

Dascomb Road Project

146 Dascomb Road

Topics:

- **Phasing**
- **Master Plan & Future Site Plan Approvals**

March 12, 2019

Phasing



Existing Conditions



Phase I

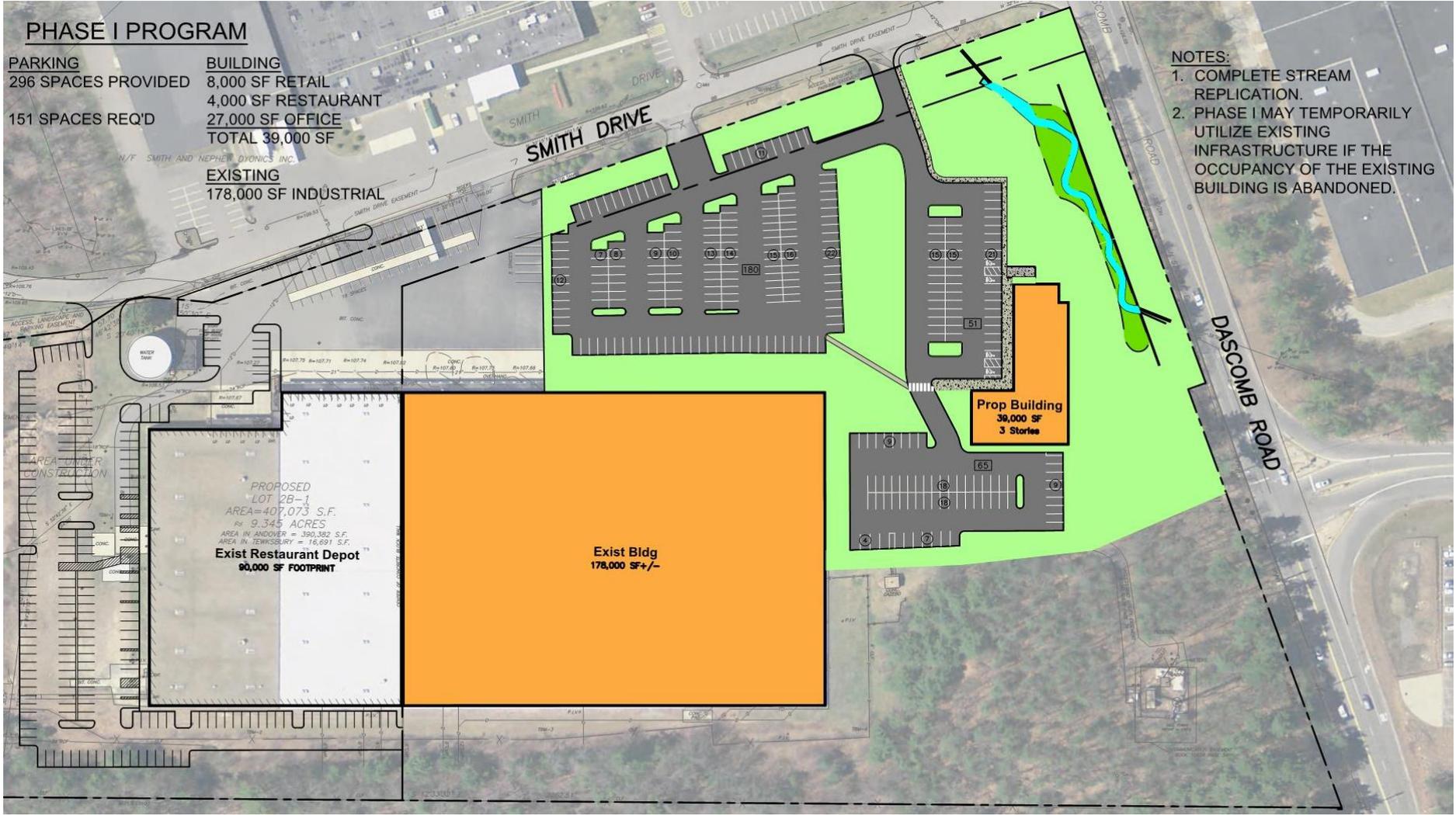
PHASE I PROGRAM

PARKING
296 SPACES PROVIDED
151 SPACES REQ'D

BUILDING
8,000 SF RETAIL
4,000 SF RESTAURANT
27,000 SF OFFICE
TOTAL 39,000 SF

EXISTING
178,000 SF INDUSTRIAL

- NOTES:**
1. COMPLETE STREAM REPLICATION.
 2. PHASE I MAY TEMPORARILY UTILIZE EXISTING INFRASTRUCTURE IF THE OCCUPANCY OF THE EXISTING BUILDING IS ABANDONED.

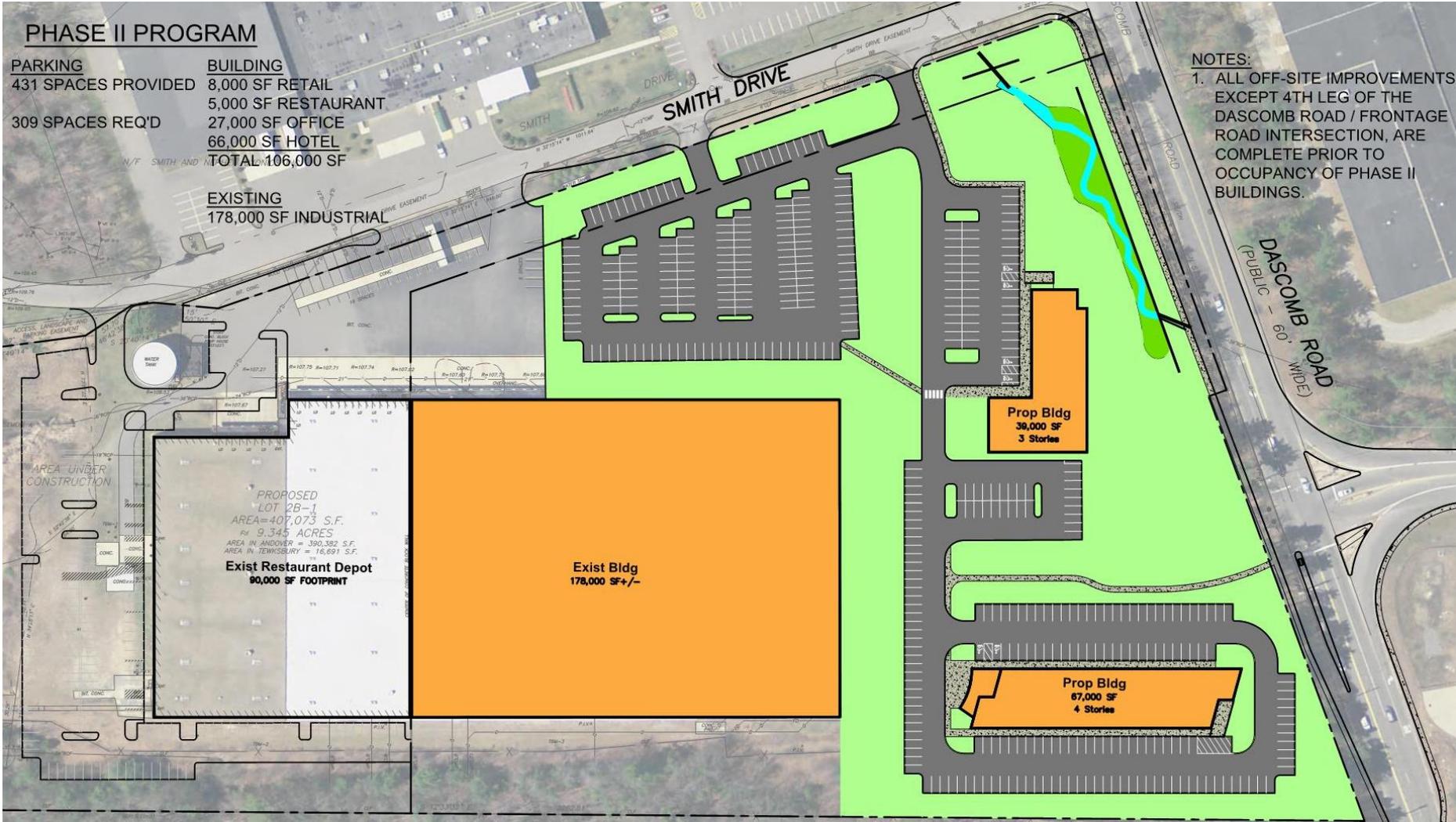


Phase II

PHASE II PROGRAM

PARKING	BUILDING
431 SPACES PROVIDED	8,000 SF RETAIL
309 SPACES REQ'D	5,000 SF RESTAURANT
	27,000 SF OFFICE
	66,000 SF HOTEL
	TOTAL 106,000 SF
	EXISTING 178,000 SF INDUSTRIAL

NOTES:
 1. ALL OFF-SITE IMPROVEMENTS EXCEPT 4TH LEG OF THE DASCOMB ROAD / FRONTAGE ROAD INTERSECTION, ARE COMPLETE PRIOR TO OCCUPANCY OF PHASE II BUILDINGS.



PROPOSED
 LOT 2B-1
 AREA=407,073 S.F.
 OR 9.345 ACRES
 AREA IN ANGLEOVER = 390,382 S.F.
 AREA IN TEWKSBERY = 16,691 S.F.
 Exist Restaurant Depot
 90,000 SF FOOTPRINT

Exist Bldg
 178,000 SF +/-

Prop Bldg
 39,000 SF
 3 Stories

Prop Bldg
 67,000 SF
 4 Stories

DASCOMB ROAD
 (PUBLIC - 60' WIDE)

SMITH DRIVE

AREA UNDER CONSTRUCTION

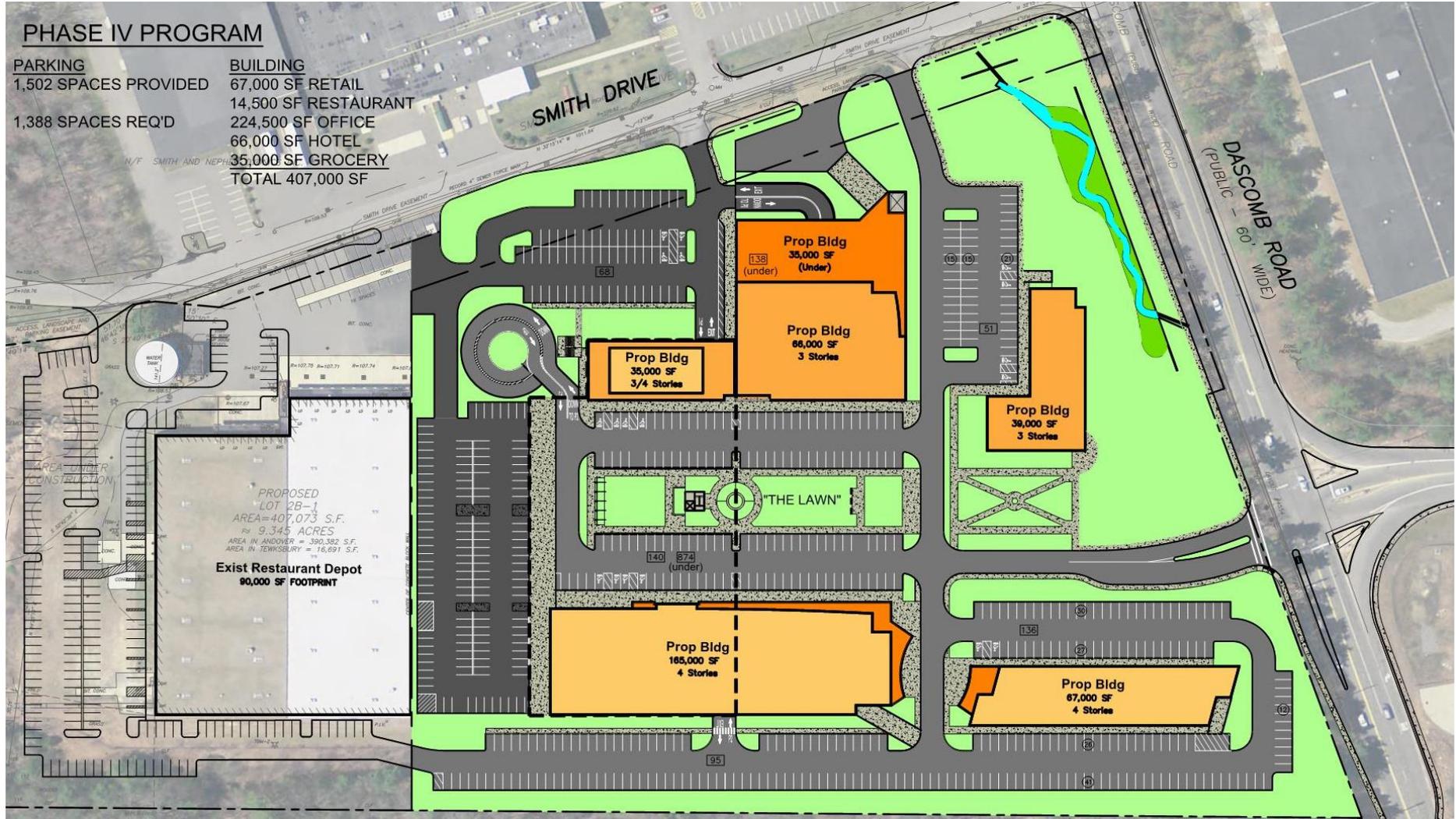
Phase IV

PHASE IV PROGRAM

PARKING
1,502 SPACES PROVIDED

BUILDING
67,000 SF RETAIL
14,500 SF RESTAURANT
224,500 SF OFFICE
66,000 SF HOTEL
35,000 SF GROCERY
TOTAL 407,000 SF

1,388 SPACES REQ'D



Phase V

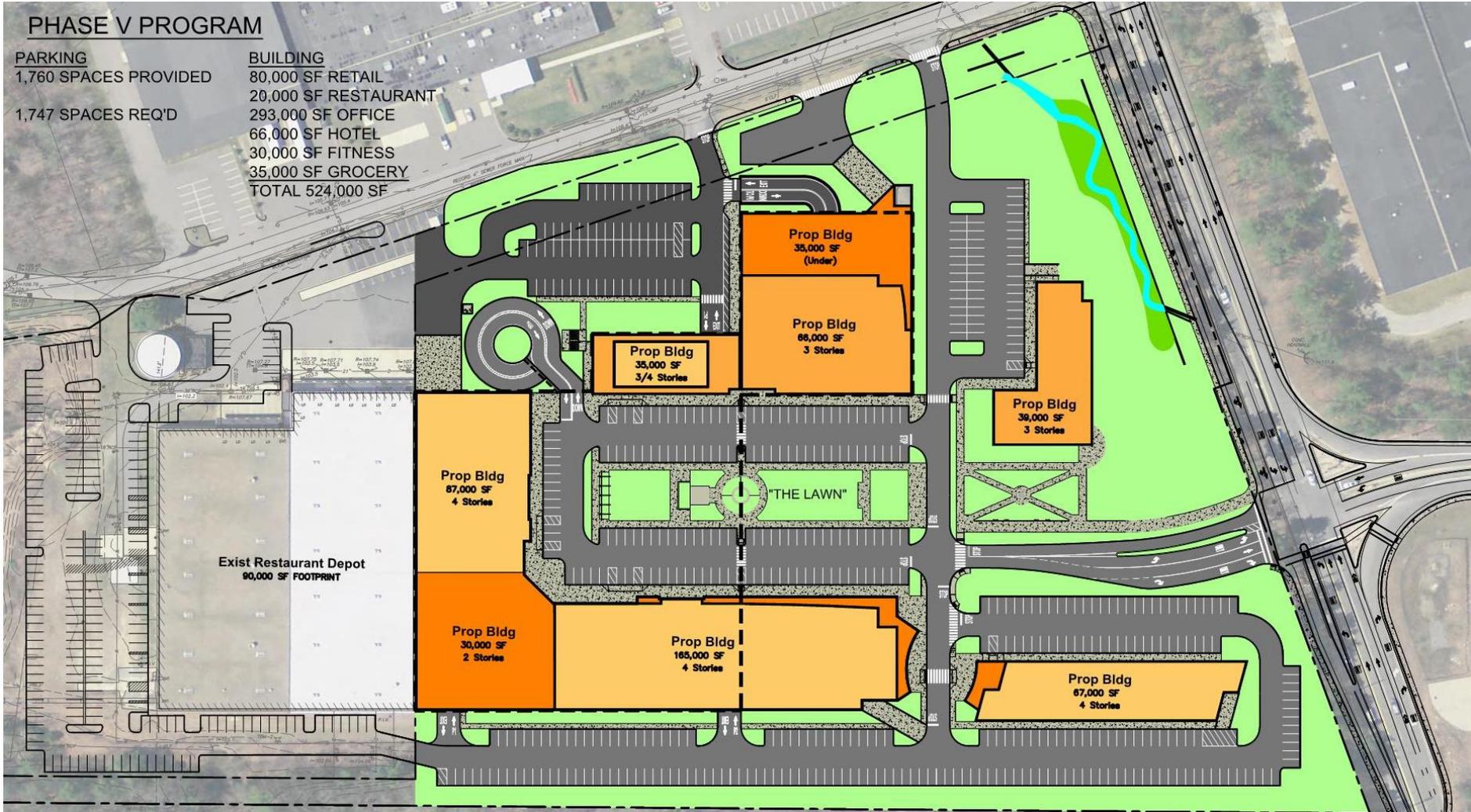
PHASE V PROGRAM

PARKING
1,760 SPACES PROVIDED

1,747 SPACES REQ'D

BUILDING

80,000 SF RETAIL
20,000 SF RESTAURANT
293,000 SF OFFICE
66,000 SF HOTEL
30,000 SF FITNESS
35,000 SF GROCERY
TOTAL 524,000 SF



MP & Future SP Approvals



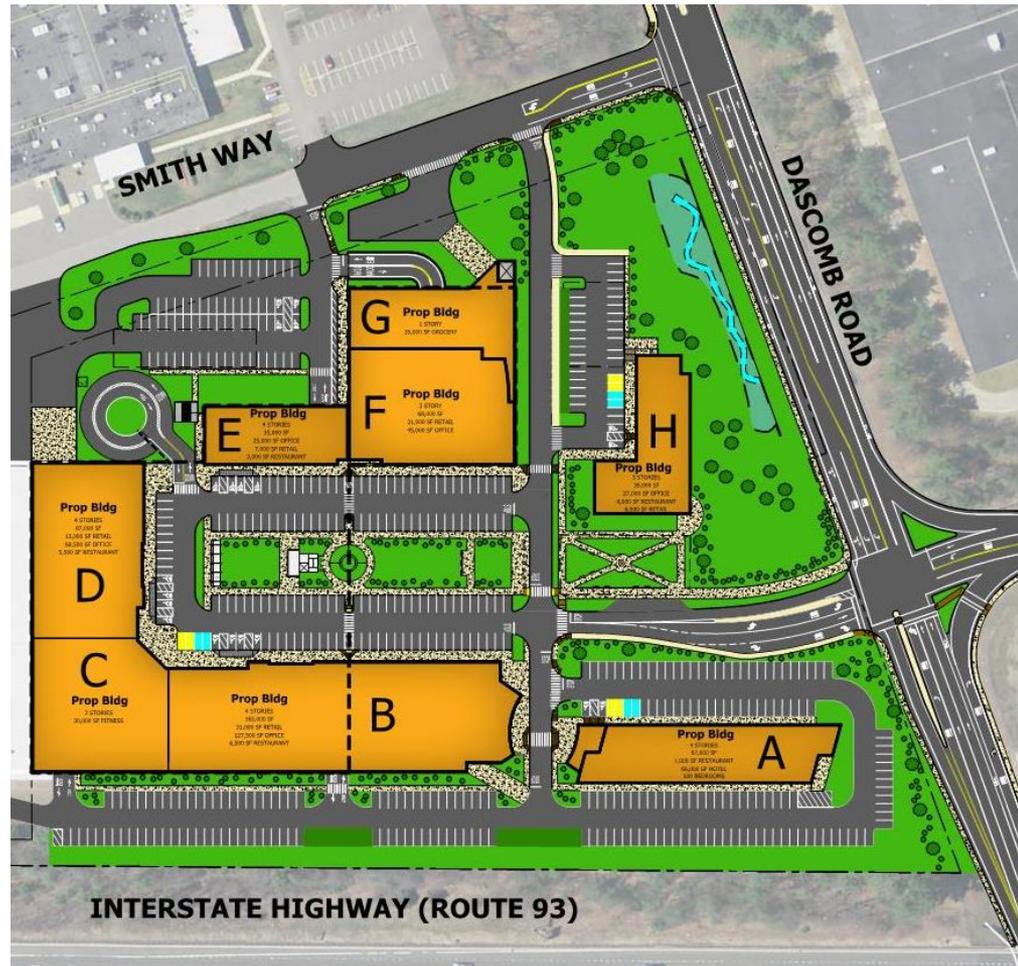
Master Plan

Propose Uses, SF, & Site Layout

Identify Impacts

Propose Mitigation

Obtain Special Permits
(Major Non-Res & Uses)



Master Plan

If approved, Special Permit can identify Conditions:

- **Each proposed phase shall return to the Planning Board for Site Plan Review, IDR, and DRB**
- **Applicant shall document conformance of each phase with the approved Master Plan**

Site Plan

Document
conformance of each
phase with the
approved Master
Plan

Site Plan Cover Sheet / Tracking Form

Dascomb Road Project

Planning Board
36 Bartlet Street
Andover, MA 01810

The Developer certifies that this Site Plan submittal is in conformance with the Dascomb Road Project Master Plan. The following chart provides a summary of the proposed Site Plan in relation to the Master Plan:

Dascomb Road Project Site Plan # _____

Uses	Total Approved in Master Plan	Previously Approved/ Constructed	Proposed in Current Site Plan	Balance Remaining
Hotel				
Office				
Retail				
Restaurants				
Grocery Store				
Fitness Center				

	Total Approved in Master Plan	Previously Approved/ Constructed	Proposed in Current Site Plan	Balance Remaining
Traffic Trips				

	Spaces Required for Previously Approved/ Constructed + Current Site Plan	Spaces Provided Upon Completion of Current Site Plan
Parking Spaces		

This submittal/tracking form shall be accompanied by a Site Plans and Documents as required under Section 9.5 Site Plan Review of the Andover Zoning By-law.

Signature of Record Owner

Signature of Applicant

Print Name

Print Name

Date

Date

Site Plan

Each phase shall submit the following documentation as part of Site Plan Review:

- **Site Plan Cover Sheet (previous slide)**
- **Site Plans for the proposed phase**
- **Building Architectural Elevations**
- **Signage Package**
- **Meet Requirements of Section 9.5 – Site Plan Review**

Site Plan

Site Plan Review Process:

- **Submit phase materials to the Planning Division**
- **IDR**
- **Architectural & Signage review by DRB**
- **Planning Board public hearing**
- **After approval, apply for Building Permit**