

May 10, 2021

Via Email

Christian Klein, Chair
Arlington Zoning Board of Appeals
51 Grove Street
Arlington, MA 02476

**RE: ZBA Docket #3515 /Thorndike Place, Arlington, MA
Revised Project Concept Plans**

Dear Chairman Klein,

On behalf of the Applicant, I am submitting a set of revised concept plans for the Thorndike Place project. The Applicant has revised its project, consistent with feedback given by the Board as well as others during the public hearing process. The Thorndike Place project team looks forward to presenting the new design concept to the Board at the hearing later this week.

Within the enclosed set of proposed revised project plans, we have provided the Board with a sketch plan of the proposal, an updated site plan, front elevations of two townhouse styles, the garage plan, a first floor/entry related plan front elevations along Dorothy Road and sections through the townhomes and apartment building. The updated project perspective plan will be submitted at Thursday's hearing, but an illustrative 3D perspective drawing is provided with the enclosed set.

As a brief introduction to the revised plans: the revised project design reintroduces the duplex-style townhomes (6 duplexes/12 units) along the frontage of Dorothy Road, as had been originally presented in the 40B application. These residences will be home-ownership, which is likewise consistent with the original application. The apartment building has been both reduced in size and located farther away from Dorothy Road. The number of units in the building has been reduced by 46 units, from 172 units to 126 units. The total project would be 138 dwelling units, consisting of the 12 ownership units and the 126 rental units¹.

The revised proposal further addresses comments raised during the hearings regarding flooding of the garage structure or the first floor of the building. Under the prior plans, the garage level was established at Elevation 2.83. The current design has

¹ Upon the Board's closing of the hearing and issuance of a decision, should the Applicant be required to seek an appeal from the Housing Appeals Committee, it reserves the right to seek approval of the prior project proposal.

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revised the garage such that it is at Elevation 6. Likewise, the first-floor level of that building has been increased from Elevation 13 to Elevation 16.

In addition to the decrease in density, through these updated plans, the Applicant proposes to develop the apartment building for senior housing, which will include both independent living and assisted living. The need for elderly housing is identified in the Arlington Master Plan as an “issue and opportunity”; the Master Plan specifically states that “changing demographics will result in a growing number of Arlington residents over the age of 65 in coming years. The Town may not be able to accommodate all of its older residents on fixed incomes in the coming years.” Master Plan, p. 88. The proposed dedication of the rental housing at Thorndike Place to be senior housing (independent living and assisted living) will advance Arlington’s need to increase the supply for the aging population trend. This proposed change of residency in the rental building also translates into the need for less parking/less impervious parking surfaces. As shown on the enclosed plans, the majority of the parking would be located in the garage, with approximately 10 surface parking spaces. As a result of the reduced need for parking, the western portion of the property would be open to providing complementary landscaped amenities, such as gardens, outdoor benches and lawn area.

In closing, I wish to reiterate that we look forward to discussing these proposed changes to the project with the Board.

Sincerely,

/s/ Stephanie A. Kiefer

Stephanie A. Kiefer

Encl.

cc:

Paul Haverty, Esq.

Jenny Raitt, Director of Planning and Community Development