

Cabot House Concept and Parking Information

The YMCA of the North Shore is a community bedrock organization. Its Y location on Cabot Street continues to serve local residents as it has for many decades. Over the years the Cabot Y has grown and changed with the needs of the community. Now, it is home to Y administrative offices, 45 single occupancy rooms with shared common areas including bathrooms, a kitchen, and some programming space. With the changing needs of the community and the new expansion currently underway at the Sterling Center Y, the Cabot Y facility is evolving once again.

The plan includes all childcare services at the Cabot Y location will be relocated to the improved Sterling Center facility in late 2017 or early 2018. This will result in the elimination of pick up and drop off activity at the Cabot Street location for roughly 20 families each weekday morning and afternoon. It will also result in 7-10 childcare staff members moving from the Cabot Y to the Sterling Y. Exercise and athletic activity will be almost entirely shifted from the Cabot Y to the Sterling Y. There will be some modest exercise space remaining for downtown residents and employees who are likely to walk to the building. The administrative staff at the Cabot Street location is currently in the 25-30 range. Of those, 10-20% use public transportation. This number should be relatively flat with a projected cap of 35.

In addition to these changes, we will be engaging in an improvement and expansion program for the existing housing units. There is significant square footage inside the building that is underutilized due to changing community habits and the shift of activities to the much more programmatically effective and up-to-date Sterling Center. Additionally, there are features on the roof area now including a marginally accessible and underutilized squash court and significant mechanical systems that can be removed or relocated.

With these spaces in mind a renovation is proposed to meet three major goals.

First, improve the lives of the current and future residents by improving the layout and structure by reconfiguring and expanding existing units and common spaces. A fourth floor will be added. This floor will be under the allowed height limit and it will replace several current roof features including the squash court. This will result in a significant increase in the square footage of very small rooms as they are turned into studios. It will also allow for the addition of a kitchenette to each unit eliminating the common area kitchen.

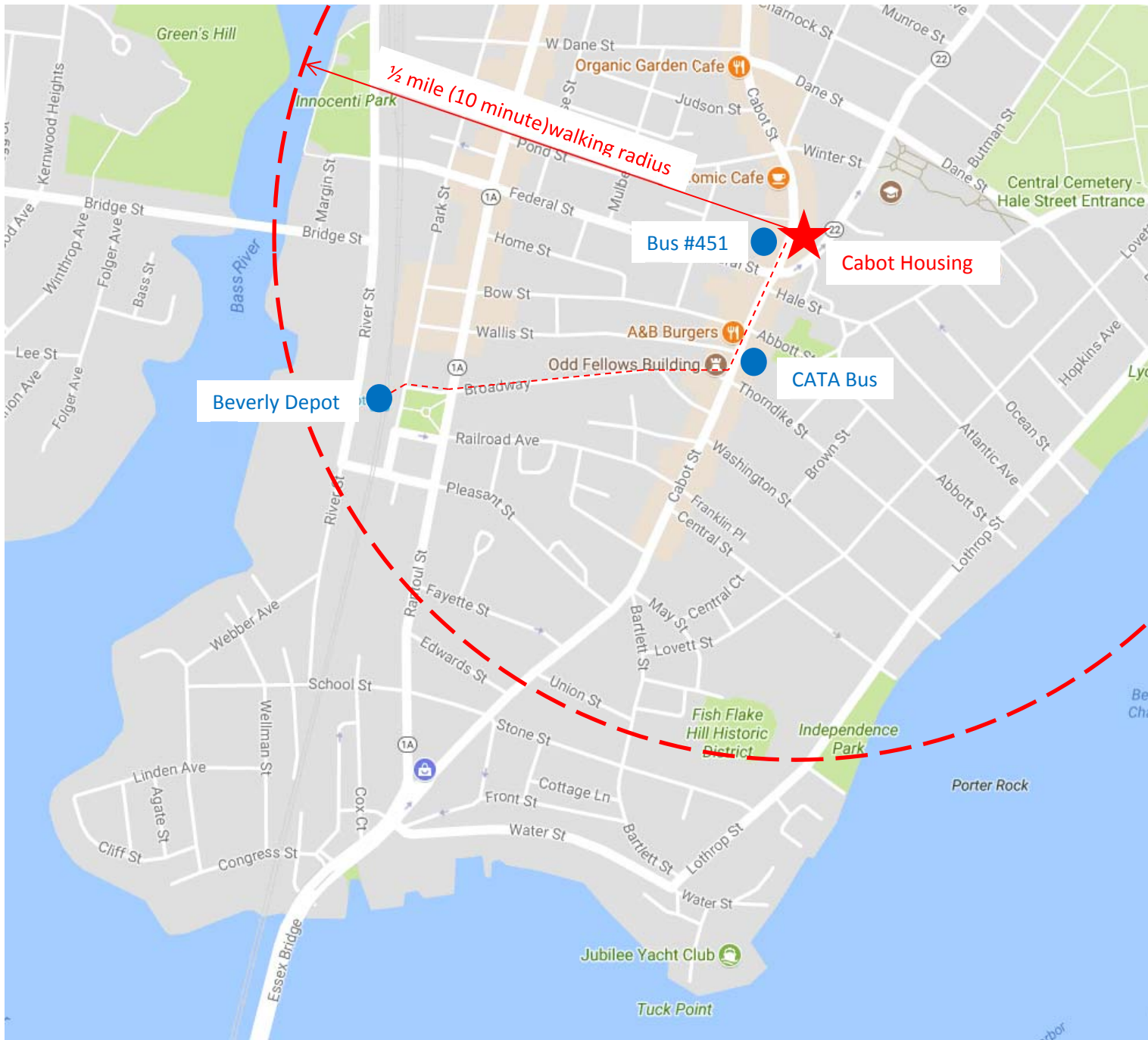
Second, increase the volume of units from 45 to an estimated 69. This will allow a set aside for DDS participants in a service partnership with Northeast ARC and a set aside for the formerly homeless as a part of the MOU resulting from the Mayor's Homelessness Task Force. The latter is intended to work toward solving the local homelessness crisis in the area by working with Salem and Peabody to create long-term housing for those in need. It will also allow Beverly as a community to take steps toward addressing issues highlighted in the recent Housing Needs Assessment from 2016. This assessment included information showing that 1,350 Beverly residents are "severely cost burdened", paying more than 50% of their income for rent. Of these, more than 1,000 are either seniors or non-senior single adults. 1 It is also important to note that the unit increase will be one small way Beverly will participate

in addressing the significant housing shortage in the region noted in multiple local reports including Unlocking the Commonwealth by Mass Housing Partnership.2

Third, the increase in unit volume along with the partnership with Northeast ARC will allow us to provide a much higher degree of staffing onsite to support the health of our residents, their independence, and wellbeing. The intent is to have a full-time Case Manager, a full-time Property Manager, and a full-time Maintenance Technician for the project. This increase in scale and the associated financing is what can make this dramatic increase in staffing support systems possible.

Parking Data

- There will be a reduction in childcare staff of 7-10.
- Administrative staffing will remain roughly flat at 25-30 with a possible growth to 35.
- 20 separate childcare drop off actions will be eliminated each weekday morning and afternoon.
- Significant public transport via the Commuter rail line, the CATA bus, and the MBTA bus are available and it is expected that the majority of residents will use this service. A map is attached for reference.
- 272+ public spaces are available in the immediate area. Please see the attached map.
- 45 current residents with a projected 69 residents. Currently 7 residents have a car or 15%. Projected out we expect an additional 3.6 cars for residents. A table is attached for reference.



CABOT HOUSING
 245 Cabot Street, Beverly
 Transportation

Distance to Beverly Depot,
 MBTA Commuter Rail to
 Boston/Gloucester/Rockport:
 0.5 miles walking

MBTA Bus #451 to Salem/
 North Beverly/Cummings
 Center:
 0.0 miles

CATA Bus Yellow Line to North
 Beverly, Beverly Hospital, Stop
 & Shop, Cumming Center:
 0.1 miles

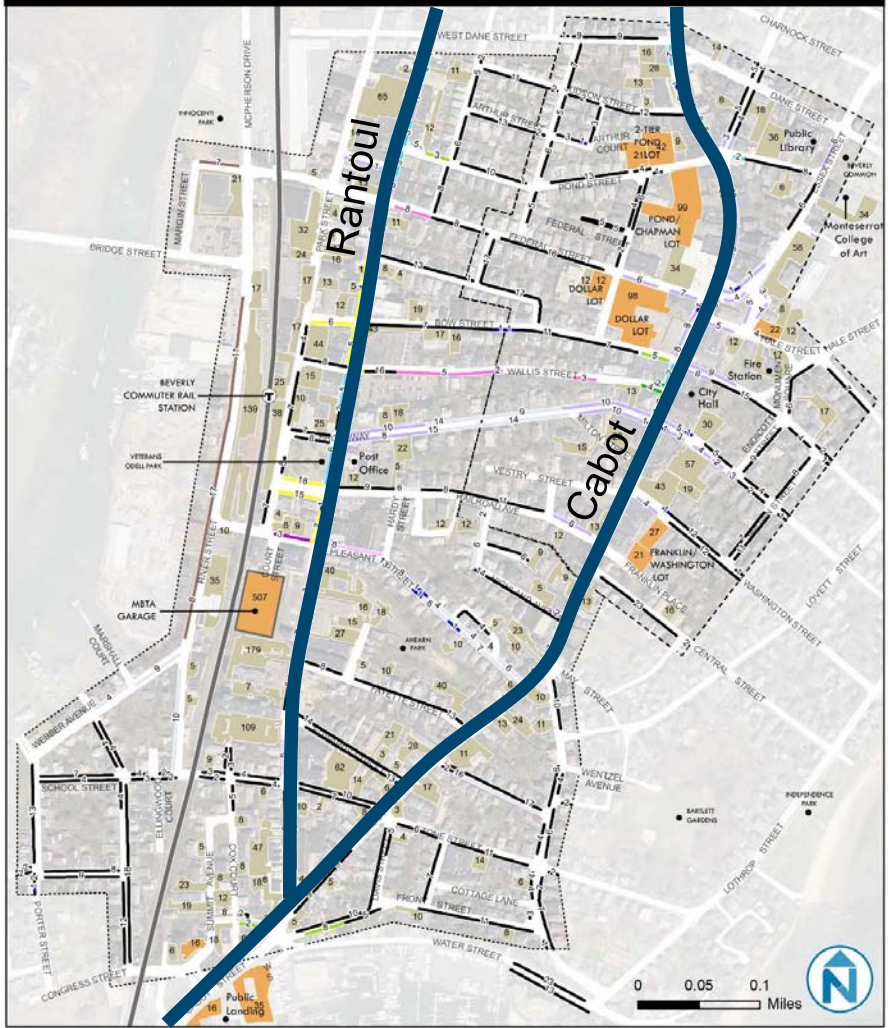
Study Area

On-Street Parking Regulation	# of Spaces	% of On-Street	% of Total
15 Min Free Parking	47	3%	1%
30 Min Free Parking	18	1%	0%
30 Min Metered Parking	8	0%	0%
1 Hour Free Parking	76	5%	1%
2 Hour Free Parking	32	2%	1%
2 Hour Free Parking (Mon-Fri 7 AM-12 PM)	18	1%	0%
2 Hour Metered Parking	255	15%	5%
All Day Metered Parking	70	4%	1%
Handicap Parking	22	1%	0%
No Parking 6AM-10AM	23	1%	0%
No Parking 6PM-6AM	140	8%	3%
Restricted Parking	3	0%	0%
Unregulated	954	57%	18%
SUBTOTAL	1,666	100%	32%

Off-Street Parking Regulation	# of Spaces	% of Off-Street	% of Total
Public	409	12%	8%
MBTA Garage	507	15%	10%
Private/Restricted	2,578	74%	50%
SUBTOTAL	3,494	100%	68%

Total Inventory: 5,160 spaces

Downtown Beverly Parking Strategy Study: Inventory



CHAPMAN/POND Lot :

99 Parking Spaces

Pond Lot :

63 Parking Spaces

Two Rear Dollar Store Lots :

110 Spaces

Cabot YMCA Housing and Car Use Data

Units	Cars
201	1
202	0
203	1
204	1
205	0
206	0
207	0
208	0
209	0
210	0
211	0
212	0
213	0
214	0
215	0
216	0
217	0
301	1
302	0
303	0
304	0
305	0
306	0
307	0
308	1
309	0
310	0
311	1
312	0
313	0
314	0
315	0
316	0
317	0
318	0
319	0
320	0
321	0
322	0
323	1
324	0
325	0
326	0
327	0
328	0
3 new move in's 9/1 do not have cars	7

15% have cars

24 new units projected

3.6

Total New Projected Cars