

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 provides a large landscaped green open space at the rear 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 R0, 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 provides landscaped areas along the streetscape, as well as a large amount of green open space at the rear of the building and additional green 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 two-way driveway that will create an easy 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. One (1) catch basin drain is to be installed in the parking lot, and one (1) trench drain is to be installed at the base of the driveway as noted in plan AS101.***

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 signs are to be wall signs mounted to the front façade of the building. The location and dimensions of the proposed signs are indicated in the architectural drawings.***

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 office 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. The proposed design includes a two-way driveway that will create an easy 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.***