



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: Environmental Design Review, 189 and 191 Broadway, Arlington, MA
Docket #3598

Date: May 28, 2019

I. Docket Summary

This is an application by the Arlington Animal Clinic to renovate 191 Broadway and to expand into 189 Broadway within the B2 Neighborhood Business District. Façade improvements, new signage, and other site improvements are proposed to accommodate the expanded Animal Clinic. The Special Permit is to allow the Board to review and approve the proposed renovation, under Section 3.4, Environmental Design Review, because of its location on Broadway.

Materials submitted for consideration of this application:
Application for EDR Special Permit, Narrative, LEED Checklist, Site Plan, Floor Plans, and Elevations dated May 6, 2019.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

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.

A veterinary clinic is an allowed use in the B2 Neighborhood Business Zoning District, and is subject to Environmental Design Review under Section 3.4 due to the alteration of the façade and its location on Broadway. The clinic has been in operation since 1975. The Zoning Bylaw, in Section 5.5.1, indicates that the Neighborhood Business District is intended for small retail and service establishments serving the needs of adjacent neighborhoods. The Board can find that these conditions exist for the proposed project site and the expansion of the Animal Clinic to fulfill demand for expanded services should be encouraged.

2. Section 3.3.3.B.

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

The expansion of the Arlington Animal Clinic into 191 Broadway allows the Animal Clinic to grow into new space, increasing its capacity and business while providing the veterinary services desired in the community. The façade renovations improve the streetscape along Broadway, and the unified building will be an asset for the neighborhood. The Board can find that this condition is met.

3. Section 3.3.3.C.

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

191 Broadway has a small parking lot which was previously used as van parking for the prior contracting business. The acquisition of 191 Broadway by the Animal Clinic enables the Applicant to create a formal parking lot for the clinic, which currently does not have any off-street parking. The proposal includes pavement markings for five (5) parking spaces including one (1) accessible parking space. The small parking lot also facilitates the delivery of goods and materials to the clinic in an off-street location where it will not interfere with traffic on Broadway. Clients may also use available on-street parking along Broadway. The Board can find that this condition is met.

4. Section 3.3.3.D.

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 existing Animal Clinic at 191 Broadway and the former business at 189 Broadway have operated on Broadway for many years without overloading any public utilities. The Board can find that this condition is met.

5. **Section 3.3.3.E.**

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

No special regulations are applicable to the proposal. The Board can find that this condition is met.

6. **Section 3.3.3.F.**

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

The use does not impair the integrity or character of the neighborhood. The proposed renovations will create an attractive and unified building that will improve the streetscape. The façade design improvements are consistent with the Design Standards for the Town of Arlington. The proposed design of the structure is consistent with the standards for building height, the public realm interface, façade and materials, and signage and wayfinding. In particular, the building maintains the single-story appearance consistent with the surrounding lower density (R2 Zoning District) residential neighborhood and a bench and awnings are proposed to provide some relief outside of the clinic which is also an un-sheltered bus stop. There is variation in the front façade, through the inclusion of new windows and materials. The Board can find that this condition is met.

7. **Section 3.3.3.G.**

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

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

III. **Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)**

1. **EDR-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.

The existing and planned landscape is mostly impervious. Four existing trees located on 191 Broadway will remain as will the existing landscaped area behind 189 Broadway. The rear property line of 191 Broadway will be improved with small and medium boxwood trees located along the existing fence line and between the existing trees. Additional planters will be added to the parking lot at 191 Broadway as a visual amenity. The improved landscaping will enhance the condition of the property and

provide a vegetated buffer from the adjacent residential uses. The Board can find that this condition is met.

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

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

This proposal does not detract from the district's small-scale business character. The two existing structures are single-story buildings. The proposed project will unify the two structures without altering the height of either structure, strengthening the relationship between the two buildings and the existing architecture in the vicinity. Allowing the Animal Clinic to expand to support the needs of the clinic's clients is consistent with the intent of the Zoning District. The Board can find that this condition is met.

3. EDR-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 by 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.

As noted above, the proposed project will improve landscaping and retain four trees on the existing primarily impervious site, but there are no other changes to open space on the site. The Board can find that this condition is met.

4. EDR-4 Circulation

With respect to vehicular and 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 6.1.12 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.

The proposed project will improve circulation for the business and the neighborhood. The property at 191 Broadway has parking for 5 parking spaces, which is a pre-existing condition. The small parking lot also facilitates the delivery of goods and materials to the clinic in an off-street location where it will not interfere with traffic on Broadway. The current Arlington Animal Clinic operates with no off-street parking available, so

the off-street parking for visitors and employees will be an improvement to the operation of the business.

Additionally, bicycle parking is provided consistent with the recently adopted bicycle parking requirements. For the proposed use, which is approximately 5,223 square feet, 2 long-term bicycle parking spaces and 3 short-term bicycle parking spaces are required. For non-residential uses per the recently adopted regulations, up to 20% of the required long-term parking spaces or four spaces, whichever is greater, may be converted to short-term parking spaces. The Applicant converts the long-term requirement to short-term spaces due to the space inside the building for bicycle storage.

The Applicant provides 6 short-term bicycle parking spaces in a bicycle rack that meets the general requirements for bicycle parking (Dero Swerve), exceeding the numerical requirement. Additionally, the Applicant provides bicycle storage within the building for three bikes; however, these spaces do not meet the requirements of the revised bylaw due to the fact that the bike rack chosen (Dero Ultra Space Saver) requires the bike to be lifted.

5. EDR-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 stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater 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 in 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 stormwater 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 any future maintenance needs.

There is no change to the existing surface water drainage as a result of the proposed project. The Board may request that the applicant consult with the Town Engineer regarding stormwater facilities and then recommend onsite drainage improvements.

6. EDR-6 Utilities Service

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

There will be no changes to utility services as a result of this proposal. The Board can find that this condition is met.

7. EDR-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.

The Application materials indicate that the proposed wall sign will be constructed of waterjet cut aluminum. The wall sign is 16 square feet and is consistent with the requirements of the existing sign regulations and the recently adopted sign regulations for wall signs. No other signage is proposed. Waterjet cut aluminum art in the shape of animals, like those treated by the clinic, will be applied to the Broadway and east façade facing the parking lot which will add visual interest.

8. EDR-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.

There will be no adverse impacts on light, air and water resources, or on noise and temperature levels. A new generator and HVAC unit will be properly located on the roof so as to not create noise impacts on the adjacent uses. The applicant should clarify the location of the dumpster which appears to be in a new location on the provided site plan. The Board can find that this condition is met.

9. EDR-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 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.

As noted in the Application materials, the proposed interior layout plans have been designed to facilitate building evacuation and accessibility by fire, police, and other emergency personnel and equipment. Exterior lighting along the sidewalk and within the parking lot is provided for safety. The existing fence at the parking lot will remain. The Board can find that this condition is met.

10. EDR-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 practical whether these exist on the site or on adjacent properties.

The existing structures are not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* nor are they under the jurisdiction of the Arlington Historical Commission. The Board can find that this condition is met.

11. EDR-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 impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

There are no proposed changes (new structures, hard surface, ground coverage, or machinery) that will impact the microclimate. The Board can find that this condition is met.

12. EDR-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.

While the Applicant does not intend to pursue LEED certification for the proposed project, the Applicant will endeavor to incorporate best practices identified in the LEED Checklist submitted with the application materials as part of the interior renovations. The Board can find that this condition is met.

IV. Conditions

A. General

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development. 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. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. 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.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. 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.
6. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development.
7. 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.
8. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
9. Any final building signage will be reviewed and approved by the Department of Planning and Community Development and Inspectional Services.