

## William Stanley Business Park – Site 9 Fact Sheet

- William Stanley Business Park has 30.5 acres available for commercial development across 9 building sites .
- 6 of the 9 available properties are ‘ready-to-build’ and ‘shovel-ready’.
- The largest available property Site 9 ( 16.5 acres) is currently undevelopable.
- Site 9 is covered by 18 different building foundations with 459,000 sq. ft. of slabs
- Below the surface of Site 9 (also called the “teens”) are numerous storm drains requiring EPA remediation, miles of utility pipes and conduits, and possible PCB contamination
- Site 9 elevations drop over 31 feet on the 716,884 sq. ft. parcel.
- The cost of foundation removal, utility work and environmental compliance for site 9 was estimated at \$6 million in 2003.
- Another \$6 million of rehabilitation of the parcel is needed to level the elevations of property.
- Site 9 is visible from numerous places in the Tyler Street Business District and Morningside neighborhood, including Tyler St, Woodlawn Ave, Kellogg St, Forest Place, the intersection of Tyler/Woodlawn/Tyler St Extension, and the residential homes lining the north side of Tyler St Extension.
- For several decades, the physical presence of site 9 has hindered efforts to rebuild the neighborhood’s business district, fill vacant store-fronts at the east end of the district and attract new businesses.
- Site 9’s physical appearance detracts from the viability and attractiveness of the Tyler St business district and Morningside neighborhood.
- Options for funding the Site 9 remediation include –
  - Raise \$6 or more million from state and federal government
  - Raise taxes in the City of Pittsfield to cover the cost
  - Ask a business that build on the site to pay for the remediation.

For more detailed information on the William Stanley Business Park Site 9 with photos of the parcel, visit <http://williamstanleybp.com/site-9/>.