



# STRATEGIC LAND VENTURES

July 24, 2023

Mr. John Lee  
Walpole Zoning Board of Appeals  
135 School Street  
Walpole, MA 01944

*Re: KIG/ Silverstrand Walpole. LLC Response to comments and questions received by the Zoning Board of Appeals at the initial public hearing on June 26<sup>th</sup> 2023.*

Dear Mr. Lee:

We are endeavoring to provide a comprehensive response to questions raised by the Board during the Public Hearing on June 26<sup>th</sup> 2023.

We have segmented this response to address the following topics:

1. Pedestrian crossing / access to the MBTA Stop from East Street/Project Entrance
2. Front Door Parking / Deliveries (e.g. FedEx, UPS, Uber, etc.)
3. Project Parking
4. Landscaping / Additional Plantings
5. Project Massing (forthcoming in a future submittal)

## **1. Pedestrian crossing**

We have submitted “Exhibit A” and “Exhibit B” as visuals to represent the proposed sidewalk crossing. “Exhibit A” illustrates the existing sidewalk condition. And “Exhibit B” represents the Applicant’s suggestion as to a suitable location for an additional crossing.

We would like to highlight the following for the ZBA as part of its consideration:



# STRATEGIC LAND VENTURES

- The crossing has been located to provide a minimum sight distance of 200-feet in both directions for both a motorist approaching the crossing and for a pedestrian waiting to cross, which is the minimum recommended sight distance for a 30 mph approach speed along East Street, consistent with the measured prevailing travel speed.
- The crossing should include the installation of a pedestrian actuated Rectangular Rapid Flashing Beacon (RRFB) with accompanying pedestrian crossing warning signs installed at the crossing and approximately 100 feet before the crossing in both directions. An example of the RRFB is included as "Exhibit C".
- ADA compliant wheelchair ramps should be installed on either side of the crossing

## **2. Front Door Parking / Deliveries**

We have submitted "Exhibit D" as reference. This Exhibit illustrates some modest modifications to the front of the site along East Street. We have replaced a small landscaped island with stamped concrete to differentiate this location; which will now be able to accommodate a 20' long delivery truck without impeding vehicular site circulation. Exhibit D shows how a truck can make these turning movements without issue or inconvenience.

In addition, we have also shown on Exhibit D how we plan to identify guest parking spaces to the left of the front entrance, while including 2 "flex" spaces that can be used by Uber drivers, meal delivery, etc. Project signage will identify all of the aforementioned delivery, loading and parking areas. We can provide an example of signage upon request.

## **3. Project Parking**

We have included an analysis ("Exhibit E") on how the parking supply at Sanctuary on East compares to the two other immediately proximate multi-family residential developments. As the analysis highlights, the overall parking ratios are consistent with both Liberty Station and Union & West. Moreover, additional analysis of the proposed parking ratio on a per bed basis shows that the parking total proposed exceeds what is provided at Union and West and is very close to Liberty Station. As we communicated during the first public hearing, our proposed program has 102 studio and 1BR units out of the 142 unit total.

Also, we have included a very recent article published by Banker and Tradesman (Included as "Exhibit F") which references a study of suburban multi-family developments and how the actual parking utilization has universally been much



# STRATEGIC LAND VENTURES

less than the number of parking spaces municipalities have mandated as part of the permitting process. We believe this study, also submitted as “Exhibit G”, and its findings are directly relevant to the current discussion.

#### **4. Landscaping / Additional Plantings**

We have included “Exhibit H” to illustrate the additional Shade. Columnar and Ornamental trees that have been added to the landscaping plan. These additions are a direct response to the Board who asked “if we could plant some additional trees around the perimeter of the site”. We updated the rendered site plan as well as the schedule of plantings; all of which are included in Exhibit H. We believe our response, both in terms of number of new plantings, and size/scale of the proposed plantings, to be responsive to the Board’s request.

#### **5. Project Massing**

We and our architects are preparing some architectural modifications and enhancements (including preparing architectural renderings) to the front facades of the building in response to the Board’s questions relating to the massing of the building. We hope to have those images and modifications completed by the August public hearing.

We hope the Board finds this submittal and associated Exhibits responsive to the ZBA’s original requests. We look forward to presenting this information at the second public hearing on July 26<sup>th</sup> 2023. We appreciate the opportunity to continue these conversations with the Town while answering additional questions and requests as they arise.

Sincerely,

Geoffrey Engler  
KIG/ Silverstrand Walpole, LLC