



May 19, 2015

Kevin Greeley, Chair
Board of Selectmen
730 Massachusetts Avenue
Arlington, MA 02476

*Re: Notice of Application for Chapter 40B Site Eligibility Letter -- MassHousing NEF
Project: Mugar site.
Applicant: NBM Realty, LLC.*

Dear Chairman Greeley & members of the Board of Selectmen:

SEB, LLC is representing Arlington Land Realty, LLC. for the purpose of developing a mixed income 219 unit rental development and includes a 12 unit for-sale townhouse development, titled “Thorndike Place” off Dorothy Road in East Arlington (the “Mugar” land).. In accordance with Section 31.01(2)(c) of the Rules of the Housing Appeals Committee (760 CMR 31.01), this letter serves to provide notification to the Town of Arlington that a request for site approval letter has been made by the applicant to MassHousing as the administrator/subsidizing agency for the New England Fund Program.. I have enclosed for your review a copy of the Site Eligibility Application that is being submitted to MassHousing at the same time you are receiving your copy. MassHousing will contact you in short order and provide you with a time frame within which to offer comments on this proposal.

We look forward to discussing this project again, as we have already begun that process and will continue following receipt of a Site Eligibility letter from MassHousing, should one be forthcoming.

Sincerely,

Robert Engler
Consultant to Arlington Land Realty, LLC

Comprehensive 40B Site Approval Application

Thorndike Place

Arlington, MA

Submission to:

MassHousing

One Beacon Street
Boston, MA 02108



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Comprehensive Permit Site Approval Application



Comprehensive Permit Site Approval Application/Rental****

www.masshousing.com | www.masshousingrental.com

Comprehensive Permit Site Approval Application/Rental

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site; (ii) the applicant is a public agency, non-profit organization or limited dividend organization; and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our 40B Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

www.mass.gov/hed/economic/eohed/dhcd/legal/reggs/760-cmr-56.html and
www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf

Instructions for completing the Site Approval Application are included in the application form, which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to

Gregory Watson, Manager of Comprehensive Permit Programs
MassHousing, One Beacon Street, Boston, MA 02108

We look forward to working with you on your proposed development. Please contact Gregory Watson at 617-854-1880 or gwatson@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

Our Commitment to You

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval:

Within two (2) business days of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information that is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal; (ii) schedule and conduct a site visit; and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 60 days of our receipt of your application package.



**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Please be sure to answer ALL questions. Indicate “N/A”, “None” or “Same” when necessary.

Section 1: GENERAL INFORMATION (also see Required Attachments listed at end of Section 1)

Name of Proposed Project: Thorndike Place

Municipality: Arlington

Address of Site: see below

Cross Street (if applicable): Dorothy Road and Littlejohn Street

Zip Code: 02474

Tax Parcel I.D. Number(s) (Map/Block/Lot): GIS/Parcel ID/17-6-6A;16-8-8;16-8-2;16-8-3;16-8-4;16-8-5;16-8-6;16-8-7A;13-12-5A;14-2-8;14-2-5

Name of Proposed Development Entity (typically a single purpose entity): Arlington Land Realty, LLC

Entity Type: Limited Dividend Organization Non-Profit* Government Agency

* If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.

Has this entity already been formed? Yes No

Name of Applicant (typically the Proposed Development Entity or its controlling entity or individual): Arlington Land Realty, LLC

Applicant’s Web Address, if any: www.mugar.com

Does the Applicant have an identity of interest with any other member of the development team or other party to the Proposed Project? Yes No If yes, please explain: N/A

Primary Contact Information (required)

Name of Individual: Gwen Noyes

Relationship to Applicant: Managing Partner, Principle

Name of Company (if any): Oaktree/Greenline LLC

Street Address: 84 Sherman Street 2nd Floor

City/State/Zip: Cambridge MA 02140

Telephone (office and cell) and Email: (o) 617.491.9100 x101; (c) 617.921.2407

Secondary Contact Information (required)

Name of Individual: Art Klipfel

Relationship to Applicant: President; Principle

Name of Company (if any): Oaktree/Greenline LLC

Street Address: 84 Sherman Street 2nd Floor

City/State/Zip: Cambridge MA 02140

Telephone (office and cell) and Email: (o) 617.491.9100 x102; (c) 617.921.9021

Additional Contact Information *(optional)*

Name of Individual: Bob Engler
Relationship to Applicant: Consultant
Name of Company *(if any)*: SEB
Street Address: 165 Chestnut Hill Ave., Unit 2
City/State/Zip: Brighton, MA 02135
Telephone *(office and cell)* and Email: (617) 782-2300 x 201

Anticipated Construction Financing: MassHousing NEF Bank
If NEF Bank, Name of Bank: TD Bank plus NEF Lender

Anticipated Permanent Financing: MassHousing NEF Bank
If NEF Bank, Name of Bank: TD Bank - Mini Perm plus NEF Lender

Total Number of Units 219 # Affordable Units 55 # Market Rate Units 164
Age Restricted? Yes/No No If Yes, 55+ or 62+? n/a

Brief Project Description (150 words or less): Thorndike Place is situated on a 17 acre property, located between Rte 2/Concord Turnpike and family-oriented neighborhoods to the north and east. Thorndike Place will include 12 units in 6 two-family townhouses and 207 apartments in the 40B application. This will provide a mix of market and affordable housing including 55 affordable units to benefit Arlington's residents seeking high-quality housing. The proposed two-story town homes are of a similar height, scale and spacing as the other homes along Dorothy Road and designed as a transitional zone between the duplexes and single-family homes of the existing residential neighborhood. The current site has been wild, unkempt and illegally dumped upon for many years. The proposed development greatly improves the site conditions including a neglected wetland that regularly floods into the yards of the surrounding residential neighborhood.

Required Attachments Relating to Section 1

1.1 Location Map

Provide a USGS or other form of map clearly marked to show the site's location, and an approximate property boundary.

1.2 Tax Map

Provide a copy of municipal tax map (assessor's plan) with subject parcels and parcel ID #'s clearly identified.

1.3 Directions

Provide detailed written directions to the site, noting the entrance to the site, relevant boundaries and any prominent landmarks that can be used for identification purposes.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 2: EXISTING CONDITIONS / SITE INFORMATION (also see Required Attachments listed at end of Section 2)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Name of Proposed Project: Thorndike Place

Buildable Area Calculations **Sq. Feet/Acres** (enter “0” if applicable—do not leave blank)

Total Site Area	17.7
Wetland Area (per MA DEP)	11.5+/- (BVW/BLSF)
Flood/Hazard Area (per FEMA)	11.5+/-
Endangered Species Habitat (per MESA)	0.0
Conservation/Article 97 Land	0.0
Protected Agricultural Land (i.e., EO 193)	0.0
Other Non-Buildable (Describe)	0.0
Total Non-Buildable Area	11.5+/- compensation not included)
Total Buildable Site Area	5.6+/-

Current use of the site and prior use if known: Vacant land, wetlands and forested

Is the site located entirely within one municipality? Yes No

If not, in what other municipality is the site located? n/a

How much land is in each municipality? (the Existing Conditions Plan must show the municipal boundary lines) _____
n/a

Current zoning classification and principal permitted uses: Zoned PUD (Planned Unit Development)

Previous Development Efforts

Please list (on the following page) any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant’s role, if any, in the previous applications. Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

n/a

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater-private wastewater treatment	No	n/a
Wastewater-public sewer	Yes	Arlington Sewer located in all adjacent streets
Storm Sewer	Yes	Arlington Drainage System located in all adjacent streets
Water-public water	Yes	Arlington Water located in all adjacent streets
Water-private well	No	A private irrigation well may be drilled
Natural Gas	Yes	Gas located in Dorothy Road
Electricity	Yes	Arlington Sewer located in all adjacent streets
Roadway Access to Site	Yes	Access is provided to Dorothy Rd and Burch St
Sidewalk Access to Site	Yes	Access is provided to Dorothy Rd and Burch St and bike path
Other		Sidewalk access also provided to ped. bridge over Rte 2

Describe surrounding land use(s):

Single Family homes on 2 sides; Rte 2 on the south and open space/park on east boundary

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	1.0-1.2 miles	yes
Schools	.3	yes
Government Offices	.9-1.1 miles	yes
Multi-Family Housing	.2-.9 miles	yes
Public Safety Facilities	.6-1.6 miles	yes
Office/Industrial Uses	.9-2.3 miles	yes
Conservation Land	Adjacent	n/a
Recreational Facilities	Adjacent	n/a
Houses of Worship	.5-1.1 miles	yes
Other		

List any public transportation near the site, including type of transportation and distance from the site:

All distances are in miles.

Rail Lines: Red Line 0.6; Fitchburg/South Acton Line 1.4

Bus Lines: #76, #62, #62/76, #351, #67, #84 - all within 0.2 miles

Bus Lines: #77, #79, #350 - all within 0.4 miles

Bus Line: #78 - within 0.5 miles

Site Characteristics and Development Constraints

Please answer "Yes", "No" or "Unknown" to the following questions. If the answer is "Yes" please identify on Existing Conditions Plan as required for Attachment 2.1 and provide additional information and documentation as an attachment as instructed for Attachment 2.4, "Documentation Regarding Site Characteristics/Constraints".

Are there any easements, rights of way or other restrictions of record affecting the development of the site? Yes

Are there documented hazardous waste sites on or within a 1/2 mile radius of the site? not aware of any

Is there any evidence of underground storage tanks or releases of hazardous material, including hazardous waste, on the site or within close proximity to the site? not aware of any

Are there any above-ground storage containers with flammable or explosive petroleum products or chemicals on or within 1/2 mile of the site? not aware of any

Is the site, or any portion thereof, located within a designated flood hazard area? Yes

Does the site include areas designated by Natural Heritage as endangered species habitat? No

Are there documented state-designated wetlands on the site? Yes

Are there documented vernal pools on the site? None

Is the site within a local, state or federal Historic District? No

Is the site or any building(s) on the site listed, nominated or eligible for listing on the National Register of Historic Places? No

Has the site or any building(s) on the site been designated as a local, state or national landmark? No

Are there existing buildings and structures on site? A demolished building foundation is on the easternmost portion

Does the site include documented archeological resources? not aware of any

Does the site include significant areas of ledge? No

Does the site include areas with slopes greater than 10%? No

If applying for MassHousing Financing, is any portion of the site considered "Prime" or "Unique" agricultural land under Executive Order 193? No

Required Attachments Relating to Section 2

2.1 Existing Conditions Plan

Please provide a detailed Existing Conditions Plan showing the entire site prepared, signed and stamped by a registered engineer or land surveyor. Plans should be prepared at a scale of 1"=100' or 1"= 200' and should include the following information:

- a. Reduced scale locus map
- b. Surveyed property boundaries
- c. Topography (2' contours)
- d. Wetland boundaries (if applicable)
- e. Existing utilities (subsurface and above ground)
- f. Natural features including bodies of water, rock outcroppings
- g. Existing easements and/or rights of way on the property
- h. Existing buildings and structures, including walls, fences, wells
- i. Existing vegetated areas; specimen trees or those with caliper greater than 18" should be shown individually
- j. Existing site entries and egresses

Please provide two (2) sets of full size (30" x 40" plans) along with three (3) sets of 11" x 17" reproductions.

2.2 Aerial Photographs

Please provide one or more aerial photograph(s) of the site (such as those available online) showing the immediate surrounding area if available. Site boundaries and existing site entrance and access points must be clearly marked.

2.3 Site/Context Photographs

Please provide photographs of the site and surrounding physical and neighborhood context, including nearby buildings, significant natural features and land uses. Please identify the subject and location of all photographs.

2.4 Documentation Regarding Site Characteristics/Constraints

Please provide documentation of site characteristics and constraints as directed including available narratives, summaries and relevant documentation including:

- Flood Insurance Rate Map (FIRM) showing site boundaries
- Wetlands delineation
- Historic District nomination(s)

2.5 By-Right Site Plan *(if available)*

MassHousing will commission, at your expense, an "as-is" appraisal of the site in accordance with the Guidelines, Section B (1). Therefore, if there is a conceptual development plan which would be permitted under current zoning and which you would like the appraiser to take into consideration, or if permits have been issued for alternative development proposals for the site, please provide two (2) copies of a "by-right" site plan showing the highest and best use of the site under current zoning, and copies of any existing permits. These will assist the appraiser in determining the "as is" value of the site without any consideration being given to its potential for development under Chapter 40B.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 3: PROJECT INFORMATION (also see Required Attachments listed at end of Section 3)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Name of Proposed Project: Thorndike Place

Project Type (mark both if applicable): New Construction Rehabilitation Both

Total Number of Dwelling Units: 219

Total Number of Affordable Units: 55

Number of 50% AMI Affordable Units: 0

Number of 80% AMI Affordable Units: 55

Number of Market Rate Units: 156

Unit Mix: Affordable Units

Unit Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units	0	26	23	6	0
Number of Bathrooms	0	1	2	2.5	0
Square Feet/Unit	0	772	1,085	1,325	0

Unit Mix: Market Rate

Unit Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units	0	78	69	17	0
Number of Bathrooms	0	1	2	2.5	0
Square Feet/Unit	0	772	1,085	1,325	0

Percentage of Units with 3 or More Bedrooms*: 10.5%

* Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.

Number of Handicapped Accessible Units: 11 Market Rate: 153 Affordable: 55

Gross Density (units per acre): 12.8

Net Density (units per buildable acre): 43.8

Residential Building Information

Building Type and Style <i>(single-family detached, townhouse, multi-family)</i>	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
Townhouse	Construction	2.5	32'	27,000	6
Multi-family	Construction	4	53'	93,200	1
Multi-family	Construction	4	53'	125,600	1

Non-Residential Building Information

Building Type and Style	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
n/a	n/a	n/a	n/a	n/a	n/a

Will all features and amenities available to market unit residents also be available to affordable unit residents?
 If not, explain the differences: Yes

Parking

Total Parking Spaces Provided: 304

Ratio of Parking Spaces to Housing Units: 1.4

Lot Coverage *(Estimate the percentage of the site used for the following)*

Buildings: 9.4

Parking and Paved Areas: 11.4

Usable Open Space: 64+/-

Unusable Open Space: 15.2

Lot Coverage: 20.8

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))? Yes/No No

Required Attachments Relating to Section 3

3.1 Preliminary Site Layout Plan(s)

Please provide preliminary site layout plans of the entire site prepared, signed and stamped by a registered architect or engineer. Plans should be prepared at a scale of 1"=100' or 1"=200', and should show

- Proposed site grading (2' contours)
- Existing lot lines
- Easements (existing and proposed)
- Access to a public way must be identified
- Required setbacks
- Proposed site circulation (entrances/egresses, roadways, driveways, parking areas, walk ways, paths, trails)
- Building and structure footprints (label)
- Utilities (existing and proposed)
- Open space areas
- Schematic landscaping and screening
- Wetland and other restricted area boundaries and buffer zones

Please provide two (2) sets of full size (30" x 40") plans along with three (3) sets of 11" x 17" reproductions.

3.2 Graphic Representations of Project/Preliminary Architectural Plans

- Typical floor plans
- Unit plans showing dimensions, bedrooms, bathrooms and overall unit layout
- Exterior elevations, sections, perspectives and illustrative rendering.

3.3 Narrative Description of Design Approach

Provide a narrative description of the approach to building massing, style and exterior materials; site layout; and the relationship of the project to adjacent properties, rights of way and existing development patterns. The handbook called [Approach to Chapter 40B Design Reviews](#) prepared by the Cecil Group in January 2011 may be helpful in demonstrating the nature of the discussion that MassHousing seeks in this narrative.

3.4 Tabular Zoning Analysis

Zoning analysis in tabular form comparing existing zoning requirements to the waivers that you will request from the Zoning Board of Appeals for the proposed project, showing required and proposed dimensional requirements including lot area; frontage; front, side and rear setbacks; maximum building coverage; maximum lot coverage; height; number of stories; maximum gross floor area ratio; units per acre, units per buildable acre; number of parking spaces per unit/square foot and total number of parking spaces (proposed and required).

3.5 Completed Sustainable Development Principles Evaluation Assessment Form *(see attached form)*

All developments seeking Chapter 40B site approval must demonstrate consistency with the Commonwealth's May 2007 Sustainable Development Principles.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 4: SITE CONTROL (also see Required Attachments listed at end of Section 4)

In order to issue Site Approval, MassHousing must find (as required by 760 CRM 56.04 (4)) that the Applicant controls the site.

Name of Proposed Project: Thorndike Place

Describe current ownership status of the entire site as shown on the site layout plans (attach additional sheets as necessary if the site is comprised of multiple parcels governed by multiple deeds or agreements):

Owned (or ground leased) by Development Entity or Applicant

Under Purchase and Sale Agreement

Under Option Agreement

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: N/A

Grantee/Buyer: N/A

Grantee/Buyer is (check one):

Applicant Development Entity Managing General Partner of Development Entity

General Partner of Development Entity Other (explain) _____

Are the Parties Related? N/A

For Deeds or Ground Leases

Date(s) of Deed(s) or Ground Lease(s): November 12, 2009 - transfer to LLC on May 19, 2015

Purchase Price: \$1,500,000.

For Purchase and Sale Agreements or Option Agreements

Date of Agreement: N/A

Expiration Date: N/A

If an extension has been granted, date of extension: N/A

If an extension has been granted, new expiration date: N/A

Purchase Price: N/A

Will any easements or rights of way over other properties be required in order to develop the site as proposed?

Yes No

If Yes, please describe current status of easement:

Owned (or ground leased) by Development Entity or Applicant Yes

Under Purchase and Sale Agreement N/A

Under Option Agreement N/A

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: Arlington Land Realty Trust

Grantee/Buyer: Arlington Land Realty LLC

Are the Parties Related? Yes

For Easements

Date(s) of Easement(s): N/A

Purchase Price: N/A

For Easement Purchase and Sale Agreements or Easement Option Agreements

Date of Agreement: N/A

Expiration Date: N/A

If an extension has been granted, date of extension: N/A

If an extension has been granted, new expiration date: N/A

Purchase Price: N/A

Required Attachments Relating to Section 4

4.1 Evidence of Site Control (required)

Copies of all applicable, fully executed documents (deed, ground lease, purchase and sale agreement, option agreement, land disposition agreement, agreements to purchase easements) showing evidence of site control, including any required easements, along with copies of all amendments and extensions. Copies of all plans referenced in documents must be included.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 5: FINANCIAL INFORMATION – Site Approval Application Rental 40B

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Name of Proposed Project: Thorndike Place

Initial Capital Budget (please enter “0” when no such source or use is anticipated)

Sources

Description	Source	Budgeted
Private Equity	Owner's Cash Equity	13,745,496
Private Equity	Tax Credit Equity	
Private Equity	Developer Fee Contributed or Loaned	4,457,083
Private Equity	Developer Overhead Contributed or Loaned	
Other Private Equity	land acquisition	4,100,000
Public/Soft Debt		
Subordinate Debt		
Permanent Debt		42,084,329
Permanent Debt		
Construction Debt	<i>For informational purposes only, not to be included in Sources total</i>	42,084,329
Additional Source (please identify)		
Additional Source (please identify)		
Total Sources		\$ 64,386,908

Pre-Permit Land Value, Reasonable Carrying Costs

Item	Budgeted
Site Acquisition: pre-permit land value (to be determined by MassHousing commissioned appraisal) plus reasonable carrying costs.	4,100,000

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual)	
Actual Acquisition Cost: Land	4,100,000
Actual Acquisition Cost: Buildings	
Subtotal – Acquisition Costs	4,100,000
Construction Costs – Building Structural Costs (Hard Costs)	
Building Structure Costs	41,068,800
Hard Cost Contingency	2,203,440
Subtotal – Building Structural Costs (Hard Costs)	43,272,240
Construction Costs – Site Work (Hard Costs)	
Earth Work	400,000
Utilities: On Site	100,000
Utilities: Off-Site	100,000
Roads and Walks	600,000
Site Improvement	300,000
Lawns and Planting	150,000
Geotechnical Condition	100,000
Environmental Remediation	250,000
Demolition	
Unusual Site Conditions/Other Site Work	2,250,000
Subtotal – Site Work (Hard Costs)	4,250,000
Construction Costs – General Conditions, Builders Overhead and Profit (Hard Costs)	
General Conditions	
Builder's Overhead	
Builder's Profit	
Subtotal – General Conditions Builders Overhead and Profit (Hard Costs)	0
General Development Costs (Soft Costs)	
Appraisal and Marketing Study <i>(not 40B "as is" appraisal)</i>	10,000
Marketing and Initial Rent Up <i>(include model units, if any)</i>	325,000
Real Estate Taxes <i>(during construction)</i>	215,000
Utility Usage <i>(during construction)</i>	10,000
Insurance <i>(during construction)</i>	60,000
Security <i>(during construction)</i>	
Inspecting Engineer	

Item	Budgeted
General Development Costs (Soft Costs) - Continued	
Fees to Others	42,000
Construction Loan Interest	1,512,406
Fees to Construction Lender	420,843
Fees to Permanent Lender	420,843
Architecture/Engineering Survey, Permits, etc.	675,000
Clerk of the Works	
Construction Manager	200,000
Bond Premiums (<i>Payment/Performance/Lien Bond</i>)	
Environmental Engineer	450,000
Legal	300,000
Title (<i>including title insurance</i>) and Recording	15,000
Accounting and Cost Certification (<i>incl. 40B</i>)	20,000
Relocation	
40B Site Approval Processing Fee	2,500
40B Technical Assistance/Mediation Fund Fee	2,500
40B Land Appraisal Cost (<i>as-is value</i>)	
40B Final Approval Processing Fee	
40B Subsidizing Agency Cost Certification Examination Fee	6,570
40B Monitoring Agent Fees	15,000
MIP	
Credit Enhancement	
Letter of Credit Fees	
Other Financing Fees: Tax Credit Allocation Fee	
Other Financing Fees	
Development Consultant	130,000
Other Consultants (<i>describe</i>) <u>peer review</u>	30,000
Other Consultants (<i>describe</i>) _____	
Syndication Costs	
Soft Cost Contingency	295,000
Other Development (Soft) Costs	1,540,922
Subtotal – General Development Costs (Soft Costs)	6,698,584
Developer Fee and Overhead	
Developer Fee	5,827,083
Developer Overhead	
Subtotal – Developer Fee and Overhead	5,827,083
Capitalized Reserves	
Development Reserves	
Initial Rent-Up Reserves	
Operating Reserves	239,000
Net Worth Account	
Other Capitalized Reserves	
Subtotal – Capitalized Reserves	239,000

Summary of Subtotals

Item	Budgeted
Acquisition: Land	4,100,000
Acquisition: Building	
Building Structural Costs (Hard Costs)	43,272,240
Site Work (Hard Costs)	4,250,000
Builder's Overhead, Profit and General Conditions (Hard Costs)	0
Developer Fee and Overhead	5,827,083
General Development Costs (Soft Costs)	6,698,584
Capitalized Reserves	239,000
Total Development Costs (TDC)	64,386,907
Summary	
Total Sources	64,386,908
Total Uses (TDC)	64,386,907

Projected Developer Fee and Overhead*: 5,827,083

Maximum Allowable Developer Fee and Overhead**: 5827083

Projected Developer Fee and Overhead equals 100% of Maximum Allowable Fee and Overhead

* Note in particular the provisions of Section IV.B.5.a of the Guidelines, which detail the tasks (i) for which a developer may or may not receive compensation beyond the Maximum Allowable Developer Fee and Overhead and (ii) the costs of which must, if the tasks were performed by third parties, be included within the Maximum Allowable Developer Fee and Overhead.

** Maximum Allowable Developer Fee and Overhead is calculated as follows: 5% of acquisition costs, plus 15% of the first \$3 million of fee-based development costs, plus 12.5% of fee-based development costs between \$3 and \$5 million, plus 10% of fee-based development costs in excess of \$5 million (Per DHCD QAP Guidelines).

Initial Unit/Rent Schedule

Affordable Units @ 80% AMI	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units		26	23	6	
Number Square Feet		772	1085	1325	
Monthly Rent		1112	1317	1576	
Utility Allowance		123	165	204	

Affordable Units @ 50% AMI	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number Square Feet					
Monthly Rent					
Utility Allowance					

Describe utility allowance assumptions (*utilities to be paid by tenants*): _____
 all utilities paid by tenants except w/s _____

Market Rate Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units		78	69	17	
Number Square Feet		772	1085	1325	
Monthly Rent		2100	3000	3500	

Initial Rental Operating Pro-Forma (for year one of operations)

Item	Notes	Amount
Permanent Debt Assumptions		
Loan Amount	Lender: TD Bank	42084329
Annual Rate		5.75
Term		25
Amortization		25
Lender Required Debt Service Coverage Ratio		1.25
Gross Rental Income		
Gross Rental Income		5987508
Other Income (utilities, parking)		55684
Less Vacancy (Market Units)	5% (vacancy rate)	-361452
Less Vacancy (Affordable Units)	5% (vacancy rate)	-41195
Gross Effective Income		
Gross Effective Income		5640544
Less Operating Expenses	Per Unit: 7622	1669216
Net Operating Income		
Net Operating Income		3971328
Less Permanent Loan Debt Service		3177062
Cash Flow		794266
Debt Service Coverage		1.25

Describe "other income": ,misc fees for pets, hook-ups, services

Rental Operating Expense Assumption

Item	Notes	Amount
Assumed Maximum Operating Expenses	Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.	1669216
Assumed Maximum Operating Expense/Unit*	Number of Units: 219	7622

* MassHousing may request further detail regarding projected operating expenses if such expenses appear higher or lower than market comparables.

Required Attachments Relating to Section 5

5.1 New England Fund Lender Letter of Interest *(required for projects with NEF financing)*

Please attach a Letter of Interest from a current Federal Home Loan Bank of Boston (FHLBB) member bank regarding financing for the proposed development. The letter of interest must include, at a minimum, the following:

- Identification of proposed borrower, and brief description of the bank's familiarity with the borrower;
- Brief description of the Proposed Project, including location, number of units and type of building (townhouse, garden style, etc.);
- Confirmation that the bank is a current FHLBB member bank and that the bank will specifically use NEF funds for the proposed development.

NOTE: Binding Construction and Permanent Financing Commitments (or evidence of closed loans) will be required at the time you apply for Final Approval from MassHousing.

5.2 Market Rental Comparables *(required)*

Please provide a listing of market rents being achieved in properties comparable to the proposed project.

5.3 Market Study *(if available)*

MassHousing may require a market study at Final Approval for projects located in areas where the need or demand for the type of housing being proposed cannot be clearly demonstrated.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION AND CERTIFICATION

In order to issue Site Approval, MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Name of Proposed Project: Thorndike Place

Development Team

Developer/Applicant: Arlington Land Realty, LLC

Development Consultant (if any): Borrego Solar, LEC, MDM, SEB

Attorney: Stephanie A. Keifer, Smolak & Vaughan LLP

Architect: Oaktree/GSX LLC

Contractor: TBD

Lottery Agent: SEB

Management Agent: TBD

Other (specify): n/a

Other (specify): n/a

Role of Applicant in Current Proposal

Development Task	Developer/Applicant	Development Consultant (identify)
Architecture and Engineering	yes	
Local Permitting		SEB
Financing Package	yes	
Construction Management	yes	
Other	n/a	

Applicant's Ownership Entity Information

Please identify for each of (i) the Applicant and, if different (ii) the Proposed Development Entity, the following (collectively with the Applicant and the Proposed Development Entity, the "Applicant Entities"): the Managing Entities, Principals, Controlling Entities and Affiliates of each.

Note: For the purposes hereof, "Managing Entities" shall include all persons and entities (e.g., natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) who are managers of limited liability companies, general partners of limited partnerships, managing general partners of limited liability partnerships, directors and officers of corporations, trustees of trusts, and other similar persons and entities that have the power to manage and control the activities of the Applicant and/or Proposed Development Entity.

"Principal or Controlling Entities" shall include all persons and entities (e.g., natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) that shall have the right to

- (i) approve the terms and conditions of any proposed purchase, sale or mortgage;
- (ii) approve the appointment of a property manager; and/or
- (iii) approve managerial decisions other than a decision to liquidate, file for bankruptcy or incur additional indebtedness.

Such rights may be exercisable either (i) directly as a result of such person's or entity's role within the Applicant or the Proposed Development Entity or the Managing Entities of either or (ii) indirectly through other entities that are included within the organizational structure of the Applicant and/or Proposed Development Entity and the Managing Entities of either.

In considering an application, MassHousing will presume that there is at least one Principal or Controlling Entity of the Applicant and of the Proposed Development Entity. Any person or persons who have purchased an interest for fair market value in the Applicant and/or Proposed Development Entity solely for investment purposes shall not be deemed a Principal or Controlling Entity.

"Affiliates" shall include all entities that are related to the subject organization by reason of common control, financial interdependence or other means.

Applicant

Name of Applicant: Arlington Land Realty, LLC

Entity Type (limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.):
LLC

State in which registered/formed: MA

List **all** Managing Entities of Applicant (you **must** list at least one): _____

Peter S. Mugar - Manager

List **all** Principals and Controlling Entities of Applicant and (unless the Managing Entity is an individual) its Managing Entities (use additional pages as necessary): _____

Peter S. Mugar - Manager

List **all** Affiliates of Applicant and its Managing Entities (use additional pages as necessary): _____

New entity - no affiliates

2. Proposed Development Entity

Name of Proposed Development Entity: Arlington Land Realty, LLC

Entity Type *(limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.):*
LLC

State in which registered/formed: MA

List **all** Managing Entities of Proposed Development Entity *(you must list at least one):* _____
Peter S. Mugar - Manager

List **all** Principals and Controlling Entities of Proposed Development Entity and *(unless the Managing Entity is an individual)*
its Managing Entities *(use additional pages as necessary):* _____
Peter S. Mugar - Manager

List **all** Affiliates of Proposed Development Entity and its Managing Entities *(use additional pages as necessary):* _____
New entity - no affiliates

Applicant Entity 40B Experience

Please identify **every** Chapter 40B project in which the Applicant or a member of the project team has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted *(use additional pages as necessary)*.

40B Project	Applicant or Team Member	Role	Municipality	Number of Units/Type	Year Completed	Cost Cert Submitted?
Consultant, SEB	Has many years	40B experience				

Certification

I hereby certify on behalf of the Applicant, *under pains and penalties of perjury*, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Is there pending litigation with respect to any of the Applicant Entities? Yes No

Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities? Yes No

Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes, reporting of employees and contractors, or withholding of child support? Yes No

Have any of the Applicant Entities ever been the subject of a felony indictment or conviction? Yes No

During the last 10 years, have any of the Applicant Entities ever been a defendant in a lawsuit involving fraud, gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy? Yes No


Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions? Yes No

Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements? Yes No

Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts, and any agency, authority or instrument thereof? Yes No

I further certify that the information set forth set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, (ii) submission to MassHousing, of a cost certification examined in accordance with AICPA attestation standards by ninety days of project completion (and prior to permanent loan closing if MassHousing is the permanent lender), of an audited cost certification by an approved certified public accountant and (iii) the posting of surety for completion of the cost certification as a condition of Final Approval by MassHousing under Chapter 40B.

Signature: 
Name: Peter S. Mugar
Title: Manager
Date: 5/26/15

Required Attachments Relating to Section 6

6.1 Development Team Qualifications

Please attach resumes for principal team members (Applicant, consultant, attorney, architect, general contractor, management agent, lottery agent, etc.) and list of all relevant project experience for 1) the team as a whole and 2) individual team members. Particular attention should be given to demonstrating experience with (i) projects of a similar scale and complexity of site conditions, (ii) permitting an affordable housing development, (iii) design, and (iv) financing. The development team should demonstrate the ability to perform as proposed and to complete the project in a competent and timely manner, including the ability to pursue and carry out permitting, financing, marketing, design and construction.

(If the Applicant (or, if the Applicant is a single purpose entity, its parent developer entity) has received financing from MassHousing within the past five (5) years for a development of comparable size and complexity to the Proposed Project, no resume or list of project experience need be submitted for the Applicant or, as applicable, its parent developer entity. Information regarding the other team members still will be required.)

6.2 Applicant's Certification

Please attach any additional sheets and any written explanations for questions answered with "yes" as required for Certification.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 7: NOTIFICATIONS AND FEES

Name of Proposed Project: Thorndike Place

Notice

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing: March 23, 2015

Date copy of complete application sent to chief elected office of municipality: _____

Date notice of application sent to DHCD: May 19, 2015

Fees *(all fees should be payable to MassHousing)*

MassHousing Application Processing Fee (\$2500): \$2,500

Chapter 40B Technical Assistance/Mediation Fee \$2,500

a. Base Fee: \$6,570

(Limited Dividend Sponsor \$2500, Non-Profit or Public Agency Sponsor \$1,000)

b. Unit Fee *(all projects)* \$30 per Unit: \$9,070

Total TA/Mediation Fee *(Base Fee plus Unit Fee)*: \$11,570

Total Fees Due: \$11,570

Land Appraisal Cost

You will be required to pay for an “as-is” market value appraisal of the Site to be commissioned by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.

Required Attachments Relating to Section 7

- 7.1** Narrative describing any prior correspondence and/or meetings with municipal officials
- 7.2** Evidence (such as a certified mail receipt) that a copy of the complete application package was sent to the chief elected official of municipality (may be submitted after the application is submitted to MassHousing)
- 7.3** Copy of notice of application sent to DHCD
- 7.4** Check made payable to MassHousing for Processing Fee (\$2500)
- 7.5** Check made payable to MassHousing for Technical Assistance/Mediation Fee
- 7.6** W-9 (Taxpayer Identification Number)

Application Checklist

The documentation listed below must, where applicable, accompany each application. For detailed descriptions of these required documents, please see the relevant sections of the application form.

* Applications missing any of the documents indicated by an asterisk will not be processed by MassHousing until MassHousing receives the missing item(s).

- * Completed application form, and certification under pains and penalties of perjury (*one (1) signed original accompanied by two (2) copies of the complete application package*)
- * Location Map
- Tax Map
- * Directions to the Proposed Site
- * Existing Conditions Plan
- Aerial Photographs
- Site/Context Photographs
- * Documentation Regarding Site Characteristics/Constraints
- * By Right Site Plan, if Applicable
- * Preliminary Site Layout Plan(s)
- * Graphic Representations of Project/Preliminary Architectural Plans
- * Narrative Description of Design Approach
- * Tabular Zoning Analysis
- Sustainable Development Principles Evaluation Assessment Form
- * Evidence of Site Control (*documents and any plans referenced therein*)
- Land Disposition Agreement, if Applicable
- * NEF Lender Letter of Interest
- Market Rental Comparables
- Market Study, if Required by MassHousing
- * Development Team Qualifications
- Applicant's Certification (*any required additional sheets*)
- Narrative describing prior contact (*if any*) with municipal officials
- * Evidence that a copy of the application package has been received by the chief elected official in the municipality (*may follow after initial submission of application package, but site visit will not be scheduled nor request for municipal comments made until such evidence is received by MassHousing*)
- Copy of Notification Letter to DHCD
- * Fees (\$5,000 plus \$30 per unit of housing proposed) payable to MassHousing (*once an appraiser has been selected by MassHousing and an appraisal fee quoted, an additional non-refundable appraisal fee will be required*)

[ATTACH SUSTAINABLE DEVELOPMENT SCORECARD HERE]

ADDENDUM TO RENTAL APPLICATION:
12 TOWNHOMES FOR SALE

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Section 3: PROJECT INFORMATION (also see Required Attachments listed at end of Section 3)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Name of Proposed Project: Townhomes

Project Type (mark both if applicable): New Construction Rehabilitation Both

Total Number of Dwelling Units: 14

Total Number of Affordable Units: 3

Unit Mix: Affordable Units

Unit Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units				3	
Number of Bathrooms				2.5	
Square Feet/Unit				1950	

Unit Mix: Market Rate

Unit Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units				9	
Number of Bathrooms				2.5	
Square Feet/Unit				1950	

Percentage of Units with 3 or More Bedrooms*: 100

* Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.

Number of Handicapped Accessible Units: 0 Market Rate: _____ Affordable: _____

Gross Density (units per acre): _____

Net Density (units per buildable acre): _____

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund (“NEF”) Homeownership Projects

Section 5: FINANCIAL INFORMATION – Site Approval Application Homeownership 40B

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Name of Proposed Project: Townhomes

Initial Capital Budget (please enter “0” when no such sales/revenue or cost is anticipated)

Sales/Revenue

Market	<u>6,405,750</u>
Affordable	<u>482,400</u>
Identity of Interest (Market)	<u> </u>
Other Income	<u> </u>
Total Sales/Revenue	<u>6,888,150</u>

Pre-Permit Land Value, Reasonable Carrying Costs

Item	Budgeted
Site Acquisition: pre-permit land value (to be determined by MassHousing commissioned appraisal) plus reasonable carrying costs.	1,000,000

Costs

Item	Budgeted
Acquisition Cost	
Site Acquisition: pre-permit land value (to be determined by MassHousing Commissioned Appraisal) plus reasonable carrying costs	<u>1,000,000</u>
Subtotal – Acquisition Costs	<u>1,000,000</u>
Construction Costs – Residential Construction (Hard Costs)	
Building Structure Costs	<u>3,360,000</u>
Hard Cost Contingency	<u>182,650</u>
Subtotal – Residential Construction (Hard Costs)	<u>3,542,650</u>

Costs

Item	Budgeted
------	----------

Construction Costs – Site Work (Hard Costs)

Earth Work	200,000
Utilities: On Site	
Utilities: Off Site	
Roads and Walks	100,000
Site Improvement	150,000
Lawns and Planting	50,000
Geotechnical Condition	
Environmental Remediation	
Demolition	
Unusual Site Conditions/Other Site Work	
Subtotal – Site Work (Hard Costs)	500,000

Construction Costs – General Conditions, Builders Overhead and Profit (Hard Costs)

General Conditions	
Builder's Overhead	
Builder's Profit	
Subtotal – General Conditions Builder's Overhead and Profit (Hard Costs)	0

General Development Costs (Soft Costs)

Appraisal and Marketing Study <i>(not 40B "as is" appraisal)</i>	4,000
Lottery	24,120
Commissions/Advertising-Affordable	
Commissions/Advertising-Market	304,273
Model Unit	5,000
Closing Costs <i>(unit sales)</i>	12,000
Real Estate Taxes <i>(during construction)</i>	20,000
Utility Usage <i>(during construction)</i>	5,000
Insurance <i>(during construction)</i>	20,000
Security <i>(during construction)</i>	
Inspecting Engineer	
Fees to Others	
Construction Loan Interest	166,000
Fees to Construction Lender	37,500
Architectural	340,000
Engineering	65,000
Survey, Permits, etc.	36,530
Clerk of the Works	
Construction Manager	25,000

Item	Budgeted
General Development Costs (Soft Costs) – Continued	
Bond Premiums (<i>Payment/Performance/Lien Bond</i>)	
Legal	50,000
Title (<i>including title insurance</i>) and Recording	42,000
Accounting and Cost Certification (<i>incl. 40B</i>)	10,000
Relocation	
40B Site Approval Processing Fee	
40B Technical Assistance/Mediation Fund Fee	
40B Land Appraisal Cost (<i>as-is value</i>)	
40B Final Approval Processing Fee	
40B Subsidizing Agency Cost Certification Examination Fee	
40B Monitoring Agent Fees	7,500
40B Surety Fees	
Other Financing Fees	
Development Consultant	
Other Consultants (<i>describe</i>)	
Other Consultants (<i>describe</i>)	
Soft Cost Contingency	20,000
Other General Development (Soft) Costs	
Subtotal – General Development Costs (Soft Costs)	1,193,923
Developer Overhead	
Developer Overhead	48,000
Subtotal – Developer Overhead	48,000
Summary of Subtotals	
Sales/Revenue	6,888,150
Site Acquisition	1,000,000
Residential Construction	3,542,650
Site Work	500,000
Builder's Overhead, Profit and General Conditions	0
General Development Costs	1,193,923
Developer Overhead	48,000
Summary	
Total Sales/Revenue	6,888,150
Total Development Costs (TDC)	6,284,573
Profit (Loss) from Sales/Revenue	603,577
Percentage of Profit (Loss) Over the Total Development Costs	9.60%

Section VI: Sustainable Development Characteristics

Please describe below any aspects of the Project which are in keeping with the ten Massachusetts Sustainable Development Principles (attached).

SUSTAINABLE DEVELOPMENT PRINCIPLES

THORNDIKE PLACE

<p>1. CONCENTRATE DEVELOPMENT & MIX USES. Support revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, integrates uses, and fosters a sense of place. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.</p>	<ul style="list-style-type: none"> ▪ Thorndike Place introduces higher density residential development to the residential & commercial neighborhood. ▪ The compact project produces mixed income multi-family housing with residential neighbors on one side and preserved conservation land on the other. Six ownership duplex townhouses complete and complement the existing streetscape on Dorothy Road. ▪ The project utilizes existing water infrastructure and improves storm water management. ▪ The site is located to maximize easy access to the Alewife T station, buses and the Minuteman Bike Path as well as an easy walk to a wide range of amenities including retail, places of employment, houses of worship, recreational opportunities, etc. ▪ The proposal’s civil design program will alleviate neighborhood flooding conditions caused by site’s current topography.
<p>2. ADVANCE EQUITY. Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning to ensure social, economic, and environmental justice.</p>	<ul style="list-style-type: none"> ▪ Preliminary economic indicators point to positive impacts to the community of this development given the mix of one, two and 3 bedroom units as well as twelve 3 bedroom townhouses. ▪ The project creates affordable housing in a community whose residents are predominantly middle income and/or meets a regional need.
<p>3. MAKE EFFICIENT DECISIONS. Make regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with smart growth and environmental stewardship.</p>	<ul style="list-style-type: none"> ▪ The 40B approach to the project provides an efficient permitting process that will minimize time to construction and sustain the focus on the need for affordable housing in this community. A neighborhood meeting to present and discuss the proposal is planned. It is not required by the 40B process; the Development team wishes to have a direct dialogue with neighbors.
<p>4. PROTECT LAND AND ECOSYSTEMS. Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic</p>	<ul style="list-style-type: none"> ▪ The site is approximately 17 acres, approximately 10 of which can be restored for use by Arlington residents and the public. ▪ The proposed development greatly improves the site conditions, including a neglected

<p>landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.</p>	<p>wetland that regularly floods into the yards of the surrounding residential neighborhood.</p> <ul style="list-style-type: none"> ▪ Currently the site is used for dumping trash and a homeless hangout.
<p>5. USE NATURAL RESOURCES WISELY. Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.</p>	<ul style="list-style-type: none"> ▪ Thorndike Place will be LEED certifiable, employing Oaktree’s patented GreenStaxx system and using the most advanced energy efficient technologies and systems. ▪ Units will be supplied with Energy Star rated appliances and low flow fixtures, reducing waste and conserving resources. ▪ The site development will mitigate negative impacts to wetland resources.
<p>6. EXPAND HOUSING OPPORTUNITIES. Support the construction and rehabilitation of housing to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit and where services are available. Foster the development of housing, particularly multifamily and smaller single-family homes, in a way that is compatible with a community’s character and vision and with providing new housing choices for people of all means.</p>	<ul style="list-style-type: none"> ▪ The project increases the number of rental units available to residents of Arlington including low- or moderate-income households ▪ The project expands the affordable housing stock in Arlington by adding 55 units of lower rent housing. ▪ Thorndike Place increases Arlington’s percentage of affordable inventory by 219 units. ▪ The project will provide 11 handicap accessible units for those with disabilities. ▪ Six ownership duplex townhouses are designed similar to those existing on Dorothy St. These townhouses and additional trees will screen the larger scale building which also will be set back.
<p>7. PROVIDE TRANSPORTATION CHOICE. Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality.</p>	<ul style="list-style-type: none"> ▪ The site is within walking distance to the Red Line and 10 bus routes and is located next to the Minuteman Bike Path.
<p>8. INCREASE JOB & BUSINESS OPPORTUNITIES. Attract businesses and jobs to locations near housing, infrastructure, and transportation options.</p>	<ul style="list-style-type: none"> ▪ The project creates housing near job opportunities in the retail, service, education, health and professional sectors. ▪ Alewife’s Red Line provides access to major centers.
<p>9. PROMOTE CLEAN ENERGY. Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.</p>	<ul style="list-style-type: none"> ▪ Thorndike Place will use GreenStaxx, Oaktree’s unique, patented system that is less expensive to maintain at a lower operating cost due to: Energy Star appliances, individually controlled, cost-saving energy efficient HVAC systems, water-conserving plumbing fixtures, LED lighting, operable highly insulated windows and the most advanced exterior wall

	<p>construction.</p> <ul style="list-style-type: none"> ▪ As a transit-oriented development, residents of Thorndike Place will have numerous alternatives to owning and operating a car.
<p>10. PLAN REGIONALLY. Support the development and implementation of local and regional plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the larger Commonwealth.</p>	<ul style="list-style-type: none"> ▪ Thorndike Place supports a local and regional housing need and provides moderate priced housing within a convenient commute to higher educational facilities as well as numerous job opportunities in the greater Boston area. ▪ The contribution of 10+ acres for conservation offers the Town opportunity to improve a neglected, even dangerous, site.

1.1

Location Map

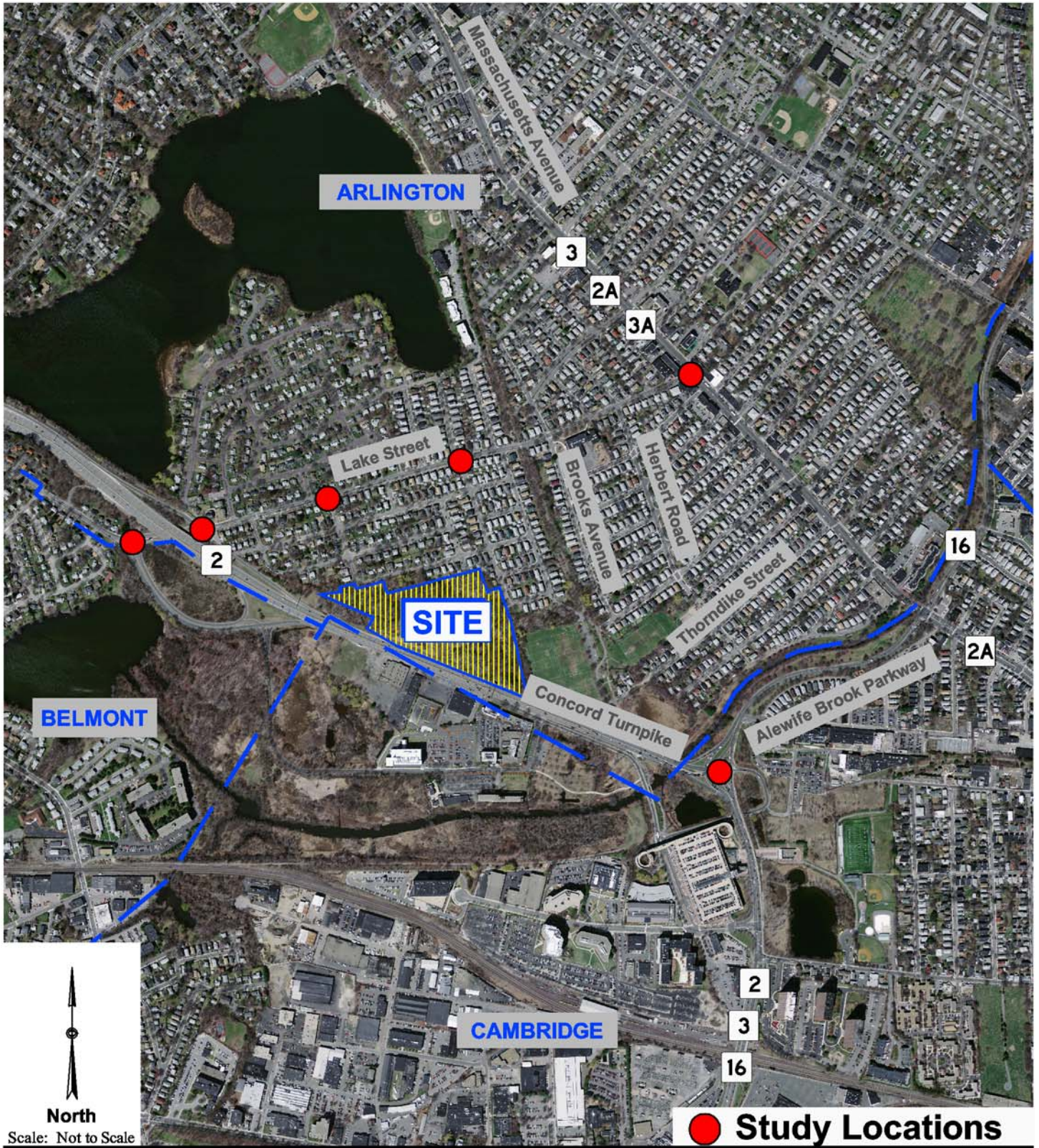
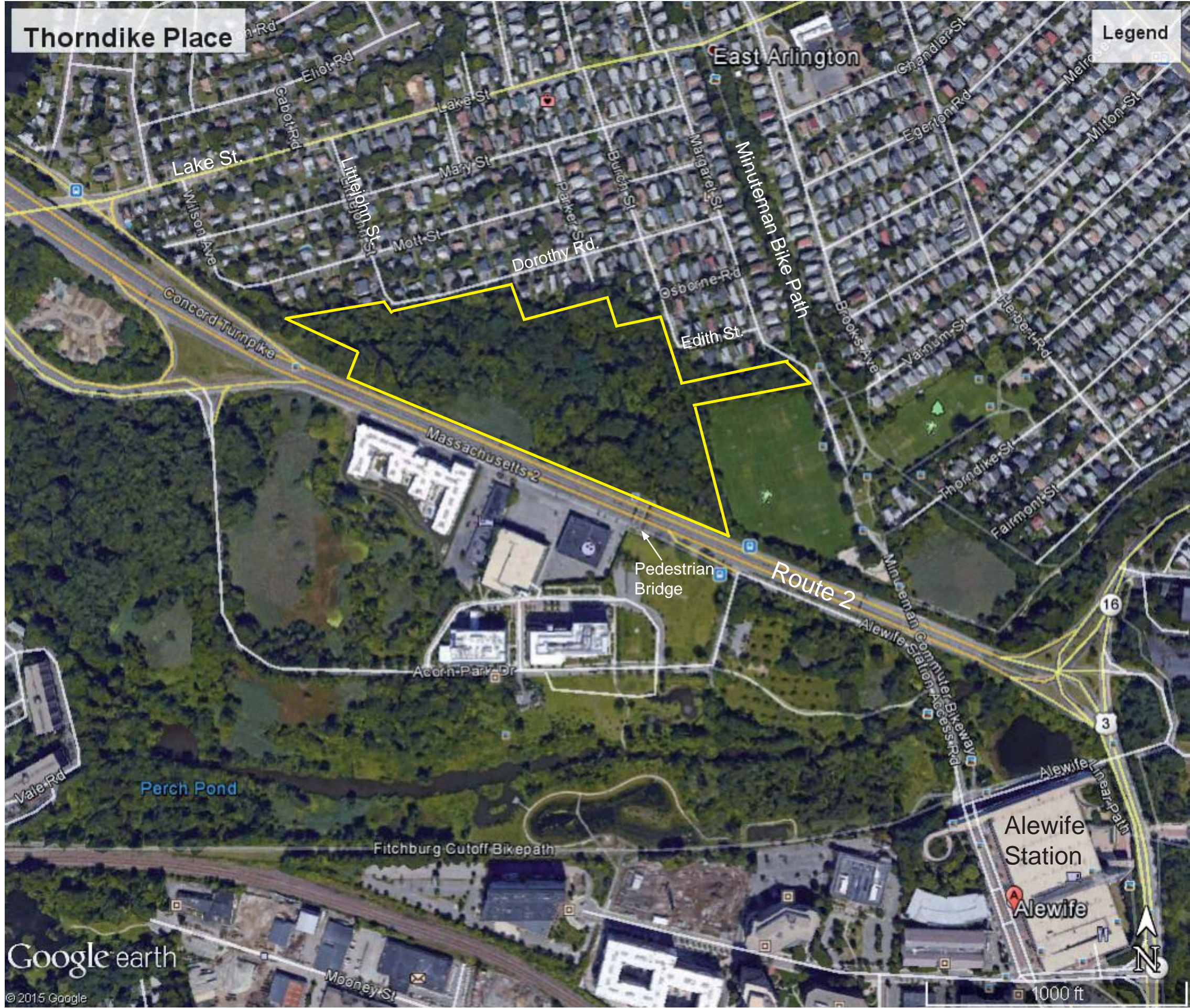


Figure 1

Site Location



Thorndike Place

Legend

East Arlington

Lake St.

Lake St.

Mary St.

Mott St.

Dorothy Rd.

Edith St.

Osborne Rd.

Minuteman Bike Path

Concord Turnpike

Massachusetts 2

Route 2

Pedestrian Bridge

Minuteman Commuter Bikeway
Alewife Station Accessway

Thorndike St.

Fairmont St.

Alewife Station

Alewife

Perch Pond

Fitchburg Cutoff Bikepath

Google earth

© 2015 Google

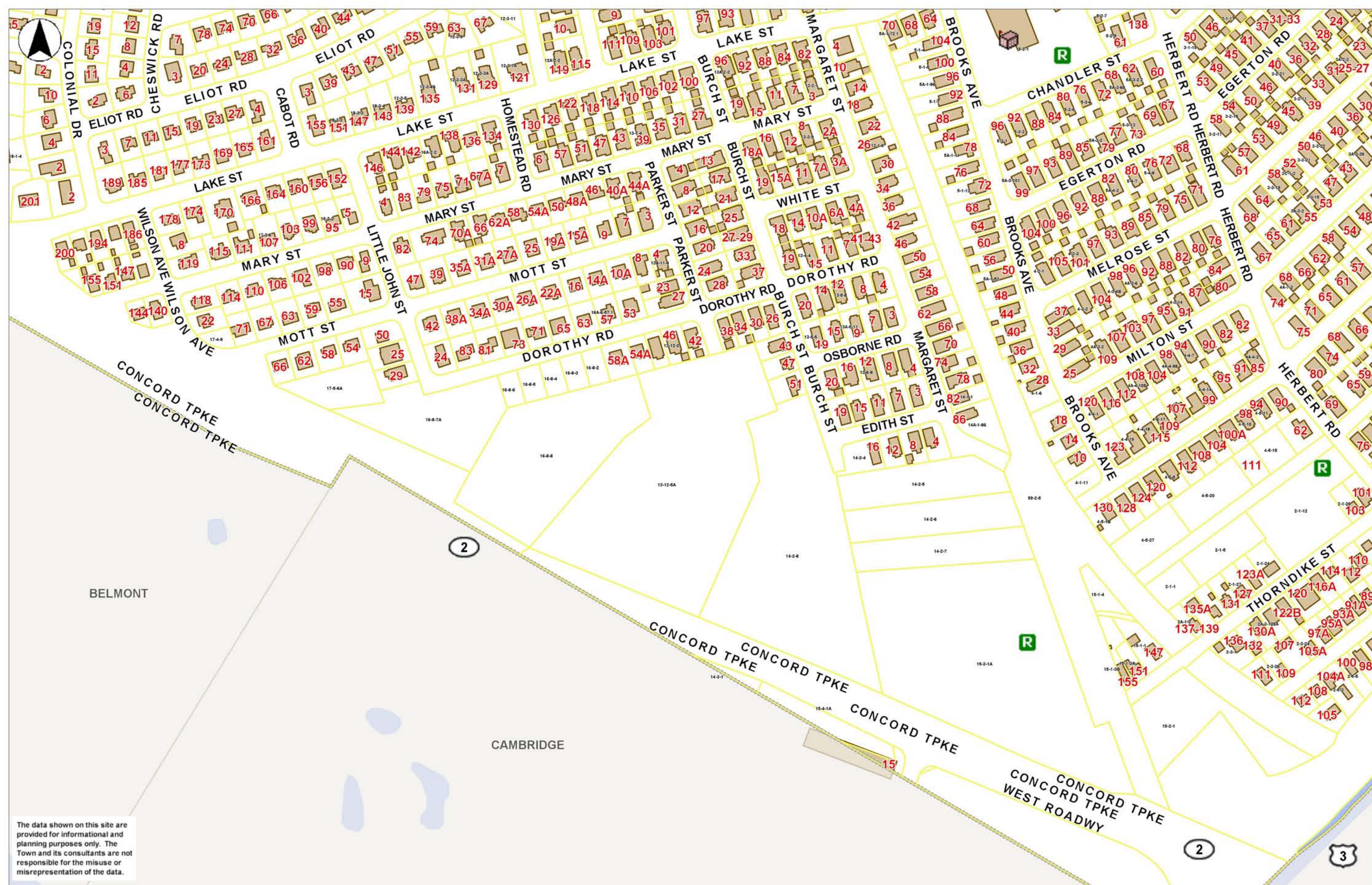
1000 ft

1.2

Tax Map



- Places by Category
 - Police Station
 - Fire Station
 - Recreational Facility
 - School
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Abutting Towns
- Local Streets
 - Major Local Streets
 - Local Streets
 - Other Streets
- Cemetery Streets
- Streams
- Open Water
- Buildings
- Parcels



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

1.3


Directions to the Site


Directions from **One Beacon Street** to **58 Dorothy Rd****○ One Beacon Street**


Boston, MA 02108


Take **I-93 N** and **MA-16 W** to **Margaret St** in Arlington


8.2 mi / 20 min


-
-  1. Head **west** on **Beacon St** toward **Tremont Pl**


 141 ft
 -  2. **Beacon St** turns **right** and becomes **Somerset St**


 338 ft
 -  3. **Somerset St** turns **left** and becomes **Ashburton Pl**


 230 ft
 -  4. Slight **right** toward **Bowdoin St**


 190 ft
 -  5. Slight **right** onto **Bowdoin St**


 0.1 mi
 -  6. Turn **right** onto **Cambridge St**


 440 ft
 -  7. Turn **left** at the 1st cross street onto **Sudbury St**


 0.2 mi
 -  8. Continue onto **Haymarket Square**


 0.1 mi
 -  9. Turn **left** onto the **Interstate 93 N** ramp to **Concord NH**


 1.1 mi
 -  10. Merge onto **I-93 N**


 2.9 mi
 -  11. Take exit **31** for **Massachusetts 16/Mystic Valley Pkwy** toward **Arlington**


 0.2 mi
 -  12. Merge onto **MA-16 W/Mystic Valley Pkwy**

 1.9 mi
 -  13. At the traffic circle, take the **2nd** exit onto **MA-16 W**

 0.6 mi
 -  14. Turn **right** onto **Broadway**

 0.2 mi
 -  15. Turn **left** onto **Cleveland St**

 0.3 mi
 -  16. Turn **right** onto **Massachusetts Ave**

 203 ft
 -  17. Turn **left** onto **Lake St**

 0.3 mi
-

Drive to Dorothy Rd

0.3 mi / 1 min

 18. Turn **left** onto **Margaret St**

0.1 mi

 19. Turn **right** onto **Dorothy Rd**

 Destination will be on the left

0.1 mi

58 Dorothy Rd

Arlington, MA 02474

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2015 Google

2.1

Existing Conditions Plan

Existing Conditions:

The existing site is 17.7 acres in size with property bounded to the north by Dorothy Road, Parker Street (dead end), on the south by Route 2, to the west by residential uses, and to the east by the Town of Arlington Thorndike playing fields and Burch Street. The topography is undulating with small to medium sized depressions in the northerly portion of the site. To the north the site elevations range from 9 feet to 11 feet and the frontage with Route 2 ranges from elevation 6 feet to 10 feet. All elevations are in NGVD 29. The most westerly portion of the site is the highest in elevation (approx. 12+ feet). Soils are generally highly decomposed organic material over loose sandy and gravelly glaciofluvial deposits. There are wetland resources within the parcel as well as 100-year floodplain. Much of the site is forested with extensive areas overrun with invasive species: Bitterroot, Japanese Knotweed, and Multi-flora rose.

Groundwater levels are based on test pits/boring completed during an earlier geotechnical study and are generally 3 feet to 6 feet in depth depending on boring locations. Further analysis/testing will be necessary.

Note:



SP - special permit

Blank - not permitted

SECTION 5.04 - TABLE OF USE REGULATIONS

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01
 ART.2, STM 9/04; ART. 11, ATM 4/09

Principal Use	R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
ART. 16, ATM 4/01 Residential^a																			
ART'S. 81,87 ATM 4/80																			
1.01 Single-family detached ^b dwelling	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes					
ART.5, ATM 4/05																			
1.01a Six or more single-family dwellings on one or more contiguous lots	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			
1.02 Two-family dwelling, duplex house				Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes					
ART.5, ATM 4/05																			
1.02a Six or more units in two-family or duplex houses on one or more contiguous lots				SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			
ART 41, STM 3/82; ART.97, ATM 3/87																			
1.03 Three-family dwelling				SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					
ART.2, STM 9/04																			
1.04 Town House structure				SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			
ART.2, STM 9/04																			
1.05 Apartment House							SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			
1.06 Dormitory				SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			
1.07 Licensed Lodging House				SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			
1.08 Rehabilitation Residence				SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			
1.09 Hotel, Motel																			
1.10 Conversion to apartments at a maximum density of 18 dwelling units per acre with no alteration to the exterior of the building							SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			
ART. 13, ATM 5/91																			
1.11 Conversion of one or two-family dwelling or structure originally designed as a one or two-family dwelling to licensed bed and breakfast	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART.2, STM 9/04; ART. 11, ATM 4/09:

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
ART. 13, ATM 5/91																				
1.12	Conversion of one or two-family dwelling or structure originally designed as one or two-family dwelling to licensed bed and breakfast home	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					
ART. 2, STM 12/98, ART.2, STM 9/04																				
1.13	Assisted Living							SP					SP			SP				
Institutional & Educational																				
ART.2, STM 9/04																				
2.01	Community center, youth club, adult education center, settlement house or other similar facility operated by an educational, religious or non-profit institution	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP		SP		SP			
ART.2, STM 9/04																				
2.02	Private club or lodge operated not for profit and for members only				SP		SP	SP	SP	SP	SP	SP	SP	Yes	SP		SP	SP		SP
2.03	Hospital																SP			
ART. 84, ATM 4/80																				
2.04	Licensed nursing home, rest home, convalescent home	SP ^c	SP ^c	SP ^c	SP	SP	SP	SP	SP								SP	SP		
ART. 15, ATM 5/91; ART. 5, ATM 4/00																				
2.05	Church, place of worship or other religious purpose	SP	SP	SP	SP	SP	Yes	Yes	Yes	SP	SP	SP	SP	SP	SP		SP	SP		SP
2.06	Day nursery, nursery school, kindergarten, day care center, after school programs or other similar uses related to the education, cultural enrichment or care of children	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP		
ART. 5, ATM 4/00																				
2.07	Educational purpose including religious, sectarian and non-sectarian, denominational, private or public school, not conducted as a private gainful business	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP		SP

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART. 2, STM 9/04; ART. 11, ATM 4/09;

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
ART. 68, ATM3/77																				
2.08	School, college or other institution, such as a trade, driving, music, dancing, martial arts or professional school conducted as a private gainful business										Yes	Yes	Yes	Yes	Yes					
ART. 5, ATM 4/88																				
2.09	Town or nonprofit cemetery, mausoleum or crematorium	SP	SP																	
2.10	Library, museum or art gallery open to the public or connected with a permitted educational use and not conducted as a private gainful business	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP					
Agricultural																				
3.01	Sales place for flowers as a principal not accessory use, garden supplies, agricultural produce, conducted partly or wholly outdoors, commercial greenhouse or garden										Yes	Yes	Yes	Yes	Yes	Yes				
ART. 5, ATM 4/00, ART. 14, ATM 4/01																				
3.02	Farm (except the raising of livestock or poultry) or market garden but in no case shall goods or produce be sold that are not the natural products of the premises in question	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Public, Recreational and Entertainment																				
ART. 14, ATM 4/01																				
4.01	Park, playground, or outdoor recreation facility not conducted as a private gainful business	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
4.02	Recreation building, not conducted as a private gainful business				Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes		Yes
4.03	Fire station				Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes		Yes
4.04	Police station				Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes		Yes

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART. 2, STM 9/04; ART. 11, ATM 4/09

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
4.05	Town office building				Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes		
4.06	United States Post Office										SP	SP	SP	SP	SP		SP			
4.07	Yard, building and structures for general public construction, maintenance, operations and equipment storage such as a highway or water department; including open air storage of motor vehicles or heavy equipment, pipes or poles, sand, gravel or other earth products, or other materials or equipment				SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP		SP	
ART.2, STM 9/04																				
4.08	Country, fishing, tennis, swimming, skating, golf club or other outdoor recreation facility not conducted as a private gainful business	SP	SP	SP	SP	SP	SP	SP	SP						SP	SP	SP			
4.09	Outdoor amusement park, theater, sports facility, or recreational facility conducted for a profit											SP	SP							
ART. 86, ATM 4/80; ART.2, STM 9/04																				
4.10	Enclosed entertainment and recreation facilities including a bowling alley, health club, skating rink or other recreation activity conducted for a profit										SP	SP	SP	SP	SP	SP	SP		SP	
4.11	Indoor motion picture theater										SP	SP	SP	SP	SP		SP			
ART.2, STM 9/04																				
4.12	Enclosed entertainment and recreation facilities not conducted as a private gainful business	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	
ART. 103, ATM 3/83; ART. 17, ATM 4/97																				
4.13	Adult Uses														SP					
ART. 14, ATM 4/01																				
4.14	Conservation land																			Yes

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART. 2, STM 9/04; ART. 11, ATM 4/09;

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS	
Utility, Transportation and Communications																					
5.01	Bus, rapid transit or railroad station										SP	SP	SP	SP	SP		SP			SP	
5.02	Motor freight terminal and warehousing													SP						SP	
5.03	Telephone exchange, transformer station, substation, gas regulator station or pumping station; water storage, pumping or standpipe; sewage pumping station	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			SP	
ART. 17, STM 5/80																					
5.04	Radio or television studio or receiving facility without wireless transmitting facilities								Yes	Yes							SP			Yes	
ART. 9, STM 5/97																					
5.04a	Radio or television studio or receiving facility licensed by the Town and in a structure under the jurisdiction of the Town and without wireless transmitting facilities		SP																		
ART. 14, STM 5/80; ART. 98, ATM 3/87																					
5.05	Automobile parking area or structure owned or operated by the Town or other governmental agency	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			SP	SP
5.06	Commercial off-street parking area or structure for the parking or storage on a fee basis of automobiles and light commercial vehicles with a rated capacity of 1 ton or less provided no repairs, servicing or sale of gasoline is carried on							SP	SP		SP	SP	SP	SP	SP		SP			SP	

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

		District																		
Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
5.07	Non-residential surface parking lot in a residential district serving a business use in an adjoining B3 or B5 district and entered from said B3 or B5 district provided no business, sales, service, or loading operations are performed, and providing there is compliance with the screening provisions of section 8.12	SP	SP	SP	SP	SP	SP	SP	SP											
5.08	Residential surface parking serving residential uses in another zoning district providing all of the following are present: the lot used for parking abuts the residential property it serves for at least 50 ft.; both lots are under common ownership; and there is compliance with the screening provisions of section 8.12	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP		
ART. 14, STM 5/80, ART. 14, ATM 4/01																				
5.09	Bikeway																			Yes
ART. 14, STM 5/80; ART. 5, ATM 4/00																				
5.10	The extension of any use into a T District, for uses allowed by right or by special permit in an adjacent zoning district																			
ART. 11, STM 5/97																				
5.11	Wireless Communications Facility																			
5.11a	located on a building under the jurisdiction of the Town, provided that no antenna or other part of the facility extends more than 15 feet, or 25% of the height of the building, whichever is less, above the highest point of the building on which it is located	SP	SP	SP			SP	SP	SP	SP	SP	SP			SP				SP	

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

		District																			
Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS	
5.11b	located on a building not under the jurisdiction of the Town, provided that no antenna or other part of the facility extends more than 15 feet, or 25% of the height of the building, whichever is less, above the highest point of the building on which it is located						SP	SP	SP		SP	SP	SP	SP	SP	SP	SP			SP	
ART. 3, STM 10/97																					
5.11c	located on a building not under the jurisdiction of the Town, but protected under the provisions of Chapter 40A Section 3 (religious and educational uses), provided that no antenna or other part of the facility extends above the highest point of the building on which it is located		SP	SP		SP				SP											
ART. 4, ATM 4/99																					
5.11d	located on a pole whose primary purpose is to support electrical light, telephone, or power utility lines, provided that no part of facility shall be located higher than 40 feet above the ground and that the facility shall have a total volume not greater than two cubic feet	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes	Yes
ART. 9, ATM 4/10																					
5.12	Ground-Mounted Solar Photovoltaic Installation																			Yes	

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART. 2, 9/04; ART. 11, ATM 4/09;

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
Commercial & Storage																				
Vehicular Oriented Businesses																				
6.01	Sale or rental of automobiles and other motor vehicles, or tires or other motor vehicle accessories, and accessory storage conducted entirely within an enclosed structure provided any accessory repair operations shall be sufficiently sound-insulated to protect the neighborhood from inappropriate noise; any flashing, fumes, gases, smoke and vapor shall be effectively confined to the premises																SP	SP		
6.02	Outdoor sales and storage of undamaged and operable automobiles																SP	Yes		
6.03	Automobile repair garage (not including a junk yard or open storage of abandoned automobiles or other vehicles, body work, or automotive painting.)																SP	SP		
ART. 41, STM 3/82																				
6.04	Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles																SP	SP		
6.05	Gasoline filling station for the retail sale of gasoline, oil, and auto accessories and minor automotive repairs and servicing such as lubricating, tune-ups, adjusting, and repairing brakes, tire service, radiator cleaning and flushing, washing and polishing, minor servicing and repair of carburetors, fuel pumps, and wiring, and minor motor adjustments not involving removal of the head or crankcase																SP			

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART. 2, STM 9/04; ART. 11, ATM 4/09;

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
Personal, Consumer and Business Services																				
6.06	Printing shop engaged in sheet fed job printing (not a printing plant, photographer's studio or other similar use; engaged in roll fed web printing)										Yes	Yes	Yes	Yes	Yes					
ART. 68, ATM 3/77																				
6.07	Bank, credit union, trust company or similar financial institution with more than 2,000 square feet of gross floor area and any of the above of any size drive-up service											SP	SP	SP	SP		SP			
6.07a	Less than 2,000 square feet of gross floor area										Yes	Yes	Yes	Yes	Yes					
6.08	Personal service establishments, for example, barber shop, beauty shop, laundry and dry cleaning pickup agency, shoe repair, self-service laundry. Hand laundry, dry cleaning and tailoring uses permitted in B districts provided personnel is limited to five persons at any one time										Yes	Yes	Yes	Yes	Yes					
6.08a	Hand laundry, dry cleaning and tailoring uses with more than 5 employees on the premises at any one time										SP	Yes	Yes	Yes	Yes					
6.09	Consumer service establishments, for example, upholsterer, lawnmower or appliance repairman, or small tool and equipment rental shop, providing personnel is limited to five persons at any one time										SP	Yes	Yes	Yes	Yes	Yes				Yes
6.09a	With more than 5 employees on premises at any one time											SP	SP	SP	SP					Yes

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART. 2, STM 9/04; ART. 11, ATM 4/09

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
6.10	Funeral Home						SP	SP	SP	Yes	Yes	SP	Yes		Yes					
6.11	Veterinary and animal care, provided the boarding of animals is clearly accessory to their medical care, and providing all facilities are within an enclosed building										Yes	Yes	Yes	Yes	Yes					
Eating & Drinking																				
ART.2, STM 9/04																				
6.12	Restaurant, including but not limited to lunchroom, cafeteria															SP				
6.12a	Under 2,000 square feet gross floor area									SP	Yes	Yes	Yes		Yes	SP		Yes		
ART. 68, ATM 3/77																				
6.12b	More than 2,000 square feet and all restaurants that are the principal use on lot greater than 10,000 square feet in area.								SP		SP	SP	SP	SP	SP	SP	SP			
6.13	Fast order food establishment																			
6.13a	Less than 1,500 square feet gross floor area										Yes	Yes	Yes		Yes		Yes			
ART. 68, ATM 3/77																				
6.13b	More than 1,500 square feet and all establishments that are the principal use on a lot greater than 10,000 square feet in area										SP	SP	SP		SP		SP			
6.14	Drive-in Food Service Establishment														SP					
ART 5, ATM 4/02																				
6.15	Catering											SP	SP	Yes		SP		Yes		

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART. 2, STM 9/04; ART. 11, ATM 4/09;

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
Retail																				
6.16	Establishments serving general retail needs including but not limited to general merchandise, department store, furniture, food, household goods and having more than 3,000 square feet of gross floor area								SP		SP	SP	SP	SP	SP		SP			
6.17	Establishments of less than 3,000 square feet of gross floor area primarily serving the local retail business needs of the residents of the vicinity including but not limited to grocer, baker, food store; dry goods, variety, clothing; hardware, paint, household appliances; book, tobacco, flowers, drugs								SP		Yes	Yes	Yes	Yes	Yes					
6.18	Establishments having more than 1,000 square feet of gross floor area for the manufacture, assembly or packaging of goods, provided that at least 50 percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building										SP	SP	SP	SP	SP		SP		SP	
6.18a	Having less than 1,000 square feet of gross floor area										Yes	Yes	Yes	Yes	Yes				Yes	
Office Uses																				
6.19	Offices, including but not limited to, professional, business, medical and dental offices with less than 3,000 square feet of gross floor area per building						SP	SP	Yes	Yes		SP	Yes	Yes	Yes	Yes	Yes		Yes	

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART. 2, STM 9/04; ART. 11, ATM 4/09

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
ART. 86, ATM 4/80; ART. 4, ATM 4/92																				
6.20	Offices, including but not limited to, professional, business, medical and dental offices, with 3,000 square feet or more of gross floor area per building							SP	SP			SP	SP	SP	SP	SP	SP			SP
6.21	Office, display or sales space of a wholesale, jobbing, or distributing establishment provided that no more than 25 percent of floor space is used for assembling, packaging and storing of commodities												SP	SP	Yes	Yes				Yes
ART. 68, ATM 3/77																				
6.22	Professional, business, medical and dental offices in an existing building originally designed for single or two-family residential use provided the building retains its characteristic design and fronts on a street with at least a 50-foot right-of-way width					SP	SP	Yes	Yes	SP										
ART. 86, ATM 4/80																				
6.22a	Fronts on a right-of-way width of less than 50 feet					SP	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP			SP
6.23	Technical Offices including offices with: extensive data processing facilities; laboratories and testing facilities; or offices with minor assembly or fabrication activities provided that the activities occupy no more than 25 percent of the floor area. For uses in this category any noise, gas, odor, bright light, dust, vibration or electro-magnetic radiation shall be confined within a building							SP	SP	SP		SP	SP	SP	SP	SP	SP			SP

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART. 2, STM 9/04; ART. 11, ATM 4/09

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
Wholesale Business and Storage																				
6.24	Wholesale business and storage in an enclosed structure, such as building trade suppliers, excluding the storage of flammable liquids, gas, or explosives											SP		SP						Yes
ART. 86, ATM 4/80																				
6.24a	Wholesale storage and sale of flammable liquids, and wholesale business with up to 50 percent of business done as retail trade upon the premises													SP						SP
6.25	Open or enclosed storage of vehicles. Outdoor storage of damaged or inoperative vehicles shall not be allowed													SP						SP
6.26	Storage of fluid other than water as a principal use																			SP
6.27	Open storage of raw materials, finished goods, or equipment provided the provisions of section 6.16 are complied with. Junk yards are specifically prohibited																			SP
Light Industry																				
7.01	Laundry or dry cleaning plant													SP						Yes
7.02	Printing, binding, or engraving plant											SP		SP						Yes
7.03	Industrial services, for example, machine shop, welding shop, plumbing, electrical or carpentry shop or similar service																			Yes

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

		District																		
ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01; ART. 2, STM 9/04; ART. 11, ATM 4/09		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
Principal Use																				
7.04	Yards and buildings of general contractor, subcontractor or other building tradesman. Junkyards are specifically prohibited													SP						Yes
7.05	Stone cutting, shaping and finishing in enclosed buildings													SP						Yes
7.06	Autobody or paint shop, provided that all work is carried out inside the building																			SP
7.07	Truck service and repair, exclusive of bodywork and painting													SP						SP
7.08	Establishments devoted to research and development activities								SP		SP	SP	SP	SP	SP		SP			Yes
ART. 107, ATM 3/84																				
7.09	Light non-nuisance manufacturing providing that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke and vapor is effectively confined in a building or disposed of in a manner so as not to create a nuisance or hazard to safety or health; and further provided that no noise or vibration is perceptible without instruments at a distance greater than 50 feet													SP						SP
Accessory Use																				
ART. 6, ATM 5/91																				
8.01	Renting of not more than three rooms to not more than three persons within a dwelling unit	SP	SP	SP	SP	SP	SP	SP	SP	Yes	Yes	Yes	Yes	Yes	Yes					Yes
ART. 5, ATM 4/00																				
8.02	Dormitory of a permitted nonprofit educational or religious institution	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			SP

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART. 2, STM 9/04; ART. 11, ATM 4/09;

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
ART. 5, ATM 4/00																				
8.03	Accessory private garage for noncommercial motor vehicles subject to provisions of Article 6	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
8.04	Accessory storage of a recreational trailer or vehicle, registered automobile or boat, or utility trailer, provided it is not in the front yard	Yes	Yes	Yes	Yes	Yes	Yes							Yes						
ART. 5, ATM 4/00																				
8.05	Accessory structure, such as a private garage, playhouse, greenhouse, tool shed, private swimming pool, carport, or similar accessory structures not used as part of business, subject to provisions of Article 6	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
ART. 14, ATM 4/01																				
8.05a	Accessory structure such as a sign kiosk, open shelter, convenience facility or similar accessory structure, not used as part of for profit business, subject to provisions of Article 6																			SP
ART. 12, ATM 4/93; ART. 5, ATM 4/00																				
8.06	Home occupation for gain, or home office. Activities must comply with Section 5.05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
8.06a	If customers or pupils come to the house for business or instruction	SP	SP	SP	SP	SP	SP	SP	SP	Yes	Yes	Yes	Yes	Yes	Yes					
8.07	Office within his place of residence of a physician (M.D.), with up to (1) nonresident employee, or clergyman	SP	SP		SP	SP				Yes	Yes	Yes	Yes	Yes	Yes	Yes	SP			Yes

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART. 2, STM 9/04; ART. 11, ATM 4/09

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
ART. 99, ATM 3/85; ART.2, STM 9/04																				
8.08	Private day nursery, nursery school, kindergarten, day care center, organized afterschool program, or similar use providing day care for no more than six children at one time	SP	SP	SP	SP	SP	SP	SP	SP	Yes	Yes	Yes	Yes	Yes	Yes	SP				
ART.2, STM 9/04																				
8.09	Accessory retail, office, or consumer service use in an apartment dwelling over 20,000 square feet in gross floor area, provided: all activities are located on the first floor or basement floor levels such uses shall not aggregate more than 2,000 square feet; all materials, goods, and activities in connection with said uses shall be confined completely within the building							SP	Yes		Yes	Yes	Yes	Yes	Yes	Yes			SP	
8.10	Newsstand, barber shop, dining room or cafeteria, and similar accessory services primarily for occupants or users thereof within a hotel, office or industrial uses provided such use is conducted within and entered only from within the principal building							SP	SP			Yes		Yes	Yes	Yes			Yes	
ART. 14, ATM 4/93																				
8.11	Accessory off-street parking and loading spaces conforming to the provisions of Article 8	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes	SP
8.12	The storage or keeping of not more than one commercial vehicle:																			
ART.2, STM 9/04																				
8.12a.	In a private garage accessory to a dwelling if owned or used by a person residing in such dwelling	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes	
8.12b.	Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling	SP	SP	SP	SP	SP	SP	SP	SP	Yes	Yes	Yes	Yes	Yes	Yes				Yes	

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART. 2, STM 9/04; ART. 11, ATM 4/09;

Principal Use		R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS	
ART. 5, ATM 4/07																					
8.12c.	Parking of not more than 4 commercially-owned shared vehicles					SP	SP	Yes	Yes	SP	Yes	yes	Yes	Yes	Yes	Yes	Yes			Yes	
ART. 5, ATM 4/0																					
8.12d.	Parking of not more than 4 commercially-owned shared vehicles, located on land under the jurisdiction of the Town	SP	SP	SP	SP	SP	SP	Yes	Yes	SP	Yes	Yes	Yes	Yes	Yes					Yes	
8.13	Accessory outside storage clearly necessary to operation and conduct of a use permitted by right or by special permit in a B district subject to the screening provisions of Section 6.16. In no case shall the outside storage area exceed 25 percent of the lot coverage of the principal building									SP	SP	SP	SP	SP	SP						
8.14	Outdoor storage of not more than 3 vehicles damaged or inoperative as a result of a collision																			SP	
ART. 14, ATM 4/01																					
8.15	Temporary food or beverage concession for profit at an event	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes					Yes	SP
ART. 14, ATM 4/01; ART.2, STM 9/04																					
8.16	Fund raising event conducted by an Arlington nonprofit organization provided authority is granted by the appropriate Town agency. In no event shall automated amusements be permitted	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes	SP
ART. 5, ATM 4/00; ART. 14, ATM 4/01																					
8.17	Other accessory use customarily incidental to a permitted principal use, and not normally conducted as an independent principal use or as an accessory to some other use, provided that any use accessory to a use permitted only under a special permit shall be established only if and as provided in such permit	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			SP	SP

SECTION 5.04 - TABLE OF USE REGULATIONS (Continued)

District

ART 15, ATM 5/91; ART 4, STM 5/97; ART. 14, ATM 4/01;
ART.2, STM 9/04; ART. 11, ATM 4/09, ART. 17, ATM 5/11

Principal Use	R0 R1 R2 R3 R4 R5 R6 R7							B1 B2 B2A B3 B4 B5					MU	PUD	I	T	OS		
	8.18 Activities, accessory to a principal use permitted as a right, that are necessary in connection with scientific research or scientific development or related production ART. 68, ATM 3/77; ART. 7, ATM 4/09									SP	SP	SP	SP	SP	SP		SP		
8.19 Up to three dwelling units in a building containing a business or service use in accordance with the residential standards for that district ART. 68, ATM 3/77; ART. 5, ATM 4/00					SP	SP	Yes	Yes	SP	SP	SP	SP	SP	SP		SP			
8.20 Fraternal, civic, entertainment, professional, or health or similar clubs or organizations as on accessory use to other than a single-family detached, two- or three-family dwelling, or duplex use ART. 17, STM 5/80	SP	SP	SP	SP	SP	Yes	Yes	Yes	SP	Yes	Yes	Yes	Yes	Yes	SP				
8.21 Cable television studio and/or head end site including antenna and satellite reception facility ART. 5, ATM 4/02	SP	SP	SP	SP	SP	SP					SP								
8.22 Catering Service ART. 11, ATM 4/09								Yes	Yes	Yes	Yes	Yes	Yes	Yes				Yes	
8.23 Keeping of no more than six hen chickens (but no roosters) permitted by the Arlington Board of Health for egg-laying, pet, or other non-commercial purposes in an enclosure in the rear yard of a property at least six feet from all property lines and at least 25 feet from residences on adjacent lots ART. 17, ATM 5/11	Yes	Yes	Yes																
8.24 Temporary, seasonal signage in accordance with an overall signage plan at a fenced athletic field with one or more permanent structures to seat more than 300 persons, approved pursuant to a special application under Section 11.06 ART. 17, ATM 5/11		SP																	

Yes - permitted as a right, SP - special permit, Blank - not permitted

ART. 16, ATM 4/01; ART.5, ATM 4/05

^a Projects with six or more residential units (defined as uses 1. 01a, 1.02a, 1.03, 1.04, 1.05, 1.07, 1.10, and 1.13) are subject of the Affordable Housing requirements in Section 11.08.

ART. 87, ATM 4/80

^b One exception is made for attached single-family dwellings on Sunnyside Avenue, Gardner Street, Silk Street, Marrigan Street, and Fremont Street. Attached single-family dwellings existing in August, 1975, on these streets are permitted as a right.

ART. 84, ATM 4/80; ART. 6, ATM 4/92

^c In the R0, R1 and R2 districts no new facilities under use 2.04 shall be constructed except at sites whereon these facilities existed as of August, 1975. These existing facilities may be reconstructed to meet code requirements in accordance with a special permit under Sections 10.11 and 11.0

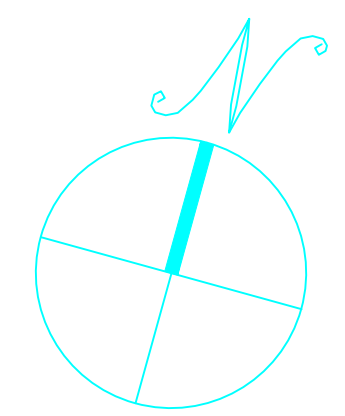
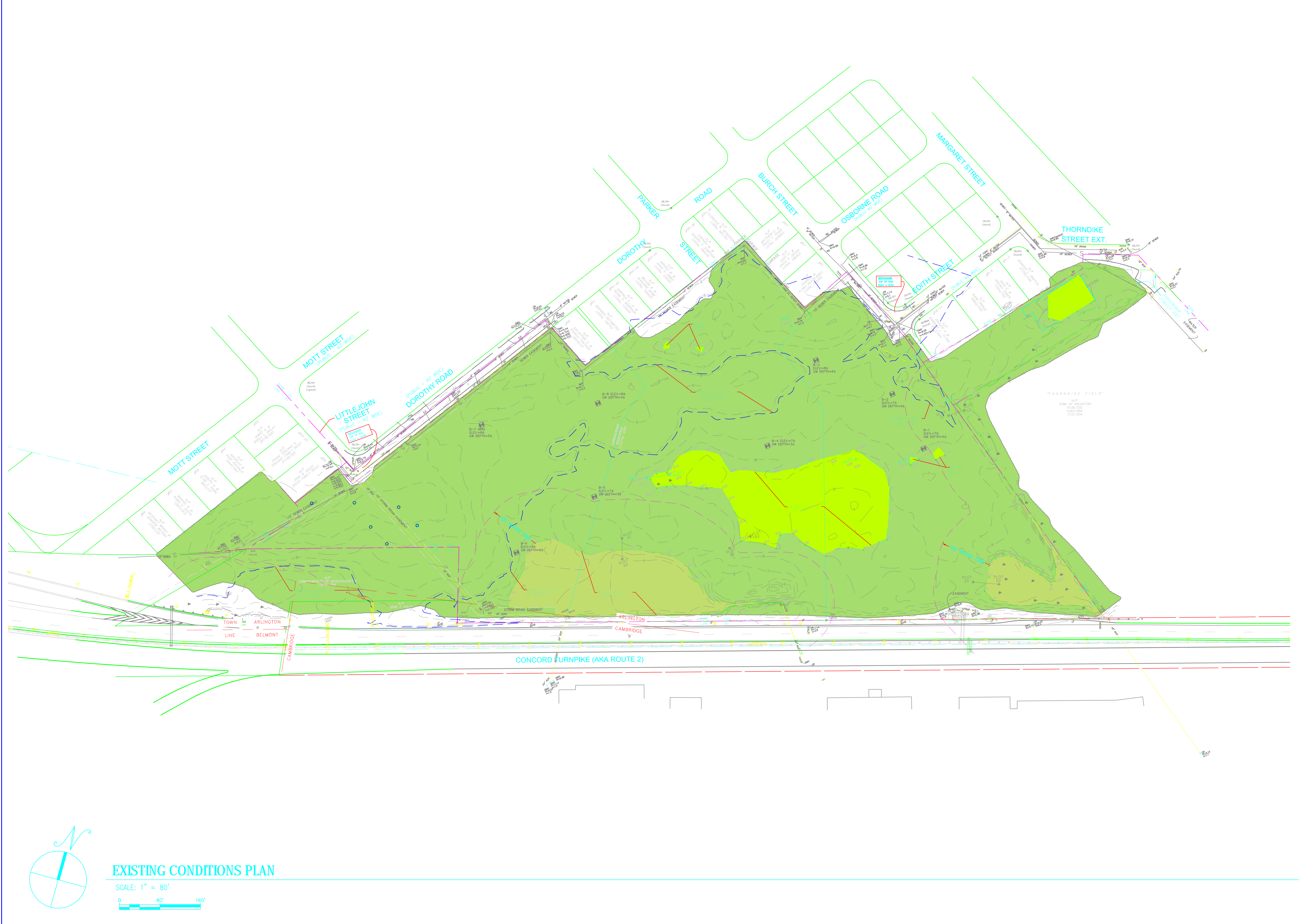


OAK TREE DEVELOPMENT
 THORNDIKE PLACE
 DOROTHY ROAD ARLINGTON, MA

PROJECT NUMBER:
 615-0012

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
1	02/24/15	DA	DA	CLIENT SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH. D. 24" x 36"



EXISTING CONDITIONS PLAN

SCALE: 1" = 80'

THIS DOCUMENT IS PROVIDED BY BORREGO SOLAR SYSTEMS INC. TO FACILITATE THE SALE AND INSTALLATION OF A SOLAR POWER SYSTEM FROM BORREGO SOLAR SYSTEMS. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.



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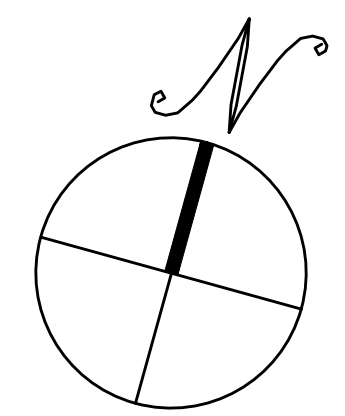
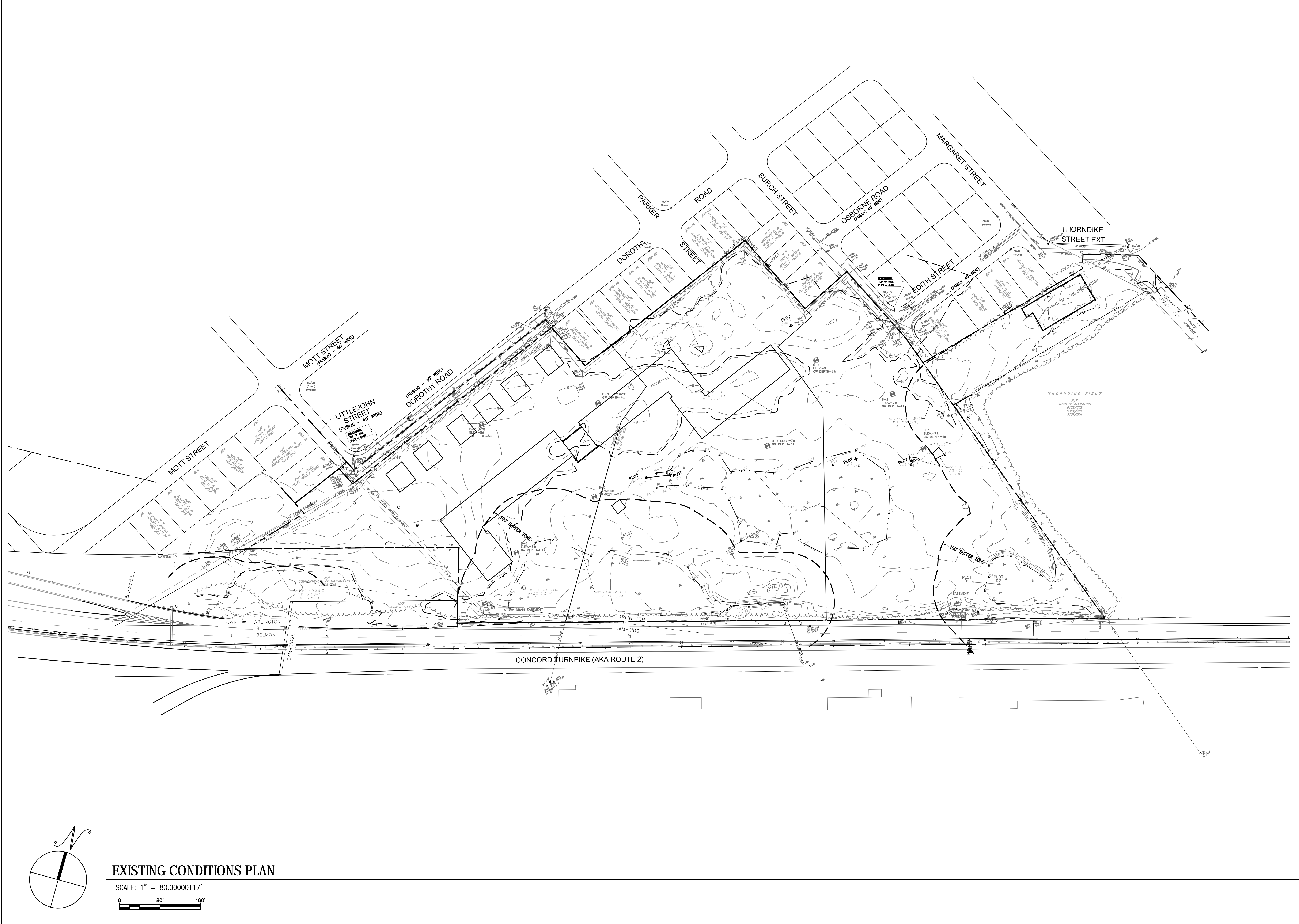
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C-1.0
 EXISTING CONDITIONS PLAN

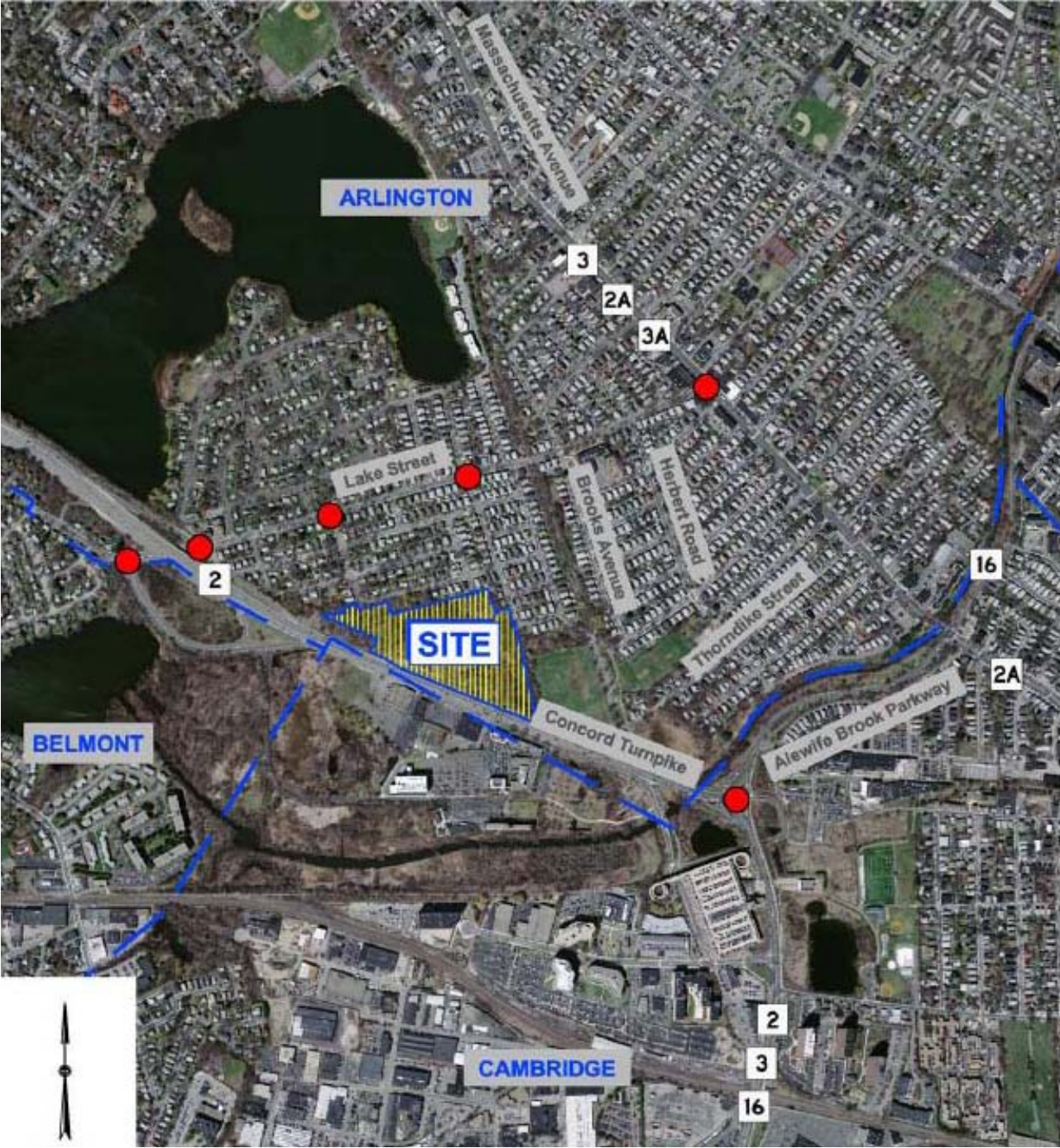


EXISTING CONDITIONS PLAN

SCALE: 1" = 80.00000117'
 0 80' 160'

2.2

Aerial Photographs



2.3

Site/Context Photographs



Vision for what is possible.





House adjacent to property.



Dorothy Road home adjacent to site.



New homes on Dorothy Road.



Typical homes along Dorothy Road.



Yard neighboring the site.



Adjacent bike path.



Water stranded in "dammed" area.



Homeless campground.



Trash on Thorndike site.



Flooded basements.

2.4

Site Characteristics

2.4 Site Characteristics

The existing site is 17.7 acres in size with property bounded to the north by Dorothy Road, Parker Street (dead end), on the south by Route 2, to the west by residential uses, and to the east by the Town of Arlington Thorndike playing fields and Burch Street. The topography is undulating with small to medium sized depressions in the northerly portion of the site. To the north the site elevations range from 9 feet to 11 feet and the frontage with Route 2 ranges from elevation 6 feet to 10 feet. All elevations are in NGVD 29. The most westerly portion of the site is the highest in elevation (approx. 12+ feet). Soils are generally highly decomposed organic material over loose sandy and gravelly glaciofluvial deposits. There are wetland resources within the parcel as well as 100-year floodplain. Much of the site is forested with extensive areas overrun with invasive species: Bitterroot, Japanese Knotweed, and Multi-flora rose.

Groundwater levels are based on test pits/boring completed during an earlier geotechnical study and are generally 3 feet to 6 feet in depth depending on boring locations. Further analysis/testing will be necessary.

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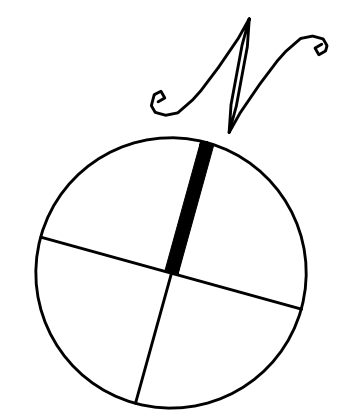
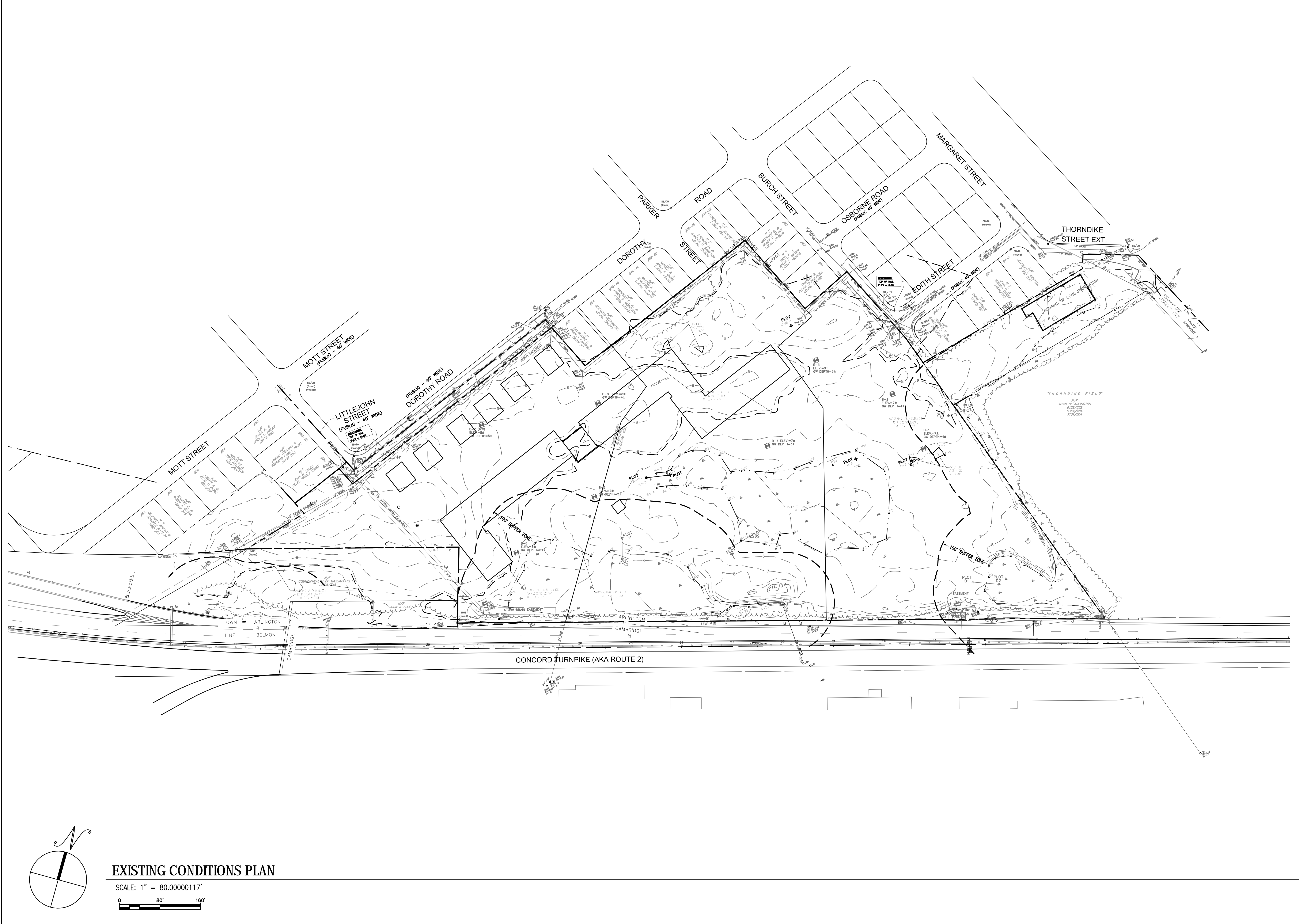
OAK TREE DEVELOPMENT
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REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
1	02/24/15	DA	DA	CLIENT SUBMISSION

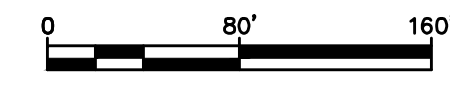
SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-1.0
 EXISTING CONDITIONS PLAN



EXISTING CONDITIONS PLAN

SCALE: 1" = 80.00000117'



2.5

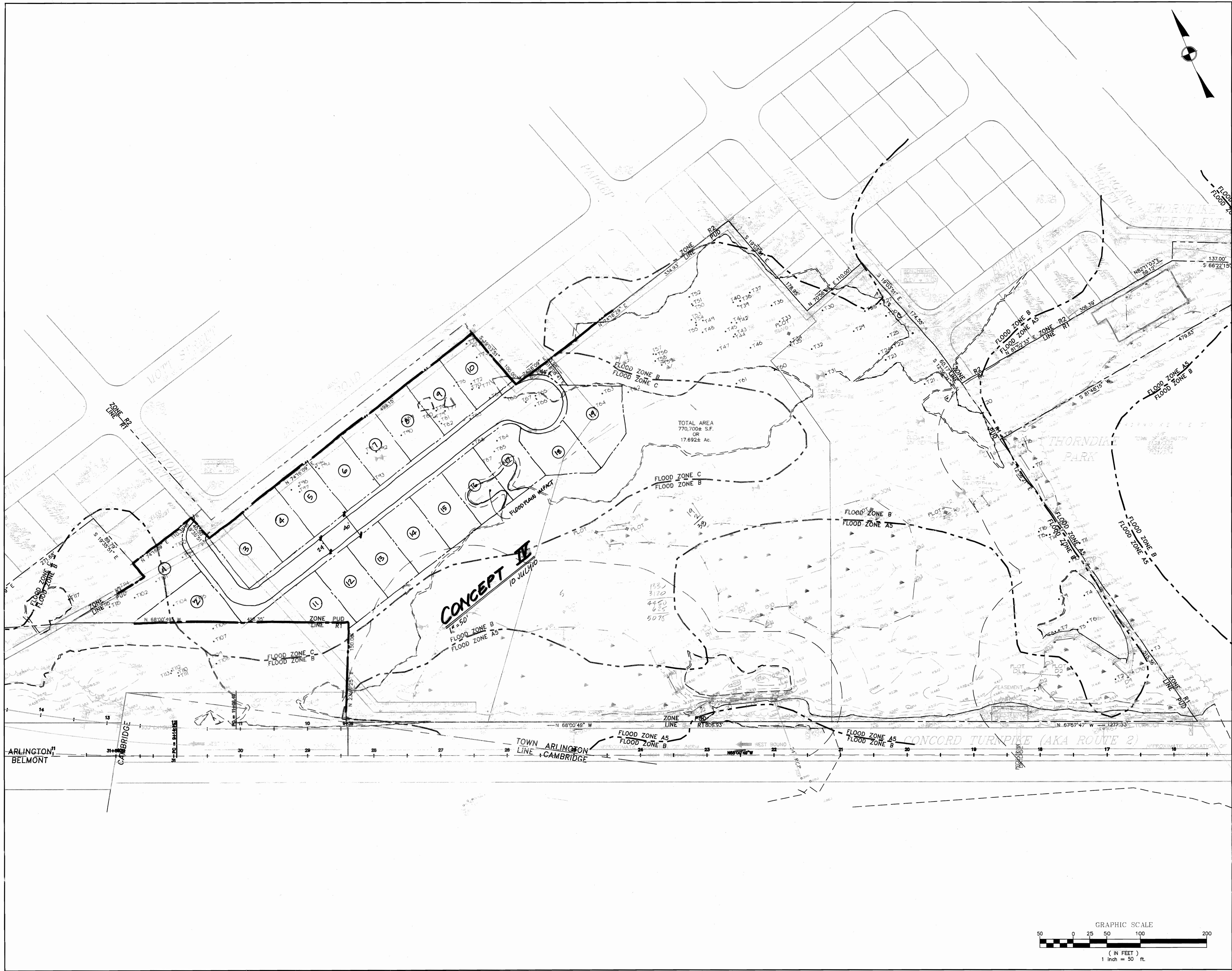
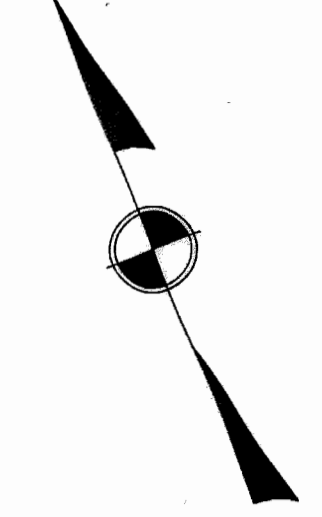
By-Right Site Plan

By-right Plans:

According to the Town of Arlington Zoning Bylaws dated April 2013 and in Section 3.02 - Description of Zoning Districts along with the zoning map, the site is zoned PUD - Planned Unit Development District. The description of the Planned Unit Development District is: a large scale, multi-use development that is permitted upon approval of a development plan and the assembly of a large amount of land.

The as-of-right plan submitted along with this application is for a small residential subdivision.

NOT FOR CONSTRUCTION
 THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL APPROVALS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.



No.	Date	Description
Revisions		

Drawn By: SJW Design By: SJW Checked By: DMA Approved By: _____

TETRA TECH RIZZO

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 www.tetratetrazzo.com

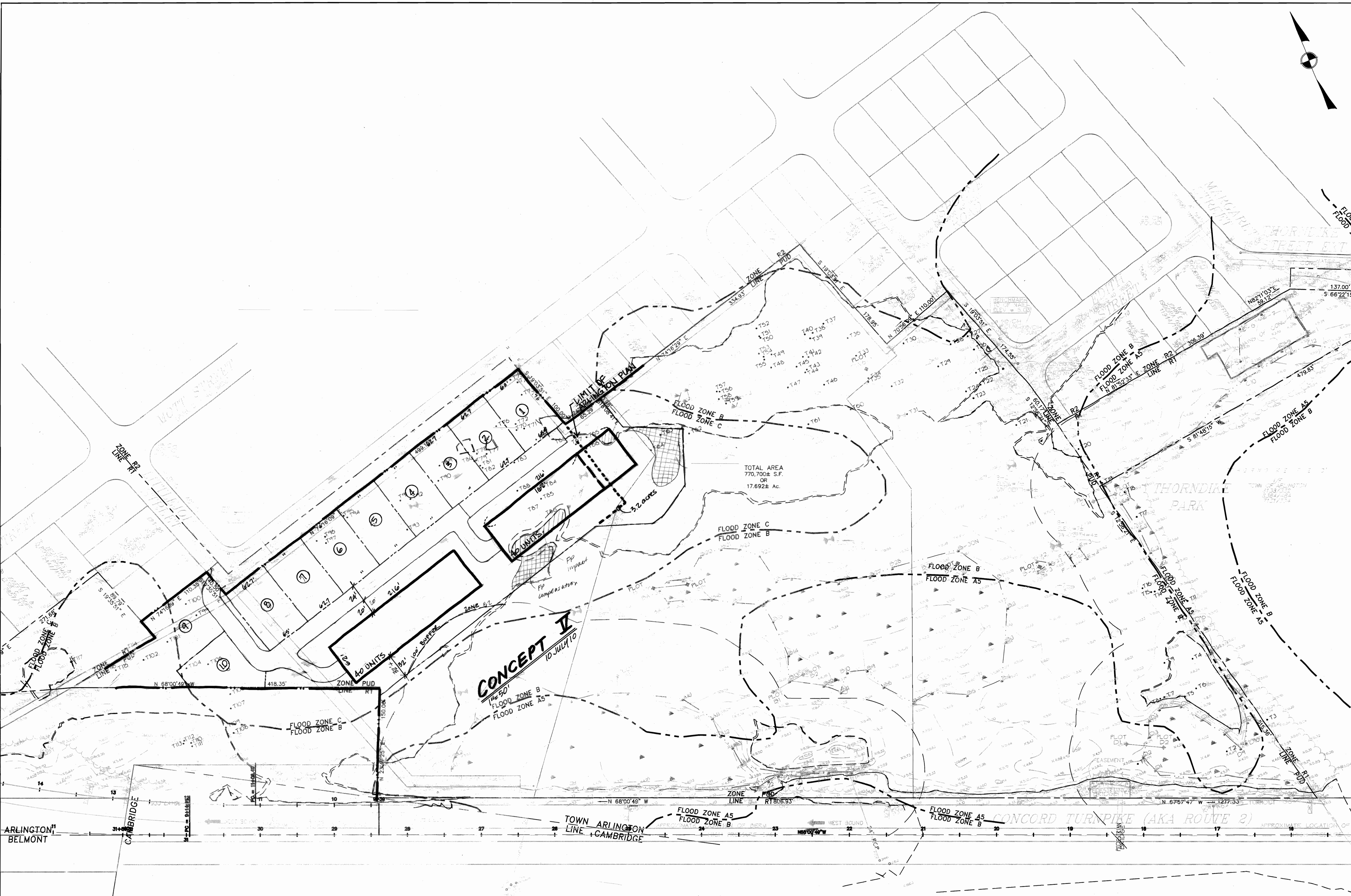
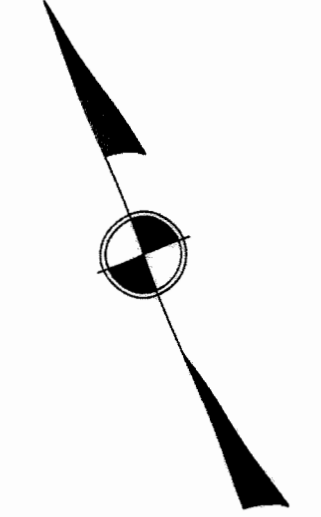
Project Title
**Mugar Parcel
 Arlington, MA**

Sheet Title
**Existing Conditions
 Plan**

Scale: 1"=50'
 Job No: 127-88634-08001
 File Name: CEC01
 Date: 06-17-09

Sheet No
C-1

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No.	Date	Description
Revisions		

Drawn By: SJW Designed By: SJW Checked By: DMA Approved By: _____

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 www.tetra-tech-rizzo.com

Project Title
**Mugar Parcel
 Arlington, MA**

Sheet Title
**Existing Conditions
 Plan**

Scale: 1"=50'
 Job No: 127-28634-08001 Sheet No.
 File Name: CEC01
 Date: 06-17-09 **C-1**

