

June 8, 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
Supplemental Materials for Revised Project Concept Plans**

Dear Chairman Klein,

Since the last hearing before the Board, during which the revised concept plans were introduced, the Applicant's civil, traffic and architectural professionals have advanced the enclosed materials, studies and plans to be more fully reviewed and discussed during this Thursday's public hearing:

- (1) Revised/updated architectural perspective, floor plans, elevations and sections prepared by GreenStaxx/Bruce Ronayne Hamilton Architects, consisting of twelve sheets:
 - 3D Perspective Along Dorothy Road – Looking West, dated June 7, 2021
 - North Elevation – Dorothy Road, dated June 3, 2021
 - Duplex 'A' – Front Elevation, dated June 7, 2021
 - Duplex 'B' – Front Elevation, dated June 7, 2021
 - West Elevation, dated June 7, 2021
 - Site Section at West End – Dorothy Road, dated June 8, 2021
 - Site Section at East End – Dorothy Road, dated June 8, 2021
 - Ground Floor Plan, dated June 3, 2021
 - Second Floor Plan, dated June 3, 2021
 - Third Floor Plan, dated June 3, 2021
 - Fourth Floor Plan, dated June 3, 2021
 - Garage Plan, dated June 3, 2021;
- (2) Stormwater Report – Thorndike Place, prepared by The BSC Group, dated November 2020, revised June 2021;
- (3) Two Sheets of the Civil Plan Set updated by The BSC Group:
 - Thorndike Place, Layout & Materials Plan (Sheet C-103), revised through 6/3/21

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- Thorndike Place, Grading & Drainage Plan (Sheet C-105), revised through 6/3/21; and
- (4) Vanasse & Associates, Inc. letter report dated June 8, 2021 regarding Traffic Considerations – Thorndike Place Development Changes.

While our team will be present to fully discuss the enclosed materials at the hearing, I would like to highlight some of the adjustments as more fully detailed in the enclosed materials. First, the number of dwelling units within the four-story senior-living building has been adjusted downward by two (2) units, to 124 dwelling units. The bedroom mix will consist of 43 studio apartments, 58 one-bedroom units and 23 two-bedroom units, as shown on the color-coded floor plans. Also, upon further consultation with Applicant's senior living consultant, it has been determined that due to market demands, the senior housing should consist of all senior independent living units with associated senior lifestyle amenities and services rather than a mix of assisted living and independent living units.

Second, the height of the duplex residences has been lowered by two (2) feet, as shown on the updated architectural plans. Although the originally proposed height of the structures was compliant with the allowable height in the PUD zoning district, the reduction in height will address both comments raised at the last hearing as to the height and will continue to provide a neighborhood buffer to the senior living building, which will be set back approximately 106 feet from Dorothy Road.

Third, The BSC Group has provided updated stormwater calculations, which incorporate use of the NOAA 14+ rainfall data, consistent with the ZBA's prior requests. Likewise, as you will see in the updated stormwater report, the revised design continues to meet and exceed the required 2:1 compensatory flood storage and, as with the prior design, no waiver will be sought from the local wetlands requirement for such 2:1 storage requirement.

Lastly, the updated traffic review performed by Vanasse & Associates, Inc. ("VAI") has determined that the traffic associated with the current proposal is a reduction of roughly a third of traffic volume as compared to the non-age restricted multifamily project previously analyzed.

We look forward to discussing these matters with the Board.

Sincerely,

/s/ Stephanie A. Kiefer

Stephanie A. Kiefer

SMOLAK & VAUGHAN LLP

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Encl.

cc:

Paul Haverty, Esq.

Jenny Raitt, Director of Planning and Community Development