

**CITY OF BEVERLY  
SEPTEMBER 2013 DEVELOPMENT SCORECARD**

PROJECT NAME	PROJECT LOCATION	GENERAL DESCRIPTION	NOTES
Aero Manufacturing Airport Parcel (vacant)	Sam Fonzo Dr. Sam Fonzo Dr./Henderson Rd.	79,000 sq. ft. addition to existing mfg. facility 2.77 acre site	Permits in place; pre-construction site work completed Cicoria Tree acquired site in March 2012; bldg construction expected 2013
Beverly Farms OSRD subdivision	875 Hale Street	5 lot residential open space subdivision	PBd approvals granted Jul '11 & Sept 2012; appeals filed by abutter & applicant
Beverly Housing Authority units	Spring/Essex Sts. at Montserrat Depot	4 affordable housing units in two duplexes	ZBA overturned bldg. permit issuance; Housing Authority has given up court appeal
Black Cow Restaurant	Water St. (former McDonald's)	4k restaurant and first floor public space	Two appeals filed by BPM (1 against City, 1 against DEP) pending
CEA Group	Brimbal/Sohier Road	55,000 sq. ft. commercial retail complex	Site currently being marketed & reconfigured due to Rt 128 project
Chapman's Corner	Hale Street	32 single family houses	Construction on-going
Former Friendly's site	480-486 Rantoul St.	15.5k retail, 6,500 sq. ft. office in three bldgs.	Owner actively seeking tenants before construction starts
Windover owned parcels "sm. block"	134-142 Rantoul Street	50 +/- apts., first floor retail	Concept plan on hold until market improves
Former Press Box	Railroad Ave. & Park St.	Property now owned by Windover	SRO's relocated to Broadway property Jan 2013; demo delay on bldg until Jan. 2014
Former Ventron site redevelopment	10-12 Congress St.	72 residential condominiums	Site available for sale
Holcroft Park (BAHC & YMCA)	10 properties on Mill & Grant Sts.	65 affordable housing units	Construction completed
Vacant "Flatley" parcel	Corner Sam Fonzo & Cherry Hill Dr.	40,000 sf private school and vacant lot	School construction start <b>imminent</b> ; abutting vacant parcel = 5.8 acres
Lakeshore Ave. subdivision	1 Lakeshore Avenue	4-5 single family house lots	Construction on-going
MBTA Garage	Beverly Depot area	500 car garage	Site work prep and demolition started Nov. 2012; completion est. early 2014
McKay School	McKay/Balch Sts.	Former McKay School	City considering market attractiveness for non-residential use
Route 128/Brimbal Ave. overpass	Rte. 128/Brimbal Ave./Otis Rd.	Interchange improvements and overpass	Phase 1 design done; <b>app pending Ph1 construction funds</b> ; start possible <b>Spring 2014</b>
Vitale site	Sam Fonzo Dr.	15k light manufacturing/contractors' shops	Construction on hold until tenants identified
60-62 Pleasant Street	60-62 Pleasant Street (Windover)	33 studios for vets housing & support services	Construction complete
MBTA Garage TOD	Rantoul Street	50+ residential units and 5,000 sf retail	RFP required for disposition/redevelopment; MBTA in early RFP stages
Cell Signaling "expansion"	32 Tozer Road	\$15-\$18 million renovation/retrofit	TIF approved by State on 12-21-11; construction on-going
Wellington/Oak Heights modification	End of Old Rubbly Road	Road extension in Beverly; 6 lots in Wenham	New 2 lot application pending in Wenham
Corner Conant and Dodge Streets	Conant St./Dodge St.	Construction of new 13,555 sq. ft. Walgreen's	Approvals granted Summer 2012; construction underway
79 Rantoul Street	Current Enterprise Rental site	45 apartments and 538 sq. ft. retail space	Construction on-going
4th parking structure at Cummings	Cummings Center (Balch St. end)	1 story parking deck adjacent to McKeown	Open and operational now; PBd considering application for Balch St. deck exit
Proposed multi-use building	130 Cabot Street (currently vacant lot)	3 story bldg. with 2 commercial, 13 residential	Site Plan ok'd Feb 2013 but pkg special permit denied; project can proceed
Replacement convenience store	157 Essex St. (former Lil Peach store)	3,100 sq. ft. with off-site parking	ZBA and PBd. approvals now in place; construction expected during 2013
New Cummings office building	50 Dunham Road	104,000 sf 5 story office bldg w/ parking deck	<b>Planning Board granted July 2013; construction imminent</b>
Route 1A (Rantoul) reconstruction	Rantoul, bridge to Memorial Bldg.	2 mile roadway reconstruction by State	25% design hearing May 2013; construction start Summer 2014

**Red text** = additions/changes since last report in June 2013