To: Katie Whewell
Planner
Department of Planning &
Development
1000 Commonwealth Avenue
Newton Centre, MA 02459

Date: June 17, 2023

Project #: 73153.00

From: Randy Hart, Principal Re: Sunrise of Newton Senior Living Facility

Transportation Peer Review; BETA June 7, 2023

This memorandum has been prepared to respond to the June 7, 2023, transportation peer review conducted by the BETA Group. Each comment or questions is followed by a specific response.

SIGHT DISTANCE

Comment: Response to Comment 10 states that vegetation trimming is recommended within the vicinity of the proposed site driveways to improve the intersection sight distance looking right. Please clarify which vegetation is recommended to be trimmed, and if this would include trees/plantings on other properties.

Response: There are some bushes and trees that are on the project parcel, near Route 9 that have the ability to influence sight lines looking north from the driveway. We recommend that those bushes and trees are trimmed to maintain sight lines to the extent possible. See attached photo that shows where trimming should commence.

SITE PLANS

<u>Comment:</u> With regards to the proposed parking, as discussed in the Comment 13 through 15, we continue to recommend that the applicant provide fewer spaces that currently proposed. Consideration should be given to reducing the lot accessing Route 9 from 10 to 5 spaces.

Response: The Proponent operates 270 similar facilities nation-wide and has vast experience regarding the parking and operational needs of the project. They feel that the 10 spaces located in the Route 9 parking lot are necessary.

Comment: Response to comment 23 states that Plan Sheet C4.00, Site Layout and Materials Plan, contains all the proposed signage and pavement markings. Please review, since the latest plan set provided; dated April 4, 2022, contains proposed signs that are not labelled. For example, there is a sign shown adjacent to the van accessible parking space that is not identified. In addition, the legends associated with the sign identification numbers shall be provided.

Response: Plan Sheet C4.00, Site Layout and Materials Plan has been modified to address the signage and pavement marking comments. Revised version is an attachment to this document.



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Additional Comment

Comment: Confirm whether an access permit will be required from MassDOT for the proposed access modification to Route 9 (Boylston Street) at the adjacent parking lot and sidewalk and pedestrian ramp improvements.

Response: Yes, MassDOT Access Permit is required.

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Memorandum

Attachments



Parking Summary Chart

	Size		Spaces
Description	Required	Provided	Provided
STANDARD SPACES	9 x 19	9 x 19	43
ACCESSIBLE SPACES *	13 x 19	15 x 19	2
VAN ACCESSIBLE SPACES *	16 x 19	16 x 19	1
TOTAL SPACES			46**
* FOR PARKING AREAS WITH 26-50 TOTAL PARKING SPACES	A MINIMUM OF TWO ACCESSI	BLE SPACES, ONE OF WHIC	H MUST BE VAN ACCESSIBLE, IS

** 31 GARAGE PARKING SPACES + 15 SURFACE PARKING SPACES = 46 TOTAL SPACES

Floor Area Ratio **Calculations**

Gaicalations	
FIRST FLOOR	21,357 sf
SECOND FLOOR	20,580 sf
THIRD FLOOR	17,872 sf
FOURTH FLOOR	17,201 sf
FIFTH FLOOR	14,123 sf
TOTAL	91,133 sf
LOT AREA	82,946 sf (1.9 ac)
FAR	1.10

Zoning Summary Chart

OPEN SPACE

zoning Summary C	Lnart	
Zoning District:	BU4	
Overlay Districts:	N/A	
Zoning Regulation Requirements	Required/Allowed	Provided
MINIMUM LOT AREA	25,000	82,946
FRONT YARD SETBACK	30'	42'
SIDE YARD SETBACK	30'	30'
rear yard setback	30'	84'
MAXIMUM FLOOR AREA RATIO	2.25	1.05
MAXIMUM BUILDING HEIGHT	96' / 8 STORIES	60' / 5 STORIE
PERIMETER LANDSCAPE BUFFER	5'	5'

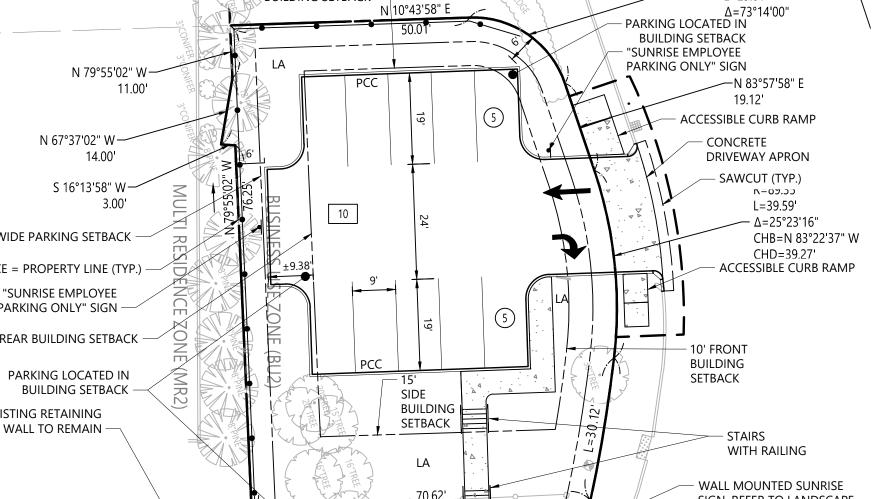
Sign Summary

	M.U.T.C.D.	Specification		Doss	
•	Number	Width	Height	Desc.	
	R1-1	30"	30"	STOP	
	R5-1	30"	30"	DONOT	
	R7-8	12"	18"	RESERVED PARKING	
	R7-8P	12"	6"	VAN ACCESSIBLE	
	SUNRISE			SUNRISE	

EMPLOYEE PARKING ONLY

GASBARRI AVENUE (PRIVATE - 40' WIDE)

1 Cedar Street Suite 400 Providence, RI 02903 401.272.8100



10' FRONT BUILDING SETBACK — — BOYLSTON STREET

R=20.19' L=25.81'



11 Florence Street Newton, MA

	Revision	Date	Appvd.
	Fire Department Comments	10/18/2021	JS
,	Revised Site Plan	03/15/2022	JS
	Revised Site Plan	05/18/2022	JS
	Revised Transformer Location	08/22/2022	JS
	Revised FAR Chart	05/12/2023	JS
	Sign Chart	06/16/2023	JS
signed	DDH	Checked by GB	
ued fo	r	Date	

Special Permit Application

Not Approved for Construction

Site Layout and **Materials Plan**

7/30/2021

73153.00

5' WIDE PARKING SETBACK LIMIT OF DISTURBANCE = PROPERTY LINE (TYP.) "SUNRISE EMPLOYEE PARKING ONLY" SIGN -15' REAR BUILDING SETBACK -LIMIT OF DISTURBANCE = PROPERTY LINE (TYP.) — GATE, REFER TO LANDSCAPE PLAN. -5' WIDE PARKING SETBACK -EXISTING RETAINING ±20' SECTION OF RETAINING WALL IN SETBACK HEIGHT VARIES 4'-8.5' — WALL TO REMAIN -6' SOLID BOARD PRIVACY FENCE. REFER REFER TO LANDSCAPE PLAN FOR 30' WIDE BUILDING SETBACK BASED ON 60' MAX BUILDING HEIGHT -DETAILS ON GARDEN AREA. RETAINING WALL TO LANDSCAPE PLAN -HEIGHT VARIES 1'-4' TALL -EXISTING STACKED STONE 30' WIDE BUILDING SETBACK BASED ON 60' MAX WALL TO BE REPAIRED -16' GAZEBO, DECORATIVE PAVING — SIGN. REFER TO LANDSCAPE WITH RAILING -BUILDING HEIGHT -MULTI RESIDENCE ZONE (MR2) PLAN AND DETAILS. TREE MULTI RESID The state of the s DECORATIVE WALL, REFER TO LANDSCAPE PLANS 5' WIDE SIDEWALK (TYP.) CONCRETE PAD WITH APPROXIMATE
UNDERGROUND
INFILTRATION SYSTEM BOLLARD PROTECTION -R7-8 & R7-8P ─ ACCESSIBLE CURB RAMP Δ=18°55'05" - CONCRETE DRIVEWAY APRON 5' WIDE SIDEWALK (TYP.) – ACCESS TO GARAGE TRASH AREA - SAWCUT (TYP.) APPROXIMATE INSIDE BUILDING VIA WALL CUTOUT ACCESSIBLE CURB RAMPS -UNDERGROUND LIMIT OF DISTURBANCE (TYP.) SECTION. REFER TO STRUCTURAL AND BUILDING PLANS. REFER TO LANDSCAPE SAND FILTER VAN ACCESSIBLE PARKING SPOT PLANS FOR PLANTINGS ABOVE. TRANSITION CURB UP TO FLUSH AT RAISED DROP OFF 40' X 20' CONCRETE LOADING AREA PORTE-COCHÈRE - MODULAR RETAINING WALL HEIGHT VARIES 8.5'-10' TALL APPROXIMATE UNDERGROUND ENTRANCE TO BELOW GRADE PARKING (31-SPACES)
REFER TO GARAGE LEVEL PLANS INFILTRATION SYSTEM FLUSH — 6' SOLID BOARD / PRIVACY FENCE. REFER — ACCESSIBLE CURB RAMP - MODULAR RETAINING WALL TO LANDSCAPE PLAN. -HEIGHT VARIES 1'-10' TALL DECORATIVE WALL. REFER PROPOSED BUILDING TO LANDSCAPE PLANS. LIMIT OF DISTURBANCE = PROPERTY LINE (TYP.) -87,778 GSF - 30' WIDE BUILDING SETBACK BASED ON 60' MAX BUILDING HEIGHT TRANSITION CURB UP TO FLUSH AT RAISED DROP OFF — STANDARD BUTY CONCRETE 5' WIDE SIDEWALK (TYP.) -R5-1 SIGN FACING HEAVY DUTY DRIVE. R1-1 SIGN FACING ONE WAY DRIVE (TYP.) PAVEMENT - ACCESSIBLE CURB RAMP - SAWCUT (TYP.) LIMIT OF DISTURBANCE (TYP.) CONCRETE DRIVEWAY APRON LIMIT OF DISTURBANCE = PROPERTY LINE (TYP.) -5' PARKING SETBACK — 30' WIDE BUILDING SETBACK - ACCESSIBLE CURB RAMP BASED ON 60' MAX BUILDING HEIGHT -- DECORATIVE WALL. REFER TO LANDSCAPE PLANS.