

Statement of Interest

The Ipswich Public Safety Property Re-Use Working Group invites interested parties to share their concepts for potential future uses of the Ipswich Police and Fire Department buildings and parcels. In order to provide equal consideration to each idea, please include a brief overview with the information listed below:

Date:

Project Name:

Project Site: Circle one: (Elm Street Police Station) or (Central Street Fire Station)

Submitter Name/s:

Submitter Organization / Department (if applicable):

PROPOSAL OVERVIEW *(Use additional pages and include as much information as possible)*

- 1. Project Background and Description / Desirability**
(Describe how the concept for this project came about, who is involved, and the purpose.)
- 2. Project Scope / Feasibility**
(Define the boundaries of the project. Project elements/activities that are in scope. Describe what your project will do, what it won't do, and what the result will look like.)
- 3. Operational Model / Financial Considerations**
(Describe known resources that would/would not be required. Describe economic value, funding opportunities, partnerships.)
- 4. Community Benefit**
(Describe how the project may address the town's needs. Reference: [Ipswich Community Development Plan](#) and [Ipswich Plans and Studies](#))
- 5. Estimated Timeline / Schedule**
(Describe what the timeline/schedule will be to plan, design, develop and deploy the project.)

Applications will be accepted through Nov. 15, 2022.

Please submit your statement of interest (including any attachments):

By e-mail to: BuildReuse@ipswichma.gov; or

By mail to: Gordon Harris, Chair
Ipswich Public Safety Property Reuse Working Group
Town Hall, 25 Green Street
Ipswich, MA 01938

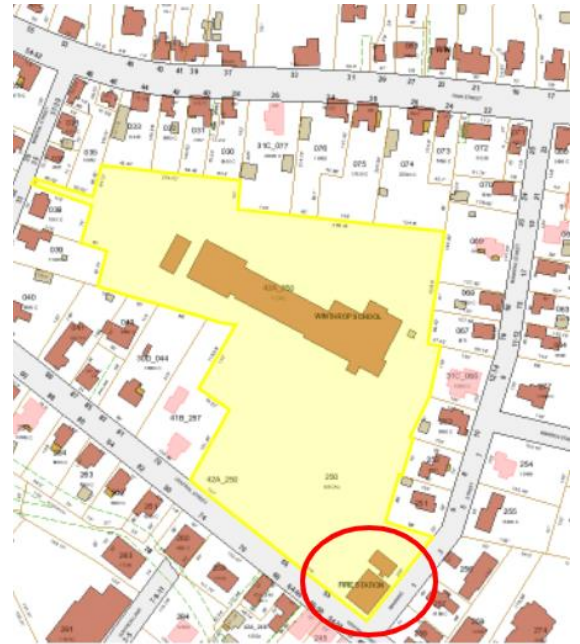
Visit us online at <https://www.ipswichma.gov/928/Public-Safety-Property-Re-Use-Working-Gr>

Fire Station: 55 Central Street



Property Overview

Area:	10,285 sq. ft.
Zoning	IR (In-town Residence)
District:	
Assessed Bldg. Value	\$479,900 (2021)



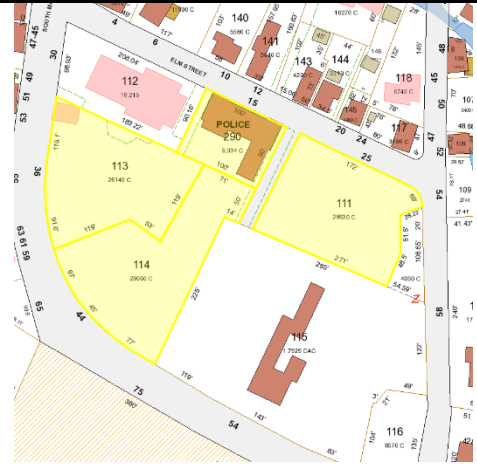
Background

Built in 1907 and originally designed for horse drawn equipment, the current building at 55 Central Street has housed the Ipswich Fire Department over the past century. Located in the center of downtown, the site is 0.3 miles from the Ipswich Commuter Rail Station.

The current building is comprised of a main structure, which houses the fire department, as well as a detached garage directly behind it for storage of the ladder truck. It is currently located on a 6.8-acre parcel that also contains the Winthrop Elementary School.



Police Station: 15 Elm Street



Background

The current brick building at 15 Elm Street, officially known as the Town Hall Annex, was constructed in the early 20th century. From 1937-1977 the building housed the Ipswich Water and Electric Department offices and in 1977 it was remodeled to house the Ipswich Police Department. Located in the center of downtown Ipswich, the property is 0.4 miles from the Ipswich Commuter Rail Station.

Along with 15 Elm Street, the Town also owns three surrounding parcels of land, which includes the Hall Haskell Visitor Center and the Ipswich War Memorial. In total, these parcels amount to 1.985 acres of land. The map above shows the shape and dimensions of the four parcels. Running between the police station and the parking lot (Parcels 290 & 111 on the map above) is a small right of way.

Property Overview

Building Floor Area:	7,254 sq. ft
Zoning District:	IR (In-town Residence)
Assessed Building Value:	\$419,500 (2021)
Assessed Parcel Value (w/ bldg.):	\$612,600 (2021)

