



TOWN YARD SITE, ANDOVER MA

Final Proposal

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PROPOSAL CONTACT PERSON:
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Town of Andover
Attn: Andover Town Yard Selection Committee
36 Bartlett Street
Andover, MA 01810

Dear Selection Committee,

The Procopio Companies is pleased to submit this final proposal package for the redevelopment of the Andover Town Yard site. Together with our design partners, our team has worked diligently to create a thoughtful proposal with the goal of exceptional placemaking, and a project that Andover can be proud of for generations to come.

We strongly believe that we are presenting you with the best use of this site, with a best-in-class mixed-use project, we are proud to present a development proposal which is impactful in its forward-thinking design elements and sustainable construction, and yet respectful of its surroundings the neighborhood of which it will eventually become a part.

We are extremely excited about the potential for this project, and should our proposal be selected we are confident that we will prove to be excellent partners for the Town of Andover. For over seventy years our family has been thoughtfully developing residential and mixed-use developments across Eastern Massachusetts, and have established a reputation as honest, ethical, and responsive development partners.

Our team stands ready to answer any questions the committee may have, and should the opportunity arise, would welcome the opportunity to present in-person to the committee.

Best Regards,



Michael Procopio
Chief Executive Officer



TABLE OF CONTENTS

Certification Forms	05
Project Narrative	10
Conceptual Drawings	15
Traffic Improvement	22
Narrative Site Plan (also submitted full size)	25
Table of Uses	34





**“Where others see an empty lot,
we see the complete story.”**

CERTIFICATION FORMS



CERTIFICATION REGARDING CONFLICT OF INTEREST

The Respondent hereby certifies that it is in compliance with the provisions of General Laws Chapter 268A whenever applicable. The Respondent covenants that (1) he/she presently has no financial interest and shall not acquire any such interest direct or indirect; which would conflict in any manner or degree with the services required to be performed under the Contract with the Owner or which would violate M.G.L. Chapter 268A, as amended from time to time; (2) in the performance of the Contract with the Owner no person having such interest shall be employed by the Respondent; and (3) no partner or employee of the Respondent is related by blood or marriage to any officer, official, or employee of the Owner, unless approved by the State Ethics Commission.



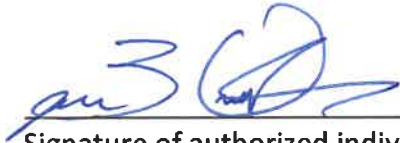
Signature of Respondent

CERTIFICATION OF GOOD FAITH & NON-COLLUSION

The undersigned certifies under pains and penalties of perjury that this bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

CERTIFICATE OF STATE TAX COMPLIANCE

Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.



Signature of authorized individual submitting bid/proposal

BRYAN VITALE

Printed Name

PROCOPIO COMPANIES

Name of Business (if applicable)

201146731

Social Security or Federal Tax Identification Number

**CERTIFICATION REGARDING SPECIAL PERMIT APPLICATION
PURSUANT TO §8.7.3(2) OF THE HMD ZONING BY-LAW**

The undersigned hereby certifies that the Development Proposal provided with this bid has been prepared to conform to §8.7 of the Andover Zoning Bylaw applicable to the HMD Overlay District, and that, if selected, the undersigned will apply for a Special Permit to develop the entire site pursuant to §8.7.3(2) of the HMD Zoning By-law.



Signature of authorized individual submitting bid/proposal

BRYAN VITALE

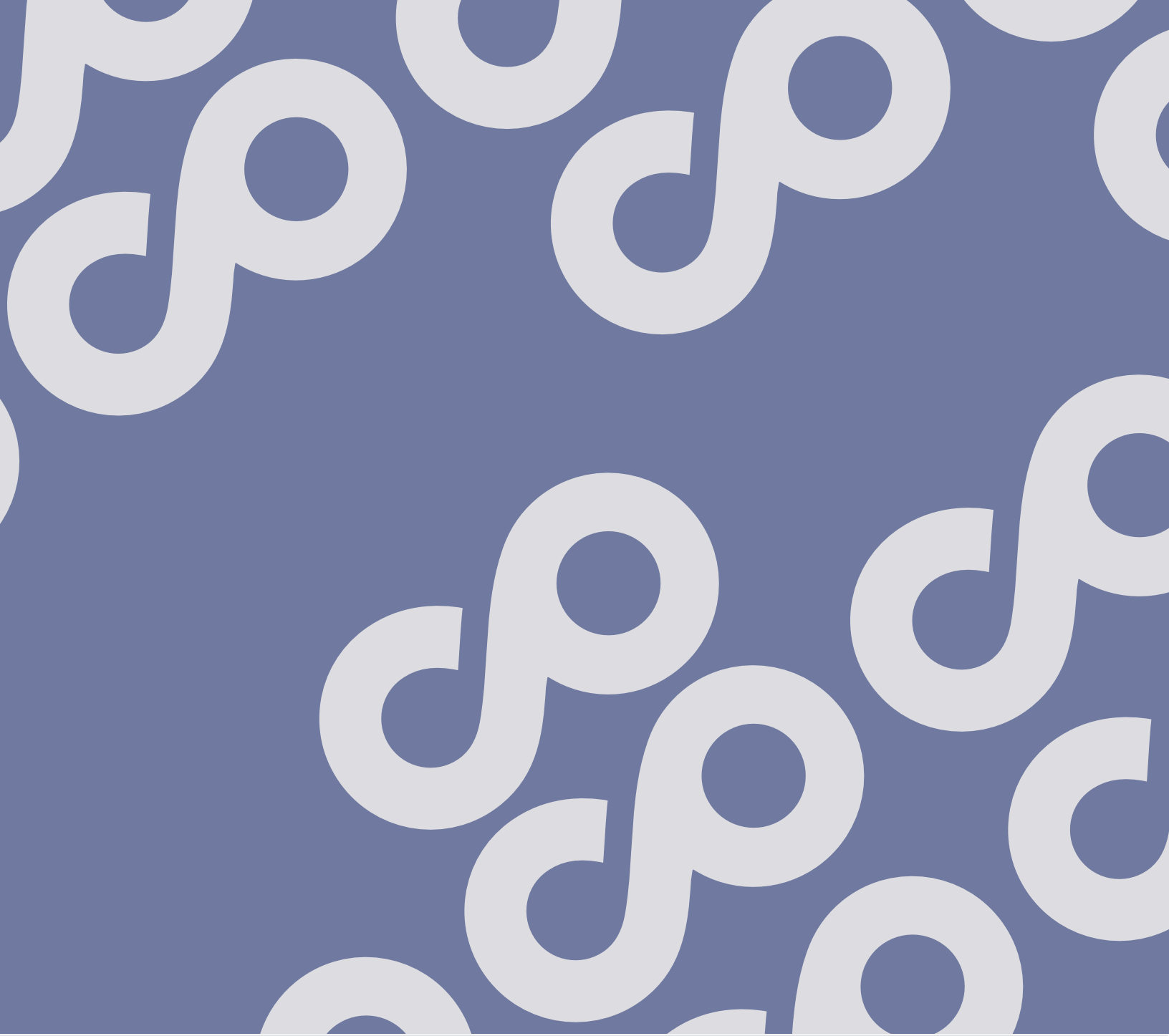
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PROCOPIO COMPANIES

Name of Business (if applicable)

201146731

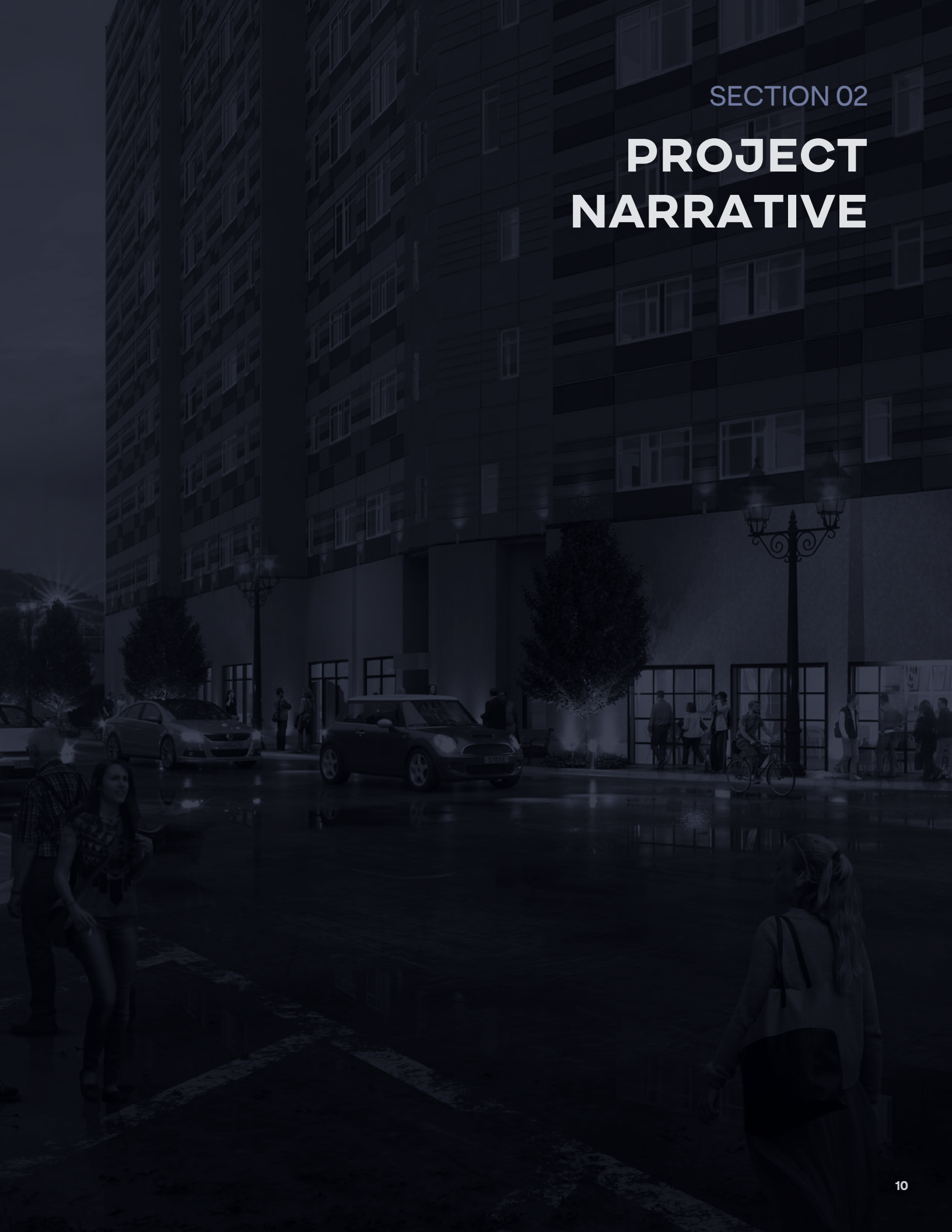
Social Security or Federal Tax Identification Number



“At the end of the day, we are all in the hospitality business, and we are measured solely by our residents experience at our properties”

SECTION 02

PROJECT NARRATIVE



Town Yard RFP
Andover, Massachusetts
Project Narrative
July 22, 2021

The proposed master plan for the Town Yard seeks to revitalize the site while managing traffic considerations, neighborhood scale, development of the train station as a key transit node for Andover, and expanding on the architectural and urban character of the Historic Mill District.

The development features 3 buildings strategically located throughout the parcel.

- Building 1 is settled in the northern corner of the site where grade is lower relative to Buxton Street. The slab on grade building is 4 stories in height, the shortest of the 3 proposed buildings, and steps down its height 2 stories to echo the rhythm of single-family homes along Buxton Street.
- Building 2 is a 5-story mixed-use building that includes apartments and retail oriented along the long axis of the site, and its architecture responds to three conditions: the railway to the west, the neighborhood to the east, and the proposed public spaces to the south. The architectural language breaks down its perceived scale and massing through material changes, upper story setbacks, and changes in wall plane along the Buxton Street edge. A small residential courtyard and pool are located along the eastern edge of the building. The façade along the rail presents a scale and rhythm familiar to the mill architecture of the district, with longer façade lengths and regularly spaced windows. There are shallow store fronts which allow for retail on the west side façade facing the rail. On the south side, the ground floor amenity of the building is articulated with public-facing storefront openings. A speed ramp on the north side of the building leads to an underground parking garage. The streets along the western and southern edges of the building are lined with head-in parking that can accommodate visitors and patrons of the proposed public spaces.

- Building 3 is a 5-story mixed-use structure that includes condominiums, restaurant space, retail, and amenity uses. This vibrant, public program is the visual center of the site, with a peninsula-shaped single story height buildout containing a mix of retail and restaurant uses, shaping a major public plaza facing Pearson Street that contains vegetation and café style seating. The architecture navigates the topography coming down from Lewis Street, and upper story setbacks and notches help shape the urban space and emphasize view corridors through the site. This building also utilizes a speed ramp down its own structured residential parking.

The overall site is shaped by these proposed building edges that shape a rich variety of public and private outdoor space. The traffic pattern on the southmost edge of the site is directed by a roundabout that helps separate vehicles from the already busy Essex Street intersection. The roundabout also provides an opportunity for placemaking along Pearson that belongs to the public realm rather than enclosed space, with the potential for public art or monument on the central island.

By keeping traffic separated, pedestrian and bicycle flow is encouraged along public walkways that connect south towards the Essex Street intersection, and north towards a potential pedestrian bridge over the railway. An outdoor area is reserved to accommodate any potential platforms on the east side of the train tracks that would be integrated into this pedestrian network and Pearson Street.

The master plan aims to create explicit public space that belongs to pedestrians and cyclists, minimizes vehicular traffic, and uses building edge as an enhancement to those public spaces. The developer plans to donate the area east of the rail back to the Town of Andover at the completion of the project. The proposed area is approximately 15,000 square feet and is noted on pages 3 and 4 of the site plans submitted with this package.

The development minimizes its carbon footprint and encourages green lifestyle practices. The surface parking will feature EV charging stations

for visitors and patrons, and each building roof will house solar panels to help minimize the use of fossil fuels to provide energy to building systems.

Above the single-story restaurant/retail space, there is space for a green roof and garden space where vibrant plant life can thrive, and where produce can be grown for restaurant use. The use of this green roof along with white TPO on other roof surfaces will also mitigate the heat island effect.

By moving most parking underground through use of the site topography, the amount of paving is minimized, and more open space is preserved for plaza, lawn, and courtyards.

This project will attain LEED BD+C Certification at the level of Silver or higher for Buildings 1 through 3, and for the entire project as constructed.

The development intends to meet all the dimensional regulations and other criteria of Section 8.7 of Andover's Zoning By-Law. All building heights are further than 50 feet from Essex/Pearson Street, and are under the 65-foot maximum height limit per Section 8.7.7(2d). The building coverage on the site is estimated at 28%, well below the 75% maximum coverage.

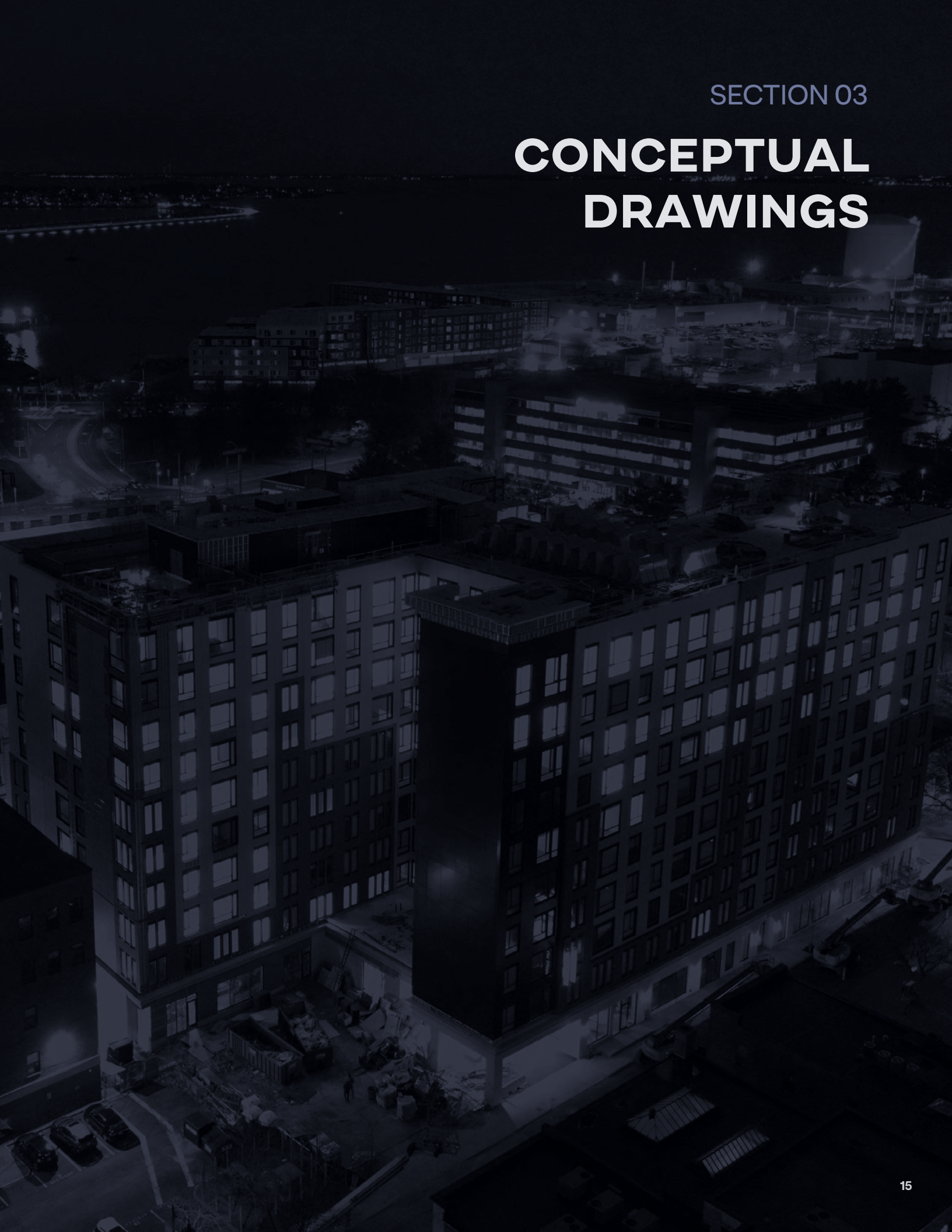
Due to a plethora of underground parking, the minimum 1.0 space per dwelling unit is provided. The 5 spaces required for 4,500 SF of retail and restaurant use is provided for at the surface, with 31 surplus spaces for overflow, visitors, or other members of the public.



“We’re not just developers – we’re also your neighbors. We take our role of bettering people’s lives seriously, and will continue to improve the communities we work in, long after a project is built.”



CONCEPTUAL DRAWINGS



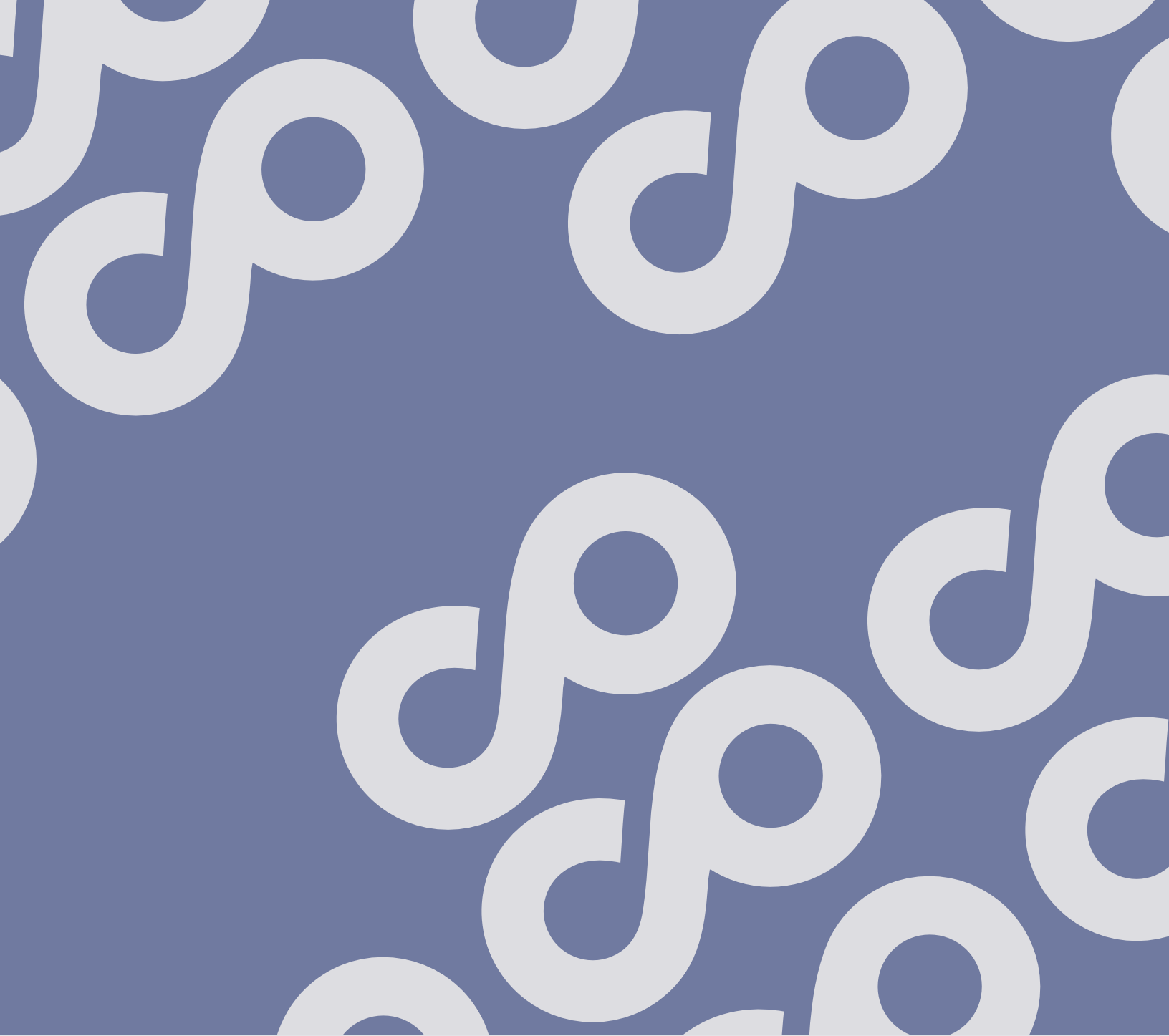






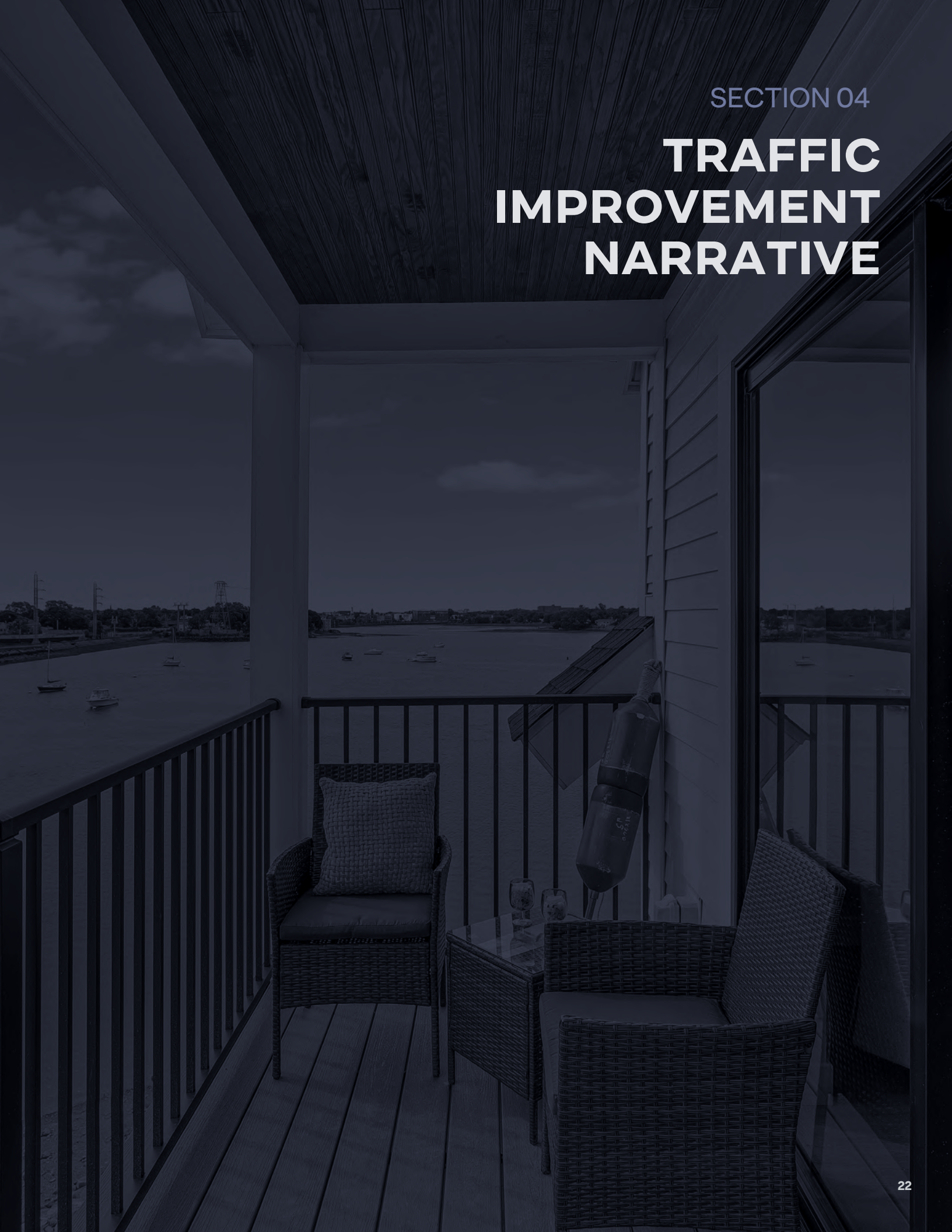






**“Where others see difficulty,
we see an opportunity.”**

TRAFFIC IMPROVEMENT NARRATIVE



Traffic Narrative - Linkages, networks, and circulation:

The site has been configured to provide an efficient system of on-site pedestrian facilities that directly connect to existing pedestrian infrastructure and contemplates enhancements and possible expansion of the MBTA commuter rail station platform. The development site is centrally located to Main Street (Route 28), Railroad Avenue, Essex Street and the MBTA Andover Commuter Rail station as well as residential and commercial uses including The Andover and Andover Commons apartment complexes, Whole Foods, Dundee Park, the Memorial Hall Library and shops and restaurants within downtown Andover. Pedestrian and bicycle activity is expected throughout the site and are accommodated via proposed sidewalks, crosswalks, shared travel lanes, bicycle racks and outdoor civic space.

The site configuration provides sufficient flexibility should the MBTA, with the necessary support of other private property owners, agree to partner with the Town of Andover and Procopio Companies to sponsor a pedestrian overpass and walkway between the development site and Railroad Avenue. Such overpass would provide a safer and more direct route for pedestrians and bicyclists traveling between uses along Main Street and Railroad Avenue and potentially beyond to the Shawsheen River.

Consistent with the “Alternative 2 Geometric Changes” provided in the *Historic Mill District Circulation and Street Design Study* prepared by DCi, the development proposes to eliminate the Pearson Street connection to Essex Street in order to simplify traffic operations at the Essex Street/Railroad Avenue/MBTA at-grade rail crossing intersection while reducing conflict points and confusing roadway geometry to create a more pedestrian friendly and welcoming environment. At the same time, the development proposes to create a connection between Pearson Street and Lewis Street as presented in the *HMD Guidelines* to enhance overall site circulation and to provide an opportunity for Pearson Street motorists to take advantage of the existing traffic signal control at the Lewis

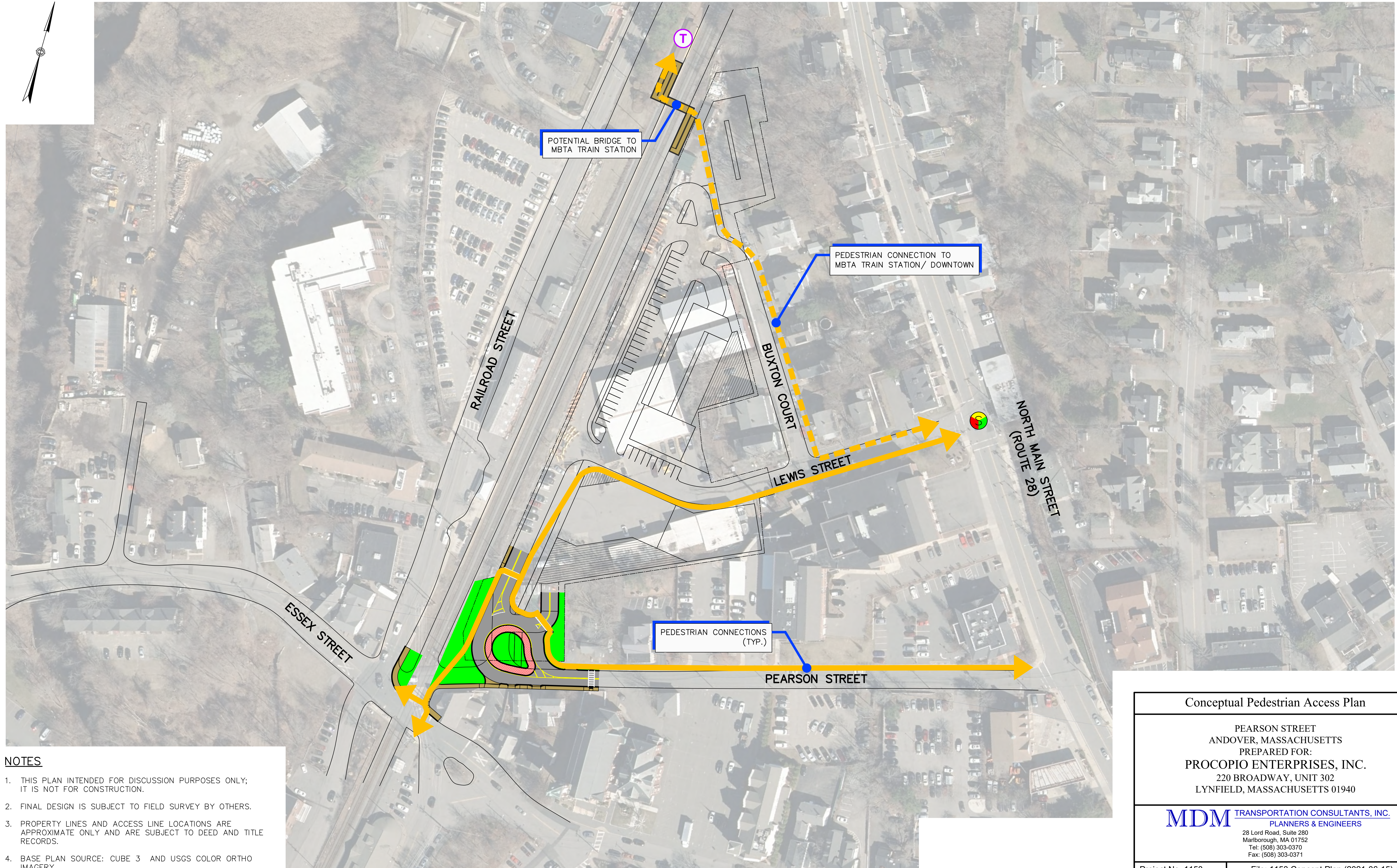
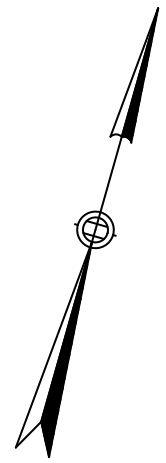
Street/Main Street intersection; an option that does not exist today. The plan would be to make this new extension of Pearson Street a public way. Should the Town choose to relocate the existing Depot Pizza building as considered in the “Alternative 1 Geometric Changes” provided by DCi, the site access can be retrofitted to incorporate the proposed “expansion of School Street” to Pearson Street.

Upon selection, Procopio Companies will prepare a MassWorks Infrastructure Program Application on behalf of the Town for roadway improvements that are generally consistent with, in whole or in part, those described in “Alternative 2 Geometric Changes” provided in the *Historic Mill District Circulation and Street Design Study* prepared by DCi. Procopio Companies will contribute a matching contribution of up to \$150,000. towards the roadway improvements to strengthen the MassWorks Application.

SITE PLAN

(FULL SIZE PLANS SUBMITTED SEPARATELY)





NOTES

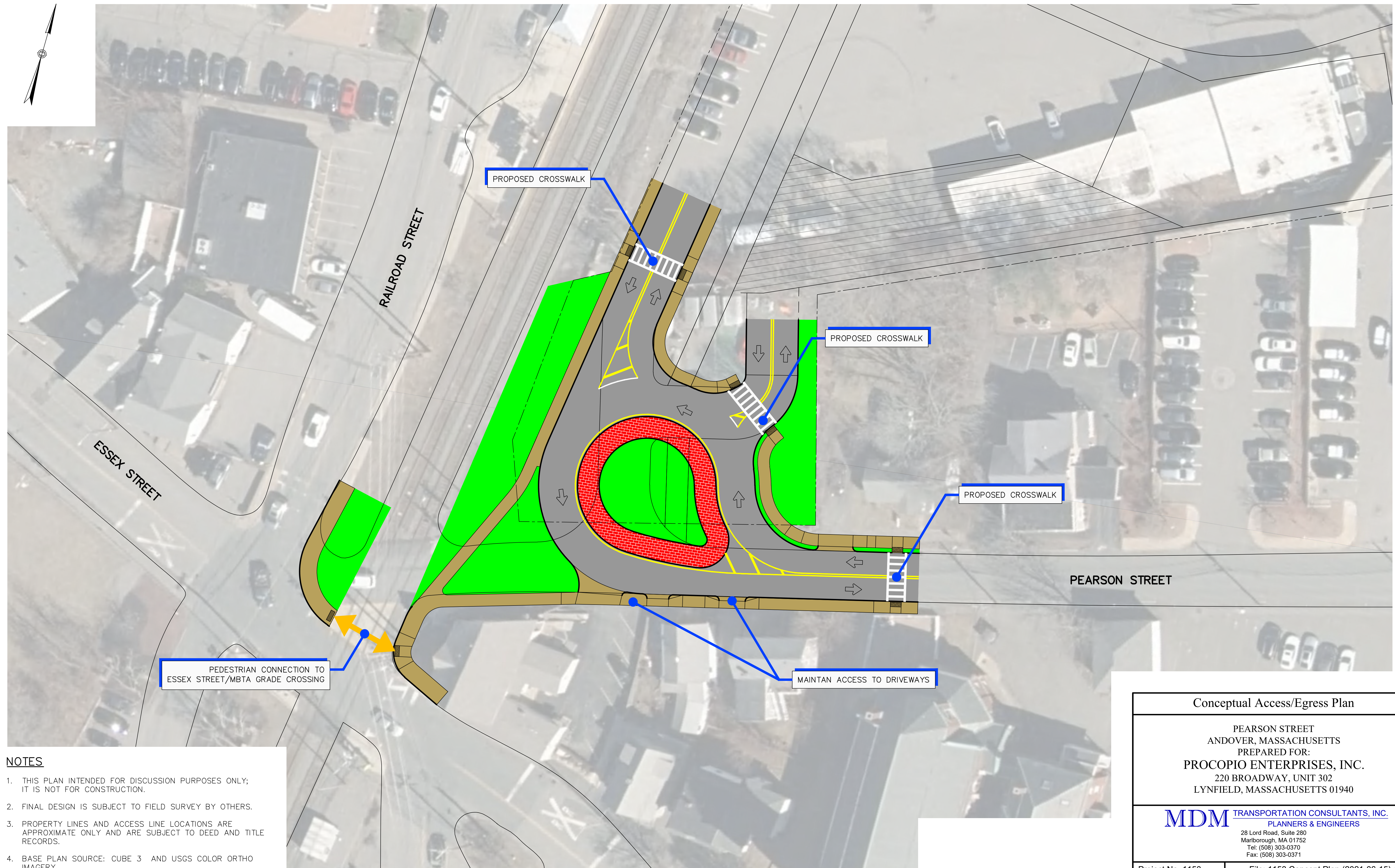
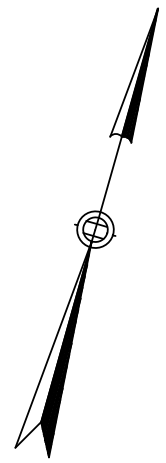
1. THIS PLAN INTENDED FOR DISCUSSION PURPOSES ONLY; IT IS NOT FOR CONSTRUCTION.
2. FINAL DESIGN IS SUBJECT TO FIELD SURVEY BY OTHERS.
3. PROPERTY LINES AND ACCESS LINE LOCATIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO DEED AND TITLE RECORDS.
4. BASE PLAN SOURCE: CUBE 3 AND USGS COLOR ORTHO IMAGERY.

Conceptual Pedestrian Access Plan

PEARSON STREET
 ANDOVER, MASSACHUSETTS
 PREPARED FOR:
PROCOPIO ENTERPRISES, INC.
 220 BROADWAY, UNIT 302
 LYNFIELD, MASSACHUSETTS 01940

MDM TRANSPORTATION CONSULTANTS, INC.
 PLANNERS & ENGINEERS
 28 Lord Road, Suite 280
 Marlborough, MA 01752
 Tel: (508) 303-0370
 Fax: (508) 303-0371

Project No. 1153	File: 1153 Concept Plan (2021-06-15).dwg
Date: June 15, 2021	Scale: As Noted
	Sheet 1 of 1



NOTES

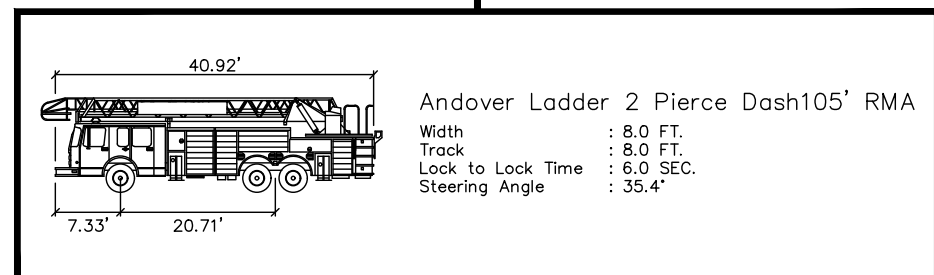
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Conceptual Access/Egress Plan

PEARSON STREET
 ANDOVER, MASSACHUSETTS
 PREPARED FOR:
PROCOPIO ENTERPRISES, INC.
 220 BROADWAY, UNIT 302
 LYNFIELD, MASSACHUSETTS 01940

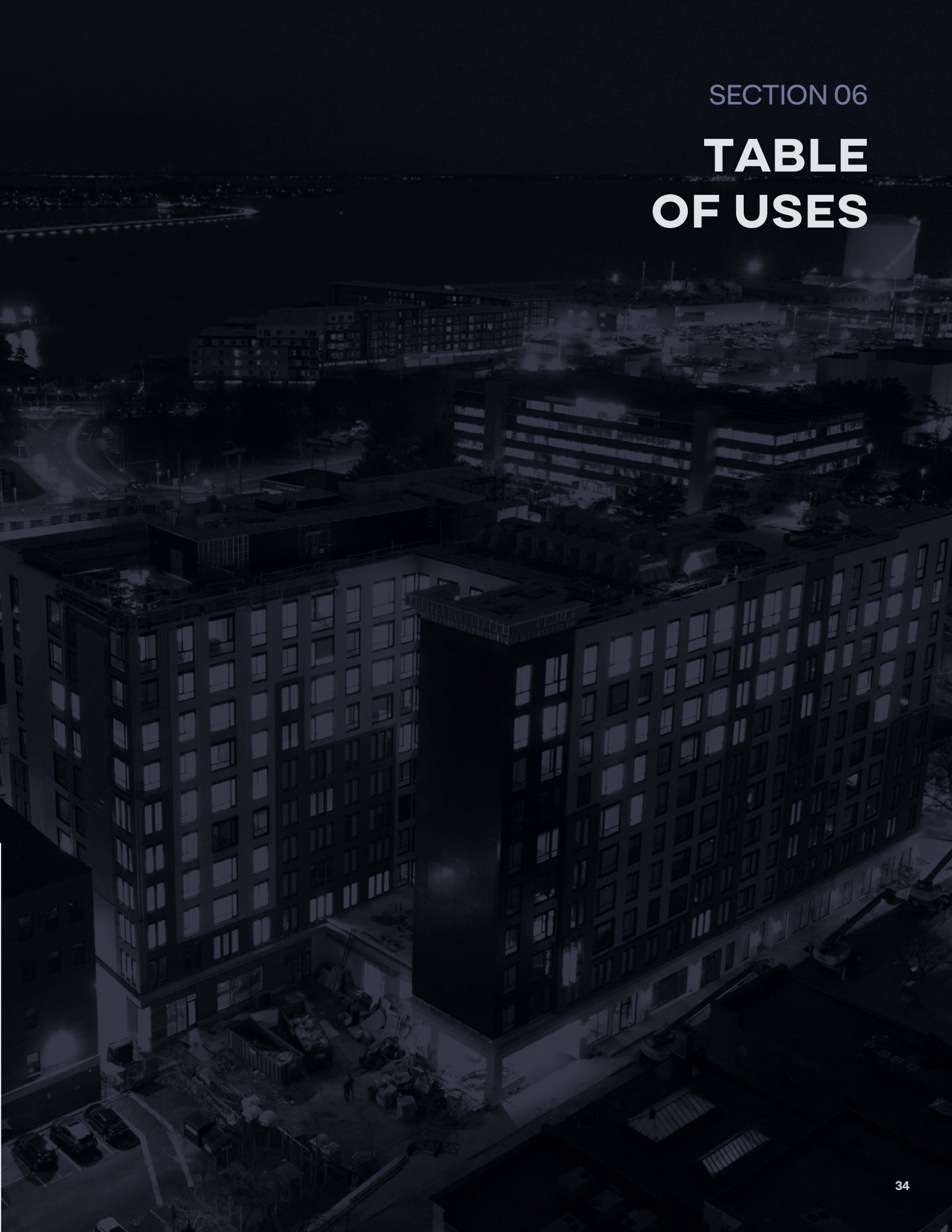
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	Sheet 1 of 1



SECTION 06

TABLE OF USES



PRELIMINARY UNIT MIX & DEVELOPMENT SUMMARY

BUILDING	DESCRIPTION	AVG UNIT NRSF
1	MULTIFAMILY APARTMENT	875
2	MULTIFAMILY APARTMENT W/ RETAIL	875
3	MULTIFAMILY CONDOMINIUMS W/ RESTAURANT/RETAIL	1,050
TOTALS		<i>Average SF</i> 934

TOTAL UNITS	NRSF
34	29,750
56	49,000
46	48,300
136	127,050

PROGRAM SUMMARY

RESIDENTIAL GSF	154,300 GSF
LOBBY	3,000 GSF
AMENITY	6,500 GSF
FITNESS (BUILDINGS 2 & 3)	3,000 GSF
PET WASH (BUILDINGS 2 & 3)	200 GSF
CLUB ROOM	1,200 GSF
SPORTS LOUNGE	1,200 GSF
PACKAGE	400 GSF
CO-WORKING SPACE	500 GSF
POOL (OUTSIDE BUILDING 2)	
PUBLIC SPACE (15K FT OF WHICH WILL BE DONATED BACK TO ANDOVER)	20,000 GSF
RETAIL	3,000 GSF
RESTAURANT	4,500 GSF
TOTAL PROJECT GSF (EXCLUDING PARKING)	170,300 GSF

PARKING

STRUCTURED PARKING (GARAGE)	135
SURFACE SPACES	36
TOTAL SPACE PROVIDED	171
TOTAL RESIDENTIAL PARKING SPACES	136
PARKING RATIO	1.00
VISITOR/COMMERCIAL PARKING SPACES	35

PROCOPIO

COMPANIES

Contact Us

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