



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: EDR, Re-open Docket #2890, 30 Park Avenue

Date: January 8, 2018

I. Docket Summary

This is an application by 30 Park Avenue Associates, LLC. to re-open Special Permit Docket #2890 granted on December 3, 2002 to Davidson Management Company at 30 Park Avenue. This is in accordance with the provisions of MGL Chapter 40A Section 11, and the Town of Arlington Zoning Bylaw Section's 5.04-4.10 Health Club, 801(a) Parking Reduction in an Industrial Zone and 11.06 Environmental Design Review. The request is to allow an expansion of the Health Club use and continuation of the existing Auto Body Repair, Warehouse/Storage and Distribution Warehouse use. According to the proposal, the total square footage of all uses would be 51,400 sq. ft. and divided among the uses as follows: storage (4,000 sq. ft.), auto body (4,000 sq. ft.), warehousing (8,375 sq. ft.), and health club (35,025 sq. ft.).

Materials submitted for consideration of this application:
Application for EDR Special Permit and Impact Statement with supporting documents, including Site Plan, Photographs, Existing Conditions, and Dimensional and Parking Information dated December 4, 2017.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 10.11)

Section 10.11a-1 The uses requested are listed in the Table of Use Regulations as a Special Permit in the district for which application is made or is so designated elsewhere in this Bylaw.

Since approximately 2008, the space has been used by Gold's Gym as a health and fitness facility. This use appears in the Zoning Bylaw, Section 5.04 Table of Use Regulations as use 4.10 "Enclosed entertainment and recreation facilities including a bowling alley, health club, skating rink or other recreation activity conducted for a profit," and is allowed by Special Permit in the Industrial Zone.

Section 8.01(a) of the Zoning Bylaw allows the requested parking reduction through the granting of a Special Permit. The Board can find that this condition is met.

Section 10.11a-2 The requested use is essential or desirable to the public convenience or welfare.

The health club has operated in this location since 2008. This application will provide additional gym space and add a baseball/ softball training facility. The Board can find that this condition is met.

Section 10.11a-3 The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The impact on traffic congestion and pedestrian safety is unclear: the Applicant's parking reduction strategy and parking plan require additional information in order to satisfy this section. As stated in Section 8.01(a) of the Zoning Bylaw, a Special Permit may be granted to allow a reduction of the parking space requirements to 25%. Consistent with this regulation, the Applicant is requesting that a Special Permit be granted that reduces the required parking from 133 spaces to 122 spaces, as shown in the parking plan. Please note that the total number of parking spaces on the plan is 124 when including the two handicapped spaces. Also, the parking row that is labeled "19 Spaces" actually consists of 18 spaces.

As stated in Section 8.01(a), Transportation Demand Management must be part of the approach to parking reduction. To that end, the Applicant proposes shared parking (8.01a1) and off-site parking (8.01a2). The parking plan should show the exact location of shared and off-site spaces, and should specify which tenants would be using them. The plan should also specify which tenants would be using all other spaces. The plan should also clearly state how many off-site spaces will be provided.

Additional Transportation Demand Management measures are needed beyond shared and off-site parking to create a sound parking reduction strategy: there should be ample bicycle parking and an improved connection to the Minuteman Bikeway. The plan should incorporate these items.

Section 10.11a-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 health club has operated without overloading any public utilities. Additional utilities will not need to be installed in order to accommodate the added gym space or the training facility. The Board can find that this condition is met.

Section 10.11a-5 Any special regulations for the use, set forth in Article 11 are fulfilled.

Section 10.11a-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 health club has a positive impact on health. The use does not impair the integrity or character of the district or adjoining districts. The Board can find that this condition is met.

Section 10.11a-7 The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

This use will not be in excess in the neighborhood or be detrimental to the character of Arlington Heights. The Board can find that this condition is met.

III. Application of Environmental Design Review Standards (Arlington Zoning Bylaw, Section 11.06)

The Environmental Design Review standards of Section 11.06 are evaluated below.

1. **EDR-1 Preservation of Landscape:**

There will be no changes to the landscape as a result of this proposal, which will affect only the interior of the building. The Board can find that this condition is met.

2. EDR-2 Relation of the Building to the Environment:

There will be no changes to the exterior of the building as a result of this proposal, which will affect only the interior of the building. The Board can find that this condition is met.

3. EDR-3 Open Space:

There will be no changes to the open space as a result of this proposal, which will affect only the interior of the building. The Board can find that this condition is met.

4. EDR-4 Circulation:

The Applicant is requesting a parking reduction of 8% or 11 spaces. The Applicant's parking reduction strategy and parking plan must be improved (see Section 10.11a-3 above).

5. EDR-5 Surface Water Drainage:

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal. The Board can find that this condition is met.

6. EDR-6 Utilities Service:

There will be no changes to the utility service as a result of this proposal, which will affect only the interior of the building. The Board can find that this condition is met.

7. EDR-7 Advertising Features:

The Applicant will need to provide detailed signage and lighting information in order to meet this condition.

8. EDR-8 Special Features:

No changes are proposed. The Board can find that this condition is met.

9. EDR-9 Safety:

No changes are proposed. The Board can find that this condition is met.

10. EDR-10 Heritage:

The existing building and property are not located on any local or State historic property listing. The Board can find that this condition is met.

11. EDR-11 Microclimate:

No changes are proposed. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design:

No changes are proposed. Both the Open Space and Recreation Plan (2015-2022) and the Arlington Master Plan strongly emphasize the importance of Mill Brook, which runs along the periphery of the locus, as a valuable, multifaceted community resource, as well as the need to protect and enhance it. Objective 2-a-6 in the Open Space and Recreation Plan specifically focuses on protection and enhancement: "Protect and enhance the water quality and ecological integrity of Mill Brook as it meanders through Town from the

Reservoir, through many neighborhoods and Meadowbrook Park, and into Lower Mystic Lake.” More broadly, Recommendation #1 in the Natural Resources and Open Space chapter of the Arlington Master Plan focuses on creating “a comprehensive plan for the Mill Brook Study Area” and enhancing and improving “it as a resource for the Town.”

Considering local planning priorities, it is critical that a buffer be maintained between all site activities and Mill Brook. The Applicant notes that screening will be provided near the bike path, but does not provide details about the screening or exact location of the dumpsters. Consequently, the Applicant should ensure that dumpsters and other trash collection equipment are located away from Mill Brook, and should indicate the location of the buffer on the parking plan.

IV. Conditions¹

All conditions in the original Special Permit for Docket #2890 continue to apply. The Board maintains continuing jurisdiction over the special permit and may, after a duly advertised public hearing, attach other conditions or modify the conditions of the original special permit as it deems appropriate in order to protect the public interest and welfare.

A. General

1. The final plans and specifications for the site, including all buildings, signs, exterior lighting, exterior materials, and landscaping shall be subject to the approval of the Arlington Redevelopment Board. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner or occupant and shall be accomplished in accordance with Town Bylaws.
4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws. Trash collection equipment should not be located in the immediate vicinity of Mill Brook.
5. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development.
6. The Applicant shall provide evidence that a plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.

B. Special

1. The parking plan should be updated in the manner specified above in Section 10.11a-3.
2. Transportation Demand Management measures should be undertaken in the manner specified above in Section 10.11a-3.

¹ If the permit is granted, it is recommended that it incorporate these conditions.

3. A buffer should be maintained between all site activities and Mill Brook, and should be indicated on the parking plan.
4. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
5. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
6. Upon the issuance of the building permit the Applicant shall file with the Building Inspector and the Arlington Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.