

IN RE: DAVIDSON MANAGEMENT COMPANY

LOCUS: 30 PARK AVENUE
ARLINGTON, MASSACHUSETTS

DESCRIPTION OF CONFORMANCE WITH
ENVIRONMENTAL DESIGN REVIEW STANDARD

Article 11, Section 11.06, requires an environmental design review which sets forth the following requirements:

Section 11.06.f.1. Preservation of Landscape:

The existing landscape shall be preserved in its natural state. There is no new construction which will take place on the site, other than new exits and stairway as shown on the plans submitted, and therefore, the existing natural landscaping along the bike path, front of building and the abutting roadway shall not be disturbed. The property has adequate parking available, and as a result, no bushes or shrubbery would need to be removed. Furthermore, no change in grading will be required as a result of the existing drainage, as shown on the site plan of the premises, being adequate to service the existing structures thereon.

Section 11.06.f.2. Relation of Buildings to Environment:

The proposed use will exist in an existing building which is similar in scale and architecture to that of other buildings existing within the industrial zone.

Section 11.06.f.3. Open Space:

The proposed use will not be altering any of the existing structures but merely adding exits and stairway as shown on the plans submitted. The proposed use intends to encourage the use of one of the Town's more important open space amenities, namely, the Minuteman Trail, for purposes of accessing the proposed use. The petitioner will remove one section of fence and provide bike racks. A pole will be installed at the bike path entrance to prohibit vehicular access and petitioner will provide a bench. The proposed use gives a new public presence and focus for the Arlington Heights retail area.

Section 11.06.f.4. Circulation:

The proposed use will utilize the current flow of traffic by having all traffic utilizing the existing entrances and exits. Interference with pedestrian traffic will be minimized by allowing ingress and egress of vehicular traffic to and from the facility at the existing two curb cuts, which are familiar to pedestrians. The proposed use will have facilities available to accommodate a minimum of 48 vehicles for parking.

Traffic flow will utilize existing traffic controls and those recommended by the traffic study performed by the petitioner's consultants. Vehicular traffic will be further reduced by that number of patrons utilizing the facility who will access the same by the Minuteman Trail. Vehicular and pedestrian traffic will cross only at curb cuts. All pedestrians will be directed to the front of the building because there will be no pedestrian access into the building directly from the parking areas. See petitioner's traffic study submitted herewith and incorporated herein.

Section 11.06.f.5. Surface Water Drainage:

See site plan filed herewith for drainage flow. The existing topography will not be altered by the proposed use. The existing topography has been sufficient in years past to adequately disperse surface water without adversely affecting adjoining properties. The site utilizes its natural pitch and those drain pipes installed and constructed by the Massachusetts Department of Public Works during the construction of the Minuteman Trail and existing catch basins.

Section 11.06.f.6. Utilities Services:

See Exhibit A attached hereto and incorporated herein by reference. The proposed use will be utilizing existing utility services. Any new utility services installed will be underground pursuant to this section.

Section 11.06.f.7. Advertising Features:

All advertising features will be in accordance with the plans submitted with this application. The building sign may be illuminated with direct lighting from ground level spotlights; there will be no back light of signs or internally illuminated signs. There may be the placement of additional signs at the points of entry to the property of which the facility is a part.

Section 11.06.f.8. Special Features:

The premises will be adequately designed to meet handicap access and use requirements.

Section 11.06.f.9. Safety:

The existing buildings and the proposed internal floor plans have been designed to facilitate building evacuation and accessibility by fire, police and ambulance personnel and equipment. The proposal is in conformity with this standard.

Section 11.06.f.10. Heritage:

There are no historic buildings on or near the site and petitioner believes this standard is not applicable.

Section 11.06.f.11. Microclimate:

There will be no alteration to the existing hard surface ground coverage, and there is no known aquifer or underground water supply on this site. There will be minimal external construction and, as a result, there should be minimal noise and airborne dust. The existing structure will not be altered and, therefore, will not cause any additional wind or shadow on adjacent properties, and there will be no machinery which will adversely affect the immediate environment. All dumpsters will be located as shown on the site plan filed herewith. The dumpster location near the bike path will be screened with adequate fencing.

EXHIBIT A
UTILITIES SERVICING
30 PARK AVENUE
ARLINGTON, MASSACHUSETTS 02174

All presently existing utilities are underground running from Park Avenue. The site is serviced by:

- a) Telephone;
- b) Gas;
- c) Electricity; and
- d) 2" Water Line.

The property is tied into a 36" MWRA sewer line located on the property and the building itself is serviced by a 6" waste pipe.

Future utility services, if necessary, will also be located underground.