

WELLESLEY PLANNING BOARD

LINDEN STREET CORRIDOR OVERLAY DISTRICT

LINDEN SQUARE REDEVELOPMENT ~ PSI-05-01

PROJECT OF SIGNIFICANT IMPACT SPECIAL PERMIT DECISION

Pursuant to due notice, the Wellesley Planning Board (‘the Board’), acting as special permit granting authority under the provisions of the Zoning Bylaw, Section XVIA., part C, Project of Significant Impact (‘PSI’), opened a duly advertised public hearing on October 25, 2005 on an application by Lindwell SC., Inc. , Lindwell OP, Inc., Lindwell Realty Trust (‘the applicant’) for approval of the Linden Square Redevelopment (‘the project’). Sessions of the continued hearing were held on November 8, 2005, November 29, 2005, December 20, 2005, January 10, 2006 and January 17, 2006. At its meeting of December 20, 2005, the Planning Board closed the portions of the hearing concerning water, sewer, storm drain, electric, fire protection and life safety, and refuse and recycling. The portion of the public hearing concerning traffic and pedestrian safety was continued to January 10, 2006 and January 17, 2006. On January 17, 2006 the Planning Board moved, seconded and voted to close the Public Hearing. All sessions of the hearing were held in the Wellesley Town Hall, 525 Washington Street, Wellesley.

The project involves the redevelopment of the 18.4 acre site currently consisting of 225,496 square feet of retail and office space in fifteen buildings on the north and south sides of Linden Street. The project will result in 276,200 square feet of retail and office space including an approximately 49,000 square foot Roche Bros. supermarket, and the existing gas station. The project also includes seven units of affordable housing (three units off-site and four units on-site). The site includes all of the property within the Linden Street Corridor Overlay District as of the date of this special permit.

BACKGROUND

The project is the subject of Zoning Bylaw amendment adopting the Linden Square Corridor Overlay District adopted under Article 4 of the June 13, 2005 Special Town Meeting. The project is further described in and governed by a Development Agreement (the ‘Development Agreement’) dated as of June 3, 2005, between the Town of Wellesley and the applicant. The Development Agreement sets forth certain conditions, restrictions and agreements relating to the development of the project and its ongoing use and operation. Pursuant to the requirements of the Linden Square Corridor Overlay District Zoning and the Development Agreement, this Board has previously issued (i) a Special Permit approving a Request for Approval of Alternatives to Satisfy Assisted Unit Ratio under Section XVI B of the Zoning By-Law, and (ii) a Special Permit

approving a Request for Increase in Floor Area Ratio under Section XIV G of the Zoning By-Law, each of which was filed with the Town Clerk on January 11, 2006.

SUBMISSION

A definitive submission was made on September 2, 2005, in accordance with the Rules Relative to the Issuance of Special Permits adopted by the Planning Board on September 18, 1990 and revised November 27, 2001. The submission was sent to the Board of Selectmen, the Department of Public Works, the Municipal Light Plant and the Fire Chief for review.

The impact reviews were received by the Planning Board as follows:

Fire Chief, October 17, 2005;
Municipal Light Plant, October 14, 2005 and November 17, 2005;
Department of Public Works, October 20, 2005 and November 29, 2005;
Board of Selectmen, December 20, 2005 and December 27, 2005.

Submitted Plans:

Linden Square Redevelopment, Linden Street, Wellesley, Massachusetts, prepared by Vanasse Hangen Brustlin, Inc., September 2, 2005, rev. November 14, 2005, Site Plans: C-1 Conceptual Layout Plan; C-2 Conceptual Water Plan; C-3 Conceptual Sewer Plan; C-4 Conceptual Grading and Drainage Plan; Sv-1 Existing Conditions Plan of Land.

Linden Square Redevelopment, Linden Street, Wellesley, Massachusetts, prepared by Vanasse Hangen Brustlin, Inc., October 21, 2005, rev. November 2, 2005, Landscape Plans: C-1 Concept K-1; L-1 Conceptual Landscape Plan; L-2 Conceptual Landscape Enlargement Plan; L-3 Conceptual Landscape Enlargement Plans; L-4 Landscape Details; L-5 Landscape Details; Sv-1 Existing Conditions Plan of Land.

Plan of Cold Spring Brook Watershed, prepared by VHB, December 2005.

Submitted materials:

Linden Square Redevelopment, Application for Project of Significant Impact, prepared by Vanasse Hangen Brustlin, Inc., September 2, 2005.

Linden Square Redevelopment, Transportation Appendix, prepared by Vanasse Hangen Brustlin, Inc. Two volumes, August 2005.

Letter & Report from BETA to Selectmen, Review of PSI Appl., October 13, 2005.

DPW Comment Letter dated October 20, 2005.

Letter and Plans from VHB to M. Conlon, Fire Safety, October 24, 2005.

Linden Square Draft Emergency and Evacuation Plan, prepared by Eastern Development, dated October 25, 2005.

O'Brien and Gere Culvert Analysis Report dated October 25, 2005.

Report from VHB to Selectmen, Response to Peer Review Comments, October 26, 2005.

VHB Proposed Pedestrian and Bicycle Improvements Plan dated October 31, 2005.

Report from VHB to Planning Board, Sidewalk Inventory, October 31, 2005.

Report from VHB to DPW, Response to DPW comments, November 4, 2005

Report from VHB to DPW, Comments on PSI Application, November 11, 2005.

Letter from DPW to Bay State Environmental, Stormwater Modeling Review, November 11, 2005.

Report from VHB to Selectmen, RE: Response to Comments, November 14, 2005.

Report from BETA to Selectmen, RE: Peer Review Response, November 17, 2005.

Report from VHB to DPW, RE: Sewer System Analysis, November 22, 2005.

Report from Bay State Environmental to DPW, Results of Stormwater Modeling Review, November 23, 2005.

Report from BETA to Selectmen, PSI Review Presentation, December 12, 2005

BETA Group, Inc. Peer Review dated December 23, 2005.

VHB Update Mitigation / Linkage Commitment Letter dated January 5, 2006.

Report from VHB to Eastern, Linden Corridor Improvements, January 4, 2006

Final Recommendations from BETA to Selectmen, Summary of Outstanding Traffic and Pedestrian Safety Issues Associated with the Linden Square Redevelopment Project, January 6, 2006.

'PSI Concerns' from Christine Olaksen (Powerpoint Presentation) January 10, 2006.

Other correspondence

Appendix A

FINDINGS

Based on the hereinabove referenced submittals from the applicant, other submitted documents as listed hereinabove and in Appendix A and the hereinabove referenced reviews of the Fire Department, Municipal Light Plant, Board of Selectmen and Department of Public Works, the Wellesley Planning Board:

accepts the recommendations of the Wellesley Public Works Department as sufficient evidence that **WATER CAPACITY** is sufficient to meet the flow demands of the proposed use without causing municipal water flow characteristics off site to fall below the standards adopted by the Department of Public Works subject to completion of the project in accordance with the plans and other documents submitted by the applicant;

accepts the recommendations of the Wellesley Public Works Department as sufficient evidence that **SEWER CAPACITY** is sufficient to meet the flow demands of the proposed use without causing surcharge in those sewer lines which serve the project and consistent with the standards adopted by the Department of Public Works subject to completion of the project in accordance with the plans and other documents submitted by the applicant;

accepts the recommendations of the Wellesley Public Works Department as sufficient evidence that **STORM DRAINAGE CAPACITY** is sufficient to meet the flow demands of the proposed development site in accordance with the standards of the Linden Street Corridor Overlay District and is consistent with the requirements of the Department of Public Works subject to completion of the project in accordance with the plans and other documents submitted by the applicant and the Negotiated Improvements;

accepts the recommendations of the Wellesley Municipal Light Plant as sufficient evidence that **ELECTRICAL CAPACITY** is sufficient to meet the peak service demands of the proposed use without causing the service in adjacent areas to fall below the standards adopted by the Municipal Light Board subject to completion of the project in accordance with the plans and other documents submitted by the applicant;

accepts the recommendations of the Wellesley Board of Selectmen as sufficient evidence that the level of service (LOS) of all roadways impacted by development **TRAFFIC** is in accordance with the standards contained in the Linden Street Corridor Overlay District; and that **PEDESTRIAN AND BICYCLE CIRCULATION** will conform with the standards contained in the Linden Street Corridor Overlay District and with recognized safety standards subject to completion of

the project in accordance with the plans and other documents submitted by the applicant and the Negotiated Improvements; and has determined that the project impacted roadway street system includes four signalized intersections (Linden Street/Kingsbury Street, Main Site Drive/Linden Street, Everett Street/Linden Street, and Crest Road/Linden Street), the approaches to those intersections, the roadway sections connecting those intersections and all of the unsignalized intersections within those roadway sections. This determination shall not itself impose any responsibility on the part of the applicant to implement measures beyond those contained in this PSI Special Permit Decision and written agreements made between the applicant and the Board of Selectmen. The mitigation measures included in the submission, this PSI Special Permit Decision and the written agreements made between the applicant and the Board of Selectmen are sufficient to meet the standards of the Linden Street Corridor Overlay District and recognized safety standards.

accepts the recommendations of the Wellesley Fire Department as sufficient evidence that municipal **FIRE PROTECTION AND LIFE SAFETY** is sufficient to meet the operating requirements of the proposed use under applicable codes, regulations and statutes enforced by the Fire Chief subject to completion of the project in accordance with the plans and other documents submitted by the applicant; and

accepts the recommendations of the Wellesley Public Works Department as sufficient evidence that refuse **RECYCLING AND DISPOSAL SYSTEMS** have been provided for in accordance with the standards adopted by the Department of Public Works subject to completion of the project in accordance with the plans and other documents submitted by the applicant and the Negotiated Improvements.

NEGOTIATED IMPROVEMENTS ~ SPECIAL PERMIT CONDITIONS

The applicant has accepted the following improvements/conditions to meet minimum service standards:

1. **REFUSE DISPOSAL SYSTEM**

The applicant shall assure, by systems planning and self-monitoring, that its own solid waste recycling and disposal systems shall be fully consistent with Department of Public Works standards. The applicant shall operate to dispose of project generated refuse with efficiency, effectiveness and adequate capacity, shall implement the recycling measures as required by the Development Agreement, shall work cooperatively with the Department of Public Works towards the goal of maximizing recycling and, to the extent feasible, will encourage its tenants to do likewise.

2. **TRAFFIC AND PEDESTRIAN SAFETY**

a. Street Design

- 1) The applicant shall modify striping to add a left turn lane eastbound on Linden Street at Donizetti Street;

b. Sidewalks And Pedestrian Safety

- 1) Applicant shall construct new crosswalks of a design and quality consistent with recently installed crosswalks elsewhere in Town as determined by the Department of Public Works within the right-of-way along the immediate site frontage as shown on the Plans to improve and enhance pedestrian connectivity between the north and south areas of the site and along Linden Street and the surrounding neighborhoods.
- 2) The applicant shall install advanced pedestrian warning signage and enhanced striping for all proposed crosswalks within the project area.
- 3) The applicant shall repair those sections of the bituminous sidewalk on Oak Street, Westerly Street and Donizetti Street that were identified as being in ‘fair’ or ‘poor’ condition per the sidewalk inventory prepared by VHB dated October 31, 2004 and the VHB Memorandum of January 4, 2006.
- 4) The applicant shall make a payment to the Town, in an amount satisfactory to the Board of Selectmen, for the purpose of installation, reconstruction or repair of sidewalks and curbing on Hill Top Road, Highland Road and Pine Tree Road. If the Board of Selectmen determines that, as a result of either input received during the public process concerning that work or for other reasons, portions of sidewalks or curbing cannot or should not be installed then to that extent this condition shall be deemed satisfied. When this determination is made the Board of Selectmen shall so inform the Planning Board.
- 5) The applicant shall provide bicycle parking and racks in numbers and locations as required by the Design Review Board and the Zoning Board of Appeals as part of the Site Plan Review process.
- 6) The applicant shall provide lighting on the applicant’s project site for the pedestrian pathways at the northeast and northwest corners of the site, the design of which shall be reviewed by the Design Review Board as part of the design review process;
- 7) The applicant shall provide ‘way finding’ and directional signage along Linden Street within the project area to facilitate and encourage pedestrian movement. Specific signage and locations shall be coordinated with the Department of Public Works.

c. Weston Road/Linden Street Intersection

The applicant shall make a payment to the Town, in an amount satisfactory to the Board of Selectmen, for the purpose of funding modifications to the intersection to provide additional roadway width to facilitate the right turn movement from Linden Street westbound onto Weston Road northbound and to provide left turn vehicle storage to facilitate the left turn movement from Weston Road southbound onto Linden Street eastbound.

d. Kingsbury Street/Linden Street Intersection

The applicant shall modify existing Kingsbury Street southbound approach to Linden Street to add an exclusive right turn lane and install town standard (ornamental) signal poles.

e. All Impacted Signalized Intersections

There are four impacted intersections (Linden/Kingsbury; Linden/main site driveway; Linden/Everett; and Linden/Crest) currently or proposed to be signalized by the applicant. In conjunction with those intersections the applicant shall:

- 1) provide full signalization upgrades and intersection video vehicle detection system;
- 2) interconnect all above mentioned intersections using underground fiber optic cable according to specifications provided by the Town;
- 3) provide exclusive pedestrian phases, countdown pedestrian timers and audible signals
- 4) install fully-actuated, multi-phase signals capable of running multiple timing and phasing plans.
- 5) provide bicycle detection and signage.

f. Post Hoc Monitoring

In addition to the requirements for three sets of manual project trip counts to be made by the applicant at times and under conditions as specified in the

Development Agreement the following supplemental information shall be provided:

Quantification of intersection operating levels and identification of specific vehicular traffic and pedestrian operating and/or safety concerns with recommendations (if any) for reasonable corrective measures to address any operating deficiencies or safety concerns.

An analysis, with comparisons to the original projections, on the operation of the site driveways, intersection improvements (Linden/Crest, Linden/Everett, Linden/Kingsbury signalization, Linden/Weston improvements) Linden Street roadway and sidewalks.

The identification of recommendations for corrective measures shall not impose any responsibility on the part of the applicant to implement these measures.

3. STORMWATER DRAINAGE

- a. The applicant shall reconstruct a section of the existing storm water culvert within the project site in accordance with the Plans.
- b. The applicant shall mitigate storm water flooding at Parcel 145 (#151 Linden Street as set forth in the Development Agreement

Except as otherwise specified in this Decision, the required design work and cost of construction and implementation of the Special Permit Approval Conditions/Negotiated Improvements shall be the full responsibility of the applicant. All work proposed to improve or upgrade Town utilities or facilities shall be done according to the specifications adopted by the Department of Public Works, except that electric work shall be done according to the specifications adopted by the Municipal Light Board. The cost of review of plans and the cost of periodic inspections of such work during construction shall be the full responsibility of the applicant and shall be charged in accordance with procedural requirements to be adopted and from time to time amended by the Planning Board after a public hearing.

For the purposes of this Special Permit Decision the term “applicant” shall include successors and assigns of the applicant.

DECISION

At its meeting on February __, 2006, the applicant assented to the above listed Negotiated Improvements/Special Permit Conditions and on the basis of the testimony presented at the public hearing, the above record, the reports of the various Boards and the applicant's Municipal Systems Impact Analysis, related submissions referenced herein, and the representations made by the applicant, the Planning Board found that the minimum service standards of the Bylaw have been met and therefore moved, seconded and voted to issue this special permit in accordance with the conditions specified above.

WELLESLEY PLANNING BOARD

Rose Mary Donahue, Chairman

Thomas Frisardi, Vice Chairman

M. Sue Wright, Secretary

Edward H. Chazen

Frank S. DeMasi

Chris Chan

Lindwell SC., Inc. , Lindwell OP, Inc.,
Lindwell Realty Trust

By: _____
Thomas A. Maher

This special permit has been approved by the Planning Board based upon compliance with the minimum service standards of the Zoning Bylaw for water, sewer, storm drainage, electric, traffic and pedestrian safety, fire alarm systems and refuse disposal system. If there has been a material change or intensification of use as reasonably determined by the Planning Board, the applicant shall prepare and submit to the Planning Board a report or reports, prepared by engineers who meet the requirements of the Zoning Bylaw for preparation of municipal service impact analysis, showing whether the minimum service standards identified above continue to be met. If any such report shows that one or more of the service standards are not met, based on additional impact generated by the project owing to the material change or intensification of use, the applicant shall meet with the Planning Board to negotiate reasonable mitigation measures. This requirement shall not be interpreted as waiving any provision of the Project of Significant Impact process.

Appeals from this decision, if any, shall be made pursuant to general laws, Ch. 40a § 17, and shall be filed within 20 days after the date of the filing of this decision in the office of the town clerk.

APPENDIX A

06/03/05 Development Agreement

08/23/05 **Letter** from Donald Cooke, VHB to Kien Ho, Beta, re: PSI Submittal

08/26/05 **Memo**, From Al Robinson to RB

09/01/05 PSI Application submitted

- Linden Street Redevelopment for PSI application prepared by VHB
- Transportation Appendix-Volume 1
- Transportation Appendix-Volume 2

09/02/05 Site Plans for PSI Submittal

09/06/05 **Letter** from Rick Brown to Chris Clark, Selectmen, Michael Pakstis, DPW, Chief Kevin Rooney, Fire and Richard Joyce, MLP, re: review of PSI submittal

09/27/05 Legal Notice of PSI Hearing sent to Townsman

09/29/05 Legal Notices for Inclusionary Zoning & FAR sent to Townsman

09/29/05 **Letter** from Steve Langer to Rick Brown, re: Application for Inclusionary Zoning Special Permit & Preliminary Review

10/03/05 **Application** for Special Permit-Linden Street Corridor Overlay District

10/03/05 **Email** from Christine Duvivier to Meghan Conlon, re: keeping Linden Street Public Hearing open until Comp. Plan is complete

10/03/05 **Email** from Rick Brown to Christine Duvivier, re: Why hearing can not be held open

10/04/05 **Email** from resident Christine Duvivier to Rick Brown, re: Linden traffic

10/04/05 **Email** from Rick Brown to Christine Duvivier, re: answers to prior email

10/06/05 Legal Notices published in the Townsman

10/13/05 Legal Notices published in the Townsman

10/13/05 Abutters, Dept. and Towns notified of Public Hearing

10/13/05 **Letter & Report** from Frank Romeo, Beta to Hans Larsen, re: review of PSI application

10/14/05 **Memo** from Francisco Frias, MLP to Rick Brown, re: MLP recommendations

10/17/05 **Memo** from Capt. Marchetti, Fire to Rick Brown, re: Fire recommendation

- Notes** from Resident, Susan Olaksen to PB, re: Selectmen's meeting of 10/17/05
Update from Rick Brown, re: Linden Street issues
- 10/20/05 **Memo** to Mike Grant, Building Inspector from Rick Brown, re: Inclusionary Zoning-Preliminary Review
- 10/20/05 **Letter & Report** from Doug Stewart to Rick Brown, re: DPW review
- 10/24/05 **Letter** to Rick Brown from Michael Grant, re: preliminary review
- 10/24/05 **Letter & Plans** to Meghan Conlon from Christopher Lovett, VHB, re: Fire Safety Plans
- 10/25/05 Public Hearing for Linden Square
Memo from Bob Sechrest to PB, Selectmen, DRB & ZBA, re: Linden Street comments
Memo from Brian Platt, O'Brien & Gere to Christopher Lovett, VHB re: Storm sewer system
- 10/28/05 **WHDC Draft** Regulatory Agreement and Declaration of Restrictive Covenants
- 10/31/05 **Report** from Ana Fill, VHB to Planning Board, Re: Existing Public Sidewalk Inventory
- 11/01/05 **Email** from Rick Brown to Francisco Frias, MLP, re: requesting more information
Email from MLP to Rick Brown, re: replying to Rick's prior email
Transmittal from Chris Lovett, VHB to Meghan Conlon, re: extra copies of report
Report dated November 2003 – Chapter 4C.01 Studies and Factors for Justifying Traffic Control Signals
- 11/02/05 **Email** from Resident, Christine Duvivier to Jim Lamp, re: receiving proposal documents
Email from Jim Lamp to Christine Duvivier, re: responding to previous request
Report from VHB, re: DRB review of conditions for FAR special permit
- 11/04/05 **Letter** from Doug Stewart, DPW to Tom Jenkins, Baystate Environmental Consultants, re: Stormwater modeling review
Report from VHB to Doug Stewart, DPW, re: Response to DPW Comments on the PSI Application
- 11/10/05 **Decision** From DRB, re: FAR Special Permit
- 11/14/05 **Report** From VHB to Hans Larsen, re: response to comments and additional information
- 11/15/04 **Memo** from Cricket Vlass, DPW/Parks to Planning Board, re: Landscape plan
Memo from Steve Langer to Jim Lamp & Chris Lovett, re: Inclusionary units

- 11/16/05 **Email** from Steve Langer to Tom Schnorr, re: Linden Street Affordability Covenant
Email from Tom Schnorr to Steve Langer, re: responding to prior email
- 11/17/05 **Report** from Francisco Frias, MLP to Rick Brown, re: review
Report from Frank Romeo, Beta Group to Hans Larsen, re: Comments to Peer Review Response
- 11/20/05 **Email** from Christine Duvivier, resident to Kien Ho, Beta & Rose Mary Doanhue, re: turning lanes
Email from Rose Mary Donahue to Meghan Conlon, re: putting prior email into packet
- 11/22/05 **Email** from Tom Schnorr to Meghan Conlon, re: Incentive Zoning
Report from Griffin Ryder, VHB to Doug Stewart, DPW, re: Sewer System Analysis
Letter from Tom Schnorr, Wellesley Housing Development to Planning Board, re: application for Inclusionary Zoning Special Permit for 161-265 Linden Street
- 11/23/05 **Report** from BEC. Inc. to Doug Stewart, re: Stormwater Modeling Review
- 11/28/05 **Email** to Planning Board from Sue Wright, fw:update
- 11/29/05 **Email** to Kien Ho, Beta & Rose Mary Doanhue from Christine Duvivier, Resident, re: Crossing Questions
Email from Rose Mary Donahue to Meghan Conlon, re: prior email
Report from Doug Stewart to Rick Brown, re: DPW review of revised submission
- 12/15/05 **Email** from Deborah Carpenter, resident to E. McChesney, Beta, re:prior email from Christine Duvivier response
- 12/16/05 **Email** from Hans Larsen to Mike Pakstis, Steve Fader, Chief Terry Cunningham, David Himmelberger, Rick Brown, Al Robinson & Terry Connolly, re: meeting with Eastern
Report re: Traffic Volume Clarification
Email from Joe Feiner, resident, re: concerns about Linden Street
- 12/19/05 **Review**-Linden Street Reconstruction Project
Report from Beta to Wellesley Selectmen, re: Linden Square Redevelopment PSI Review Presentation
Draft-Wellesley Planning Board, Special Permit Decision-Request For Approval of Alternatives to Satisfy Assisted Unit Ratio
Draft-Wellesley Planning Board, Special Permit Decision-Request For Increase In Floor Area Ratio

- 12/20/05 **Memo** From Hans Larsen to Rick Brown, Selectmen Vote
Email- From Meghan Conlon to PB, re: Resident 's input
Email-from David Blossom, resident to Meghan Conlon and Selectmen, re: his input
- 12/22/05 **Letter** sent to abutters, re: continued Public Hearing
- 12/23/05 **Report** from Frank Romeo, Beta to Hans Larsen, re: recommendations for the PSI traffic and Pedestrian safety review
- 12/26/05 **Email** from Joe Feiner, resident to Meghan Conlon, re: suggestions for 1/10/06 meeting
- 12/27/05 **Letter** from Hans arsen to Rick Brown, Re: Selectmen 's vote and conditions and attached a letter from Beta dated 12/23/05
- 01/04/06 **Letter** from Donald Cooke, VHB to Jim Lamp, Eastern, improvements and revisions
- 01/05/06 **Email** from Rick Brown to Joe Feiner, resident, re: His prior email to Meghan Conlon
Email from Joe Feiner, Resident to Rick Brown, re: prior email
Email from Rick Brown to Joe Feiner, answering prior email
Email from Christine Duvivier, resident to Rick Brown, re: questions
Email from Hans Larsen to Steve Langer, re: Traffic recommendations
Email from Steve Langer to Hans Larsen, re: answering prior e-mail
Email from Hans Larsen to Rick Brown, Mike Pakstis, Steve Fader, re: copies of Prior emails
Email from Rick Brown to Hans Larsen, Steve Fader, Mike Pakstis, Jim Lamp & Steve Langer, response to prior emails
- 01/06/06 **Letter** from Frank Romeo, Beta to Hans Larsen, re: Summary of Outstanding Traffic and Pedestrian Safety Issues Associated with the Linden square Redevelopment Project
- 01/10/06 **Presentation/Report** from Christine Duvivier, resident, re: Comments on Linden Square PSI Application –Concerns from East-West & Central Linden Street Neighbors, Oak/Crest Neighbors and residents in every precinct.
- 01/11/06 **Email** from Kien Ho, Beta to Rick Brown, re: Clarification of proposed Linden street widening