

May 12, 2021

Dear Chairman Klein & Members of the ZBA –

Thank you for your continued attention to public concerns regarding the Thorndike Place project proposal. I continue to oppose development on or near the wetlands due to the significant local and environmental concerns that are unique to this parcel of land.

Should the Board find that the Local Concerns can be addressed or substantially mitigated with conditions, I respectfully encourage you to ask questions of the Applicant at the 5/13 meeting, per the below.

I look forward to joining you on Thursday evening. Please let me know if you have any questions.

Heather Keith-Lucas  
10 Mott Street, Arlington

The format of below is: Question to Applicant/*Commentary*/**Recommended condition**.

**Overall Proposal:**

1. What does the “25% affordable (3 ownership and 32 senior living)” mean under the Affordability of the “Current Project Proposal (May 2021)”? *It is unclear if the Duplex Townhomes are intended to be affordable ownership. It is unclear if independent living apartments or assisted living apartments are intended to be affordable ownership. **Clarity of which units are affordable.***
2. How long will the Applicant commit to this building to being Independent/Assisted Living? *Without a commitment of a certain time period, the building could be only briefly Independent/Assisted Living and then be converted to other use that was outside the scope of public comment or approval by the ZBA. **A commitment from the Applicant of the permanent property use.***
3. Why does the Applicant believe development within the buffer zone is acceptable to the community? *The building footprint has extended into the buffer zone, is developed in portions of the FEMA Zoning lines. **No development in or near the buffer zone. Reduce the footprint of the building.***

**Apartment Units:**

4. Why does the Applicant believe the underground parking of the apartment building is safe? *I recognize the Applicant has raised the height of the underground parking by 3', however it's still below-ground. Thus, my prior flooding concerns regarding safety of residents, visitors and their property remain. **Underground parking should not be permitted.***
5. How much experience does the Applicant have in designing Independent/Assisted Living Facilities? *Needs of the senior population require a more complex and thoughtful building design than a standard apartment complex. Accessibility needs to the building and its interior rooms, bathroom safety, lighting, height of windows, the weight of doors and how they open are incredibly important to consider for the safety and well-being of future residents. **A commitment of a collaboration with an appropriately experienced independent & assisted living expert.***

6. How does the applicant propose the independent living/assisted living residents receive meals? *Typically assisted living residents have a dining hall and a commercial-sized kitchen in order to feed the residents. Neither are present in the plans. **Given intended use of building as an assisted living facility, a dining hall and a commercial-sized kitchen are a must-have.***
7. What is the Applicant's proposal to manage staff needs and essential duties within the building plan? *Assisted living facilities typically have full-time, on-site staff. Staff need their own areas to store their belongings, a kitchenette to heat/eat their lunches, and bathroom access. Additionally, secure spaces are needed to store medications and maintain computers for access to residents' medical records, etc. **Consider staffing needs in the building design.***
8. What is the Applicant's estimate for the number of residents and staff?
9. What is the Applicant's estimate for parking needs of residents and staff?
10. What is the Applicant's estimate for the number of deliveries and services that the residents of the independent living/assisted living will need? *Regarding questions 8-10, I remain concerned about the amount of traffic into the neighborhood with only one entrance/egress.*

**Duplex-Style Townhomes:**

11. Will the developer consider raising the duplex-style townhomes so water will not enter the front doors? *Homes along Dorothy Road have been spared interior home damage simply because the height of the 1<sup>st</sup> floor has been significantly above ground. Please keep in mind that residents have expressed local concern about flooding level with the street – completely filling their garages to the top of their driveways. **Raise the height of the 1<sup>st</sup> floor of the duplex-style townhomes.***
12. With the full frontage of Dorothy Road being developed – duplex-carport-duplex-carport – where will the rain water flow? *Recall the natural flow of precipitation is from the higher elevation towards Lake Street, past Dorothy Road and into the Wetlands. If the vertical granite curb and additional asphalt driveways don't allow for drainage, the water will back up into the neighborhood exacerbating flooding problems. **Ensure a comprehensive system for water drainage is included in the plans.***