



Beverly Crossing

Depot Two

Beverly Planning Board Presentation
August 20, 2019



Historic Preservation



60 Pleasant



45 Broadway

Historic Assets



McKay School



50 Broadway

Charitable Involvement



Cabot Cinema



Prospect Hill Powder
House

Committed and Invested in Beverly

\$125.7M

All projects through 'Canvas'

\$45.0M

Depot Two

\$170.7M

Total

Property Taxes

\$1.28M/yr

Through 'Canvas'

\$1.57M/yr

Through Depot Two

Relief Required/Process

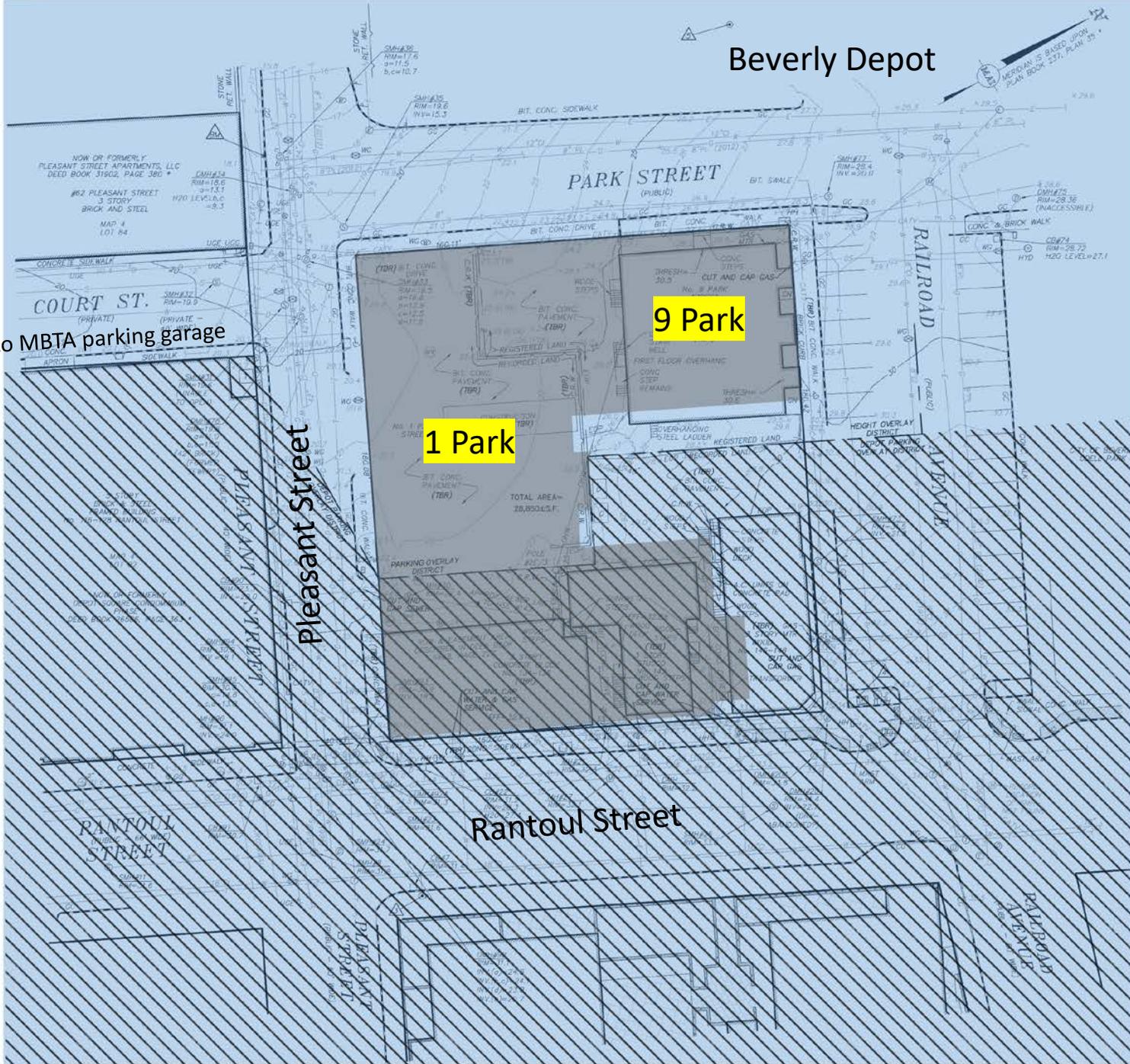
- Relief Sought:
 - Tall Building Special Permit
 - Special Permit to apply Depot Parking Overlay Requirements to entire site (i.e. 1 space per unit)
 - Approval of Inclusionary Housing Credit Units for 9 off-site affordable units

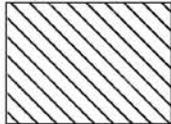
Project Summary

- Site Size: 28,850 SF
- Zoning District: CC District, within Height Overlay District; portion of site within Depot Parking Overlay District
- Setbacks: allowed 0' all sides
- Height: 75' allowed by special permit > 73' proposed
- ~~115~~ 111 apartment units
 - 6 Accessible units required and provided
 - Affordable requirement for ~~10~~ 9 units met offsite
- Parking requirements:
 - Retail: 29 required, requirement is met on street frontage with ~~32~~ 31 spaces
 - Housing: ~~115~~ 111 required (6 accessible) and 115 provided in an enclosed parking garage

Beverly Depot

to MBTA parking garage



 DEPOT PARKING OVERLAY DISTRICT

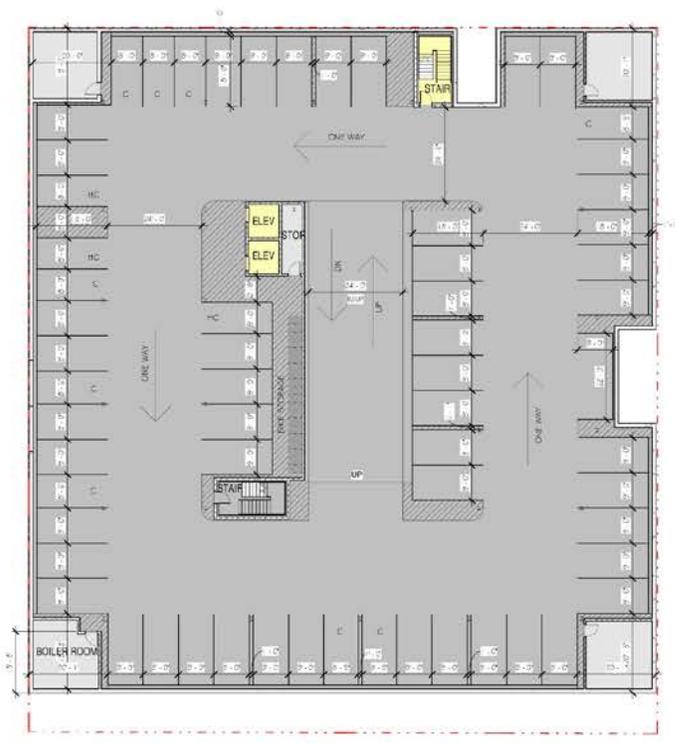
 HEIGHT OVERLAY DISTRICT

Special Permit for Residential Parking

# Units Proposed	Type	Required	Proposed	Relief Needed
12	Studio	12	12	none
82	1BR	82	82	none
10	2BR in overlay	10	10	none
7	2BR not in overlay	14	11	3 spaces
111		118	115	

Plan and Exterior Elevation Changes made in Revised Submission to Planning Board

- Goals based on DRB/PB feedback:
 - Reduce Mass/Scale
 - More Historic Aesthetic Treatment
 - More connection to the Park



Lower Garage



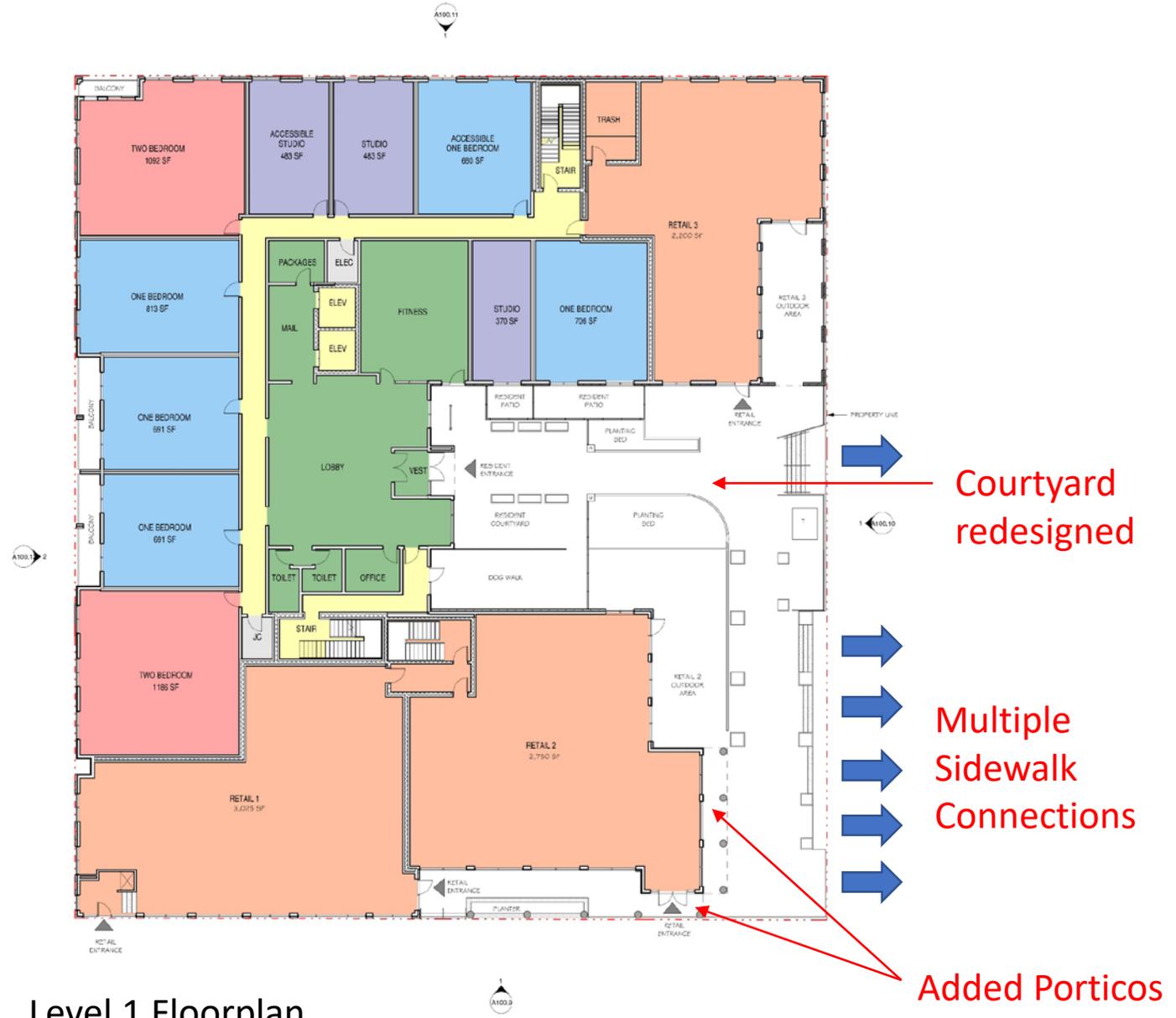
Upper Garage

Unchanged

PARKING REQUIREMENTS:
 RESIDENTIAL: 1 SPACE PER RESIDENTIAL UNIT REQUIRED
 115 APARTMENTS = 115 SPACES (OF THE 115 SPACES, 6 ARE REQUIRED TO BE HC)
 RETAIL: 1 SPACE PER 275 SF OF GROSS FLOOR AREA REQUIRED
 7,975 SF RETAIL/ 275 SF = 29 SPACES
 TOTAL REQUIRED: 115 + 29 = 144 SPACES

PARKING MATRIX	
	# OF SPACES
LOWER GARAGE	61
UPPER GARAGE	54
STREET PARKING ALONG FRONTAGE	32
TOTAL PARKING SPACES PROVIDED	147

6 hc spaces
 17 compact



Level 1 Floorplan

10 units

7,975 SF of Retail



Level 2, 3 and 4 Floorplans

22 units - 23 units times 3 floors

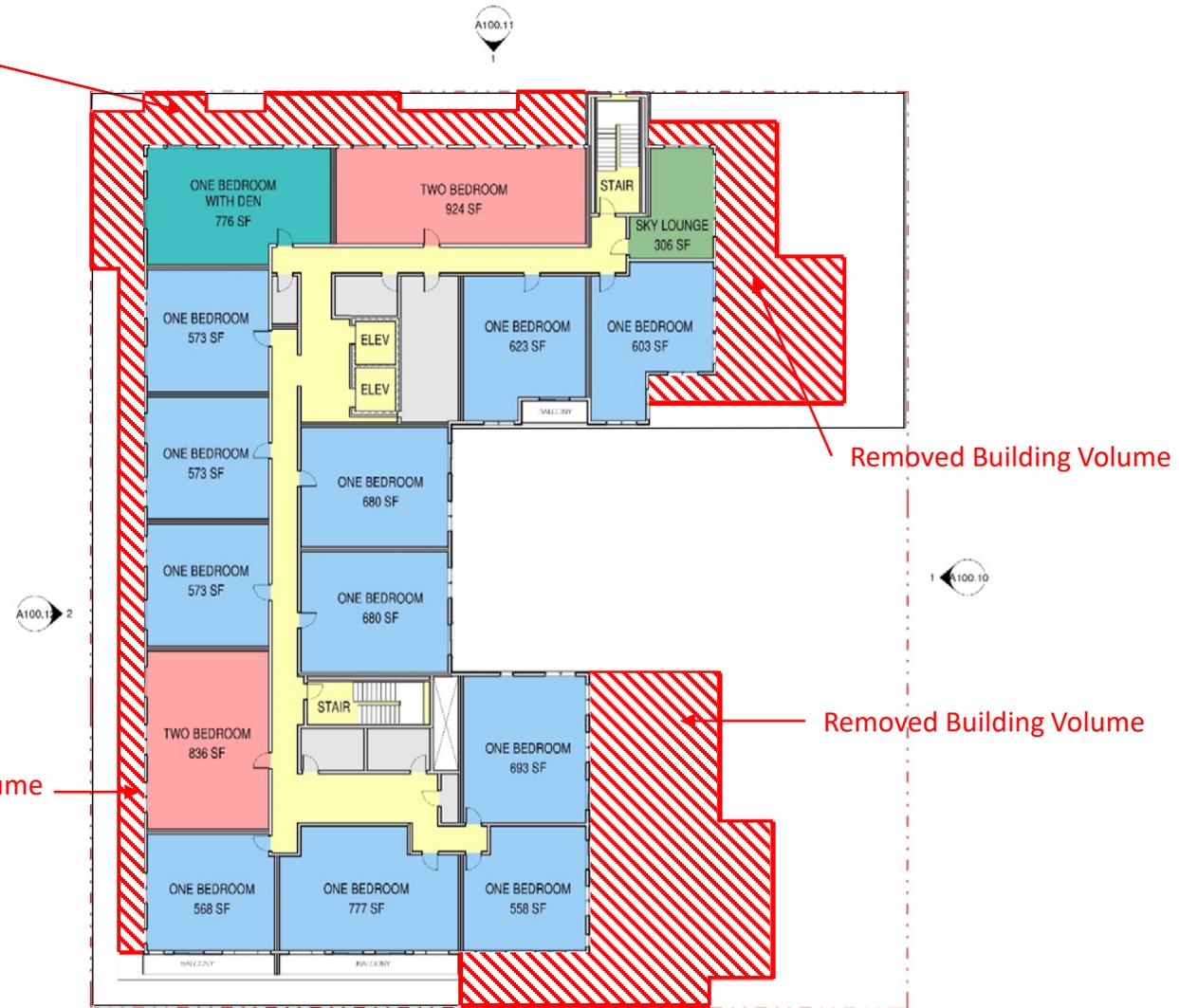


Level 5 Floorplan

20 units 18 units,
Lost 3- one bedroom units and gained 1-
two bedroom

- COLOR LEGEND
- CIRCULATION
 - COMMON
 - GARAGE
 - MECHANICAL
 - ONE BED WITH DEN
 - ONE BEDROOM
 - RETAIL
 - STUDIO
 - TWO BEDROOM

Removed Building Volume



Removed Building Volume

Removed Building Volume

Removed Building Volume

Level 6 Floorplan

~~19~~ units 14 units

Lost 6- one bedrooms, gained 1- one bedroom w/den

Floor Area was 18,700 (64.8%) now 13,900 s.f. (48%)

25% reduction in floor area

COLOR LEGEND

- CIRCULATION
- COMMON
- GARAGE
- MECHANICAL
- ONE BED WITH DEN
- ONE BEDROOM
- RETAIL
- STUDIO
- TWO BEDROOM



NOTE: ALL SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES. FUTURE APPROVAL WILL BE SOUGHT.

Revised East Exterior Elevation (Rantoul Street)





Revised North Exterior Elevation (Railroad Ave)



Revised West Exterior Elevation (Park Street) showing adjacent railroad and tree heights



View from Pleasant Street/ Park
Street looking East



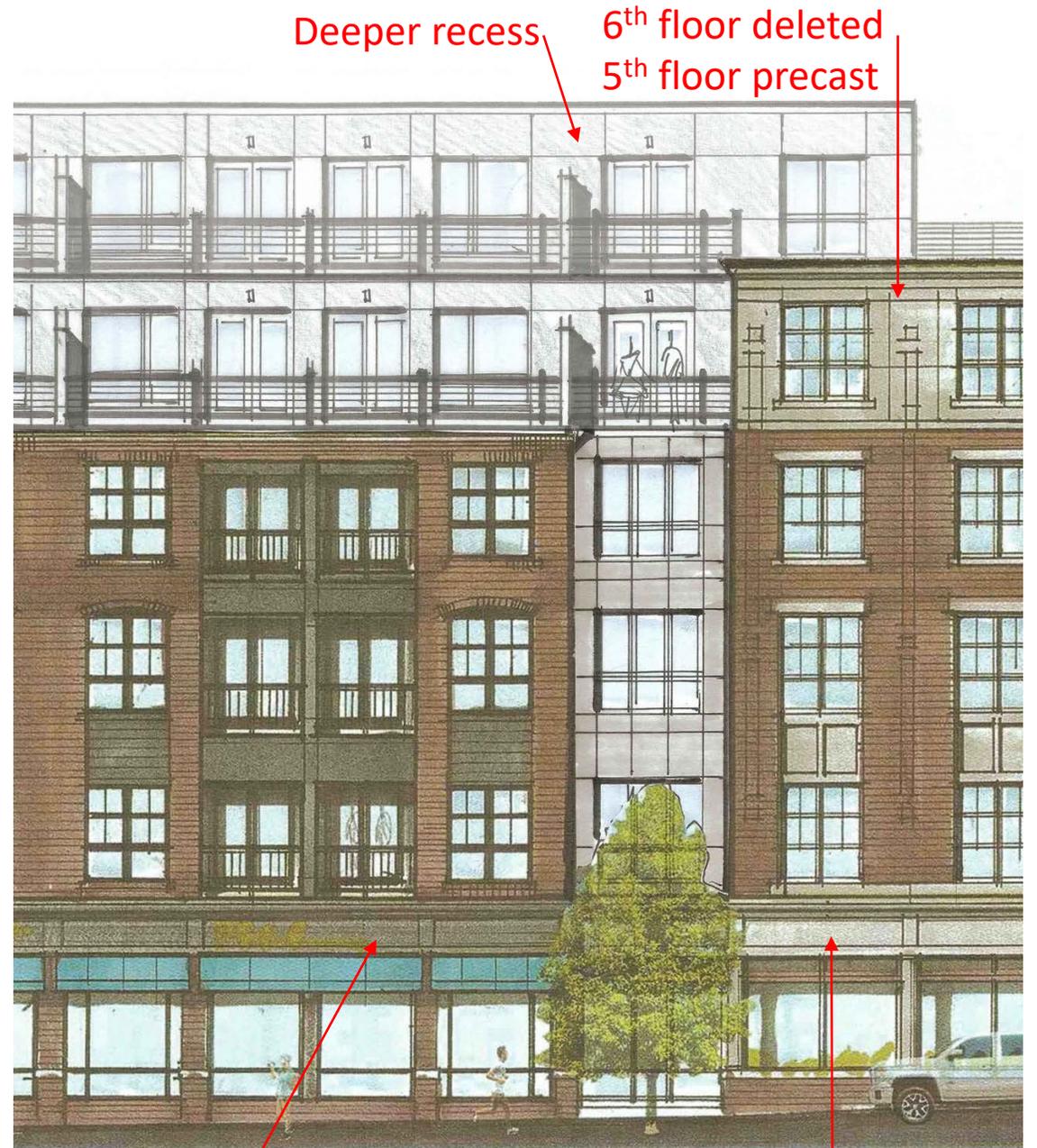
View from Park Street
looking South



Revised South Exterior Elevation (Pleasant Street)

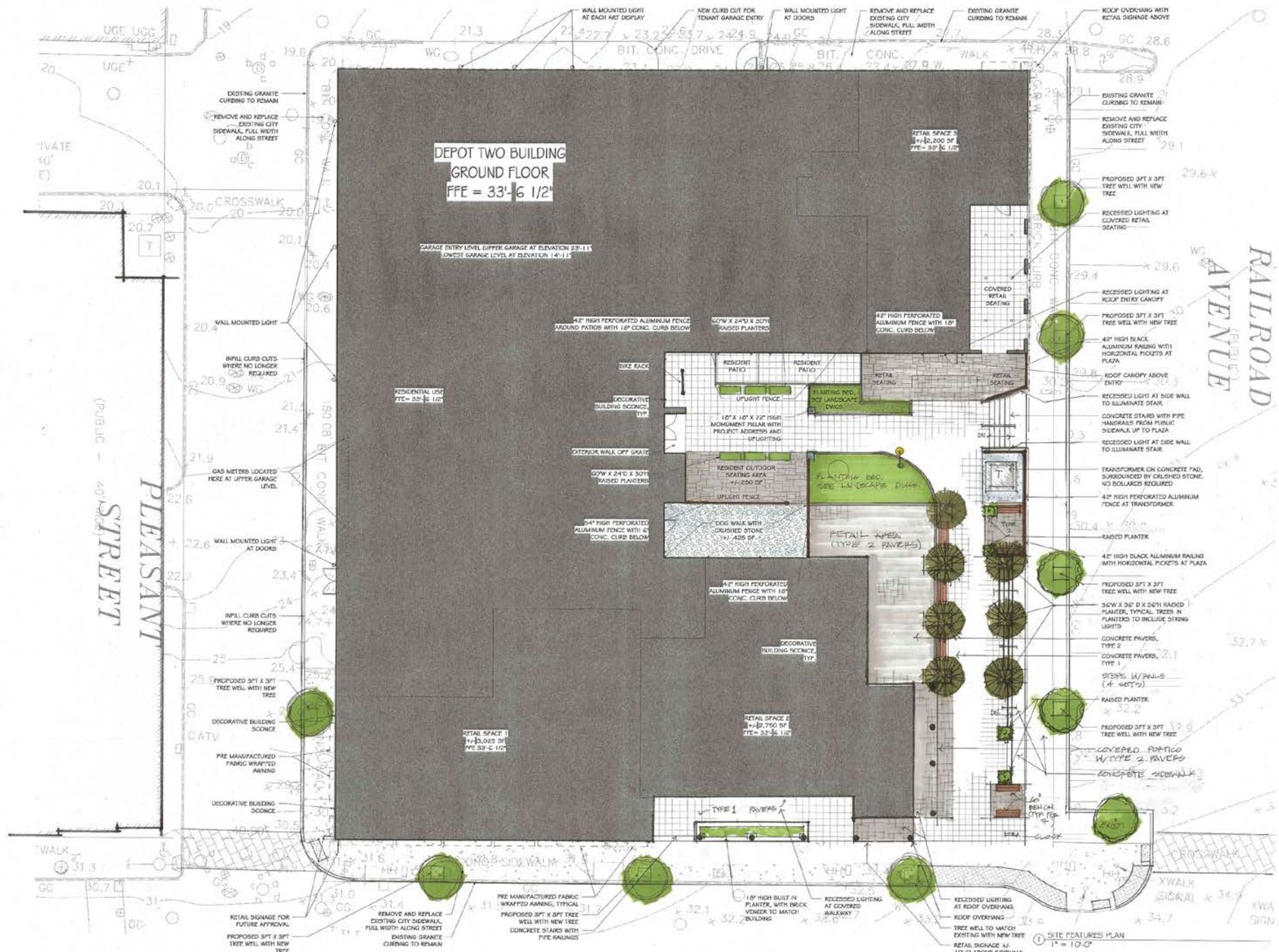


Enlarged Rantoul Street Elevation



Boral cornice

Precast cornice



**DEPOT TWO BUILDING
GROUND FLOOR
FFE = 33'-6 1/2"**

GARAGE ENTRY LEVEL UPPER GARAGE AT ELEVATION 28'-1 1/2"
LOWEST GARAGE LEVEL AT ELEVATION 14'-1 1/2"

RESIDENTIAL USE
FFE = 33'-6 1/2"

RETAIL SPACE 3
FFA = \$2,200 SF
FFE = 33'-6 1/2"

RETAIL SPACE 2
FFA = \$2,750 SF
FFE = 33'-6 1/2"

RETAIL SPACE 1
FFA = \$2,025 SF
FFE = 33'-6 1/2"

RAILROAD AVENUE
PUBLIC 40' SIDEWALK

PLEASANT STREET
PUBLIC 40' SIDEWALK

**① SITE FEATURES PLAN
1" = 10'-0"**

Activated Ground Floor Use in Core Pedestrian Areas – all conformed with:

- Extend buildings across 80% of the lot, public space counts
- No more than 25% of façade on primary street can be for residential common areas
- Minimum 25' deep ground floor tenant spaces
- 12' minimum floor to floor for first story
- Clear glass for 70% of the façade from 2' to 10' high
- Doorways open directly to the sidewalk
- Recess doorways in outswinging over public sidewalk

Tall Building Guideline Compliance

- Major Guidelines regarding Height
 - Of 27 guidelines, 6 guidelines are not strictly adhered to in the project design – there is either substantial compliance or a reasoned explanation for the noncompliance.
- Additional Urban Design Guidelines
 - 25 additional general guidelines all substantially adhered to, with one exception related to location of transformer.

Context, Mass and Scale, Park Connection



Jaclyn Tower
215 Rantoul Street



Canvas
199/211 Rantoul Street



US Post Office
151 Rantoul Street



Flats at 131
131 Rantoul Street



Station 101
101 Rantoul Street



Porter Mill
95 Rantoul Street



Gateway Condominiums
58 Rantoul Street



Holmes Beverly
110 Rantoul Street



Depot Square 1
112 Rantoul Street

Context Images



60 Pleasant



Gateway



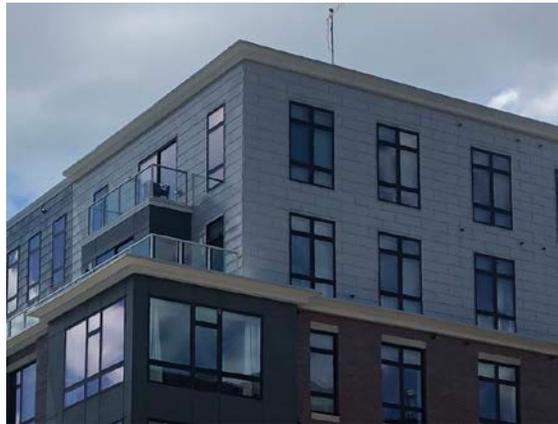
NGRID



Porter Mill



Depot 1



Holmes Beverly



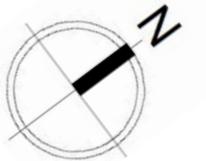
Flats at 131

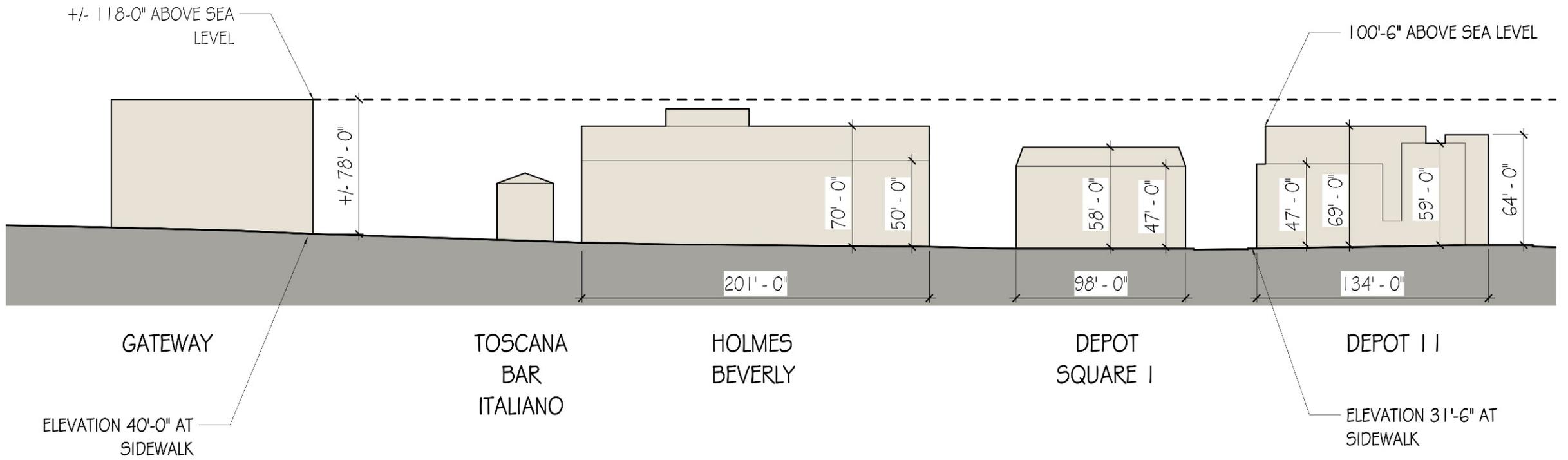


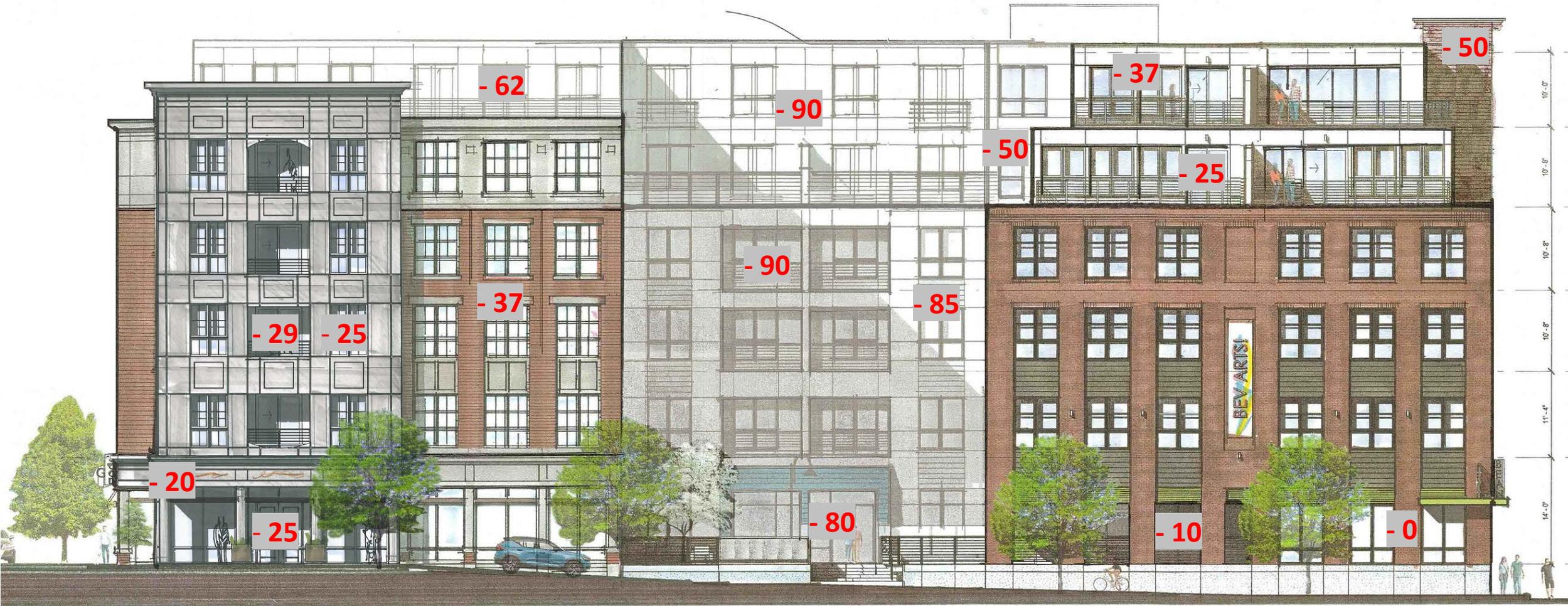
Van Ness



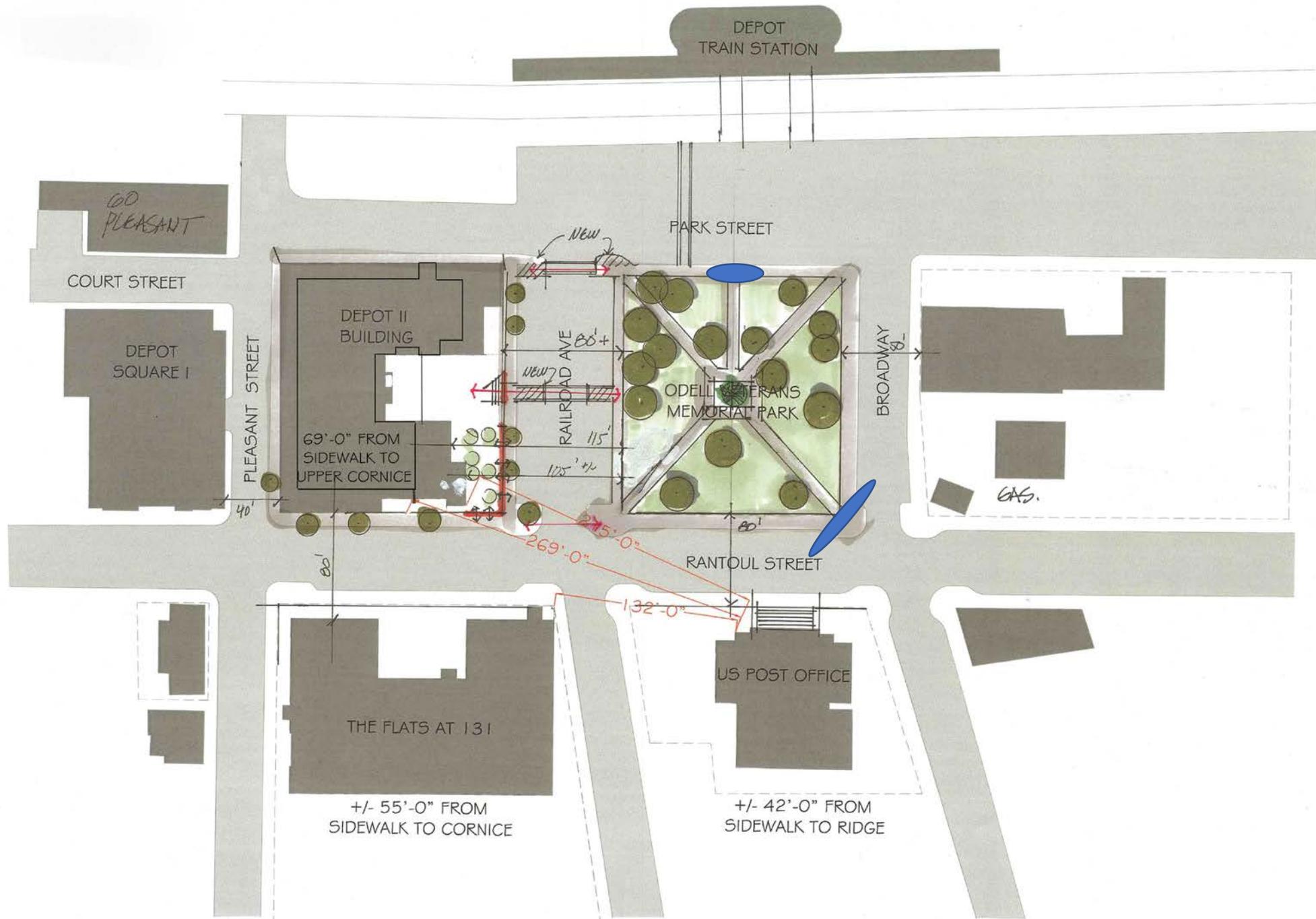
Aerial Site View

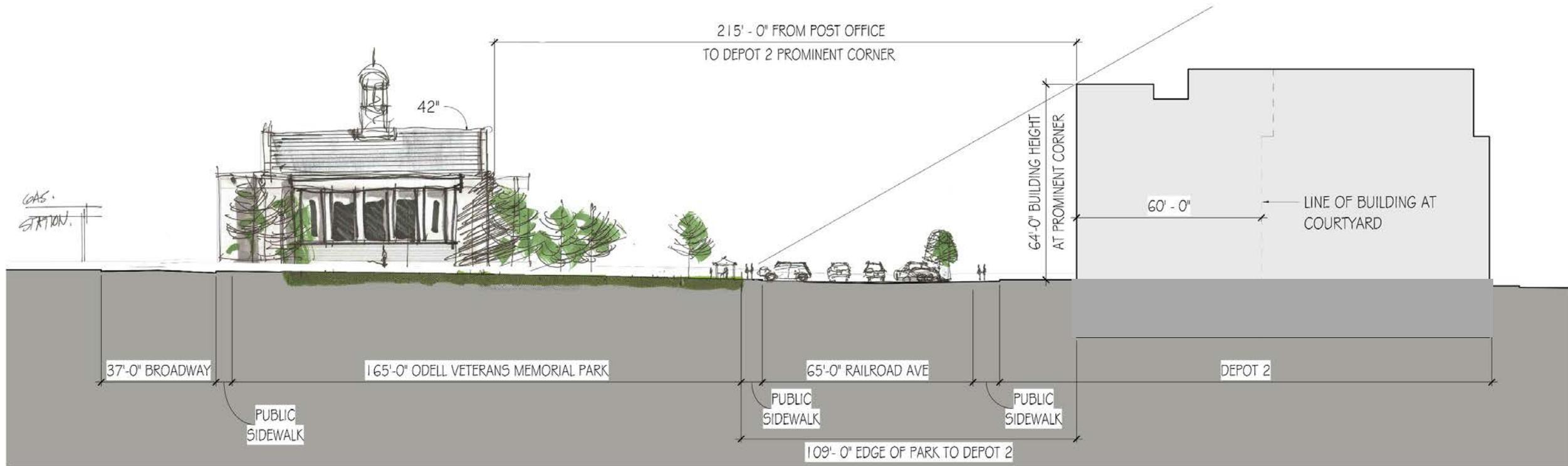




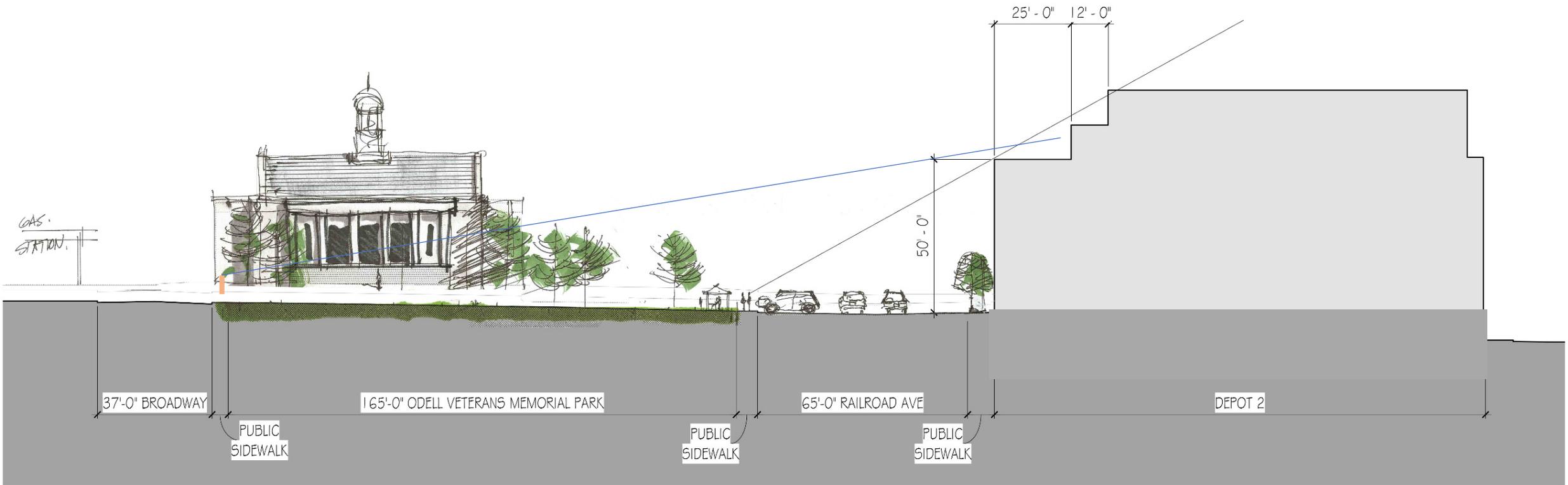


Distances from Property Line (in feet)





Section Through Park at Prominent Corner

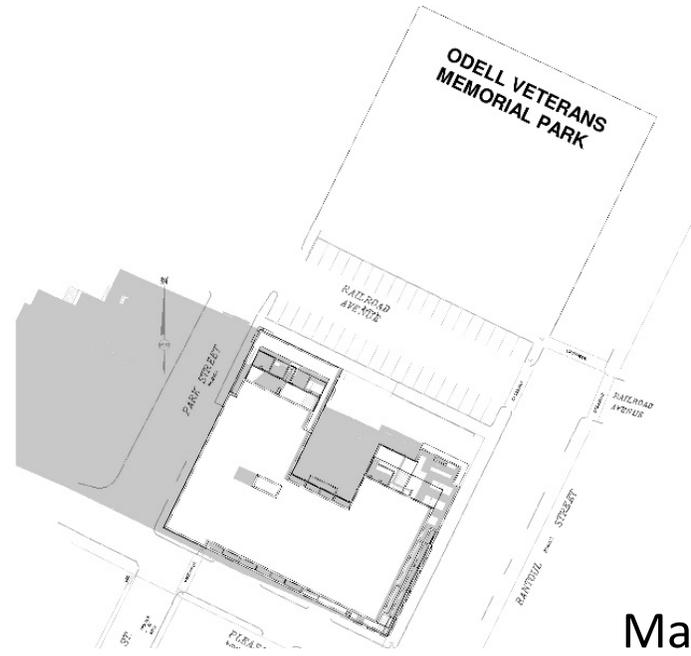


Section Through Park at lower leg

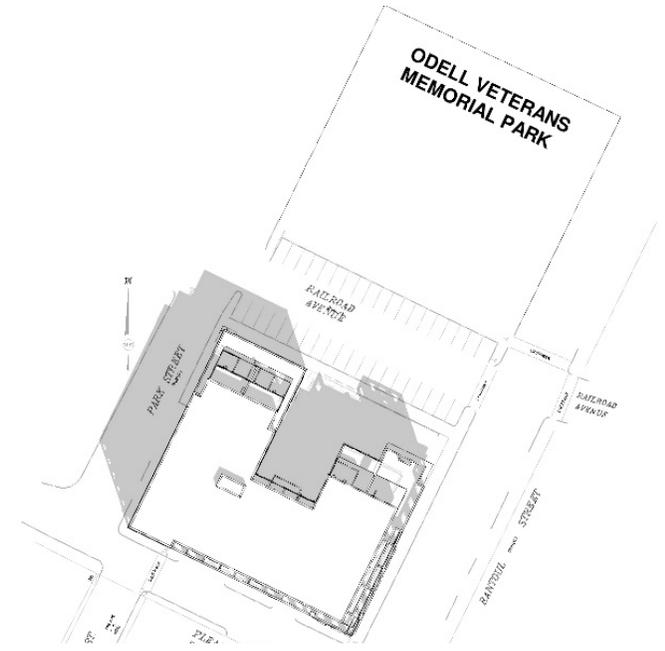


Revised
Sun Study: EQUINOX

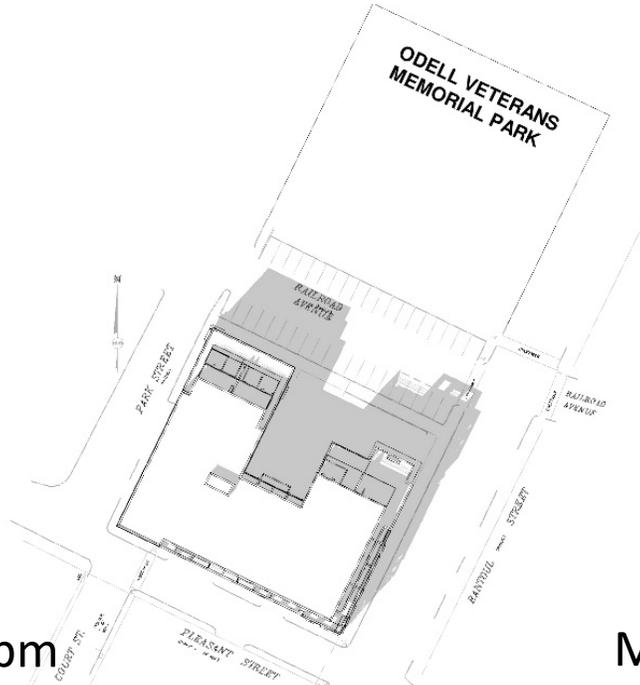
March/Sept: 9am



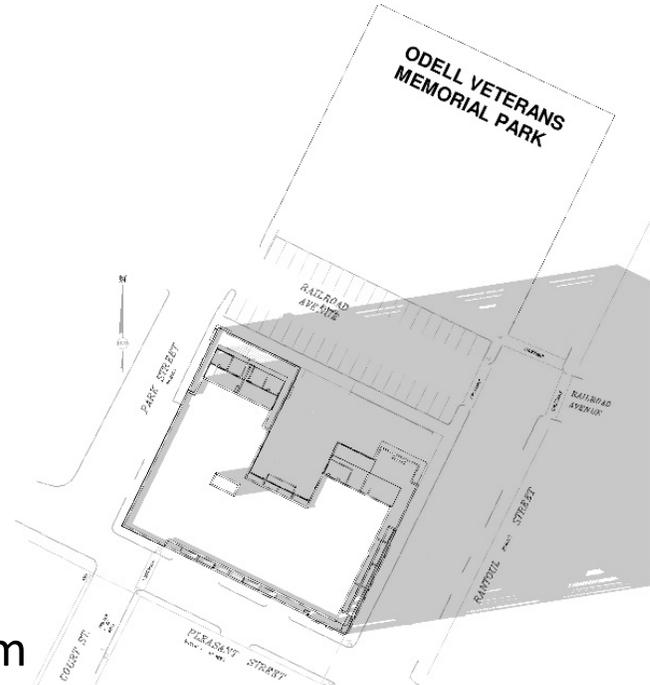
March/Sept: 12 pm



March/Sept: 3 pm

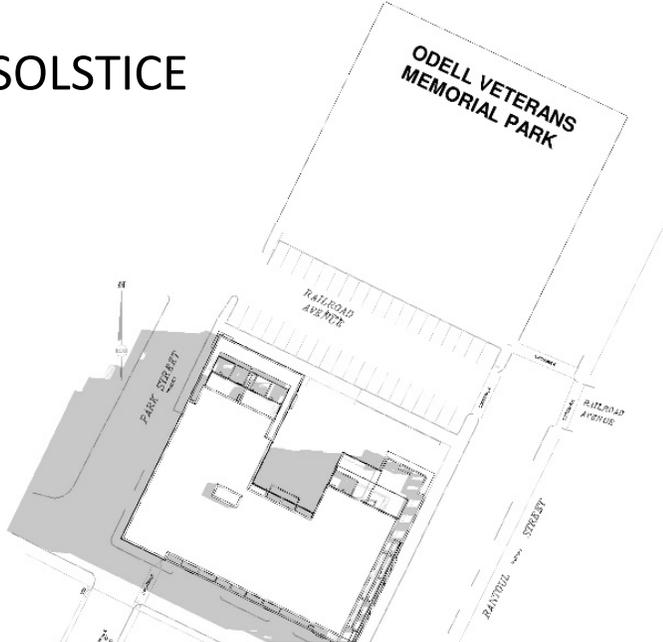


March/Sept: 6 pm

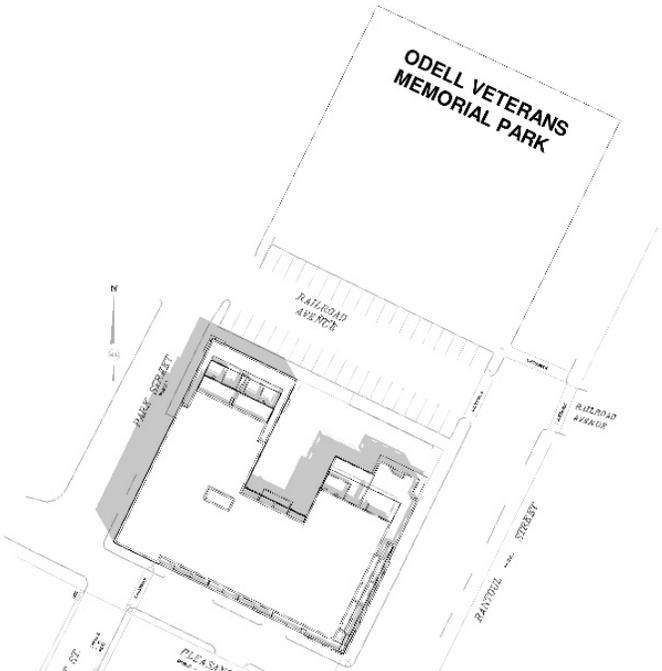


Sun Study: SUMMER SOLSTICE

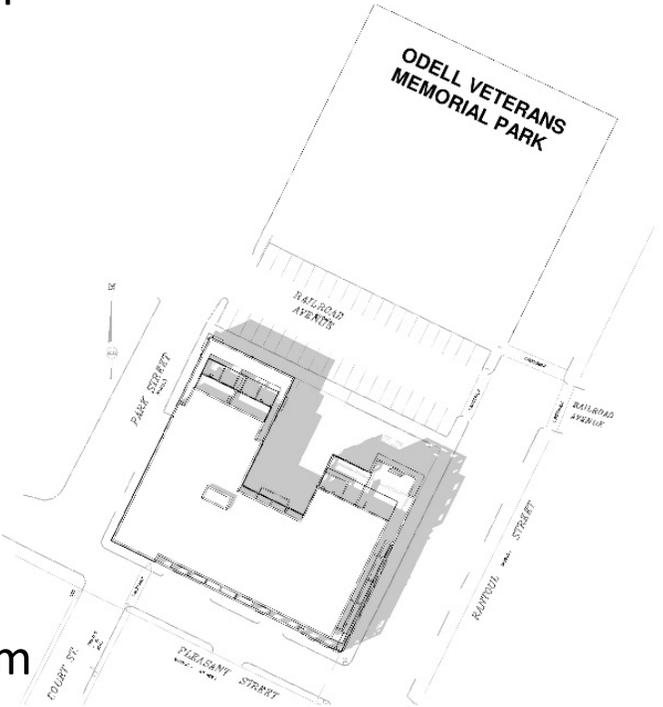
June: 9am



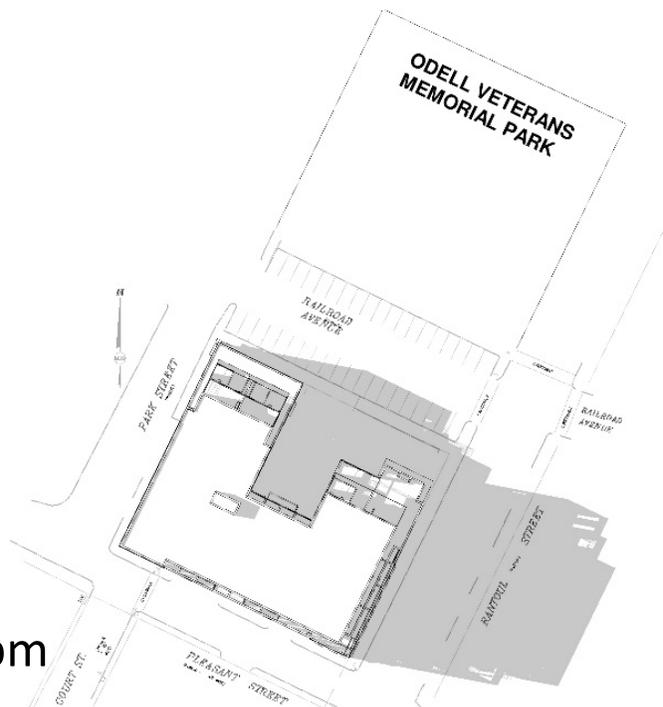
June: 12 pm



June: 3 pm

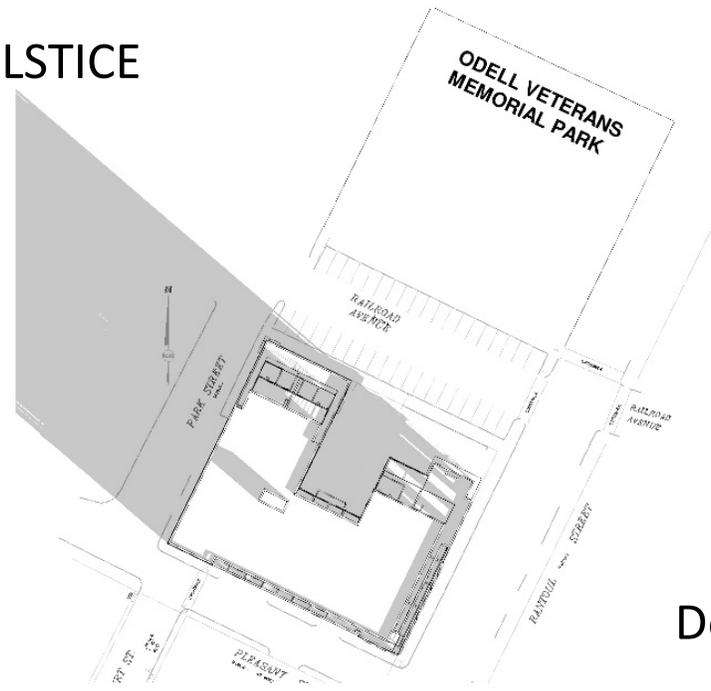


June: 6 pm

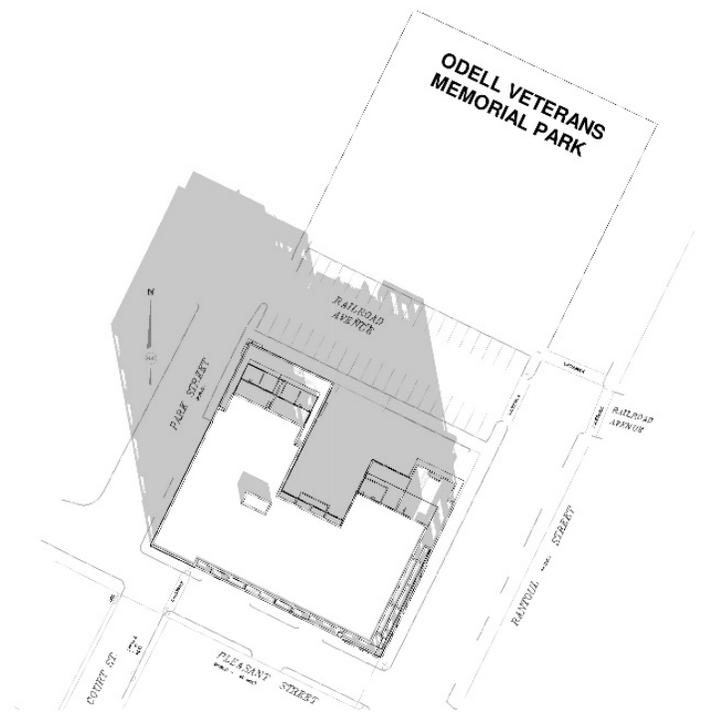


Sun Study: WINTER SOLSTICE

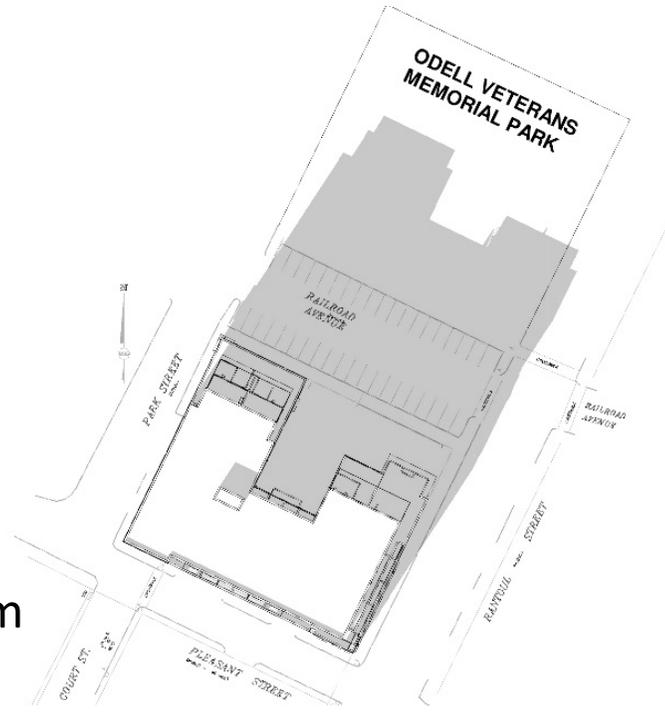
Dec: 9am



Dec: 12 pm



Dec: 3 pm



On-site Inclusionary Units Created since 2012

Project	Market Units	Affordable Units	Level of Affordability
Burnham	38	5	80% AMI
Enterprise	45	6	80% AMI
McKay	32	4	80% AMI
Flats at 131	72	9	80% AMI
Link 480	90	11	80% AMI
Canvas (under const.)	126	14	7 units @ 80% AMI 7 units @ 60% AMI
Total	403	49	

Inclusionary Housing Income Limits

2 HARDY STREET

30% AMI. 2BR RENT = \$586/MO

<i>HH of 1</i>	\$23,800
<i>HH of 2</i>	\$27,200
<i>HH of 3</i>	\$30,600
<i>HH of 4</i>	\$34,000

50% AMI. 2BR RENT = \$1,039/MO

<i>HH of 1</i>	\$39,700
<i>HH of 2</i>	\$45,350
<i>HH of 3</i>	\$51,000
<i>HH of 4</i>	\$56,650

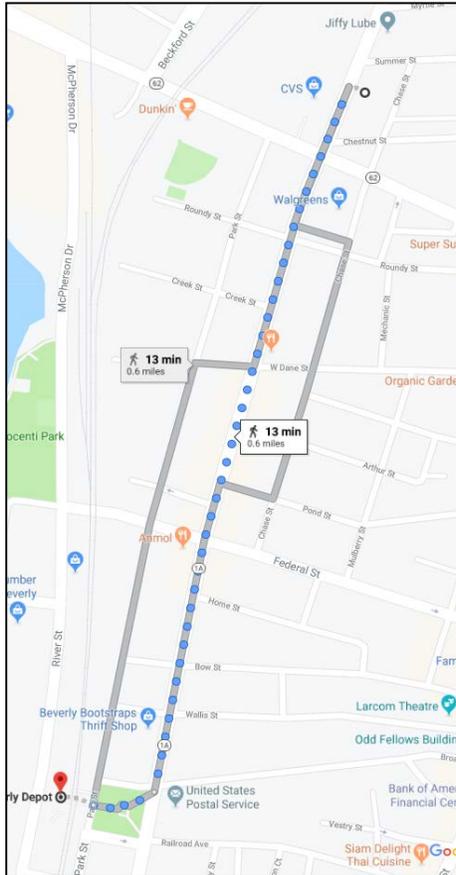
461 RANTOUL STREET

60% AMI. 3BR RENT = \$1,417/MO

<i>HH of 1</i>	\$47,600
<i>HH of 2</i>	\$54,400
<i>HH of 3</i>	\$61,200
<i>HH of 4</i>	\$68,000
<i>HH of 5</i>	\$73,450
<i>HH of 6</i>	\$78,900

Affordable Housing...

461 Rantoul



Six 3BR/1BA, 914sf
(2)80% and (4)60% AMI
13 min walk to train

8% of 111 = 8.9
9 Units

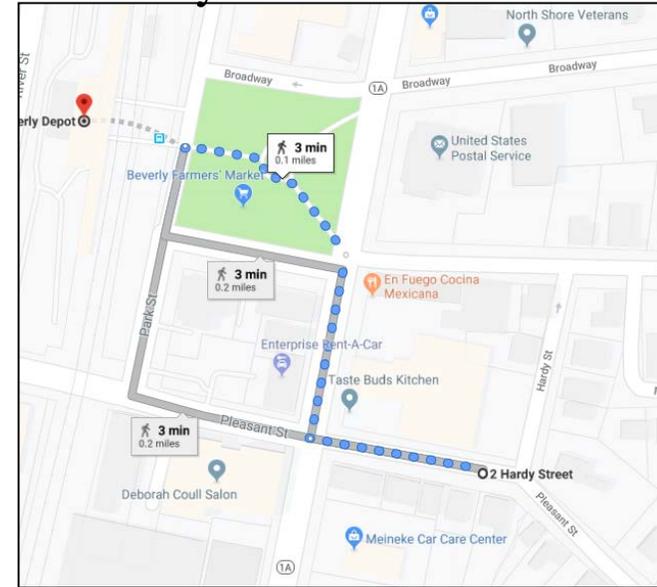


(3) 60%

(3) 50%

(3) 30%

2 Hardy



Six 2BR/1BA 900sf
(3)30% and (3)50% AMI
3 min walk to train

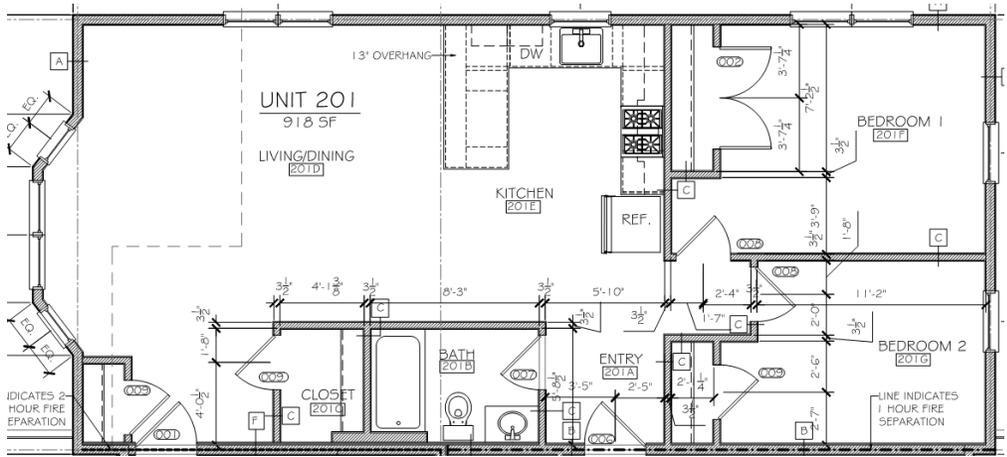
Affordable Housing...

Offsite – 461 Rantoul



Affordable Housing...

Offsite – 2 Hardy



Thank You