



|53 Greenside Way Methuen MA 01844 |Brendan Mallon 978 479 2380|

August 15, 2022

Jonathan Moriarty, Acting Chair  
Board of Zoning Appeals  
Town of Weymouth  
75 Middle Street  
Weymouth, MA 02189

RE: Cornerstone at Weymouth, 1197 & 1215 Washington St, Weymouth, MA

Dear Chair Moriarty and Members,

Buildable Sites, LLC (Buildable Sites) is working with Elksy Development, LLC on the development and operation of the Cornerstone at Weymouth, a 147 unit independent senior living community to be located at 1197 & 1215 Washington St, Weymouth, Massachusetts. Buildable Sites recently completed the development of The Woods at Merrimack, a comparable community in Methuen, MA and has developed many projects of this type.

At the public hearing on July 13, 2022, the Board provided comments and questions related to operations of the independent senior living community, including: (1) anticipated resident age, (2) vehicle trip sources and visitation trends, and (3) the emergency generator. In response to the Board's comments we have outlined the planned operations of the proposed independent senior living community based upon our operation and experience with similar communities.

### **Resident Age**

Based on Buildable Sites' operation and experience with similar independent senior living communities, the median resident age of the Cornerstone at Weymouth community is anticipated to be 82 years old. This is consistent with Cornerstone's community market outreach that is focused toward a senior population with ages ranging from 75 to 85 years of age. Based on our experience it is not expected that Cornerstone will service residents outside this population.

### **Trip Sources and Visitation Trends**

Elksy Development previously submitted the Traffic Assessment, including Parking Demand Analysis, prepared by Ron Müller, P.E. and Kirsten Braun, P.E., of Ron Müller & Associates (RMA). As set forth in its report, RMA reviewed parking demand for the project utilizing both (i) nationally-accepted guidelines of the ITE, and (ii) empirical parking data collected at sixteen (16) similar senior living facilities by Buildable Sites, and concluded that the parking spaces being provided for the proposed independent senior living facility, exceeds both the peak parking demand projections using ITE guidelines and the maximum demand found by the empirical data. The Director of the Department of Municipal Licenses and Inspections, Jeffrey E. Richards, C.B.O., recently issued a finding pursuant to Section 120.74(R) that the proposed 133 parking spaces provided will be adequate for the project based upon his review of other sites and the project information submitted.



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Buildable Sites seeks to provide additional information to the Board on the source of daily trips to the site and visitation trends for the independent senior living facility. Due to the age demographic of the community residents, there is minimal variation in the number or type of visits between an average weekday versus average weekend day, and only a very limited portion of the resident population drives or owns a car.

Buildable Sites anticipates that on an average day five-percent (5%) of the residents of the proposed Cornerstone at Weymouth community will travel offsite. Moreover, approximately twenty-five percent (25%) of the residents receive visitors on an average day.

There are three (3) shifts of staff for the independent senior living facility; with eight (8) employees for each of the daytime shifts and two (2) employees for the overnight shift. Typically, twenty-five percent (25%) of employees may travel offsite during meal breaks. Twenty-five percent (25%) of community residents will receive visits from third-party support staff on an average day. Additionally, on an average day there are five (5) package/mail deliveries, two (2) sales visits, a food and beverage delivery, a supply delivery, and other nominal miscellaneous visits. Trash removal services are provided every other day.

### **Emergency Generator**

The Cornerstone at Weymouth will maintain an emergency generator to service the emergency needs of the community in the event that power is lost in order to operate the elevator, hallway lights, freezers, etc. The generator will feature the highest sound attenuation enclosure available for the model selected and available, as Cornerstone understands that mitigation of noise impacts on residents and neighbors is extremely important to the community. Additionally, the project's landscape architect has specified screening around the generator that will provide visual screening and further reduce sound impacts when the emergency generator is required to be utilized. The generator testing/maintenance will be once every two (2) weeks for 15-25 minutes, and is typically scheduled for Tuesday morning at 10a.m. Otherwise, the community generator is only operated in the event that power to the site is lost.

### **Summary**

Our experience with similar sites, including The Woods at Merrimack (developed in 2019-20), provides an excellent operational model and informed the design of the Cornerstone at Weymouth project. The independent senior living community model has resulted in low impacts to hosting communities and has assisted communities meet senior housing choice options for their valued residents. We will be available to provide additional information as may be requested at the August 24, 2022 public hearing.

Brendan Mallon  
Vice President  
Buildable Sites, LLC