

Project Narrative  
Revised Site Plan Review Submission (April 10, 2015)  
April 29, 2015  
201 (181) Elliott Street  
Beverly, MA 01915

The proposed project is to construct a six-story, residential building with supporting at-grade and structured parking, within a mixed-use development. The project area is in the southwest corner of a 71.61-acre site known as Cummings Center. The original Site Plan Review (SPR) submission plans have been revised and replaced with a plan set dated April 10, 2015. This revised submission was the result of *Planning Staff Review* comments dated March 9, 2015, which were presented to the applicant at a meeting on the same date. Present at the meeting were; Aaron Clausen, Director of Planning, Leah Zambernardi, former Assistant Planning Director, Greg St. Louis, City Engineer, Sean Ciancarelli, Assistant City Engineer, Steve Drohosky and Michael Aveni (representing the applicant).

The following summary addresses each of the comments raised by the *Planning Staff Review* at the above-referenced meeting:

*Provide Stormwater Report and information on the drainage on the site plans.*

A Stormwater Management Report was included as part of a Notice of Intent (NOI) package dated April 10, 2015 submitted to the Conservation Commission. Stormwater management improvement measures have been included in both the revised SPR and NOI submission sets. Currently, all storm water within the project area is untreated prior to discharge to the Bass River, which is to the south of the project area. There will be a minor reduction in square footage of impervious surface in the project area, improvements to the existing storm water system, and installation of a new water quality structure. All of the above contribute to an improvement in storm water discharge quality. All work will occur outside of any applicable 100-foot buffer zones. Multiple BMP's will be utilized to protect adjacent resource areas throughout all phases of construction. As compared with existing conditions, all measures outlined above will aid in TSS removal to the maximum extent practicable.

•

*Provide Traffic Study per request of the Parking and Traffic Commission.*

- A *Traffic Impact Access Study* (TIAS), prepared by Jacobs Engineering and dated April 1, 2015 was submitted to the Parking and Traffic Commission as required. At its April 7, 2015 meeting, the Parking and Traffic Commission voted to recommend approval of the proposed site plan and special permits. Please see Parking and Traffic Commission letter to the Planning Board dated April 14, 2015 for additional information.

*Provide Parking Calculation for the overall site.*

- 4,473 parking spaces exist on site. The applicant is required to maintain 3,298 spaces, to satisfy the current uses, plus 146 spaces required by the Beverly Zoning Ordinance for the 201 Elliott Street building. Consequently, 1,029 surplus spaces will exist on site post-construction. Steven Frederickson requested a more detailed explanation of these figures, prior to issuance of a building permit for the building. A letter supplementing the

extensive explanation provided to Mr. Frederickson by letter dated March 31, 2008, will be submitted to the Building Department prior to May 20, 2015.

*Revise plan to reflect correct unit count.*

- All plans and applications have been revised to reflect the correct unit count (73).

*A licensed engineer should sign the plans for site improvements.*

- All plans and reports included in the April 10, 2015 SPR resubmission and NOI submission documents have been prepared and stamped by the licensed engineer of record, Mark Sleger P.E., as required. Architectural, Lighting, and Landscape plans have been prepared and stamped by the appropriate professional.

*Change zoning designation shown on the plans from “IR Overlay” to “IR and IR Overlay”*

- This designation, as well as the applicable Flood Plain Overlay designation, has been added throughout the plan set.

*Provide more information on the proposed relocated sign.*

- The existing freestanding sign is proposed to be relocated as shown on sheet C-1. The sign will otherwise remain unchanged.

*Note 3 on Sheet C-1 indicates 10 of the units will be affordable.*

- The applicant has filed an *Inclusionary Housing Application Form*, which requests authorization of payment of a \$556,605 fee to the city of Beverly Affordable Housing Trust Fund in lieu of including affordable units on-site. All references to affordable housing units have been removed from the current plan set.

*Note on dwg. A-1 indicates that the plan may not show the exact building footprint.*

- The referenced note has been removed from the current plan set.

*Architectural elevations differ from those shown on the title sheet.*

- The rendering on the title sheet is consistent with elevations included in the current plan set. Both the current renderings and elevations were reviewed and approved by the Design Review Board.

*Provide information on exterior lighting.*

- Sheet C-5, Schematic Site Lighting Plan, has been included in the current plan set. All new site lighting fixtures will utilize LED technology.

Other items that were discussed at the above-referenced meeting and addressed in the revised plan set include:

- A building height study was included as sheet C-6.
- Underground utility locations were coordinated with proposed and existing conditions.
- Overall improvements at the proposed and existing stormwater management systems were implemented.
- The proposed outdoor pool was adjusted to avoid conflict with the existing underground drainage culvert.

- Additional site survey information has been included. Vertical datum referenced was revised to be consistent with the North American Vertical Datum of 1988.

Overall, the size of the building and the configuration of the adjacent parking facility did not change from the original to the revised submission set.