

January 25, 2021

Jenny Raitt, Director  
Department of Planning and Community Development  
Town of Arlington  
50 Pleasant Street  
Arlington, Massachusetts 02476

Christian Klein, Chairperson  
Zoning Board of Appeals  
Town of Arlington  
50 Pleasant Street  
Arlington, Massachusetts 02476

RE: Response to Peer Review Comments – Traffic Impact Assessment  
Thorndike Place Comprehensive Permit Application

Dear Ms. Raitt and Chairman Klein:

On behalf of the Applicant, Arlington Land Realty LLC, BSC Group, Inc. (BSC) is pleased to provide the following written responses to traffic-related peer review comments for the Thorndike Place residential project on Dorothy Road in Arlington, Massachusetts. This letter responds to comments provided by BETA Group, Inc. (BETA) in a letter to you dated December 1, 2020. This letter supplements a response to peer review comments letter prepared by Vanasse & Associates and dated January 15, 2021. For clarity, we have repeated original comments in standard text and then provided a summary of our response in italics.

#### **SITE ACCESS, CIRCULATION, AND PARKING**

T1. Include dimensioning of parking stalls and drive aisles for the parking garage.

*Response: The parking space lengths and drive aisle widths were shown on the Garage Plan included in the Architectural Drawing set dated November 3, 2020. The parking spaces are proposed at 8.5 feet wide.*

T2. Identify snow storage areas and verify that snow storage will not reduce parking capacity.

*Response: Snow storage for the surface parking lot and primary access drive will be provided off the pavement on the west side of the parking lot. Snow storage for the courtyard entrance will be provided off pavement within landscape areas and to the east and west of the courtyard between the building and back of sidewalk. These designated snow storage areas will be depicted in the final site plans submitted for review for consistency with the Board's decision. Any excess snow will be removed and properly disposed of offsite.*

Engineers

Environmental  
Scientists

Custom Software  
Developers

Landscape  
Architects

Planners

Surveyors



T3. Clarify whether visitor parking spaces will be designated, and the suggested number of visitor spaces and resident spaces.

*Response: Visitor parking spaces will not be designated but will be located in the front courtyard area and surface parking lot, on the western side of the property. The garage spaces will be for residents only. The Arlington Zoning Bylaw does not differentiate visitor parking spaces when determining the required parking for multi-family development. For projects similar to this, it is estimated that there may be 1 visitor for every 10 dwelling units any time, or approximately 17 visitor spaces for this project*

T4. Long term, presumed tenant, bicycle parking is designated within the garage. Recommend designating exterior bike racks for visitor/short term use near a location of public building access, such as within the proposed parking courtyard area.

*Response: Bicycle parking for residents is provided in the garage and ground floor as shown on the Garage Plan and Ground Floor Plan included in the Architectural Drawing set dated November 3, 2020. Exterior bike racks will be provided for visitors/short term use in the main entrance courtyard area will be depicted in the final site plans submitted for review for consistency with the Board's decision.*

T5. Include swept path analysis on Site Plans to ensure Municipal Fire vehicles can adequately maneuver the Site.

*Response: A truck turning exhibit has been prepared showing the emergency vehicle route, a copy of which is enclosed herein. The turning radius specifications were provided by the Arlington Fire Department.*

T6. The Site Plan should define pedestrian connections to the Minuteman Commuter Bikeway. If an on-site connection is not provided, clarify the shortest route to/from the bikeway.

*Response: No on-site pedestrian connection is currently proposed to the Minuteman Commuter Bikeway. The most direct route to the Minutemen is approximately 1/3 mile by taking Dorothy Road to Margaret Street south. For people who want to travel to the north, it is a similar distance taking Dorothy Road to Margaret Street north to Lake Street east.*

T7. An existing pedestrian bridge over Route 2 is located on the southern frontage of the Site. If the bridge is structurally sound, recommend providing an on-site pedestrian pathway between the bridge, the Project, and the Commuter Bikeway/Thorndike Field. This would allow direct connection between residential uses and commercial/office/medical space south of Route 2.

*Response: No pedestrian access is currently proposed to the existing pedestrian bridge over Route 2. Additionally, the TAC stated that use of the pedestrian bridge was not recommended and, therefore, a pedestrian connection is not proposed.*

T8. Verify locations of accessible entrances. Accessible spaces in the surface lot may be closer to an accessible entrance if they are relocated to the courtyard parking area.

*Response: The accessible parking spaces will be relocated to the courtyard parking area to be closer to the main building entrance.*

T9. Verify intended circulation of the courtyard parking area."

*Response: The proposed courtyard circulation will be reversed to provide counter clockwise circulation.*

## **CONSTRUCTION IMPACTS**

T41. Quantify and analyze the effect of construction on the Dorothy Road neighborhood. It is expected that the earthwork required for the site will result in a significant number of trips for large dump trucks, in addition to other construction vehicles related to the grading and construction of the Site building. Verify turning path of large construction vehicles at affected intersections within the neighborhood and to/from Lake Street.

*Response: Prior to construction, a Construction Traffic Management Plan will be prepared by the*



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*General Contractor and submitted to appropriate town staff prior to issuance of building permits. It is anticipated that coordination of the construction vehicle access route and construction hours will be undertaken with input from Public Works, Building and the Police Department prior to commencement of site preparation work. It is likely that construction vehicles will access the site from Route 2 and Lake Street via Littlejohn Street and will exit back to Route 2 via Burch Street or Margaret Street to Lake Street. Temporary parking restrictions during construction hours may be necessary on the construction vehicle route.*

We look forward to discussing these responses with you at the next public hearing on the topic. Should you have any questions on this information, please do not hesitate to reach out to me at (617) 896-4321 or [jhession@bscgroup.com](mailto:jhession@bscgroup.com).

Sincerely,  
BSC Group, Inc.

John Hession, P.E.  
Vice President

cc: [zba@town.arlington.ma.us](mailto:zba@town.arlington.ma.us)  
Marta Nover and Greg Lucas, BETA  
Stephanie Kiefer, Smolak & Vaughan  
Gwen Noyes and Arthur Klipfel, Arlington Land Realty  
Scott Thornton, VAI

Attachment: Truck Turning Exhibit





DATE

PROFESSIONAL ENGINEER

THORNDIKE PLACE

DOROTHY ROAD  
IN  
ARLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

TRUCK TURNING  
FIRE TRUCK ACCESS

JANUARY 12, 2021

REVISIONS:

NO.	DATE	DESC.
1	9/18/20	NEW BUILDING FOOTPRINT
2	10/22/20	WETLAND DELINEATION
3	11/03/20	REVISED BUILDING

PREPARED FOR:

ARLINGTON LAND REALTY, LLC  
84 SHERMAN STREET, 2ND FLOOR  
CAMBRIDGE, MA 02140

BSC GROUP

803 Summer Street  
Boston, Massachusetts  
02127  
617 896 4300

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SCALE: 1" = 20'

ISSUED FOR PERMITTING  
NOT FOR CONSTRUCTION

FILE: \\Civil\\\_Drawings\\2340700-LM

DWG.: SHEET SK-01

JOB. NO: 23407.00