



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

PLANNING & COMMUNITY
DEVELOPMENT

2020 AUG 20 A 9:21

Docket No. 3633

- Property Address 1500 Massachusetts Avenue
Name of Record Owner(s) 1500 Mass Ave, LLC Phone 781-646-4911
Address of Owner 294 Harvard Street, Medford, MA 02155
Street City, State, Zip
- Name of Applicant(s) (if different than above) SAME AS ABOVE
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
- Location of Property MAP 174.0 Block 0002 Lot 0009.0
Assessor's Block Plan, Block, Lot No.
- Deed recorded in the Registry of deeds, Book 72728, Page 21; and Bk 74734, Page: 571
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
- Present Use of Property (include # of dwelling units, if any) Three (3) residential units
- Proposed Use of Property (include # of dwelling units, if any) Four (4) residential units and
one (1) commercial unit
- Permit applied for in accordance with the following Zoning Bylaw section(s) 3.4 Environmental Design Review
6.1.5 Parking reduction
5.3.7 Screening and buffering
5.3.21A.1 Supplemental requirements in the
section(s) title(s) business district
- Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that 1500 Mass Ave, LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 1500 Massachusetts Avenue which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s) [Handwritten Signatures]

Address 1171 on Mass Ave Phone 781 6464911
Arlington ma
02474



REC AUG 20 A 9:21

Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- Dimensional and Parking Information Form (see attached)
- Site plan of proposal
- Model, if required
- Drawing of existing conditions
- Drawing of proposed structure
- Proposed landscaping. May be incorporated into site plan
- Photographs
- Impact statement
- Application and plans for sign permits
- Stormwater management plan (for stormwater management during construction for projects with new construction **currently being discussed with Engineering Department for the Town**)

FOR OFFICE USE ONLY

- Special Permit Granted Date: _____
- Received evidence of filing with Registry of Deeds Date: _____
- Notified Building Inspector of Special Permit filing Date: _____

Exhibit A - Statement of Intent

It is the intent of the client to construct a new building on the 7,265 square foot lot located at 1500 Massachusetts Avenue with the property being located in a B1 Zone.

The preexisting three (3) story, three (3) family dwelling located at 1500 Massachusetts Ave was demolished in anticipation of the construction of a new three (3) story mixed-use building. The new building will feature ground level commercial space, as well as four (4) 2-bedroom dwelling units.

There are to be five (5) vehicular parking spaces on site, as well as two (2) short term bicycle parking spaces located near the front entry and eight (8) long term bicycle parking spaces located in a designated bike room in the interior of the building.

The preexisting building was run down and uninviting as it stood. There was a paved driveway stretching the entire front length of the building, and there was minimal landscaping. The proposed design intends to provide a more desirable and interactive streetscape. This will be accomplished by adding a large maintained landscaped area at the front of the building, as well as using materials and architectural elements such as bay windows to create visual ties to the existing buildings in the area. New storefront windows and doors at the ground floor will create a visual connection to the new retail space inside. New exterior lighting will be added both for aesthetics and safety purposes. The proposed design is a sophisticated way to give the building a more inviting and interactive street presence.

The lot is located in an area which contains many commercial businesses such as Mal's Auto Body, an extensive car washing business operation, a liquor store as well as other commercial enterprises further down Massachusetts Avenue in an easterly direction including Trader Joe's, and a major pharmacy and the combination of residential and commercial units in the building are a nice fit in the mixed use district in which the property is located.

The Petitioner's proposal would require six (6) parking spaces and five (5) are provided.

There is no parking requirement for the commercial space as that space comprises less than 3,000 square feet of the building.

The Petitioner will be applying for relief with respect to Section 6.1.5 of the zoning bylaw which allows a parking reduction in a business zone if allowed by the Redevelopment Board to 25% of that required in the Table of Off Use Street Parking regulations.

The Petitioner in accordance with subsection c of Section 6.1.5 will provide the following three TDM parking reduction methods:

1. Petitioner will provide covered bicycle parking and storage
2. Petitioner will provide preferential parking for carpooling vehicles.
3. Petitioner will provide bicycle sharing on site

Petitioner also seeks relief with respect to the buffering at the rear of the lot adjacent to the existing retaining wall.

Petitioner's architectural team has indicated that some screening and buffering with respect to the lot would not be possible due to the retaining walls being right on the property line and the significant changes in elevation from the abutting properties to the locus.

The architectural team has suggested that the proposed retaining walls as shown on the plans are so tall that there is a question as to whether buffering would need to be provided. For example, the house to the rear of the locus is much higher than where the finish grade of the proposed building will be.

A photograph has been submitted with respect to Petitioner's submission showing the significant elevation issues with respect to the locus as compared with abutting properties and particularly the house located to the rear of the locus.

Petitioner is proposing that the retaining wall to the rear when completed would be nearly 18 feet tall and would step back in increments. That being said the members of the architectural team are suggesting that there is no visual sight line that would need to be screened or buffered, particularly so as the rear abutter's house is well above the top of the proposed structure.

The fact that customers of the commercial units can use public transportation and the two (2) short term bicycle parking spaces and the eight (8) long term bicycle parking spaces represents an open invitation to individuals to use bicycles to travel to and from the building for any purpose including traveling to places of employment in the case of residents of the building and for business customers of the commercial unites.

There is an MBTA bus stop in close proximity to the property to accommodate any residents of the building or any visitors to the commercial units who wish to travel to and from the location particularly so with respect to individual residents who may be employed in the Boston/Cambridge area who can simply leave there cars at the 1500 Mass Ave property and travel by public transportation to their places of employment.

The proposed building would be set back 25 feet from the sidewalk to allow for a green open space at the front of the building as well as additional open space on the side of the building as shown on Petitioner's plans.

The plans propose a one-way driveway for vehicular traffic with the addition of interior and exterior bicycle parking which will allow and make it more convenient for any employee of the commercial unit as well as residents to commute either to their employment or elsewhere by bicycle.

The plans also contemplate that the existing curb cut will be shortened.

Petitioner's plans will add four (4) additional dwelling units in the Town as well as commercial space which is in keeping with the mix use intent of Zoning Bylaw.

Each of the residential units will contain two (2) bedrooms and Petitioner suggests to the members of the Board that there has been an expressed need for additional residential units in the Town both as expressed in communications from the State level and provisions of the Master Plan for the Town.

The parking areas for motor vehicles for the commercial unit and the four (4) residential units are depicted on Plan AS101 and two spaces are located on the right side of the driveway as it leads to the property and three spaces are located to the rear of the property adjacent to the driveway.

Given the height of the abutting buildings to the locus, i.e. the apartment house located to the left of the property, the residence to the rear of the property and the commercial property abutting the locus

there will be “no shadow” effect from the construction on neighboring properties with respect to the proposal.

TOWN OF ARLINGTON

REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For Projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Preservation of Landscape: Landscaping on the existing site is unmaintained and overgrown. There is a large paved driveway stretching the front length of the existing building, allowing for a less than desirable streetscape. The proposed design is pushed back 25 ft from the sidewalk to allow for a landscaped green open space at the front of the building as well as additional landscaped open space on the side of the building. The proposed landscaping is to be maintained and more visually appealing than the existing conditions.

2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an RO, R1 or R2 district or on public open space.

Relation of Buildings to Environment: The scale of the proposed building and front setback is appropriate based on the existing buildings in the area. The use of materials and architectural accents such as bay windows will create visual ties to the existing buildings in the area.

3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

Open Space: The existing building on the existing site features a large paved driveway stretching the front length of the building, allowing for minimal landscaping. The proposed building is pushed back 25 ft from the sidewalk to allow for a green open space at the front of the building as well as additional open space on the side of the building.

4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Circulation: The proposed design includes a one-way driveway that will create an easier flow of vehicular traffic. The addition of interior & exterior bicycle parking, designated as required by section 6.1.12 of the town Bylaw, will also make it more convenient / practical for employees & residents to commute via bicycle. See attached plans.

5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

Surface Water Drainage: Driveways are to be constructed using a permeable, fast draining concrete system.

6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

Utility Service: Method of utility service is to remain as is.

7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of section 6.2 of the zoning Bylaw.

Advertising Features: The proposed advertising features have been designed to meet the requirements of section 6.2 of the town Bylaw. The proposed sign is to be a wood sign mounted in the front yard as previously discussed with the ARB. The location of the proposed sign is to be as indicated in the architectural site plan.

8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be

required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

Special Features: The proposed design does not include the addition of any exposed storage areas, service areas, truck loading areas, utility buildings, or structures.

9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

Safety: The proposed interior layout plans have been designed to facilitate building evacuation and accessibility by fire, police, and other emergency personnel and equipment.

10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

Heritage: There are no historical buildings on the site or on adjacent properties.

11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

Microclimate: The proposed plans do not include the installation of machinery which emits vapor or fumes. The building has been designed in accordance with the height and dimensional requirements contained in the Zoning Bylaws.

12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

Sustainable Building and Site Design: This project will be built in compliance with all codes, including building, mechanical, electrical, plumbing, and energy conservation codes. While the applicant will not seek LEED certification for this project, many LEED initiatives across all categories will be implemented. With regards to the interior renovations, the applicant will endeavor to achieve points for materials and resources where possible during documentation.

See attached LEED Project Checklist for more information.

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

The proposed use of the property is listed as a special permit in the use regulations for the B1 Neighborhood Office District.

2. The requested use is essential or desirable to the public convenience or welfare.

The majority of the proposed building is residential, as is the existing building. The ground floor will feature retail space as requested by the ARB.

3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The existing curb cut at 1500 Mass Ave will be shortened, and (1) new curb cut will be added. The proposed design includes a one-way driveway that will create an easier flow of vehicular traffic. The addition of interior & exterior bicycle parking, designed as required by section 6.1.12 of the town Bylaw, will also make it more convenient / practical for employees & residents to commute via bicycle. See attached plans.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The majority of the proposed building is residential, as is the existing building. The proposed use will not add any substantial loads on utilities.

5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

Any special regulations for the use as may be provided in this Bylaw are fulfilled.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The use of this property will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

The use of the property will not be in excess or detrimental to the character of the neighborhood.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 for Application to
 The Arlington Redevelopment Board

Docket No. _____

Property Location 1500 Mass Ave, Arlington MA

Zoning District B1

Owner: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units:
Three Family, 3 Dwelling Units

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed Use, 4 Dwelling Units

Uses and their gross square feet:
Residential: 4,224.9 sf Retail: 1,145.3 sf





	<u>Present Conditions**</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	7,265	7,265	min. 5,000
Frontage	80	80	min. 50
Floor Area Ratio		0.74	max. 0.75
Lot Coverage (%), where applicable	----	----	max. ----
Lot Area per Dwelling Unit (square feet)	----	----	min. ----
Front Yard Depth (feet)	17.3	25	min. 20
Side Yard Width (feet) right side	44.9	21.4	min. 10
left side	5.1	10.2	min. 10
Rear Yard Depth (feet)	10.3	29.2	min. 20
Height			min.
Stories	3	3	stories 3
Feet		32' 8"	feet 35
Open Space (% of G.F.A.)			min.
Landscaped (square feet)		1,645.5	(s.f.) 1,074
Usable (square feet)		1,201.5	(s.f.) 845
Parking Spaces (No.)		5	min. 6
Parking Area Setbacks (feet), where applicable		0.6	min. 10
Loading Spaces (No.)	0	0	min. 0
Type of Construction			
Distance to Nearest Building	48.2	21.1	min.

*Sec. 5.3.21

**Existing building has been taken down in anticipation of construction of the new building



PLANTING LEGEND

-  GRASS
-  HYDRANGEA
-  RHODODENDRON
-  EVERGREEN AZALEA

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: As indicated
DRAWN BY: EAD

ARCHITECTURAL SITE PLAN

CONSULTANTS:

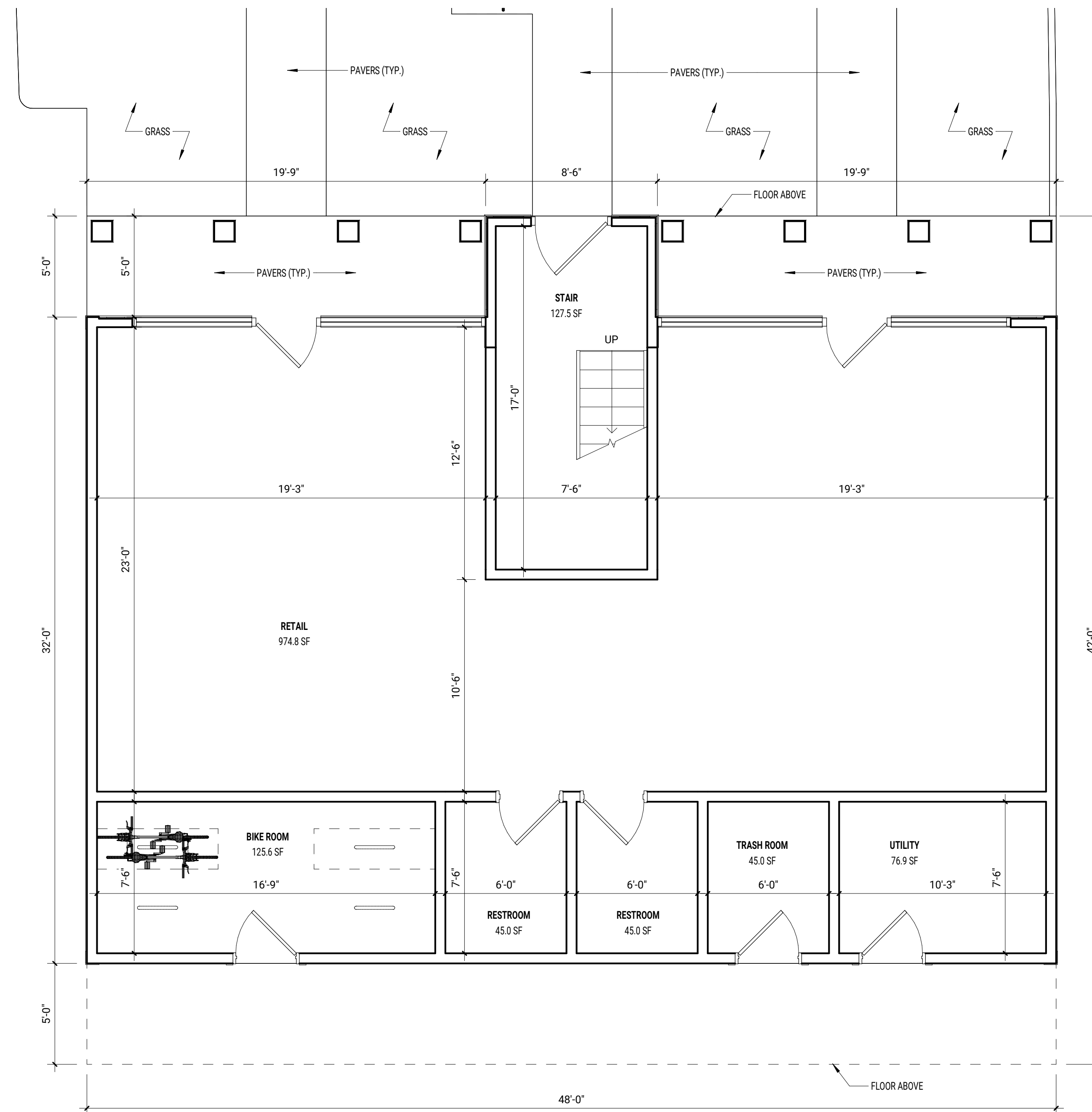
ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

1ST FLOOR CONSTRUCTION
PLAN



CONSULTANTS:

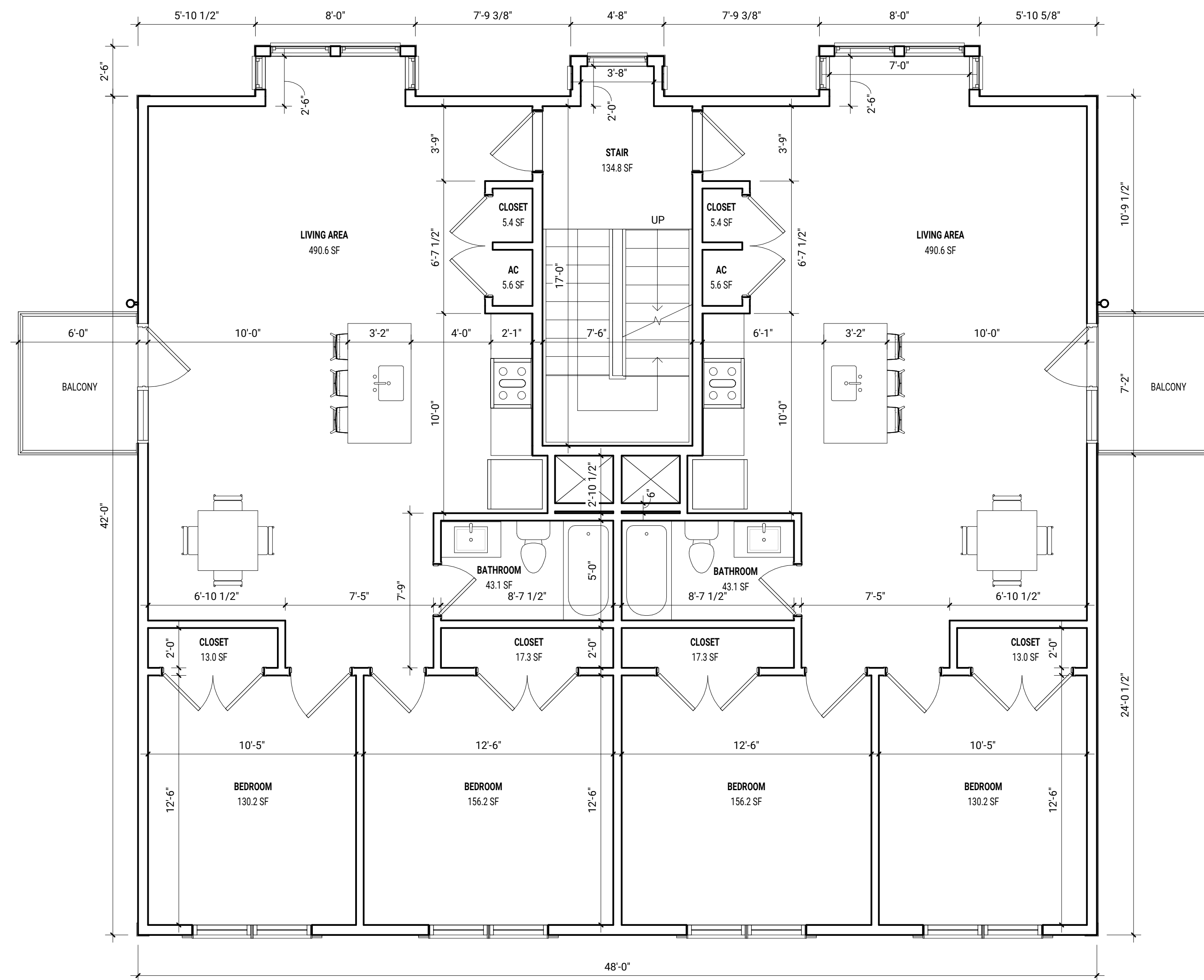
ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

2ND FLOOR CONSTRUCTION
PLAN



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

NORTH BUILDING ELEVATION

A-201



CONSULTANTS:



ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

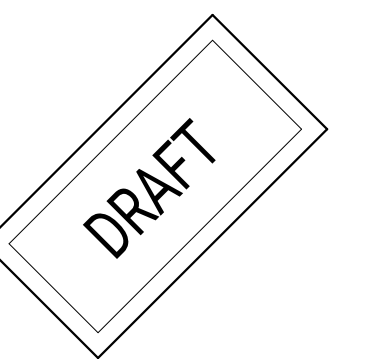
WEST BUILDING ELEVATION

A-202

CONSULTANTS:



ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020

PROJECT #: 19018

SCALE: 1/4" = 1'-0"

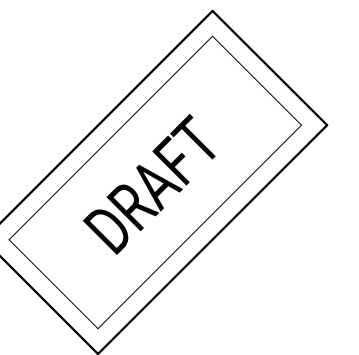
DRAWN BY: EAD

SOUTH BUILDING ELEVATION

A-203

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020

PROJECT #: 19018

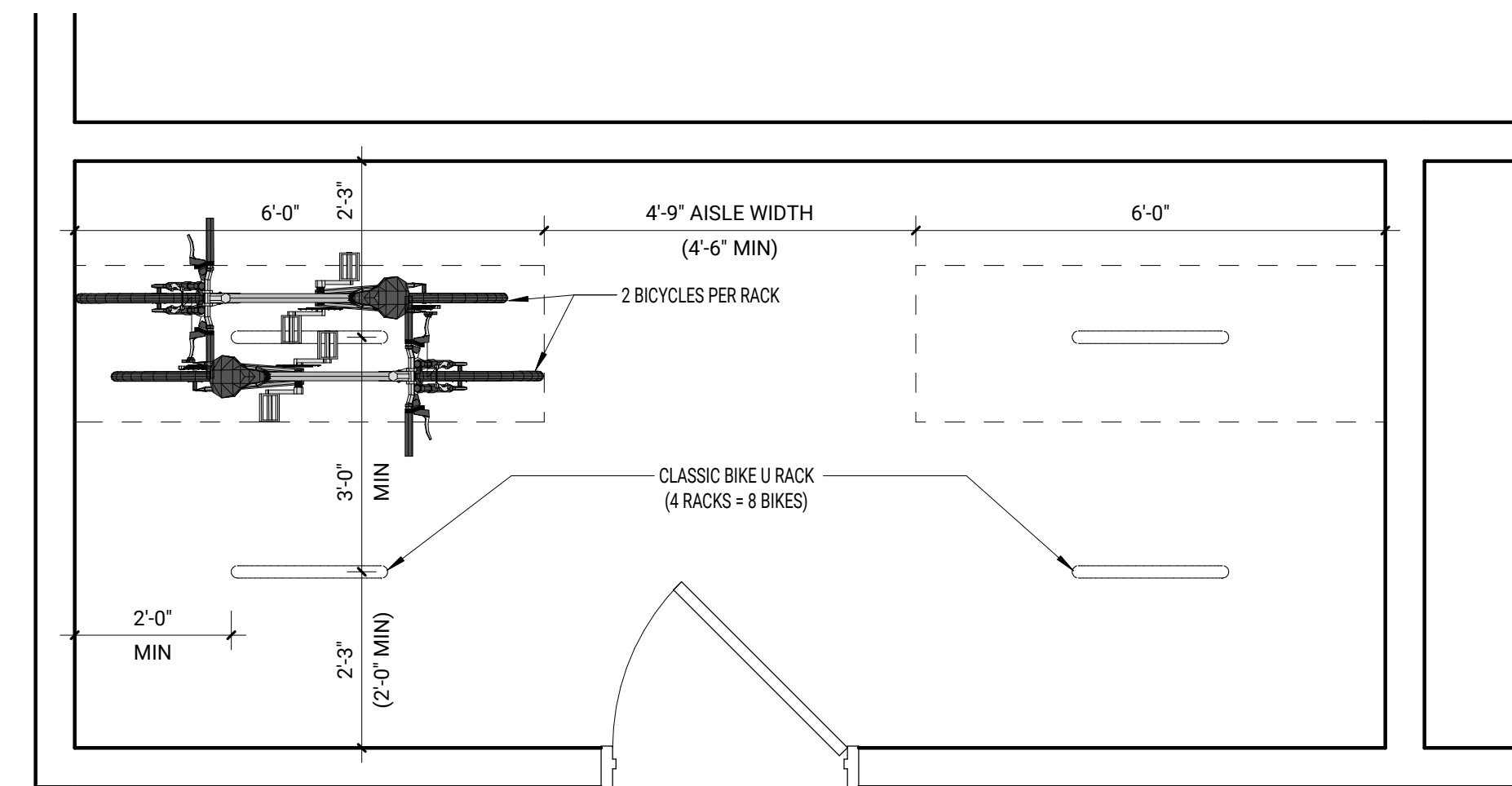
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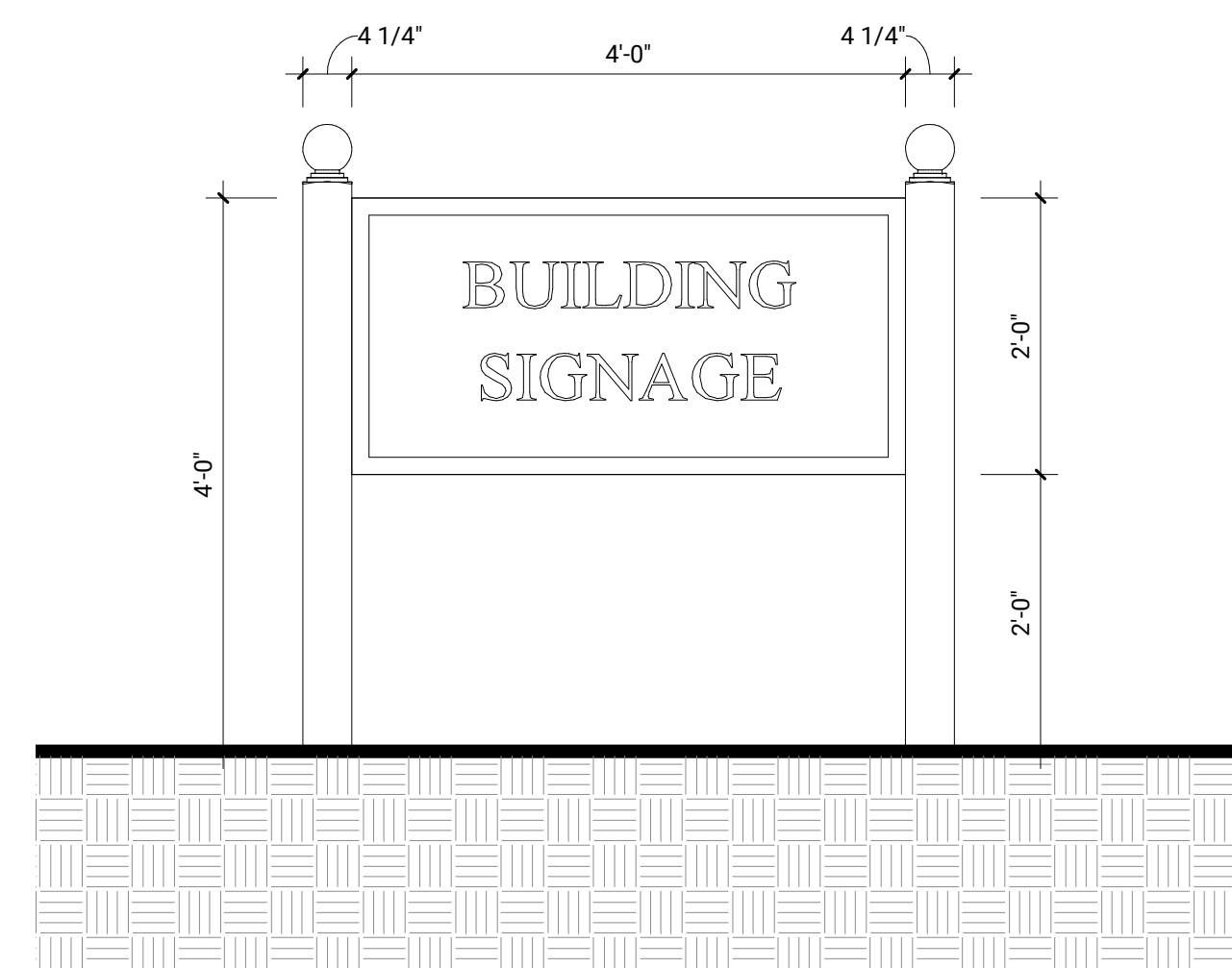
EAST BUILDING ELEVATION

A-204





1 ENLARGED PLAN - BICYCLE ROOM
SCALE: 1/2" = 1'-0"

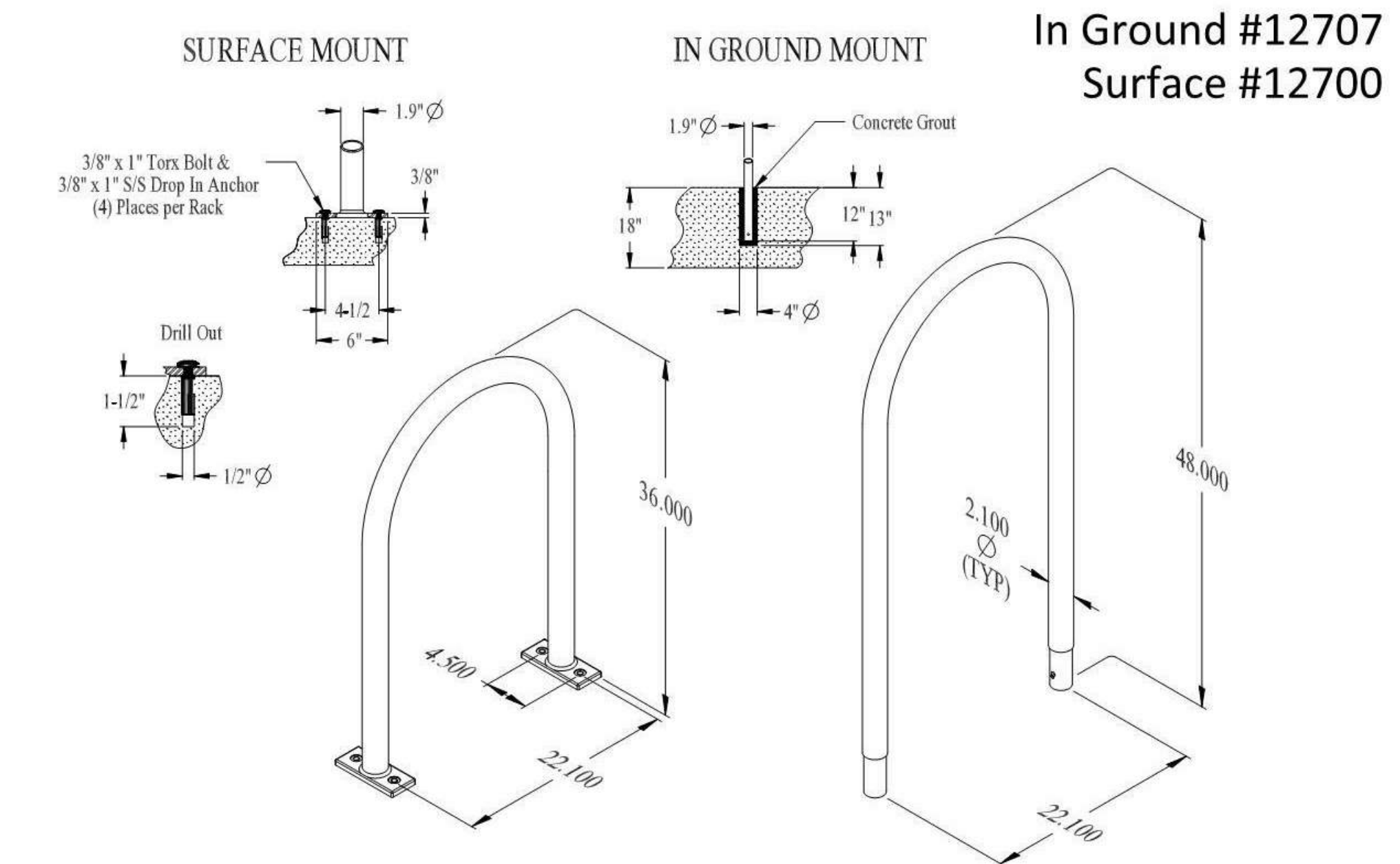


2 ENLARGED ELEVATION - BUILDING SIGNAGE
SCALE: 3/4" = 1'-0"

BIKE RACK SPECIFICATIONS



Plastisol {Classic} Racks
Surface Mount / In Ground Mount



Plastisol {Classic} Racks
Surface Mount / In Ground Mount {Dims}

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020

PROJECT #: 19018

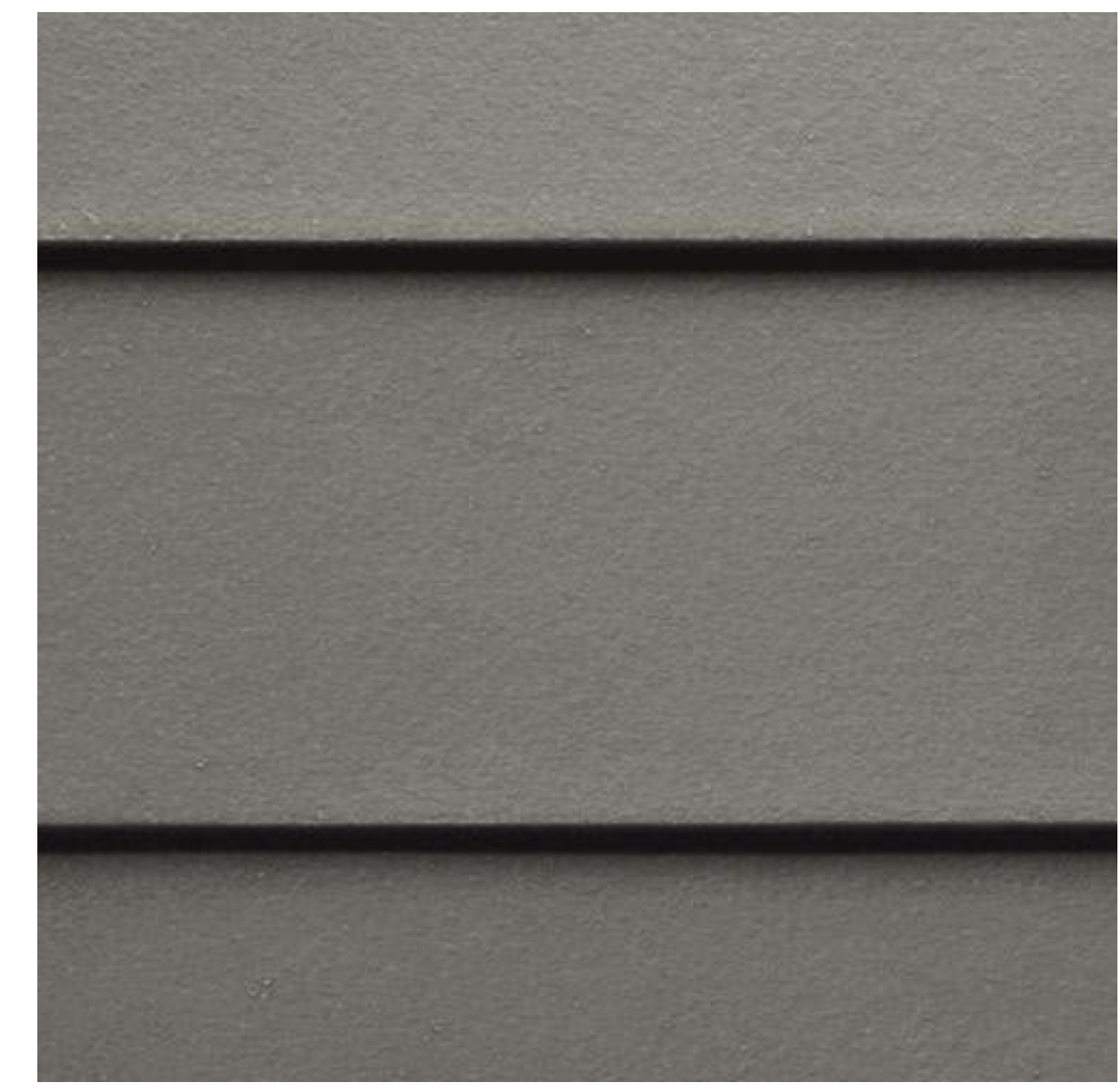
SCALE: As indicated

DRAWN BY: EAD

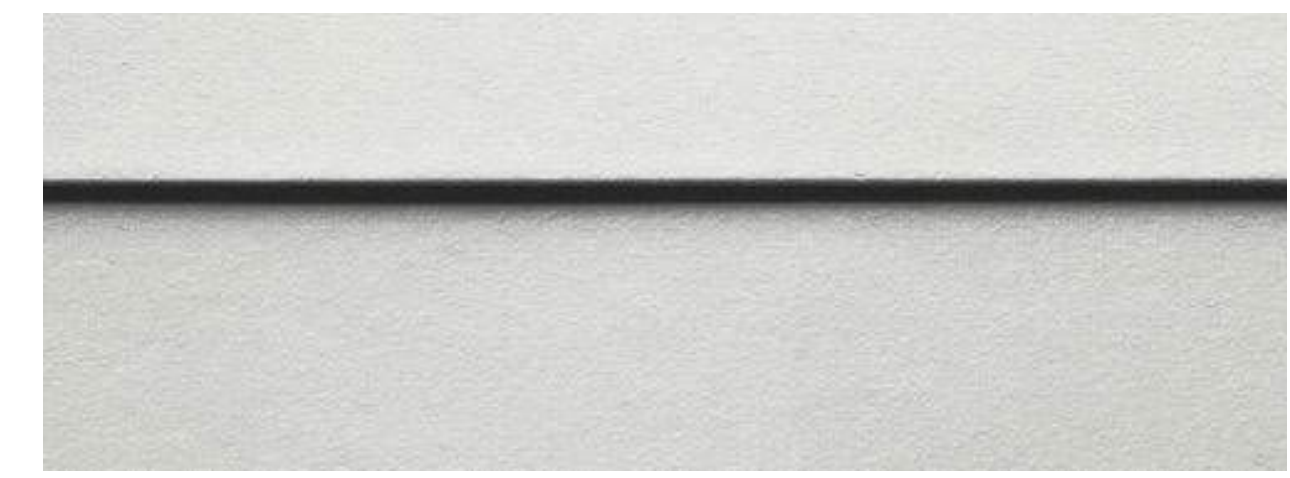
ENLARGED PLANS &
SPECIFICATIONS



PROPOSED EXTERIOR DESIGN



JAMES HARDIE - AGED PEWTER



AZEK TRIM - WHITE



POWDER COATED BLACK ACCENTS



SHADES OF LIGHT - OUTDOOR SCENCE



PROPOSED NORTH ELEVATION



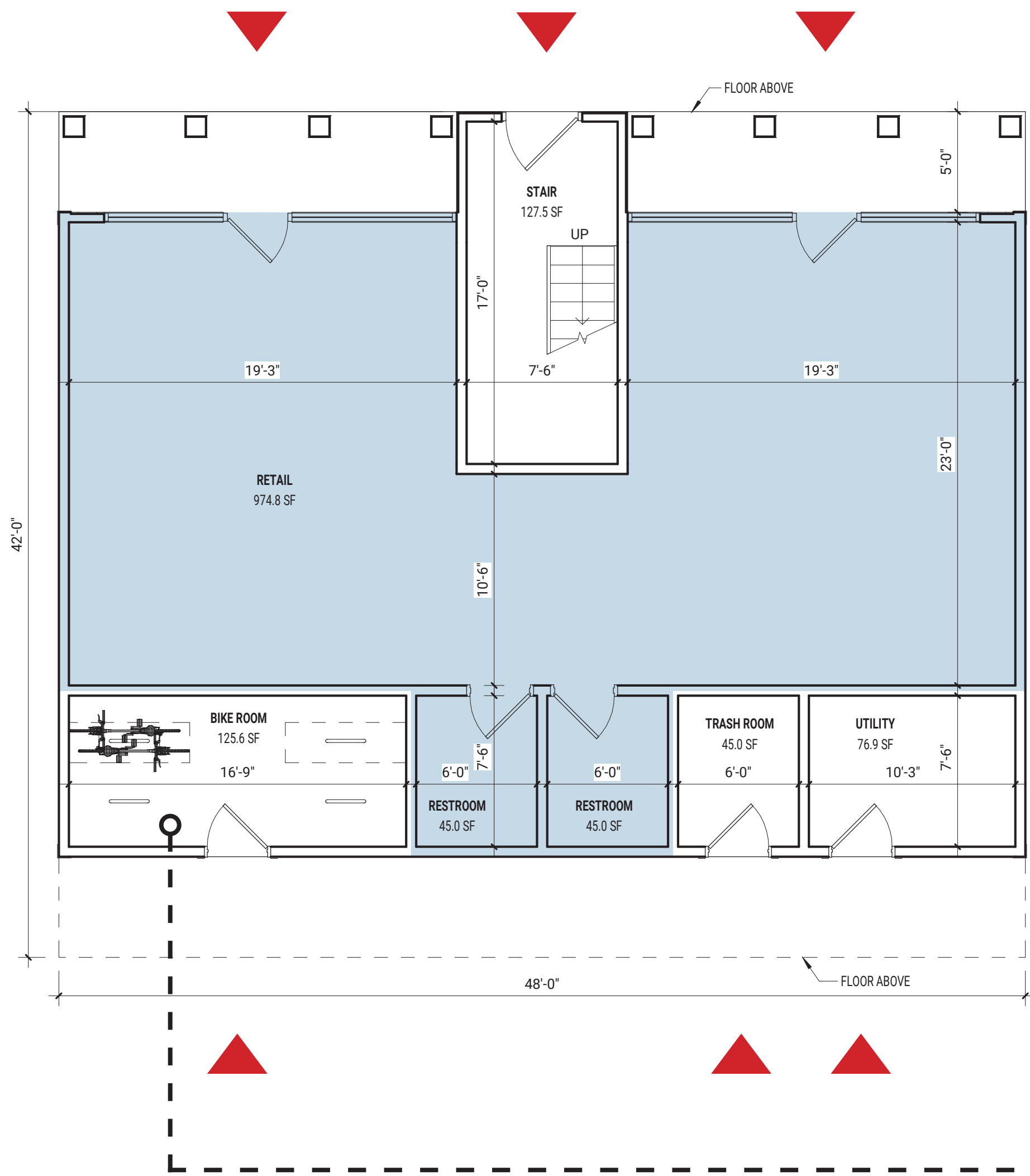
PROPOSED SOUTH ELEVATION



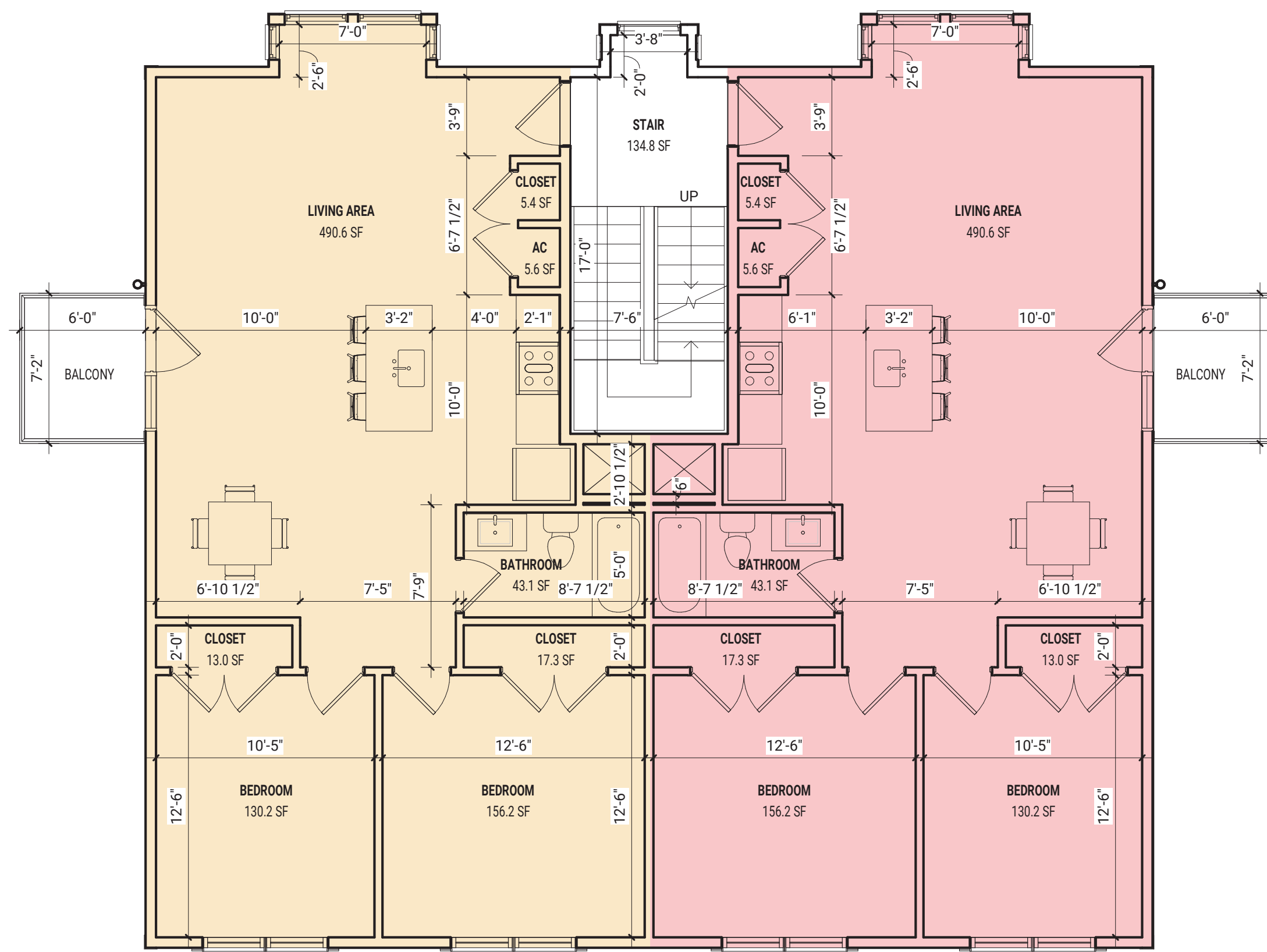
EXISTING CONDITIONS

RETAIL UNIT 1 UNIT 2

EXTERIOR DOOR / POINT OF ENTRY



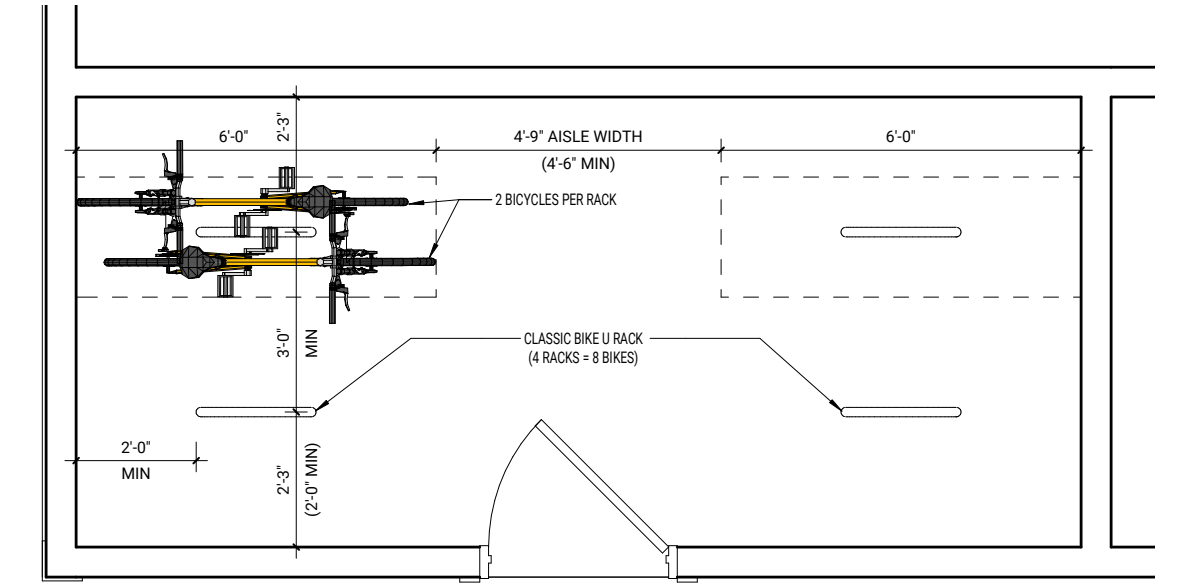
PROPOSED GROUND FLOOR PLAN



PROPOSED 2ND & 3RD FLOOR PLAN (TYP.)



CLASSIC BIKE U RACK



BICYCLE ROOM LAYOUT



PROPOSED SITE PLAN

SITE PLAN LEGEND

- GRASS
- HYDRANGEA
- RHODODENDRON
- EVERGREEN AZALEA



PERMEABLE PAVERS



HYDRANGEA



RHODODENDRON



EVERGREEN AZALEA

Map 174.0 Block 0002 Lot 0009.0

CARD ARLINGTON

1135011

PROPERTY LOCATION

10	AIL No	Direction/Street/City
1500	-1502	MASS AVE, ARLINGTON

NEIGHBORHOOD

ter 1:	1500 MASS AVE LLC
ter 2:	
ter 3:	
ter 1:	294 HARVARD ST
ter 2:	

PREVIOUS ASSESSMENT

Prov:	MA	Cnty:		Own Occ:	N
Postal:	02155			Type:	

PROV: MA

PROV: MA

PROV: MA

PROV: MA

PROV: MA

PROV: MA

PROV: MA

PROV: MA

PROV: MA

PROV: MA

PROV: MA

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PROV: MA

PROV: MA

PROV: MA

PROV: MA

PROV: MA

PROV: MA

PROV: MA

PROV: MA

PROV: MA

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
105	580,000		3200.000	325,100	905,100

Total Card	580,000	0.073	325,100	905,100
Total Parcel	580,000	0.073	325,100	905,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	299.80	Parcel: 299.8

Parcel ID	174.0-0002-0009.0
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	105	NC	580,000	0	3,200.	325,100	905,100	905,100	Year End Roll
2019	105	FV	453,300	0	3,200.	320,400	773,700	773,700	Year End Roll
2018	105	FV	453,300	0	3,200.	246,100	699,400	699,400	Year End Roll
2017	105	FV	427,500	0	3,200.	232,200	659,700	659,700	Year End Roll
2016	105	FV	427,500	0	3,200.	213,600	641,100	641,100	Year End
2015	105	FV	385,000	0	3,200.	199,700	584,700	584,700	Year End Roll
2014	105	FV	385,000	0	3,200.	183,900	568,900	568,900	Year End Roll
2013	105	FV	399,100	0	3,200.	183,900	583,000	583,000	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value
DINUCCI DARIN,	72728-21	1	6/7/2019	Convenience		1	No	No	
US BANK NATIONAL	72668-259		5/29/2019	Foreclosure	712000	No	No	No	
TAOUDDIN MOHAM	31512-455		6/16/2000	Family		1	No	No	
	20876-543		11/1/1990			1	No	No	

TAX DISTRICT

PAT ACCT.

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USER DEFINED

Prior Id # 3:	115798
Prior Id # 2:	
Prior Id # 1:	

PRINT

Date	Time
12/23/19	21:55:09

LAST REV

Date	Time
07/11/19	15:41:56

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

ASR Map:

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	MEAS&NOTICE	CC	Chris C
1/8/2009	Measured	372	PATRIOT
12/21/1999	Mailier Sent	163	PATRIOT
12/20/1999	Measured		
7/20/1993		AJS	

SIGNATURE

Sign: VERIFICATION OF VISIT NOT DATA

PROPERTY FACTORS

Code	Descrp	%	Item	Code	Descrp
B1	NEIGH OFF	100	U		

ID SECTION (First 7 lines only)

Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj Neigh Influ	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	Alt Class	% Land	Spec Code	Fact Use Value	Notes
3 Three Fam.		3200		Sq. Ft.	Site		0	70.	1.4516					325,080				325,100	
Total:																			

Parcel LUC: 105 Three Fam. Prime NB Desc ARLINGTON Total: 325,080 Spt Credit Total: 325,100



Type: 13 - Milk Garden	Full Bath: 3	Rating: Average
Sy/Ht: 2A - 2 Sty + Attic	A Bath: 1	Rating: Good
V/Units: 3	3/4 Bath: 1	Rating: Average
Total: 3	A 3/4 Bath: 1	Rating: Average
Foundation: 3 - Brick/Stone	1/2 Bath: 1	Rating: Average
Frame: 1 - Wood	A/HBht: 1	Rating: Average
Roofing: 1 - Wood Shingle	Other/Fix: 1	Rating: Average
Sec Wall: 1		
1st Struct: 2 - Hip		
2nd Struct: 1 - Asphalt Shgl		
Color: MUSTARD		
W/Desir: 1		

Trade: C - Average	Location:	Rating: Good
Ar Bld: 1927	Total Units:	3
LUC: 1	Floor:	1
Isdct:	% Own:	100%
Const Mod:	Name:	
ump Sum Adj:		

g Ht/FL: STD	Phys Cond: AG - Avg-Good	26%
1 Int Wall: 2 - Plaster	Functional:	
Int Wall:	Economic:	
Partion: T - Typical	Special:	
1 Floors: 3 - Hardwood	Override:	
2 Floors:	Total:	26.4%

Unit Ftr: 12 - Concrete	Basic \$ / SQ: 170.00
Unit Gar: 2	Size Adj: 1.0435323
Electric: 3 - Typical	Const Adj: 0.99980003
Insulation: 2 - Typical	Adj \$ / SQ: 177.369
It vs Ext: S	Other Features: 178500
3rd Fuel: 1 - Oil	Grade Factor: 1.00
at Type: 5 - Steam	Neighborhood Int: 1.00000000
eat Sys: 3	LUC Factor: 1.00
Heated: 100	Adj Total: 787986
Water HW: NO	Depreciation: 208028
Dom Wall: % Spinked	Depreciated Total: 579957

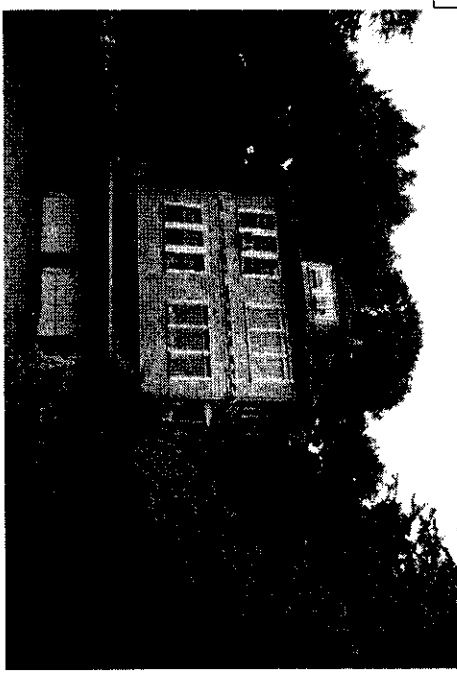
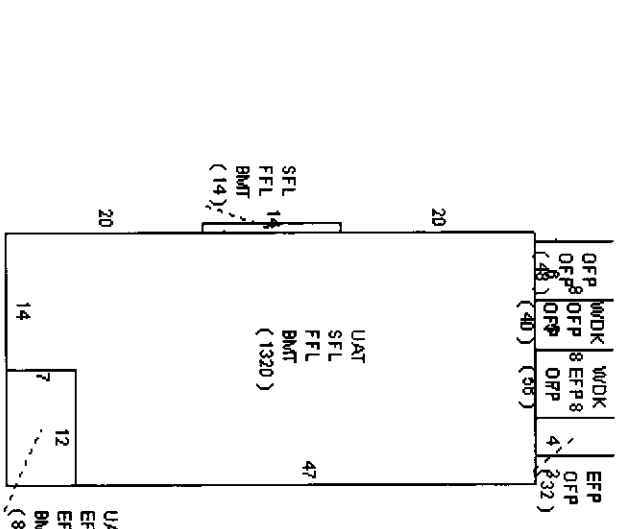
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
1st Res Grid												
Level	Desc: Line 1											
Other	# Units: 2											
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMS: 13	BRS: 5	Baths: 3	HB								

REMODELING	RES BREAKDOWN			
Exterior:	No Unit	RMS	BRS	FL
Interior:	2	5	2	
Additions:	1	3	1	
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	3	13	5	

W/A \$/SQ:	AVRate	IndVal
Jurs. Factor:		
Special Features: 0	Val/Su Net: 114.78	
Final Total: 580000	Val/Su SzAd: 217.39	

Parcel ID	174.0-0002-0009.0
PARCEL ID	174.0-0002-0009.0
Code Jfac:	Jurs. Value
Jcod Jfac:	Jurs. Value

Code	Description	Area - SQ	Rate - AV	Underp Value	Sub Area	% Ushl	Descrp	% Qu
BMT	Basement	1,418	53,210	75,453	UAT	100	FLA	100
FFL	First Floor	1,334	177,370	236,610				
SFL	Second Floor	1,334	177,370	236,610				
UAT	Upper Attic	351	124,160	43,579				
OPP	Open Porch	264	22,750	6,006				
EFP	Enclos Porch	256	37,860	9,692				
WDK	Deck	96	16,000	1,536				
	Net Sketched Area:	5,053		609,486				
	Size Adj	2668	Gross Area	6,106	Final Area			3019



AssessPro Patriot Properties, Inc



Bk: 74734 Pg: 571 Doc: DEED
 Page: 1 of 2 05/22/2020 03:14 PM

MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 05/22/2020 03:14 PM
 Ctrl# 318280 05100 Doc# 00078541
 Fee: \$29.64 Cons: \$6,500.00

2 pages

FIDUCIARY DEED

I, VIRGINIA M. YEAMANS, Personal Representative of the Estate of AVARD V. SMITH, Middlesex Probate No. MI17P3894EA of 23 Eleanor Road, Framingham, MA by power conferred by will and every other power

For consideration paid and in full consideration of Six Thousand Five Hundred and 00/100 (\$6,500.00) dollars

Grant to 1500 Mass Ave, LLC, a Massachusetts limited liability company with a principle address of 294 Harvard Street, Medford, Massachusetts 02155

Lot D on a plan of land entitled "Plan of Land in Arlington, MA" dated December 17, 2003, prepared by Rober Survey and recorded in Middlesex South Registry of Deeds as Plan #1115 of 2004.

Containing, according to said plan, three hundred ninety-one (391) square feet, or however otherwise the said premises may be bounded or described.

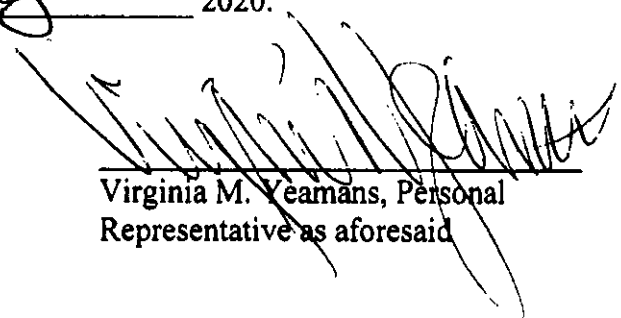
I, Virginia M. Yeamans, under the pains and penalties of perjury, do hereby state that the Avard V. Smith was unmarried at the time of his death and do hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there is no other person or persons entitled to any homestead rights.

For title see deed recorded with Middlesex South District Registry of Deeds in Book 8382, Page 137 and Middlesex Probate Docket No. MI17P3894EA.

Property Address: Lot D, Rear of 1500 Massachusetts Ave., Arlington, MA

return to:
Robert J. Annes, Esquire
 444 Massachusetts Ave.

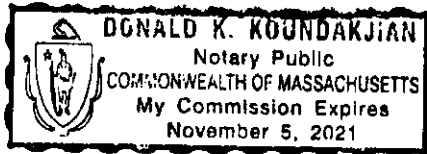
Witness my hand and seal this 18th day of May 2020.



Virginia M. Yeamans, Personal
Representative as aforesaid

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 18 day of May 2020, before me, the undersigned Notary Public, personally appeared Virginia M. Yeamans, Personal Representative as aforesaid, proved to me through satisfactory evidence of identification, which consisted of Massachusetts Driver's License, to be the person whose name is signed on the above document, and acknowledged to me that she signed it voluntarily for its stated purpose as Personal Representative for the Estate of Avar V. Smith.




Notary Public:
My Commission Expires:

2
B



Bk: 72728 Pg: 21 Doc: DEED
Page: 1 of 2 06/07/2019 12:40 PM

QUITCLAIM DEED

I, **Darin Dinucci**, a single man, of Medford, Massachusetts

for consideration paid and in full consideration of **One (\$1.00) Dollar**

grants to **1500 Mass Ave., LLC**, a Massachusetts limited liability company with a principal address of 294 Harvard Street, Medford, Massachusetts 02155

With QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon, situated in Arlington and being shown as Lots numbers 13 (thirteen), 14 (fourteen), 15 (fifteen) and 16 (sixteen) on a plan entitled, "Plan of Land "A" belonging to Peck and Wilbur situated in Arlington and Lexington, Massachusetts dated November 1, 1888, by Alexis H. French, C.E., recorded with Middlesex County Registry of Deeds, Southern District, in Plan Book 57, Plan 2, and together being bounded and described as follows:

- Northerly by Massachusetts Avenue, 80 feet;
- Easterly by Lot 12 as shown on said plan, 80 feet;
- Southerly by Lots 53, 54 and 56 as shown on said plan, 80 feet; and
- Westerly by lot 17 as shown on said plan, 80 feet.

Containing 6,400 square feet of land, more or less.

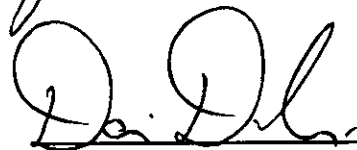
The grantor hereby waives any and all rights of Homestead in the property herein conveyed, if any, and warrant that there are no other persons entitled to any Homestead rights in the property pursuant to M.G.L. c. 188

For title, see Massachusetts Foreclosure Deed by Corporation U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-AC5, Asset Backed Certificates, Series 2005-AC5 recorded at Book 72668, Page 259.

Robert J. Annese, Esquire
1171 Massachusetts Avenue

1500 Massachusetts Avenue, Arlington, Massachusetts

Witness our hand and seal this 3rd day of June, 2019.

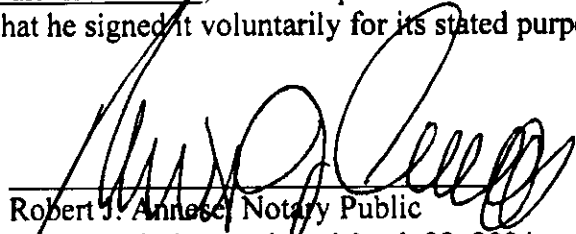


Darin Dinucci

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 3rd day of June 2019, before me, the undersigned notary public, personally appeared Darin Dinucci, and proved to me through satisfactory evidence of identification, bearing a valid Massachusetts driver's license, to be the person whose name is signed to this document and acknowledged that he signed it voluntarily for its stated purpose.



Robert J. Annese, Notary Public
My commission expires: March 29, 2024



LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise

Project Checklist

Project Name: 1500 Mass Ave, Arlington MA
Date: 12/10/2019

Y ? N

Y	?	N	Credit	Integrative Process	2
0	8.5	0	Location and Transportation		15
Y			Prereq	Floodplain Avoidance	Required
PERFORMANCE PATH					
	-		Credit	LEED for Neighborhood Development Location	15
PRESCRIPTIVE PATH					
	5		Credit	Site Selection	8
	-		Credit	Compact Development	3
	2		Credit	Community Resources	2
	1.5		Credit	Access to Transit	2
0	3	0	Sustainable Sites		7
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
	-		Credit	Heat Island Reduction	2
	2		Credit	Rainwater Management	3
	1		Credit	Non-Toxic Pest Control	2
0	7	0	Water Efficiency		12
Y			Prereq	Water Metering	Required
PERFORMANCE PATH					
	-		Credit	Total Water Use	12
PRESCRIPTIVE PATH					
	6		Credit	Indoor Water Use	6
	1		Credit	Outdoor Water Use	4
0	13	0	Energy and Atmosphere		38
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
PERFORMANCE PATH					
	-		Credit	Annual Energy Use	29
BOTH PATHS					
	4		Credit	Efficient Hot Water Distribution System	5
			Credit	Advanced Utility Tracking	2
	-		Credit	Active Solar Ready Design	1
	1		Credit	HVAC Start-Up Credentialing	1
PRESCRIPTIVE PATH					
Y			Prereq	Home Size	Required
	-		Credit	Building Orientation for Passive Solar	3
	-		Credit	Air Infiltration	2
	1		Credit	Envelope Insulation	2
	1.5		Credit	Windows	3
	-		Credit	Space Heating & Cooling Equipment	4

EA PRESCRIPTIVE PATH (continued)					
	2		Credit	Heating & Cooling Distribution Systems	3
	1		Credit	Efficient Domestic Hot Water Equipment	3
	0.5		Credit	Lighting	2
	2		Credit	High Efficiency Appliances	2
	-		Credit	Renewable Energy	4
0	0	0	Materials and Resources		10
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
			Credit	Durability Management Verification	1
			Credit	Environmentally Preferable Products	4
			Credit	Construction Waste Management	3
			Credit	Material Efficient Framing	2
0	8	0	Indoor Environmental Quality		16
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtration	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
	1		Credit	Enhanced Ventilation	3
	0.5		Credit	Contaminant Control	2
	1		Credit	Balancing of Heating and Cooling Distribution Systems	3
	-		Credit	Enhanced Compartmentalization	1
	2		Credit	Enhanced Combustion Venting	2
	2		Credit	Enhanced Garage Pollutant Protection	2
	1		Credit	Low Emitting Products	3
0	0	0	Innovation		6
Y			Prereq	Preliminary Rating	Required
	-		Credit	Innovation	5
	-		Credit	LEED AP Homes	1
0	0	0	Regional Priority		4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
0	39	0	TOTALS		Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

