

**Anchor Point  
108 Sohier Road  
40R Application Narrative – Updated 10.10.19**

**Project Description**

Anchor Point is a proposed 77 unit development of affordable two and three-bedroom rental apartments for families, sponsored by Harborlight Community Partners (HCP). HCP owns the 5.07 acre site, which is currently undeveloped. The project will provide high quality housing for families earning at or below 60% of the area median income (AMI), which in 2018 is \$64,680 for a family of four. In addition, 20% of the units (15 apartments) will be set aside for families coming out of homelessness.

The large, open site sits at the intersection of Sohier and Tozer Roads. There is a major underground water main running in an easement through the middle of the site, which divides the site roughly in half. The site slopes significantly down to the intersection of Sohier and Tozer. The project is comprised of three new, wood frame buildings. Building A (to the north) will contain 38 units plus lobbies, lounges, and in-building laundry, and it will be three stories tall, with a flat roof. Building B will contain 39 units plus similar common spaces. It will be three stories tall on the high side of the site, taking advantage of the existing slope to create walk-out units on a lower 'garden' level. The third, smaller building will house multi-purpose community spaces, management offices, and maintenance shop on the first floor; an early learning daycare center on the second floor; and new corporate offices for HCP on the third floor.

Programmatic changes since the last application:

- Increase from 75 to 77 units (two units, both 3-bedrooms, both affordable)
- Change in layout to Community Center, incorporating an on-site daycare space. Change from a two-story building to a three-story building.
- Additional playground to serve the daycare space
- Minor changes to playground areas and incorporation of a splash pad
- Additional four parking spaces

Since the project was approved in 2018, HCP has submitted a funding request to the State Department of Housing and Community Development (the majority funder of affordable housing). Funding was not awarded in the first round, and some of the feedback received had to do with limiting project costs. With this feedback in mind, some design elements have been simplified:

- Change from balconies at upper floor units to Juliet-style balconies
- Change in shape and reduction in size of Building A lobby
- Change in areas of brick and siding at facades
- Change in window types and sizes to use non-custom windows at residential buildings

**Meeting the Criteria of the 40R District**

Anchor Point is in the Beverly Smart Growth Overlay Zoning District and it conforms with the density, setback and height requirements as set forth in the district. The units are 100% affordable rental (25% is the minimum required by zoning). The affordability restriction will be a minimum of 30 years. It is a mixed-use project, with a total gross floor area of 126,685 sf, of which 8,025 sf is daycare and offices for HCP (6%, well below the zoning threshold of 33%).

There are 154 parking spaces proposed for the 77 units, daycare, and office space, recognizing the opportunity for shared parking between the residential and other uses. We also anticipate that the majority of children at the daycare will be living at Anchor Point. The 77 residential units would require two spaces per unit under the zoning, and the 3,600 sf office space and 4,425 sf daycare space would require additional spaces. We note that the zoning encourages

shared parking in the Smart Growth Overlay Zoning District. Our traffic engineer has put together a shared parking assessment using both the zoning requirements and the parking generation rates contained in the ITE Parking Generation, 4th Edition, which are slightly lower than the City requirements. Both indicate that 154 parking spaces will be adequate to meet the peak parking demand for the site. Refer to traffic study for additional information. Parking is located behind the buildings and to the rear of the site.

The design of the project responds to the Smart Growth Overlay District Design Standards in the following ways:

1. Architecture

- a. New residential buildings are placed to the south and east of the property. The shared community building with offices above is located between the two residential buildings, and adjacent to large outdoor spaces (patio, basketball court, grass field, and community gardens).
- b. The facades and cornice lines are stepped to break down the scale, and the Juliet balconies provide a rhythm along the length of the building. Exterior materials consisting of brick, shiplap board, and shingle are used to emphasize the residential feel of the project. These materials are consistent with those normally found in Beverly's existing housing stock.
- c. Flat roofs are planned to allow for solar panels, but the detailing and articulation of the buildings keeps a residential feel. All panels and equipment will be screened.

2. Streets

- a. HCP supports the City of Beverly in its pursuit of MassWorks funding to rebuild the intersection of Sohier and Tozer, making it safer and more pedestrian-friendly. HCP is willing to allow the City to use the southern corner of the property for this purpose. This work would include new sidewalks with street trees, connecting Anchor Point as well as adjacent stretches along Sohier and Tozer Roads to the existing sidewalk network. There are currently no sidewalks at the site. While the grant has not been approved, we have a high confidence it will be. Accordingly, our plans have incorporated this work since it has greater impact on the project than the extant state .
- b. The project is fully accessible and complies with MAAB.

3. Infrastructure

- a. The buildings are located well away from the existing water main. The location and depth of the water main has been surveyed to ensure that it is not disturbed. We are, however, proposing to join the two residential buildings with an enclosed bridge which would pass over the water main at a height of approximately 17 feet above grade. Not only will the bridge create a focal entry point for the project on Sohier Road, it will also allow all residents to easily access facilities located in both buildings.
- b. Stormwater management will be accomplished with underground systems to collect runoff. Refer to civil engineering plans and reports for additional information.
- c. Utilities will be located underground.

4. Entrances

- a. Due to the steep grading and dense existing tree cover along Tozer Road, the buildings are oriented along Sohier Road.
- b. The two residential buildings are aligned to address Sohier Road, and create a pedestrian friendly streetscape with individual apartment entrances and stoops. The two buildings create a welcoming entry "gate" at the main entries to both buildings.
- c. There are no parking garages, and vehicular entrances are located as far north on the site as possible.
- d. A sidewalk connection is proposed to a new covered bus stop (provide by HCP) along Tozer Road.

5. Parking

- a. Surface parking is located behind the buildings and to the rear of the site, screened by both buildings and landscaping.

6. Natural Features

- a. The existing tree buffer along Tozer Road will be maintained as much as possible.

7. Landscape

- a. The exterior landscaping is thoughtfully designed to include a series of different spaces for both children and adults. There are two fenced-in playgrounds for smaller children, a half-court basketball area, an open playing field, and raised bed community gardens.
- b. All exterior signage will comply with the zoning ordinance and we will apply for approval at a later time under a separate process.