

Map #: 39
Lot #: 10
Unit #: _____
Street #: 10
Street Name: Pelham Rd.
Street Unit #: _____
Permit #: 2013-05-23
Department: Building ZBA
Document Type: (Plan) (Plot) (Perm) ~~_____~~

2013-05-23- modification

TOWN OF LEXINGTON
DECISION OF THE BOARD OF APPEALS

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Subject Property: 10 Pelham Road, Map No. 39, Lot No.10
and Map No.31, Lot No. 65B
Applicant and Owner: Youville Place, Inc.
Meeting Date: May 23, 2013

A public meeting was duly held on May 23, 2013, in the Town Office Building, on the request of Youville Place, Inc. The applicant requested a determination from the Board of Appeals (ZBA) that certain REVISIONS (see below) to the previously approved SPECIAL PERMIT and SITE DEVELOPMENT and USE PLANS— approved June 27, 1996— may be considered MINOR in nature and that no new public hearing, before the ZBA, is required to allow the revisions.

Board members acting on the request: Chairman – Carolyn C. Wilson, Martha C. Wood Leo P. McSweeney, Jeanne K. Krieger, and Associate Member Richard A. Michelson.

Staff Present: David George, Zoning Administrator and Dianne Comaro, Administrative Clerk.

Findings and Decision:

Findings:

1. The applicant, R. Paul Faxon is the attorney for Youville Place, Inc. which is the owner of property located at 10 Pelham Road in the Town of Lexington. Said property is more particularly described in a deed recorded in the Middlesex South Registry of Deeds Book No. 50695 and Page No. 46.
2. The site is located in a zoning district classified under the Town of Lexington Zoning Bylaw as RD-8 (Planned Residential Development).
3. The site was rezoned to the RD-8 zoning district by an act of Town Meeting in 1996.
4. At the 1996 Annual Town Meeting, Town Meeting approved the Preliminary Site Development and Use Plan (PSDUP) for the Planned Residential Development District.
5. The PSDUP was granted in accordance with applicable sections of the Zoning Bylaw (CH 135 of the Code of the Town of Lexington), then in effect.
6. On June 27, 1996 a Definitive Site Development and Use Plan (DSDUP) and Special Permit with Site Plan Review (SPS) were approved for the Planned

10 Pelham Road

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Residential Development District by the ZBA.

7. Presently located at the site is a 92 apartment traditional assisted living facility. The site is improved with an 84,000 sq. ft. structure, parking, lighting, and landscaping improvements. The structure is located on a lot of land with 12.1 acres. The lot frontage is 1000 ft.
8. The Zoning Bylaw was Amended and Recodified in March 2013 and is in effect. The Bylaw must be approved by the Massachusetts Attorney General's Office (AG). The AG has not yet approved the March 2013 Zoning Bylaw. If the 2013 Bylaw is not approved, in whole or in part by the AG, then reversion to the relevant sections of the prior 2012 Zoning Bylaw would occur.
9. The applicant submitted the following information with its May 14, 2013 ZBA submittal:
 - a. Letter Faxon to George, on behalf of the Board, dated May 14, 2013;
 - b. June 27, 1996 Board decision approving the SPS and DSDUP;
 - c. The Definitive Site Development [and Use] Plan dated May 16, 1996;
 - d. Request For Special Permit With Site Plan Review dated May 16, 1996;
 - e. Supplement to DSDUP To Accompany The Request for SPS dated May 16, 1996;
 - f. Plan of land entitled, "ALTA/ACSM Land Title Survey in Lexington, MA, prepared for Covenant Health Systems, Inc." dated December 7, 2007, prepared by Everett M. Brooks Surveyors and Engineers; and
 - g. Plan set entitled "Youville Place- Memory Support Unit Concept" dated May 7, 2013, prepared by DiMella Shaffer Architects consisting of 13 sheets.
10. The applicant proposes, as shown in the plans or in information referenced in its May 14, 2013 submittal, to make minor modifications to the Special Permit and Site Development and Use Plans referenced above.
11. The minor modifications include the following:
 - a. Expand the total number of units from 92 to 94;
 - b. Convert existing space, including certain office space, into 23 of the total units to accommodate the needs of specialized dementia care, with 71 of the total units remaining for traditional assisted living use;
 - c. Enclose the interior courtyard to create a secure environment for the memory impaired residents; and
 - d. Make minor ancillary internal improvements such as enclosure of stairways.

12. The applicant sought, through its petition, zoning relief from applicable sections of the Zoning Bylaw (Bylaw), CH 135 of the Code of the Town of Lexington, to allow the above listed work.
13. The determination that the changes listed above are minor revisions to a previously granted Special Permit and Site Development and Use Plans may be granted under the Amended and Recodified Bylaw, § 135-7.3.5.8, or if the 2013 Bylaw is not approved, then under the 2012 Bylaw, § 135-42F(4)(a), for the following reasons:
- The total number of units will not exceed the maximum number of units, 95, allowed under the DSDUP. The use will remain an assisted living facility, as that term is defined by the applicable Commonwealth of Massachusetts regulations. No increase in parking demand is expected based on the use. The interior changes are relatively minor changes to the previously approved floor plans. The exterior changes, enclosing the courtyard, are minor in nature and are needed for the safety of the residents of the facility.
14. All previously listed terms and conditions of the June 27, 1996 Board decision remain in effect, as listed in that decision, except as those requirements are explicitly modified by this decision.

Decision

On a motion by Leo P. McSweeney and seconded by Jeanne K. Krieger, the Board voted 5-0 to DETERMINE that certain changes to the Special Permit and Site Development and Use Plans for 10 Pelham Road are minor in nature and that no public hearing is required, by the Board, to allow the revisions.

Such determination was made in accordance with the Amended and Recodified Bylaw § 135-7.3.5.8 or if that Bylaw is not approved, the 2012 Bylaw, § 135-42F(4)(a) and is consistent with the Preliminary Site Development and Use Plan (PSDUP) issued for the project and approved by an act of the 1996 Annual Town Meeting for 10 Pelham Road.

This approval is made subject to the following conditions:

- The revisions to the site shall be in substantial conformance with Board decision dated June 27, 1996, except as that decision is modified by this decision.
- The revisions shall be developed in substantial conformance with the plan set entitled "Youville Place- Memory Support Unit Concept" dated May 7, 2013, prepared by DiMella Shaffer Architects consisting of 13 sheets.

This constitutes the record of the decision of the Lexington Board of Appeals relative to:

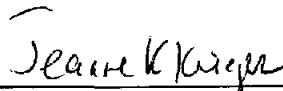
Subject Property: 10 Pelham Road

Petitioner/s: R. Paul Faxon, Esq. representing Youville Place, Inc.

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BOARD OF APPEALS OF LEXINGTON (acting under the Lexington Zoning Bylaw, Lexington General Town Bylaws, and Massachusetts General Laws, Chapter 40A)

Leo P. McSweeney



Jeanne K. Krieger

Martha C. Wood



Carolyn C. Wilson, Chairwoman

I, Dianne L. Cornaro, Department Clerk of the Board of Appeals, certify that copies of the decision have been filed with the Lexington Town Clerk.



Dianne L. Cornaro, Administrative Clerk

No variance, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the city or town clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, or that if it is a variance which has been approved by reason of the failure of the permit granting authority or special permit granting authority to act thereon within the time prescribed, a copy of the petition for the variance accompanied by the certification of the city or town clerk stating the fact that the permit granting authority failed to act within the time prescribed, and no appeal has been filed, and that the grant of the petition resulting from such failure to act has become final, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

A special permit, or any extension, modification or renewal thereof, shall not take effect until a copy of the decision bearing the certification of the city or town clerk that 20 days have elapsed after the decision has been filed in the office of the city or town clerk and either that no appeal has been filed or the appeal has been filed within such time, or if it is a special permit which has been approved by reason of the failure of the permit granting authority or special permit granting authority to act thereon within the time prescribed, a copy of the application for the special permit-accompanied by the certification of the city or town clerk stating the fact that the permit granting authority or special permit granting authority failed to act within the time prescribed, and whether or not an appeal has been filed within that time, and that the grant of the application resulting from the failure to act has become final, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This section shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the 6 month periods provided under the second paragraph of section 6. The fee for recording or registering shall be paid by the owner or applicant.

Dianne Cornaro

From: David George
Sent: Thursday, May 23, 2013 11:01 AM
To: 'Lynne Wilson'; Jeanne Krieger; Leo McSweeney; 'Martha Wood'; 'Richard Michelson'
Cc: Dianne Cornaro
Subject: 10 Pelham Rd

Board,

If this item is approved, the following motion is recommended:

I motion that certain changes to the Special Permit for 10 Pelham Road, approved June 27, 1996, are minor in nature and that no public hearing is required. Such determination is made in accordance with § 135-7.3.5.8 of the Amended and Recodified 2013 Zoning Bylaw. The modifications to the site shall be in substantial conformance with the Special Permit and the plan set entitled, "Youville Place- Memory Support Unit," dated May 7, 2013, consisting of 13 sheets.

David L. George
Zoning Administrator
Town of Lexington
Office of Community Development
Building Division
1625 Massachusetts Avenue
Lexington, MA 02420
781-862-0500 X216

From: David George
Sent: Thursday, May 23, 2013 10:33 AM
To: 'Lynne Wilson'; Jeanne Krieger; 'leoprmsweeney@aol.com'; 'Martha Wood'; 'Richard Michelson'
Cc: Dianne Cornaro
Subject: RE: Drainage at 25 Hayward Ave

Board,

Attached is the plan showing the location of the infiltration system as well as a detail of the system. The proposed condition should be revised to read:

The applicant shall install an infiltration system, capable of handling stormwater runoff from the proposed addition and driveway expansion, designed for the 100-year storm event. The infiltration system shall be of a type consistent with that shown on the plan entitled, "Proposed Site Plan, 25 Hayward Avenue," modified by Russell, dated May 21, 2013. The infiltration system shall be located substantially as shown on the above referenced plan.

We will provide paper copies of the above plan tonight, the drainage analysis for the system, and this proposed motion.

David L. George
Zoning Administrator
Town of Lexington



Town of Lexington
Office of Community Development, Building Division

To: Carolyn C. Wilson, ZBA Chair
CC: ZBA Members
From: David L. George, Zoning Administrator *DLG*
Date: May 15, 2013
RE: May 23, 2013 ZBA Meeting Summary

10 Pelham Road

Other Business: Request for determination that certain changes to a previously approved special permit are minor.

REVIEW: Presently located at the site is a 92 apartment traditional assisted living facility located in the planned residential, RD-8, zoning district. The site is improved with an 84,000 sq. ft. structure built in 1957, along with parking, lighting, and landscaping improvements. The lot area is 12.1 acres. The lot frontage is approximately 1000 ft.

The neighborhood the lot is located in consists primarily of a of one-family dwellings of various architectural styles, a private school, and an institutional use, located in the RS zoning district.

The site was rezoned in 1996. The rezoning was accompanied by a special permit with site plan review. The special permit allowed conversion of the site to an assisted living facility with a maximum of 95 units.

As shown on the plans submitted with or in information otherwise provided, the applicant proposes to expand the traditional assisted living facility to offer both traditional assisted living and specialized dementia care. The essential use of an assisted living facility will not change by expanding into dementia care. The expansion is necessary due to a shortage of specialized faith based assisted living facilities in the area. The maximum number of units will not be exceeded.

To provide adequate units for the specialized dementia care, the applicant seeks to make certain changes to the previously approved plans, including what follows:

1. Expand from 92 units to 94 units.
2. Convert existing space, including certain office space into 23 units to accommodate the needs of specialized dementia care, with 71 units remaining for traditional assisted living.
3. Enclose the interior courtyard to create a secure environment for the memory impaired residents.
4. Minor ancillary internal improvements such as enclosure of stairways.

The applicant seeks a determination from the Board that the above changes to the plans previously approved as part of special permit deliberations are minor and that no new public hearing to modify the special permit is required. The applicant made its request under applicable sections of the Bylaw. The Board may make such determination under the Bylaw. Because of the request, no public hearing is required. The Board should make a motion whether the changes, as presented, are minor in nature or not.

Clerk Copy

R. Paul Faxon, LLC

of counsel to

Archstone Law Group, P.C.
and
The New Law Center, LLC

May 14, 2013

By Hand

Mr. David George
Zoning Administrator
Town Office Building
1625 Massachusetts Avenue
Lexington, MA 02420

RE: Request for Meeting with Lexington Board of Appeals Relating to
Minor Revisions in Special Permit with Site Plan Review for
10 Pelham Road

Dear Mr. George:

As recommended by you at our recent conference, please accept this letter as a formal request on behalf of Youville Place, Inc. for a meeting with Lexington Board of Appeals to consider and vote on the referenced minor revision to the Special Permit in question. I understand your office will circulate the required notice to place this matter before the Board of Appeals at its May 23rd meeting. The owner's representative (Joanne Scianna), its architect (Peter Shaffer) and I are available prior to May 23rd to answer any questions or requests you may have. Joanne, and I plan to attend the May 23rd meeting along with Maura Harty, the project architect for DiMella Shaffer.

Background Summary of Project

Youville Place Assisted Living Residences ("Youville Place") currently hosts ninety-two residents (92 apartments) in a traditional assisted living environment. While Youville Place offers sufficient structure in its programs to support residents with early stage Alzheimer's disease and mild forms of other dementias, it does not offer services for individuals with moderate to advanced Alzheimer's disease or other dementias (cognitive impairment). As a result, when Youville Place residents' dementia progresses, they must relocate to an assisted living residence that offers more specialized dementia care. There are no Catholic, not-for-profit, dementia care assisted living communities in Eastern Massachusetts. The closest faith based dementia care assisted living residence is 43 miles from Lexington.

Youville Place recognized that it is not fulfilling its mission to serve this underserved and vulnerable population and their families during this extremely difficult chapter in their lives. It

245 Winter Street, Suite 400 ■ Waltham, MA 02451-8709 ■ phone: 781-314-0100 ■ fax: 781-314-0101
email: pfaxon@archstonelaw.com ■ pfaxon@thenewlawcenter.com

is very disruptive for a resident with dementia to move and the mere move often accelerates the disease process.

Youville Place is responding to this need by converting the Courtyard level to create a new, safe, and secure environment where up to twenty-eight residents with Alzheimer's disease and other dementias can live and stay connected to their Catholic identity and receive spiritual support through the end of their lives.

When the project is completed, Youville Place will offer both traditional assisted living and specialized dementia care. There will be a total of 94 apartments, 23 apartments for specialized dementia care and 71 apartments for traditional assisted living. Consistent with Youville Place prior commitments, the Special Permit and Planning Board policies, Youville Place plans to increase the number of units for low and moderate income residents from the current target of 20 to 21 units after this project and to continue its outreach efforts for existing and potential low and moderate income residents.

This project will involve: converting (and creating by reclaiming certain office space) 23 apartments for specialized dementia care with kitchen facilities solely in the supervised, group kitchen; enclosure of a courtyard walkway to create a secure environment for these memory impaired residents; and ancillary internal improvements.

Basis for Approval of Minor Revisions in Special Permit with Site Plan Review

The proposed project, if it constitutes a revision at all of the Special Permit Plan, constitutes a "minor revision" pursuant to Section 135-13 H of the Lexington Zoning Bylaw. The basis for a finding of a minor revision include: this expansion of the number of units was explicitly contemplated and approved in the original Special Permit grant; the memory loss units for the cognitively impaired fit within the town and state regulatory definitions of "assisted living facility"; access to only a common, supervised kitchen is allowed for an Assisted Living Residence by the relevant CMR section; and the glass enclosure of the existing courtyard walkway is de minimus.

The Special Permit Decision states: "The facility may be expanded by five units to a total of 95 units if office space is converted to residential units at a later date."

Section 135-23 of the Lexington Bylaws provides as follows: "Assisted living residences are for frail elders who do not require twenty-four-hour skilled nursing care. Assisted living residences provide only single or double assisted living units. The operator of an assisted living facility may also provide optional services on the site, including but not limited to: local transportation, barber/beauty services, sundries for personal consumption and other amenities."

651 CMR 12.00 also sets forth the standards for premises, all or part of which is an Assisted Living Residence in the Commonwealth of Massachusetts and includes 12.04 (5) (5) "Special Care. Any Residence that chooses to advertise, market, otherwise promote or provide special care for Residents shall administer such care and services in accordance with the requirements of 651 CMR 12.04(5) in addition to all other requirements of 651 CMR 12.00 et seq. A Residence may not operate a Special Care Residence without submitting an operating plan to Executive Office of Elder Affairs that explains how the Special Care Residence will meet the specialized needs of its resident population, including those who may need assistance in directing their own care due to cognitive or other impairments."

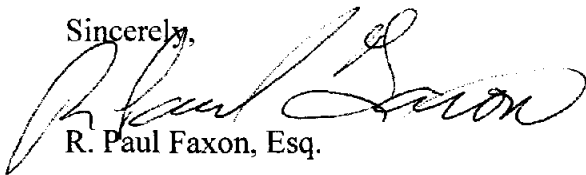
651 CMR 12.04 (1) (d) provides: "All Assisted Living Residences shall provide at a minimum, either a kitchenette or access to Cooking Capacity [defined as access to a refrigerator, sink, and heating element] for all Residents, however, as part of a Resident's Service Plan, such access may be limited to supervised access."

In support of this request for a meeting and affirmative vote, enclosed please find nine copies of the following for distribution:

- Decision of Board of Appeals dated July 19, 1996 relating to Special Permit with Site Plan Review;
- Request for Special Permit with Site Plan Review;
- Definitive Site Development Plan;
- Supplement to Definitive Site Development Plan to Accompany the Request for Special Permit with Site Plan Review;
- Plans and Concept Sketches from DiMella Shaffer Architects; and
- Full Size ALTA Plan.

Thank you for your consideration.

Sincerely,



R. Paul Faxon, Esq.

CC: Ms. Joanne Scianna
Mr. Peter Shaffer
Ms. Maura Harty

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Aug. 9, 1996

I, Marie E. Hill, Temp. Town Clerk of the Town of
Lexington, Massachusetts, do hereby certify that twenty days have
elapsed since the decision of the Board of Appeals on
10 Pelham Rd.

Youville Place, Inc.

Book# 8038 Page# 417

was filed in the office of the Town Clerk on July 19, 1996

and no appeal has been filed in the office of the Town Clerk.

Marie E Hill

Lexington, Massachusetts

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TOWN OF LEXINGTON
DECISION OF BOARD OF APPEALS

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Subject Property: 10 Pelham Road
Applicant: Youville Place, Inc.
Hearing Date: June 27, 1996

Pursuant to notice in the *Lexington Minuteman*, a newspaper of general circulation in the Town of Lexington, published on June 13 and June 20, 1996, and notice sent by mail, postage prepaid, to all parties in interest pursuant to the provisions of Massachusetts General Laws Chapter 40A, and notice posted as required by said Chapter 40A, a public hearing was held on June 27, 1996, in the Selectmen's Meeting Room of the Town Office Building on the petition of Youville Place, Inc., filed on May 17, 1996, for a SPECIAL PERMIT WITH SITE PLAN REVIEW (SPS) in accordance with Sections 3.4 and 9.4 of the Zoning Bylaw to develop an assisted living facility with up to 95 units at 10 Pelham Road, rezoned RD under Article 31 of the 1996 Annual Town Meeting.

Acting on the petition were Chairman John J. McWeeney, Francis W.K. Smith, Robert V. Whitman, Robert F. Sacco and Associate Member Carolyn C. Wilson.

The applicant submitted the following materials with the application for special permit with site plan review:

- (i) Request for Special Permit with Site Plan Review dated May 16, 1996;
- (ii) Definitive Site Development Plan dated May 16, 1996, including accompanying plans described therein; and
- (iii) Supplement to Definitive Site Development Plan to Accompany the Request for Special Permit with Site Plan Review dated May 16, 1996.

Prior to the hearing the application and accompanying materials were reviewed by the Zoning Officer, Building Commissioner, Planning Board, Conservation Administrator, Health Director, Town Engineer, Board of Selectman, Design Advisory Committee and Fire Department. The Planning Board recommended approval of the requested special permit with site plan review for the reasons cited in its report dated April 8, 1996 to the 1996 Annual Town Meeting. The Town Engineer submitted a memorandum dated June 4, 1996 containing technical comments, the Design Advisory Committee unanimously recommended approval of the project.

The applicant was represented at the hearing by Sr. June L. Ketterer, S.G.M., President of Youville Place, Inc.; Ms. Susan McDonough, Vice President for Elder Services of Covenant Health Systems, Inc., manager of the assisted living facility; Mr. Stephen Conlin of Van Wert & Zimmer, P.C., counsel for the applicant; Mr. Peter Shaffer of

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10 Pelham Road, Youville Place, Inc.

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DiMella Shaffer Associates, Inc., architects for the project; and Mr. James A. Miller, planning consultant for the project.

Approximately 15 people attended the hearing. Sr. Ketterer gave background information regarding the Sisters of Charity of Montreal, "Grey Nuns," their works in the United States and the sisters residing at the existing Provincial House. She described the property, the existing building and the plans to convert it to an assisted living facility. She showed several slides of the existing building, site and project plans, and renderings of the completed facility. Sr. Ketterer described the services to be offered at the facility, and other activities at the site, including the Adult Day Health Care Center and the Provincial Offices. She summarized the special conditions regarding affordable housing and transportation incorporated into the Definitive Site Development Plan, and described the impact of the project on the environment and town services and benefits of the project for the Town.

Several persons at the hearing spoke in favor of the project, and none spoke in opposition.

Findings and Decision:

The property is owned by The Grey Nuns Charities, Inc., ("GNCI") and leased to the applicant, Youville Place, Inc., GNCI consented to the application of Youville Place, Inc., for a special permit with site plan review. The property is in an RD, Planned Residential Development, district, having been rezoned RD under Article 31 of the 1996 Annual Town Meeting.

The property consists of approximately 12.1 acres. There is currently located on the property a building of brick and concrete construction with approximately 84,000 square feet that was built in 1957. It was originally built as a residence for approximately 100 members of the Grey Nuns congregation. The building now serves as a convent and retirement house for the Grey Nuns, and houses approximately 40 active and retired Sisters. The building also contains offices for the Provincial Administration of the Grey Nuns and an Adult Day Health Care Center.

The applicant proposes to renovate the existing building to convert it to an assisted living facility with up to 95 units. The building will also contain offices for the Provincial Administration of the Grey Nuns and the Adult Day Health Care Center. Upon initial occupancy, the assisted living facility will contain 56 studio, 32 one-bedroom and 2 two-bedroom units. The facility may be expanded by five units to a total of 95 units if office space is converted to residential units at a later date. Each of the units will be equipped with sitting and sleeping areas, a kitchenette, a private full bathroom, closets and an emergency response system. Because many frail older adults will be in residence, each unit is designed with safety features in the bathroom and throughout the unit. Full kitchens and laundry facilities

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10 Pelham Road, Youville Place, Inc.

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will be provided on each floor. In addition to private living units, there will be common spaces, such as the dining room, a non-denominational chapel, library, activities center, exercise room and storage.

Most of the construction will occur within the building, and exterior modifications will be limited to making the existing main entrance handicap accessible, giving the building facade a more residential appearance by the addition of trellises and window accent panels, and improvements in the rear of the building. The existing building footprint and elevations will remain virtually intact. The two existing courtyards which are currently surrounded by the existing wings of the building will be lowered approximately five feet to the level of the existing areaways, thereby allowing direct access to those courtyards without the need of elderly residents negotiating stairs. The courtyards will be regraded and replanted, including some paved areas to facilitate maximum use by the residents of these currently underutilized spaces.

The applicant has designed the project to preserve existing natural features and plant materials to the maximum extent practicable. Site improvements will be limited to the area immediately surrounding the existing building. This area is set back at least 500 feet from Massachusetts Avenue, and substantial side and rear yards are provided. Landscaping plans call for maximum retention of existing natural features which have the effect of screening the existing buildings and access drives. Additional planting is planned for certain areas, particularly at the rear of the building.

The Board of Appeals considered the purposes set forth in Section 1.1 of the Zoning Bylaw, the objectives set forth in Section 9.1.1 of the Zoning Bylaw, and the criteria and standards set forth in Sections 3.4 and 9.4 of the Zoning Bylaw. After review of the applicant's application and accompanying materials and the applicant's presentation at the hearing, the Board made a unanimous finding and determination that the proposed project is consistent with the purposes and objectives set forth in Sections 1.1 and 9.1.1, respectively, of the Zoning Bylaw and satisfies all of the criteria and standards set forth in Sections 3.4 and 9.4 of the Zoning Bylaws applicable to the proposed project. In particular (and without limiting the generality of the foregoing) the Board of Appeals found and determined as follows:

- (a) The project complies with all criteria and standards set forth in the Zoning Bylaw for the granting of a special permit with site plan review.
- (b) The project is designed in a manner that is compatible with the existing natural features of the site and is compatible with the surrounding area. By adapting the existing building to the proposed use, the project will have a negligible effect on the existing natural features of the site. By limiting the "development area" to that basically covered by the existing building, driveway and parking area and their immediate environs, and establishing a 500 foot setback from Massachusetts Avenue, the applicant has assured that less than 8% of the site will be covered by building,

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and that the "front yard" and attendant natural features will be preserved. Modifications to the existing building are nominal and the existing "footprint" is maintained. Visually, the building's lines will be softened by the addition of trellised areaways and fenestration modifications designed to give the building a more residential character.

(c) The project meets accepted design standards and criteria for the functional design of facilities, structures and site construction. The project will bring the interior of the existing "50's vintage" structure to full code-compliance for assisted living facilities, provide access for the physically handicapped and provide a restful interior and exterior environment for persons averaging 75+ years of age. The Design Advisory Committee described the project as "well designed" and unanimously recommended approval of the project.

(d) The project will not create impacts on the public services and facilities serving the development which cannot be accommodated by such services and facilities. The traffic impact analysis submitted by the applicant concludes that the project will not have a significant effect on local traffic on Massachusetts Avenue, on Pelham Road, at the intersection, or on any local streets, and that the project may be accommodated without the need for any traffic improvements. Vehicular access to the property will continue to be from two existing points on Pelham Road, with the first serving visitors and guests, and the second for service vehicles, public access to the Adult Day Health Center and the Provincial Offices. Residents of assisted living units typically do not use private automobiles. Further, as approximately one-third of the residents will be elderly and retired Sisters, impacts from private automobile traffic will be minimal. Finally, the applicant will provide its own jitney for the use of the residents for periodic trips away from the home. The existing building is presently served by Town water and sewerage, systems originally designed for 100+ living units. The proposed 95 units of assisted living will not require additional service to the building. The applicant will provide appropriate recreational opportunities for its residents and will place no additional significant demands upon Town recreational facilities and services. By bringing the existing facility to current code standards, safety of occupants and, therefore, impacts on Town public safety services will be minimized. Given the age of occupants of assisted living, it may be anticipated that there will be some increase in the usage of Town ambulance services.

(e) The project will not create adverse impacts, and the development will be compatible with the surrounding area. The applicant has made efforts to minimize impacts on neighboring properties. The existing footprint of the building will not change. By the placement of building-softening techniques, such as trellises and fenestration improvements, the applicant has attempted to give the existing building a more residential character. By preserving and protecting the "front yard" of some 500 feet plus, the applicant has assured the Town that the historic frontage of the property will be maintained as an open greensward. Several persons residing in close

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Marie C. Hill

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proximity to the property spoke in favor of the project at the hearing, and there was no opposition.

(f) The project is consistent with (i) the general purposes of the Zoning Bylaw as set forth in subparagraph 1.1, and (ii) the more specific objectives and purposes applicable to the requested special permit with site plan review set forth elsewhere in the Zoning Bylaw. The project has been designed with the provisions of the Town's Planned Residential Development provisions as specific goals and objectives. The project addresses the Town's stated objectives for planned residential development, specifically, the project (i) ensures that the development of additional housing does not detract from the livability, scale, character or economic value of existing residential neighborhoods; (ii) encourages greater diversity of housing opportunities in Lexington to meet the needs of a population which is diversified with respect to the number of persons in a household and income; (iii) provides greater choice in the type of housing available to correspond to the varying needs of Town residents in different stages of their life cycle; (iv) encourages the development of housing affordable to low-, moderate- and middle income households; (v) promotes a high standard in the design of development site and building; (vi) encourages the preservation of open space in conjunction with residential development; (vii) encourages the preservation and minimum disruption of the existing natural features of land; (viii) encourages the preservation of a historically important building and land in the Town; (ix) has undergone a detailed review by Town officials and the public; and (x) assures that the number of dwelling units allowed will be compatible with the surrounding land uses, and that traffic and public services will not be adversely impact.

(g) A system of routes for pedestrians and bicycles is provided. The project provides for appropriate routes and complies with Planning Board transportation, pedestrian and bicycle policies.

(h) Open space on the site is located so as to increase the visual amenities for surrounding area as well as for the occupants of the development. Open space in the form of the Massachusetts Avenue "front yard" to a depth of at least 500 feet for the full frontage as well as extensive side yards will be retained in open space. Existing tree lines and topographic features will remain unchanged.

(i) There is easy access to buildings for emergency personnel. The front driveway will be widened to allow for improved access by emergency vehicles, and access to the rear of the building will be improved. In addition, the building will provide state-of-the-art alarm and fire protection services and access for the physically handicapped.

(j) The massing scheme and the selection of exterior materials for the building is complementary to a single family neighborhood. The existing building has

AUG 09 1996

LEXINGTON, MASS.
A TRUE COPY ATTEST:

Marie C. Hill

TOWN CLERK

been in place at this site for over 40 years, and is a well-established and accepted part of the neighborhood fabric. The size of the existing building will not be materially changed. Due to the present placement of the building on the site and landscaping improvements, the visibility of the building to the homes in the general area is limited. The applicant has used building-softening techniques, such as trellises and fenestration improvements, to the extent practicable to give the existing building a more residential character.

Accordingly, by unanimous vote, the Board of Appeals hereby grants a special permit with site plan review (SPS) to Youville Place, Inc., in accordance with Sections 3.4 and 9.4 of the Zoning Bylaw to develop an assisted living facility with up to 95 units at 10 Pelham Road, rezoned RD under Article 31 of the 1996 Annual Town Meeting, to be known as Youville Place.

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LEXINGTON, MASS.
A TRUE COPY ATTEST:

Marie C. Hill

LEXINGTON BOARD OF APPEALS DECISION

Hearing: June 27, 1996

This constitutes the record of the decision of the Board of Appeals relative to:

Subject Property: 10 PELHAM ROAD

Petitioner/s: YOUVILLE PLACE, INC.

RECEIVED
96 JUL 19 11:11:31
TOWN CLERK

BOARD OF APPEALS OF LEXINGTON (acting under the Lexington Zoning Bylaw, Lexington General Town Bylaws, and Massachusetts General Laws, Chapter 40A)

Robert V. Whitman

Carlyle A. Wilson

Robert F. Lacro

Franklin C. Smith

[Signature]
Chairman

I, Elinor Greenway, administrative clerk of the Board of Appeals, certify that copies of this decision have been filed with the Lexington Town Clerk and the Planning Board.

Elinor Greenway

In accordance with Mass. G.L., Ch. 40A, SS11, "No variance or special permit, or any extension, modification of renewal thereof, shall take effect until a copy of the decision bearing the certification of the town or city clerk that twenty days have elapsed after the decision has been filed in the office the city or town clerk and no appeal has been filed or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for recording or registering shall be paid by the owner or applicant." Prior to the issuance of a building permit, the applicant shall present to the building commissioner evidence of such recording.

In accordance with Mass. G.L., Ch. 40A, SS9, "Zoning ordinances or bylaws shall provide that a special permit shall lapse within two years unless substantial use or construction has commenced..."

AUG 09 1996

LEXINGTON, MASS.
A TRUE COPY ATTEST:

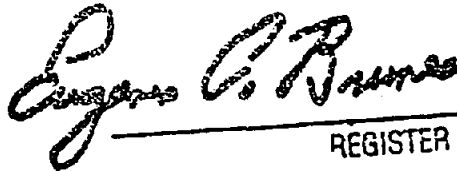
Marie C. Hill
TOWN CLERK

AUG 13 1996

COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX S.S. _____

SOUTH DIST. REGISTRY OF DEEDS
CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING
IS A TRUE COPY OF A PAPER
RECORDED IN BOOK DDC 16
PAGE _____


REGISTER

"YOUVILLE PLACE"

REQUEST FOR SPECIAL PERMIT WITH SITE PLAN REVIEW

For the Planned Residential Development District - RD
At 10 Pelham Road, Lexington MA

This request for a Special Permit with Site Plan Review is prepared under the provisions of Sections 3.5, 3.6, 8.3 and 9.4 of the Zoning Bylaw

PROJECT SUMMARY

I. LOCATION AND CURRENT USE OF PROPERTY.

The property for which this special permit is sought is located on the northwesterly side of Massachusetts Avenue between Marrett and Pelham Roads and consists of approximately 525,000 square feet (12.1 acres) . A map of the parcel and its environs and a metes and bounds description of the parcel are submitted herewith as part of the "Definitive Site Development and Use Plan." The parcel is commonly known as the "Grey Nuns" property.

The existing Provincial House of the Grey Nuns was originally constructed in 1954 as a residence for approximately 100 Sisters of the Sisters of Charity of Montreal, frequently referred to as the "Grey Nuns." Today, in addition to serving as retirement housing for Sisters, the building houses Provincial Offices; offices of Covenant Health Systems Inc., a Catholic not-for-profit health system sponsored by the Grey Nuns; and an Adult Day Health Center.

II. PROPOSED USE OF PROPERTY.

Youville Place is an adaptive reuse and renovation of the existing building to provide for 90 assisted living units with related services; the Provincial Offices and a slightly expanded Adult Day Health Center. There is a potential for an additional five units in the event that certain office space is converted to living units.

Most of the assisted living units will be studios (56) or one bedroom (32) units, with a limited number of two bedroom units. Each of the units will be equipped with sitting and sleeping areas, a kitchenette, a private full bathroom, spacious closets and an emergency response system. Because many frail older adults will be in residence, each unit is designed with safety features in the bathroom and throughout the apartment. Full kitchens and laundry facilities will be provided on each floor. In addition to private living units, there will be common spaces, such as the dining room, a non-denominational chapel, library, activities center, exercise room and storage.

Because the existing building is to be adapted to the new use, most of the construction will occur within the building. Exterior modifications will be limited to making the existing main

entrance handicap accessible; and giving the building facade a more residential appearance by the addition of trellises and window accent panels. It was originally anticipated that a second story to accommodate Covenant Health Systems' offices would be added at the rear of the property over the existing heating plant. However, this addition will not be built at this time, so that the existing building footprint and elevations will remain virtually intact. The two existing courtyards which are currently surrounded by the existing wings of the building will be lowered approximately five feet to the level of the existing areaways, thereby allowing direct access to those courtyards without the need of elderly residents negotiating stairs. The courtyards will be regarded and replanted, including some paved areas to facilitate maximum use by the residents of these currently underutilized spaces.

A basic design tenet of site plans for Youville Place has been the preservation of existing natural features and plant materials. Site improvements will be limited to the area immediately surrounding the existing building as shown on the site plans. This area is set back at least 500 feet from Massachusetts Avenue, and substantial side and rear yards are provided. Landscaping plans call for maximum retention of existing natural features which have the effect of screening the existing buildings and access drives. Additional planting is planned for certain areas - particularly at the rear of the building.

A more detailed description of building and site plans may be found in the Definitive Site Development Plan which is submitted with this Special Permit request.

III. CURRENT ZONING.

The 1996 Annual Town Meeting approved the rezoning of this parcel to "Planned Residential District - RD." In approving the requested rezoning from RS to RD, the Town Meeting unanimously endorsed the favorable recommendations of the Board of Selectmen, Planning Board and Conservation Commission, the Council on Aging and several Town department heads. We feel that some of the comments by the Planning Board are particularly relevant:

A. Planning Board Comments on Rezoning and Preliminary Site Development Plan:

"The Planning Board recommends that the rezoning petition be approved."

"This is the first of what is likely to be a number of proposals that Lexington will see for assisted living facilities in the next few years. This is a good example that sets a number of desirable precedents."

"The proposal stabilizes the long term land use of the property which is one of the most visible and significant large pieces of property in Lexington that might be susceptible to development [under other scenarios]."

"This proposal is a 'win-win' proposition for the Town and the Grey Nuns. We recommend that it be approved on its merits promptly and overwhelmingly."

IV. NEIGHBORHOOD LAND USE.

The property is abutted on the east by the Town of Lexington's Tower Park and the Season's Four Landscape Center; on the south by The Museum of Our National Heritage; on the west and northwest by the Armenian Sisters' Academy; and on the north by single family homes on substantial lots.

V. PROJECT APPROVAL PROCESS TO DATE.

The 1996 Annual Town Meeting's unanimous approval of the Youville Place rezoning and Preliminary Site Development and Use Plan, filed under Section 3.6 of the Zoning Bylaw, was the first stage of the zoning approval process. The granting by the Board of Appeals of a Special Permit with Site Plan Review under Section 3.4 of the Zoning Bylaw is the final step in the zoning approval process required to allow Youville Place to proceed.

VI. ZONING BYLAW REQUIREMENTS FOR DEFINITIVE SITE AND DEVELOPMENT PLAN AND YOUVILLE PLACE SUBMISSION:

Section 3.6.4 of the Zoning Bylaw defines the objectives of the Definitive Site Development Plan as: 1) presentation of specific plans of the construction documents type for the development of the site, 2) provision of a specific plan for reference in granting a special permit with site plan approval. That section provides that the Definitive Site Development Plan shall include all of the material and information presented in the Preliminary Site Development Plan, as well as several additional items identified in Section 3.6.4. These additional requirements, and the corresponding section of the Youville Place Definitive Site Development Plan, are summarized below:

<u>Bylaw Requirement</u>	<u>Youville Place Submission</u>		
	<u>Plan #</u>	<u>Plan Title</u>	<u>Date</u>
Site analysis and map	7	Site Analysis Map	1/16/96
	L 1	Existing Conditions/Site Prep.	5/6/96
Utilities plan showing location, size, materials and connections to Town utilities	L 3	Grading, Drainage and Utilities	5/6/96

Property rights plan identifying parcels to be conveyed to Town		Not applicable	
Site construction plan showing changes in contours and identifying landscaping by materials, species of plants and sizes, and specific plans for any common open space	L 2 L 3 L 4/6 L 5 L 7	Layout and Materials Grading, Drainage and Utilities Courtyard Plans and Details Site Planting Site Details	5/6/96 5/6/96 5/6/96 5/6/96 5/6/96
Traffic analysis including proposed mitigation measures required by Planning Board		Appendix F (No Mitigation required)	
Off-street parking and loading plan	L 2 L 5	Layout and Materials Site Planting	5/6/96 5/6/96
Elevations of buildings	A5.01-05	Elevations	
Drafts of deeds or easements required		Not Applicable	

VII. ZONING BYLAW REQUIREMENTS FOR SPECIAL PERMITS WITH SITE PLAN REVIEW AND YOUVILLE PLACE SUBMISSION:

Section 3.4.2 of the Zoning Bylaw defines certain areas of concentration which must be considered by the Special Permit Granting Authority (SPGA) in its review of the requested Special Permit and Site Plan Approval.

The following is a comparison of the Bylaw provisions and the Youville Place response in the form of its plans and documentation. Where applicable, we have also excerpted sections of the Lexington Planning Board's report to Town Meeting.

- A. Bylaw - Proposal complies with such criteria and standards as may be set forth in the Bylaw for the granting of a Special Permit with Site Plan Review.

Youville Place Plans: Have been designed to comply with all applicable Town Bylaws and regulations

- B. Bylaw - Proposal is designed in a manner that is compatible with the existing natural features of the site and is compatible with the surrounding area.

Youville Place Plans: By adapting the existing building to the proposed use, Youville Place will have a negligible effect on the existing natural features of the site. By limiting the "development area" to that basically covered by the existing building, driveway and parking area and their immediate environs, and establishing a 500 foot setback from Massachusetts Avenue, Youville Place has assured that less than 8% of the site will be covered by building, and that the "front yard" and attendant natural features will be preserved. Modifications to the existing building are nominal and the existing "footprint" is maintained. Visually, the building's lines will be softened by the addition of trellised areaways and fenestration modifications designed to give the building a more residential character.

Planning Board Comments: "The site is well landscaped and maintained... Natural features on the site include a pond and a handsome sloped, front yard... The view, both looking out from the building and site, and looking into the site and building are filtered by a substantial amount of vegetation... The proposed site plan would require only minor changes close to the building to the topography, interior driveways and drainage patterns... The pond will remain unchanged and there will be no discernible change to the tree line... Changes to the landscaping involve additional accent plant materials and sculpting of some of the existing plant materials which have become overgrown."

- C. Bylaw - Proposal meets accepted design standards and criteria for the functional design of facilities, structures and site construction.

Youville Place Plans: Youville Place will bring the interior of the existing "50's vintage" structure to full code-compliance for assisted living facilities; provide access for the physically handicapped and provide a restful interior and exterior environment for persons averaging 75+ years of age.

Planning Board Comments: "The proposed changes to the exterior of the building are not great and should improve the appearance."

- D. Bylaw - (Proposal) will not create impacts on the public service and facilities serving the development (e.g. sanitary sewerage, water supply, drainage, roadways etc.)

Youville Place Plans: Youville Place has prepared a detailed traffic impact analysis as required by Section 12 of the Zoning Bylaw. This study was submitted with the Preliminary Site Development and Use Plan, and acted upon by the Town in its approval of our rezoning request. A copy of this study is submitted as an appendix to the Definitive Site Development Plan submitted with this request for Special Permit.

Vehicular access to Youville Place will continue to be from two existing points on Pelham Road, with the first serving visitors and guests, and the second for service vehicles, public access to the Adult Day Health Center and the Provincial Offices. Residents of assisted living units typically do not use private automobiles. Further, as approximately one-third of the residents will be elderly and retired Sisters, impacts from private automobile traffic will be minimal. Finally, Youville Place will provide its own jitney for the use of the residents for periodic trips away from the home.

The existing building is presently served by Town water and sewerage, systems originally designed for 100+ living units. The proposed 90 units of assisted living will not require additional service to the building.

Youville Place will provide appropriate recreational opportunities for its residents and will place no additional significant demands upon Town recreational facilities and services, although we will continue to work closely with the Council on Aging to coordinate activities.

By bringing the existing facility to current code standards, safety of occupants and, therefore, impacts on Town public safety services will be minimized. Given the age of occupants of assisted living, it may be anticipated that there will be some increase in the usage of Town ambulance services.

Planning Board Comments: "The existing (sewer and water) capacity, which has served 100 occupants in the past will be adequate to accommodate the proposed reuse...The traffic impacts of the project - fewer than 16 vehicles in peak traffic hours - do not warrant any significant traffic mitigation. The existing drainage system will remain in place, and is adequate to accommodate the proposed reuse. A facility for older persons results in some increase in the services provided by the Council on Aging."

- E. Bylaw - Proposal will not create adverse impacts so that the development will be compatible with the surrounding area.

Youville Place Proposal: Every effort has been made to minimize adverse impacts on neighboring properties. The existing footprint of the building will not change. By the placement of building-softening techniques, such as trellises and fenestration improvements, we have attempted to give the existing building a more residential character. By preserving and protecting the "front yard" of some 500 feet plus, we have assured the Town that the historic frontage of our property will be maintained as an open greensward.

Given the support of our neighbors, we believe that we have brought a proposal which minimizes or mitigates any potential impacts.

Planning Board Comments: "The proposal results in practically no change or impact on the adjacent neighborhood...The proposals stabilizes the long term land use and appearance of the property."

- F. Bylaw - Proposal is consistent with (1) the general purposes of the bylaw, and (2) the more specific objectives and purposes applicable to the requested Special Permit with Site Plan Review.

Youville Place Proposal: Youville Place has been designed with the provisions of the Town's Planned Residential Development provisions as specific goals and objectives. We submit that the Youville Place proposal consisting of 90 (with a potential of 95) assisted living units, of which 25% will be classified as "affordable," plus appropriate and complementary accessory uses is a creative response to the Town's stated objectives for planned residential development, specifically:

- Youville Place insures that the development of additional housing does not detract from the livability, scale, character or economic value of existing residential neighborhoods;
- Youville Place encourages greater diversity of housing opportunities in Lexington to meet the needs of a population which is diversified with respect to the number of persons in a household and income;
- Youville Place provides greater choice in the type of housing available to correspond to the varying needs of Town residents in different stages of their life cycle;
- Youville Place encourages the development of housing affordable to low-, moderate- and middle income households;
- Youville Place promotes a high standard in the design of development site and building;
- Youville Place encourages the preservation of open space in conjunction with residential development;
- Youville Place encourages the preservation and minimum disruption of the existing natural features of land;

- Youville Place encourages the preservation of a historically important building and land in the Town;
- Youville Place has encouraged a creative and detailed review by Town officials and the public;
- Youville Place assures that the number of dwelling units allowed will be compatible with the surrounding land uses, and that traffic and public services will not be adversely impact.

Planning Board Comments: "Youville Place complies with the Planning Board's amended Inclusionary Housing Policy on Assisted Living Facilities and Affordable Housing...Youville Place complies with the Planning Board's policy on Alternative Transportation Services Policy for RD Rezoning proposals...Youville Place achieves the (basic) policies of zoning..Youville Place achieves the objectives of Planned Residential Development."

"[The Planning Board] recommends that the proposal be approved on its merits promptly and overwhelmingly."

In addition, Section 3.4.2 states that where the SPGA finds certain additional objectives pertain, they shall make a determination that the objective is met. Applicable objectives appear to be:

- G. Bylaw - That the proposed development will not present a demonstrable adverse impact on the surrounding area.

Youville Place Plans: See comments regarding impacts in previous sections

- H. Bylaw - That the existing landform is preserved insofar as practicable.

Youville Place Plans: With only nominal modifications, the existing landform of the site will be unchanged.

- I. Bylaw - That the building is appropriately located.

Youville Place Plans: The existing building at the top of the site hill will remain as is.

- J. Bylaw - That a system of routes for pedestrians and bicycles is provided.

Youville Place Plans: The Youville Place development plans comply fully with Planning Board transportation, pedestrian and bicycle policies.

- K. Bylaw - That all measures are taken to minimize soil erosion and control sedimentation.

Youville Place Plans: Appropriate measures will be required to be taken in the nominal site areas disturbed by construction.

- L. Bylaw - That removal or substantial alteration of historically or architecturally significant buildings is minimized.

Youville Place Plans: The building has not been so designated. Notwithstanding, the existing building's appearance will be retained and enhanced by proposed improvements.

- M. Bylaw - That natural character of the Town is enhanced.

Youville Place Plans: Building and site improvements have been judged by Town reviewing officials to protect and preserve neighborhood and Town character.

- N. Bylaw - That site open space is located so as to increase visual amenities for surrounding area.

Youville Place Plans: Open space in the form of the Massachusetts Avenue "front yard" to a depth of at least 500 feet for the full frontage as well as extensive side yards will be retained in open space. Existing tree lines and topographic features will remain unchanged.

- O. Bylaw - That the scale and massing of building(s) is consistent with surrounding area.

Youville Place Plans: The existing Provincial House has been in place at this site for over 40 years. It is a well-established and accepted part of the neighborhood fabric.

- P. Bylaw - That construction on site conforms to good design practice.

Youville Place: Exterior construction will be at a minimum and will be closely monitored by the applicant who will continue in residence during construction.

- Q. Bylaw - That there is easy access to buildings for emergency personnel.

Youville Place Proposal: In addition to providing improved access for emergency vehicles and personnel, the adaptively-reused building will provide state-of-the-art alarm and fire protection services and access for the physically handicapped.

- R. Bylaw - That there is improved access to, or additional links and connections to Town- system of public facilities.

Youville Place Plans: See Section J above.

- S. Bylaw - That the location of intersections of access drives with Town roads minimizes traffic congestion.

Youville Place Plans: Planning Board has determined that project complies with its Transportation policies.

- T. Bylaw - That utility connections, service areas are effectively and sensitively located or screened.

Youville Place Plans: Youville Place will be in an existing building, and utility connections are already in place. Storage, service and refuse facilities are being modified to place them unobtrusively.

- U. Bylaw - That the development will cause no new downstream runoff.

Youville Place Plans: Youville Place is an existing building. Drainage and runoff patterns will not be modified.

- V. Bylaw - That due consideration is given to the protection of groundwater, water supply and wildlife.

Youville Place Plans: Youville Place is an existing building on a site which will remain over 83% open or vegetated, thereby preserving existing patterns of groundwater and wildlife protection.

IX. SUMMARY.

The Youville Place proposal has been developed in full consultation with our neighbors and with Town officials, Boards and Commissions. It has been presented in a wide variety of public forums. It has been analyzed in detail by appropriate Town agencies, modified and conformed to Town transportation, assisted living and affordable housing policies.

The proposal has been presented at the 1996 Annual Town Meeting, and received unanimous affirmation.

The Town Zoning Bylaw now requires that Youville Place seek the approval by the Board of Appeals of a Special Permit and Site Plan Review.

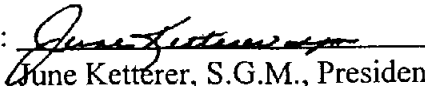
In the previous sections, we have shown that the Youville Place plans meet or exceed Town requirements, and bear the endorsements of appropriate Town Officials and Boards.

Additional details of the plan may be found in the attached Definitive Site Development Plan which is also submitted for the consideration of the Board of Appeals.

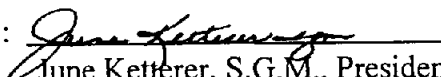
We respectfully request the approval by the Board of the Youville Place Special Permit with Site Plan Review.

This Request for Special Permit with Site Plan Review is executed by the undersigned as of May 16, 1996.

GREY NUNS CHARITIES, INC.

By: 
June Ketterer, S.G.M., President

YOUVILLE PLACE, INC.

By: 
June Ketterer, S.G.M., President

"YOUVILLE PLACE"

DEFINITIVE SITE DEVELOPMENT PLAN

For the Planned Residential Development District - RD
At 10 Pelham Road, Lexington MA

Filed May 16, 1996

This Definitive Site Development Plan is prepared under the provisions of paragraph 3.6.4 of the Zoning Bylaw. It is submitted in support of the petitioners request for a Special Permit under paragraphs 3.4, 3.5, 8.3 and 9.4 of the Zoning Bylaw.

Location and Boundaries: The property which was rezoned "Planned Residential District - RD" by the 1996 Annual Town Meeting has its frontage on Massachusetts Avenue, and is commonly known as the "Grey Nuns" property. A map of the area so rezoned is attached as Appendix A. A metes and bounds description of the area within the Planned Residential District is attached as Appendix B.

Subject to 1995 Zoning Bylaw: The land and development in this Planned Residential District is subject to the provisions, with exception noted herein, of the Zoning Bylaw of the Town of Lexington containing all amendments approved by the 1995 Annual Town Meeting and referred to as the 1995 Zoning Bylaw. Subsequent amendments to the Zoning Bylaw shall not apply to this District.

Conditions on Transfer: Any sale or transfer of rights or interests in the property in this Planned Residential Development district shall include a condition that successors and assigns are bound to the terms and conditions of this Definitive Site Development Plan and of any Special Permit with Site Plan Review (SPS) or any other Special Permit granted by the Board of Appeals for this zoning district.

Plans, Exhibits and Documents: The following plans, exhibits and other documents are part of this Definitive Site Development Plan:

<u>Sheet#</u>	<u>Title</u>	<u>Prepared by</u>	<u>Most Recent Date</u>
7	Site Analysis Map	Leonard Design Assoc.	1/16/96
L1	Existing Conditions/Site Prep.	Leonard Design Assoc.	5/6/96
L2	Layout and Materials	Leonard Design Assoc.	5/6/96
L3	Grading, Drainage and Utilities	Leonard Design Assoc.	5/6/96
L4	Courtyards - Layout and Grading	Leonard Design Assoc.	5/6/96
L5	Site Planting	Leonard Design Assoc.	5/6/96
L6	Planting-Courtyards/Rear Entry	Leonard Design Assoc.	5/6/96

L7	Site Details	Leonard Design Assoc.	5/6/96
A1.01	Courtyard Plan	DiMella, Shaffer Assoc. Inc.	5/6/96
A1.02	First Floor Plan	DiMella, Shaffer Assoc. Inc.	5/6/96
A1.04	Third Floor Plan(Second Floor Same)	DiMella, Shaffer Assoc. Inc.	5/6/96
A5.01	East/West Elevations	DiMella, Shaffer Assoc. Inc.	5/6/96
A5.02	North/South Elevations	DiMella, Shaffer Assoc. Inc.	5/6/96
A5.03	Exterior Elevations - East/West Courtyard	DiMella, Shaffer Assoc. Inc.	5/6/96
A5.04	Exterior Elevations- North/South Courtyard	DiMella, Shaffer Assoc. Inc.	5/6/96
A5.05	Exterior Elevations- North/South Chapel	DiMella, Shaffer Assoc. Inc.	5/6/96
	Garage Plan and Elevation	DiMella, Shaffer Assoc. Inc.	5/6/96

Appendix A Map of Area Rezoned "Planned Residential District - RD" by 1996 ATM

Appendix B Metes and Bounds Description of Area Rezoned by 1996 ATM

Appendix F Traffic Study

Other Plans, Exhibits and Documents: The following exhibits are submitted in the Supplement to this Definitive Plan. Such appendices are for informational purposes.

Appendix C Project Sponsor and Manager

Appendix D Description of Exterior Modifications and Building Use and Area Data

Appendix E Compliance With Town Policies and Impact Analyses

I. DESCRIPTION AND SCHEDULE OF ASSISTED LIVING UNITS; HOUSING, SERVICE AND TOTAL MONTHLY RENTAL RATES UPON INITIAL OCCUPANCY:

By Unit Type: Estimated Monthly Costs of Housing and Services Upon Initial Occupancy

<u>Type/Unit</u>	<u># of Units</u>	<u>Size Range In SF</u>	<u>Housing Costs Monthly Rate</u>	<u>Service Package Monthly Rate</u>	<u>Total Monthly Rate</u>
<u>Studio:</u>		323-382			
. Small (Affordable)	23		\$567	\$1,908	\$1,982 (A)
. Small (Market)	3		567	1,908	2,475
. Medium (Market)	18		717	1,908	2,625
. Large (Market)	12		867	1,908	2,775
<u>One Bedroom:</u>		440-572			
. Small (Market)	7		967	1,908	2,875
. Medium (Market)	14		1,217	1,908	3,125
. Large (Market) (B)	11		1,417	1,908	3,325
<u>Two Bedroom:</u>		645			
. Large (Market)(B)	2		1,867	1,908	3,775
TOTAL	90				(C)

- (A) Based on median income data for the Boston metropolitan area calculated as of January 18, 1995. Median annual incomes for households in the Boston metropolitan area are calculated from time to time by the Regional Economist, U.S. Department of Housing and Urban Development. Moderate income is defined as gross annual income that is between fifty percent (50%) and eighty percent (80%) of the median annual income. Total monthly rate based on 80% of the maximum annual income for moderate income households in the Boston metropolitan area (January 18, 1995 data).
- (B) Add \$800 per month to all inclusive rate for second resident
- (C) Based on initial occupancy of 90 assisted living units. See Section III (1) re: potential for additional 5 units.

II. TYPES OF USES PERMITTED:

In addition to the principal and accessory uses permitted in the RD Planned Residential Development District, as listed in Table 1, Permitted Uses and Development Standards, and Subsection 9.2, the following uses are also permitted:

- . Assisted Living Facility and uses reasonably accessory thereto
- . Offices of a Health Systems Organization
- . Adult Day Care Center and similar non-residential programs and services for elderly persons
- . Such non-residential uses as are permitted by Subsection 9.3.3 of the Zoning Bylaw.

III. DIMENSIONAL STANDARDS:

In addition to the dimensional and development standards and provisions for the RD Planned Residential Development District, as set forth in the Zoning Bylaw in Table 2, Schedule of Dimensional Controls, and in Subsection 9.2, the following conditions shall apply in this RD, Planned Residential District:

<u>Item</u>	<u>Zoning Bylaw Requirement in RD Planned Res. District</u>	<u>Proposed</u>
. Minimum Area of Developed Tract	125,000 sf	525,000 sf
. Minimum Frontage on Existing Street	100 feet	600 feet
. Maximum Density	No Req. per 9.2.2	8 assisted living units per acre of developable site area - initial occupancy(1) / 6 "Equivalent" d.u.'s/acre (2) - initial occupancy
. Minimum Front Yard Setback	50 feet	500 feet to Mass. Ave.

. Minimum Side Yard	40 feet	Southeast side - 80 feet from land n/f Scottish Rite Masonic Library
	40 feet	Northwest side - 80 feet from Pelham Road
. Minimum Rear Yard	40 feet	Southwest 40 feet - to the land n/f Armenian Catholic Sisters
. Minimum Side and Rear Yard Adjacent to RS District	No req.	Same as above side and rear yards
. Maximum % Site Coverage by Buildings	No req.	7.5%
. Maximum height	40 feet	40 feet
. Minimum Yard Setback on Tract Perimeter		
. Front yard	50 feet	See front yard setback above
. Side/rear yard	40 feet	See above side/rear yard setbacks
. Maximum Impervious Surface Ratio	0.40	0.25
. Minimum Usable Open Space per Dwelling Unit Equivalent (1)	1,500 s.f.	1,500 s.f. (2)

(1) Calculation of "Dwelling Unit Equivalents" per Section 9.2.10:

$$\frac{\text{Gross Floor Area in Assisted Living Units (84,000 s.f.)}}{1,200} = 70 \text{ "Dwelling Unit Equivalents"}$$

(2) Initial occupancy is 90 Assisted Living Units. Space currently allocated to offices may ultimately be converted to an additional 5 Assisted Living Units.

IV. OTHER ZONING PROVISIONS:

- A. Off-street Parking: Off-street parking and loading spaces will be provided in accordance with Section 11 of the Zoning Bylaw, with the following exceptions:
1. 0.4 parking spaces will be provided for each assisted living unit
 2. A total of 66 off-street parking spaces will be provided.
- B. Landscaping: Landscaping, transition areas and screening will be provided in general as shown on the Site Planting Plans. The Definitive Site Development Plan was designed to meet the following criteria:
1. Retention of existing significant vegetation to the greatest extent possible.
 2. Preservation of existing views into the site from Massachusetts Avenue.
 3. Preservation of existing significant landscape features
 4. New landscaping will complement the existing site character.
 5. Landscaping will meet the requirements of Section 10 of the Zoning Bylaw, with the following exception:
 - a. Parking shall be allowed in the transition area of the rear yard. In no case shall the edge of the parking area be located closer than 5 feet to the property line. Screening shall be provided between the edge of the parking area and the property line in accordance with Section 11.6.6.c of the Bylaw.
- C. Lighting: Lighting shall be designed to meet the following criteria:
1. Lighting shall be designed to minimize spillover, reflected light and glare at or beyond the property line.
 2. Lighting shall be provided in parking and loading areas, and along drives and walkways to provide for safe movement of vehicles and pedestrians throughout the site.
 3. Accent lighting of buildings, site features and signage is allowed provided that the above criteria are met.
 4. Notwithstanding the above, emergency lighting may be mounted on buildings to provide for safe levels of illumination in the event of an emergency or blackout condition. Such emergency lighting shall not be operated on a regular basis.
- D. Signs: On-site signage will be provided in accordance with Section 13 of the Zoning Bylaw, with the following exception:
1. An identification sign not to exceed twenty (20) square feet may be placed at the Massachusetts Avenue/Pelham Road entry to the property (and shall not require a Special Permit under Section 13.1.4 and 13.3).

V. TABLE OF DEVELOPMENT DATA (POST-DEVELOPMENT):

- A. Total Land Area: 525,000 square feet/12.1 acres
- B. Area in Vegetated Wetlands - 0
- C. Area in Pond: 13,000 s.f./0.3 acres
- D. Developable Site Area (A-[B+C]): 512,000 s.f./11.8 acres
- E. Common Open Space: 430,000 s.f./10 acres
- F. Building "Footprint:" 31,500 s.f.
(Main building - 30,000 s.f.; garage - 1,500 s.f.)
- G. Site Coverage by Buildings: 6%
- H. Area Covered by Impervious Surface: 100,000 s.f.
(e.g. buildings, parking, driveways, walkways)
- I. Impervious Surface Ratio: 0.2
- J. Gross Floor Area of All Buildings: 95,000
- K. Assisted Living Units Per Gross Site Acre: 7.5 - initial occupancy (1)
"Dwelling Unit Equivalents"/Gross Site Acre: 5.8- initial occupancy (2)
- L. Assisted Living Units Per Net Site Acre: 7.5 - initial occupancy (1)
"Dwelling Unit Equivalents"/Net Site Acre: 5.8 - initial occupancy (2)

(1) Initial occupancy is 90 Assisted Living Units. Space currently allocated to offices may ultimately be converted to an additional 5 Assisted Living Units. Upon such conversion, the Assisted Living Units per gross site acre would be 7.8; and the Assisted Living Units per net developable acre would be 8.0.

(2) Calculation of "Dwelling Unit Equivalents" per Section 9.2.10:

$$\frac{\text{Gross Floor Area in Assisted Living Units (84,000 s.f.)}}{1,200} = 70 \text{ "Dwelling Unit Equivalents"}$$

VI. SPECIAL CONDITIONS:

The following special conditions shall apply to this RD, Planned Residential Development District:

A. Affordable Housing.

1. Youville Place Inc., or any successor company operating the assisted living facility in this RD, Planned Residential Development District (the "Facility"), shall make available twenty-five percent (25%) of the total number of assisted living units (which shall be 23 units on initial occupancy) as affordable units for persons with moderate income.
2. The total monthly cost for affordable units for persons with moderate income shall not exceed sixty-four percent (64%) of the median monthly income for the Boston metropolitan area as calculated from time to time (which is eighty percent (80%) of the maximum annual income for persons with moderate income).
3. The monthly cost for affordable units shall include the cost of housing, up to one hour per day of personal assistance with the activities of daily living and the instrumental activities of daily living (as required), three meals per day, weekly housekeeping, weekly linen service, self-administered medication management (as required), locally scheduled transportation, social activities, 24 hour per day of on-site staff, and a personal emergency response system. Residents may purchase additional services for a separate charge. All services shall be provided on a non-discriminatory basis.
4. The affordable units shall be studio assisted living units (provided the Facility may designate larger assisted living units as affordable at its discretion). The affordable units shall be generally comparable to market rate units (other than with respect to size), and, to the extent practicable, shall be dispersed throughout the assisted living facility.
5. Applicants for affordable units shall be required to satisfy all admissions policies that apply generally to applicants to the assisted living facility (other than with respect to current income), and residents of affordable units will be required to comply with all policies regarding occupancy and use of assisted living units that apply generally to residents of the assisted living facility.

6. The Facility may elect to make assisted living units available to persons with low income (and may limit admission to persons with low income who are eligible for participation in the Massachusetts Adult Foster Care Program, or any similar program providing similar benefits). The total monthly cost for affordable units for persons with low income shall not exceed forty percent (40%) of the median monthly income for the Boston metropolitan area, as calculated from time to time (which is eighty percent (80%) of the maximum annual income for persons with low income). In the event the Facility elects to make assisted living units available to persons with low income, the ratio of affordable units to market rate units shall be adjusted such that there are no more than three market rate units for each affordable unit occupied by a person with moderate income, and no more than four market rate units for each affordable unit occupied by a person with low income.
7. The Town of Lexington shall have the right to monitor the Facility's compliance with the conditions described in this Section VI.
8. For purposes of this Section VI, the following terms shall have the meanings set forth below:
 - a. "low income" shall mean gross annual income that is less than fifty percent (50%) of the median annual income (as defined below);
 - b. "median annual income" shall mean the median annual income for households in the Boston metropolitan area, as calculated from time to time by the Regional Economist, Boston Office, U.S. Department of Housing and Urban Development (or another generally recognized measure of median annual income for households in the Boston metropolitan area in the event that the U.S. Department of Housing and Urban Development shall cease to make such calculation);
 - c. "median monthly income" shall mean one-twelfth (1/12) of the median annual income;
 - d. "moderate income" shall mean gross annual income that is between fifty percent (50%) and eighty percent (80%) of the median annual income (as defined above).

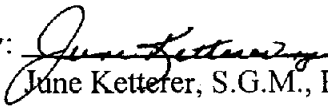
B. Transportation Services.

1. The Facility shall develop, in consultation with the Town, a transportation survey for residents of the Facility to determine whether residents of the Facility have any unmet transportation needs. The Facility shall undertake the survey once the Facility achieves seventy-five percent occupancy, and on an annual basis thereafter.
2. In the event other assisted living facilities are developed in the Town, representatives of the Facility shall meet, at the request of the Town, with Town officials and representatives of such other assisted living facility or facilities to coordinate transportation services to the extent practicable.
3. In the event that utilization of the transportation service referred to as "the Ride" increases to any significant extent as a result of use by residents of the Facility, representatives of the Facility shall meet, at the request of the Town, with Town officials to discuss appropriate measures to address such increased utilization.
4. The Facility shall make information regarding public transportation services available to residents of the Facility by posting such information in public places in the Facility or by other reasonable means.
5. As part of the basic package of services offered to residents of the Facility, the Facility shall provide scheduled transportation for special events and activities. Specifically, the Facility shall:
 - a. Provide local jitney service, accessible to the physically impaired, for residents.
 - b. Provide for continuing education for residents, staff and visitors on the need for alternate transportation services, such as LexPress.
 - c. Conduct periodic surveys to ascertain the adequacy of services.
 - d. Participate in Town transportation promotional activities.
 - e. Extending the existing driveway in the rear of the building to make a circular driving path so as to allow a bus (such as LexPress, if service is extended to the site) to pull easily into the site.
 - f. Provide a covered drop-off area in the rear of the building, adjacent to the planned area for the Adult Day Care Program, which will allow residents, visitors and staff to enter and exit a minibus under cover.


- g. Provide an inside/lobby waiting area, equipped with seating, to allow people to comfortably wait for transportation.
- h. Provide lockers, sanitary, showering and changing facilities and bicycle racks for persons commuting by bicycle.
- i. Provide for adequate signage.
- j. Provide walkways, shelters and benches, as appropriate.
- k. Assure that all transportation services to residents and staff are provided on a non-discriminatory basis.
- l. Maintain appropriate liaison with the Town's Transportation Coordinator to assure ongoing consistency with their management efforts. Provide appropriate reports to the Town.
- m. Finance the construction and on-going maintenance of on-site, transportation-related facilities described in this paragraph 5.

This Definitive Site Development Plan is executed by the undersigned as of May 16, 1996.

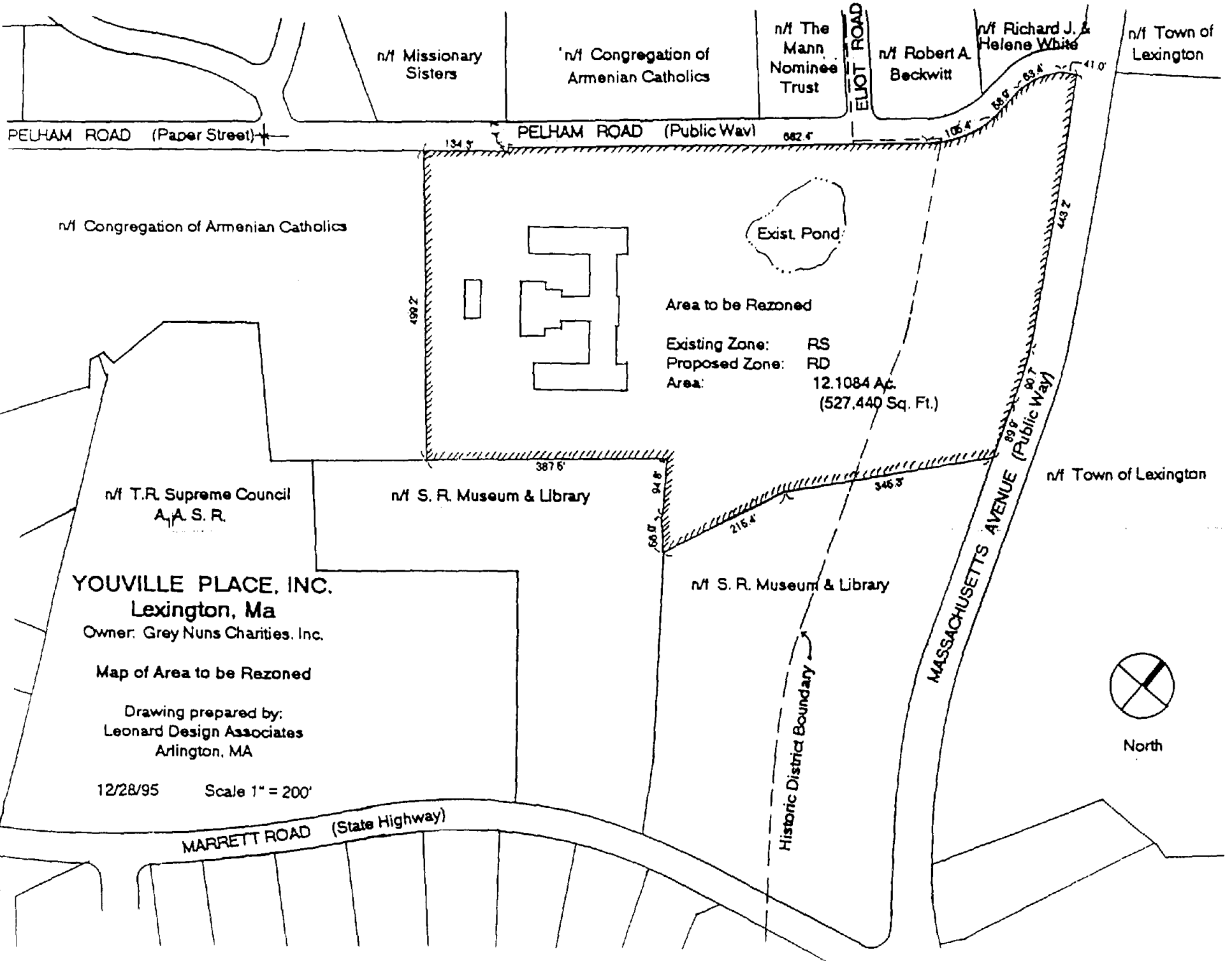
GREY NUNS CHARITIES, INC.

By: 
June Ketterer, S.G.M., President

YOUVILLE PLACE, INC.

By: 
June Ketterer, S.G.M., President

APPENDIX A



Area to be Rezoned

Existing Zone:	RS
Proposed Zone:	RD
Area:	12.1084 Ac. (527,440 Sq. Ft.)

YOUVILLE PLACE, INC.
 Lexington, Ma
 Owner: Grey Nuns Charities, Inc.

Map of Area to be Rezoned

Drawing prepared by:
 Leonard Design Associates
 Arlington, MA

12/28/95 Scale 1" = 200'



APPENDIX B

A certain parcel of land situated in Lexington, Middlesex County, Commonwealth of Massachusetts, said parcel being more particularly bounded and described as follows:

Beginning at a point on the northwesterly sideline of Massachusetts Avenue at the southeasterly sideline of Pelham Road; thence running

S17 degrees 18' 40"E, 443.24 feet; thence turning and running on a

Radius of 496.35', a distance of 90.72 feet; thence turning and running

S06 degrees 51' 40"E, 89.86 feet; thence turning and running

S52 degrees 06' 30"W, 345.30 feet; thence turning and running

S34 degrees 22' 20"W, 215.44 feet; thence turning and running

N30 degrees 40' 40"W, 55.98 feet; thence turning and running

N20 degrees 40' 50"W, 94.77 feet; thence turning and running

S61 degrees 37' 40"W, 387.50 feet; thence turning and running

N28 degrees 22' 56"W, 499.15 feet; thence turning and running

N61 degrees 46' 50"E, 134.30 feet; thence turning and running

N28 degrees 01' 40"W, 4.70 feet; thence turning and running

N61 degrees 58' 20"E, 682.45 feet; thence turning and running on a

Radius of 126.26', 105.39 feet; thence turning and running

N14 degrees 08' 49"E, 58.87 feet; thence turning and running on a

Radius of 81.31', 63.43 feet; thence turning and running

N58 degrees 50' 37"E, 41.00 feet to the point of beginning.

Containing 12.10 acres of land, more or less, be all of said measurements and distances more or less.

Said parcel of land is shown on a plan entitled "Plan of Land in Lexington, Mass." dated February 15, 1995 by Everett M. Brooks Company.

TRAFFIC IMPACT ASSESSMENT

for a Proposed
Assisted Living Housing Addition
at the
Grey Nuns' Campus
Lexington, Massachusetts

prepared for

GREY NUNS' CHARITY, INC.
Ten Pelham Road
Lexington, Massachusetts 02173

prepared by

Abend Associates
265 Winn Street
Burlington, Massachusetts 01803

617/273-5383

February 13, 1996

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LIST OF EXHIBITS

No.

- 1 General Location Map
- 2 Schematic Orientation Plan
- 3 Accident Summary
- 4 Existing Traffic Volumes
- 5 Trip Generation Characteristics of Proposed Assisted Living Housing
- 6 Trip Generation Summary
- 7 Projected Site Traffic
- 8 Combined Existing, Site, Plus Background Growth Volumes

Introduction

The purpose of this report is to assess the traffic impacts associated with the addition of new assisted living residences on the Grey Nuns' campus located on Massachusetts Avenue in Lexington, Massachusetts. The proposed use is consistent with and similar to the principal existing use of the Grey Nuns' site, which is the care of elderly, retired nuns who are already accommodated in what is essentially an assisted living facility.

Location of the Project - The Grey Nuns' site is located on an expansive landscaped campus on Massachusetts Avenue east of the Lexington Business District. The site is served by two driveways off of Pelham Road which, in turn, intersects with Massachusetts Avenue at a T intersection. Pelham Road is a dead-end, light volume local roadway serving a few private residences, the Grey Nuns site and a private school (the Armenian Sisters Academy). The Pelham Road intersection and Massachusetts Avenue is on the inside of a curve which results in a sight distance restriction for traffic traveling eastbound on Massachusetts Avenue. Sight distances are treated in a separate section of this report.

The development of assisted living on an existing, comparably used site will result in some efficiencies in trip generation because of staff overlap and because of more intense use of existing common facilities, particularly housekeeping, grounds maintenance, food service, and social services. This is discussed further in the section on trip generation. Exhibit 1 is a general location map identifying the locus of the site. Exhibit 2 is a schematic site plan showing the internal circulation system as it relates to the existing Pelham Road.

Description of the Project - The project consists of the construction of 90 units of assisted living housing which would become part of the existing Grey Nuns' facility. Assisted living units are those in which persons have their own small apartments but require some assistance in the conduct of their normal daily activities. Most often this is in the form of the provision of health care and regular meals. While the assisted living "apartment" will contain a small refrigerator, sink and, most likely, a small oven or microwave oven, they are not designed to be used by totally independent people. Residents will eat all or most of their meals in a common dining room.

Each of the 90 units will, for the most part, be designed to accommodate one person, but it is possible that some units, particularly those that are market rate, will be occupied by a couple. In some cases, two adjacent apartments could be joined to accommodate two persons living together. (From a traffic perspective, trip generation for such units are calculated on a per unit basis, not on a per person basis.) About 40 of the 90 units will be occupied by retired nuns and the remaining units will be market rate units open to the public. Assisted living accommodations are sometimes referred to as congregate housing for which land use ITE data is available.

Scope of the Study

The report follows the guidelines for traffic studies contained in the Lexington Zoning Regulations under Section 12.2, entitled Traffic Study Required. Section 12.2.4 provides a detailed outline for such studies. The requirements are comparable to the MEPA/MHD guidelines that are used throughout the state for the preparation of Traffic Impact Analyses. Prior to undertaking this study, a consultation meeting was held with planning staff to determine which intersection roadways should be included in the study area. Because of the very limited trip generation of the proposed project, only the Massachusetts Avenue/Pelham Road intersection was included in the analysis.

Existing Conditions

The proposed development will be contained principally within the existing context of the Grey Nuns' facility. The Grey Nuns' campus is a relatively open tract of land containing approximately 14 acres directly abutting Massachusetts Avenue on its south side. It is bounded on the north by Massachusetts Avenue, on the west by Pelham Road on the south by the Armenian Sisters Academy, and on the east by the National Heritage Museum. The National Heritage Museum and the Grey Nuns' site share a lengthy common boundary.

While, on paper, Pelham Road is connected to Highland Avenue, it is unpaved and unpassable beyond the entrance to the Armenian Sisters Academy. The street is a dead end but it is possible to recirculate to Massachusetts Avenue farther west by the use of a network of local low-volume residential streets. Traffic traversing this area heading toward the Business District and Massachusetts Avenue west eventually winds up on Winthrop Road at the intersection of Massachusetts Avenue/Woburn Street.

From a practical standpoint, the only access to the site is on Massachusetts Avenue, which provides access on the east to Route 2. As it passes the site, Massachusetts Avenue is 39 feet wide, but despite this width, it functions as a two-lane, two-way roadway, with parking allowed on both sides of the street, except for bus stops and other standard No Parking restrictions. The roadway is divided down the middle by a single yellow line.

The only other significant traffic generator in the area is a Landscape Business/Nursery diagonally across the street from Pelham Road, which also intersects Massachusetts Avenue at a T intersection. This intersection does generate some traffic during the summer months by the retail nursery, but it is not a significant morning or evening peak hour generator.

In practice, Pelham Road already serves as the site's principal entrance and will continue to do so for the foreseeable future. While sight distances are good to and from the east, there is a distinct sight distance restriction to the west that limits visibility. For vehicles travelling eastbound on Massachusetts Avenue, in a center lane position within the eastbound traveled way, the Pelham Road intersection becomes visible at about 250 feet. With a posted speed limit of 35 miles per hour, the design speed for this area would also be 35 miles per hour. The Safe Stopping Sight Distance based on AASHTO standards for this speed is 250 feet. Thus, the existing Pelham Road intersection barely meets these standards.

This distance of 250 feet, representing Safe Stopping Sight Distance includes both the distance traveled while the driver is reacting and the braking distance. This information from "A Policy on Geometric Design of Highways and Streets," published by the American Association of State Highway and Transportation Officials (AASHTO), assumes wet pavement. The grade of the roadway is also a factor to be taken into account, but the grade here is flat and no adjustments need to be made for this parameter. A photographic sight distance analysis has been prepared and will be made available to reviewing agencies.

Safety Analysis

Exhibit 3 shows a summary of accidents that have occurred at the study area intersections for the years 1992, 1993, 1994, and 1995 through September 20, 1995. This information was obtained from the Lexington Police Department. Typically, three years are used in traffic accident analyses. The records show that at the intersection of Massachusetts Avenue and Pelham Road, there have been 11 accidents over the past three years and nine months. (At the intersection of Massachusetts Avenue with Routes 4/225, there have been 20 accidents during the same period.) While the intersection of Massachusetts Avenue at Pelham Road has limited sight distance, the intersection is not classified as a high accident location. (Such a classification is set at five or more accidents per year by agencies dealing with accident analyses.) The average here is 2.9 accidents per year. Insofar as safety conditions are concerned, the only issue appears to be the limited sight distance for eastbound traffic on Massachusetts Avenue, which is discussed in a separate section.

Existing Traffic Volumes

Traffic counts were made during August, 1995, in the vicinity of the project. Turning movement counts were made at the intersection of Massachusetts Avenue and Pelham Road. In addition, a 24-hour tube count was also made on Massachusetts Avenue in front of the site provides hourly volume fluctuation information. The projected traffic volumes from the proposed use are so low that the project's impact will be insignificant beyond the immediate area. As noted above, for the purposes of this report, the driveway to the site is considered to be the intersection of Massachusetts Avenue and Pelham Road. The actual driveways to the site off of Pelham Road and Pelham Road itself have such low traffic volumes and the project itself is such a low traffic generator, that a traffic analysis of the driveway intersections with Pelham Road was considered to be unnecessary.

Exhibit 4 shows the morning and evening peak hour traffic volumes. These are based on two-hour counts made between 7:00 and 9:00 am, from which the four consecutive peak 15 minute periods are extracted to represent the peak hour. The evening peak hour count is based on a two-hour count made between 4:00 and 6:00 pm to which was applied the same methodology.

The 24-hour count was conducted on Friday, August 18th, and was broken down by direction. The directional count provides information on the directional flow of traffic during the morning, evening, and midday time periods. Overall, Massachusetts Avenue has a 24-hour volume of about 16,000 vehicles. This information is provided for informational purposes, since the traffic analysis is based on morning and evening peak hour traffic conditions. Count information is contained in the appendix.

Trip Generation Projections

The proposed land use, Assisted Living, is a hybrid of several types of uses that are becoming more common as the American population ages. Other related uses include skilled nursing facilities, congregate housing facilities, and retirement communities. What distinguishes an assisted living facility from these other long-term care options for seniors is that the majority of residents typically need non-medical attention and help with various activities of daily living. An assisted living facility provides services such as meals, housekeeping, personal laundry and linen services, transportation, help with bathing and dressing, social activities, and a trained staff available for 24 hours a day. Frail elders who are in their 80's and want to live in a residential home-like environment can choose assisted living as an alternative to a nursing home. The dwelling units in an assisted living facility are typically designed with a bedroom, a small kitchenette and, possibly, a separate entertaining area. Like most residential homes, more than half of the entire facility is common area for all residents to use.

The support staff at an assisted living facility usually provides three meals a day, personal care services, and recreation programs, and arranges for on-site visits from care givers, i.e., dentists, podiatrists, etc., on a regular basis. Skilled nursing facilities, on the other hand, do not provide residents with individual units, nor do they have separate kitchen facilities for each resident. Congregate Housing facilities are quite similar to assisted living facilities, but there is generally more of an emphasis on independence, and they offer fewer, if any, supportive services. Congregate Housing dwelling units are also somewhat more elaborate and resemble apartments more than what is found in assisted living facilities currently being developed.

One thing these land uses have in common is that they all generate very low traffic volumes throughout the day, particularly during normal peak commuting hours, typically between 7:00 and 9:00 am and between 4:00 and 6:00 pm. This is the result of several factors, including the very low number of trips made by individual residents, the around-the-clock shift nature of senior care facilities, and the communal aspects of such developments. As a result of the various facilities that are provided at different elderly housing developments, there is a considerable difference in average age. In retirement communities, the average age is about 60, whereas in self-care units, such as assisted living, the average age is about 75. One consideration in looking at trip generation of the site is that provisions are now routinely made for public transportation in some form to serve the elderly as well as other segments of the population that do not have cars. In some cases, a shuttle bus is permanently owned by the development and is always available to residents of the facility. In Lexington, there is such public service, in addition to which it is expected that the facility will interact with existing public transportation services currently available in Lexington or provide its own shuttle bus service as it already does now for a much smaller resident population.

The potential trip generation for the assisted living addition to the Grey Nuns' site is further reduced by the fact that the proposed project is being built as an add-on to the existing Grey Nuns' facility which already includes assisted living for about 40 retired nuns. It is expected that some of the current support activities at the Grey Nuns's facility, both for the assisted living units and for other on-site activities, will also be used to support the new-dwelling units. In particular, the existing kitchen facilities will be used to prepare meals for the additional assisted living units as well as for the current resident and non-resident population. There will also be an overlap of administrative staff such as groundskeeping and other housekeeping activities. For example, it is not expected that the groundskeeping for the project would generate any more traffic than is currently being generated by the site.

The Institute of Transportation Engineers (ITE) Trip Generation Report is used throughout Massachusetts for determining trip generation for new facilities. The closest land use category to the proposed use is Land Use Code #252, "Congregate Care Facility". The ITE numbers show that during the street peak hour, occurring between 7:00 and 9:00 am, congregate housing would generate a total of .04 trips inbound and .02 trips outbound per unit. Applying

these values to the total of 90 units results in morning peak hour volumes of four trips inbound and two trips outbound. Using the same data for the evening peak hour would result in a total increase in volumes of eight trips inbound and seven trips outbound. The relevant pages from the ITE report are reproduced in the appendix. If the new units only are considered, projected trip generation would be even lower.

Because these figures are so low, supplemental information has been adapted from data obtained at other assisted living facilities. This data is based on actual counts made at either assisted living or congregate care facilities. (Congregate care facilities would tend to have higher trip generation rates than assisted living units.) While these counts show higher trip generation rates than the ITE rates, they are still very low. New trip generation at this development is expected to be very low for two additional reasons over and above the fact that the land use itself is a low traffic generator. Each unit is designed to handicapped standards and the development is part of an existing full-service assisted living facility where no residents own or operate their own vehicles. The Grey Nuns currently have five vehicles which are used to transport the sisters to various functions. As shown in the exhibit, a composite value, taking into account the ITE rate as well as empirical data from the other sources, has been used, generally reflecting the higher rates found from counts. Based on this, the number of trips projected for the entire site based on a 90-unit development is shown. Overall, during the morning peak hour, the entire project is expected to generate a total of 14 trips (five inbound and nine outbound), and during the evening peak hour a total of 16 trips (ten inbound and six outbound).

Exhibit 5 shows a summary of the basic trip generating components of the proposed facility with a description of the traffic characteristics involved. What is significant here is that most of the people traveling to and from the site will do so during off-peak times because of the nature of their work. For example, the kitchen staff is off-peak because of the need to be on-site for the breakfast meal and because of the fact that there is more than one shift involved. The change in administrative staff is expected to be very small because a large part of the administrative staff is already in place to serve the existing units. Exhibit 6 provides a trip generation summary.

Another indicator of trip generation is the accumulation of on-site parked vehicles. On-site occupancy studies were made at the existing facility that already has about 50 units of assisted living for retired nuns. Mid-morning and mid-afternoon counts showed a total of 21-26 vehicles parked on-site. This includes cars parked in the rear lots and along the entrance road.

Directional Distribution

The directional distribution of traffic is based on existing traffic volumes on Massachusetts Avenue. Typically, a driveway volume would reflect actual demand and could be applied. In this case, it appears from the counts that some traffic that would exit Pelham Road to the west, in order to avoid turning left at an intersection with limited sight distance, travels through various streets to reach Massachusetts Avenue farther west. Based on traffic volumes on Massachusetts Avenue, the morning peak hour traffic is distributed about evenly, with about 50 percent eastbound and 50 percent westbound. During the evening peak hour, the distribution is again about 50 percent westbound to 50 percent eastbound. Based on the Massachusetts Avenue approach distribution, site traffic has been split, with 50 percent coming from or going to the east and 50 percent coming from or going to the west. Exhibit 7 shows the morning and evening peak hour volumes associated with the project that would be added to the Massachusetts Avenue and Pelham Road intersection.

Exhibit 8 shows the total volumes projected for the intersection, including existing, background growth, and new site traffic. A comparison between intersection operations with and without the project essentially indicates the impacts of the project on traffic. On Massachusetts Avenue itself, the impact of the project is so low as not to be significant.

Discussion of Impacts

Capacity calculations have been made for the morning and evening peak hour for the existing and projected conditions at Massachusetts Avenue/Pelham Road. For the morning peak hour, the existing Level of Service is at B, and would go to C with the project in place. During the evening peak hour, the existing Level of Service is at B and would go to D with the project in place. Reserve Capacity, the parameter used in evaluating the capacity of unsignalized intersections is not significantly reduced. However, in both cases, the drop in reserve capacity crosses the dividing line between Level of Service B and C.

It is apparent that the low volumes of traffic associated with the proposed development will have no significant effect on traffic operations in the area. Movements to and from the east are expected to occur at the intersection of Pelham Road and Massachusetts Avenue with no change in traffic operations. These movements are essentially unaffected by the sight distance restriction of the intersection for approaching traffic from Lexington Center.

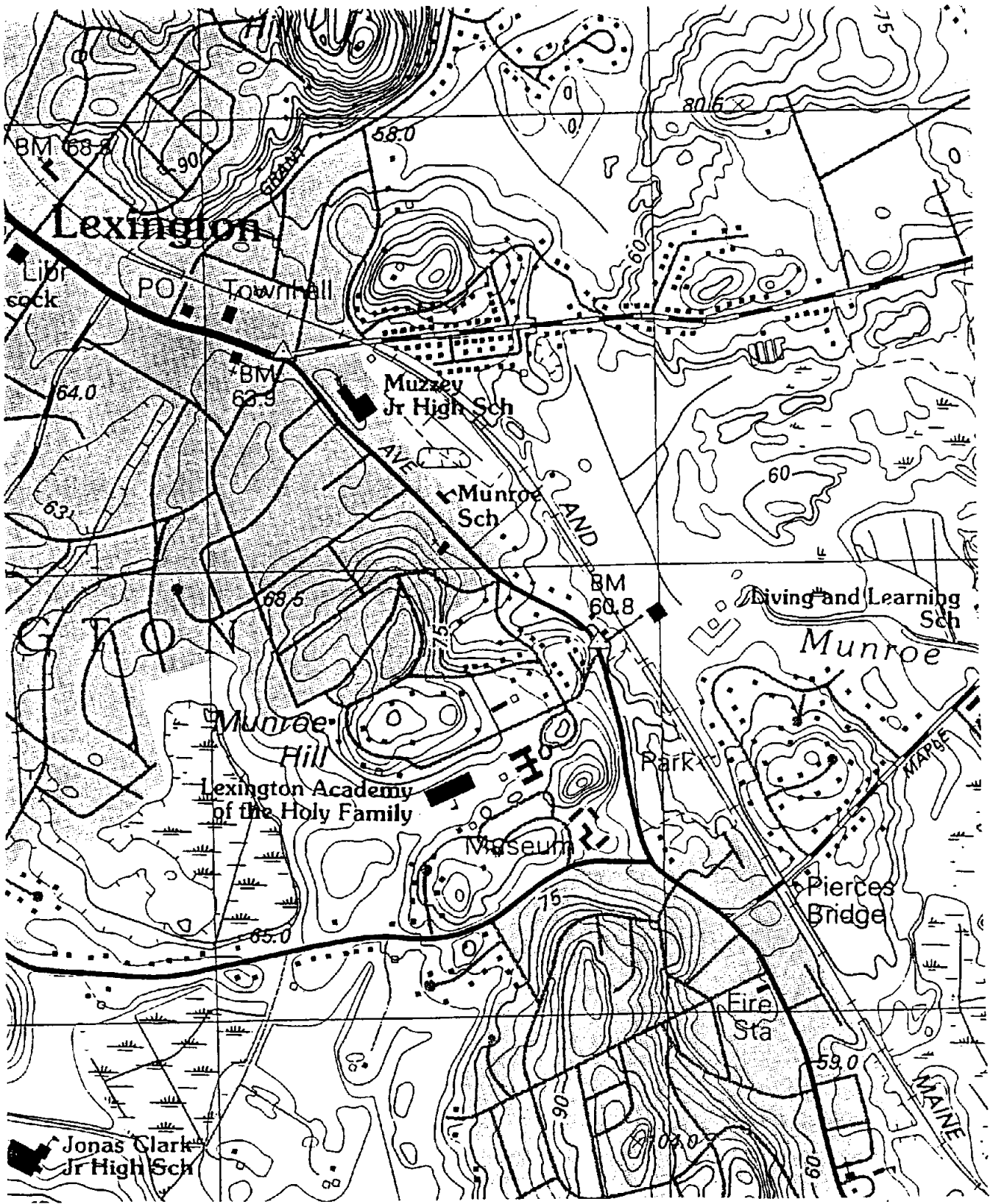
Similarly, eastbound traffic from Lexington Center is expected to use the Pelham Road approach to the project. The only movement that may not fully use the Pelham Road/Massachusetts Avenue intersection is traffic from the site headed west. Some of this traffic (three to four vehicles per hour during the peak hours) might take advantage of the local street network to enter Massachusetts Avenue further west where sight distance is better.

The traffic impacts of the project do not warrant any significant traffic mitigation, but one way of improving the sight distance at Pelham Road without construction would be to mark the eastbound Massachusetts Avenue roadway with a white shoulder line so that vehicles approaching Pelham Road are positioned closer to the center line, thus improving visibility by about 30 to 40 feet over vehicles traveling down the middle of the 20-foot wide eastbound lane. As noted previously, the existing sight distance from the center of the eastbound lane is 250 feet, the absolute minimum for a speed of 35 miles per hour. This would provide some additional sight distance without adversely affecting any other traffic operations or abutters.

Summary and Conclusions

The proposed project represents a very low traffic volume generator, partly because of its actual use and partly because it is an addition to an existing comparable facility. Peak hour volumes of about 15 vehicles, including both inbound and outbound trips, will not have a significant or noticeable effect on local traffic on Massachusetts Avenue, on Pelham Road, at the intersection, or on any local streets.

Since the proposed development is an addition to an existing assisted living facility, the impact on traffic will be minimized because there will undoubtedly be some overlap of staff, with a number of existing service providers able to handle a larger load. To be conservative, the analysis assumes that all 90 units are new to the site, when in fact, 40 nuns are now living there. Certainly, the basic infrastructure is already in place and is now generating traffic. The existing traffic counts at the intersection of Pelham Road and Massachusetts Avenue show very low traffic volumes for Pelham Road during the peak hours. It is also noteworthy that the counted traffic volumes on Pelham Road include any traffic associated with the private school, nearby residences, and traffic generated by the existing facility. In sum, the project can be accommodated without the need for any traffic improvements.



GENERAL LOCATION MAP

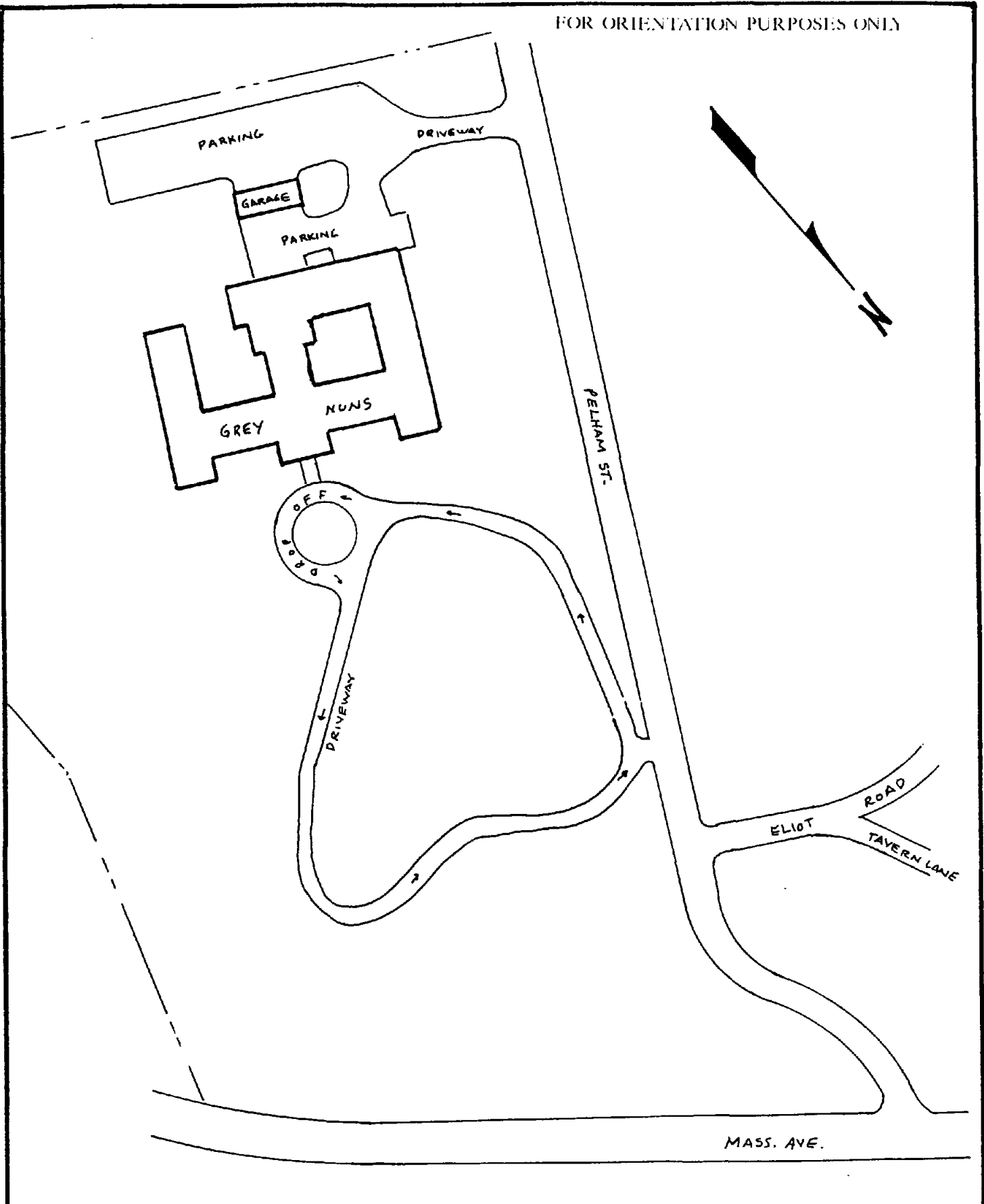


ABEND
ASSOCIATES

EXHIBIT

1

FOR ORIENTATION PURPOSES ONLY



SCHEMATIC ORIENTATION PLAN



ABEND
ASSOCIATES

EXHIBIT

2

date from: 01/01/92 to: 09/20/95 geo code: ALL
 street: MASS x-street: PELHAM
 accid typ: ALL

street#	case#	acd	dow	date	hr	ta	#veh	#fat	#ija	#ijb	#ijc	tc	pd	rs	flt
by PELHAM RD															
MASS AV	24136	1	1	08/16/92	00	9	1					1	W	Y	N D
	30357	1	1	01/31/93	11	2	2					1	S	Y	Y
	31066	1	6	02/12/93	13	2	2						S	Y	Y
	40961	1	4	10/06/93	13	2	2			1			D	Y	Y D
	44179	1	1	01/02/94	18	5	1			1			W	Y	N D
	48837	1	5	05/12/94	07	5	1			1			D	Y	N D
	52555	1	7	08/13/94	09	2	2						W	Y	Y D
	58142	1	2	01/09/95	07	2	2						D	Y	Y D
	61675	1	1	04/02/95	14	2	2						D	Y	Y D
	65135	1	5	06/15/95	14	3	2			1			D	Y	N
	67806	1	4	08/09/95	22	3	2						D	Y	Y D
MASS AV															
		11		subtotal:			19			4		2			
		11		total:			19			4		2			

ACCIDENTS
 # OVER LIMIT PROP DAMAGE = 11
 # ALL RESIDENT OF TOWN/CITY = 7

CONDITION	TOTAL ACCIDENTS	INJURY/FATAL	HOUR				DAY			
DRY =	6	NONE = 5	12 AM =	1	12 PM =	0	SUN =	4		
WET =	3	INJURY = 6	1 =	0	13 =	2	MON =	1		
SNOW =	2	FATAL = 0	2 =	0	14 =	2	TUE =	0		
ICE =	0		3 =	0	15 =	0	WED =	2		
OTH =	0		4 =	0	16 =	0	THU =	2		
=	0		5 =	0	17 =	0	FRI =	1		
FAULT			6 =	0	18 =	1	SAT =	1		
=====			7 =	2	19 =	0				
DRIV =	8		8 =	0	20 =	0				
ROAD =	0		9 =	1	21 =	0				
AL/DG =	0		10 =	0	22 =	1				
N/A =	3		11 =	1	23 =	0				

ACCIDENTS BY TYPE:

type	total	description of type
2	6	MV IN TRAFFIC
3	2	MV PARKED
5	2	OBJECT OFF ROAD

date from: 01/01/92 to: 09/20/95 geo code: ALL
 street: MASS x-street: PELHAM
 accid typ: ALL

street#	case#	acd	dow	date	hr	ta	#veh	#fat	#ija	#ijb	#ijc	tc	pd	rs	flt

ACCIDENTS BY TYPE:

type	total	description of type
9	1	SIDEWALK-ISLAND

ACCIDENT SUMMARY
 MASS. AVE./PELHAM ST.
 1/1/95--9/20/95

AM PEAK HOUR

SITE

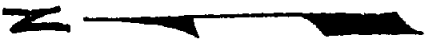
MASSACHUSETTS AVE.

PELHAM ST.

570
14

13
5

572
6



PM PEAK HOUR

SITE

MASSACHUSETTS AVE.

PELHAM ST.

587
4

4
1

574
1



NOT TO SCALE FOR DATA PRESENTATION ONLY.

EXISTING TRAFFIC VOLUMES



ABEND
ASSOCIATES

EXHIBIT

4

**TRIP GENERATION CHARACTERISTICS
OF PROPOSED ASSISTED LIVING HOUSING**

Component

Traffic Characteristics

Assisted Living Units
Elderly Housing

Very low volume generation, especially during peak hours. All traffic associated with care and transportation providers.

Health Care Providers

Normally off-peak commuters. Three shifts starting at 7:00 am, 3:00 pm, and 11:00 pm.

Administrative Staff

Typical commuters, but different jobs might result in staggered hours (e.g., administrators might have a different schedule from groundskeepers.)

Kitchen Staff

Off-peak shifts (food service will be supplied by existing kitchen).

Deliveries

Some single-unit trucks, but mostly vans. These trips occur during off-peak times.

Visitors

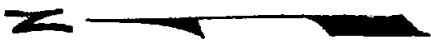
Off-peak, spread out. Busiest days are Easter and Mothers' Day.

TRIP GENERATION SUMMARY

	<u>Trip Generation Rate</u>			
	<u>Trips Per Dwelling Unit</u>			
	<u>AM PEAK HOUR</u>		<u>PM PEAK HOUR</u>	
	<u>IN</u>	<u>OUT</u>	<u>IN</u>	<u>OUT</u>
ITE Land Use Code #252 Congregate Housing	.04	.02	.09	.08
Unquity House (actual counts) Congregate Housing	.05	.11	.11	.05
Golda Meir House (actual counts) Congregate Housing	.09	.07	.13	.08
USED FOR THIS PROJECT	.06	.10	.11	.07
NUMBER OF TRIPS				
Site @ 90 units:	5	9	10	6

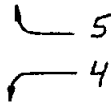
EXHIBIT 6

AM PEAK HOUR



MASSACHUSETTS AVE.

SITE



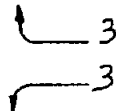
PELHAM ST.

PM PEAK HOUR



MASSACHUSETTS AVE.

SITE



PELHAM ST.

NOT TO SCALE. FOR DATA PRESENTATION ONLY.

PROJECTED SITE TRAFFIC



ABEND ASSOCIATES

EXHIBIT

7

AM PEAK HOUR

MASSACHUSETTS AVE.

SITE

PELHAM ST.

598
17

18
9

601
8

PM PEAK HOUR

MASSACHUSETTS AVE.

SITE

PELHAM ST.

616
9

7
4

603
11

NOT TO SCALE. FOR DATA PRESENTATION ONLY.

COMBINED EXISTING, SITE, PLUS
BACKGROUND GROWTH VOLUMES



ABEND
ASSOCIATES

EXHIBIT

8

CINCH PROGRAM VERSION DATE 4-29-1988
 1985 HCM - CHAPTER 10 : UNSIGNALIZED - 3 APPROACHES (PAGE 1 of 2)
 DATE:12-07-1995 TIME:12:50:01
 Mass Ave @ Pelham Street / AM Peak Hour / Existing

LAST DATASETS LOADED OR SAVED
 VOLUME= GEOMETRICS=
 KEY: A- -B

C

GENERAL CHARACTERISTICS
 POPULATION GREATER THAN 250,000: YES
 CONTROLS: FROM C: STOP
 PREVAILING SPEED: 35 MPH
 MAIN STREET # OF LANES: 2 LANES
 MAIN STREET APPROACH A - EXCLUSIVE RIGHT TURN LANE: N

MINOR STREET LANES
 APPROACH: C: Pelham Street
 SHARED LEFT AND RIGHT TURN LANE: YES
 LARGE RIGHT TURN RADIUS OR SHALLOW RIGHT TURN ANGLE: NO
 RIGHT TURN ACCELERATION LANE ON MAJOR: NO

SIGHT DISTANCE RESTRICTIONS (in seconds)

APPROACH	A: Mass Ave EB	B: Mass Ave WB	C: Pelham Street
LEFTS	0.00	0.00	0.00
TRUCKS	0.00	0.00	0.00
RIGHTS	0.00	0.00	0.00

APPROACH	A: Mass Ave EB			B: Mass Ave WB			C: Pelham Street		
	LT	TH	RT	LT	TH	RT	LT	TH	RT
VOLUME	0	572	6	14	570	0	5	0	13
FF	0.90			0.90			0.90		
ADJ VOLUME	0	636	7	16	633	0	6	0	14
PERCENT GRADE	0.00			0.00			-2.00		
PASS CAR/HR	0			17			6	0	14

STEP 1 RIGHT TURNS FROM C: Pelham Street

CONFLICTING FLOWS	639
CRITICAL GAPS	5.2
CAPACITY	576
ACTUAL CAPACITY	576

STEP 2 LEFT TURNS FROM B: Mass Ave WB

CONFLICTING FLOWS	642
CRITICAL GAPS	4.6
CAPACITY	689
CAPACITY USED	2%
IMPEDANCE FACTOR	0.99
ACTUAL CAPACITY	689

1985 HCM - CHAPTER 10 : UNSIGNALIZED - 3 APPROACHES (PAGE 2 of 2)
 DATE:12-07-1995 TIME:12:50:01
 Mass Ave @ Pelham Street / AM Peak Hour / Existing

STEP 3 LEFT TURNS FROM C: Pelham Street
 CONFLICTING FLOWS 1288
 CRITICAL GAPS 6.3
 CAPACITY 155
 ACTUAL CAPACITY 153

SUMMARY OF LEVEL OF SERVICE BY MOVEMENT

MOVEMENT	DEMAND	CAPACITY	RESERVE	LOS	AVG DEL(SEC)	AVG QUEUE
MOV FROM B:	17	689	672	A	5.36	0.03
ALL MOVES FROM C:	20	326	306	B	11.78	0.07

CUNCH PROGRAM VERSION DATE 4-29-1988
 1985 HCM - CHAPTER 10 : UNSIGNALIZED - 3 APPROACHES (PAGE 1 of 2)
 DATE:12-07-1995 TIME:12:54:16
 Mass Ave @ Pelham Street / AM Peak Hour / Build

LAST DATASETS LOADED OR SAVED
 VOLUME= GEOMETRICS=
 KEY: A- -B

|
 C

GENERAL CHARACTERISTICS
 POPULATION GREATER THAN 250,000: YES
 CONTROLS: FROM C: STOP
 PREVAILING SPEED: 35 MPH
 MAIN STREET # OF LANES: 2 LANES
 MAIN STREET APPROACH A - EXCLUSIVE RIGHT TURN LANE: N

MINOR STREET LANES
 APPROACH: C: Pelham Street
 SHARED LEFT AND RIGHT TURN LANE: YES
 LARGE RIGHT TURN RADIUS OR SHALLOW RIGHT TURN ANGLE: NO
 RIGHT TURN ACCELERATION LANE ON MAJOR: NO

LIGHT DISTANCE RESTRICTIONS (in seconds)
 APPROACH A: Mass Ave EB B: Mass Ave WB C: Pelham Stre

	A: Mass Ave EB	B: Mass Ave WB	C: Pelham Stre
LEFTS	0.00	0.00	0.00
THRU	0.00	0.00	0.00
RIGHTS	0.00	0.00	0.00

APPROACH A: Mass Ave EB B: Mass Ave WB C: Pelham Stre

	A: Mass Ave EB			B: Mass Ave WB			C: Pelham Stre		
	LT	TH	RT	LT	TH	RT	LT	TH	RT
VOLUME	0	601	8	17	598	0	9	0	18
PH	0.90			0.90			0.90		
ADJ VOLUME	0	668	9	19	664	0	10	0	20
PERCENT GRADE	0.00			0.00			-2.00		
ASS CAR/HR	0			21			10 0 20		

STEP 1 RIGHT TURNS FROM C: Pelham Street

CONFLICTING FLOWS	672
CRITICAL GAPS	5.2
CAPACITY	553
ACTUAL CAPACITY	553

STEP 2 LEFT TURNS FROM B: Mass Ave WB

CONFLICTING FLOWS	677
CRITICAL GAPS	4.6
CAPACITY	665
CAPACITY USED	3%
IMPEDANCE FACTOR	0.98
ACTUAL CAPACITY	665

DATE:12-07-1995 TIME:12:54:16

Mass Ave @ Pelham Street / AM Peak Hour / Build

STEP 3 LEFT TURNS FROM C: Pelham Street
CONFLICTING FLOWS 1356
CRITICAL GAPS 6.3
CAPACITY 138
ACTUAL CAPACITY 136

SUMMARY OF LEVEL OF SERVICE BY MOVEMENT

MOVEMENT	DEMAND	CAPACITY	RESERVE	LOS	AVG DEL(SEC)	AVG QUEUE
MOV FROM B:	21	665	644	A	5.59	0.03
ALL MOVES FROM C:	30	274	244	C	14.78	0.12

FINCH PROGRAM VERSION DATE 4-29-1988
 185 HCM - CHAPTER 10 : UNSIGNALIZED - 3 APPROACHES (PAGE 1 of 2)
 DATE:12-07-1995 TIME:12:55:00
 Mass Ave @ Pelham Street / PM Peak Hour / Existing

LAST DATASETS LOADED OR SAVED
 VOLUME= GEOMETRICS=
 KEY: A- -B

C

GENERAL CHARACTERISTICS
 POPULATION GREATER THAN 250,000: YES
 CONTROLS: FROM C: STOP
 TRAVELING SPEED: 35 MPH
 MAIN STREET # OF LANES: 2 LANES
 MAIN STREET APPROACH A - EXCLUSIVE RIGHT TURN LANE: N

MINOR STREET LANES
 APPROACH: C: Pelham Street
 SHARED LEFT AND RIGHT TURN LANE: YES
 LARGE RIGHT TURN RADIUS OR SHALLOW RIGHT TURN ANGLE: NO
 RIGHT TURN ACCELERATION LANE ON MAJOR: NO

SLIGHT DISTANCE RESTRICTIONS (in seconds)

APPROACH	A: Mass Ave EB	B: Mass Ave WB	C: Pelham Street
LEFTS	0.00	0.00	0.00
RIGHTS	0.00	0.00	0.00

APPROACH	A: Mass Ave EB			B: Mass Ave WB			C: Pelham Street		
	LT	TH	RT	LT	TH	RT	LT	TH	RT
VOLUME	0	574	1	4	587	0	1	0	4
PLF	0.90			0.90			0.90		
ADJ VOLUME	0	638	1	4	652	0	1	0	4
PERCENT GRADE	0.00			0.00			-2.00		
PESS CAR/HR	0			5			1 0 4		

STEP 1 RIGHT TURNS FROM C: Pelham Street
 CONFLICTING FLOWS 638
 CRITICAL GAPS 5.2
 CAPACITY 576
 ACTUAL CAPACITY 576

STEP 2 LEFT TURNS FROM B: Mass Ave WB
 CONFLICTING FLOWS 639
 CRITICAL GAPS 4.6
 CAPACITY 692
 CAPACITY USED 1%
 IMPEDANCE FACTOR 1.00
 ACTUAL CAPACITY 692

185 HCM - CHAPTER 10 : UNSIGNALIZED - 3 APPROACHES (PAGE 2 of 2)
 DATE:12-07-1995 TIME:12:55:00
 Mass Ave @ Pelham Street / PM Peak Hour / Existing

STEP 3 LEFT TURNS FROM C: Pelham Street
 CONFLICTING FLOWS 1295
 CRITICAL GAPS 6.3
 CAPACITY 153
 ACTUAL CAPACITY 153

SUMMARY OF LEVEL OF SERVICE BY MOVEMENT

MOVEMENT	DEMAND	CAPACITY	RESERVE	LOS	AVG DEL(SEC)	AVG QUEUE
1 FROM B:	5	692	687	A	5.24	0.01
ALL MOVES FROM C:	6	370	365	B	9.87	0.02

CUNCH PROGRAM VERSION DATE 4-29-1988
 1985 HCM - CHAPTER 10 : UNSIGNALIZED - 3 APPROACHES (PAGE 1 of 2)
 DATE:12-07-1995 TIME:12:55:42
 Mass Ave @ Pelham Street / PM PeakHour / Build

LAST DATASETS LOADED OR SAVED
 VOLUME= GEOMETRICS=
 KEY: A- -B

|
 C

GENERAL CHARACTERISTICS
 POPULATION GREATER THAN 250,000: YES
 CONTROLS: FROM C: STOP
 PREVAILING SPEED: 35 MPH
 MAIN STREET # OF LANES: 2 LANES
 MAIN STREET APPROACH A - EXCLUSIVE RIGHT TURN LANE: N

MINOR STREET LANES
 APPROACH: C: Pelham Street
 SHARED LEFT AND RIGHT TURN LANE: YES
 LARGE RIGHT TURN RADIUS OR SHALLOW RIGHT TURN ANGLE: NO
 RIGHT TURN ACCELERATION LANE ON MAJOR: NO

RIGHT DISTANCE RESTRICTIONS (in seconds)

APPROACH	A: Mass Ave EB	B: Mass Ave WB	C: Pelham Stre
LEFTS	0.00	0.00	0.00
THRU	0.00	0.00	0.00
RIGHTS	0.00	0.00	0.00

APPROACH	A: Mass Ave EB			B: Mass Ave WB			C: Pelham Stre		
	LT	TH	RT	LT	TH	RT	LT	TH	RT
VOLUME	0	603	11	9	616	0	4	0	7
PHF	0.90			0.90			0.90		
ADJ VOLUME	0	670	12	10	684	0	4	0	8
PERCENT GRADE	0.00			0.00			-2.00		
CLASS CAR/HR	0			11			4 0 8		

STEP 1 RIGHT TURNS FROM C: Pelham Street
 CONFLICTING FLOWS 676
 CRITICAL GAPS 5.2
 CAPACITY 551
 ACTUAL CAPACITY 551

STEP 2 LEFT TURNS FROM B: Mass Ave WB
 CONFLICTING FLOWS 682
 CRITICAL GAPS 4.6
 CAPACITY 661
 CAPACITY USED 2%
 IMPEDANCE FACTOR 0.99
 ACTUAL CAPACITY 661

1085 HCM - CHAPTER 10 : UNSIGNALIZED - 3 APPROACHES (PAGE 2 of 2)
 DATE:12-07-1995 TIME:12:55:42
 Mass Ave @ Pelham Street / PM PeakHour / Build

STEP 3 LEFT TURNS FROM C: Pelham Street
 CONFLICTING FLOWS 1371
 CRITICAL GAPS 6.3
 CAPACITY 135
 ACTUAL CAPACITY 134

MOVEMENT	SUMMARY OF LEVEL OF SERVICE BY MOVEMENT					
	DEMAND	CAPACITY	RESERVE	LOS	AVG DEL(SEC)	AVG QUEUE
MOV FROM B:	11	661	650	A	5.54	0.02
ALL MOVES FROM C:	12	258	246	C	14.64	0.05

Congregate Care Facility (252)

Average Vehicle Trip Ends vs: Occupied Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.

Number of Studies: 2

Average Number of Occupied Dwelling Units: 183

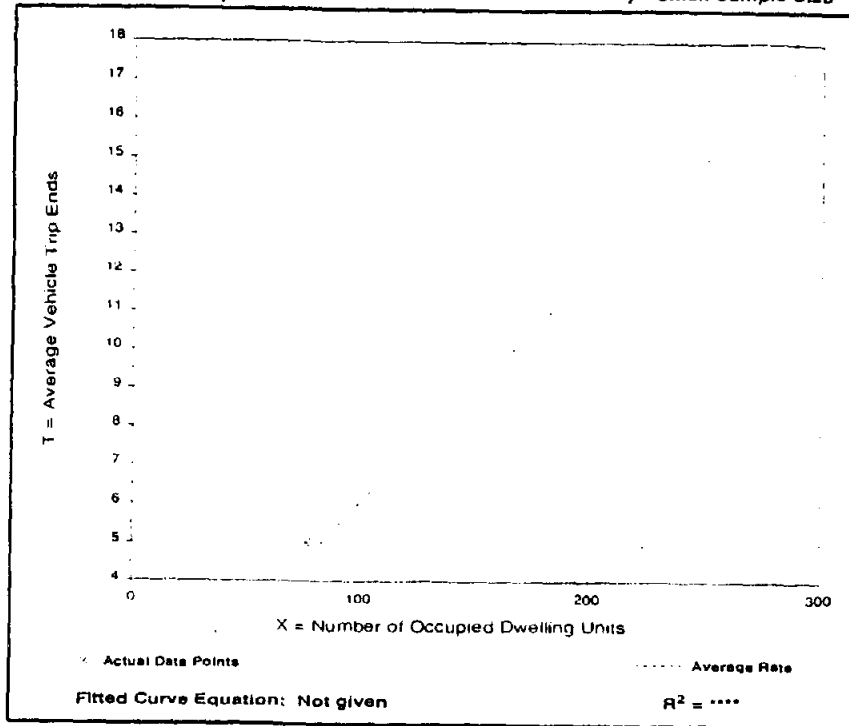
Directional Distribution: 61% entering, 39% exiting

Trip Generation per Occupied Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.06	0.06 - 0.06	.

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Congregate Care Facility (252)

Average Vehicle Trip Ends vs: Occupied Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

Number of Studies: 2

Average Number of Occupied Dwelling Units: 183

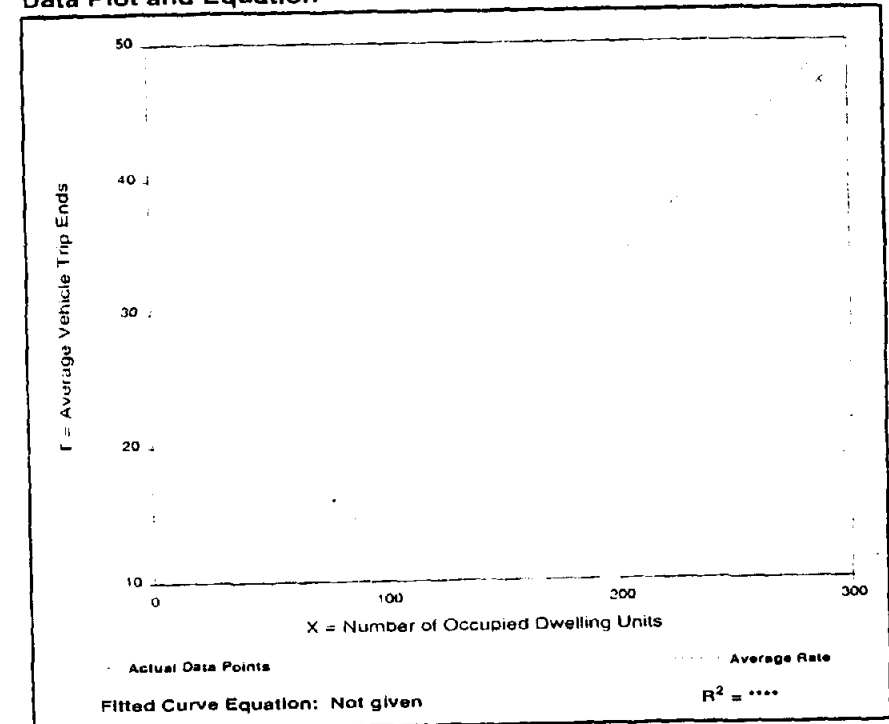
Directional Distribution: 56% entering, 44% exiting

Trip Generation per Occupied Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.17	0.16 - 0.21	.

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



TRAFFIC COUNTING UNLIMITED

Site Code : 7873-Randy M.
 N-S Street: Pelham Road, Lexington, MA
 W Street: Route 225
 Weather : Sunny & Hot

PAGE: 1 -
 FILE: pelham21.

Sum of the Primary and Secondary

DATE: 8/16/95

Time Begin	From North				From East				From South				From West				Vehicle Total	Peds Total
	Peds	RT	THRU	LT	Peds	RT	THRU	LT	Peds	RT	THRU	LT	Peds	RT	THRU	LT		
7:00 AM	0	0	0	0	0	0	73	2	1	0	0	0	4	0	83	0	158	5
7:15	0	0	0	0	0	0	98	4	1	4	0	0	0	2	92	2	202	1
7:30	0	0	0	0	0	0	97	2	2	1	0	1	3	1	94	0	196	5
7:45	0	0	0	0	0	0	115	3	0	1	0	1	0	2	119	0	241	0
R TOTAL	0	0	0	0	0	0	383	11	4	6	0	2	7	5	388	2	797	11
8:00 AM	0	0	0	0	0	0	142	2	0	2	0	0	1	1	135	0	282	1
8:15	0	0	0	0	0	0	138	2	1	5	0	0	0	2	148	1	296	1
8:30	0	0	0	0	0	0	143	2	0	1	0	2	0	2	155	0	305	0
8:45	0	0	0	0	0	0	147	8	0	5	0	3	0	1	134	0	298	0
R TOTAL	0	0	0	0	0	0	570	14	1	13	0	5	1	6	572	1	1181	2
DAY TOTAL	0	0	0	0	0	0	953	25	5	19	0	7	8	11	960	3	1978	13

TRAFFIC COUNTING UNLIMITED

Site Code : 7883-Randy M.
 N-S Street: Pelham Road, Lexington, MA
 E-W Street: Route 225
 Weather : Sunny & Hot

PAGE: 1
 FILE: pelham1

Sum of the Primary and Secondary

DATE: 8/16/95

Time Begin	From North				From East				From South				From West				Vehicle Total	Peds Total
	Peds	RT	THRU	LT	Peds	RT	THRU	LT	Peds	RT	THRU	LT	Peds	RT	THRU	LT		
4:00 PM	0	0	0	0	0	0	92	0	0	0	0	0	0	0	100	0	192	0
4:15	0	0	0	0	0	0	117	1	1	0	0	0	2	0	129	1	248	3
4:30	0	0	0	0	0	0	139	3	1	2	0	2	0	2	132	0	280	1
4:45	0	0	0	0	0	0	139	5	0	1	0	0	0	0	137	0	282	0
HR TOTAL	0	0	0	0	0	0	487	9	2	3	0	2	2	2	498	1	1002	4
5:00 PM	0	0	0	0	0	0	130	2	0	2	0	0	0	0	170	0	304	0
5:15	0	0	0	0	0	0	123	0	0	1	0	0	1	0	132	0	256	1
5:30	0	0	0	0	0	0	183	0	0	0	0	1	1	0	127	1	312	1
5:45	0	0	0	0	0	0	151	2	0	1	0	0	0	0	145	1	300	0
HR TOTAL	0	0	0	0	0	0	587	4	0	4	0	1	2	0	574	2	1172	2
DAY TOTAL	0	0	0	0	0	0	1074	13	2	7	0	3	4	2	1072	3	2174	6

TRAFFIC COUNTING UNLIMITED

7

Code : 7883-Randy M.
-S Street: Pelham Road, Lexington, MA
-W Street: Route 225
weather : Sunny & Hot

Sum of the Primary and Secondary

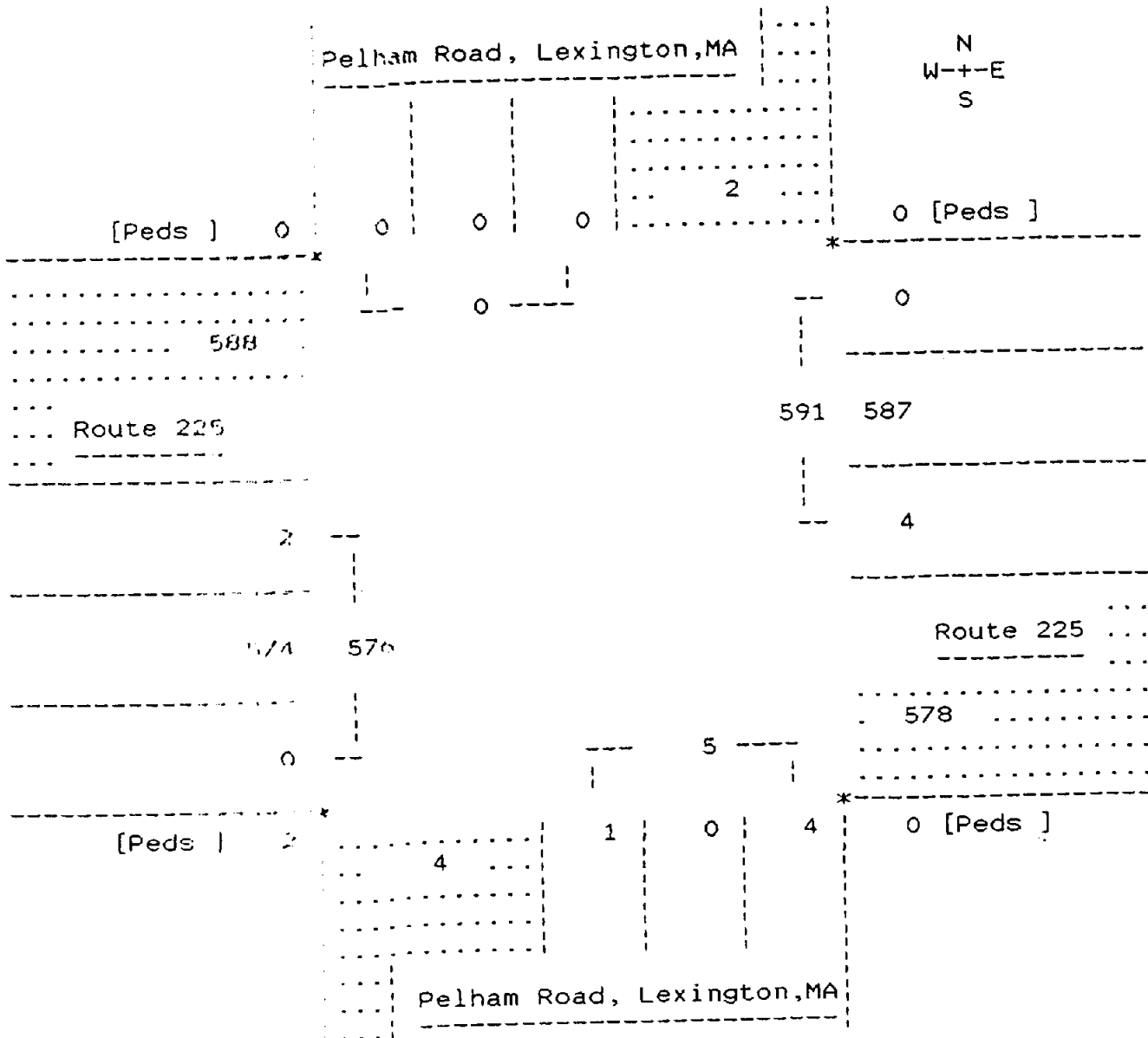
DATE: 8/16/95

PEAK PERIOD ANALYSIS FOR THE PERIOD: 4:00 PM - 6:00 PM

DIRECTION FROM	START PEAK HOUR	PEAK HR FACTOR	VOLUMES					PERCENTS			
			Peds	Right	Thru	Left	Total	Peds	Right	Thru	Left
North	5:00 PM	0.00	0	0	0	0	0	-	0	0	0
East	5:00 PM	0.81	0	0	587	4	591	-	0	99	1
South	4:30 PM	0.50	1	6	0	2	8	-	75	0	25
West	5:00 PM	0.85	2	0	574	2	576	-	0	100	0

Entire Intersection

North	5:00 PM	0.00	0	0	0	0	0	-	0	0	0
East		0.81	0	0	587	4	591	-	0	99	1
South		0.63	0	4	0	1	5	-	80	0	20
West		0.85	2	0	574	2	576	-	0	100	0



VEHICLE COUNTING OPERATIONS
HOURLY, 2 CHANNEL VEHICLE COUNT

REFERENCE: Lexington, MA. 1

CORRECTION FACTOR: 1.00

LOCATION : Massachusetts Ave., east of Pelham St.

FILENAME: MASSINPE

WEATHER : mixed

WEEK OF MONDAY 8 / 14 / 85

OPERATOR : RCB

HOUR BEGINS	MONDAY 14		TUESDAY 15		WEDNESDAY 16		THURSDAY 17		FRIDAY 18		SATURDAY 19		SUNDAY 20		WEEKDAY AVERAGE		
	V	E	V	E	V	E	V	E	V	E	V	E	V	E	V	E	
12 AM	*	*	*	*	*	*	*	*	52	49	74	76	*	*	52	49	
1	*	*	*	*	*	*	*	*	32	26	43	22	*	*	32	26	
2	*	*	*	*	*	*	*	*	7	4	34	17	*	*	7	4	
3	*	*	*	*	*	*	*	*	12	7	16	12	*	*	12	7	
4	*	*	*	*	*	*	*	*	25	13	9	11	*	*	25	13	
5	*	*	*	*	*	*	*	*	44	48	32	27	*	*	44	48	
6	*	*	*	*	*	*	*	*	172	158	78	63	*	*	171	158	
7	*	*	*	*	*	*	*	*	365	371	183	127	*	*	365	371	
8	*	*	*	*	*	*	*	*	530	515	*	*	*	*	530	515	
9	*	*	*	*	*	*	*	*	483	478	*	*	*	*	483	478	
10	*	*	*	*	*	*	*	*	543	476	*	*	*	*	543	476	
11	*	*	*	*	*	*	*	*	527	495	*	*	*	*	527	495	
12 PM	*	*	*	*	*	*	*	*	534	559	*	*	*	*	534	559	
1	*	*	*	*	*	*	*	529	442	505	535	*	*	*	*	517	489
2	*	*	*	*	*	*	*	501	494	538	531	*	*	*	*	520	513
3	*	*	*	*	*	*	*	487	559	556	561	*	*	*	*	522	560
4	*	*	*	*	*	*	*	532	564	583	515	*	*	*	*	558	509
5	*	*	*	*	*	*	*	543	649	579	672	*	*	*	*	561	661
6	*	*	*	*	*	*	*	598	534	584	595	*	*	*	*	591	565
7	*	*	*	*	*	*	*	473	487	466	395	*	*	*	*	470	441
8	*	*	*	*	*	*	*	332	473	305	388	*	*	*	*	319	431
9	*	*	*	*	*	*	*	241	379	260	330	*	*	*	*	221	355
10	*	*	*	*	*	*	*	155	202	131	198	*	*	*	*	143	200
11	*	*	*	*	*	*	*	70	109	164	133	*	*	*	*	87	121
TOTALS	*	*	*	*	*	*	*	4461	4892	7876	8162	459	355	*	*	7834	8135

COMBINED TOTALS

12	*	*	*	*	*	*	*	191	150	*	*	191
1	*	*	*	*	*	*	*	58	65	*	*	58
2	*	*	*	*	*	*	*	11	41	*	*	11
3	*	*	*	*	*	*	*	19	28	*	*	19
4	*	*	*	*	*	*	*	38	30	*	*	38
5	*	*	*	*	*	*	*	92	69	*	*	92
6	*	*	*	*	*	*	*	339	341	*	*	339
7	*	*	*	*	*	*	*	736	310	*	*	736
8	*	*	*	*	*	*	*	1045	*	*	*	1045
9	*	*	*	*	*	*	*	961	*	*	*	961
10	*	*	*	*	*	*	*	1010	*	*	*	1010
11	*	*	*	*	*	*	*	1022	*	*	*	1022
12	*	*	*	*	*	*	*	1093	*	*	*	1093
1	*	*	*	*	*	*	971	1040	*	*	*	1096
2	*	*	*	*	*	*	995	1059	*	*	*	1030
3	*	*	*	*	*	*	1045	1117	*	*	*	1082
4	*	*	*	*	*	*	1095	1193	*	*	*	1148
5	*	*	*	*	*	*	1192	1251	*	*	*	1222
6	*	*	*	*	*	*	1132	1179	*	*	*	1155
7	*	*	*	*	*	*	950	851	*	*	*	911
8	*	*	*	*	*	*	805	593	*	*	*	750
9	*	*	*	*	*	*	520	530	*	*	*	576
10	*	*	*	*	*	*	357	329	*	*	*	343
11	*	*	*	*	*	*	179	237	*	*	*	208
TOTALS	*	*	*	*	*	*	9353	15038	814	*	*	15369

"YOUVILLE PLACE"

SUPPLEMENT TO DEFINITIVE SITE DEVELOPMENT PLAN
TO ACCOMPANY THE REQUEST FOR SPECIAL PERMIT WITH SITE PLAN REVIEW

For the Planned Residential Development District - RD
At 10 Pelham Road, Lexington MA

This request is prepared under the provisions of Section 3.6.4 of the Zoning Bylaw

Plans, Exhibits and Documents: The following Appendices are submitted as supplementary data in support of the request for approval of the Special Permit with Site Plan Review and Definitive Site Development Plan for Youville Place located at 10 Pelham Road, Lexington. They are submitted for informational purposes only.

- Appendix C Project Sponsor and Manager
- Appendix D Description of Exterior Building Modifications; Overall Building Use and Area
- Appendix E Compliance With Town Policies and Impact Analyses

APPENDIX C

YOUVILLE PLACE - RD AT 10 PELHAM ROAD SUPPLEMENT TO DEFINITIVE SITE DEVELOPMENT PLAN

THE SPONSORS:

Youville Place Inc. is a non-profit corporation, organized by the Sisters of Charity of Montreal, "Grey Nuns." The Grey Nuns were formed in 1737 by St. Marguerite d'Youville in Montreal, Canada. The primary focus of the Congregation is to provide health care, social services and education. Their principal mission in the United States is in the areas of health care, child care and elder services. The Sisters have been providing services in Massachusetts since 1868 at what is now Mary Immaculate Health/Care Services in Lawrence.

The Province is one of five Provinces of the Grey Nuns. The Provincial Administration of St. Joseph Province, headquartered in Lexington, has responsibilities for all congregational activities within the United States. The St. Joseph Provincial House, located at 10 Pelham Road was constructed in 1956, and once served as the Novitiate for the Province. In addition to housing the Provincial Administration, the building also serves as the residence for retired and sick Sisters, as well as the offices of Covenant Health Systems, through which the Province oversees all the health care and elder care facilities sponsored by the Grey Nuns in America.

The Sisters also provide services through a non-profit corporation called Grey Nuns Elder Services Inc. (GNES). GNES currently operates a certified adult day health care program, open to the public, which serves up to 18 clients per day at 10 Pelham Road. Recently, GNES also received certification as a Group Adult Foster Care Program, now limited only to the Sisters, but which is expected to be expanded to offer assistance to the lay public who will reside at Youville Place, and will qualify, once renovations are complete.

THE MANAGEMENT

Youville Place will be managed by Covenant Health Systems, a non-profit corporation organized by the Grey Nuns which oversees the hospitals, nursing homes and assisted living facilities sponsored by the Grey Nuns in the United States.

APPENDIX D

YOUVILLE PLACE - RD AT 10 PELHAM ROAD SUPPLEMENT TO DEFINITIVE SITE DEVELOPMENT PLAN

DESCRIPTION OF EXTERIOR BUILDING MODIFICATIONS OVERALL BUILDING USE AND AREA

The architecture of the existing Grey Nuns Provincial House, which fits comfortably into the entrance to the historic section of the Lexington community, will remain essentially intact. Where nominal modifications are planned, they will build upon the traditional architectural elements commonly featured in our neighboring residential and institutional areas. In summary, the only modifications to the exterior of building will be:

- . A new entrance trellis and covered canopy planned for the front of the building (to provide protection and ease of access for the building's elderly population) will be constructed of white wooden beams and masonry piers to complement the existing structure.
- . A white wooden beam and masonry pile trellis will be added at the existing limestone curved projections at both gable ends of the front facade. The design of these two trellises will be similar to the trellis at the main entry.
- . The existing windows will be replaced to make them more energy efficient; however, their architectural character will be similar in appearance.
- . To soften the image of the facades and to make them more residential in character, white panels will be added between the pairs of windows, similar to the effect that white shutters provide on many of the buildings throughout the Town.
- . The existing roof lines of the building will remain untouched.
- . The architectural image at the rear of the building will include trellises and covered entrances to the adult day care center; the Provincial Offices as well as to the receiving/service area of the building. As noted, these trellises will be of wooden beams and masonry piers to complement the front entry design.
- . The two existing courtyards which are currently surrounded by the existing wings of the building will be lowered approximately five feet to the level of the existing areaways, thereby allowing direct access to those courtyards without the need of elderly residents negotiating stairs. The courtyards will be regraded and replanted, including some paved areas to facilitate maximum use by the residents of these currently underutilized spaces.
- . As previously noted, the landscaping plans call for maximum retention of existing nature features which have the effect of screening the existing buildings and access points. Additional planting is planned for certain areas - particularly at the rear of the building.

The following is a summary of the projected internal spatial arrangement at Youville Place following completion of the renovations to adaptively reuse the building for assisted living:

OVERALL BUILDING USE AND AREA:

<u>Use</u>	<u>Area in S.F.</u> <u>Gross</u>	<u>Total</u>
1. Assisted Living Facilities:		83,648
. 90 Residential Units	36,526	
. Common Areas (Incl. dining room, library, activities, garden area)	12,000	
. Administrative Offices	950	
. "Back of House:" (incl. kitchen, receiving etc.)	8,000	
. Centralized Residents' Storage	1,800	
. General storage	3,500	
. Circulation, reception, lobbies, lounges	20,872	
2. Grey Nuns Provincial Administrative Offices		2,300
3. Adult Day Care Facility (24 persons)		2,300
4. Existing Chapel		3,650
5. Existing Boiler Room		1,750
TOTAL GROSS EXISTING, RENOVATED AND NEW CONSTRUCTION AREA		<u>93,648</u>

APPENDIX E

YOUVILLE PLACE - RD AT 10 PELHAM ROAD

SUPPLEMENT TO THE DEFINITIVE SITE DEVELOPMENT PLAN

COMPLIANCE WITH TOWN POLICIES AND IMPACT ANALYSES

A. Assisted Living and Affordable Housing (Adopted by Planning Board 12/11/95):

The Grey Nuns support the objectives of the Town of Lexington with respect to affordable housing as set out in the Inclusionary Housing Policy approved by the Lexington Planning Board on December 9, 1985, and the Interim Policies on Assisted Living Facilities and Affordable Housing approved by the Lexington Planning Board on December 11, 1995. Youville Place has included special conditions with respect to affordable housing in Section VI of the Preliminary Site Development and Use Plan that are intended to address these policies. We also offer the following supplementary information:

1. Youville Place Inc. is a non-profit corporation, exempt from federal tax under Section 501 (c) (3) of the Internal Revenue Code of 1986. Consistent with its status as a charitable, tax-exempt organization, Youville Place intends to adopt policies under which it may, to the extent practicable, allow residents who deplete their financial resources due to unforeseen circumstances, to remain at the assisted living facility.
2. The special conditions in Section VI of the Preliminary Site Development and Use Plan establish the maximum amount that may be charged for affordable units. Youville Place expects that, upon initial occupancy, the total monthly costs for affordable units may be less than such maximum amount. In addition, Youville Place intends to implement a procedure under which the monthly charge for an affordable unit is determined in a manner that takes into account the annual income of the resident occupying such unit, resulting in lower monthly charges for residents at the low end of the moderate income range.
3. Youville Place expects to provide a uniform package of services to all residents. The special conditions in Section VI of the Preliminary Site Development and Use Plan describe the services that will be included in the total monthly cost of affordable units. Residents may purchase additional services for a separate charge. The charge for additional services will be set from time to time, and upon initial occupancy is expected to be approximately as follows:
 - a. \$4.00 per quarter hour for personal care for assistance with activities of daily living or instrumental activities of daily living above one hour per day.

- b. \$5.00 for guest meals
- c. \$5.00 per week for personal laundry
- 4. Youville Place intends to finance the renovations required for the project through the issuance of tax-exempt bonds through the Massachusetts Industrial Finance Authority, which may indirectly benefit the Town of Lexington.
- 5. Youville Place will seek certification as an assisted living facility under the regulations established by the Massachusetts Department of Elder Affairs.

B. Alternate Transportation Services Policies (Adopted by Planning Board 11/27/95):

Transportation policies and services for the residents and staff of Youville Place have been designed to comply with the "Alternate Transportation Services Policies" adopted by the Lexington Planning Board on November 27, 1995.

An assisted living facility, by its very nature, places a reduced demand on the area transportation infrastructure. Youville Place has consulted with the Lexington Transportation Coordinator in developing its transportation plan, and has included special conditions with respect to transportation in Section VI of the Preliminary Site Development and Use Plan that are intended to address the Town's transportation policy.

C. Analysis of Impact on Public Facilities and Services

Youville Place is an adaptive reuse of an existing residential and institutional building, converting the existing Provincial House (originally designed as a residence for 100 nuns), Provincial and Covenant Health Systems offices and related services to the community to an assisted living facility consisting of 90 units and the same related uses. Thus, the changes in use are nominal, as are the projected impacts on Town facilities and services.

The existing water, sanitary sewerage and storm drainage systems are projected to remain in place. It is anticipated that existing capacity will be sufficient to accommodate the new building configuration.

Youville Place will be a fully-sprinklered building, with a state-of-the-art alarm system. In addition, the building and environs will have complete, 24 hour security. Thus, the impact on Town public safety facilities should closely approximate the current nominal impacts.

Youville Place will have certain on-site medical and rehabilitation services, which should minimize the need for off-facility medical trips. Notwithstanding, given the occupancy of Youville Place by elderly residents (whose average age is expected to be 80 years or older), it is likely that there will be an increase in usage of Town ambulance services.

In addition to providing daily meals for its residents, Youville Place will have its own chapel, recreational, library and related facilities to provide opportunities for socialization, spiritual and educational growth of its residents.

Because of the availability of on-site services as well as the age of many of the residents, the number of off-site trips generated by Youville Place will be minimized. Notwithstanding, as we have previously noted, there will be regularly-scheduled minibus service available to the residents for off-site shopping and recreational excursions.

Thus, the projected impacts on Town public services and facilities is projected to be nominal, an assertion which is supportable by the working experience of similar facilities elsewhere.

D. Impact on the Environment

As previously noted, Youville Place is an adaptive reuse of an existing building. Only nominal changes are projected to the existing topography and drainage pattern. The existing pond in the front of the Provincial House will remain unchanged. There will be no discernible reduction in the existing tree line, and the only changes to the site landscaping will be the placement of additional accent plant materials, and some sculpting of existing foundation plantings which have become overgrown. There should be no permanent dangers imposed to area wildlife.

The modifications to the existing building are designed to preserve its basic character while providing for a more energy-efficient structure. Exterior modifications are designed to assist access to the physically-challenged, while retaining the character of the building.

The Massachusetts Avenue frontage (to a depth of 200 feet) of the Youville Place site is within the Historic District, and every effort is being made to comply with Town regulations regarding its preservation.

Thus, we submit that impacts on the environment from Youville Place will be positive.

E. Town Fiscal Considerations:

As a non-profit charitable organization, Youville Place will be exempt from local real property taxes.

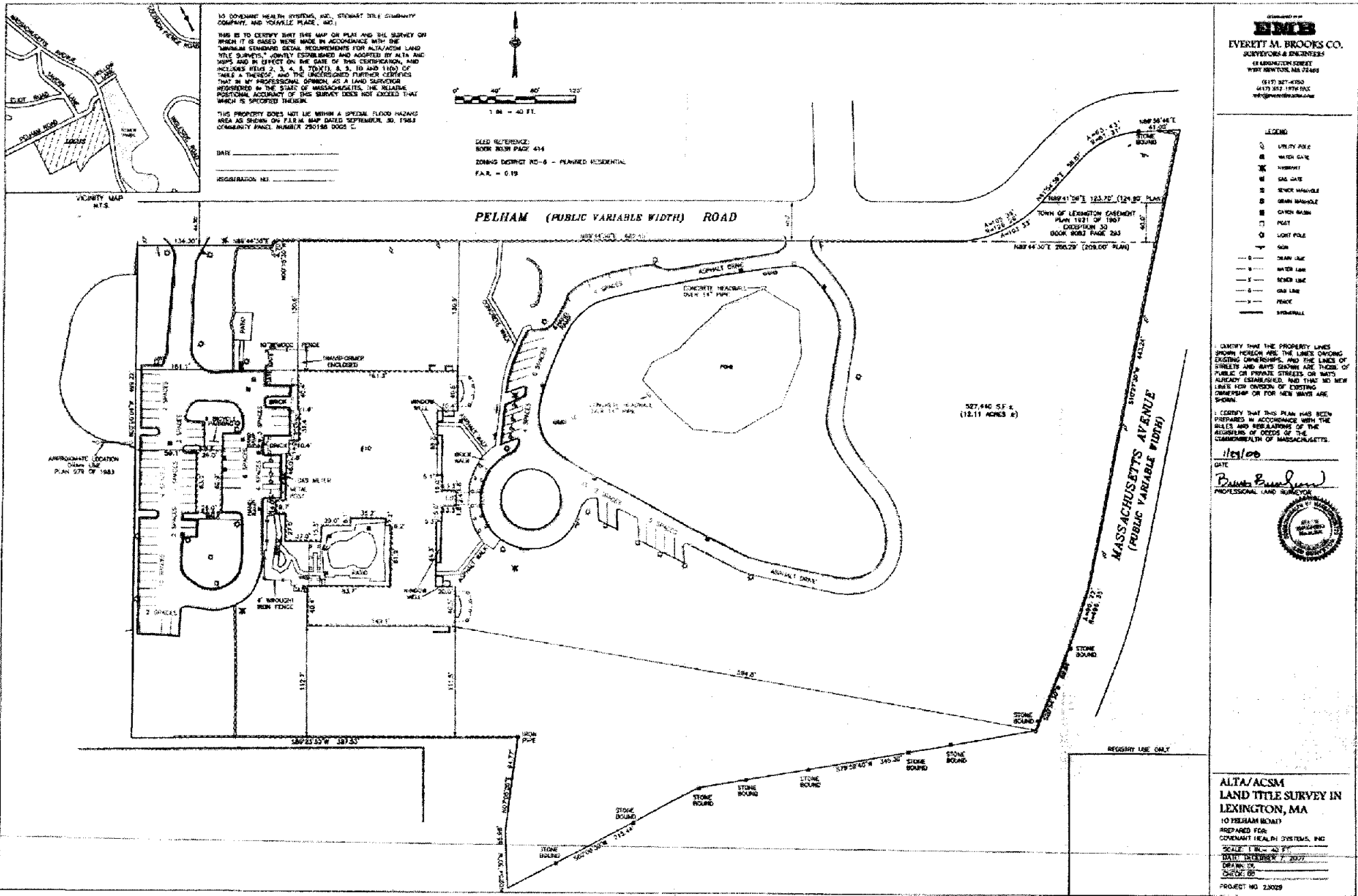
David George

From: Paul Faxon [pfaxon@archstonelaw.com]
Sent: Thursday, October 24, 2013 3:27 PM
To: David George
Cc: Joanne Scianna (JScianna@youvilleplace.org)
Subject: Youville Place, Inc. Project at 10 Pelham Road, Lexington, MA

In response to the recent request I understand you made to Ms. Joanne Scianna, based on the information from the Architect of record and Ms. Scianna, I understand that the maximum total number of units at the referenced project will not exceed 95, the maximum number of units specified in the Special Permit referenced in my May 14, 2013 application letter to you. Nothing herein shall be construed as a zoning legal opinion.
Thank you.

R. Paul Faxon, Of Counsel
Archstone Law Group, P.C.
245 Winter Street, Suite 400
Waltham, MA 02451-9709
781-314-0115 (direct line) 978-512-5700 (cell)
781-314-0101 (fax)
pfaxon@archstonelaw.com
www.archstonelaw.com

THIS TRANSMITTAL IS INTENDED TO BE PRIVATE, CONFIDENTIAL AND ATTORNEY-CLIENT PRIVILEGED. RECEIPT OR DISCLOSURE BEYOND THE PARTY(IES) NAMED ABOVE IS UNINTENDED AND UNAUTHORIZED BY US. IF YOU RECEIVE THIS COMMUNICATION BY MISTAKE WE ASK YOU TO NOTIFY US AND THEN DESTROY THIS TRANSMITTAL.



AS CONVEYED BY COVENANT HEALTH SYSTEMS, INC., STEWART TITLE GUARANTEE COMPANY, AND YOUVILLE PLACE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, COUNTY FORM BATED AND APPROVED BY ALTA AND MAPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, AND INCLUDES FEES OF \$ 3, 3, 20.00 (S. 5, 10 AND 15.00) OF "MALE A THROUGH", AND THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP DATED SEPTEMBER 30, 1984 COMMUNITY PANEL NUMBER 250158 DOGS C.

DATE: _____

REGISTRATION NO.: _____

DEED REFERENCE:
BOOK 8038 PAGE 414

ZONING DISTRICT NO-6 - PLANNED RESIDENTIAL

F.A.R. = 0.19

EMTB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
12 ARDENWOOD COURT
WEST NEWTON, MA 02459
(617) 927-4100
FAX (617) 927-1744
www.emtb.com

- LEGEND
- UTILITY POLE
 - WATER GATE
 - ▣ HYDRANT
 - GAS GATE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - POLE
 - LIGHT POLE
 - SIGN
 - DEAN LINE
 - WATER LINE
 - SEWER LINE
 - GAS LINE
 - FENCE
 - SYSTEMALL

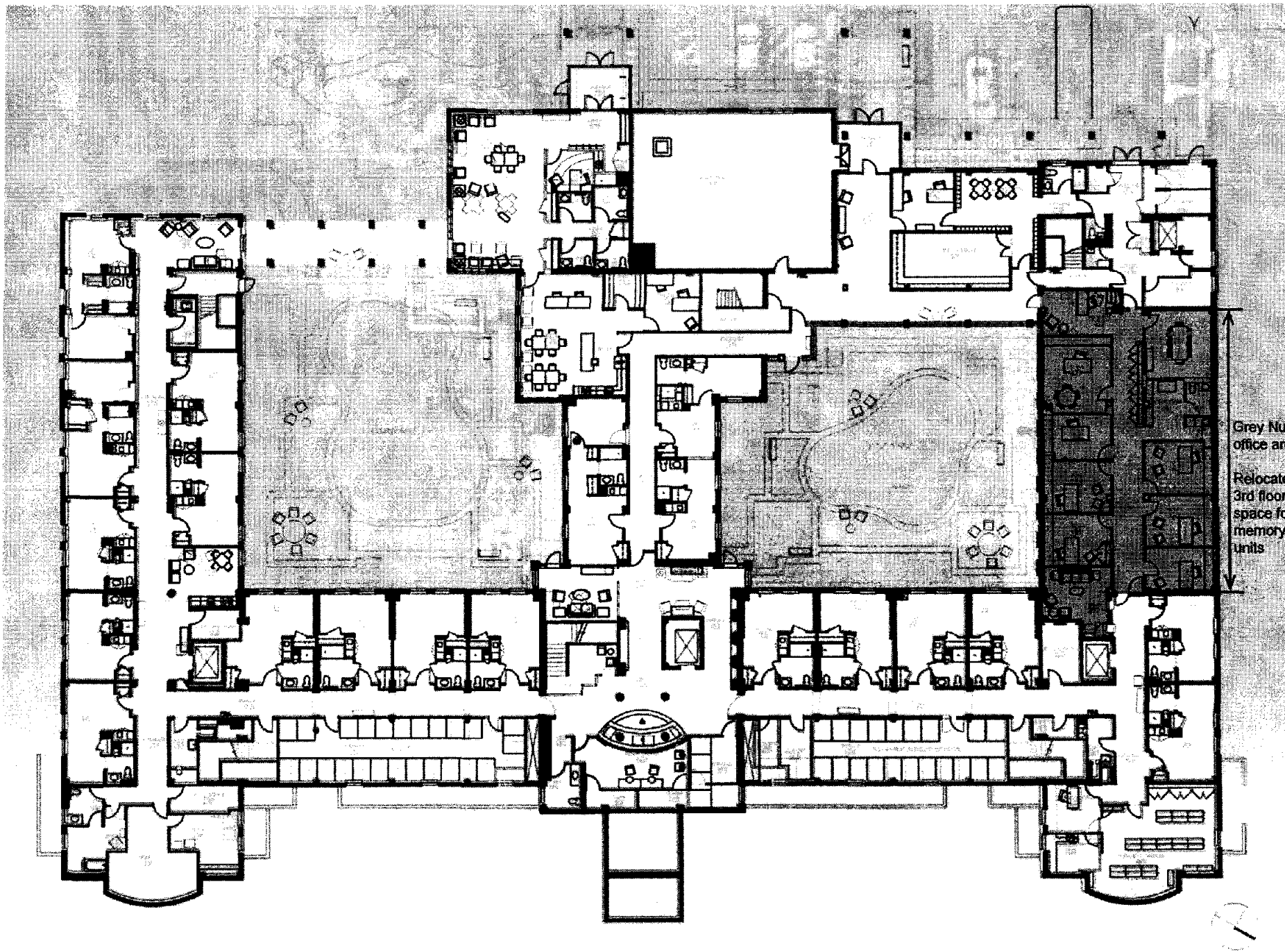
I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES SHOWING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES OR DIVISIONS OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 11/7/00
Brett E. Erickson
PROFESSIONAL LAND SURVEYOR



ALTA/ACSM
LAND TITLE SURVEY IN
LEXINGTON, MA
TO PELHAM ROAD
PREPARED FOR:
COVENANT HEALTH SYSTEMS, INC.
SCALE: 1" = 40' ±
DATE: NOVEMBER 7, 2007
DRAWN BY:
CHECK BY:
PROJECT NO. 23029

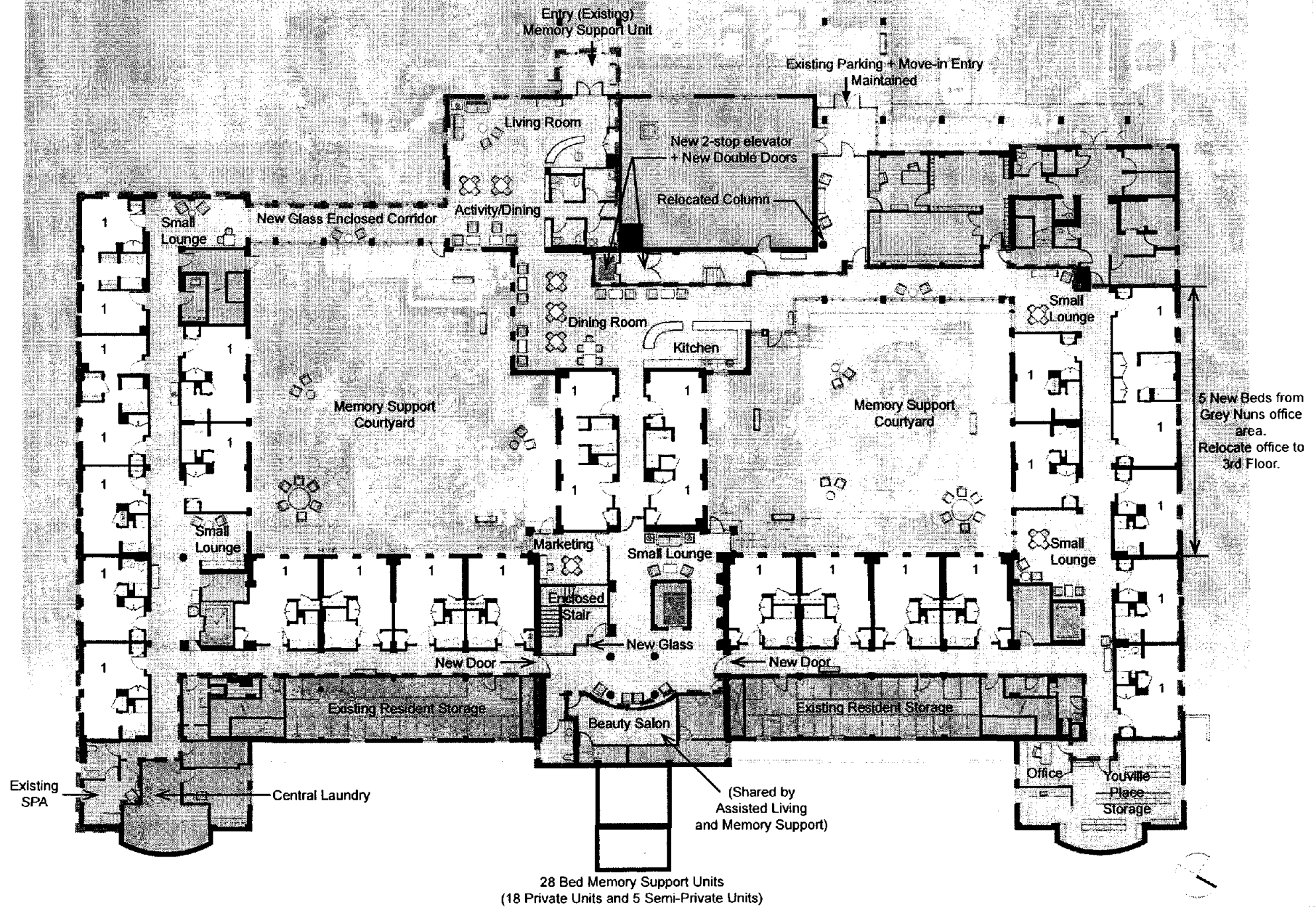


Grey Nuns
office area.

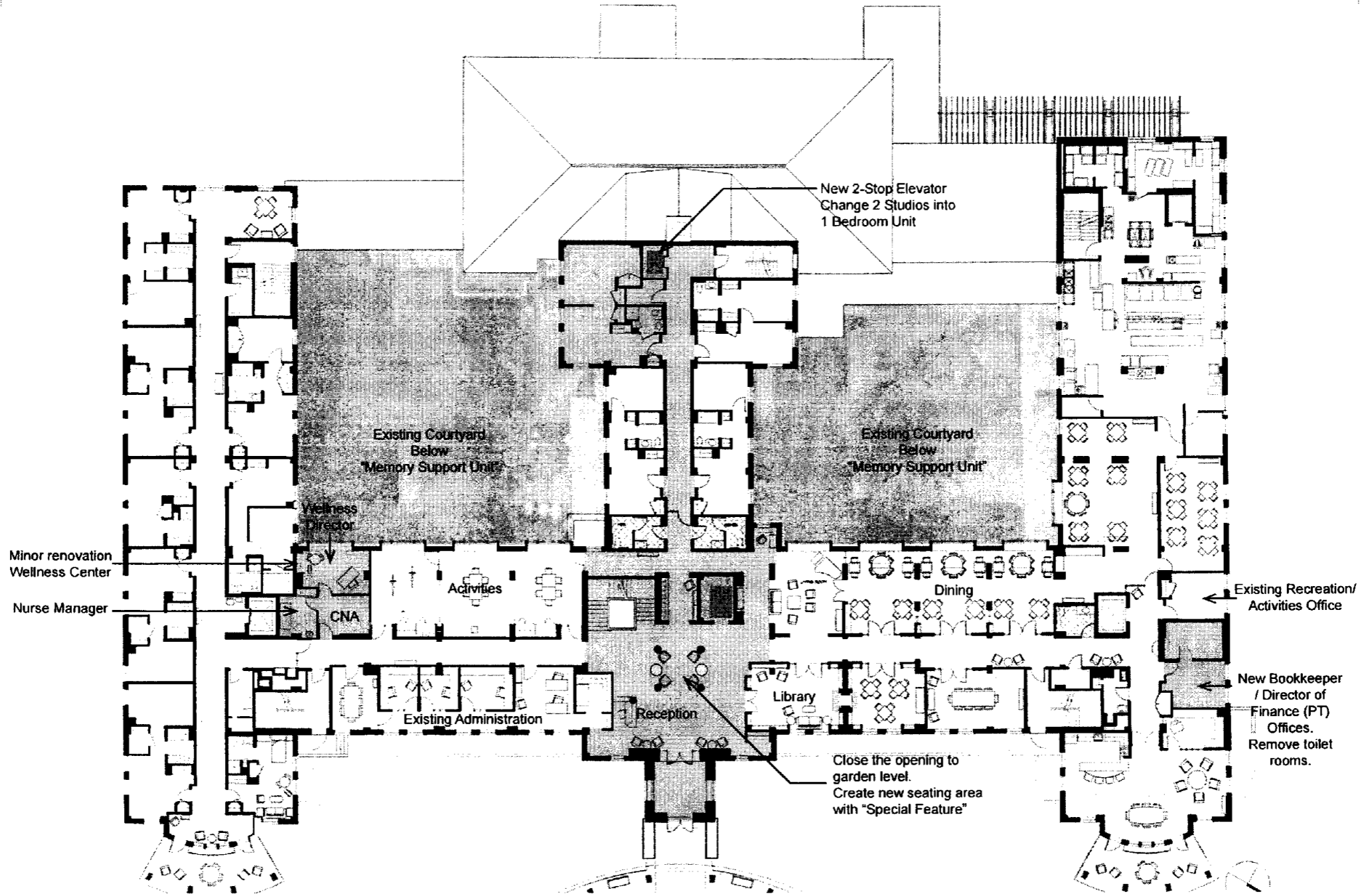
Relocated to
3rd floor to make
space for 5 new
memory support
units

YOUVILLE PLACE MEMORY SUPPORT UNIT CONCEPT
EXISTING COURTYARD LEVEL

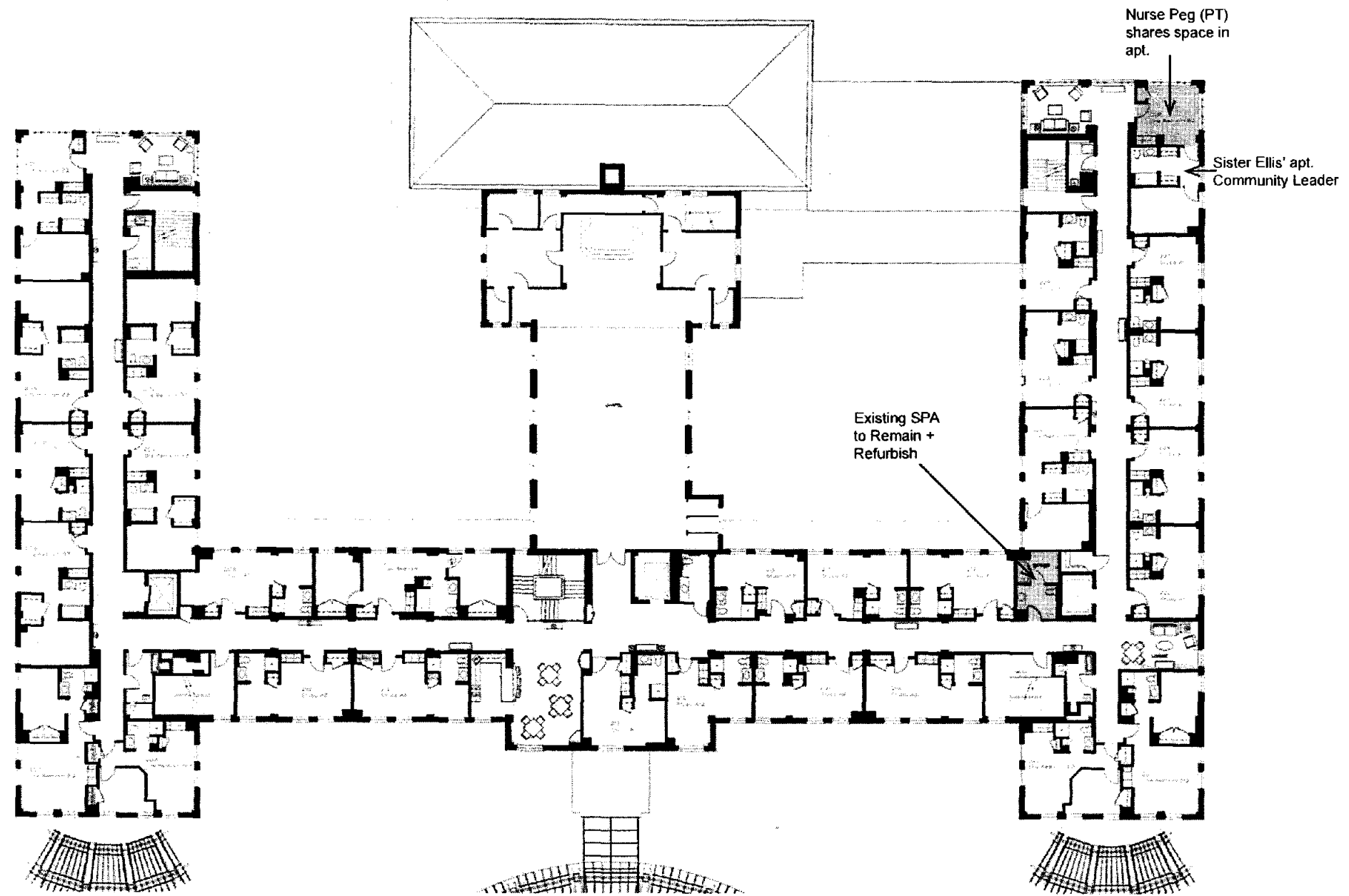
May 7, 2013



YOUVILLE PLACE MEMORY SUPPORT UNIT CONCEPT | May 7, 2013
 COURTYARD LEVEL

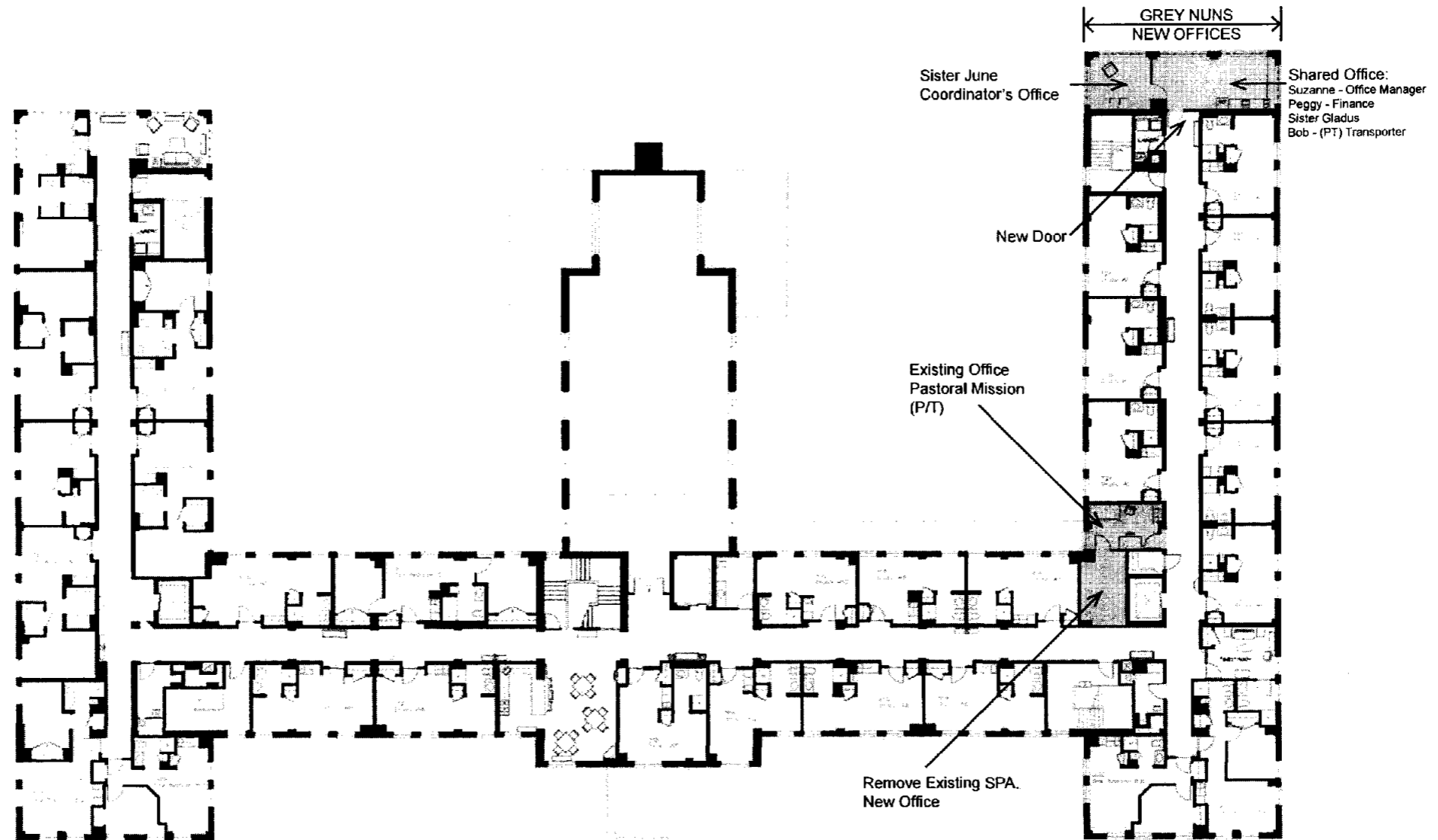


YOUVILLE PLACE MEMORY SUPPORT UNIT CONCEPT | May 7, 2013
 FIRST FLOOR PLAN



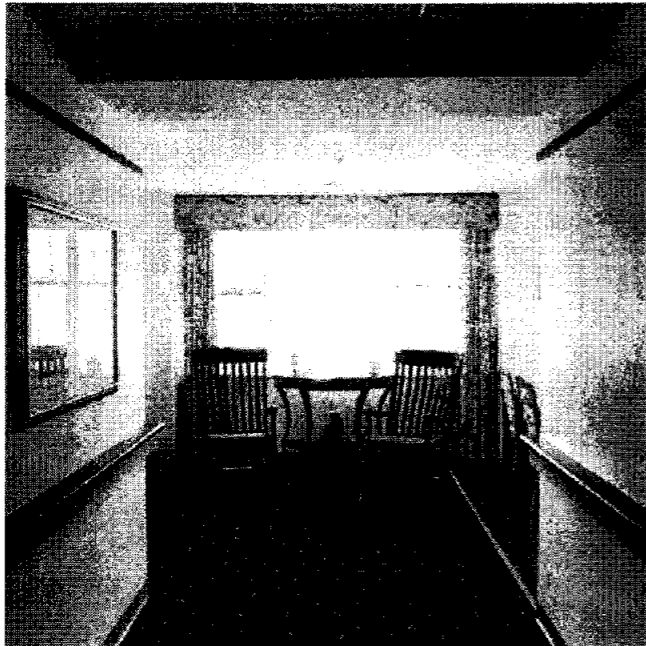
YOUVILLE PLACE MEMORY SUPPORT UNIT CONCEPT
SECOND FLOOR PLAN

May 7, 2013



YOUVILLE PLACE MEMORY SUPPORT UNIT CONCEPT
THIRD FLOOR PLAN

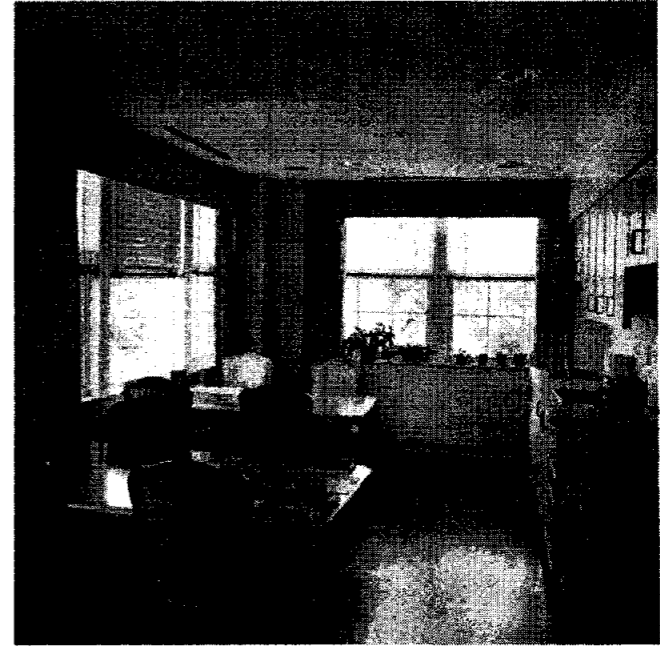
May 7, 2013



Entry with new door to corridor



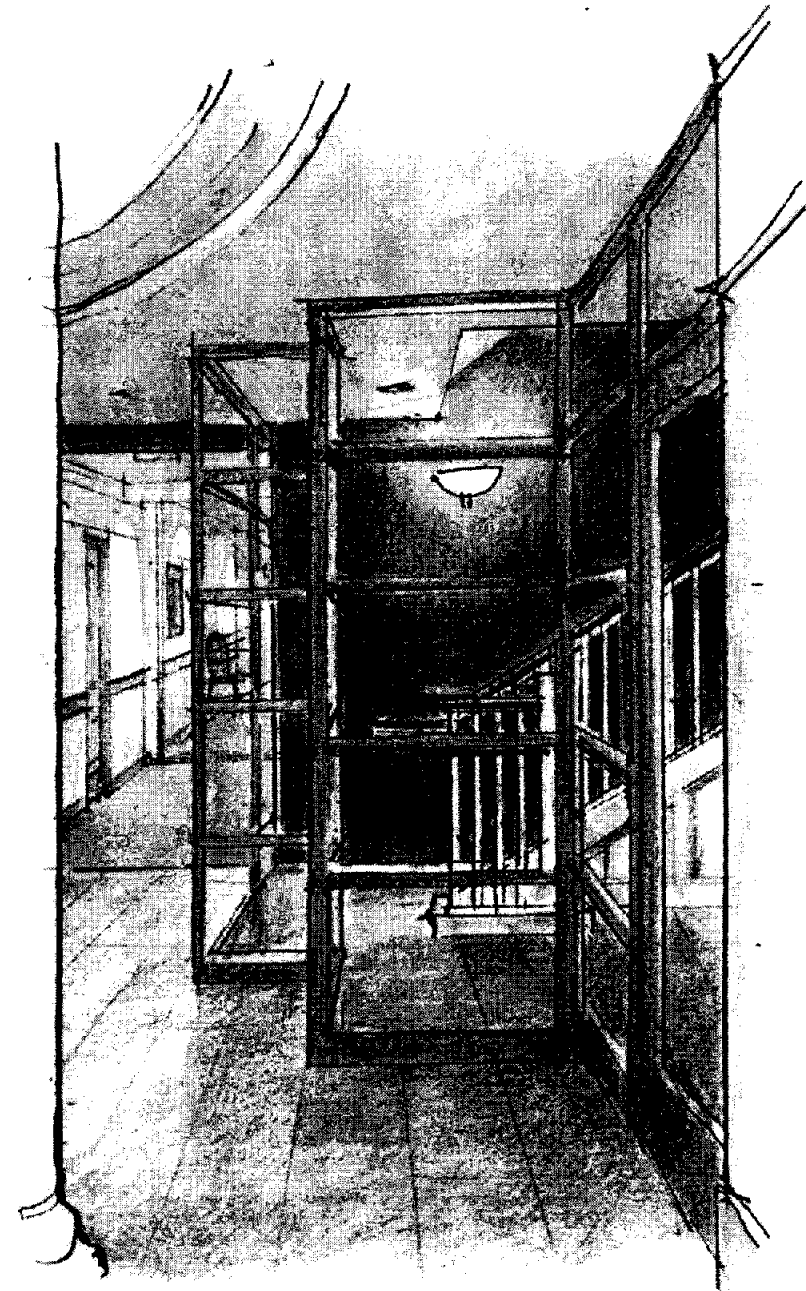
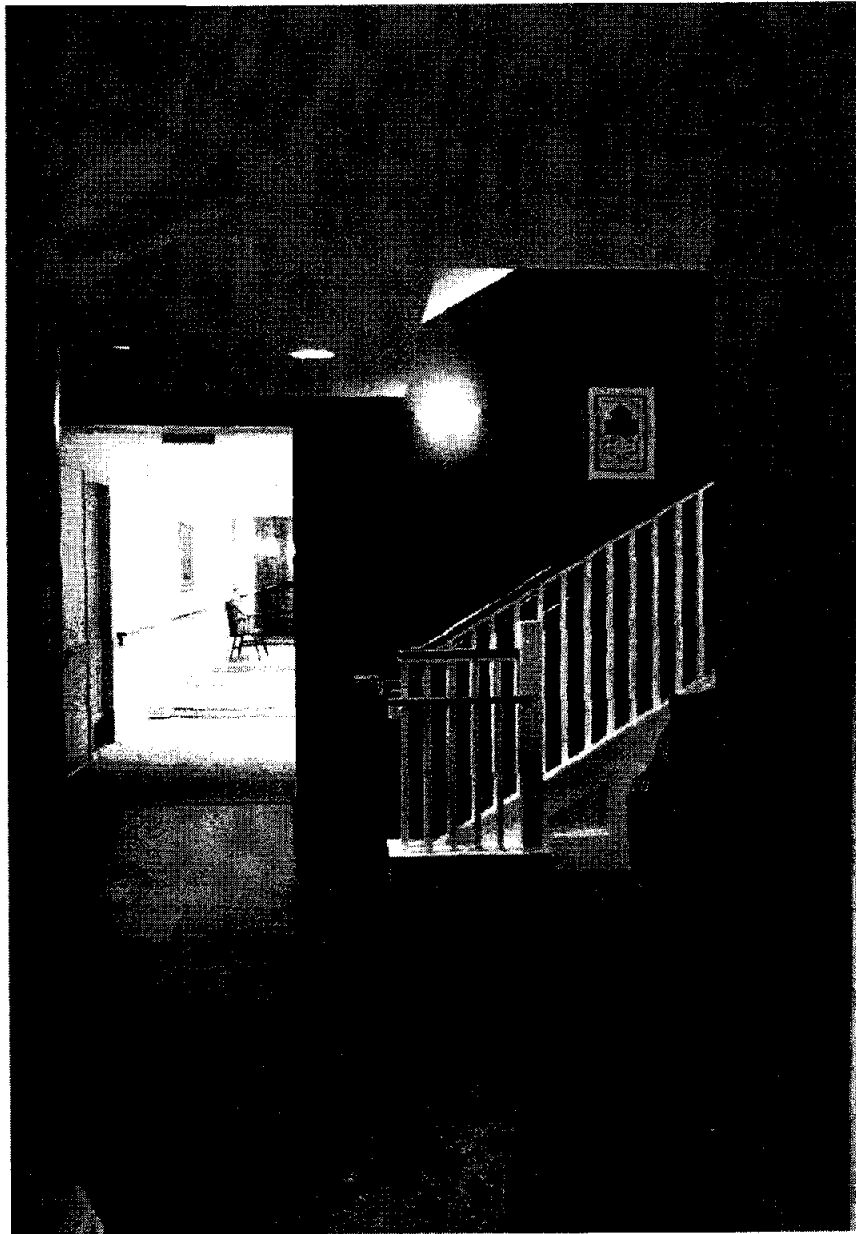
Existing solarium to be converted into new office spaces



YOUVILLE PLACE MEMORY SUPPORT UNIT CONCEPT
LOCATION FOR GREY NUNS' NEW OFFICES

May 7, 2013

DiMella
Shaffer

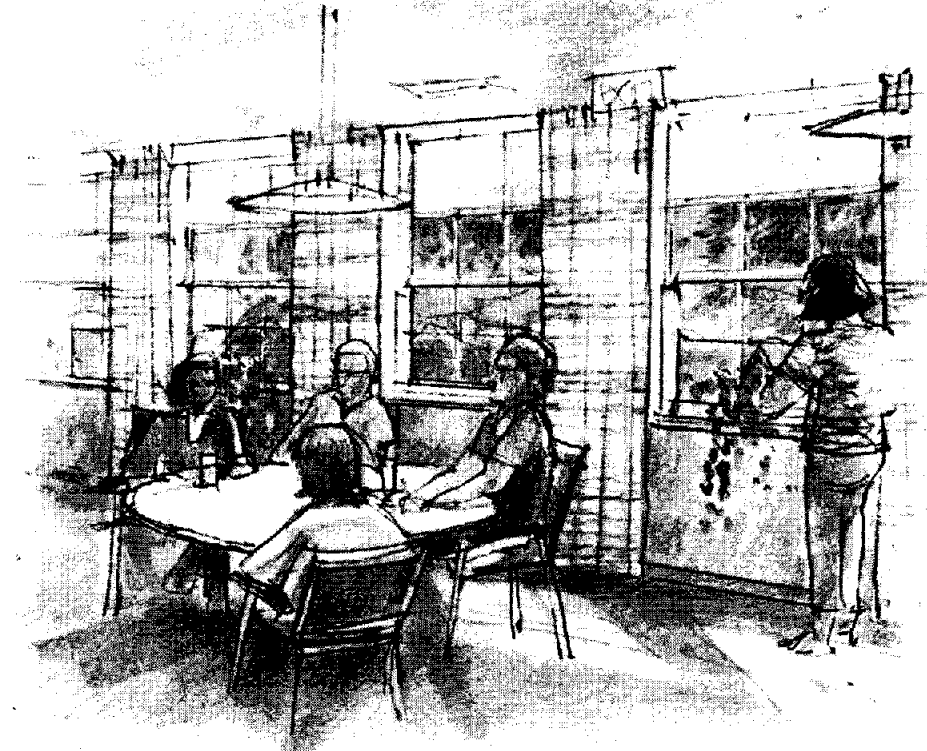


Secure glass enclosed separation from Assisted Living upper floors.

YOUVILLE PLACE MEMORY SUPPORT UNIT CONCEPT
NEW GLASS ENCLOSED STAIR

May 7, 2013

DiMella
Shaffer

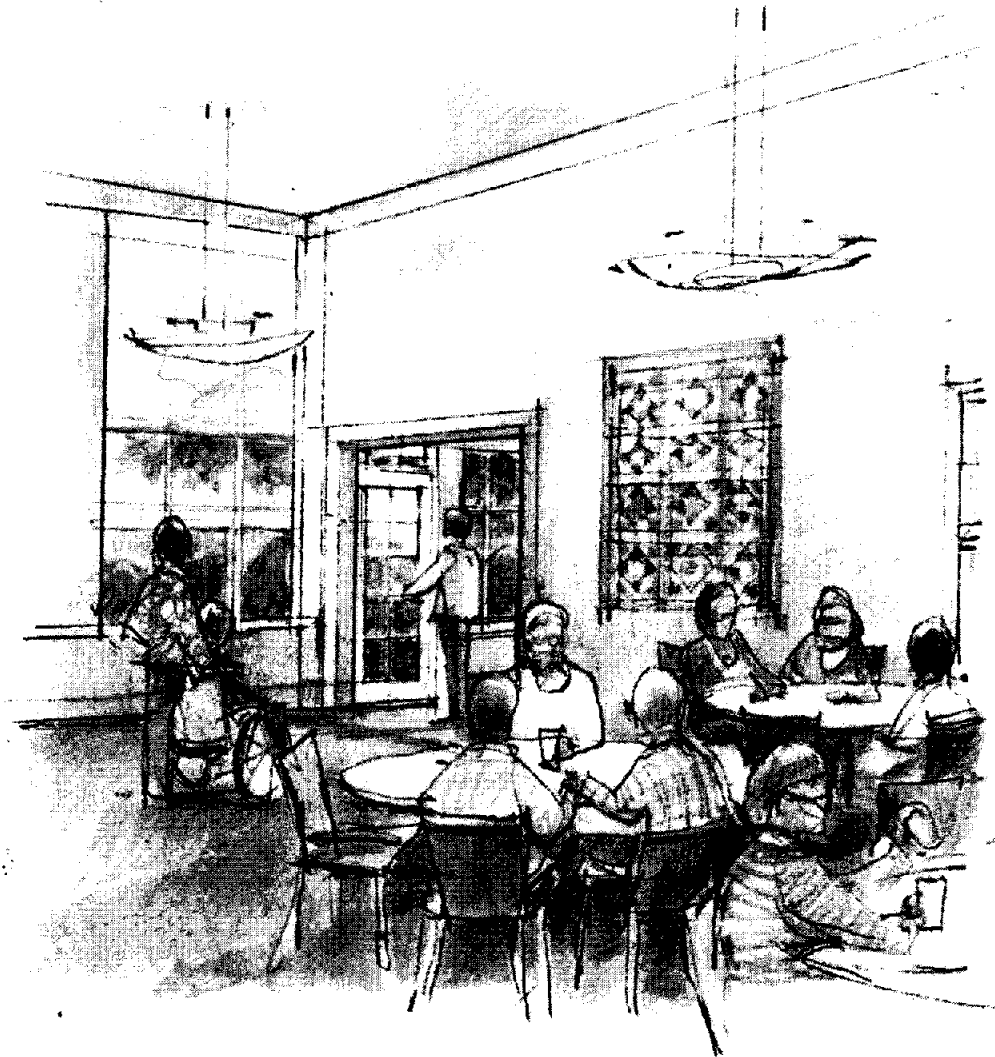


More residential interior design finishes.

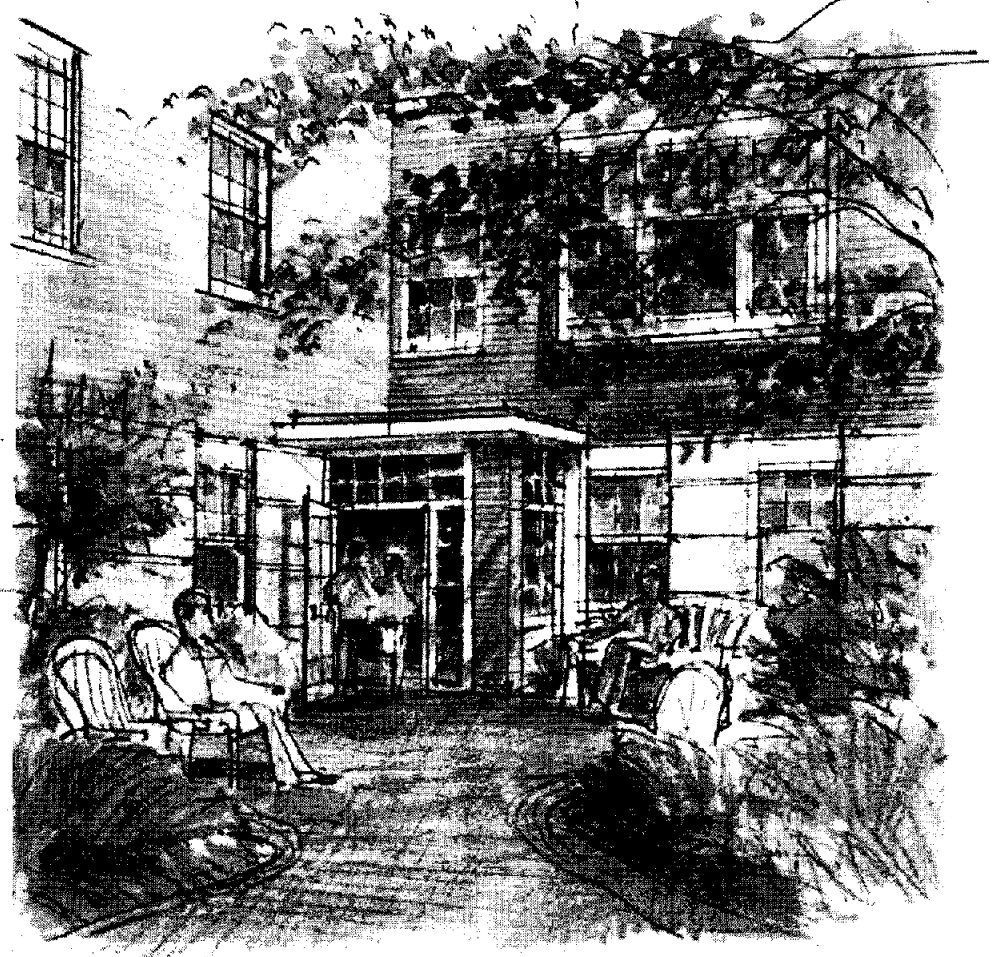
YOUVILLE PLACE MEMORY SUPPORT UNIT CONCEPT
MEMORY SUPPORT DINING ROOM

May 7, 2013

DiMella
Shaffer



New connection to glass enclosed "link".
More residential interior design finishes.

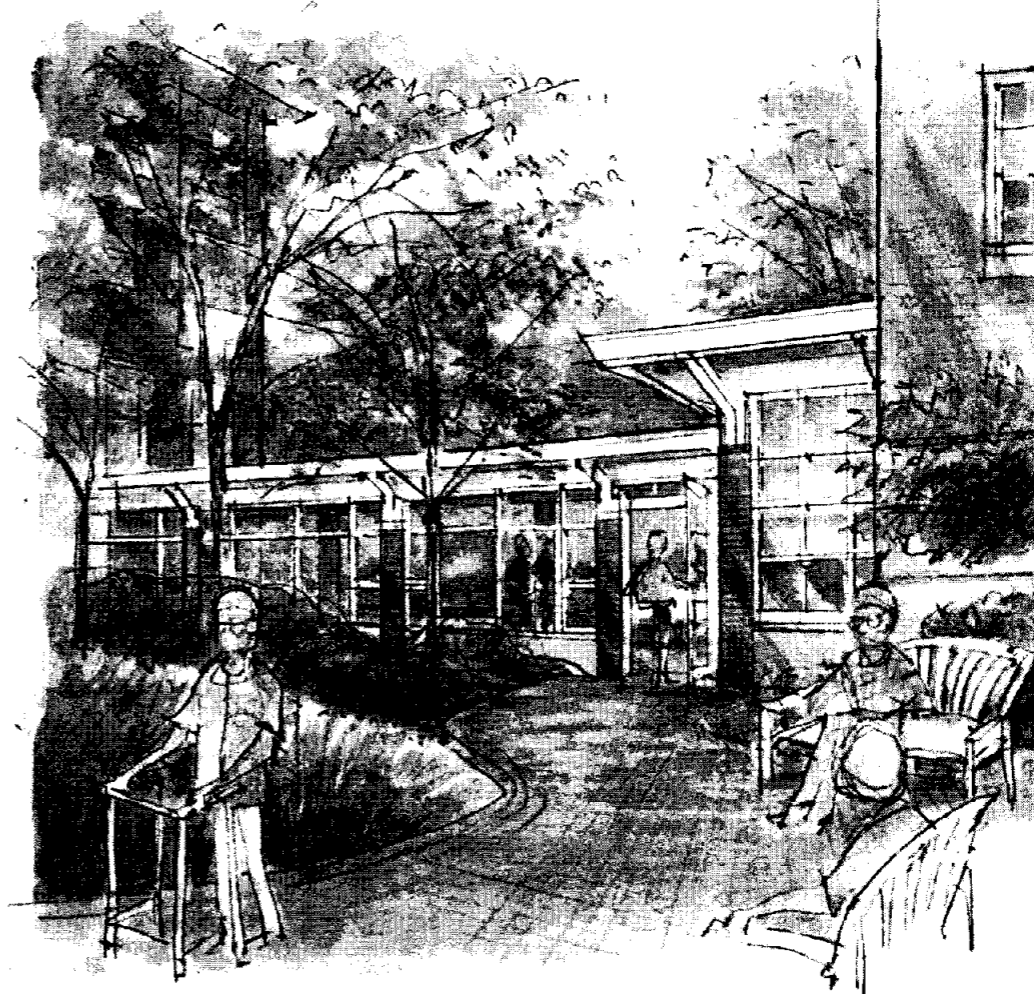


Easy and secure access to existing courtyards

EXISTING



PROPOSED

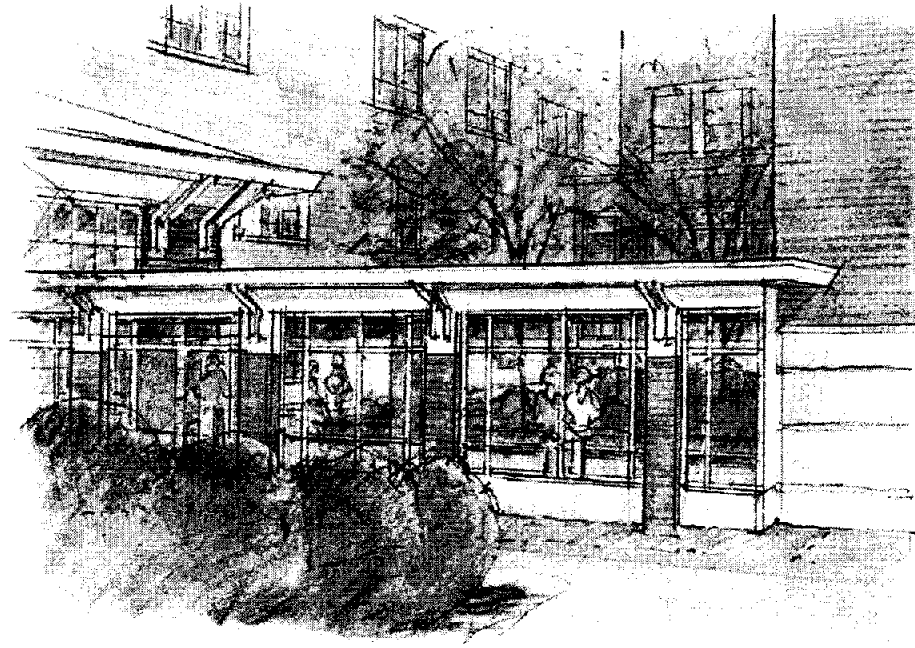


New glass enclosed "link"
VIEW FROM INSIDE COURTYARD

EXISTING



PROPOSED



New glass enclosed "link"
VIEW FROM OUTSIDE COURTYARD