



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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MEMORANDUM

Date: August 7, 2019

To: Arlington Redevelopment Board

From: Erin Zwirko, Assistant Director, Planning and Community Development

cc: Jenny Raitt, Director, Planning and Community Development

RE: Docket 3602, 1207-1211 Massachusetts Avenue, Special Permit Filing Fee Waiver Request

The Arlington Redevelopment Board (ARB) may vote to waive all or some of the Special Permit filing fee in cases where it is warranted. This memorandum provides background on the Special Permit filing fee for Docket 3602, 1207-1211 Massachusetts Avenue.

The Request for Proposals (RFP) issued by the Town in 2016 for the Town-owned property located at 1207 Massachusetts Avenue (also known as the Disabled American Veterans club) stated that:

"The Town, through its Board of Selectmen and Town Manager, is seeking proposals for the purchase and future use of the parcel with highly advantageous bidders accepting a 40-year deed restriction to require mixed-use development of the property consistent with recent revisions to the Arlington Zoning Bylaws, and defined as "[a] Combination of two or more distinct land uses, such as commercial, lodging, research, cultural, artistic/creative production, artisanal fabrication, residential in a single multi-story structure to maximize space usage and promote a vibrant, pedestrian-oriented live-work environment." Such advantageous bidders shall receive waivers of building and special permit fees in additional consideration. [emphasis added]"

The successful bidder, and now the applicant, proposed a project that spanned both 1207 and 1211 Massachusetts Avenue. Town Counsel advised that the Special Permit fees and the building permit fees would be waived for 1207 Massachusetts Avenue, but not for 1211 Massachusetts Avenue. Representatives from Inspectional Services and Planning and Community Development and Town Counsel determined that 50% of the total fee otherwise required for the specific mixed-use project at 1207-1211 Massachusetts Avenue would be an acceptable fee required for the Special Permit and future building permits.

The Environmental Design Review Special Permit filing fee is calculated as \$500 plus \$0.20 per square foot of new construction. The gross square footage of the building proposed at 1207-1211 Massachusetts Avenue is approximately 24,443 square feet (all new construction). Therefore, the total fee is calculated to be \$5,388.60. The Department of Planning and Community Development accepted a filing fee of \$2,694.30 or 50% of the total fee that would otherwise be required.

We recommend that Board accept this filing fee of \$2,694.30, by voting to waive the Special Permit filing fee for 1207 Massachusetts Avenue per the RFP.