

## APPLICATION FOR COMPREHENSIVE PERMIT

*Pursuant to M.G.L. c.40B, §§ 20-23, and 760 CMR 56.00 et seq*

### THORNDIKE PLACE

#### A PROPOSED RESIDENTIAL HOUSING COMMUNITY



Vision: Thorndike Place could look like the above as seen from the Preserved Parkland's Path to the MBTA

**APPLICANT:**      **ARLINGTON LAND REALTY, LLC**  
**PETER S. MUGAR, MANAGER**  
**C/O OAKTREE/GREENLINE LLC**  
**GWEN NOYES, MANAGER**  
**84 SHERMAN STREET, 2<sup>ND</sup> FLOOR**  
**CAMBRIDGE, MASSACHUSETTS 02140**

**DATE: AUGUST 31, 2016**

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## COMPREHENSIVE PERMIT APPLICATION

### PART I: SUMMARY OF THE APPLICANT, PROJECT PROPOSAL, LOCAL NEED AND PERMIT REQUEST

#### A. Description of Applicant

The Applicant, Arlington Land Realty, LLC, is a Massachusetts limited liability company that is qualified to undertake the planning, design, construction, ownership and operation of the rental and ownership housing community to be known as Thorndike Place as described herein. Since the late 1960s, Oaktree/Greenline LLC, Applicant's development manager, has successfully developed urban, multifamily housing in the Greater Boston area with a commitment to innovative design, value and sustainability, including the recent housing projects at Brookside Square in West Concord, MA, Chelsea Place in Chelsea, MA, 7 Cameron, in Cambridge, MA and 30 Haven in Reading, MA.

Additional background information on the Applicant is attached hereto in **Part IV.B, TAB 2**.

#### B. General Project Overview

##### 1. Project Description

Thorndike Place is a proposed rental and ownership residential community to be located on a 17.7-acre parcel of land, located between Route 2/Concord Turnpike to the south and residential neighborhoods to the north and east of the property, off Dorothy Road and Parker Road (the "Property" or the "Site"). The Site is bordered to the east by Burch Street and the Arlington Thorndike playing fields. The proposed project includes 12 ownership units to be housed in six (6) two-family townhouses, consistent with the height, scale and spacing of the existing homes along Dorothy Road and will provide a transitional area between those homes and the 207 rental units set farther back from Dorothy Road. The rental units will be housed in a four (4)-story building and will include a mix of bedroom sizes, consisting of 104 one-bedroom units, 92 two-bedroom units and 23 three-bedroom units, which will range in size between 772 square feet and 1,325 square feet. The apartment building to be

located on the Property will also include a management/leasing office, fitness room, guest room, mailroom, community space and playground, along with other amenities. Twenty-five percent (25%) of the housing units will be available to households earning no more than 80% of Area Median Income, adjusted for household size, for the Boston-Cambridge-Quincy HMFA area.

Thorndike Place will also include structured and outside parking, landscaping, lighting and other improvements as described herein. As an additional amenity to the greater Arlington community, the Applicant intends to set aside approximately 11 acres of the Site to be preserved in perpetuity as open space. The proposed project provides three related benefits to the Town: a) the creation of 55 units of affordable housing (of which all 207 rental units will be counted towards increasing Arlington's SHI count), located in close proximity to existing public transportation; b) a thoughtfully designed drainage plan to address existing drainage issues; and c) creation of more than 10 acres of open space.

## **2. Project Locus**

The site is roughly a triangular lot, located in East Arlington to the north of Route 2/Concord Turnpike and with residential homes bordering the Site to the south and southeast. The property is adjacent to Thorndike Field, located to the west of the site, and the Alewife reservation.

### **Site Description**

The Site is approximately 17.7+/- acres in size and is shown on the Town of Arlington Assessors records as Assessors Parcel ID. Nos. 17-6-6A; 16-8-8; 16-8-2; 16-8-3; 16-8-4; 16-8-5; 16-86; 16-8-7A; 13-12-5A; 14-2-8; and 14-2-5. The entire site is undeveloped and consists of overgrown, semi-wild lands. As the locus has not been maintained for years, it suffers from overgrowth, invasive species, illegal dumping as well as makeshift "camps" for homeless individuals.

Approximately 11.5 acres of the total site consist of floodplain, together with a contiguous upland buildable area of roughly 5.6 acres. The Site is not within any historic district or otherwise nominated or eligible for the National Register of Historic Places. Similarly, there is no evidence of the presence of any historically significant structures given that the Site is vacant, with only a demolished building foundation on the easternmost portion of the Site.

A portion of the site is located within floodplain area. A review of the information available through Natural Heritage and Endangered Species

indicate that there is no estimated or priority habitat area within Locus and there are no documented vernal pools onsite.

The topography of the site is undulating with small to medium sized depressions in the northerly portion of the property. To the north, site elevations range from elevation 9 to 11 feet; frontage along Route 2/Concord Turnpike is generally between elevations 6 to 10 feet. The westerly portion of the site is the highest elevation, at 12+ feet.

The preliminary engineering plans provided were prepared by Borrego Solar Engineers. As the primary Engineer at Borrego has retired, future civil engineering planning will be done by Meridian Associates

### **3. Transportation Access and Infrastructure**

Access to area highways from the site is very good. The site is located on the immediate north side of Route 2/Concord Turnpike and approximately 8.5 miles to downtown Boston.

The site is within .6 miles from the MBTA Alewife/Red Line Station, with trains heading into downtown Boston every 7 minutes. It is also within two-tenths of a mile from several fixed bus route stops (Bus Lines #76, #62, #351, #67 and #84 and within four-tenths of a mile from bus stops for the #77, #79 and #350 bus lines. Bus line #78 is one half mile from the Site. Community and Thorndike Place residents will be served by a system of sidewalks as well as a path connection to the Minuteman Bike Path, with its direct connection to the Alewife MBTA Station.

### **4. Utilities**

Access to tie-ins to municipal water, storm sewer, sanitary sewer is located on Dorothy Road and private electric, telephone and cable service for the project are available from private suppliers on Dorothy Road. A 14-inch sanitary sewer easement is located on the property and water service is provided through the Town of Arlington water system through an existing 10-inch water main located Littlejohn Street and Dorothy Road.

Refer to preliminary Utilities Plans, Sheets C-3.1 and C-3.2, **Part IV.H, TAB 8.**

## 5. Design and Elevations

The Site is located within Planned Unit Development zoning district, as defined by the Town of Arlington Zoning Bylaw, where Two-Family Dwelling use is permitted as of right and apartment house use is allowed by special permit. The proposed project would fit well into the fabric of this district to provide additional housing opportunities in close proximity to existing public transportation services and businesses which can provide both employment opportunities as well as ready access to retail, restaurant, and other commercial facilities. The design and elevations of the proposed buildings on the Site are shown on a set of plans and specifications, consisting of eight (8) sheets, entitled "Overall Site Plan, Sheet C-2.0," dated February 24, 2014, prepared by Borrego Solar and "Thorndike Place, Arlington, MA," dated December 15, 2015, as revised by Oaktree Development LLC, including Building Layout; Typical Floor Plan (Main Building); Garage and Parking Plan; Typical Unit Plan (Main Building); Typical Plans and Elevations (Town Houses); Typical Building Elevations (Main Building); and Site Section (collectively, the "Plans and Specifications").

The Plans and Specifications are attached hereto in **Part IV.J-TAB 10**.

The Project includes a total of 304 parking spaces, or an average of 1.4 spaces per unit which is a parking space per unit ratio generally consistent with projects of this nature. The parking spaces will include a mix of enclosed and open air parking spaces. The proposed stormwater systems will be designed in compliance, with the Mass DEP Stormwater Management Policy and related technical guidance to ensure stormwater is properly managed. In addition, best management practices will be implemented in accordance with a Stormwater Pollution Prevention Plan that must be secured in accordance with the U.S. EPA's Stormwater Management Regulations in connection with the filing of a US EPA Construction Stormwater Management NPDES Notice of Intent. Moreover, the system will be designed to treat the required water quality volume and water recharge volume and so that post-discharge rates do not exceed pre-development rates.

Refer to Existing Conditions Plan, Sheet C-1.0, **Part IV.H, TAB 8 and Grading and Drainage Plan, Sheet C-4.1, Part IV.H, Tab 8**.

The property, including the layout, landscaping, parking and other amenities, is to be developed in accordance with a set of plans, consisting of nine (9) sheets, entitled: "Oaktree Development, Thorndike Place, Dorothy Road, Arlington, MA, General Notes and Legend," Sheet C-0.0, dated 2/24/15,

prepared by Borrego Solar; "Oaktree Development, Thorndike Place, Dorothy Road, Arlington, MA, Site Plan," Sheet C-2.0, prepared by Borrego Solar; "Oaktree Development, Thorndike Place, Dorothy Road, Arlington, MA, Layout and Materials," Sheet C-2.1, dated 2/24/15, prepared by Borrego Solar; "Oaktree Development, Thorndike Place, Dorothy Road, Arlington, MA, Utilities" Sheets C-3.1 and C-3.2, dated 2/24/15 prepared by Borrego Solar; "Oaktree Development, Thorndike Place, Dorothy Road, Arlington, MA, Grading and Drainage," Sheets C-4.1 and C-4.2, dated 2/24/15, prepared by Borrego Solar; and "Oaktree Development, Thorndike Place, Dorothy Road, Arlington, MA, Landscaping Plan," Sheet C-5, dated 2/24/15, prepared by Borrego Solar; and "Oaktree Development, Thorndike Place, Dorothy Road, Arlington, MA, Construction Details," Sheet C-6, dated 2/24/15, prepared by Borrego Solar (collectively, the "Site Plans").

Refer to **Part IV.H, Tab 8 and Part IV.I, Tab 9.**

Collectively, the buildings to be located on the Property along with landscaping, parking and other improvements to be constructed thereon and in connection therewith shall be known as the "Project" unless stated otherwise herein. The Project will include handicap accessible units that can be adapted for persons with disabilities as needed.

The Applicant proposes to construct the Project on the Property in accordance with the Site Plans pursuant to the Massachusetts Comprehensive Permit Law (M.G.L., c. 40B, §§20-23, or Chapter 40B), the provisions of 760 CMR 56.00 *et seq.* (the "40B Regulations"), and with a Subsidy<sup>1</sup> provided through the New England Fund ("NEF") Program of the Federal Home Loan Bank of Boston. A copy of the Project Eligibility Letter, dated December 4, 2015, is attached hereto in **Part IV.D-TAB 4.**

Twenty-five percent (25%) of the units will be set aside as Low or Moderate Income Housing which will constitute SHI Eligible Housing for so-called Income Eligible Households earning no more than 80% of area median income as adjusted for house size for the Boston-Cambridge-Quincy HMFA, as more particularly described below. Affordability will be preserved for a term defined in a Use Restriction Covenant.

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<sup>1</sup> Note that terms which are capitalized in the Application are as defined under the State's 40B Rules at 760 CMR 56.00 *et seq.* unless otherwise stated herein.

## C. Local Need

According to the latest Massachusetts Department of Housing and Community Development Subsidized Housing Inventory information provided to the Applicant, the Town of Arlington's Chapter 40B housing inventory includes a total of 1,122 Low or Moderate Income Housing units, which constitutes 5.64 percent of Arlington's total housing stock, which is below the ten percent (10%) threshold established by the Massachusetts Comprehensive Permit Law (Chapter 40B) and 760 CMR 56.03(3)(a).

The Applicant believes the proposed Project fulfills a number of important objectives:

1. To fulfill an important need for affordable housing by developing a community for individuals and families, that maximizes the number of affordable units by balancing the financing resources and long term operational costs using the expertise of a development team which is knowledgeable and committed to building and managing affordable housing.
2. To develop a high quality, energy efficient and sustainable building in Arlington that will provide a healthy and cost efficient environment for the residents through the use of an architect, experienced builder, and property management company that has these objectives as their primary mission.
3. To develop a building design that will work in scale and character within Arlington and the surrounding neighborhood and one which will be an exemplary model for affordable housing for the municipality.
4. To assure the Town of long term management and continuity to sustain affordability during the affordability term through sponsorship by a committed development team that has a successful and proven track record of building and managing rental housing under complex federal and state funding programs.

The Town of Arlington's Master Plan, as adopted in 2015, articulates the need for affordable, stable housing in Arlington, the need to meet the State's requirements for affordable housing under Chapter 40B, as well as the desire to prioritize preservation of what is referenced as "the Mugar land." The Plan points out that the need for housing all demographics, including families, elderly



and households with low and or moderate incomes. According to this Plan, “[t]he US Census Bureau estimates that 32% of all households in Arlington spend more than 30 percent of their gross income on housing... Moreover, half of Arlington’s lower income homeowners are severely cost burdened, i.e., households that spend over 30 percent of their income on housing... [and] between 2000 and 2010, the percentage with severe housing cost burdens increased significantly, from about 30 percent to 49.8 percent. As for Arlington’s 7,445 renters, 3,250 (44 percent) have low or moderate incomes and almost 80 percent are housing cost burdened.” (Master Plan, p. 84).

The Town’s Open Space and Recreation Plan: 2015-2022 recognizes the preservation, protection and enhancement of open space in Arlington to be of an even greater importance to the community than the goal of increasing funding to acquire open space lands. The proposed project advances such goal by creating approximately eleven (11) acres of open space as a part of the comprehensive plan for the Site. Within the Town’s Open Space and Recreation Plan, the goal of permanent preservation of open space within residentially developed lands at the former Symmes site was lauded by the Open Space Committee as an “accomplishment” of the Town’s open space goal set for 2008-2014. See Town’s Open Space and Recreation Plan, p.9. The preservation of a majority of the Mugar site is even more relevant, as the Town has unsuccessfully sought to acquire the lands on at least two occasions in the past and continues to desire to have preservation of the lands. Through this application, the Town not only can achieve preservation of nearly 2/3 of the site, but it also achieves such result without funding the purchase of the lands through CPA or other funding mechanisms.

Further, within the proposed Arlington Housing Production Plan, which is currently under review by the State, the report notes that “[r]estrictive bylaws or a lack of zoning tools that create affordable units can hinder development and serve as a barrier to meeting housing need and demand.” The proposed HPP further states that the Town of Arlington’s Zoning Bylaw, as amended, “does not facilitate development of higher density” and that in focus groups, a feeling was conveyed that “zoning is not conducive to larger multifamily housing development and that project approval is inefficient.”

Accordingly, the Applicant believes the project will fill an important need for affordable rental and ownership housing which meets the goals, objectives and strategies envisioned by the Town and the Applicant as described above. For the reasons described above, the Applicant believes there is a strong local need for housing of the type being proposed as part of the Project described in this Application.

## D. Proposed Findings

The Applicant respectfully requests the Zoning Board of Appeals to make the following proposed findings in connection with the action of the Board on this Application:


1. The Applicant is eligible to receive a Subsidy from a Subsidizing Agency (NEF Program of the FHLBB for which MassHousing serves as Subsidizing Agency) after a Comprehensive Permit has been issued and which, unless otherwise governed by a federal act or regulation, complies with the requirements of the Subsidizing Agency (MassHousing) relative to a reasonable return on the Project. We note that the Applicant may assign the Comprehensive Permit Decision issued to a single purpose entity in order to facilitate the Applicant's receipt of Project funding, including but not limited to the NEF Program, as is customary for such developments of this nature.
2. The Project is fundable by a Subsidizing Agency within the meaning of Section 56.04(1)(b) of the Chapter 40B Regulations since the Subsidizing Agency, DHCD, issued a written Determination of Project Eligibility, dated December 4, 2015, under a Low or Moderate Income Housing subsidy program.
3. The Massachusetts Housing Finance Agency ("MassHousing" or "MHFA") will be the Subsidizing Agency within the meaning of Section 56.02 of the Chapter 40B Regulations (760 CMR §56.02).
4. The Applicant controls the site, as evidenced by the quitclaim deed attached hereto, sufficient to qualify it as a recipient of a Comprehensive Permit for this Project as required under Section 56.04(1)(c) of the Chapter 40B Regulations.
5. The number of SHI Eligible Units in the Town of Arlington constitutes less than ten percent (10%) as reported in the latest Subsidized Housing Inventory of the Town as reported by the Department of Housing & Community Development as of December 5, 2014, and as further described above.
6. The development as proposed in the Application and other supporting documentation is "Consistent With Local Needs" within the meaning of Massachusetts General Laws, Chapter 40B, Section 20, and Section 56.02 of the Chapter 40B Regulations (760 CMR 56.02).

## E. Request for Comprehensive Permit

The Applicant and the Project are more particularly described in the plans, drawings and other exhibits included with this Application, and also submitted under separate cover with this Application, and which may be supplemented by the Applicant during the hearing process, all of which are incorporated herein by reference and constitute the documents required to be submitted by the 40B Regulations (760 CMR § 56.00), as well as the requirements of the Arlington Zoning Board of Appeals.

For the reasons presented in this Application, and the additional reasons that the Applicant will present at the scheduled public hearing on the Application, the Applicant respectfully requests that the Zoning Board of Appeals, after complying with the procedures as required by law, including G.L. c.40B, §§20-23, 760 CMR 56.00 et seq., vote to make the Findings set forth in Section I.D above, and issue a Comprehensive Permit to the Applicant for the proposed Project.

Respectfully submitted,



By: PETER MUGAN

Its: Manager, duly authorized

## **PART II: JURISDICTIONAL REQUIREMENTS**

### **A. The Applicant**

The Applicant, Arlington Land Realty LLC, a Massachusetts limited liability company, agrees to adhere to the limited dividend entity requirements as set forth in M.G.L. c.40B, §§20-23 and its implementing regulations. The Applicant meets the general eligibility standards of the NEF housing subsidy program and has executed an Acknowledgement of Obligations, restricting its profits in accordance with the applicable limited dividend provisions of Chapter 40B. Specifically, the Applicant agrees to conform to the "reasonable return" requirements of Chapter 40B and the Chapter 40B Regulations which, in turn, require that the Applicant conform to the requirements of the Subsidy being proposed by the Subsidizing Agency. A Regulatory Agreement will be finalized, signed and resubmitted to the Board of Appeals as part of Final Approval after the issuance of a Comprehensive Permit but prior to the commencement of construction, as required by Section 56.04(7) of the 40B Regulations.

The Regulatory Agreement will stipulate that the Developer "shall be limited to a reasonable return relative to the total development costs" as required by Chapter 40B, Section 56.04(8)(c) of the Chapter 40B Regulations, and the subsidy requirements for the NEF Program all as determined from audited financial statements provided to MassHousing or its appointed monitoring agent, in accordance with the Regulatory Agreement. See 760 CMR 56.04(8)(d). A form of Regulatory Agreement is available upon request.

### **B. Site Control**

The Applicant's control of the Property within the meaning of 760 CMR 56.04(1)(c) of the 40B Regulations, is evidenced by the DHCD's issuance of a written determination of Project Eligibility, and is further evidenced by the quitclaim attached hereto in **Part IV.C, TAB 3**.

### **C. Project Eligibility**

As evidenced by the attached written determination of Project Eligibility, dated December 4 2015, issued by MassHousing, pursuant to 760 CMR § 56.04(7), the Project is eligible under the NEF housing subsidy program and at least 25 percent of the units will be available to households earning at or below 80 percent of the Area Median Income ("AMI"), adjusted for household size as published by HUD. Prior to issuance of Project Eligibility by MassHousing,

Federal Home Loan Bank of Boston member bank, Citizens Bank, N.A., issued a Letter of Interest relative to Project Financing on November 9, 2015. A copy of the DHCD Project Eligibility Letter is attached hereto in **Part IV-TAB 4**.

### **PART III: SITE CONDITIONS REPORT**

As required under Section 56.04(2)(b) of the 40B Regulations, the following is a report on existing site and neighborhood conditions, as well as a preliminary utilities summary and plan.

#### **A. Access and Site Location**

The subject Property, approximately 17 acres in size, is located in East Arlington, between Route 2/Concord Turnpike and family-oriented neighborhoods to the north and east. The project locus is within the PUD zoning district under the Arlington Zoning Bylaw, which zoning district specifically contemplates use of the land for larger scale developments, including multiuse as well as higher density two-family and apartment house residential uses. The Town itself engaged in planning a multi-family complex on this property several years ago when it believed State money might be allocated to purchase the conservation portion of the land.

The Property presents a transit-friendly opportunity for the Applicant's project as well as an opportunity to conserve nearly 2/3 of the site in perpetuity. The MBTA Alewife Station is approximately 2/3 of a mile from the Site; this station services the Red Line subway line as well as a number of MBTA bus routes, including Route 62, Route 67, Route 76, Route 79, Route 84, Route 350 and Route 351.

Directly to the south of the property is Route 2/Concord Turnpike. Route 2 is classified by the MassDOT as a Principal Arterial under MassDOT jurisdiction. The roadway, running in an east/west direction connects various towns and major highways from the New York State line to Boston. Locally, Route 2 provides a connection between I-95/Route 128 to the west with Route 16 to the east.

To the north and east of the subject Property are the residential neighborhoods and Arlington Thorndike athletic fields to the west. The locus is accessed via Dorothy Road, a 40-foot public way, as well as the intersecting Parker Street and Littlejohn Street. To the east, Edith Street and Burch Street access the site.

The subject Property is presently undeveloped and overgrown, with demonstrable illegal dumping activity and makeshift homeless camps upon the site. See attached photographs of dumped trash and homeless campgrounds that presently exist on the locus. Likewise, much of the site is designated

floodplain area, and owing to neglect and lack of maintenance, an embankment on the locus damns even distribution of water, thereby resulting in surface waters in significant rain events to flow onto adjacent neighborhood streets and neighborhood.



Vision for what is possible.







House adjacent to property.



Dorothy Road home adjacent to site.



Sketch view across Dorothy Road of proposed townhouses and larger multifamily building beyond



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.

## B. Topographical Features and Utility Availability

The topography of the site is undulating with small to medium sized depressions in the northerly portion of the property. To the north, site elevations range from elevation 9 to 11 feet; frontage along Route 2/Concord Turnpike is generally between elevation 6 to 10 feet. The westerly portion of the site is the highest elevation, at 12+ feet.

The subject Property is largely forested, with extensive areas overrun with invasive species including Bitterroot, Japanese Knotweed, and Multiflora rose. The soils onsite are generally decomposed organic material over loose sandy and gravelly glaciofluvial deposit.

The surrounding neighborhood streets, including Dorothy Road, provides access to tie-ins to municipal water, sanitary sewer and private electric, telephone and cable service for the project. A 14-inch sanitary sewer line is located in Dorothy Road and on the property and water service is provided through the Town of Arlington water system through an existing 8-inch water main located in Littlejohn Street and Dorothy Road. Electric, telephone, natural gas and cable service are available from private suppliers.

## C. Wetland Features

A large portion of the site is located within floodplain area and Bordering Vegetated Wetland, located predominantly on the southerly side of the site, both of which are wetland resource areas under the State Wetlands Protection Act Regulations, and Arlington Wetlands ordinance. A review of the information available through MassGIS and the Natural Heritage and Endangered Species on-line data viewer determined no presence of estimated or priority habitat area, vernal pools, or any other similar jurisdictional resource area.

The Project proposal maximizes the amount of open space to be undeveloped open space (approximately 11+ acres), thereby preserving the natural functioning of the wetland resources and floodplain within the conserved area.

## D. Traffic and Parking

The Thorndike Place 40B project is designed to leverage its proximity to a major bike path (Minuteman Bike Path) as well as nearby transportation facilities to encourage multi-modal travel. According to census data for the

neighborhoods surrounding the site, 28% of the residents utilize public transportation (bus and/or subway) as their primary form of travel to/from work. It is anticipated that a similar trend will apply to the Thorndike Place residents, who will be served by a system of sidewalks as well as a path connection to the Minuteman Bike Path, with its direct connection to the Alewife MBTA Station.

Primary access to the multifamily rental units will be at the corner of the Dorothy Road/Littlejohn Street and at Edith and Burch. Internal traffic circulation will allow flow through the entire site, but also permit the east and west wings of the apartment house to access and exit through the north or the east of the project site. Each of the townhouse units will have either single or shared driveway access directly onto Dorothy Road.

Preliminary traffic impact analysis performed by the Applicant's traffic engineers indicates that at the major arterial connections, including Route 2 at Route 16, the Project will have no discernable increase in traffic or delays on intersection approaches. Further, Lake Street at Route 2 eastbound is anticipated to continue at an overall Level of Service ("LOS") A or better in peak hours. The same intersection of Lake and Route 2 westbound is anticipated to continue at its LOS B or better during peak hours. While current conditions indicate more moderate existing delays in left hand turns from both Burch Street onto Lake and Littlejohn Street onto Lake Street, the LOS (C) is expected to remain the same under a build scenario. Exits from the subject Property site driveway location onto the primary access/egress locations at Dorothy Road/Littlejohn Street and Burch Street at Edith Street will operate with little delay, at LOS A.

Refer to **Part IV.F, TAB 6.**

The Arlington Zoning Ordinance requires 2.0 off-street parking spaces per dwelling unit and 1.15 spaces per one-bedroom unit, 1.5 spaces per two-bedroom unit and 2.0 spaces per three-bedroom unit in an apartment house. The Project includes a total of 304 parking spaces, or an average of 1.4 spaces per unit which is a parking space per unit ratio generally consistent with projects of this nature. The parking spaces will include garage parking (2 spaces per unit) for the single-family units, 178 covered spaces for the apartment units and 102 open, surface parking spaces.

## **E. Approach to Site and Building Design**

The Thorndike Place project is designed to transition this formerly unutilized, unkempt site into a logical weave of the residential neighborhood



adjacent to the site and the recreational space to the west of the site. Specifically, the project is designed such that the six (6) townhouse/duplex units acts as a transitional zone between the duplex and single-family homes of the existing neighborhoods to the north and east of the site and the larger apartment building to the south. The townhouse/duplex structures are of similar height, scale and spacing as the existing homes on Dorothy Road. To reflect the character of the street, the townhouse/duplex buildings will feature lap siding, pitched roofs and welcoming front porches.

The main apartment building is divided into two four-story buildings set back more than 150' from Dorothy Street and 80+ feet from the townhouses. The apartments will have a southerly view over the 11 acres of the site that is to be devoted to open space and public conservation. This conserved area will also serve as a visual buffer between the residential uses and Route 2. The apartment buildings are designed to provide a clean, contemporary styling, which also incorporates materials such as the lap siding that are commonly found in the residential neighborhood. The building's façade will be broken into multiple planes and masses, alleviating long, straight stretches in the elevations.

Additionally, trees and other vegetative plantings are used throughout the developed portion of the site to visually soften the exterior façade and to serve as visual buffers to designated parking areas.

**1. Landscape Design**

Landscaping will be strategically located at the ground level throughout the Property to screen views into the site along the parking lot, block headlights from automobiles and buffer neighboring properties. All landscaping is intended to be low maintenance drought tolerant and primarily native providing seasonal interest throughout the year while minimizing water demand.

Refer to **Part IV.I, TAB 9**.

**2. Lighting**

Site lighting will be designed to provide safe and pleasant pedestrian and vehicular circulation throughout the Site, while minimizing the glare or spillage of lights off-site, all of which will be lighting which is consistent with the immediate surrounding area. This will be accomplished with strategically placed lower wattage fixtures with glare blocking shields as necessary as related to the Property. Light sensor systems will ensure that lights are only operating at

appropriate times. Lighting will be consistent with lighting for similar multifamily dwellings within the surrounding neighborhood and town.

Refer to preliminary Layout and Materials Plans, Sheets C-2.1 and C-2.2, **Part IV.H, TAB 8.**

### **3. Sewage Disposal**

The sewer easement on the Thorndike Place property provides access to sanitary sewer (via the Town of Arlington wastewater collection system).

Refer to preliminary Grading and Drainage Plan, Sheets C-4.1 and C-4.2, **Part IV.H, TAB 8.**

### **4. Water Service**

Water service is provided through the Arlington water system through an existing 8-inch water main located in Dorothy Road.

Refer to preliminary Utilities Plans, Sheets C-3.1 and C-3.2, **Part IV.H, TAB 8.**

### **5. Stormwater Management**

Stormwater management improvements for the Site are depicted on the Site Plans attached hereto in Part IV.H, at Tab 8 (See Sheets 4.1 and 4.2, Grading and Drainage). More specifically, stormwater will be managed via an underground infiltration system and surface infiltration/detention pond. Likewise, the site grading, drainage improvements and stormwater management will incorporate Low Impact Design techniques such as: green landscaping, permeable pavement, rain gardens, water quality swales and use of building rooftops as green roofs and/or runoff detention design. The system is designed to capture and infiltrate the required water quality volume and recharge volumes, so that post development peak discharge does not exceed pre-development rates. The stormwater system will be in full compliance with MassDEP stormwater management standards.

In addition to the Stormwater Management regulations, the 100-year floodplain and the elevations defined by FEMA will be utilized in our designs. The project buildings are generally located on those areas above the 100-year floodplain. Habitable areas will be above the 100-year floodplain. Any other areas that are impacting the 100-year floodplain will be mitigated at greater

than a 1:1 ratio. Areas on site that can be used for mitigation are available. Mitigation will occur on a 1-foot contour by contour basis.

Based on surveys and site visits there is a low area in the NE corner where the runoff seems to pond and not be able to escape during anything but the 100-year storm. The stormwater management system design of Thorndike Place will positively impact the localized flooding of the area around the Dorothy Road/Burch Street intersection by providing greater than a 1:1 mitigation ratio for overall flooding on site and permitting a way for this area to drain in storm events.

Refer to preliminary Grading and Drainage Plan, Sheets C-4.1 and C-4.2, **Part IV.H, TAB 8.**

## **PART IV: NARRATIVES AND EXHIBITS**

### **A. Tabulation Data**

As required under Section 56.05(2)(d) of the Chapter 40B Regulations, below is a tabulation of the proposed building, including type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of each tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas.

Refer to **Part IV -TAB 1.**

### **B. Applicant Entity Information**

Section 56.04(6) of the 40B Regulations states that the issuance of a Determination of Project Eligibility shall be considered by the Zoning Board of Appeals as conclusive evidence that the Project and the Applicant have satisfied the Project Eligibility requirements of 760 CMR 56.04(1). The Applicant has also attached information demonstrating its corporate status under **Part IV.B, TAB 2.** The entity will be compliant as a limited dividend organization as required by 760 CMR 56.04.

### **C. Evidence of Site Control**

Although Section 56.04(6) of the 40B Regulations states that the issuance of a Determination of Project Eligibility shall be considered by the Zoning Board of Appeals as conclusive evidence that the Project and the Applicant have satisfied the Project Eligibility requirements of 760 CMR 56.04(1), the Applicant has attached a copy of the quitclaim deed concerning the Property demonstrating its control of the Property.

Refer to **Part IV-TAB 3.**

### **D. Determination of Project Eligibility**

Attached hereto is a copy of the so-called Determination of Project Eligibility issued by MassHousing to the Applicant, dated December 5, 2015.

Refer to **Part IV-TAB 4.**

## E. Waivers

As required under Section 56.05(2)(h) of the 40B Regulations, the following is a list of requested Waivers to Local Requirements and Regulations, and the Applicant requests approval of the following Waivers from the Municipal Code of Arlington, Massachusetts, including the Arlington Zoning Ordinance, as amended, (Zoning Ordinance), the Rules and Regulations Governing the Subdivision of Land (Subdivision Rules) if applicable, and other Local Requirements and Regulations as defined under Section 56.02 of the Chapter 40B Regulations, including all local legislative, regulatory, or other actions which are more restrictive than state requirements, if any, including local zoning and wetlands ordinances or by-laws, subdivision and board of health rules, and other local ordinances, codes, and regulations, in each case which are in effect on the date of the Project's application to the Board. In addition to the following list of requested Waivers listed below, the Applicant requests an exception from each and every provision or requirement of all Local Requirements and Regulations issued by a "Local Board" (defined under the Chapter 40B Regulations as meaning any local board or official, including, but not limited to any board of survey; board of health; planning board; conservation commission; historical commission; water, sewer, or other commission or district; fire, police, traffic, or other department; building inspector or similar official or board; city council, as well as all boards, regardless of their geographical jurisdiction or their source of authority [that is, including boards created by special acts of the legislature or by other legislative action] if such local board perform functions usually performed by locally created boards) with which any aspect of its Comprehensive Permit application, including but not limited to its proposed site development plans and any other information hereinafter submitted to the Board, is inconsistent.

Refer to **Part IV-TAB 5**.

## F. Transportation Impact Assessment

MDM Transportation Consultants, Inc. (MDM) has prepared this Traffic Impact and Access Study (TIAS) for the proposed Mugar 40B residential development (the Site) to be located along Route 2 proximate to the Lake Street interchange in Arlington, Massachusetts. This report documents existing operational and safety related characteristics of roadways serving the development Site, estimates future year operating characteristics of these roadways independent of the development, estimates development-related trip generation, and identifies incremental impacts of Site-related traffic. Access and

off-site intersection improvements are identified for the development to meet operational needs of the Site and the adjacent roadways as required.

This TIAS has been prepared in accordance with requirements and standards for the preparation of traffic studies as jointly issued by the Commonwealth of Massachusetts Executive Office of Energy & Environmental Affairs/Massachusetts Department of Transportation (EEA/MassDOT).

Refer to **Part IV.F, TAB 6**.

## G. Consistency With Sustainable Development Principles

### **Sustainable Development Considerations:**

**1. Concentrate Development and Mix Uses.** Thorndike Place proposes to construct a new 207-unit apartment building and 12 townhouse units, together with a preservation of approximately 11 acres of conserved land. This Project uses a compact design to develop a presently overgrown and undesirably inhabited property with a mix of units that complements the existing adjacent residential landscape within a relatively dense, urban area while also preserving a majority of the Property as conserved open land.

**2. Advance Equity.** Thorndike Place will advance equity by investing in critically-needed, quality affordable housing in Arlington, which has experienced significant market-rate investment over the past ten years. Thorndike Place will create affordable housing units, convenient to many amenities including walking access to public transportation.

**3. Make Efficient Decisions.** Thorndike Place is utilizing the Chapter 40B Comprehensive Permit process, which efficiently brings together all municipal departments to provide feedback to the Zoning Board of Appeals, which will hear the proposal. The Comprehensive Permit process uses a standardized, predictable timeframe and procedure to assure that the Town and residents have an opportunity to work with the sponsors of the development to ensure that local concerns are considered, but also protects the public benefit of creating affordable housing.

**4. Protect Land and Ecosystems.** A key component of the Thorndike Place development is to provide needed affordable housing within a confined footprint and to provide to the community the assured protection of approximately 11 acres of land within a dense urban area. Open space and ecosystems are being protected or preserved as part of this initiative. The

opportunity to protect that open space for public enjoyment and wildlife habitat would be permanently assured.

**5. Use Natural Resources Wisely.** During the construction of Thorndike Place, a general contractor will, at all times, utilize waste reduction procedures, conserve resources, and separate waste materials to allow recycling per the Construction Waste Management Plan for the project. The project will also make use of materials that are less harmful to the natural environment and future residents, such as those that do not contain volatile organic compounds or formaldehyde. Oaktree's energy-conserving building means will conserve resources on a per person basis for the foreseeable future.

**6. Expand Housing Opportunities.** Thorndike Place will create 219 units of housing, of which 55 units will provide affordable rental and/or ownership housing. The affordable units will be offered to households earning up to 80% of the area median income. The development will also offer units which will be available to individuals and families with disabilities. The new development will provide excellent access to public transportation and employment opportunities in Arlington and beyond.

**7. Provide Transportation Choice.** The location of Thorndike Place will provide convenient access to a number of MBTA bus routes and MBTA red line, connecting residents to a number of points in the Greater Boston metropolitan area. The new development will also provide a secure room on the ground floor for bicycle storage, thereby encouraging residents to utilize a bicycle as a transportation option, with connection to existing bike paths. Zipcars will be invited to the development.

**8. Increase Job and Business Opportunities.** A portion of the building will include a management office for property management and maintenance staff. This will provide potential new job opportunities on-site and other employment opportunities within walking distance of transportation.

**9. Promote Clean Energy.** A key component of Thorndike Place is to utilize high-efficiency building systems including windows, mechanical equipment and plumbing fixtures. All lighting fixtures will be EnergyStar certified. Heating systems will meet higher energy-efficiency standards, and a third-party testing service will be utilized in order to ensure that systems are functioning as designed. The completed buildings will be certified for their energy efficiency.

**10. Plan Regionally.** This Project also provides a unique opportunity to create new housing specifically targeted for low- and moderate-income individuals and

families. The Project is responsive to the Arlington Master Plan goals of addressing the housing concerns of its population while making significant improvements to a neighborhood in need of investment. Accordingly, this project meets many of the goals identified in the Commonwealth's Sustainable Development Principles.

For more information, refer to **Part IV-TAB 7**.

## H. Preliminary Site Development Plans

As required under Section 56.05(2)(a) and (2)(f) of the 40B Regulations, attached are preliminary site development plans showing the locations and outlines of proposed buildings; the lot division; the proposed locations, general dimensions and materials for drives, parking areas, walks and paved areas prepared by a registered professional engineer.

Refer to **Part IV-TAB 8**.

## I. Preliminary Landscape Plan

As required under Section 56.05(2)(a) of the 40B Regulations, attached is a preliminary site development plan showing the proposed landscaping improvements and open areas within the Property prepared by a registered architect or engineer.

Refer to **Part IV-TAB 9**

## J. Preliminary Architectural Plans and Elevations

As required under Section 56.05(2)(c) of the Chapter 40B Regulations, attached are preliminary, scaled, architectural drawings. The drawings for the Building have been prepared by a registered architect, and include typical floor plans, typical elevations, and sections, and identify construction type and exterior finishes as required under the Chapter 40B Regulations.

Refer to **Part IV-TAB 10**.



## K. Abutters List

As required by the 40B Regulations, attached is a copy of a certified abutters' list for the Property.

Refer to **Part IV-TAB 11**.

## L. Project Team and Contact List

### **Development Manager**

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### **Architect**

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### **Civil Engineering**

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### **Consultant**

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**Traffic Engineers**

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Email: [RMichaud@mdmtrans.com](mailto:RMichaud@mdmtrans.com)

Refer to **Part IV-TAB 12** for more information.