

# THE COMMONS AT RIVER ROAD

100 OLD RIVER ROAD ANDOVER, MA

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PLANNING BOARD PRESENTATION      02.24.2026

# Agenda

**01**

## Permitting Process

- Site Plan Review
- Special Permit/Mixed Use Program
- Zoning
- Town Meetings to Date

**02**

## Project Team

- Developer Introduction

**03**

## Site Overview

- Site Summary
- Existing Conditions

**04**

## Architectural Overview

- Design Strategy
- Floor Plans/Programming
- Perspectives/Elevations
- Sustainability

**05**

## Civil & Landscape Overview

- Site Plan
- Utility & Drainage Plan
- Landscape Plan

**06**

## Community Benefits

- Community Benefits

## Consultant Team

- Architect: HDS Architecture
- Civil Engineer: Bohler
- Landscape Architect: Bohler
- Wetlands Scientist: Goddard Consulting
- Traffic Engineer: Vanasse & Associates
- Geotech/Environmental: McPhail Associates
- Surveyor: Peter Nolan & Associates
- Local Counsel: Johnson & Borenstein
- Zoning Counsel: Dain Torpy
- Acoustical Engineer: Acentech
- Retail Consultant: Everstreet

# Permitting Process

01

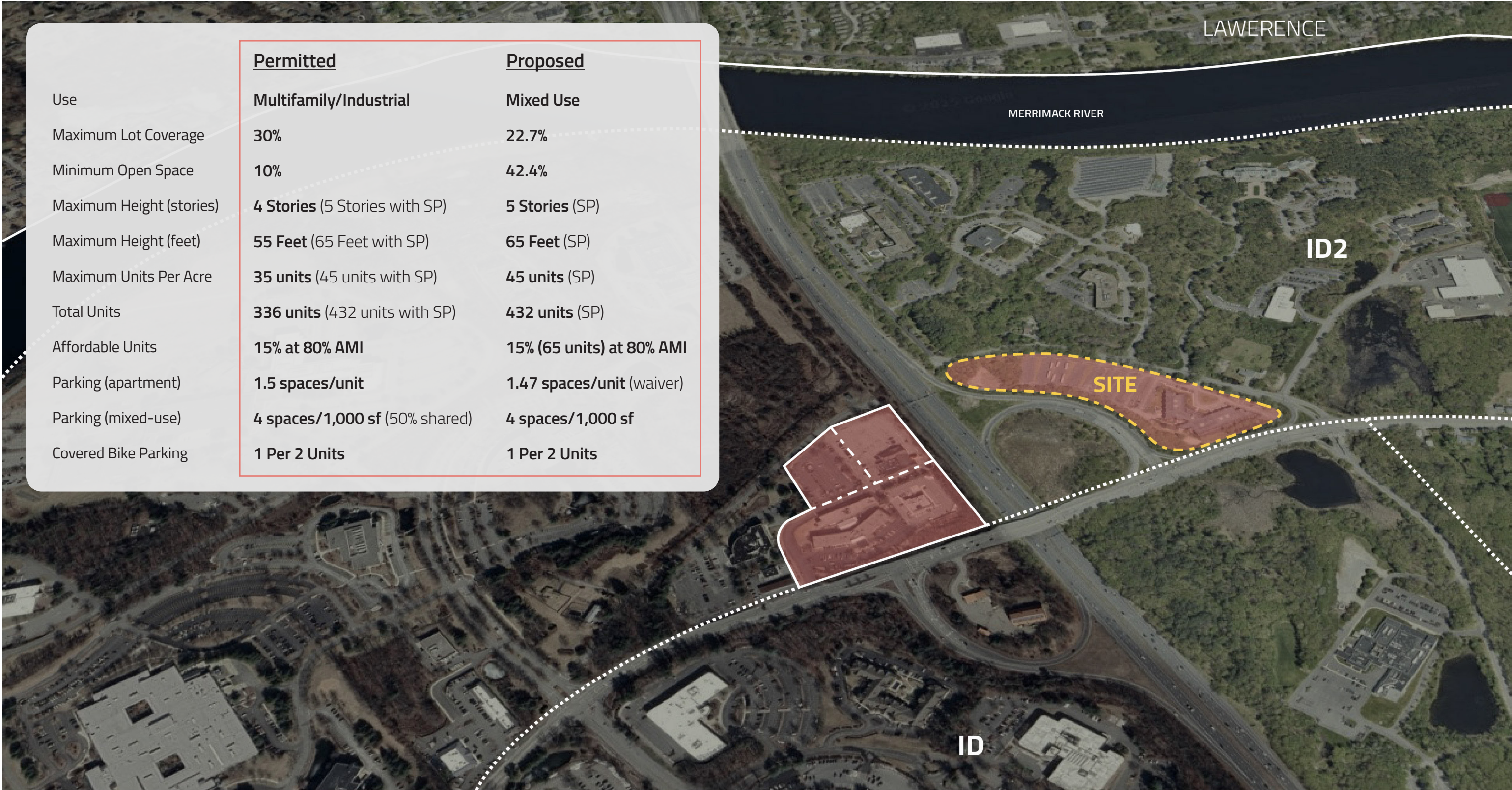
## Permitting | Process Overview

- Site Plan Review - MODRR Zoning
- Special Permit with respect to section 8.9.4.5 density bonus
  - Waiver request of off-street parking requirements, pursuant to section 8.9.5.9
- Peer Review
  - Traffic
    - Consultant: Apex
    - Status: in process, report expected in early March
  - Stormwater & Invasive Species Management
    - Consultant: Horsley Witten
    - Status: Stormwater report received, Invasive Species Management review in process
- Conservation Commission NOI filing and review in process
- Future breakout meetings to review specific disciplines

# Zoning | Local Context



# Zoning | Overlay & Proposed



	<b>Permitted</b>	<b>Proposed</b>
Use	<b>Multifamily/Industrial</b>	<b>Mixed Use</b>
Maximum Lot Coverage	<b>30%</b>	<b>22.7%</b>
Minimum Open Space	<b>10%</b>	<b>42.4%</b>
Maximum Height (stories)	<b>4 Stories</b> (5 Stories with SP)	<b>5 Stories</b> (SP)
Maximum Height (feet)	<b>55 Feet</b> (65 Feet with SP)	<b>65 Feet</b> (SP)
Maximum Units Per Acre	<b>35 units</b> (45 units with SP)	<b>45 units</b> (SP)
Total Units	<b>336 units</b> (432 units with SP)	<b>432 units</b> (SP)
Affordable Units	<b>15% at 80% AMI</b>	<b>15% (65 units) at 80% AMI</b>
Parking (apartment)	<b>1.5 spaces/unit</b>	<b>1.47 spaces/unit</b> (waiver)
Parking (mixed-use)	<b>4 spaces/1,000 sf</b> (50% shared)	<b>4 spaces/1,000 sf</b>
Covered Bike Parking	<b>1 Per 2 Units</b>	<b>1 Per 2 Units</b>

## Zoning | Special Permit Mixed Use & Strategy

Within the MODRR zoning overlay, the Planning Board may grant a Special Permit for a Mixed-Use Structure in which multi-family housing is the principal use and any of the nonresidential uses included under section 8.9.3.2, are a component of the project, which may be located on the ground floor.

### Potential Tenant Mix



Local Coffee Shop



Hi-quality fast casual restaurant



Yoga Studio/Personal Training



Pet Grooming



Beauty and Service

- **Use Opportunities** (allowed under current zoning 8.9.3.2):
  - Private club not conducted for profit
  - **Personal service establishment:**
  - Establishment for the retail sale of merchandise
  - **Convenience store**
  - Non-exempt educational use
  - **Medical center or clinic**
  - **Self-service laundry or dry-cleaning operation**
  - **Restaurant**
  - Restaurant, sit-down
  - **Restaurant, limited service**
  - Shop for custom work involving the manufacture of articles to be sold on the premises
  - **Indoor commercial recreation establishment**
  - Business, professional or administrative office
  - Grocery Store

# Special Permit Mixed Use | Rendering



## Permitting | Meeting Progress

- July 15, 2025 .....> Intro meeting with Planning Staff
- July 22, 2025 .....> IDR - meeting to introduce the project
- August 12, 2025 .....> Planning Board - meeting to introduce the project
- November 4 2025 .....> IDR - meeting to review progress of project and responses to initial feedback
- November 19, 2025 .....> Conservation Agent - meeting to review proposed design at buffer zones
- November 21, 2025 .....> DPW - meeting to review proposed civil design and utilities
- December 10, 2025 .....> Design Review Board - intro meeting to review proposed building design
- January 13, 2026 .....> Site Plan Review/Special Permit filed with Planning Board
- January 14, 2026 .....> Design Review Board - follow up meeting to review design updates and comments
- February 3, 2026 .....> IDR - meeting to review progress of project and updates based on comments
- February 3, 2026 .....> Conservation Hearing - present NOI filing
- February 11, 2026 .....> Design Review Board - follow up meeting to review design updates and comments, approval received

**Project Team**

02

### John M Corcoran & Co.

- Braintree based real estate company, developing, acquiring, and managing multifamily housing in Massachusetts
- 75 year history and one of the largest privately held multifamily companies region
- 14,000 units under management with a focus on unmatched service
- Investment in Andover through the redevelopment and ownership of Andover Commons, and the development of the Andover Business Park and Andover Place Apartments (formerly Riverview Commons,) which was owned for nearly 30 years
- Design and build our communities with a long-term view to hold



### SV + Partners

- Massachusetts based real estate firm developing and acquiring multifamily and commercial sites throughout Greater Boston
- Our portfolio ranges from boutique assets to larger scale institutional and urban mixed-use projects with an exclusive focus on the New England markets
- Principals bring a combined 35+ years of experience collaborating with local communities and project teams that share our passion for thoughtful and transformational projects.
- We currently have 8 projects in various stages of development with a combined 1,008 multifamily units



# **Site Overview**

03

# Site Overview | Aerial View



- 9.6-acre site
- 122,000 sf +/- vacant office building
- 165,000 sf +/- parking lot

INTERSTAE 93

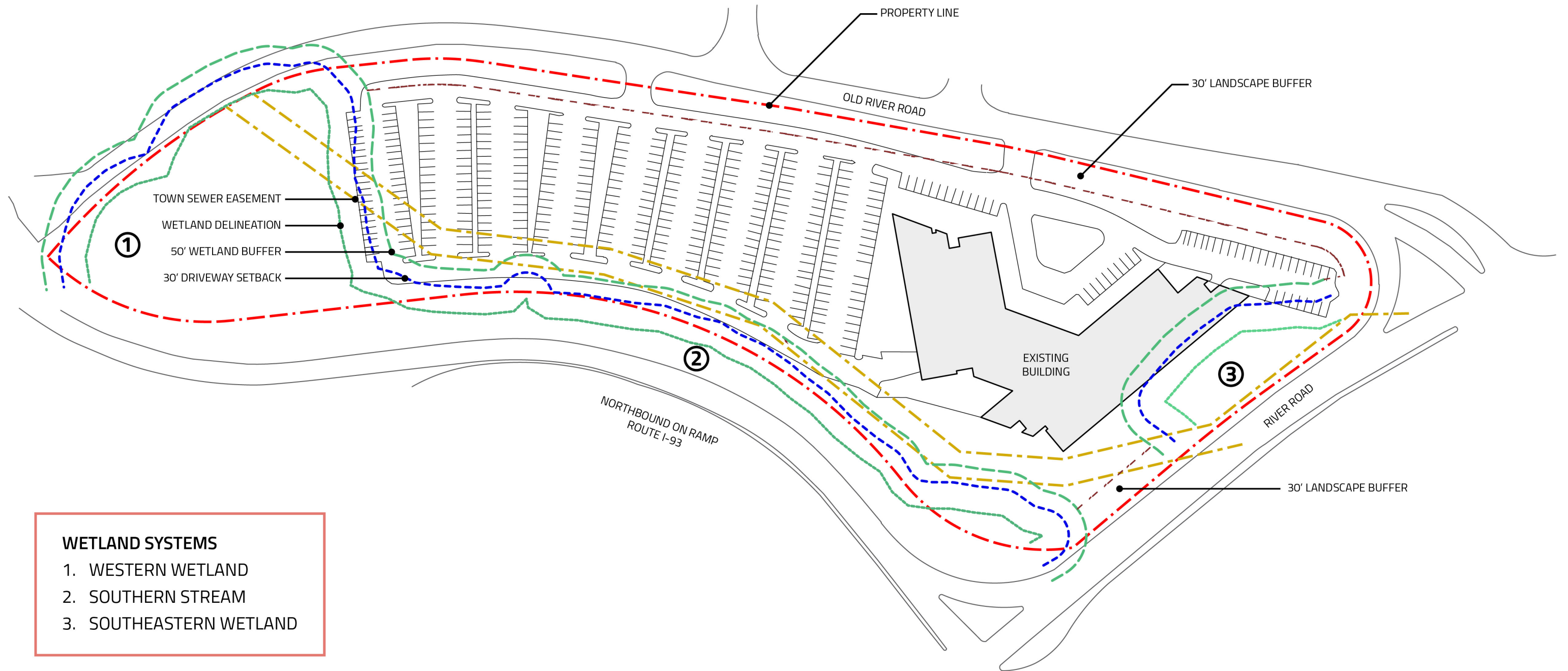
OLD RIVER ROAD

RIVER ROAD

Site Overview | Existing Property Photos



# Site Overview | Existing Conditions

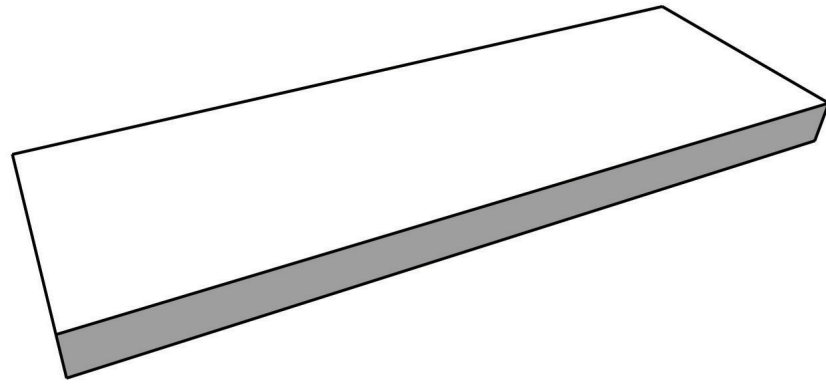


Wetland lines were established by an ORAD in 2024 #3677

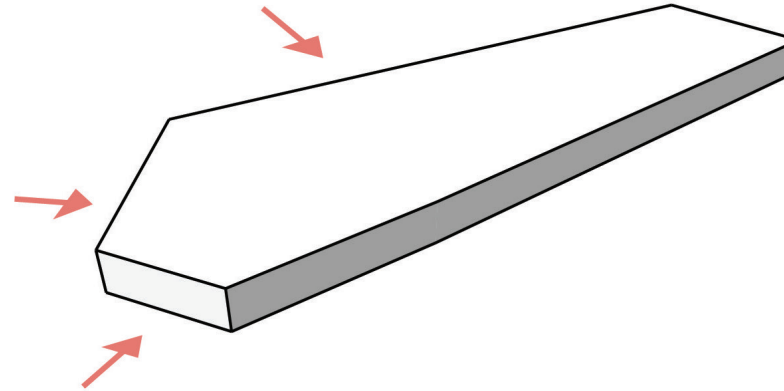
# **Architectural Overview**

**04**

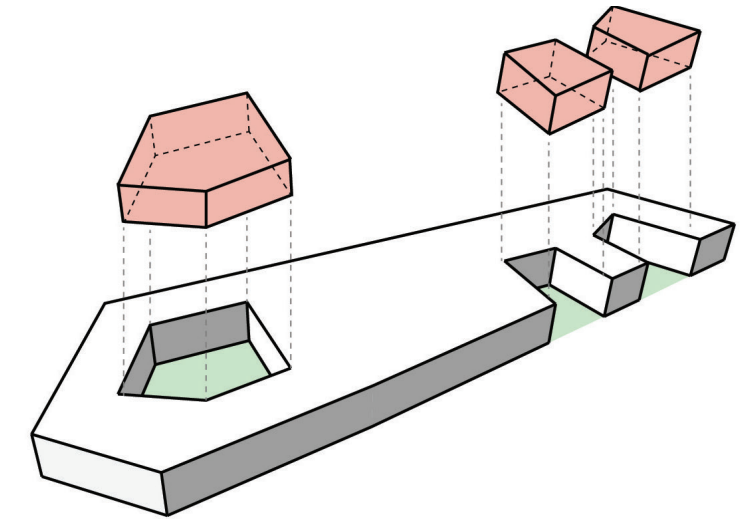
# Architectural Overview | Building Design Strategy



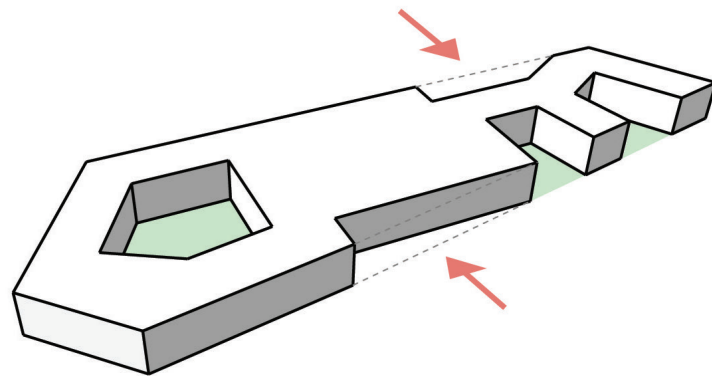
**01** Extrude massing from buildable area



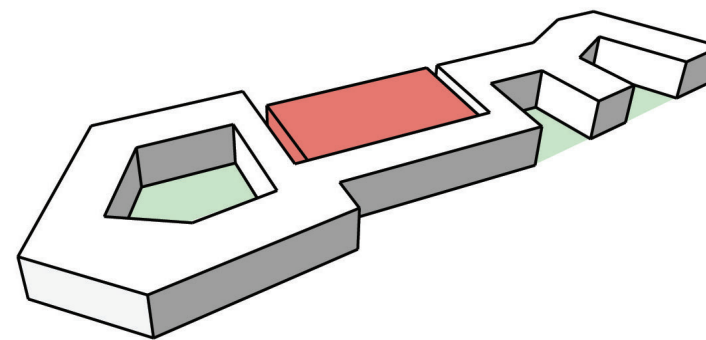
**02** Massing stepped back to respect buffer zone/setbacks provide site circulation



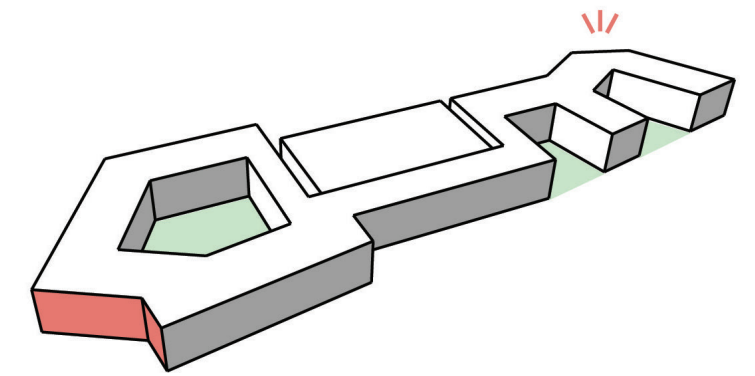
**03** Subtract to pull adjacent green space into site and create courtyard space



**04** Stepback to breakdown massing at street and provide views



**05** Assign service program and provide parking on site



**06** Define building entrances and community space prominent building corners

# Architectural Overview | Concept Site Plan



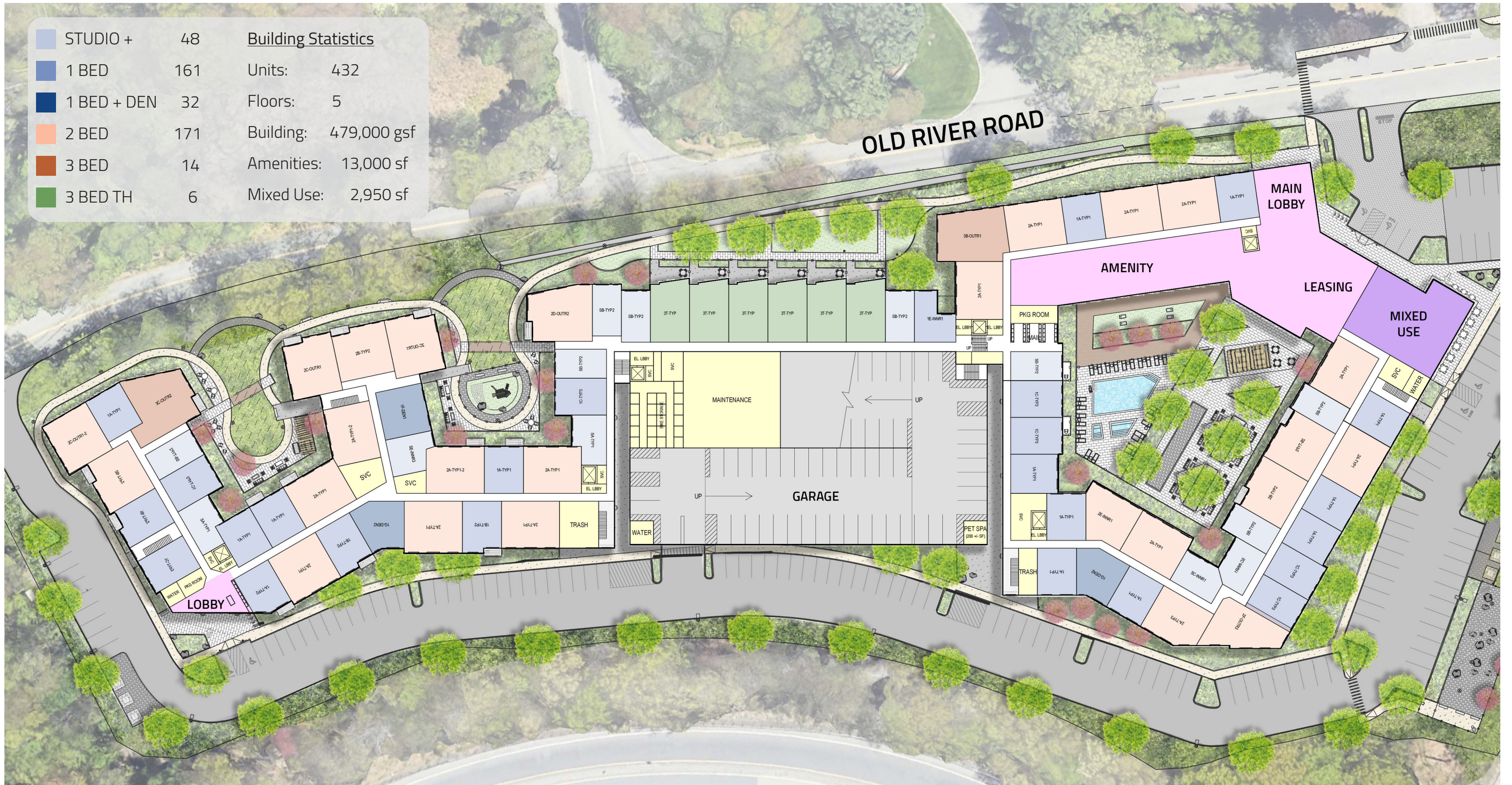
**Site Area:** 9.62 acres +/-  
**Building:** 479,000 GSF  
**Coverage:** 57% landscaped  
**Floors:** 5  
**Units:** 432 (65 affordable)  
**Parking:** Precast Garage & Surface  
491 (garage) 158 (surface)



# Architectural Overview | Ground Floor Plan



		Building Statistics	
STUDIO +	48	Units:	432
1 BED	161	Floors:	5
1 BED + DEN	32	Building:	479,000 gsf
2 BED	171	Amenities:	13,000 sf
3 BED	14	Mixed Use:	2,950 sf
3 BED TH	6		



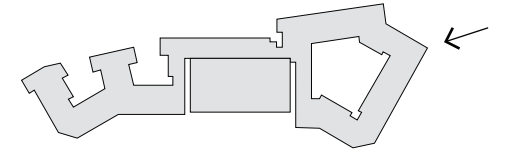
# Architectural Overview | Typical Upper Floor Plan



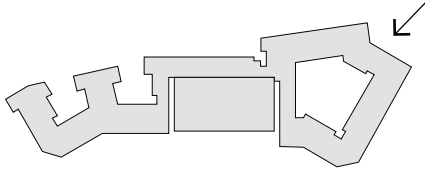
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3 BED TH	6	Mixed Use:	2,950 sf

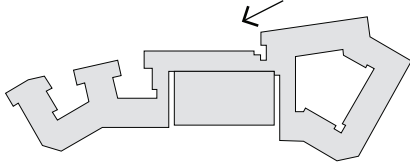




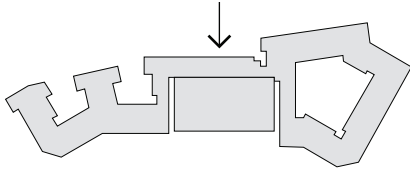


Architectural Overview | Building Entrance View

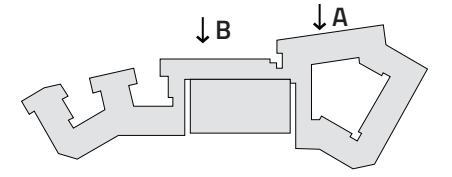




Architectural Overview | Townhome View



# Architectural Overview | Building Elevations



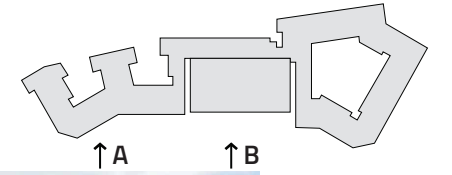
North Elevation - Section A



North Elevation - Section B



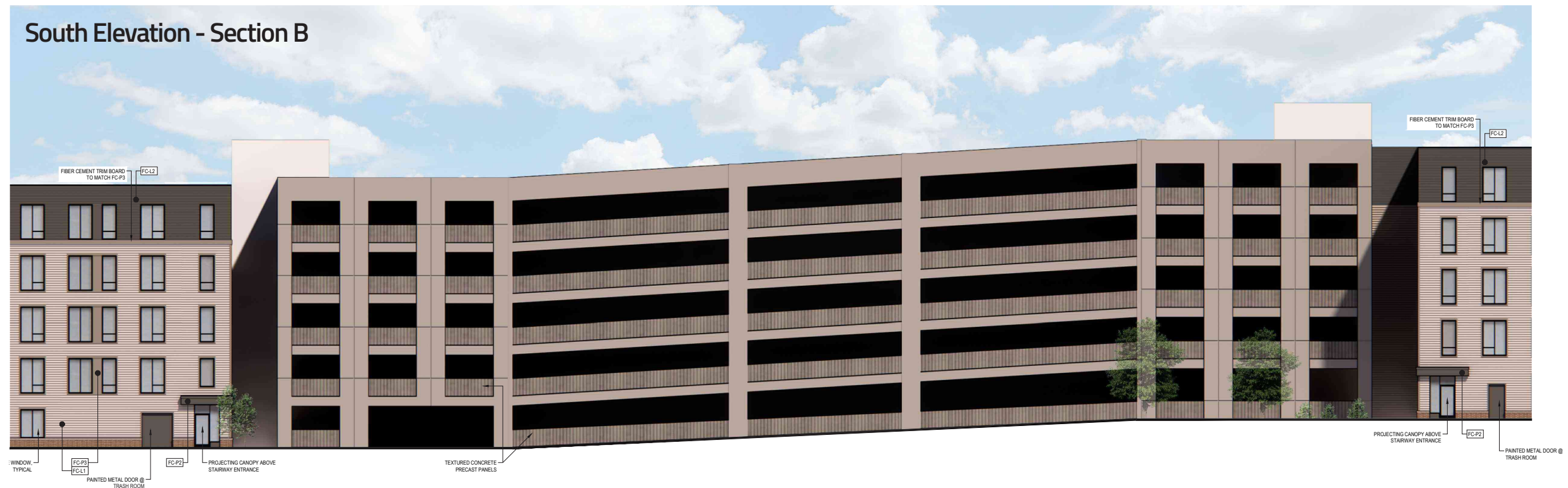
# Architectural Overview | Building Elevations



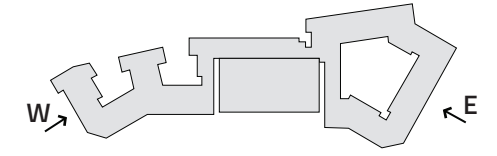
## South Elevation - Section A



## South Elevation - Section B



# Architectural Overview | Building Elevations



East Elevation



West Elevation



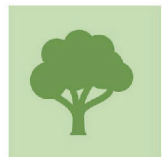
# Architectural Overview | Sustainable Design

*\*Sustainable design strategy focused on aligning with Andover Climate Action & Sustainability Plan*



## BUILDINGS

- Passive House Design (PHIUS)
- High performance building envelope
  - Tripple glazed windows
  - Continuous exterior insulation and airtight enclosure
  - Moisture & thermal bridging mitigation
- Low emission and locally sourced building materials where possible



## NATURAL RESOURCES

- Respecting all buffer zones and restoring previously disturbed areas
- Invasive species management plan
- Enhanced stormwater management reducing runoff and recharging groundwater with multiple rain gardens
- Building and landscape designed to respect existing trees and vegetation
- Planting of local and diverse plant selection



## PUBLIC HEALTH & SAFETY

- Enhanced offsite improvements with accessible street crossings, parking and lighting
- Fully sprinklered building with enhanced life safety systems



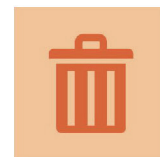
## ENERGY

- Focus on electrification of building systems and appliances
- Energy efficient building systems
  - Heat pump systems delivering heating and cooling
  - Energy recovery ventilation (ERV) systems to reduce energy loss
- LED lighting and Solar ready design
- Electric vehicle charging stations



## MOBILITY

- Location adjacent to Interstate 93 offering ease of access to major transit
- MeVa bus stop access at corner of Old River Rd. and Campanelli Dr.
- Covered bike storage for residents increasing bike activity and reducing carbon emissions
- Building designed to meet MAAB and FHA requirements

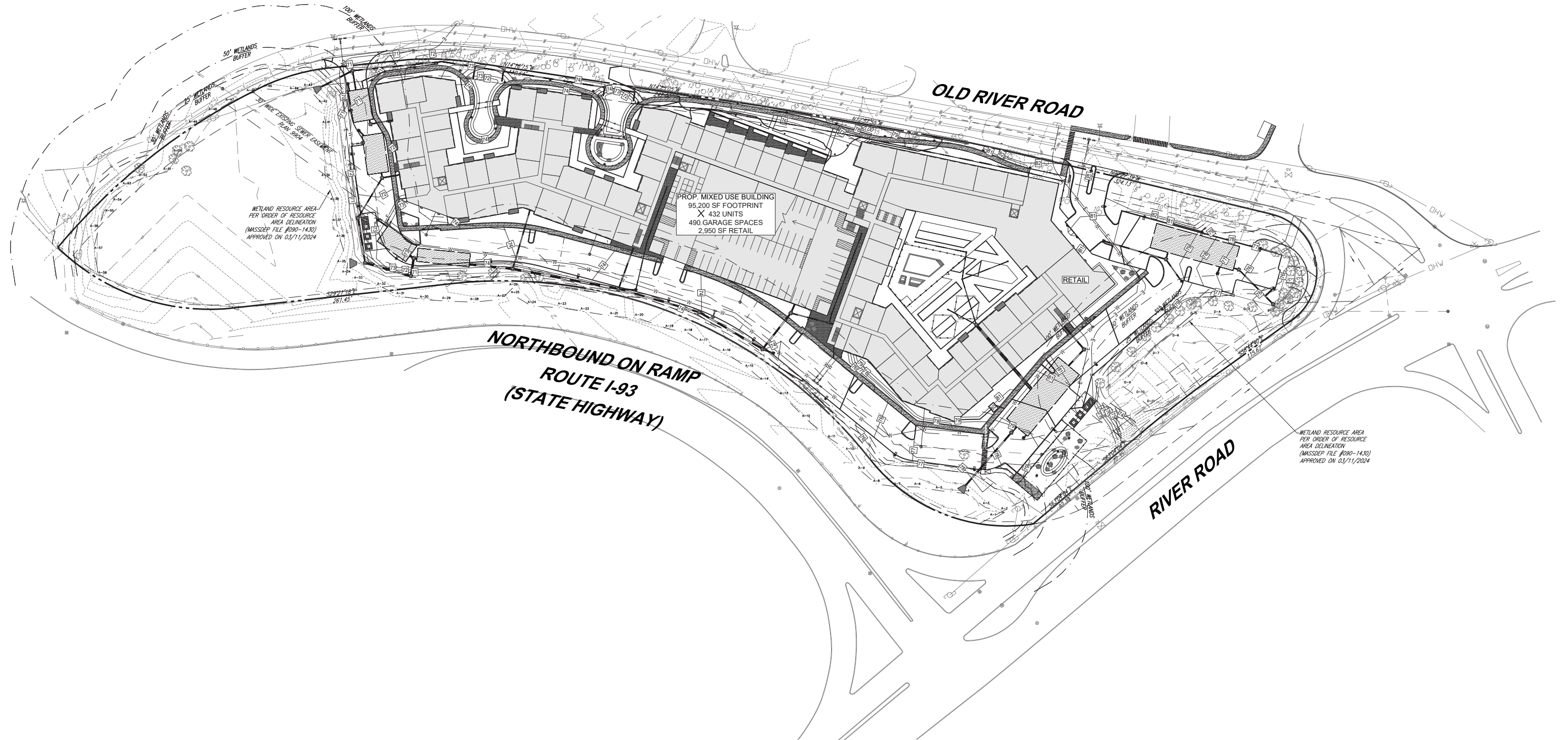


## WASTE

- Construction waste tracking program
- Dedicated recycling and trash rooms in building
- Owner provided waste management program with valet trash pick up for residents

# **Civil & Landscape Overview**

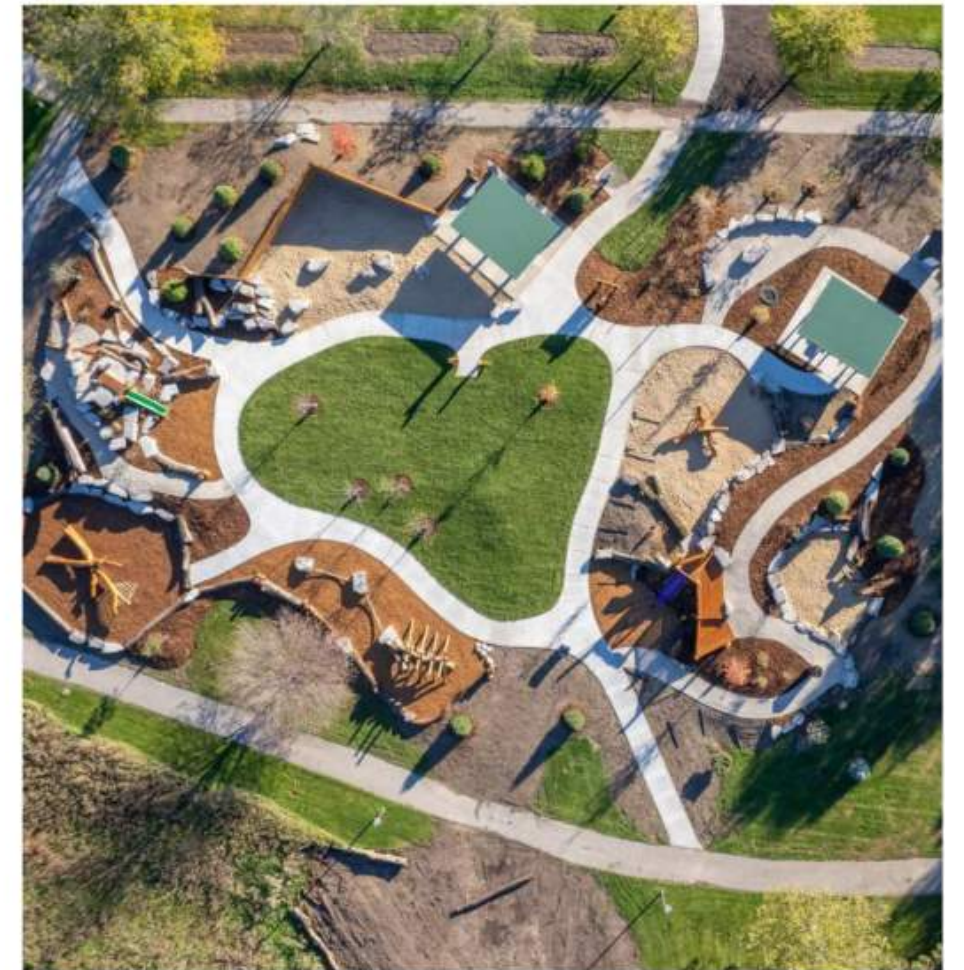
05



# Site Overview | Rendered Landscape Plan



# Landscape Overview | Courtyard Precedents



# Landscape Overview | Plant Selection



Balsam Fir



Sweet Gum



Valley Forge American Elm



Red Maple



Eastern Redbud

## CANOPY & FIR TREES

## GRASSES



Pennsylvania Sedge



Purple Lovegrass

## SHRUBS & GROUND COVER



Red Chokeberry



Ruby Spice Summersweet



Wetlands Groundcover Mix



Arrowwood Viburnum

# **Community Benefits**

06

## Community Benefits

- Creation of mixed-use accessible retail to provide new services and options to the local neighborhood
  - Opportunities for local/growing businesses who currently face barriers to entry in the downtown market
  - Opportunities for diverse mix of uses with walkable connection
- Increase in rental housing options in Andover, including market rate and affordable housing helping to deliver on goals of Andover's Housing Production Plan
  - New residents will provide additional spending power for local businesses and increase tax base
  - New housing provides local options for area employers
- Redevelopment of vacant office building into mixed use development, helping to reinvent the area into a new neighborhood
- Will provide one time construction related fees and long term tax revenues

**We envision a project with mixed use opportunities that are uniquely positioned to enhance the [neighborhood] and create a sense of [community] by providing key uses to an under served market**

# THE COMMONS AT RIVER ROAD

100 OLD RIVER ROAD ANDOVER, MA

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THANK YOU



sv+partners

