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DEVELOPMENT SUMMARY

166-168 Route 1, Newburyport
Newburyport Crossing at Parker Street
Smart Growth Application
October 6, 2021

Project Summary

Location: 166 Route 1 and 168 Route 1, Newburyport are adjacent sites located adjacent to the Clipper City Rail Trail and across the street from the Newburyport MBTA station, north of Parker Street.

Deed: 166 Route 1 - Essex South Registry of Deeds Book 24923 Page 69; Plan Book 88 Plan 33.

168 Route 1 – Essex South Registry of Deeds Book 37264 Page 66; Plan Book 63 Plan 18.

Lot Size: 2.47 acres ± combined

Frontage: 861.81' ± combined

Assessor's ID: 166 Route 1 - Map 36 Lot 8
168 Route 1 – Map 36 Lot 10

Use: The proposed use is mixed-use residential and commercial.

Square Footage: The total residential gross square footage is 99,885 sf ±; total parking gross square footage is 30,735 sf ±.

Number of Housing Units:

	<u>Market</u>	<u>Affordable</u>	<u>Total</u>
Studio:	18	7	25
One Bedroom:	21	8	29
Two Bedroom:	22	7	29
Three Bedroom:	9	2	11
Total:	68	24	94

Live/Work Units: Of the 68 market rate units, four units on the first floor will be two bedroom "live/work" units on the east side of the building, where the second bedroom will have a separate pass door directly to the outside, so that it can be used as a home office.

Commercial Space: There is a 780 sq.ft. ± first floor space on the north end of the building, which is designed to accommodate leased uses such as bicycle shop and service, athletic gear and clothing, and refreshments such as coffee, water, soft drinks, and health and cafe foods.

Parking:

PARKING CALCULATION:

REQUIRED:

RESIDENTIAL MULTI-FAMILY	# OF UNITS	REQUIRED SPACES
1 PER STUDIO OR ONE-BEDROOM UNIT	54	54
1.3 PER TWO-BEDROOM UNIT	29	38
1.5 PER UNIT W/ THREE BEDROOMS OR MORE	11	17
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	94 UNITS	109 SPACES

PROPOSED:

40 REGULAR SURFACE SPACES
11 COMPACT SURFACE SPACES
2 SURFACE HANDICAP SPACES (INCLUDING 1 VAN ACCESSIBLE)
78 GARAGE CAR SPACES

TOTAL: 131 PARKING SPACES

Shared Parking:

Parking will be shared with the residential use, as the commercial space at the north end of the building is anticipated to have daytime use.

Bicycles:

BICYCLE PARKING CALCULATION:

REQUIRED

3 SPACES PER 10 CAR SPACES

$131/10 \times 3 = 40$ SPACES

PROVIDED

40 SPACES (SURFACE & GARAGE)

Description of Units: see attached plans.

Phasing: The project will be constructed in one phase.

Zoning Summary: See "166-168 Route 1 Site Plan, Sheet C-1.0" prepared by The Morin-Cameron Group, Inc. on October 4, 2021.

DIMENSIONAL & DENSITY TABLE		
SMART GROWTH DISTRICT: SUBDISTRICT "A"		
CRITERIA	REQUIRED	PROPOSED
MAX. DENSITY	40 UNITS PER ACRE (98 UNITS)	94 UNITS IN 2.47 ACRES (40 UNITS PER ACRE)
LOT AREA	10,000 S.F.	107,656± S.F. (2.4± AC.)
MINIMUM FRONTAGE	40 FEET	861.81' (ROUTE 1); 56.73' (PARKER)
MIN. FRONT SETBACK	NO REQUIREMENT	16'
MAX. FRONT SETBACK	10 FEET (1)	16' (ROUTE 1); 3' (CCRT); 323' (PARKER)
MIN. SIDE SETBACK	NO REQUIREMENT	10'
MIN. REAR SETBACK	10 FEET	10'
UNDEVELOPED AREA	20% (2)	25%
MAXIMUM BUILDING HEIGHT	4 STORIES AND 45 FEET	3 & 4 STORIES AND 45 FEET
MAX. BUILDING FOOTPRINT	22,000 SF (3)	32,000 SF

Dimensional & Density Table Notes

DIMENSIONAL & DENSITY TABLE NOTES:

- EXCEPT WHERE UTILITY EASEMENTS MAKE THIS SETBACK INFEASIBLE. SITE IS SUBJECT TO AN EXISTING VARIABLE WIDTH SLOPE EASEMENT ALONG THE PARCEL FRONTAGE ON ROUTE 1. BUILDING IS SITUATED AS CLOSE TO THE SLOPE EASEMENT AS POSSIBLE WITH AN ORIENTATION THAT IS CONSISTENT WITH THE STREET LINE OF ROUTE 1.
- AT LEAST 20% OF THE DEVELOPABLE LAND SHALL BE LEFT UNDEVELOPED AS PUBLIC OR SEMI-PUBLIC COMMON SPACE OR VEGETATED LANDSCAPE AND SUCH AREAS SHALL NOT INCLUDE BUILDINGS, STRUCTURES, PARKING AREAS, OR INTERNAL LANDSCAPING IN PARKING LOTS BUT MAY INCLUDE WETLANDS, WETLAND BUFFER AREAS AND FLOOD PLAINS.
- SITE IS SITUATED WITHIN 250 FEET OF THE CCRT.

Requested Waivers:

WAIVERS:

- SECTION XXIX-F.2.a(iv): MAXIMUM FRONT YARD SETBACK EQUALS 10 FEET. A WAIVER IS REQUESTED TO INCREASE THIS TO 16 FEET TO ACCOMMODATE AN EXISTING SLOPE EASEMENT AND TO MAINTAIN A CONSISTENT BUILDING LINE ALONG ROUTE 1.
- SECTION XXIX-F.4: MAXIMUM FOOTPRINT AREA EQUALS 22,000 SQUARE FEET. 32,000 SQUARE FEET FOOTPRINT REQUESTED TO ACCOMMODATE A PORTION OF THE BUILDING AT 3 STORIES.
- SECTION XXIX-I-7.a(i): 60% OF THE FRONT BUILDING FACADE MUST BE AT THE FRONT LINE. IF NOT MET, CAN ALLOW UP TO MAXIMUM SETBACK FOR PEDESTRIAN USE. A WAIVER IS REQUESTED TO ALLOW NO FACADE AT THE FRONT LINE ON ROUTE 1 DUE TO THE EXISTING SLOPE EASEMENT AND LOT GEOMETRY. A NEW PEDESTRIAN SIDEWALK WILL BE CONSTRUCTED ALONG ROUTE 1 FOR PEDESTRIAN USE.
- SECTION XXIX-1-8.A(viii): MINIMUM WIDTH OF SIDEWALK IS 5'. A WAIVER IS REQUESTED TO ALLOW A MINIMUM OF 4' AT SOUTHEAST BUILDING CORNER.
- SECTION XXIX-I-8.c(iii): A WAIVER IS REQUESTED TO USE CAPE COD STYLE BITUMINOUS BERM OR NO CURBING IN CERTAIN AREAS OF THE PARKING AREA WHERE VERTICAL GRANITE CURB OR CONCRETE CURB IS REQUIRED. BITUMINOUS BERM OR NO CURB IS REQUESTED ALONG THE PERIMETER EDGES OF THE PARKING AREA TO ACCOMMODATE LOW-IMPACT STORMWATER MANAGEMENT MEASURES AND SNOW PUSH AREAS.

Description

This application is submitted under the Smart Growth Ordinance for the development of 94 residential units, in a building containing approximately 100,000 square feet of space. The proposed building will have two sections joined together by a glass atrium.

The northern section is a 3-story building approximately 36' high containing 40 units. The southern section is a 4-story building approximately 45' high containing 54 units.

Incorporated in the building will be a one level parking deck under the building which will screen the majority of the parking.

Total parking proposed is 131 spaces of which 78 are in the parking deck and 53 are surface.

The building will contain amenities such as a community room, a gym, a water feature, an exterior deck and a rooftop deck.

The first floor of this building will be similar to that at One Boston Way and Three Boston Way and will have 12' clear floor to floor height to be adaptable to future commercial use.

As recommended in the Zoning Ordinance, this project has been oriented to the rail trail, which will provide interconnectivity between the rail trail and One and Three Boston Way. We envision that these three buildings will function as a united community, sharing certain amenities.

We have paid particular attention to the screening of this and have also provided pedestrian access to the rail trail. With respect to the ordinance's discussion of exterior materials, we are incorporating the use of brick and other recommended guidelines regarding materials.

Like our other two buildings, we will be incorporating energy efficiency, such as LEED and Fitwel certifications. The project will minimize the use of fossil fuels and will instead use high efficiency electric heat pumps.

Affordable Housing

Marketing plan:

An Affirmative Fair Housing Marketing Plan will be submitted at a later date and is subject to review and approval by DHCD and the Planning Board. A submission waiver is requested.

Affordable housing requirements:

All affordable housing units will comply with the requirements of Section XXIX-G.

Affordable housing restriction:

Each project and unit of affordable housing therein shall be subject to an affordable housing restriction which is approved by DHCD. The AHR approved and executed for One Boston Way is the model which will be used for 166-168 Route 1.

Term:

The term of the affordable housing restriction will be no less than 30 years.

Monitoring Agent:

The monitoring agent is MCO Housing Services, LLC. Their address is P.O. Box 372, Harvard, MA 01451.

Affordable Units:

The affordable units are shown on the architectural plans. However, the unit numbers for all units will be assigned at a later date.

Relationship to Clipper City Rail Trail

Newburyport Crossing regards the adjacent Clipper City Rail Trail as an asset for its residents as well as for the greater Newburyport community. In that regard, the residents' main entrance is located on the south side of the building accessible from Parker Street, from where residents can walk to a paved path that connects to the rail trail. For Newburyport residents, we provide a direct paved path from Route 1 and the Hill Street neighborhood to the rail trail along the east edge of the property. A secondary connection at the west end of the building provides access from the rail trail to a commercial space on the north side of the building that is anticipated to support the trail's recreational usage. Potential users of this space include bicycle shop and service, athletic gear and clothing, and refreshments such as coffee, water, soft drinks, and health and cafe foods.

The main vehicular arrival to the building is from Parker Street and is laid out parallel with the rail trail. Of the parking spaces situated along this driveway, four are reserved for community use. Appropriate vegetated buffers are provided between the parking and the property line.

One of the benefits this development will provide is to create a vegetated buffer of native trees and shrubs along the Clipper City Rail Trail. At present there is a wooded buffer along this edge, which consists of many volunteer trees and invasive species, most of which are on the Newburyport Crossing side of the property line. We propose to keep the existing trees on the rail trail side of the property, remove and mitigate the invasive species, and plant new groves of new trees and shrubs on the Newburyport Crossing side of the property line while also supplementing the planting buffer on the rail trail side. The new landscape plantings will provide greater ecological value and aesthetic benefits, and the ongoing maintenance by the property owner will discourage reinfestation with invasive plants.

The new planting will have greater ecological and aesthetic benefits, and the ongoing maintenance by the property owner will discourage reinfestation with invasive plants.

Changing the Street Address

It is our intention to request that the street address be changed from 166 and 168 Route 1 to a street address on Parker Street acceptable to the U.S. Post Office and the City of Newburyport.

Relationship to One Boston Way and Three Boston Way

Newburyport Crossing will ultimately consist of three properties in the Smart Growth district:

- One Boston Way at Newburyport Crossing (76 units);
- Three Boston Way at Newburyport Crossing (84 units); and
- New number Parker Street at Newburyport Crossing (proposed 94 units).

Certain amenities at each will be available to all residents of the three developments. For example, there is a dog washing room at One Boston Way and an outdoor pool is proposed for 166-168 Route 1.

Development Team

Applicant:

Turnpike Realty Development, LLC and Haleys Redevelopment, LLC
Andover Real Property Management, Inc., Manager
Louis P. Minicucci, Jr., its President

Permitting:

Minco Development Corporation
Louis P. Minicucci, Jr.
Karen Pollastrino
Eric B. Loth, Jr.

Architect:

Arrowstreet, Inc.
Joseph Sirkovich, Senior Associate

Civil Engineer

The Morin-Cameron Group, Inc.
Scott Cameron, P.E., Principal

Landscape Architect

Halvorson | Tighe & Bond Studio
Bob Uhlig, VP Landscape Architecture & Urban Design

Affordable Housing

MCO Housing Services, LLC
Maureen O'Hagan