



Andover Town Yard Final Proposal

CONCEPTUAL PROGRAM AND PLAN
22 JULY 2021





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Part 1

Conceptual Program and Plan

22 July 2021

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Andover Town Yard Proposal

The Minco Development Team is excited about the unique opportunities afforded to the Town of Andover with the proposed development of the Town Yard site in the Historic Mill District.

Over the past 18 years, the Town of Andover has committed great effort and resources in preparing the reports, studies, surveys, guidelines, and community engagement that have culminated in this RFP. The Minco Development Team has reviewed all the materials available to us and visited the Town Yard site on multiple occasions to understand the character and topography of the land, the traffic flow at different times of the day, and the relationship to adjacent sites. We have also combed the Andover Center for History and Culture records to gain a greater appreciation of the site's rich history. After this in-depth investigation, we firmly believe Town Yard is well situated to become the touchstone for a walkable, transit-oriented community and a catalyst for future neighborhood creation in the Historic Mill District (HMD).

Throughout our conceptual design process, we have sought to create a project that focuses on the people and the community of Andover. Town Yard has the potential to strengthen future connections to the downtown area, the MBTA transit line, the Shawsheen River corridor, and the HMD. By improving traffic circulation, focusing on generous, open spaces, and establishing a pedestrian and bike-friendly urban plan, we see this site as a facilitator for stronger, community-oriented connections to adjacent neighborhoods. We are confident our design will provide an attractive and lively destination for residents and visitors, one that celebrates the character of Andover and serves as a catalyst for revitalization.

NEIGHBORHOOD CONTEXT AND CHARACTER OF DEVELOPMENT

The Town Yard site is adjacent to a residential neighborhood with single- and two-family homes, MBTA rail lines to the west, civic buildings near North Main Street, and a sloped topography directing views to the rail line and Shawsheen River in the distance. Keeping the site community-focused, accessible, permeable, welcoming, and open is a key to our proposal. We have set the single structured parking level of the building into the sloping site to minimize the mass and height of the building. Although the building is 60' tall, our use of outdoor amenity courtyards, setbacks, and site integration all help to contextualize the structure. The single floor of structured parking faces the MBTA tracks and includes openings in the west elevation to reflect proportions like nearby mill buildings and Dundee Park. As seen from Main Street, the 4-story residential portion of the building is significantly diminished in height relative to nearby structures. Building materials scaled to the neighborhood, including brick, terra-cotta-like panels, and fiber cement plank siding, will help integrate the building into its neighborhood and bring a human scale to the elevations. We have designed parks and open spaces at all corners of the site to maximize community access, permeability and to allow for future pedestrian connections to adjacent sites.

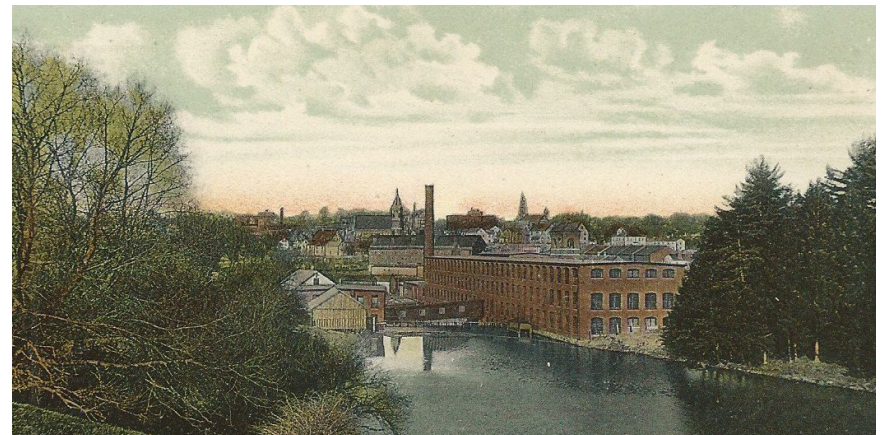
A special feature within our proposal is a new community building and adjacent public plaza, which will become a memorable and character-defining urban space of the project. These spaces are designed to support a wide variety of programmed events, including music, art shows, farmers markets, train watching, food trucks, and various historical, cultural, and seasonal events.

An active splash fountain will animate the plaza and provide an equitable area to play and cool down during warm weather. Parking spaces and a drop-off area near the plaza provide for easy delivery and removal of event equipment. The one-story fully accessible community building will have its own unique character that includes operable garage-type doors on all

sides to allow for flexible uses, plentiful natural daylight, and full integration with the adjacent outdoor spaces. A small warming kitchen and restrooms are also included in the community building.

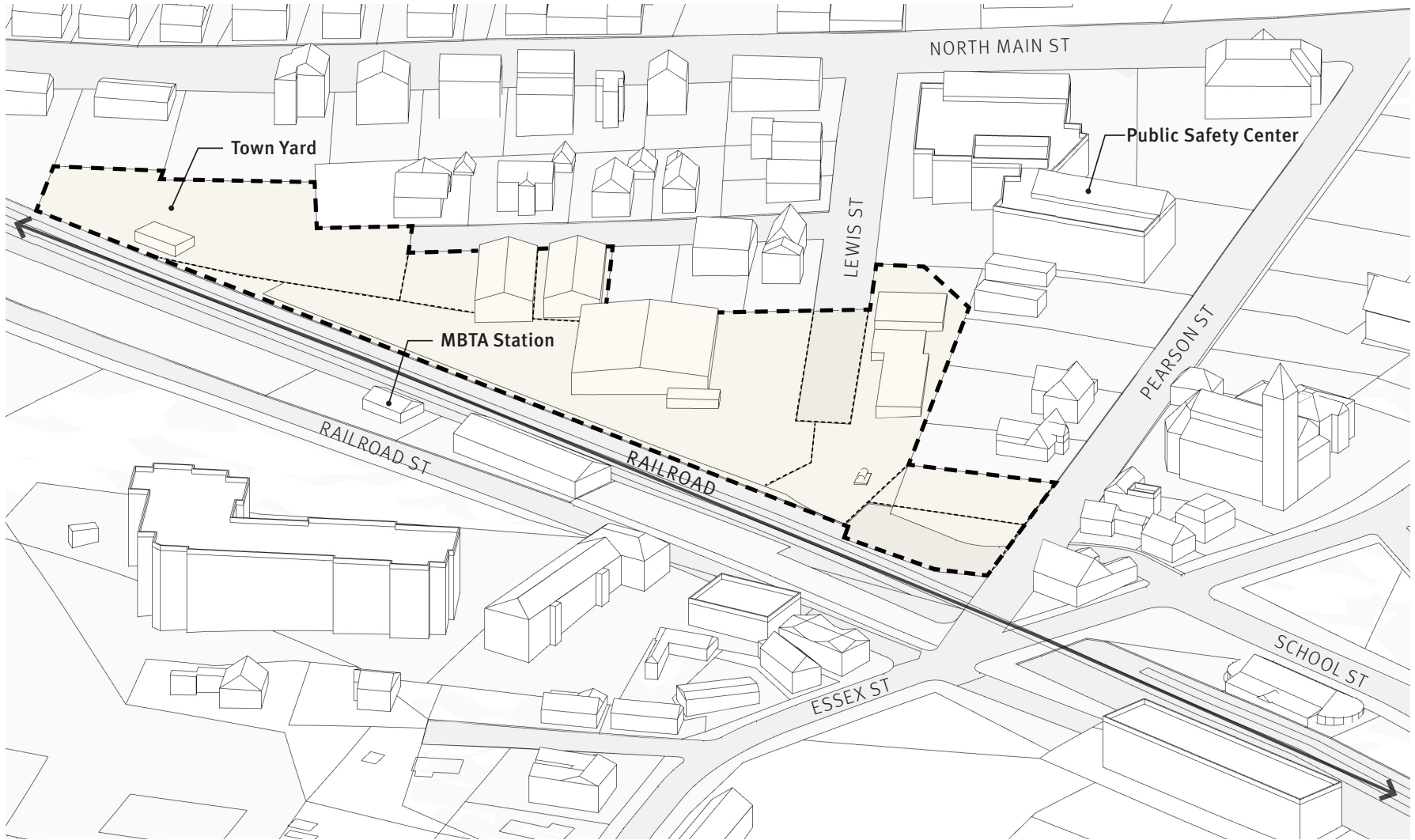
RESPECT FOR THE HISTORIC MILL DISTRICT

Our design proposal is in full adherence to the HMD Design Guidelines and HMD zoning by-law. Our goal is to create a community-oriented design that has its own unique and singular character but also addresses the building scale, height, setbacks, proportions, and material palette of nearby Main Street and the HMD.



Photos © Andover Center for History & Culture

Site Context & Existing Conditions

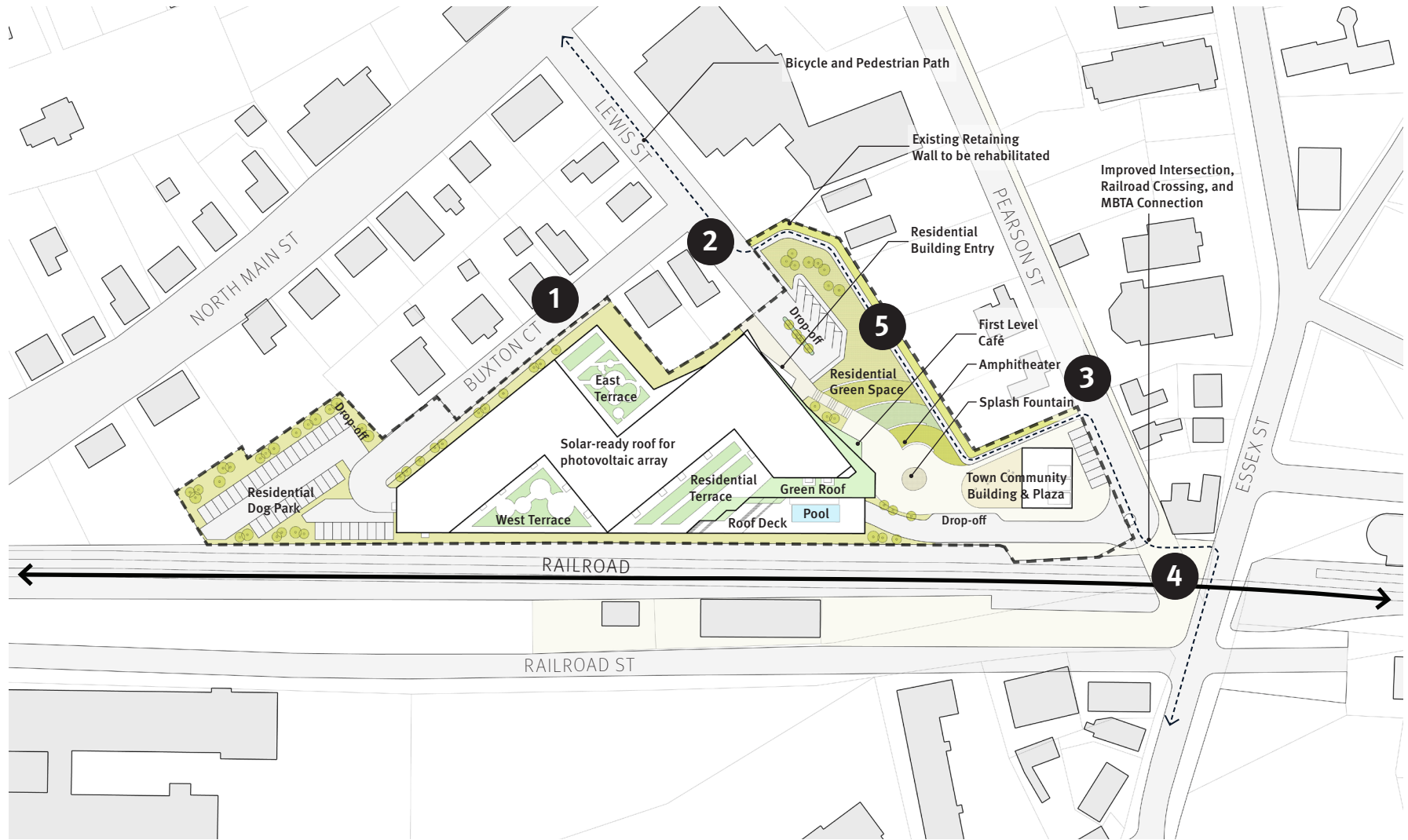


LINKAGES, NETWORKS, AND CIRCULATION

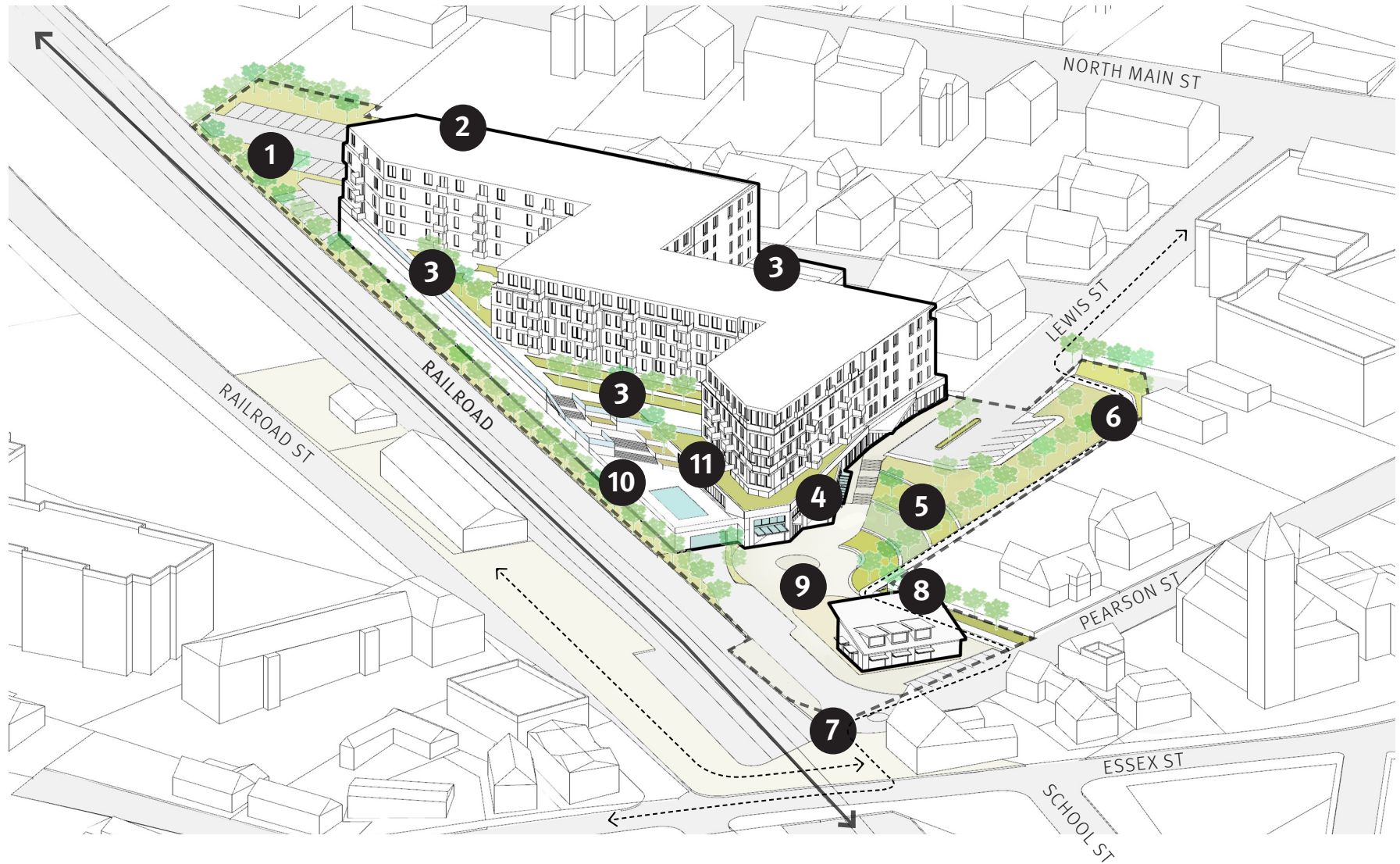
Our proposed development considers planning for future development on adjacent sites. With this understanding, our design is extendable, adaptable, changeable, and multi-functioning.

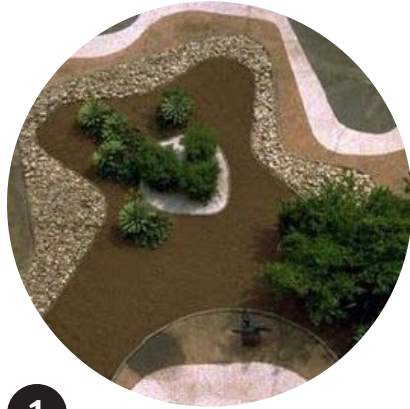
1. **Buxton Court.** Extend Buxton Court to the northern end of the site and provide access to lower-level structured parking.
2. **Lewis Street.** Extend Lewis Street into the site to provide access to the main lobby of the residential building, including a turnaround and several at-grade convenience parking spaces for deliveries, drop-off, and visitors. This vehicular turnaround allows for the activation of a carefree pedestrian and bike-friendly green space and plaza on the site's south side. Lewis Street now becomes a visual corridor linking Main Street to the Town Yard site, the MBTA tracks, and the Shawsheen River corridor beyond.
3. **Improvements to the Essex Street/MBTA track intersection.** We will work closely with the Town of Andover to improve the Pearson Street/Essex Street intersection to provide a safe access point to our site. We suggest the following improvements: Pearson Street should no longer intersect with Essex Street and the MBTA rail line. Instead, Pearson Street should provide access to the new community building located at the site's southwest corner. Pearson Street should then turn right and provide access to our site, including the public plaza, the open green space, the café, and the parking deck. A generous turnaround space should be provided at the bottom of Pearson Street near the community building for vehicles to return up Pearson Street if they are not heading into the development site.
4. **Improvements to the pedestrian crossing at Essex Street/MBTA rail line.** We will work closely with the Town of Andover to improve the Pearson Street/Essex Street pedestrian and bicycle crossing. We suggest the following improvements: Since our design proposes removing the intersection of Pearson Street with Essex Street, we now have generous space available for a wide, safe, and visible pedestrian and bicycle crossing at the MBTA tracks near Essex Street. This will provide better access to the MBTA train stop and future connections to the Shawsheen River corridor.
5. **Pedestrian and bicycle linkages.** Maximizing the community benefits on the site is one of the driving design goals of our proposal. Therefore, we have incorporated a green space and interconnected public plaza that will serve multiple functions in conjunction with the community building and café. This layered open space is interwoven with safe pedestrian paths and a bicycle lane that links Main Street to our site and extends to the Shawsheen River corridor.

Concept Plan - Site Plan



Design Objectives - Open Space & Community Building





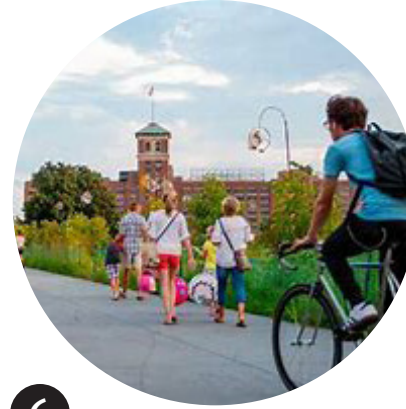
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1. **Residential Parking and Dog Run.** A quiet area for building residents to park and provide exercise for their dogs.
2. **Building Height.** 60' - Four floors of residential over one level of structured parking.
3. **Three Residential Green Roof Decks.** Provide setbacks and buffers from the residential neighborhood and reduce the mass of the building.
4. **Café.** Pedestrian scale, ground floor café will have outdoor seating that can be programmed in conjunction with the community center and plaza.



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5. **Residential Green Space.** Includes open area for gathering, stone benches, terraced landscaping, and art. Plantings will showcase indigenous plant species.
6. **Residential Bike Path.** Used to connect Main Street with the Shawsheen River Park. The path can also be used as a fitness and historic trail and for emergency vehicle access.
7. **Pearson Street Improvements.** Pearson street provides access to the community building with a vehicular turnaround and no vehicular access to the Essex Street intersection. Improved, safer



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8. **Town Community Building, Plaza, and Parking.** Large operable doors can be programmed for various uses: Outdoor concerts, movies, music, cafe, farmer's market, art exhibits, events that celebrate Andover's history, and Information Center for visitors using the commuter rail.
9. **Residential Plaza.** Will be used as an extension of the community building for gatherings and events. Hardscape paving also includes a space for tables



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- and chairs, benches, and a seasonal in-ground water fountain. Food trucks can be parked here for large events with the green space and community building.
10. **Structured Parking.** A single structured parking level is accessed along the rail line from Lewis Street and Buxton Court. Parking utilizes the existing site grades for a more efficient layout and avoids ramping.
11. **Green Roofs.** Green roofs and landscaped terraces, and amenity decks are incorporated at all first and second-level roofs.

Residential Green Space & Plaza



Public Realm



Open Space - Plan View



Aerial View



FAÇADE AND MATERIALS

The residential building elevations are unified through their material palette: resilient materials that relate to the prominent use of stone and brick within the HMD and Main Street. The ground floor podiums of the buildings are wrapped in terra cotta-like material and punctuated with aluminum storefronts at the café. The residential levels of the project are clad in fiber-reinforced cementitious rainscreen panels with balconies that present an opportunity to bring air and light into the residential building. In addition, the project uses landscape as a part of the building material palette. The ground-level podium of the residential building will be covered with an extensive green roof, and units throughout have access to

several exterior amenity courtyards and landscaped terraces with an outdoor pool.

Plantings will be selected to reflect local flora and fauna and provide acoustic separation and privacy from the adjacent neighborhood and MBTA tracks.

The community building will have its own unique character and material palette that complements the residential building. It will be designed with universal spaces for flexibility that can adapt to a wide variety of uses. Large glass and aluminum doors open up with oversized, overhead pivot doors on all sides to blur the distinction between interior and exterior space.

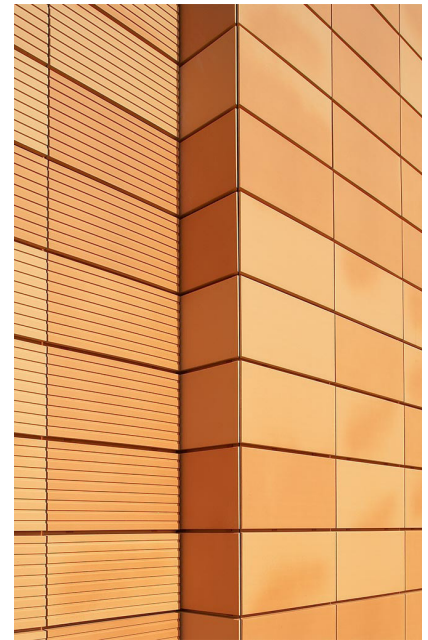
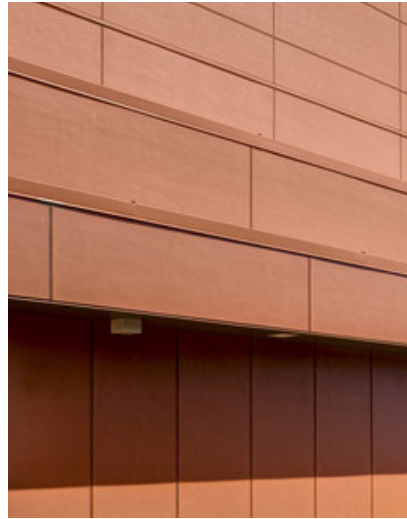


Partial West Elevation

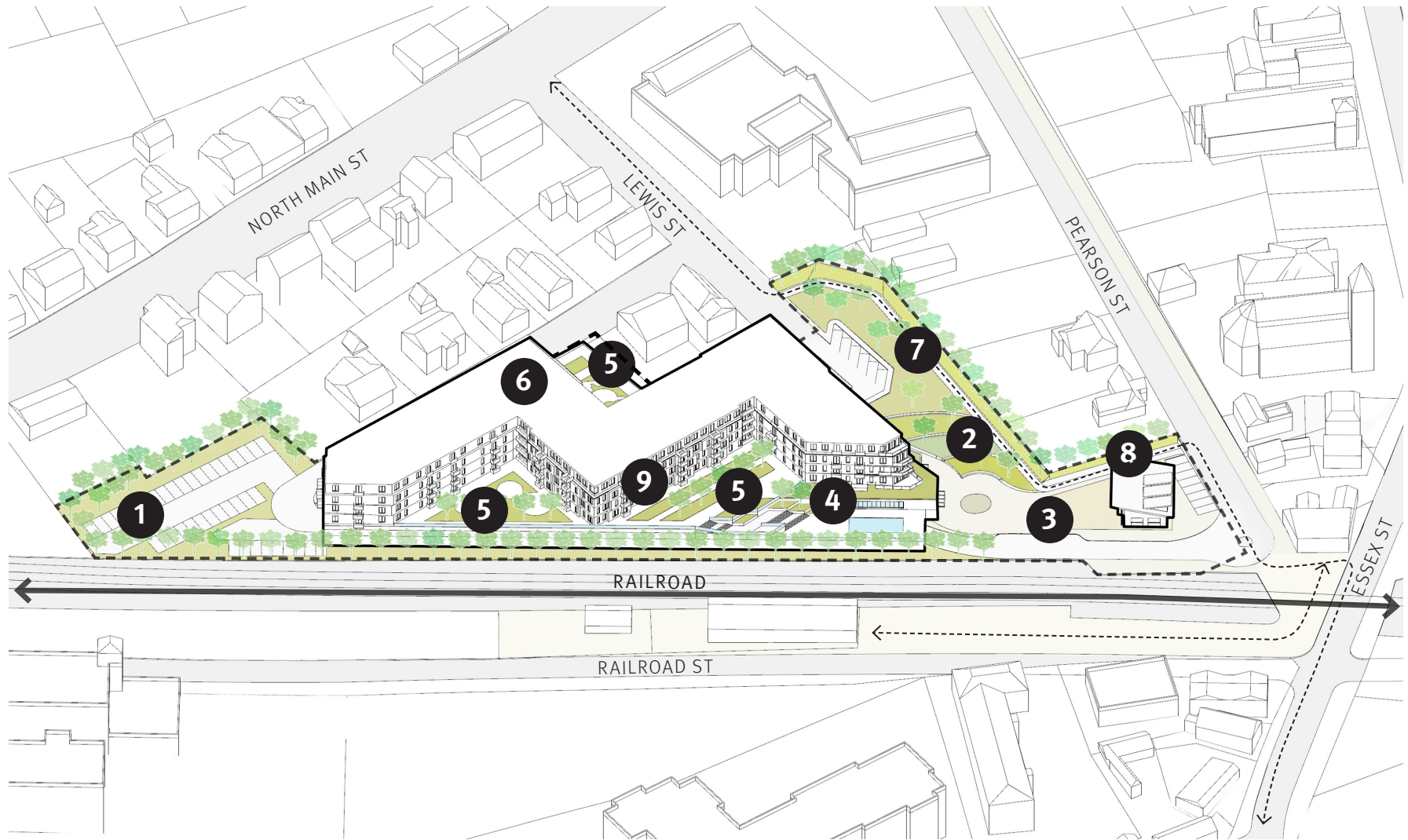


Residential Plaza & Town Community Building

Natural Materials



Sustainability & Resiliency

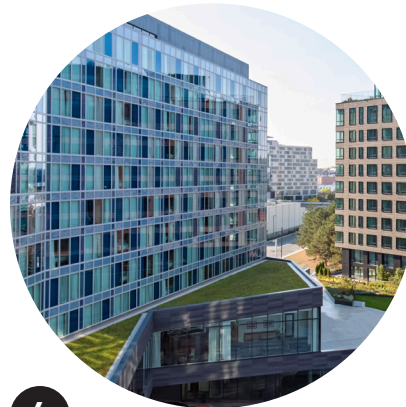




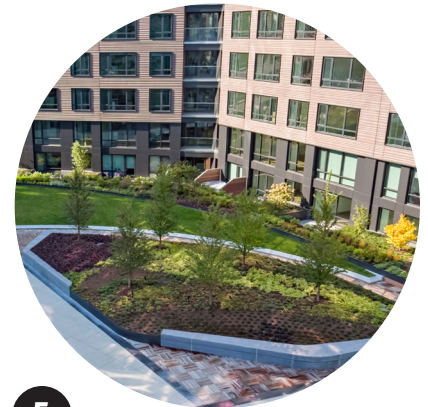
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1. **Residential Parking and Dog Run.** Increased shade areas through native tree groves and landscaping for increased biodiversity and air quality.
2. **Residential Green Space.** Includes open area for gathering, stone benches, terraced landscaping, and art. Plantings will showcase indigenous plant species. Pervious paving to mitigate the impact of stormwater flooding.
3. **Residential Plaza.** Higher albedo paving materials to reduce heat gain and heat retention.

4. **Green Roofs.** Partial green roof provides additional accessible outdoor space, reduces building runoff, and helps improve air quality.
5. **Three Residential Green Roof Decks.** Provide setbacks and buffers from the residential neighborhood, and the rail line and help improve air and sound quality.
6. **Solar Ready Roof.** Solar-ready roof for photovoltaic array with offset energy heating demand.
7. **Residential Bike Path.** Supporting alternate modes of transportation. Used to connect Main Street with the

Shawsheen River Park. Also used as a fitness and historic trail.

8. **Town Community Building, Plaza, and Parking.** Designing for wellness has been proven through research to significantly impact health and productivity while decreasing absenteeism. Large operable doors can be programmed for various uses - Outdoor concerts, movies, music, performances, cafe, farmer's market, art exhibits, and cultural events.

9. **Building Façade.** Higher albedo building material. Collection of rainwater from the roof for building flush fixtures.
10. **Building Envelope.** High-performance building envelope and approximate 30% window-to-wall ratio.

SIGNAGE AND WAYFINDING

We will work closely with the Town of Andover to design a comprehensive signage program that includes interpretive history, wayfinding for open spaces, bicycle route identification, and wayfinding to public transportation.

ENVIRONMENTAL RESPONSIBILITY

We are holistically approaching this proposal by designing to green building standards like Passive House and maximizing permeable and shaded areas through landscaping, improving air quality, stormwater management, and supporting alternative modes of transportation. We plan to push the boundaries of sustainable design and anticipate how future technologies will enable us to reduce and mitigate the potential impacts of climate change.

GREEN BUILDING/ENERGY EFFICIENCY

We plan to meet or exceed building and infrastructure requirements outlined in the bylaws by incorporating the following strategies:

- Passive House strategies for greenhouse gas reduction and minimal energy use (PHIUS + Source Energy).
- Meet or exceed LEED BD+C Multi-Family Silver pre-certification for the design of each building to be constructed as part of the project prior to the issuance of a building permit with the potential of achieving Gold or Platinum certification.
- LEED ND Built Project Silver or higher certification for the entire project as constructed
- Solar-ready roof for photovoltaic array with offset energy heating demand.
- The project will consider additional energy savings measures such as solar thermal hot water and drain heat recovery.

- Key high-performance building features include:
 - » High performance building envelope
 - » Airtight construction with continuous insulation (Wall: R-35, Roof: R-60, Slab: R-20)
 - » 30% window-to-wall ratio
 - » Thermal bridge free design
 - » Minimal mechanical system with high-efficiency energy recovery unit
 - » All electric appliances

Resilient Building /Site Strategies

- Higher albedo building and paving materials to reduce heat gain and heat retention. Increased shade areas through native tree groves and landscaping for increased biodiversity and air quality.
- Partial green roof to provide additional accessible outdoor space and reduce building runoff.
- Demonstration stormwater garden “Living Lab” and pervious paving to mitigate the impact of stormwater flooding.
- Collection of rainwater from roof for building flush fixtures.

Designing for Wellness - Healthy Materials/Indoor Air Quality

Designing for wellness has been proven through research to significantly impact health and productivity while decreasing absenteeism. By carefully selecting healthy materials, optimizing daylighting, and improving air quality inherent in Passive House design, our proposal aims to positively impact the health and wellness of its inhabitants. The project team will implement a materials selection process to reduce or eliminate the use of the most toxic chemicals to human health. The project will specify healthy building materials and minimize the use of the “Red List” chemicals using a targeted approach, focusing on the most impactful product categories for each.

RESIDENTIAL BUILDING (60' TALL)

Floor	Residential Area	Units				North Lobby	South Lobby/ Amenities	Café/ Office	Roof Deck	Parking Area	Building Area	Parking Spaces
		1 Bdrm	2 Bdrm	3 Bdrm	Total							
Parking Level 1 - (Floor 1)						400	400	5,000	6,000	62,650		167
Residential Level 1 - (Floor 2)	40,600	7	20	7	34		2,600		24,000			
Residential Level 2 - (Floor 3)	40,600	7	20	7	34							
Residential Level 3 - (Floor 4)	40,600	7	20	7	34							
Residential Level 4 - (Floor 5)	40,600	7	20	7	34							
Total Units		28	80	28	136							
		21%	59%	21%	100%				30,000	62,6250		
(15% affordable units)												
Total	162,400					400	3,000	5,000			170,800	167

OTHER BUILDING

Andover Community Building (20' tall)	2,160	
Additional Surface Parking		
Residential Parking and Dog Run		41
Convenience Parking at Building Lobby		7
Community Building Parking		7
Total Structured and Surface Parking		222

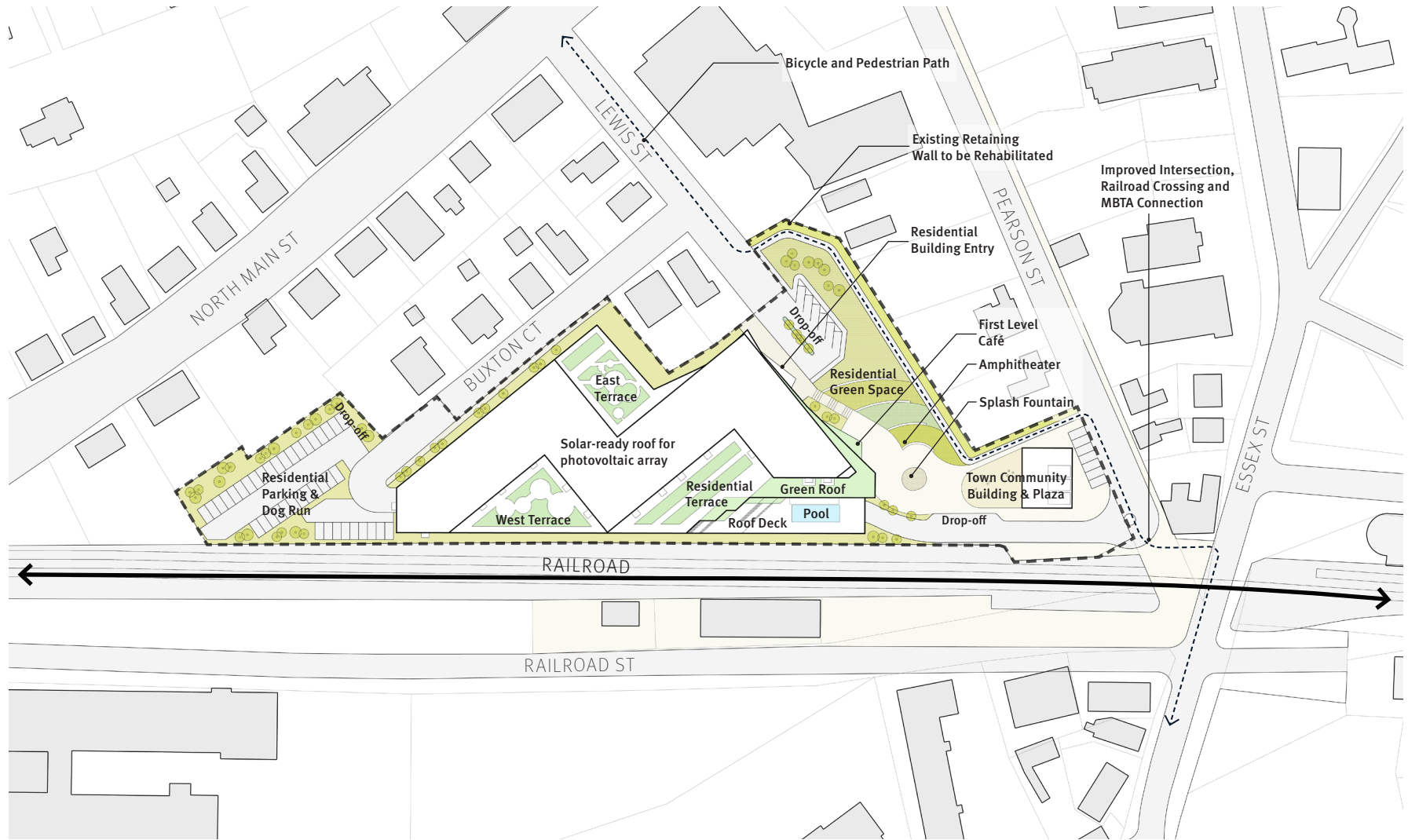
ZONING ANALYSIS

Preliminary Zoning Analysis—Historic Mill District (HMD)	
Andover Town Yard - Lot #1	
148,283 Square Feet, 3.404 Acres	
Mixed Use Zoning District, Historic Mill District Overlay	

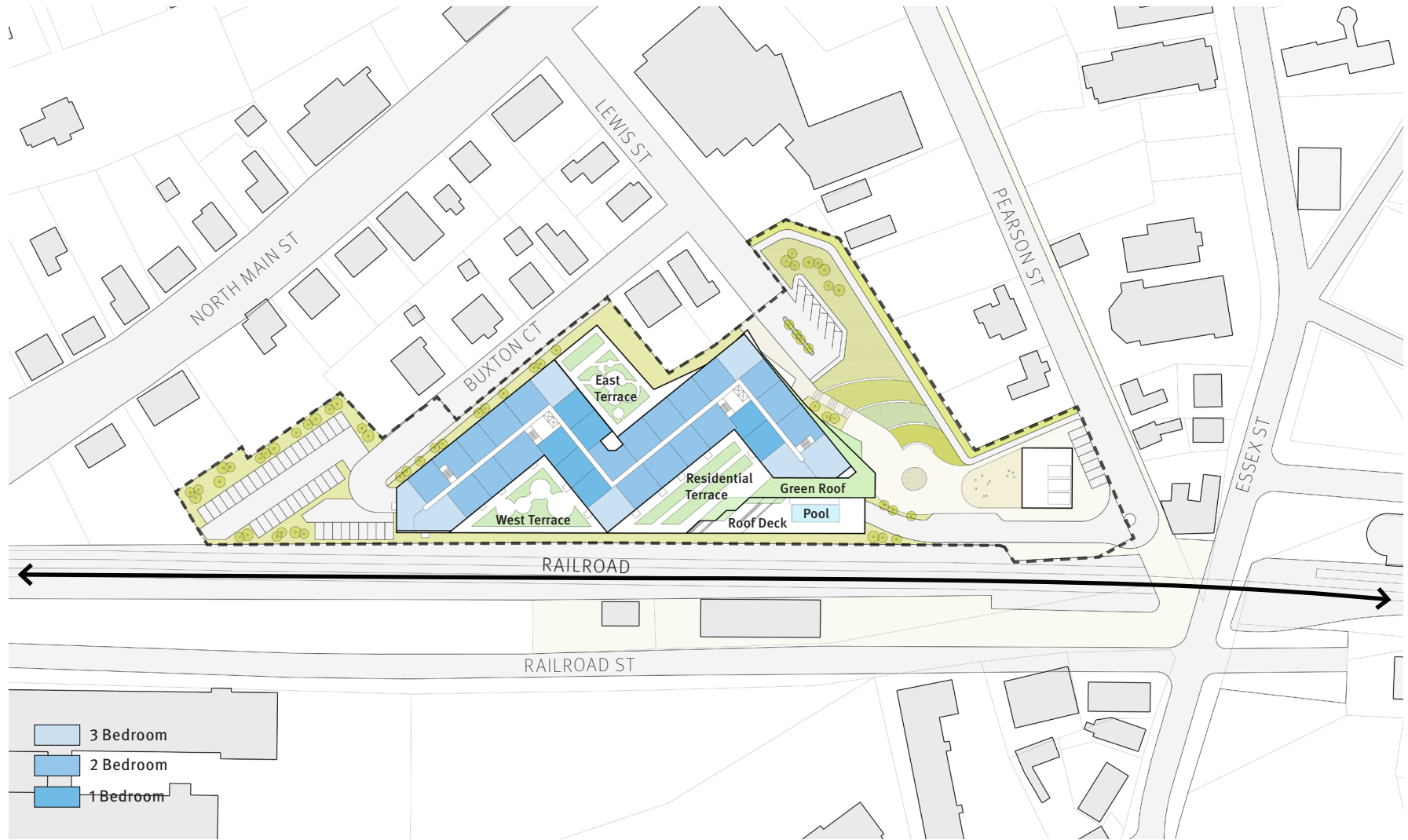
Residential Use			
	Required	Provided	Relief
Limit of 40 units/acre	136	136	No
15% Affordable Housing	21	21	No
Building Height	65'	65'	No
Yard Setbacks	10'	10'	No
Max Building Coverage	75%	<75%	No

Parking	
Structured parking where possible	
Off-street parking	
Residential	1/dwelling unit min.
Non-Residential	2/1,000 SF
Shared	up to 50%

Concept Plan - Site Plan



Concept Plan - Typical Floor Plan



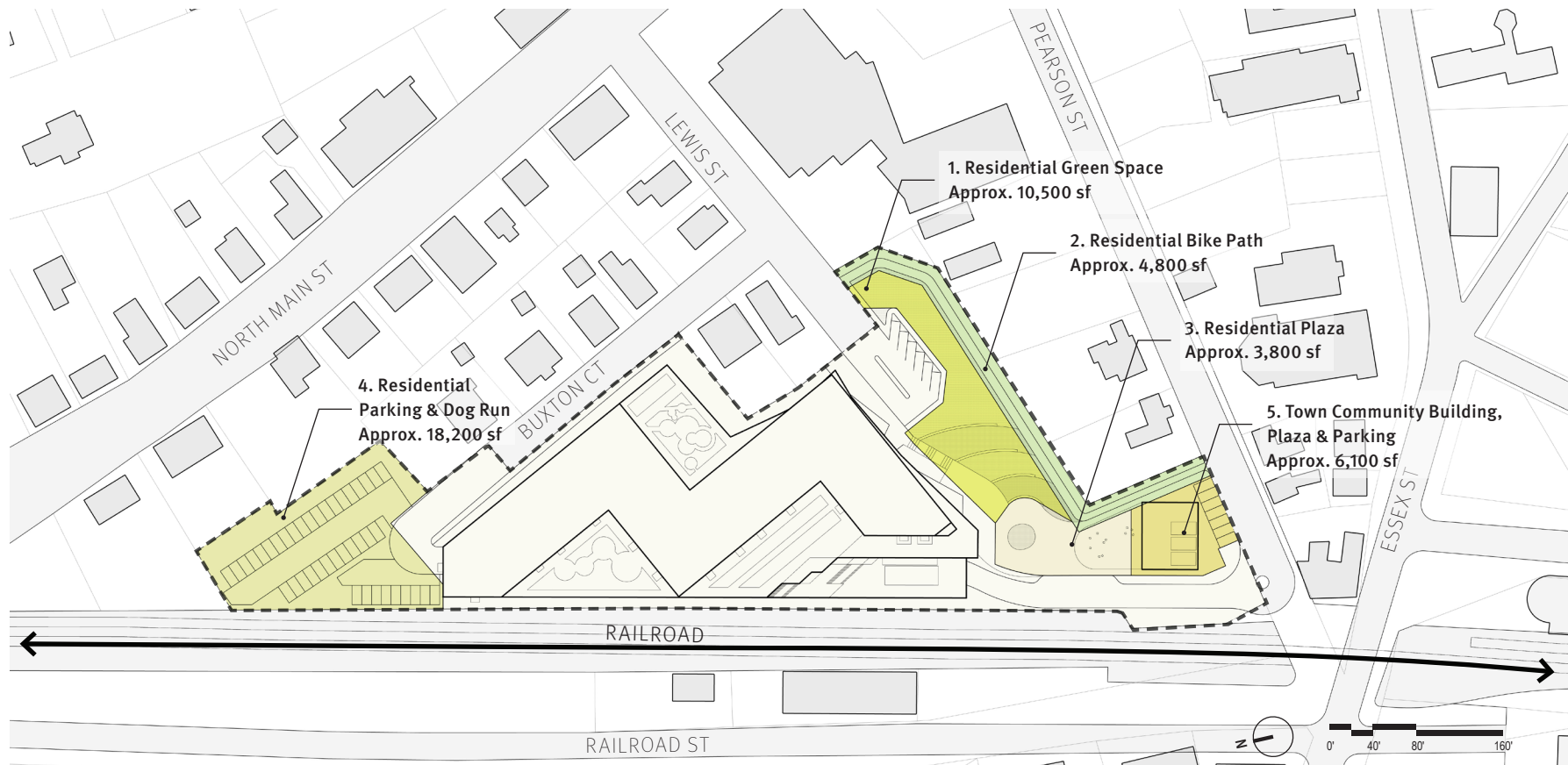
Concept Plan - Level 1 Parking Plan



PARKING & ACCESS

1. Convenient parking and drop-off areas are provided at the main building lobby, café, community building and dog run area. Shared parking for non-residential uses is included on the Level 1 structured parking.
2. All mixed-use building parking is located on a single level below the building and is visually shielded from view to open areas. Roofs of the parking structure have been designed as building amenity spaces with quiet landscaped gardens, terraces, and a pool that opens to a level 2 amenity space.

Concept Plan - Open Spaces

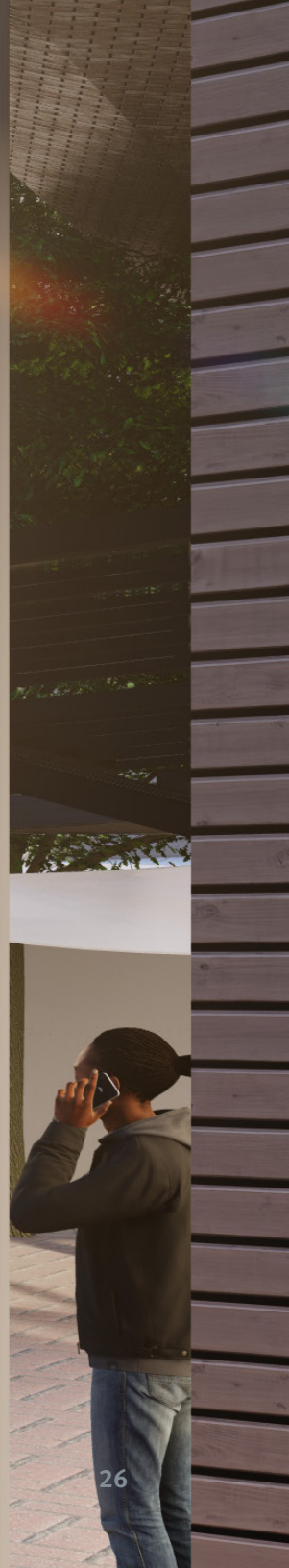


OPEN SPACES

See attached Concept Plan - Open Spaces

Open Space Description	Approximate Sq. Ft.	Use Allowance	Maintained by
1 Residential Green Space (Open space south of residential building)	10,500	Shared use by residential tenants and public	Building Owner
2 Residential Bike Path	4,800	Shared use by residential tenants and public	Building Owner
3 Residential Plaza	3,800	Shared use by residential tenants and public	Building Owner
4 Residential Parking & Dog Run	18,200	For use by residential tenants	Building Owner
5 Town Community Building, Plaza, and Parking	6,100	Exclusive use by town for public events	Town of Andover





ADDITIONAL INFORMATION

Enumeration of Waivers to be Requested

The Proposer does not intend to request any waivers pursuant to Sec. 8.7.11(3)(a) of any dimensional, design, or other requirements of the HMD Zoning By-law to the Project as presently designed.

Evidence of Options to Purchase

The Proposer has executed no options to purchase for any or all of the Buxton Court, Pearson Street, Railroad Street, or the North Main Street parcels.

LEED Declaration

The Proposer declares that, if selected and as provided in the Land Disposition Agreement, it will seek and attain both (i) LEED BD&C pre-certification at the level of Silver or higher for the design of each building to be constructed as part of the project prior to the issuance of a building permit for each building, and (ii) LEED ND Built Project Silver of higher certification for the entire project as constructed.

Special Permit

The Proposer certifies that, if selected in accordance with its proposal submitted to the Town of Andover pursuant to the Andover Town Yard Request for Proposals, it will apply for a Special Permit to develop the entire site pursuant to §8.7.3(2) of the MHD Zoning Bylaw.



231 SUTTON ST. #1B
NORTH ANDOVER, MA 01845
978.687.6200

MINCOCORP.COM