THORNDIKE PLACE
40B DEVELOPMENT PLAN PROGRESSION

	Original Proposal	Revised MF Only Project (Fall 2020)	Current Project Proposal (May 2021)
Dwelling Units/Use	219 – 12 Duplex Style Ownership Units/207 Multifamily (MF) Apartment Units	176 MF units, reduced to 172 MF units	12 Duplex Style Ownership Units/126 Senior Living Units (mix of Independent/Assisted Living)
Affordability	25% affordable (3 ownership and 52 MF	25% affordable (43 MF on 172 unit design)	25% affordable (3 ownership and 32 senior living)
Parking	309 parking spaces (178 garage and 131 surface parking spaces to the west and east of site)	192 spaces (178 garage and 15 surface parking spaces)	96 total parking spaces
Layout	6 duplex buildings facing Dorothy Road + Two-winged MF building to extend behind Applicant's property's length behind Dorothy Road	MF building with 3 tabs fronting on Dorothy Road; Spine of building 415' (approx.) in length.. Closest portion of MF building to Dorothy Road at 25 feet	6 duplex buildings facing Dorothy Road + Senior-only residential building, portion closest to Dorothy Road approximately 103' setback from Dorothy Road
Proximity to GW (El. 3)/Floodplain Design		Completed garage level at El. 2.83	Completed garage level of senior residential building at El. 6

		First Floor elevation at El.13	First Floor elevation of senior residential building at El. 16/Duplex townhomes at El.12 (with no underground garage).
Open Space Amenities		Active and passive courtyards on southern side of building; children's play lot	Duplex units with yards/roofdeck; Western portion of site revised (formerly area for surface parking/playlot) to provide approximately 13,500 sf landscaped amenities (e.g., gardens, lawn and landscaped seating areas), with woodland restoration to rear of senior living building and passive courtyard to south; tree-lined driveway entrance to senior living residence.

Littlejohn St
Dorothy Road
veg plots
entry
duplex
carport
roof deck
lawn
florica
visitor parking
deliveries
bikes/maintenance
independent & assisted living
garage
solar panels
fire lane/walk
woodland restoration

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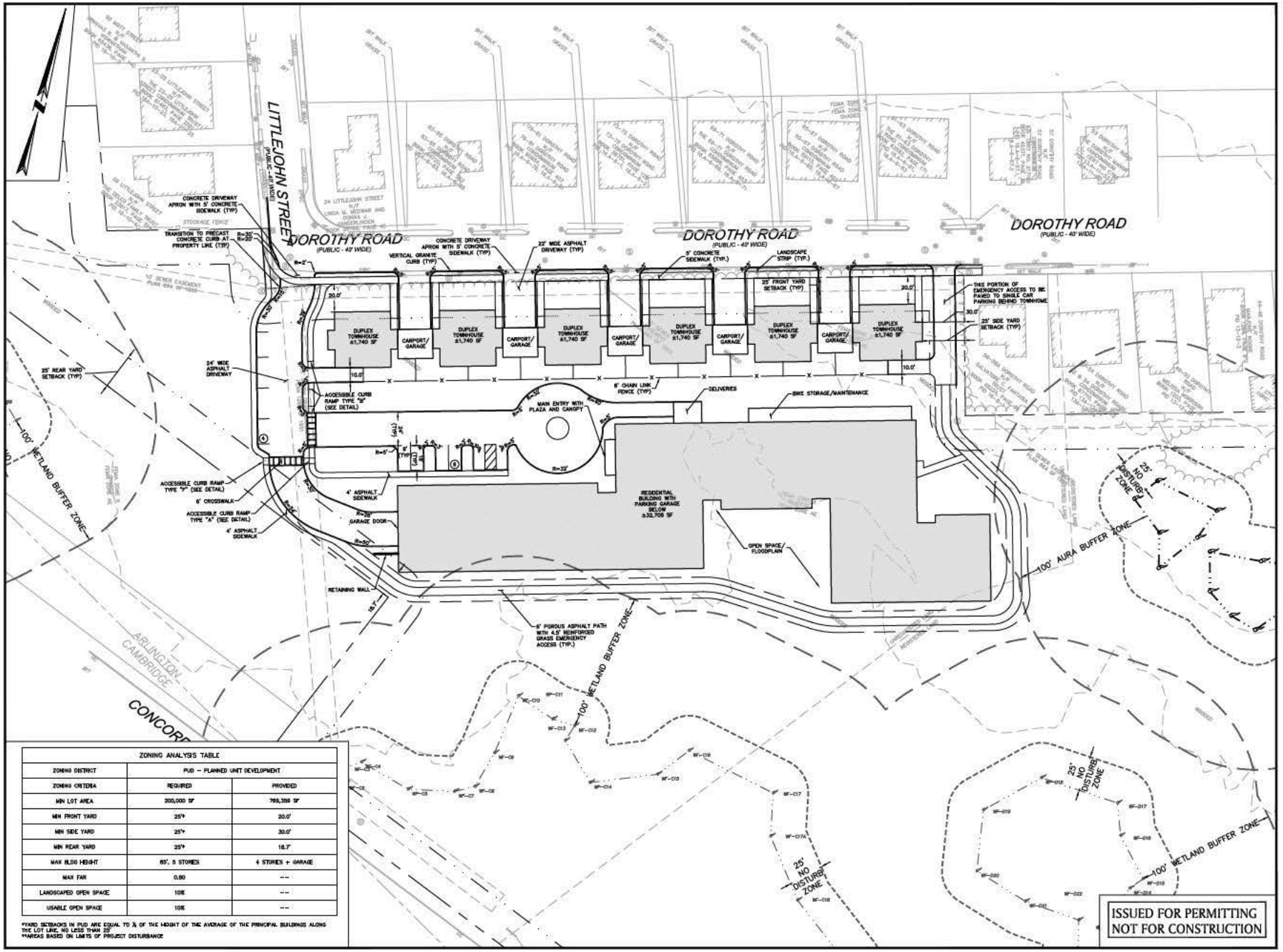

ZONING ANALYSIS TABLE		
ZONING DISTRICT	PUD – PLANNED UNIT DEVELOPMENT	
ZONING CRITERIA	REQUIRED	PROVIDED
MIN LOT AREA	200,000 SF	768,359 SF
MIN FRONT YARD	25'*	20.0'
MIN SIDE YARD	25'*	30.0'
MIN REAR YARD	25'*	18.7'
MAX BLDG HEIGHT	85', 5 STORIES	4 STORIES + GARAGE
MAX FAR	0.80	--
LANDSCAPED OPEN SPACE	10%	--
USABLE OPEN SPACE	10%	--

*YARD SETBACKS IN PUD ARE EQUAL TO ½ OF THE HEIGHT OF THE AVERAGE OF THE PRINCIPAL BUILDINGS ALONG THE LOT LINE, NO LESS THAN 25'
**AREAS BASED ON LIMITS OF PROJECT DISTURBANCE

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

DATE

PROFESSIONAL ENGINEER

THORNDIKE PLACE

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

LAYOUT & MATERIALS PLAN

MARCH 13, 2020

REVISIONS:

NO.	DATE	DESC.
1	9/18/20	NEW BUILDING FOOTPRINT
2	10/22/20	WETLAND DELINEATION
3	11/03/20	REVISED BUILDING
4	3/11/21	LAYOUT REVISIONS
5	5/10/21	NEW BUILDING FOOTPRINT

PREPARED FOR:
ARLINGTON LAND REALTY, LLC
84 SHERMAN STREET, 2ND FLOOR
CAMBRIDGE, MA 02140

BSC GROUP
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

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SCALE: 1" = 30'
0 15 30 60

FILE: \Civil_Drawings\2340700-LM
DWG.:
JOB. NO: 23407.00
SHEET C-103

PROGRESS MASSING STUDY
DOROTHY ROAD - LOOKING WEST
(COLOR 3D VISUALIZATION TO FOLLOW)

SCALE -

THORNDIKE PLACE

ARLINGTON, MA.

MAY 10, 2021

ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

833 TURNPIKE ROAD P.O. BOX 104
NEW IPSWICH NEW HAMPSHIRE 03071

greenSTAXX

BRUCE RONAYNE HAMILTON ARCHITECTS

TOWNHOUSE 'A' FRONT ELEVATION

0 2' 4' 8'

THORNDIKE PLACE - TOWNHOUSES

ARLINGTON, MA.

MAY 10, 2021

ARCHITECTURE
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3D VISUALIZATION

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green STAXX

BRUCE RONAYNE HAMILTON ARCHITECTS

TOWNHOUSE 'B' FRONT ELEVATION

0 2' 4' 8'

THORNDIKE PLACE - TOWNHOUSES

ARLINGTON, MA.

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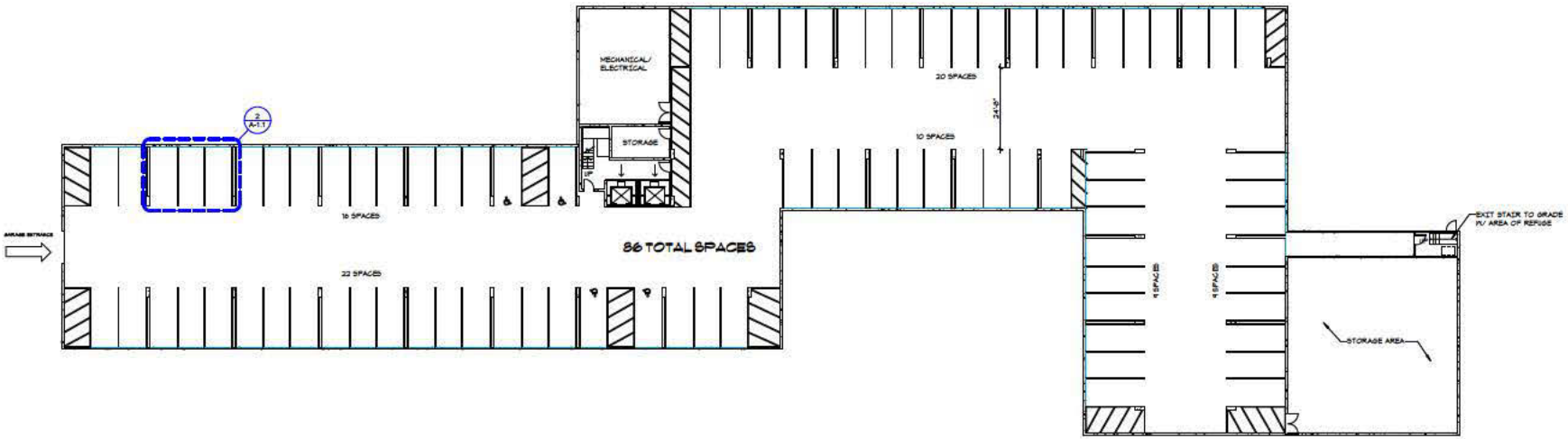

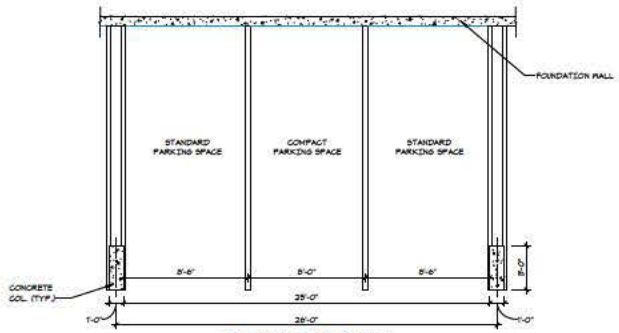

ENLARGED PARKING DIAGRAM

1/4" = 1'-0"

GARAGE PLAN

0 4' 8' 16'

THORNDIKE PLACE

ARLINGTON, MA.

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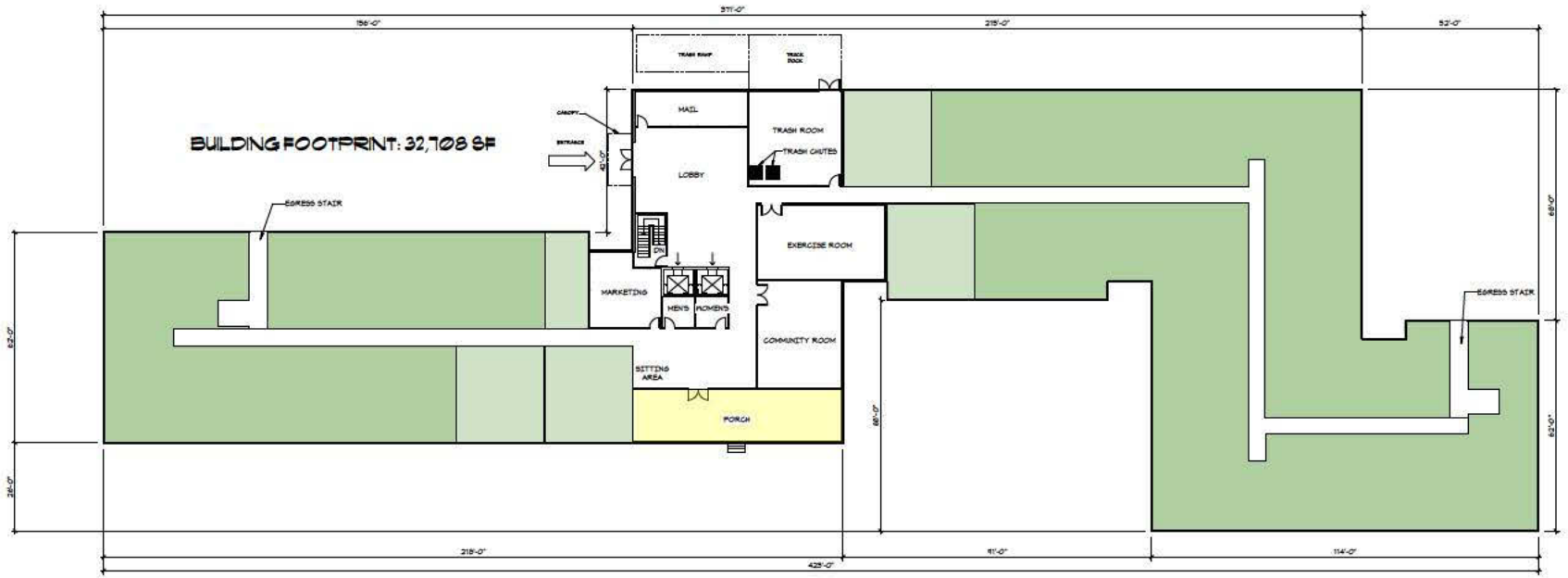
BRUCE
RONAYNE
HAMILTON
ARCHITECTS



KEY

- ENTRY RELATED
- RESIDENTIAL
- AMENITY
- PORCH

GROUND FLOOR PLAN

0 4' 8' 16'

THORNDIKE PLACE

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BRUCE RONAYNE HAMILTON ARCHITECTS

NORTH ELEVATION
1/16" = 1'-0"

ENLARGED NORTH ELEVATION
1/8" = 1'-0"

NORTH ELEVATION
SCALE - As Indicated

THORNDIKE PLACE

ARLINGTON, MA.

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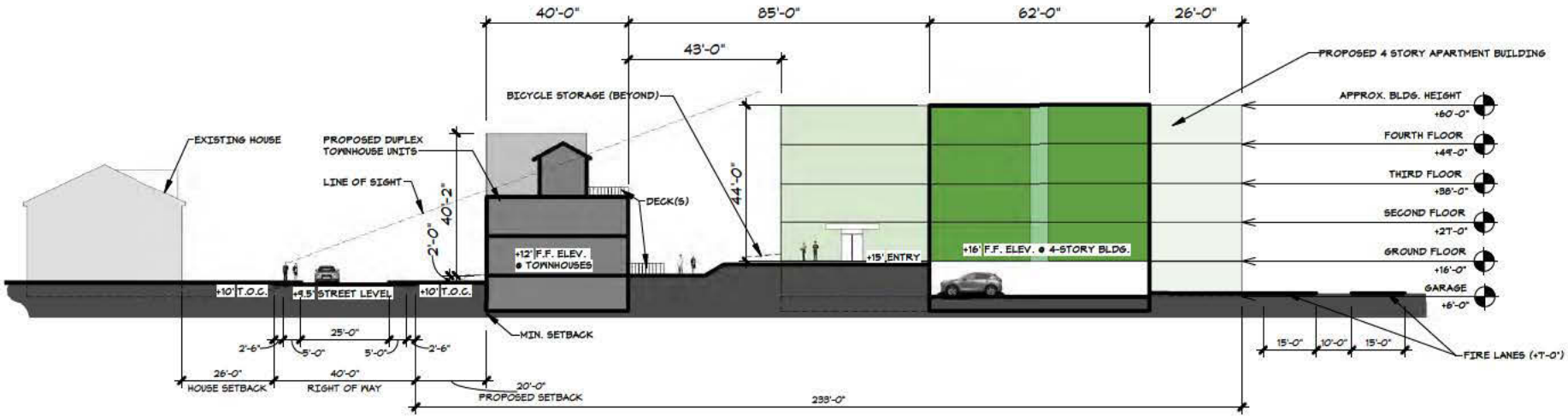

SITE SECTION AT WEST END - DOROTHY ROAD

SCALE - 1" = 30'-0"

THORNDIKE PLACE

ARLINGTON, MA.

MAY 10, 2021

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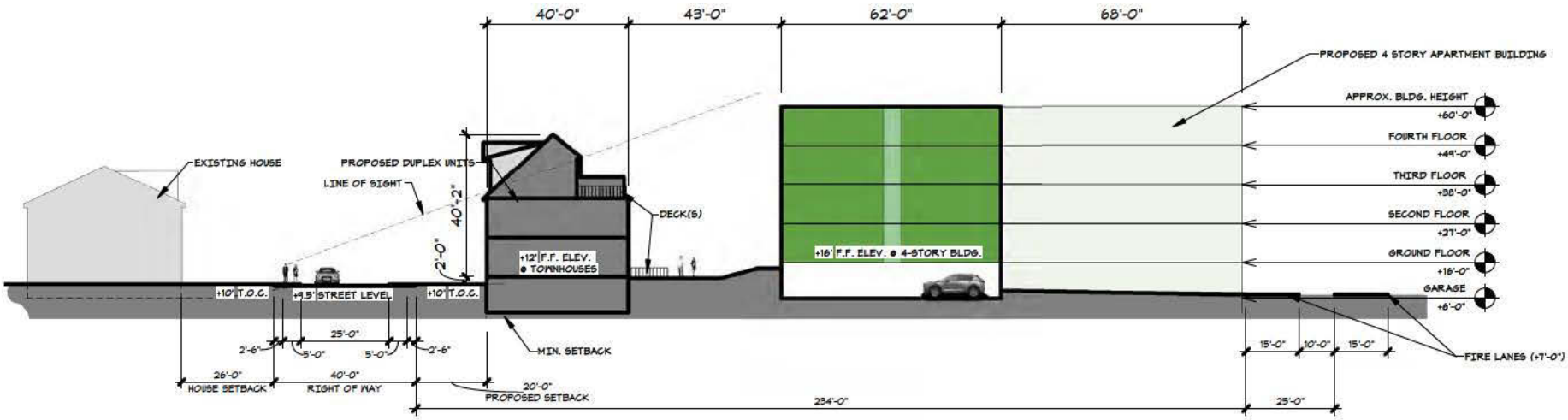

SITE SECTION AT EAST END - DOROTHY ROAD

SCALE - 1" = 30'-0"

THORNDIKE PLACE

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