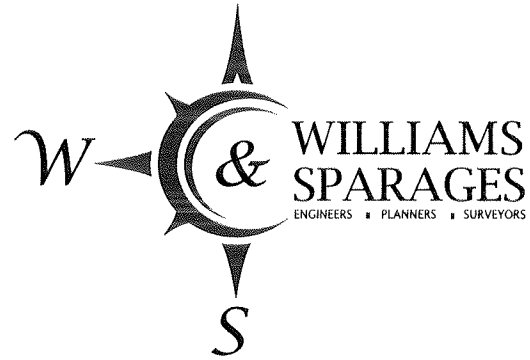


July 11, 2018

Reading Zoning Board of Appeals  
Reading Town Hall  
16 Lowell Street  
Reading, MA 01867



Subject: Engineering Narrative  
Site Plan Changes (plan Set Revised June 12, 2018)  
Eaton Lakeview 40B Residential Development

Dear Members of the Zoning Board of Appeals:

In response to comments received from the Reading Zoning Board of Appeals (ZBA), the Reading Development Review Team (DRT) and local neighborhood groups, the Eaton Lakeview development team has revised the site plan set for the Eaton Lakeview Apartments. The plan changes include both architectural and engineering site plan changes. The purpose of this narrative is to describe the engineering site plan changes. In summary, the proposed development has been significantly reduced in terms of the number of units and parking spaces. The development has been reduced in scope from 120 rental units to 86 units consisting of a mix of 12 “for sale” units and 74 rental units. Similarly, the number of parking spaces has been reduced from 181 spaces to 135 spaces. This change in unit mix has resulted in several changes to the site plan.

#### Eaton Street Lot

The Eaton Street Lot has seen the most significant changes. The 40-unit rental apartment building has been replaced with 12 townhouse style dwelling units. The revised plan shows two 4-unit buildings and two 2-unit buildings. The parking spaces include 19 garage spaces and 5 surface parking spaces for a total of 24 parking spaces, which yields a parking ratio of 2 spaces per unit. The units on the Eaton Street lot will be “for sale” units. This change in development style is a direct response to neighborhood comments, which asked for a more gradual transition from the single family homes along Eaton Street to the larger multi-family buildings on the Lakeview Avenue lot.

The proposed traffic pattern in and out of the Eaton Street lot has also been changed to address another neighborhood concern. The previous plan provided for a 2-way circular traffic pattern in and out of the two access points on the Eaton Street lot; the Eaton Street access and the Lakeview Avenue access. Neighbors commented that the Eaton Street access should be eliminated because of concerns related to vehicles exiting the Eaton Street lot. The fear is that vehicles exiting the development onto Eaton Street would be in conflict with vehicles travelling southbound on Eaton Street over a hill not too far from the project. The traffic impact analysis has shown that this movement is safe, having reviewed both speed of vehicles, the posted speed limit, and the available sight distance for vehicles exiting onto Eaton Street.

During the DRT meeting process, public safety officials from the Town of Reading emphasized that a circular access through both the Eaton Street lot and the Lakeview Avenue lot was very important to them. After careful thought and consideration the development team has changed the

configuration of the Eaton Street access point from a 2-way access to a 1-way into the project. This change eliminates the vehicle movements identified as a concern by the neighborhood, while still maintaining a circular access driveway for public safety vehicles in case of emergency. Public safety vehicle turning movements were reevaluated to confirm adequate access. Changing the Eaton Street access point driveway to 1-way has also allowed us to reduce the width of the pavement from 24-feet to 18-feet.

During the siting of the townhouse buildings we also revisited the proposed dumpster location on the Eaton Street lot. This was another concern raised by the neighborhood. We evaluated moving the dumpster location to the opposite side of the Eaton Street lot, however, the shape of the wetland resources did not allow us enough room and maneuvering space to relocate the dumpster location to the south side of the property. Instead, we reconfigured the parking spaces next to the dumpster location and moved the dumpster location an additional eight feet away from the abutting property on the north side of the Eaton Street lot. This dumpster location provides for the greatest separation distance from the residential buildings on the abutting property and within the townhouse development. It is important to note that the redesign of the Eaton Street lot still honors the local Conservation Commission Bylaw Regulation with respect to maintaining a 25-foot zone of natural vegetation between the wetland and disturbance activities and maintaining a 50-foot setback between the wetland the proposed buildings.

In terms of stormwater management and other utilities serving the Eaton Street lot, the design approach remains the same. Stormwater will be managed through the same best management practice (BMP) treatment chain that was proposed previously. This includes deep sump/ hooded catch basins, sediment and oil separators, and underground infiltration chambers. Individual water and sewer services are proposed for each of the townhouse units. A small sewer pump station will be designed for units 9, 10, 11, and 12 to lift the sewage to the new sewer main to be constructed in Lakeview Avenue. Finally, the landscape and lighting plans have been updated to reflect the changes to the site design. This plan also shows anticipated snow storage areas on the Eaton Street lot.

### Lakeview Avenue Lot

The Lakeview Avenue lot has also undergone significant site plan changes. The two 40-unit rental apartment buildings have been replaced with three new buildings. Proposed Buildings 1 and 2 each contain 12 rental apartment units. These 3-story buildings are sited toward the front of the property along Lakeview Avenue. The third building (Building 3) contains 4-stories is positioned towards the rear of the property behind Buildings 1 and 2 and contains 50 rental apartment units. The proposed building layout is once again a direct response to neighborhood concerns, which asked for a more gradual transition from the single family homes along Eaton Street to the larger multi-family buildings on the Lakeview Avenue lot. The newly configured parking lot contains 101 surface parking spaces and 10 future parking spaces, which yields a parking ratio of 1.37 spaces per unit without the future parking spaces and a parking ratio of 1.64 spaces per unit including the future parking spaces.

The future parking spaces are located in an open area between Buildings 1 and 2 along Lakeview Avenue. The idea of future parking spaces (or "land banking") has been used many times in the past where the local zoning requirement for parking is not quite in line with the anticipated need for the use of the property being developed. "Land Banking" parking spaces for future use allows a

developer to create more green spaces for a development. This was another concern of the neighborhood for the Lakeview Avenue lot. In terms of meeting zoning requirements, an area can be designated as "land banked" for future parking should the need arise after the new use has been in place for a certain period of time. This would allow the approving authority the ability to require a developer to construct additional parking spaces in the future.

Similar to the Eaton Street lot, the redesign of the Lakeview Avenue lot still honors the local Conservation Commission Bylaw Regulation with respect to maintaining a 25-foot zone of natural vegetation between the wetland and disturbance activities and maintaining a 50-foot setback between the wetland the proposed buildings.

In regard to stormwater management and other utilities serving the Lakeview Avenue lot, the design approach remains the same. Stormwater will be managed through the same best management practice (BMP) treatment chain that was proposed previously. This includes deep sump/ hooded catch basins, sediment and oil separators, and underground infiltration chambers. Individual water and sewer services are proposed for each of three apartment buildings. Finally, the landscape and lighting plans have been updated to reflect the changes to the site design. This plan also shows anticipated snow storage areas on the Lakeview Avenue lot.

In summary, this narrative is intended to provide the reader with a summary of the engineering site plan changes shown on the site plan set entitled Eaton Lakeview Apartments, 23-25 Lakeview Avenue & 128 Eaton Street, Reading, MA 01867, dated October 2, 2017, revised June 12, 2018. The development team has gone to great lengths to incorporate recommendations made by the Reading ZBA, Reading DRT, and neighborhood groups into the revised engineering site plan. We look forward to presenting the plan changes at the next ZBA hearing scheduled for June 18, 2018.

Very truly yours,

A handwritten signature in blue ink that reads "Chris Sparages, P.E." The signature is stylized and written in a cursive-like font.

Chris Sparages, P.E.  
Principal

cc: Eaton Street Properties, LLC  
3G Development LLC  
Eaton Lakeview Development, LLC  
Law Offices of Regnante, Sterio & Osborne LLP