

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

Comment: With regards to the proposed parking, as discussed in the Comment 13 through 15, we continue to recommend that the applicant provide fewer spaces than 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.



Memorandum

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.



Attachments



Trim back plantings in this area

Parking Summary Chart

Description	Size		Spaces
	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 ACCESSIBLE SPACES, ONE OF WHICH MUST BE VAN ACCESSIBLE, IS REQUIRED.
 ** 31 GARAGE PARKING SPACES + 15 SURFACE PARKING SPACES + 46 TOTAL SPACES

Floor Area Ratio Calculations

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

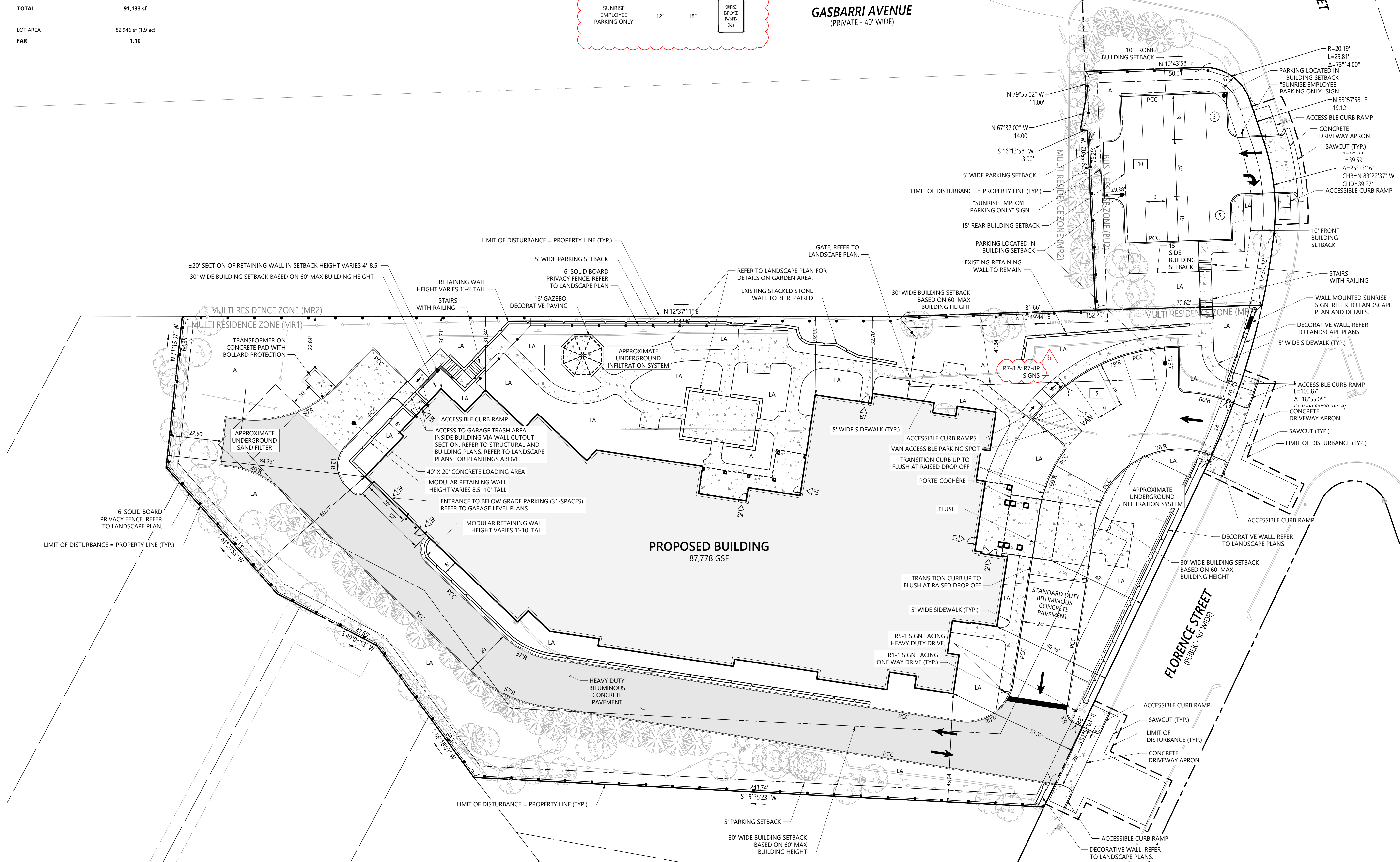
LOT AREA	82,946 sf (1.9 ac)
FAR	1.10

Zoning Summary Chart

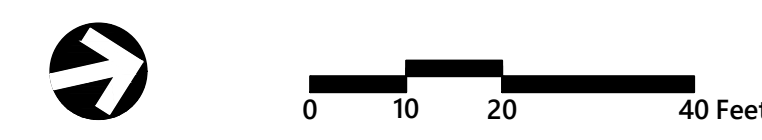
Zoning District:	BU4	
Overlay Districts:	N/A	
Zoning Regulation Requirements	Required/Allowed	Provided
MINIMUM LOT AREA	25,000	82,946
FRONT YARD SETBACK	30'	42'
SIDE YARD SETBACK	30'	30'
REAR YARD SETBACK	30'	84'
MAXIMUM FLOOR AREA RATIO	2.25	1.05
MAXIMUM BUILDING HEIGHT	96' / 8 STORIES	60' / 5 STORIES
PERIMETER LANDSCAPE BUFFER	5'	5'
OPEN SPACE	N/A	45%

Sign Summary

M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	
R5-1	30"	30"	
R7-8	12"	18"	
R7-8P	12"	6"	
SUNRISE EMPLOYEE PARKING ONLY	12"	18"	



1 Cedar Street
 Suite 400
 Providence, RI 02903
 401.272.8100



Sunrise of Chestnut Hill 11 Florence Street Newton, MA

No.	Revision	Date	Appr.
1	Fire Department Comments	10/18/2021	JS
2	Revised Site Plan	03/15/2022	JS
3	Revised Site Plan	05/18/2022	JS
4	Revised Transformer Location	08/22/2022	JS
5	Revised FAR Chart	05/12/2023	JS
6	Sign Chart	06/16/2023	JS

Designed by: DDH
 Checked by: GB

Issued for: **Special Permit Application**
 Not Approved for Construction
 Drawing Title: **Site Layout and Materials Plan**
 Drawing Number: **C4.00**
 Sheet: **5** of **15**

Saved Friday, June 16, 2023 10:53:03 AM D:\HOSAN\Plotted Friday, June 16, 2023 10:53:26 AM David Hojman