westford's Animal Control department, according to Mangiaratti.

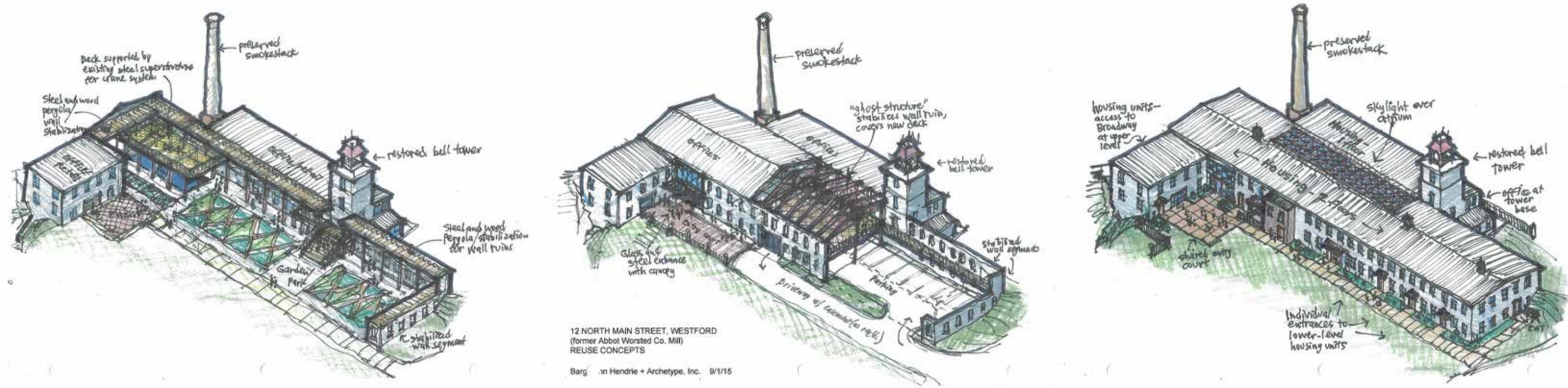
"I believe it's a service that we could try out for a period," Mangiaratti said. "It would have a positive impact on our budget. I don't believe we would suffer any loss from trying this."

In the past, Westford has entered into similar animal

12 NORTH MAIN STREET STABILIZATION OPTIONS
Former Abbot Worsted Company Mill

OPTIONS	1	2	3	4
	DEMOLITION + SITE CLEARING	MINIMAL STABILIZATION	PARTIAL DECONSTRUCTION + BASIC STABILIZATION	COMPREHENSIVE STABILIZATION + RESILIENCY UPGRADE
Summary of Work:	Demolish and remove entire building complex, including floor slabs, foundations and footings. Demolish smokestack. Fill subterranean pits flush with grade with crushed stone and clean gravel fill.	Provide temporary timber and/or steel shoring and bracing to stabilize extant floor beams and cantilevered masonry wall segments, throughout. Maintain tarps at vulnerable (e.g., upward-facing rubble stone) masonry areas. Deeply cut and point most eroded and loosened masonry to prevent further damage or collapse; inject cracks with hydraulic lime grout; install crack monitor gauges. Provide temporary PVC roof drains as required.	Deconstruct and remove all timber floor framing and decking and designated masonry wall segments at main mill block and other badly-deteriorated areas. Brace and shore existing framing and masonry as required at south ell, bell tower and north wing. Rebuild loosened and/or collapsed masonry; deeply cut and point most eroded mortar joints to prevent further damage while re-setting loose stones; inject cracks with hydraulic lime grout; install crack monitor gauges. Provide metal cap flashing at all vulnerable (e.g., upward-facing) masonry areas.	Deconstruct and remove all timber floor framing and decking and designated masonry wall segments at main mill block and other badly-deteriorated areas. Repair/reset/rebuild deeply eroded stone masonry areas. Rebuild loosened and/or collapsed masonry; deeply cut and point most eroded mortar joints to prevent further damage while re-setting loose stones, conventionally cut and point remaining masonry and inject cracks with hydraulic lime grout. Erect wood- and/or steel-framed canopies to protect exposed masonry; integrate shade shelters, pergolas and/or viewing platforms as applicable.
Estimated Construction Time	2 months	4 months	4 months	6 months
ASTM Uniform II Level 2 Group Elements	Scope/Work/Bid Item Description			
A10 Foundations	A10.1 Standard Foundations - [In F20: Demolish to flush grade condition.]	Provide new bearing pads for shoring and bracing.	Provide new footings and foundations for shoring and bracing.	Provide new footings and foundations for new structures and bracing and public amenities.
	Estimated cost:	\$0	\$50,655	\$75,983
	A10.2 Special Foundations - Penstock, Tallrace, etc. [In F20: Remove all equipment and debris.]	Remove debris.	Remove debris. Frame new pressure-treated wood floor deck above pits.	Remove debris. Document and remove selected equipment. Treat concrete pit floors and sides with crystalline waterproofing compound, to prep surfaces for new hydropower project.

Previous Studies

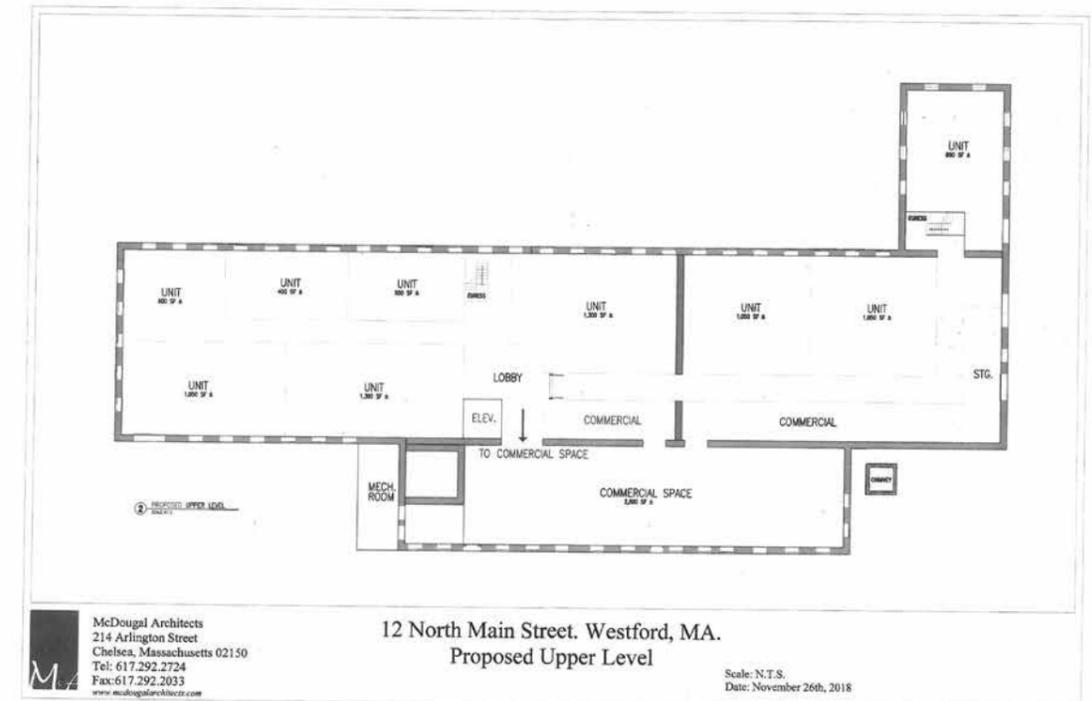


Source: BH+A (2015) 12 North Main Street Stabilization

Much good work has already been done. This work builds on those efforts.

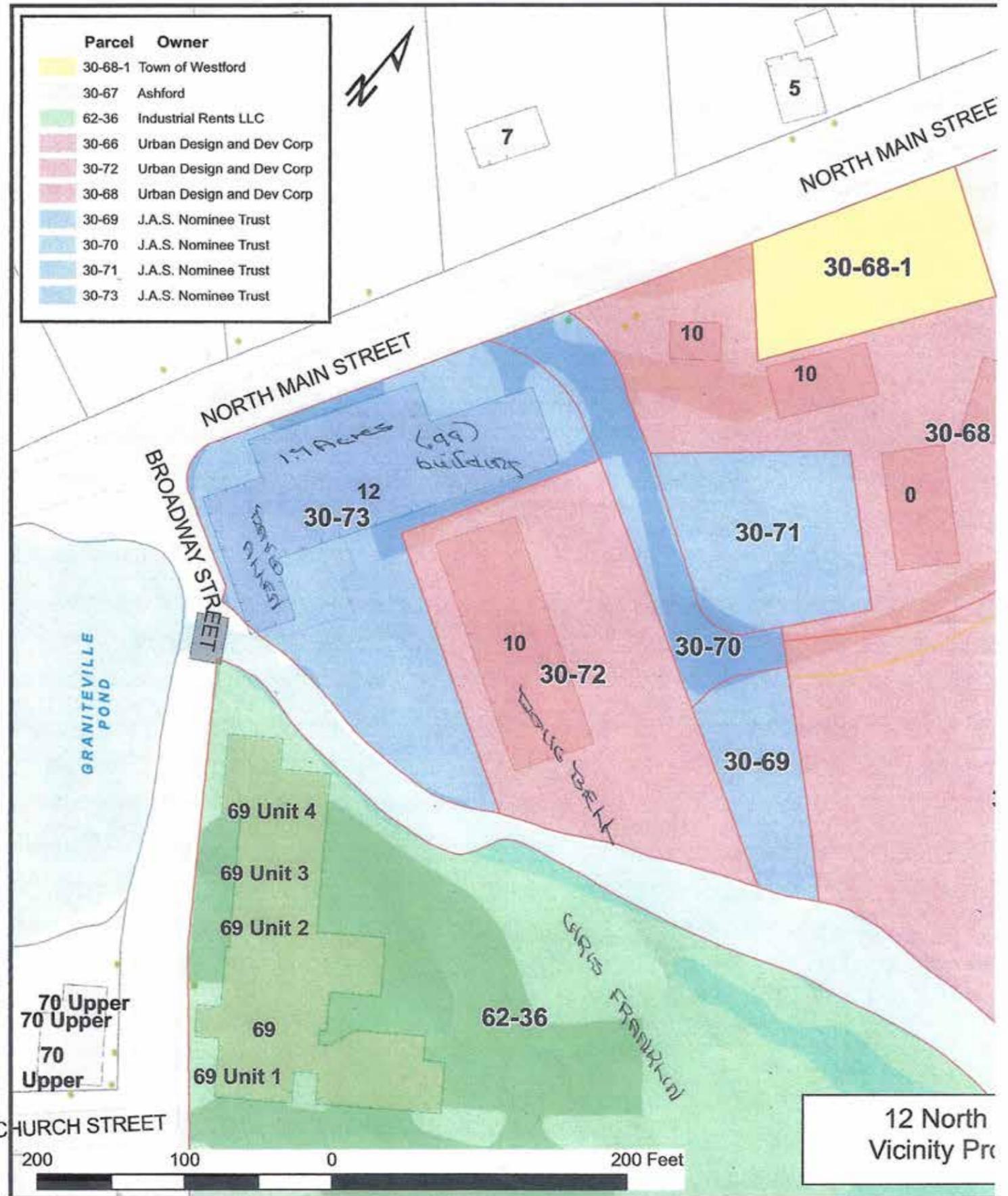
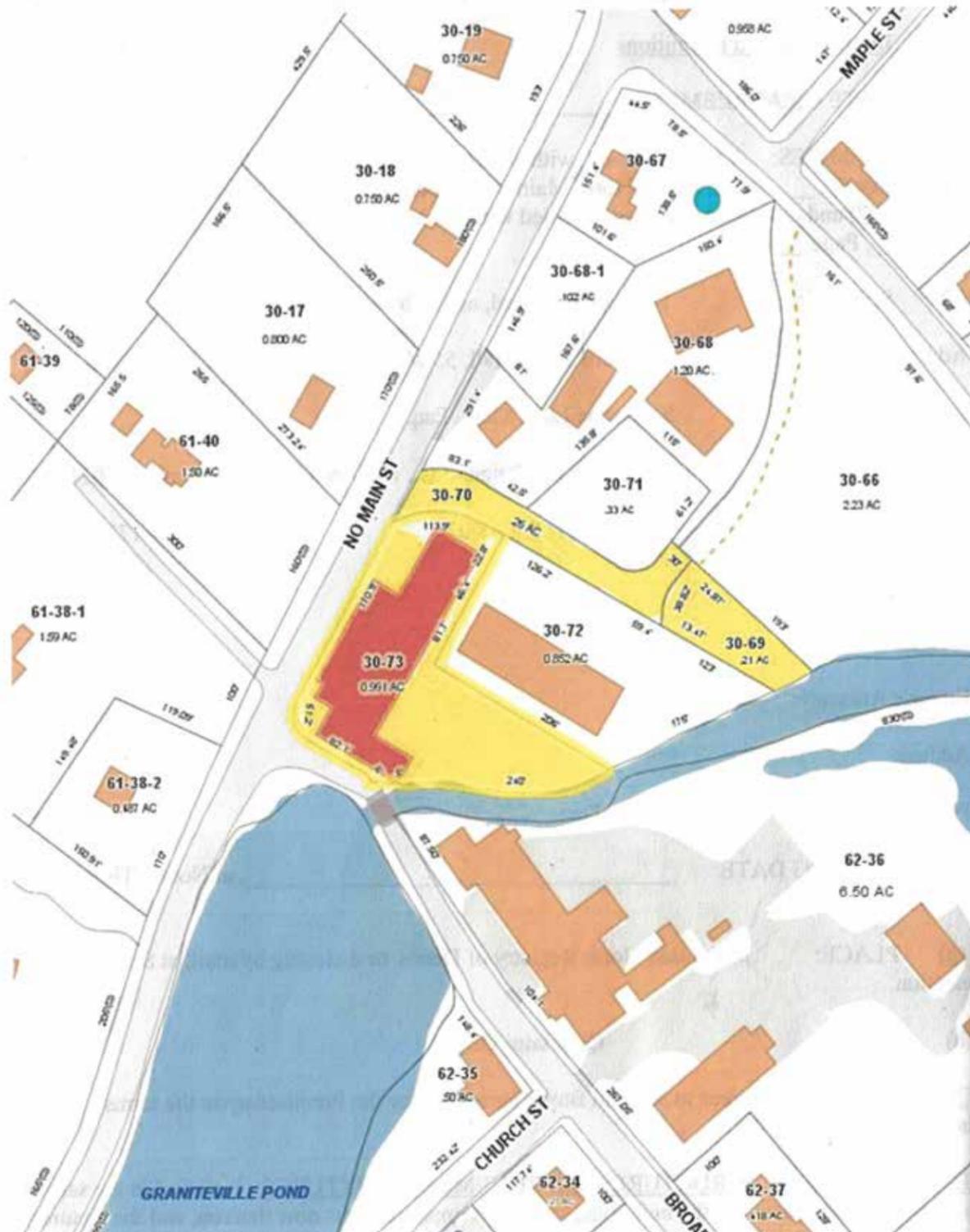


Source: Building Reuse Strategies (2018) McDougal Architects



Site scales

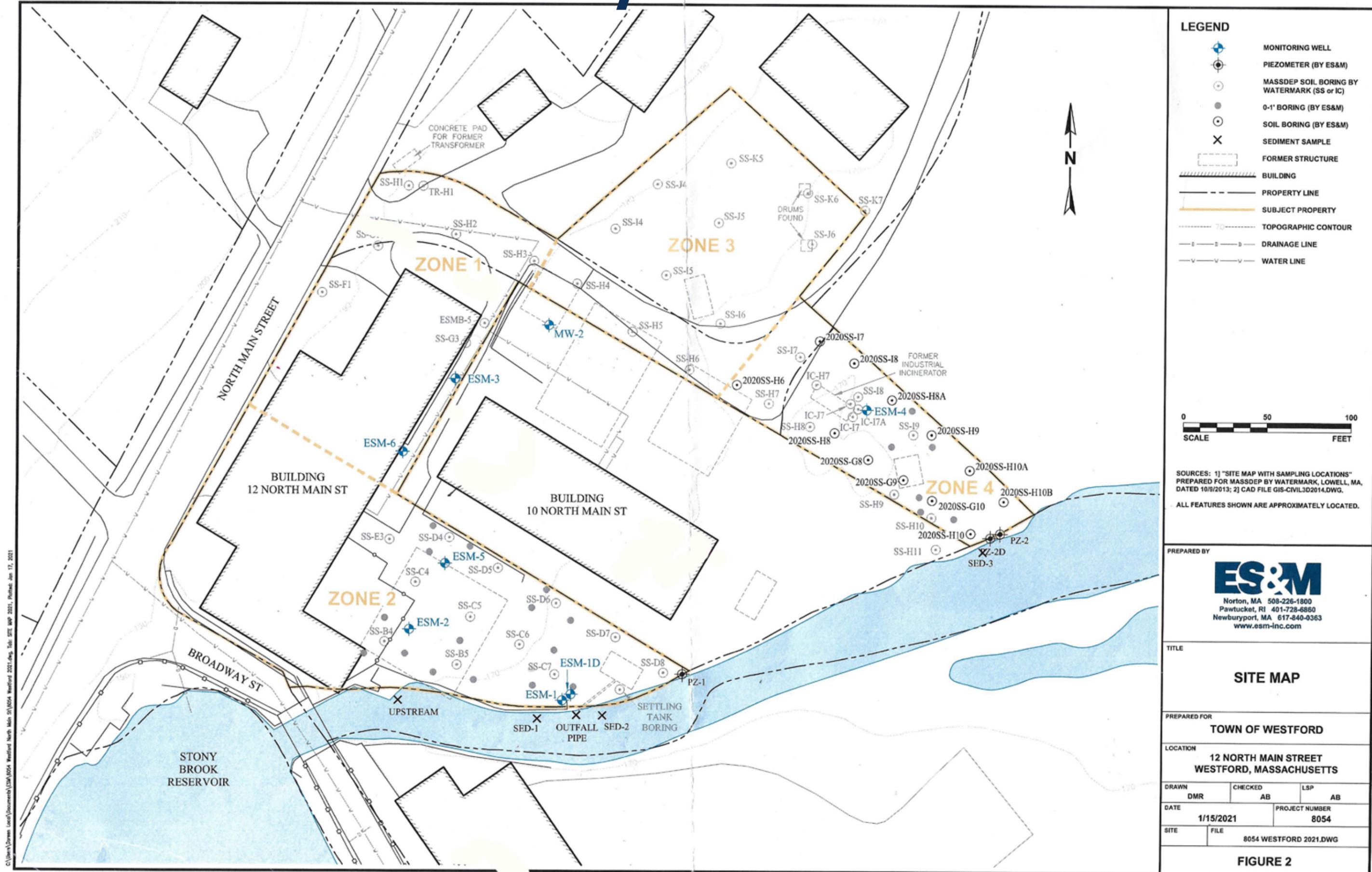
EXHIBIT A – AERIAL MAP OF PARCELS



Water Resource Protection District
Zone I and II

Environmental Analysis

Source: ES&M (2021)



C:\Users\james\Documents\GIS\8054 Westford North Main 01/05/2021 Westford 2021.dwg, Title: SITE MAP 2021, Plot Date: Jan 17, 2021

PRINCIPLE Increase access to the river



PRINCIPLE Consider keeping the industrial fragments



PRINCIPLE Enhance the public realm interface with modest additions





PRINCIPLE Center the Stony Brook



PRINCIPLE Center the Stony Brook



View of Stony Brook looking east from 12 North Main Street property



Town-wide trail map

Note how the trails cover all areas of Westford. Wherever you live, you can walk to a trailhead, or drive a couple minutes to one. A dream of the Westford Conservation Trust founders is to have a trail network that extends across wide areas of Westford and that connects to neighboring towns' trails. The Bruce Freeman Rail Trail certainly accomplishes that. Many other trails go a long way towards that goal.



In the northeast, the Grey-stone area trails go from route 40 to Tyngsboro. The Stony Brook Conservation Land and Veterans Memorial Complex trails run from the Depot Street bridge nearly to route 40. The Long Trail lives up to its name, traveling from Mystery Spring, near 495, to Cider Mill Pond and Providence Road. And in the southwest, one can walk from the Acton border all the way to Emmet Woods, north of Concord Road.

If you can help realize these long-term goals, please contact the Trust. Information is on pages 3 and 77.

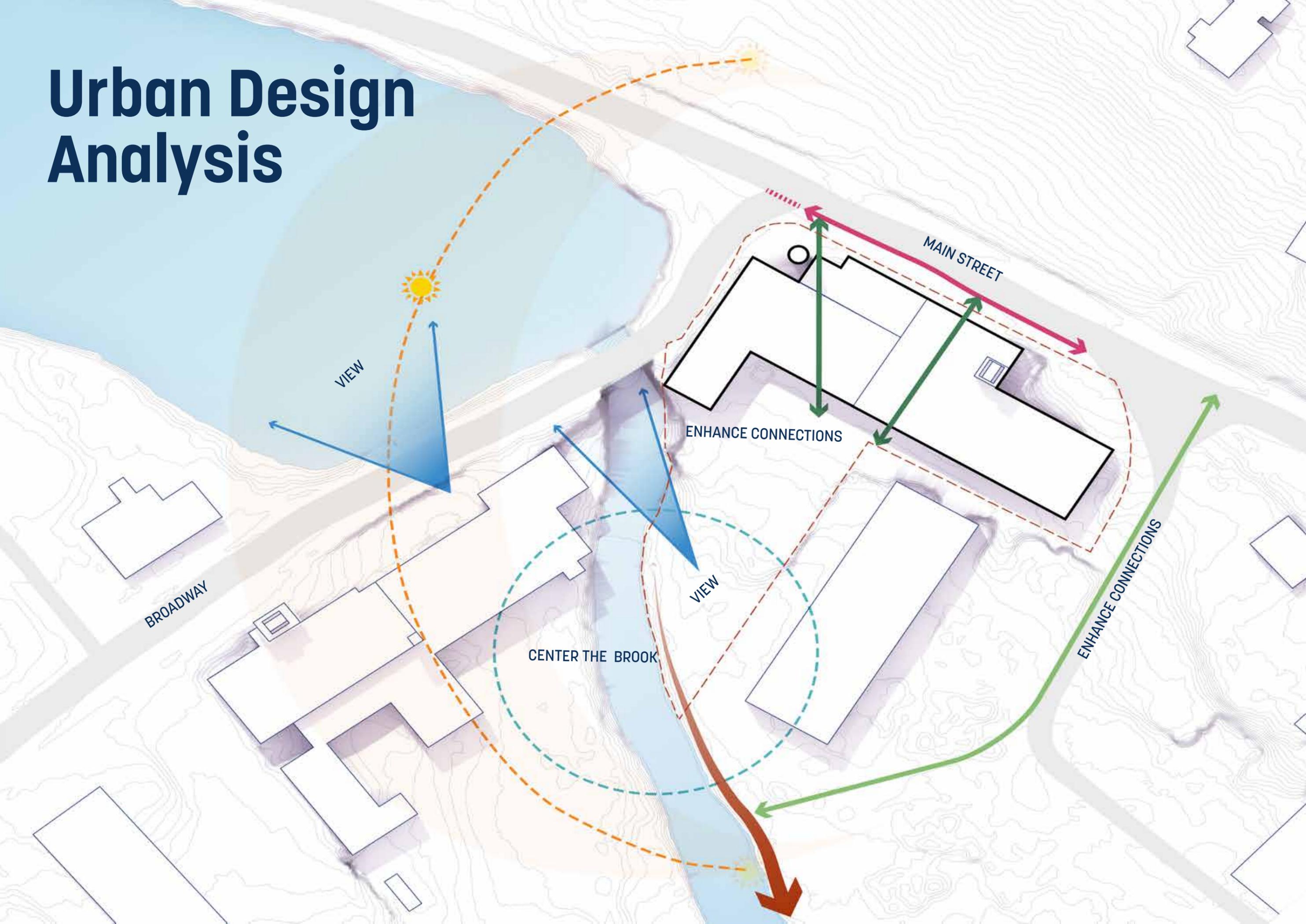


PRINCIPLE Connect the Community

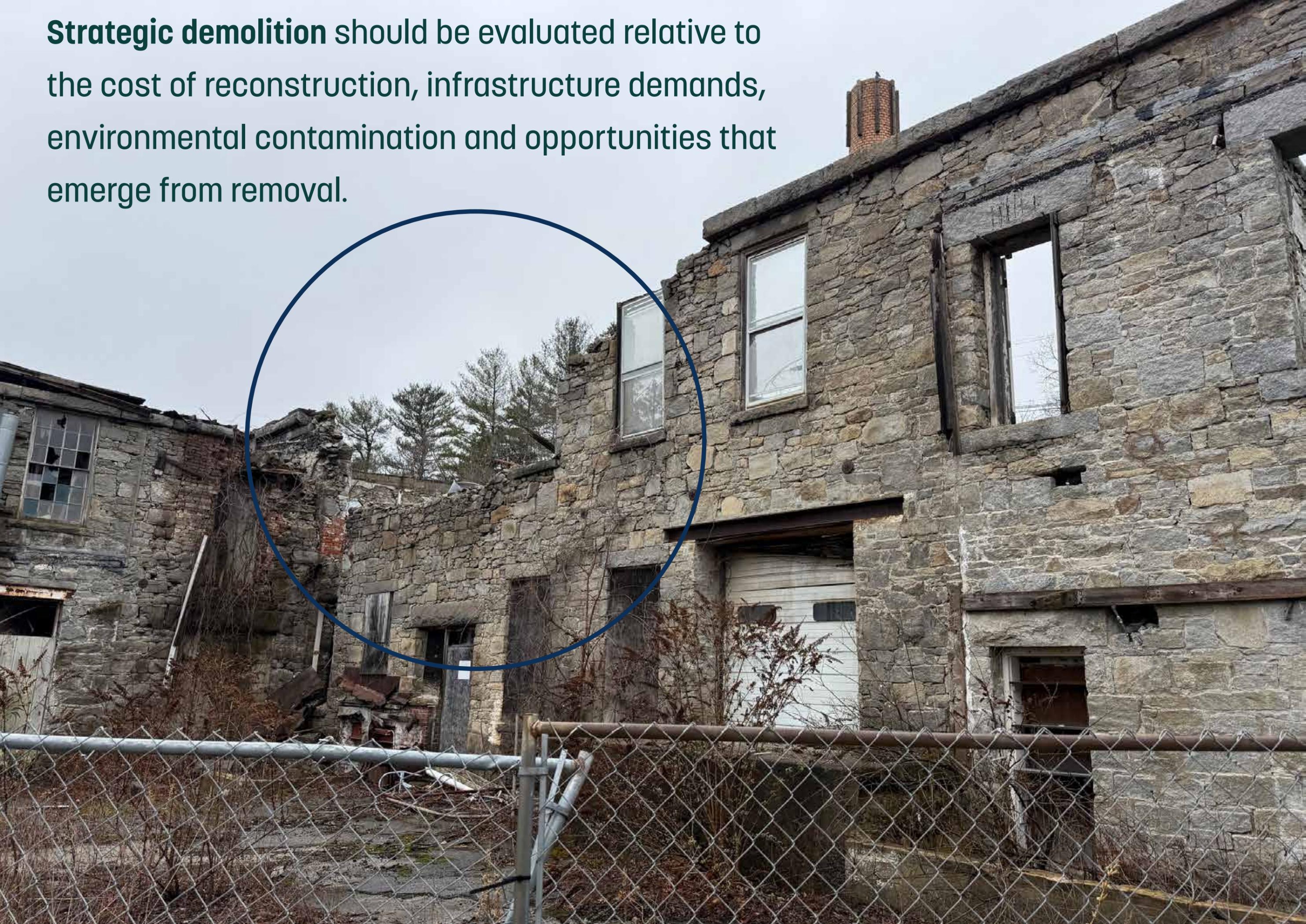
PRINCIPLE Activate the site with commercially-viable uses



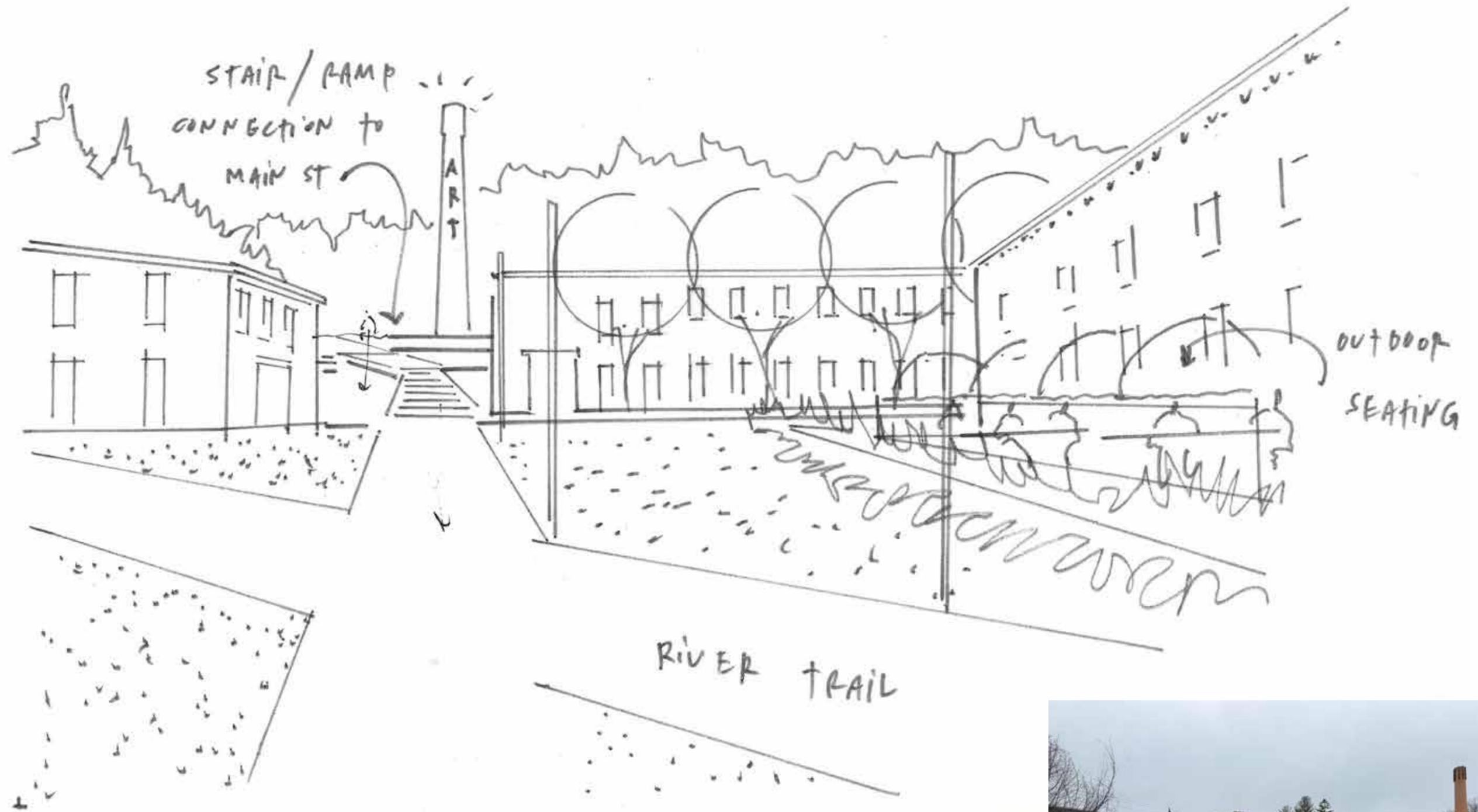
Urban Design Analysis



Strategic demolition should be evaluated relative to the cost of reconstruction, infrastructure demands, environmental contamination and opportunities that emerge from removal.

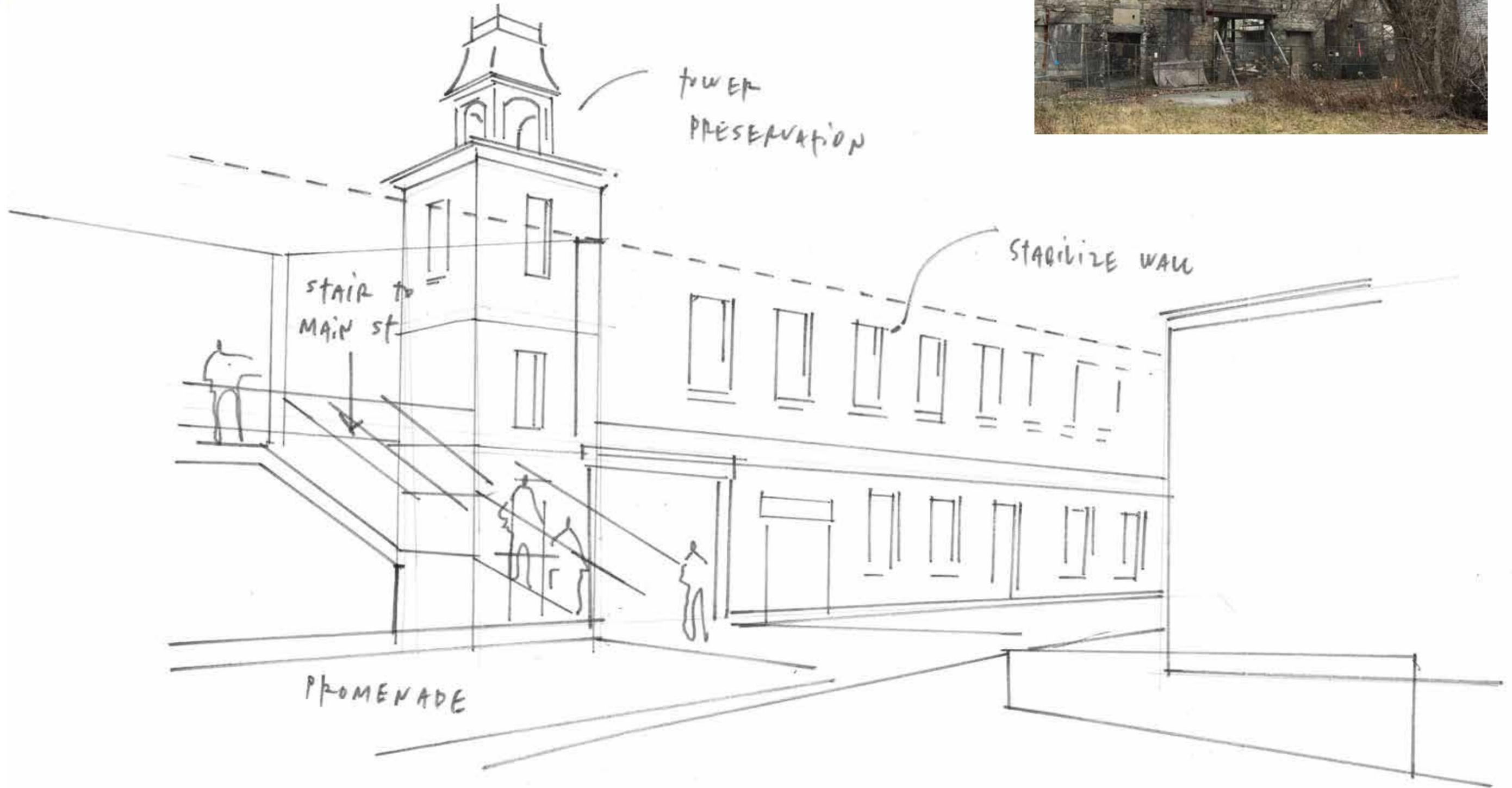




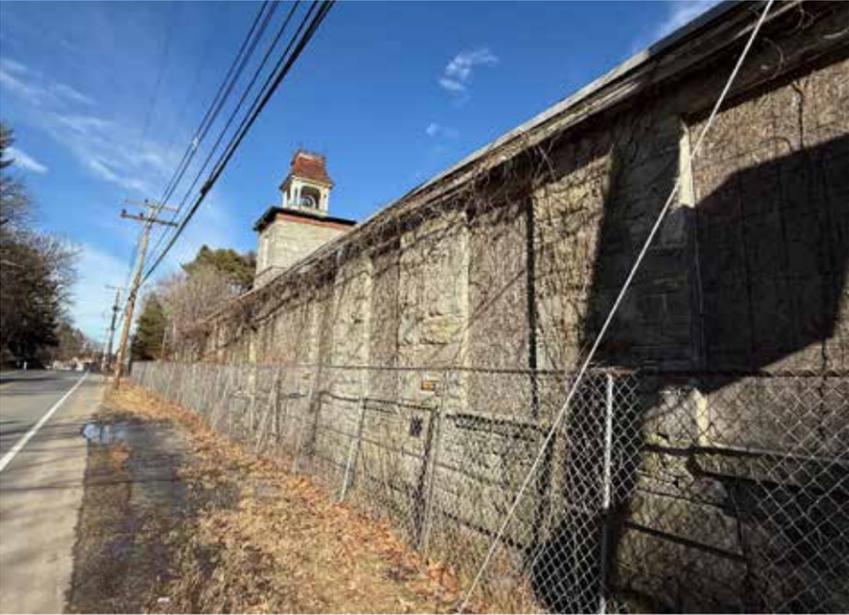
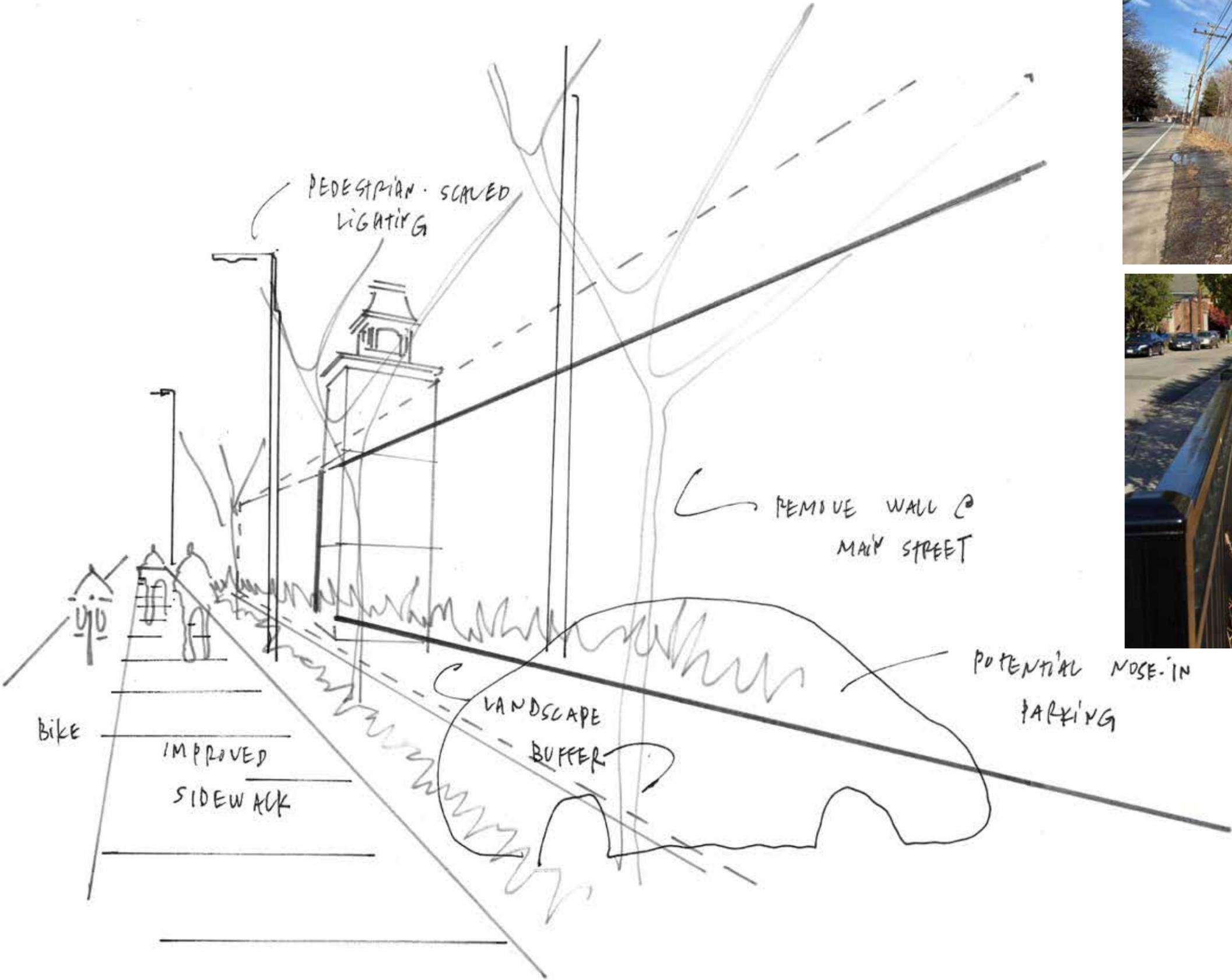


PRINCIPLE Increase access to the river

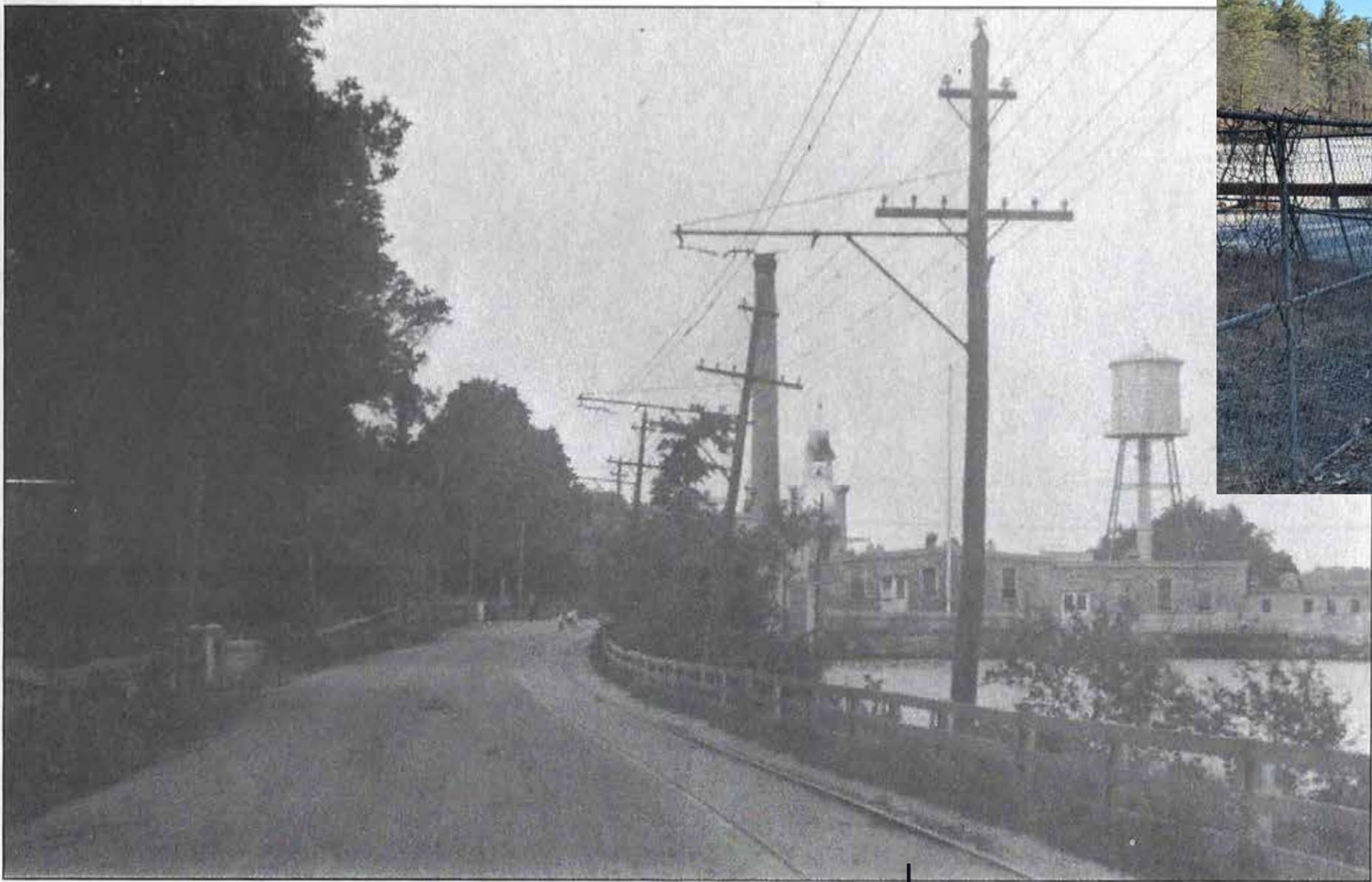
PRINCIPLE Increase access to the river



PRINCIPLE Provide for adequate parking



PRINCIPLE Improve Main Street (and make it safer)!



Source: Images of America: Westford (1996)



Main Street trolley tracks!

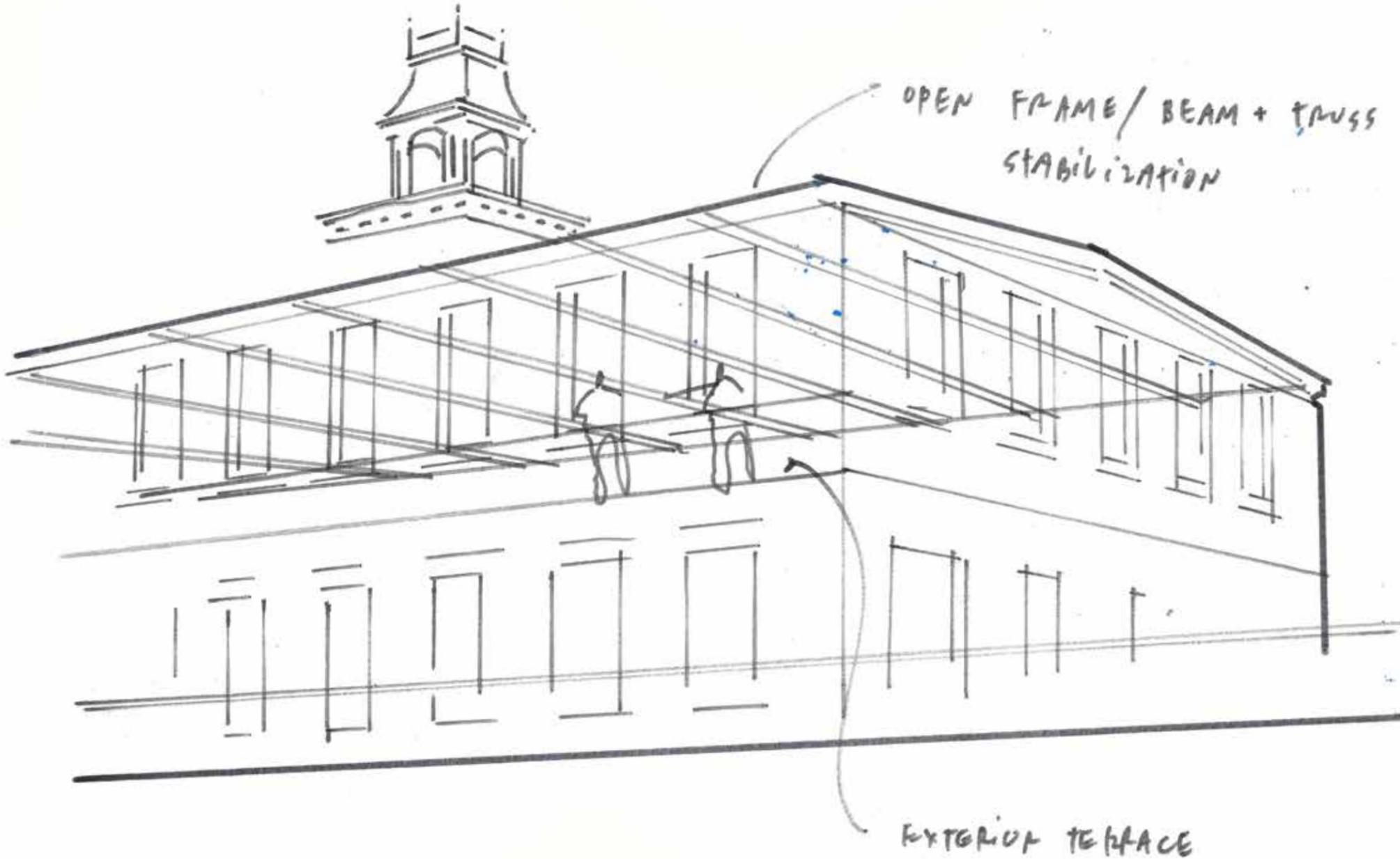
PRINCIPLE Improve Broadway (and make it safer)!



Source: Images of America: Westford (1996)



PRINCIPLE Enhance the public realm interface with modest additions



Principles to Facilitate Repositioning

PRINCIPLE 1 Increase access to the Stony Brook

PRINCIPLE 2 Consider keeping industrial fragments

PRINCIPLE 3 Enhance the public realm with modest additions

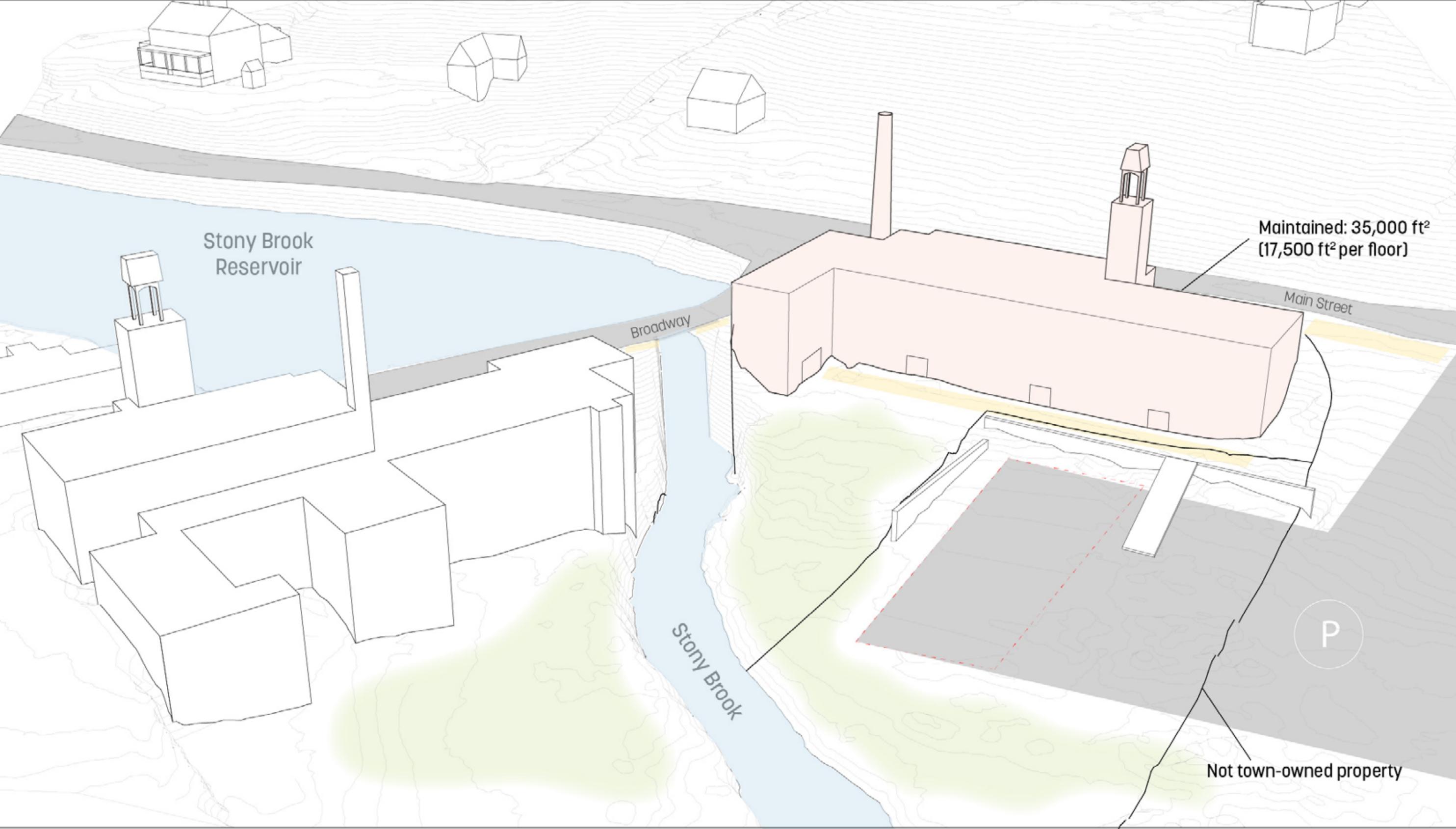
PRINCIPLE 4 Center the Stony Brook

PRINCIPLE 5 Connect the Community (trails)

PRINCIPLE 6 Activate the site with commercially-viable uses

PRINCIPLE 7 Provide for adequate parking

PRINCIPLE 8 Improve North Main Street and Broadway



Option 1: Complete Adaptive Reuse (Comprehensive Stabilization + Resiliency Upgrade)

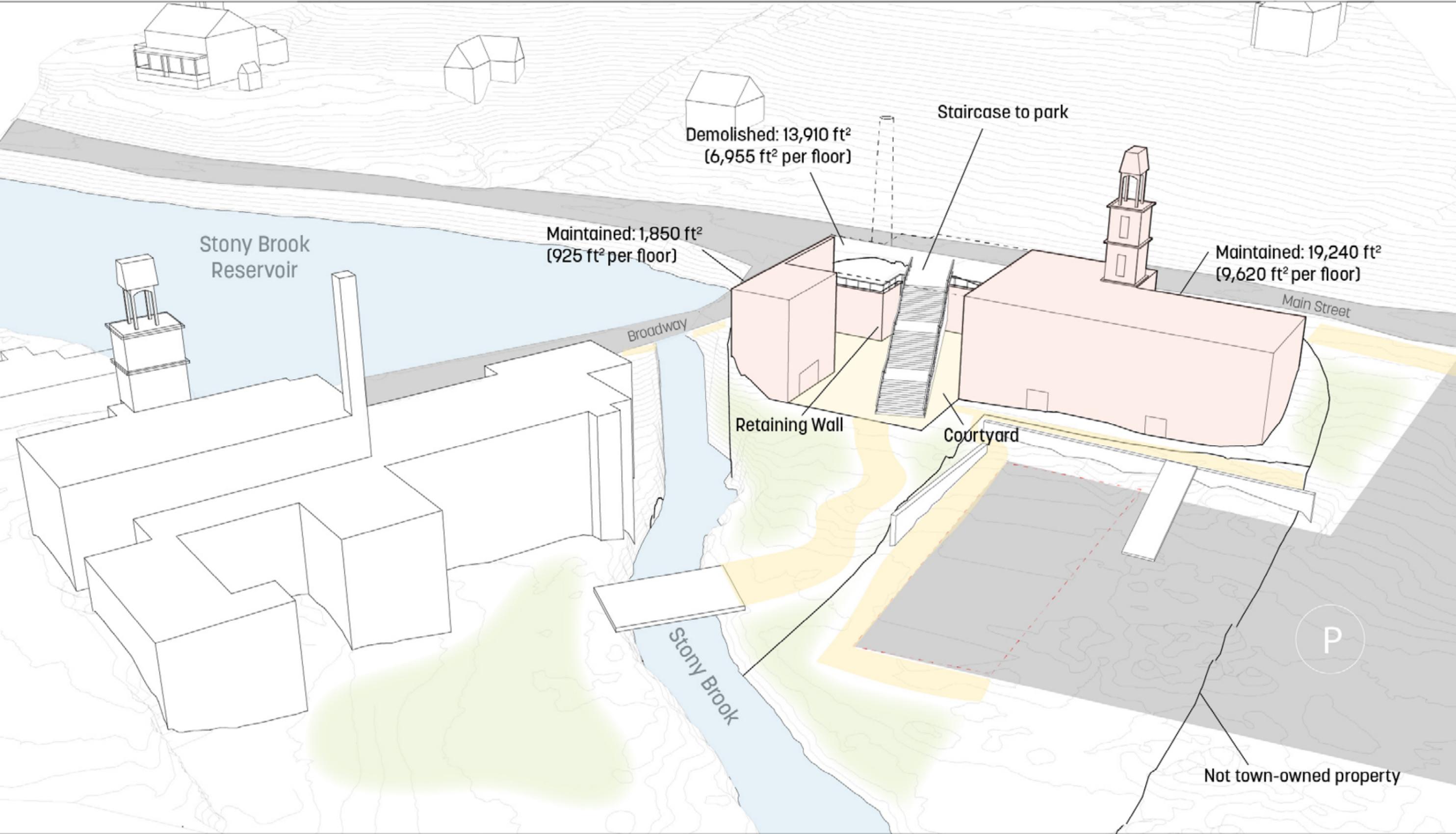
Total Maintained: 35,000 ft²

Total Demolished: 0 ft²



Support for new condo/ rental housing

*All dimensions approximate



Option 2: Primary Building & Corner Stair (Partial Deconstruction + Basic Stabilization)

Total Maintained: 21,090 ft²

Total Demolished 13,910 ft²



5,000



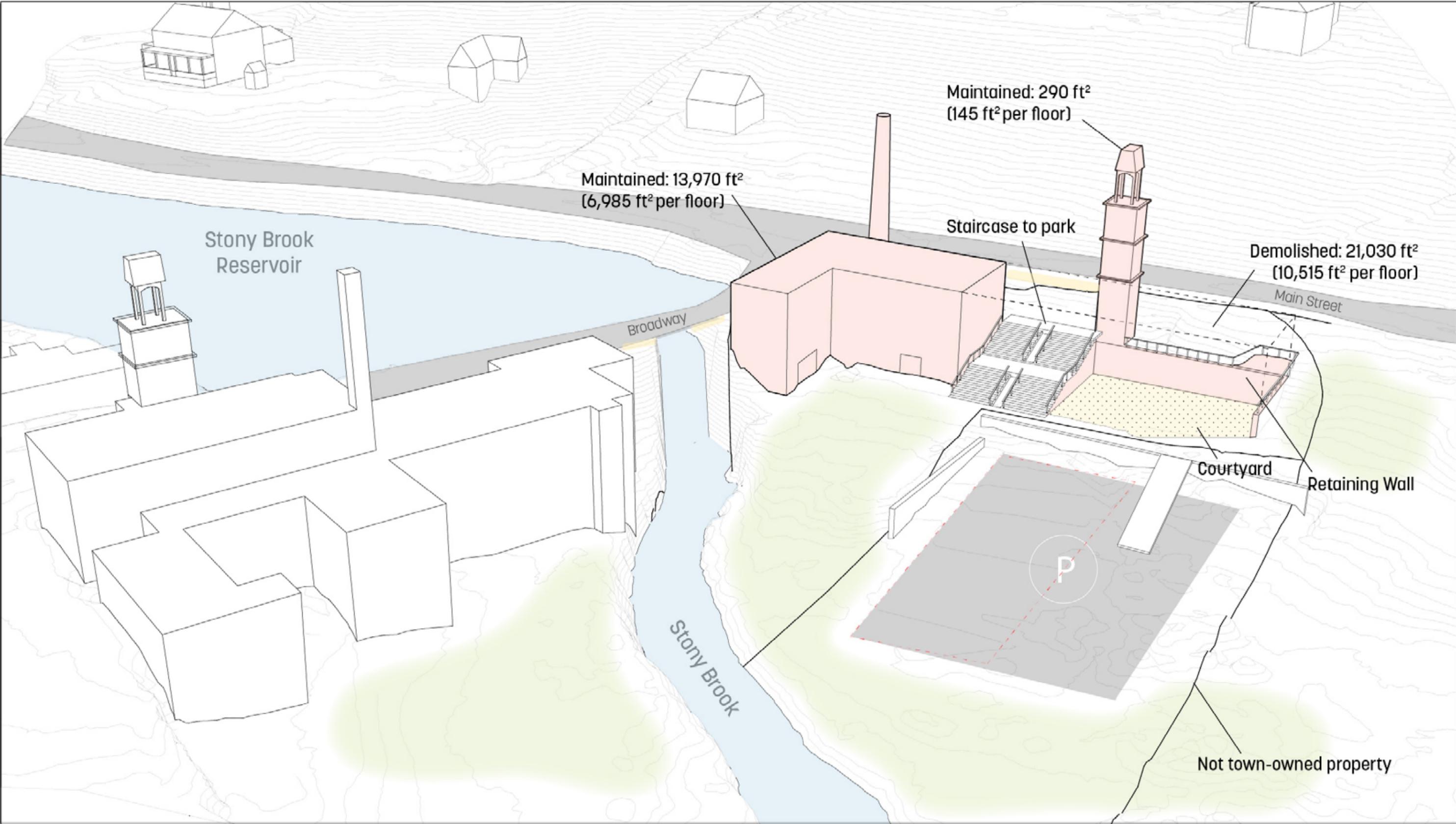
5,000-10,000



10,000

Retail, Unique Restaurant, Small Professional Office

*All dimensions approximate

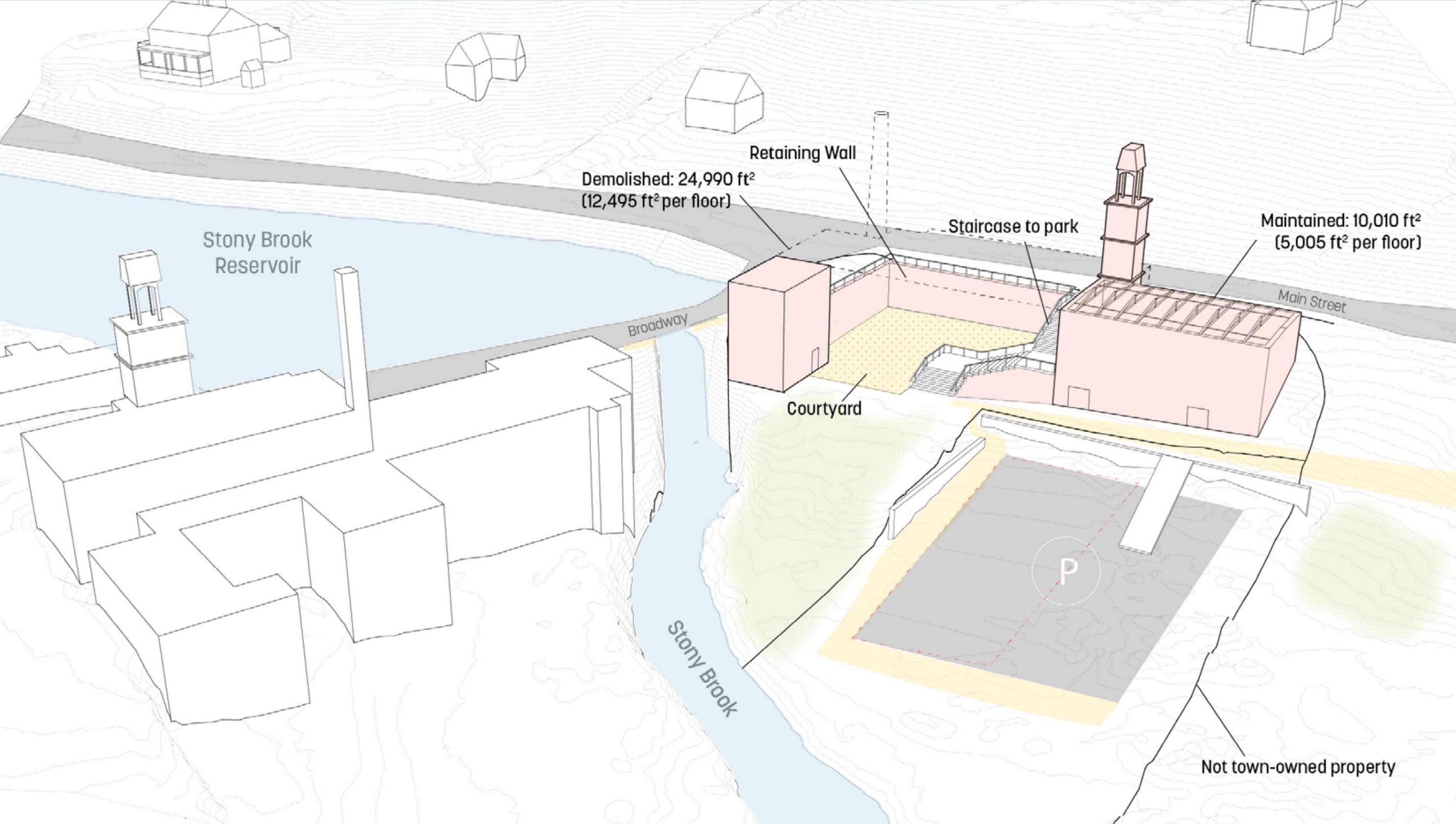


Option 3: Corner Building & Central Stair (Partial Deconstruction + Basic Stabilization)

Total Maintained: 13,970 ft²

Total Demolished: 21,030 ft²

*All dimensions approximate

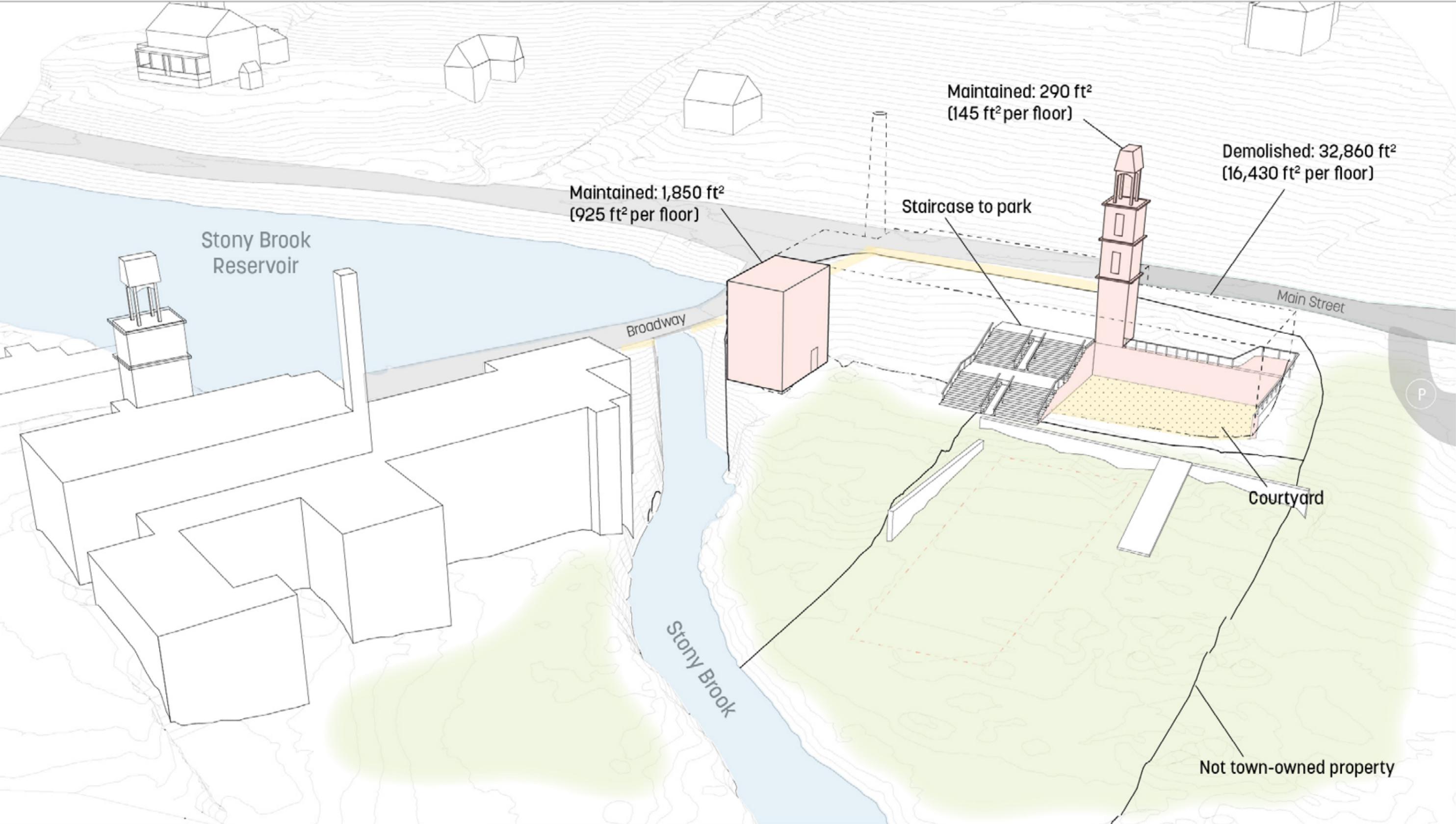


Option 4: Tower and Terrace (Partial Deconstruction + Basic Stabilization)

Total Maintained SF: 10,010 ft²

Total Demolished SF: 24,990 ft²

*All dimensions approximate

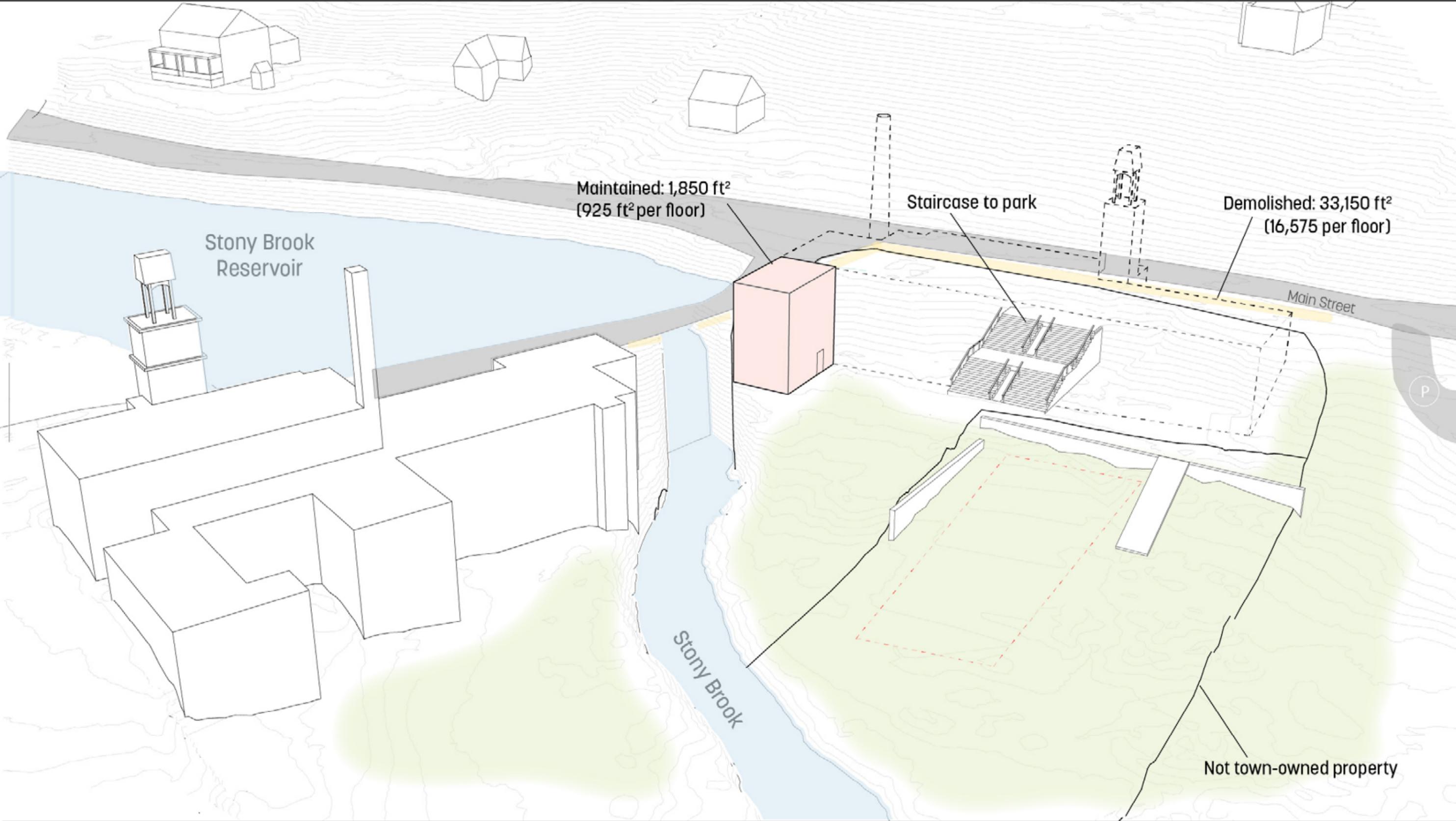


Option 5: Tower & Forge (Demolition + Site Clearing)

Total Maintained: 2,140 ft²

Total Demolished: 32,860 ft²

*All dimensions approximate

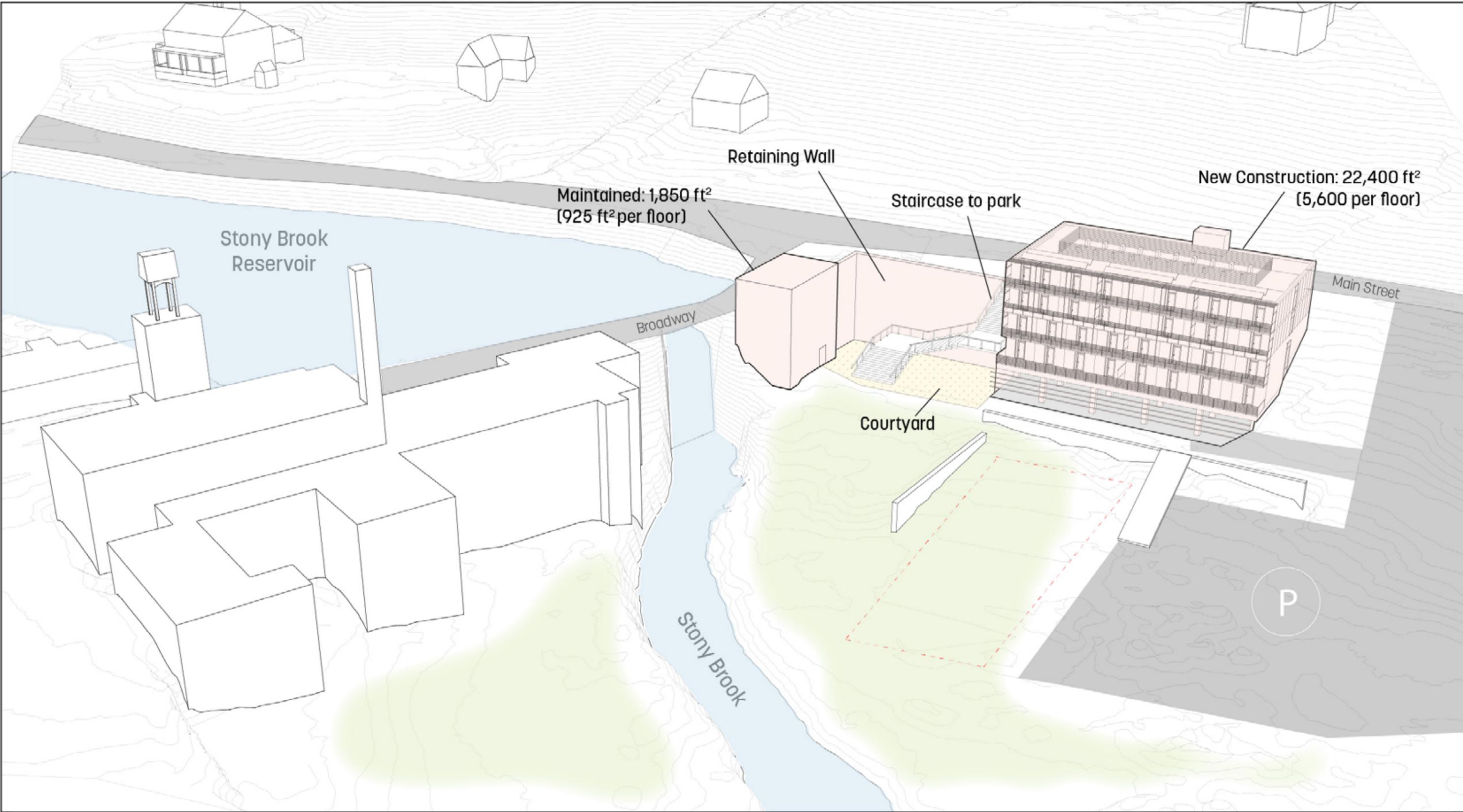


Option 6: Complete Demolition, Forge Maintained (Demolition + Site Clearing)

Total Maintained: 1,850 ft²

Total Demolished: 33,150 ft²

*All dimensions approximate



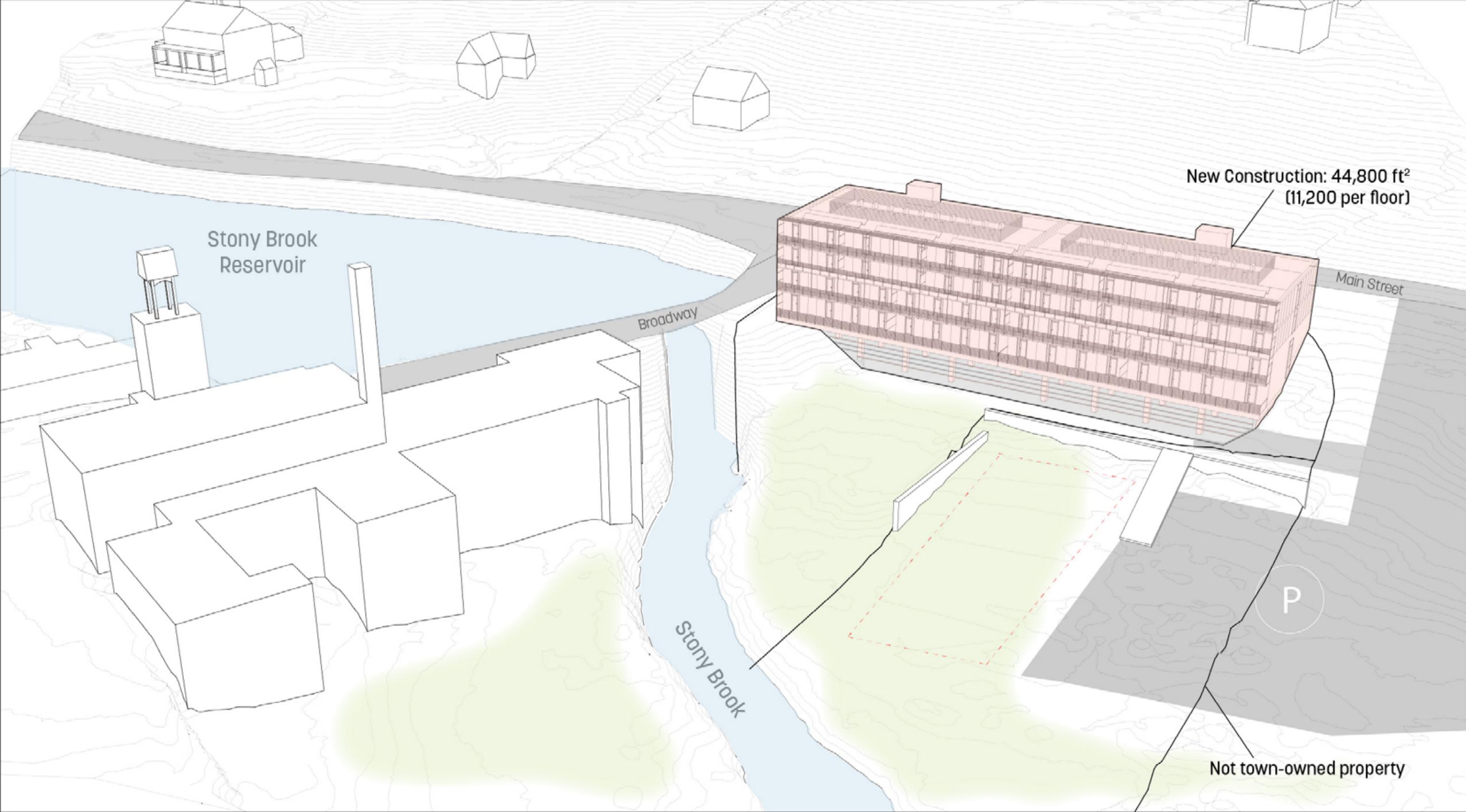
Option 7a: Half Reconstruction & Staircase

(Comprehensive Stabilization + Resiliency Upgrade)

Total Rebuilt: 24,250 ft²

Total Demolished: 33,150 ft²

*All dimensions approximate

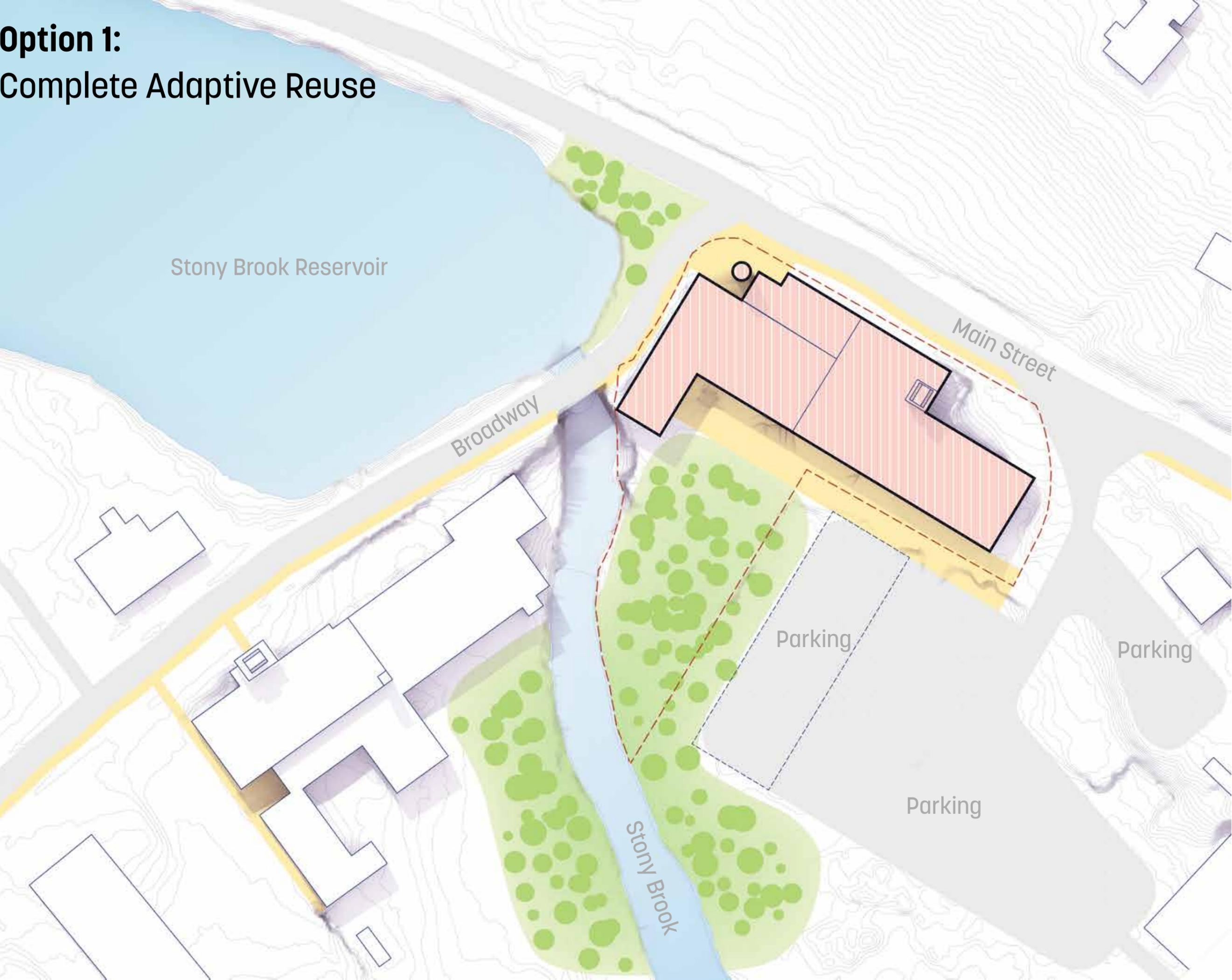


Option 7b: Complete Reconstruction (Comprehensive Stabilization + Resiliency Upgrade)
Total Rebuilt: 44,800 ft²

Total Demolished: 35,000 ft²

*All dimensions approximate

Option 1:
Complete Adaptive Reuse

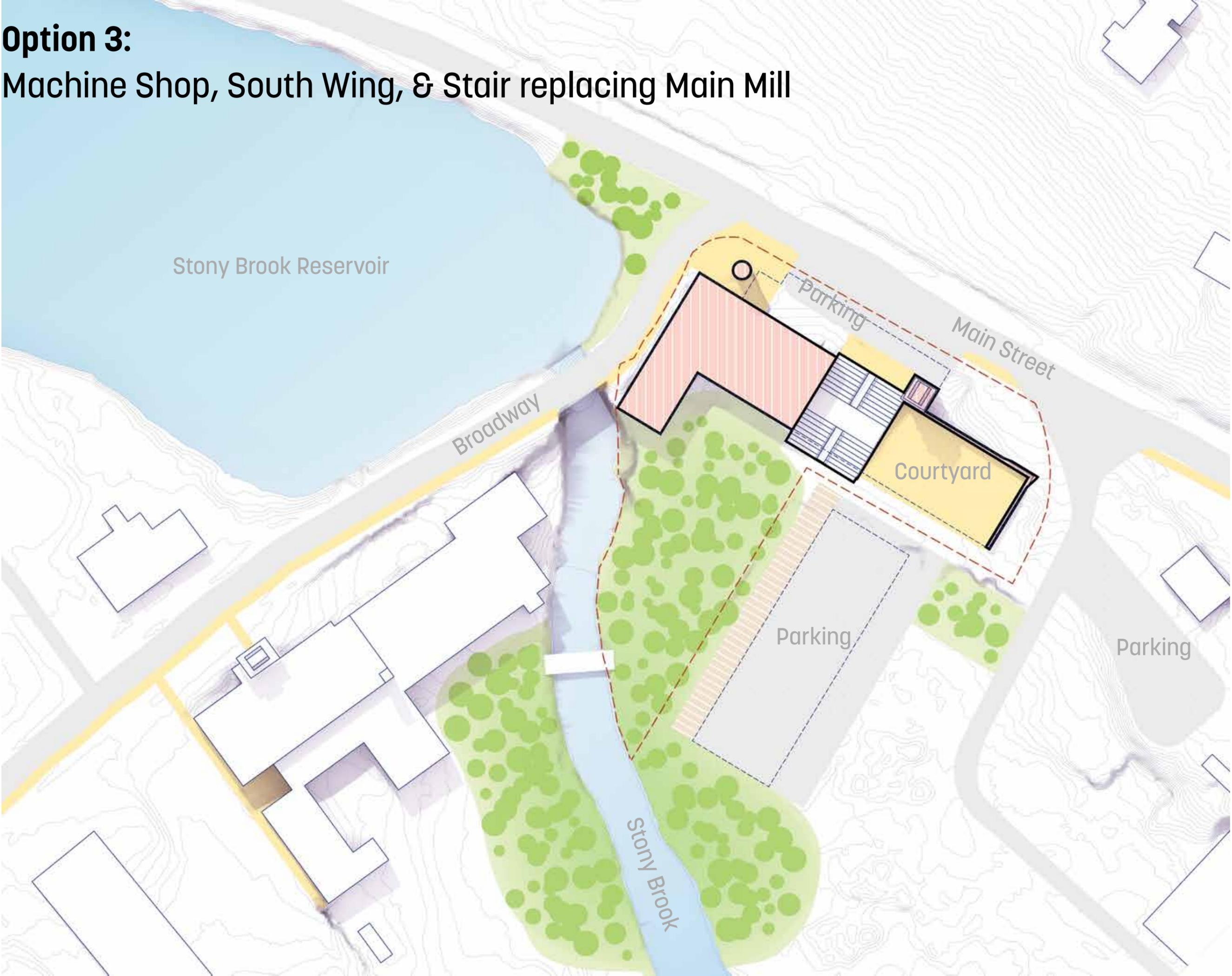


Option 2:

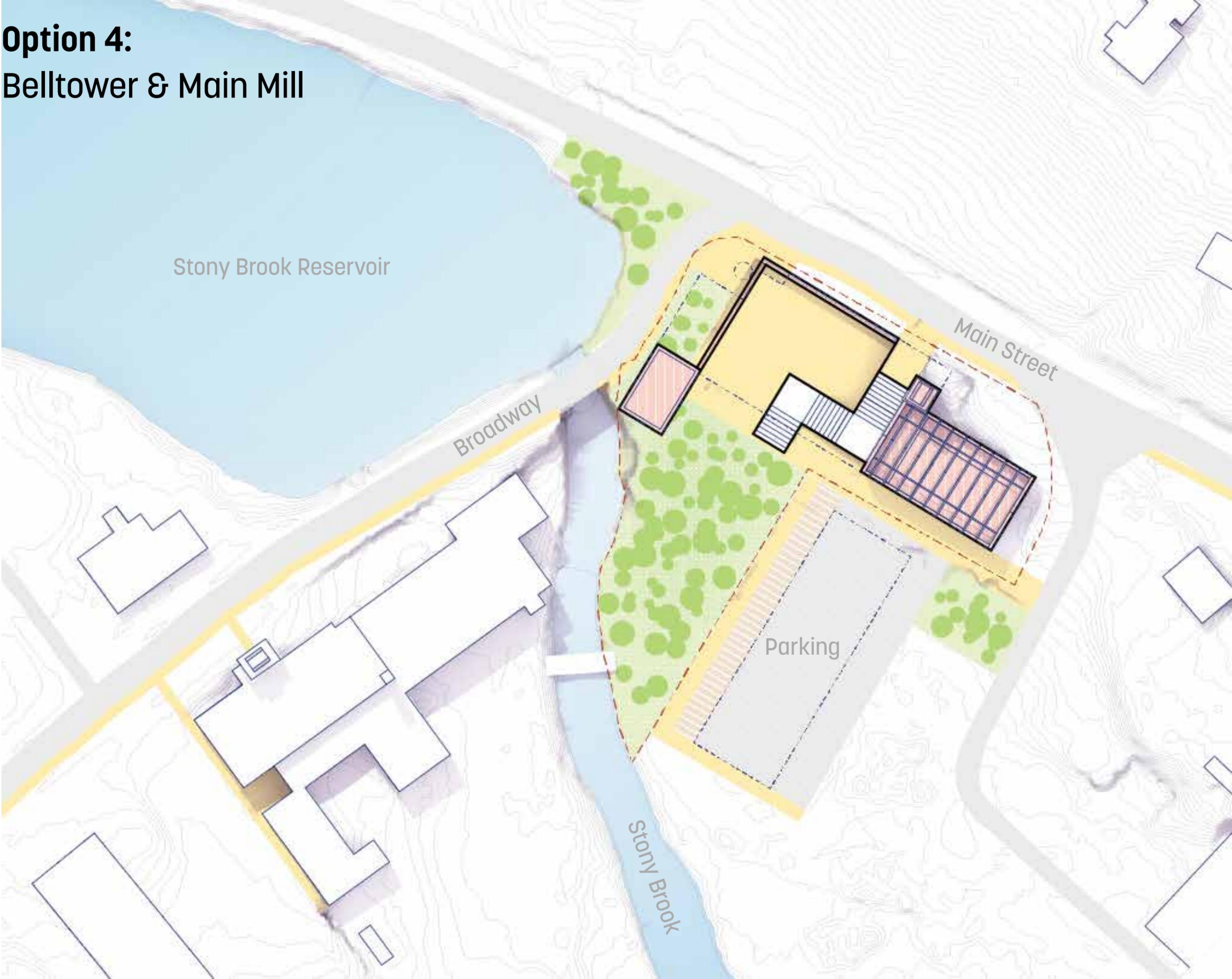
Main Mill, South Wing, & Stair replacing Machine Shop



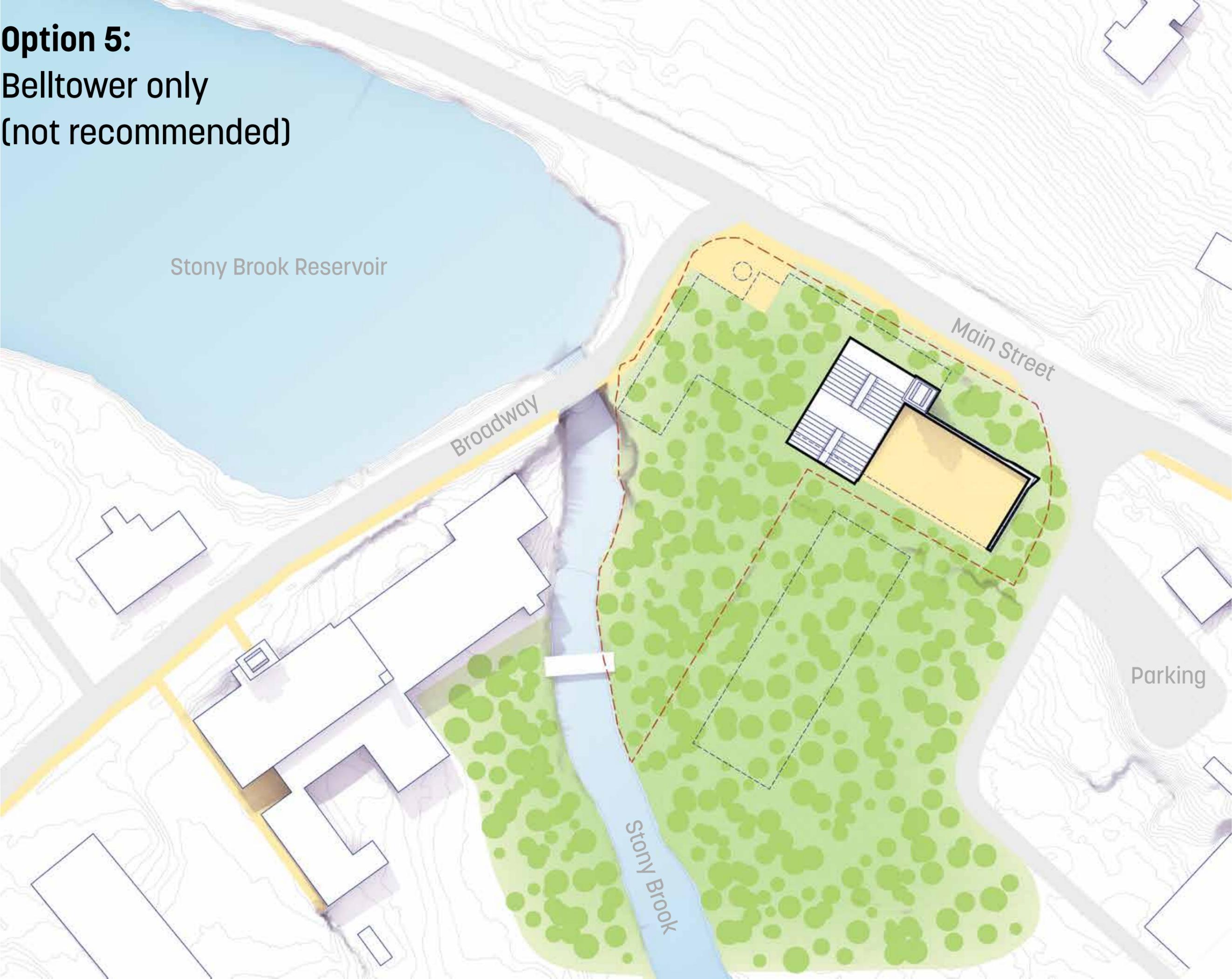
Option 3:
Machine Shop, South Wing, & Stair replacing Main Mill



Option 4:
Belltower & Main Mill



Option 5:
Belltower only
(not recommended)



Option 6:
Complete Demolition
(not recommended)



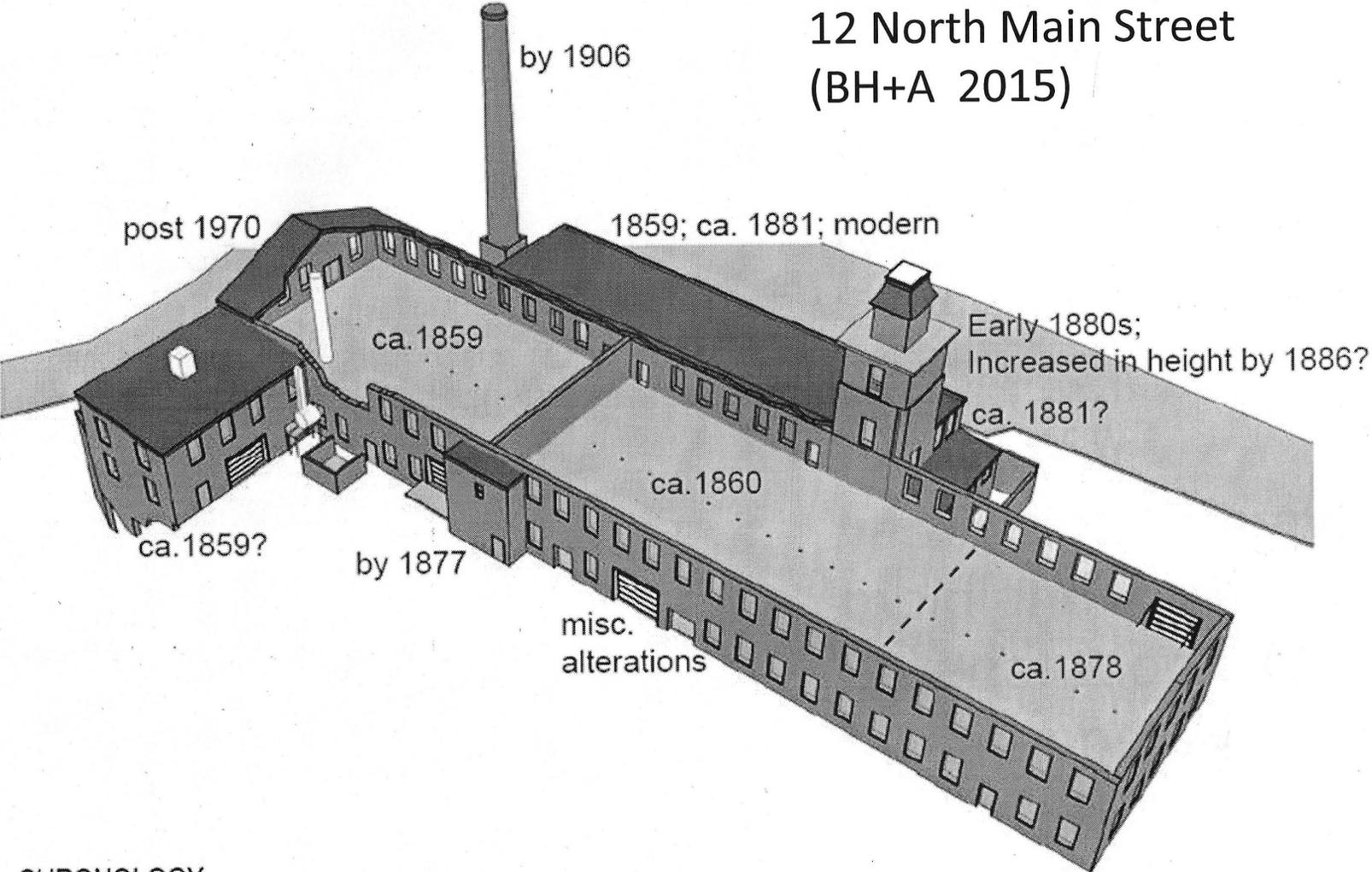
Redevelopment Spectrum

	Rehabilitation	Demolition	Total	% of original maintained
Option 1 <i>Complete Adaptive Reuse</i>	35,000 ft ²	0 ft ²	35,000 ft ²	100%
Option 2 <i>Main Mill, South Wing, & Stair replacing Machine Shop</i>	21,090 ft ²	13,910 ft ²	35,000 ft ²	60%
Option 3 <i>Machine Shop, South Wing, & Stair replacing Main Mill</i>	14,860 ft ²	21,030 ft ²	35,000 ft ²	45%
Option 4 <i>Belltower & Main Mill</i>	10,010 ft ²	24,990 ft ²	35,000 ft ²	25%
Option 5 <i>Belltower</i>	2,140 ft ²	32,860 ft ²	35,000 ft ²	10%
Option 6 <i>Complete Demolition</i>	1,850 ft ²	33,150 ft ²	35,000 ft ²	5%
Option 7a <i>Half Reconstruction & Staircase</i>	24,250 ft ² *Reconstruction	33,150 ft ²	24,250 ft ²	5%
Option 7b <i>Complete Reconstruction</i>	44,800 ft ² *Reconstruction	35,000 ft ²	44,800 ft ²	0%



FORMER ABBOT WORSTED COMPANY MILL #1
12 North Main Street, Graniteville, Westford

Chronology of Construction
12 North Main Street
(BH+A 2015)



12 NORTH MAIN STREET SUMMARY OF LUMD RECOMMENDATIONS

Green – Preserve

Red – Demolish

Yellow – Conduct additional investigation

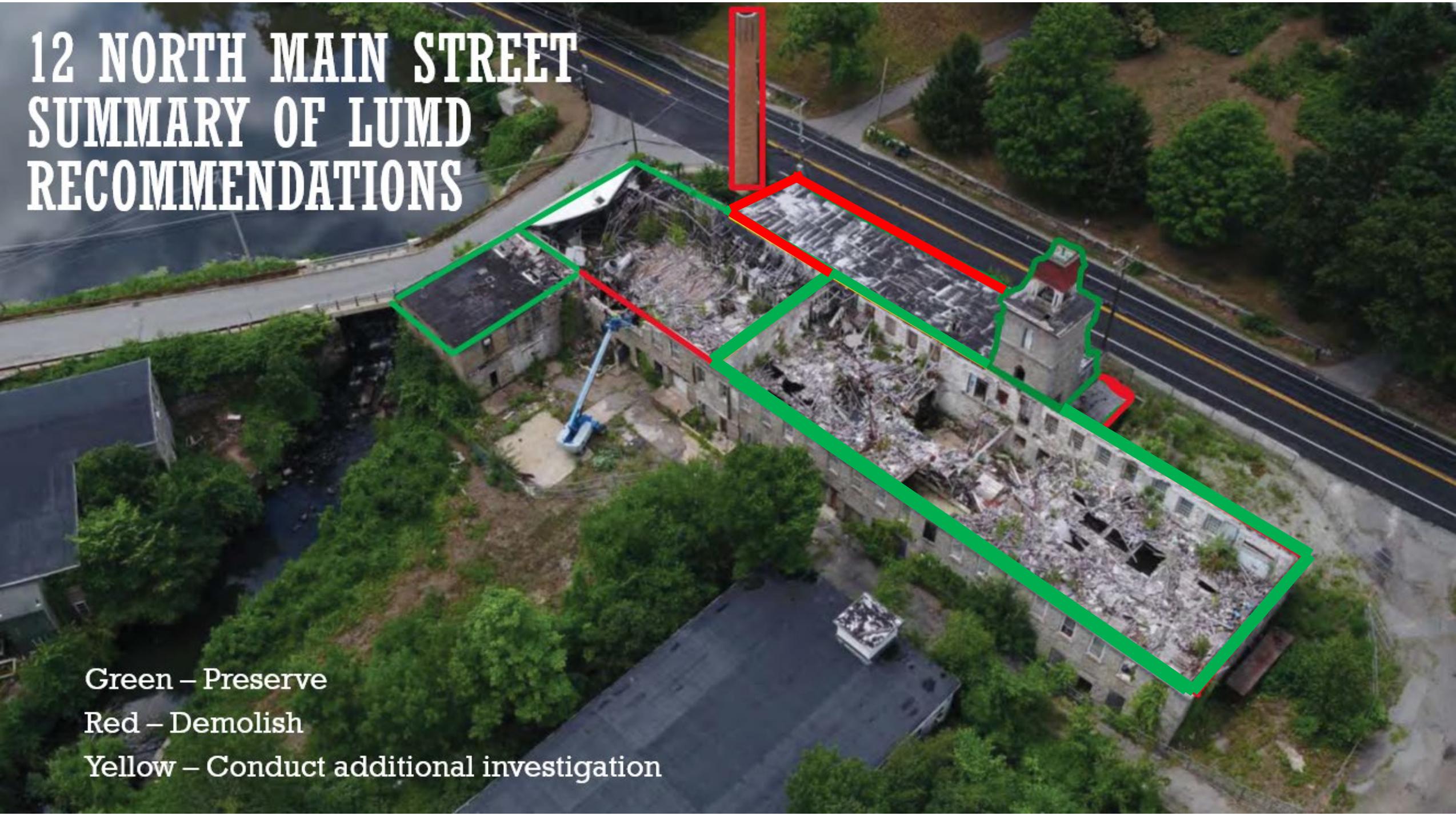


12 NORTH MAIN STREET SUMMARY OF LUMD RECOMMENDATIONS

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Red – Demolish

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Westford Project Update
April 2025