

THORNDIKE PLACE 40B DEVELOPMENT PLAN PROGRESSION

	Original Proposal	Revised MF Only Project (Fall 2020)	Current Project Proposal (May 2021)
Dwelling Units/Use	219 – 12 Duplex Style Ownership Units/207 Multifamily (MF) Apartment Units	176 MF units, reduced to 172 MF units	12 Duplex Style Ownership Units/126 Senior Living Units (mix of Independent/Assisted Living)
Affordability	25% affordable (3 ownership and 52 MF)	25% affordable (43 MF on 172 unit design)	25% affordable (3 ownership and 32 senior living)
Parking	309 parking spaces (178 garage and 131 surface parking spaces to the west and east of site)	192 spaces (178 garage and 15 surface parking spaces)	96 total parking spaces
Layout	6 duplex buildings facing Dorothy Road +	MF building with 3 tabs fronting on Dorothy Road;	6 duplex buildings facing Dorothy Road +
	Two-winged MF building to extend behind Applicant's property's length behind Dorothy Road	Spine of building 415' (approx.) in length.. Closest portion of MF building to Dorothy Road at 25 feet	Senior-only residential building, portion closest to Dorothy Road approximately 103' setback from Dorothy Road
Proximity to GW (El. 3)/Floodplain Design		Completed garage level at El. 2.83	Completed garage level of senior residential building at El. 6

**Open Space
Amenities**

First Floor elevation
at El.13

First Floor elevation of senior residential building at
El. 16/Duplex townhomes at El.12 (with no
underground garage).

Active and passive
courtyards on
southern side of
building; children's
play lot

Duplex units with yards/roofdeck;
Western portion of site revised (formerly area for
surface parking/playlot) to provide approximately
13,500 sf landscaped amenities (e.g., gardens, lawn
and landscaped seating areas), with woodland
restoration to rear of senior living building and
passive courtyard to south; tree-lined driveway
entrance to senior living residence.



Littlejohn St

Dorothy Road

veg plots

entry

duplex

carport

roof deck

lawn

flowers

visitor parking

deliveries

bikes/maintenance

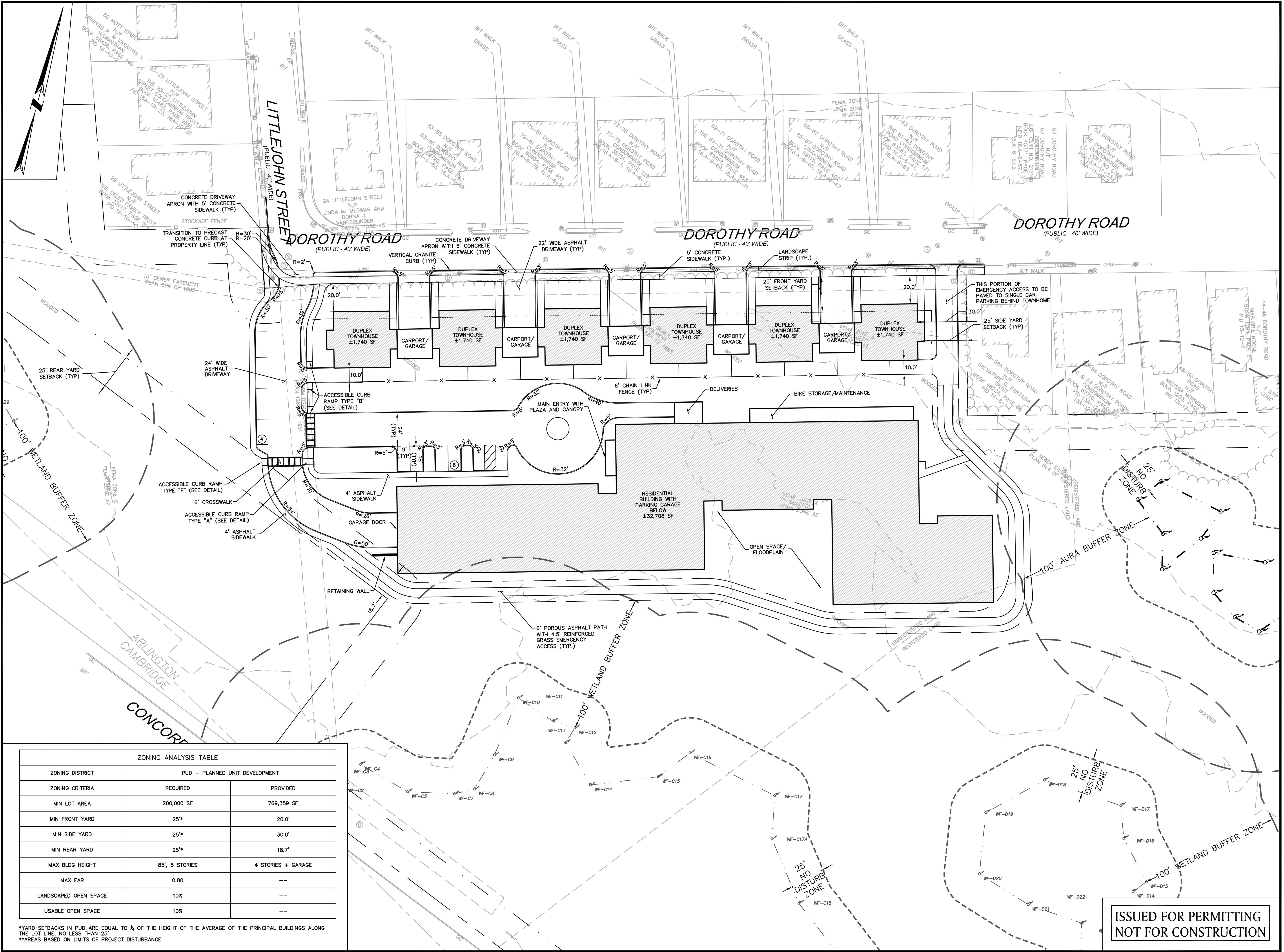
independent & assisted living

garage

solar panels

fire lane/walk

woodland restoration



ZONING ANALYSIS TABLE

ZONING DISTRICT	PUD - PLANNED UNIT DEVELOPMENT	
	REQUIRED	PROVIDED
ZONING CRITERIA		
MIN LOT AREA	200,000 SF	769,359 SF
MIN FRONT YARD	25'*	20.0'
MIN SIDE YARD	25'*	30.0'
MIN REAR YARD	25'*	18.7'
MAX BLDG HEIGHT	85', 5 STORIES	4 STORIES + GARAGE
MAX FAR	0.80	--
LANDSCAPED OPEN SPACE	10%	--
USABLE OPEN SPACE	10%	--

*YARD SETBACKS IN PUD ARE EQUAL TO 1/4 OF THE HEIGHT OF THE AVERAGE OF THE PRINCIPAL BUILDINGS ALONG THE LOT LINE, NO LESS THAN 25'
 **AREAS BASED ON LIMITS OF PROJECT DISTURBANCE

**ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION**

DATE
 PROFESSIONAL ENGINEER

THORNDIKE PLACE
 DOROTHY ROAD
 IN
 ARLINGTON
 MASSACHUSETTS
 (MIDDLESEX COUNTY)
 LAYOUT & MATERIALS
 PLAN
 MARCH 13, 2020

REVISIONS:

NO.	DATE	DESC.
1	9/18/20	NEW BUILDING FOOTPRINT
2	10/22/20	WETLAND DELINEATION
3	11/03/20	REVISED BUILDING
4	3/11/21	LAYOUT REVISIONS
5	5/10/21	NEW BUILDING FOOTPRINT

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



**PROGRESS MASSING STUDY
DOROTHY ROAD - LOOKING WEST
(COLOR 3D VISUALIZATION TO FOLLOW)**

SCALE -

THORNDIKE PLACE

ARLINGTON, MA.
MAY 10, 2021

ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

833 TURNPIKE ROAD P.O. BOX 104
NEW IPSWICH NEW HAMPSHIRE 03071

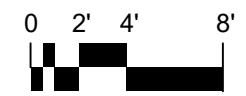
green
STAXX



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RONAYNE
HAMILTON
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**TOWNHOUSE 'A'
FRONT ELEVATION**



**THORNDIKE PLACE -
TOWNHOUSES**

ARLINGTON, MA.

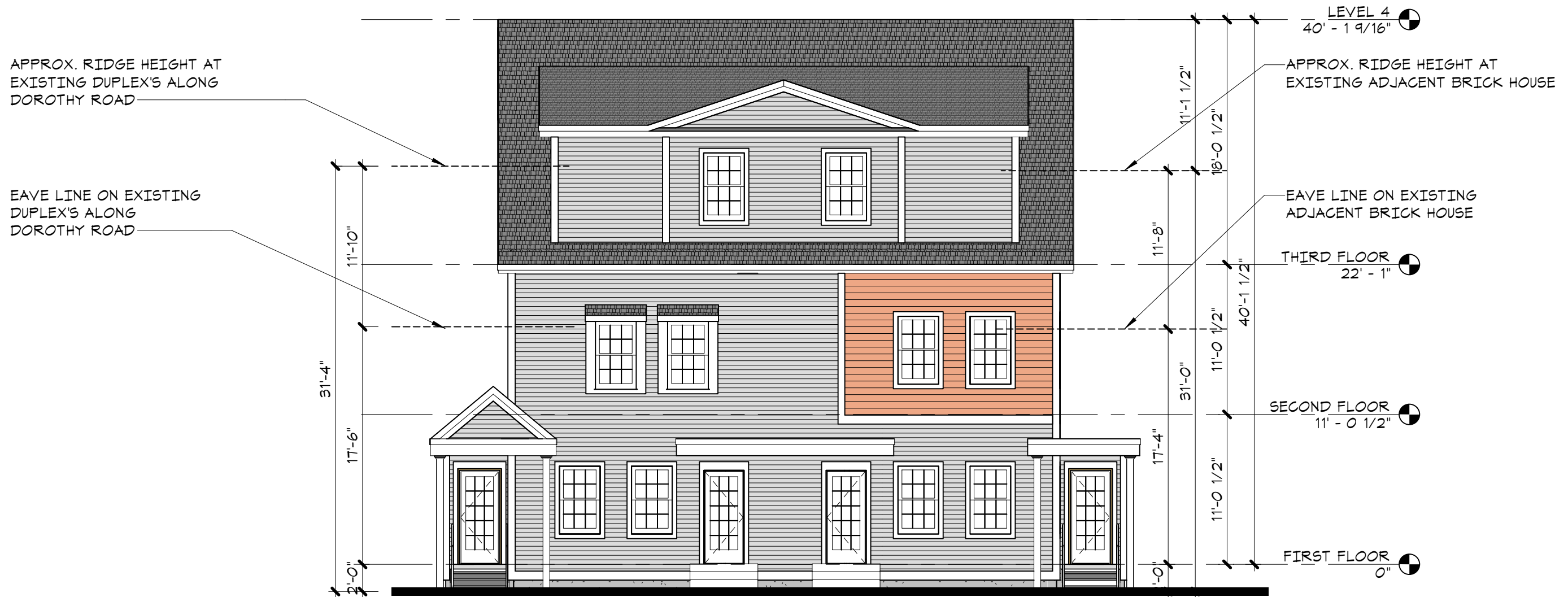
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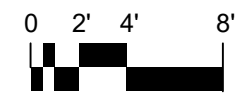
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**TOWNHOUSE 'B'
FRONT ELEVATION**



**THORNDIKE PLACE -
TOWNHOUSES**

ARLINGTON, MA.

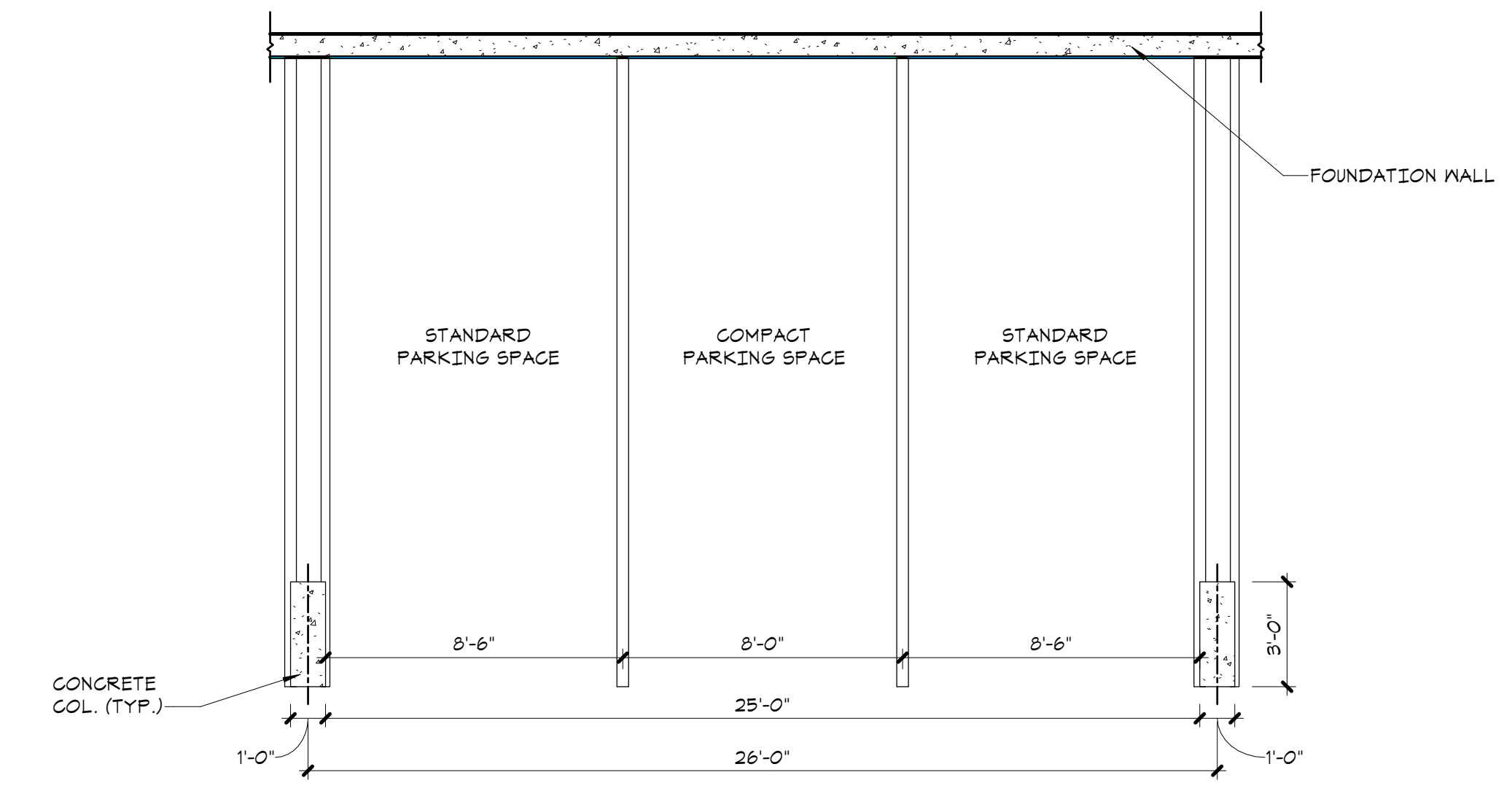
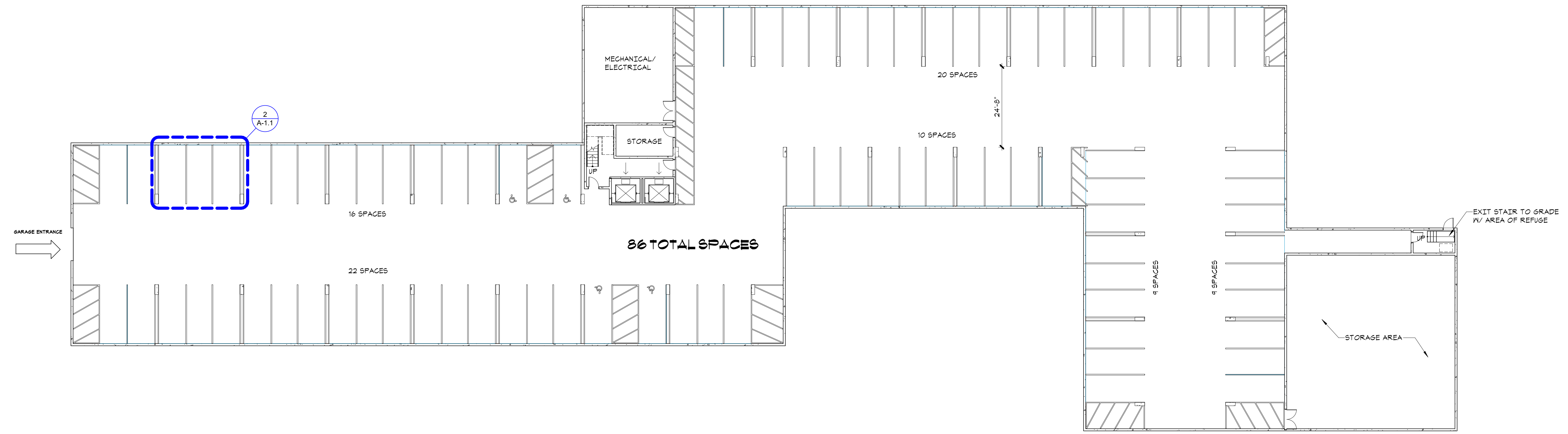
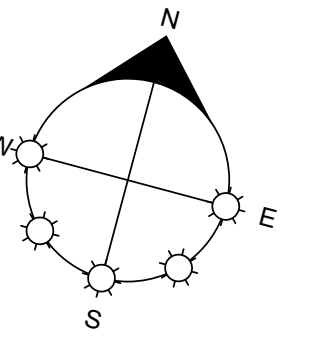
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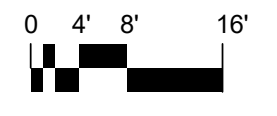
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ENLARGED PARKING DIAGRAM
1/4" = 1'-0"

GARAGE PLAN



THORNDIKE PLACE

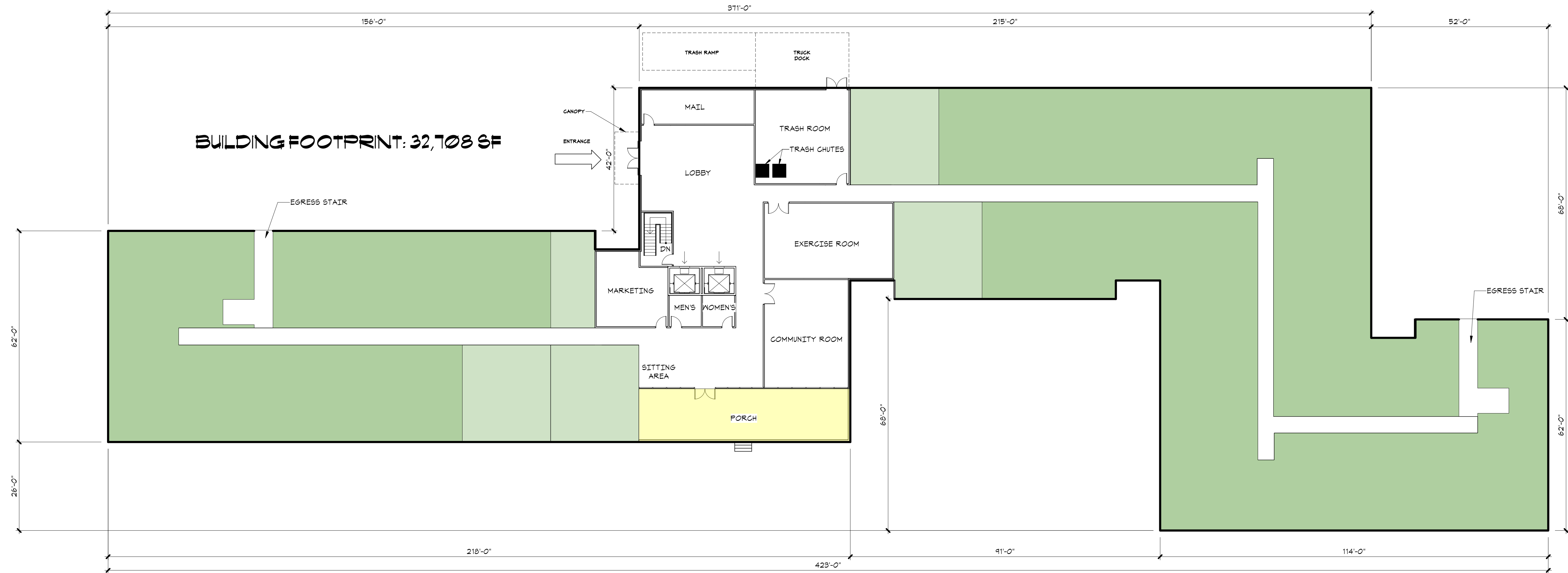
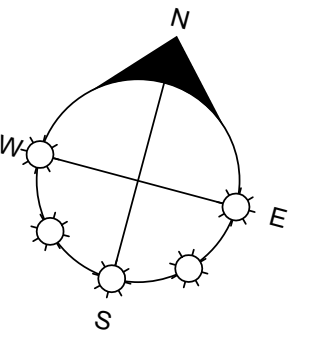
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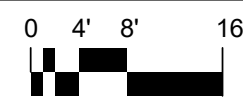
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KEY

- ENTRY RELATED
- RESIDENTIAL
- AMENITY
- PORCH

GROUND FLOOR PLAN



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NORTHELEVATION.

1/16" = 1'-0"



**ENLARGED NORTH
ELEVATION.**

1/8" = 1'-0"

NORTHELEVATION

SCALE - As Indicated

THORNDIKE PLACE

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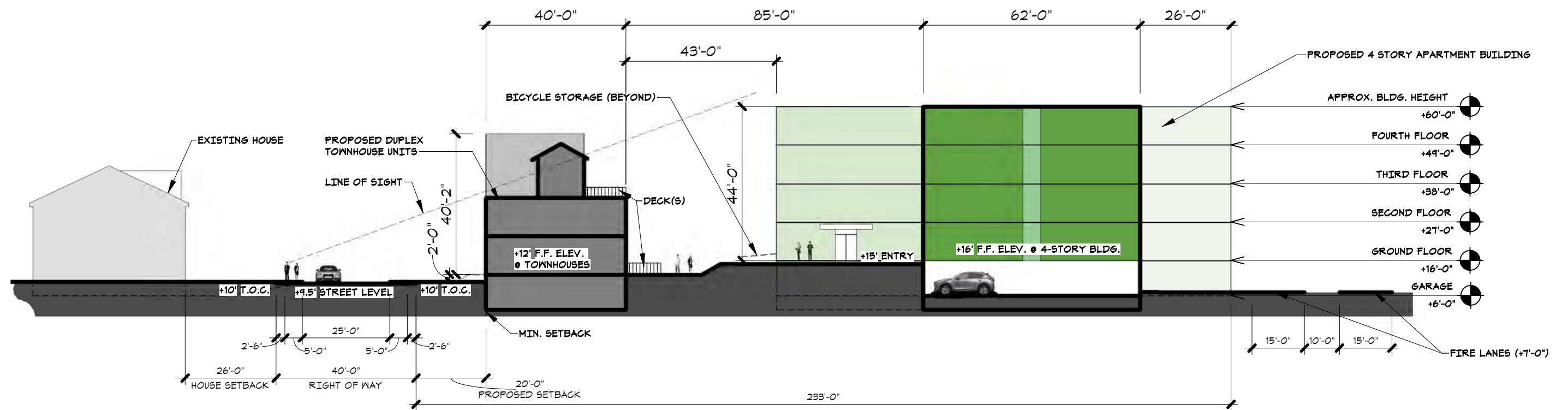
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SITE SECTION AT WEST END - DOROTHY ROAD

SCALE - 1" = 30'-0"

THORNDIKE PLACE

ARLINGTON, MA.

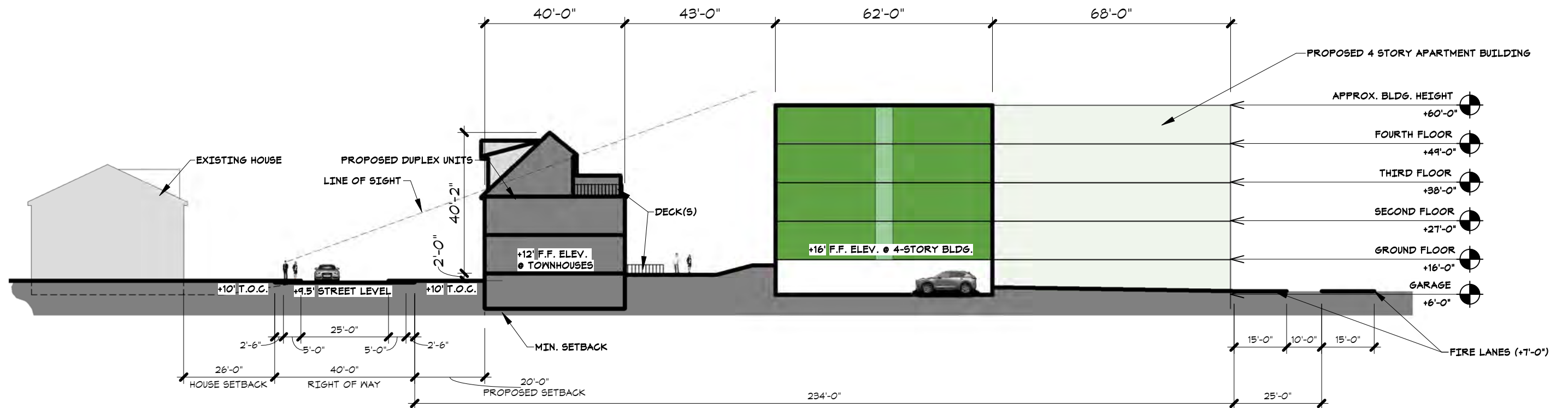
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SITE SECTION AT EAST END - DOROTHY ROAD

SCALE - 1" = 30'-0"

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