

Trinity Financial's
Final Proposal for:

Andover Town Yard/ TOD Site

Section 1 - Conceptual
Program and Plan



Trinity Financial, Inc., on behalf of the to-be-formed entities:
Trinity Andover Rental Limited Partnership
Trinity Andover Condo Limited Partnership
75 Federal Street, 4th Floor
Boston, MA 02110
July 2021

**TRINITY
FINANCIAL**



July 19, 2021

Theresa Penzola
Town of Andover
Office of Central Purchasing
Andover Town Offices
36 Bartlet Street
Andover, MA 01810

Re: Trinity Financial's Final Proposal for the Andover Town Yard/TOD Site

Ms. Penzola:

On behalf of Trinity Financial, Inc. ("Trinity"), I would like to thank you and the Town of Andover for the opportunity to submit our enclosed Final Proposal for the redevelopment of the Former Town Yard Site. We believe this package outlines a vision for what will be a truly transformative project for the Town and the 100-acre Historic Mill District (HMD). Our proposal is to develop a vibrant mixed-use project that will serve as a "front door" to the HMD. The program we have developed includes mixed-income rental and homeownership components, ground-floor commercial space, and a robust public art, placemaking and wayfinding plan that will celebrate the character and history of the Andover Town Yard and the HMD.

Phase 1A calls for the development of a mixed-use building on the portion of the site that fronts on to the MBTA Commuter Rail line and includes 90 mixed-income rental units, 2,500 square feet of ground-floor commercial space, and private, off-street parking. Phase 1B envisions 30 market-rate condominium units along with separate, off-street parking.

Targeting individuals and families looking for an affordable downtown living experience with easy access to the greater metro area via the Andover commuter rail station, Trinity's proposed development contemplates a single phase project, and the potential for a future phase incorporating the MBTA parking lot. The Town Yard lot will be subdivided into two parcels with the extension of Lewis Street running through the development and out to Pearson Street. We designed the extension of Lewis Street as a public street with on-street parking to ensure that this road looks and feels like it is part of the existing fabric of the HMD, and not an isolated subdivision. Phases 1A, 1B, and the buildout of the public road will happen concurrently.

Partnered with ICON architecture, we possess not only the experience to develop a complex TOD project, but also the knowledge and experience to successfully operate these projects for the long term. Trinity and ICON have successfully developed a number of complex mixed-use projects, in direct coordination with the MBTA at various stations, and that experience will allow us to facilitate the integration of the Town Yard Site with the Andover commuter rail station.

Trinity's proposal for the former Andover Town Yard provides several benefits to the Town of Andover and the community. The following is a description of how this submission is responsive to the Town's nine evaluation criteria.



1. Provision of Community Planning Objectives

a. Neighborhood Context and Character of Development

Andover's HMD has a rich industrial heritage with a distinct architectural vernacular. Using brick, steel and concrete elements, our proposal respects the historical context and character of Andover and the HMD while also embracing the residential feel of the surrounding neighborhood. The redevelopment of the Andover Town Yard site will serve as an anchor of the HMD that will catalyze additional development and investment throughout the district, including at Dundee Park and a potential future Phase 2 TOD development project on the MBTA parking lot. Residents and visitors alike will be attracted to this vibrant destination with retail on site, activated greenspace, and access to the MBTA Commuter Rail.

In addition, Trinity's project will help to active and breathe new life into this portion of the HMD by creating vibrant community spaces and placemaking efforts. We have partnered with Golob Art and developed a public art and wayfinding program that will lead from Downtown Andover through the Town Yard Site and on to the Shawsheen River.

b. Linkages, networks, and circulation

As it is configured today, there is no obvious route to access the Town Yard site from Main Street and downtown Andover. Through an elegant and intuitive wayfinding program, and by establishing Lewis Street as the "spine" of our project, the path to and through the site will become clear to residents and visitors travelling on foot or by bike.

While a valuable transportation link, the rail lines impose a significant physical and visual barrier. To rectify this condition, Trinity is proposing a design that will allow for an overhead pedestrian bridge to be constructed across the rail lines in a future phase. This new connection would improve accessibility across the tracks and provide a more intuitive connection to the commuter rail platform, and popular destinations, such as Dundee Park, Whole Foods, and the Shawsheen River. Finally, the 2019 Circulation and Street Design Study from DCI underscored the need for intersection improvements in the HMD. The most beneficial traffic mitigation measure – namely Alternative 2 from the DCi Study to improve the intersection of Essex, Pearson and Railroad Streets – is incorporated into our design plans. By improving accessibility and infrastructure, we will integrate our new development into the community as a welcoming space for visitors and residents alike.

c. Community Spaces

With respect to Community Spaces, Trinity's proposal features a new linear green space that will separate the railroad tracks from the project's residential uses. This park will be an open and flexible-use green space that can support a range of programmed outdoor events throughout the year, including seasonal markets, food trucks, small-scale performances, arts and cultural festivals, and other local community-based gatherings. The park will have several fixed seating elements, including seat walls to benches. The linear park will connect to the broad plaza in front of apartment building. The commercial space(s) at the Pearson Street end of this building – possibly a café or gallery – can spill out the plaza offering seating (tables and chairs) outdoors in the southern sunshine.

Trinity's plan is to own and maintain all the project's pedestrian/bicycle pathways and outdoor community spaces. The public will be granted access to this infrastructure and these spaces via easement.

d. Product Type

Trinity's proposal calls for a total of 120 units: 90 rental apartments at four different income tiers to appeal to a wide range of residents and 30 market-rate condominium units. This housing component will be supported by a 2,500 square foot community-oriented commercial space.

e. Environmental Responsibility

Trinity's proposal for the Andover Town Yard/TOD site not only incorporates critical smart growth strategies as prioritized by the Town of Andover, but will also employ environmentally responsible design strategies to reduce fossil fuel consumption, thereby reducing greenhouse gas emissions and lessening the potential impact on climate change.

If selected, Trinity will work with our LEED/sustainability consultants at New Ecology to seek and attain both (i) LEED certification at the level of Silver or higher for the design of each building to be constructed, and (ii) LEED ND Built Project Silver or higher certification for the entire project as constructed. The team will actively integrate sustainability measures into the design and construction of all project buildings and will ensure that all energy use exceeds the Massachusetts Stretch Energy Code and prioritizes low-carbon systems and equipment, where financially feasible.

2. Adherence to Design Objectives: HMD Zoning By-Law and Design Guidelines for the Rail Corridor

In order to make the redevelopment of Andover Town Yard a welcoming, vibrant destination for residents and visitors alike, Trinity elected to make the portion of Lewis Street that runs through our proposed project a public street. We made this design decision because we believe that for our project to feel like it is part of the HMD – and not an island – this new street needs to look and feel like a typical Town street. But by creating a public street through the site, we will create two separate and distinct lots, which will complicate our zoning exercise. In Section 1.2 we detail the waivers necessary to complete the project, none of which compete with the true character or intent of the HMD Zoning By-Laws.

To be sure, if we had kept the portion of Lewis Street that runs through our site as private, we would have had only one lot from a zoning perspective, and we would not have needed to seek these waivers. However, we feel that our CPP is stronger with a public street and that this design improvement is worth the additional complexity.

With an exciting new mix of transit-oriented uses centered around the MBTA Commuter Rail Station, Trinity sees the Andover Town Yard/TOD project as a tremendous opportunity to create a new entrance to the HMD while spurring economic development and growth. Housing – and the residents it will bring – are key to activating the HMD, making it a vibrant and attractive destination, and for fostering economic activity in the area. This housing component will be supported by a community-oriented commercial space, as well as a linear public park. Special attention has been paid to blending the buildings into the surrounding neighborhood, providing safe pedestrian and vehicular ways, minimizing the visual impact of parking areas, and using contextual and durable materials.

3. Financial Analysis and Price Proposal

a. Financial Analysis

The revenue model that underpins this proposal is based upon a rental market analysis that we performed using CoStar, a real estate database, and a homeownership market analysis that we completed using Redfin. On the cost side, we used information gleaned from recent general contractor pricing exercises for similar projects. From an operational perspective, we relied on the expertise of our property management arm, Trinity Management, to ensure that our assumptions for the costs of operating and maintaining this project are sound. Together, we believe that this due diligence has led us to develop a financial model that is both conservative and feasible.

b. Price Proposal

As reflected in Section 2.2.2 we have identified a purchase price \$4,535,000 for the former Andover Town Yard lot. We derived this number from the real estate appraisal report prepared for the Town of Andover by Mark R. De Lisio & Associates LLC in November of 2019. We have received a conditional letter of interest in selling from one adjacent property owner and we have begun a dialogue with the owner of Depot Pizza. If either of those conversations advance or if other adjacent property owners express an interest in selling, we will determine an appropriate purchase price for those parcels at that time.

4. Additional Team Members

Since receiving our invitation to submit a Final Proposal, we have enhanced the capabilities of our team by adding the following four additional consultants:

- Golob Art: Public art, placemaking & wayfinding consultant.
- New Ecology: Environmental/sustainability consultant, including LEED certification.
- Bohler Engineering: Site/civil engineering.
- NV5 Engineering: Andover-based NV5 Engineering will oversee the building's commissioning to ensure correct operation of the building's systems.

Qualifications for these four consultants are included in Section 1.6 of this submission.

We would welcome the opportunity to work with the Town of Andover, local elected officials, business groups, neighborhood organizations and the community to refine and finalize the vision that Trinity has articulated in this proposal for an active mixed-use and mixed-income development project.

I appreciate your consideration of our submission.

Sincerely,



Dan Drazen
Vice President, Development

Trinity Financial's
Final Proposal for:

Andover Town Yard/ TOD Site

Section 1 - Conceptual Program and Plan

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1.1 Certification

Trinity Financial hereby certifies that, if selected, we will apply for a Special Permit to develop the entire site pursuant to §8.7.3(2) of the HMD Zoning By-law.

1.2 Waivers from HMD Zoning By-Law

After further consideration, Trinity elected to make the portion of Lewis Street that runs through our proposed project a public street. We made this design decision because we believe that for our project to feel like it is part of the HMD – and not an island – this new street needs to look and feel like a typical Town street. Unfortunately, by creating a public street through the site, we will create two separate and distinct lots, which will complicate our zoning exercise. As reflected in the tables that appear on the following two pages, we will need waivers from the HMD Zoning By-law in the following areas:

Rental Project – Phase 1A

- 8.7.6 Density: We are projecting density of roughly 44 units per acre instead of the 40 units per acre limit (with Planning Board approval)
- 8.7.10 Parking Spaces: We have programmed 88 off-street parking spaces, which is just two spaces shy of the 90 parking spaces required under the HMD Zoning By-Law. We are assuming that the five spaces associated with the 2,500 commercial space will be public parking spaces on the new extension of Lewis Street.

Condominium Project – Phase 1B

- 8.7.4 Affordability: With all 45 affordable units programmed within the rental project, the condominium project will need a waiver for the 15% affordability requirement.
- 8.7.6 Density: We are projecting density of roughly 45 units per acre instead of the 40 units per acre limit (with Planning Board approval).

To be sure, if we had kept the portion of Lewis Street that runs through our site as private, we would have had only one lot from a zoning perspective, and we would not have needed to seek these waivers. However, we feel that our CPP is stronger with a public street and that this design improvement is worth the additional complexity associated with securing the waivers listed above.

Andover Town Yard/TOD Phase 1A - Rental Project

HMD Zoning Conformance Analysis



8.7.7 Dimensional Regulations

	<i>1. First Floor</i>	<i>2. Maximum Building Height (Feet)</i>	<i>3. Maximum Building Coverage</i>	<i>4. Minimum Parcel Size</i>
Historic Mill District Required	Buildings with a first-floor commercial use shall have a zero lot line. Minimum of 8 feet from the curb line to the front of the building.	65	75%	21,780
Proposed	Zero lot line for ground-floor commercial space. Eight feet or more from the curb line to the front of the building.	53'6"	27% Building Coverage; 70% Impervious	89,100

Other Elements

	<i>8.7.4 Housing and Affordability</i>	<i>8.7.5 Permitted Uses</i>	<i>8.7.6 Density</i>	<i>8.7.10 Parking Spaces</i>
Historic Mill District Required	15% of units are affordable	Multifamily dwellings; Municipal Facilities; Structured Parking and Non-Residential Uses (by Special Permit)	Up to 40 units per acre with Planning Board Approval	Commercial: 5 Residential: 90
Proposed	50% of units are affordable	Multifamily dwellings; Structured Parking; Business and Commercial Uses (by Special Permit)	43.9 units per acre (public street not included in calculation)	Commercial: 5 (on public street) Residential: 88 (not including spaces on public street)

Andover Town Yard/TOD Phase 1B - Condominium Project

HMD Zoning Conformance Analysis



8.7.7 Dimensional Regulations

	1. First Floor	2. Maximum Building Height (Feet)	3. Maximum Building Coverage	4. Minimum Parcel Size
Historic Mill District Required	Buildings with a first-floor commercial use shall have a zero lot line. Minimum of 8 feet from the curb line to the front of the building.	65	75%	21,780
Proposed	Zero lot line for ground-floor commercial space. Eight feet or more from the curb line to the front of the building.	53'6"	47% Building Coverage; 70% Impervious	29,175

Other Elements

	8.7.4 Housing and Affordability	8.7.5 Permitted Uses	8.7.6 Density	8.7.10 Parking Spaces
Historic Mill District Required	15% of units are affordable	Multifamily dwellings; Municipal Facilities; Structured Parking and Non-Residential Uses (by Special Permit)	Up to 40 units per acre with Planning Board Approval	Commercial: 0 Residential: 30
Proposed	None of the units are affordable	Multifamily dwellings; Structured Parking; Business and Commercial Uses (by Special Permit)	44.7 units per acre (public street not included in calculation)	Commercial: 0 Residential: 40

1.3 Conformance with HMD Zoning and Design Guidelines

Please see Sections 1.8 and 1.9.

1.4 Evidence of an Option to Purchase Adjacent Parcel(s)

Since our invitation to submit a Final Proposal, Dan Drazen, a Vice President, Development at Trinity, has engaged in conversations with the four owners (or representatives) that have expressed to McCall/Almy an interest in selling their property. In the case of 35 Pearson Street, Trinity was able to secure a conditional letter of interest.

- 7-9 Lewis Street
- 2-4 Buxton Court
- 35 Pearson Street
- 53 Essex Street (Depot Pizza)

7-9 Lewis Street

Dan Drazen had a conversation in mid-June with Mike Pettoruto, the broker who represented the owner of the two-family home at 7-9 Lewis Street. While Mike appreciated our interest, he confirmed that the owner would not entertain an offer that would be contingent upon Trinity's designation as developer by the Town.

2-4 Buxton Court

Trinity explored an offer with Anne Flowers, the owner of 2-4 Buxton Court. Anne was open to an offer that would have been contingent upon our designation as developer by the Town. However, with no potential to work out a deal for the 7-9 Lewis Street property, having site control over this adjacent property was of little to no value to our proposed project.

35 Pearson Street

Dan Drazen met with the owner of 35 Pearson Street, Hyesoon Kim, and her daughter, Lynn Kim on June 30th. A conditional letter of interest from Hyesoon Kim is included at the end of this section.

53 Essex Street (Depot Pizza)

Dan Drazen engaged in two conversations with the owner of Depot Pizza at 53 Essex Street. While Teddy was open to the concept of selling, he indicated that he would only do so if we could assist him to find an alternate location for his business and the four apartments he recently completed above his shop. Teddy was clear that he would be open to relocating to another property on Pearson Street, but he did not have an interest in moving his business and apartments to the commercial space within Trinity's proposed project.

July 15, 2021

Theresa Penzola
Town of Andover
Office of Central Purchasing
Andover Town Offices
36 Bartlet Street
Andover, MA 01810

Ms. Penzola:

I am writing you regarding the Andover Town Yard site, which is located just behind my home on Pearson Street.

In late June, my daughter, Lynn, and I had an initial conversation with Dan Drazen from the Trinity Financial team. During that meeting, Dan introduced his firm and their proposed plans for the Andover Town Yard project. We also talked about the possibility of selling my property, an idea which I am open to entertaining if Trinity and I can come to an agreement on the terms of a business deal.

If Trinity is selected by the Town of Andover as the developer of the Town Yard site, Lynn and I would be interested in continuing the dialogue that we have started with them. I am excited about Trinity's proposal and the potential it could have for the Town's Historic Mill District. We would like to explore further whether there's a mutually beneficial way for us to be part of this transformational project.

Thank you for your consideration of this letter.

Sincerely,

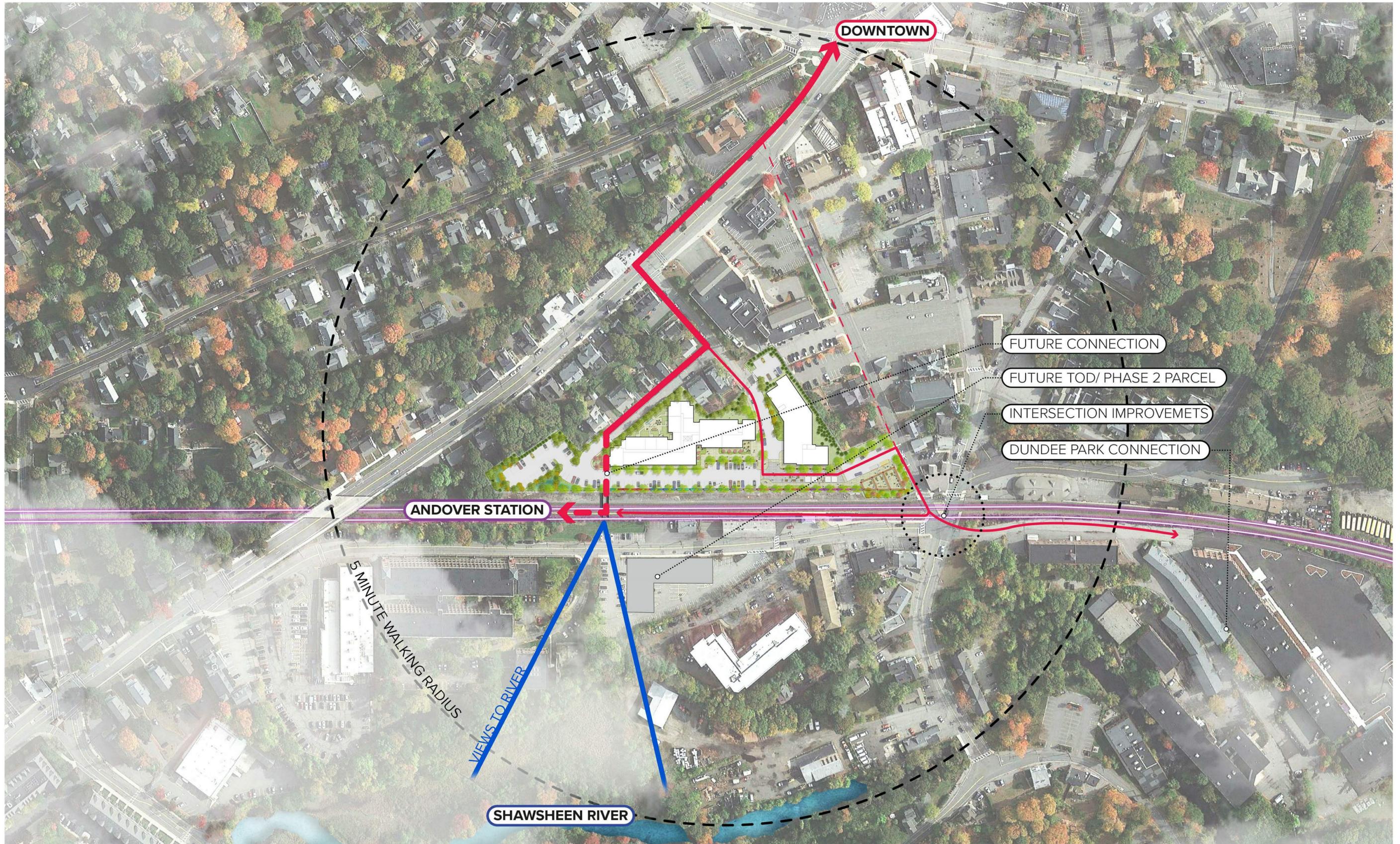


Hyesoon Kim
Owner, 35 Pearson Street

1.5 Refined Conceptual Program and Plan

The following is a list of the elements of our Refined Conceptual Program and Plan, which appear after this cover page in the following order:

- Connectivity Plan
- Concept Site Plan
- Landscape Plan
- Public Art, Placemaking & Wayfinding Plan, including a narrative description
- Transportation & Easement Plan, including a narrative description
- Level 1 Floor Plan with Table of Site Uses
- Level 2-5 Floor Plan
- Renderings of the Proposed Project



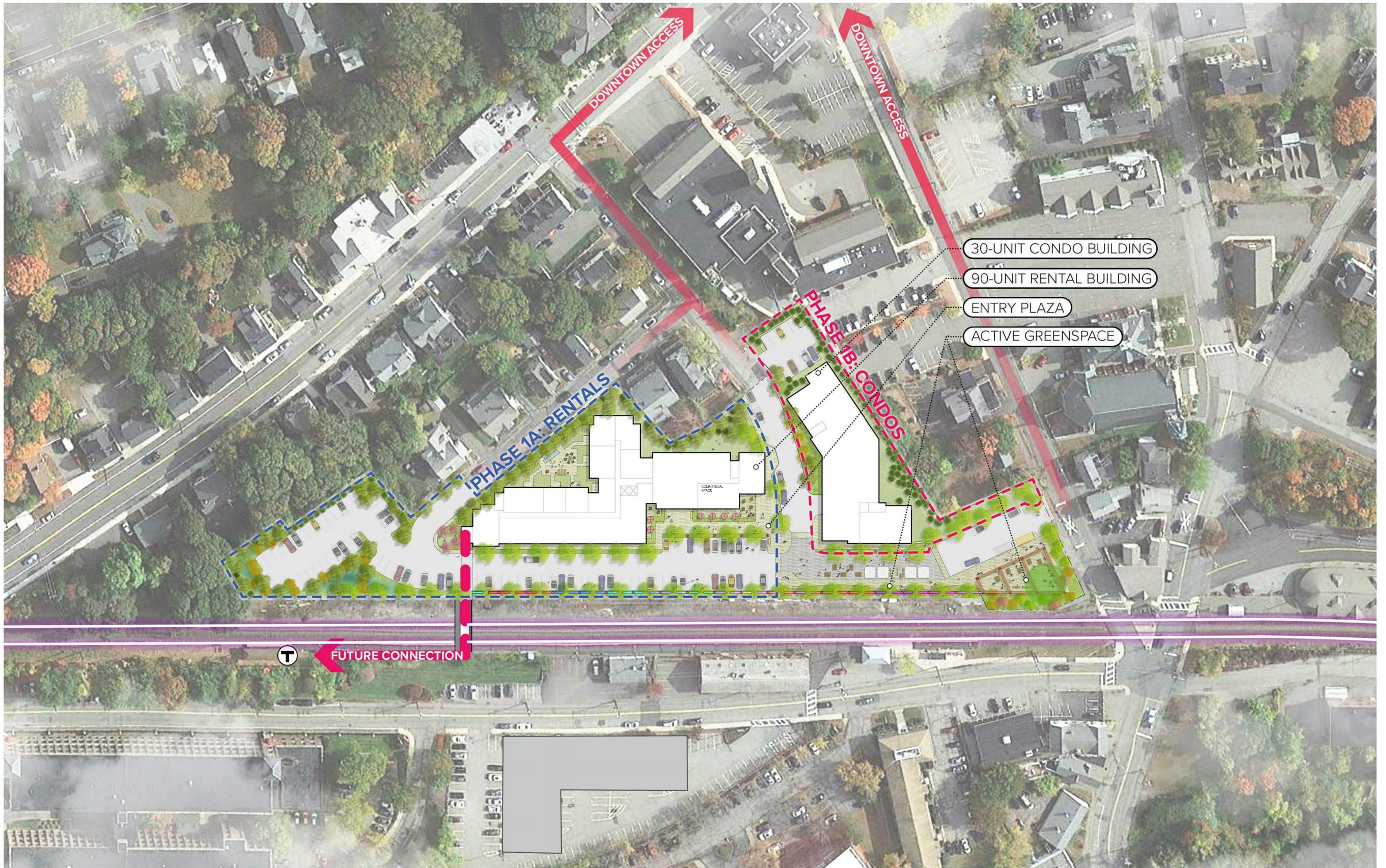
ANDOVER TOWN YARD

1" = 80'-0"

CONNECTIVITY PLAN

07/15/21





ANDOVER TOWN YARD

1" = 40'-0"

CONCEPT SITE PLAN

07/15/21



ANDOVER TOWN YARD

1" = 40'-0"



LANDSCAPE PLAN

07/15/21





- KEY**
- 1 ART WALLL**
Art wall along train tracks that doubles as a safety barrier, designed with extending along tracks in mind.
 - 2 FACADE ART**
Vertical art elements for both brick and cladded structures.
 - 3 WAYFINDING AND ETCHING POSTS**
Posts that allow for wax-rubbing art for the community, spread from downtown to Railway to River to connect town.
 - 4 LITTLE LIBRARY**
Community-sourced books for enjoyment at plaza.
 - 5 SIDEWALK ART**
Stamped poetry and designs in poured concrete sidewalks, spread from downtown to Railway to River to connect town.
 - 6 LINEAR PARK AND PLAZA**
Spaces for community gathering and play for all ages.

ANDOVER TOWN YARD

PUBLIC ART, PLACEMAKING & WAYFINDING PLAN

1" = 40'-0"

07/15/21



Public Art, Placemaking, and Wayfinding Plan

It is with great pleasure that our public art and creative placemaking studio, Golob Art, joins the Trinity Financial team in responding to this request for a Final Proposal from the Town of Andover to redevelop and transform the Former Town Yard lots into a vibrant, mixed-use space tying *Downtown Andover to the Historic Mill District and the Shawsheen River*. It would be a privilege to work in partnership with the myriad of involved stakeholders – the Trinity team, the Town, local businesses and organizations, the Andover arts community, and the general public – to plan, facilitate, build community, and spur economic activity through the creation of meaningful and exciting works of public art, public programming, and creative initiatives for this new connection from Andover’s vibrant downtown through to its rich natural landscapes.

Our vision for this proposal is two-fold: 1. To create a fun and welcoming community site around this active transit node; 2. To fill the gap between the river and the downtown to establish a strong nature to town center community trail. This proposal will be grounded by local arts organizations, businesses, public art, wayfinding, and public parks. Artworks and programming will be incorporated into the project as it is constructed. Attached to this document is an illustrative site plan that corresponds to this narrative description.

Proposed Elements:

Artwall

The Artwall would serve as a buffer along a typically noisy and commuter rail line. The Artwall, with a design to be determined after additional conversation with community members, will be likely be an undulating wall that moves with the landscape. In the future, the Artwall could be extended along the overhead pedestrian bridge

Façade Art

Art would be infused into the buildings’ façades. The long vertical segments of both the brick and clad buildings would include large artworks. These façade artworks would be created in either a brick, tile, or cut metal material.

Little Library

Nestled within the community plaza, this Little Library helps to make the space more engaging, with a community-supported mini-library offering free books to read for residents and visitors alike. This addition will make the space more welcoming and alive. The library would be decorated with art.

Wayfinding Art: Sidewalks Art and Etching Posts

Art is critical in tying together geographies and communities. We are proposing two art concepts, sidewalk art and etching posts, that would be spread between the downtown, the HMD, and the Shawsheen River to establish a town-nature pathway. The sidewalk art would be stamped text and imagery. The stamps can be re-used, so as sidewalks are being added or repaired across town, art can be incorporated. The etching posts would be wooden posts with a light etching, including text or imagery. The etching would encourage passersby to use create wax on paper rubbings – effectively turning the posts into free public artworks for community members to take home and enjoy. These posts are easy to create and are also easy to change regularly.

Our Process

Having worked in the Merrimack Valley for several years over a number of transformative landmark projects, our studio has a deep relationship with and knowledge of the Merrimack Valley and its many vibrant community. Just as critical as stewarding an artwork to realization is engaging the community, in which, and for which, the work is being created. Our studio is deeply rooted in public discourse, inclusion, and involvement. It is our strongly held belief that public art is meant for all to engage with and feel ownership of; and, that it is the responsibility of public artists and arts managers to ensure that all community members feel that sentiment at their core. Our arts stewardship approach involves deep research into a Town and its history, conversations with community

members, joy and creativity, community building, and a bring-it-to-the-community rather than a have-the-community-come-to-you approach. While we are bringing ideas to the table for this project, we see this plan as a framework and as a starting point. We not only welcome community-inspired input and feedback, but plan on them.

Andover is a town with a rich history and a bright future that is being paved by fostering a culturally vibrant and strong community - it is now embarking upon a historic decision for bringing new life to the HMD. We believe that our vision paired with our substantial experience in creative and collaborative arts project and placemaking management, deep knowledge of the Merrimack Valley, multilingual community-driven engagement, technical and logistical know-how for developing public art, placemaking initiatives, and wayfinding make us ideal candidates for this critical project. It would be our studio's honor and pleasure to contribute to this exciting endeavor and to work with the Town of Andover, local artists and community members to transform this space into a vibrant and dynamic community.

Thank you for your consideration,

Alexander Golob & Studio

Attached:

- Public Art, Placemaking, and Wayfinding Plan



- KEY**
- 1** PROPOSED BIKE PATH
 - 2** PROPOSED PEDESTRIAN PATH
 - 3** PUBLIC RIGHT OF WAY
 - Lewis Street connection (two-way traffic)
 - Public parking on street
 - 4** PEDESTRIAN ACCESS EASEMENT
 - 5** PRIVATE DRIVEWAY AND PARKING AREA
 - 6** PROPOSED PEARSON ST. CLOSURE

ANDOVER TOWN YARD

1" = 40'-0"

TRANSPORTATION & EASEMENT PLAN

07/15/21



Transportation and Easement Plan Narrative

As part of the proposed mixed-use development, the site will include a commercial use, a park and access to the surrounding neighborhood and nearby MBTA station. A goal of the project is to provide several modes of connectivity to the aforementioned amenities onsite, as well as, to the surrounding neighborhood. The development will connect the now discontinued portion of Lewis Street to Pearson Street, so that a new public street with two-way circulation and public parking bisects the property. This new section of Lewis Street will also include a bike path.

In an effort to maximize public access to the commercial use, onsite park, and access to the surrounding neighborhood's amenities, the proposed development will incorporate a pedestrian access easement along a series of pedestrian pathways. The pedestrian access easement will be located along a portion of the proposed public right-of-way extension of Lewis Street. This location will provide pedestrian access from the public streets to the park to the commercial use and to the MBTA station via the proposed Pearson Street closure as recommended in Alternative 2 of the DCi report.

Private driveways and parking areas are located next to both residential buildings.

TABLE OF SITE USES

RENTAL					
	1BR	2BR	3BR	Total Units	GSF
	670	900	1,200		
1st floor	2	5	2	9	24,200
2nd floor	9	8	5	22	24,200
3rd floor	9	8	5	22	24,200
4th floor	9	8	5	22	24,200
5th floor	5	6	4	15	18,400
Total Units	34	35	21	90	115,200
Total NSF	22,780	31,500	25,200		79,480

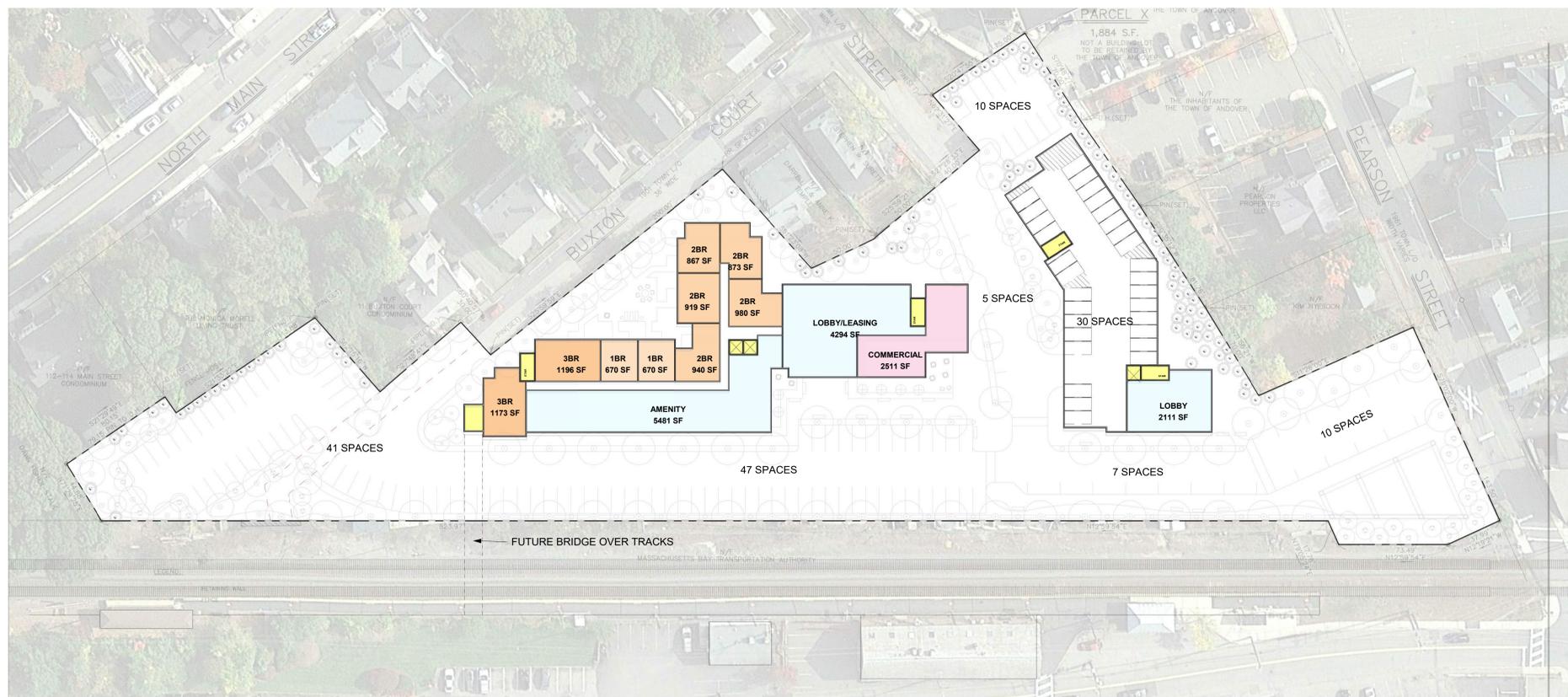
2,511 SF Commercial

CONDO					
	1BR	2BR	3BR	Total Units	GSF
	670	1,140	1,200		
1st floor	0	0	0	0	0
2nd floor	0	10	0	10	13,800
3rd floor	0	10	0	10	13,800
4th floor	0	10	0	10	13,800
Total Units	0	30	0	30	41,400
Total NSF	0	34,200	0		34,200

Parking	
Public Surface	22
Private Surface	98
Private Structured	30
Total	150



2 LEVEL 2-5 FLOOR PLAN
1" = 40'-0"



1 LEVEL 1 FLOOR PLAN
1" = 40'-0"

ANDOVER TOWN YARD

1" = 40'-0"

FLOOR PLANS

07/15/21





Google Earth
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ANDOVER TOWN YARD

EXISTING - LOOKING NORTHEAST FROM MBTA COMMUTER RAIL

07/15/21





ANDOVER TOWN YARD

VIEW LOOKING NORTHEAST FROM MBTA COMMUTER RAIL

07/15/21





ANDOVER TOWN YARD

EXISTING - LOOKING SOUTHEAST FROM MBTA COMMUTER RAIL

07/15/21



ANDOVER TOWN YARD

VIEW LOOKING SOUTHEAST FROM MBTA COMMUTER RAIL

07/15/21





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ANDOVER TOWN YARD

EXISTING - WEST TOWARD MBTA COMMUTER RAIL FROM LEWIS ST.

07/15/21



ANDOVER TOWN YARD

VIEW LOOKING WEST TOWARD MBTA COMMUTER RAIL FROM LEWIS ST.



07/15/21

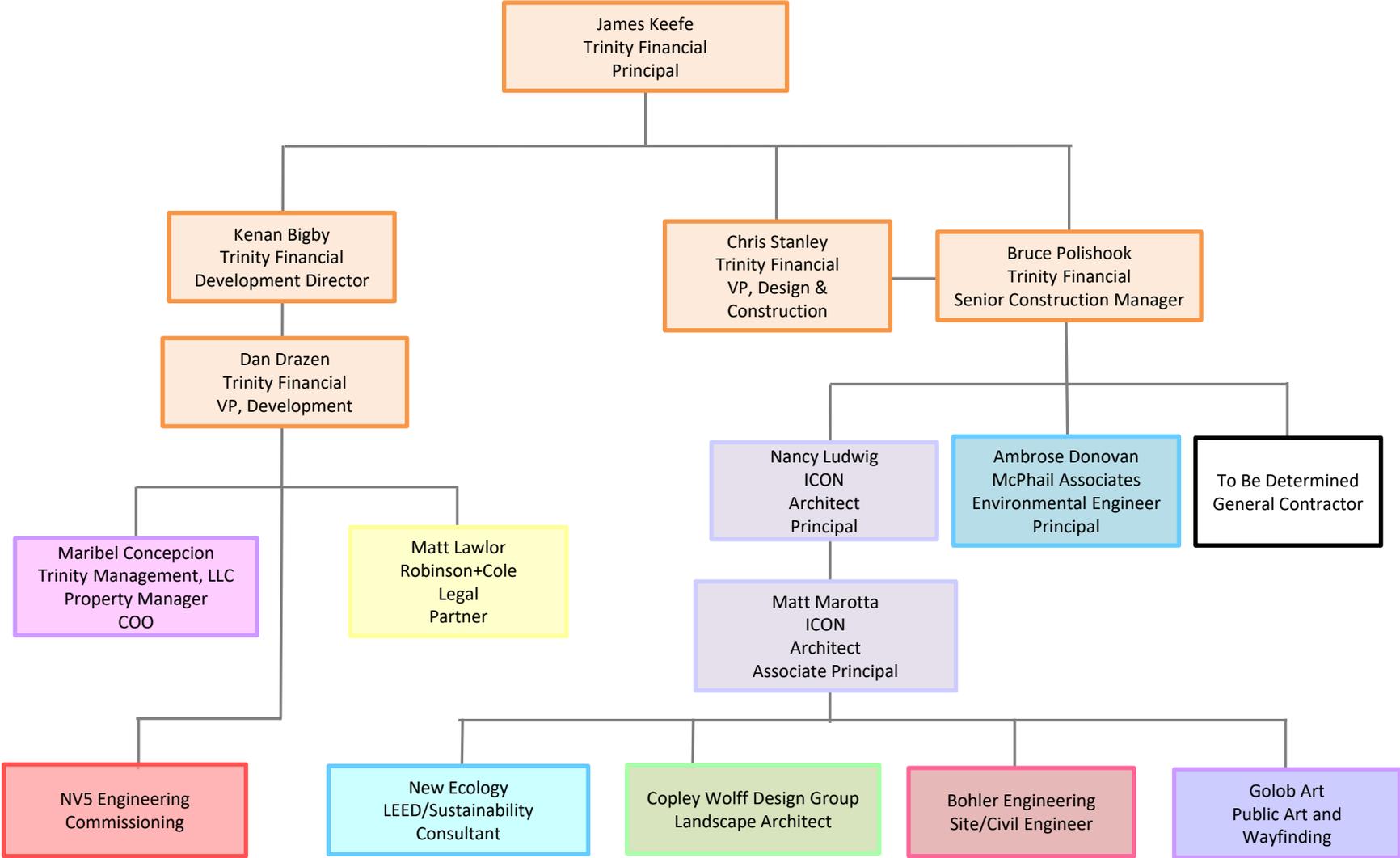
1.6 Additional Qualifications

Since receiving our invitation to submit a Final Proposal, we have enhanced the capabilities of our team by adding four additional consultants. An updated organizational chart for our expanded team appears after this cover page.

The qualifications for these new team members follow the revised organizational chart in this order:

- **Golob Art:** Public art, placemaking & wayfinding consultant.
- **New Ecology:** Environmental/sustainability consultant, including LEED certification.
- **Bohler Engineering:** Site/civil engineering.
- **NV5 Engineering:** Andover-based NV5 Engineering will oversee the building's commissioning to ensure correct operation of the building's systems.

Andover Town Yard/TOD Trinity Financial Team



Golob Art



About Golob Art

Since its founding in 2012, Golob Art has worked with municipalities, developers, non-profits, and community groups across New England on several community-centered public art projects, creative placemaking plans, and arts initiatives. These partnerships have resulted in projects deeply involved in equity work with extensive community engagement and research - focusing on transformative and empowering results, from concept development to execution.

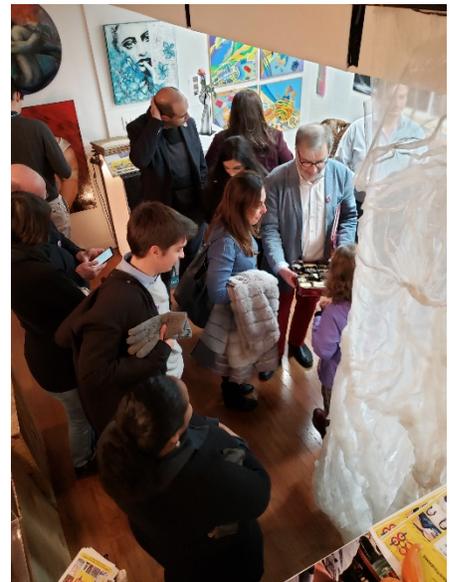
Our studio is led by Alexander Golob, a well-known public artist and creative placemaking consultant recognized for his work in diverse, multilingual, and immigrant communities across New England such as Haverhill, Methuen, Framingham, and Boston. With his studio, Golob Art, he works towards the mission of infusing art into every element of the individual and communal lived experience by provoking thought in the public, lifting people up, and transforming physical space. Mr. Golob will bring expertise in design work, placemaking planning, and tactical urban installations. His experience developing and stewarding cultural and public art plans and projects focuses on community teaching, social justice, economic activation, and elevating communities by integrating the arts into the urban fabric. In 2019, National Art Strategies named Mr. Golob a Creative Community Fellow - to acknowledge his leadership in cultural development in the New England region.

Golob Art's portfolio of clients include universities such as Boston University - which has partnered with Golob Art for art installation and initiatives annually since 2013 – along with major developers such as Federal Realty Investment Trust and The Michaels Organization that have partnered on community engagement and creative placemaking site development. The studio has also worked with government clients such as the City of Methuen, having provided services in project management, arts asset mapping, planning, and implementation.

To ensure information gathering, programming, and engagement is accessible to all members in the diverse multilingual communities we serve, our team maintains capacity in English, Spanish, and Italian - and the studio reaches out to experts to offer additional interpretation services as necessary.

Our studio brings expertise in managing complicated, fast moving, multi-party institutional projects, such as established galleries like the Italian Contemporary Arts Gallery, government arts programs such as Methuen's Public Art Initiative, and real estate arts plans, such as with The Michaels Organization in Dorchester and Allston.

Photographs from the Italian Contemporary Art Gallery in Boston, MA.



Art in Methuen - A Report for a More Vibrant City

Initiative of:
 City of Methuen
 Mayor James Jajuga
 Department of Economic & Community Development

In collaboration with:
 Golob Art



Art Walk and Engagement pg. 12

The art-walk's goals were to build a local audience for the Arts, identify sites for public art and arts initiatives, and to catalyze the development of an active and vibrant arts community.

When it happened: *Saturday morning, October 28th*

Where it happened: *Riverside Park, and around City Center*

Art Walk Results

15 Passionate community members

40+ Ideas for future art initiatives

Recommendations

Organized by:

 Short Term/Long Term pg. 33

 Areas of Focus pg. 43

 Public Support pg. 46

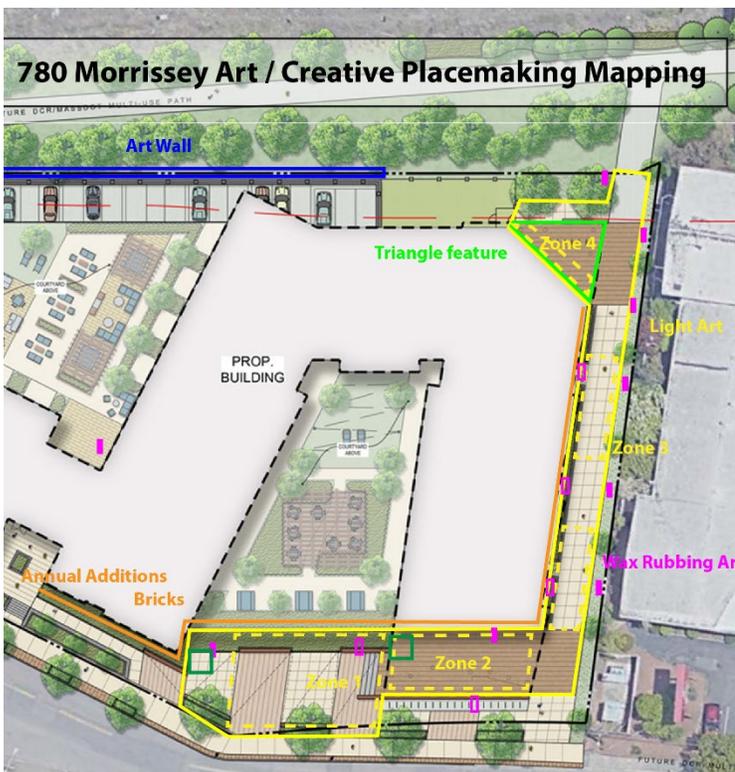
Resources pg. 23

The City, Local Non-Profits and Businesses, Mass Cultural Council, New England Foundation for the Arts, MassDevelopment, Merrimack Valley Planning Commission and more

Short Term	Medium Term	Long Term
<ul style="list-style-type: none"> - Piggy-back off of existing events and organizations - Use vacant properties for pop-up art projects - Build an active core group 	<ul style="list-style-type: none"> - Form arts non-profit - Identify more stable funding - Develop stand-alone art events - Create small permanent public art 	<ul style="list-style-type: none"> - Large festivals - Invite more non-local artists - Develop art center, artist studios - Create large permanent public art

(Above) Clips from the Downtown Public Art Report for the City of Methuen.

(Below) Plans and renderings for 780 Morrissey Drive in Dorchester, MA, with The Michaels Organization.



Art Wall Configuration Tests

wall ratio of 1:23 (10 ft x 230 ft)  rotating  permanent  Golob Art

rendered panels panel use template

- Regular Bubbles
- Varied Bubbles
- Regular Birds
- Varied Birds
- Regular Full Wall
- Varied Full Wall

Art Wall
 modular
 nature
 patterns
 silhouette

Light Art
 modular
 nature
 patterns
 silhouette

Annual Additions
 brick by brick
 faces of Dorchester

Triangle feature
 lighting
 reflective forms
 burst of color

Wax Rubbing Art
 poetry
 art
 on posts

Little Library
 Libraries for
 Liberation

For each project, we worked with partners from municipal government, local and national business, nonprofits, established and emerging art studios, community organizations, and the general public. When working with such varied public and private sector groups that often employ different value languages, we take great care to translate and communicate those values in clear accessible terms to each individual party to ensure all team members are on the same page.

Along with complexity, we also understand scale: at Post-Cubicle Gallery in 2018, we hosted hundreds of visitors at unique weekly events organized in collaboration with hundreds of artists; additionally, we collaborated with Wellesley public schools to create a massive-scale Ceramic Mural for which production included dozens of seminars and workshops over the course of a month for nearly 1,000 students, teachers, and staff.



(Above) Photographs from the Community Ceramic Mural at Wellesley Middle School, Wellesley, MA.

(Below) Photographs from gallery receptions and events at Post-Cubicle Gallery, Boston, MA.



We bring expertise in working with artists - established and emerging - to bring their vision to life. Our process is centered on communication, establishing clear expectations, transparency, deeply engaging relevant parties, and adaptability. For emerging artists new to a public sphere of engagement, we understand that this process can be daunting; for that reason, we take care to foster a more guiding relationship to ensure that the artists feel confident engaging with municipal staff, community members, and any other relevant parties. Guidance includes reviewing longevity of materials, possible fabrication techniques, necessary safety regulations, equitable engagement, fair compensation and rights, and establishing timelines for creation and installation. Our studio has developed a reputation for material and technical expertise - testing new processes and consulting with engineers and technical experts as necessary to evolve and grow our practice - to ensure that all work best realizes the artist's vision while also being safe to the community and capable of standing the test of time.

Two of our major studio-led arts initiatives exemplify this approach of ensuring that, whenever possible, community members are given agency and decision-making power within collaborative community engagement. With both projects, Golob Art held community listening sessions, creative workshops, and a blend of digital and in-person events. First, in the multi-ethnic community of Codman Square, Dorchester, Boston, *Around the Table; Community Cookbook*, a project that explores the intersection of food, art, and identity to build community, elevate marginalized experiences, and enjoy good food, together. In Dorchester, over the course of the planning, content creation, and programming, we worked with over 200 immigrant families. Additionally, multi-year engagement around immigrant and Latinx stories in Haverhill where over one in four residents identify as Latinx. In Haverhill, for our most notable project, *Miles to Go Before We Sleep – An Immigrant and Origin Story Mural*, conducted over 18 months between 2017 and 2018, we worked with over 40 English and/or Spanish speaking volunteers, 500 community members, the city government, and countless local businesses and nonprofits. We facilitated several youth art workshops and youth performances, community potlucks, and discussions around race, identity, and immigration. As proof of our ability to use public art to catalyze community engagement, our project spurred community members to organize a monthly “origin story” news article, an annual Multicultural Fair, an interactive opera, and an immigrant cookbook. Both projects are representative of Golob Art’s approach to projects: research and develop context-specific solutions and strategies, coordinate stakeholders and partners, engage community members, follow an equity lens, and create transformative, long-lasting projects.



Miles to Go Before We Sleep Unveiling, Haverhill, MA, December 2018. Photo taken by Casa Creatives.

Photographs from *Mt. Washington Artists' Alley* Inauguration, Haverhill, MA, December 2020. Photographs by Mike Jarvis Photography and Alexander Golob (where not watermarked).



Contact Information and Organization Experience

Name	Alexander Golob
Title	President and Lead Artist, Golob Art LLC
E-mail	Alexander@AlexanderGolobArt.com
Phone	617-755-6522
Website	https://www.AlexanderGolobArt.com
Social Media	Facebook: https://www.Facebook.com/AlexanderGolobArt Instagram: https://www.Instagram.com/AlexanderGolobArt

Organization Name: Golob Art, LLC

Organization Legal Status: Limited Liability Company (Sole Proprietorship)

State in which the organization is registered: Massachusetts

Years in Operation: 5 **Years of Experience:** 9

Alexander Golob was born in Cambridge, Massachusetts to a bilingual, Italian and Jewish-American household and studied art in Boston and Venice, Italy. With his studio, Golob Art, it is Alexander's mission to create art that provokes thought in the public, lifts up viewers, and transforms physical space. Alexander has experience engaging with multilingual and immigrant communities, conducting research, and developing and implementing art and placemaking policy, strategy, and integration. His studio has worked with city governments on policy and implementation, nonprofits embarking upon arts initiatives, and early-stage start-ups looking for guidance.

Organizational Experience

Portsmouth Brick Market Development Public Art, Placemaking, and Wayfinding, Portsmouth, NH, September 2020 – Present

- Developed a comprehensive multimedia public art, placemaking, and wayfinding plan for the upcoming multi-building mixed-used Brick Market development at the center of Portsmouth, NH's historic center.
- Worked with local organizations, historians, community members, and regional artists to develop metal art, light art, ceramic art, and murals that fit into the local build environment and community.

Mt. Washington Artist Alley, Haverhill, MA, July 2019 - Present

- Led the transformation of an alley at the gateway of a majority latinx working class neighborhood into a bilingual community-led alley park with a 35ft-high and 60ft-long art wall.
- Oversaw the establishment of a bilingual committee of community leaders, a call-for-art and jury, guidance of four selected emerging artists, and installation of art panels.
- Coordinated with municipal staff, community members, property owners, and construction crews to repave the alley, add seating, change lighting, and modify fencing.

Around the Table, Dorchester, Boston, MA, October 2019 - Present

- Co-founded a multi-year, grant-funded project exploring the intersection of food, art, and identity to build community, elevate marginalized experiences, and enjoy good food. Worked with 200 multilingual immigrant community members, chefs, and artists to host community storytelling potlucks.

Wellesley Public Art Committee, Wellesley, MA, July 2019 - Present

- Co-founded and active member of the Town of Wellesley's first ever Public Art Committee.
- Contributed critical input and oversight for the committee's calls for art, development of artist contracts, jury process, and management of over a dozen selected artists and counting.

The Michaels Organization Creative Placemaking Consultant, Boston, MA, May 2018 - Present

- Provided consulting services for developer's New England-area mixed-use properties.
- Managed community relationships for over 100 community members and leaders
- Developed and implemented sustainable and equitable art and programming site plans with input from municipal staff, architects, engineers, community members, and fabricators.

Miles to Go Before We Sleep, Haverhill, MA, July 2017-December 2018

- Led a major creative placemaking project celebrating the immigrant and origin stories of Haverhill's diverse population as well as tackling issues of race, identity, and xenophobia.
- Oversaw 18-month implementation with 20+ municipal, non-profit, and private sector partners; 3 supporting artists; 4 installation crew members; 40 English and/or Spanish speaking volunteers; and 250+ community members to create a 1,300 square-foot panelled mural consisting of 148 portraits; hosted a plethora of community engagement events.

City of Methuen Public Art Initiative, Methuen, MA, September 2017 - June 2019

- Developed and implemented the first ever public art plan in the Merrimack Valley in partnership with the City's Department of Economic and Community Development.
- Worked closely with city officials and over 100 multilingual (English and Spanish-speaking) businesses and nonprofit leaders, creatives, community members to draft a comprehensive ca. 50 page report with recommendations.
- Over the following two years of engagement, led the creation of two local arts groups, multiple works of public art, an annual festival that hosts 2,000 visitors, and an artist studio space - all by leveraging municipal resources to spur sustainable and equitable community and private sector engagement. Managed the artist studio space between Nov. 2018 - Nov. 2019.

Post-Cubicle Gallery Director, Boston, MA, February 2018 - December 2018

- Co-founded and directed the conversion of a former veterinary hospital in Kenmore Square, Boston into a 3,500 square-foot community arts space.
- Worked with hundreds of visual and performing artists - focusing on elevating underrepresented voices - to host weekly events with roughly 200 attendees. Projects included interactive art experiences, photography shows, youth hip hop performances, art shabbat services, and drag show fundraisers.
- Oversaw 5 volunteers to manage: call for art, jury, install/deinstall, marketing, programming.

Italian Contemporary Art Gallery Chief Curator, Boston, MA, June 2019 - May 2020

- Navigated rapid pivot to digital and open-air programming in response to the pandemic.
- Managed exhibitions, programming, staff, and artist engagement for an international gallery. Work was conducted in English, Italian, French and Spanish and across multiple time zones.
- Coordinated contracts, insurance, marketing, delivery, install/deinstall, with 50+ established and emerging international artists. Developed meaningful local engagement with international artwork via weekly community programming including 30+local artists responding to the work.

Middleschool Ceramics Mural, Wellesley, MA, August, 2017 - July 2018

- Created a ceramic mural project in collaboration with middle school art department exploring identity, engaging 800+ of the school's 6th and 7th graders along with its 150+ teachers and staff.
- Organized week of 20 artist talks for middle schoolers and a workshop with 150 faculty.
- Fabricated and installed over 1,000 unique ceramic tiles in coordination with a specialist construction crew and municipal staff.

Wellesley Parents Supporting Arts Students, Wellesley, MA, April 2012 - Present

- Co-founded a non-profit to support visual arts for 5,000 Wellesley public school students.
- Established regular grant programs, awards, programming, and local arts advocacy initiatives in partnership with educators, municipal staff, and community members.
- Oversaw \$50,000 of programs, grants, and scholarships to support youth and educators, as board member and community outreach coordinator.

Fair-Labor Artist Residency, Boston, MA, October 2014 - August 2015

- Established artist in residence program for 5 site-specific works at Boston University that pioneered a fair-labor model for creating community-engaging site-specific works of art.
- Crafted a novel contract framework built for creative and copyrights for artists.

Kaleidoscope Mural, Boston, MA, October 2012 - August 2013

- Worked with 80 volunteers, from young children to seniors, to create a vibrant and colorful 1,400 square foot mural in Boston.
- Developed techniques for ensuring mural longevity and maintenance.

Miles to Go Before We Sleep Unveiling, Haverhill, MA, December 2018. Photo taken by Casa Creatives.

NEW ECOLOGY

WHO WE ARE

Founded in 1999, New Ecology, Inc. (NEI) is an innovative, nationally-recognized Green Building and Sustainable Design non-profit consulting firm. We work with our clients to develop and implement practical, cost-effective ways to reduce energy and water use, improve indoor air quality and occupant health, and make buildings more durable, resilient, and less costly to maintain.



"New Ecology has an amazing team of experts who optimize our systems by contributing to the efficient design of buildings, assisting with heating system upgrades, and applying for large energy rebate programs. We have worked with other energy consultants that are basically in the business to produce reports- New Ecology does much more than that- they are true partners in our efforts and go the extra mile to get it done right."

*~Frank Alvarez, Sr. Vice President,
Beacon Communities*

NEI has greened over 158,000 units of housing and helped owners articulate and achieve their sustainability goals in settings including schools, day care centers, health care facilities, office buildings and community centers. The common thread among these projects is that they are better buildings—for owners, for residents, for the environment—because of NEI's involvement.

WHAT WE DO

NEI's services include:

- Integrated Green Design
 - Charrette Facilitation
 - Peer Review
 - Contractor Training and Field Inspections
 - Life Cycle Cost Analysis
- Audits and Analysis
- Green Building Certification
 - HERS Rating
 - Energy Star
 - LEED
 - Enterprise Green Communities
 - Passive House
 - NGBS Green Verifier
- Renewable Energy
- Energy Modeling
- Remote Monitoring and Optimization
- Rebates and Incentives
- Operations and Maintenance Planning and Training
- Owners Representative Services



The Anne M. Lynch Homes at Old Colony

A phased redevelopment of an 845-unit, 1940's-era public housing project. Phases I and II focused on significant energy and healthy building improvements, including an efficient envelope, low-VOC paints, and solar panels.

- \$300,000 in utility rebates and incentives
- 70% total energy savings
- Research has shown benefits to residents' health, including: 31% fewer asthma attacks in children; 21% fewer missed school days



SOUTH BOSTON, MA • BEACON COMMUNITIES, LLC

- LEED Homes and LEED Homes Midrise Platinum certification - Residential Buildings
- LEED New Construction Gold - Community Building
- LEED Neighborhood Development Gold

The Mastlight

A development of 2 buildings containing 252 units, located on a decommissioned naval air station. NEI assisted with greening strategies and LEED certification. They hope to become a smart city, with residential and commercial developments, open space, and hiking and biking trails.

- 22% energy savings compared to ASHRAE 90.1-2007 (50 Patriot)
- 25% energy savings compared to ASHRAE 90.1-2007 (10 Patriot)
- 42% water savings compared to baseline fixtures



WEYMOUTH, MA • CORCORAN MANAGEMENT COMPANY

- LEED NC Silver (50 Patriot Parkway)
- LEED NC Silver (10 Patriot Parkway)

HOW WE GET RESULTS

NEI works as an integrated part of the project team, providing the technical expertise and capacity to ensure that the project achieves its sustainability and energy-efficiency goals in the most cost-effective and complementary way possible. We are constantly refining our knowledge and approach based on what we learn and the results we measure and achieve. We are not merely advisors; we do the actual work of ensuring that the team's green and sustainability goals are clear and well communicated, adequately documented, and built as designed. We are expert in achieving the highest certification levels attainable for a project and in qualifying for the maximum incentives and rebates. Whether the design team has chosen to build a conventional high performance building or to break new ground as an early adopter, the NEI team has a track record of delivering cost-effective results.

LAUREN A. BAUMANN, LEED AP, CPHC

New Ecology, Inc.

15 Court Square, Suite 420, Boston, MA 02108

baumann@newecology.org 617-557-1700 x7023



SUMMARY

Ms. Baumann joined New Ecology, Inc. in 2005. She has fifteen years' experience providing technical assistance for clients developing and rehabilitating green affordable housing, educational and cultural facilities, community centers, day-care and health care facilities. At NEI she serves as Vice President. During her time at NEI she has provided technical assistance to "green" thousands of units of affordable housing in the Boston Metro area and beyond, including Energy Star, Enterprise Green Communities, LEED, and Passive House certifications. Working with NEI's clients she has raised millions of dollars in grant and rebate funds to support energy efficiency, renewable energy and other green features. She is a Senior Fellow in the New England Region Environmental Leadership Program. Ms. Baumann holds a degree in Biology from Cornell and a Masters in Urban and Environmental Policy and Planning from Tufts.

EXPERIENCE

New Ecology, Inc.

Boston, MA

June 2005-Present

Vice President, Senior Associate, Associate

Vice President of an innovative environmental organization that serves as a catalyst for community-based sustainable development projects.

- Trains and supervises a team of project managers to provide technical assistance on the design, construction, retrofit, and operation of high performance affordable housing and community buildings
- Advances a climate change resilience practice with state and local government agencies and owners of multifamily housing portfolios in Massachusetts and New York
- Assists with budgeting, strategic planning, staff and board management, and growth and expansion across the organization
- Specializes in the implementation of the green integrated design process; specifically, charrette facilitation, project team coordination, contractor/sub-contractor training, and resident education
- Facilitates coordination with governmental agencies, utilities and utility program administrators, and other related organizations and has raised millions of dollars in grant and rebate funds to support efficiency, greening, and renewable energy features on projects
- Coordinates project certifications through EPA Energy Star Homes, various USGBC LEED rating systems, and Enterprise Green Communities
- Presents on the practical implementation of green affordable housing at various conferences and forums

Estee Lauder

Melville, NY

June 2003-August 2004

Junior Chemist

- Formulated skin care products to meet marketing, regulatory, and patent guidelines
- Performed formula modification, batch production, and stability and safety testing
- Initiated water filter recycling at division-wide level and paper recycling within lab

LAUREN A. BAUMANN, LEED AP, CPHC

California Public Interest Research Group

Fall 2002

Berkeley, CA

UC Berkeley Campus Organizer

- Coordinated campaigns for non-profit student organization that addressed environmental, democratic, and social justice issues
- Recruited student volunteers and interns, executed grassroots fundraising and taught intern class

EDUCATION AND TRAINING

Tufts University, Medford, MA

2006

Master of Arts in Urban and Environmental Policy and Planning

Cornell University, Ithaca, NY

2002

Bachelor of Science in Biology, Ecology concentration

CERTIFICATIONS

US Green Building Council – LEED Accredited Professional: Building Design and Construction and Homes

Passive House Institute U.S. (PHIUS) – Passive House Certified Consultant (NaCPHC)

AWARDS AND AFFILIATIONS

Wild Gift – Recipient, Alumni Board Member, Alumni Council Member

Environmental Leadership Program - New England Regional Network – Fellow

ASHLEY WISSE, EIT, CEM, CPHC, LEED AP, Green Rater

New Ecology, Inc.

15 Court Square, Suite 420, Boston, MA 02108

wisse@newecology.org 617-557-1700 x7043



SUMMARY

Ms. Wisse joined New Ecology, Inc. (NEI) in 2012. At NEI, she manages the greening of new construction and renovation projects, primarily in multi-family affordable housing. Ms. Wisse provides technical assistance to meet certification criteria for green building programs including numerous LEED rating systems, Enterprise Green Communities, and Energy Star; as well as securing applicable utility rebates for project owners and developers. Ms. Wisse also continues to research new technology and equipment to improve the intersection of construction and sustainability. During the 2016-2017 school year, Ms. Wisse also taught undergraduate courses in the Construction Management Department at the Wentworth Institute of Technology, located in Boston, MA. Ms. Wisse holds a Bachelor of Science degree in Civil Engineering from Syracuse University and a Master of Science degree in Architectural Engineering from The Pennsylvania State University.

EXPERIENCE

New Ecology, Inc.

October 2012–Present

Boston, MA

Senior Project Manager, Project Manager

Sustainability technical assistance consultant for high-performance, green affordable housing.

- LEED Accredited Professional and Green Rater
- Enterprise Green Communities, Energy Star Homes, and utility rebate coordination
- Integration of renewable and alternative energy
- Design assistance and construction oversight of sustainable, energy efficient, and high-performance new construction and major renovation

Wentworth Institute of Technology

September 2016 – May 2017

Boston, MA

Assistant Professor

- Assistant Professor in the department of construction management, courses taught include: Construction Graphics and Revit Modeling – lab and lecture, Materials Testing and Quality Control – lab and lecture, and Construction Surveying – lab and lecture.

Wiss, Janney, Elstner Associates, Inc

November 2010–September 2012

Boston, MA

Architectural Engineer

- Team Coordinator & Manager of Test Preparation and Execution for ASHRAE Whole-Building Air Tightness Testing
- Document Control & Construction Activity Observation of building upgrades and repairs
- Exterior envelope commissioning and peer review.
- Owner's representative for OPR compliance and local code requirements
- General research, proposal writing, budget estimation, site visit reporting, testing reports, creation and investigation of inspection openings, and infrared verification

ASHLEY WISSE, EIT, CEM, LEED AP, Green Rater

The Pennsylvania State University

University Park, PA

August 2008–August 2010

Graduate Research Assistant

- Researcher – Interviewed construction/design stakeholders and observed internal processes related ongoing construction; developed implementation strategies for campus-wide sustainable design goals and lean execution
- Co-researcher – Collaboration between the Green Building Alliance, Burt Hill, Inc., and the Lean & Green Research Initiative to understand phasing, decision-making, and key players within typical building projects to improve, lean, and increase sustainability within existing processes
- Residential Home Auditor – student teams visited volunteer area residents to review existing energy usage and provide possible improvements through long-and short-term investment strategies

EDUCATION AND TRAINING

The Pennsylvania State University, College of Engineering, State College, PA

2010

Master of Science – Architectural Engineering

Syracuse University, L.C. Smith College of Engineering and Computer Science, Syracuse, NY

2008

Bachelor of Science – Civil Engineering

CERTIFICATIONS

Association of Energy Engineers – Certified Energy Manager

National Council of Examiners for Engineering and Surveying (NCEES) – Engineer in Training (EIT)

Passive House Institute of the United States (PHIUS) – Certified Passive House Consultant (CPHC).

United States Department of Labor and Training, Occupational Safety and Health Administration – Ten hour Certified

United States Green Building Council – LEED Accredited Professional (AP) in the following rating systems: Building Design and Construction, Neighborhood Development, Interior Design and Construction, and Homes/Homes Midrise as well as Green Rater for LEED for Homes and Homes Midrise.

TECHNICAL PROFICIENCIES

AutoCAD Architecture, AutoCAD Revit, Google Sketch-Up, **Wärme Und Feuchte Imitational (WUFI)** Modeling, THERM Modeling, and PHIUS Modeling

PROFESSIONAL ASSOCIATIONS

ASHRAE – Member

Association of Energy Engineers (AEE) – Member

PHIUS – Member

USGBC - Member

CANstruction – Industry Mentor to Northeastern University team, 2011 and 2012

North East Sustainable Energy Association – Member

Young Professionals in Affordable Housing – Member

PUBLICATIONS

Thesis: Process-Based Policy Development for Sustainable Implementation on Pennsylvania State University Renewal Projects



FIRM OVERVIEW

We move people and projects forward.

Bohler provides land development consulting and technical design services to owners and developers across all market sectors.

We help people identify and act on opportunities to become accomplished. We partner with our clients to leverage industry change and tackle site challenges, resulting in successful land development projects that grow their business and transform the community.

CORE SERVICES

- Due Diligence
- Land Surveying
- Land Planning
- Landscape Architecture
- Civil Engineering
- Sustainable Design
- Entitlement Services
- Program Management

DEVELOPMENT MARKETS

- Automotive
- Education
- Healthcare
- Hospitality
- Industrial
- Institutional
- Mixed-Use
- Municipal
- Office
- Residential
- Retail



SPEED-TO-MARKET



**EARLY STAGE
VALUE CREATION**



**LOCAL LEADERSHIP,
NATIONAL NETWORK**



**STRATEGIC PERMITTING
SOLUTIONS**



**QUALITY PRODUCT
AND EXPERIENCE**



**TRUSTED
PARTNERSHIPS**

PROJECT EXPERIENCE



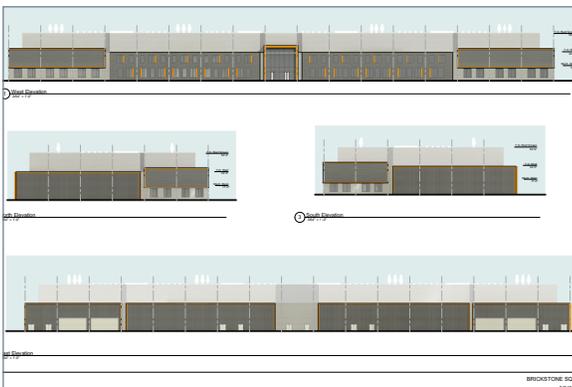
Brickstone Andover

ANDOVER, MA

24,000 SF mixed-use project

10,000 +/- SF comprised of early education / day care facility

Services: Site Civil and Consulting Engineering, Permitting, Landscape Architecture, Construction Administration



Brickstone Square

ANDOVER, MA

New 100,000 SF lab and manufacturing building within the Brickstone Square campus

Project currently under municipal review

Services: Site Civil and Consulting Engineering, Permitting, Landscape Architecture



Arlington Point

LAWRENCE, MA

Adaptive reuse of historic mill into a 130,000 SF, four-story building with 100 units and one 4,000 SF building with two units (former incinerator building)

Site includes 130 parking spaces

Coordination with historical commission, community groups and affordable housing authority

Services: Site Civil and Consulting Engineering, Surveying, Permitting, Landscape Architecture, Construction Administration

PROJECT EXPERIENCE



Woburn Village Redevelopment

WOBURN, MA

23-acre mixed-used mall redevelopment

175,000 SF of updated retail space including a new movie theatre, outdoor courtyards, and a 350-unit apartment complex

Services: Site Civil and Consulting Engineering, Permitting, Surveying, Landscape Architecture



Polar Park and Mixed-Use District

WORCESTER, MA

Various civil engineering, planning and landscape architecture efforts onsite for numerous development opportunities including current mixed-use and ballpark plan

10,000-seat ballpark, two hotels, office buildings, 225 residential units, and 65,000 SF of retail space

Extensive due diligence, preliminary site and utility design, utility analysis, conceptual planning and permit analysis

Services: Site Civil and Consulting Engineering, Surveying, Landscape Architecture



Ornstein Heel Property

HAVERHILL, MA

Redevelopment of 4.8-acre historic mill complex site along the Merrimack River

Two six-story multi-family buildings containing approximately 290 units, 6,000 SF of retail space, and 330 parking spaces in a podium level garage and exterior parking

Includes creation of a one-acre public park, community dock, and river walk

Services: Site Civil and Consulting Engineering, Permitting (Includes MEPA & Chapter 91), Landscape Architecture

PROJECT TEAM



Matt Smith, PE

Principal

Matt serves as Principal for Bohler's New England Region. With over 20 years of land development experience, he plays an integral role in the company's growth and reputation through his efforts in staff mentoring, business development, quality control and client relationships. Matt focuses on empowering employees to identify and overcome development obstacles for our clients.

Through Matt's broad technical background, he is able to manage projects of any size and scope from inception through due diligence, design, entitlements and construction. He oversees design teams working in the mixed-use, residential, retail, education and healthcare market sectors.

MSMITH@BOHLERENG.COM

EDUCATION

B.S. Civil Engineering
Northeastern University

PROFESSIONAL LICENSES

CT PE # PEN.0024567

MA PE # 45496-C

ME PE # 11023

NH PE # 12931

NJ PE # 24GE05110200

NY PE # 094789-1

NC PE # 041111

RI PE # 8145

PROFESSIONAL AFFILIATIONS

American Society of Civil
Engineering

Chi Epsilon, Civil Engineering
Honor Society

International Council of
Shopping Centers

National Association of Industrial
and Office Properties

Relevant Project Experience

Shrewsbury Public Library, Shrewsbury, MA: Public contract including a 40,000 SF, three-story expansion of historic library.

The Residence at Penniman Hill, Hingham, MA: Senior living community featuring a library, theatre, and fitness room, and walking trails. Three-story facility includes 90 independent, assisted and memory-care units.

City of Everett Recreation Complex, Everett, MA: Master planning, site civil engineering and landscape architecture for an 11-acre recreation field complex.

Medford Police Station, Medford, MA: Three-story, 35,000 SF police headquarters. Built four feet above ground level in anticipation of sea level rise and other climate change impacts.

Fitchburg City Hall Renovation, Fitchburg, MA: Renovation of historic Fitchburg City Hall. Conversion of adjacent bank building into an annex building. Project included ADA access improvements, stormwater management improvements, creation of ancillary parking.

Malcolm L. Bell Elementary School, Marblehead, MA: New elementary school feasibility phase through construction administration.

Worcester County Courthouse Redevelopment, Worcester, MA: Redevelopment and restoration of historic courthouse into 114-unit multifamily housing community.

BOHLERENGINEERING.COM

PROJECT TEAM



SMARTORANO@BOHLERENG.COM

EDUCATION

B.S. Civil Engineering
University of New Hampshire

PROFESSIONAL LICENSES

MA PE #45942
NY PE #103664
LEED BD+C

PROFESSIONAL AFFILIATIONS

American Society of Civil
Engineering (ASCE)
National Association of Industrial
and Office Properties (NAIOP)
Urban Land Institute (ULI)

Stephen Martorano, PE

Principal

With over 20 years of experience in land development, Steve is a “go-to” consultant for Boston and the Greater Boston area. Having guided hundred’s of projects through the city and surrounding region’s regulatory processes, Steve is an expert in navigating civil engineering entitlements and construction challenges and partners with project owners to assist in achieving their development objectives. His well-rounded background in site civil engineering, surveying and construction facilitates efficient, constructable designs and smooth entitlements. As Branch Manager of Bohler’s Boston office, Steve oversees project teams working in the residential, commercial, recreational, industrial, retail and mixed-use market sectors.

Relevant Project Experience

Harbor Place, Haverhill, MA: Site civil engineering design and permitting for the second phase of Harbor Place, including coordination with MassDEP Waterways (Chapter 91), the Massachusetts Environmental Policy Act office, the Army Corps of Engineers and City of Haverhill officials for a six-story, 57-unit, 69,000 GSF residential building with below-grade parking and public riverwalk.

Ornstein Heel Property, Haverhill, MA: Redevelopment of 4.8-acre historic mill complex site along the Merrimack River. Project included two six-story multi-family buildings containing approximately 290 units, 6,000 SF of retail space, and creation of a one-acre public park, community dock, and river walk.

Woburn Village Redevelopment, Woburn, MA: Redevelopment of a 23-acre mixed-used mall that includes 175,000 SF of updated retail space including a new movie theatre, outdoor courtyards, and a 350-unit apartment complex.

The Overlook at Saint Gabriel’s, Brighton, MA: Adaptive reuse and restoration of a former church and monastery located on 12 acres. The project will transform the property into 775,000 SF of amenity space and residential units, including the construction of four additional new buildings.

135 Fulkerson Street, Cambridge, MA: Site civil engineering, permitting and landscape architecture services for a three-story, 39-unit 43,000 SF residential building.

Residences on Fellsway, Medford, MA: Site civil engineering services for a 278-unit multifamily redevelopment. 73 units will be designated 40B.

BOHLERENGINEERING.COM

PROJECT TEAM



WLUCAS@BOHLERENG.COM

EDUCATION

B.S. Civil Engineering, Worcester Polytechnic Institute

William Lucas III

Senior Project Manager

Bill serves as a Senior Project Manager in Bohler's Boston office. He has over 15 years of experience in land development design, permitting and project management to Bohler. Bill is responsible for project design, coordination, scheduling, scoping project deliverables, task allocation, and project team oversight. In his role, he manages a team of design engineers in preparing plans and documents to procure permits from local, state and federal jurisdictional agencies. Bill has extensive experience in multiple market sectors, including but not limited to mixed-use, commercial, industrial, institutional, and residential sectors.

Additionally, Bill has full responsibility within the Boston office for internal Quality Assurance/Quality Control for aspects during the project design and construction process to ensure designs meet all local, state and federal compliance, as well as internal Quality Control processes. In this role, he also assists with QA/QC processes for Bohler's New England region.

Relevant Project Experience

Harbor Place, Haverhill, MA: Site civil engineering design and permitting for the second phase of Harbor Place, including coordination with MassDEP Waterways (Chapter 91), the Massachusetts Environmental Policy Act office, the Army Corps of Engineers and City of Haverhill officials for a six-story, 57-unit, 69,000 GSF residential building with below-grade parking and extension of the public riverwalk.

Arlington Point, Lawrence, MA: Site civil and consulting engineering, surveying, permitting, landscape architecture, and construction administration for adaptive reuse of historic mill into a 130,000 SF, four-story building with 100 units and one 4,000 SF building with two units (former incinerator building). Projected included coordination with historical commission, community groups and affordable housing authority.

McDonald's, Various MA Locations: Site civil and consulting engineering, program management, permitting, and landscape architecture for global foodservice retailer. Includes managing all phases of the project from due diligence through store opening.



WHERE TO FIND US

NEW ENGLAND

Southborough, MA
Boston, MA
Hartford, CT

UPSTATE NEW YORK

Albany, NY
Rochester, NY

NEW YORK METRO

Hauppauge, NY
New York, NY

NEW JERSEY

Warren, NJ
Mount Laurel, NJ
Manasquan, NJ

PENNSYLVANIA

Philadelphia, PA
Chalfont, PA
Lehigh Valley, PA
Pittsburgh, PA

MID-ATLANTIC

Rehoboth Beach, DE
Bowie, MD
Towson, MD
Herndon, VA
Richmond, VA
Warrenton, VA
Washington, DC

THE CAROLINAS

Raleigh, NC
Charlotte, NC

GEORGIA

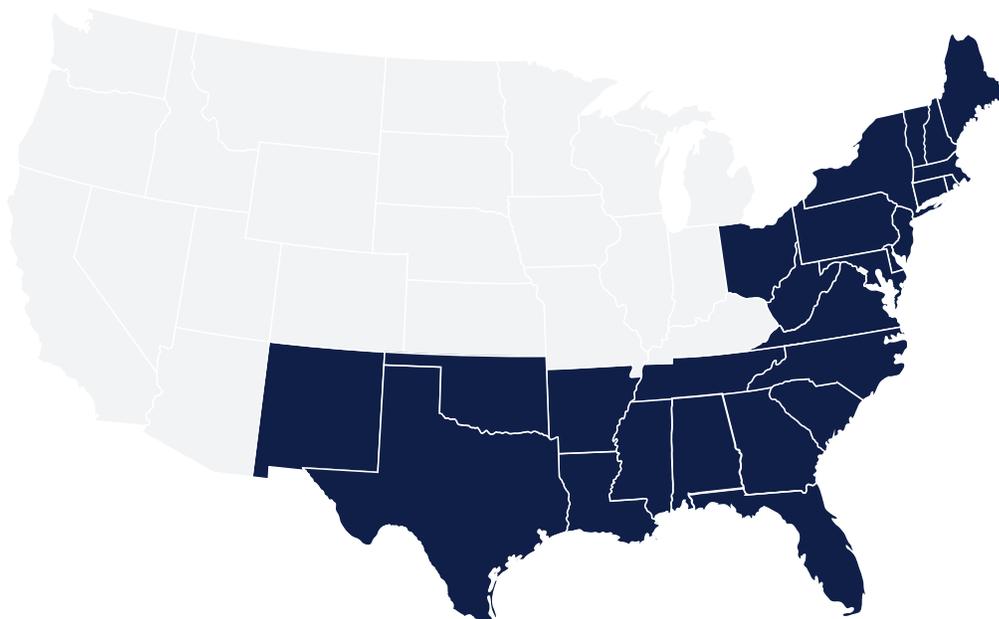
Atlanta, GA

FLORIDA

Boca Raton, FL
Miami, FL
Tampa, FL

TEXAS

Dallas, TX





N | V | 5

STATEMENT OF QUALIFICATIONS
Commissioning
2021

FIRM PROFILE	01
PROJECT EXPERIENCE	02
Andover Projects	
Residential/Mixed-Use	
Commercial	
Miscellaneous	

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 C: 978.289.0561
susan.cook@nv5.com

FIRM PROFILE

NV5: DELIVERING SOLUTIONS — IMPROVING LIVES

NV5 provides engineering and consulting services to public and private sectors, delivering solutions through five business verticals: Construction Quality Assurance, Infrastructure, Utility Services, Program Management, and Environmental. With offices nationwide and abroad, NV5 helps clients plan, design, build, test, certify, and operate projects that improve the communities where we live and work.

As engineers, construction/program managers, commissioning authorities, and environmental professionals, we play a significant role in shaping our communities through the services we provide. From designing the water systems we rely on; streets and bridges our kids use to get to school; buildings and resorts we enjoy; and the electricity/gas we use to power our homes and businesses, to testing materials used to construct high-rise buildings and responding to environmental disasters, our everyday decisions make lasting impacts. NV5 takes pride in helping our clients develop cost-effective and sustainable projects that improve lives and deliver solutions.

ENGINEERING & TECHNOLOGY SERVICES

- Acoustics & Vibration Control
- Audiovisual
- Code Consulting
- Commissioning/Retro
- Electrical Engineering
- Energy & Sustainability
- Fire Protection
- Intelligent Buildings
- IT/ICT/Telecommunications
- Lighting for Theaters & Studios
- Master Planning
- Mechanical Engineering
- Owner Representative Services
- Plumbing Engineering
- Program Management
- Security & Surveillance Systems
- Site/Civil
- Structural



FIRM PROFILE

COMMISSIONING OVERVIEW

With rising operational costs and ever-changing technology playing a critical role in the day-to-day operations of your facilities, maintaining quality and improving efficiency, productivity, and overall operations is essential to the success of any facility.

For over 25 years, NV5 has supported their clients across all major sectors in meeting their facility improvement and corporate goals. Our experience includes operation and troubleshooting of HVAC, energy management, control, and life safety/security systems.

NV5 helps clients plan, design, build, test, certify, and operate projects that improve the communities where we live and work. As a qualified commissioning service provider, NV5 has supported a variety of clients in their facility improvement and incorporation goals.

Our experience includes operation and troubleshooting of HVAC, energy management, control, and life safety / security systems. NV5 is a charter member of and maintains a corporate sustaining membership with the Building Commissioning Association. We have also been a corporate sustaining member of the U.S. Green Building Council for over 15 years.

GOALS OF COMMISSIONING

Commissioning's overall goal to deliver a building that works and to develop an operations team that can keep it working through documentation, training, and knowledge transfer.

Our commissioning agents reach this goal through a *collaborative team approach*, engaging operations staff throughout all phases to benefit from their knowledge and help prepare them for turnover and employing technical tools—such the CxAlloy cloud-based software tool and a proprietary Data Analytics platform.

We focus on financial goals, operational considerations, project phasing, efficiency, flexibility, reliability, constructability, and innovation in designs and solutions that result in improved system performance and efficiency.



BENEFITS OF COMMISSIONING

- Reduced change orders
- Reduced cost through early identification & resolution of issues
- Organized startup & checkout → timely turnover
- Optimized energy profile that trained operations team can maintain
- Complete documentation
- Properly operating controls & building systems
- Maintainable building systems
- Increased occupant comfort & improved air quality
- Increased performance and equipment life

NV5 is a charter member of and maintains a corporate sustaining membership with the Building Commissioning Association.

RECOGNIZED AS A TOP US COMMISSIONING PROVIDER

2,000+ COMMISSIONING PROJECTS
with construction budgets from \$50,000 to \$1.2B

200+
LEED CERTIFIED PROJECTS





TOWN OF ANDOVER, SENIOR CENTER

ANDOVER, MA

Commissioning services of the MEP systems for the renovation of the existing senior center and 3 small additions. Systems include exhaust fans, radiant cooling ceiling panel, VAV terminals, fin-tube radiation, kitchen hood exhaust, building management system, electric water heater, lighting control, occupancy sensors, security cameras, fire alarm, roof top units.



TOWN OF ANDOVER, BALLARDVALE FIRE STATION CX

ANDOVER, MA

Commissioning services for a new Fire Station approximately 11,000 GSF including three new bays. Systems commissioned include mechanical, electrical, plumbing and fire protection systems.



MADOT HIGHWAY MAINTENANCE FACILITY

ANDOVER, MA



LEED-NC EAp1 commissioning Services for the Massachusetts Department of Transportation. The project encompassed a Maintenance Building with 813 SF of office space, restrooms, breakrooms, a two-bay garage of 1,441 SF and a unenclosed breezeway of 242 SF of space. In addition, an unconditioned Salt Barn of 9,185 SF and a 963 SF unenclosed Shed were part of the project as well as storage space for liquid anti-icing and de-icing agents.



ANDOVER SCHOOLS, HVAC ASSESSMENT

ANDOVER, MA

NV5 provided assessment of the current status of the HVAC systems serving their 10 public schools. The overall objective of the HVAC assessment was to conduct an independent survey of the ventilation systems serving each school and determine if the systems were functioning properly and are meeting or exceeding the current ASHRAE Guidance for the re-opening of schools.



WATERSTONE AT THE CIRCLE

BROOKLINE, MA | NATIONAL DEVELOPMENT

Commissioning services for a new six-story, 130,000 SF active adult/independent living apartment complex in the Cleveland Circle area.

The luxury, 92 unit building, features upscale amenities such as a fitness center, indoor pool, restaurant-style dining room, theater and underground parking.

The project met the U.S. Green Building Council's LEED certification standards under Boston's Green Building Article 37 and achieved LEED Silver Certification.

Systems commissioned include:

- Air conditioning units
- Air-cooled condenser
- Air handling units
- Boilers with pumps
- Building automation system
- Daylight harvesting
- Distribution switchboards
- Domestic hot water units
- Energy recovery units
- Exhaust fans
- Exterior lighting
- Fire protection/suppression systems
- Grounding, bonding inclusive of IT/Service Room
- Hot water unit heaters
- Lighting control panel/low voltage switching
- Occupancy sensors
- Panel boards
- Rescue assistance system
- Standby generator
- Supply fans
- Water pressure booster pumps
- Wet sprinkler

PROJECT SIZE: 130,000 SF

CONSTRUCTION COST: \$57 MILLION

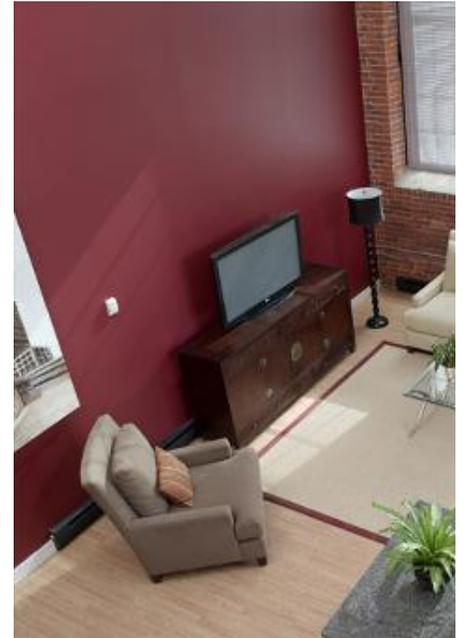
SERVICES



Commissioning



LEED Silver



PROMENADE APARTMENTS AT THE FOUNDRY

PROVIDENCE, RI | FOUNDRY ASSOCIATES

Commissioning of building systems as part of this \$40 million redevelopment project of the Foundry, a key landmark and historic mill complex.

Work included the conversion of the buildings into 220 new luxury residential units.

The development also includes a swimming pool complex with retractable glass roof, fitness and business centers, and event room and an adjacent parking complex.

SERVICES



Commissioning

PROJECT SIZE: 220 UNITS
CONSTRUCTION COST: \$40 MILLION



1350 BOYLSTON STREET, LEED-NC EAP1 AND EAC3 CX

BOSTON, MA



LEED-NC EAP1 and EAC3 commissioning services for a new 183,000 SF, 17-story mixed-use residential and retail facility located in the Fenway neighborhood. The building contains 212 apartments consisting of efficient studios to three bedroom units and features 7,000 SF of street level retail with two levels of below-grade car and bike parking. Project achieved LEED Gold Certification.



100 SUDBURY RESIDENTIAL TOWER

BOSTON, MA

Commissioning services for the 45-story residential tower as part of the Government Center Redevelopment project. The building features 486 residential units, and 1,000 SF of retail space, including a one-acre rooftop garden, fitness facility, pool, clubroom/ lounge, private dining, catering kitchen, pet spa, yoga room, sky lounge and terrace. Located at the point of the Bulfinch Triangle, the new tower offers views to the Charles River, Boston Harbor, and downtown Boston. Representatives of NV5 worked with the design, construction and maintenance teams to integrate the commissioning process into the project. The majority of functional testing occurred during construction, with some final and follow-up testing occurring after the building was occupied.



MANDARIN ORIENTAL COMPLEX, NEW MIXED USE FACILITY

BOSTON, MA

Commissioning services for a new \$260 million, 450,000 SF mixed-use development including high-end retail shops as well as a luxury hotel, and residences, and a multi-level underground parking garage. NV5 also provided MEP/FP/IT design services.

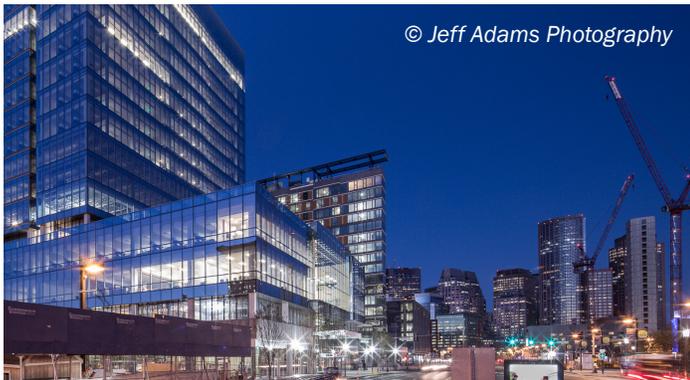


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ONE GREENWAY

BOSTON, MA

Commissioning services for a 10-story and a 20-story building consisting of approximately 396,000 SF of residential space and 45,000 SF for a three-level, 135-vehicle, below-grade parking garage. The space includes 205 market rate apartments and 95 affordable housing units. In addition, the ninth floor includes a cafe, video screening room as well as office and retail space. Additional amenities include resident lounges, a rooftop club room, and a 24-hour gym with state-of-the-art technology.



© Jeff Adams Photography

101 SEAPORT, PARCEL L1 SEAPORT SQUARE

BOSTON, MA



LEED commissioning services for a 440,000 SF, 17-story, \$265 million LEED office tower at Parcel L1 in the Seaport District. The new hi-rise is home to PricewaterhouseCoopers and includes 20,000 SF of ground floor retail space. The building's sustainability initiatives include an active chilled beam mechanical system; rainwater reuse system; 30% energy use reduction; and 40% water use reduction. These features helped the project achieve LEED Platinum Certification.

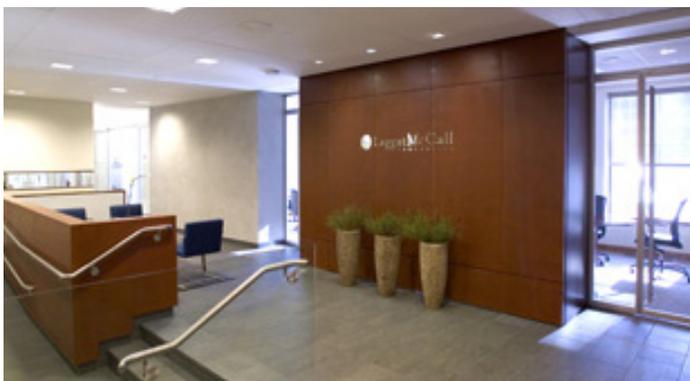


MAJOR INSURANCE COMPANY HEADQUARTERS EXPANSION

BOSTON, MA



LEED commissioning for new construction and major renovation for the headquarters expansion of a 22-story, 730,000 SF office building. This building contains a two-story cafeteria (kitchen, servery and dining area), two-story lobby, four stories of underground construction (one level of mechanical and back of house space, three levels of underground parking), an MDF room on the third floor and IDF rooms on every floor. NV5 commissioned the base building systems using Fundamental and Enhanced Tasks to help the building achieve LEED Gold Certification.



LEGGAT MCCALL, 13TH FLOOR BUILD-OUT

BOSTON, MA



LEED commissioning services for the build-out of 10,000 SF of office space on the 13th Floor of 10 Post Office Square. Completed in only 15 days, the project, at the time of completion, was widely recognized as the first and only commercial interior work in Boston to earn the LEED-CI Platinum distinction.



© Bruce T. Martin

ONE GREENWAY

BOSTON, MA

Commissioning services for a 10-story and a 20-story building consisting of approximately 396,000 SF of residential space and 45,000 SF for a three-level, 135-vehicle, below-grade parking garage. The space includes 205 market rate apartments and 95 affordable housing units. In addition, the ninth floor includes a cafe, video screening room as well as office and retail space. Additional amenities include resident lounges, a rooftop club room, and a 24-hour gym with state-of-the-art technology.



PERKINS + WILL, 225 FRANKLIN STREET 11TH FLOOR

BOSTON, MA



Enhanced LEED commissioning services for the tenant fit-out project for the Perkins + Will office totaling 24,500 SF of corporate office space for the firm's 110 employees. The space is open, elegant, and flexible with very few walls so as to encourage team collaboration. The space also features a "living wall" (plant grown on a vertical plane within low-light environments), and numerous team conference and breakout rooms. Project achieved LEED Gold Certification.



121 SEAPORT SQUARE LEED-CS EAP1 AND EAC3

BOSTON, MA



LEED-NC EAp1 and EAc3 commissioning services for a new 482,122 SF, 17-story Class-A office building and retail facility located in Boston's Seaport District. The building amenities include a fitness center, below-grade parking with bicycle storage, waterfront access, two floors of retail and multiple outdoor spaces including rooftop terraces and a pedestrian-only retail promenade. Project achieved LEED Platinum Certification.



1350 BOYLSTON STREET, LEED-NC EAP1 AND EAC3 CX

BOSTON, MA



LEED-NC EAp1 and EAc3 commissioning services for a new 183,000 SF, 17-story mixed-use residential and retail facility located in the Fenway neighborhood. The building contains 212 apartments consisting of efficient studios to three bedroom units and features 7,000 SF of street level retail with two levels of below-grade car and bike parking. Project achieved LEED Gold Certification.



FIDELITY CAMPUS, MEP FACILITY CONDITION INDEX, 100, 500 AND 900 SALEM STREET

SMITHFIELD, RI

Assessment of the MEP major systems within Buildings 100, 500 and 900 of the Fidelity Campus totaling approximately one million SF of space. The project consisted of assessing mechanical and electrical equipment located within the three buildings. Assessment sheets were analyzed and data was compiled into a matrix for costs to repair, replace, and provide the owner a capital cost plan for their future building operation. In addition, NV5 provided Operator Handbooks for each major system.

PROJECT EXPERIENCE | COMMERCIAL

AECOM, RELOCATION TENANT FIT-OUT

CHELMSFORD, MA (LEED GOLD CERTIFIED)

LEED commissioning for the tenant fit-out of approximately 90,000 SF of space beginning in the Design Phase. The project consisted of tenant improvements of office, conference rooms, reception areas, filing areas, production/supply space, wellness area, locker rooms, and lounge areas. Project achieved LEED Gold Certification.

GOOGLE, 5 CAMBRIDGE CENTER, 2ND FLOOR PHASE II

CAMBRIDGE, MA (LEED GOLD CERTIFIED)

LEED commissioning for the tenant improvements to approximately 20,200 SF of space including offices, IT/storage area, copy area, pantry, game room, and conference room. Systems commissioned included eleven heat pumps with condenser pumps and controls, two CRAC units and associated controls, one VFD, occupancy sensors, daylight harvesting, low voltage lighting control system. The project received LEED CI Gold Certification.

FIDELITY INVESTMENTS, NETWORK CENTER, 300 MILLENNIUM WAY

RESEARCH TRIANGLE PARK, NC (LEED SILVER CERTIFIED)

Commissioning services for the four-story, approximately 105,000 SF NC-3 building that included tenant upgrades consisting of full height wall offices, open offices, kitchenettes and conference rooms. Commissioned systems included: HVAC Building Automation System (BAS), HVAC terminal devices, electrical testing of master lighting control systems serving common areas, open office spaces and exterior lighting, 25% random sampling of office area lighting occupancy sensors, and testing of pantry domestic water heaters with leak detection. Project achieved LEED Silver Certification.

FIDELITY INVESTMENTS, 70 BRICKELL AVENUE

MIAMI, FL

LEED CI fundamental commissioning services for approximately 14,000 SF of the 24th floor beginning in the design phase and continuing through the Construction Phase. Commissioned systems included HVAC, terminal devices, electrical lighting/dimming control systems and plumbing point of use domestic water heaters as well as newly installed sinks and water closets.

10 AND 20 CITY POINT

WALTHAM, MA

LEED commissioning services, from the design phase, through construction and warranty phase for two office buildings totaling 430,000 SF, plus a 1,600-car parking garage below the building.

GSA, THOMAS P. O'NEILL FEDERAL BUILDING

BOSTON, MA (LEED GOLD CERTIFIED)

Commissioning of the systems for the renovation of 43,902 SF, with 7,800 SF on the 10th floor, and 36,102 SF on the 11th floor to consolidate and relocate several departments within the Public Buildings Service. As this is a five phase project, space programming was a large part of the project as each phase had to be complete for occupancy prior to starting the next phase.

CONFIDENTIAL INVESTMENT AND ASSET MANAGEMENT FIRM, MDF ROOM

BOSTON, MA

Commissioning services for the four Liebert units within the 23rd floor, 350 SF Main Data Frame (MDF) room. Services included review of existing equipment, design documents, and automatic control sequence of operation, functional Performing Testing observation and documentation, and corrective action log maintenance.

CONFIDENTIAL INVESTMENT AND ASSET MANAGEMENT FIRM, 100 FEDERAL STREET

BOSTON, MA

HVAC commissioning services for the 20th, 22nd, 25th and 26th floors at 100 Federal Street, each totaling 24,000 SF. Commissioning included random sampling of HVAC terminal devices with the building management system (Induction Units, Fan Powered Boxes, VAV Boxes and Transfer Fans) and four HVAC IDF Room CACU Units.

DIGITAL REALTY TRUST, DATA CENTER EXPANSION

WALTHAM, MA

Commissioning services and MEP/FP design for upgrade/expansion of an existing but incomplete 39,000 SF data center, in a building used as multi-customer server hotelling facility. Systems designed and commissioned included six UPS modules, three generators, 26 Liebert chilled water CRAC units/systems, multiple rooftop units, pre-action fire protection systems and building management systems controls, as well as integration of all systems.

WILMER HALE, TENANT IMPROVEMENT

BOSTON, MA

Commissioning services for a tenant fit-out that included improvements of office, conference rooms, reception areas, filing areas, production/supply space, food service/pantries, full cooking kitchen, cafeteria, fitness area, locker rooms, and lounge areas.

PROJECT EXPERIENCE | COMMERCIAL

50 CONNELL DRIVE, NEW BUILDING

BERKELEY HEIGHTS, NJ (LEED SILVER CERTIFIED)

LEED commissioning services for a new 187,000 SF four story shell and core facility containing offices, a cafe and support space. Work included commissioning for HVAC systems, including cooling towers, air handlers, and boilers; electrical systems, including lighting, fire alarm and sprinkler systems; and plumbing systems. In addition, suggested PM work orders, an asset database, and estimated PM labor hours were provided.

RBS CITIZENS, DISASTER RECOVERY SITE

KINGS MOUNTAIN, NC

Commissioning services for the data center build out project at the Disaster Recovery Site – Kings Mountain, NC. This project adds new critical infrastructure supporting a 2N level of redundancy, including UPS, generator, cooling and 2,250kW of new additional UPS power to approximately 20,000 SF of new raised floor white space.

ACUITY BRANDS LIGHTING

NEW YORK CITY, NY (LEED GOLD CERTIFIED)

LEED commissioning of new HVAC, electrical and plumbing systems for this multi-floor regional sales office for Acuity Brands Lighting covering the New York City area. It will also serve as a demonstration showroom for a wide variety of lighting products including luminaires and lighting controls. The space is LEED Gold Certified.

ORACLE, SERVER LAB RELOCATION CX

ORLANDO, FL

Commissioning services for the server laboratory relocation project located at TG Lee Boulevard. The project consisted of a new server laboratory space that was in the post-design phase with demolition having just been completed and construction having just commenced. NV5 commissioned all of the new HVAC and electrical systems and performed functional performance testing (FPT) as well.

SCHNEIDER ELECTRIC, 800 FEDERAL STREET TENANT FIT-UP IMPROVEMENTS

ANDOVER, MA

Commissioning for 225,000 SF of space consisting of offices, open work stations, interior electronic dry labs, conference rooms, technology, document production space, conference center, training, fitness center, storage, and other business related spaces.



MCCORMACK FEDERAL OFFICE BUILDING

BOSTON, MA



Commissioning of the \$90 million, 1,000,000 SF renovation of 22-story, historical building starting in the design phase. Included commissioning of HVAC, electrical, plumbing, fire protection, and security systems. Work also included facility management services for the development of a Computerized Maintenance Management System (CMMS), barcoding and development of preventive maintenance work orders. The building received LEED Gold Certification.



BOSTON CHILDREN'S MUSEUM EXPANSION/UPGRADE

BOSTON, MA

LEED commissioning of a \$45 million expansion/upgrade of the 100-year old museum, which involved 50,000 SF of major renovations to the existing building and construction of a new three-story, 23,000 SF addition. NV5 also developed a Computerized Maintenance Management System (CMMS) for the larger modernized facility. This project achieved LEED Gold Certification.



DUDLEY SQUARE POLICE STATION

BOSTON, MA



LEED commissioning services for the \$15 million, three-story, 34,500 SF new Boston District B-2 Police station in Dudley Square. The facility achieved LEED Gold Certification making it the first public-safety building in the city to receive such recognition. The energy efficient building includes a number of windows to take advantage of daylighting, reduced water use, and a reflective roof. NV5 commissioned the mechanical, electrical, plumbing and fire protection systems in this new facility.



NEW MALDEN POLICE HEADQUARTERS

MALDEN, MA

Commissioning services for the City of Malden new police headquarters that is being relocated to 1.3 acres of industrial land that was purchased by the City for this new construction. The new headquarters will be 25,000 SF with parking for 90 vehicles. The building is two-story, steel framed, consisting of a glass curtain wall and fiber cement panels. It has 13 detention cells, locker rooms, exercise room, simulation room, evidence room, armory, detectives unit, and a community room for the public to use.



NEW LOWELL JUSTICE CENTER

LOWELL, MA



LEED commissioning services for the new 265,000 SF Lowell Justice Center. The cutting edge facility includes Superior, District, Probate & Family, Juvenile and Housing Courts of Middlesex County, clerk and probation areas, detainee areas, registry of deeds and public lobbies. The courthouse is extremely energy efficient, designed to use 40% the energy of a typical facility and features a chilled beam HVAC system, photo-voltaic panels, and sophisticated building systems controls. Project achieved LEED Platinum Certification.



MASSDOT CENTRAL RESEARCH MATERIALS LABORATORY

HOPKINTON, MA

LEED-NC EAp1 and EAc3 commissioning for the MassDOT Central Research Materials Laboratory. The original materials testing laboratory was located in South Boston, but in order to keep pace with the research and planning needs of MassDOT, significant building upgrades needed to take place. Instead of renovating the facility it was determined that centrally locating a new laboratory in Hopkinton would better serve the Commonwealth. The new two-story building hosts laboratory and administrative space.



GILLETTE STADIUM

FOXBOROUGH, MA

Independent inspection and assistance with commissioning of the state-of-the art facility's HVAC, plumbing, fire protection, electrical power and sports lighting systems. As part of the commissioning effort, NV5 bar coded over 1,300 pieces of equipment and rooms for input into a Computerized Maintenance Management System (CMMS) to facilitate stadium maintenance, including provision of a data base for MEP equipment asset management. NV5 also completed an energy retrofit central plant project with a two-year return on investment



NEW AUGUSTA COURT FACILITY

AUGUSTA, ME

Commissioning services of the MEP systems for the new Augusta Court Facility, a four-story, 120,000 SF building that connects to the historic Kennebec County Courthouse. The \$52 million facility consolidates district and superior court functions. LEED for New Construction and Major Renovation 2009 v3 was chosen as the sustainable guidelines and helped the project achieve LEED Gold Certification.. NV5 also facilitated the Building Envelope services for this project.

PROJECT EXPERIENCE | MISCELLANEOUS

NEW AUGUSTA FIRE STATION 6

AUGUSTA, ME

Commissioning services for the City of Augusta new Fire Station. The Fire Station consists of approximately 5,000 SF of new construction, one-story in height. Systems commissioned included HVAC, electrical and plumbing systems.

HARWICH POLICE HEADQUARTERS

HARWICH, MA

Commissioning services for the new, \$10 million, 22,000 SF, two-story, Police Headquarters, constructed adjacent to the old station. Systems commissioned included a boiler, split cooling units, air handling units, air condition units, VAV units, hot water unit heaters, a BAS System, hot water heaters, and hot water circulating pumps.

GSA, HANLEY FEDERAL BUILDING AND COURTHOUSE

SYRACUSE, NY

Commissioning services for the 14-story building and attached four-story courthouse originally constructed in 1974. NV5 commissioned systems including main building air handlers, return/relief fans, chillers, pumps, and the BMS control system. Two cell cooling tower, two RTUs and two condensing units are located on the roof and garage ventilation fans in the underground parking facility. NV5 commissioned systems for the annex building including three AHUs and two air cooled chillers located on the roof.

SHARON COMMUNITY CENTER

SHARON, MA

Mechanical and electrical commissioning services for the Community Center within the Construction Phase of the project. In addition was responsible for the creation of an asset database, PM work orders, and O & M reports.

TRILOGY FENWAY MIXED-USE PROJECT

BOSTON, MA

Commissioning services and development of a computerized maintenance management system for the \$200 million redevelopment of a three-tower complex containing housing and retail components.

DCAMM, MASS STATE POLICE FIREARMS RANGE FACILITY

NEW BRAintree, MA

Commissioning services at the Massachusetts State Police that involved converting the semi-enclosed outdoor Firearms Range Facility to an enclosed indoor firearms range. An emphasis of the project involved the introduction of a functional HVAC system, along with the building envelope upgrades required to properly enclose the newly conditioned space. Systems commissioned include air handling units, boilers, radiant floor systems, unit heaters, split A/C systems, exhaust systems, lighting control and fire alarm system

LITHGOW LIBRARY EXPANSION

AUGUSTA, ME

Commissioning services for the renovation/expansion of the Lithgow Library. The project consisted of approximately 9,700 SF of existing space with three-stories in height and additional 23,800 SF of new construction, along with two-stories in height



N | V | 5 Delivering Solutions
Improving Lives

1.7 Provision of Community Planning Objectives

1.7.1 Neighborhood Context and Character of Development



Trinity's Treadmark project, at the southern terminus of the Red Line in Dorchester, offers residents high quality amenities in a transit-oriented development.

Andover's HMD has a rich industrial heritage with a distinct architectural vernacular. Through the use of brick, steel and concrete elements, our proposal for the respects the historical context and character of Andover and the HMD while also embracing the residential feel of the surrounding neighborhood. The redevelopment of the Andover Town Yard site will serve as an anchor of the HMD that will catalyze additional development and investment throughout the district, including at Dundee Park and the potential for a future Phase 2 TOD development project on the MBTA parking lot. Upon its completion, Trinity's project will be an elegant project that will help to active and breathe new life into this portion of the HMD.

1.7.2 Linkages, networks, and circulation

As it is configured today, there is no obvious route to access the Town Yard site from Main Street and downtown Andover. Through a robust wayfinding program, and by establishing Lewis Street as the "spine" of our project, the path to and through the site will become clear to residents and visitors travelling on foot or by bike. While a valuable transportation link, the rail lines impose a significant physical and visual barrier. To rectify this condition, Trinity is proposing a design that will allow for an overhead pedestrian bridge to be constructed across the rail lines in a future phase. This new connection would improve accessibility across the tracks and provide a more intuitive connection to the commuter rail platform, and popular destinations, such as Dundee Park, Whole Foods, and the Shawsheen River. Finally, the 2019 Circulation and Street Design Study from DCI underscored the need for intersection improvements in the HMD. The most beneficial traffic mitigation measure – namely Alternative 2 from the DCi Study to improve the intersection of Essex, Pearson and Railroad Streets – is incorporated into our design plans.

1.7.3 Community Spaces

With respect to Community Spaces, Trinity's proposal features a new linear green space that will separate the railroad tracks from the project's residential uses. This park will be an open and flexible-use green space that can support a range of programmed outdoor events throughout the year, including seasonal markets, food trucks, small-scale performances, arts and cultural festivals, and other local community-based gatherings. The park will have several fixed seating elements, including seat walls to benches. The landscape will include ornamental plantings on the perimeter with deciduous trees providing shade and evergreen trees buffering the railroad tracks.

The linear park will connect to the broad plaza in front of apartment building. The retail/commercial space(s) at the Pearson Street end of this building – possibly a café or gallery – can spill out the plaza offering seating (tables and chairs) outdoors in the southern sunshine.

Trinity’s plan is to own and maintain all of the pedestrian/bicycle pathways and outdoor community spaces. The public will be granted access to this infrastructure and these spaces via easement.

Finally, working with a public art and placemaking consultant, Alexander Golob Art, we have developed a Public Art, Placemaking and Wayfinding plan. This plan includes an art wall along the rail tracks, façade art on the building’s, “etching posts” for wax-rubbing art, a Little Library as well as sidewalk art. The details of this plan are included in Section 1.5, Refined CPP.



Like Trinity’s Brockton Enterprise Center, our proposal includes placemaking efforts and linear green space for residents and the Andover community.

1.7.4 Product Type

Trinity’s proposal calls for a total of 120 residential units: 90 rental apartments at four different income tiers to appeal to a wide range of residents and 30 market-rate condominium units. The following is the program for the rental project:

	1 BR	2 BR	3 BR	Total	Percentage
Market-Rate	6	7	3	16	18%
Workforce Housing Units (at up to 80% AMI)	8	10	3	21	23%
Affordable Units (at up to 60% AMI)	10	11	8	29	32%
Extremely Affordable Units (at up to 30% AMI)	10	7	7	24	27%
Total	34	35	21	90	100%
Percentage	38%	39%	23%	100%	

1.7.5 Environmental Responsibility

Trinity’s proposal for the Andover Town Yard/TOD site not only incorporates critical smart growth strategies as prioritized by the Town of Andover, but will also employ environmentally responsible design strategies to reduce fossil fuel consumption, thereby reducing greenhouse gas emissions and lessening the potential impact on climate change.

LEED

Trinity is seeking a rating of “Highly Advantageous” in the category of “Environmental Responsibility.” If selected, Trinity will seek and attain both (i) LEED certification at the level of Silver or higher for the design of each building to be constructed, and (ii) LEED ND Built Project Silver or higher certification for the entire project as constructed.

The team will actively integrate sustainability measures into the design and construction of all project buildings and will ensure that all energy use exceeds the Massachusetts Stretch Energy Code (Stretch Code) and prioritizes low-carbon systems and equipment, where financially feasible. Energy savings will be calculated via ASHRAE energy modeling or Home Energy Rating System (HERS) modeling, depending on the applicable requirement from stretch code, as determined by the number of stories within each building.

Design team members with expertise in building science and green building certifications, including ICON architecture and New Ecology, will collaborate to ensure the design of both buildings include the following design aspects: continuous and well-sealed exterior wall insulation, highly detailed air sealing to reduce the transfer of conditioned air to the outside, incorporation of high-efficiency mechanical systems, inclusion of low-flow water fixtures, use of LED lighting fixtures, installation of durable finish materials, and resulting healthy indoor air quality for all building users and residents. This integrated team approach will help reduce both soft and hard construction costs as well as result in ongoing operational energy savings for both the building ownership and the building users/residents.

The following additional features will also be included within the project design:

- The potential use of renewable energy based on space availability, available rebates and incentives, and overall cost to building ownership
- Prioritization of pedestrian access to the site and surrounding transportation hubs, including the placement of some site parking below building structures, rather than at street level
- Inclusion of a new public street to allow for easier vehicle site access and the installation of electrical vehicle charging stations
- Mixed use commercial space on the ground floor of the rental project
- Beautification and walkability of the project site as a whole
- Increase in social interaction and improvement of building user well-being through the inclusion of public art installations throughout the project site



Beautification efforts and a focus on walkability will invite residents to the site and improve frontage along the MBTA Commuter Rail.

At the end of construction, all project residents will receive a Resident Green Guide explaining the design and construction of the building and neighborhood, as well as descriptions of user behavior that will help ensure the building continues to function at its highest performance. Additionally, all building and site LEED certifications will be reviewed and approved by the USGBC.

Low-Impact Development and Stormwater Best Practices

The proposed redevelopment will be fully compliant with the Massachusetts Stormwater Management Standards and improves existing conditions by doing the following:

- Reducing the amount of impervious surface parking lot area and therefore lowering the site's salting and sanding requirements
- Creating new pedestrian plazas and clean roofs in place of sprawling surface parking areas
- Incorporating more internal trees and native landscaping, which will lessen the heat island effect
- Improving pedestrian comfort as well as improving stormwater discharge temperatures
- Adding infiltration of the first flush of clean roof runoff to groundwater

1.8 Adherence to
Section 8.7.8 of the
HMD Zoning By-Law

1.8.1 Provide a positive economic benefit to Andover (including, but not limited to, fiscal impact, town services, and employment), is in harmony with the general purpose and intent of the Master Plan and is not unreasonably detrimental to the overall General Business Districts, specifically Downtown Andover.



Like Trinity's Treadmark project, our proposal includes retail and community-oriented amenities.

With an exciting new mix of transit-oriented uses centered around the MBTA Commuter Rail Station, Trinity sees the Andover Town Yard/TOD project as a tremendous opportunity to create a new “front door” to the Town’s Historic Mill District (HMD) while spurring economic development and growth. Flanked by the mixed-income rental apartment building (Phase 1A) and the for-sale condominium building (Phase 1B), Lewis Street becomes the axis for the redeveloped Town Yard site and creates a clearer connection to the businesses on Main Street and downtown Andover.

Housing – and the residents it will bring – are key to activating the HMD, making it a vibrant and attractive destination, and fostering economic activity in the area. Trinity’s proposal calls for a total of 120 units: 90 rental apartments at four different income tiers to appeal to a wide range of residents and 30 market-rate condominium units. A new linear park provides green space for residents and visitors and serves as a buffer between the railroad tracks and the residential uses of the site.

1.8.2 Blend the scale of residential, business and commercial structures into the site design

The rental project will be developed as a five- and four-story, mixed-use project. The building’s ground-floor level includes 2,500 square feet of commercial space and the residential lobby, which will be accessed from Lewis Street. These spaces will be able to spill out onto a south-facing courtyard that extends the pedestrian experience past the linear park along the tracks down to the future MBTA crossing. The balance of the building will be designed using a strong mill aesthetic, with a masonry base and metal attic story at the fourth floor to break down the scale of the building. The building will set back on the upper floor to break down the scale of the building allowing for a potential roof top terrace overlooking the river.



Trinity's Avenir project is reflective of our TOD experience.

Trinity and ICON see the condominium project as a unique opportunity to add homeownership units to the HMD. Oriented parallel to Lewis Street, the condominium project will be benched into the slope of the site and be contextual to the surrounding residential neighborhood. Thirty, two-bedroom homeownership units fill this four-story building, with parking tucked underneath. The building’s massing steps down to four stories from the rental project’s four/five stories to transition the development into the lower-scale buildings along Pearson Street.



Trinity has had success with a variety of public infrastructure improvements – making accessibility a cornerstone of our development model.

Our CPP also calls for implementing Alternative 2 from the DCi report, which will terminate Pearson Street at Depot Pizza. This design modification will enhance the circulation patterns while reducing the number of traffic accidents at this intersection.

1.8.4 Preserve natural features, wetlands, scenic vistas and open spaces when possible

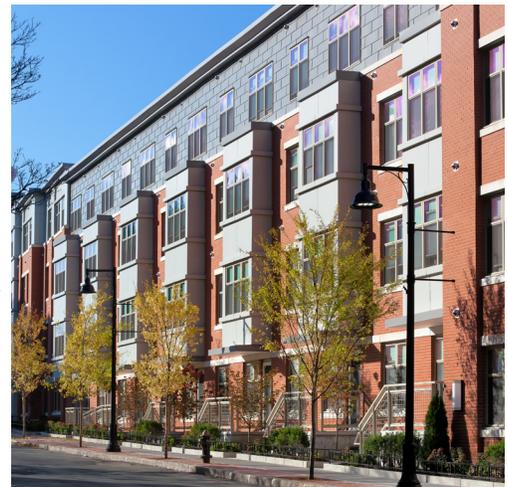
The Andover Town Yard/TOD project will not impact any of the natural features, wetland, scenic vistas and open space of the area, but our proposed wayfinding plan will seek to encourage both residents and visitors to explore these natural amenities so as to community awareness of these assets.

1.8.5 Minimize the visual impact of parking areas

So as to reduce the visual impact of parking areas, thirty parking spaces for the condominium project will be located underneath the building. The parking for the mixed-income rental development will be split into three separate surface lots: one at the terminus of Buxton Court, a second located behind the building next to the railroad tracks, and a third next to the condominium project. Per the MHD Design Guidelines, this design pushes most of the project's parking towards the rail line and it distributes vehicles across the site in smaller lots that can be well landscaped.

1.8.6 Assure safe interior circulation within its site by separating pedestrian, bike, and vehicular traffic.

The Andover Town Yard/TOD project is planned as a multimodal development that respects all forms of travel, including pedestrians, bicyclists, as well as cars and trucks. For the pedestrian experience, our design calls for generous sidewalks, street furniture and context-appropriate lighting. For bicycles, we have programmed a dedicated lane within the project, as well as bike parking facilities inside and outside of the two buildings. The streets themselves will be designed to accommodate vehicular traffic while ensuring that cars and trucks move through the site at a speed that is both safe and respectful of residents and visitors.



At Trinity's Brockton Enterprise project, activated walkways and placemaking efforts support multimodal transportation and blend the uses of the site.

1.8.3 Provide safe vehicular and pedestrian ways, and minimize traffic impacts

Trinity's project is designed around a pedestrian bridge to be constructed over the tracks in a future phase at the far end of the site near the end of Buxton Court, and which would land near the existing raised platform on the station side of the tracks. This new connection would improve accessibility across the tracks and provide a more intuitive connection to the commuter rail platform and amenities throughout the HMD, including the Shawsheen River.

1.8.7 Include existing and future pedestrian pathways within 100' feet of the Shawsheen River for public use and enjoyment if the Project includes frontage along the Shawsheen River. Said pedestrian pathway shall be publicly accessible via a public access easement or conveyance to the Town of Andover. The easement width for these pathways shall be not less than ten feet (10'), unless otherwise approved by the Planning Board.

Trinity's proposed Andover Town Yard/TOD project does not include frontage along the Shawsheen River and is therefore not relevant to this analysis.

1.8.8 Have appropriate signage to identify places, provide direction, and advertise businesses. Along with communicating information, signage should add to the character of each project and reinforce a sense of place

Working with our placemaking consultant, Alexander Golob Art, we have developed a Public Art, Placemaking and Wayfinding Program that will lead from Downtown Andover through the Town Yard Site and on to the Shawsheen River. This wayfinding program will create an elegant and intuitive way to draw residents and visitors through the HMD and encourage them to visit the natural amenities of the area, including the Shawsheen River, without blocking pedestrian or vehicular movement. Please see the Public Art, Placemaking and Wayfinding Plan that is included as part of our CPP.

The signage and wayfinding program will utilize materials and colors that celebrate the industrial past of the HMD, including brick, steel and concrete. Whenever possible, signage will be integrated into the architecture of the buildings or the infrastructure of the project so as to blend into – and not stick out from – the structure to which they are attached. Any signage will be consistent with respect to size, scale and placement.



By complementing the design and historic character, our public art and wayfinding efforts will draw residents through the site and surrounding amenities.

1.8.9 Incorporate energy efficient and environmentally sensitive principles

See Section 1.7.5.

1.8.10 Incorporate pedestrian amenities, accessory uses and community benefits into the overall design in a harmonious way

See Section 1.7.2 and 1.7.3.

1.8.11 Incorporate low-impact development (LID) design techniques or Stormwater Best Management Practices (such as, but not limited to, pervious paving, landscape swales, vegetative filters or rain gardens, and landscape infiltration facilities) to lessen the environmental impact of development along the Shawsheen River.

See Section 1.7.5.

1.9 Adherence to the HMD Design Guidelines for the Rail Corridor

1.9 Adherence to the HMD Design Guidelines for the Rail Corridor

1.9.1 Building Height

Please see Section 1.8.2.

1.9.2 Building Massing

Please see Section 1.8.2.

1.9.3 Public Interface

Please see Sections 1.7.2 and 1.7.3.

1.9.4 Parking + Access

Consistent with the HMD Design Guidelines, the project's parking will be tucked against the rail line. Parking for the rental project is entered from either Buxton Court or Lewis Street, and the two will be connected by drive aisle. A landscaped berm separates these two parking areas from the MBTA tracks. A third surface parking lot is 10 spaces and is located next to the condominium project. The parking program calls for a total 150 parking spaces, including 128 private, off-street spaces and 22 public, on-street spaces. Taking advantage of the topography of the site, 30 of the off-street parking spaces will be tucked beneath the condominium building.

1.9.5 Linkages + Networks

Improving traffic patterns around the HMD will be key to unlocking the value of any new project and improving the experience of moving through the area, regardless of the model of travel. With its change in grade, the intersection of Railroad, Essex and Pearson Streets is awkward and unsafe. Our plan calls implementing Alternative 2 from the DCi report, which will terminate Pearson Street at Depot Pizza. This design modification will vastly improve the circulation patterns while reducing the number of traffic accidents at this intersection.

As more fully described in Sections 1.7.2 and 1.8.3 above, Trinity's design accommodates an overhead pedestrian bridge, which would be built in a future phase. This new linkage would enhance access across the rail line while creating a clearer connection to destinations on the opposite side of the tracks.

1.9.6 Façade + Materials

The exterior treatment of a building plays a critical role in how a building interacts with the public realm. For the Andover Town Yard/TOD project, Trinity and our design team will select durable materials that can withstand the extreme climate of New England, but that are sustainably produced, and can be replaced easily. Fenestration will be a combination of masonry and fiber cement siding with a regular rhythm of punched openings, which relates back to the historic masonry buildings in the district.

Balconies will be integrated into the design to take advantage of views of the Shawsheen River. To enhance the



Trinity selects façade treatments and cladding materials that will both withstand the elements and speak to the history of the property.

visual appeal of the building, the design will modulate the façade and use recesses to break up the massing.

1.9.7 Signage + Wayfinding

Please see Section 1.8.8.