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March 21, 2016

Mr. Joseph M. Fisher, Chairman  
Zoning Board of Appeals  
Town of Hingham  
210 Central Street  
Hingham, MA 02043

Dear Mr. Fisher and Members of the Board:

Since the opening of the hearing on AvalonBay's Comprehensive Permit Application on March 10th, we have had the great fortune to participate in multiple conversations with various members of the community. These discussions have helped us to better understand the concerns regarding our proposal as well as other community issues that we could address.

The result of these discussions, which are ongoing, is a dramatically reduced scale (approximately 190 apartments, a 25% reduction) and a fully redesigned project that we hope will better integrate with and meet the needs of the community. This includes the engagement of a new architect, The Architectural Team, on this project. The new design, with pitched roofs, dormers, and muted tones, reflects a high-end quality residential design of the project. Enclosed with this letter are preliminary sketches of the design direction we are headed. We look forward to discussing this design direction with the Board at the meeting on March 23rd.

In addition, based on the discussions we have had thus far with the community, there are other opportunities for Avalon to support the needs of the community, including:

- Shorten the building height from six stories to four stories facing Amesbury Drive, Lincoln Street, and Shipyard Drive East. Other portions of the building facing north

toward Avalon at the Hingham Shipyard will be five stories. In all cases the building will be shorter than or equal to the mid-rise building at Avalon at the Hingham Shipyard.

- Reduce and/or eliminate new vehicle access points to Amesbury Drive (pending review of emergency officials)
- Increase open space, trees and shade, and green areas
- Bring apartments to the ground along Amesbury Drive as well as bring the eastern courtyard facing Lincoln Street to grade, thereby "grounding" the building with the community.
- Support updates to the Bradley Woods public playground, including needed maintenance of the basketball court, playground equipment, signage, and other needs
- Install a dog park to be used by residents of Avalon at the Hingham Shipyard and Avalon Hingham Shipyard II (if approved) in order to promote outside dog activity within the Avalon properties
- Update the operating agreements between Avalon at the Hingham Shipyard, Avalon Hingham Shipyard II (if approved), and Hewitts Landing in order to better manage the complexities that naturally arise out of misunderstandings among residents within a mixed-use community.
- Other changes are also being considered and discussed. These additional changes will be communicated immediately upon being finalized.

Concurrent with updating the project design, we are writing formal responses to the third-party traffic and engineering peer review comments and expect to file our responses with the Board prior to the meeting this coming Wednesday. We deeply respect the Board's desire for any submissions to be made prior to a meeting day, and we are working diligently to accomplish this to the best of our ability. We appreciate your understanding as we work to respond to numerous comments from the community rapidly, and thank you for your flexibility.

We expect to file a Supplement to our Comprehensive Permit Application no later than March 30th that reflects all of the changes contemplated by our updates to the project submission.

Respectfully submitted,



Lars Unhjem  
Senior Director of Development

CC: Michael Roberts, Senior Vice President of Development, AvalonBay  
Steve Schwartz, Goulston & Storrs

Enclosure