



ANDOVER YARD

PLANNING BOARD

ANDOVER, MA
MARCH 19, 2024

PREPARED FOR



AGENDA

1 DESIGN REVIEW BOARD UPDATE

- » Review of DRB comments from 1/10
- » Updated design proposal and renderings
- » Design Review Memo

2 SITE LIGHTING & LANDSCAPING

- » Updated materials plans
- » Planting plans & selections
- » Revised lighting plans



1. DESIGN REVIEW BOARD UPDATE

DESIGN REVIEW BOARD COMMENTS



WHAT WE HEARD 1/10:

- The board was receptive to the overall site design, including the building shape and the location of the proposed park.
- Members were in support of the design of the brick portion of the residential building. They liked combination of modern detailing with the traditional material.
 - » The board noted that they felt the brick shown in the rendering was more successful than the sample shown by the design team. We agreed to reconsider the brick sample selection.
- The fiber cement facade, and massing steps along Buxton Court were well received. Members liked the more residential scale and massing changes on this facade.
 - » The board suggested we study the height of the base material as Buxton Court slopes toward the dog park.
- The board was skeptical about the use of the wood-look material along the courtyard, as it felt very different than the rest of the building design.
 - » The design team agreed to revisit the design and materiality of this facade.
- Members were in support of the design of the community building. They thought the more modern approach was appropriate for the smaller building, and would create an welcoming entry to the site.

DESIGN REVIEW BOARD COMMENTS



WHAT WE STUDIED:

Based on the DRB comments, the design team addressed the following comments:

1. Study different materials at the wood connector
2. Consider varying the parapet height where elements connect at the wood facade
3. Study widening the stair to the courtyard along Buxton Court
4. Evaluate the base condition along Buxton Court
5. Reconsider the brick sample colors

ORIGINAL RENDERING AT BUXTON COURT



UPDATED RENDERING AT BUXTON COURT



DESIGN CHANGES AT BUXTON COURT



DESIGN CHANGES:

- 1** WOOD CLADDING CHANGED TO DARK METAL PANEL, CREATING A DETAILING LINK BETWEEN THE BRICK AND FIBER CEMENT FACADES
- 2** PARAPET HEIGHT HAS BEEN LOWERED AT THE CONNECTOR, ALLOWING THE MASS TO SLIP IN BETWEEN THE PRIMARY FACADES
- 3** A SINGLE DATUM HAS BEEN ESTABLISHED FOR THE BUILDING BASE ALONG BUXTON COURT, CREATING A CLEAR DELINATION BETWEEN BUILDING AND BASE
- 4** THE COURTYARD ENTRY STAIRS HAVE BEEN WIDENED TO 15'-0" AND REDUCED BY 2 STEPS, TO EMPHASIZE THE PUBLIC NATURE OF THE SPACE AND BETTER WELCOME THE COMMUNITY

MATERIAL PALETTE COMPARISON



ORIGINAL SCHEME



UPDATED SCHEME

2. SITE LIGHTING & LANDSCAPING

MATERIALS PLAN - NORTH

MATERIALS LEGEND

PAVING

- A1 ASPHALT PAVING
- A2 POURED IN PLACE CONCRETE PAVING
- A3 PRECAST CONCRETE UNIT PAVERS - PEDESTRIAN
- A4 PRECAST CONCRETE UNIT PAVERS ON PEDESTAL SYSTEM
- A5 STONE DUST PAVING
- A6 CURB RAMP, SEE CIVIL

WALLS, CURBS, STAIRS, FENCES & GATES

- B1 ROADWAY CURB, SEE CIVIL
- B2 FLUSH CURB
- B3 CAST IN PLACE CONCRETE WALL WITH FORM LINER FINISH
- B4 BLOCK RETAINING WALL, SEE CIVIL
- B5 CAST IN PLACE CONCRETE STAIRS
- B6 STEEL PICKET FENCE
- B7 6' HT. METAL SCREEN
- B8 4' HT. DECORATIVE FENCE
- B9 METAL GUARDRAIL
- B7 4' WIDE GATE
- B9 6" STEEL EDGING

FURNISHINGS / FEATURES

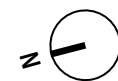
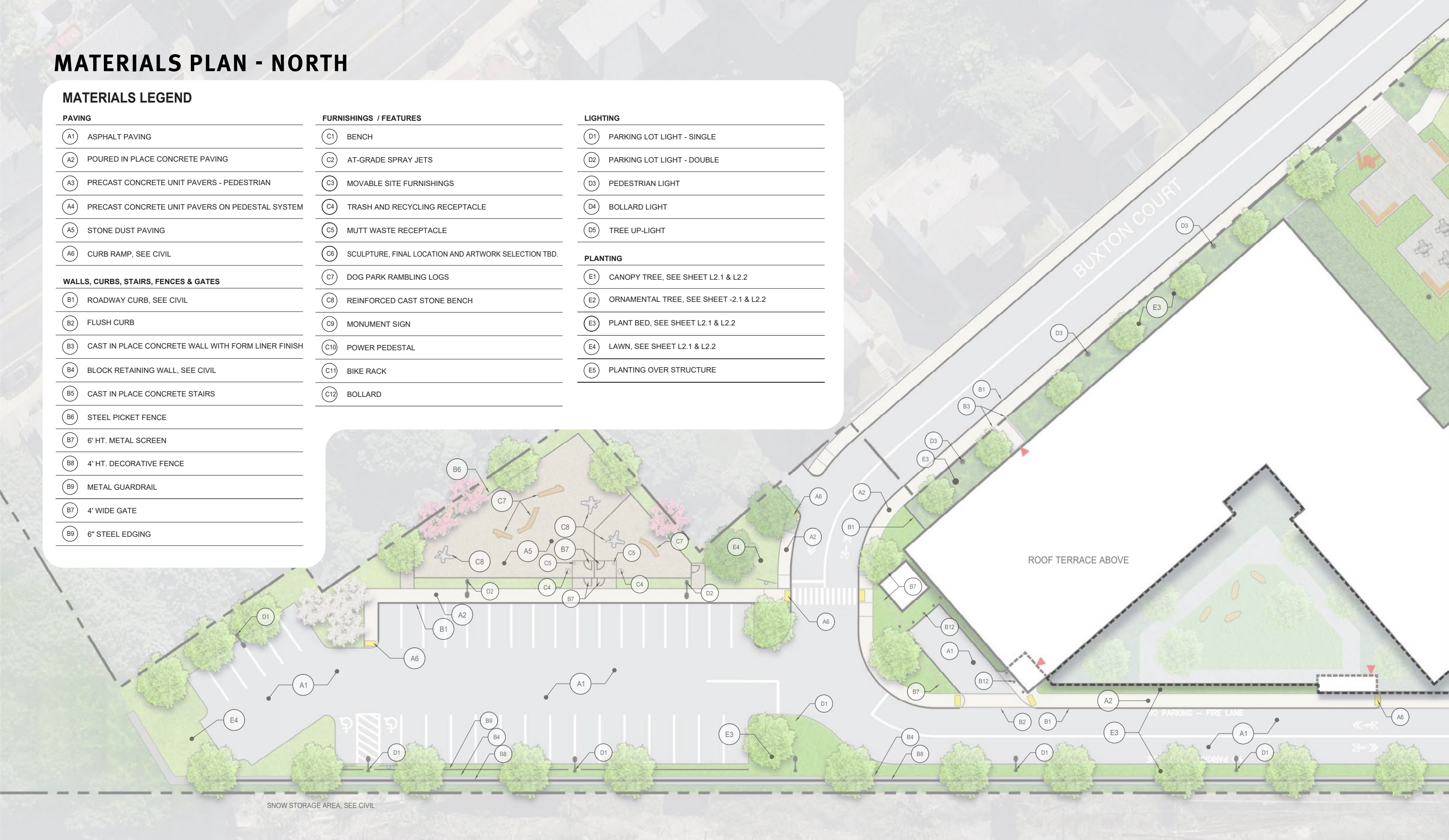
- C1 BENCH
- C2 AT-GRADE SPRAY JETS
- C3 MOVABLE SITE FURNISHINGS
- C4 TRASH AND RECYCLING RECEPTACLE
- C5 MUTT WASTE RECEPTACLE
- C6 SCULPTURE, FINAL LOCATION AND ARTWORK SELECTION TBD.
- C7 DOG PARK RAMBLING LOGS
- C8 REINFORCED CAST STONE BENCH
- C9 MONUMENT SIGN
- C10 POWER PEDESTAL
- C11 BIKE RACK
- C12 BOLLARD

LIGHTING

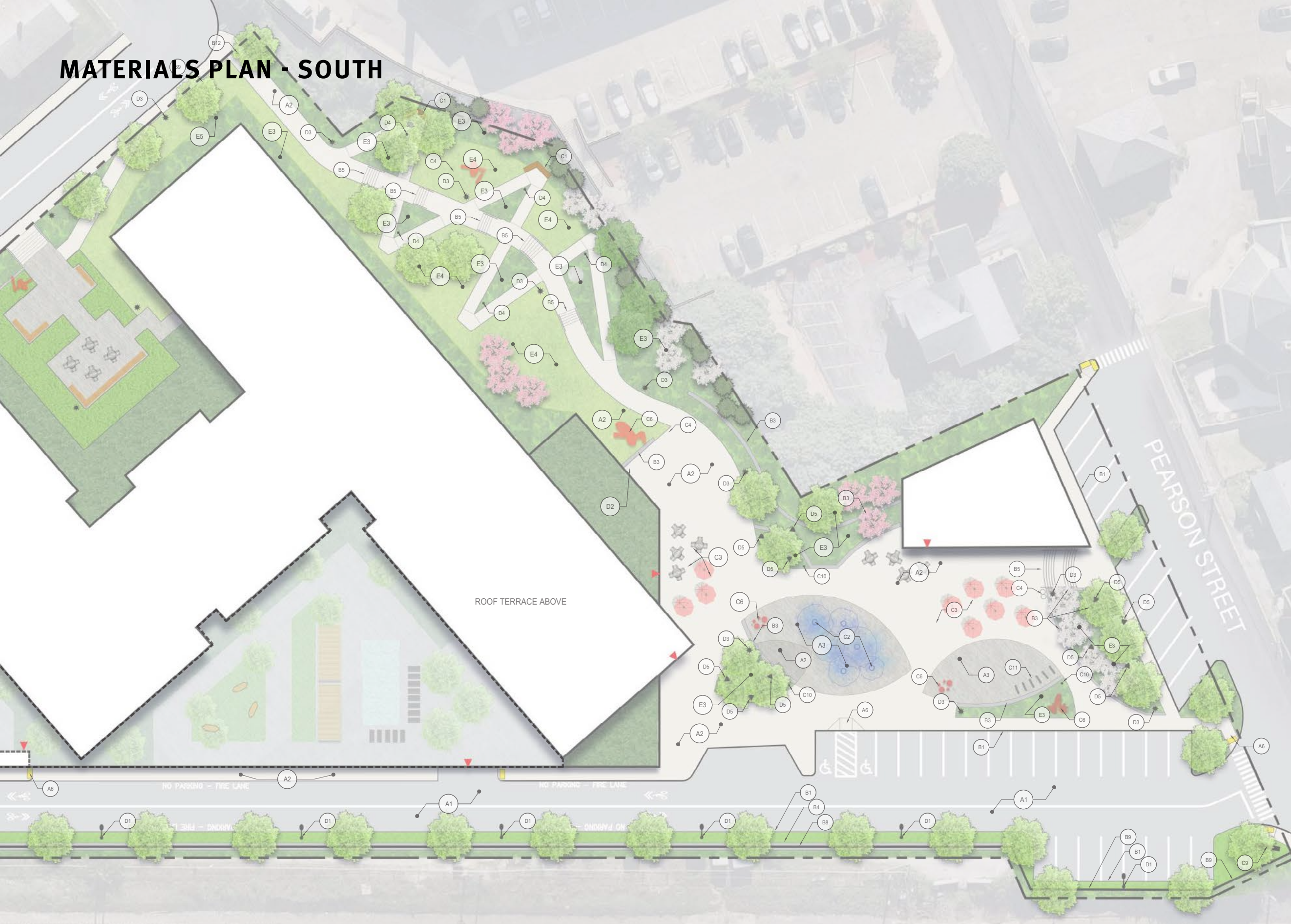
- D1 PARKING LOT LIGHT - SINGLE
- D2 PARKING LOT LIGHT - DOUBLE
- D3 PEDESTRIAN LIGHT
- D4 BOLLARD LIGHT
- D5 TREE UP-LIGHT

PLANTING

- E1 CANOPY TREE, SEE SHEET L2.1 & L2.2
- E2 ORNAMENTAL TREE, SEE SHEET -2.1 & L2.2
- E3 PLANT BED, SEE SHEET L2.1 & L2.2
- E4 LAWN, SEE SHEET L2.1 & L2.2
- E5 PLANTING OVER STRUCTURE

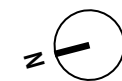


MATERIALS PLAN - SOUTH

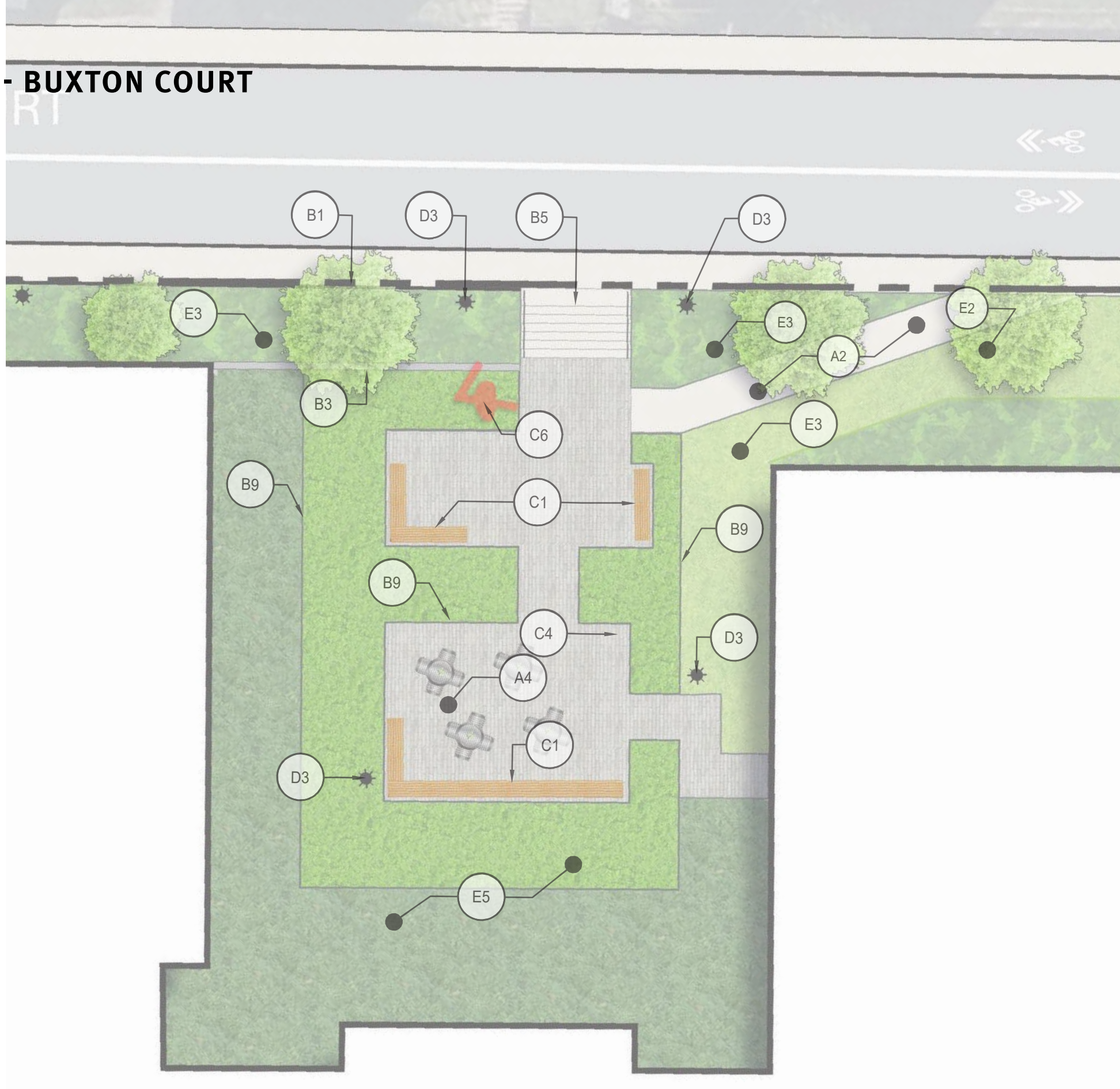


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WALLS, CURBS, STAIRS, FENCES & GATES	
B1	ROADWAY CURB, SEE CIVIL
B2	FLUSH CURB
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B6	STEEL PICKET FENCE
B7	6' HT. METAL SCREEN
B8	4' HT. DECORATIVE FENCE
B9	METAL GUARDRAIL
B7	4' WIDE GATE
B9	6" STEEL EDGING
FURNISHINGS / FEATURES	
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C3	MOVABLE SITE FURNISHINGS
C4	TRASH AND RECYCLING RECEPTACLE
C5	MUTT WASTE RECEPTACLE
C6	SCULPTURE, FINAL LOCATION AND ARTWORK SELECTION TBD.
C7	DOG PARK RAMBLING LOGS
C8	REINFORCED CAST STONE BENCH
C9	MONUMENT SIGN
C10	POWER PEDESTAL
C11	BIKE RACK
C12	BOLLARD
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D3	PEDESTRIAN LIGHT
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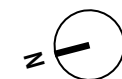


MATERIALS PLAN - BUXTON COURT



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PLANTING PLAN - NORTH

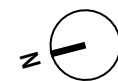
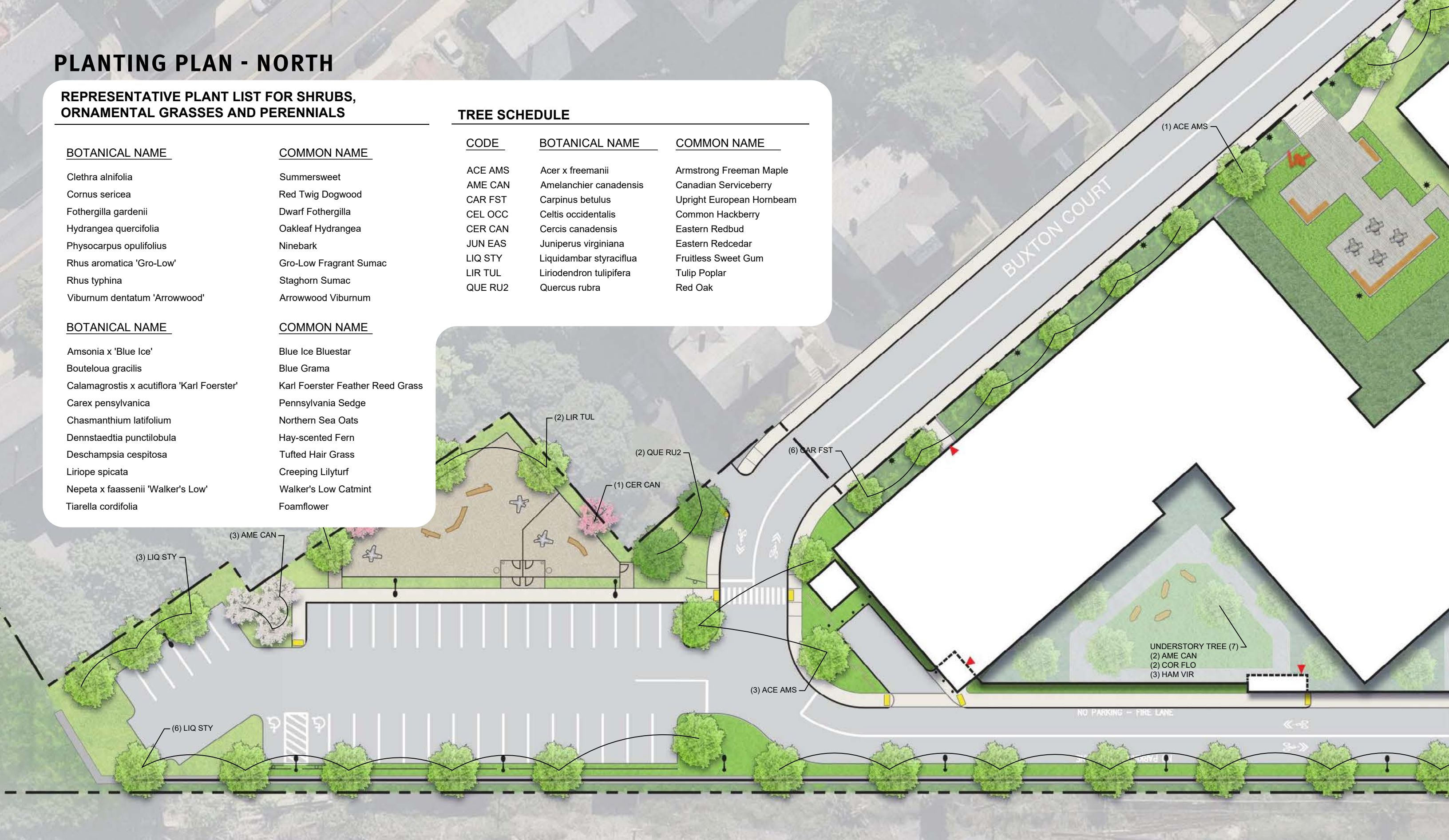
REPRESENTATIVE PLANT LIST FOR SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS

BOTANICAL NAME	COMMON NAME
Clethra alnifolia	Summersweet
Cornus sericea	Red Twig Dogwood
Fothergilla gardenii	Dwarf Fothergilla
Hydrangea quercifolia	Oakleaf Hydrangea
Physocarpus opulifolius	Ninebark
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
Rhus typhina	Staghorn Sumac
Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum

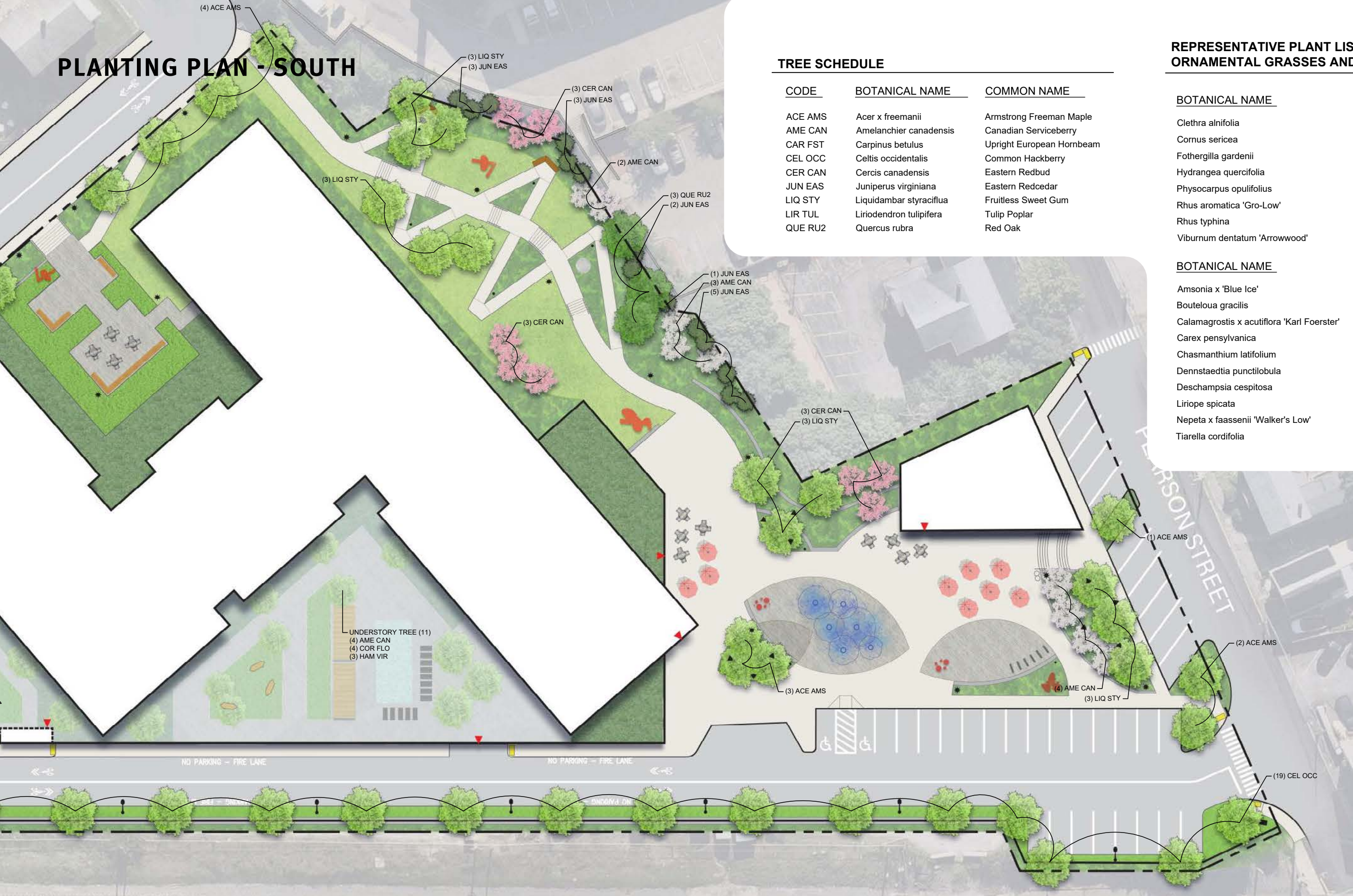
BOTANICAL NAME	COMMON NAME
Amsonia x 'Blue Ice'	Blue Ice Bluestar
Bouteloua gracilis	Blue Grama
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
Carex pensylvanica	Pennsylvania Sedge
Chasmanthium latifolium	Northern Sea Oats
Dennstaedtia punctilobula	Hay-scented Fern
Deschampsia cespitosa	Tufted Hair Grass
Liriope spicata	Creeping Lilyturf
Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint
Tiarella cordifolia	Foamflower

TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME
ACE AMS	Acer x freemanii	Armstrong Freeman Maple
AME CAN	Amelanchier canadensis	Canadian Serviceberry
CAR FST	Carpinus betulus	Upright European Hornbeam
CEL OCC	Celtis occidentalis	Common Hackberry
CER CAN	Cercis canadensis	Eastern Redbud
JUN EAS	Juniperus virginiana	Eastern Redcedar
LIQ STY	Liquidambar styraciflua	Fruitless Sweet Gum
LIR TUL	Liriodendron tulipifera	Tulip Poplar
QUE RU2	Quercus rubra	Red Oak



PLANTING PLAN - SOUTH



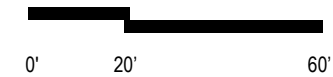
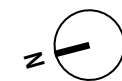
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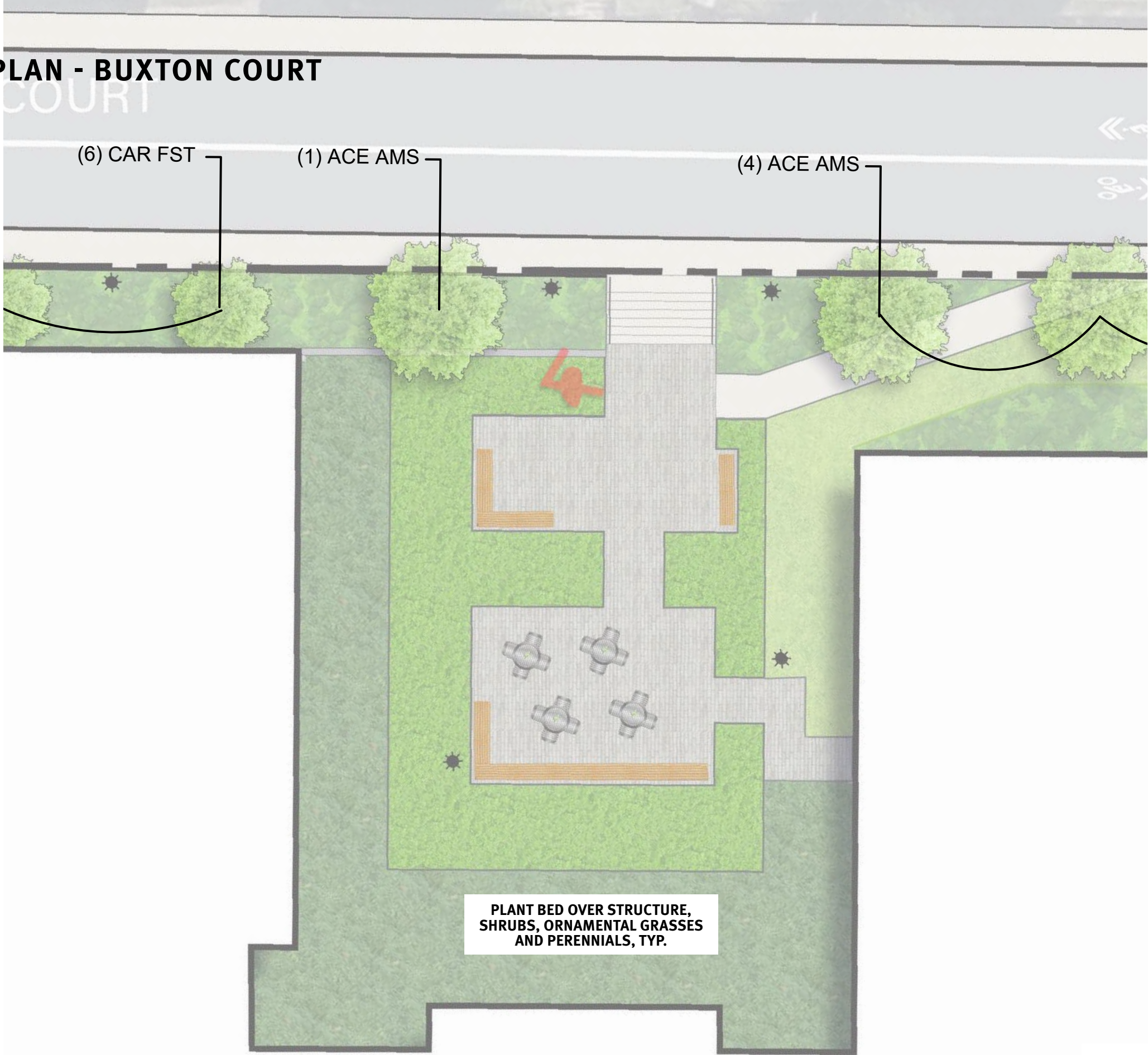
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<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass
<i>Carex pensylvanica</i>	Pennsylvania Sedge
<i>Chasmanthium latifolium</i>	Northern Sea Oats
<i>Dennstaedtia punctilobula</i>	Hay-scented Fern
<i>Deschampsia cespitosa</i>	Tufted Hair Grass
<i>Liriope spicata</i>	Creeping Lilyturf
<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint
<i>Tiarella cordifolia</i>	Foamflower



PLANTING PLAN - BUXTON COURT



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<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint
<i>Tiarella cordifolia</i>	Foamflower

PLANT SELECTION

COLUMNAR TREES



Red Maple
Acer rubrum



Carpinus betulus 'Fastigiata'
Upright European Hornbeam



FLOWERING TREES



Canadian Serviceberry
Amelanchier canadensis



Eastern Redbud
Cercis canadensis



PLANT SELECTION

SHADE TREES



Fruitless Sweet Gum
Liquidambar styraciflua



Tulip Poplar
Liriodendron tulipifera



Red Oak
Quercus rubra



Common Hackberry
Celtis occidentalis

EVERGREEN



Eastern Redcedar
Juniperus virginiana

PLANT SELECTION

SHRUBS (Summer)



Summersweet
Clethra alnifolia



Dwarf Fothergilla
Fothergilla gardenii



Oakleaf Hydrangea
Hydrangea quercifolia



Arrowwood Viburnum
Viburnum dentatum 'Arrowwood'



Sweetbay Magnolia
Magnolia virginiana



Witchhazel
Hamamelis vernalis

SHRUBS (Autumn & Winter)



Gro-Low Fragrant Sumac *Rhus aromatica 'Gro-Low'* Staghorn Sumac *Rhus typhina*



Dwarf Fothergilla



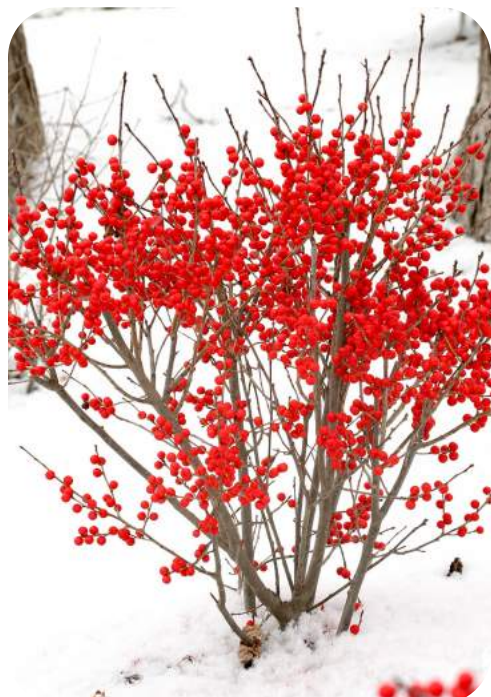
Oakleaf Hydrangea



Arrowwood Viburnum



Red Twig Dogwood
Cornus sericea



Winterberry
Ilex verticillate

PLANT SELECTION

PERENNIALS

ORIENTAL GRASSES



- Blue Grama**
Bouteloua gracilis
- Karl Foerster Feather Reed Grass**
Calamagrostis x acutiflora 'Karl Foerster'
- Pennsylvania Sedge**
Carex pensylvanica
- Northern Sea Oats**
Chasmanthium latifolium
- Tufted Hair Grass**
Deschampsia cespitosa

SUN



- Swamp Milkweed**
Asclepias incarnata
- Autumn Sun Coneflower**
Rudbeckia laciniata
- Blue Ice Bluestar**
Amsonia x 'Blue Ice'
- Walker's Low Catmint**
Nepeta x faassenii 'Walker's Low'

SHADE



- Hay-scented Fern**
Dennstaedtia punctilobula
- Creeping Lilyturf**
Liriope spicata
- Foamflower**
Tiarella cordifolia

LIGHTING PLAN - NORTH

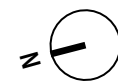
PEDESTRIAN



ROADWAY - SINGLE



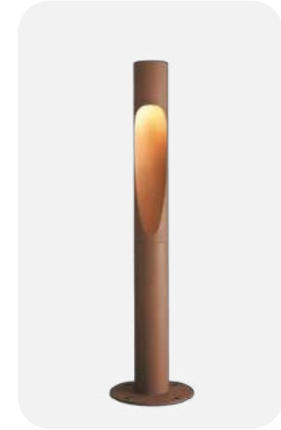
ROADWAY - DOUBLE



LIGHTING PLAN - SOUTH



PEDESTRIAN



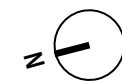
LIGHT BOLLARD



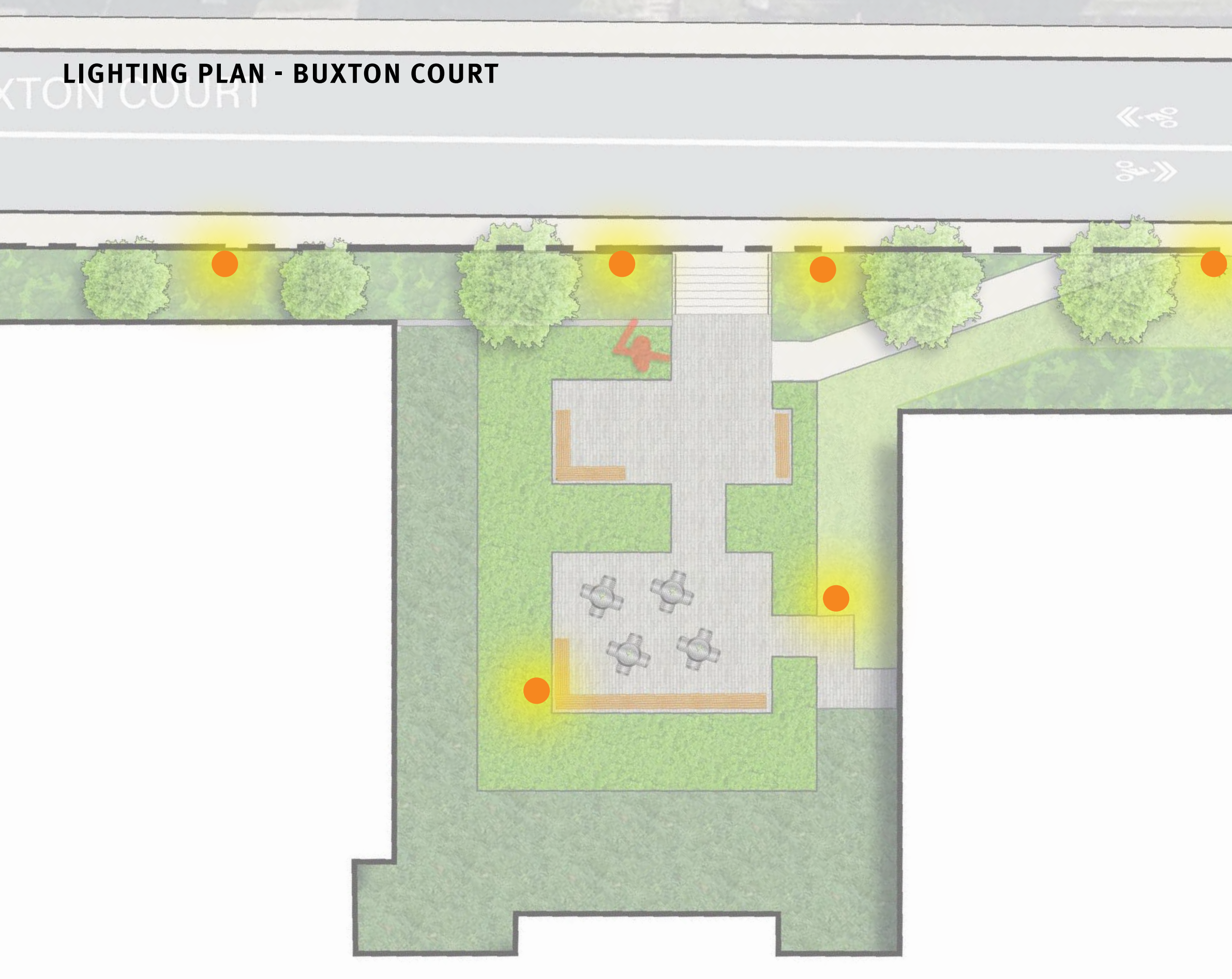
UP-LIGHTING



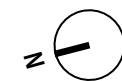
ROADWAY



LIGHTING PLAN - BUXTON COURT



PEDESTRIAN



THANK YOU

