

Mr. Christian Klein
Chair, Zoning Board of Appeals
Arlington, MA 02474

March 10, 2021

RE: Thorndike Place

Dear Mr. Klein,

I would like to ask for the time to speak prior to the closing of public comments tomorrow night. At the last meeting, I was one of two abutters left to speak during the public comments. As I live at 29 Littlejohn Street, putting me at the entrance to this questionable project, I have serious concerns with its feasibility.

1. We have heard from many local abutters about parking concerns. Oaktree has referred to The VOX during traffic studies as well as discussions regarding parking. The Vox currently has NO under ground parking as the land it sits on was built with piles. The proposed underground parking of this development will displace large volumes of water to be mitigated. This will now increase our water table significantly around the immediate area. When asking for the direct depth of excavation we always get an answer of curb height, floor height and street grade.

We want the depth of the excavation, from today's grade to bottom of the concrete footings.

2. I have looked at many of the developments that Oaktree has completed in the Cambridge area. I could not find any that mirrored the impact it would have on this location. With this area being a thickly settled residential district of one & two-family dwellings, it is easy to see the dramatic impact of its topography. Oaktree has mentioned the West Concord development "Brookside Square" this property is in a major commercial setting with not even a single home abutting.

The major changes to remove the town houses alone change the entire demographics of the neighborhood and now put a commercial building in the middle of a R-1/R-2 setting.

3. The direct height has been talked about on several occasions with Oaktree stating that 32 feet is the allowable building height for homes. Please let us not forget at 32 feet sits the peak and the roof lines all descend from that height. Many homes in Arlington have a dormer on the third floor, but all are restricted to amount of living space allowed. Oaktree has described the set back off Dorothy Rd as a concession of sort. The fact remains that the original plans had a buffer zone between the large development and the residents. ***The heights as illustrated in the Oaktree plans show how the massive building sits to its existing neighbors.***

4. I have been involved in the buildings of modular units for the past several years, and I can speak from experience that you need working space to equipment. This site has NONE, when you look at the conservation commission's "order of conditions" and the footprint of the structure you are reduced to a small area for construction. If this building were to be constructed, we would be looking at a major impact on the ability come and go from all our homes. A large crane would be needed to be set up in the street for the offloading of modular units. This making it impossible for family and neighbors to maintain a normal right of passage to our homes. ***The approval process should include an impact study of the ability to access our homes daily. As well as a guarantee that we never be restricted from doing so.***

These are a few of my concerns for board to review. I have also included several pictures of the area for the record.

Robert DiBiase
29 Littlejohn Street
Arlington, MA