

Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice September 14, 2020

This meeting is being held remotely in accordance with the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, Section 20. Public comments will be accepted during the public comment periods designated in the agenda. The public may email or provide any written comments to jraitt@town.arlington.ma.us by September 11, 2020 at 12:00 p.m. If visual information is provided as part of your correspondence, the Board requests this by September 14, 2020 at 12:00 p.m.

The Arlington Redevelopment Board will meet <u>Monday, September 14, 2020</u> at 7:00 PM in the Join Zoom Meeting with audio and video by connecting using this link and Meeting ID: https://town-arlington-ma-us.zoom.us/j/93227445762 | Enter Meeting ID: 932 2744 5762 or join by phone with by calling: 1-646-876-9923, enter the Meeting ID 932274457

- 1. Welcome to Katherine Levine-Einstein new Board member Organizational Meeting -Vote to designate new Chair
 - 7:00 p.m Board will nominate and vote on next chair

2. Docket #3631, 473 Mass Ave *Continued Public Hearing*

7:00 p.m. Board will open public hearing for Special Permit Docket #3631 to review application filed on July 21, 2020 by Gotu Hule for Acitron Cocina Mexicana, at 473 Massachusetts Avenue, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant seeks approval of signage that exceeds the size allowed for a wall sign in the B3 Village Business District. The opening of the Special Permit is to allow the Board to review the signage under Section 6.2, Signs.

• For each public hearing, applicants will be provided 5 minutes for a presentation.

- DPCD staff will be provided 3 minutes to discuss public hearing memo.
- Members of the public will be provided time to comment.
- Board members will discuss each docket and may vote.

3. Docket #3633, 1500 Mass Ave *Public Hearing*

7:30 p.m. Board will open public hearing for Special Permit Docket #3633 to review application filed on July 27, 2020 by 1500 Mass Ave, LLC, at 1500 Massachusetts Avenue in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental

Design Review. The applicant proposes to develop a new mixed-use building with four (4) residential units and one (1) commercial unit in a B1 Neighborhood Office District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review.

• For each public hearing, applicants will be provided 5 minutes for a presentation.

- DPCD staff will be provided 3 minutes to discuss public hearing memo.
- Members of the public will be provided time to comment.
- Board members will discuss each docket and may vote.

4. 19R Park Ave – review of and update on Minuteman Bikeway connection

- 8:00 p.m. Board will review drawings provided by the Housing Corporation of Arlington via Davis Square Architects per Special Permit 3519, General Condition 1 (19R Park Ave, known as Downing Square).
 - Applicant will be provided 5 minutes for an introductory presentation.
 - Board members will review, discuss, and may vote.

5. Committees and Appointments:

8:15 p.m. Benjamin Bradlow, Housing Plan Implementation Committee ARB Committee appointments (Community Preservation Act Committee, Master Plan Implementation Committee, Zoning Bylaw Working Group, Housing Plan Implementation Committee)

Board will vote on appointments to committees.

6. Fall meeting schedule

8:30 p.m. Special Town Meeting update and scheduling potential additional ARB meeting and hearing dates

Staff will present and Board will discuss and may vote

7. Upcoming ARB Goal Setting Meeting and Joint Meeting with Select Board on September 21

8:45 p.m. Staff will present and Board will discuss agenda

8. Open Forum

9:00 p.m. Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three minute time limit to present a concern or request. Meeting participants will not have access to video.

9. Adjourn

Estimated 9:20 p.m. - Adjourn



Town of Arlington, Massachusetts

Docket #3631, 473 Mass Ave *Continued Public Hearing*

Summary:

- 7:00 p.m. Board will open public hearing for Special Permit Docket #3631 to review application filed on July 21, 2020 by Gotu Hule for Acitron Cocina Mexicana, at 473 Massachusetts Avenue, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant seeks approval of signage that exceeds the size allowed for a wall sign in the B3 Village Business District. The opening of the Special Permit is to allow the Board to review the signage under Section 6.2, Signs.
 - For each public hearing, applicants will be provided 5 minutes for a presentation.
 - DPCD staff will be provided 3 minutes to discuss public hearing memo.
 - Members of the public will be provided time to comment.
 - Board members will discuss each docket and may vote.

ATTACHMENTS:

	Туре	File Name	Description
D	Reference Material	Agenda_Item_1a_Docket_3631_473_Mass_Ave_Application_Materials.pdf	Docket 3631 473 Mass Ave. Application Materials
D	Reference Material	Agenda_Item_1a_Docket_3631_New_Additional_Materials_Submitted_9-9-20.pdf	Docket 3631 New Additional Materials Submitted 9- 9-20
D	Reference Material	Agenda_Item_1a_EDR_Public_Hearing_Memo_Docket_#3631_473_Mass_Ave.pdf	EDR Public Hearing Memo Docket #3631 473 Mass Ave.

PLANNING & COMMUNITY DEVELOPMENT 2020 JUL 21 P 1: 59

TOWN OF ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

1.	Property Address 473 Massachus	etts Ave Arlinato	Docket No
	Name of Record Owner(s) Collins n	nanagement	Phone
	Address of Owner 10 Conv	erse Pl# 3	, Winchester, MA 01890
	Street		City, State, Zip
2.	Name of Applicant(s) (if different than ab Address <u>473 Massachusetts Av</u> Status Relative to Property (occupant, pur	e Arlington, MA	02476 Phone
3.	Location of Property 473 Massac	husetts Ave Arlin	ngton, MA 02476
	Asse	essor's Block Plan, Blo	ock, Lot No.
4.	Deed recorded in the Registry of deeds, B -or- registered in Land Registration Office	book <u>14650</u> , Page e, Cert. No	; , in Book, Page
5.	Present Use of Property (include # of dwe	elling units, if any) <u>R</u>	estaurant
6.	Proposed Use of Property (include # of dy	welling units, if any) _	Restaurant
7.	Permit applied for in accordance with the following Zoning Bylaw section(s)	3.4	
	are ronowing zoning bytaw section(s)	6.2	
8.	Plage attack a statement of the "	section(s)	title(s)

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that ______ Gotu Hule ______ is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at ______ 473 Massachusetts Ave Arlington, MA 02476

which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

Address

473 Massachusetts Ave Arlington, MA 02476

781-413-1531

TOWN OF ARLINGTON

Dimensional and Parking Information for Application to The Arlington Redevelopment Board

Docket No.

Property Location 473 Massachusetts Ave Arlington, MA 02476

Owner: <u>Gotu Hule</u>

Present Use/Occupancy: No. of Dwelling Units:

Proposed Use/Occupancy: No. of Dwelling Units:

Zoning District

Address: 473 Massachusetts Ave Arlington, MA

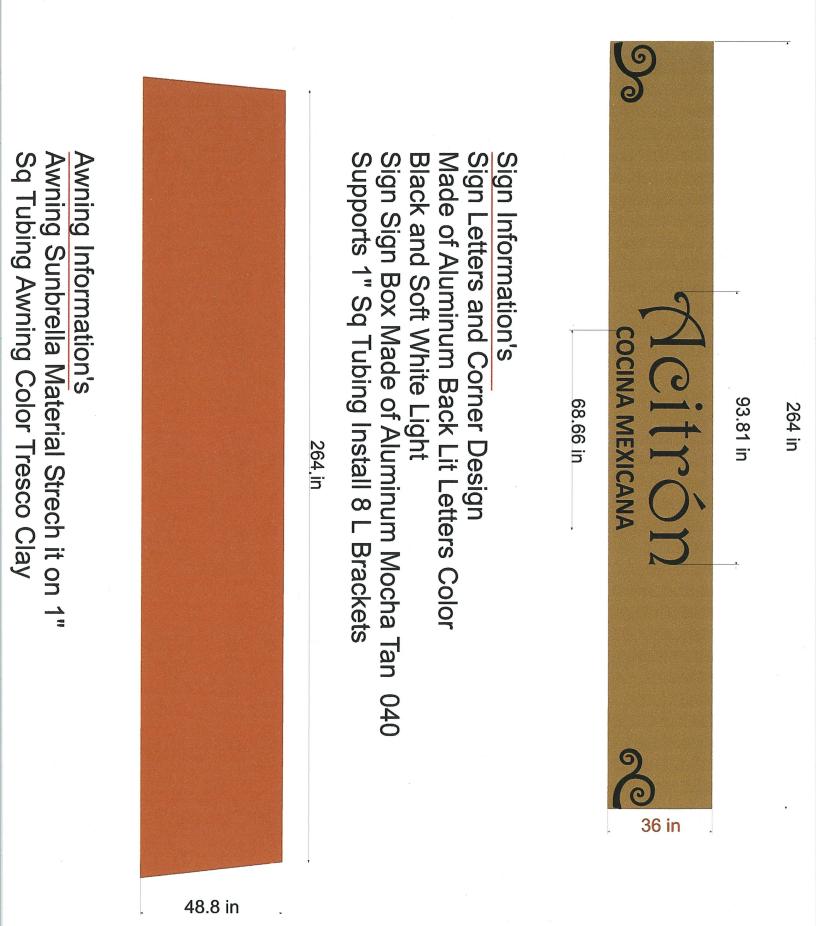
Uses and their gross square feet:

Uses and their gross square feet:

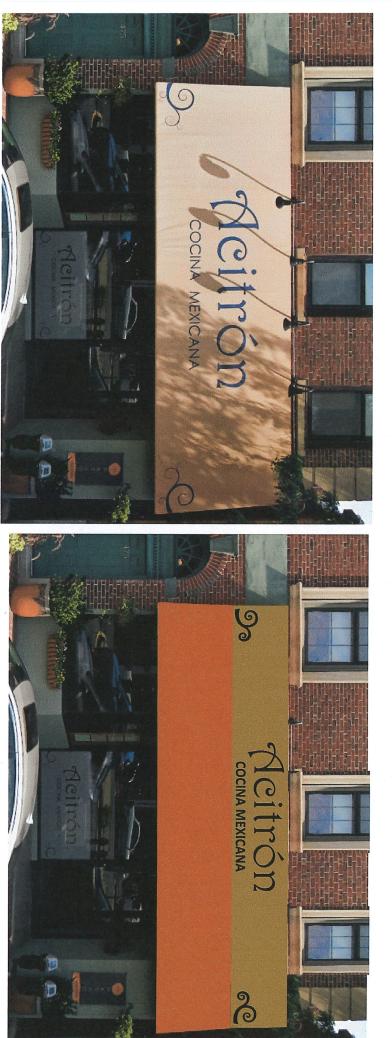
		Present <u>Conditions</u>	Proposed <u>Conditions</u>	Min. or Max. Required by Zoning <u>for Proposed Use</u>
Lot Size				min.
Frontage				min.
Floor Area Ratio				max.
Lot Coverage (%), where application	ble			max.
Lot Area per Dwelling Unit (sq	uare feet)			min.
Front Yard Depth (feet)				min.
Side Yard Width (feet)	right side			min.
	left side		-	min.
Rear Yard Depth (feet)				min.
Height				min.
Stories				stories
Feet				feet
Open Space (% of G.F.A.)				min.
Landscaped (square feet)				(s.f.)
Usable (square feet)				(s.f.)
Parking Spaces (No.)				min.
Parking Area Setbacks (feet),	where applicable			min.
Loading Spaces (No.)				min.
Type of Construction				
Distance to Nearest Building				min.

Supports 1" Sq Tubing Install 8 L Brackets Sign Sign Box Made of Aluminum Mocha Tan Black and Soft White Light Sign Letters and Corner Design Sign Information's Made of Aluminum Back Lit Letters Color 30.21 in COCINA MEXICANA Acitron 94 in COCINA MEXICANA citro 264 in 94 in 69 in 0 94" x 30" : 7.8' x 2.5' 19.5 sq feet 040 36 in

6 of 105



7 of 105



Before

After



TOWN OF ARLINGTON

51 GROVE STREET ARLINGTON, MASSACHUSETTS 02476 APPLICATION FOR PERMIT TO BUILD

> 20 20 Date: 0+107

To the: **INSPECTOR OF BUILDINGS:**

The undersigned hereby apply for a permit to { alter / build } according to the following specifications and the plans filed herewith:

- 1. Street and No.
- 2. Owner
- 3. Architect
- 4. Builder
- 5. Class of Construction

erev	vith:				
1.	Street and No.	475 Mass A.r. Arl	motor	MA OILTL	Lot No
2.	Owner	Gotutule		Address 47	5 Mass Are Artigton
3.	Architect	•		Address	- U
<u>4</u> .	Builder	Falcon Graduics	•••••	Address ((51 MassAveArlingter
5.	Class of Construction	T			human
	Zoning				i
		DESCRIPTION OF PROPOS	ED CON	ISTRUCTION	
	Alumin Panel (gold co	locland 30 Letter	me (F	Slock Col	
	Awning Sunbrella Mater	Nol strech it on	14-	3. Tubing	- Sine and Awashe
	installed w/L and 21		-	/ 0	5.8
6.	Size of Lot	front	rear	depth	Area sq. ft.
7.	Size of Building	front	rear	depth	Area sq. ft
8.	Distance from Street			**************************************	an a
9.	Distance from lot Lines	side (left)	-	rear	side (right)
10.	Number of Stories			Height in Fee	et
11.	Foundation on Filled Land			Yes	No
12.	Foundation Material			thickness	_depthmortar
13.	Roof Truss Construction	Manthana ann an Martin State an Anna ann an Anna an Ann		Yes	No

- 13. Roof Truss Construction
- 14. Duplicate Plans
- 15. Estimated Cost

356.25

CONSTRUCTION AND PLOT PLANS IN DUPLICATE MUST BE SUBMITTED TO AND APPROVED BY THIS DEPARTMENT BEFORE A PERMIT WILL BE GRANTED

The applicant shall locate proposed building with due regard to lines, grades and sewer location obtained from the Town Engineer.

I hereby certify that the dimensions and other information on the plans are correct and that all applicable provisions of Statutes, Regulations and By-Laws will be complied with. The above is subscribed to and executed by me under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws

Tel No. Tel No.

Owner's Signature

Builder's Signature

License No.

Home Improvement Contractor Reg. No.

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Cluthouton	_
9 of 105	

Plot Plan



1151R Massachusetts Avenue Arlington, Ma - 02476 617-306-7748 **BILL TO:**

INVOICE

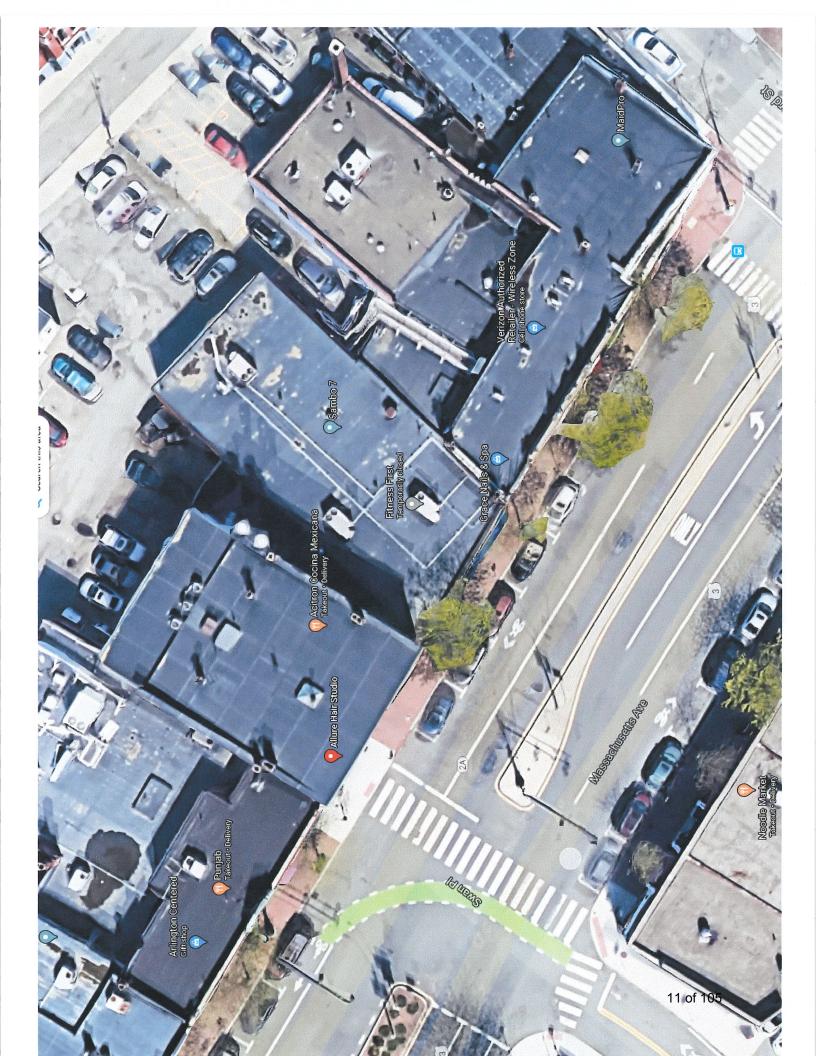
TODAY DATE: INVOICE DATE: INVOICE NO: 367

7/14/2020

Acitron Cocina mexicana

Arlington, MA

DESCRIPTION	ITEM		AMOUNT
Old Awning Take it down	1	\$	1,500.00
New Sign Install	1		
New Awning Install	1	\$	2,750.00
		-	
	SUBTOTAL	\$	4,250.00
Cost of Labor Remains 60% - Sales Tax Charged 40%	40%	\$	1,700.00
	SALES TAX RATE		6.25%
	SALES TAX TOTAL		\$106.25
Paid By	TOTAL	\$	4,356.25
THANK YOU FOR YOUR BU	SINESS!		



PLANNING & COMMUNITY DEVELOPMENT

2020 JUL 21 P 1:58



TOWN OF ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

1.	Property Address _ 473 Massachuse	ette Ave Arlinata	Docket No
1.	Name of Record Owner(s) Collins m	anagement	Phone, Winchester, MA 01890
	Street		City, State, Zip
2.	Name of Applicant(s) (if different than about Address <u>473 Massachusetts Av</u> Status Relative to Property (occupant, pure	e Arlington, MA	02476 Phone
3.	Location of Property473 Massach	nusetts Ave Arlir	ngton, MA 02476
	Asse	ssor's Block Plan, Blo	ock, Lot No.
4.	Deed recorded in the Registry of deeds, Be -or- registered in Land Registration Office	ook <u>14650</u> , Page , Cert. No	; , in Book, Page
5.	Present Use of Property (include # of dwe	lling units, if any) \underline{R}	estaurant
6.	Proposed Use of Property (include # of dw	velling units, if any) _	Restaurant
7.	Permit applied for in accordance with	3.4	
	the following Zoning Bylaw section(s)	6.2	
8	- , Di	section(s)	title(s)
×	Plages attach a statement that describes a	tone project and pro-	ude our edditional information that many and the

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that ______ Gotu Hule ______ is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at ______ 473 Massachusetts Ave Arlington, MA 02476

which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

473 Massachusetts Ave Arlington, MA 02476

Address

781-413-1531

TOWN OF ARLINGTON

Dimensional and Parking Information for Application to The Arlington Redevelopment Board

Docket No. _____

Property Location 473 Massachusetts Ave Arlington, MA 02476

Owner: <u>Gotu Hule</u>

Present Use/Occupancy: No. of Dwelling Units:

Proposed Use/Occupancy: No. of Dwelling Units:

Zoning District

Address: 473 Massachusetts Ave Arlington, MA

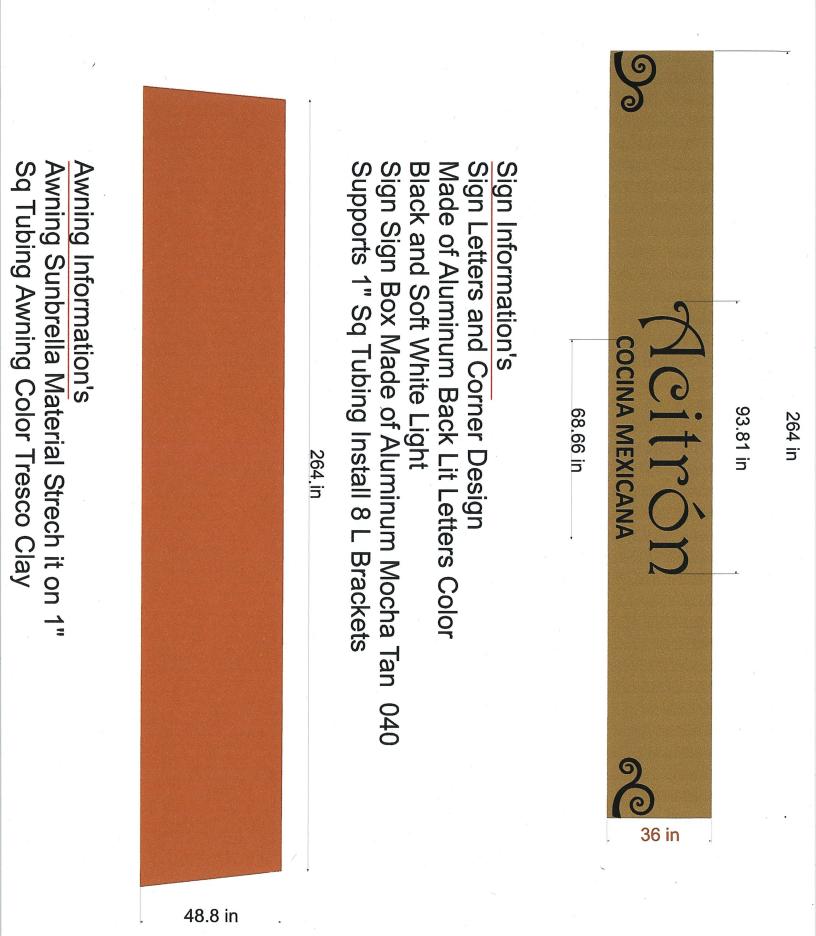
Uses and their gross square feet:

Uses and their gross square feet:

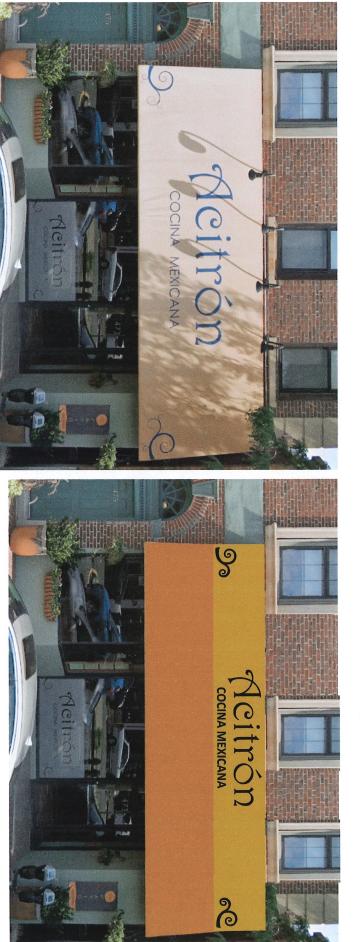
		Present <u>Conditions</u>	Proposed <u>Conditions</u>	Min. or Max. Required by Zoning <u>for Proposed Use</u>
Lot Size				min.
Frontage				min.
Floor Area Ratio				max.
Lot Coverage (%), where applicat	ble	<u></u>		max.
Lot Area per Dwelling Unit (sq	uare feet)	1		min.
Front Yard Depth (feet)				min.
Side Yard Width (feet)	right side			min.
	left side			min.
Rear Yard Depth (feet)		·····		min.
Height				min.
Stories				stories
Feet				feet
Open Space (% of G.F.A.)				min.
Landscaped (square feet)				(s.f.)
Usable (square feet)				(s.f.)
Parking Spaces (No.)				min.
Parking Area Setbacks (feet),	where applicable			min.
Loading Spaces (No.)				min.
Type of Construction			1	
Distance to Nearest Building				min.



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15 of 105



Before

After



TOWN OF ARLINGTON

51 GROVE STREET ARLINGTON, MASSACHUSETTS 02476 APPLICATION FOR PERMIT TO BUILD

> 20 20 Date: 0+/07

To the: **INSPECTOR OF BUILDINGS:**

The undersigned hereby apply for a permit to { alter / build } according to the following specifications and the plans filed herewith:

- 1. Street and No.
- 2. Owner
- 3. Architect
- 4. Builder
- 5. Class of Construction

Zoning

Gotu Hule "	Address 475 Mass And Artich
۶ 	Address
Falcon Graduics	Address 1(51 MassAveAd
· · · ·	Material Aluminum

	Alumin Panel (gold co	olorland 30 Lette	sine (Block Col	er)
	Awning Sunbrella Mate	,	68 1		/
	installed w/L and Z			/	
6.	Size of Lot	front	rear	depth	Area sq. ft.
7.	Size of Building	front	rear	depth	Area sq. ft
8.	Distance from Street				
9.	Distance from lot Lines	side (left)		rear	side (right)
10.	Number of Stories			Height in Fee	et
11.	Foundation on Filled Land			Yes	No
12.	Foundation Material			thickness	_depthmortar
13.	Roof Truss Construction			Yes	No
14.	Duplicate Plans			Plot Plan	
15.	Estimated Cost	\$ 4.356.25			

CONSTRUCTION AND PLOT PLANS IN DUPLICATE MUST BE SUBMITTED TO AND APPROVED BY THIS DEPARTMENT BEFORE A PERMIT WILL BE GRANTED

The applicant shall locate proposed building with due regard to lines, grades and sewer location obtained from the Town Engineer.

I hereby certify that the dimensions and other information on the plans are correct and that all applicable provisions of Statutes, Regulations and By-Laws will be complied with. The above is subscribed to and executed by me under the penalties of perjury in accordance with Section 1-A of Chapter 268, General La

<u>4.330.23</u>

Tel No. Tel No.

Owner's Signature

Builder's Signature

License No.

Home Improvement Contractor Reg. No.

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	17 of 105



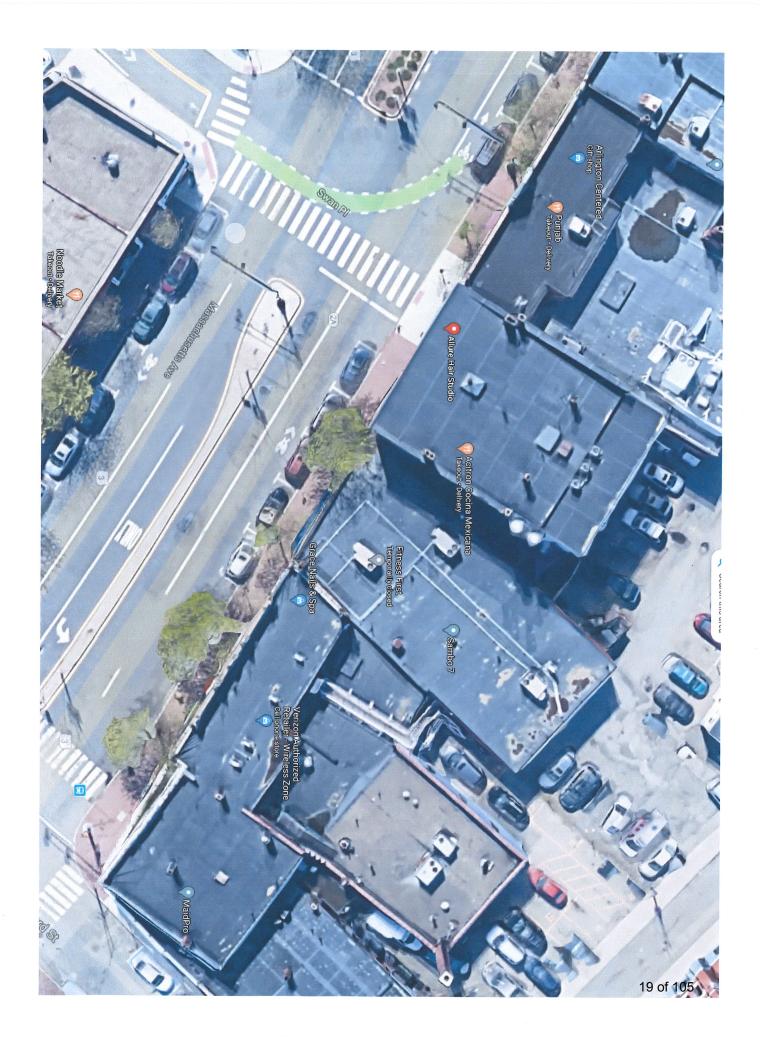
1151R Massachusetts Avenue Arlington, Ma - 02476 617-306-7748 **BILL TO:** **INVOICE**


TODAY DATE:INVOICE DATE:7/14/2020INVOICE NO:367

Acitron Cocina mexicana

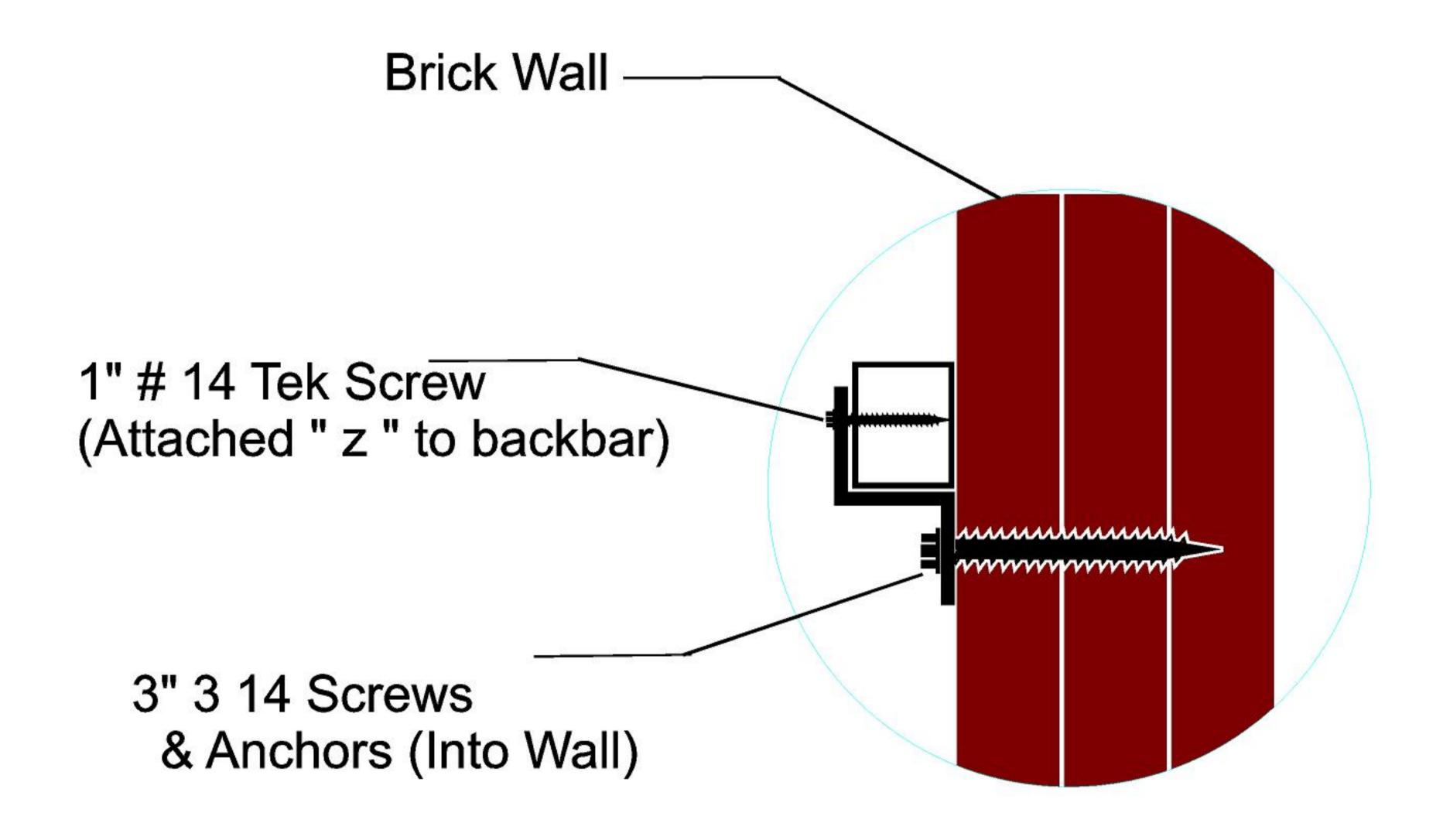
Arlington, MA

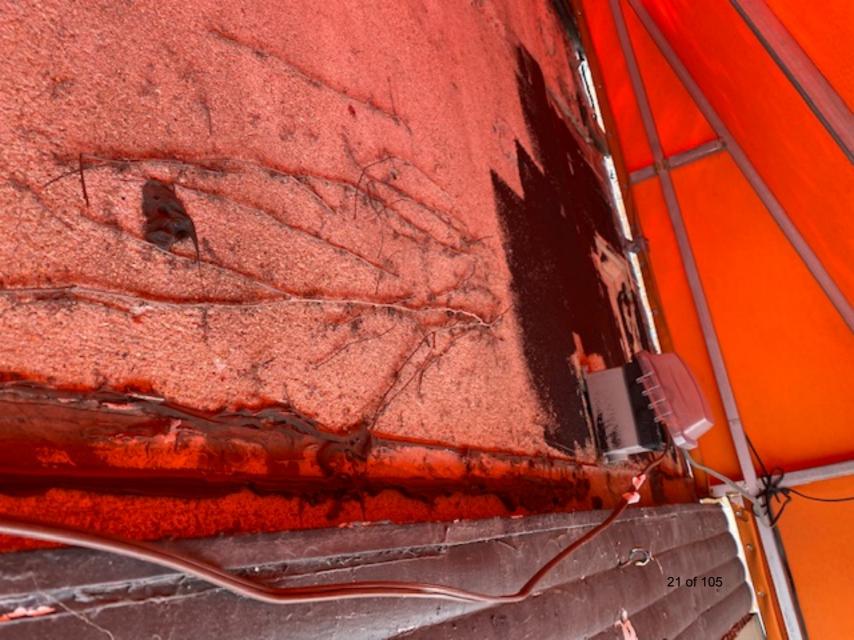
DESCRIPTION	ITEM	AMOUNT
Old Awning Take it down	1	\$ 1,500.00
New Sign Install	1	
New Awning Install	1	\$ 2,750.00
	SUBTOTAL	\$ 4,250.00
Cost of Labor Remains 60% - Sales Tax Charged 40%	40%	\$ 1,700.00
	SALES TAX RATE	6.25%
	SALES TAX TOTAL	\$106.25
Paid By	TOTAL	\$ 4,356.25
THANK YOU FOR YOUR BU	JSINESS!	

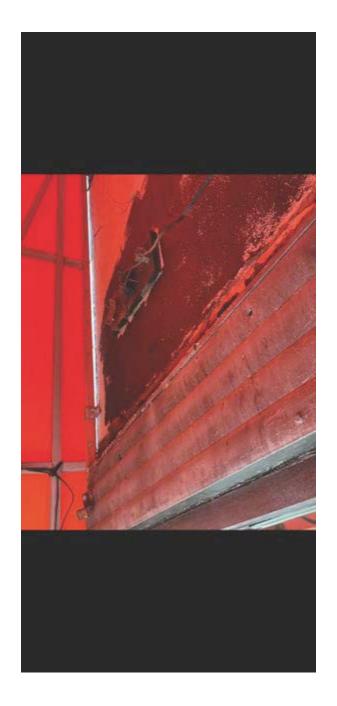




SIDE VIEW DETAILS







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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, 473 Massachusetts Avenue, Arlington, MA Docket #3631

Date: August 12, 2020

I. <u>Docket Summary</u>

This is an application by Gote Hule for Acitron Cocina Mexicana, at 473 Massachusetts Avenue, Arlington, MA, 02476, for Special Permit Docket #3631 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant seeks approval of signage that exceeds the size allowed for a wall sign in the B3 Village Business District. The opening of the Special Permit is to allow the Board to review and approve the signage under Section 6.2, Signs.

Materials submitted for consideration of this application include:

- Application for EDR Special Permit,
- Dimensional information of the proposed signage, and
- Renderings of signage.

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

1. <u>Section 3.3.3.A.</u>

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 restaurant is allowed in the B3 Village Business District Zoning District. The Board can find that this condition is met.

2. <u>Section 3.3.3.B.</u>

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

A restaurant has operated in this location for many years, and is appropriately located in a major commercial district. The Board can find that this condition is met.

3. <u>Section 3.3.3.C.</u>

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

There are no exterior alterations proposed other than signage. The Board can find that this condition is met.

4. <u>Section 3.3.3.D.</u>

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.

A restaurant has operated in this location for years without overloading any public utilities. The Board can find that this condition is met.

5. <u>Section 3.3.3.E.</u>

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 Board can find that this condition is met.

7. <u>Section 3.3.3.G.</u>

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.

There are no changes to the landscape as there are no proposed exterior alterations. 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.

There are no changes to the exterior of the building other than the new signage. 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.

There are no changes to open space. 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 existing circulation does not change. The Board can find that this condition is met.

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 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

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 the utility service 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 current signage at the restaurant is an awning sign. The proposal is to install a wall sign above a new awning installation. Individual letters and corner decorations, all black, will be mounted to a tan-colored backer panel. The wall sign is 66 square feet. For a wall sign in this location, the maximum size allowed is 40 square feet. Please note that since the letters and decoration are applied to a backer panel, the entire sign counts toward the sign area.

A new clay-colored awning will be installed below the wall sign. There is no copy on the proposed awning.

Currently, the sign is illuminated by external lighting. The proposed individual letters will have back-lit illumination. The applicant has not specified details on illumination and if the existing external lighting will remain.

New L- and Z-brackets will be used to install the sign and awning.

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.

No changes are proposed. 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.

No changes are proposed. 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 building containing 473 Massachusetts Avenue is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission has not yet scheduled a meeting, but will review the signage.

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.

No changes are proposed. 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.

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

IV. <u>Conditions</u>

- 1. 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.



Town of Arlington, Massachusetts

Docket #3633, 1500 Mass Ave *Public Hearing*

Summary:

7:30 p.m.

Board will open public hearing for Special Permit Docket #3633 to review application filed on July 27, 2020 by 1500 Mass Ave, LLC, at 1500 Massachusetts Avenue in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to develop a new mixed-use building with four (4) residential units and one (1) commercial unit in a B1 Neighborhood Office District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review.

- For each public hearing, applicants will be provided 5 minutes for a presentation.
- DPCD staff will be provided 3 minutes to discuss public hearing memo.
- Members of the public will be provided time to comment.
- Board members will discuss each docket and may vote.

ATTACHMENTS:

	Туре	File Name	Description
D	Reference Material		Docket 3633 1500 Mass Ave Combined Application Materials
D	Reference Material	Agenda Item 1b EDR Public Hearing Memo Docket odf	EDR Public Hearing Memo Docket 3633 1500 Mass Ave
D	Reference Material	1500 Mass Ave Construction Requirements odf	Docket 3633 1500 Mass Ave Construction Requirements
۵	Reference Material	Docket_3033_1300_Wass_AveTree_Plan.put	Docket 3633 1500 Mass Ave Tree Plan
D	Reference Material	Correspondence_received_from_D_Seltzer_091420_re_Docket_3633_1500_Mass_Ave.pdf	Correspondence received from D. Seltzer 09142020 re: Docket 3633 1500 Mass Ave
D	Reference Material	Correspondence_from_CLoreti_091420_re_Docket_3633_1500_Mass_Ave.PDF	Correspondence received from C. Loreti 09142020 re: Docket 3633 1500 Mass Ave Correspondence
۵	Reference Material	Correspondence_received_from_PWorden_091420_re_Docket_3633_1500_Mass_Ave.pdf	received from P.

PLANNING & COMMUNITY DEVELOPMENT



TOWN OF ARLINGTON REDEVELOPMENT BOARD

2020 AUG 20 A 9:21

Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

	Property Address 1500 Massachus	etts Avenue		Docket No. 3633	2			
	N CD I O Mass	Ave, LLC	e, LLC pt. /81-0		546-4911			
	Address of Owner 294 Harvard S	rreer		MA 02155	-			
	Street		City, State, Zip					
2	Name of Applicant(s) (if different than abo	ove)SAME_A			_			
	Address Phone Status Relative to Property (occupant, purchaser, etc.)							
			+ 5		-			
	Location of Property MAP 174.0 B	lock 0002 Iot 000	9.0					
		sor's Block Plan, Block, Lo						
	Deed recorded in the Registry of deeds, Book 72728, Page 21; and Bk 74734, Page: 571 -or- registered in Land Registration Office, Cert. No, in Book, Page							
i.	Present Use of Property (include # of dwelling units, if any) Three (3) residential units							
	Proposed Use of Property (include # of dw	velling units, if any) _ Fou	ur (4) resid	dential units a	and 			
	Permit applied for in accordance with	3.4 Env	vironmental	Design Review				
	the following Zoning Bylaw section(s)	6.1.5 Par 5.3.7 Sci	king reduc	tion nd buffering	Ξ.			
		5.3.21A.1 Su section(s) title(upplement	al requirement iness distric	nts : ct	in the		
	Discount attack a statement that dependent					D in		

 Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that <u>1500 Mass Ave</u>, <u>LLC</u> is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at <u>1500 Mass achusetts Avenue</u> which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted. <u>H 71 M 600 Guu</u> Address <u>Avenue</u> Address <u>Avenue</u> <u>Address</u> <u>Avenue</u>



Town of Arlington Redevelopment Board Aug 20 A 9 2 Application for Special Permit in accordance with Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at <u>arlingtonma.gov/arb</u>, for the full list of required submittals.

- X Dimensional and Parking Information Form (see attached)
- X Site plan of proposal
- N/A Model, if required
- X Drawing of existing conditions
- X Drawing of proposed structure
- X Proposed landscaping. May be incorporated into site plan
- X Photographs
- X Impact statement
- X Application and plans for sign permits

Stormwater management plan (for stormwater management during construction for projects with new construction currently being discussed with Engineering Department for the Town

FOR OFFICE USE ONLY

	Special Permit Granted	Date:
<u></u>	Received evidence of filing with Registry of Deeds	Date:
	Notified Building Inspector of Special Permit filing	Date:

Exhibit A - Statement of Intent

It is the intent of the client to construct a new building on the 7,265 square foot lot located at 1500 Massachusetts Avenue with the property being located in a B1 Zone.

The preexisting three (3) story, three (3) family dwelling located at 1500 Massachusetts Ave was demolished in anticipation of the construction of a new three (3) story mixed-use building. The new building will feature ground level commercial space, as well as four (4) 2-bedroom dwelling units.

There are to be five (5) vehicular parking spaces on site, as well as two (2) short term bicycle parking spaces located near the front entry and eight (8) long term bicycle parking spaces located in a designated bike room in the interior of the building.

The preexisting building was run down and uninviting as it stood. There was a paved driveway stretching the entire front length of the building, and there was minimal landscaping. The proposed design intends to provide a more desirable and interactive streetscape. This will be accomplished by adding a large maintained landscaped area at the front of the building, as well as using materials and architectural elements such as bay windows to create visual ties to the existing buildings in the area. New storefront windows and doors at the ground floor will create a visual connection to the new retail space inside. New exterior lighting will be added both for aesthetics and safety purposes. The proposed design is a sophisticated way to give the building a more inviting and interactive street presence.

The lot is located in an area which contains many commercial businesses such as Mal's Auto Body, an extensive car washing business operation, a liquor store as well as other commercial enterprises further down Massachusetts Avenue in an easterly direction including Trader Joe's, and a major pharmacy and the combination of residential and commercial units in the building are a nice fit in the mixed use district in which the property is located.

The Petitioner's proposal would require six (6) parking spaces and five (5) are provided.

There is no parking requirement for the commercial space as that space comprises less than 3,000 square feet of the building.

The Petitioner will be applying for relief with respect to Section 6.1.5 of the zoning bylaw which allows a parking reduction in a business zone if allowed by the Redevelopment Board to 25% of that required in the Table of Off Use Street Parking regulations.

The Petitioner in accordance with subsection c of Section 6.1.5 will provide the following three TDM parking reduction methods:

- 1. Petitioner will provide covered bicycle parking and storage
- 2. Petitioner will provide preferential parking for carpooling vehicles.
- 3. Petitioner will provide bicycle sharing on site

Petitioner also seeks relief with respect to the buffering at the rear of the lot adjacent to the existing retaining wall.

Petitioner's architectural team has indicated that some screening and buffering with respect to the lot would not be possible due to the retaining walls being right on the property line and the significant changes in elevation from the abutting properties to the locus.

The architectural team has suggested that the proposed retaining walls as shown on the plans are so tall that there is a question as to whether buffering would need to be provided. For example, the house to the rear of the locus is much higher than where the finish grade of the proposed building will be.

A photograph has been submitted with respect to Petitioner's submission showing the significant elevation issues with respect to the locus as compared with abutting properties and particularly the house located to the rear of the locus.

Petitioner is proposing that the retaining wall to the rear when completed would be nearly 18 feet tall and would step back in increments. That being said the members of the architectural team are suggesting that there is no visual sight line that would need to be screened or buffered, particularly so as the rear abutter's house is well above the top of the proposed structure.

The fact that customers of the commercial units can use public transportation and the two (2) short term bicycle parking spaces and the eight (8) long term bicycle parking spaces represents an open invitation to individuals to use bicycles to travel to and from the building for any purpose including traveling to places of employment in the case of residents of the building and for business customers of the commercial unites.

There is an MBTA bus stop in close proximity to the property to accommodate any residents of the building or any visitors to the commercial units who wish to travel to and from the location particularly so with respect to individual residents who may be employed in the Boston/Cambridge area who can simply leave there cars at the 1500 Mass Ave property and travel by public transportation to their places of employment.

The proposed building would be set back 25 feet from the sidewalk to allow for a green open space at the front of the building as well as additional open space on the side of the building as shown on Petitioner's plans.

The plans propose a one-way driveway for vehicular traffic with the addition of interior and exterior bicycle parking which will allow and make it more convenient for any employee of the commercial unit as well as residents to commute either to their employment or elsewhere by bicycle.

The plans also contemplate that the existing curb cut will be shortened.

Petitioner's plans will add four (4) additional dwelling units in the Town as well as commercial space which is in keeping with the mix use intent of Zoning Bylaw.

Each of the residential units will contain two (2) bedrooms and Petitioner suggests to the members of the Board that there has been an expressed need for additional residential units in the Town both as expressed in communications from the State level and provisions of the Master Plan for the Town.

The parking areas for motor vehicles for the commercial unit and the four (4) residential units are depicted on Plan AS101 and two spaces are located on the right side of the driveway as it leads to the property and three spaces are located to the rear of the property adjacent to the driveway.

Given the height of the abutting buildings to the locus, i.e. the apartment house located to the left of the property, the residence to the rear of the property and the commercial property abutting the locus

there will be "no shadow" effect from the construction on neighboring properties with respect to the proposal.

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 is pushed back 25 ft from the sidewalk to allow for a landscaped green open space at the front 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 is pushed back 25 ft from the sidewalk to allow for a green open space at the front of the building as well as additional 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 one-way driveway that will create an easier 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.

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 sign is to be a wood sign mounted in the front yard as previously discussed with the ARB. The location of the proposed sign is to be as indicated in the architectural site plan.

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 retail 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, and (1) new curb cut will be added. The proposed design includes a one-way driveway that will create an easier 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.

TOWN OF ARLINGTON

Dimensional and Parking Information for Application to The Arlington Redevelopment Board

Property Location 1500 Mass Ave, Arlington MA

Owner: _____

Present Use/Occupancy: No. of Dwelling Units: Three Family, 3 Dwelling Units

Proposed Use/Occupancy: No. of Dwelling Units:

Mixed Use, 4 Dwelling Units

Docket No.

Zoning District B1

Address: _____

Uses and their gross square feet:

Uses and their gross square feet:

Residential: 4,224.9 sf Retail: 1,145.3 sf

		Present <u>Conditions</u> **	Proposed Conditions	Requi	r Max. red by Zoning oposed Use	
Lot Size		7,265	7,265	min.	5,000]
Frontage		80	80	min.	50	
Floor Area Ratio			0.74	max.	0.75	
Lot Coverage (%), where app	licable			max.		
Lot Area per Dwelling Unit (min.		
Front Yard Depth (feet)		17.3	25	min.	20	
Side Yard Width (feet)	right side	44.9	21.4	min.	10	
	left side	5.1	10.2	min.	10	
Rear Yard Depth (feet)		10.3	29.2	min.	20	
Height				min.		
Stories		3	3	stories	3	
Feet			32' 8"	feet	35	
Open Space (% of G.F.A.)				min.		
Landscaped (square feet)			1,645.5	(s.f.)	1,074	
Usable (square feet)			1,201.5	(s.f.)	845	*Se
Parking Spaces (No.)			5	min.	6	-
	Parking Spaces (No.) Parking Area Setbacks (feet), where applicable		0.6	min.	10	-
Loading Spaces (No.)	.), app	0	0	min.	0	-
Type of Construction				1		1
Distance to Nearest Buildin	a	48.2	21.1	min.		1
Distance to Mearest Dulluin	9			1.001		L

*Sec. 5.3.21

**Existing building has been taken down in anticipation of construction of the new building

OPEN SPACE/GROSS FLOOR AREA

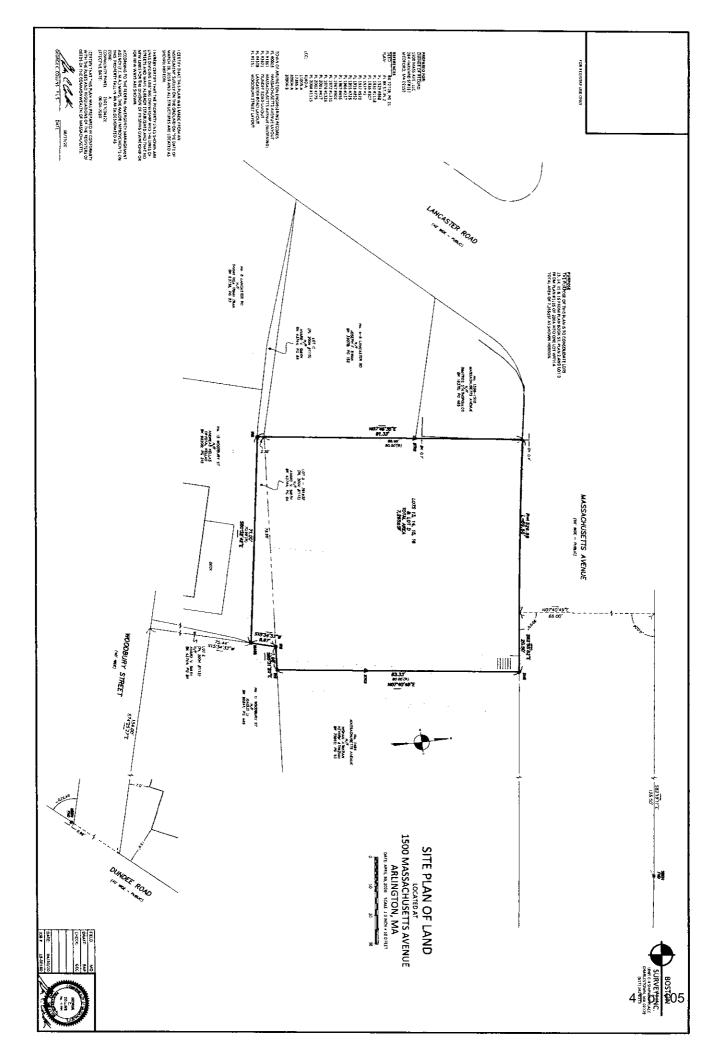
Refer to Zoning Bylaw Section 2, Definitions and Section 5, District Regulations

Address1500 Mass Ave, Arlington MA	Zoning DistrictB1	
OPEN SPACE Total lot area	EXISTING 7,080 sf	PROPOSED 7,265 sf
Open Space (Usable)*		1,201.5 sf
Open Space (Landscaped)		1,645.5 sf

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

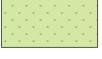
GROSS FLOOR AREA (GFA)

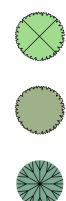
1,289.8 sf
2,040.2 sf
2,040.2 sf
5,370.2 sf
28.4% (% of Residential GSF only per section 5.3.21
30.6%
designed by
Date:





PLANTING LEGEND



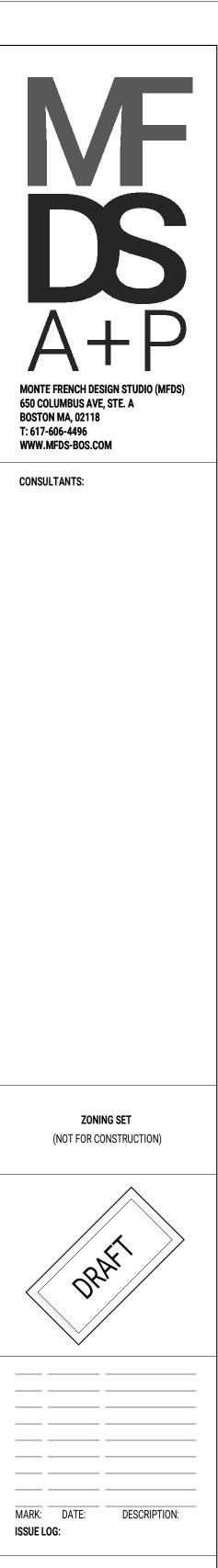


GRASS

HYDRANGEA

RHODODENDRON

EVERGREEN AZALEA



PROJECT NAME:

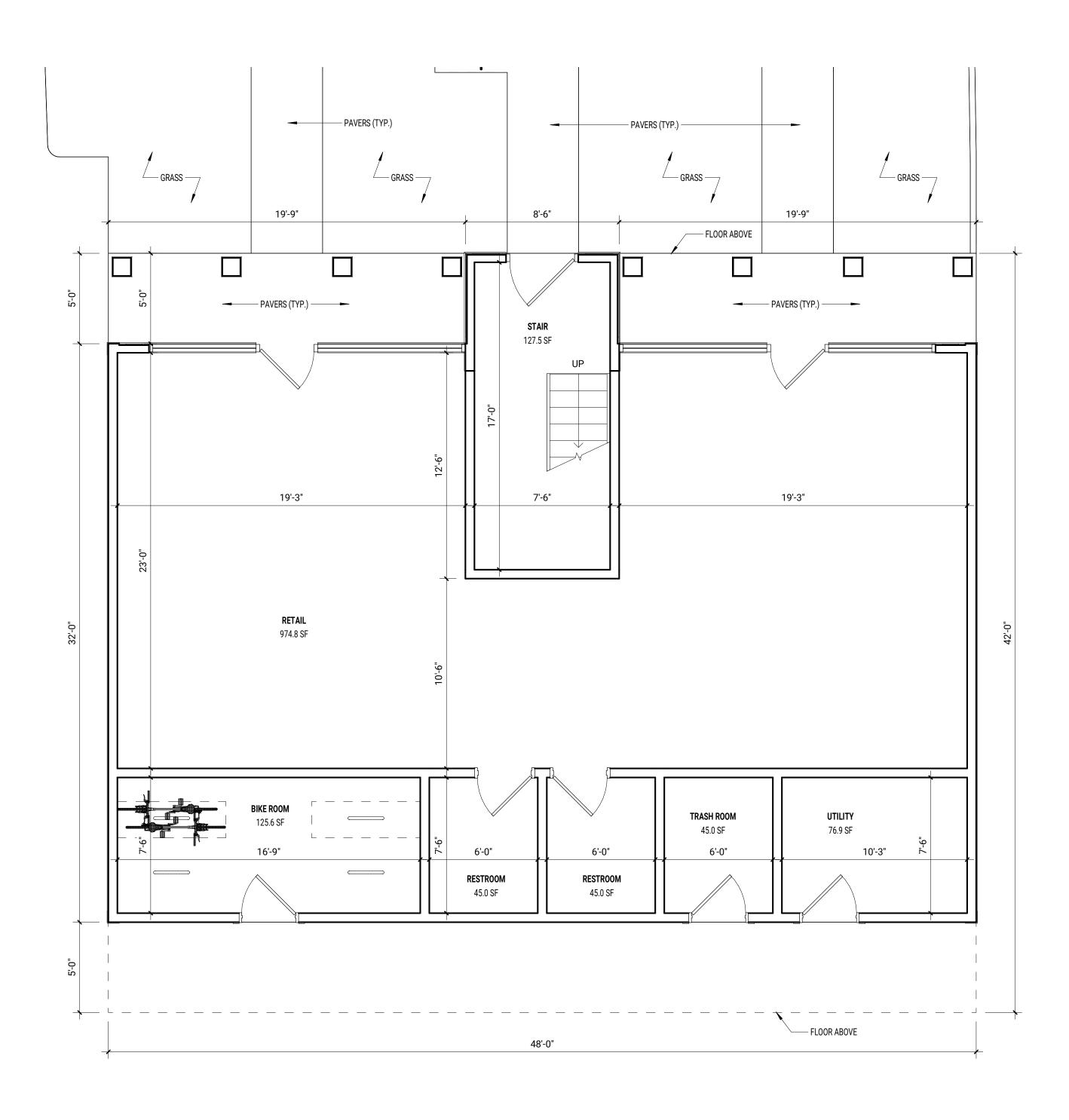
1500 Massachusetts Ave

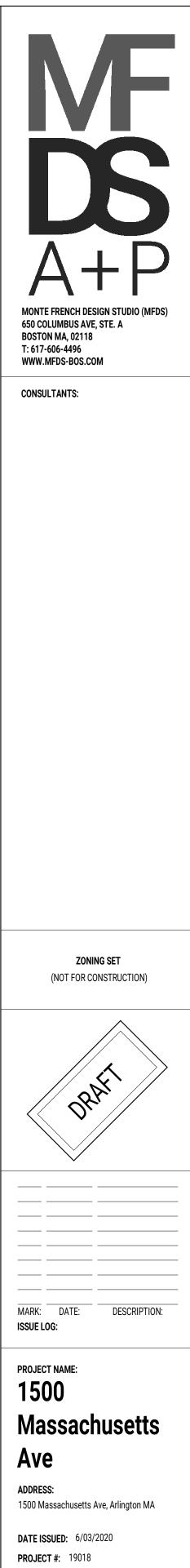
ADDRESS: 1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020 PROJECT #: 19018 SCALE: As indicated DRAWN BY: EAD

ARCHITECTURAL SITE PLAN



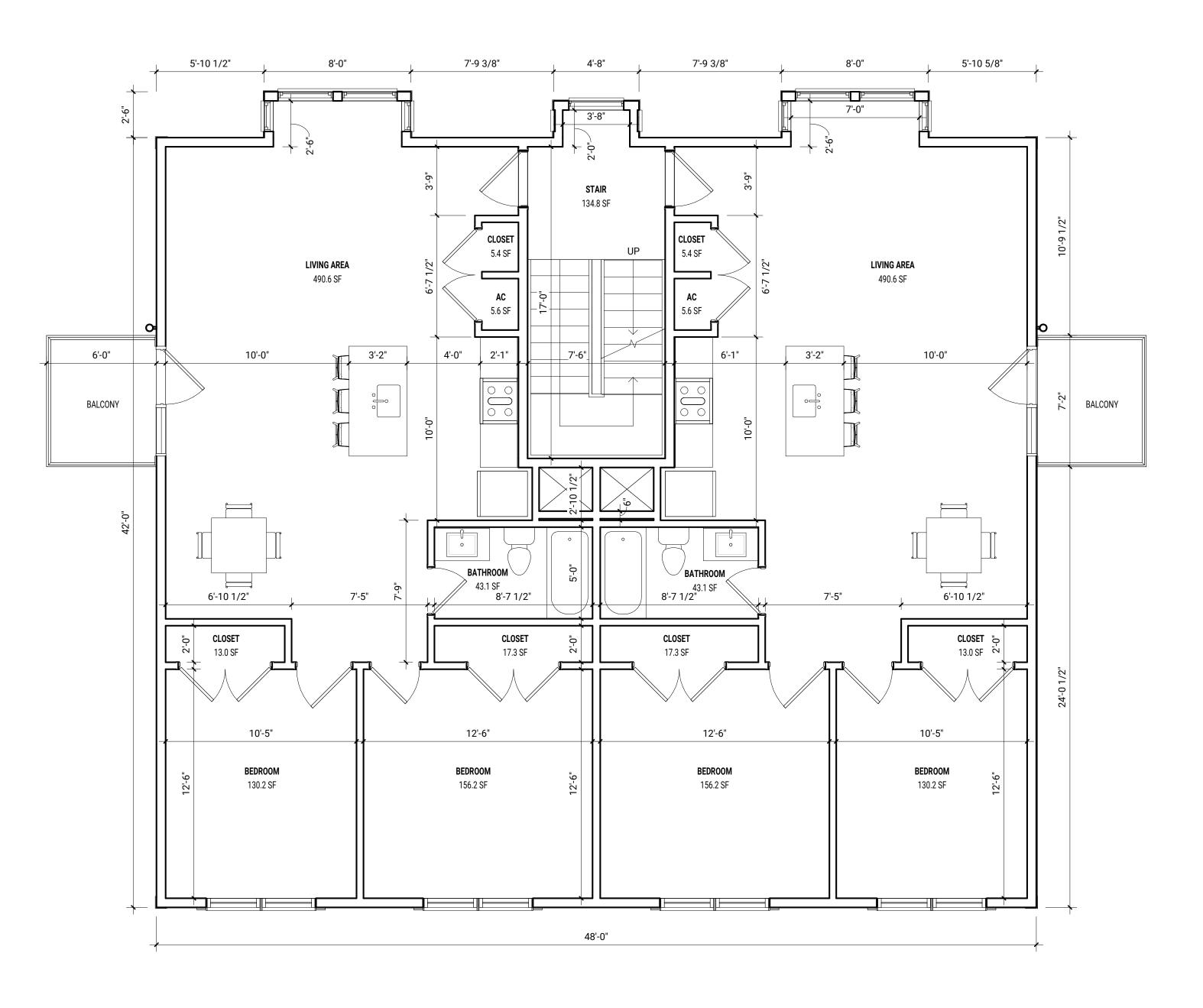


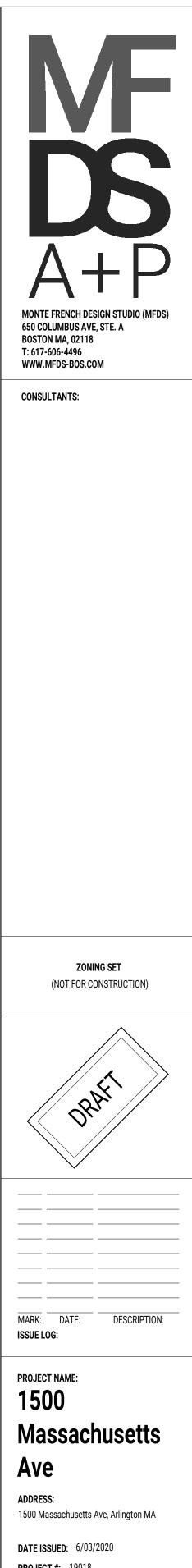


PROJECT #: 19018 SCALE: 1/4" = 1'-0" DRAWN BY: EAD

1ST FLOOR CONSTRUCTION PLAN



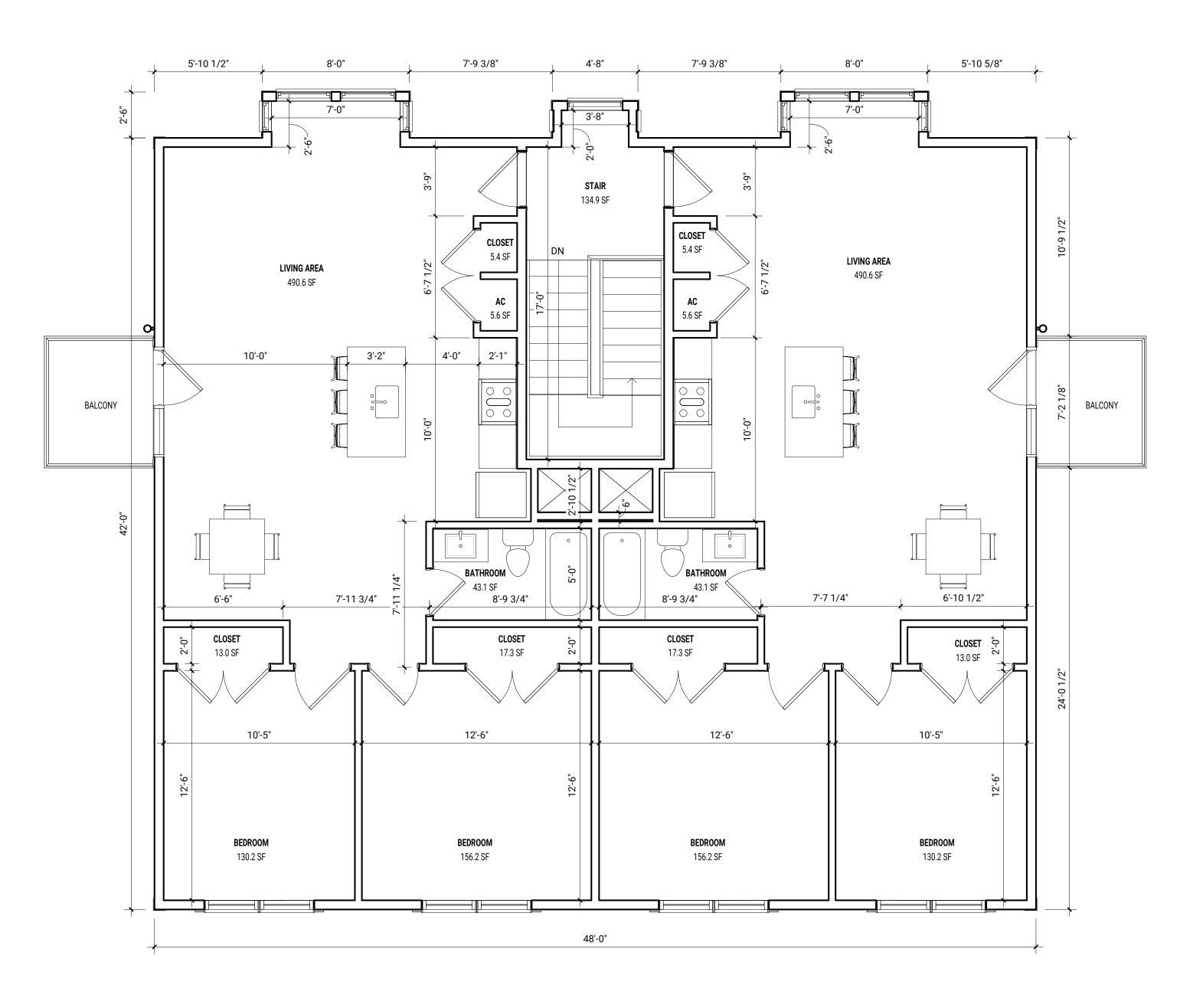


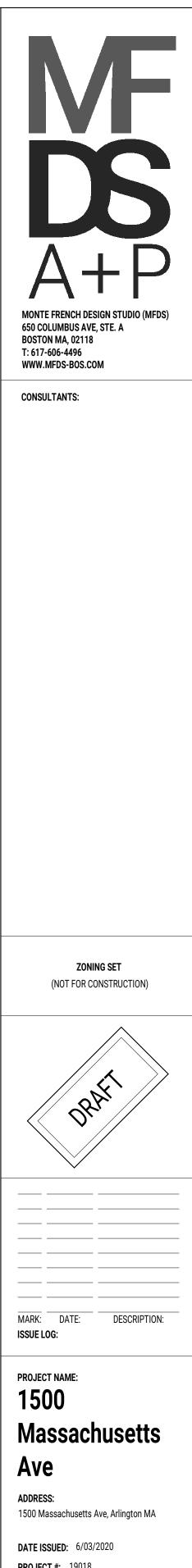


PROJECT #: 19018 SCALE: 1/4" = 1'-0" DRAWN BY: EAD

2ND FLOOR CONSTRUCTION Plan







PROJECT #: 19018 SCALE: 1/4" = 1'-0" DRAWN BY: EAD

3RD FLOOR CONSTRUCTION
PLAN







1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020 PROJECT #: 19018 SCALE: 1/4" = 1'-0" DRAWN BY: EAD

NORTH BUILDING ELEVATION

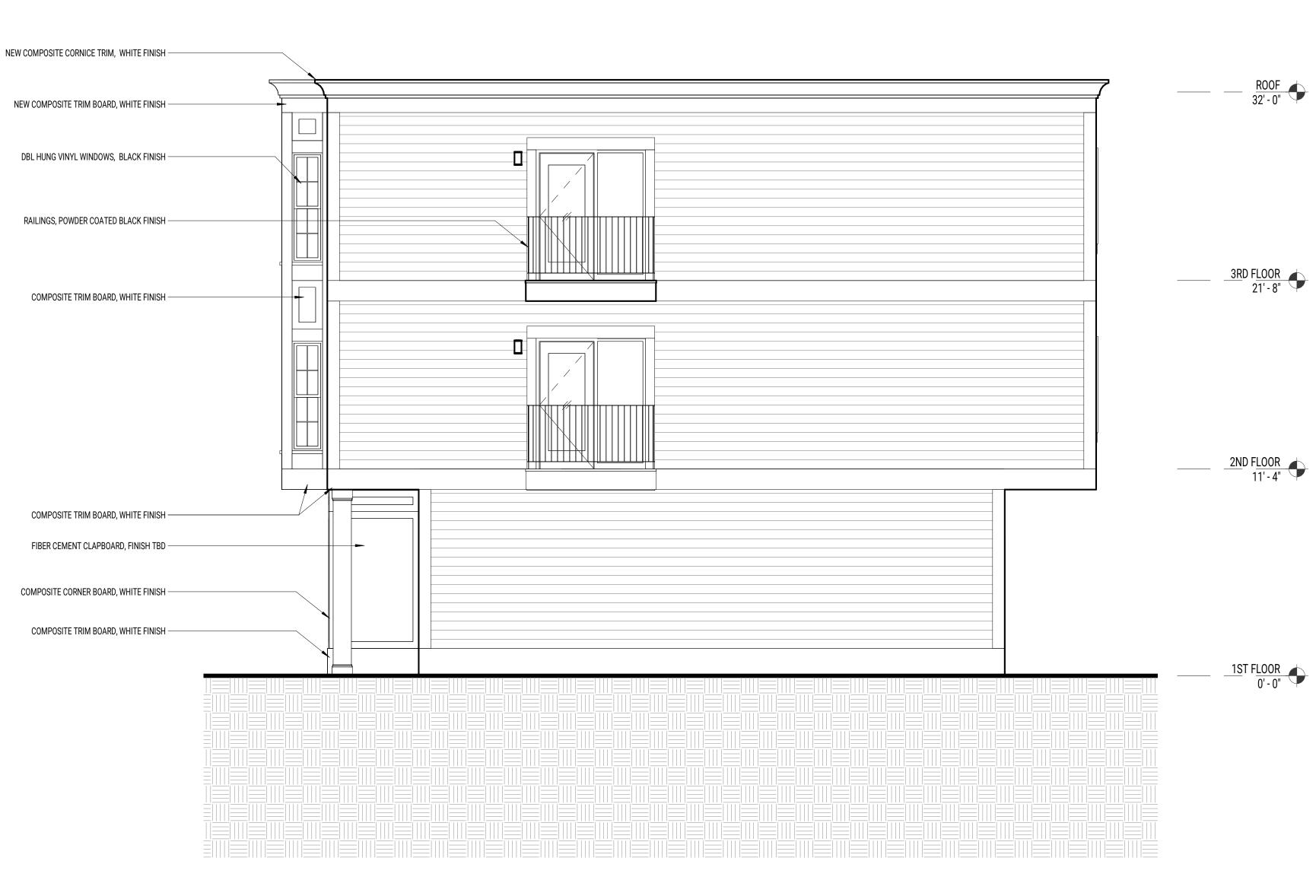


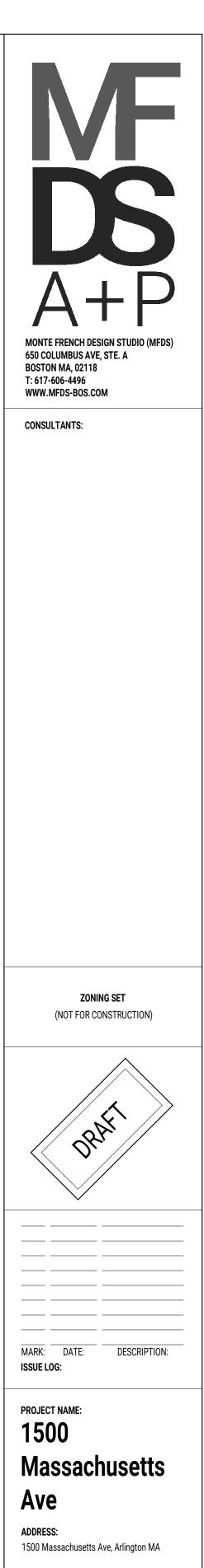
ROOF 32' - 0"

3RD FLOOR 21' - 8"

2ND FLOOR 11' - 4"

> 1ST FLOOR 0' - 0"





DATE ISSUED: 6/03/2020 PROJECT #: 19018 SCALE: 1/4" = 1'-0" DRAWN BY: EAD

WEST BUILDING ELEVATION







SOUTH BUILDING ELEVATION







 DATE ISSUED:
 6/03/202

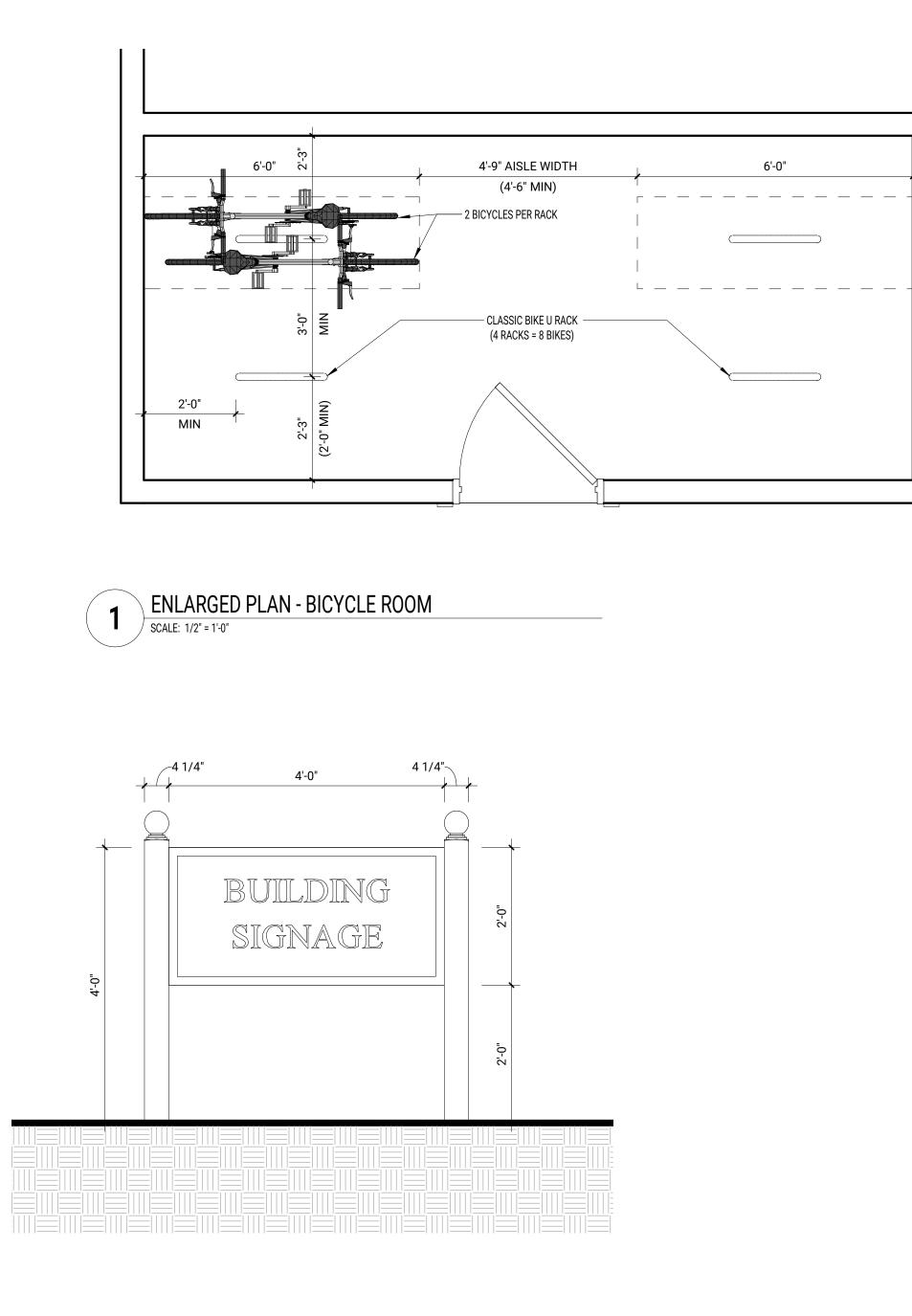
 PROJECT #:
 19018

 SCALE:
 1/4" = 1'-0"

 DRAWN BY:
 EAD

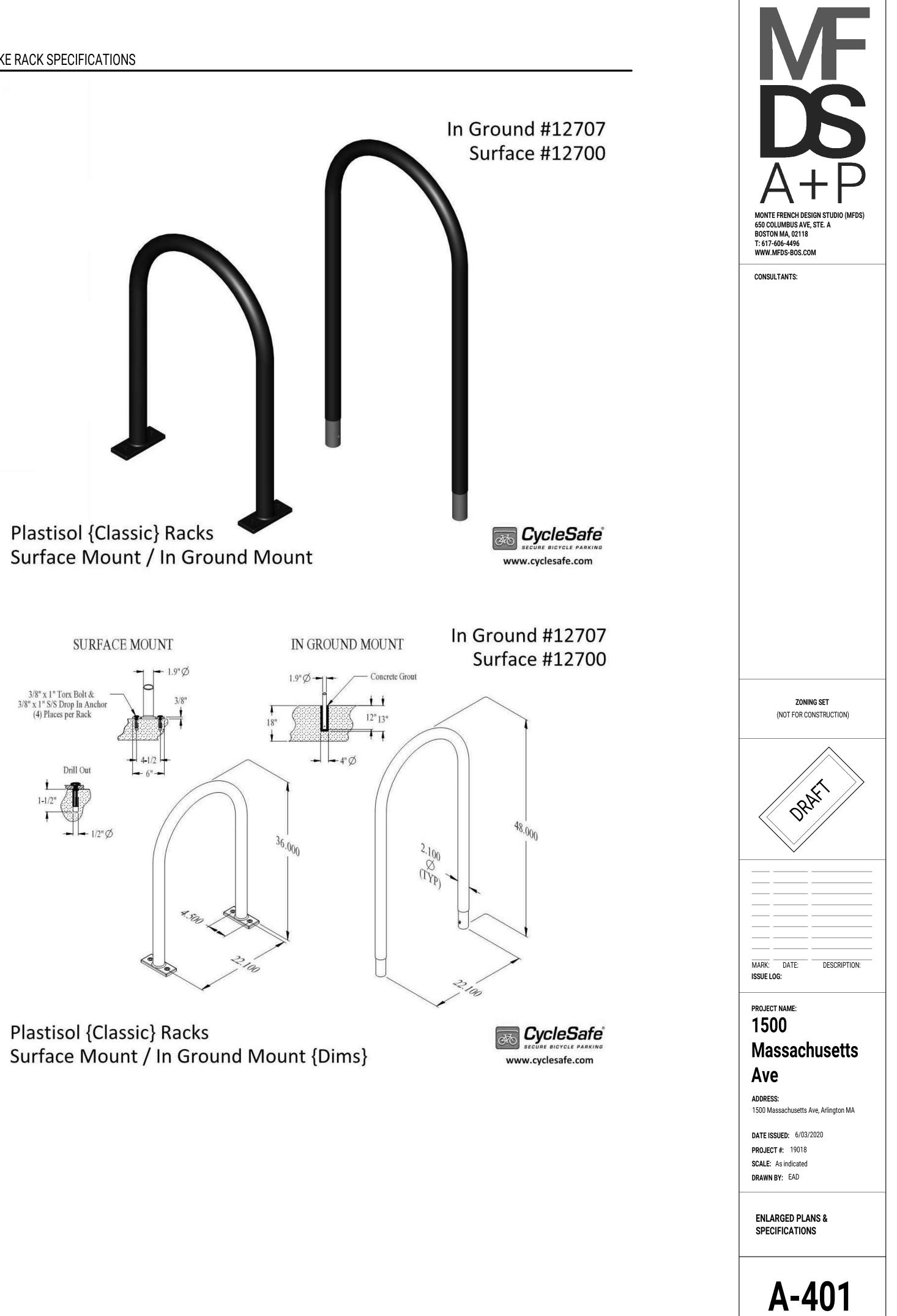
EAST BUILDING ELEVATION

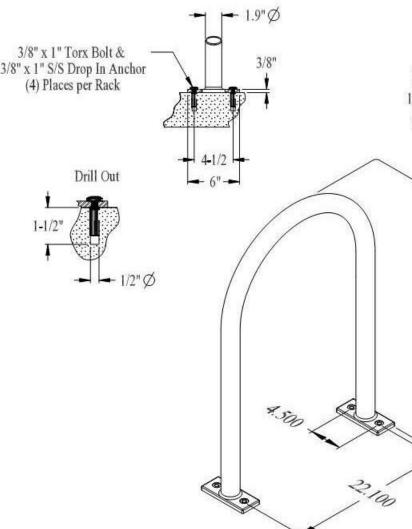






BIKE RACK SPECIFICATIONS

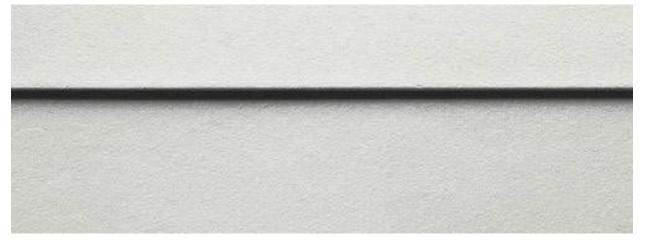








JAMES HARDIE - AGED PEWTER



AZEK TRIM - WHITE

POWDER COATED BLACK ACCENTS

SHADES OF LIGHT -OUTDOOR SCONCE

PROPOSED EXTERIOR DESIGN





PROPOSED NORTH ELEVATION







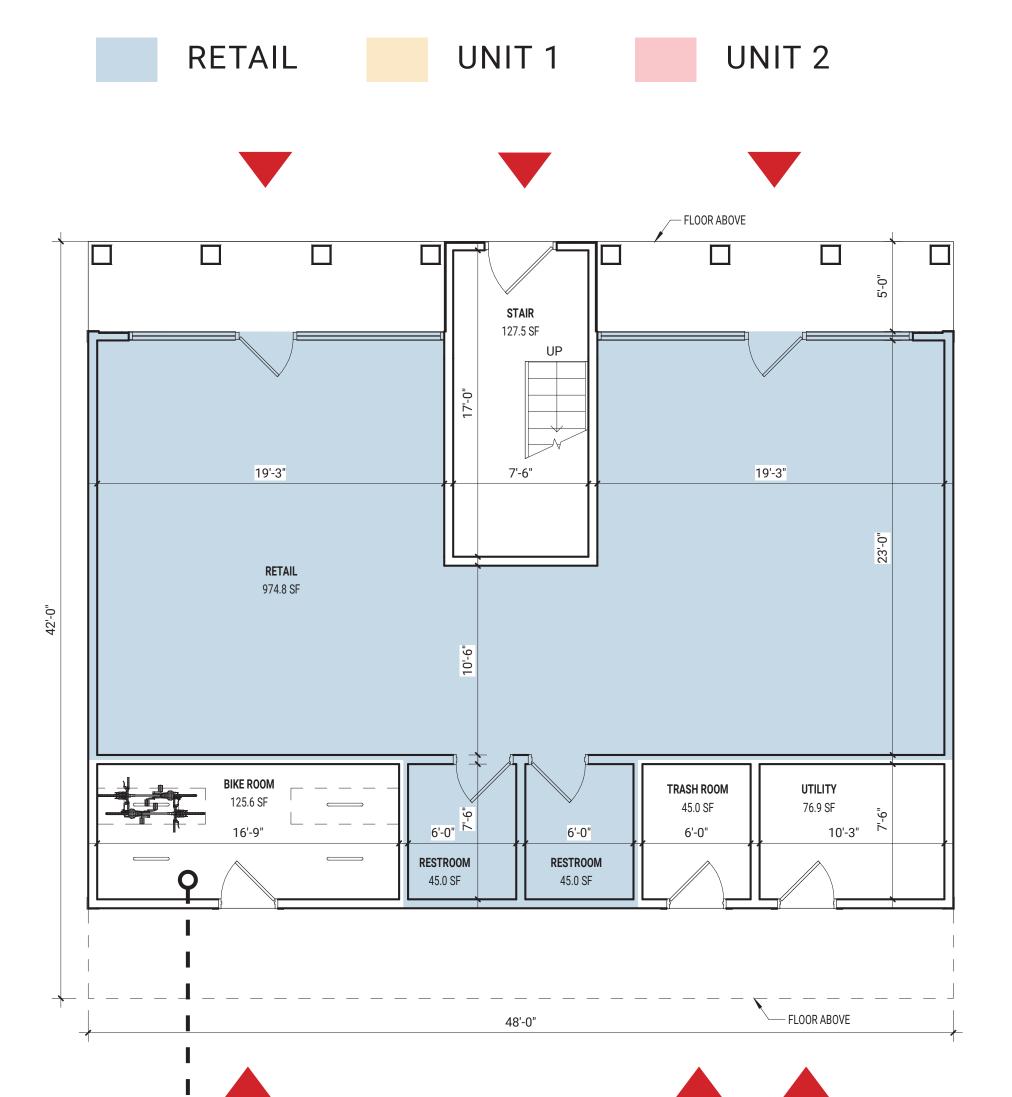
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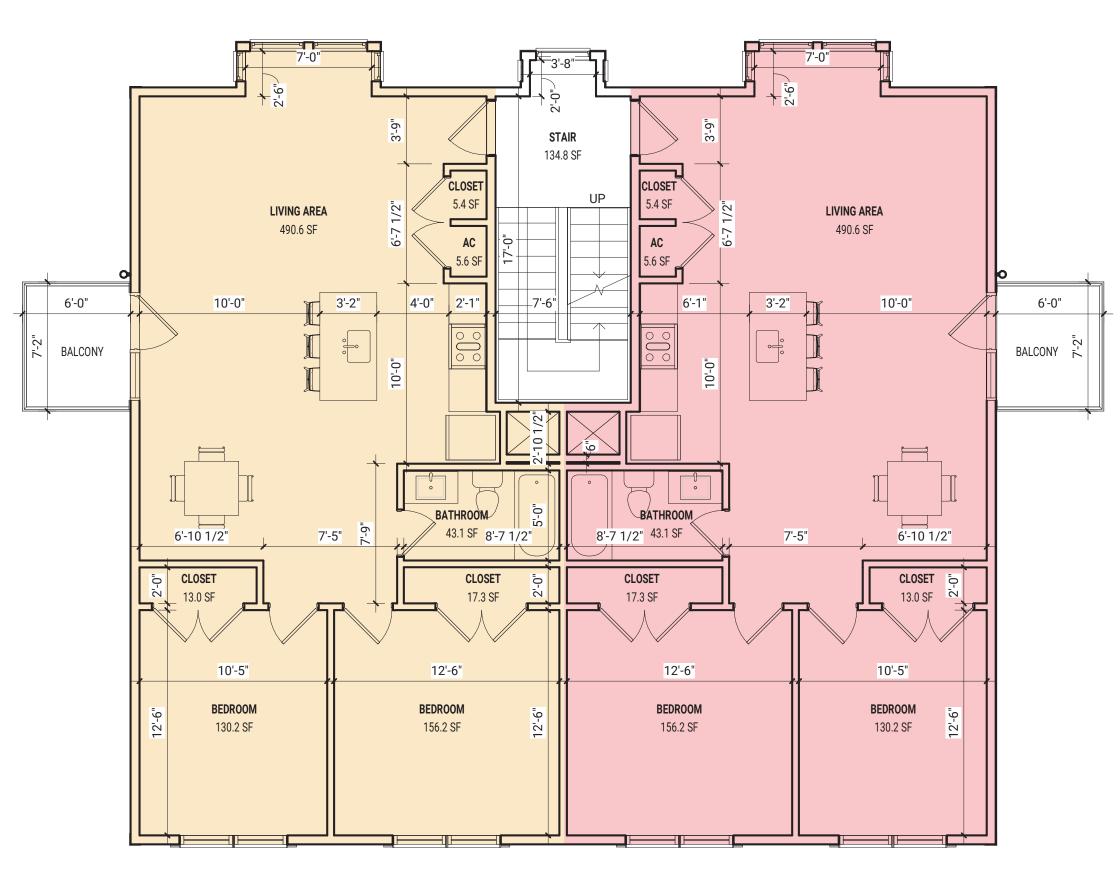
51 of 105





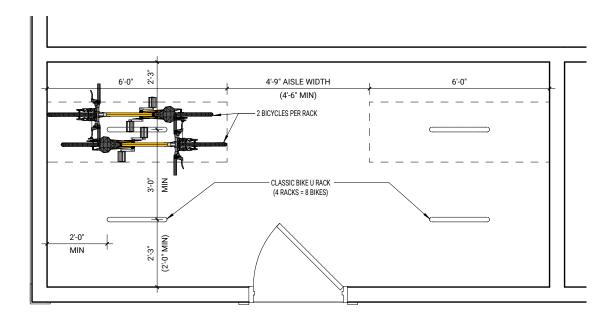




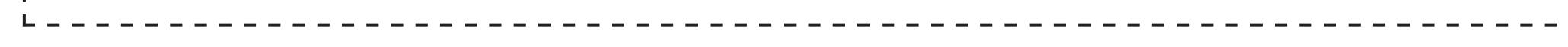




CLASSIC BIKE U RACK



o BICYCLE ROOM LAYOUT



PROPOSED GROUND FLOOR PLAN

PROPOSED 2ND & 3RD FLOOR PLAN (TYP.)



EVERGREEN AZALEA

PROPOSED SITE PLAN



52 of 105





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Bk: 74734 Pg: 571 Doc: DEED Page: 1 of 2 05/22/2020 03:14 PM MASSACHUSETTS EXCISE TAX Southern Middlesex District ROD # 001 Date: 05/22/2020 03:14 TM Ctri# 318280 05100 Doc# 00078541 Fee: \$29.64 Cons: \$6,500.00

2 pages

FIDUCIARY DEED

I, VIRGINIA M. YEAMANS, Personal Representative of the Estate of AVARD V. SMITH, Middlesex Probate No. MI17P3894EA of 23 Eleanor Road, Framingham, MA by power conferred by will and every other power

For consideration paid and in full consideration of Six Thousand Five Hundred and 00/100 (\$6,500.00) dollars

Grant to 1500 Mass Ave, LLC, a Massachusetts limited liability company with a principle address of 294 Harvard Street, Medford, Massachusetts 02155

Lot D on a plan of land entitled "Plan of Land in Arlington, MA" dated December 17, 2003, prepared by Rober Survey and recorded in Middlesex South Registry of Deeds as Plan #1115 of 2004.

Containing, according to said plan, three hundred ninety-one (391) square feet, or however otherwise the said premises may be bounded or described.

I, Virginia M. Yeamans, under the pains and penalties of perjury, do hereby state that the Avard V. Smith was unmarried at the time of his death and do hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there is no other person or persons entitled to any homestead rights.

For title see deed recorded with Middlesex South District Registry of Deeds in Book 8382, Page 137 and Middlesex Probate Docket No. MI17P3894EA.

return 55rof 105 Robert J. Annese, Esquire

Witness my hand and seal this 18^{\pm} day of 1902020. Virginia M. Yeamans, Personal Representative as aforesaid

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this \underline{B} day of \underline{MA} 2020, before me, the undersigned Notary Public, personally appeared Virginia M. Yeamans, Personal Representative as aforesaid, proved to me through satisfactory evidence of identification, which consisted of Massachusetts Driver's License, to be the person whose name is signed on the above document, and acknowledged to me that she signed it voluntarily for its stated purpose as Personal Representative for the Estate of Avard V. Smith.

DONALD K. KOUNDAKJIAN Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires November 5, 2021

Notary Publis: My Commission Expires:



Bk: 72728 Pg: 21 Doo: DEED Page: 1 of 2 06/07/2019 12:40 PM

QUITCLAIM DEED

I, Darin Dinucci, a single man, of Medford, Massachusetts

for consideration paid and in full consideration of One (\$1.00) Dollar

grants to 1500 Mass Ave,, LLC, a Massachusetts limited liability company with a principal address of 294 Harvard Street, Medford, Massachusetts 02155

With QUITCLAIM COVENANTS

.

A certain parcel of land with the buildings thereon, situated in Arlington and being shown as Lots numbers 13 (thirteen), 14 (fourteen), 15 (fifteen) and 16 (sixteen) on a plan entitled, "Plan of Land "A" belonging to Peck and Wilbur situated in Arlington and Lexington, Massachusetts dated November 1, 1888, by Alexis H. French, C.E., recorded with Middlesex County Registry of Deeds, Southern District, in Plan Book 57, Plan 2, and together being bounded and described as follows:

Northerly	by Massachusetts Avenue, 80 feet;
Easterly	by Lot 12 as shown on said plan, 80 feet;
Southerly	by Lots 53, 54 and 56 as shown on said plan, 80 feet; and
Westerly	by lot 17 as shown on said plan, 80 feet.

Containing 6,400 square feet of land, more or less.

The grantor hereby waives any and all rights of Homestead in the property herein conveyed, if any, and warrant that there are no other persons entitled to any Homestead rights in the property pursuant to M.G.L. c. 188

For title, see Massachusetts Foreclosure Deed by Corporation U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-AC5, Asset Backed Certificates, Series 2005-AC5 recorded at Book 72668, Page 259.

57 of 105 Robert J. Annese, Esquire 1171 Massachusetts Avenue

Witness our hand and seal this 'day of 2019. Darin Dinucci

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss 2019, before me, the undersigned notary public, day of U On this, I XMpersonally appeared Darin Dinucci, and proved to me through satisfactory evidence of identification, bearing a valid Massachusetts driver's license, to be the person whose name is signed to this document and acknowledged that he signed it voluntarily for its stated purpose.

Public Nota Ro

My commission expires: March 29, 2024



Y ? N

LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise

Project Checklist

Project Name: Date: 1500 Mass Ave, Arlington MA 12/10/2019

	Credit	Integrative Process	2				
						EA PRESCRIPTIVE PATH (continued)	
0 8.5) Locat	tion and Transportation	15	2	Credit	Heating & Cooling Distribution Systems	3
Y	Prereq	Floodplain Avoidance	Required	1	Credit	Efficient Domestic Hot Water Equipment	3
		PERFORMANCE PATH		0.	Credit	Lighting	2
-	Credit	LEED for Neighborhood Development Location	15	2	Credit	High Efficiency Appliances	2
		PRESCRIPTIVE PATH		-	Credit	Renewable Energy	4
5	Credit	Site Selection	8				
-	Credit	Compact Development	3	0 0	0 Mater	ials and Resources	10
2	Credit	Community Resources	2	Y	Prereq	Certified Tropical Wood	Required
1.5	Credit	Access to Transit	2	Y	Prereq	Durability Management	Required
<u> </u>					Credit	Durability Management Verification	1
0 3 0) Susta	ainable Sites	7		Credit	Environmentally Preferable Products	4
Y	Prereq	Construction Activity Pollution Prevention	Required		Credit	Construction Waste Management	3
Y	Prereq	No Invasive Plants	Required		Credit	Material Efficient Framing	2
-	Credit	Heat Island Reduction	2				
2	Credit	Rainwater Management	3	0 8	0 Indoo	r Environmental Quality	16
1	Credit	Non-Toxic Pest Control	2	Y	Prereq	Ventilation	Required
				Y	Prereq	Combustion Venting	Required
0 7 0	0 Wate	r Efficiency	12	Y	Prereq	Garage Pollutant Protection	Required
Y	Prereq	Water Metering	Required	Y	Prereq	Radon-Resistant Construction	Required
		PERFORMANCE PATH		Y	Prereq	Air FIltering	Required
-	Credit	Total Water Use	12	Y	Prereq	Environmental Tobacco Smoke	Required
		PRESCRIPTIVE PATH		Y	Prereq	Compartmentalization	Required
6	Credit	Indoor Water Use	6	1	Credit	Enhanced Ventilation	3
1	Credit	Outdoor Water Use	4	0.	Credit	Contaminant Control	2
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Y	Prereq	Minimum Energy Performance	Required	2	Credit	Enhanced Combustion Venting	2
Y	Prereq	Energy Metering	Required	2	Credit	Enhanced Garage Pollutant Protection	2
Y	Prereq	Education of the Homeowner, Tenant or Building Manager	Required	1	Credit	Low Emitting Products	3
		PERFORMANCE PATH			· · · ·		
-	Credit	Annual Energy Use	29	0 0	0 Innov	ation	6
		BOTH PATHS		Y	Prereq	Preliminary Rating	Required
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	Credit	Advanced Utility Tracking	2	-	Credit	LEED AP Homes	1
-	Credit	Active Solar Ready Design	1				
1	Credit	HVAC Start-Up Credentialing	1	0 0	0 Regio	onal Priority	4
		PRESCRIPTIVE PATH			Credit	Regional Priority: Specific Credit	1
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-	Credit	Building Orientation for Passive Solar	3		Credit	Regional Priority: Specific Credit	1
-	Credit	Air Infiltration	2		Credit	Regional Priority: Specific Credit	1
1	Credit	Envelope Insulation	2				
1.5	Credit	Windows	3	0 39	O TOTA	LS Possible P	oints: 110
-	Credit	Space Heating & Cooling Equipment	4			to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platir	





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, 1500 Massachusetts Ave, Arlington, MA Docket #3633
- Date: September 9, 2020

I. Docket Summary

This is an application by 1500 Mass Ave, LLC to construct a new mixed-use building with four (4) residential units and one (1) commercial unit at 1500 Massachusetts Avenue. The opening of Special Permit Docket #3633 will allow the Board to review and approve the development in the B1 Neighborhood Office District under Section 3.4 Environmental Design Review (EDR).

Materials submitted for consideration of this application:

Application for EDR Special Permit including dimensional and parking information, building and site plans, existing site conditions, proposed landscaping, photographs, impact statement, building elevation and renderings, LEED checklist, and signage details dated August 20, 2020.

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 mixed-use building allowed in the B1 Neighborhood Office District with a Special Permit under the jurisdiction of the ARB due to its location on Massachusetts Avenue. The Board can find that this condition is met.

2. <u>Section 3.3.3.B.</u>

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

The Master Plan recommends supporting commercial areas by encouraging new mixed-use redevelopment, including residential and commercial uses, in and near commercial corridors. This new development is in close proximity to the Arlington Heights commercial district, and businesses along Massachusetts Avenue. The corridor is well served by transit and existing infrastructure. This project will provide a net increase of one residential unit and new office space. The Board can find that this condition is met.

3. <u>Section 3.3.3.C.</u>

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

The proposed new building and use will not create undue traffic congestion or unduly impair pedestrian safety. The Board can find that this condition is met.

4. <u>Section 3.3.3.D.</u>

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 proposed new building and use will not overload any municipal systems. 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.

All such regulations are fulfilled.

6. <u>Section 3.3.3.F.</u>

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 B1 district or adjoining districts and will not be detrimental to health or welfare. The Board can find that this condition is met.

7. <u>Section 3.3.3.G.</u>

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. <u>Environmental Design Review Standards (Arlington Zoning Bylaw,</u> <u>Section 3.4)</u>

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 current lot is vacant following demolition of the former three-family structure and removal of vegetation. The proposed new development will introduce new landscaping materials and will be regraded which is in keeping with the general appearance of neighboring developed areas. 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.

The proposed new building design relates to the neighborhood and vicinity. Neighboring structures include a small restaurant and a 12-unit multifamily apartment building on the 1500 block of Massachusetts Avenue and one- and two-family buildings across Massachusetts Avenue. The proposed new building height will not shadow abutting properties in the R1 residential district. This is primarily because of the grade change between those properties and the proposed new building. Additionally, the former structure was close in height to this proposed new building. 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. The proposed open space primarily appears in a 25 foot front setback from the sidewalk along Massachusetts Avenue. There are additional pockets of landscaping on site, including new trees and smaller plantings. 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 applicant is seeking a parking reduction through Section 6.1.5 and has submitted a Transportation Demand Management (TDM) Plan accordingly. The proposed commercial use would require two parking spaces. In mixed-use developments, the first 3,000 square feet of non-residential space is exempt from parking requirements. The residential use includes four, two-bedroom residential units. Each two-bedroom unit is required to have 1.5 vehicle parking spaces per unit. The applicant will have five vehicle parking spaces in the driveway. The applicant proposes providing preferential parking for carpooling vehicles as part of the TDM Plan. Additional information on how this will be successful in a relatively small development will be needed to assess its appropriateness for the TDM Plan and the requested parking reduction pursuant to Section 6.1.5.

Related to bicycle parking, in Section 6.1.12(A), the commercial use requires 0.50 short-term spaces and 0.30 long-term spaces and the residential use requires 0.40 short-term spaces and 6 long-term spaces. The applicant has included a total of 2 short-term and 8 long-term bicycle parking spaces.

The vehicle parking spaces and overall site circulation may be constrained. The stacked parking on the side entry aisle appears narrow and the side exit aisle also appears narrow. Compact parking spaces may be recommended and additional safety measures installed onsite to accommodate vehicles and pedestrians on the property.

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.

The site includes permeable pavers and the driveway includes permeable material systems. The applicant is working with the Town Engineer on a review of the stormwater plan.

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 the existing utility service infrastructure 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 proposal includes some signage that is compliant with the B1 Neighborhood Office District. Final signage will need to be submitted, reviewed, and approved.

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.

The proposed new building's special features will be properly screened and situated on the property to minimize exposure of service and utility areas. All special features will be housed inside the new building. 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.

The proposed new building will conform to all code requirements for open and enclosed spaces. The building design and features will increase safety. 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 former three-family structure which was located on this property and demolished was not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is not under the jurisdiction of the Arlington Historical Commission. There are not any adjacent properties listed on the Inventory. 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.

The proposed new building includes an added non-permeable footprint due to the parking lot driveway flow and circulation on this modest parcel. The new hard surface and ground coverage will not have adverse impacts on 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.

A LEED checklist has been provided which indicates that the development as proposed scores 39 points. Additional attention could be paid to incorporating additional best practices on-site to achieve at least a 40 point score. The applicant should focus on including additional sustainability and performance features that will enhance energy and atmosphere and indoor environmental quality for future building tenants.

IV. <u>Conditions</u>

- 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 the 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.

Attention Builders and Developers:

Expanded Residential Construction Requirements

If You Are:

- Demolishing a Structure
- Performing Open Foundation Excavation
- Constructing a New Residential Building
- Building a Large Addition (increase of ≥750 sq. ft., OR ≥50% of existing GFA)

You Must:

1. Deliver the Attached "Arlington Residential Construction Notification" to Neighbors Before Commencing Work:

Who: Abutters and Occupants within 200 Feet

When: At least 7 days before any work is performed, or within 7 calendar days of filing a building permit application, whichever date is earlier

How: Via USPS First Class Mail

- Submit to Inspectional Services a Signed Copy of the Attached "Good Neighbor" Agreement
- 3. Submit to Inspectional Services a Completed Copy of the "Arlington Residential Construction Notification"
- 4. Submit to Inspectional Services a List of Persons Notified in "#1" Above

Certify to Inspectional Services the Notices Were Mailed on 5. by signing below: (Date) (Signature) (Date)

Arlington Residential Construction Notification

June 7th, 2019

(Date)

Dear Neighbor,

Attached please find a copy of the *proposed* site plan for: <u>1500 Massachusetts Avenue, Arlington</u> (Address)

Beginning on <u>August 1st, 2019</u>, we plan to (check all that apply): (Date)

- **x** Demolish the Existing Structure
- Excavate for a Foundation
- Build a Large Addition
- E Build a New Residential Structure

The proposed work schedule is (days and times): Mondays to Fridays from 8am-5pm & Saturdays from 9am-5pm To protect abutters, we plan to take the following precautions:

- Open Excavation Safety: Barriers, fencing, and other suitable measures will be set in place.
- Noise Abatement: We plan to limit the use of noise generating equipment/vehicles and provide barriers.
- · Dust Control: Dust will be suppressed by either way of water, ceasing work on windy days, surface binding agents, etc.
- Waste Management: A dumpster will be located on site and will be maintained.
- Pest Control: This will be thoroughly monitored.
- Other:

We anticipate the project will take <u>12</u> month(s) to complete. Please contact me with any questions.

Thank you,

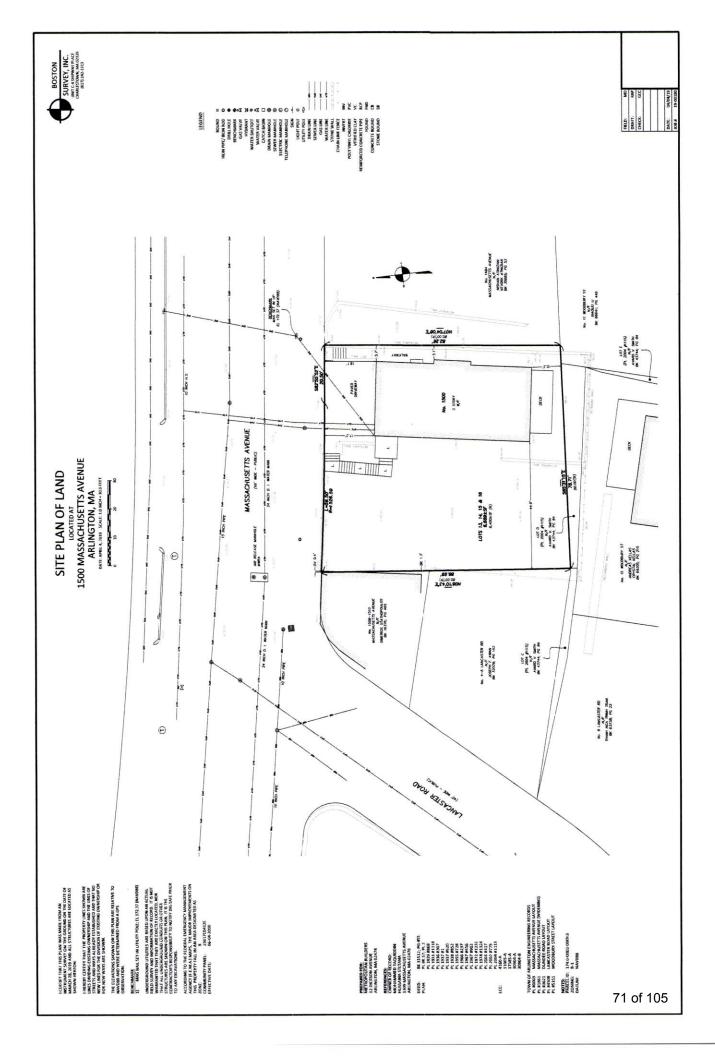
North Atlantic Properties

294 Harvard Street, Medford, MA 02155

(Contractor Name)

Darin DiNucci at 781-395-4750

(Contractor Phone Number)



Arlington Residential Construction "Good Neighbor" Agreement This agreement applies to residential construction projects including: demolitions, open foundation excavation, new construction, or large addition projects.

I ne undersigned	hereby acknowledges that t	hey are responsible for compliance with	the the new dist. It is an a
Project Address: ISD	DMassachus	setts Ar le	the conditions listed below.
Permit (s) #	Date Issued:	Est. Start Date: 81200	Est. Completion Date: 8 2020
Property Owner:	MassauxII	Telephone:	Owner Email:
Owner Address:	MUSS ABOLLC	781-395-4751	2 darin Odhoccicompanie
Owner Signature:	Harvara/Spree	t, MEOTOVA, MA 02	LST . com
Contractor Name: North	lege del		Date: 9 10 19
Mitter Mitter	- Atlantic Rop.	Telephone: 781-395-47th	Contractor Email:
Contractor Address: 291	FHAWArdst	Medford, MAG21	danne dinuccicompanies.com
Contractor Signature:	Tai XX	MACHING MACH	
. fait		(Date: 9 1019

- <u>Hours of Operation</u>: Construction and demolition activities are allowed only between the hours of 8:00a.m. to 6:00p.m., Monday through Friday, and between the hours of 9:00a.m. to 5:00p.m. on Saturdays, Sundays and legal holidays.
- 2. <u>Noise:</u> The Contractor shall plan for and implement reasonable measures to mitigate nuisance noise by limiting use of noise generating equipment and vehicles, avoiding use of such equipment in immediate proximity to an adjacent residential use, and providing barriers along the path of the noise, to the extent reasonable. Contractors shall not permit, either willfully, negligently, or by failure to provide necessary equipment or facilities or to take necessary precautions, the production of sound greater than 85 dB(A) at any time unless specifically authorized to do so.
- 3. <u>Open Excavations:</u> Barriers shall be erected or other suitable measures taken to protect persons from damages incident thereto.
- 4. <u>Drive Entrance:</u> A drive entrance pad, or its equivalent, shall be placed, utilized, and maintained on site to provide an area where construction vehicles entering and exiting the site can remove mud and sediment from tires prior to driving on public or private ways, unless determined to be technically infeasible by the Building Inspector.
- 5. <u>Dumpster / Waste</u>: A dumpster permit shall be obtained from Inspectional Services prior to placement on the site. When possible, dumpsters shall be located completely on project site to limit traffic and public safety concerns. Explicit approval must be given for placement on a public way. Dumpsters and waste shall be maintained in a sanitary condition, free of an overflowing condition and secured/covered daily; and at a minimum shall be cleaned or removed every thirty (30) calendar days.
- 6. <u>Portable Restrooms:</u> Portable restrooms shall be secured, maintained to prevent nuisance conditions, free from the public way, and placed at least ten (10) feet from adjacent residential properties unless otherwise permitted by the Town through the Building Inspector.
- 7. <u>Equipment / Materials:</u> Construction equipment and materials shall be stored in safe, secure and nonobstructive locations on the site; equipment and materials no longer to be used on the site shall be removed within fourteen (14) days, unless otherwise permitted by the Building Inspector.
- 8. <u>Parking:</u> Contractor parking shall comply with all applicable parking regulations, including but not limited to observing no parking zones or other on-street parking restrictions as well as parking bans. No Contractor shall

Abutters List

Date: September 11, 2019

Subject Property Address: 1500-1502 MASS AVE Arlington, MA Subject Property ID: 174-2-9

Search Distance: 200 Feet

Prop ID: 174-1-5 Prop Location: 1520 MASS AVE Arlington, MA Owner: CALIENDO ANTHONY R & MARY JANE Co-Owner: TRS/ J.C. TRUST Mailing Address:

1520 MASS AVE ARLINGTON, MA 02476

Prop ID: 174-1-6 Prop Location: 1516 MASS AVE Arlington, MA Owner: RATHBUN JENNIE H Co-Owner: Mailing Address: 1516 MASSACHUSETTS AVE ARLINGTON, MA 02476

Prop ID: 174-1-7 Prop Location: 9 LANCASTER RD Arlington, MA Owner: STANLEY MARGARET S Co-Owner: Mailing Address: 9 LANCASTER ROAD ARLINGTON, MA 02476

Prop ID: 174-2-10 Prop Location: 0-LOT MASS AVE Arlington, MA Owner: 1500 MASS AVE LLC Co-Owner: Mailing Address: 294 HARVARD ST MEDFORD, MA 02155 Prop ID: 174-2-11.A Prop Location: 1508-1510 MASS AVE Arlington, MA Owner: STATHOPOULOS DIMITRIOS Co-Owner: Mailing Address: 1511 MASS AVE ARLINGTON, MA 02476

Prop ID: 174-2-12.A Prop Location: 4-6 LANCASTER RD Arlington, MA Owner: KWAN JOSEPH F Co-Owner: Mailing Address: 4 LANCASTER ROAD ARLINGTON, MA 02476

Prop ID: 174-2-13 Prop Location: 8 LANCASTER RD Arlington, MA Owner: TRAN THANH NGA TRINH Co-Owner: Mailing Address: 8 LANCASTER RD ARLINGTON, MA 02476

Prop ID: 174-2-16 Prop Location: 15 WOODBURY ST Arlington, MA Owner: KELLAS ANDREAS & CRYSTAL Co-Owner: Mailing Address: 15 WOODBURY ST ARLINGTON, MA 02476

Prop ID: 174-2-18 Prop Location: 11 WOODBURY ST Arlington, MA Owner: LI XIAOLEI Co-Owner: Mailing Address: 11 WOODBURY STREET ARLINGTON, MA 02476 Co-Owner: SAMPATHKUMAR SATHYA PRIYA Mailing Address: 15 ARNOLD ST ARLINGTON, MA 02476

Prop ID: 174-4-3 Prop Location: 24 WOODBURY ST Arlington, MA Owner: OBRIEN DANIEL T & LESLIE R Co-Owner: Mailing Address: 24 WOODBURY ST ARLINGTON, MA 02476

Prop ID: 174-4-5 Prop Location: 20 WOODBURY ST Arlington, MA Owner: CALLAHAN LAURIE Co-Owner: CALLAHAN BRIAN Mailing Address: 20 WOODBURY ST ARLINGTON, MA 02476

Prop ID: 174-4-8.A Prop Location: 14 WOODBURY ST Arlington, MA Owner: MERRILL MICHAEL W & KRISTEN C Co-Owner: Mailing Address: 14 WOODBURY ST ARLINGTON, MA 02476

Prop ID: 174.A-4-1 Prop Location: 1 ARNOLD ST UNIT 1 Arlington, MA Owner: SCOTT ABBEY C Co-Owner: Mailing Address: 1 ARNOLD STREET UNIT 1 ARLINGTON, MA 02476

Prop ID: 174.A-4-2 Prop Location: 3 ARNOLD ST UNIT 2 Arlington, MA Owner: CHAPSKI CHRISTINE Co-Owner: Mailing Address: 3 ARNOLD STREET UNIT 2 ARLINGTON, MA 02476

Prop ID: 62-1-10 Prop Location: 1513-1515 MASS AVE Arlington, MA Owner: GRASSI ARMANDO & ANGELA Co-Owner: TRS/1513-1517 MASS AVE TR Mailing Address: 12 LONGMEADOW RD ARLINGTON, MA 02474

Prop ID: 62-1-11.A Prop Location: 1517-1519 MASS AVE Arlington, MA Owner: GRASSI ARMANDO & ANGELA Co-Owner: Mailing Address: 12 LONGMEADOW RD ARLINGTON, MA 02474

Prop ID: 62-1-3.B Prop Location: 1491-1493 MASS AVE Arlington, MA Owner: VENTURA SALVATORE & Co-Owner: VENTURA BRIGITTE Mailing Address: 1491 MASS AVE ARLINGTON, MA 02476

Prop ID: 62-1-6 Prop Location: 1497 MASS AVE Arlington, MA Owner: PANNESI DAVID J/DARIA A Co-Owner: Mailing Address: 1497 MASS AVE ARLINGTON, MA 02476

Prop ID: 62-1-7

Prop ID: 174-2-21 Prop Location: 35 DUNDEE RD Arlington, MA Owner: HOSSEINPOUR MOZHGAN Co-Owner: HEDAYATIAN QUIMARS Mailing Address: 62 CAMBRIDGE ST WINCHESTER, MA 01890

Prop ID: 174-2-22.A Prop Location: 31 DUNDEE RD Arlington, MA Owner: COLLIER RICHARD B/BROOKE A Co-Owner: Mailing Address:

31 DUNDEE RD ARLINGTON, MA 02476

Prop ID: 174-2-3 Prop Location: 1474 MASS AVE Arlington, MA Owner: KADETS PHILIP L/ELAINE/TRS Co-Owner: REMBRANDT TRUST Mailing Address: 38 VARICK RD WABAN, MA 02468

Prop ID: 174-2-5 Prop Location: 1478 MASS AVE Arlington, MA Owner: ATINIZIAN NIGOGHOS & CAROLYN Co-Owner: TRS/ FRESH POND SHOPPING Mailing Address: 545 CONCORD AVE SUITE 400 CAMBRIDGE, MA 02138

Prop ID: 174-2-8

Prop Location: 1484 MASS AVE Arlington, MA Owner: ATINIZIAN NIGOGHOS & CAROLYN Co-Owner: TRS/ FRESH POND SHOPPING Mailing Address:

545 CONCORD AVE SUITE 400 CAMBRIDGE, MA 02138

Prop ID: 174-4-11.A Prop Location: 43 DUNDEE RD Arlington, MA Owner: LIMBURSKY RICHARD--ETAL Co-Owner: HAGELSTON KATHLEEN Mailing Address: 43 DUNDEE ROAD ARLINGTON, MA 02476

Prop ID: 174-4-17 Prop Location: 5 ARNOLD ST Arlington, MA Owner: HILL ROBERT JR Co-Owner: Mailing Address: 19 WARBLER SPRINGS RD LINCOLN, MA 01773

Prop ID: 174-4-18.A Prop Location: 0-LOT ARNOLD ST Arlington, MA Owner: SIROIS ROBERT J/LIFE ESTATE Co-Owner: Mailing Address: 11 ARNOLD ST ARLINGTON, MA 02476

Prop ID: 174-4-19 Prop Location: 11 ARNOLD ST Arlington, MA Owner: SIROIS ROBERT J/LIFE ESTATE Co-Owner: Mailing Address: 11 ARNOLD ST ARLINGTON, MA 02476

Prop ID: 174-4-20.B Prop Location: 15 ARNOLD ST Arlington, MA Owner: SHANTHAKUMAR SHAKTHI KAMAL

Prop Location: 1501 MASS AVE Arlington, MA Owner: HEALEY JAMES T & JOSEPHINE Co-Owner: Mailing Address:

1501 MASS AVE ARLINGTON, MA 02476

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Prop ID: 62-1-8 Prop Location: 1507-1511 MASS AVE Arlington, MA Owner: STATHOPOULOS HARALAMBOS N ETAL Co-Owner: STATHOPOULOS DIMITRIOS/ ESTATE Mailing Address: 1511 MASS AVE FLOOR 2 ARLINGTON, MA 02476

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DiNucci Companies 294 Harvard Street Medford, MA 02155

August 2, 2019

Town of Arlington Tree Department 51Grove Street Arlington, MA 02474

RE: 1500 Massachusetts Avenue Arlington Tree Plan

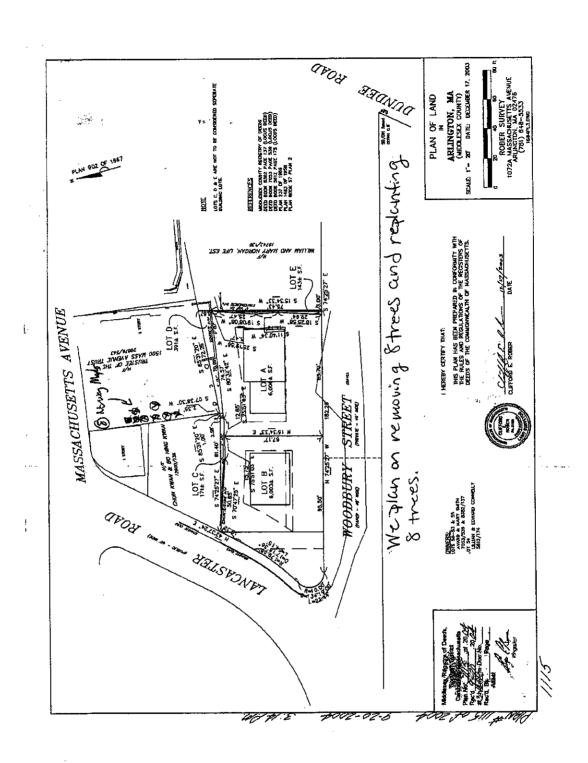
To : Tim Lecuivre Tree Warden

Tim, I am enclosing a plot plan for 1500 Mass Ave with 8 trees marked for removal. I plan on replanting 8 native American trees in accordance with current tree bylaw. Please do not hesitate to call or email with any questions.

Sincerely,

Darin DiNucci

darin@dinuccicompanies.com Cell: 617-697-8266 Diffucei Companies



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TOWN OF ARLINGTON Department of Public Works Office of Tree Warden 51 Grove Street Arlington, Massachusetts 02476 Office(781) 316-3114 Fax (781) 316-3109

August 5, 2019

Darin DiNucci DiNucci Companies 294 Harvard Street Medford, MA 02155

RE: Article 16 Arlington Tree Bylaw, 1500 Mass Ave

Dear Mr. DiNucci,

Thank you for submitting your Tree Plan to comply with, Article 16 "Tree Protection and Preservation." The trees in the 'Setback Area' measuring 10" (DBH) Diameter at Breast Height or larger have identified on your plan. Eight healthy trees have been identified for removal. Eight trees located right side yard.

For each protected tree removed you have agreed to a replacement tree planted on the property no later than 180 days after a Certificate of Occupancy has been issued. The replacement trees planted need to be a minimum caliper of 2.5" and a species native to the area and expected to reach a height 50' or more at maturity.

The Tree Plan you have submitted is consistent with the requirements of the Bylaw, I approve your plan and commencement of work.

Sincerely,

Timothy A. Lecuivre, MCA Arlington Tree Warden Department of Public Works 51 Grove Street Arlington, MA 02476 9/14/2020

From:Don Seltzer <timoneer@gmail.com>To:Jenny Raitt <jraitt@town.arlington.ma.us>, Erin Zwirko <EZwirko@town.arlington.ma.us>Date:09/14/2020 10:19 AMSubject:1500 Mass Ave EDR1 - Docket 3633

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Correspondence for the Redevelopment Board

I offer the following comments regarding the proposal for 1500 Mass Ave in the context of Environmental Design Review EDR-1, **Preservation of Landscape**.

The applicant describes the property as having "minimal landscaping". This is misleading, in that the applicant has intentionally created that condition in the past year. At the time that he purchased the property, half of it was extensively landscaped with significant tree canopy, as seen below.



Some time during or after August 2019, the applicant bulldozed the lot, removing all vegetation including at least eight large caliper trees. According to the Tree Warden, the applicant promised to replace all eight of those trees. This filed tree plan from last year is missing from the submitted package for this docket.

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9/14/2020

webmail.town.arlington.ma.us/WorldClient.dll?Session=HO0OHD7R8PO6E&View=Message&Print=Yes&Number=91545&FolderID=0



The recent package submitted to this Board is inconsistent with last year's promise, showing only two trees on the modified lot.

Another inconsistency is the size of the total lot. The applicant has submitted two deeds, showing the purchase of a 6400 sf lot with Mass Ave frontage, and a second purchase of a 391 sf sliver of land in the rear. It is not clear how this totals to the 7265 sf claimed on the application for the calculation of FAR.

Sincerely,

Don Seltzer Irving St

Comments and Documentation in Support of the Testimony of Christopher Loreti for the Arlington Redevelopment Board Hearing on Special Permit Docket #3633 (1500 Massachusetts Avenue) September 14, 2020

The comments below and the attached Town Meeting transcript indicate two significant violations of the Arlington Zoning Bylaw as it pertains to ARB EDR Docket 3633, 1500 Massachusetts Avenue.

1. Apartment Buildings are Not Allowed in the B1 Zoning District

The Arlington Zoning bylaw defines "Apartment Building" as a multifamily building consisting of four or more dwelling units. Clearly, the residential use of the proposed development meets that definition. Apartment Buildings are not allowed in the B1 zoning district—as either individual uses or as part of mixed-use developments.

The attached pages are excerpts from the certified transcript of Article 6 of the April 25, 2016 Annual Town Meeting, which amended Arlington's Zoning Bylaw to allow mixed-use developments. These excerpts demonstrate that at least three times members of the Arlington Redevelopment Board (Chair Andrew Bunnell and Michael Cayer) testified that only uses individually allowed in a zoning district could be permitted as part of a mixed-use development in the same zoning district. Town Counsel Doug Heim and Inspectional Services Head Michael Byrne were reported by the ARB to agree with this legal interpretation. Thus an apartment building, which is not allowed in the B1 zoning district, cannot be permitted as part of a mixeduse development in the B1 zoning district as proposed in Docket 3633. See statements in brackets followed by an asterisk on pages 48, 50, and 67.

2. The parking areas do not meet the setback requirements of the zoning bylaw.

The applicant states that the parking area setback is a mere 0.6 feet. The zoning bylaw requires a setback of 10 feet. However, this amount can be reduced by the ARB to as little as 5 feet if it includes a suitable fence or wall (Section 5.3.7.A). The ARB has no authority to reduce this setback to less than 5 feet.

I respectfully request that this documentation be entered into the public record for this docket as part of this public hearing.

Christopher Loreti

56 Adams St. Arlington, MA

ORIGINAL

TOWN OF ARLINGTON ANNUAL TOWN MEETING

MONDAY, APRIL 25, 2016

Session 1

Robbins Memorial Town Hall Auditorium

730 Massachusetts Avenue

Arlington, Massachusetts 02476



CAMBRIDGE TRANSCRIPTIONS 675 Massachusetts Avenue Cambridge, MA 02139 (617) 547 -- 5690 www.ctran.com 1

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I live on Lombard Terrace, close to three blocks, two long blocks from Mass. Ave. I'll be voting against this, I believe. But I'd like to say a few things. I think it's dreadful that we're presented with all these changes as one article. Some I would vote for, some I would vote against. I attended at least one of the meetings about this, approximately a week and a half or two weeks ago. I find all this difficult to absorb, and it's too multifaceted for me to swallow one vote. And that's part of the reason why I would vote no. I would recommend that ARB postpone the vote to give people another vote, at least to give us time to want to vote yes. But as it is, tonight I would vote no.

What is the neighborhood business district? There's a paragraph in this thing about a neighborhood business district, and I'm wondering -- I read it but --

MR. JOHN LEONE: Ms. Weiner? Or Mr. Bunnell (Indiscernible)

MR. ANDREW BUNNELL: The feature of the neighborhood district, business district --

MR. JOHN LEONE: Introduce yourself. -

MR. ANDREW BUNNELL: Andrew Bunnell, Chair of the Redevelopment Board. If you could bring out my slides again, I could point out where that is on the map. (Indiscernible). It's a little unclear on the map, but the

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Arlington Annual Town Meeting

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second line on our key here is B2, neighborhood business district. And these are interspersed throughout town. They are traditionally small businesses, districts with smaller businesses.

You won't see major developments going in in this kind of a district. It usually comes into a neighborhood -- it has to comply with what's already permitted in that district. And it also has to be within the character of the neighborhood. And part of the reason that the ARB has decided to keep special permit review over this is so that we can be assured that we're protecting neighborhoods from being overrun and seeing that "Palo Alto effect" that the other speaker talked about. It is important to us that there is some review over these projects from the beginning, so that we're not seeing monstrosities coming to town, and seeing the kinds of things that people don't want.

It is an open process, the special permit is a collaborative, open process where people do have the opportunity to come in and speak their case, and advise the ARB on how we should be voting and what projects we should be looking at, what projects we should say, maybe time to go back to the drawing board and come back with something a little more appropriate for the neighborhood and for the use that you're requesting.

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Page 48

Arlington Annual Town Meeting

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MR. ANDREW FISCHER: -- and the answer was yes, so I def --

MR. ANDREW BUNNELL: Well, that's actually not true. (Mixed use is any use that would be more than one use. It can't be sold as residential. Again, it has to fit with a permitted use; a parking garage won't be permitted in there, because a parking garage isn't permitted. A residential on top of a gas station won't be permitted if that use is not already permitted. It has to fit what's already allowed under zoning, and it has to fit within the character of the neighborhood being considered.

MR. JOHN LEONARD: At any rate, I would support Mr. Loreti's amendment, for the reason I just said. And the other reason I'm going to vote no is that I can't find anybody that wants higher density in the town, not in my precinct, anyway, when I talk with people. And the theory that we're obligated to go higher and higher density because of the world and greenness, I don't buy it. I happen to think we're at optimal density right now. I think we've already done more than our job. There are equally valid reasons to say high density is not healthy. So, that's my feeling then. I would repeat everything that the previous speaker also said. Thank you.

MR. JOHN LEONE: Thank you very much. Mr. Worden.

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it that said "5,000." There wasn't any intent to change that. So, instead of the dash, the scrivener's error that we've corrected now with the Town Clerk and provided to the Clerk and the Moderator, is to change that dash to a "5,000." So, hopefully, that's clear.

MR. JOHN LEONE: If you'll all make that change administratively to your report, we'll just go with it as we proceed. Go ahead, Mr. Cayer.

MR. MIKE CAYER: Thank you. So, I want to start by saying, zoning is hard. It's hard and we do it first, which, frankly, I think is a disservice to both zoning and for helping the town move some of these things forward.

But, be that as it may, that's what we're doing. We're here tonight to talk about Articles 6 and 7, hopefully, eventually.

So, the first thing I want to talk about is correct a couple of things that were talked about earlier. There was a statement made that said that any commercial use can be snuck in to the mix -- the definition that's been put forth before you, in a mixed use development. So, you know, you can put a meat-processing plant on the first floor if you so choose, and if those rascals on the Redevelopment Board approve it, then you're going to have a meat-packing plant on the first floor.

That's not correct. We've worked with both the

APRIL 25, 2016

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Arlington Annual Town Meeting

Inspectional Services, the head of Inspectional Services, as well as Town Counsel on the wording that's before you. And only the uses that are permitted in a particular district are the ones that can happen in a mixed use in that district. So, just to clarify on that point.

The second point I want to bring up is, with respect to height, I think we've clarified a few things with respect to height. But I want to clarify two others.

Number one is, is, you've heard some people talk about a four-story buffer, okay? What that is, is what we're really talking about there is if a proposed mixed use is next to resident, then, instead of being five stories, you can only build four. That's a buffer zone, okay? You cannot go all the way up, and what's already in there stays in there, okay? It's only in the more commercial spine, where you've got other big buildings around you, that you'll be able to go to the maximum height.

Now, the important thing on this, though, is that what this does is it actually, from the streetscape, limits the height of the buildings even further down, because what you've also heard is about stepbacks. And a stepback means that as you go up to that fifth floor, or as you go above three, you have to move those next floors back seven and a half feet. So that from the streetscape now, you're only going to see three stories.

91 of 105

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CERTIFICATE

I, Buchanan Ewing, do hereby certify that the foregoing transcript is a true and accurate record of the aforementioned matter prepared to the best of our knowledge, skill, and ability.

<u>6/2/16</u> Date

Buchanan Ewing Dat Notary Public No. 17610 DNP My commission expires June 15, 2018 CAMBRIDGE TRANSCRIPTIONS Approved Court Transcriber September 14, 2020

Testimony of Patricia Barron Worden Re:

Public hearing for Special Permit Docket #3633 to review application filed on July 27, 2020 by 1500 Mass Ave, LLC, at 1500 Massachusetts Avenue in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental 1 of 79 Design Review. The applicant proposes to develop a new mixed-use building with four (4) residential units and one (1) commercial unit in a B1 Neighborhood Office District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review.

To:

Chairperson and Members of the Arlington Redevelopment Board

Please include the following testimony with the other materials pertaining to Special Permit Docket #3633

This project so greatly violates the Arlington Zoning Bylaw that it should not be considered at all for approval by the Arlington Redevelopment Board. The Public Hearing Memorandum submitted by Jennifer Raitt, Secretary Ex Officio of the ARB is faulty and its acceptance would be precedent-setting for Arlington. It could lead to wholesale destruction of open space, trees, the landscape of Arlington properties, and harmonious relationship of buildings to the environment. The Memorandum should be analyzed with legal parameter criteria and Town of Arlington policies if it is to be considered. The project as proposed could lead to speculative developers purchasing and bulldozing houses and land, hoarding of land and destruction and pillaging of properties in expectation of obtaining project permits such as that sought for 1500 Massachusetts Avenue.

Reasons that this project as it is currently described should be denied a permit include the following:

1. First and Foremost – A four-unit apartment building is not allowed in the B1 District

1500 Massachusetts Avenue is in the B1 district. Arlington Zoning Bylaw specifies as the primary requirement for the B1 Neighborhood Office District that the "predominant uses include one- and two-family dwelling, houses with offices on the ground floor, or office structures which are in keeping with the scale of adjacent houses. Primarily located on or adjacent to Massachusetts Avenue, this district is intended to encourage preservation of small-scale structures to provide contrast and set off the higher density, more active areas along the Avenue." 2. Section 3.3.3.B - The project has ZERO affordable units. The above-referenced Memorandum by the Ex officio Secretary apparently misunderstands the Master Plan recommendations. That plan recommends new residential units only for affordable or senior residences. Certainly not for more market rate or luxury units.

3. Since there is no commitment as regards any commercial entity willing to rent office space at the project it raises the likelihood that the building will end up as all-residential because of a loophole in the Zoning Bylaw – just another unaffordable apartment building to add increased density increasing residential tax rates.

4. Crowding of the land, wanton destruction of trees and landscape together with condoning of project installation of some un-necessary impermeable surface are not acceptable and antithetical to environmental preservation and climate control.

5. The project is antithetical to the premise upon which Mixed Use zoning was presented to Arlington Town Meeting members to secure their approval. It was claimed that any problems with proper adherence to the goals of increasing business and commercial interests would be prevented by the ARB in the Special Permit process. But what is taking place at the September 14, 2020 hearing is using the Mixed Use provision in a barefaced attempt to enable an apartment building which is simply not allowed in a B1 district. Does the ARB recognize its role in implementing honestly its assurances made of its ability to conduct satisfactory controls through the Special Permit process? If so then this Permit should reflect that or else, ideally, the permit should be denied. In this regard some early warnings indicating necessity for a more appropriate and enforceable Mixed Use provision are prescient – please see:

https://youtu.be/AO6EYDKnL_o

Perhaps the members of the ARB should be reminded of he importance of the Purposes of the Arlington Zoning Bylaw (Section 1.2) which include "to prevent the overcrowding of land...to protect and preserve open space as a natural resource...to achieve optimum environmental quality ...to encourage an orderly expansion of the tax base.

Patricia Barron Worden, Ph.D.



Town of Arlington, Massachusetts

19R Park Ave – review of and update on Minuteman Bikeway connection

Summary:

8:00 p.m. Board will review drawings provided by the Housing Corporation of Arlington via Davis Square Architects per Special Permit 3519, General Condition 1 (19R Park Ave, known as Downing Square).

- Applicant will be provided 5 minutes for an introductory presentation.
- Board members will review, discuss, and may vote.

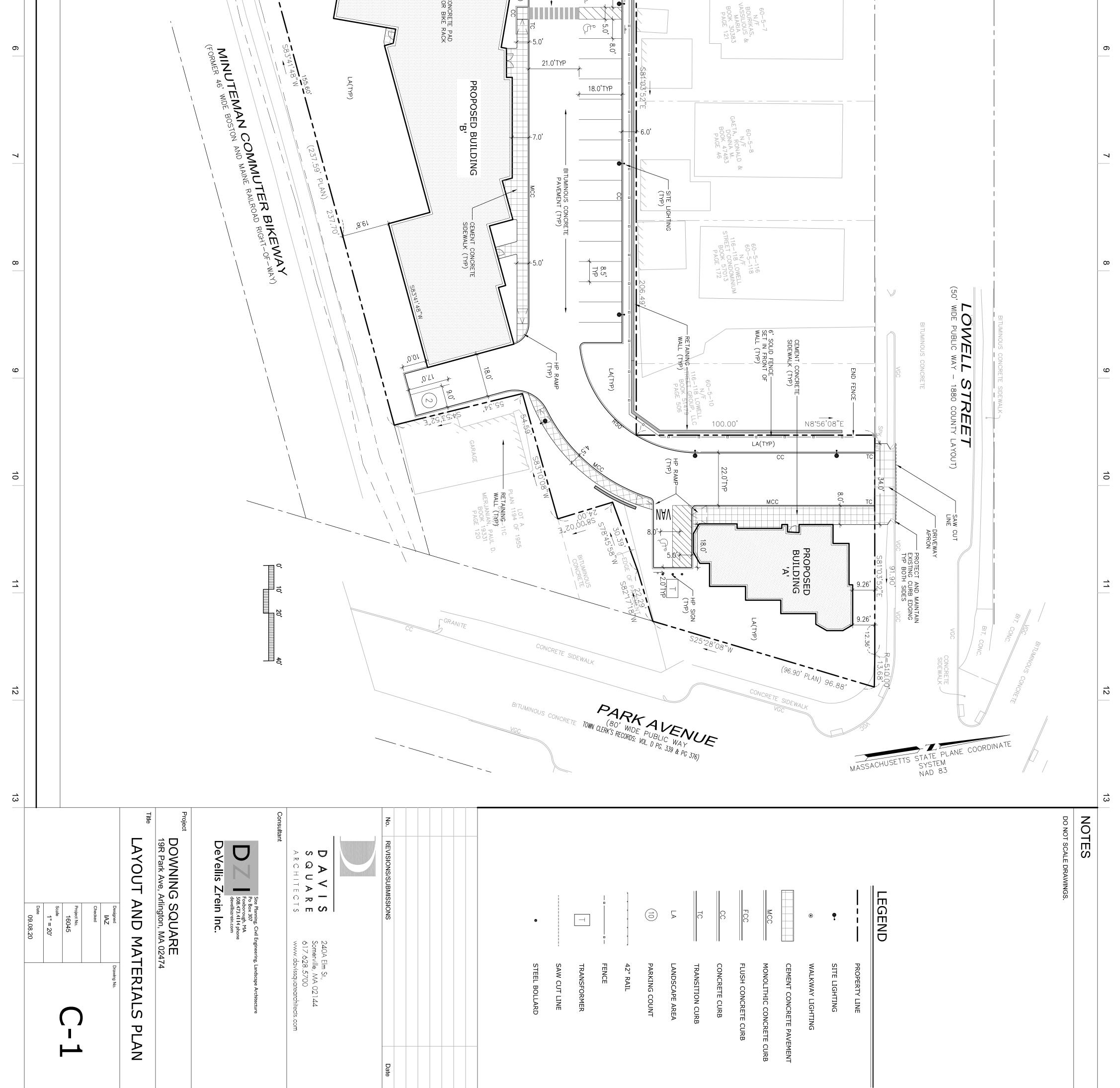
ATTACHMENTS:

	Туре	File Name	Description
D	Reference Material		Docket #3519 19R Park Ave Downing Square Site Plan update
D	Reference Material		Letter to ARB from HCA regarding the delay or deletion of the bridge

	COUT AND MATERIAL NOTES EXERNAL CONTINUES IN PROMATION IS REPRODUCED RECOVERATION IS REPRODUCED INFORMATION INFORMATI
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tel: 781.859.5294 fax: 781.859.5632 info@housingcorparlington.org www.housingcorparlington.org

252 Massachusetts Avenue, Office, Arlington, MA 02474

Arlington Redevelopment Board members c/o Jennifer Raitt, Director Town of Arlington Department of Planning Arlington, MA 02476

September 9, 2020

RE: Change in the bridge to the Minuteman Bikeway.

Dear Redevelopment Board Members:

During the remediation of the site at 19R Park Ave, we found additional environmentally contaminated soils which needed to be removed. Due to the increased amount of remediation, the costs to test and to remove additional contaminated soil and the cost to transport it to the appropriate dumpsites caused the need for additional funding which was taken from our project contingency. This left a contingency for constructing the project of less than 5%. This reduction could endanger our ability to complete the three buildings and site improvements. Although the bridge is a wonderful community amenity, the main purpose of the project is to construct the housing units.

To solve this potential funding issue, I am proposing that the bridge to the Minuteman Bikeway be delayed until the end of construction. If there are enough funds remaining, the bridge will be built at that point. Delphi Construction, general contractor for the project, estimated that the cost to remobilize to build the bridge later would be in the range of \$12,000.

My site engineer, Imad Zrein, has created a revised site plan without the bridge so the members of the Board can see how the project site will look if the bridge is never built. I have attached the revised site plan here.

I will attend the ARB Zoom meeting on September 14th to present the change and to answer any questions. Thank you.

Sincerely:

- thur

Pamela Hallett Executive Director Housing Corporation of Arlington Manager, DSBI LLC

Housing. Community. Affordability. 97 of 105



Town of Arlington, Massachusetts

Committees and Appointments:

Summary:

8:15 p.m.

Benjamin Bradlow, Housing Plan Implementation Committee ARB Committee appointments (Community Preservation Act Committee, Master Plan Implementation Committee, Zoning Bylaw Working Group, Housing Plan Implementation Committee)

Board will vote on appointments to committees.

ATTACHMENTS:

	Туре	File Name	Description
D	Reference Material	Agenda_Item_3_B.Bradlow_LOI_and_Resume.pd	If B. Bradlow LOI and Resume

Benjamin Bradlow 14 Windsor Street Arlington, MA 02474

August 14, 2020

Erin Zwirko Department of Planning and Community Development Town of Arlington 730 Massachusetts Avenue Arlington, MA 02476

Dear Erin,

I am writing to express interest in being appointed to the Town of Arlington's Housing Plan Implementation Committee. My curriculum vitae is attached.

I would like to be considered for this position because I believe my experiences in both community service and professional / research capacities could be of use to ensure that the Committee is effective in ensuring that this plan realizes its goals. In addition to the changing dynamics of housing in Arlington in the long-term development trajectory of the Boston Metropolitan region, the current pandemic underscores the challenge of housing production in our region, and the need for our town to respond meaningfully. I was glad to learn of the Housing Production Plan, and the promise it holds for the future of our town. I am particularly excited about what I understand are two of the current critical tasks of the Committee: designing and proposing the creation of an Affordable Housing Trust Fund and a real estate transfer fee.

My wife and I recently became homeowners in East Arlington after spending close to a decade as renters in Somerville and Cambridge. For the majority of this period, we lived in Somerville, and since 2016, I have been involved in influencing housing and development policy in the city, with the goal of increasing affordability generally and securing benefits for those who are often most marginalized by new development. Somerville is a city that has a small but growing Affordable Housing Trust Fund and has filed Home Rule Petitions with the State Legislature in the past two years to receive permission to implement a real estate transfer fee. I believe that my experiences advocating for these measures and in the broader politics of development in Somerville may be of use to the work of Arlington's Housing Plan Implementation Committee.

In particular, I was elected twice to the Union Square Neighborhood Council, for which I was additionally appointed as a member of the Negotiating Team to craft a Community Benefits Agreement with the private "Master Developer" of the Union Square Neighborhood. This development is planned to cover the next 20 years at an estimated cost of \$1.5 billion. These negotiations lasted for over a year with a near-weekly pace of meetings. We successfully concluded these negotiations by reaching an agreement that secured, amongst other things, additional affordable housing earlier in the project above a city-mandated 20% inclusionary zoning law, and commitments to fund a large-scale job training and placement program. This process included interacting with city agencies, including Somerville's Affordable Housing Trust Fund, in order to coordinate mechanisms for maximizing funds for affordable housing projects as

part of this agreement. As an elected representative of the Neighborhood Council, I had to navigate a diverse and sometimes conflictual range of interests in our membership. The agreement that we negotiated was ratified by a membership vote with 96% support. Attached is a *Boston Globe* article about the process, for which I was interviewed.

Beyond my community service over the past few years, I have a long-standing professional commitment to low-income housing. My work as a practitioner has given me experience in developing new institutions that address the interests of multiple stakeholders. This arose through my five years with a global non-governmental network called Slum Dwellers International (SDI), where I worked first as a researcher and then in the management team of the SDI secretariat. I have been part of small teams that negotiated neighborhood development agreements between city governments and neighborhood associations in in Johannesburg, Cape Town, Ekurhuleni, and Stellenbosch (South Africa). These agreements generally focused on financing and designing improvements to housing, roads, and basic infrastructure such as water, sanitation, and electricity. At SDI, I also conceived and negotiated funding arrangements with bilateral and non-governmental funding agencies, totaling over \$20 million, and reported to an organizational board that included national government ministers from Sweden, Norway, South Africa, and Uganda.

I am currently a postdoctoral fellow at Harvard University's Weatherhead Center for International Affairs, where I am completing a book comparing the politics of urban inequality in São Paulo and Johannesburg after transitions to democracy. My masters training as an urban planner at MIT and doctoral training as an urban sociologist at Brown University, give me the knowledge base to address the range of policy, physical design, financial and political considerations that may arise over the course of the Committee's work.

Having read the minutes of the Committee's most recent meetings, I am especially excited about the prospect of engaging with other Committee members and City staff in what appears to be a qualified, thoughtful, and mission-driven group. I believe that my contributions could be a useful complement to this work, and I would also anticipate learning from others involved.

Thank you for your consideration of my application.

Sincerely,

Benjamin Bradlow

Benjamin Hofman Bradlow

14 Windsor Street, Arlington, MA 02474

<u>Academic app</u> Harvard Un	<u>ointments</u> iversity , Cambridge, MA
2020-	Postdoctoral Fellow, Weatherhead Scholars Program Weatherhead Center for International Affairs
2019-2020	Affiliate, Research Cluster on Comparative Inequality and Inclusion Visiting Democracy Fellow Ash Center for Democratic Governance and Innovation, Kennedy School of Government
Community Se	
2017-2020	Elected board member (2x) and appointed negotiating team member for a Community Benefits Agreement, Union Square Neighborhood Council, Somerville, MA
Related Profes	ssional Experience
2009-2014	Deputy Manager (last position held), Secretariat, Shack/Slum Dwellers International, Cape Town, South Africa
2009	Multimedia Journalist, The Times (SA), Johannesburg, South Africa
2008 2008	Get-Out-The-Vote Organizer, Barack Obama for America, South Philadelphia, PA Online Journalist, WHYY-NPR, Philadelphia, USA
Education Brown Univ	ersity, Providence, RI
2014-2020	Ph.D. Sociology
	tts Institute of Technology, Cambridge, MA
2011-2013	M.CP. Masters in City Planning
	e College , Swarthmore, PA
2004-2008	B.A. History, with high honors
Peer-reviewed	journal articles
2020	"The Long March: Deep Democracy in Cross-National Perspective", with Mohammad Ali Kadivar and Adaner Usmani. <i>Social Forces</i> . 98:3, 1311-1338.
2015	"City learning from below: urban poor federations and knowledge generation through transnational, horizontal exchange." <i>International Development Planning Review</i> . 37:2, 129-142.
2011	"Housing, Institutions, Money: The failure and promise of human settlements policy and practice in South Africa," with Joel Bolnick and Clifford Shearing. <i>Environment & Urbanization</i> , 23:1, 267-76.
2011	"Out of the Garden of Eden: Beyond the Rights-Based Agenda in the Urban Sector" Sustainable Development Law & Policy, 11:1, 47-49.
Articles under	review
"Embeddedne	ss and Cohesion: Regimes of Urban Public Goods Provision"
	R&R at American Journal of Sociology (submitted)
"Weapons Of	*Early Career Workshop Award, Society for the Advancement of Socio-Economics, 2020 The Strong: Elite Resistance and the Neo-Apartheid City"
"Public Housi	R&R (second round) at <i>City & Community</i> (submitted) ng Spillovers in a Developing Country", with Stefano Polloni and William Violette Under review at <i>American Economic Journal: Policy</i>
	······································

Book chapters	e, essays, and reviews
2020	"The low-carbon, social housing two-step: a global view", Eurozine
	*Translated into Estonian in Vikerkaar, June 2020.
2019	"Whither A Global Wave Of Populism: A Conversation With Edwin Ackerman and Marco
	Garrido", with Johnnie Anne Lotesta. Global and Transnational Sociology Section Newsletter, Fall 2019, 17-22.
2019	"Brazil's Political Peripheries and the Authoritarian Style", Spotlight On series on "Political
	Geographies of Right-Wing Populism". International Journal of Urban & Regional Research.
2019	Review of Democratizing Urban Development: Community Organizations for Housing Across the United
	States and Brazil. By Maureen Donaghy. Philadelphia, PA: Temple University Press,
	2019. International Journal of Urban & Regional Research. 43:5, 1007-8.
2016	"A rightward shift, but not quite a shock: Municipal elections in Brazil and South Africa".
	28 October. Policy Trajectories: Blog of the American Sociological Association's Section on
	Comparative and Historical Sociology
2015	"Quiet Conflict: Institutional Change, Informal Settlement Upgrading, and Formalized
	Partnerships Between Local Authorities and Urban Social Movements in South
	Africa." In Peter Herrle, Astrid Ley, and Josefine Fokdal, eds. From Local Action to
2015	Global Networks: Housing the Urban Poor. Ashgate Publishing: Surrey, UK. 87-105.
2015	"A Democratic Infrastructure for Johannesburg". In Toni L. Griffin, Ariella Cohen, and David Maddox, eds. <i>The Just City Essays: 26 Visions for Urban Equity, Inclusion and</i>
	<i>Opportunity</i> . New York, NY: The J. Max Bond Center on Design for the Just City
	at the Spitzer School of Architecture, City College of New York, Next City and
	The Nature of Cities. 63-66.
	*Selected as one of three books for all incoming undergraduates at Stanford in 2019
2011	"Inclusion: A Sustainability Agenda for African City Growth". <i>Perspectives: Political Analysis</i>
	and Commentary from Africa. Heinrich Boll Foundation. 3(12): 6-10.
2010	"Towards A Pro-Poor 'Agenda for Change': Opportunities and Experiences of Slum Policy
	and Practice in Freetown, Sierra Leone". Y-Care International. London. 1-36.
	* Includes a foreword by Bowenson F. Philips, Chief Administrator of Freetown City Council

Papers under preparation

"Urban Power: A Historical Method of Global Comparison"

- "Bureaucratic Capacity in the 21st Century: Above, Below, and Within the State", with Alexander Kentikelenis
- "Ecosystems of Populism", with Tomás Gold

Book manuscript under revision

"Urban Origins of Democracy and Inequality: Governing Johannesburg and São Paulo, 1985-2016"

External Awards

2020	Society for the Advancement of Socio-Economics, Early Career Workshop Award
2019	American Council of Learned Societies Dissertation Completion
	Fellowship (subsequently selected for ACLS fellows job market workshop)
2018	National Science Foundation, Sociology Program: Doctoral Dissertation Research
	Improvement Award (#1802543)
2017	Fulbright US Study & Research Award
2016	Brazilian Studies Association: Brazil Initiation Scholarship
2011	Mail & Guardian newspaper: Top 200 Young South Africans (civil society)

Internal Awards

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2019 Teaching fellow, Brown University Department of Sociology

2017		
2017 2016	Institute at Brown for Environment and Society, Summer Research Grant	
2010	Brown University Office of Global Engagement Graduate Research Fellowship	
2013/17	National Science Foundation — Integrative Graduate Education and Research	
2015/16	Traineeship, Graduate Program in Development & Inequality Convener, Watson Institute Graduate Program in Development Workshop in "Urban	
2013/10	Inequalities in the Global South"	
2012	Harold Horowitz Student Research Fellowship, awarded by MIT School of Architecture	
2012	and Planning	
2012	MIT Public Service Center Paul & Priscilla Gray Internship Funding	
2011	MIT Public Service Center Grant	
2011	Leedom Fellowship, awarded by Swarthmore College for graduate study	
2011	Leedoni Fellowship, awarded by Swardiniore Goliege for graduate study	
2008	Paul H. Beik Prize, awarded by Swarthmore College Department of History for best	
	thesis completed by a history major	
2008	Drew Pearson Prize, awarded by Swarthmore College for excellence in journalism	
2007	Eugene M. Lang Summer Initiative Grant, awarded by Swarthmore College	
Public sociolog	\underline{zv}	
2019	"One Way to Make the Green New Deal Actually Happen: a Super-Ministry." 26	
	June. CityLab (The Atlantic)	
2018	"Bolsonaro's anger won over working-class Brazilians, but his presidency may	
	betray them." 21 December. The Conversation.	
2018	"Self-styled defender of the Paris agreement is facing blowback." 6 December.	
	Financial Times.	
2018	"Trickle-Down Authoritarianism." 5 November. Boston Review.	
2018	"Evidence against Lula was inadequate." 9 April. Financial Times.	
2018	"South Africa's ruling party recalled President Zuma. But the ANC faces 3 big	
	challenges." 14 February. The Monkey Cage (Washington Post).	
2018	"Let them occupy!' The struggle for housing in Brazil and South Africa." 12	
	February. Africa Is A Country.	
2017	"Somerville's turn to 'sewer socialism" 18 November. CommonWealth.	
2017	"Public sector must protect communities." 25 October. <i>Financial Times</i> .	
2017	"Danger of new localism driving urban inequality." 25 July. Financial Times.	
2017	"The threat to South Africa's Democracy Goes Deeper than State Capture". 20 June. <i>The Conversation</i>	
2016	"Growth and equality can be promoted together". 10 August. Financial Times	
<u>Media interviews</u>		
2019	Quoted in The Boston Globe, Somerville Journal	

2019	Quoted III The Boston Globe, Somerville Journal
2018	Radio interview on Radio Open Source (WBUR-Boston)
2018	Podcast interview on Aufhebunga Bunga: The Global Politics Podcast (UK/Brazil)
2018	TV interview on CGTN America (CCTV — China)
2017	Radio interview on <i>PowerFM</i> (Johannesburg, South Africa)
2017	Radio interview on CapeTalk (Cape Town, South Africa)
2016	Quoted in The Guardian (UK)

Invited Reviewer

Social Forces; Social Problems; Urban Studies; International Journal of Urban and Regional Research; Journal of Urban Affairs; Environment & Urbanization; Housing, Theory & Society; International Development Planning Review; Journal of Urbanism; Journal of Latin American Studies; Latin American Research Review (in Portuguese); Bulletin of Latin American Research; Development Southern Africa; Rockefeller Foundation 100 Resilient Cities selection panel

Research Affiliations		
External		
2016-2017	Visiting Research Associate, Center for Metropolitan Studies, University of São Paulo	
2015-2018	Visiting Research Associate, Public Affairs Research Institute, Johannesburg	
At Brown		
2017 to 2020	Fellow, Center for Latin American and Caribbean Studies	
2015-2020	Fellow, Spatial Structures in the Social Sciences (S4)	
2015-2020	Fellow, Institute at Brown for Environment and Society	
2014-2020	NSF-IGERT Fellow, Graduate Program in Development, Watson Institute for	
	International Studies & Public Affairs	
Invited Present		
2020	Harvard University, Weatherhead Forum	
2020	Massachusetts Institute of Technology, Department of Urban Studies & Planning Guest lecture to course on "Forms Of Urban Informality"	
2019	Cornell University, Department of Sociology and Center for the Study of Inequality	
2019	Massachusetts Institute of Technology, Department of Urban Studies & Planning,	
	Infrastructure Equity Lab	
2019	Columbia University, Columbia World Projects, "Urban Ethics: Definitions and Design"	
2019	Harvard University, Politics and Social Change Workshop	
2019	Massachusetts Institute of Technology, Department of Urban Studies & Planning Guest lecture to course on "Forms Of Urban Informality"	
2018	University of Witwatersrand, Gauteng City-Region Observatory and Public	
2010	Affairs Research Institute, Johannesburg, South Africa	
2018	Massachusetts Institute of Technology, Department of Urban Studies & Planning,	
	PhD Workshop in International Development	
2017	University of Witwatersrand, Gauteng City-Region Observatory and Public	
9017	Affairs Research Institute, Johannesburg, South Africa	
2017	University of Witwatersrand, SARCHI Chair in Spatial Analysis & City Planning, Johannesburg, South Africa	
2017	University of São Paulo, Center for Metropolitan Studies, Brazil	
2015	Public Affairs Research Institute, Johannesburg, South Africa	
2011	Smithsonian Cooper-Hewitt National Museum of Design, Design Exchange Panel, United Nations Headquarters, New York, NY	
2010	Opening address to Ford Foundation Housing Convening, Johannesburg, South	
	Africa University of Western Cape, Cape Town, South Africa	
Conference Presentations		
	ological Association: 2020, 2019, 2018, 2016	
	Community & Urban Sociology Section Mini-Conference: 2019	
	Comparative Historical Sociology Section Mini-Conference: 2018, 2016	
	History Association: 2020 (cancelled due to covid), 2019, 2016, 2015	
Contates for the	A draw some sort of Service Economics, 2020	

Society for the Advancement of Socio-Economics: 2020

American Political Science Association: 2018

Latin American Studies Association: 2020, 2019

Judith Tendler Network: 2020 (cancelled due to covid)

Comparative Urbanism: Global Perspectives, Georgia State University: 2019 (received travel grant)

Mistra Urban Futures: Realising Just Cities Annual Conference: 2018 (discussant)

Teaching Experience		
<i>Lead instructor</i> 2019	SOC 1871X Comparative Urban Political Economy, Brown University	
2010	Instructor of record (14 students)	
2015	Primary supervisor, undergraduate independent study on South African cities, Brown University (2 students)	
τ		
Teaching assistan 2016	SOC 1620 Globalization and Social Conflict, Brown University	
2010	Teaching Assistant to Prof. Patrick Heller	
2015	SOC 010 Social Problems, Brown University	
	Teaching Assistant to Prof. Andrew Schrank	
2013	11.005 Introduction to International Development, MIT	
	Teaching Assistant to Prof. Maria Victoria del Campo	
Academic Serv	vice	
2018-2019	Board Member, Mistra Urban Futures, Chalmers University of Technology,	
	Gothenburg, Sweden	
2019	Co-Organizer, panel on "Urban Development in Comparative and Historical	
	Perspective," American Sociological Association annual meeting, Comparative-	
0010	Historical Sociology section	
2018 2015-2016	Organizer, Roundtable sessions for section on Sociology of Development,	
2013-2010	Elected Graduate Representative, Department of Sociology, Brown University Student Representative, MCP admissions committee, MIT Department of Urban	
2013	Studies & Planning	
2011-2013	Elected Student representative, MCP Program Committee, MIT Department of	
	Urban Studies & Planning	
2011-2013	Founder and Treasurer of UrbanAfrica interest group, MIT Department of Urban Studies & Planning	
2005-2008	Writing Associate, Swarthmore College Writing Center	
Additional Training		
2017	"Urban Institutions, Urban Inequalities" Summer University, Berlin, Germany	
	Convened by Humboldt University, Princeton University, and University of São Paulo, <i>Received full fellowship support</i>	
2015	Sheridan Center Teaching Certificate, Brown University, Providence, RI	
2015	Geographic Information Systems Institute, Brown University, Providence, RI	
	G i i j j j j j j j j j j	
Professional affiliations		
	ciological Association, Social Science Historical Association, American Political Science	
Association, L	atin American Studies Association, Brazilian Studies Association	

Languages

Portuguese (fluent speaking, reading/writing), Spanish (intermediate speaking, fluent reading/writing), French (basic)

<u>Citizenship</u>

Republic of South Africa, United States of America