

# EMBARC

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Lot 18 School Street  
Manchester-By-The-Sea, MA

## PROJECT NARRATIVE

Located on School Street just north of Route 128, The Sanctuary at Manchester-By-The Sea is proposed on a large vacant lot directly adjacent to the Millstone Hill Conservation Area. Lot 18 is currently zoned as Limited Commercial district and has no existing structures. The proposed building will be a single, 3-story multifamily residential building containing 136 apartment units over a 1-story podium level. The program features a mix of 1BR, 2BR and 3BR units ranging in square feet from a 1BR average of 845 SF per unit to a 3BR average of 1,595SF. The garage will contain 226 parking spaces and an additional 16 surface spaces will be provided near the front entrance for a total parking ratio of 1.77. The topography of the site also allows for most of the parking to be hidden below grade.

The massing and exterior aesthetic is a modern interpretation of early 20<sup>th</sup> century shingle style architecture, an architectural typology that is common to the north shore region of Massachusetts and contextually appropriate for the area. The façade incorporates the strong horizontal datum lines, materials, trim detailing, and neutral color palette typical of shingle style architecture. The massing of the building creates a series of varied exterior spaces that harmonize with the building program and site circulation.

The ground floor of the building has been designed to include a central lobby and amenity area of approximately 11,000 sf with direct access to a large amenity courtyard on the north side. A loading and drop-off area outside the main entrance allows for easy access into the building. A range of apartment unit types are located on all three levels of the building, 7 of which will be designed as Group 2A units, and the remainder as Group 1. The units are designed to provide layouts that promote open kitchen/living/dining spaces, with comfortably sized bedrooms, bathrooms, laundry, and storage areas. Many units will have private balconies. All apartments will have in-unit washer and dryers, along with individual heating and cooling systems. Specific attention will be placed on making this a "sustainable" project, carefully selecting products including appliances and building materials.

