

**DESIGN NARRATIVE
140 HAVERHILL STREET
ANDOVER, MASSACHUSETTS**

Project Overview.

The site is in the northwest corner of the intersection of Haverhill Street (Route 133) and High Street. Currently, the site consists of Doctors Park I and Doctors Park II. Two driveways currently serve the site, one from Haverhill Street and one from High Street.

This project is for the development of 2 new buildings on 2 new lots at 140 Haverhill Street, the site known as Doctor's Park 1 in Andover, MA. This plan is a modification of a recently approved plan for one new medical office building on one lot.

The proposed development will revise the layout of the two existing lots into two new lots. Lot A will be 5.43 Acres with a total frontage of 180.13' on Haverhill Street. Lot B will be 1.61 Acres with 344' of frontage on High Street.

Lot A will have a 2 story 19,200 square foot medical building with 4 suites and a total of 8 doctors. Lot 2 will have a 2 story 17,688 square foot Day Care building with 195 students and 30 staff members.

Access would continue to be provided by way of the driveways to Haverhill Street and High Street. The access for Doctor's Park II will remain as configured and the proposed buildings and new parking areas will not interfere with that access.

Existing Conditions

The project site consists of a 7.2 ± acre parcel of land located at 140 Haverhill Street. (Assessors Map 108 Lot 5-1) in Andover, Massachusetts. The site has been previously developed with a 25,000 square foot medical building and associated driveways and parking areas. The parcel is bordered by a similar medical office structure to the north, residential properties across the street to the south and east, and a large wetland area to the west.

Generally, the topography is sloped from the southeast corner of the property to the west towards the wetlands. The existing stormwater system is a catch basin and manhole system that routes water from the developed areas of the site to a wetland area within the parking lots and driveway connecting to the adjacent medical building. The outlet of the wetland is a pipe under the driveway which flows north into the adjacent wetland area. Soils on the site are generally dense till on the upper areas of the site and saturated hydric soils on the lower portions of the site.

Proposed Development

The building on Lot A will have 4 suites, 2 on each floor. The building will face Haverhill Street with parking in front, on the side, and in the rear.

The building on Lot B will face High Street with a first floor entrance lobby where children will be dropped off. The ground floor will walk out to a playground on the south side of the building. Parking will be in front of the building with some spaces on the north side.

The parking and driveways will generally remain the same with new parking being provided in front of the new building on the Haverhill Street side of the property.

Architectural plans are attached

Zoning

This parcel and the adjacent Doctor's Park II parcel are zoned Office Park (OP). The parcels to the south are zoned Single Residence A. The parcels on the opposite side of Haverhill Street are zoned Residence A. The parcels on the opposite side of the intersection of Haverhill and High Streets is zoned Apartments. The parcels on the opposite side of High Street are zoned Residence B. The parcel to the north adjacent to the Lawrence City Line is zoned Industrial.

The proposed use on Lot A is considered a Medical Center or Clinic, which is an allowed use in the OP district. The proposed use on Lot B is a Day Care, which is also an approved use in the district.

The lot line setbacks between the two buildings does not meet the 50' setback in the zoning bylaw, however, the Board of Appeals (BOA) has voted to grant a variance at the December meeting.

The OP zoning district has a requirement that all structures must be located at least 300 feet from a residential structure. The current medical building does not comply with this requirement, which was added to the zoning bylaw after construction of the current building. The new buildings will not comply with this requirement, so a variance was requested from the BOA, and was granted at the December meeting. The issuance of an approval is anticipated at the next meeting.

In all other respects the proposed building will comply with the dimensional requirements of the zoning bylaw.

Parking and Circulation

The site driveways which enter onto Haverhill and High Street will remain. The building will be smaller than the existing building and will have fewer doctors than the existing building can house, so traffic will be reduced under the new development conditions as compared to the existing medical facility. The existing driveways are adequate for the current traffic flow and have the proper site distances on Haverhill and High Street.

Most of the existing parking will remain with only the area to the south of the building which is adjacent to the main entrance being reconfigured. The number of parking spaces required for

the new uses is 157, and 150 are being provided. A variance to allow reduced parking for the Day Care has been voted and approved by the BOA.

New walkways will be constructed to allow pedestrian access to the buildings from the parking areas.

Utilities

Municipal Water

The current water connection in Haverhill Street is to remain and is proposed to be extended around the new building into High Street where a new connection will be made to the municipal system. The new water main will be 8" and will create a loop between Haverhill Street and High Street. There will be one new hydrant installed within the site adjacent to the medical building and each building will have its own fire line and domestic water line connected to the main.

Municipal Sewer

The existing building is connected to the 8" main in Haverhill Street by a 6" clay pipe gravity connection. Approximately mid-way between the connection point and the existing building there is a manhole with a force main connection from Doctor's Park II.

Because a 6" clay pipe installed in the mid 70's most likely will have excessive infiltration, a camera inspection will be performed to assess the possibility of re-lining the pipe with a cured in place liner. The existing manhole where the force main connection is located will remain and new sewer service lines will be extended to the two new buildings.

Electric and Communication

The existing building is serviced by overhead wires extending from High Street to a pole located on the property. This system will be maintained and used to service the new Day Care building. A new service will be extended to the medical building.

Natural Gas

Natural Gas pipes are in Haverhill Street and High Street. New gas services will be extended to the buildings.

Lighting and Landscape

Lighting

The existing lighting includes wall mounted fixtures and post mounted fixtures that are not shielded in compliance with current codes. The existing parking lot lighting will be removed and replaced with shielded LED lighting fixtures in the same locations as they currently exist

and in several new locations. A photometric plan will be provided which demonstrates that light will not flow off property. Cut sheets for the individual fixtures will be provided

Landscape

A full landscape plan is included with this submittal. Landscaping will include the addition of deciduous trees and shrubs throughout the site with emphasis on keeping a buffer of wooded area along the frontage on Haverhill and High Streets.

Signage

There are existing signs on the property identifying both the existing medical facility on 140 Haverhill Street and the Doctor's Park II.

New signage has not been developed at this time but it is anticipated that the new signs will be no larger than what is existing.

Stormwater

The developed property has a stormwater system that consists of a catch basin and manhole system. The existing system flows to the northwest corner of the developed area of the site where it discharges to a wetland area that sits in the middle of the driveway and parking lots that service both the 140 Haverhill Street facility and Doctor's Park II. That wetland drains in a northerly direction in a culvert under the driveway to Doctors Park II into a ditch that flows along the parking lot into a large swamp. This infrastructure was constructed when the parcels were originally developed in the late 70's to early 80's.

The current proposal will utilize some of the existing system with upgrades. Any catch basin that does not have a deep sump will be replaced with a deep sump hooded catch basin. Several catch basins will be relocated to accommodate the new layout and many of the pipes will be replaced and the elevations raised to correct a submerged outlet condition.

Stormwater flows will be controlled by installing subsurface detention structures to accept roof runoff. Post development flows are reduced in all storms as a result of providing this storage. The buried system for the Day Care building will provide infiltration since it is considered new impervious area.

Stormwater treatment will be provided by the installation of a Jellyfish Filter Systems just upstream of the discharge points to the wetlands.

Some stormwater from the intersection of High Street and Haverhill Street flows onto this property. Easements for this flow do not exist, however, the proposed development maintains this flow through the existing swales and pipes. The majority of flow from the developed areas on this site is not combined with this flow until it enters the wetland.

Erosion Control

Erosion control plans have been developed to protect the adjacent wetland areas. Erosion control will consist of silt fence, hay waddles, or a combination of the two around the perimeter of the construction area. Additional controls such as inlet protection, stone entrances, and slope stabilization matting will be utilized throughout the duration of construction.

Post construction erosion control will be provided through maintenance of the stormwater structures and grass slopes. A full maintenance plan is included in the drainage report.

Wetlands

Wetlands exist on the property along the south and west sides of the developed area. These wetlands have been delineated and accepted by the conservation commission. New construction respects the 25' no disturb and 50' no build restrictions in the local conservation commission bylaw and regulation. An amendment to the current Order of Conditions will be submittal to the conservation commission.

