



October 10, 2019

Beverly Planning Board
161 Cabot Street
Beverly, MA 01915

To the Planning Board:

Enclosed please find our application for a modification to the permit granted October 23, 2018, for our Anchor Point project at 108 Sohier Road. Anchor Point will be 100% affordable, for families, and have a 20% set-aside for homeless families. Since the initial application, we have applied for State funding through the Department of Housing and Community Development. This funding is required to create affordable housing. The Department has strict cost guidelines and we received design feedback as part of their review, including the feedback that the funding cannot be used to pay for the cost of constructing balconies. With this and other cost feedback in mind, we are requesting the following modifications:

- 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

Anchor Point's programming has also developed in the past year. We have held focus groups with homeless families to learn about their needs, and build these conversations into the design and programming. As part of connecting to local service providers, we have been working with the YMCA of the North Shore to offer early learning childcare on-site. The layout of the Community Center has also adjusted to accommodate a kitchen for cooking classes, and smaller meeting room spaces for activities and classes. There have been minor changes to the playground areas, introduction of a splash pad, and an additional playground dedicated to the daycare. With a robust Community Center on-site, the common areas at the two residential buildings were reviewed, and determined to be more than required. Keeping the same overall envelope at Building B, we are proposing an additional two three-bedroom units.

- Increase from 75 to 77 units (two units, both 3-bedrooms, both affordable)
- Change in layout to Community Center, increasing from a two story building to a three story building. Proposed design incorporates a new on-site daycare space
- Additional four parking spaces

Thank you for your support and thoughtful review of this project. We appreciate it!

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew DeFranza", is written over a light blue horizontal line.

Andrew DeFranza, Executive Director