

Hello

I am cautiously optimistic about the change in plans for Thorndike Place. I appreciate that the developer seems to be listening – at least a little – to the concerns of the neighbors.

Here is what I like:

- Homeownership has been reinstated with the 6 duplexes.
- Senior residences with assisted living fills a much-needed hole in Arlington's housing stock.

Here is what I am concerned about:

- Will any of the duplexes be affordable units or will they all be market price?  
I would hope that at least 2-3 of them could be permanently affordable along the lines of some type of deed-restricted transfer. This does not prevent someone from building equity, but it also preserves the affordability for the next owner by limiting the amount of profit. Or perhaps a profit-sharing arrangement could be included where the Housing Corp of Arlington could receive a percentage of the equity to reinvest or provide down payment assistance to the new owner. There are probably many approaches to this that could not only provide wealth through homeownership but allow future owners to afford ownership as well.
- It is unclear as to the management structure of these senior apartments.
- Will some be independent units that are simply age-restricted rentals?
- Will they all be part of a "senior living" complex?
- Do they require a large financial buy-in (typically in the hundreds of thousands of dollars) to gain access?
- Will medical care be provided on-site? What will that look like from both a facility and personnel standpoint?
- Food service will be provided as part of assisted living. What does that infrastructure look like and how will it be serviced?
- Can we get a bit more info about the management and pricing structure?
- Will any of them be available to low-income/low-asset seniors or is this viewed as a senior luxury apartment?
  - Will Arlington residents – and in particular residents of the neighborhood which is primarily impacted – have any type of preferential access to these senior apartments?

Many seniors in our neighborhood might want to move – which would free up (presumably) larger units in this most desirable, transit-friendly neighborhood.

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- Does the developer intend to manage the building or will it be turned over or sold to another entity upon building completion? Do they already have a partner in place or in mind?
- Long-term flood mitigation and monitoring. How is this being addressed? I think there needs to be at least a 2-3 year period where the builder is responsible for mitigation that might now otherwise show up immediately after construction.
- Traffic still needs to be addressed. Yes, the senior presumably will make fewer trips, and those trips will probably be spaced out across the day rather than at peak travel times. But medical and support staff, transit vans for seniors, and delivery vehicles will certainly add to the traffic count.  
Mary Street continues to be a cut-through for cars seeking to avoid the Lake Street backups. Yes, COVID-quiet Lake Street is a thing of the past.
- The developer in the past has stated that they wish to donate the extra land to the town. What is the status? Will the builder be responsible for all waste cleanup and environmental mitigation before the town takes ownership?

Thank you very much for giving me the opportunity to address my concerns.

And thank you to all the ZBA members, town employees, and committee volunteers who have worked so tirelessly to see this process through to a favorable end.

Patricia Browne  
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