



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice October 19, 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 October 16, 2020 at 12:00 p.m. If visual information is provided as part of your correspondence, the Board requests this by October 19, 2020 at 12:00 p.m. Due to the setup of the meeting platform, please note that you may be asked to register for the meeting, request to be an authenticated user, and/ or be placed in a waiting room prior to the meeting starting all for security purposes.

The Arlington Redevelopment Board will meet Monday, October 19, 2020 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/92047821512> , Meeting ID: 920 4782 1512. To call in, dial
1-646-876-9923, Enter the Meeting ID 920 4782 1512 followed by #

1. Public Hearings

7:00 p.m.

Docket #3633, 1500 Mass Ave *Continued Public Hearing*

Board will continue 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.

7:30 p.m.

Docket #3637, 476 Mass Avenue *Public Hearing*

Board will open a public hearing for Special Permit Docket #3637 to review application filed on September 25, 2020 by Chad Cohen, Marco Realty Group, 89 Winchester Street, Brookline, MA, 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 renovate the façade of the vacant storefront at 476 Massachusetts Avenue, Arlington, MA in the B5 Central Business District.

- 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.

2. Presentation and Discussion:

8:15 p.m. Economic Analysis of Industrial Zoning Districts – Update and Zoning Recommendations

- Representatives from RKG Associates and Harriman and the Department of Planning and Community Development will make a presentation and facilitate a discussion with the Board

3. 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.

4. Adjourn

Adjourn – estimated at 9:20 p.m.



Town of Arlington, Massachusetts

Public Hearings

Summary:

7:00 p.m.

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ATTACHMENTS:

Type	File Name	Description
Reference Material	Agenda_Item_1a_Updated_Memo_to_ARB_re_Docket_#3633_10-14-20.pdf	Updated Memo to ARB re Docket #3633 10-14-20
Reference Material	201009_1500_Mass_Ave_-_EDR_Narrative.pdf	1500 Mass Ave 201009 EDR Narrative
Reference Material	19018_201009_EDR_-_Hearing_Materials.pdf	1500 Mass Ave 201009 EDR Hearing Materials
Reference Material	1500_Mass_Ave_201009_Exhibit_A_Statement_of_intent.pdf	1500 Mass Ave 201009 Exhibit A Statement of Intent
Reference Material	19018_201009_EDR_-_Presentation_Boards.pdf	1500 Mass Ave 201009 EDR Presentation Boards
Reference Material	1500_Mass_Ave_Construction_Requirements.pdf	1500 Mass Ave Construction Requirements
Reference Material	19018_201001_1500_Mass_Ave_-_Dimentional_Charts.pdf	1500 Mass Ave 201001 Dimensional Chart
Reference Material	Docket_3633_1500_Mass_Ave._Tree_Plan.pdf	Docket 3633 1500 Mass Ave Tree Plan
Reference Material	Agenda_Item_1a_Docket_3633_1500_Mass_Ave_Combined_Application_Materials.pdf	Docket #3633 1500 Mass Ave Combined Application Materials
Reference Material	Agenda_Item_1a_EDR_Public_Hearing_Memo_Docket.pdf	EDR Public Hearing Memo Docket 1500 Mass Ave
Reference Material	Correspondence_from_C._Loreti_091420_re_Docket_3633_1500_Mass_Ave.PDF	Correspondence from C Loreti 091420 re

Reference Material	Correspondence_received_from_D_Seltzer_091420_re_Docket_3633_1500_Mass_Ave.pdf	Docket 3633 1500 Mass Ave Correspondence from D. Seltzer 091420 re Docket 3633 1500 Mass Ave
Reference Material	Correspondence_received_from_P_Worden_091420_re_Docket_3633_1500_Mass_Ave.pdf	Correspondence from P. Worden 091420 re Docket 3633 1500 Mass Ave.
Reference Material	Agenda_Item_1b_EDR_Public_Hearing_Memo_476_Mass_Ave_Final.pdf	Public Hearing Memo 476 Mass Ave
Reference Material	476_Mass_Ave_Permit_Set_12-16-19.pdf	476 Mass Ave Permit Set 12- 16-19
Reference Material	AHC_476_Massachusetts_Ave._Hearing_Decision.pdf	AHC 476 Mass Ave Hearing Decision
Reference Material	EDRSpecialPermitApplicatio_Completed.pdf	Docket #3637 476 Mass Ave Application
Reference Material	Application_for_Special_Permit_In_Accordance_With_Environmental_Design_Review_Procedures_Expanded_Details.pdf	Docket #3637 476 Mass Ave Application Expanded Checklist Details
Reference Material	LEED_v4_Checklist_for_476_Complete.pdf	Docket #3637 476 Mass Ave LEED Checklist
Reference Material	Proposed_Storefront_Design_476.pdf	476 Mass Ave Proposed Storefront Design



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

Public Hearing Memorandum - Update

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 Avenue, Arlington, MA
Docket #3633

Date: October 14, 2020

This memo is provided as an update to the last memo provided on September 14, 2020. The following items have been updated pursuant to this application:

- Environmental Design Review narrative
- Statement of Intent
- Dimensional and Parking Information
- Zoning Set dated October 9, 2020 from MFDS A+P

These items largely address the follow-up items requested as follows:

- Address traffic circulation and parking and turning radius;
- Explore creating a single driveway;
- Provide updated calculations of the floor-area-ratio;
- Explore moving the building toward the front of the lot line;
- Include an accessible, ground floor unit;
- Provide a market analysis related to the need for office space;
- Explore the balcony projections over side yards;
- Incorporate additional trees;
- Proposed rooftop mechanical units and screening;
- Cross section of retaining wall;
- Identifying sprinkler room;
- Explaining snow and trash removal;
- Providing updated Transportation Demand Management plan; and
- Updated rendering

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 provides a large landscaped green open space at the rear 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 provides landscaped areas along the streetscape, as well as a large amount of green open space at the rear of the building and additional green 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 two-way driveway that will create an easy 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 wall sign mounted to the front façade of the building. The location and dimensions of the proposed sign are indicated in the architectural drawings.

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 office 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. The proposed design includes a two-way driveway that will create an easy 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.

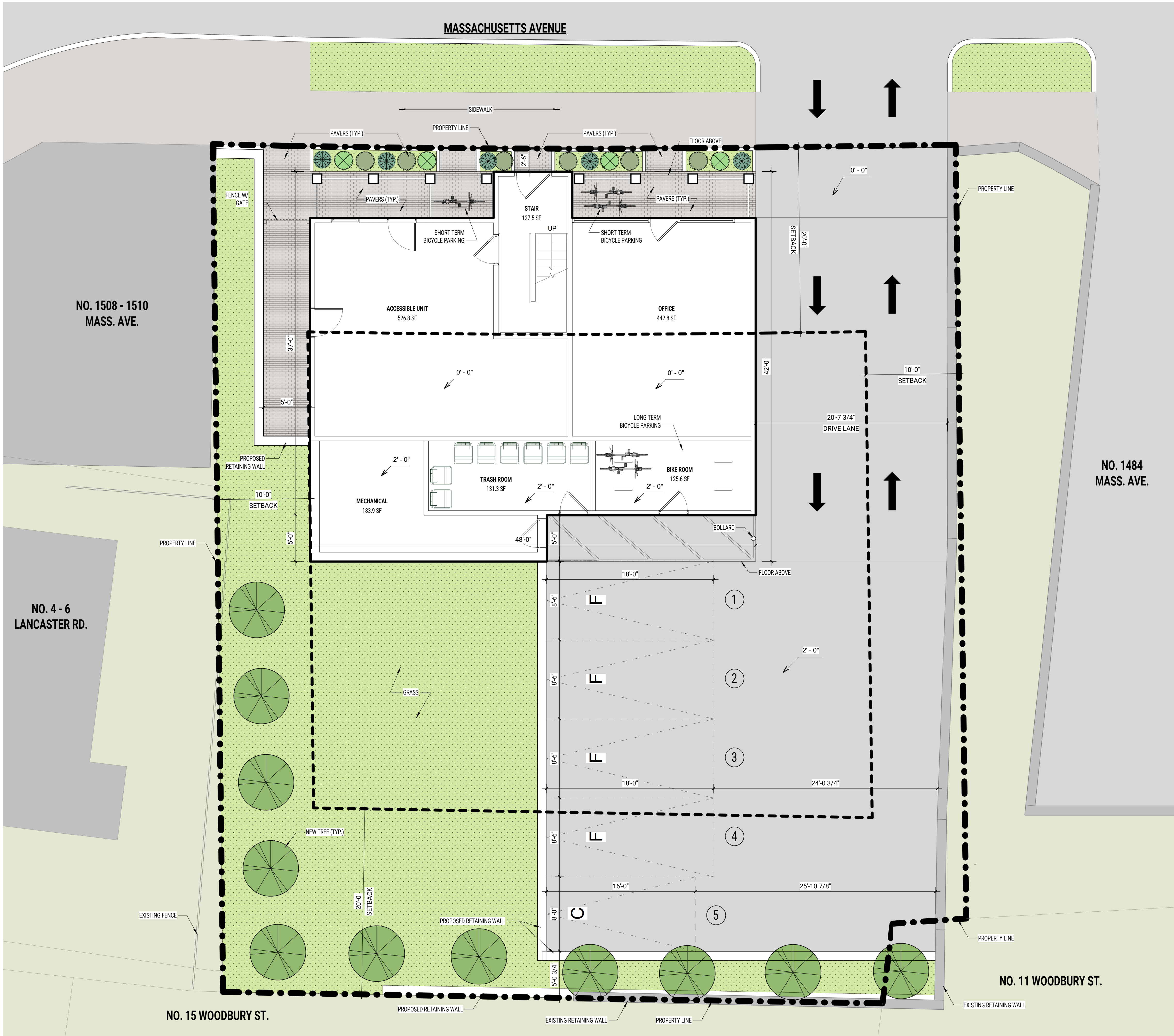
Any special regulations for the use as may be provided in this Bylaw are fulfilled.

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.



PLANTING LEGEND

- GRASS
- HYDRANGEA
- RHODODENDRON
- EVERGREEN AZALEA



MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

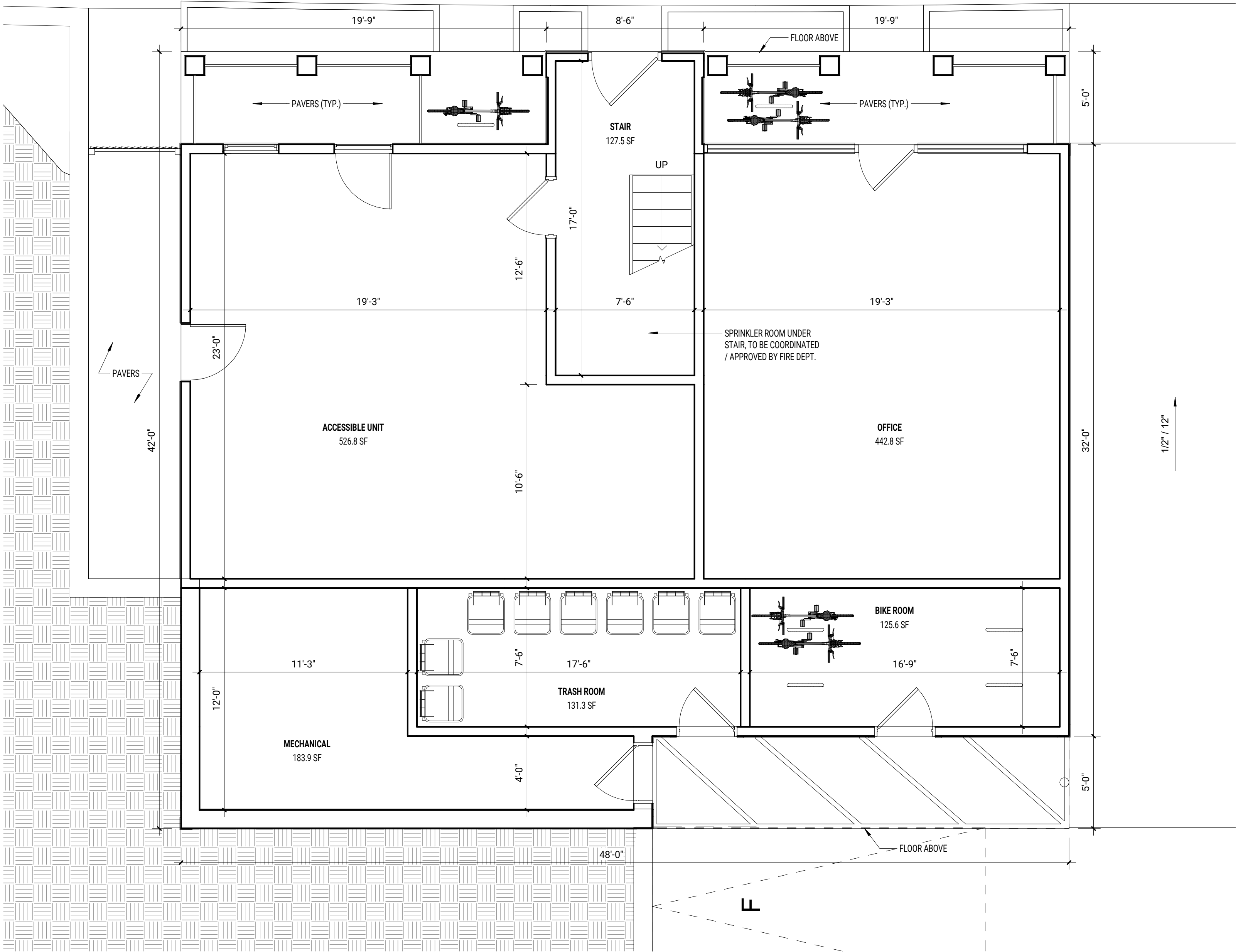


MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/09/2020
PROJECT #: 19018
SCALE: As indicated
DRAWN BY: EAD

ARCHITECTURAL SITE PLAN

AS101



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/09/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

1ST FLOOR CONSTRUCTION
PLAN

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

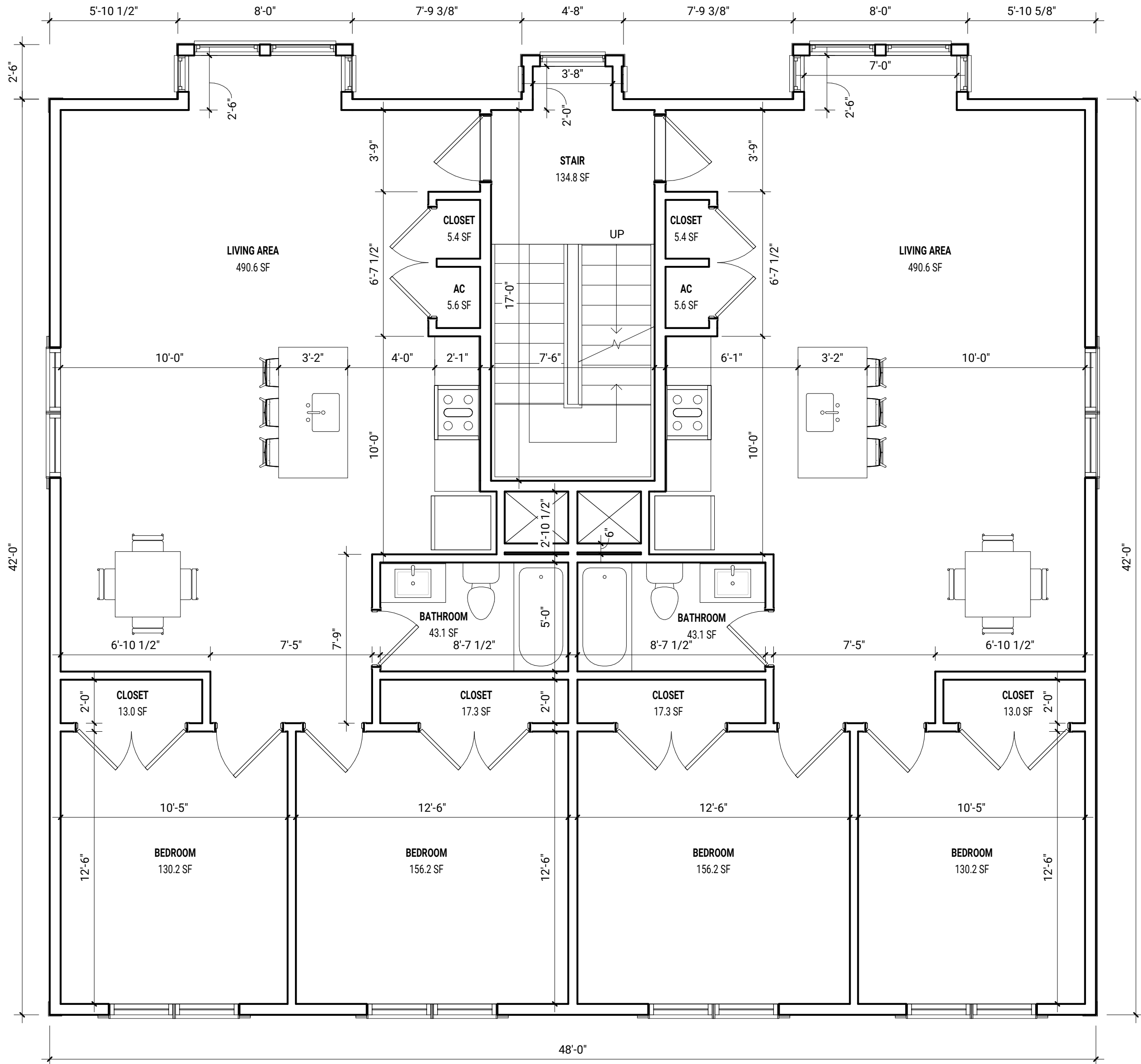


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PROJECT NAME:
**1500
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Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/09/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
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2ND FLOOR CONSTRUCTION
PLAN

A-103



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

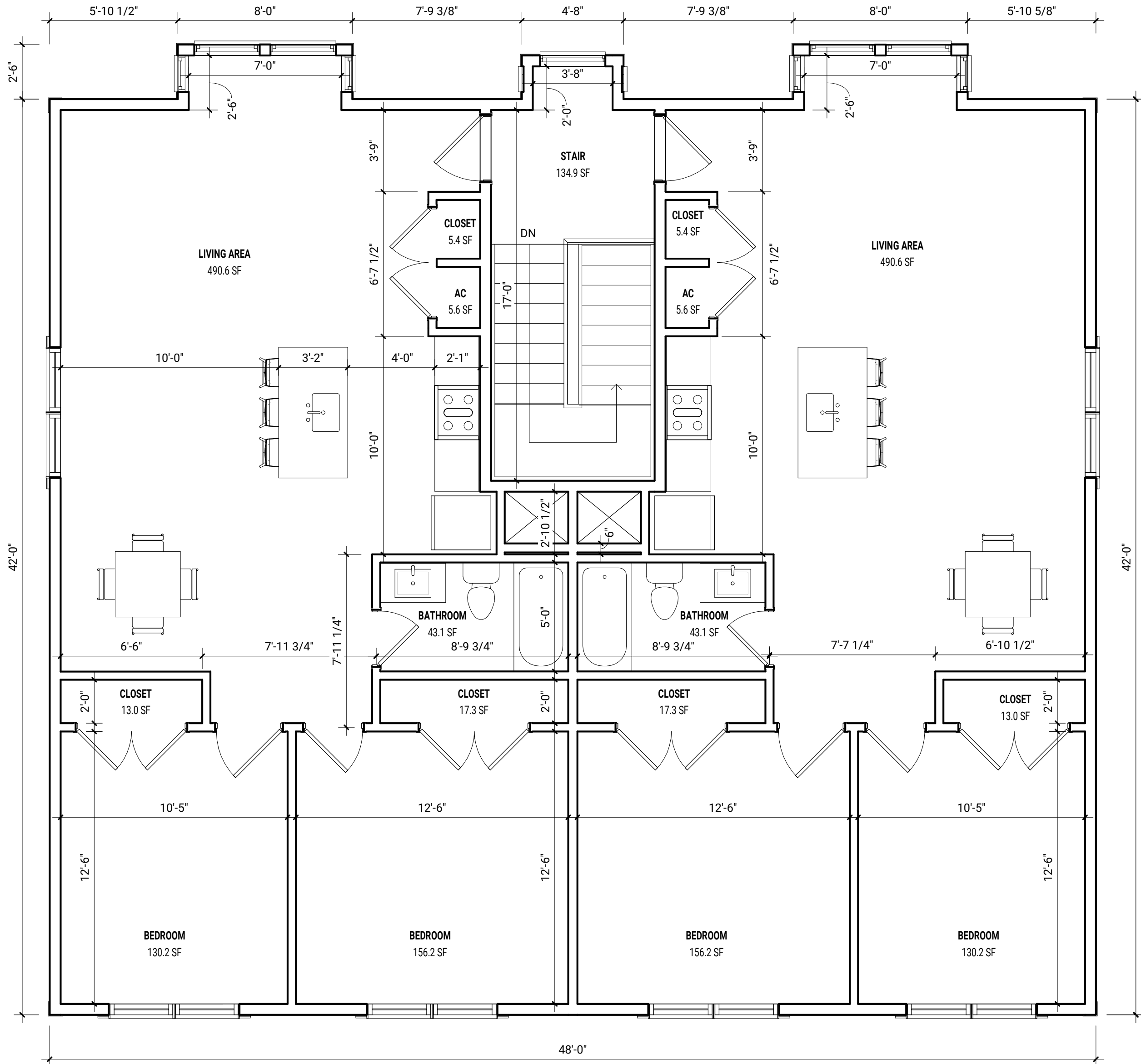


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PROJECT NAME:
**1500
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ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/09/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

3RD FLOOR CONSTRUCTION
PLAN

A-104



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/09/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

NORTH BUILDING ELEVATION

A-201



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/09/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

WEST BUILDING ELEVATION

A-202



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/09/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

SOUTH BUILDING ELEVATION

A-203



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



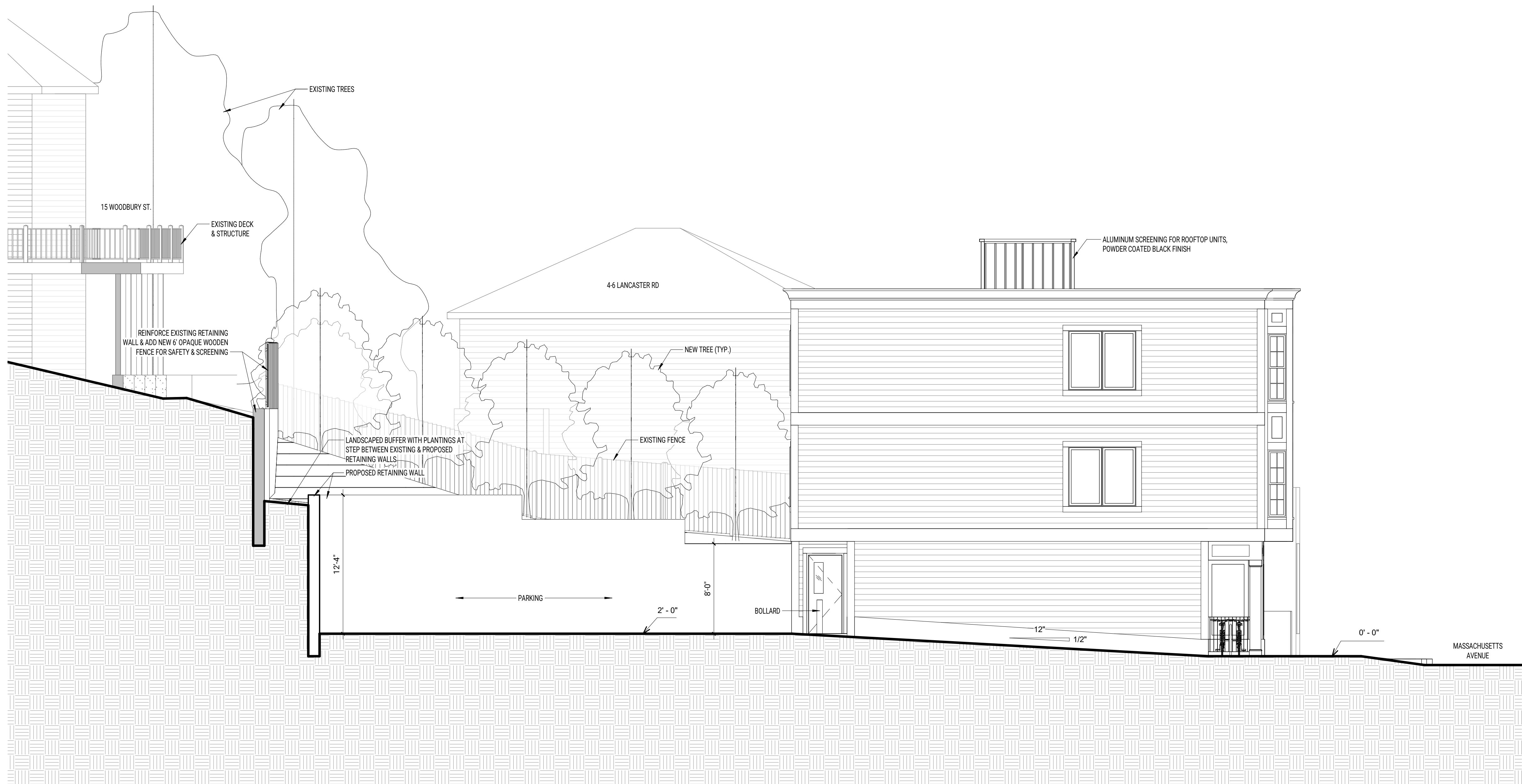
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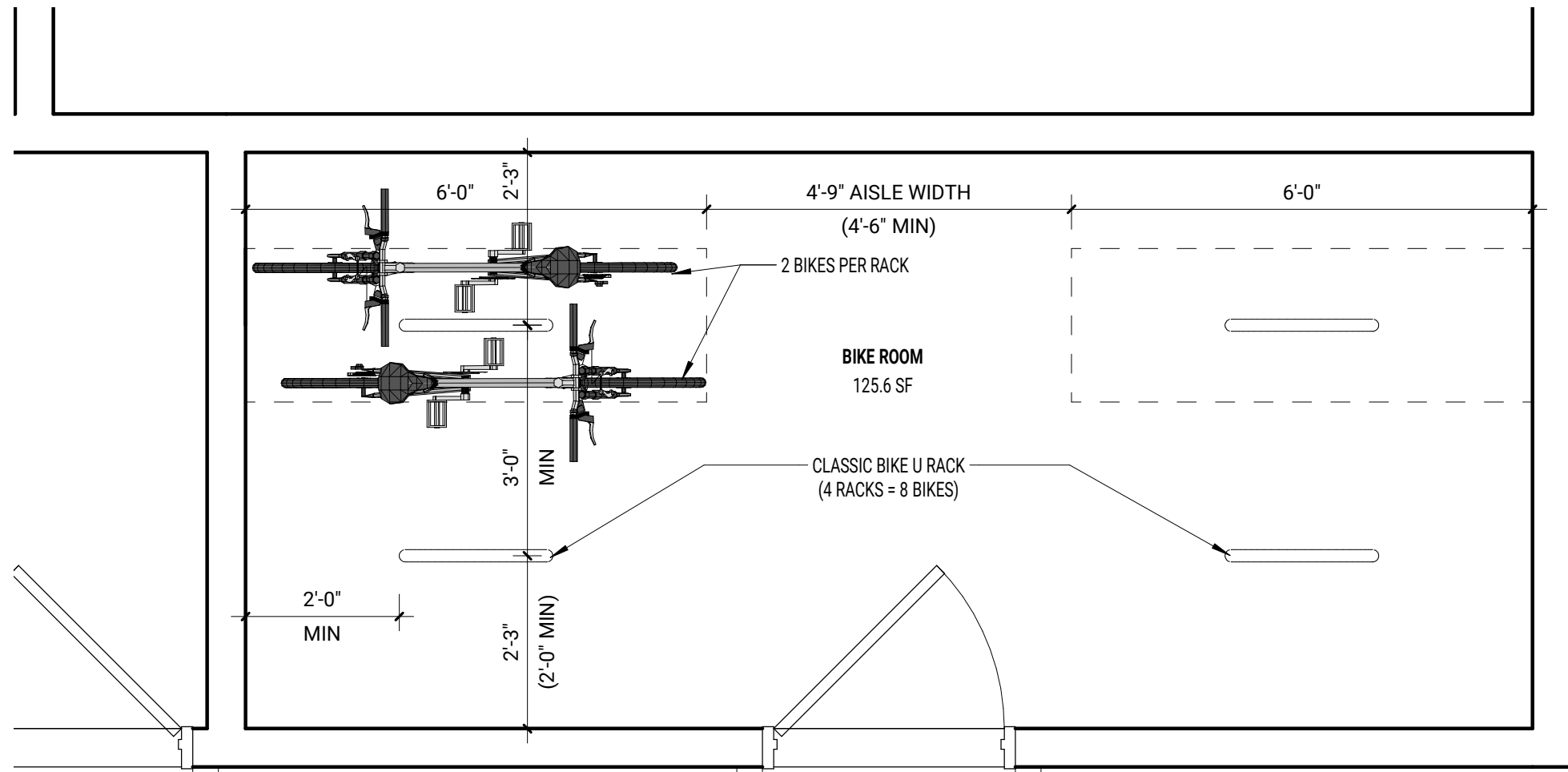
PROJECT NAME:
**1500
Massachusetts
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ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/09/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

EAST BUILDING ELEVATION

A-204





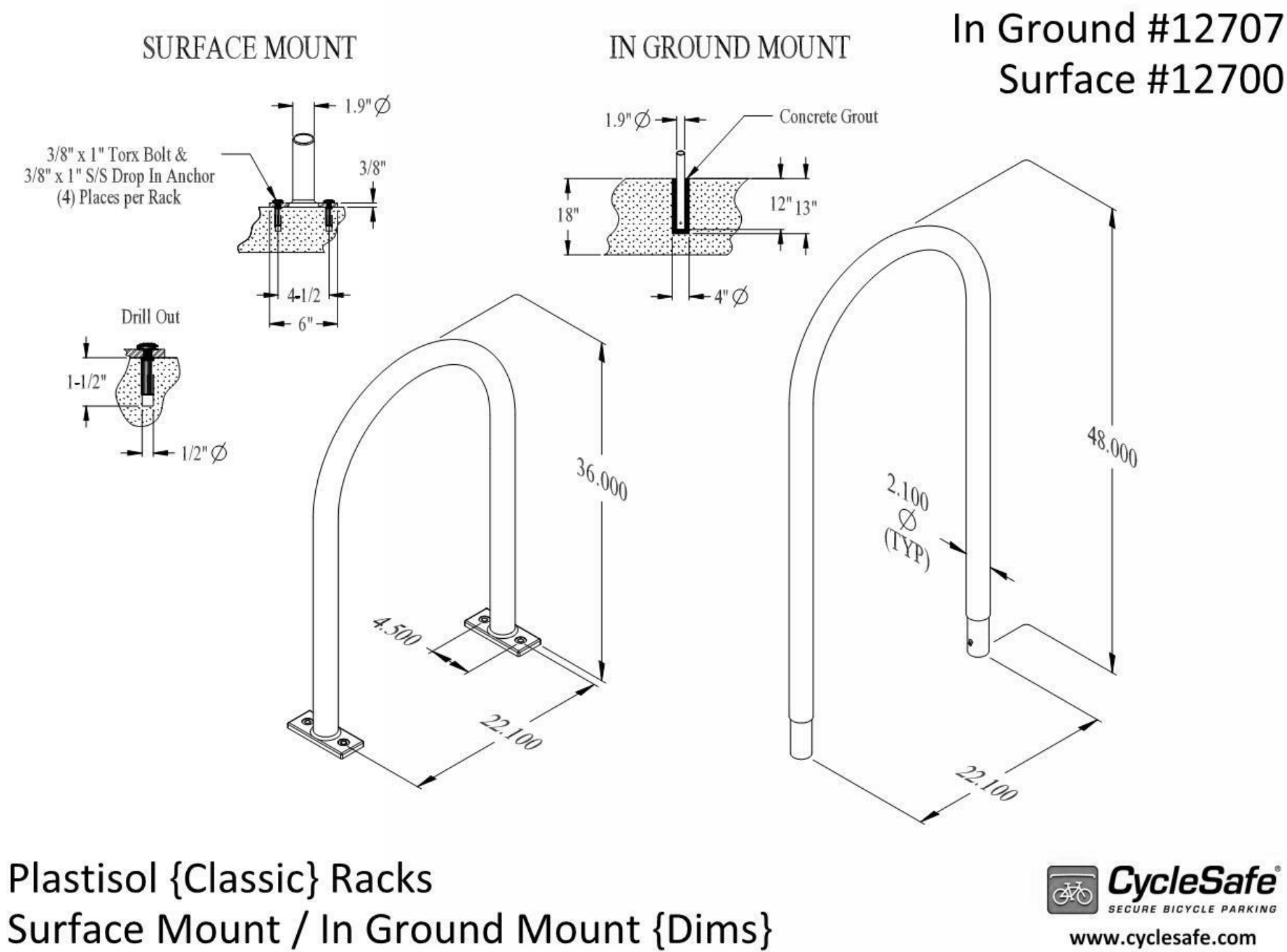


1 ENLARGED PLAN - BICYCLE ROOM
SCALE: 1/2" = 1'-0"



2 ENLARGED ELEVATION - BUILDING SIGNAGE
SCALE: 3/4" = 1'-0"

BIKE RACK SPECIFICATIONS

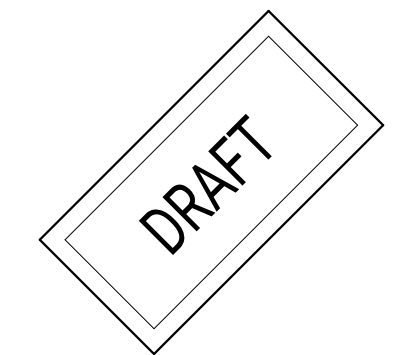


MFDS A+P

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CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
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Ave**

ADDRESS:
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DATE ISSUED: 10/09/2020
PROJECT #: 19018
SCALE: As indicated
DRAWN BY: EAD

ENLARGED PLANS &
SPECIFICATIONS

A-401

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 office space, one (1) ground level accessible dwelling unit, as well as four (4) 2-bedroom dwelling units.

There are to be five (5) vehicular parking spaces on site, as well as three (3) 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 maintained landscaped areas 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 eight (8) parking spaces and five (5) are provided.

There is no parking requirement for the office 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

The fact that employees of the office space can use public transportation and the three (3) 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 office space.

There is an MBTA bus stop in close proximity to the property to accommodate any residents of the building or any visitors to the office space 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 their cars at the 1500 Mass Ave property and travel by public transportation to their places of employment.

The proposed building provides a large green open space at the rear 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 two-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 office unit as well as residents to commute either to their employment or elsewhere by bicycle.

Petitioner's plans will add five (5) additional dwelling units in the Town as well as office space which is in keeping with the mix use intent of Zoning Bylaw.

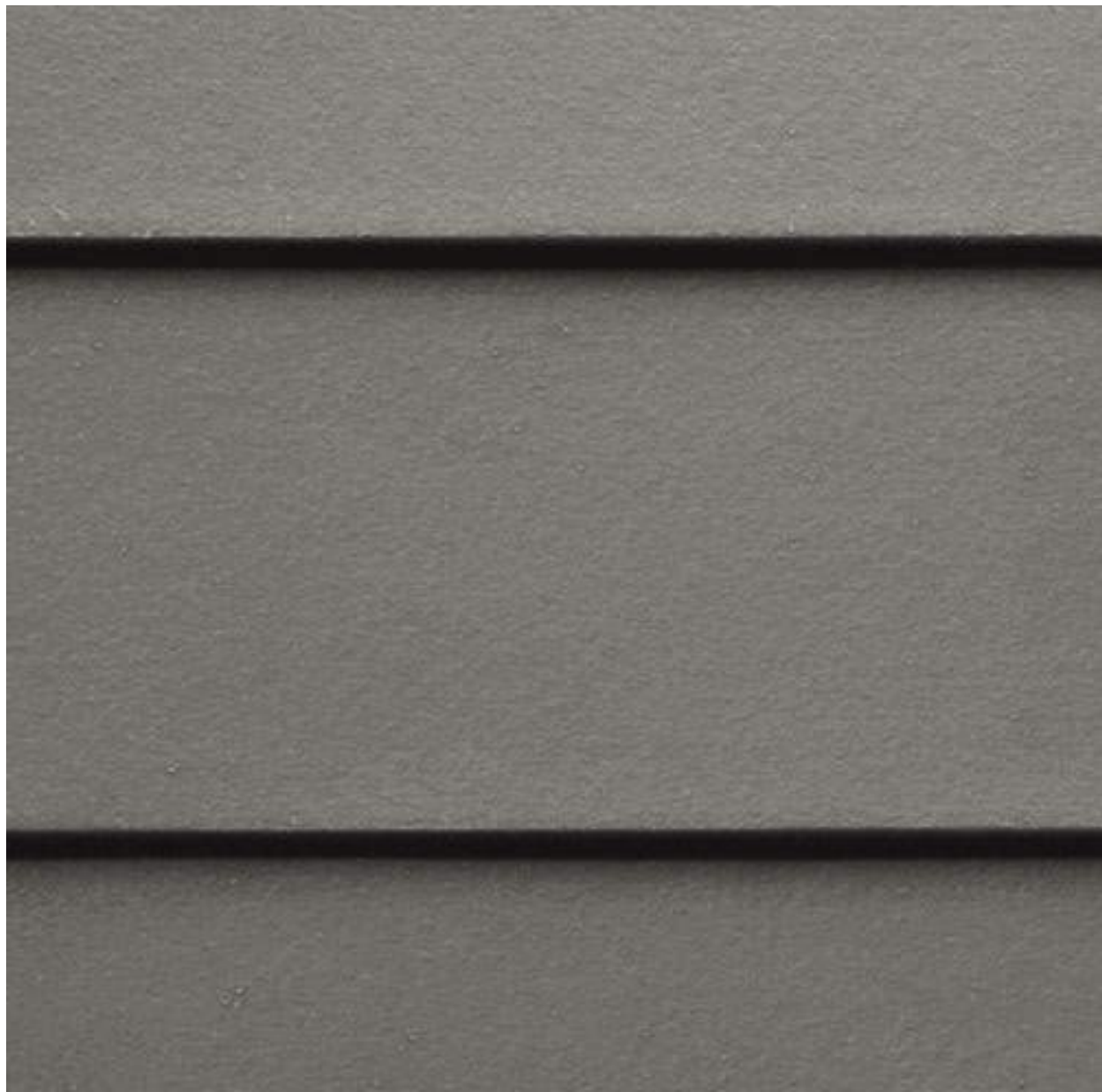
Each of the upper level residential units will contain two (2) bedrooms and Petitioner suggests to the members of the Board that there has been an expressed need for additional residential units in the Town both as expressed in communications from the State level and provisions of the Master Plan for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

The parking areas for motor vehicles for the office unit and the five (5) residential units are depicted on Plan AS101 and five spaces are located to the rear of the property adjacent to the driveway.

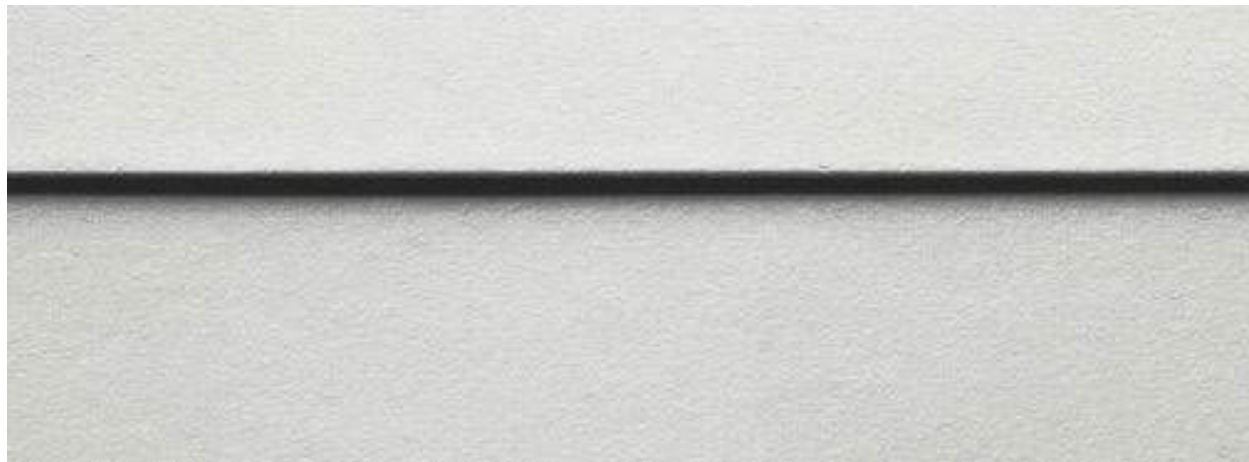
Given the height of the abutting buildings to the locus, i.e. the apartment house located to the left of the property, the residence to the rear of the property and the commercial property abutting the locus there will be "no shadow" effect from the construction on neighboring properties with respect to the proposal.



PROPOSED EXTERIOR DESIGN



JAMES HARDIE - AGED PEWTER



AZEK TRIM - WHITE



POWDER COATED BLACK ACCENTS



SHADES OF LIGHT -
OUTDOOR SCNCE



PROPOSED SITE SECTION



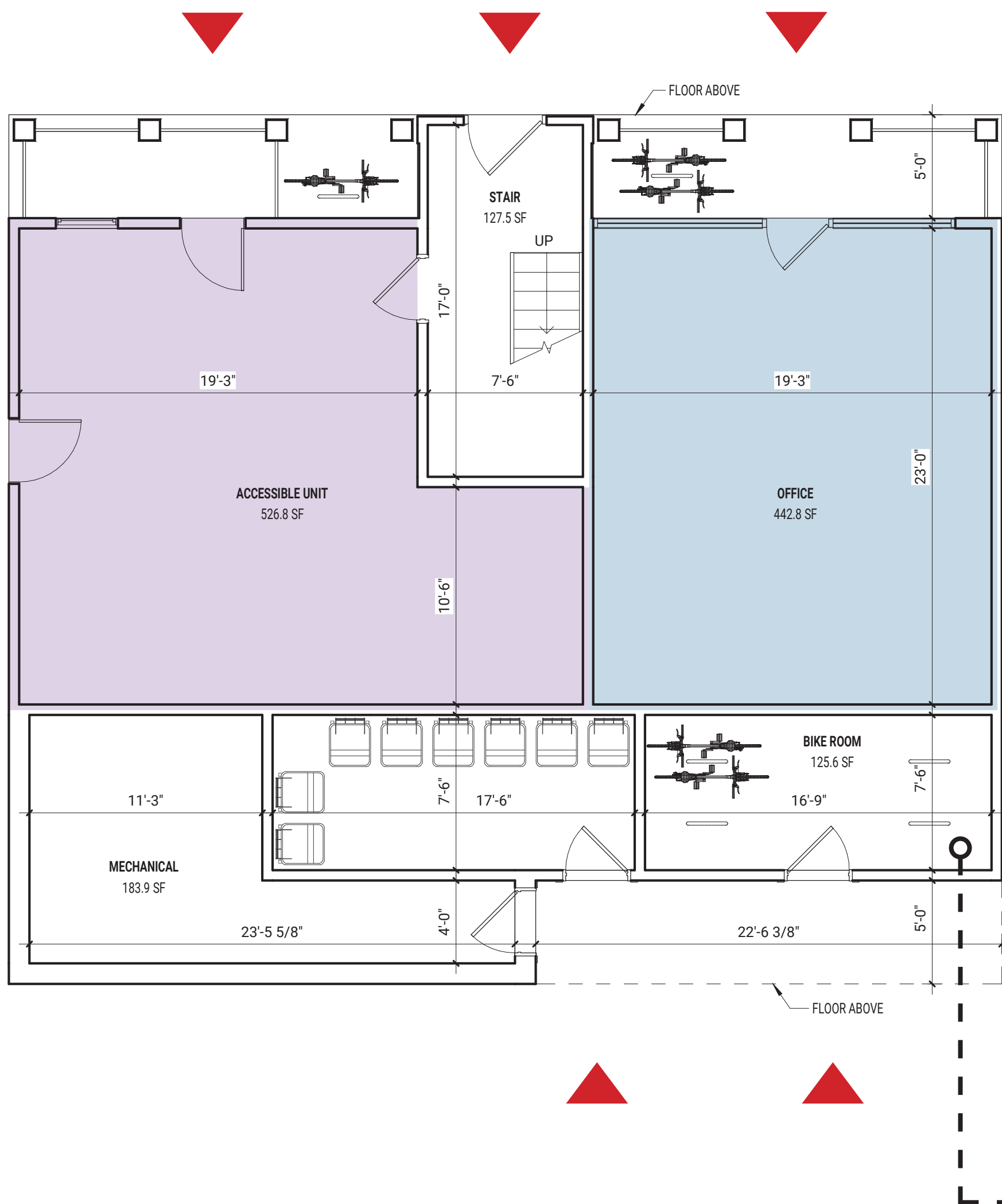
EXISTING CONDITIONS



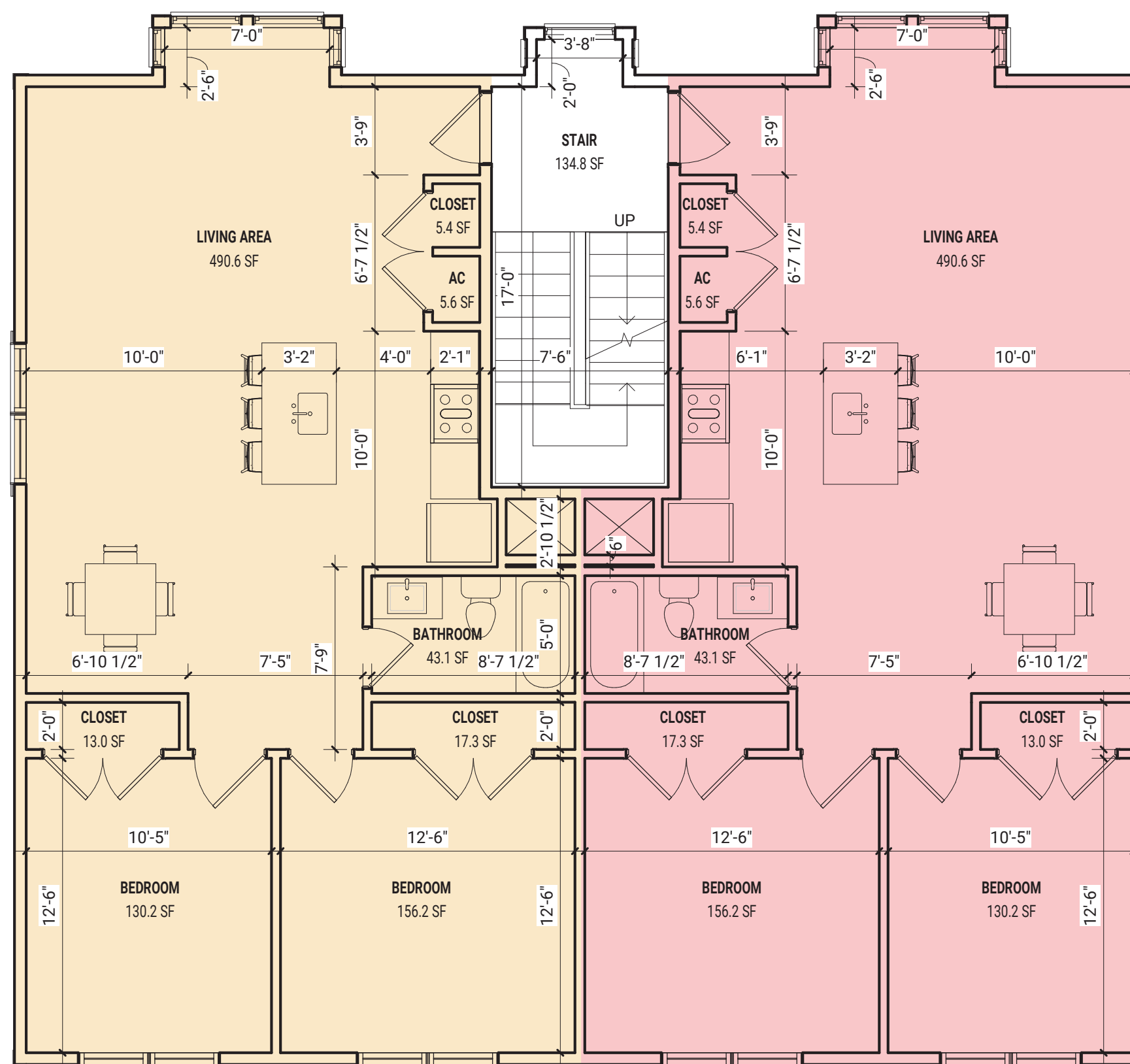
PROPOSED NORTH ELEVATION

OFFICE UNIT 1 UNIT 2 UNIT 3

EXTERIOR DOOR / POINT OF ENTRY



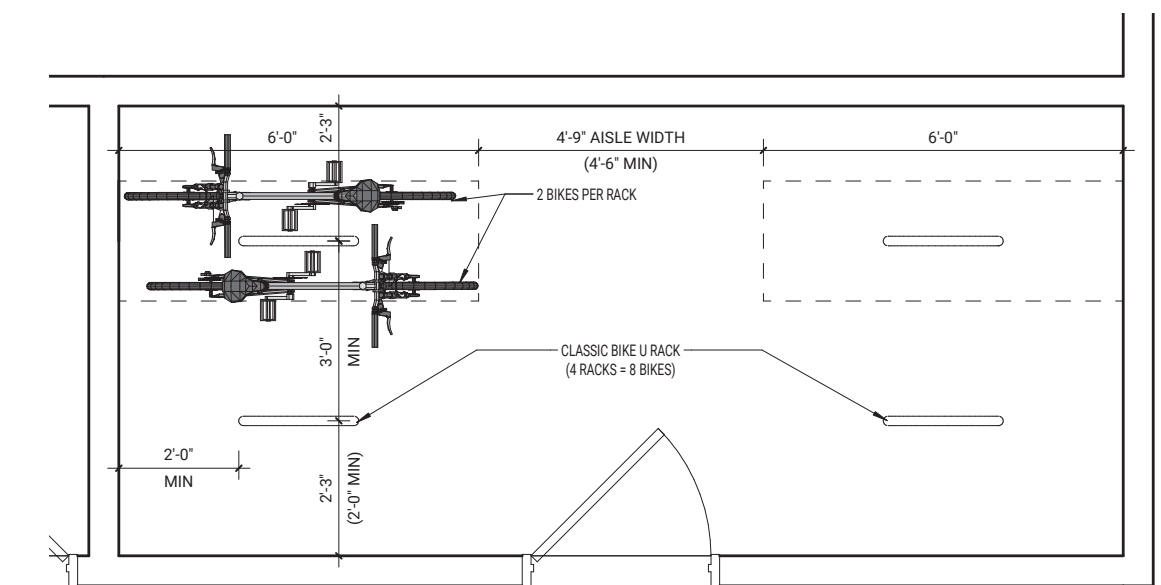
PROPOSED GROUND FLOOR PLAN



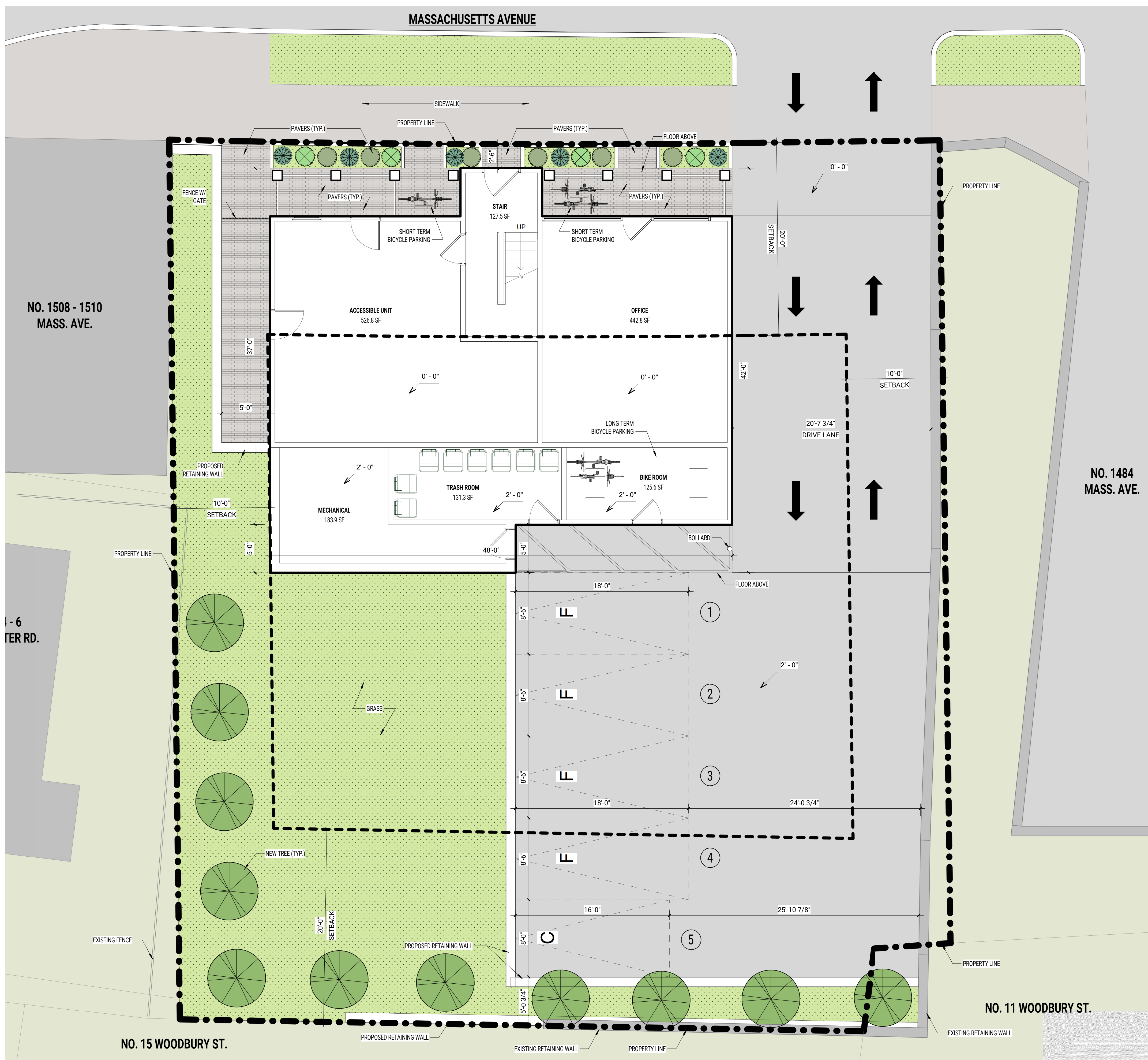
PROPOSED 2ND & 3RD FLOOR PLAN (TYP.)



CLASSIC BIKE U RACK



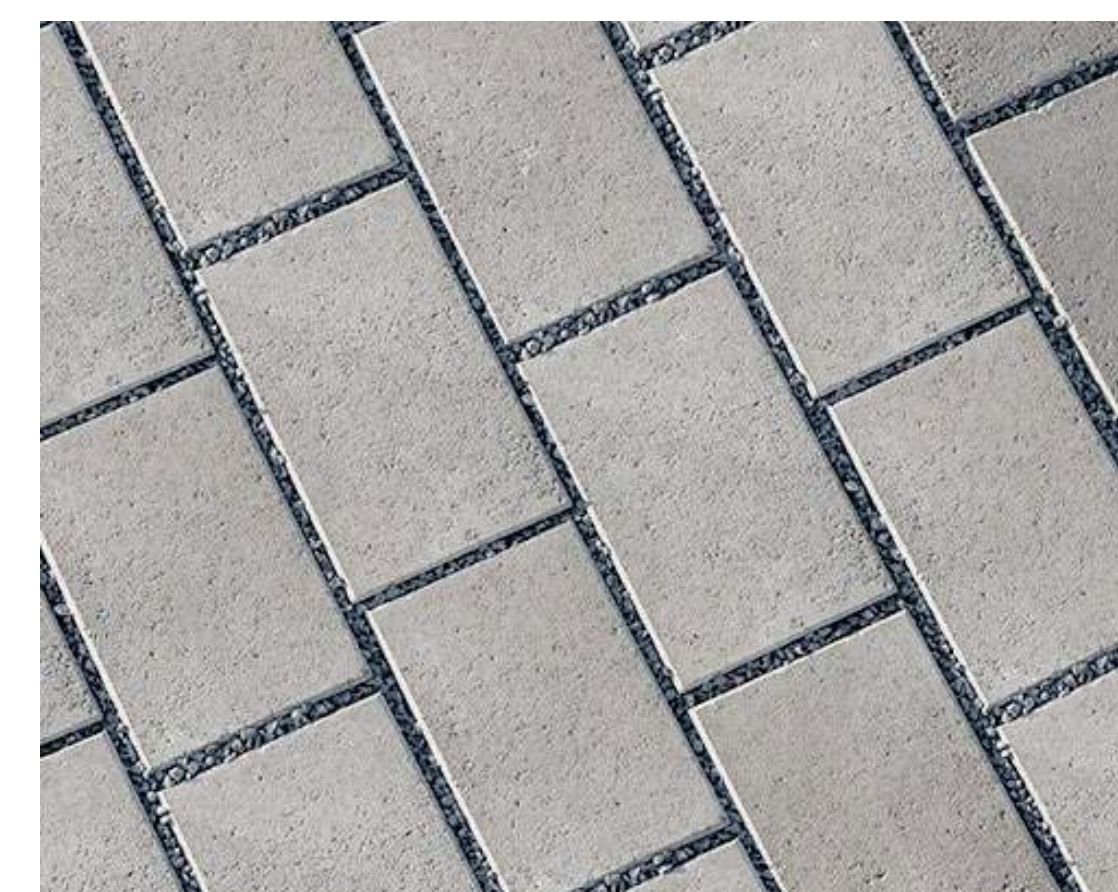
BICYCLE ROOM LAYOUT



PROPOSED SITE PLAN

SITE PLAN LEGEND

- GRASS
- HYDRANGEA
- RHODEDENDROIN
- EVERGREEN AZALEA



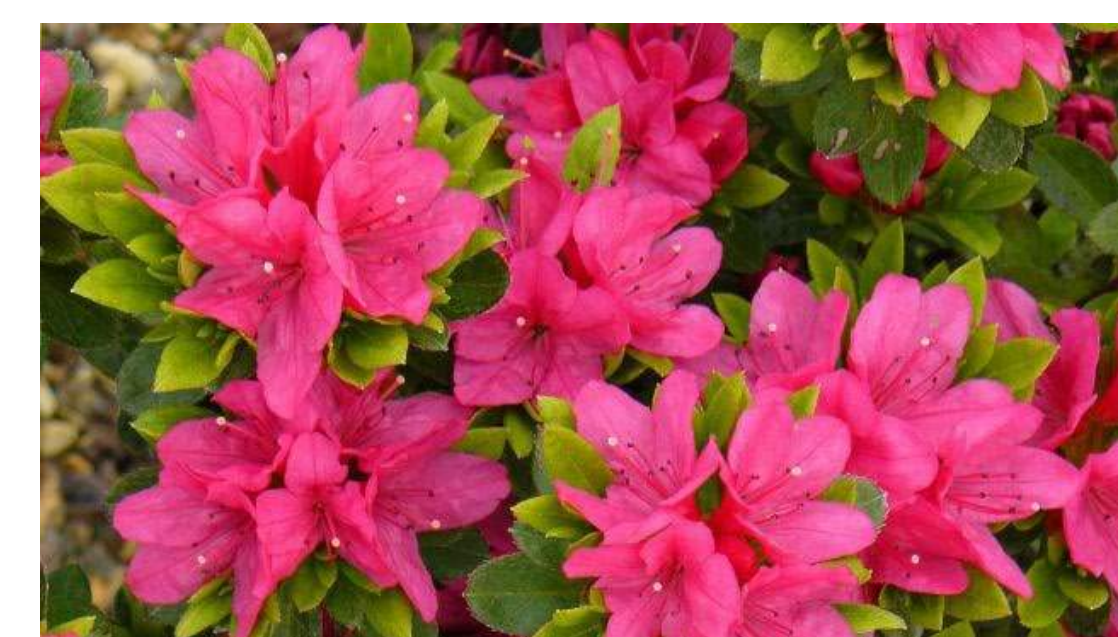
PERMEABLE PAVERS



HYDRANGEA



RHODEDENDRON



EVERGREEN AZALEA

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 $\geq 50\%$ of existing GFA)

You Must:

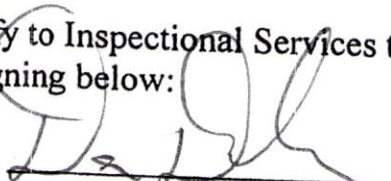
1. Deliver the Attached "Arlington Residential Construction Notification" to Neighbors Before Commencing Work:

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

2. 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
5. Certify to Inspectional Services the Notices Were Mailed on _____
by signing below:


(Signature)

8/23/19
(Date)
8/23/19
(Date)

Arlington Residential Construction Notification

June 7th, 2019

(Date)

Dear Neighbor,

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

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

- ☒ Demolish the Existing Structure
- ☐ Excavate for a Foundation
- ☐ Build a Large Addition
- ☒ 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 12 month(s) to complete. Please contact me with any questions.

Thank you,

North Atlantic Properties

294 Harvard Street, Medford, MA 02155

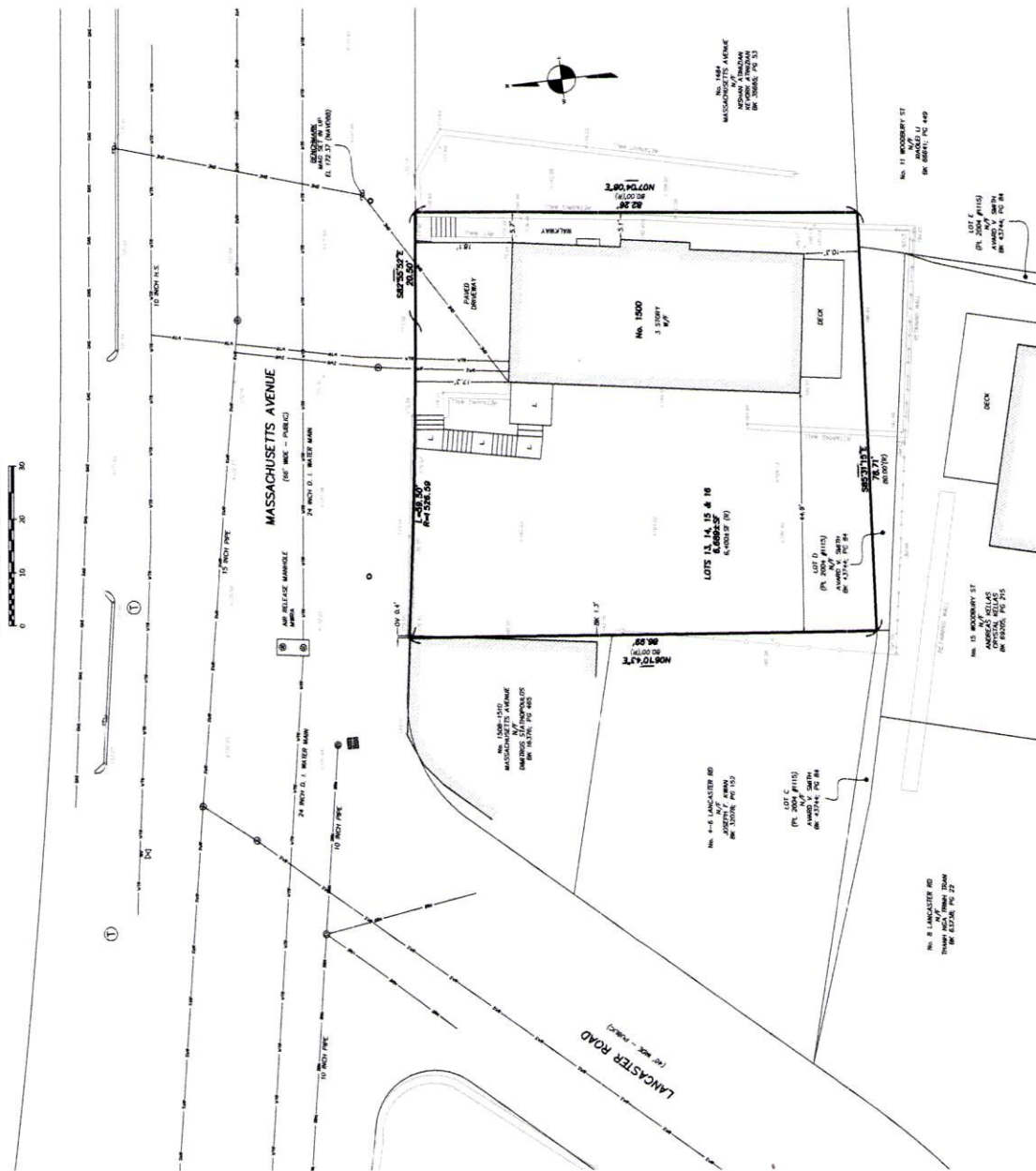
(Contractor Name)

Darin DiNucci at 781-395-4750

(Contractor Phone Number)

SITE PLAN OF LAND
 LOCATED AT
1500 MASSACHUSETTS AVENUE
ARLINGTON, MA

DATE: APRIL 6, 2019 SCALE: 1/8"=1'-0" (HORIZONTAL)
 0 10 20 30



I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MASSACHUSETTS.

THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE MEAN SEA LEVEL DATUM, AND WERE DETERMINED FROM A GPS SURVEY.

THE INFORMATION CONTAINED HEREON IS BASED UPON A FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT GUARANTEED THAT THE INFORMATION IS COMPLETELY ACCURATE.

THE INFORMATION CONTAINED HEREON IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.

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Arlington Residential Construction "Good Neighbor" Agreement

This agreement applies to residential construction projects including: demolitions, open foundation excavation, new construction, or large addition projects.

The undersigned hereby acknowledges that they are responsible for compliance with the conditions listed below.

Project Address: 1500 Massachusetts Ave			
Permit (s) #	Date Issued:	Est. Start Date: 8/20/19	Est. Completion Date: 8/20/20
Property Owner: 1500 MASS AVE LLC	Telephone: 781-395-4750	Owner Email: daniel@dinuccicompanies.com	
Owner Address: 294 Harvard Street, Medford, MA 02155		Date: 9/10/19	
Owner Signature: [Signature]	Contractor Name: North Atlantic Prop.	Telephone: 781-395-4750	Contractor Email: daniel@dinuccicompanies.com
Contractor Address: 294 Harvard St, Medford, MA 02155		Date: 9/10/19	
Contractor Signature: [Signature]		Date: 9/10/19	

1. **Hours of Operation:** 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. **Noise:** 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. **Open Excavations:** Barriers shall be erected or other suitable measures taken to protect persons from damages incident thereto.
4. **Drive Entrance:** 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. **Dumpster / Waste:** 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. **Portable Restrooms:** 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. **Equipment / Materials:** Construction equipment and materials shall be stored in safe, secure and non-obstructive 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. **Parking:** 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[print this 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

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

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 1500 Mass Ave, Arlington MA

Zoning District B1

Owner: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units:

Three Family, 3 Dwelling Units

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:

Mixed Use, 5 Dwelling Units

Uses and their gross square feet:

Residential: 4,933.2 sf Office: 475 sf

		<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
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 applicable		-----	-----	max. -----
Lot Area per Dwelling Unit (square feet)		-----	-----	min. -----
Front Yard Depth (feet)		17.3	2.5	min. 20
Side Yard Width (feet)	right side	44.9	21.6	min. 10
	left side	5.1	10	min. 10
Rear Yard Depth (feet)		10.3	46.5	min. 20
Height				min.
Stories		3	3	stories 3
Feet			32' 8"	feet 35
Open Space (% of G.F.A.)				min.
Landscaped (square feet)			2,296.5	(s.f.) 1,081.6
Usable (square feet)			1,575.5	(s.f.) 986.6
Parking Spaces (No.)			5	min. 8
Parking Area Setbacks (feet), where applicable			5	min. 10, 5 w/ suitable wall
Loading Spaces (No.)		0	0	min. 0
Type of Construction				
Distance to Nearest Building			10	min.

*Sec. 5.3.21

OPEN SPACE/GROSS FLOOR AREA

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

Address 1500 Mass Ave, Arlington MA

Zoning District B1

<u>OPEN SPACE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>7,265 sf</u>	<u>7,265 sf</u>
Open Space (Usable)*	<u></u>	<u>1,575.5 sf</u>
Open Space (Landscaped)	<u></u>	<u>2,296.5 sf</u>

*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)

Accessory building	<u></u>	<u></u>
Basement or cellar (>5' excluding mechanical area)	<u></u>	<u></u>
1 st Floor	<u></u>	<u>1,327.8 sf</u>
2 nd Floor	<u></u>	<u>2,040.2 sf</u>
3 rd Floor	<u></u>	<u>2,040.2 sf</u>
4 th Floor	<u></u>	<u></u>
5 th Floor	<u></u>	<u></u>
Attic (>7'0" in height, excluding elevator, mechanical area)	<u></u>	<u></u>
Parking garages (except as used for accessory Parking garages or off street loading purposes)	<u></u>	<u></u>
All weather habitable porches and balconies	<u></u>	<u></u>
Total Gross Floor Area (GFA)	<u></u>	<u>5,408.2 sf</u>

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA	<u>32% (% of Residential GSF only per section 5.3.21)</u>
Proposed Landscaped Open Space Percent of GFA	<u>42%</u>

This worksheet applies to plans dated _____ designed by _____

Reviewed by Inspectional Services _____ Date: _____

DiNucci Companies
294 Harvard Street
Medford, MA 02155

August 2, 2019

Town of Arlington
Tree Department
51 Grove 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,

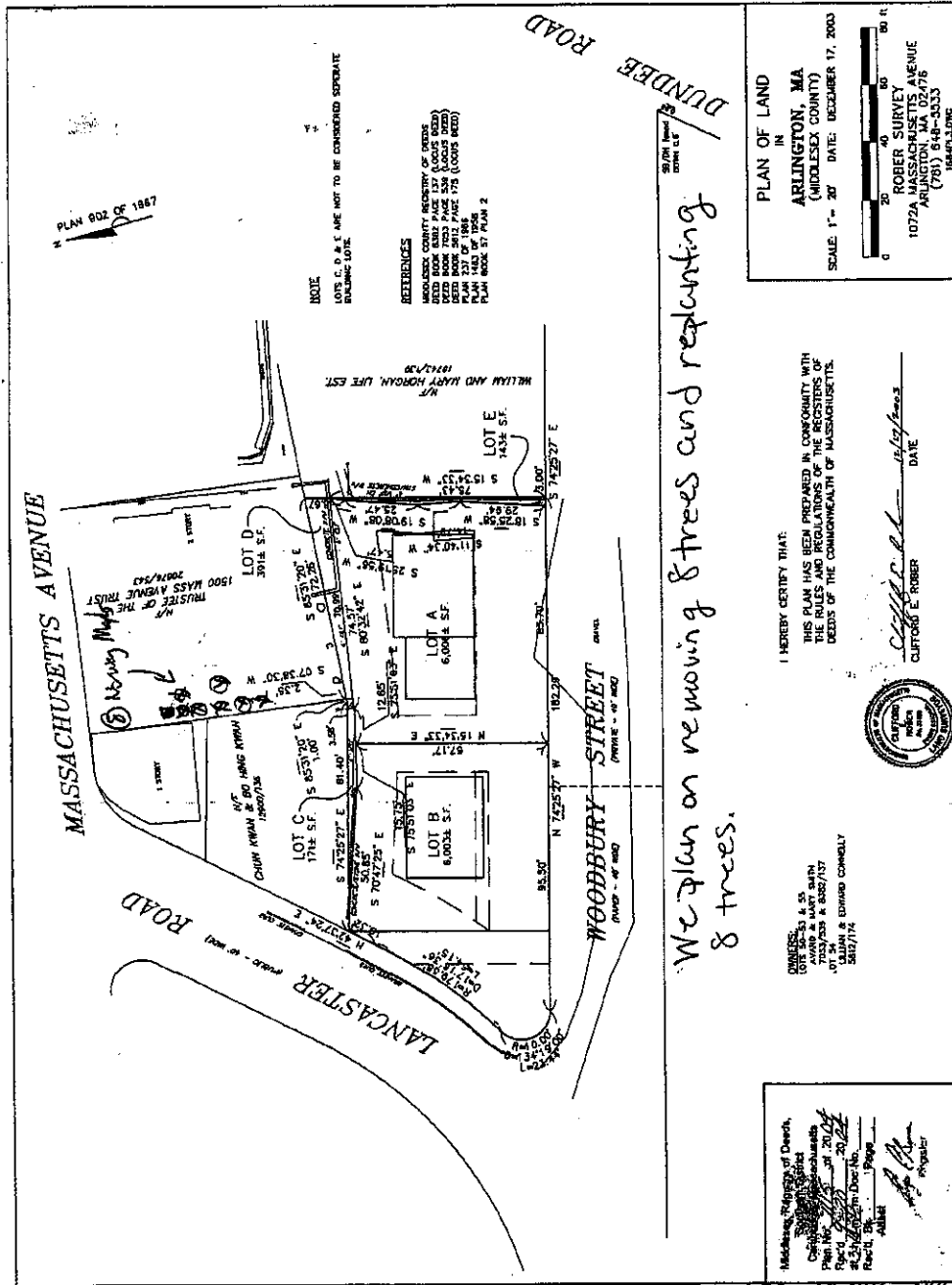


Darin DiNucci

darin@dinuccicompanies.com

Cell: 617-697-8266

D. Nucci Corporations





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. Lecuire, MCA
Arlington Tree Warden
Department of Public Works
51 Grove Street
Arlington, MA 02476



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

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

PLANNING & COMMUNITY
DEVELOPMENT

2020 AUG 20 A 9:21

Docket No. 3633

1. Property Address 1500 Massachusetts Avenue
Name of Record Owner(s) 1500 Mass Ave, LLC Phone 781-646-4911
Address of Owner 294 Harvard Street Medford, MA 02155
Street City, State, Zip
2. Name of Applicant(s) (if different than above) SAME AS ABOVE
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property MAP 174.0 Block 0002 Lot 0009.0
Assessor's Block Plan, Block, Lot No.
4. 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 _____.
5. Present Use of Property (include # of dwelling units, if any) Three (3) residential units
6. Proposed Use of Property (include # of dwelling units, if any) Four (4) residential units and
one (1) commercial unit
7. Permit applied for in accordance with the following Zoning Bylaw section(s) 3.4 Environmental Design Review
6.1.5 Parking reduction
5.3.7 Screening and buffering
5.3.21A.1 Supplemental requirements in the
section(s) title(s) business district
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 1500 Mass Ave, LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 1500 Massachusetts Avenue 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

Phone



Town of Arlington Redevelopment Board
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 arlingtonma.gov/arb, for the full list of required submittals.

- ☒ Dimensional and Parking Information Form (see attached)
- ☒ Site plan of proposal
- ☐ Model, if required
- ☒ Drawing of existing conditions
- ☒ Drawing of proposed structure
- ☒ Proposed landscaping. May be incorporated into site plan
- ☒ Photographs
- ☒ Impact statement
- ☒ 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: _____
- ☐ 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 units.

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 their 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

Docket No. _____

Property Location 1500 Mass Ave, Arlington MA

Zoning District B1

Owner: _____

Address: _____

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

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed Use, 4 Dwelling Units

Uses and their gross square feet:

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

	<u>Present Conditions**</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
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 applicable	-----	-----	max. -----
Lot Area per Dwelling Unit (square feet)	-----	-----	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
Parking Spaces (No.)		5	min. 6
Parking Area Setbacks (feet), where applicable		0.6	min. 10
Loading Spaces (No.)	0	0	min. 0
Type of Construction			
Distance to Nearest Building	48.2	21.1	min.

*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

Address 1500 Mass Ave, Arlington MA

Zoning District B1

<u>OPEN SPACE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>7,080 sf</u>	<u>7,265 sf</u>
Open Space (Usable)*	<u></u>	<u>1,201.5 sf</u>
Open Space (Landscaped)	<u></u>	<u>1,645.5 sf</u>

*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)

Accessory building	<u></u>	<u></u>
Basement or cellar (>5' excluding mechanical area)	<u></u>	<u></u>
1 st Floor	<u></u>	<u>1,289.8 sf</u>
2 nd Floor	<u></u>	<u>2,040.2 sf</u>
3 rd Floor	<u></u>	<u>2,040.2 sf</u>
4 th Floor	<u></u>	<u></u>
5 th Floor	<u></u>	<u></u>
Attic (>7'0" in height, excluding elevator, mechanical area)	<u></u>	<u></u>
Parking garages (except as used for accessory Parking garages or off street loading purposes)	<u></u>	<u></u>
All weather habitable porches and balconies	<u></u>	<u></u>
Total Gross Floor Area (GFA)	<u></u>	<u>5,370.2 sf</u>

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA	<u>28.4% (% of Residential GSF only per section 5.3.21)</u>
Proposed Landscaped Open Space Percent of GFA	<u>30.6%</u>

This worksheet applies to plans dated _____ designed by _____

Reviewed by Inspectional Services _____ Date: _____

PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS 13, 14, 15 & 16 FROM PLAN BOOK 57, PLAIN 2 AND LOT D FROM PLAN #1135 OF 2004 INTO ONE LOT WITH A TOTAL AREA OF 7.265535 AS SHOWN HEREON.

LANCASTER ROAD
(40' WIDE - 125' DEEP)

DATE: APRIL 30, 2020 SCALE: 1.0 INCH = 10.0 FEET

1100A
 4160-A
 PI. 2004 81155
 PI. 2002 4775
 PI. 2001 8417
 PI. 1974 81324
 PI. 1967 8002
 PI. 1967 8456
 PI. 1966 8237
 PI. 1955 8726
 PI. 1938 8552
 PI. 1937 8920
 PI. 1937 8107
 PI. 1936 8107
 PI. 1936 8118
 PI. 1929 8664
 PI. 1929 87

[illegible]

06/15/26
DATE

FIELD:	MO
DRAFT:	NAP
CHECK:	GCC





PLANTING LEGEND

- GRASS
- HYDRANGEA
- RHODODENDRON
- EVERGREEN AZALEA



MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

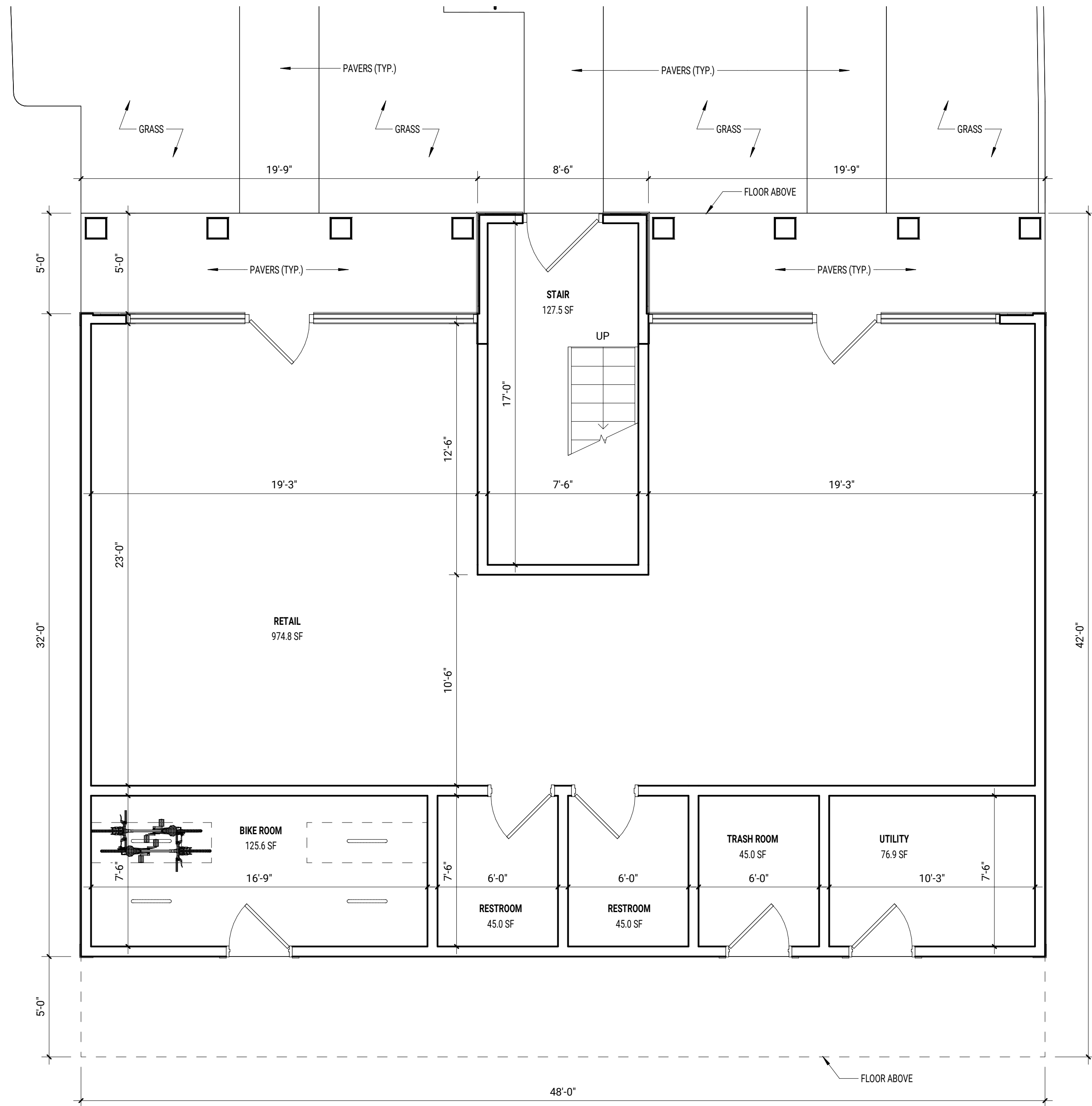


MARK: DATE: DESCRIPTION:
ISSUE LOG:

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

AS101



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

1ST FLOOR CONSTRUCTION
PLAN

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020

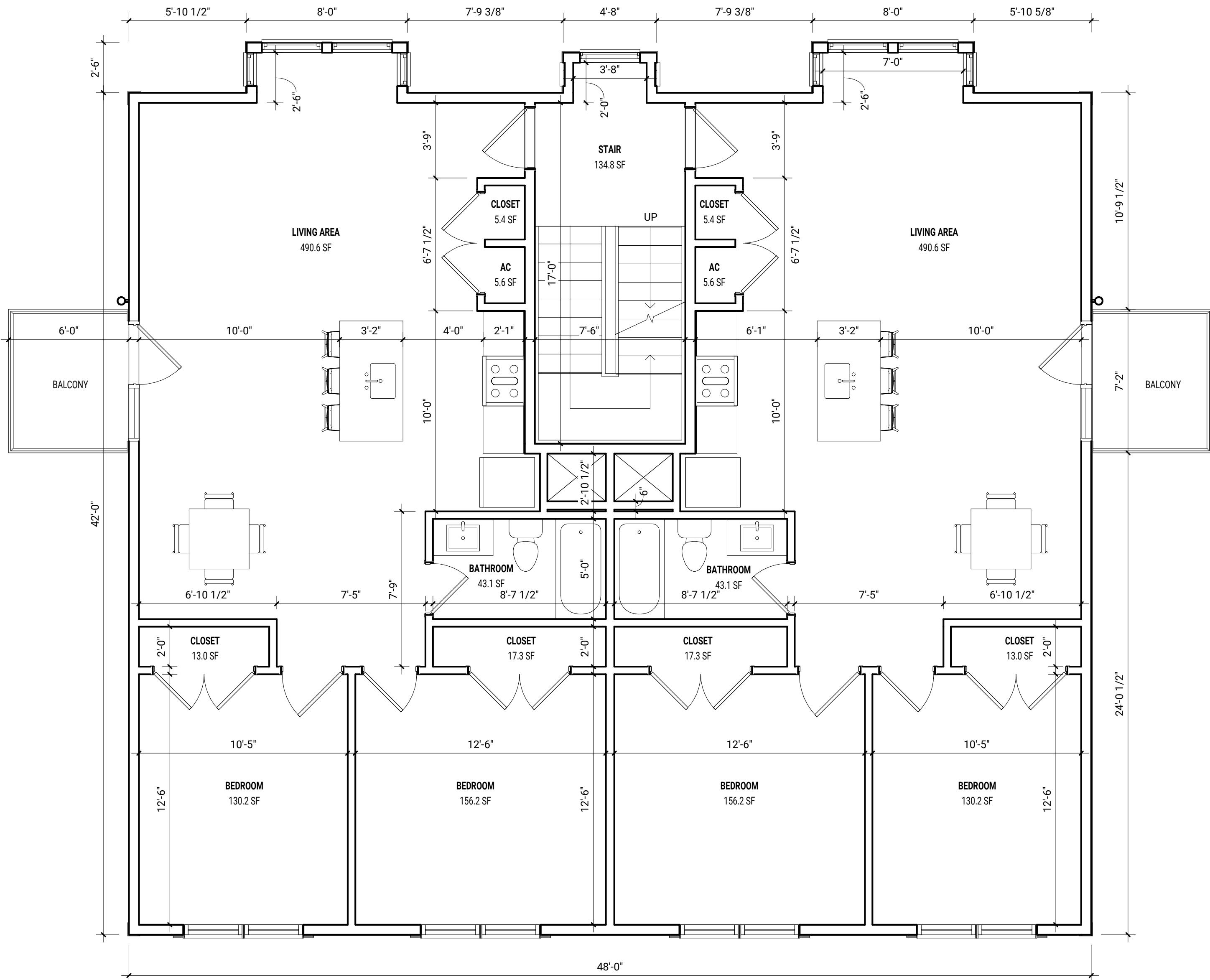
PROJECT #: 19018

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

DRAWN BY: EAD

2ND FLOOR CONSTRUCTION
PLAN

A-103



CONSULTANTS:

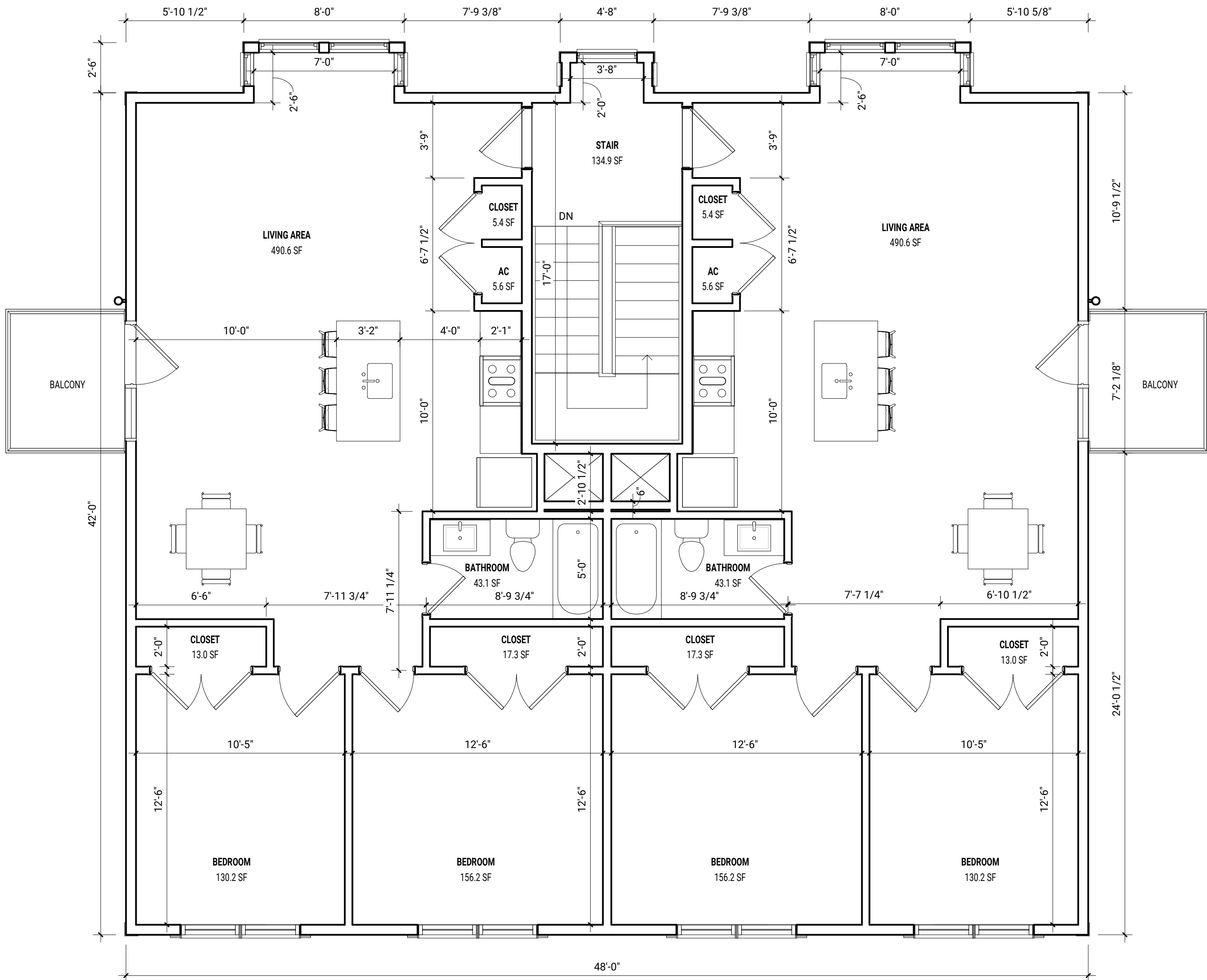
ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

3RD FLOOR CONSTRUCTION
PLAN



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

NORTH BUILDING ELEVATION

A-201



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

WEST BUILDING ELEVATION

A-202



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020

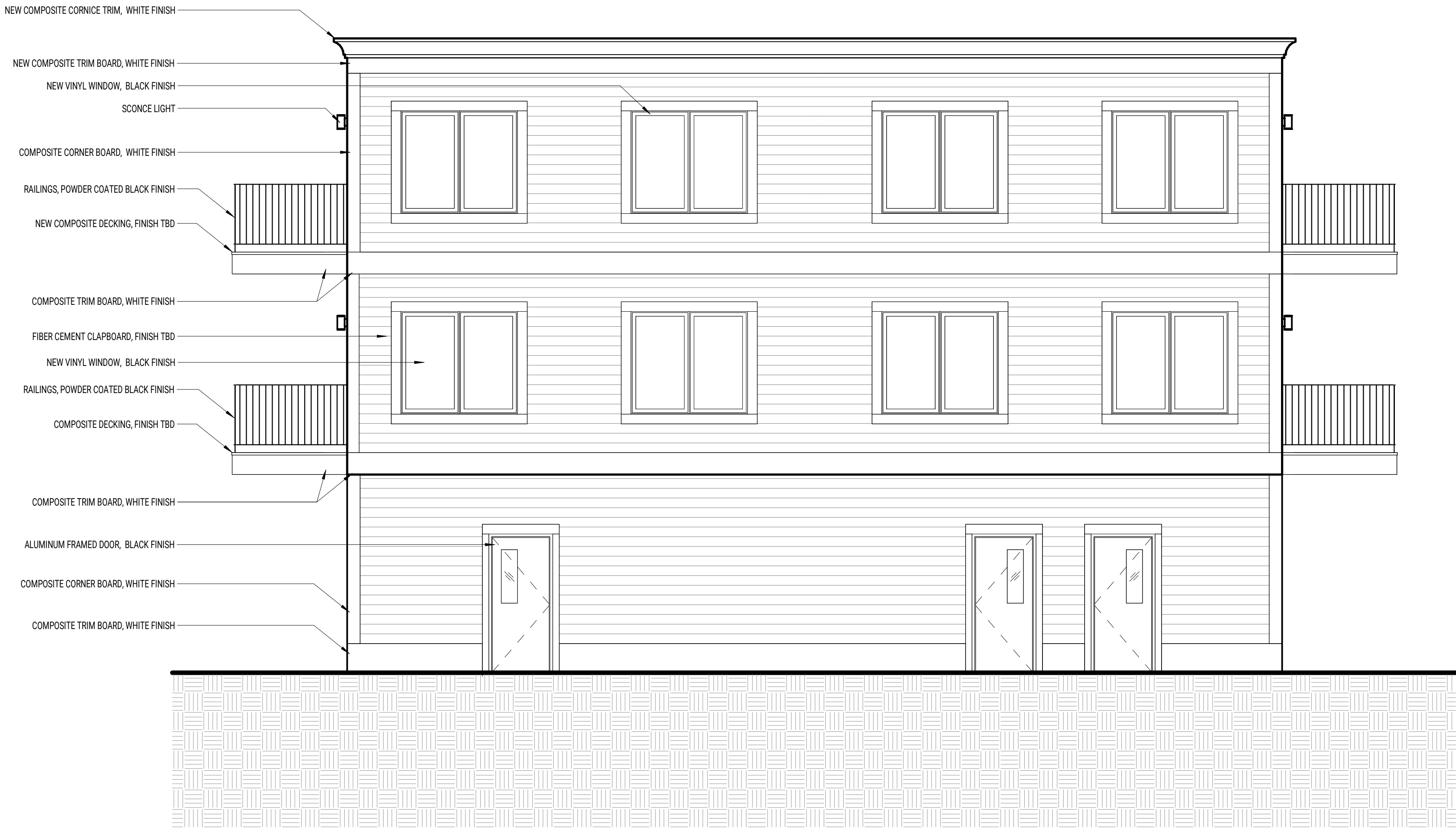
PROJECT #: 19018

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

DRAWN BY: EAD

SOUTH BUILDING ELEVATION

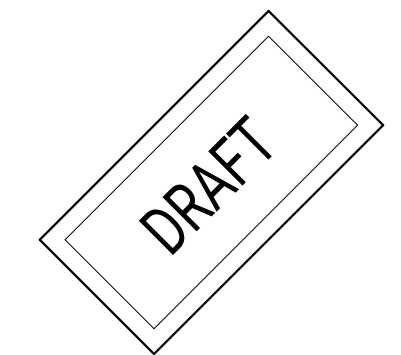
A-203





CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

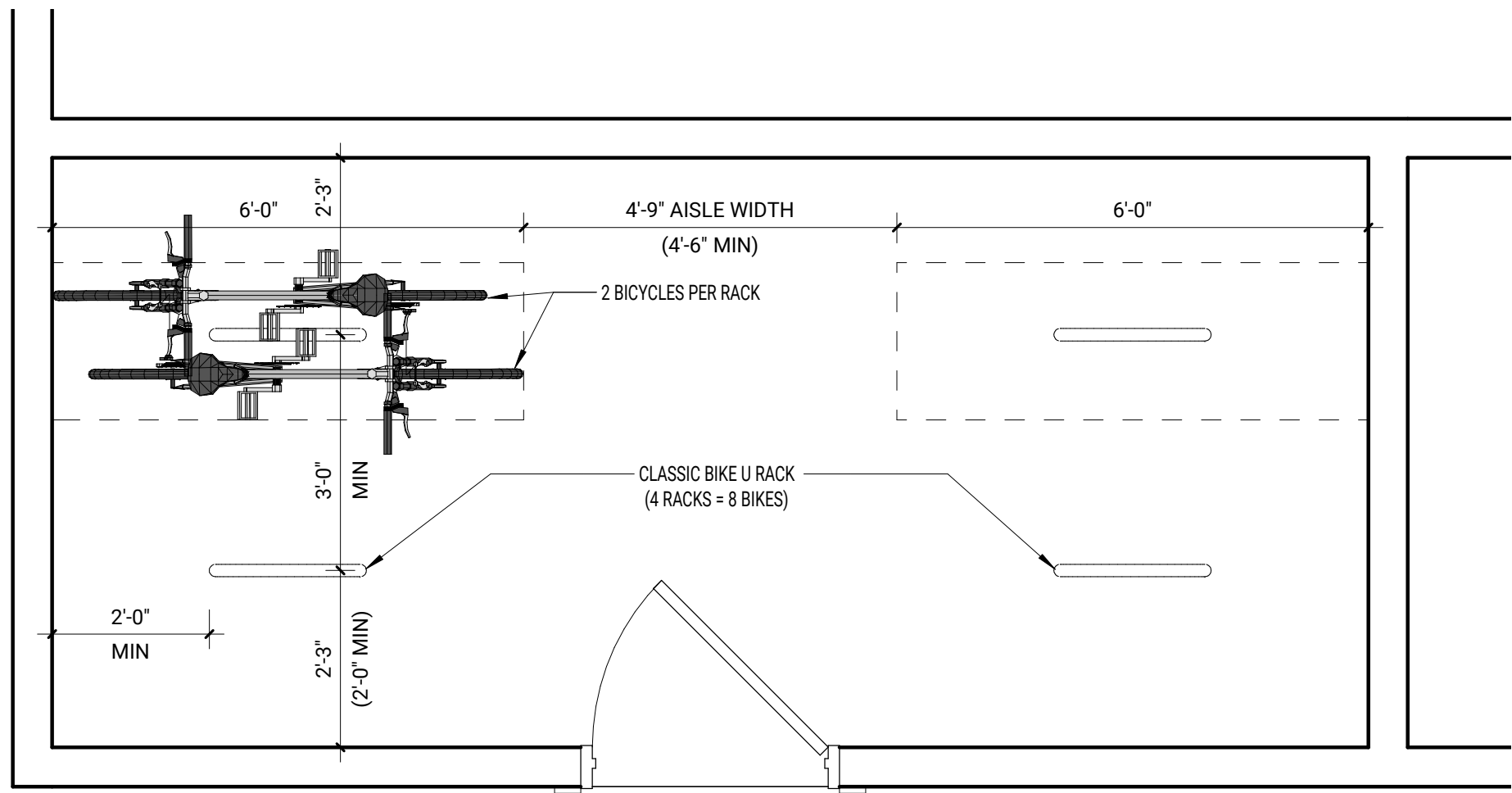


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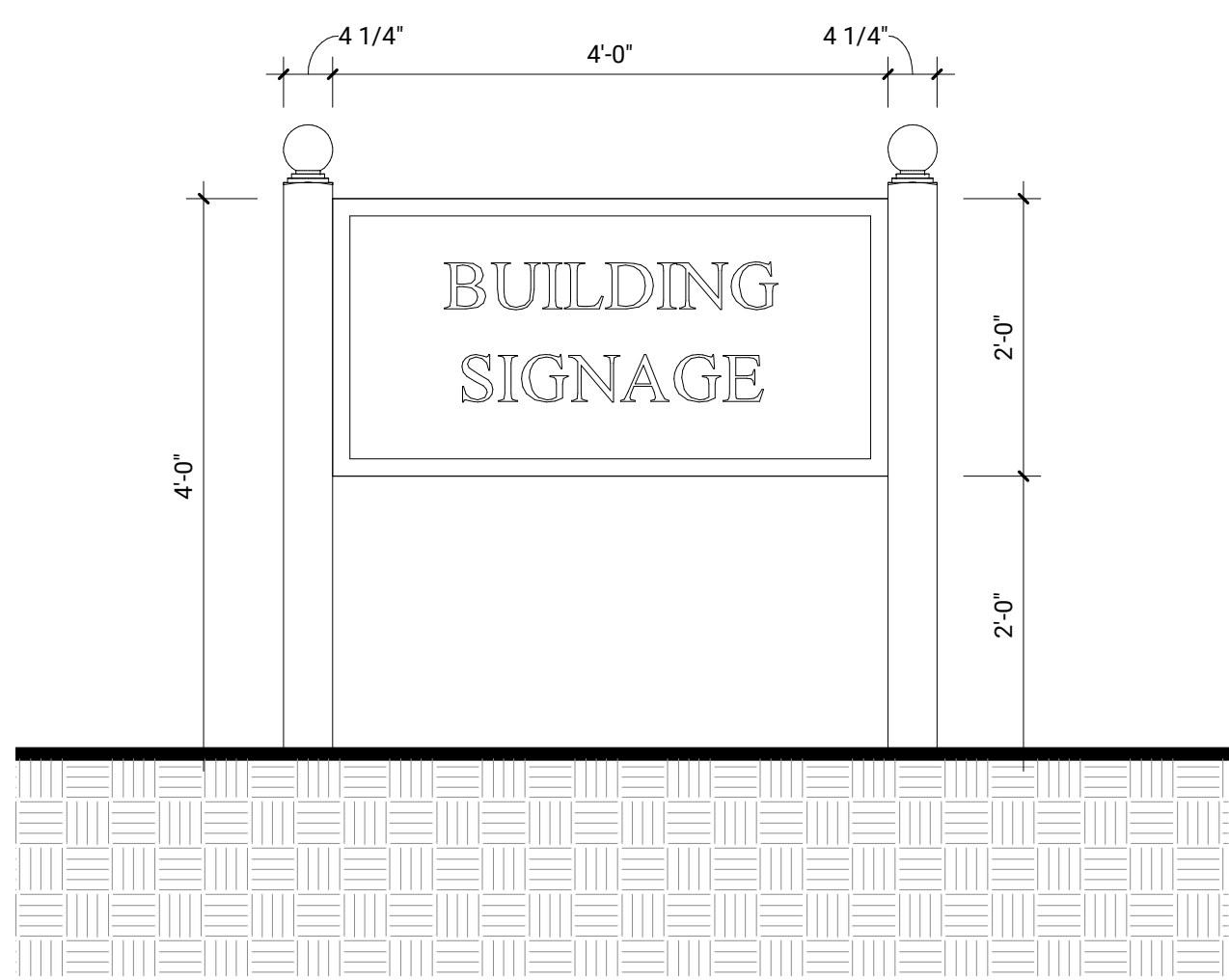
PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 6/03/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

EAST BUILDING ELEVATION

A-204

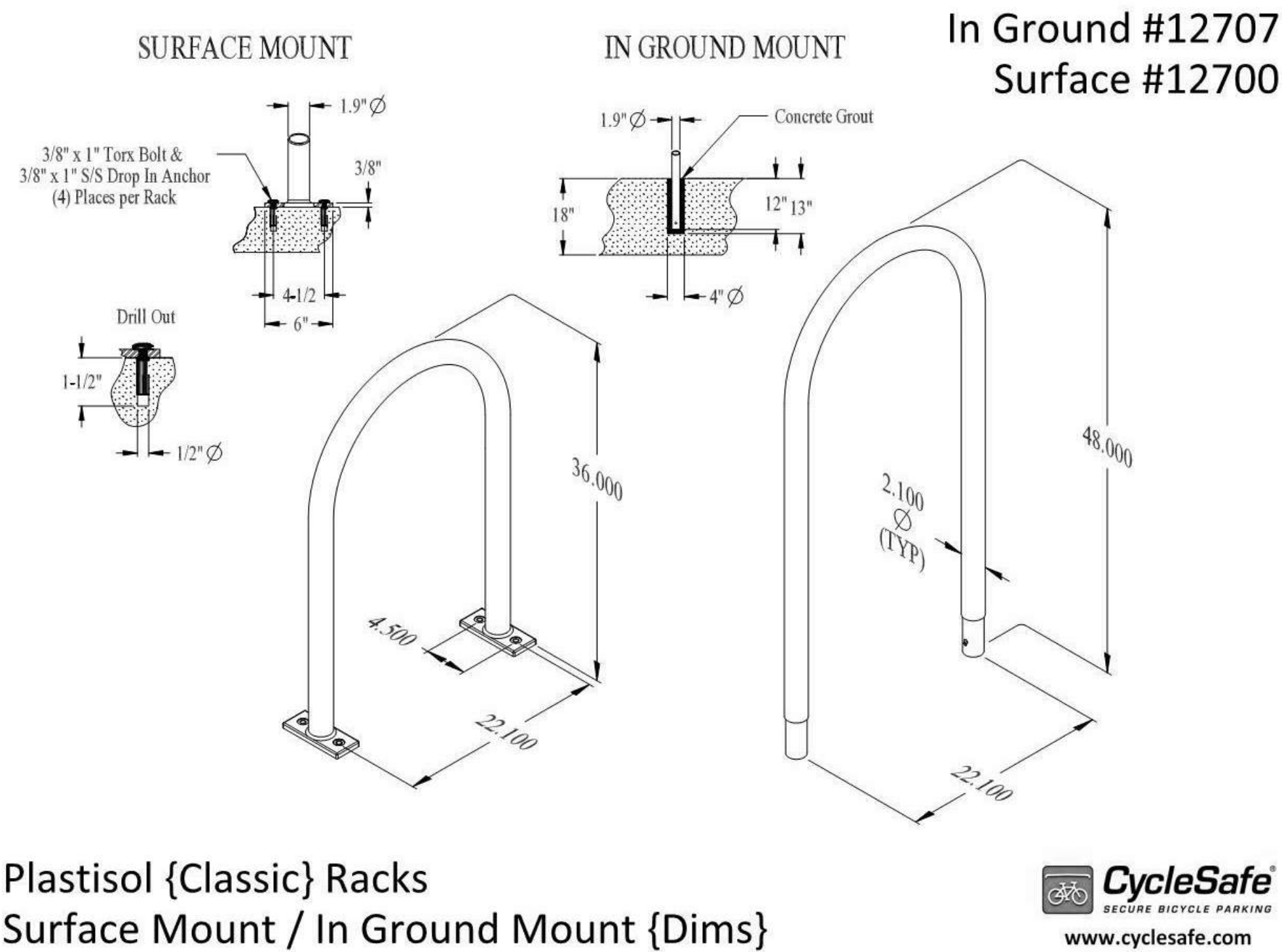


1 ENLARGED PLAN - BICYCLE ROOM
SCALE: 1/2" = 1'-0"



2 ENLARGED ELEVATION - BUILDING SIGNAGE
SCALE: 3/4" = 1'-0"

BIKE RACK SPECIFICATIONS

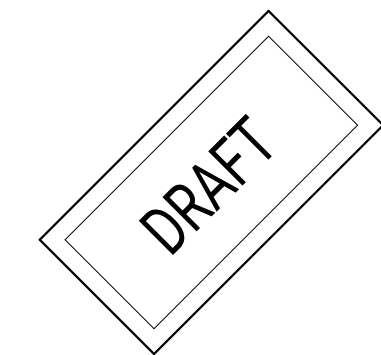


MF
DS
A+P

MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 6/03/2020

PROJECT #: 19018

SCALE: As indicated

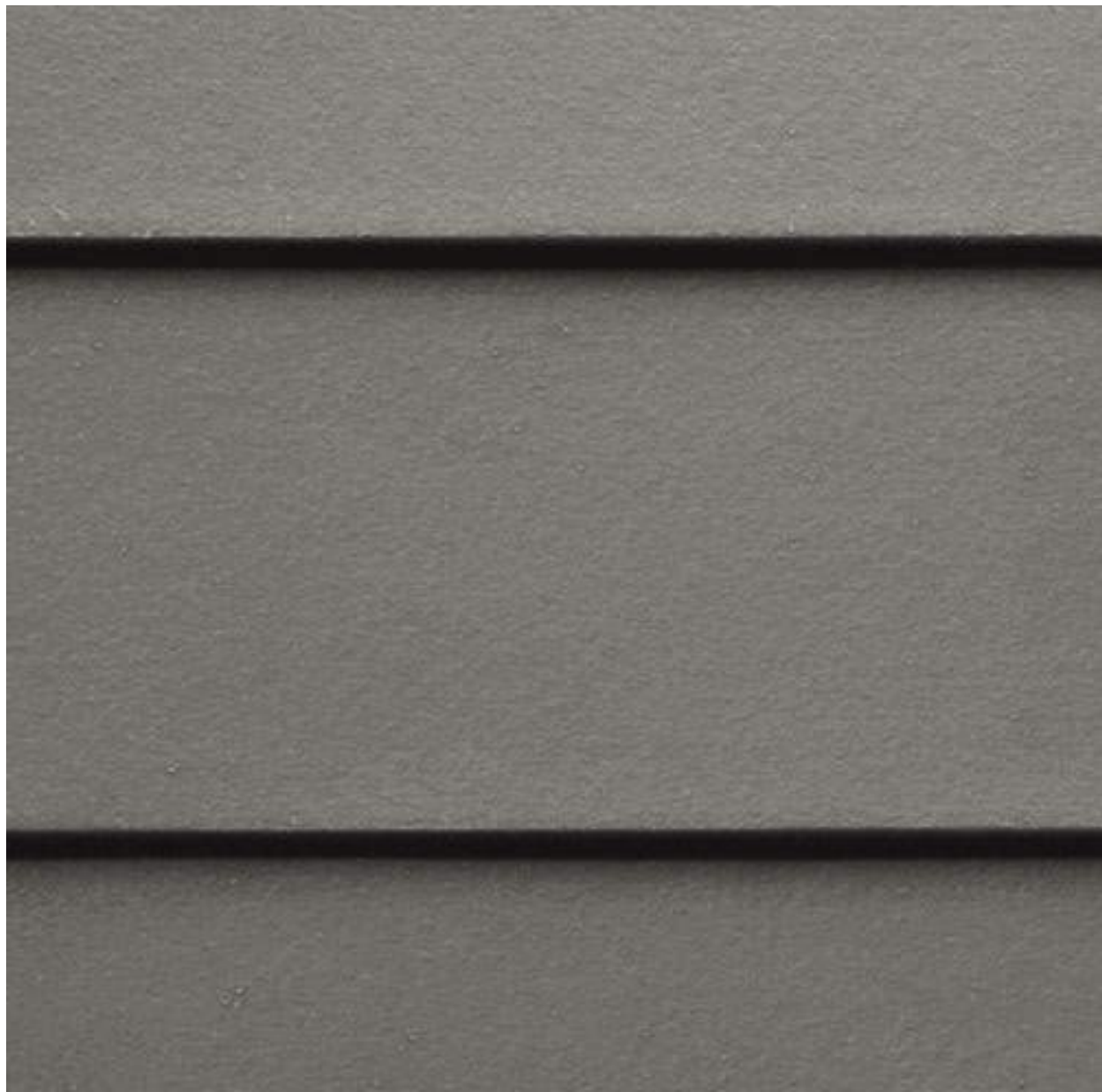
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ENLARGED PLANS &
SPECIFICATIONS

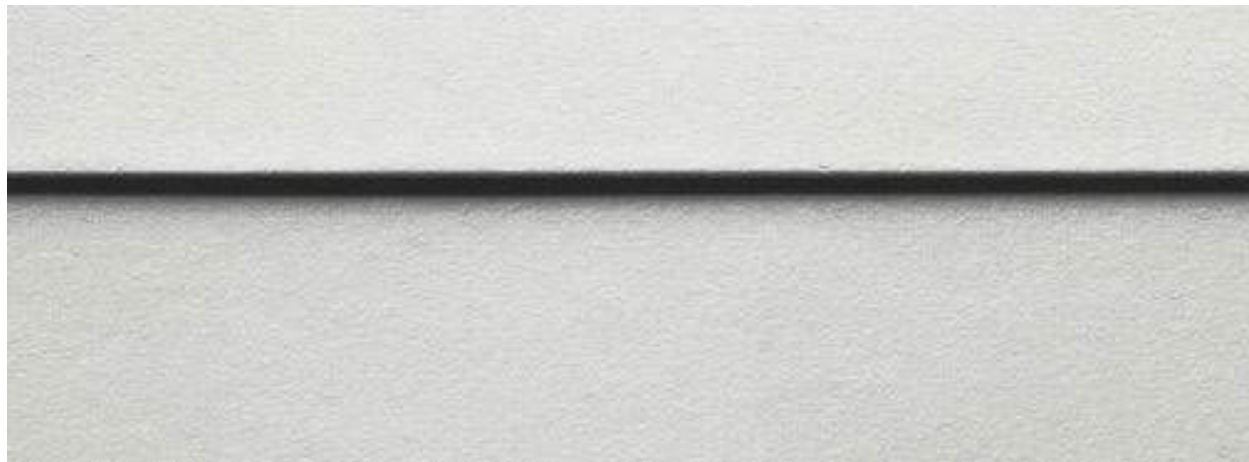
A-401



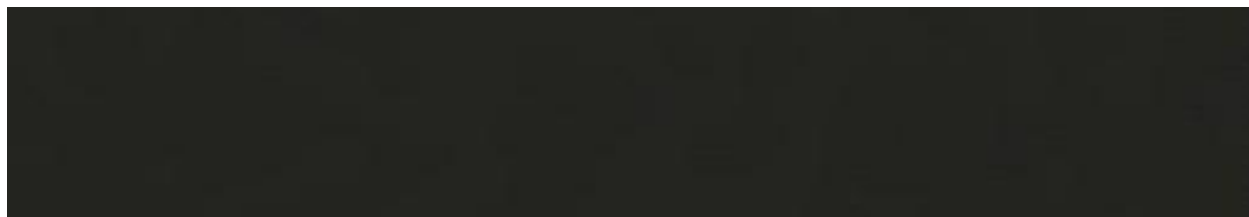
PROPOSED EXTERIOR DESIGN



JAMES HARDIE - AGED PEWTER



AZEK TRIM - WHITE



POWDER COATED BLACK ACCENTS



SHADES OF LIGHT -
OUTDOOR SCNCE



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

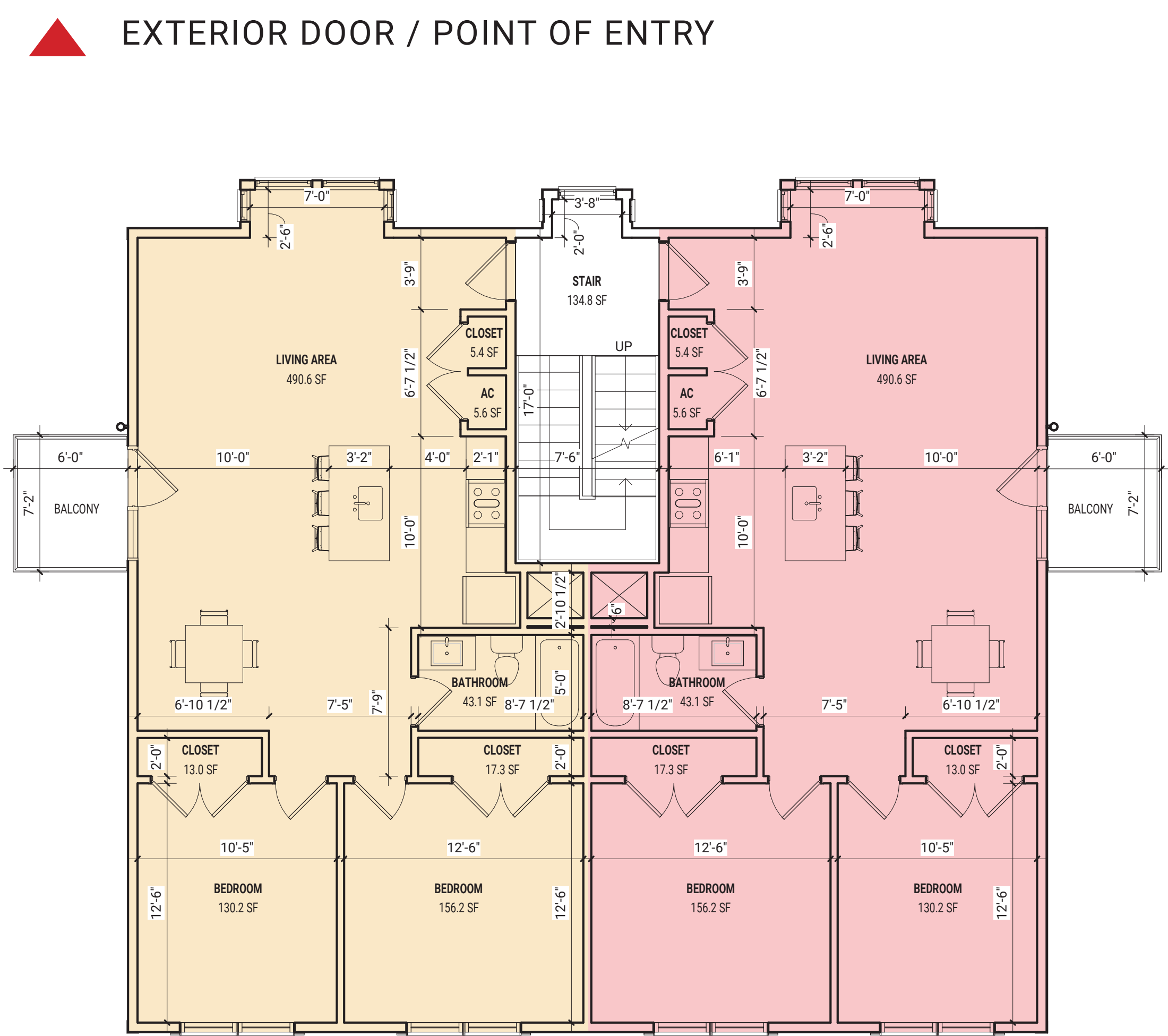


EXISTING CONDITIONS





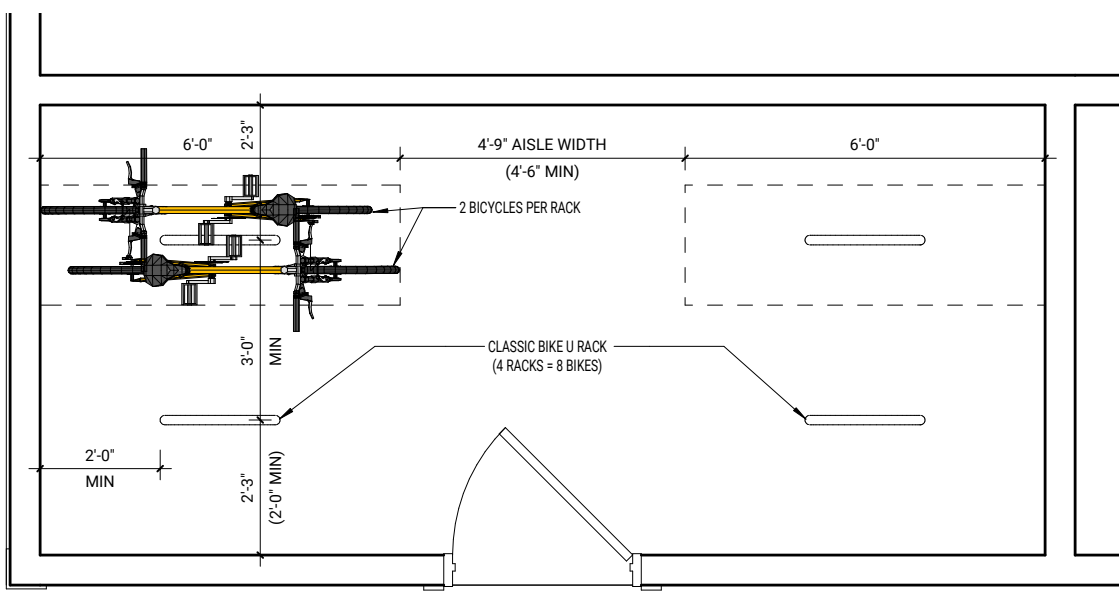
PROPOSED GROUND FLOOR PLAN



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



CLASSIC BIKE U RACK



BICYCLE ROOM LAYOUT



PROPOSED SITE PLAN

SITE PLAN LEGEND

- GRASS
- HYDRANGEA
- RHODEDENDRON
- EVERGREEN AZALEA



PERMEABLE PAVERS



HYDRANGEA



RHODEDENDRON



EVERGREEN AZALEA

174.0
0009.0

Map Block Lot

CARD

ARLINGTON

1135011

PROPERTY LOCATION

to	Alt No	Direction/Street/City
1500	-1502	MASS AVE, ARLINGTON

NEIGHBORSHIP

ter 1:	1500 MASS AVE LLC
ter 2:	
ter 3:	
ter 1:	294 HARVARD ST
ter 2:	

PROV: MEDFORD

Prov:	MA	Cnty:	Own Occ:	N
Postal:	02155	Type:		

PREVIOUS OWNER

ter 1:	DINUCCI DARIN -
ter 2:	-
set 1:	637 BOSTON AVE

IRATIVE DESCRIPTION

Parcel contains 3,200 Sq. Ft. of land mainly classified as e Farm, with a(n) Multi-Garden Building Built about 1927, ng Primarily Wood Shingle Exterior and Asphalt Shgl Roof r, with 3 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13

IRATIVE ASSESSMENTS

de	Description	Amount	Com. Int
----	-------------	--------	----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
105	580,000		3200.000	325,100	905,100

Total Card	580,000	0.073	325,100	905,100
Total Parcel	580,000	0.073	325,100	905,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	299.80	Parcel: 299.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	NC	580,000	0	3,200.	325,100	905,100	905,100	Year End Roll	10/18/2019
2019	105	FV	453,300	0	3,200.	320,400	773,700	773,700	Year End Roll	1/3/2019
2018	105	FV	453,300	0	3,200.	246,100	699,400	699,400	Year End Roll	12/20/2017
2017	105	FV	427,500	0	3,200.	232,200	659,700	659,700	Year End Roll	1/3/2017
2016	105	FV	427,500	0	3,200.	213,600	641,100	641,100	Year End	1/4/2016
2015	105	FV	385,000	0	3,200.	199,700	584,700	584,700	Year End Roll	12/11/2014
2014	105	FV	385,000	0	3,200.	183,900	568,900	568,900	Year End Roll	12/16/2013
2013	105	FV	399,100	0	3,200.	183,900	583,000	583,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DINUCCI DARIN,	72728-21	1	6/7/2019	Convenience		1	No	No		
US BANK NATIOMA	72668-259		5/29/2019	Foreclosure		712000	No	No		
TAOUDDIN MOHAM	31512-455		6/16/2000	Family		1	No	No		
	20876-543		11/11/1990			1	No	No		

PAT ACCT.

13501

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
------	--------	--------	--------	-----	------------	----------	-----------	---------

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	MEAS&NOTICE	CC	CHNS C
1/8/2009	Measured	372	PATRIOT
12/21/1999	Mailier Sent		
12/20/1999	Measured	163	PATRIOT
7/20/1993		AJS	

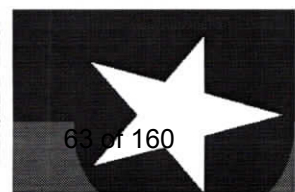
ID SECTION (First 7 lines only)

Description	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt	%	Spec Land	Code	Fact	Use Value	Notes
Three Fam.		3200		Sq. Ft.	Site		0	70.	1,451.6				Med. Tr	-10					325,080						325,100	

Sign:

VERIFICATION OF VISIT NOT DATA

1/1/1



USER DEFINED

Prior Id # 3:	115798
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

Parcel LUC: 105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	325,080	Spl Credit	Total:	325,100
-----------------	------------	---------------	-----------	--------	---------	------------	--------	---------

Form with multiple sections: Type, Full Bath, Rating, Average, Other Features, Depreciation, and various input fields for property details.

Form with sections: REMODELING, RES BREAKDOWN, and various input fields for renovation and breakdown details.

Form with sections: SUB AREA, SUB AREA DETAIL, and a large image of a property. Includes tables for area calculations and a detailed aerial photograph of the subject property.



2020 00078541

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 PM
Ctrl# 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.

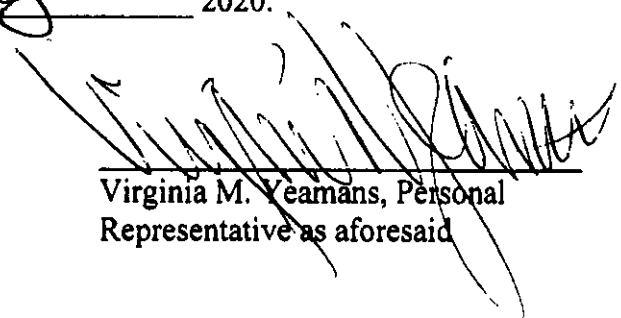
For title see deed recorded with Middlesex South District Registry of Deeds in Book 8382, Page 137 and Middlesex Probate Docket No. MI17P3894EA.

Property Address: Lot D, Rear of 1500 Massachusetts Ave., Arlington, MA

return 65 of 160

Robert J. Annesse, Esquire

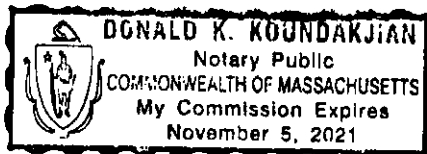
Witness my hand and seal this 18th day of May 2020.



Virginia M. Yeamans, Personal
Representative as aforesaid

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 18 day of May 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 Avar V. Smith.




Notary Public:
My Commission Expires:

2
B



Bk: 72728 Pg: 21 Doc: 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.

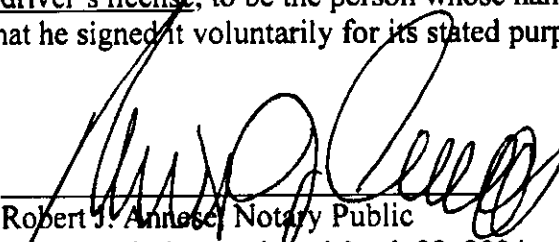
Witness our hand and seal this 3rd day of June, 2019.


Darin Dinucci

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 3rd day of June 2019, before me, the undersigned notary public, personally 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.


Robert J. Annese, Notary Public
My commission expires: March 29, 2024



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

Project Checklist

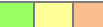
Project Name:

1500 Mass Ave, Arlington MA

Date:

12/10/2019

Y ? N



Credit Integrative Process

2

0 8.5 0 Location and Transportation 15

Y Prereq Floodplain Avoidance Required

PERFORMANCE PATH

- Credit LEED for Neighborhood Development Location 15

PRESCRIPTIVE PATH

5 Credit Site Selection 8

- Credit Compact Development 3

2 Credit Community Resources 2

1.5 Credit Access to Transit 2

0 3 0 Sustainable Sites 7

Y Prereq Construction Activity Pollution Prevention Required

Y Prereq No Invasive Plants Required

- Credit Heat Island Reduction 2

2 Credit Rainwater Management 3

1 Credit Non-Toxic Pest Control 2

0 7 0 Water Efficiency 12

Y Prereq Water Metering Required

PERFORMANCE PATH

- Credit Total Water Use 12

PRESCRIPTIVE PATH

6 Credit Indoor Water Use 6

1 Credit Outdoor Water Use 4

0 13 0 Energy and Atmosphere 38

Y Prereq Minimum Energy Performance Required

Y Prereq Energy Metering Required

Y Prereq Education of the Homeowner, Tenant or Building Manager Required

PERFORMANCE PATH

- Credit Annual Energy Use 29

BOTH PATHS

4 Credit Efficient Hot Water Distribution System 5

- Credit Advanced Utility Tracking 2

- Credit Active Solar Ready Design 1

1 Credit HVAC Start-Up Credentialing 1

PRESCRIPTIVE PATH

Y Prereq Home Size Required

- Credit Building Orientation for Passive Solar 3

- Credit Air Infiltration 2

1 Credit Envelope Insulation 2

1.5 Credit Windows 3

- Credit Space Heating & Cooling Equipment 4

EA PRESCRIPTIVE PATH (continued)

2 Credit Heating & Cooling Distribution Systems 3

1 Credit Efficient Domestic Hot Water Equipment 3

0.5 Credit Lighting 2

2 Credit High Efficiency Appliances 2

- Credit Renewable Energy 4

0 0 0 Materials and Resources 10

Y Prereq Certified Tropical Wood Required

Y Prereq Durability Management Required

- Credit Durability Management Verification 1

- Credit Environmentally Preferable Products 4

- Credit Construction Waste Management 3

- Credit Material Efficient Framing 2

0 8 0 Indoor Environmental Quality 16

Y Prereq Ventilation Required

Y Prereq Combustion Venting Required

Y Prereq Garage Pollutant Protection Required

Y Prereq Radon-Resistant Construction Required

Y Prereq Air Filtering Required

Y Prereq Environmental Tobacco Smoke Required

Y Prereq Compartmentalization Required

1 Credit Enhanced Ventilation 3

0.5 Credit Contaminant Control 2

1 Credit Balancing of Heating and Cooling Distribution Systems 3

- Credit Enhanced Compartmentalization 1

2 Credit Enhanced Combustion Venting 2

2 Credit Enhanced Garage Pollutant Protection 2

1 Credit Low Emitting Products 3

0 0 0 Innovation 6

Y Prereq Preliminary Rating Required

- Credit Innovation 5

- Credit LEED AP Homes 1

0 0 0 Regional Priority 4

- Credit Regional Priority: Specific Credit 1

- Credit Regional Priority: Specific Credit 1

- Credit Regional Priority: Specific Credit 1

- Credit Regional Priority: Specific Credit 1

0 39 0 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110





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. Section 3.3.3.B.

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. Section 3.3.3.C.

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. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

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

7. Section 3.3.3.G.

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

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

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

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The 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. Conditions

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with 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.

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

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

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

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

21 MR. JOHN LEONE: Introduce yourself.

22 MR. ANDREW BUNNELL: Andrew Bunnell, Chair of the
23 Redevelopment Board. If you could bring out my slides
24 again, I could point out where that is on the map.

25 (Indiscernible). It's a little unclear on the map, but the

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

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

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

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

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

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

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

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

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

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

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

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

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

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

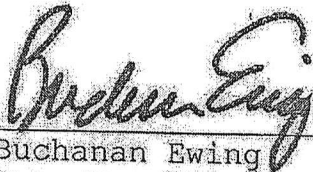
6 The second point I want to bring up is, with
7 respect to height, I think we've clarified a few things
8 with respect to height. But I want to clarify two others.

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

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

C E R T I F I C A T E

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.



Buchanan Ewing

6/2/16

Date

Notary Public No. 17610 DNP

My commission expires June 15, 2018

CAMBRIDGE TRANSCRIPTIONS

Approved Court Transcriber

From: Don Seltzer <timoneer@gmail.com>
To: Jenny Raitt <jrait@town.arlington.ma.us>, Erin Zwirko <EZwirko@town.arlington.ma.us>
Date: 09/14/2020 10:19 AM
Subject: 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**.^[1]_{SEP}

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 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.



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

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 the 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
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, 476 Massachusetts Ave, Arlington, MA
Docket #3637

Date: October 14, 2020

I. Docket Summary

This is an application by Marco Realty Corp to improve the façade of 476 Massachusetts Avenue. The proposal is to remove the curved brick wall that limits views into the storefront and replace it with a conventional storefront. The project is reviewable under Section 3.4 Environmental Design Review because of its location along Massachusetts Avenue and significant alterations to the façade. At this time, a tenant has not been identified for the space.

Materials submitted for consideration of this application:
Application for EDR Special Permit
Base Building Improvements Permit set, dated December 16, 2019
LEED Checklist, dated September 21, 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.

The commercial use is allowed in the B-5 zone. The Board can find that this condition is met.

2. Section 3.3.3.B.

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

The location of this storefront is located in the Arlington Center Business District. It is essential and desirable to improve the condition of the façade to identify a tenant. The Board can find that this condition is met.

3. Section 3.3.3.C.

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

The improved storefront will not create undue traffic congestion at this location which has existed in the Arlington Center business district. Pedestrian safety may be improved due to the improved visibility out of the storefront. The Board can find that this condition is met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The Board can find that this condition is met.

5. Section 3.3.3.E.

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

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

6. Section 3.3.3.F.

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

The commercial use does not impair the integrity or character of the neighborhood. The façade improvement will enhance the overall integrity and character of the district. The Board can find that this condition is met.

7. Section 3.3.3.G.

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

The commercial 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 proposed that would impact the natural landscape. It is an urban business district. 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 R-1 or R-2 district or on public open space.

The façade improvements will mirror the façade at 478 Massachusetts Avenue and is consistent with the scale and architecture of the overall 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.

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 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.

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 catchbasins. 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 10.11,b, 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 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.

As the petitioner does not have a tenant for the space yet, a general placeholder of the signage is shown on the plan. For reference, the total square footage of a wall sign that is allowed at this location is 40 square feet. The Board may want to retain jurisdiction over signage for a future tenant.

Goose neck lamps will be installed above the sign band.

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.

The removal of the curved brick wall and replacement with a conventional storefront may improve the overall feeling of safety along Massachusetts Avenue. 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 property is part of the Arlington Center National Register Historic District, and the petitioner has already received approval from the Arlington Historical Commission.

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.

The LEED Checklist indicates that renovation of the building will be an improvement over the existing condition, but does not score very high. The Board can find that this condition is met.

IV. Conditions

A. General

1. The final specifications for signs and exterior lighting shall be subject to the approval of the Arlington Redevelopment Board. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

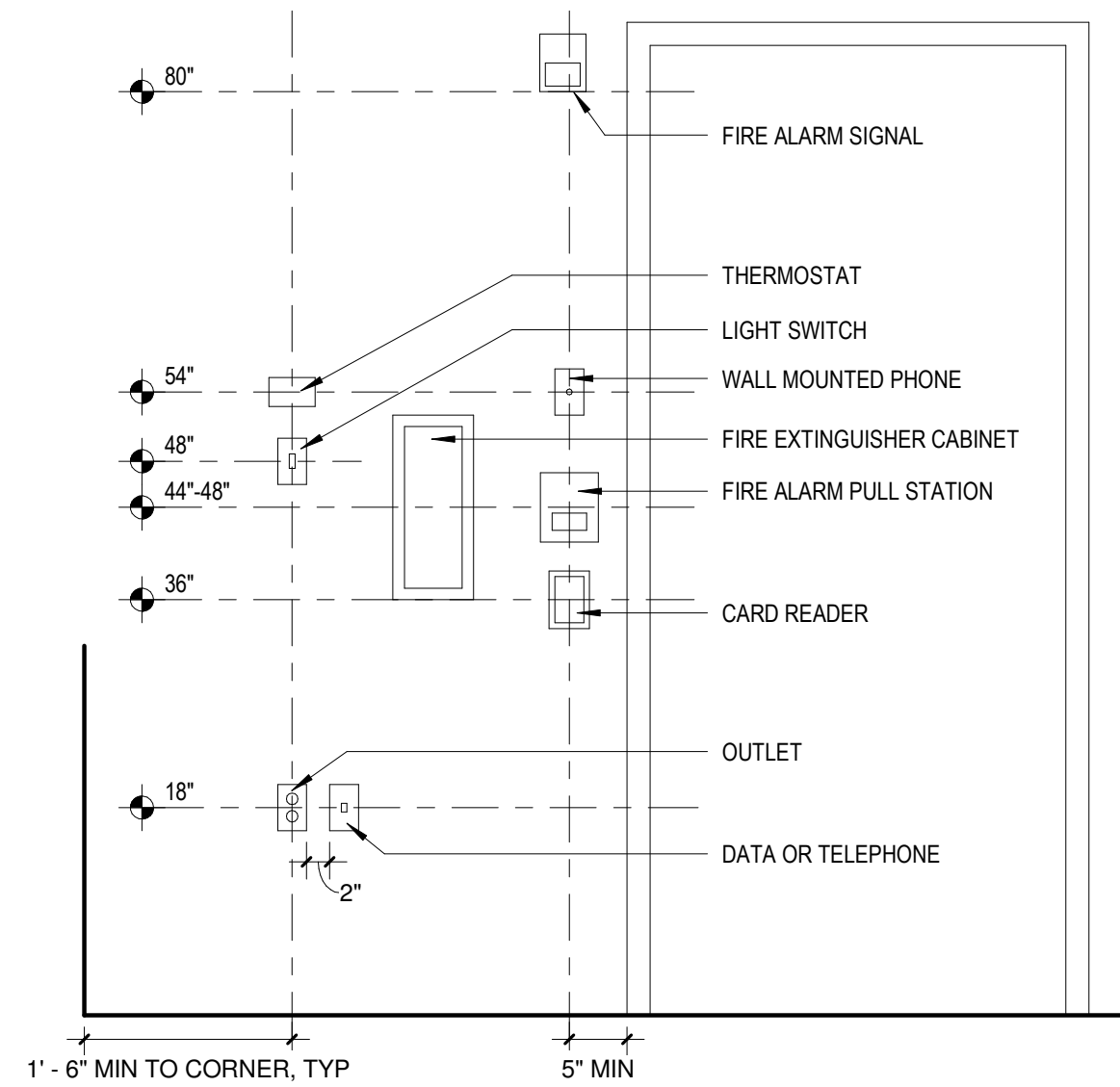
BASE BUILDING IMPROVEMENTS
476 Massachusetts Avenue, Arlington MA 02474

Permit Set 12-16-2019

IENT
arco Realty
Winchester St
ookline, MA 02446

ARCHITECT
Lin Smith Architecture, Inc.
66 Massachusetts Ave.
Boston, MA 02420
617.274.0955

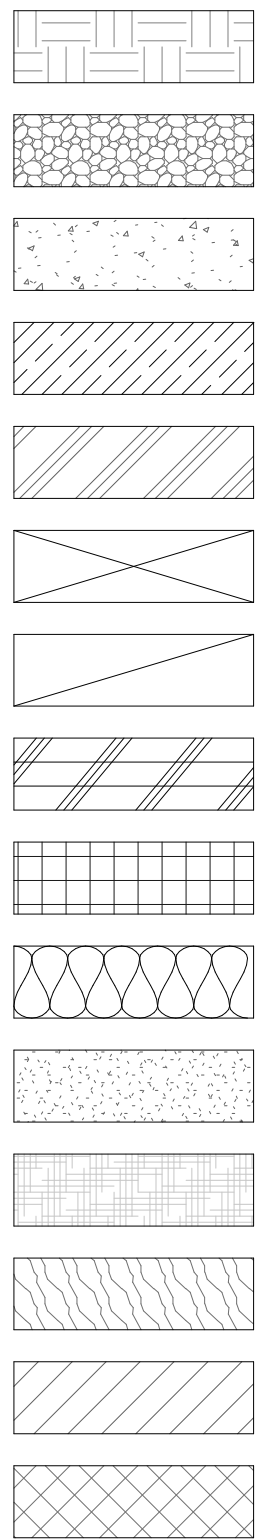
Mounting Heights



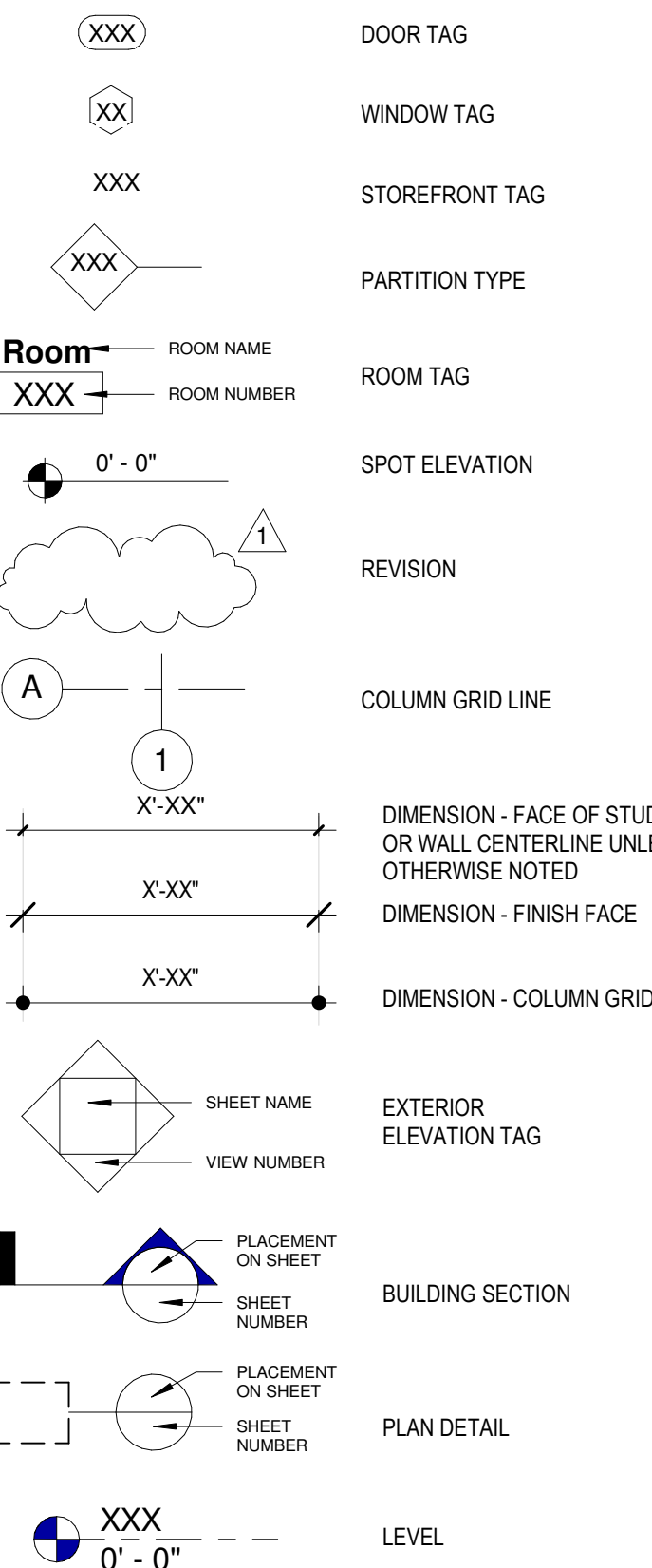
Abbreviations

C.L.	CENTERLINE	E.V.	EXISTING VENT PIPE	PTD	PAINTED
A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	QTY	QUANTITY
ADJ	ADJUSTABLE OR ADJACENT	F.E.	FIRE EXTINGUISHER	R	RISER
A.E.D.	AUTOMATED EXTERNAL DEFIBRILLATOR	F.E.C.	FIRE EXTINGUISHER CABINET	R.O.	ROUGH OPENING
		F.F.	FINISH FLOOR	REFG	REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	FDN	FOUNDATION	REQ'D	REQUIRED
A.H.J.	AUTHORITY HAVING JURISDICTION	FIN	FINISH	RM	ROOM
		FLR	FLOOR	R.T.U.	ROOF TOP UNIT
ALT	ALTERNATE	G.C.	GENERAL CONTRACTOR	S.F.	SQUARE FOOT
BLKG	BLOCKING	G.F.A.	GROSS FLOOR AREA	SIM	SIMILAR
BLRD	BOLLARD	GL	GLASS	SPR	SPRINKLER HEAD
BOT	BOTTOM	GWB	GYPSUM WALL BOARD	SPR(e)	SPRINKLER EXISTING
B.O.W.	BOTTOM OF WALL	GA	GAUGE	ST	STREET
CJ	CONTROL JOINT	HDWD	HARDWOOD	S. STL	STAINLESS STEEL
CLR	CLEAR	HT	HEIGHT	STL	STEEL
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING, VENTILATION & AIR CONDITIONING	T	TREAD
CONC.	CONCRETE			T&B	TOP & BOTTOM
CPT	CARPET	I.D.	INSIDE DIAMETER	T&G	TONGUE & GROOVE
CT	CERAMIC TILE	I.L.O.	IN LIEU OF	T.O.C.	TOP OF CONCRETE
CTR	CENTER	INSUL	INSULATION	T.O.M.	TOP OF MASONRY
CONT.	CONTINUOUS	INT.	INTERIOR	T.O.S.	TOP OF STEEL
DD	DUE DILIGENCE	LT	LIGHT	T.O.W.	TOP OF WALL
DEMO	DEMOLITION	LT(ex)	LIGHT EXISTING	T.S.	TUBE STEEL
DIA	DIAMETER	M.O.	MASONRY OPENING	TEMP	TEMPORARY OR TEMPERED
DIM	DIMENSION	MAX	MAXIMUM	Typ	TYPICAL
DN	DOWN	MIN	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DS	DOWNSPOUT	MTD	MOUNTED	U.L.	UNDERWRITERS LABORATORIES, INC.
DWG	DRAWING	N.E.F.	NEW EXHAUST VENT		
E	EGRESS	N.I.C.	NOT IN CONTRACT	V.B.	VAPOR BARRIER
E.F.U.	EXISTING FAN UNITS	N.D.V.	NEW DRYER VENT	V.I.F.	VERIFY IN FIELD
E.J.	EXPANSION JOINT	N.K.V.	NEW KITCHEN VENT	W.C.	WATER CLOSET
E.P.	ELECTRICAL PANEL	O.C.	ON CENTER	W.H.	WATER HEATER
E.T.R.	EXISTING TO REMAIN	OD	OUTSIDE DIAMETER	W/	WITH
EA	EACH	OH	OVERHEAD	W/O	WITHOUT
ELEC	ELECTRICAL	OPP	OPPOSITE	WD	WOOD
EQ	EQUAL	P.T.	PRESSURE TREATED	WRB	WEATHER RESISTIVE BARRIER
EXIST	EXISTING	PLY	PLYWOOD	WP	WATERPROOFING
EXT	EXTERIOR				

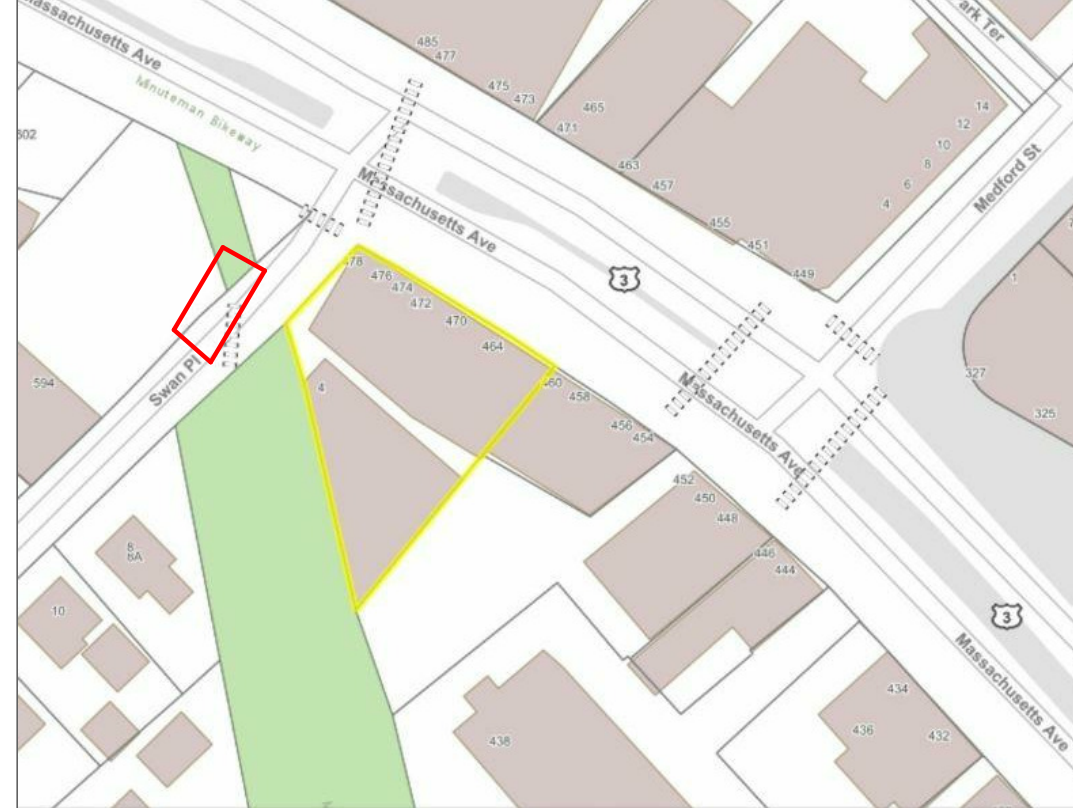
Standard Materials



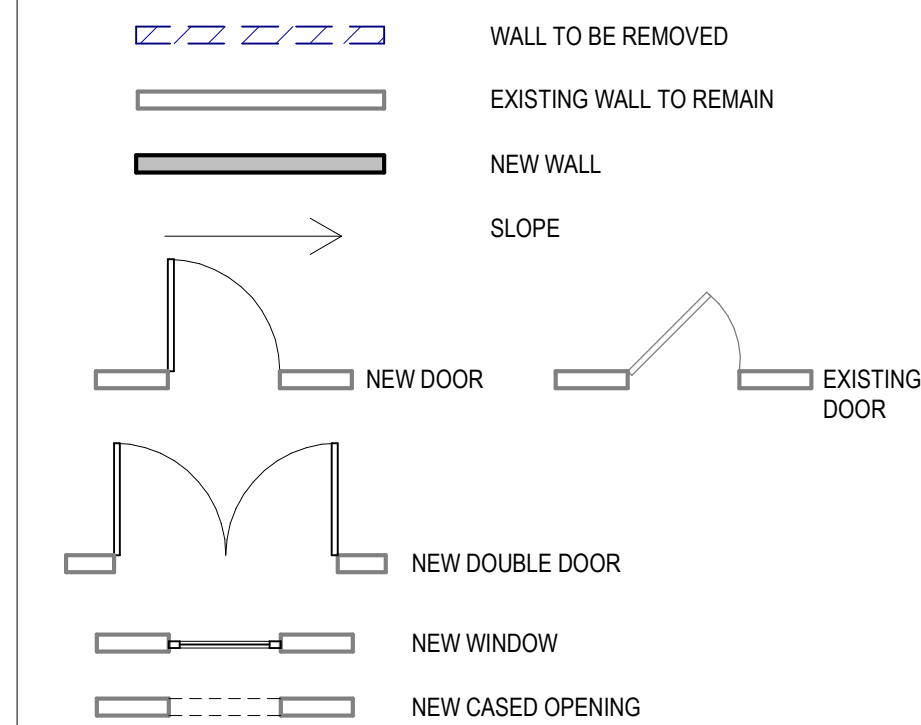
General Legend



Locus Plan



Plan Legend



Drawing List

Sheet Number	Sheet Name
A0.1	Cover
A0.2	General Conditions & Requirements
A0.3	Demolition Floor Plans
A1.0	Floor Plans & Roof Plan
A2.0	Ceiling Plans, Partition Types, Schedules and Mounting Heights
A3.0	Elevations

Code References

THIS APPLICATION TO COMPLY WITH, AND HAS BEEN
DESIGNED IN ACCORDANCE WITH THE FOLLOWING
GOVERNING AUTHORITIES:

- A. 780 CMR MASSACHUSETTS STATE BUILDING CODE - 9TH EDITION (2015 IBC)
- B. 521 CMR REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD
- C. 2015 INTERNATIONAL EXISTING BUILDING CODE
- D. INTERNATIONAL MECHANICAL CODE
- E. 2015 INTERNATIONAL FIRE CODE
- F. 248 CMR MASSACHUSETTS INFORM STATE PLUMBING CODE
- G. NATIONAL ELECTRICAL CODE

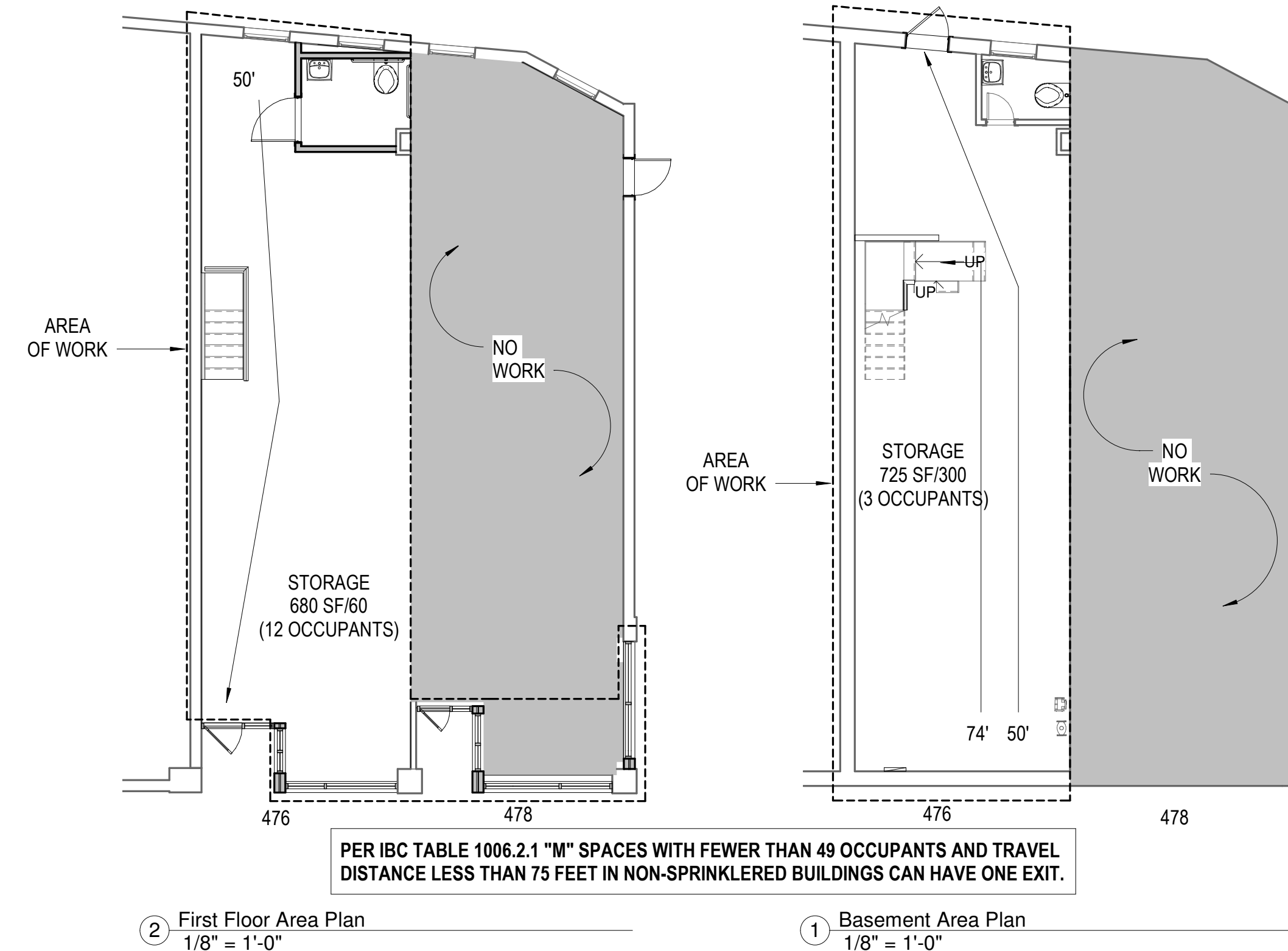
Hardware Sets

HW-1 (BUILDING ENTRANCE- EXTERIOR) <ul style="list-style-type: none"> • HINGES • PULL • SILENCERS • DOOR SWEEP • THRESHOLD & WEATHER STRIPPING • EXIT DEVICE • CYLINDER CORE • CLOSER 	HW-3 (BASEMENT) <ul style="list-style-type: none"> • LOCKSET • HINGES • THRESHOLD • WEATHER STRIPPING • CLOSER
HW-2 RESTROOM (PRIVATE) <ul style="list-style-type: none"> • HINGES • LOCKSET • CLOSER • GASKETS • VACANT INDICATOR • SILENCERS • KICKPLATES 	

Area Calculations

	Existing
Basement	725 SF
Level One	680 SF
<hr/>	
Total	1,405 SF

Area Plans, Travel Distance and Occupancy



General Project Notes

GENERAL NOTES

1. All of the work shown on the drawings is the responsibility of the General Contractor unless specifically noted otherwise.
2. The General Contractor shall review the contract documents and verify existing site conditions prior to submitting a bid, proposal or agreement. The General Contractor's proposal shall include all trades and services necessary for completion of the work. The General Contractor shall note all existing conditions which interfere or conflict with the working drawings and report the inconsistencies prior to bid, proposal or agreement.
3. Construction means and methods are the sole responsibility of the General Contractor. The Designer has accounted for the most common of techniques used in the design of this project.
4. The Builder is the sole party in control of the work environment, and must verify all dimensions on the plans with existing site conditions prior to commencement of work. Any discrepancies shall be brought to the attention of the Architect.
5. All dimensions to be verified in the field, with any discrepancies reported to the Architect before proceeding with the work. Do not scale these drawings. If a discrepancy is found, the General Contractor is to contact the Designer for interpretation of intent prior to commencement of work. All work shall be performed by licensed tradesmen according to all applicable local, state and federal laws, codes and standards.
6. All materials and construction assemblies shall conform to all applicable manufacturers specifications, installation and performance standards.
7. All new construction shall comply with the Massachusetts Energy Code.
8. Alteration/renovation work requires that certain assumptions be made regarding existing conditions, and because some of these assumptions may be incorrect, the Architect, without great expense and/or destroying serviceable portions of the building, the Architect shall not be responsible for any unforeseen conditions including any hazardous material.
9. Unless otherwise shown or noted, all details are considered to be typical and shall be used where applicable.
10. Safety measures: At all times the General Contractor shall be solely and completely responsible for the controlling safety of the job site, including safety of the persons and property, and for all independent engineering reviews of these conditions. The Architect's or Engineer's job site reviews are not intended to include review of the General Contractor's safety measures.
11. Plans, notations and details are hierarchical. Highly detailed drawings take precedence over lower detailed drawings. Notations take precedence of graphical drawings.
12. Where mechanical, electrical, plumbing or specialty drawings are prepared by the Builder or the Builder's sub-contractors, they shall be considered shop drawings and shall be submitted to the Designer for review prior to submit to the building department and/or commencement of work. The Designer retains the right to reject shop drawings not in conformance with the design intent.

ADDITIONAL TERMS OR CONDITIONS

1. The General Contractor must notify the Owner in writing of any additional terms, qualifications, or conditions with their bid, as such claims will not be considered after that time.

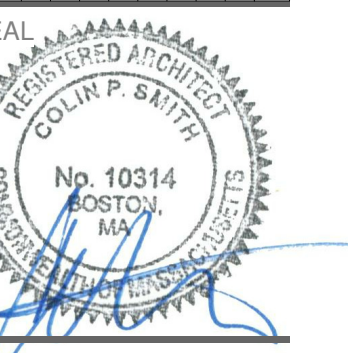
OWNERSHIP OF DOCUMENTS

1. The construction documents as instruments of professional service are and shall remain the property of the Architect. Documents are not to be used, in whole or in part, for other projects or purposes or by any other parties other than those authorized by contract without the specific written authorization of the Architect.

476 W

476 Massachusetts Ave

PERMISI SEI

[illegible]

Cover

Cover

MEET ISSUED:12/16/2019

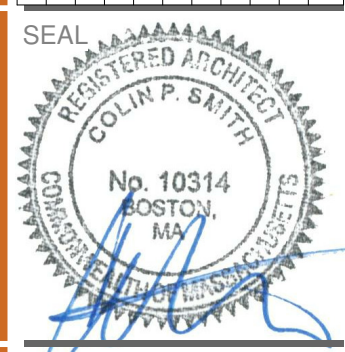
SALE: As indicated
DRAWN BY: RA

PROJECT #: 2018-40A

SHEET NUMBER

A0.1

1. CONTRACTOR TO SHORE, BRACE AND PROTECT ALL EXISTING STRUCTURE, WALLS, EQUIPMENT, FINISHES, ETC. TO REMAIN AS NECESSARY THROUGHOUT WORK. CONTRACTOR SHALL PLACE PROTECTIVE PLASTIC OVER FLOOR FINISHES WHERE WORKERS TRAFFIC.
2. CONTRACTOR TO COORDINATE UTILITY LOCATION, SERVICE INTERRUPTION, PERMITS AND APPLICATIONS, ETC. WITH APPROPRIATE UTILITY COMPANIES PRIOR TO THE START OF ANY WORK. CAP AND PROTECT SERVICE LINES FOR POSSIBLE REUSE. PROTECT ALL PANELS, METERS, ETC. TO BE RELOCATED OR TO REMAIN.
3. CONTRACTOR TO VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH THE DEMOLITION WORK IN ANY AREA. DEMOLITION OF DOORS, WINDOWS, MILLWORK, FINISHES, PARTITIONS, OR ANY OTHER STRUCTURAL ELEMENT MAY PROCEED AS INDICATED, WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT AND RECEIVE INSTRUCTIONS BEFORE PROCEEDING IN THE AFFECTED AREA. ALL RUBBISH AND DEBRIS DUE TO DEMOLITION SHALL BE PROPERLY REMOVED FROM SITE AND DISPOSED OF PROPERLY. THE STORAGE OR SALE OF ANY SALVAGED MATERIALS ON SITE IS PROHIBITED.
5. CONTRACTOR TO PROVIDE SECURITY FENCING, PARTITIONS, LIGHTING, ETC. TO ADEQUATELY PROTECT THE PROPERTY AND TO PREVENT UNDESIRABLE TRAFFIC OR CONTRA TRAFFIC FROM INJURY OR DAMAGE ON OR IN THE IMMEDIATE VICINITY OF THE SITE DURING CONSTRUCTION.
6. ANY COLUMNS, BEAMS, ETC. STEEL OR OTHERWISE, UNCOVERED DURING THE DEMOLITION OF BEARING WALLS SHALL REMAIN IN PLACE UNTIL ARCHITECT IS IMMEDIATELY BE CONTACTED FOR INSTRUCTION AND RESOLUTION.
7. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE SALVAGE OF LIGHT FIXTURES, FURNISHINGS, DOORS, AND MISCELLANEOUS EQUIPMENT AT THE OWNERS REQUEST. ITEMS TO BE STORED AT THE OWNERS RESIDENCE.
8. REMOVE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL DEMOLITION NOTES AND INFORMATION.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND OTHER FORMS OF PROTECTION TO MAINTAIN PROTECT FROM INJURY TO ALL BYSTANDERS, OTHER TENANTS, AND GENERAL PUBLIC FROM INJURY, NOISE, ACTIVITY, DUST AND DEBRIS DUE TO DEMOLITION WORK.
10. THE CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR OBSTRUCT THE CONTINUING OCCUPATION OF ALL EXISTING OPERATIONS WITHIN THE STRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE DEMOLITION OF PARTITIONS, ELECTRICAL AND MECHANICAL SYSTEMS. THE CONTRACTOR SHALL INFORM THE OWNER A MINIMUM OF 72 HOURS BEFORE DEMOLITION THAT WILL EFFECT NORMAL OPERATION OF THE BUILDING.
11. THE CONTRACTOR SHALL PROVIDE ALL EXISTING CONSTRUCTION AND EQUIPMENT TO REMAIN. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.
12. THE CONTRACTOR SHALL PROTECT ALL EXISTING AREAS FROM WEATHER DURING DEMOLITION.
13. FOR ALL NEW OR MODIFIED OPENINGS IN EXISTING TO REMAIN MASONRY WALLS, THE CONTRACTOR SHALL PROVIDE AND INSTALL LOOSE LINTEL SUPPORT AS REQUIRED. REFERTO DRAWINGS.
14. IN THE CASE OF MASONRY WALL THE CONTRACTOR SHALL INDICATE ON THE DRAWINGS WHERE EXISTING PORTION IS TO REMAIN. THE CONTRACTOR SHALL CUT MASONRY WALLS AT CLOSEST MORTAR JOINT TO PROVIDE FOR TOOTH-IN CONDITION OF NEW AND EXISTING MASONRY SIZE, TYPE, COURSING AND FINISH. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING ALL MATERIAL.

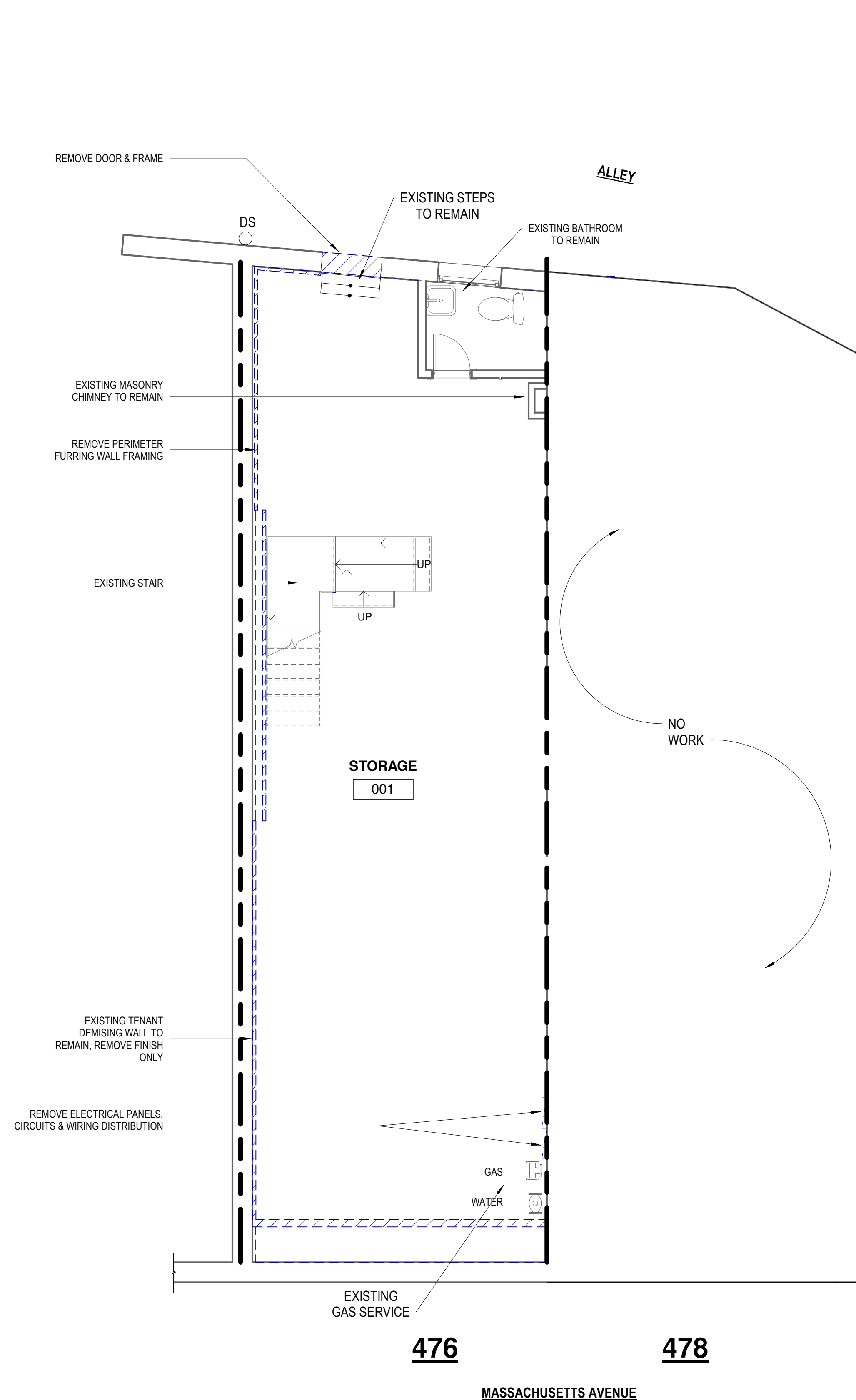
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Demolition Floor Plans

SHEET ISSUED: 12/12/2019
SCALE: As indicated
DRAWN BY: -
PROJECT #: 2018-40A

SHEET NUMBER

A0.3



2 Demo Basement Floor Plan
1/4" = 1'-0"



1 Demo First Floor Plan
1/4" = 1'-0"

PROJECT NAME
476 Massachusetts Ave
PERMIT SET

[illegible]

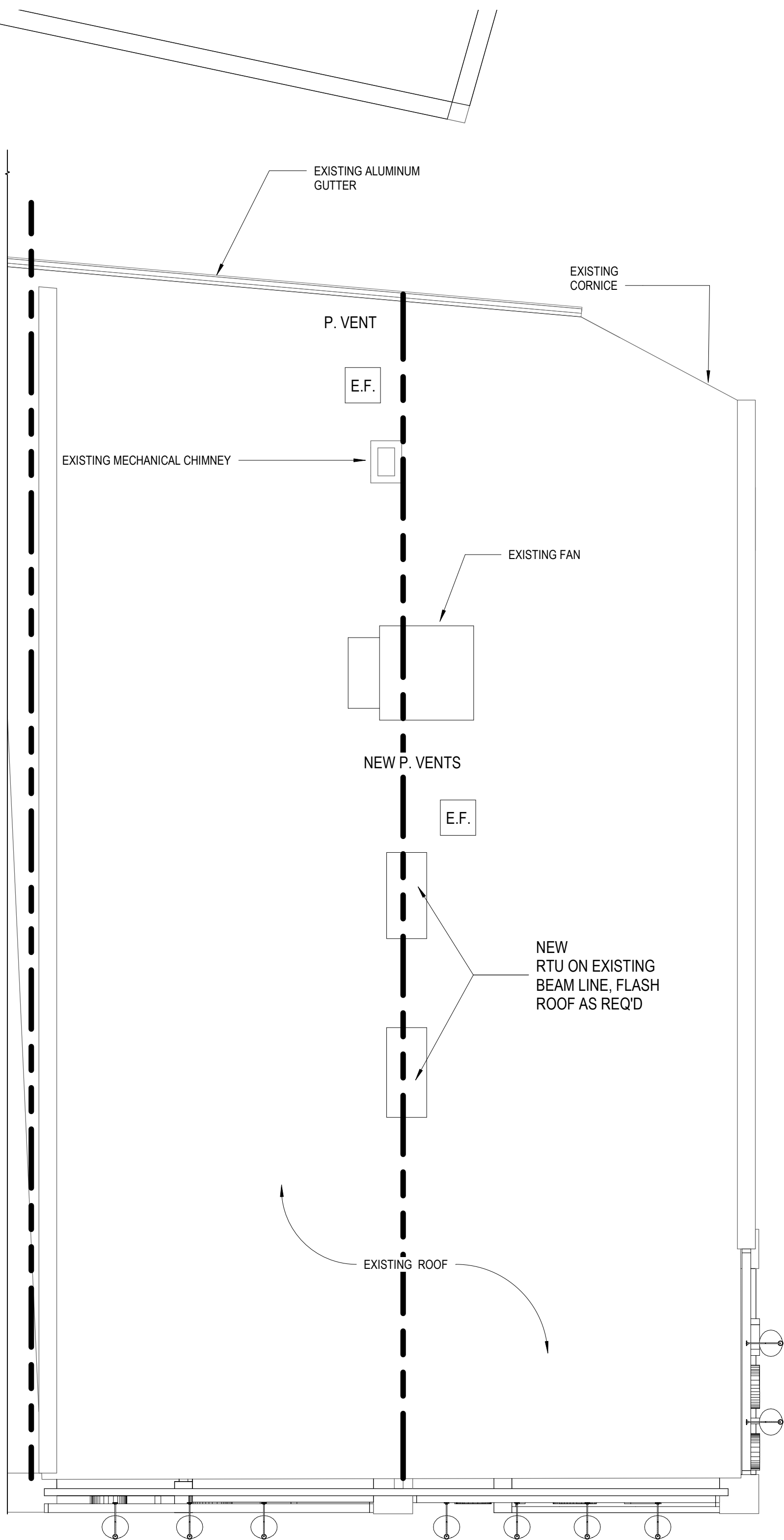
Floor Plans & Roof Plan

SHEET ISSUED: 12/12/2019
SCALE: As indicated
DRAWN BY: -
PROJECT #: 2018-40A

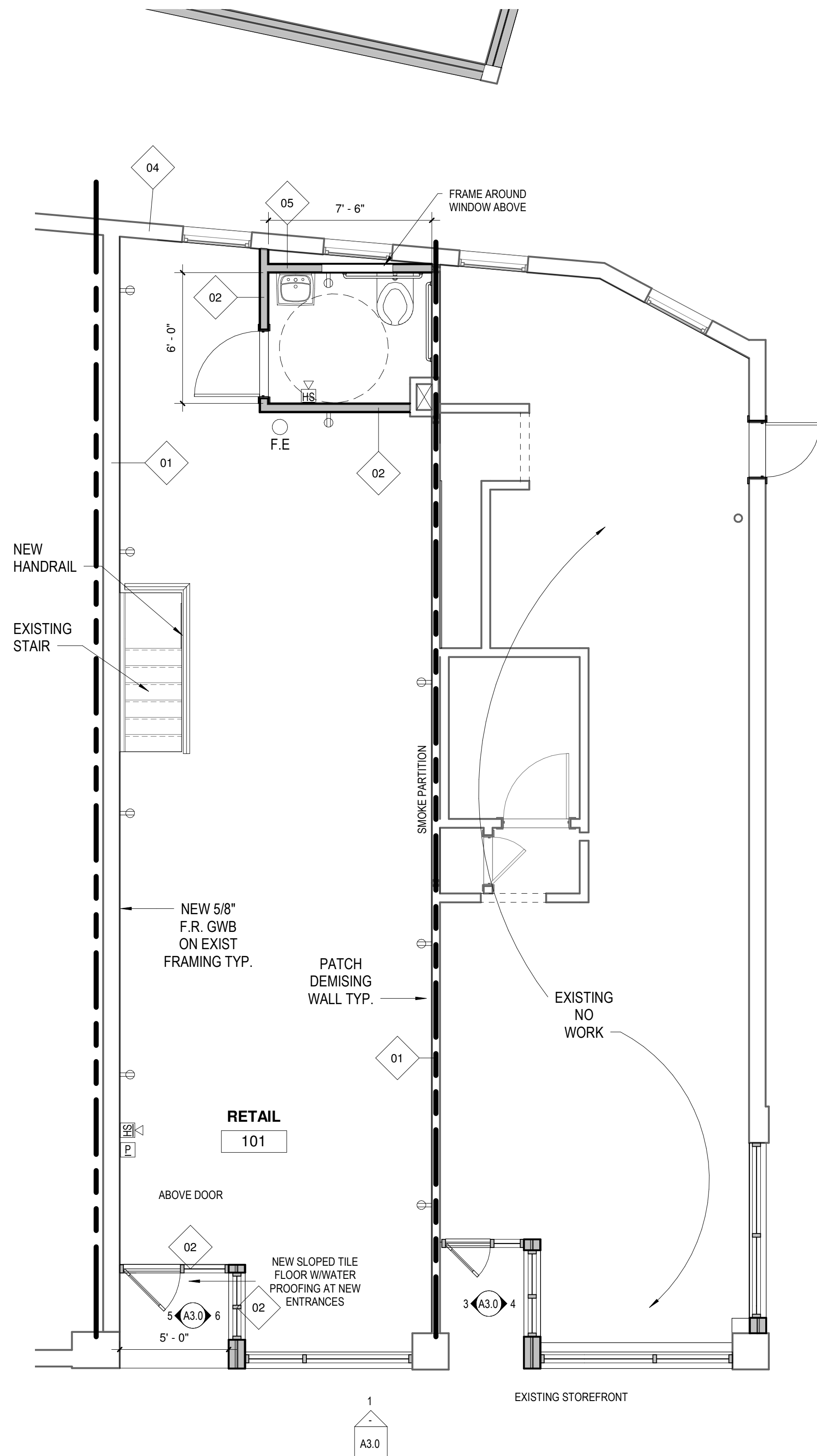
SHEET NUMBER

A1.0

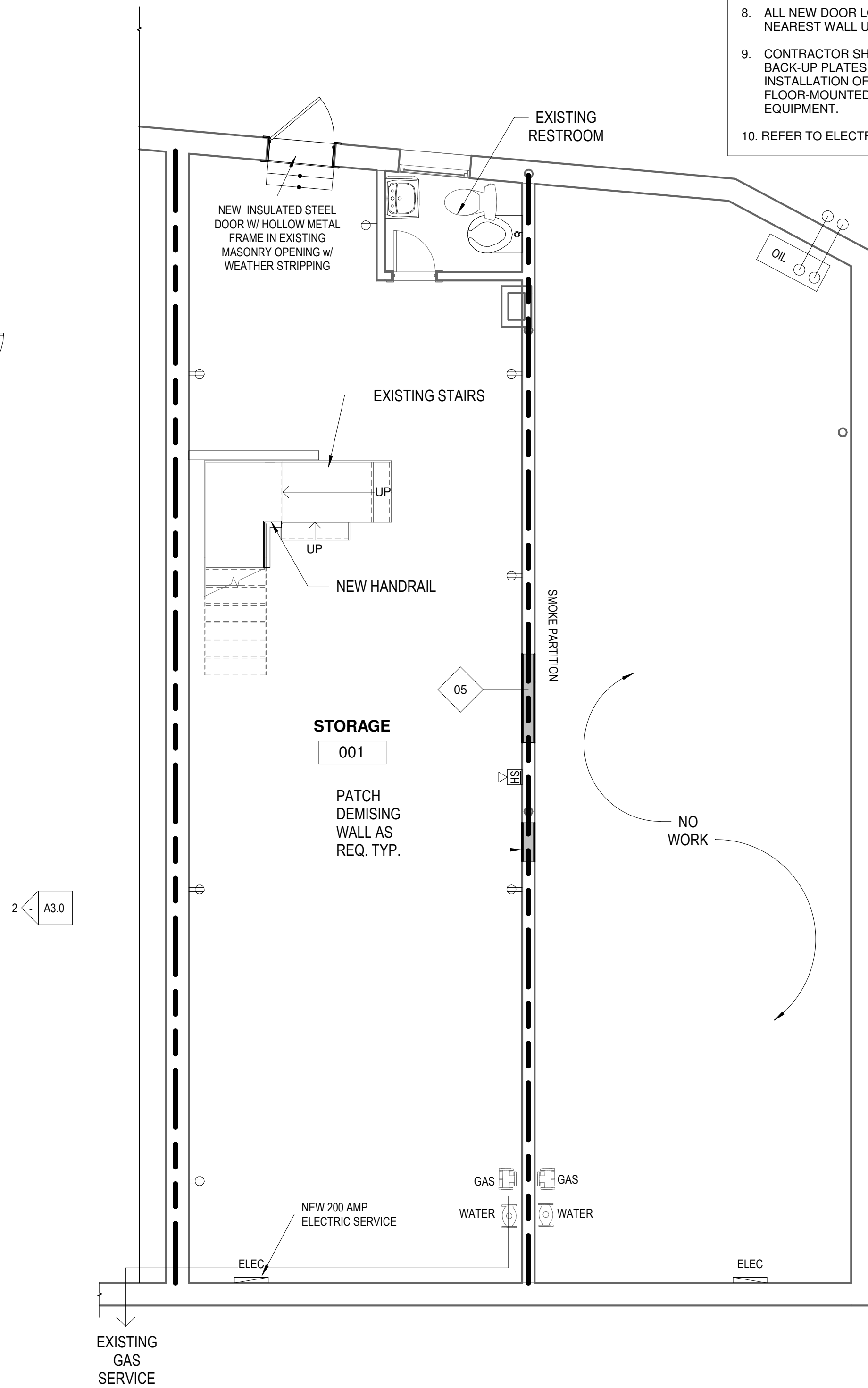
1. PRIOR TO INSPECTION OF THE EXISTING FACILITY, THE CONTRACTOR MUST RECEIVE PERMISSION FOR SITE ACCESS FROM THE OWNER OR THE DESIGNATED REPRESENTATIVE.
2. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO SUBMISSION OF BIDS. COMPARE ARCHITECTURAL DRAWINGS WITH MECHANICAL AND ELECTRICAL CONDITIONS, ANY VARIATIONS OR DISCREPANCIES ARE TO BE REPORTED TO THE CONSTRUCTION MANAGER AND/OR COLIN SMITH ARCHITECTURE, INC. SUBMIT ALL NECESSARY SHOP DRAWINGS PRIOR TO FABRICATION FOR APPROVAL BY COLIN SMITH ARCHITECTURE, INC. AND/OR RESPECTIVE PROJECT ENGINEERS.
3. DO NOT SCALE FROM THESE DRAWINGS.
4. UNLESS OTHERWISE SHOWN, OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.
5. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY ARCHITECT OF ANY ABBREVIATIONS IN QUESTION.
6. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILINGS INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSULATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEM, LIGHT FIXTURES, CEILING SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF THE CEILING)
7. INSTALL FIRE EXTINGUISHER CABINETS AND EXTINGUISHERS IN ACCORDANCE WITH MANUFACTURER INSTRUCTION AND AS DIRECTED BY THE LOCAL FIRE MARSHALL. NOTIFY ARCHITECT PRIOR TO INSTALLATION IN LOCATIONS SHALL VARY FROM DESIGN LOCATIONS. PROVIDE BLOCKING AS REQUIRED TO SECURELY FASTENERS BEST SUITED TO SUBSTRATE.
8. ALL NEW DOOR LOCATIONS ARE TO BE 6" FROM DOOR FRAME TO NEAREST WALL UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES AND OF ALL FLOOR-MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.
10. REFER TO ELECTRICAL & MECHANICAL DRAWINGS FOR ADDITIONAL INFO.



③ Roof Plan (Proposed)
1/4" = 1'-0"

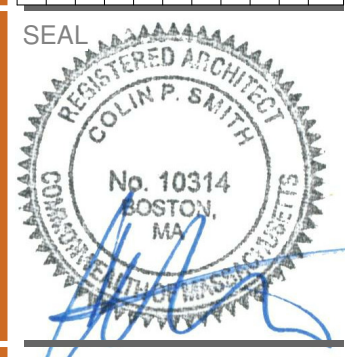


② First Floor Plan (Proposed)
1/4" = 1'-0"



① Basement Floor Plan (Proposed)
1/4" = 1'-0"

PROJECT NAME
476 Massachusetts Ave
PERMIT SET

[illegible]

Ceiling Plans, Partition Types, Schedules and Mounting Heights

SHEET NAME

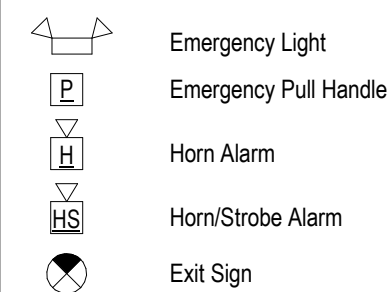
SHEET ISSUED:12/12/2019

SCALE: As indicated
DRAWN BY: -
PROJECT #: 2018-40A

SHEET NUMBER

A2.0

LIFE SAFETY LEGEND



PARTITION TYPES GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL PARTITIONS SHALL BE TYPE 02A. ALL EXISTING PARTITIONS SHALL BE VERIFIED BY GC THAT THEY EXTEND TO THE UNDERSIDE OF STRUCTURE ABOVE.

2. UNLESS OTHERWISE NOTED, ALL NEW PARTITIONS RUN TO UNDERSIDE OF DECK ABOVE. FRAME NEW PARTITIONS AROUND OPEN WEB JOISTS TO DECK ABOVE.

3. TOILET ROOMS ARE TO HAVE CEMENTITIOUS BOARD UNDER ALL TILE AND MOISTURE RESISTANT BOARD IN ALL OTHER AREAS. IF A PARTITION TYPE CALLS FOR MULTI-LAYERS OF BOARD, ADDITIONAL LAYERS SHALL BE MOISTURE RESISTANT. WALLS WHERE ONLY A TILE BASE IS TO BE INSTALLED SHALL BE MOISTURE RESISTANT BOARD I.L.O CEMENTITIOUS BOARD.

4. ALL SPACES SHALL HAVE PARTITIONS WITH SOUND ATTENUATION BATTS. REFER TO PARTITION TYPES.

5. IN PARTITIONS, WHERE SOUND ATTENUATION BATTS ARE REQUIRED, ACOUSTIC SEALANT SHALL BE INSTALLED BETWEEN GWB AND STRUCTURE, TOP AND BOTTOM, AND AT ALL PENETRATIONS. THE INTENT IS TO PROVIDE A COMPLETE ACOUSTIC SEAL FOR THE ROOM.

6. ALL JOINTS SHALL BE TAPED AND COVERED WITH JOINT COMPOUND. ALL SCREW HEADS SHALL BE COVERED WITH JOINT COMPOUND.

7. ALL PARTITIONS SHALL HAVE SLIP TRACKS WHERE STUDS ARE ATTACHED TO THE UNDERSIDE OF THE ROOF, FLOOR AND/OR SUPPORTING STRUCTURE.

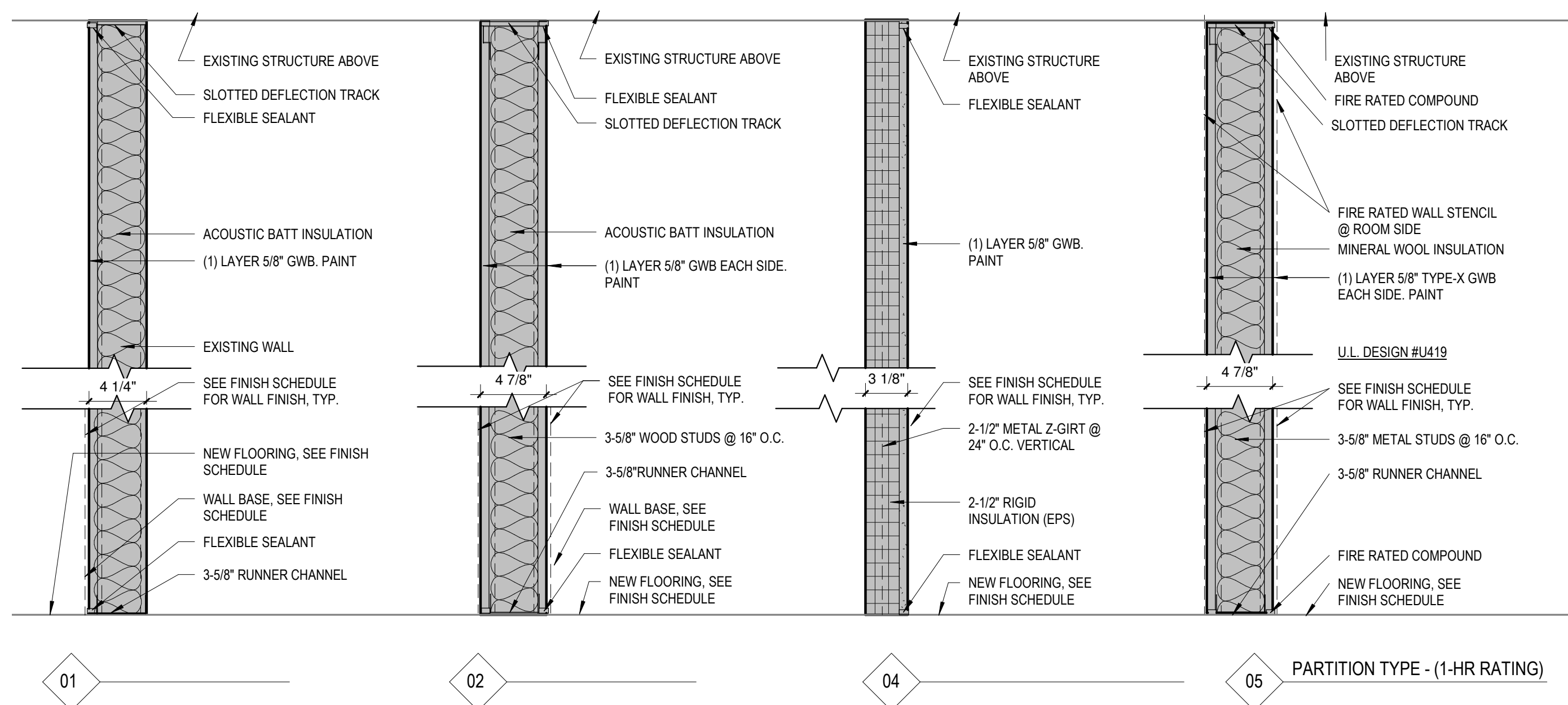
8. STUDS TO BE 25 MSG CORROSION PROTECTED STEEL @ 16" O.C., CUT 3/8" TO 3/4" LESS THAN ASSEMBLY HEIGHT. RUNNER CHANNELS TO BE 25 MSG CORROSION PROTECTED STEEL TOP & BOTTOM FASTENED @ 24" O.C. MAX.

9. REFER TO UNDERWRITERS LABORATORIES, INC. FOR ADDITIONAL INFORMATION AND REQUIREMENTS ON RATED PARTITIONS.

10. SMOKE PARTITIONS TO BE CAULKED AT JOINTS TO DISIMILAR MATERIALS.

4 01 - First Floor RCP
1/4" = 1'-0"

③ 00 - Basement RCP
1/4" = 1'-0"



PARTITION SPECIFICATIONS

1. BOARD-TYPE INSULATION AT EXTERIOR WALLS
A. Extruded-Polystyrene Board Insulation. Comply with
ASTM C 578, Type X.

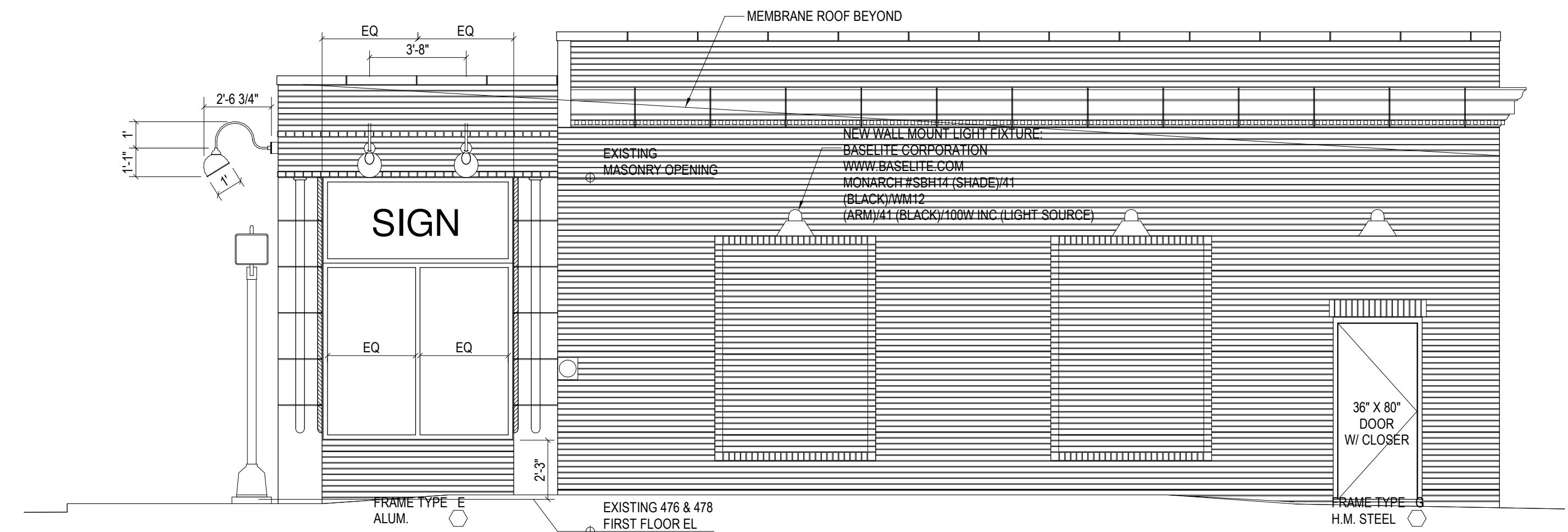
1. Manufacturer: Foamular 250 by Owens Corning or equal.
2. Compressive Strength, ASTM C 578: 15 pounds per square inch, minimum.
3. Thickness: 2 1/2" unless otherwise noted on the drawings.
4. Board Edge: Square.

2. SOUND ATTENUATION BATTS

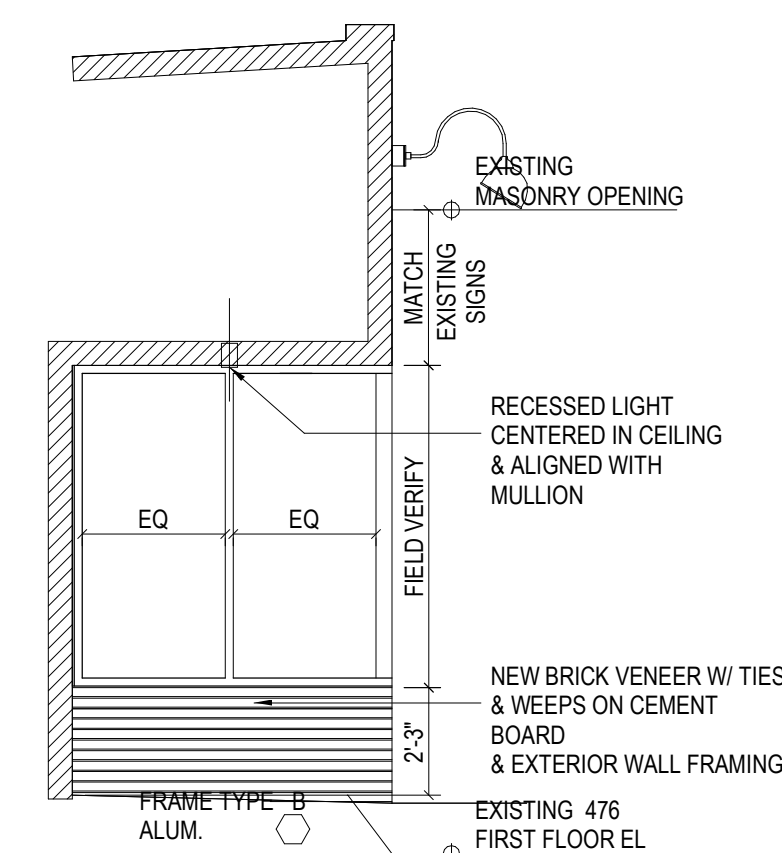
A. Unfaced glass fiber acoustical insulation complying with ASTM C 665, Type I.

1. Manufacturer: Sound Attenuation Batts by Owens Corning or Equal.

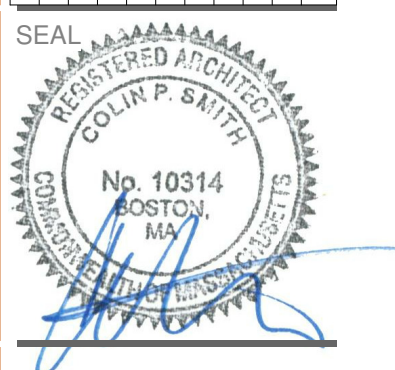
2. Thickness: Varies, refer to drawings.



2 SWAN PLACE (RIGHT SIDE) ELEVATION



476 RECESSED ENTRANCE

[illegible]

THE ARLINGTON HISTORICAL COMMISSION
WHITTEMORE ROBBINS HOUSE
ARLINGTON, MASSACHUSETTS 02476
Menotomy • 1635 West Cambridge • 1807 Arlington • 1867

Memorandum

DATE: September 23, 2020
 Michael Ciampa, Arlington Building Inspector
FROM: JoAnn Robinson, Chair, Arlington Historical Commission
RE: 476 Massachusetts Avenue

This address is included on the Arlington Historical Commission Inventory of Significant Properties.

The Arlington Historical Commission held meeting on Tuesday, September 22, 2020, to review the plans for changes to the façade of 476 Massachusetts Avenue.

The Commission reviewed the plan presented to replace the current entrance to be replaced. The new façade will match the existing façade at 478 Massachusetts with brick masonry at the top and bottom of the new windows. New wall sconce lights that match those at 478 Mass. Ave. will be installed on the existing upper masonry. The existing decorative concrete columns that are original to the building will not be changed or covered.

Commissioners approved these changes by a unanimous vote. JoAnn Robinson will be the monitor for this project. Please contact me if the scope of the work changes.

Sincerely,

JoAnn Robinson
Chair, Arlington Historical Commission

cc:Chad Cohen



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

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

Docket No. _____

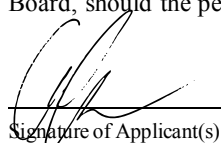
1. Property Address 476 Massachusetts Avenue, Arlington, MA 02474
Name of Record Owner(s) Marco Realty Corp Phone (617) 232-8850
Address of Owner 89 Winchester Street, Brookline, MA 02446
Street City, State, Zip
2. Name of Applicant(s) (if different than above) _____
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property Parcel ID: 11-3-1
Assessor's Block Plan, Block, Lot No. _____
4. Deed recorded in the Registry of deeds, Book 12982, Page 353;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Zoning District: B5 - Central Business
1 vacant commercial storefront, shell
6. Proposed Use of Property (include # of dwelling units, if any) Zoning District: B5 - Central Business
1 vacant commercial storefront, fully renovated
7. Permit applied for in accordance with _____
the following Zoning Bylaw section(s) _____
_____ 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.

Interior alteration to create a vanilla box for leasing, to include new storefront, restroom, partitions, HVAC, finished wall surfaces. In regards to the storefront specifically, an updated one will make the store look more appealing to potential tenants and more esthetically pleasing to the community

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

The applicant states that Marco Realty Corp is the owner ~~-or- occupant -or- purchaser under agreement~~ of the property in Arlington located at 476 Massachusetts Avenue, Arlington, MA 02474 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)

Chad Cohen, Vice President

89 Winchester Street, Brookline, MA 02446
Address

(617) 232-8850
Phone



Town of Arlington Redevelopment Board
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 arlingtonma.gov/arb, for the full list of required submittals.

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

FOR OFFICE USE ONLY

_____	Special Permit Granted	Date: _____
_____	Received evidence of filing with Registry of Deeds	Date: _____
_____	Notified Building Inspector of Special Permit filing	Date: _____

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.
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.
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.
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.
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.

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.
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.

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.
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.
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.
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.
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. [LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

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.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
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.
5. 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.
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.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 for Application to
 The Arlington Redevelopment Board

Docket No. _____

Property Location Parcel ID: 11-3-1

Zoning District B5

Owner: Marco Realty Corp

Address: 476 Mass Ave, Arlington, MA 02474

Present Use/Occupancy: No. of Dwelling Units:

1 Vacant commercial storefront, shell condition

Proposed Use/Occupancy: No. of Dwelling Units:

1 Vacant commercial storefront, fully renovated

Uses and their gross square feet:

~750 Sq. ft retail space W/ ~750 sq. ft basement storage

Uses and their gross square feet:

~750 Sq. ft retail space W/ ~750 sq. ft basement storage

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size			min.
Frontage			min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)	~750 sq. ft	~750 sq. ft	min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories	1	1	stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)	0	0	min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)	0	0	min.
Type of Construction			
Distance to Nearest Building			min.

Marco Realty Corp - 476 Mass Ave Storefront Renovation

Application for Special Permit In Accordance With Environmental Design Review Procedures

Expanded Checklist Details

- *Dimensional and Parking Information Form (see attached) Site plan of proposal Model, if required*

Dimensional and parking information form has been filled out to the best of our knowledge. Any blank areas are due to either data being unavailable or not applicable

- *Drawing of existing conditions*

Drawing of existing conditions are detailed in the architectural plans

- *Drawing of proposed structure*

Drawing of the proposal structure are detailed in the architectural plans

- *Proposed landscaping. May be incorporated into site plan*

No landscaping will be done in the scope of this project

- *Photographs*

Photographs of the existing condition are attached to the bottom of this document*.

- *Impact statement*

The scope of this work in regards to this special permit application is a new storefront for this vacant retail space. The impact of this new storefront will be immediate and positive to the property owners, potential future tenants, and the community as a whole. By updating the storefront from the existing brick to a new glass and brick version (designed to match the existing façade at the neighboring unit at 478), the block as a whole will achieve a more uniform look. The vacancy will also be easier to market and rent to potential future tenants, as it will be a more esthetically pleasing storefront, allow greater natural light, and allow pedestrians to view the inside of the store far easier.

- *Application and plans for sign permits*

There are no applications for sign permits at this time , as no signage will be installed

- *Stormwater management plan (for stormwater management during construction for projects with new construction*

The scope of the storefront renovations do not require a stormwater management plan

Details Statement

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 is no landscaping at or near the project site. There are city-owned trees on the sidewalk, these will not be impacted in any way.

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.*

The proposed new storefront will adopt the style from the neighboring unit at 478, thus ensuring proper harmony between the existing architecture in the vicinity and will form a more uniform visual relationship.

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.*

There is no open space to mention in regards to the storefront redesign.

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.*

The proposed design of the storefront will not negatively impact vehicular, pedestrian, nor bicycle circulation in any way. During the renovation, scaffolding and proper signage will be present to help with pedestrian and bicycle traffic on the sidewalk.

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.

The scope of the storefront renovations will not impact surface water drainage. Any surface water over the new storefront will be directed towards the existing roof structure with preexisting gutters and drainage systems.

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.*

There are no existing telephone and cable TV wires existing, and there will not be any new ones installed. The existing electrical service is underground, and will remain underground throughout the storefront renovation.

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.*
3 Updated August 28, 2018

There is no signage to be installed within the scale of the storefront renovation. There will be lighting installed to highlight the area designated for any future signage for potential future

tenants, and those lighting fixtures will not detract from the surrounding properties and structures.

8. *Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.*

There are no proposed special features included in the storefront redesign.

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.*

The proposed storefront will meet all applicable local and state building codes, as well as requirements by the Town of Arlington's Fire Department, Police Department, and other emergency personnel and equipment. The new glass storefront will also allow better visibility in and out of the store, increasing the potential surveillance by the future tenant and neighboring tenants and passerby of any accident or attempted criminal act.

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.*

We've received approval from the Arlington Historical Commission to commence with the storefront renovations per their hearing on Tuesday, September 22nd.

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.*

The scale of the storefront redesign will have minimal impact on any microclimate in the vicinity of the storefront, as no new machinery will be installed, and proposed construction materials already exist in said microclimate.

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.

The completed LEED checklist is included as a separate document in this application, and will be addressing the entire redevelopment of 476 Mass Ave, not just the subject of the new storefront. The location of 476 Mass Ave does ensure quality transit in the form of the Minuteman Bike Trail and local Bus routes, and reduces parking footprint by not having any parking. Indoor waste reduction is completed by installing new bathroom facilities. The new HVAC system being installed is also an energy efficient unit. The interior LED lighting used will also be optimized for energy performance. The new storefront will greatly increase the indoor environmental quality by allowing better thermal control through thermal efficient glass, as well as allowing for significantly more interior lighting and daylight. Quality views and acoustic performance will also be better with the updated storefront and glass.

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.*

To the best of my knowledge, a new storefront doesn't require a special permit, but as it is an improvement in a historical district, the review by the Arlington Redevelopment Board was automatically triggered.

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

An updated storefront is both essential to the success of any potential new tenant as well as a public convenience in the form of a great looking block of stores.

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

As it is a storefront, there will be no traffic congestion. Pedestrian safety will be paramount during the renovation, as scaffolding and signage will be implemented.

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 updated storefront will not require any additional public water use, drainage, nor any sewer system use.

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

To the best of my knowledge, there are no special regulations pertinent to this proposal.

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 new storefront will certainly not impair any integrity or character of this district, nor will it be detrimental to 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.*

I see no possibility of additional use that is of concern in regards to building a new storefront.

** below are pictures of the existing storefront, as well as pictures of the neighboring storefront of 478 Mass Ave, that we will be using as reference when we build a new storefront.



Left: the current storefront of 476 Mass Ave

Bottom: the current storefront of 476 Mass Ave & neighboring unit, 487 Mass Ave. We intend on doing a similar glass and brick design.





LEED v4 for ID+C: Commercial Interiors

Project Checklist

Y	?	N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Credit Integrative Process

2

10	26	0	Location and Transportation	18
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit LEED for Neighborhood Development Location	18
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Surrounding Density and Diverse Uses	8
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Access to Quality Transit	7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Bicycle Facilities	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Reduced Parking Footprint	2

12	0	0	Water Efficiency	12
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq Indoor Water Use Reduction	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Indoor Water Use Reduction	12

25	2	11	Energy and Atmosphere	38
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq Fundamental Commissioning and Verification	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq Minimum Energy Performance	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq Fundamental Refrigerant Management	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Enhanced Commissioning	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Optimize Energy Performance	25
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Advanced Energy Metering	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Renewable Energy Production	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Enhanced Refrigerant Management	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Green Power and Carbon Offsets	2

0	8	5	Materials and Resources	13
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq Storage and Collection of Recyclables	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq Construction and Demolition Waste Management Planning	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Long-Term Commitment	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Interiors Life-Cycle Impact Reduction	4
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Building Product Disclosure and Optimization - Material Ingredients	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Construction and Demolition Waste Management	2

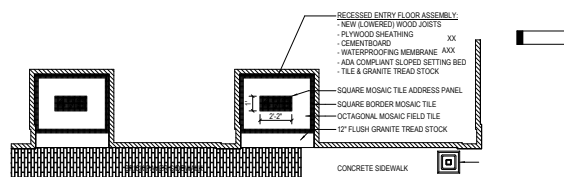
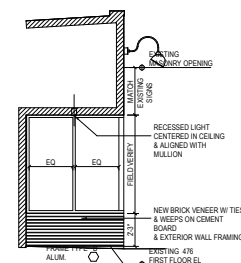
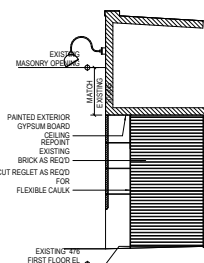
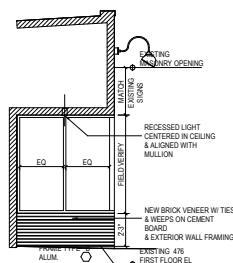
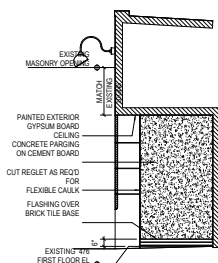
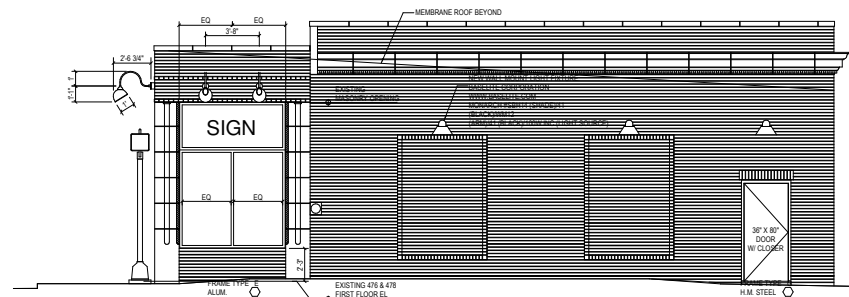
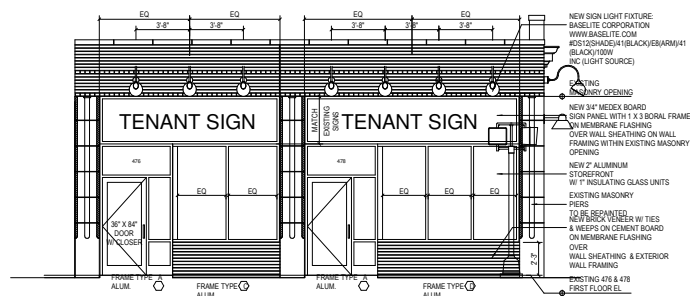
Project Name: 476 Mass Ave
Date: 9/21/20

9	3	5	Indoor Environmental Quality	17
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq Minimum Indoor Air Quality Performance	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq Environmental Tobacco Smoke Control	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Enhanced Indoor Air Quality Strategies	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Low-Emitting Materials	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Construction Indoor Air Quality Management Plan	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Indoor Air Quality Assessment	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Thermal Comfort	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Interior Lighting	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Daylight	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Quality Views	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Acoustic Performance	2

0	0	6	Innovation	6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Innovation	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit LEED Accredited Professional	1

0	4	0	Regional Priority	4
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Regional Priority: Specific Credit	1

56	43	27	TOTALS	Possible Points:	110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80+					



CLIENT
Marco Realty
89 Winchester St
Brookline, MA 02446

ARCHITECT
Colin Smith Architecture, Inc.
1666 Massachusetts Ave.
Lexington, MA 02420
781.274.0955

PROJECT NAME
476 Massachusetts Ave
PERMIT SET

[illegible]

Elevations

SHEET ISSUED: 12/12/2019
SCALE: 1/4" = 1'-0"
DRAWN BY: -
PROJECT #: 2018-40A

SHEET NUMBER
A3.0



Town of Arlington, Massachusetts

Presentation and Discussion:

Summary:

8:15 p.m. Economic Analysis of Industrial Zoning Districts – Update and Zoning Recommendations

- Representatives from RKG Associates and Harriman and the Department of Planning and Community Development will make a presentation and facilitate a discussion with the Board

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_2_20201019_ARB_Presentation_compressed.pdf	ARB Presentation
▢ Reference Material	Agenda_Item_2_20201009_Revsied_Draft_Zoning_Text_Only.pdf	20201009 Revised Draft Zoning



Arlington, MA

Economic Analysis Of Industrial Zoning Districts

Zoning Recommendations

October 19, 2020

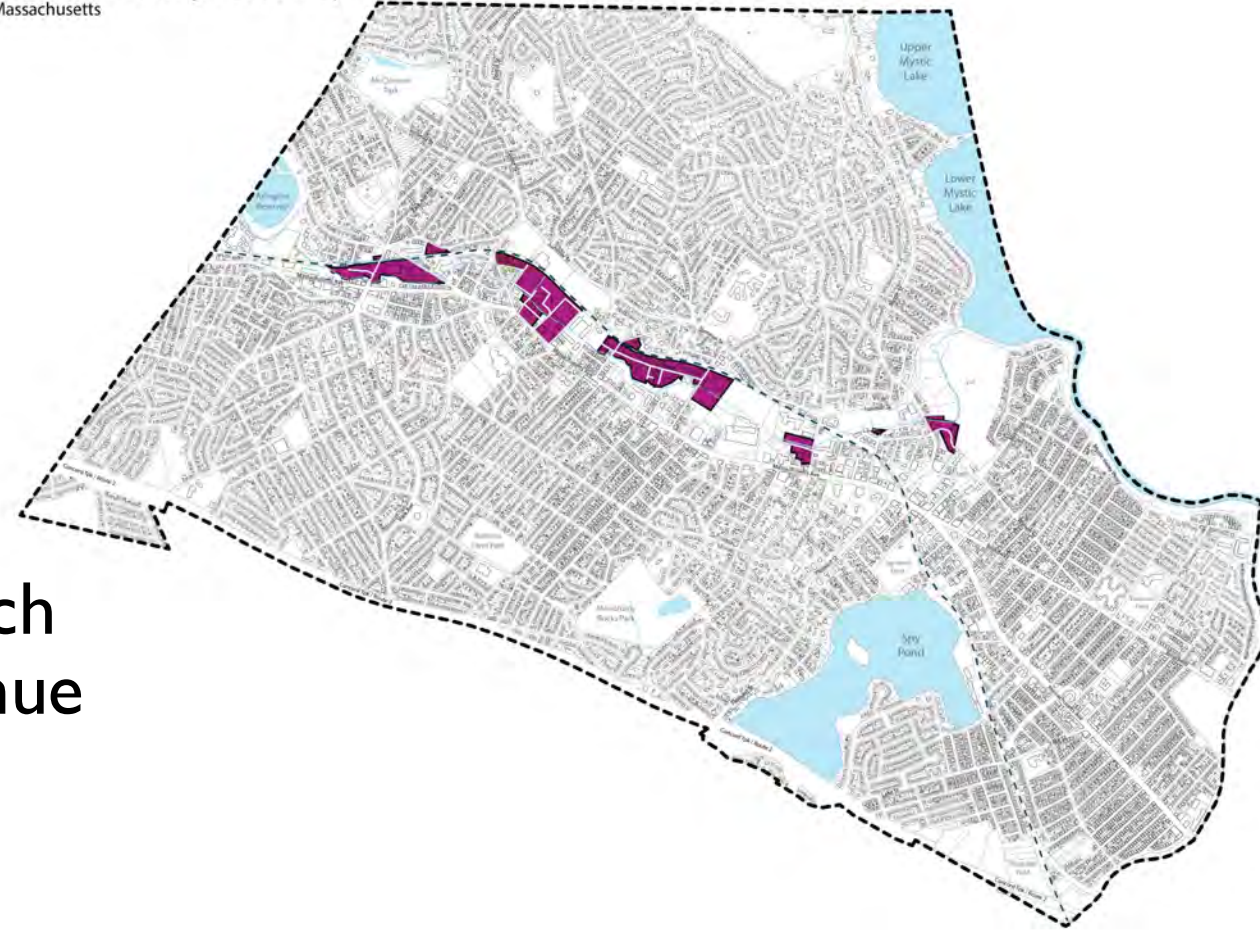
Agenda

- Goals and Background
- Process to Date
- Translating Concepts to Draft Zoning
- Draft Zoning

Project Goals

- Position Arlington to attract new businesses and jobs in emerging growth industries to the Industrial District; and
- Create opportunities through which Arlington can realize greater revenue with strategic amendments to the Zoning Bylaw and Zoning Map.

Industrial District Study - Base Map
Arlington, Massachusetts



Project Background

September 2019:

RFP for an Economic Analysis of Industrial Zoning Districts released.

RKG Associates and Harriman selected as contractor.

December 2019:

Project Kickoff.

2020:

Completion of an economic analysis.

Preparation of zoning recommendations.

Public Engagement – Video Presentation and Survey.

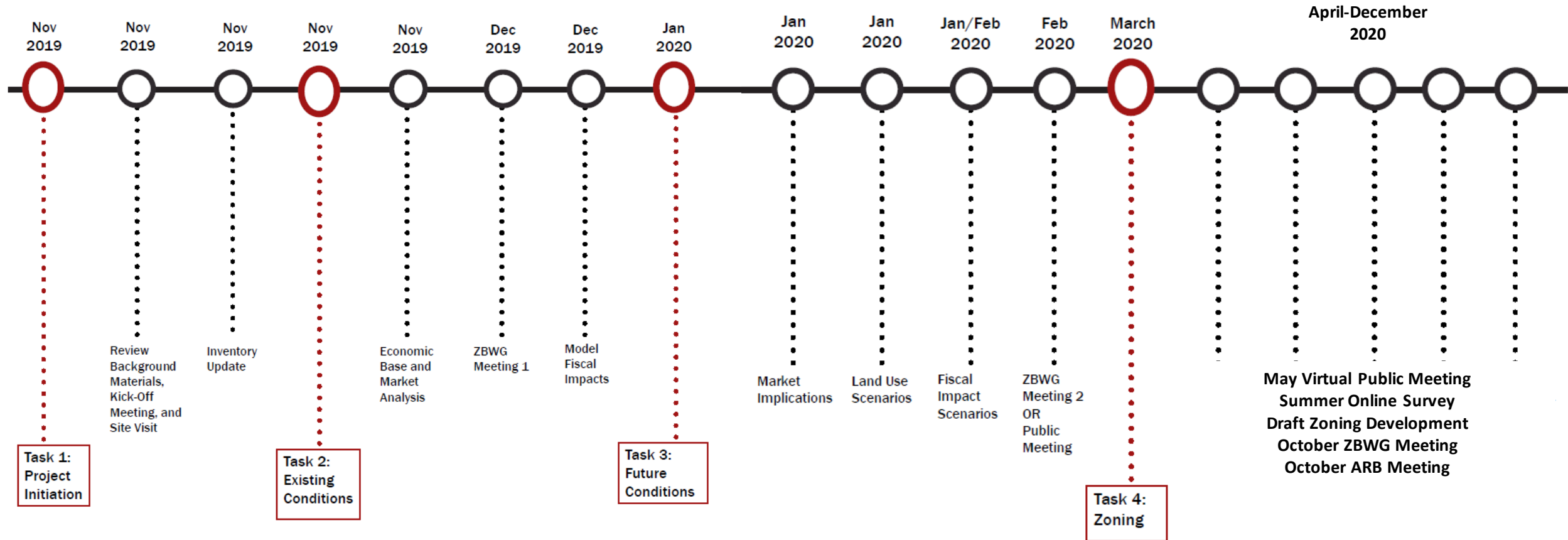
Preparation of draft zoning amendments.

Zoning Bylaw Working Group

Mike Byrne
Adam Chapdelaine
Pamela Heidell
Charles Kalauskas
Christian Klein
Steven Revilak
David Watson
Ralph Willmer
John Worden

Jenny Raitt
Erin Zwirko

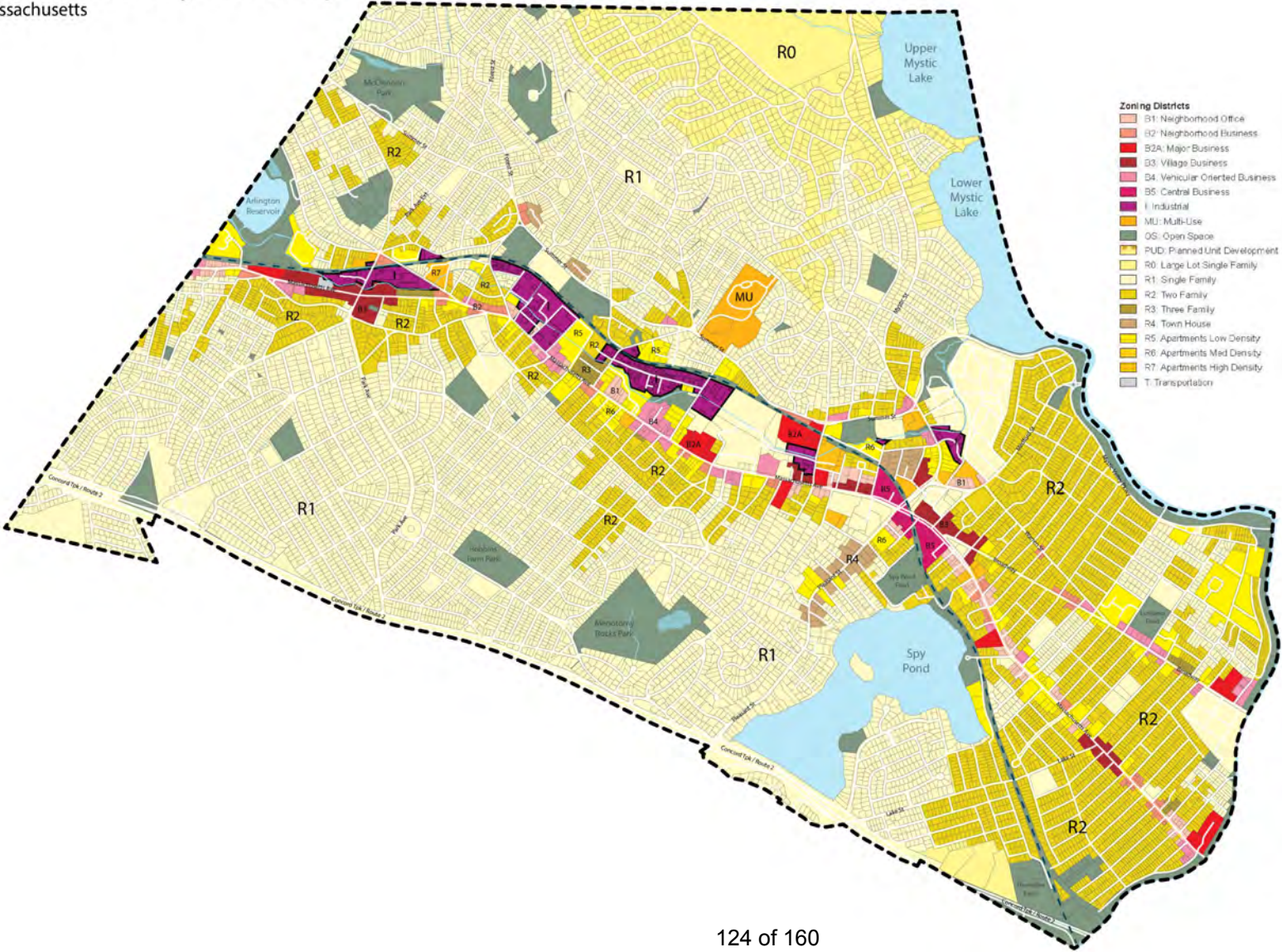
Timeline

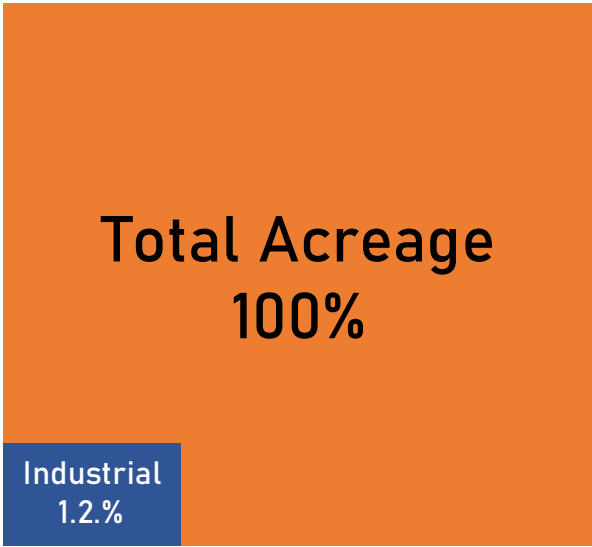
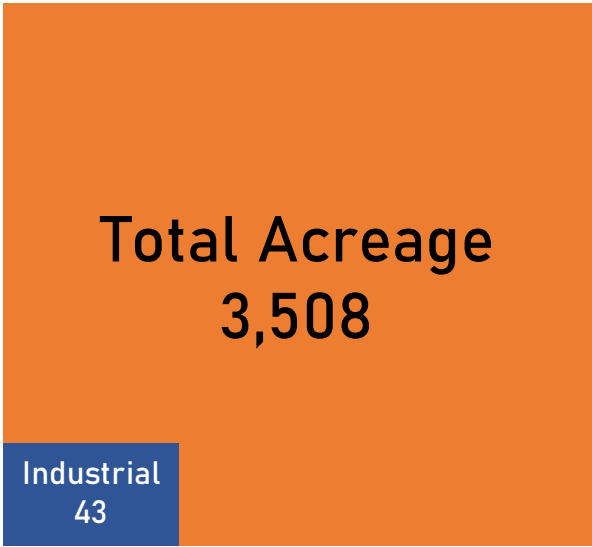




Arlington's Industrial Zones – Market Findings

Industrial District Study - Base Map
Arlington, Massachusetts





Arlington's Industrial Real Estate

Auto Repair & Supplies
Contractor Condominiums
Lumber Yards
Manufacturing
Manufacturing Offices
Storage & Warehousing
Distribution
Research & Development
Manufacturing Warehouses

69
properties

520,000
built square feet

\$23.84 million
assessed built value

\$71.10 million
assessed total value

- 24 are auto repair facilities, 22 storage/warehousing
- Average structure is 7,530 square feet (warehouses 18,700, auto supply 1,450)
- Buildings worth just \$46 per square foot
- Across just 28 acres, this equates to over \$2.5 million per acre



Redevelopment Pressures



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How are Arlington's Industrial Districts Competing?

"Cost is a huge issue. If we hadn't bought here when we did, we'd be pushed out beyond I-495."

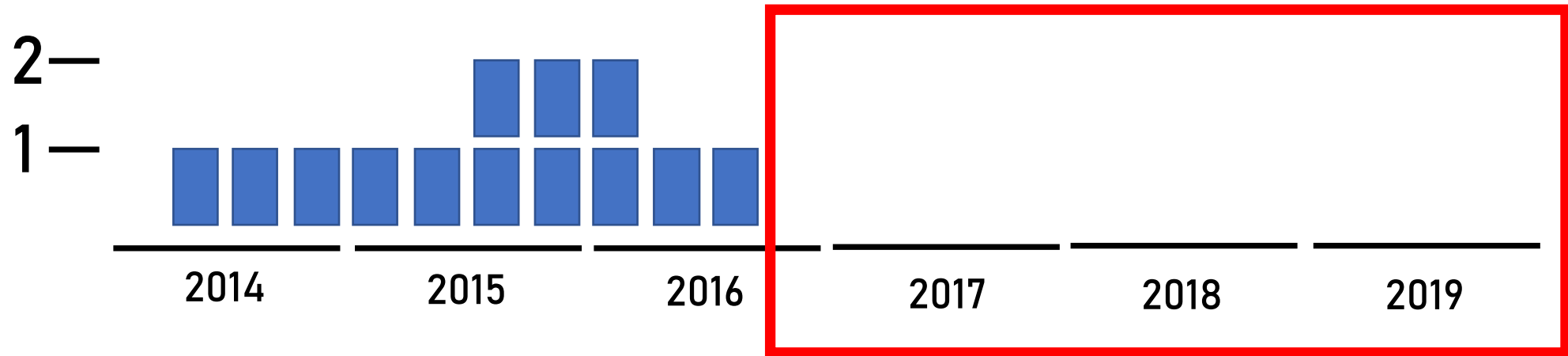
"Locating right next to residents presents a lot of challenges, especially for more traditional industrial companies."

"I moved my business here because I live here... I walk to work in ten minutes. It's awesome."

"We had to get creative with parking. We lease spaces from other companies and sometimes use public lots overnight."

"There's a shortage of commercial real estate. If a business owner sells, they might be sending 100 workers out to work an hour from here"

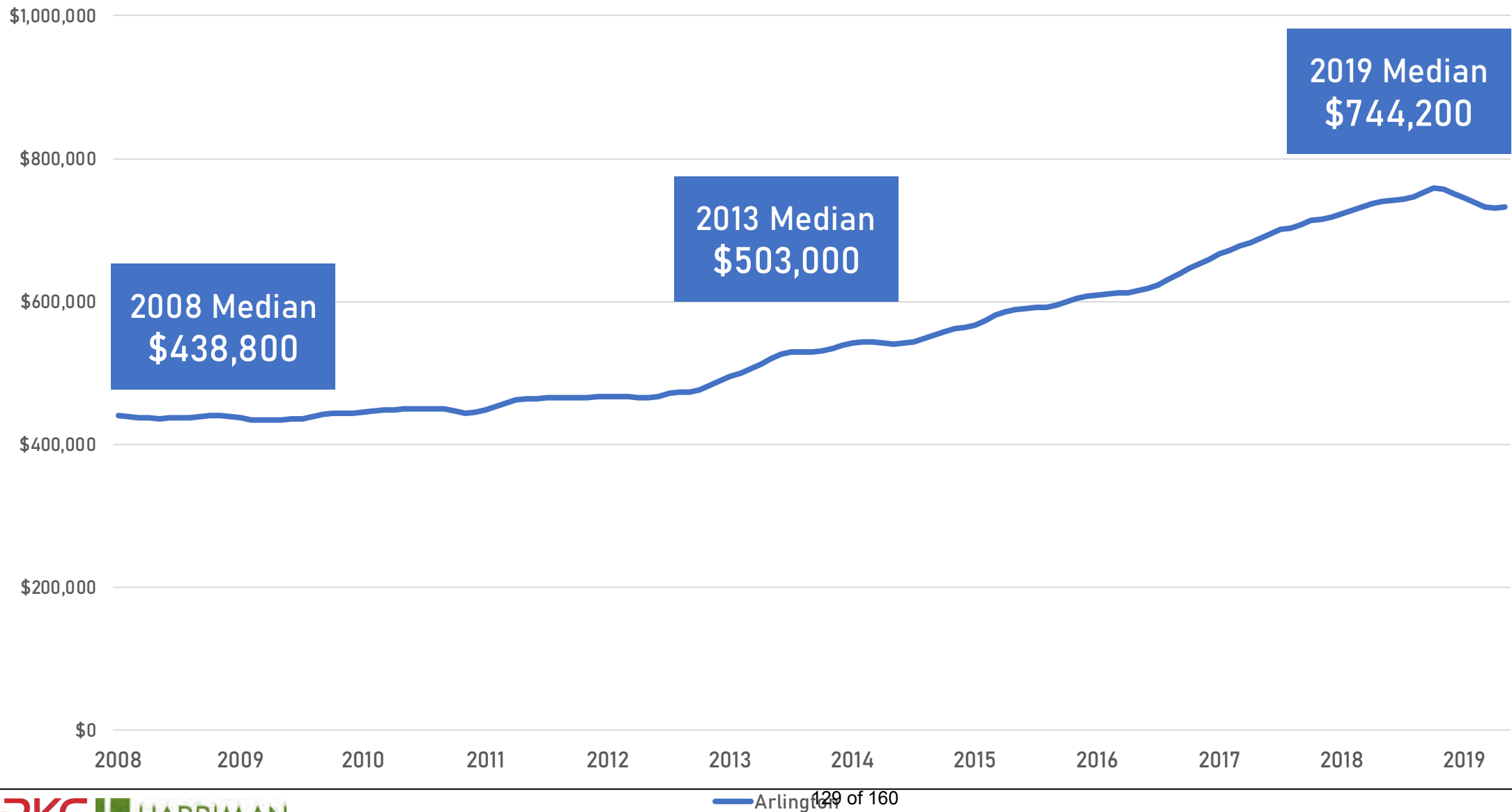
Arlington's For Sale Listings, Commercial Space



Zero marketed commercial listings
in the last 13 quarters

Commercial vacancy rate is
frequently below 2 percent

Median Home Value Trend

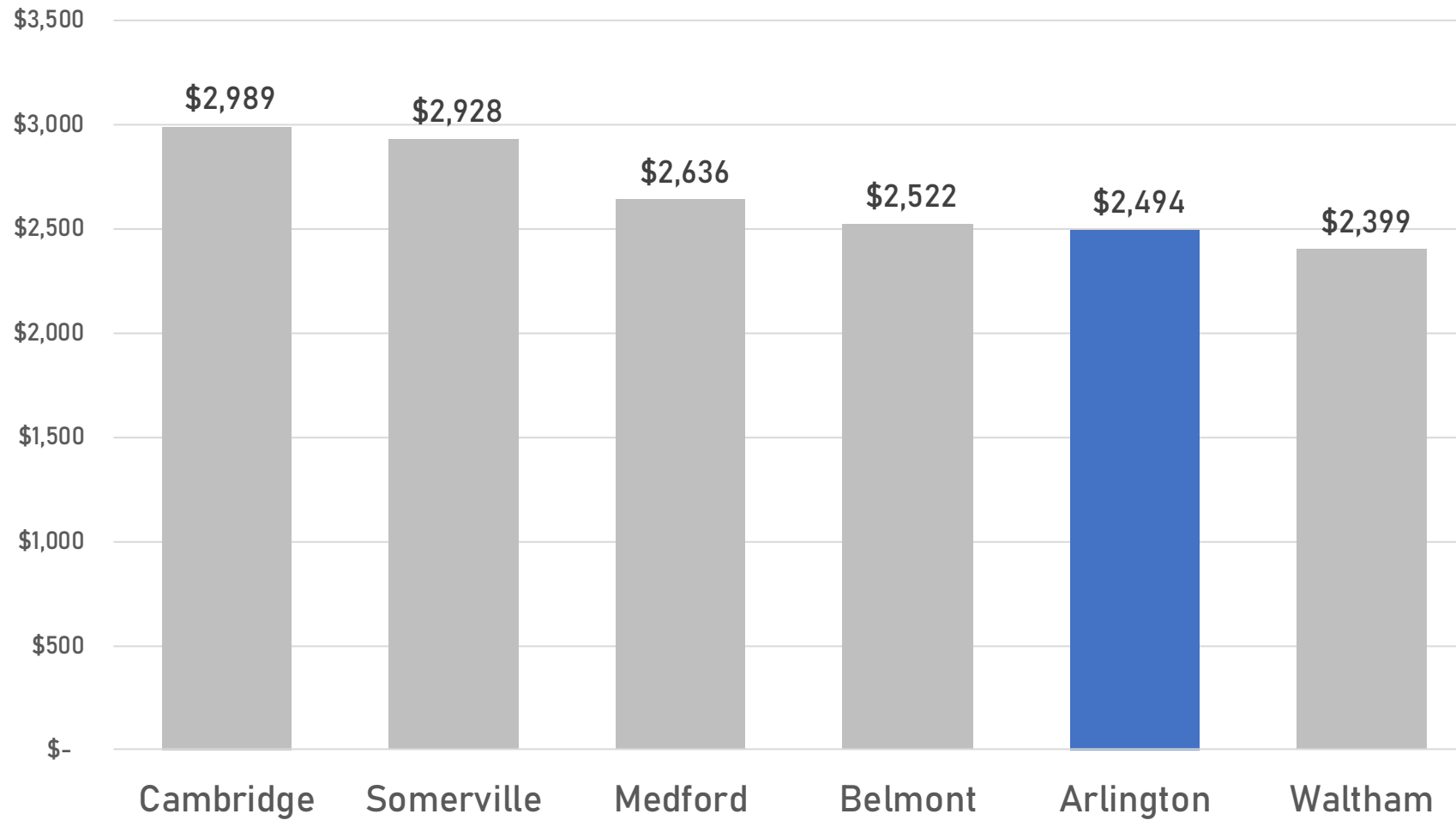


— Arlington 129 of 160

Sources: Zillow Research Housing Value Index Time Series; RKG Associates.

October 13, 2020

Median Monthly Rent, 2019



What kind of demand for commercial space could emerge in Arlington?

Middlesex County Projected New Jobs, Present to 2029

Selected job growth categories, 4-Digit NAICS

	Jobs 2018	Net New Jobs by 2029	Space Required
Middlesex County Total	1,035,000	85,000	21,250,000 sf
Scientific Research & Development Serv.	49,800	19,000	4,750,000 sf
Management of Companies	33,000	10,000	2,000,000 sf
Colleges, Universities & Prof. Schools	66,700	8,900	1,790,000 sf
Management & Scientific Consulting Serv.	22,600	6,300	1,270,000 sf
Restaurants	53,300	5,400	940,000 sf
Computer Systems Design	44,200	3,700	735,000 sf

Sources: EMSI Industry Table Projections; US Bureau of Labor Statistics; RKG Associates.

Arlington today comprises

1%

of Middlesex County jobs



"Fair Share"



Potential demand for

+/- 200,000 sf

of commercial space
over 10 years

Gauging the potential for Lab/Research & Development

Tetragenetics “Arlington’s first biotech firm” Moved from Cambridge in 2015

- Upper management already lived in Arlington
- Larger space than could be afforded in Cambridge
- Concrete floors, garage doors for supporting large equipment
- Biotech by special permit in Arlington since 2012



Mass BioReady
Bronze

Sources: Mass Biotechnology Council; The Patriot Ledger



Key Takeaways

Arlington's relatively small job base mostly consists of lower-paying jobs held by residents of other communities.

Existing jobs in industrial zones are highly diverse, with most in sectors that pay above the town average salary.

Middlesex County's hot housing market is exerting pressure on industrial zones – especially those with aged structures.

Firms in legacy industrial sectors are struggling to financially justify Arlington rents.

Higher-tech industrial firms may see Arlington as a desirable, less-expensive option, although recruitment may be a challenge.



133 of 160

An aerial photograph of Arlington, Massachusetts, showing a mix of industrial and residential areas. In the foreground, there are large industrial buildings, including a prominent white building with a corrugated metal roof and a large parking lot filled with cars. To the right, there are more industrial structures and a large, open lot. In the background, a dense residential neighborhood with many houses and trees is visible. The city skyline of Boston is visible in the far distance under a clear blue sky.

Arlington's Industrial Zones – Proposed Zoning

Concept to Draft

Proposed

- Uses
- Dimensional standards
- Development standards
 - Bonus for additional height
 - Parking and site treatment
 - Sustainability

Considerations

Development standards

Developer vs. tenant

Enforceable

Temporary vs. permanent

Relationship of cost to benefit

Relationship of private benefit to public impact

Proposed Uses

Industrial



<https://azbigmedia.com/real-estate/big-deals/industrial/analysis-light-industrial-sites-take->

Office



<https://www.levyarchitects.com/2021>

Breweries, Distilleries, and Wineries



<https://growlermag.com/how-open-or-damn-close-able-seedhouse-brewery/>

Mixed Use (Office and Industrial)



<https://www.stevelaursen.com/2-mixed-use-industrial-buildings-get-the-green-light-on->

Food Production Facilities



<https://www.meatpoultry.com/articles/19949-john-soules-foods-to->

Proposed Uses

Flex Spaces



<https://leechanggroup.com/inland-empire/ontario-ca-light->

Work Only Artist Studio



<https://art.gmu.edu/facilities/>

Maker Space



<https://www.facebook.com/pg/nebraskainnovationstudio/events/>

Vertical Farming



<https://www.wyomingpublicmedia.org/post/vertical-harvest->

Proposed Development Standards

- Buildings must be solar-ready
 - ARB can adjust height and setbacks to allow the installation of equipment for renewable energy
- Yards
 - Buildings no more than 10 feet from the front lot line
 - Low-impact stormwater management
- Transparency and Access
 - Ground floor windows
 - Equal treatment of all façades
 - Connections from public sidewalk to front entry;
- Lighting
 - Dark-Sky friendly

Solar-ready building design, as the name suggests, refers to designing and constructing a building in a way that facilitates and optimizes the installation of a rooftop **solar** photovoltaic (PV) system at some point after the building has been constructed. www.nrel.gov

Proposed Development Standards

Pedestrian Amenities (Choices)

Choose 1



<https://www.showcase.com/4957-allison-pky-vacaville-ca-95688/18095269/>

OR



<http://www.landscapearchitecture.com/datsheet/tournesolsiteworks/tournesolsiteworks.html>

+

Choose 1



<https://www.pinterest.ch/pin/140807925826545553/>

OR



<http://cbbel.com/madison-street-streetscape/>

OR



<https://artfulrainwaterdesign.psu.edu/project/southwest->

Proposed Height Bonus

Choose 1

Vegetated Landscape



<https://www.youtube.com/watch?v=6XApzoTZS6k>

Highly Reflective



<https://www.networkx.com/article/reflective-roof-coatings-for-asphalt-roo>

Solar power



<https://www.everguardsolar.com/uncategorized/is-ballast-mounted-solar-right-for-your-flat-roof/>

High Albedo Concrete



<https://www.buildings.com/article-details/articleid/21182/> title=are-cool-pavements-all-they-re-cracked-up-to-be-

Blue roof



Unknown



100% On-site Stormwater Management



Parking Lot Landscaping Ordinance-Village of Glenview

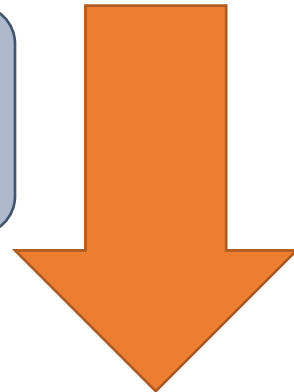
Parking Standards

- Pervious surfaces for excess parking
- Required for impervious surfaces
 - High-albedo surface
 - Shade (trees or solar panels)
- Encouraged
 - Rain gardens, bioswales, etc.
 - Electric vehicle charging stations

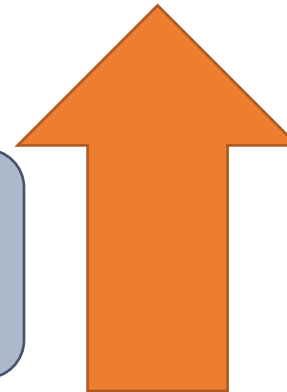


<https://waylandstudentpress.com/51402/articles/solar-panels-installed-in-whs-parking-lots/>

Parking Spaces for
CARS



Parking Spaces for
BIKES



Recommended Modifications

- Section 2. Definitions
 - New definitions of appropriate uses
 - Recommended clusters of definition types
- 5.3.17 Upper Story Setbacks
 - Remove requirement for upper story setbacks
- 5.6.2 Dimensional and Density Regulations
 - Includes new development standards
 - Includes standards for additional height
- 5.6.1.B.1 New definitions of Industrial District
- 5.6.2 Dimensional and Density Regulations
 - Remove requirement for upper story setbacks
 - Establishes amenity requirements for increased height
- 5.6.3 Table of Uses
 - Establishes new uses and review/approval threshold
- Section 6. Parking
 - 6.1.4 Reduce parking for manufacturing
 - 6.1.10 Specifies location of parking on site
 - 6.1.11 Establishes additional requirements for parking design
 - 6.1.12 Increase bicycle parking spaces to match those of cars



Arlington, MA

Economic Analysis Of Industrial Zoning Districts

Zoning Recommendations

October 19, 2020

Industrial Zoning District, Arlington, MA
Draft Zoning Recommendations for Review

Applicability

- New development
- Addition or expansion of an existing building greater than 50% of its existing footprint.

Purpose

- Support an increase in the size and variety of spaces for light manufacturing and office.
- Establish parking requirements that support these uses but also minimize the environmental impact of impervious surfaces.
- Leverage the Minuteman Bikeway as an alternative mobility mode.
- Require sustainable and resilient urban design practices to protect the environment and mitigate the impact of new construction.
- Support economic development while allowing buildings that are sympathetic to the surrounding cultural and built environment.

Draft Language

Note: In the sections below, text to be added is underlined; text to be deleted is crossed out.

Section 2. Definitions

Definitions associated with Art/Cultural Uses

Artists' Mixed-use. The use of all or a portion of a Building for both habitation and Artistic/Creative Production use, or a combination thereof, provided that any portion of a Building devoted to such use shall be

- (a) occupied by persons certified as artists pursuant to the Arlington Commission for Arts and Culture (ACAC) Artist Certification Process,
- (b) designed in accordance with ACAC standards and guidelines for artists' mixed-use space, and
- (c) subject to an agreement for artists' housing as part of the conditions of a special permit granted by the Arlington Redevelopment Board (ARB).

Work Only Artist Studio: A space used by an artist for the creation of any visual art or craft, including but not limited to, painting, drawing, photography, sculpture, and pottery; of written works of fiction or nonfiction; or any performing art, whether for live or recorded performance, including music, dance, and theater. Retail sales of art produced on-site and arts instruction by the artist are allowable accessory uses. An artist studio shall not be used by more than one artist, except for occasional and time-limited collaborations with other artists.

Co-working Space: A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate with each other as part of a community. Rules for membership and participation in the co-working space are explicit, transparent, and available to the public. Co-working spaces may host classes or networking events which are open either to the public or to current and prospective members.

Maker Space: A building or portion thereof used for the on-site production of parts or finished products by individual or shared use of hand-tools, mechanical tools, and electronic tools. Maker Spaces may include space for design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such projects. Typical uses include but are not limited to: electronic goods; printmaking; leather products; jewelry and clothing/apparel; metal work; furniture; woodworking and cabinet shops; glass or ceramic production; and paper manufacturing. Maker Spaces may host classes or networking events which are open to the public. Maker Spaces may also include a membership component.

Definitions associated with Light Manufacturing

Breweries, distilleries, and wineries: A small, independently owned facility in which alcoholic beverages produced on-site are bottled and sold, typically in conjunction with a bar, tavern, or restaurant use provided that the tap room hours of operation open to the public do not represent disturbance to adjacent residential uses and that they follow the Commonwealth of Massachusetts requirements for licensing and operations.

Flex Spaces: A combination of commercial activities under a single commercial entity, such as light manufacturing, office, distribution, research and development, and/or retail uses, where the firm meets the following criteria:

- All of the uses on the site are required to be allowed as principal uses within the Arlington Industrial Zone.
- Changes in products, services, and square footage of uses will not require further approval for use if the Building Inspector determines the uses and property are otherwise in conformance with the Bylaws.
- The floor area of each use is unrestricted except for uses where a limitation on size or density is present. In this case, the floor area of such use shall be at or below the given limitation.

Food production facilities: Including food and beverage manufacturing plants that transform raw agricultural materials into products for intermediate or final consumption by applying labor, machinery, energy, and scientific knowledge. Provided that the facilities:

- Properly store equipment and remove litter and waste within the immediate vicinity of the plant buildings or structures as to avoid becoming a breeding place, or harborage for pests.
- Constantly check for pests and pest infestation
- Locate and operate fans and other air-blowing equipment in a manner that minimizes the potential for contaminating the building and its surroundings to avoid health hazards to the public.
- Vents shall be forbidden to be placed on the façade adjacent to sidewalks or the Minuteman Bikeway to avoid exposure to the public.

Vertical Farming: A building used for the practice of producing food on vertically inclined surfaces in vertically stacked layers. This use shall be approved by special permit to make sure operations such as lighting, gases, humidity, and temperature do not affect the surrounding microclimate and the well-being of adjacent uses.

5.3 DIMENSIONAL REGULATIONS APPLICABLE IN ALL OR MULTIPLE DISTRICTS

5.3.7 Screening and Buffers: Industrial and Business Districts and Parking Lots

D. In Industrial Districts, screening along the Minuteman Bikeway shall be limited to a vegetative screen only. Such screening shall either have gaps or vary in height to provide lines of sight from the Minuteman Bikeway to the adjoining property to promote safety for pedestrians and bicyclists. Pedestrian amenities such as seating, bins for recycling and refuse collection, and appropriate supplementary lighting shall be integrated within the landscaped area of the buffer.

5.3.17 Upper-Story Building Step Backs

For buildings more than three stories in height, an additional 7.5-foot step-back (upper story building setback) shall be provided beginning at the third story level or 30 feet above grade, whichever is less. The upper story step-back shall be provided along all building elevations with street frontage, excluding alleys. This requirement shall not apply to buildings in the Industrial District.

5.3.19 Reduced Height Buffer Area

No changes recommended.

5.3.21 Supplemental Requirements in the Business and Industrial Districts

No changes recommended.

5.6 OTHER DISTRICTS

5.6.1 Districts and Purposes

B. I: Industrial District.

The Industrial District in the Mill Brook Valley allows uses requiring the manufacture, assembly, processing, or handling of materials and requires additional measure to prevent traffic, noise, appearance, odor, or hazards from becoming disruptive to residential and other business uses. In this district, the Town allows residential uses, retail business uses, and restaurants if they are accessory to an industrial use to support the continuation of industrial uses in Arlington. Mixed-use development is allowed with all uses.

Note: In the sections below, text to be added is in a bold red font.

5.6.2. Dimensional and Density Regulations

A. Tables of Dimensional and Density Regulations

Other District Lot Regulations

	Minimum Requirement		
	Minimum Lot Area (sq.ft.)	Minimum Lot Area per Unit (sq.ft.)	Minimum Lot Frontage (ft.)
I (Current)	-----	-----	-----
I (Proposed)	-----	-----	-----

Other District Yard and Open Space Requirements

	Minimum Requirement		
	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
I (Current)	10	10	10
I (Proposed)	10	10	10

Other District Open Space and Lot Coverage

	Minimum Requirement		
	Landscaped Open Space (Min.)	Usable Open Space (Min.)	Maximum Lot Coverage
I (Current)	-----	-----	-----
I (Proposed)	-----	-----	-----

All Other District Maximum Height and Floor Area Ratio

	Minimum Requirement		
	Maximum Height (ft.)	Maximum Height (stories)	Maximum Floor Area Ratio (FAR)
I (Current)	52* 39	4 ^C 3	1.5
<u>I (Proposed)</u>	52** 39	4** 3	1.5

~~*Section 5.3.19 Reduced Height Buffer Area applies.~~

**** Subject to amenity requirements in 5.6.2.D(7).**

~~^CUpper story building setbacks required on structures with more than three stories. See Section 5.2.21.~~

5.6.2 Dimensional and Density Regulations

D. Development Standards.

In the Industrial District, the following requirements apply to all new development or additions over 50% of the existing footprint:

(1) Renewable Energy Installations

- i. The ARB may, by special permit, allow adjustments to the height and setbacks in order to accommodate the installation of solar photovoltaic, solar thermal, living and other eco-roofs, energy storage, and air-source heat pump equipment. Such adjustments shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site, consistent with the other requirements of this section.
- ii. All new commercial and mixed-use buildings must be solar ready.

(2) Yards

- i. Where feasible, the principal façade of the principal building on the site shall be no more than 10 feet from the front lot line.
- ii. The use of rain gardens, bioswales, and wetlands restoration to control runoff and manage stormwater on-site within setbacks is strongly encouraged. Such systems shall be integrated with the surface water drainage systems in Section 3.4.4.E. See Section 6.1.11.F(3) for relationship to parking areas.
- iii. Fences within the abutting setback to the Minuteman Bikeway shall be prohibited. See Section 5.3.7.D for additional requirements.

(3) Transparency and Access

- i. The required minimum transparency of the ground floor principal façade visible from a public right-of-way is 50% of the area measured between 2 and 8 feet in height from the level of the finished sidewalk.
- ii. All façades visible from a public right-of-way shall be given equal treatment in terms of architectural detailing. No blank façades are permitted. Façades shall be articulated every 50 to 80 feet.
- iii. Each building shall have a clearly defined primary entrance that faces the principal street. A corner door may be used for a building that faces two public streets.

- iv. The primary building entry shall be connected by a paved surface to the public sidewalk.

(4) Lighting

- i. All site and building lighting shall be downcast (90-degree cutoff or fully shielded). Lighting for walkways or parking lots shall be adequately spaced to create even light distribution.
- ii. Light shall not overspill onto an adjacent property or cause glare when viewed from the public right-of-way or abutting properties.

(5) Pedestrian Amenities

All new development or additions over 50% of the existing footprint must provide the following.

- i. Either one of the following:
 - i. A shade tree every 35 linear feet of lot frontage along a right of way; or
 - ii. Irrigated planter boxes every 15 linear feet of frontage along a public right of way.
- ii. And one of the following; however, for lots that abut the Minuteman Bikeway, this amenity should be located within the yard adjacent to the Bikeway:
 - i. One (1) piece of interactive art accessible to the public;
 - ii. One (1) artful rainwater collection system; or
 - iii. Two (2) benches or similar permanent seating accessible to the public.

(6) Implement a temporary erosion and sedimentation control plan for all new construction activities associated with the project.

(7) Exceptions to Maximum Height Regulations in the Industrial District

For new development or additions that would otherwise be subject to 5.3.19 Reduced Height Buffer Area, a maximum height of 52 feet or four stories is allowed subject to the following development standards:

- i. Demonstrate that new buildings or additions shall allow for full sun at least half the time or 50% sun coverage all the time on June 21, September 21, and December 21 on the lots within the required residential buffer as defined in Section 5.3.19.
- ii. Provide one (1) of the following sustainable roof infrastructure components:
 - i. Install a vegetated or green roof over 50% of the roof area.
 - ii. Use highly reflective materials on 75% of the roof area.
 - iii. Install solar energy panels tied to the electrical system of the building. For new commercial or mixed-use building, provide solar PV and/or solar thermal on a minimum of 50 percent of the roof area.
 - iv. Provide 100% high albedo concrete topping.
 - v. Install a blue roof over 50% of the roof area to provide initial temporary water storage and then gradual release of stored water.
- iii. Retain and treat 100% of stormwater on site.

5.6.3 Use Regulations for MU, PUD, I, T, and OS Districts

Class of Use	I (Existing)	I (Proposed)
Residential		
Single-family detached dwelling ^A		
Two-family dwelling, duplex dwelling ^A		
Three-family dwelling		
Townhouse		
Apartment building		
Conversion to apartments, up to 18 units per acre, with no alteration to the exterior of the building		
Artists' Mixed-use^E		SP

Class of Use	I (Existing)	I (Proposed)
Single-room occupancy building		
Group home		
Hotel/Motel		
Assisted living residence		
Dormitory (Note: Permitted if use is for educational or religious purposes)		
Institutional, Educational		
Community center, youth club, adult education center, or similar facility operated by an educational, religious, or non-profit institution. ^B		
Nonprofit, members-only private club or lodge	SP	SP
Hospital		
Licensed nursing home		
Non-exempt educational use, e.g., trade, driving, music, dancing school		
Library, museum, or art gallery open to the public and not conducted as a private gainful business. ^B		
Agricultural		
Sales place for flowers as a principal not accessory use, garden supplies, agricultural produce, conducted outdoors or commercial greenhouse		
Farm, non-exempt, or market garden provided that all goods or produce sold are grown on the premises.	Y	Y
Vertical Farming		SP
Public Recreational, Entertainment		
Conservation land	Y	Y
Municipal or non-profit park, playground, or similar outdoor recreation facility	Y	Y
Municipal or non-profit fishing, tennis, swimming, skating, golf club, or other outdoor recreation club, or facility not conducted as a private gainful business		
Municipal or non-profit recreation building	Y	Y
Municipal or non-profit enclosed entertainment and recreation facilities	SP	SP
Fire station	Y	Y
Police station	Y	Y

Class of Use	I (Existing)	I (Proposed)
Town office building	Y	Y
Municipal public works yard and associated maintenance, storage, and office facilities	SP	SP
Utility, Transportation, Communications		
Bus, transit, railroad station		
Motor freight terminal	SP	SP
Essential services	SP	SP
Radio or television studio or receiving facility; without wireless transmitting facilities	Y	Y
Municipal or other public parking area or structure	SP	SP
Commercial parking or vehicle storage facility, with no repairs, services or sale of gasoline		
Residential surface parking lot serving residential uses in another district provided that: <ul style="list-style-type: none"> Lot used for parking abuts the residential property it serves for at least 50 ft.; and Both lots are under common ownership; and Lot complies with the screening provisions of Section 6.1. 	SP	SP
Bikeway		
Wireless Communication Facility		
In a Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building	SP	SP
In building other than Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building	SP	SP
Located on a public utility pole; no part of wireless facility shall extend more than 40 feet above ground or have a total volume over 2 cubic feet	Y	Y
Ground Mounted Solar Photovoltaic Installation	Y	Y
Commercial & Storage Uses		
Motor vehicle sales and rental, sale of auto parts, accessory storage in enclosed structure, provided neighborhood is protected from noise, fumes, gases, smoke and vapor	SP	SP
Outdoor sales and storage of undamaged, operable	Y	Y

Class of Use	I (Existing)	I (Proposed)
automobiles		
Auto repair shop, with no open storage of abandoned vehicles, body work or auto painting	SP	SP
Car wash facility	SP	SP
Auto service station		
Personal, Consumer, and Business Services		
Copy center or print shop for sheet-fed printing	Y	Y
Bank, other financial service; <2,000 sq. ft.		
2,000 sq. ft. or more, or any drive-up banking service		
Personal service establishment		
Hand laundry, dry cleaning, or tailor with more than 5 employees on site at the same time		
Consumer service establishment	Y	Y
Funeral Home		
Veterinary and animal care; accessory overnight boarding only for veterinary/medical care in an enclosed building		
Eating & Drinking Establishments		
Restaurant		
< 2,000 sq. ft. gross floor area	Y	Y ^E
=> 2,000 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more		SP ^E
Restaurant, Fast-Order Food		
< 1,500 sq. ft.		
=> 1,500 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more.		
Catering service	Y	Y
Retail		
Retail, general, >3,000 sq. ft. of gross floor area		SP ^E
Retail, local; <3,000 sq. ft. or gross floor area		Y ^E
Manufacture, assembly, packaging of goods where at least 50% of goods are sold at retail primarily on the premises		
<1,000 sq. ft.	Y	Y
=>1,000 sq. ft	SP	SP
Marijuana Retailer	SP	SP

Class of Use	I (Existing)	I (Proposed)
Office Uses		
Including but not limited to professional, business, or medical or dental offices.		
Less than 3,000 sq. ft. gross floor area per building	Y	Y but < 5,000sf
3,000 sq. ft. or more gross floor area per building	SP	SP but =<5,000sf
Office, display or sales space providing not more than 25% of floor space is used for assembling, packaging and storing commodities	Y	Y but percentage of space used for office, assembling, packaging and storing commodities is flexible.
In an existing building originally designed for single- or two- family residential use, if the building retains its residential appearance and is on a street with ROW width less than 50 ft	SP	SP
Co-working Space		
Less than 5,000 sq. ft. gross floor area per building		Y
5,000 sq. ft. or more gross floor area per building		SP
Wholesale Business & Storage		
Wholesale business in enclosed facility.	Y	Y
Office, display or sales space of a wholesale, jobbing, or distributing establishment provided that no more than 25% of floor space is used for assembling, packaging and storing of commodities	Y	Y but percentage of space used for office, assembling, packaging and storing commodities is flexible.
Wholesale storage and sale of flammable liquid, or wholesale business conducting at least half of the business at retail on the premises	SP	SP
Storage of vehicles	SP	SP
Storage of fluid (other than water)	SP	SP
Open storage of raw materials, finished goods, or equipment	SP	SP
Commercial Entertainment, Amusement, Assembly Uses		

Class of Use	I (Existing)	I (Proposed)
Enclosed entertainment and recreation facilities not conducted as a private for-profit business	SP	SP
Enclosed entertainment and recreation facilities conducted for profit	SP	SP
Indoor Motion Picture Theater		
Research, Laboratory, Related Uses		
Offices with data processing facilities or laboratories and testing facilities, which may include minor assembly or fabrication activities limited to 25% of the floor area.	SP	SP; remove limitation on the percentage of the floor area.
Research and development establishment	Y	Y
Marijuana Research and Testing Facility	SP	SP
Light Industry		
Breweries, distilleries, wineries		SP
Flex space		SP
Food production		SP
Laundry or dry-cleaning plant	Y	Y
Printing, binding, engraving plant	Y	Y
Industrial services such as machine shop, plumbing, electrical or carpentry shop or similar service	Y	Y
Contractor's yard	Y	Y
Stone cutting, shaping, finishing in enclosed facility	Y	Y
Auto body shop; all work carried out inside the building	SP	SP
Truck service and repair	SP	SP
Light manufacturing provided dust, flashing, fumes, gases, odors, refuse matter, smoke, and vapor in enclosed facility or disposed of properly and provided no noise or vibration is perceptible without instruments at a distance greater than 50 feet	SP	SP
Marijuana Production Facility	SP	SP
Other Principal Uses		
Medical Marijuana Treatment Center	SP	SP
Artisanal fabrication	Y	Y
Artistic/creative production	Y	Y
Work-only Artist Studio		Y

Class of Use	I (Existing)	I (Proposed)
Maker Space		Y
Mixed-use ^D	SP	SP ^E
Accessory Uses		
Renting of up to three rooms	Y	Y
Accessory private garage for noncommercial motor vehicles	Y	Y
Accessory storage of a recreational trailer or vehicle, registered automobile or boat, or utility trailer, not in the front yard	Y	Y
Accessory structure not used as part of business	Y	Y
Home occupation	Y	Y
Family child care		
Physician's or Clergy's office within a residence with up to 1 nonresident employee	Y	Y
Accessory retail, office, or consumer service use in an apartment building over 20,000 sq. ft. in gross floor area, provided: all activities located on first floor or basement floor levels, such uses shall not occupy more than 2,000 sq. ft.; all materials, goods, and activities in connection with said uses shall be confined completely within the building	Y	Y
Accessory personal services for occupants or employees of hotel, office, or industrial use; access limited to within the building	Y	Y
Accessory off-street parking and loading spaces conforming to the provisions of Section 6.1	Y	Y
The storage or keeping of not more than one commercial vehicle:		
<ul style="list-style-type: none"> In a private garage accessory to a dwelling if owned or used by a person residing in dwelling 	Y	Y
<ul style="list-style-type: none"> Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling 	Y	Y
<ul style="list-style-type: none"> Parking of not more than 4 commercially-owned shared vehicles 	Y	Y
<ul style="list-style-type: none"> Parking of not more than 4 commercially-owned shared vehicles, located on land under the jurisdiction of the Town 	Y	Y
Outdoor storage of not more than 3 vehicles damaged or	SP	SP

Class of Use	I (Existing)	I (Proposed)
inoperative due to collision		
Temporary food or beverage concession for profit at an event	Y	Y
Fundraising event conducted by an Arlington based non-profit organization, with no automated amusements	Y	Y
Other accessory use customarily incidental to primary use	SP	SP
Activities accessory to a permitted use that are necessary in connection with scientific research	SP	SP
Up to three dwelling units in a building containing a business or service use		
Fraternal, civic, entertainment, professional, or health or similar clubs or organizations as an accessory use		
Catering service	Y	Y
Tasting, accessory to a commercial breweries, wineries, distilleries, and other alcohol production facilities		Y

^A Six or more units on one or more contiguous lots requires a special permit.

^B But permitted by right if accessory to a use exempt under G.L. c. 40A, § 3.

^C If customers or pupils do not come to the house for business or instruction.

^D ~~Mixed-use in Industrial Zones shall not include residential uses.~~

^E **Must be a component of a mixed-use development. Mixed-use development may be integrated vertically, within a single building, or horizontally, in multiple buildings on the same site. The ground floor use of the principal building on the site must be industrial or commercial. Residential use must be less than 50% of the gross floor area.**

Note: In the sections below, text to be added is underlined; text to be deleted is crossed out.

6 PARKING REQUIREMENTS

6.1.4 Table of Off-Street Parking Regulations

- Proposed: Manufacturing parking requirements will be 1 per 1,000 GFA or 0.75 spaces per employee of the combined employment of the two largest successive shifts, whichever is greater.

6.1.5 Parking Reduction in Business, Industrial, and Multi-Family Residential Zones

- No change.

6.1.6 Loading Requirements

- No change.

6.1.10 Location of Parking Spaces

F. Parking in Industrial Districts. In an Industrial District, all parking and loading areas shall be subject to the following requirements in addition to the applicable requirements of Section 6.1.10:

- (1) The parking area shall be located to the rear or side of the primary building. No parking shall be permitted in the front yard nor shall any driveways directly in front of a structure be permitted without a finding by the Board of Appeals or Arlington Redevelopment Board, as applicable, that the parking or driveway is necessary and convenient to the public interest.
- (2) Any loading and/or delivery access shall be located at the rear of the building or in an alley between buildings on the same lot. In the case of demonstrated hardship, an alternative may be approved by the Arlington Redevelopment Board.

6.1.11 Parking and Loading Space Standards

F. Parking in Industrial Districts. In an Industrial District, all parking and loading areas shall be subject to the following requirements in addition to the applicable requirements of Section 6.1.11:

- (1) Parking spaces above the minimum number required by Section 6.1.4 shall be surfaced with a permanent pervious material or binder.
- (2) For parking areas not covered with pervious surfaces, one of the following options must be chosen to reduce the heat given off by the paved surface of the parking area:
 - i. Install a high albedo surface using one of the following options:
 - i. Roller-compacted concrete
 - ii. Concrete over asphalt (white topping and ultra-thin white topping)
 - iii. Use of light-colored aggregate in asphalt.
 - iv. Asphalt, concrete and pavers with modified colors
 - ii. Increase shade of the impervious pavement to a minimum of 50% of the surface by one or both of the following methods:

- i. Installing trees within the landscaped areas required by Section 6.1.11 D (6) in the Town of Arlington bylaws.
 - ii. Solar panels over parking spaces allowing cars to park underneath.
- (3) Rain gardens, bioswales, and wetlands restoration, as appropriate to control runoff and manage stormwater on-site, are strongly encouraged and should act as a transition between parking and open space.
- (4) Electric vehicle charging stations are strongly encouraged.
- (5) All parking surfaces shall comply with requirements of Section E on 3.4.4. Environmental Design Review Standards.

6.1.12 Bicycle Parking Requirements

D. Minimum number of bicycle parking spaces:

Use	Minimum Number of Long-Term Bicycle Parking Spaces	Minimum Number of Short-Term Bicycle Parking Spaces
Manufacturing, Light	<u>1 per 1,000 sq. ft. of gross floor area, long-term or 0.75 spaces per employee of the combined employment of the two largest successive shifts, whichever is greater</u>	No change
Office	<u>1 space per 500 sq. ft. of gross floor area long-term</u>	No change