

Hello Jim,

I'd like to share with you the latest plans for our proposed redevelopment at 54 Loomis Street. After many revisions and suggestions from neighbors and the planning board, our current plan includes two buildings on the site instead of one large building. The front building nearest Loomis Street will be a 2-story building featuring 2860 square feet of retail space, divisible into three or four business spaces, plus seven residential spaces. The rear building will be 2-1/2 stories with 16 more residential spaces of one and two bedroom apartments.

Some of the interesting features of the plan include a bike rack near the Loomis Street sidewalk, an indoor bicycle storage room for residents, and a pedestrian walkway connecting our front entrance at Loomis Street all the way to the Minuteman Bikeway near the Depot building. Green space has been optimized to provide recreation areas near the Depot, and we expect to populate the retail space with businesses useful to cyclists and local residents. The buildings have been designed with a residential appearance featuring sloping roofs, dormers, and balconies. The apartments will help satisfy demand for housing in Bedford for young professionals and those who wish to downsize from home ownership but wish to remain in town.

Attached you find some renderings of what the new buildings will look like, the proposed site plan, and for comparison, a photo of the site as it exists today with the warehouse. The images take you past the site as it would appear from driving down Loomis Street, with sequential "snapshots" proceeding along Loomis Street from Great Road heading toward South Road.

This project works toward the goal of the Depot Park overlay district rezoning plan of 2006, transforming a region of unsightly warehouses into a vibrant, pedestrian and bicycle friendly neighborhood of attractive residences and small businesses. Ours is the first proposal under the overlay district rezoning, which is exciting but carries with it an additional challenge. The planning board must be confident that approval of our project moves the town in the right direction. So far the feedback is encouraging, but there are always those who are resistant to change of any sort, and their voices are usually the loudest heard at open planning board meetings. To make the transformation of the Depot Park neighborhood a reality, you can be an important part of the process. Here are the ways you can participate:

- 1. Forward this email to your neighbors and friends, especially members of Friends of Bedford Depot Park, who you believe are interested in the future development of Bedford.**
- 2. Let us know if you would like to meet as a group in person, so we can discuss and answer any questions.**
- 3. If you support our plans, write a letter to the planning board stating your opinion. This will be of great help in our efforts.**
- 4. Attend the planning board meeting on Tuesday, March 12, and voice your support in person. This open meeting will feature an opportunity for residents to speak publicly.**

You may respond by email or call me anytime at (781) 454-9041. We look forward to hearing from you. Thank you for your time and consideration.

Best regards,

David Cerundolo

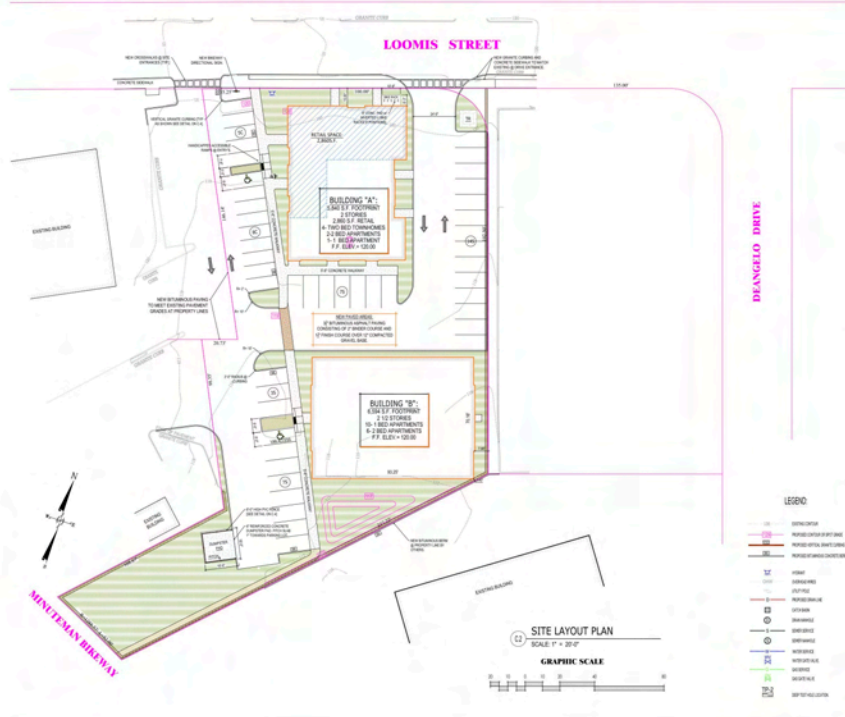






54 Loomis Street  
Existing warehouse

## 54 Loomis Street Proposed Site Plan



EXISTING AREA / USE / OVERLAY DISTRICT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	10,000 S.F.	10,000 S.F.
MINIMUM LOT FRONTAGE	30 FEET	30 FEET	30 FEET
MINIMUM LOT WIDTH	30 FEET	30 FEET	30 FEET
MINIMUM FRONT YARD SETBACK	20 FEET	20 FEET	20 FEET
MINIMUM SIDE YARD SETBACK	5 FEET	5 FEET	5 FEET
MINIMUM REAR YARD SETBACK	5 FEET	5 FEET	5 FEET
MINIMUM BUILDING HEIGHT	35 FEET	35 FEET	35 FEET
MINIMUM NUMBER OF STORIES	2 TO 4	2 TO 4	2 TO 4

PROPERTY USES	PERMITTED	PROHIBITED
RETAIL USE	PERMITTED	PROHIBITED
RESIDENTIAL USE	PROHIBITED	PERMITTED

PROPERTY USE	SPACES PER UNIT	TOTAL SPACES REQUIRED	TOTAL SPACES PROVIDED
RETAIL USE	1.0 SPACES PER UNIT	28 SPACES	40 SPACES
RESIDENTIAL USE	1.0 SPACES PER UNIT	28 SPACES	40 SPACES
<b>TOTAL SPACES PROVIDED</b>			<b>80 SPACES</b>

- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
  2. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC/MEP).
  3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.
  4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
- LEGEND:**
- EXISTING CONSTRUCTION
  - PROPOSED CONSTRUCTION
  - PROPOSED CONSTRUCTION
  - PROPOSED CONSTRUCTION
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  - PROPOSED CONSTRUCTION
  - PROPOSED CONSTRUCTION
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  - PROPOSED CONSTRUCTION

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**PROVISIONS FROM:**  
TAMPA WATERWAY GROUP, INC.  
200 W. BAY ST. SUITE 1000  
TAMPA, FL 33601

**PROJECT:**  
54 LOOMIS STREET  
RETAIL/RESIDENTIAL

**DATE:** 12/15/2023

**SCALE:** 1" = 20'-0"

**DRAWN BY:** J. SULLIVAN

**CHECKED BY:** J. SULLIVAN

**DATE:** 12/15/2023

**PROJECT NUMBER:** 1275

**PROVISION NUMBER:** C.2