



# Andover Town Yard Final Proposal

SELECTION COMMITTEE QUESTIONS AND MINCO RESPONSES  
SEPTEMBER 1, 2021



# Project Team

## APPLICANT: MINCO DEVELOPMENT CORPORATION

Minco Development  
Corporation  
Louis P. Minicucci, Jr.,  
President

*Address* 231 Sutton Street, Suite 1B  
North Andover, MA 01845

*Office* 978-687-6200

*Fax* 978-682-6473

*Contact* Eric B. Loth, Jr. x200      eloth@mincocorp.com  
Louis P. Minicucci, Jr. x210      lpm@mincocorp.com  
Karen Pollastrino x222      nbpt@mincocorp.com

## ARCHITECT: ARROWSTREET, INC.

*Address* 10 Post Office Square, Suite  
700N

Boston, MA 02109

*Office* 617-623-5555

*Contact* Amy Korte      Korte@arrowstreet.com  
David Bois      Bois@arrowstreet.com  
Joseph Sirkovich      Sirkovich@arrowstreet.com

## CIVIL ENGINEER: THE MORIN-CAMERON GROUP, INC.

*Address* 66 Elm Street  
Danvers, MA 01923

*Office* 978-777-8586

*Fax* 978-774-3488

*Contact* Scott Cameron      scott@morincameron.com

## ENVIRONMENTAL: LEC ENVIRONMENTAL CONSULTANTS, INC.

*Address* 380 Lowell Street, Suite 101  
Wakefield, MA 01880

*Office* 781-245-2500

*Fax* 781-245-6677

*Contact* Ann Marton      amarton@lecenvironmental.com  
Richard Kirby      rkirby@lecenvironmental.com  
(508-813-4129)

## TRAFFIC ENGINEER: VANASSE & ASSOCIATES, INC.

*Address* 35 New England Business  
Center Drive, Suite 140  
Andover, MA 01810

*Office* 978-474-8800

*Fax* 978-688-6508

*Contact* Scott Thornton      sthornton@rdva.com

**LEGAL COUNSEL:** ECKERT SEAMANS CHERIN & MELLOTT, LLC  
*Address* Two International Place,  
16th Floor  
Boston, MA 02110  
*Office* 617-342-6832  
*Fax* 617-342-6899  
*Contact* Robert W. Levy                      rlevy@eckertseamans.com

**LEED CONSULTANT:** AVA GREEN ARCHITECTS AND CONSULTANTS  
*Address* Ava - Green Consultant  
South Hamilton, MA  
*Office* 617-898-8995  
*Contact* Agnes Vorbrodt                      agnes@ava-greenconsultant.com

**AFFORDABLE HOUSING:** MCO HOUSING SERVICES, LLC  
*Address* P.O. Box 372  
Harvard, MA 01451  
*Office* 978-456-8388  
*Fax* 978-456-8986  
*Contact* Maureen O'Hagan                      Maureen@mcohousingervices.com

**LSP:** SIMMONS ENVIRONMENTAL SERVICES, INC. AND LAW OFFICE OF WILLIAM A. SIMMONS, PC  
*Address* 231 Elm Street, Suite 2  
Salisbury, MA 01952  
*Office* 978-463-6669  
*Fax* 978-463-6679  
*Contact* Bill Simmons, Esq.                      lspesq1@wasimmonsllaw.com

**AIR QUALITY:** INSPIRED INDOOR AIR, LLC  
*Address* 2 Concord Way  
Dover, NH 03820  
*Office* 603-285-9166  
*Contact* Steve Hergott                      steve@stevenhergott.com

**VALUATION:** MINCO DEVELOPMENT CORPORATION  
*Address* 231 Sutton Street, Suite 1B  
North Andover, MA 01845  
*Office* 978-687-6200  
*Fax* 978-682-6473  
*Contact* John F. McCarthy                      jmccarthy@mincocorp.com

**LANDSCAPE ARCHITECT:** HALVORSON | TIGHE & BOND STUDIO  
*Address* 25 Kingston Street, 5th  
Floor  
Boston, MA 02111  
*Office* 617-536-0380  
*Contact* Bob Uhlig                      bobuw@halvorsondesign.com



# Committee Feedback

## **1. How is the public space and resident space differentiated from one another?**

All outdoor open spaces at the grade level are publicly accessible; that includes parks, the dog park, plazas, open green spaces, walking and cycling paths, parking spaces as noted on the site plan, driveway, and drop-off zones.

60% of the site will be a publicly accessible open-site area (approximately 2 acres).

## **2. Concern of bike pathways acting as speed ramp through property and into the plaza – how can this be managed?**

An alternate bike route is now indicated on the updated site plan that resolves concerns about speeding through the public plaza space. This new bike path route starts at the top of Lewis Street, runs down Buxton Court, past the East Terrace/Buxton Court Public Park, past the public dog park, turns left onto our newly indicated public multi-use path and emergency access road and extends on to the public café, splash park, and community building. This new bicycle path connects all the publicly accessible spaces on the site but avoids any possible disruption in the central public green space and public plaza.

## **3. Is the East Terrace for private use of the residential building only?**

The East Terrace is a publicly accessible green space open to everyone.

## **4. Concern around actual use and operation of the space vs. how it appears on paper.**

All public spaces at the ground floor level, including the café and community center, will be fully accessible to the public. The spaces are designed to be flexible and adaptable in order to support a wide variety of programmed cultural, educational, and seasonal community events such as music concerts, art shows, farmer's markets, train watching, historical events, and children's events. The Town will have exclusive control and scheduling at the community building.

**5. Further define how Minco plans to work closely with the town to improve the Pearson Street/Essex Street intersection (pg. 7, CPP).**

Minco is flexible on the intersection improvements and has identified a number of potential measures that can be discussed with the town. These include:

- Reconstruction of the School Street approach to Essex Street.
- A detailed intersection design study, including the review of potential signalization of the relocated Pearson Street/School Street/Essex Street intersection.

It is important to note that the reconstruction of this intersection will involve significant permitting at the local, state, and potentially federal level due to the proximity of the rail line.

**6. Clarification on the drop off area and public interaction.**

The drop off area near the main entrance to the building can be used for deliveries and visitors to the residential building. The drop-off area near the public plaza can be used to drop off pedestrians and visitors. This drop-off area will also provide vehicular access to the plaza for event setup such as music concerts, farmer’s markets, art displays, and catered events.

**7. How does your team plan to comply with Fire and Building code requirements for perimeter access around each building? Specifically, emergency response to this site becomes more of a challenge when buildings are situated directly adjacent railroad tracks.**

We have updated the site plan to include a public multi-use path and emergency access route along the railroad edge of the site. This route will provide access for fire and emergency vehicles to the western side of the building and also include public walking paths and a bicycle path.

**8. Do you anticipate undertaking off-site mitigation (i.e. sewer, water and transportation improvements) beyond the perimeter of the Town Yard property?**

In terms of transportation improvements, some identified within the DCI traffic study that are within the public right-of-way can also be implemented, such as:

- adding separate turn lanes on Lupine Road; and
- adding a sidewalk on the west side of Lewis Street, south of Buxton Court.

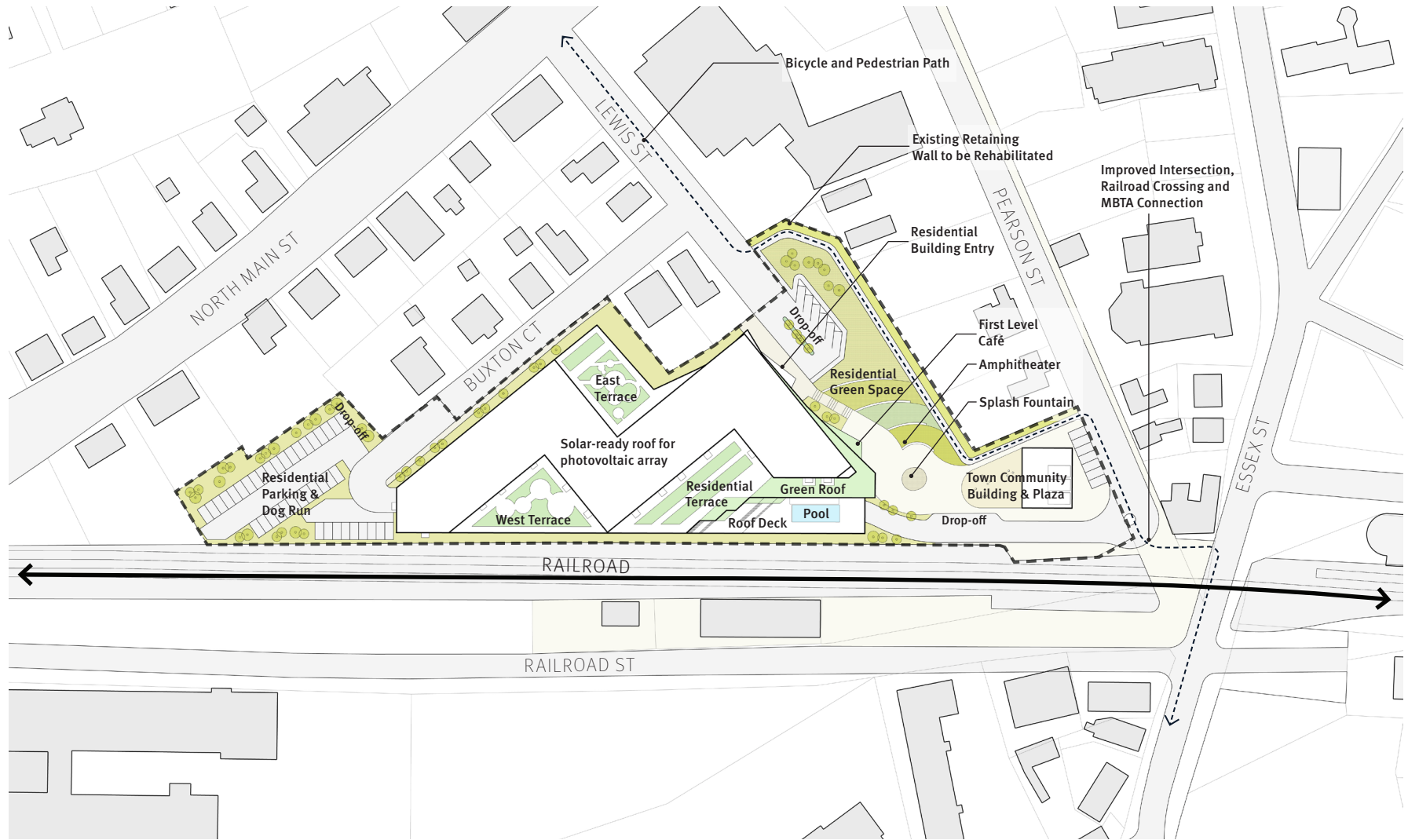
**Regarding Sanitary Sewer:** The proponent will undertake a Closed Circuit Television Pipe Inspection (CCTV) study of the sanitary sewer system in the vicinity of the property, the extent of which would be based on the recommendation of the Town Engineer and Water-Sewer Division. The CCTV study would include jetting/cleaning of the sanitary sewer system in this area. The results of the study would be provided to the City Engineer and Water-Sewer Division along with recommendations on repairs that can be made by the proponent to reconcile anticipated sources of I/I (inflow/infiltration) or other defects in the sanitary sewer system. The mitigation would be relative to the project scale following best practices and Town and MassDEP guidelines.

**Regarding Water Supply:** The water system would also be evaluated for flow and pressure. To the extent a water main upgrade is necessary to provide domestic and fire flow to the project, it will be done in accordance with ISO Guidelines. This work would be coordinated with the Town Engineer and Water-Sewer Division.

**Regarding the Storm Sewer:** No offsite mitigation is anticipated as the stormwater runoff generated from the development of the site will be mitigated on site to ensure that there is no impact to the municipal storm sewer system or downgradient properties. Calculations would be provided demonstrating compliance with local, state, and federal statutes relating to stormwater management design.



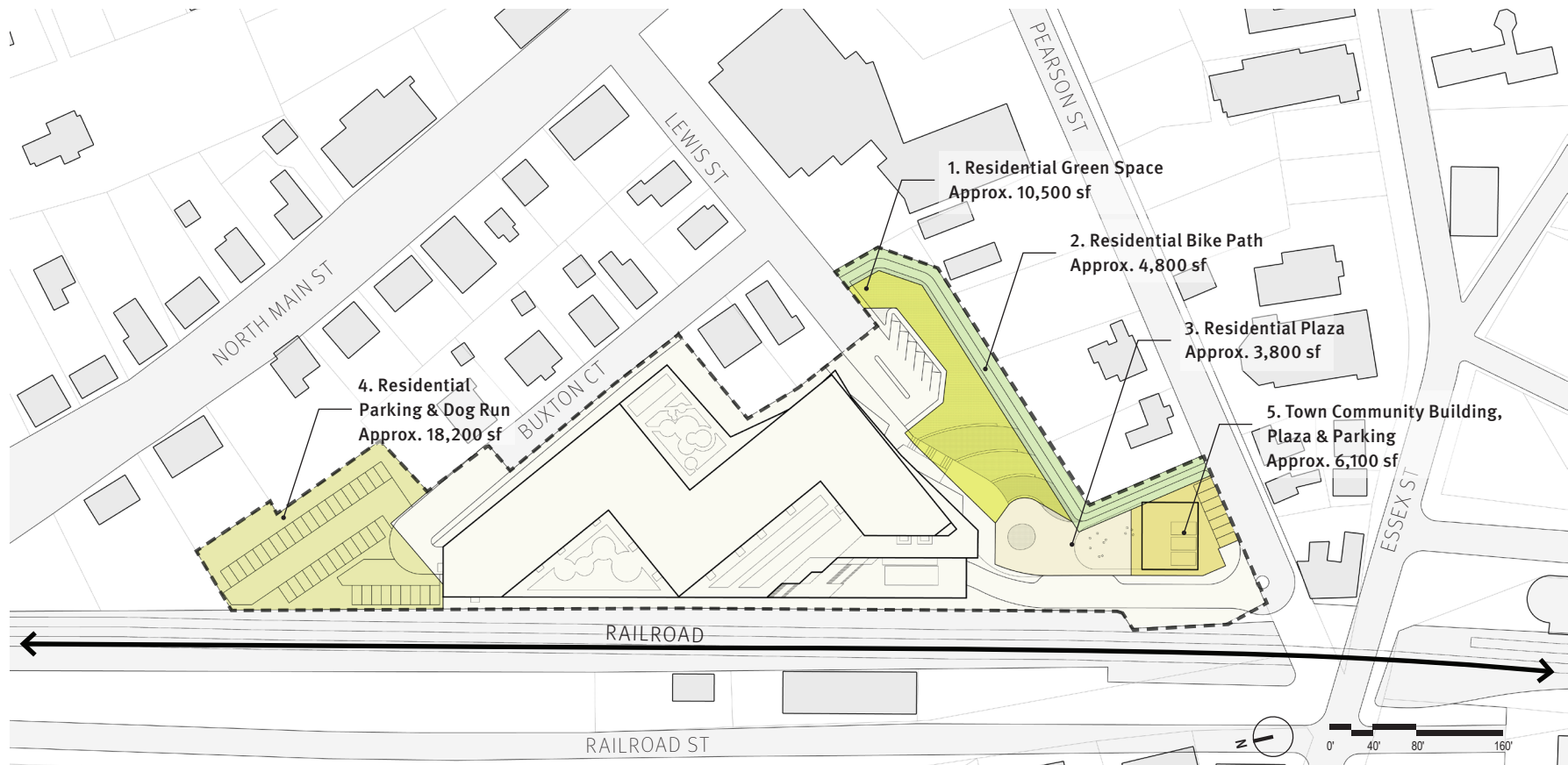
# Concept Plan - Site Plan (July 22, 2021)



# Concept Plan - Revised Site Plan (September 1, 2021)



# Concept Plan - Public Spaces (July 22, 2021)

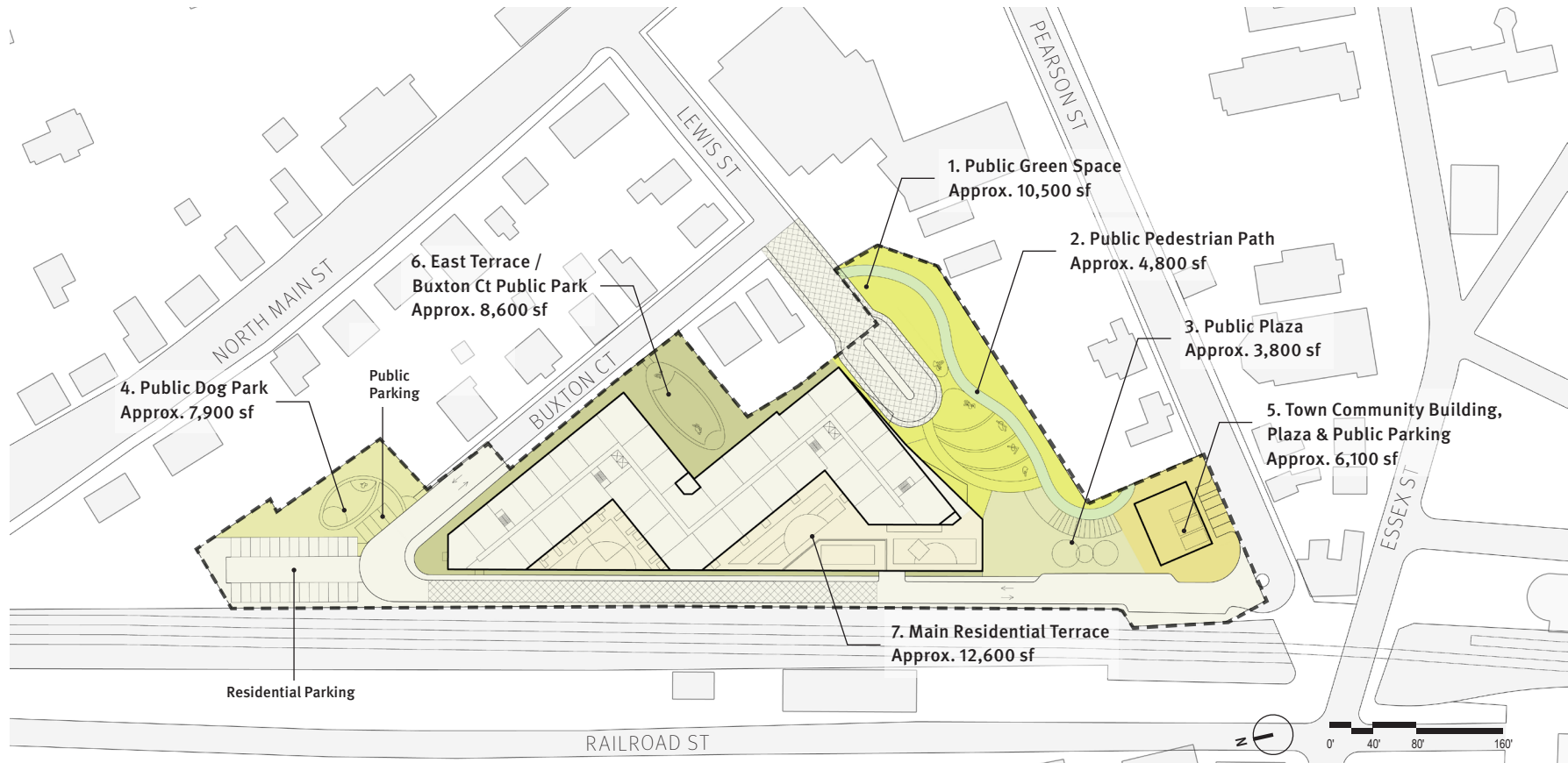


See attached Concept Plan - Open Spaces

	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

# Concept Plan - Revised Public Spaces (September 1, 2021)

Publicly Accessible Site Area: Two acres of publicly accessible open site area, 60% of the site



	Open Space Description	Approximate Sq. Ft.	Use Allowance	Maintained by
1	Public Green Space	10,500	Public	Building Owner
2	Public Pedestrian Path	4,800	Public	Building Owner
3	Public Plaza	3,800	Public	Building Owner
4	Public Dog Park	7,900	Public	Building Owner
5	Town Community Building, Plaza, and Public Parking	6,100	Exclusive use by town for public events	Town of Andover
6	East Terrace / Buxton Ct Public Park	8,600	Public	Building Owner
7	Main Residential Terrace	12,600	Building Residents	Building Owner

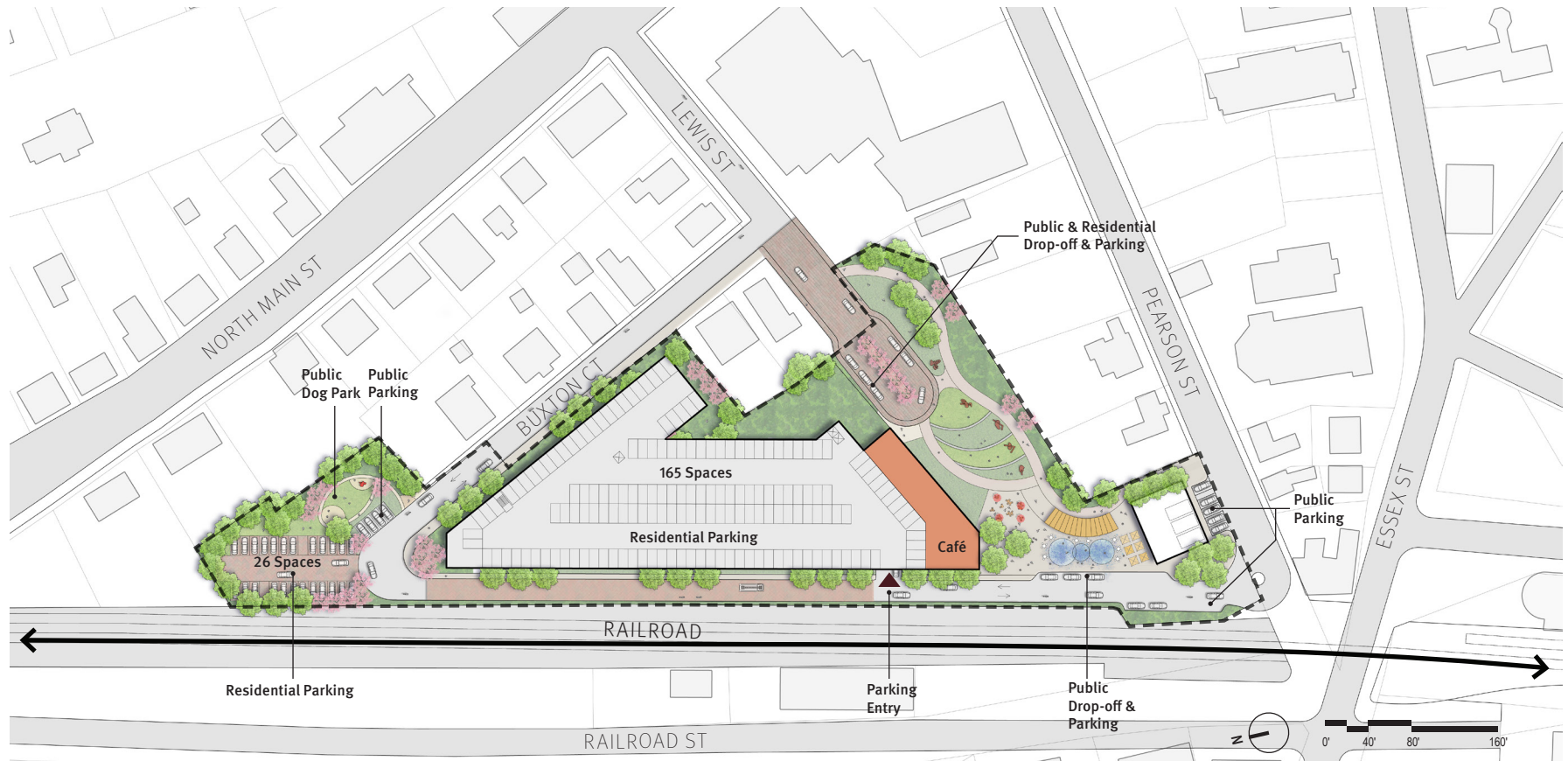
# Concept Plan - Parking Level (July 22, 2021)



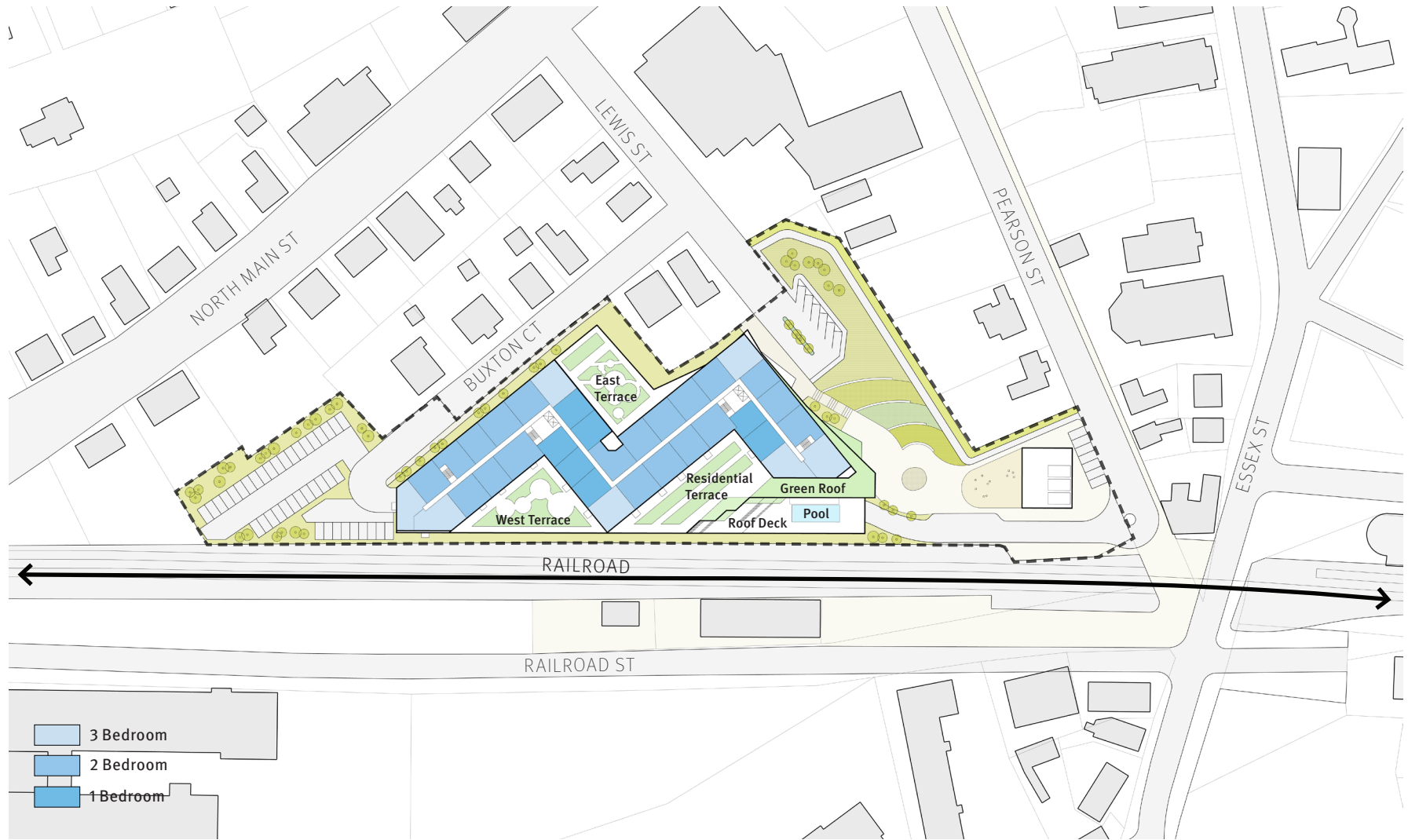
## PARKING & ACCESS

1. Convenient parking and drop-off areas are provided at the main building lobby, café, community building, and public 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.

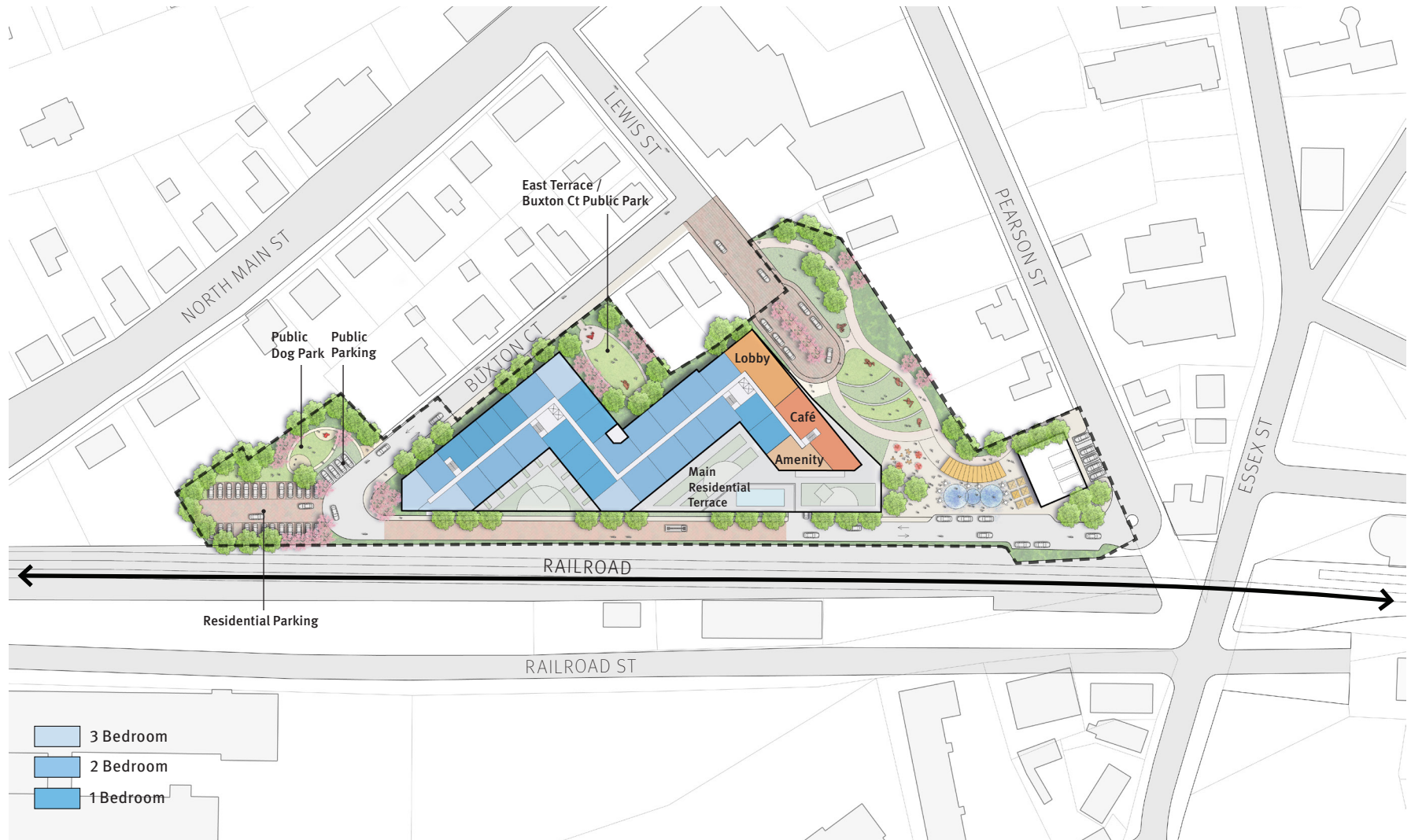
# Concept Plan - Revised Parking Level (September 1, 2021)



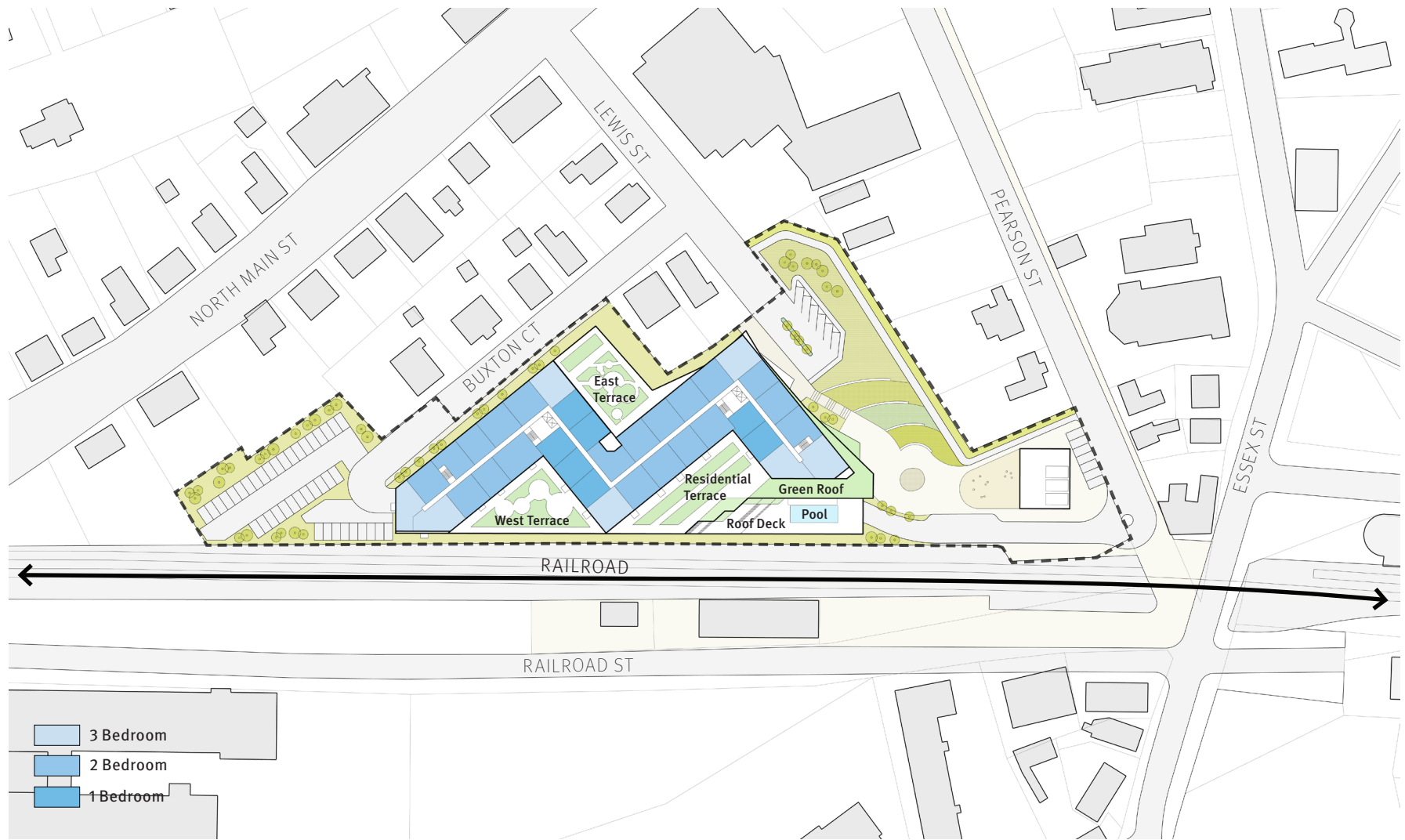
# Concept Plan - Level 1 Plan (July 22, 2021)



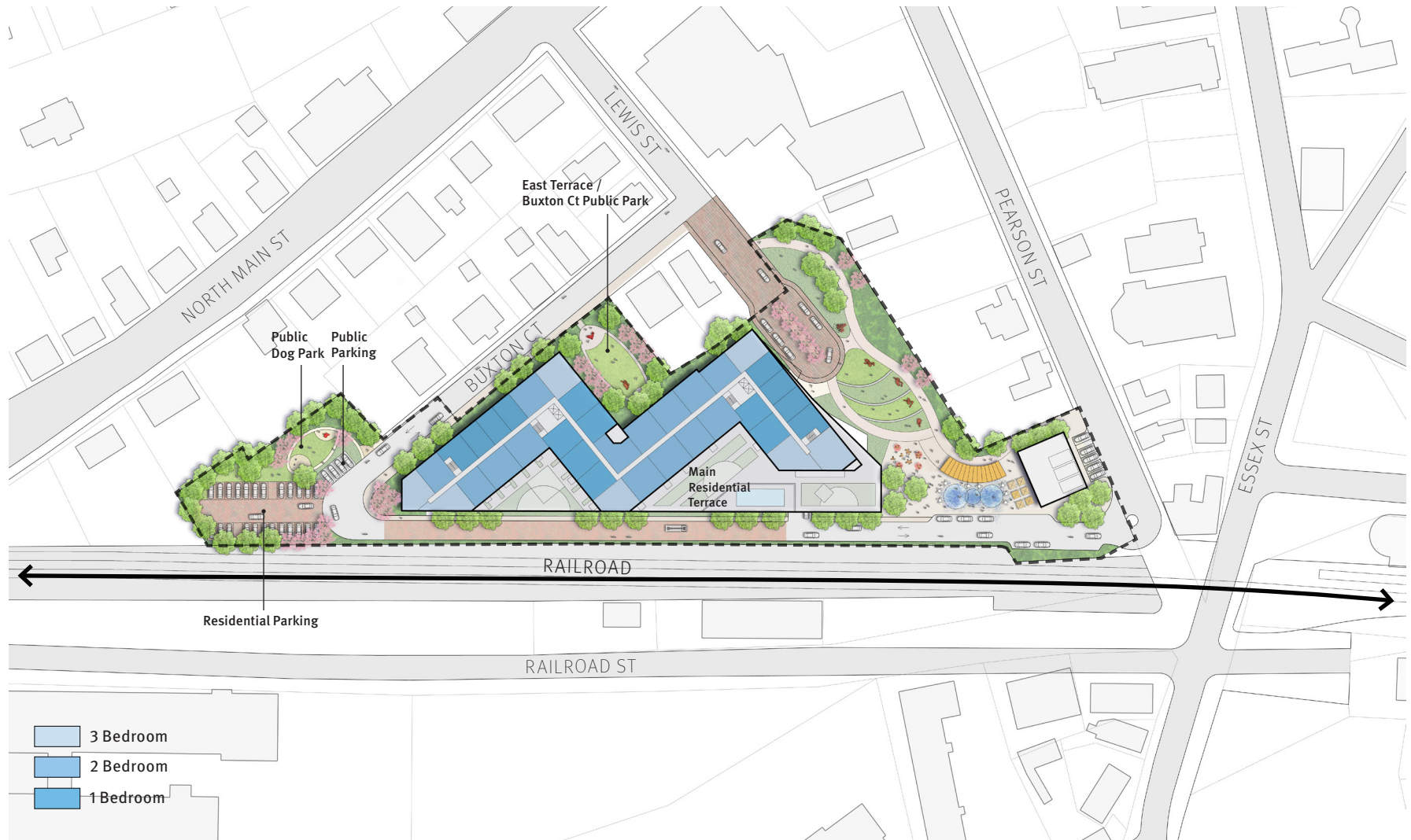
# Concept Plan - Revised Level 1 Plan (September 1, 2021)



# Concept Plan - Typical Floor Plan (July 22, 2021)



# Concept Plan - Revised Typical Floor Plan (September 1, 2021)



# Massing Study (July 22, 2021)

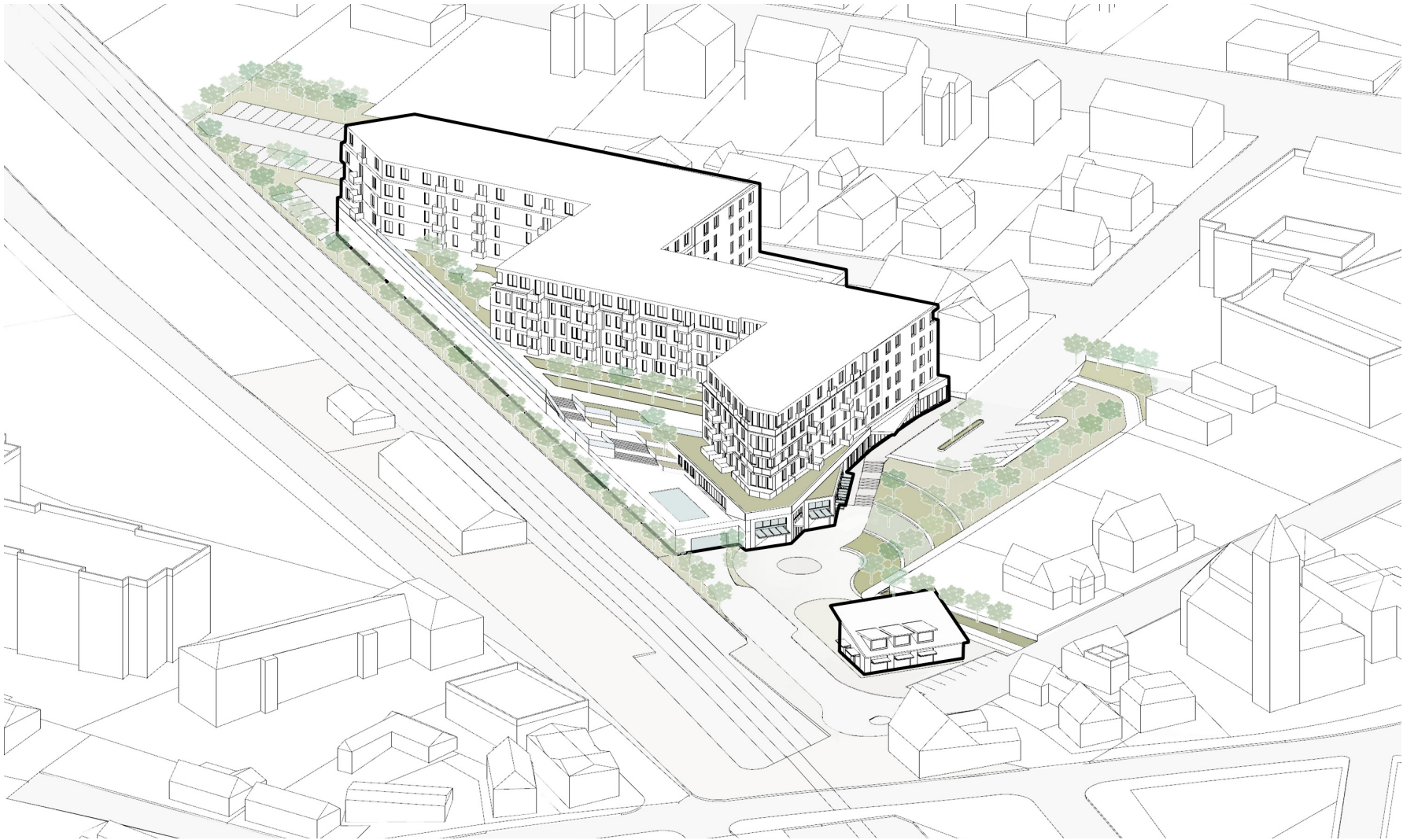


# Revised Massing Study (September 1, 2021)

Publicly Accessible Site Area: Two acres of publicly accessible open site area, 60% of the site

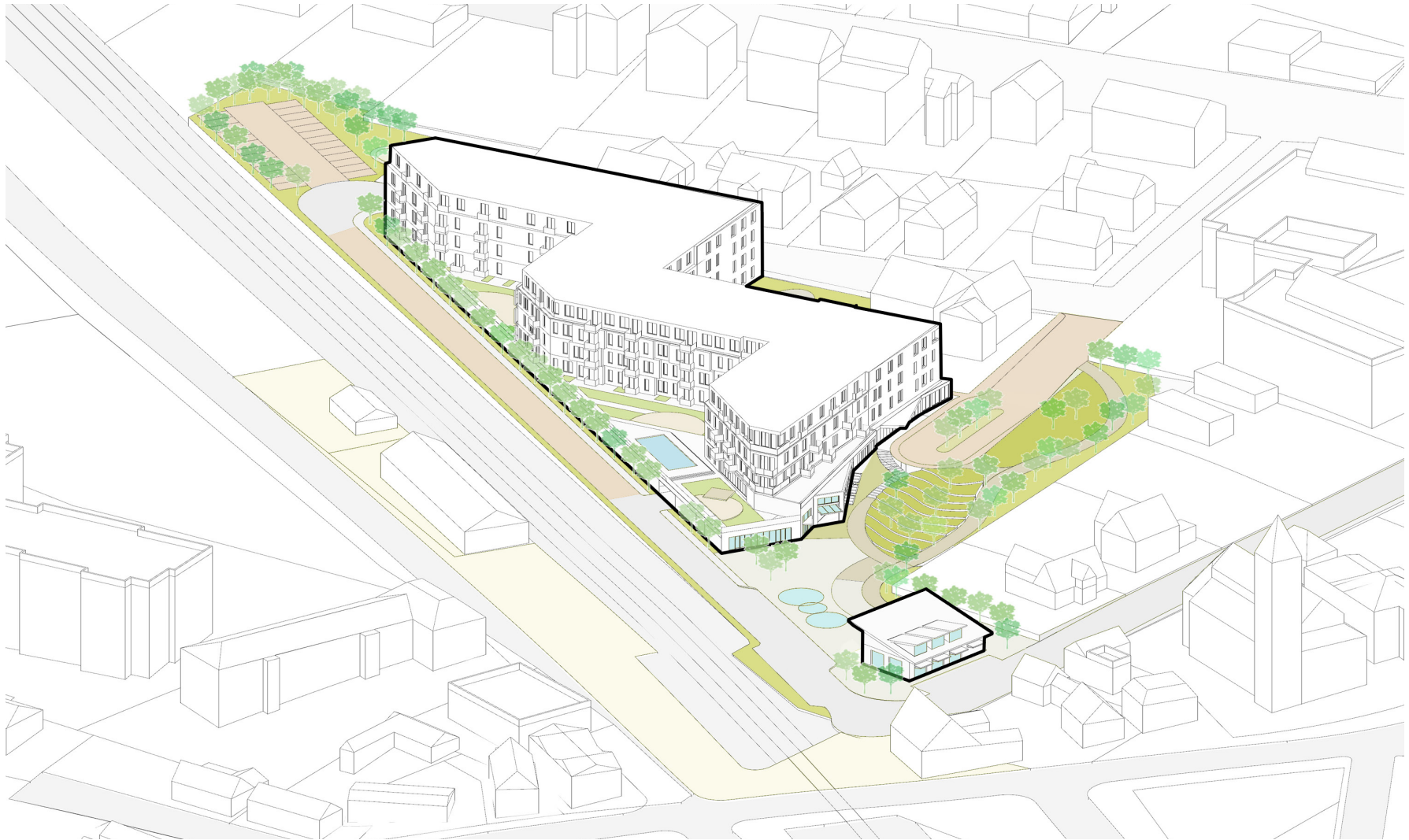


# Massing Study (July 22, 2021)



# Revised Massing Study (September 1, 2021)

Publicly Accessible Site Area: Two acres of publicly accessible open site area, 60% of the site



# Residential Building (65' Tall)

Floor	Residential Area	Units				North Lobby	South Lobby/ Amenities	Public Café	Roof Deck	*Parking Area	Building Area	Parking Spaces
		1 Bdrm	2 Bdrm	3 Bdrm	Total							
Parking Level 1 - (Floor 1)							5,000		52,800		165	
Residential Level 1 - (Floor 2)	32,000	7	17	4	28	700	7,000	20,000				
Residential Level 2 - (Floor 3)	39,000	16	14	6	36							
Residential Level 3 - (Floor 4)	39,000	16	14	6	36							
Residential Level 4 - (Floor 5)	39,000	16	14	6	36							
Total Units		55	59	22	136							
		40%	43%	16%	100%			20,000	52,800			
(15% affordable units)												
Surface Parking											26	
<b>Total</b>	<b>149,000</b>					<b>700</b>	<b>7,000</b>	<b>5,000</b>		<b>161,700</b>	<b>191</b>	

\* Depending on soil conditions

Other Buildings											
Andover Community Bldng (24' tall)										2,160	5

Additional surface parking											
Building Entry											11
Dog Park											4
Public Plaza											10

# Zoning Analysis

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

<b>Residential Use</b>			
	<b>Required</b>	<b>Provided</b>	<b>Relief</b>
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

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

# Aerial View (July 22, 2021)



# Revised Aerial View (September 1, 2021)



# Open Space - Plan View (July 22, 2021)



# Revised Open Space - Plan View (September 1, 2021)



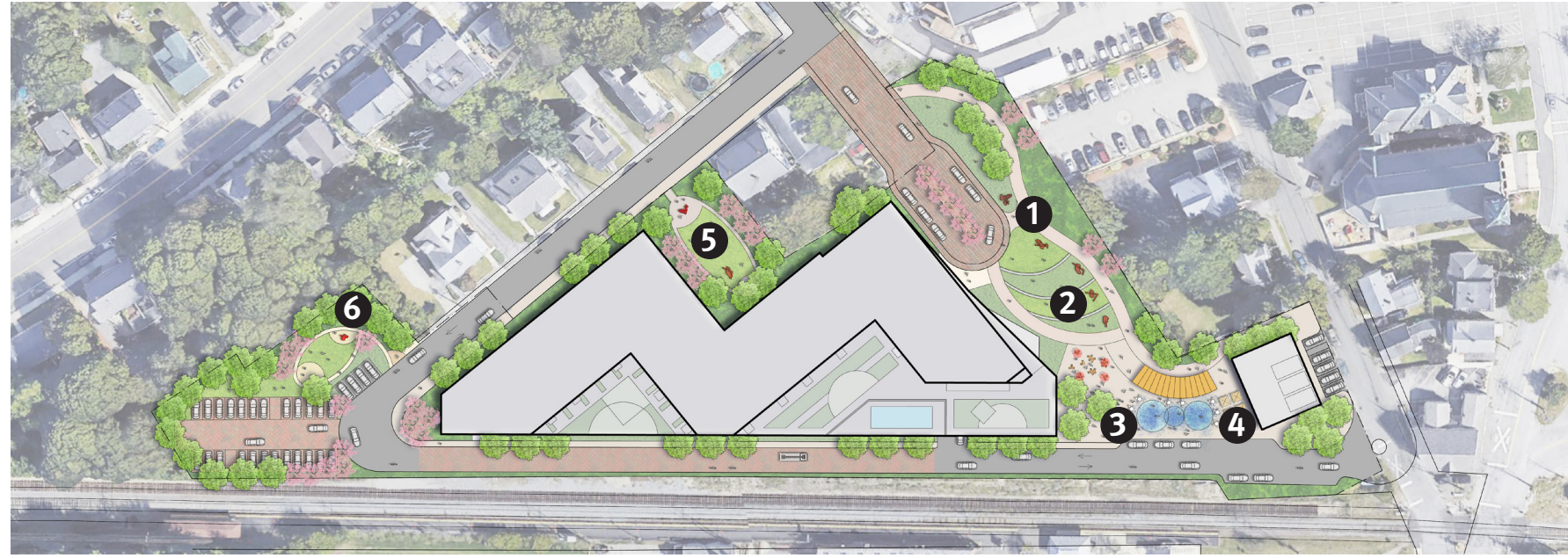
# Residential Green Space & Water Plaza



# Public Realm



## Neighborhood Playground & Sculpture Park



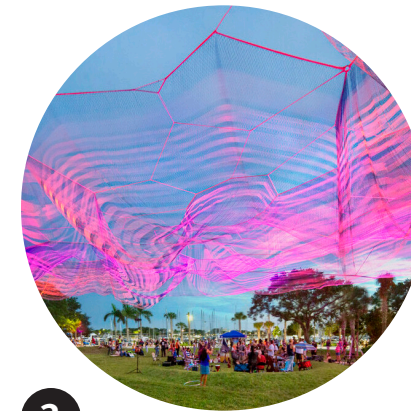
## Community Engagement



1



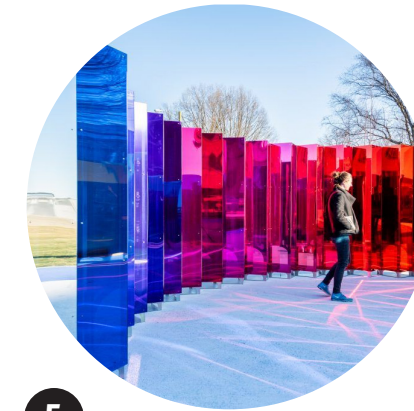
2



3



4



5



6



# Thank You!



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

[MINCOCORP.COM](http://MINCOCORP.COM)