



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice October 20, 2025

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, October 20, 2025, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, October 20, 2025, at 10:00 am. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Monday, October 20, 2025 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:30 pm The Board will review and vote to approve meeting minutes from October 6, 2025.

2. Public Hearing: Docket #3862, 126 Broadway (continued from August 11, 2025)

7:35 pm The public hearing is continued to allow the Board to review and approve the application under Section 5.9.3, Site Plan Review.

3. Public Hearing: Docket #3857, 225 Broadway (continued from September 8, 2025)

8:20 pm The public hearing is continued to allow the Board to review and approve the application under Section 5.9.3, Site Plan Review.

4. Comprehensive Plan Presentation

9:05 pm DPCD Staff will share the status of the Comprehensive Plan process.

5. Open Forum

9:30 pm 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.

6. New Business

9:45 pm

7. Adjourn

10:00 pm (Estimated)

8. Correspondence

126 Broadway:

- Newton, S. - 8/11/25
- Tower, B. - 9/14/25
- Fanale, K. - 10/20/25
- Scheffler, S. - 10/20/25
- Cullinane, J. - 10/20/25

126 & 225 Broadway:

- Seltzer, D. - 10/19/25



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm The Board will review and vote to approve meeting minutes from October 6, 2025.

ATTACHMENTS:

Type	File Name	Description
▢ Meeting Minute (draft)	10062025_DRAFT_Minutes_Redevelopment_Board.pdf	10062025 DRAFT Minutes Redevelopment Board

**Arlington Redevelopment Board
Monday, October 6, 2025, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes**

This meeting was recorded by ACMI.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes**

September 8, 2025 – The Board members made no changes to the minutes. The Chair requested a motion to approve the minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

September 15, 2025 – The Board members made no changes to the minutes. The Chair requested a motion to approve the minutes as submitted. Mr. Lau so moved, Mr. Revilak seconded, and the Board voted 4-0 in favor, with the abstention of Mr. Benson, who did not attend the September 15 meeting.

The Chair moved to **Agenda Item 2 – Public Hearing: Docket #3831, 1323 Mass Ave (continued from July 14, 2025).**

Ms. Ricker explained that this application is for signage at Fiesta Bites Pizzeria. The business owner, Asael Sanchez, is working with his sign contractor. He has not installed new signage yet due to financial constraints. She recommends that the Board close the hearing and authorize DPCD to continue to work with Mr. Sanchez and approve his future sign proposal administratively.

The Chair asked if Mr. Sanchez has made any progress on repairing the two windows that are covered with sheet metal. Ms. Ricker replied that Mr. Sanchez continues to work with the landlord, but the landlord has not been willing to put glass in those windows. She said that she would reach out to Mike Ciampa, Director of Inspectional Services, about how best to engage with the landlord.

Mr. Benson said that the Board cannot close a hearing without either granting or denying a special permit. He recommended continuing the hearing to a future date, and having DPCD staff ask Mr. Sanchez to withdraw the application. The Chair said that the Board could approve the special permit with the special condition that Mr. Sanchez continue to work with DPCD on the outstanding issues. Mr. Benson said that he would like to include a date certain by which the issues must be resolved or Mr. Sanchez will have to return to the Board as part of the condition.

The Chair asked for a motion to approve the Special Permit for Docket 3831, 1323 Mass Ave, with the special condition that the applicant continue to work with DPCD to reduce the signage to the quantity and size approved by the Board and to replace the temporarily boarded up windows on the Park Avenue façade with the issue to be resolved within one year, that the applicant not turn on the light in the existing cabinet sign, and that the applicant remove other non-conforming signage. Mr. Benson so moved, Mr. Lau seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Public Hearing: Docket #3869, 1513-1519 Mass Ave.**

Ms. Ricker explained that this project received a special permit from the Board earlier this year for a smaller development, which met the requirements of the B1 zoning district. Since that time, Town Meeting approved Warrant Articles 32 and 33, which amended the Zoning Map to rezone existing B1 parcels as B2A. On October 2, 2025, the Attorney General's Office sent the Town notice of approval for Articles 32 and 33. The official posting of the

amendments has been made, and a legal ad will run on October 9, and October 16, 2025. The applicant's new proposal for 1513-1519 Mass Ave presupposes the change in zoning of the property from B1 to B2A. The applicant was advised that B2A zoning was not yet approved by the Attorney General's Office. Town Counsel has advised that the hearing be opened and continued to a later date, after October 16, 2025, so that the new zoning is in place when the Board hears the application.

Mr. Benson asked if this is a new permit application, or if they are reopening the prior special permit. Ms. Ricker said that they are applying for a new special permit. Mr. Benson asked Ms. Ricker to speak with Town Counsel about how to deal with the existing special permit, as he does not want an applicant to have two special permits open for the same parcels. The Chair said that the Board could reopen the prior special permit and ask the applicant to withdraw it, or it could be noted in the findings of a new special permit that the new decision supersedes the prior special permit. She asked Ms. Ricker to speak with Town Counsel about the best way to proceed.

The Chair asked for a motion to continue the public hearing for Docket 3869, 1513-1519 Mass Ave, to November 3, 2025. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 4 – Public Hearing: Docket #3870, 892 Mass Ave.**

Ms. Ricker explained that this is an application by Darcy Gould and Gretchen Paulson of Activate SBP. The applicant proposes to install one exterior wall sign, two door window signs, and 13 window transparencies for a storefront in the multi-use building located at 892 Massachusetts Avenue. The applicant is seeking relief from the requirement that signage cover no more than 25% of windows.

Dr. Gretchen Paulson, physical therapist and co-owner of Activate SBP, explained that the business is a wellness and injury prevention clinic. She said that it is neither strictly a gym nor strictly a physical therapy practice. It is a private space that is not open to the general public passing by. The door is locked at all times, and only those with appointments are let in. It is important for the business to maintain privacy for its clients, which is why they have put up window transparencies. They have removed the material they originally used and used a sign company to create window coverings that appear more professional.

Mr. Lau asked if the applicant is seeking relief for the size of the wall sign, and Ms. Ricker replied that they are not. Mr. Lau said that he does not have a problem with having some sort of privacy screening on the windows, but does not like the large logo impressed on many of the window transparencies, because the bylaw does not allow for logos that large. He would prefer that the screening be decorative or patterned in order to activate the streetscape, but that is not as important to him as removing the logos.

Darcy Gould, strength and conditioning coach and co-owner of Activate SBP, said they had looked at alternative window coverings, but they would be considerably more expensive. She understands that the Board would prefer a pattern, but due to financial constraints, they would prefer to have the transparencies be a solid white frost.

Ms. Korman-Houston asked about the height of the window frosting. Dr. Paulson replied that it is about six feet high. Ms. Korman-Houston asked if it would be possible to reduce the height slightly, in order to create a bit more transparency in the windows.

Mr. Benson said that his understanding is that the wall sign is compliant with the zoning bylaw in terms of size, but not location, so the Board would need to grant relief for the location. Ms. Ricker replied that the zoning bylaw requires wall signs to be above the entrance, but the Activate SBP sign cannot be installed above the entrance doors as there is a safety light in that location. The applicants are requesting that the Board allow the wall sign to be installed over the windows. Mr. Benson noted that the zoning bylaw requires at least 60% transparency between two and eight feet, which the Board has the authority to waive. He also noted that window transparencies are not ordinarily considered signs, but they are if they include the business's logo. As such, the applicant is proposing a greater quantity and square footage of signage than is allowed by the zoning bylaw. Mr. Benson asked what passers-by would see if the windows did not have some sort of covering. Dr. Paulson replied that they would see ongoing physical therapy treatments and some strength and conditioning. Their clients are often in awkward positions that would make it uncomfortable for them to be looked at. Before they put up the original transparencies, people on the sidewalk would sometimes stop and stare into

the large windows. Mr. Benson asked if all the windows and the doors look directly onto spaces used for that purpose. Dr. Paulson said yes, because it is all one large space.

Mr. Revilak noted that the materials included the height of the sign as 20 3/8", but it does not include the height of the sign band. Given the requirements of the zoning bylaw, the sign band would need to be at least 34 inches high to allow a sign of that height. He asked if DPCD staff has determined the height of the sign band, and Ms. Ricker replied that they had not. Mr. Revilak said that he does not have a problem with the logos on the window transparencies. He asked Mr. Lau what he would think about limiting the logos to 25% of the window area. Mr. Lau said he would agree with that.

The Chair said that she is not okay with a plain white window covering. The purpose of this section of the bylaw is to activate the streetscape. This property is in an active section of Arlington, near the high school. The Board has approved window coverings for other businesses where the privacy of clients and customers needed to be taken into account. In those cases, the Board worked with the applicant to create designs that included patterns, colors, and other elements that are not advertisements, but serve to activate the streetscape. Such a design prevents the property from looking like a closed business or empty storefront. For her to support this application, she would need to see such a design. She would also like to see the covering removed from the entry doors.

Mr. Lau asked if the doors lead into a vestibule area, and the applicant replied that they do not; they lead directly into the treatment and conditioning area.

The Chair opened the floor to public comment:

- Jamie Fisher, 111 George St – She works with Ms. Gould for strength and conditioning. Activate SBP is not a standard gym. Arlington is lucky to have this business here, and it is the type of business we want to attract for mixed-use spaces. They offer a high-quality service, and they enjoy being part of the community. The sidewalk is busy in the morning, and people stop to say hello, even if they are not clients. Clients appreciate the opportunity to work with a physical therapist or trainer in a space that is both private and welcoming. Dr. Paulson and Ms. Gould have done a great job making the space open and sunny while providing the privacy that clients need to feel comfortable receiving services so close to a busy bus stop and corner. She hopes that Arlington will not place hurdles in front of a small business owner that is committed to the community.
- Leslie O'Brien, 24 Woodbury St – She echoed what Ms. Fisher said. Activate SBP clients have built a community, and she supports them as a small business in Arlington.
- Megan Burns, 169 Mt Vernon St – She is in favor of the proposed window designs. Being part of the community is important to Dr. Paulson and Ms. Gould. She thinks that the white frosting on the window is tastefully done, as compared to some businesses with garish window advertisements. She also noted that the bus stop is just a few feet away from the windows, and it was extremely awkward for clients to be performing exercises while people got on and off the bus, especially high school students, without window coverings. Privacy is extremely important for this business in particular. She hopes that the Board will welcome this small business in the least restrictive way possible.

Seeing no one else who wished to speak, the Chair closed public comment.

Mr. Revilak asked if any exercise equipment is directly behind the doors. Dr. Paulson said that a bathroom is directly across from the doors, and a treadmill diagonally across and visible from the doors.

The Chair said that she appreciated hearing about the community and hospitality that the applicant provides. She would like to see the ethos of the business reflected in the design of the screening, so that it gives passersby a chance to interact, rather than looking like an empty storefront.

Mr. Lau suggested approving the special permit on the condition that a new design be submitted to and administratively approved by DPCD.

Mr. Benson agreed that the window covering is necessary. He likes the large A logo on every other window. He thinks the requirement for a design to activate the streetscape is likely a bewildering one for business owners without more direction from the Board. He would be willing to approve the application as proposed. If the Board wants to require a design, he suggested a simple design like ascending and descending lines to break up the blank look. He said that telling them to create a design that activates the streetscape is asking too much with too little guidance.

Mr. Revilak agreed that privacy is necessary. He likes the large A logos and would be willing to approve them. He agrees with Mr. Benson that if the Board does not approve the proposal, it should give the applicant specific guidance. He agrees with Mr. Lau's suggestion of approving the special permit with the condition of administrative approval by DPCD.

The Chair said the Board has set a good precedent in the way it has approached other businesses needing privacy; it has allowed window coverings but not allowed additional signage. She does not want to change that by allowing the logos on the windows in this case.

Ms. Korman-Houston said that a linear pattern would be the simplest approach. She noted that Wheelworks in Somerville has transparencies of gears and wheels, which reference the business, and she suggested the possibility of having cut-outs of the frosted transparency in shapes that are appropriate to the business.

Mr. Revilak shared two concrete examples of window coverings with designs that the Board has approved elsewhere in Arlington. A food pantry at 117 Broadway requested privacy for the people served there, and the Board approved window screens with pictures of food. A cannabis dispensary at the corner of Sunnyside and Broadway has windows screens of dark film with colored rectangles to create a pattern.

Mr. Benson asked if the application includes door signs. Dr. Paulson replied that each door has a small sticker that says Activate, but those can be removed. Mr. Benson said that they can keep one sticker.

The Chair asked for a motion to approve the special permit for Docket 3870, 892 Mass Ave, with the finding that the wall sign can be above the windows rather than the door, and the finding that the window coverings can be approved for greater than 25% of the windows, on the condition that only one door sign is allowed, and that the applicant work with DPCD for administrative approval of a more active pattern for the window covering design. Mr. Lau so moved, Mr. Korman-Houston seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 5 – Board Retreat Agenda.**

Ms. Ricker explained that the Board retreat is scheduled for Sunday, October 19, 2025, and she would like to know what items the Board would like to discuss as part of the retreat.

The Chair suggested the following agenda items:

- any potential warrant articles for 2026 Annual Town Meeting
- the Comprehensive Plan process – Ms. Ricker
- the Arlington Heights Business District overlay – Mr. Lau and the Chair
- the work of the Affordable Housing Overlay Committee

Mr. Lau added:

- the Board's goals for 2026
- the status of East Arlington and the Capital Square business district
- the possibility of Planned Unit Developments and potential locations
- how to handle enforcement and how the Board and DPCD work with Inspectional Services

Ms. Korman-Houston added:

- the Board's internal process for warrant articles

Mr. Benson added:

- the timeframe in which warrant articles are submitted and heard leading up to Town Meeting.

Mr. Revilak added:

- an idea or recommendation from the Housing Production Plan to work on in 2026 in order to bring a warrant article to 2027 Annual Town Meeting

The Chair noted the Board will not be able to bring a warrant article to rezone the East Arlington business district to 2026 Town Meeting, due to other commitments, including the Comprehensive Plan, the Affordable Housing Overlay, the Arlington Heights Business District, and the transportation work the Town is engaged in.

The Board agreed that the start and end times for the retreat will be 9:00 am to 12:00 pm. The Chair said that she and Ms. Ricker will work together to create the retreat agenda.

The Chair moved to **Agenda Item 6 – Open Forum.**

The Chair opened the floor. Seeing no one who wished to speak, she closed Open Forum.

The Chair moved to **Agenda Item 7 – New Business.**

Ms. Ricker informed the Board that the Attorney General’s Office has approved all but two of the zoning warrant articles passed by 2025 Annual Town Meeting. The two not yet approved are Article 25, Accessory Dwelling Units, and Article 39, adding 17 Palmer St to the Neighborhood Multi-Family Housing Overlay district. A response for those two articles is expected by October 23, 2025.

Mr. Lau said that a store has opened across the street from Stop and Shop, and it has a large neon sign that is out of compliance with the zoning bylaw. Ms. Ricker said that she would contact Mr. Ciampa about it. The Chair said that a number of new businesses have opened with non-compliant signage, and the Board needs to discuss enforcement.

Mr. Revilak asked if the rezoning of the Arlington Heights Business district is likely to be ready to bring to 2026 Annual Town Meeting. The Chair said that the Board needs to discuss that issue at the retreat. Last Thursday, the Arlington Heights Action Plan Implementation Committee met, and they looked at the process and considered whether the Town has given DPCD adequate resources to fully support this effort. The Board needs to decide whether sufficient research and discussion has occurred to move forward, or whether more funding should be requested. She said it was a very useful discussion, including considering the many communities near Arlington that have undertaken such an overlay.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 8:40 pm.**

Documents used:

Agenda Item 1	ARB DRAFT Minutes – September 8, 2025 ARB DRAFT Minutes – September 15, 2025
Agenda Item 2	2025-10-02 Fiesta Bites Update memo
Agenda Item 4	Activate SBP – Special Permit application – 892 Mass Ave Activate SBP – Exterior Signage and window treatments – 892 Mass Ave Docket 3870 892 Mass Ave – Legal Notice 9-18, 9-25 EDR memo – Docket 3870 892 Mass Ave signage – 10-02-2025
Correspondence	882 Mass Ave Activate – Sandler, M – 10052025 1323 Mass Ave – Wang, A – 10062025



Town of Arlington, Massachusetts

Public Hearing: Docket #3862, 126 Broadway (continued from August 11, 2025)

Summary:

7:35 pm The public hearing is continued to allow the Board to review and approve the application under Section 5.9.3, Site Plan Review.

ATTACHMENTS:

Type	File Name	Description
Application	126_Broadway_-_application___impact_statement_-_SPR.pdf	126 Broadway - application & impact statement - SPR
Application	126_Broadway_-_architectural_plans_-_UPDATED_10.13.2025.pdf	126 Broadway - architectural plans - UPDATED 10.13.2025
Application	126_Broadway_-_color_elevations_-_10.13.25.pdf	126 Broadway - color elevations - 10.13.25
Application	126_Broadway_-_plot_plans_-_legal_size.pdf	126 Broadway - plot plans - legal size
Application	126_Broadway_-_existing_conditions_photos_-_07.08.25.pdf	126 Broadway - existing conditions photos - 07.08.25
Application	126_Broadway_-_LEED_Checklist_-_08.07.2025.pdf	126 Broadway - LEED Checklist - 08.07.2025
Application	126_Broadway_-_shadow_study_-_10.13.25_reduced.pdf	126 Broadway - shadow study - 10.13.25
Application	126_Broadway_-_Photometrics_-_09.18.2025.pdf	126 Broadway - Photometrics - 09.18.2025
Application	126_Broadway_-_Civil_Engineering_Plans_-_07.09.2025.pdf	126 Broadway - Civil Engineering Plans - 07.09.2025
Application	126_Broadway_-_Stormwater_Narrative_-_07.11.2025.pdf	126 Broadway - Stormwater Narrative - 07.11.2025
Application	126_Broadway_-_TDM_Plan_-_10.16.2025.pdf	126 Broadway - TDM Plan - 10.16.2025
Application	126_Broadway_-_letter_re_bonus_floor_-_08.21.25.pdf	126 Broadway - letter re bonus floor - 08.21.25
Application	126_Broadway_-_Landscape_Plan_Narrative_-_10.20.2025.pdf	126 Broadway - Landscape Plan Narrative - 10.20.2025
Application	Updated_SPR_memo_Docket_3862_126_Broadway_-_10-20-2025.pdf	Updated SPR memo Docket 3862 126 Broadway - 10-20-2025

TOWN CLERK
ARLINGTON, MA. 02476

2025 JUN 26 PM 5:20

ARLINGTON REDEVELOPMENT BOARD

Application for Site Plan Review

124 BROADWAY, ARLINGTON

DOCKET 3862

2025 JUN 26 PM 5:20

REQUIRED SUBMITTALS CHECKLIST

Submit checklist with application. One electronic copy of your application is required; print materials may be requested.



Application Cover Sheet (project and property information, applicant information)



Dimensional and Parking Information Form (see attached)



Impact statement

- ☒ Respond to Environmental Design Review (Section 3.4) criteria on pages 6-7 of this packet.
- Include summary of neighborhood outreach, if held or planned.



Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.



Site plan of proposal. Must include:

- ✓ • Zoning boundaries, if any, and parcel boundaries;
- ✓ • Setbacks from property lines;
- ✓ • Site access/egress points;
- ✓ • Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- ✓ • New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- ✓ • Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- ✓ • Spot grades or site topography and finish floor level;
- ✓ • Open space provided on the site;
- ✓ • Any existing or proposed easements or rights of way;
- ✓ • Any wetlands or wetland resource areas.



Drawings of proposed structure/sample materials

- ✓ • Schematic drawings of each interior floor of each proposed building, including basements.
- ✓ • Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- ✓ • Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- ✓ • Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- • Physical sample façade materials and color samples.
- • Lighting plan and fixtures if not provided on site or landscaping plan.



Vehicle, Bicycle, and Service Vehicle Plans

- ✓ • Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.

- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

☐ **Sustainable Building and Site Design Elements**

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion L. Applicants **MUST** submit a current 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 may be found at <https://www.usgbc.org/resources>, under "RATING SYSTEM."

☒ **Proposed landscaping (*may be incorporated into site plan*)**

- ✓ Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

☒ **Residential and commercial units**

- ✓ Describe the number, locations, and sizes of residential units, and of affordable units if any. All affordable units must meet the State's standard for inclusion on the Arlington Subsidized Housing Inventory. Describe the number, locations, and sizes of commercial units, if any. Indicate if units are rental or ownership.

☒ **Plans for sign permits, if signage is an element of development proposal**

☐ **Stormwater management plan**

(for stormwater management during construction for projects with new construction)

☐ **SketchUp Compatible Model, if required**

☒ **Application fee**

(The fee is \$0.20 per square foot of new construction, or a minimum fee of \$500. See Rule 12 of the [ARB Rules and Regulations](#) for more information.)

FOR OFFICE USE ONLY

_____ Site Plan Approved

_____ Received evidence of filing with Registry of Deeds

_____ Notified Building Inspector of Site Plan Review filing

Docket #: 3862

Date: _____

Date: _____

Date: _____

TOWN CLERK
ARLINGTON, MA. 02476

PLANNING & COMMUNITY
DEVELOPMENT

2025 JUN 26 PM 5: 19

ARLINGTON REDEVELOPMENT BOARD

Application for Site Plan Review

2025 JUN 26 PM 5: 15

DOCKET 3862

COVER SHEET

Application for Site Plan Review

PROPERTY AND PROJECT INFORMATION

- Property Address 126 BROADWAY.
Assessors Block Plan, Block, Lot No. 030.0-0003-0004.0 Zoning District R2/MBMF
- Deed recorded in the Registry of deeds, Book 30300, Page 405
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____
- Present Use of Property (include # of dwelling units, if any)
2-FAMILY DWELLING
- Proposed Use of Property (include # of dwelling units, if any)
MIXED-USE BUILDING
(1 COMMER. UNIT & 14 RESIDENTIAL UNITS)

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Site Plan Review.
Name of Applicant(s) Stephen Maimone and Thomas McDonough
Organization 126 Broadway LLC
Address 77 Oak St Suite B3 Newton Ma 02464
Street City, State, Zip
Phone 978-815-1486 Email steve.maimone @ outlook.com
- Applicant Interest:** The applicant must have a legal interest in the subject property.
☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
- Property Owner:** Identify the person or organization that owns the subject property.
☒ Check here if applicant is also the property owner
Name _____ Title _____
Organization _____ Phone _____
Address _____
Street City, State, Zip
Phone _____ Email _____

4. **Representative:** Identify any person representing the property owner or applicant in this matter.

Name TIMOTHY JOHNSON Title PRINCIPAL
Organization TIM JOHNSON ARCHITECT Phone 617-417-1482
Address 599 E. BROADWAY BOSTON, MA 02127
Street City, State, Zip
Phone 617-464-4363 Email tjarchitectllc@gmail.com

5. Site Plan Review applied for in accordance with the following Zoning Bylaw section(s):

_____	_____
_____	_____
_____	_____
section(s)	title(s)

6. List any waivers or bonuses being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief:

_____	_____
_____	_____
_____	_____
section(s)	title(s)

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

(In the statement below, check the options that apply)

The applicant states that Stephen Wainane is the owner ☒ or occupant ☐ or purchaser under agreement ☐
of the property in Arlington located at 126 Broadway
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 site plan be approved.

Signature of Applicant(s):

[Signature]
77 Oak St Suite B3
978-815-1486

Address

[Signature]
Newton Ma 02464
617-435-2747

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 126 BROADWAY Zoning District: R2/MBMF
Applicant: _____ Address: _____
Present Use/Occupancy: No. of Dwelling Units and sizes: 2-FAMILY DWELLING Uses and their gross square feet: RESIDENTIAL - 2,570 SF +/-
Proposed Use/Occupancy: No. of Dwelling Units and sizes: MIXED-USE BUILDING Uses and their gross square feet: COMMERCIAL - 1,901 GSF
(1 COMMER. UNIT & 14 RES. UNITS) RESIDENTIAL - 12,070 GSF

		Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use <u>R2/MBMF</u>	
Lot Size		<u>5,401 SF +/-</u>	<u>5,401 SF +/-</u>	min. <u>6,000 SF</u>	<u>NONE</u>
Frontage		<u>48' +/-</u>	<u>48' +/-</u>	min. <u>60 FT</u>	<u>NONE</u>
Floor Area Ratio ¹		<u>0.5</u>	<u>3.0</u>	max. <u>0.35</u>	<u>NONE</u>
Lot Coverage (%), where applicable		<u>43%</u>	<u>62%</u>	max. <u>35%</u>	<u>NONE</u>
Lot Area per Dwelling Unit (sf)		<u>2,703.5 SF</u>	<u>386 SF</u>	min. <u>NONE</u>	<u>NONE</u>
Front Yard Depth (feet)		<u>13' +/-</u>	<u>0.0'</u>	min. <u>20'</u>	<u>0.0'</u>
Side Yard Width (feet)	right side	<u>5'</u>	<u>5'</u>	min. <u>10'</u>	<u>5'</u>
	left side	<u>N/A</u>	<u>N/A</u>	min. <u>N/A</u>	<u>N/A</u>
Rear Yard Depth (feet)		<u>4'</u>	<u>20'</u>	min. <u>20% LOT DEPTH</u>	<u>20'</u>
Height	stories	<u>2-1/2</u>	<u>5</u>	stories ² <u>2-1/2</u>	<u>5</u>
	feet	<u>35' +/-</u>	<u>50 ft</u>	Feet <u>35 ft</u>	<u>65 ft</u>
Open Space (% of G.F.A. or lot size) ³				min.	
	Landscaped (sf)	<u>60% +/-</u>	<u>18%</u>	(sf) <u>30%</u>	<u>NONE</u>
	Usable (sf)	<u>N/A</u>	<u>N/A</u>	(sf) <u>NONE</u>	<u>NONE</u>
Parking Spaces (#) ⁴		<u>2</u>	<u>6</u>	min. <u>14</u>	<u>10</u>
Parking Area Setbacks (feet) (where applicable)				min.	
Loading Spaces (#)				min.	
Bicycle Parking ⁵	short term	<u>UNKNOWN</u>	<u>22</u>	min. <u>21</u>	<u>21</u>
	long term	<u>UNKNOWN</u>	<u>4</u>	min. <u>2</u>	<u>2</u>

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA or lot size, depending on the zoning district. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking and Section 5.9.4.F. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

June 23, 2025

Proposed mixed-use development

126 Broadway, Arlington, MA

ENVIRONMENTAL DESIGN REVIEW CRITERIA

A. Preservation of Landscape: The existing corner lot is relatively flat with no trees. However, all street trees shall be protected during construction.

B. Relation of Buildings to Environment: The proposed building follows the site organization of the existing building – i.e. front door faces Broadway and secondary door and garage door face Everett St. The massing of the proposed building is reduced via upper floor setbacks, recessed balconies and the design principle tripartite division: façade divided into three distinct horizontal sections – base, the shaft and the capital (or crown).

C. Open Space: At grade, the open space of grass and landscaping at the side yards provide a natural buffer to passersby and abutting lots. Also, the ground floor commercial component features large expanses of glazing providing a transparency to the activities inside. At the fourth floor of the proposed building the front wall is setback 8-1/2 feet to provide another natural buffer in the form of sedum cover–adding a green cornice to Broadway. Lastly, 10 of the 14 balconies face or partially face the street providing opportunities for social interaction.

D. Circulation: As mentioned in section ‘A’, the site organization of the proposed building is a hierarchy of entrances: starting with the commercial entry facing Broadway with direct access to sidewalk and on-street parking; around the corner on Everett St. is the residential entrance–again with access to sidewalk, on-street parking and garage; and, finally the garage entrance is furthest away from the corner for exclusive use of the residents.

E. Surface Water Drainage: Per civil engineering drawings, all roof runoff to drain to subsurface infiltration system located under driveway. And, all parking areas, open and covered, to drain to trench drain located at end of driveway–then to oil separator and infiltration system.

F. Utility Service: Per civil engineering drawings, all new utilities to proposed building to be underground.

G. Advertising Features: Exterior wall sign for commercial space per Section 6.2. Sign lighting via soffit LED down lighting.

H. Special Features: 6 foot stockade fence with lattice topper at lot perimeter.

I. Safety: Safety features include transparency of street level façade providing visual access to commercial space, resident entrance and open garage to passersby. Also, per the Dark Sky Initiative, all exterior lights and all motion-sensing flood lights at building perimeter for security to be downlit and shielded.

J. Heritage: Does not apply.

K. Microclimate: Cooling and water absorption surfaces include white EPDM roofing at upper roof to reflect sunlight and reduce amount of heat absorption by building and surrounding surfaces; and, sedum ground cover at lower roof providing cooling and moisture release and a green cornice line to the passersby. Also, 35% of lot is either landscaping or a pervious surface providing a breathable, moist and visual softness to over 1/3 of site.

L. Sustainable Building and Site Design: The proposed building shall conform to the Stretch Energy Code and specify WaterSense plumbing fixtures and EnergyStar appliances and windows. Also, the building will be all-electric for heating, cooling and cooking.

Owner: Steve Maimone

Architect: Tim Johnson Architect



LOCUS: N.T.S.



STREET VIEW LOOKING WEST

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY, ARLINGTON, MA

10/9/25				
TOWN OF ARLINGTON ZONING CODE REVIEW				
1.)	Parcel 030.0-0003-0004.0 is located within the Residence 2 (R2) zoning subdistrict and the Multi-family Housing Overlay District: the Mass. Ave./Broadway Multi-family Overlay District (MBMF).			
2.)	The lot contains 0.124 AC or 5,407 sf +/-.			
3.)	The proposed mixed-use development contains 15,649.0 gross sf +/- of floor area			
a.)	Open garage: 1,224 net sf +/-.			
b.)	Commercial space: 1,467 net sf +/- or 43% of gross floor area .			
c.)	Bike storage & foyer: 610 net sf +/-.			
d.)	Residential 14 D.U.: 10,687 net sf +/-.			
4.)	The type of uses permitted in MBMF include several commercial uses, offices, retail, and multi-family.			
	The types of uses permitted in R2 include 1 & 2 family, multi-family & retail uses are forbidden.			
5.)	Section 5.9.4.D (10) Dimensional Requirements:			
	Mixed-use developments on Broadway			
	Item	MBMF	R2 other structure	Proposed Mixed-use bldg. (1-com & 14-res) Remarks
a.)	Lot size min.	None	6,000 sf	5,407 sf +/-
b.)	Lot frontage/width	None	60 ft	48' +/-
				118.66' +/-
c.)	Min. lot area/D.U.	None	None	386 sf/D.U.
d.)	Lot depth min.	None	None	N/A
e.)	Floor to area ratio	None	0.35	2.9
f.)	Max. height/stories	52' / 4 st (65' / 5 st)	35 ft / 2.5 st.	50 ft / 5 st.
g.)	Min. landscape open space	None	30%	18%
h.)	Min. usable open space	None	None	N/A
i.)	Max. lot coverage	None	35%	62%
j.)	Front yard min. depth	15 ft (0.0')	20 ft	0.0'
				5'
k.)	Side yard min. depth	5 ft	10 ft	5'
l.)	Rear yard min. depth	20 ft	20% lot depth	20'
m.)	Off-str parking: multi-fam commercial	1 sp/D.U. (10 sp)	1 sp/D.U. or 14 sp	5 std. spaces
		None	N/A	None
n.)	Bike parking, res: long term	1.5 sp/D.U. or 21	1.5 sp/D.U. or 21	22 bike sp
	res: short term	0.10 sp/D.U. or 2	0.10 sp/D.U. or 2	2 bike sp
	commer: long term	0.10 sp/1,000 sf	N/A	1 bike sp
	commer: short term	0.60 sp/1,000 sf	N/A	1 bike sp
✓	denotes zoning relief required.			
	Note 1: 15,649 gross sf + 5,401 sf lot = 2.9 FAR sf.			
	Note 2: Per Sec. 5.9.4.E (1) Bonuses MBMF/Broadway			
	Note 3: Per Sec. 5.9.4.F - Off-street parking, Sec. 6.1.4 - Table of Off-street Parking Regs. and Sec. 6.1.5, 25% parking reductions in B, I & MFR zones.			
	Note 4: Bike parking, Sec. 6.1.12 (D).			
	Note 5: Sec. 5.3.8 Corner lots and Through lots.			

Square Footage & Unit Type			
	Unit	Net*	Unit type
	1	754.0 sf	2BR/1B
†	2	850.0 sf	2BR/1.5B
	3	618.0 sf	1BR/1B
	4	572.0 sf	1BR/1B
	5	754.0 sf	2BR/1B
	6	857.0 sf	2BR/1.5B
	7	618.0 sf	1BR/1B
	8	618.0 sf	1BR/1B
	9	1,227.0 sf	2BR/2.5B
†	10	719.0 sf	1BR/1B
	11	577.0 sf	1BR/1B
	12	1,227.0 sf	2BR/2.5B
†	13	719.0 sf	1BR/1B
	14	577.0 sf	1BR/1B
	Total SF	10,687.0 sf	
	*Net square footage is measured to exterior face of walls and excludes basement, storage, laundry & mechanical areas.		
†	Affordable unit		

Square Footage				
Level	FAR*		Gross	
G	1,817.0 sf		3,401.0 sf	
2	3,202.0 sf		3,202.0 sf	
3	3,202.0 sf		3,202.0 sf	
4	2,922.0 sf		2,922.0 sf	
5	2,922.0 sf		2,922.0 sf	
Totals	14,065.0 sf		15,649.0 sf	
*FAR square footage is measured to exterior face of walls and excludes basement, storage, laundry & mechanical areas.				

PROJECT INFO:
Address: 126 Broadway, Arlington, MA
Exist. Occupancy:
Proposed Occupancy: Mixed-Use

Lot: 0.124 AC or 5,401 sf +/-
Parcel: 030.0-003-0004.0
District: Residence 2 (R-2)
Ward:

SCHEDULE OF DRAWINGS	
A00	PROJECT INFORMATION
C01	ARCHITECTURAL SITE PLAN
C02	SHADOW STUDIES
C03	SITE PHOTOS
L01	LANDSCAPE PLAN
V01	PERSPECTIVE VIEWS
V02	CONTEXTUAL COLOR VIEW
A01	FOUNDATION FLOOR PLAN
A02	GROUND FLOOR PLAN
A03	SECOND FLOOR PLAN
A04	THIRD FLOOR PLAN
A05	FOURTH FLOOR PLAN
A06	FIFTH FLOOR PLAN
A07	ROOF PLAN
A08	1-1 BUILDING SECTION
A09	2-2 BUILDING SECTION
A10	3-3 BUILDING SECTION
A11	EAST (BROADWAY) ELEVATION
A12	SOUTH (EVERETT ST) ELEVATION
A13	WEST (REAR) ELEVATION
A14	NORTH ELEVATION

PROJECT ARCHITECT:
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TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

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Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

PROJECT
INFORMATION

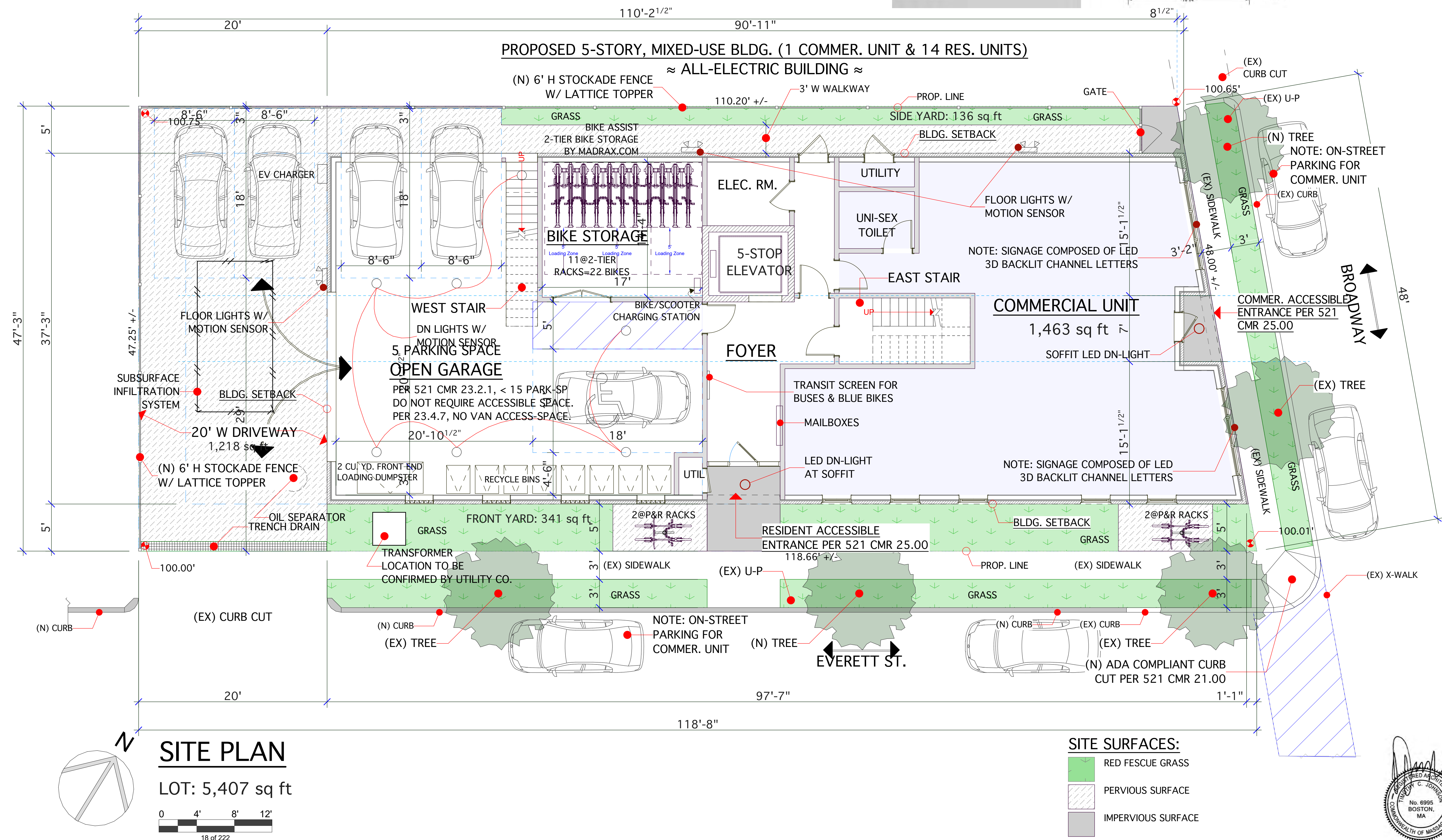
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A00



Technical drawings of the bike rack showing top, side, and front views with dimensions and callouts.

- Top View:** Shows three horizontal bars with a dimension of 15" between them, labeled "SPACING WITH STAGGERED INSTALLATION".
- Side View:** Shows the profile of the rack with a height dimension of 76 1/4" and a base width dimension of 76 1/4".
- Front View:** Shows the rack's depth with a dimension of 8 1/2" and a base width dimension of 76 1/4".
- Callouts:**
 - "HOOK HOLDS BIKE FOR LOADING" with an inset showing a hook holding a bike.
 - "HIGH VIB CUSHION GRIP HANDLE" with an inset showing a handle.
 - "10" SIDE WALL CLEARANCE" with an arrow pointing to the side wall.
 - "1" WALL CLEARANCE" with an arrow pointing to the front wall.
- Assembly Diagram:** A perspective view showing two bicycles mounted on the rack, with dimensions 51" and 10" indicated.



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PRELIMINARY DWG SET

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DATE: 10/13/25	SC: 3/16" = 1'-0"
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C01





PICTURE 1



PICTURE 2



PICTURE 3

PICTURE 1: VIEW OF EXISTING CORNER LOT
PICTURE 2: VIEW OF EXISTING CORNER LOT
PICTURE 3: VIEW LOOKING SOUTH ON BROADWAY
PICTURE 4: VIEW LOOKING NORTH ON BROADWAY
PICTURE 5: VIEW LOOKING DOWN EVERETT STREET
PICTURE 6: VIEW LOOKING DOWN EVERETT STREET



PICTURE 4

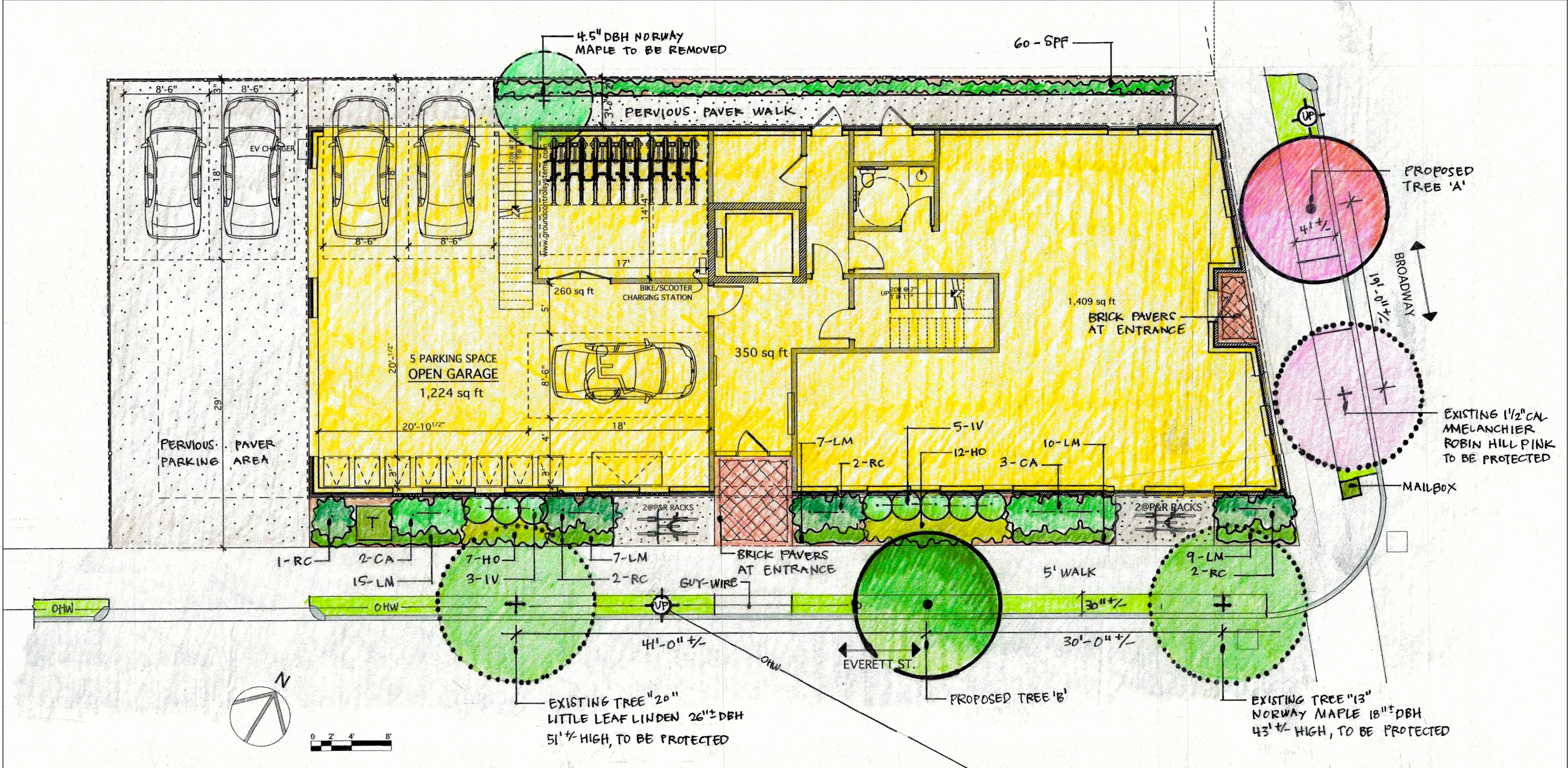


PICTURE 5



PICTURE 6

PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486	
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Tim Johnson Architect, LLC		
		
PRELIMINARY DWG SET		
DRAWING TITLE		
SITE PHOTOS		
DATE: 10/13/25	SC:	N. T. S.
C03		



LANDSCAPE PLAN

PLANT LIST
126 Broadway Arlington MA 02476
10/14/25

QTY	KEY	SPECIES	SIZE	REMARKS
STREET TREES				
1	TREE A	Broadway (Small tree less than 30')		B and B, coordinate species with Arlington Tree Warden
		Amelanchier grandiflora	2"-2.5" cal	Single stem, 15'-25' high x 15'-25' spread
	or	Autumn Brilliance Serviceberry	2"-2.5" cal	Single stem, 20'-30' high x 20'-30' spread
	or	Crataegus crus-galli var. inermis	2"-2.5" cal	Single stem, 20'-30' high x 15'-20' spread
	or	Thornless Cockspear Hawthorn		
	or	Syringa reticulata		
	or	Japanese Tree Lilac		
1	TREE B	Everett St. (Medium tree 30'-40')		B and B, coordinate species with Arlington Tree Warden
		Carpinus betulus 'Emerald Ave	3" caliper	40'-45' high x 25'-30' spread
	or	Emerald Ave Hornbeam		
	or	Nyssa sylvatica 'Wildfire'	3" caliper	30'-50' high x 20'-30' spread
	or	Wildfire Black Tupelo		
	or	Liriodendron tulipifera 'Little Volunteer'	3" caliper	30'-35' high x 18'-20' wide
	or	Little Volunteer Tulip Poplar		
SHRUBS				
5	CA	Cornus alba 'Bailhalo'	5 gallon	
		Ivory Halo Dogwood		
8	IV	Itea virginica Sprich	3 gallon	
		Little Henry Dwarf Sweetspire		
7	RC	Rhododendron Cunninghams White	5 gallon	
		Cunningham White Rhododendron		
PERENNIALS/GROUNDCOVERS				
13	HO	Hosta - Patriot	1 gallon	
6	HO	Hosta - Royal Standard	1 gallon	
48	LM	Liriope muscari 'Big Blue'	Quart	
		Big Blue Liriope		
SIDEYARD / PERENNIALS / FERNS - 60 total				
3		Acorus gramineus Ogon	1 gallon	
		Golden Variegated Sweet Flag		
3		Tiarella Sugar and Spice	1 gallon	
		Foam Flower		
3		Anemone x hybrida 'Konigin Charlotte'	1 gallon	
		Queen Charlotte Anemone		
3		Astilbe x arendsii 'Bressingham Beauty'	1 gallon	
		Bressingham Beauty Astilbe		
3		Heuchera 'Berry Smoothie'	1 gallon	
		Coral Bells		
FERNS				
9		Polystichum acrostichoides	Bare root	
		Christmas Fern		
9		Matteuccia struthiopteris	Bare root	
		Ostrich Fern		
9		Antyrium filix-femina	Bare root	
		Lady Fern		
9		Osmunda regalis	Bare root	
		Royal Fern		
9		Thelypteris noveboracensis	Bare root	
		New York Fern		



EXISTING TREE #13 NORWAY MAPLE



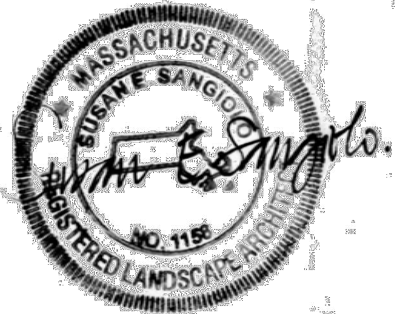
EXISTING TREE #20 LITTLE LEAF LINDEN



EXISTING AMELANCHIER ON BROADWAY



EXISTING NORWAY MAPLE TO REMOVE



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ARLINGTON, MA 02474

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77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

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PRELIMINARY DWG SET

DRAWING TITLE

LANDSCAPE PLAN

DATE: 10/13/25 SC: N. T. S.

L01



STREET VIEW LOOKING WEST



STREET VIEW LOOKING SOUTH

21 of 222

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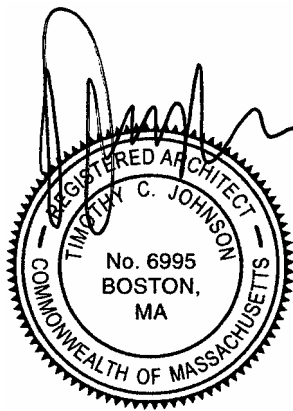


PRELIMINARY DWG SET

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PERSPECTIVE
VIEWS

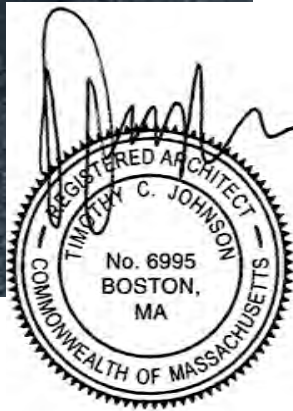
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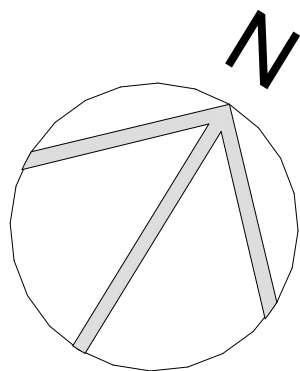
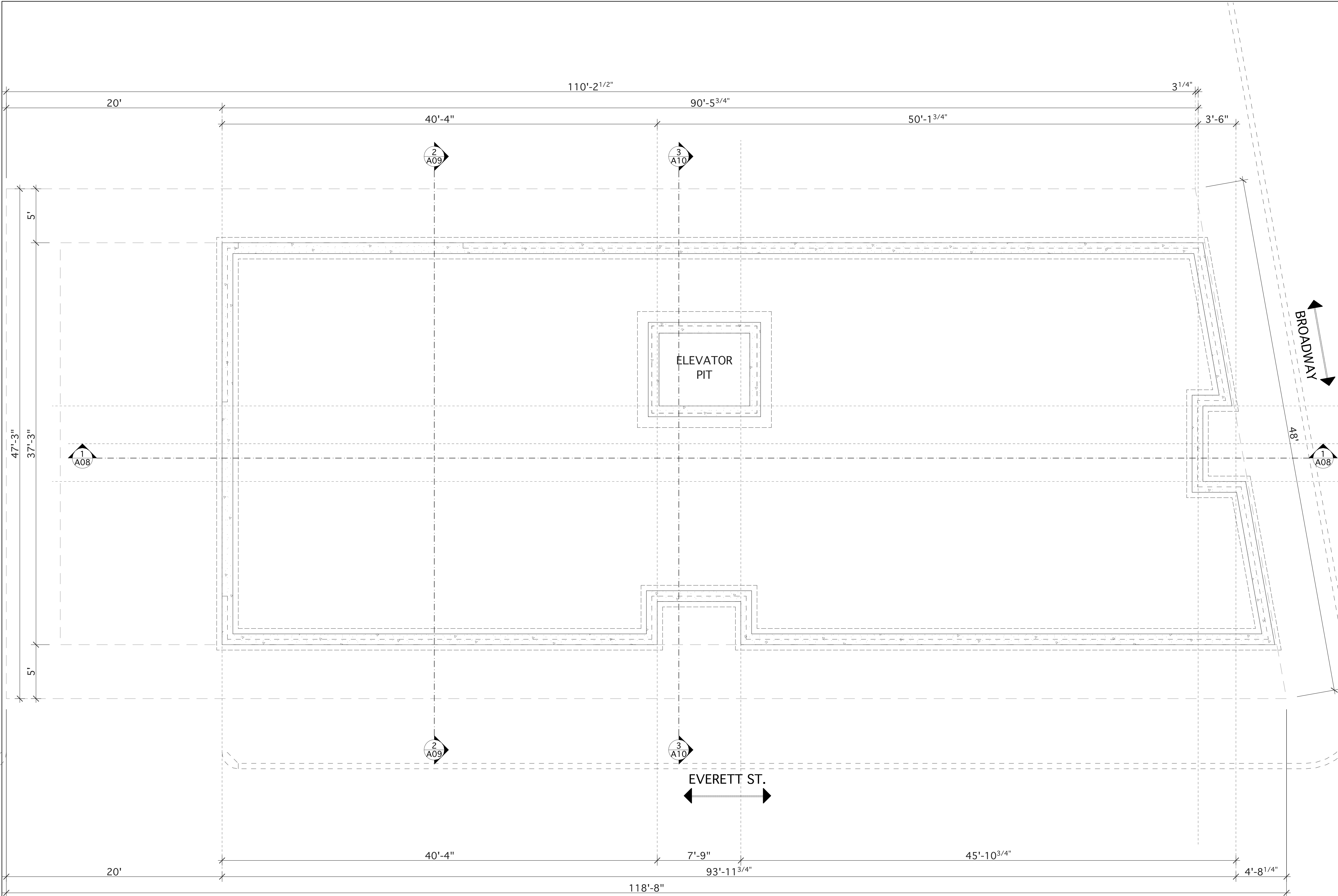
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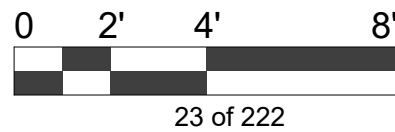
CONTEXTUAL 3D VIEW



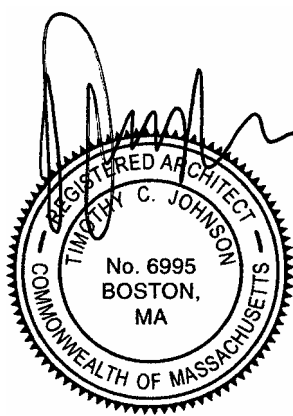
PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486		
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Tim Johnson Architect, LLC			
 TIM JOHNSON ARCHITECT, LLC			
PRELIMINARY DWG SET			
DRAWING TITLE			
CONTEXTUAL COLOR VIEW			
DATE: 10/13/25		SC: N. T. S.	
V02			



FOUNDATION PLAN



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JOHNSON
ARCHITECT, LLC

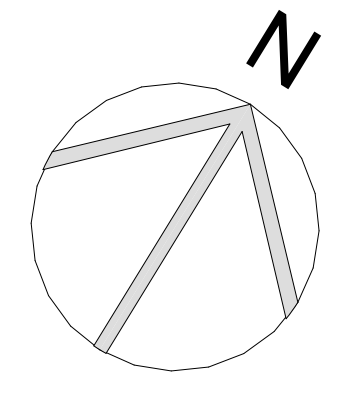
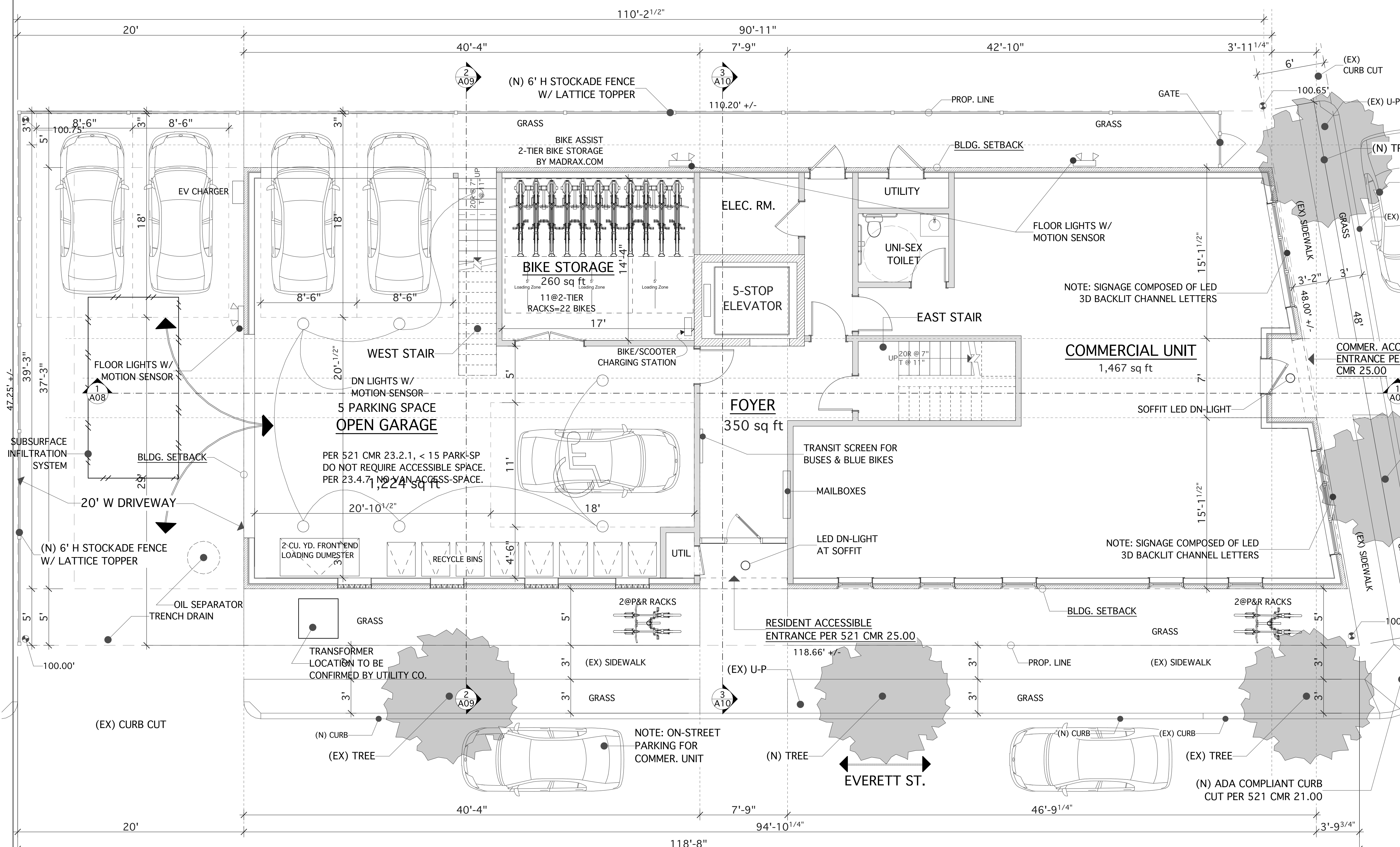
PRELIMINARY DWG SET

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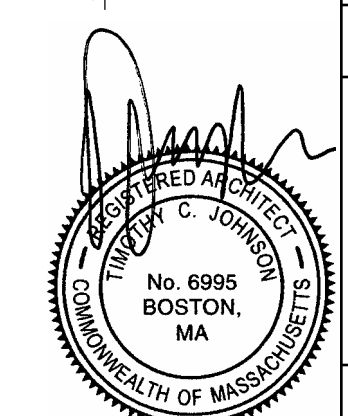
FOUNDATION
FLOOR PLAN

DATE: 10/13/25 SC: 1/4" = 1'-0"

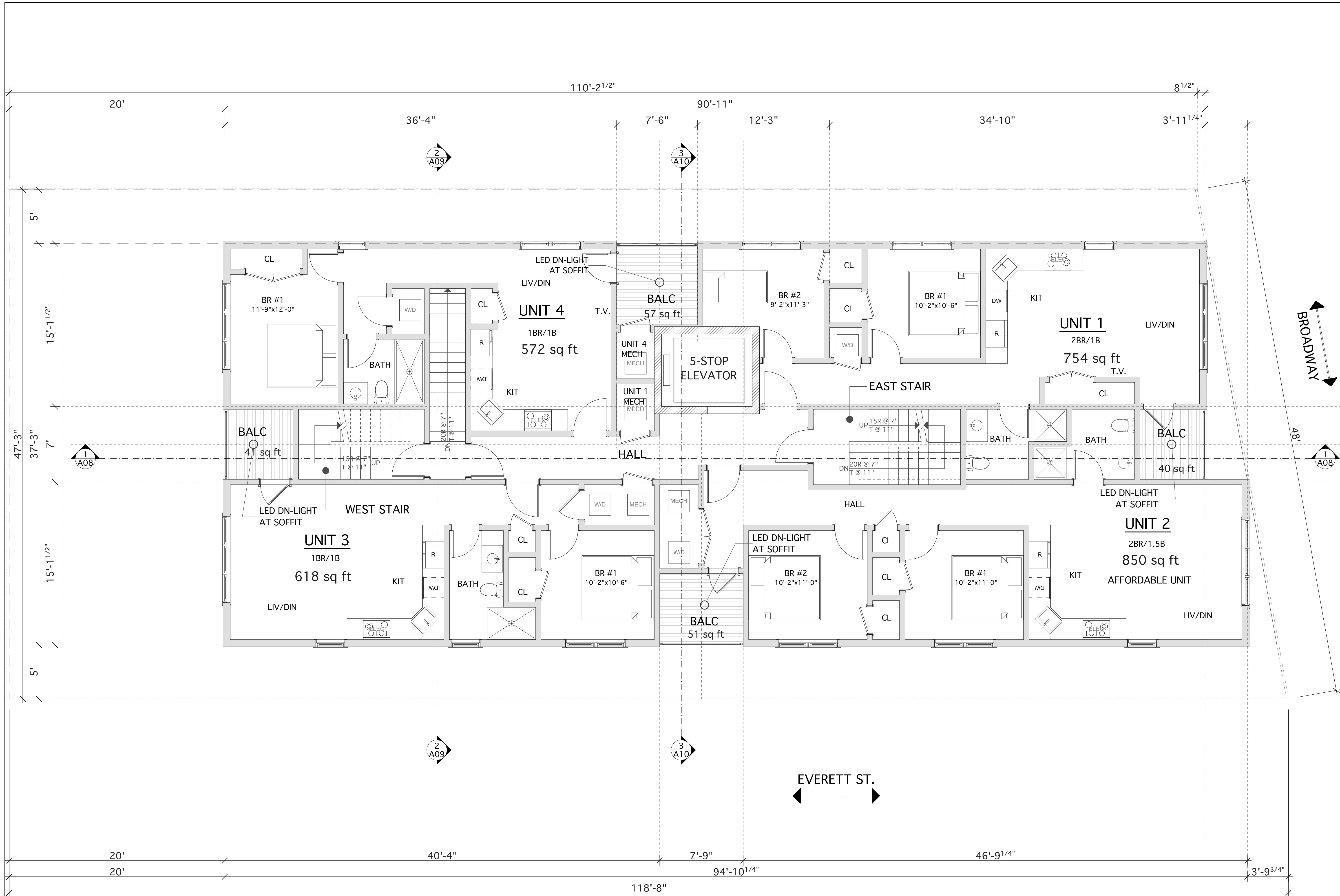
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GROUND FLR PLAN
3,401 sq ft gross this flr

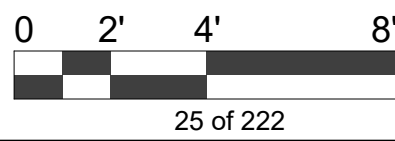


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PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486
REVISIONS	
Tim Johnson Architect, LLC	
PRELIMINARY DWG SET	
DRAWING TITLE	
GROUND FLOOR PLAN	
DATE: 10/13/25	SC: 1/4" = 1'-0"
A02	



SECOND FLR PLAN

3,202 sq ft gross this flr



25 of 222

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Tim Johnson Architect, LLC



PRELIMINARY DWG SET

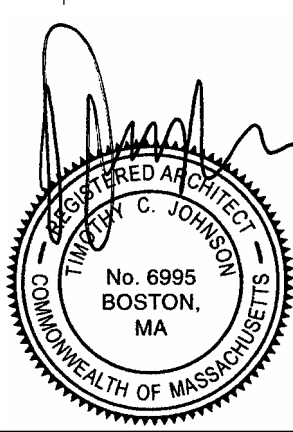
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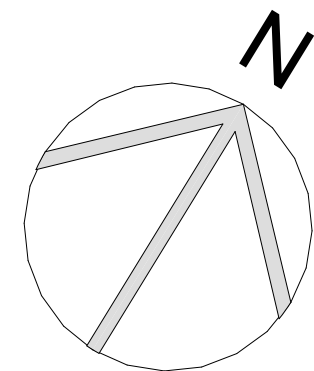
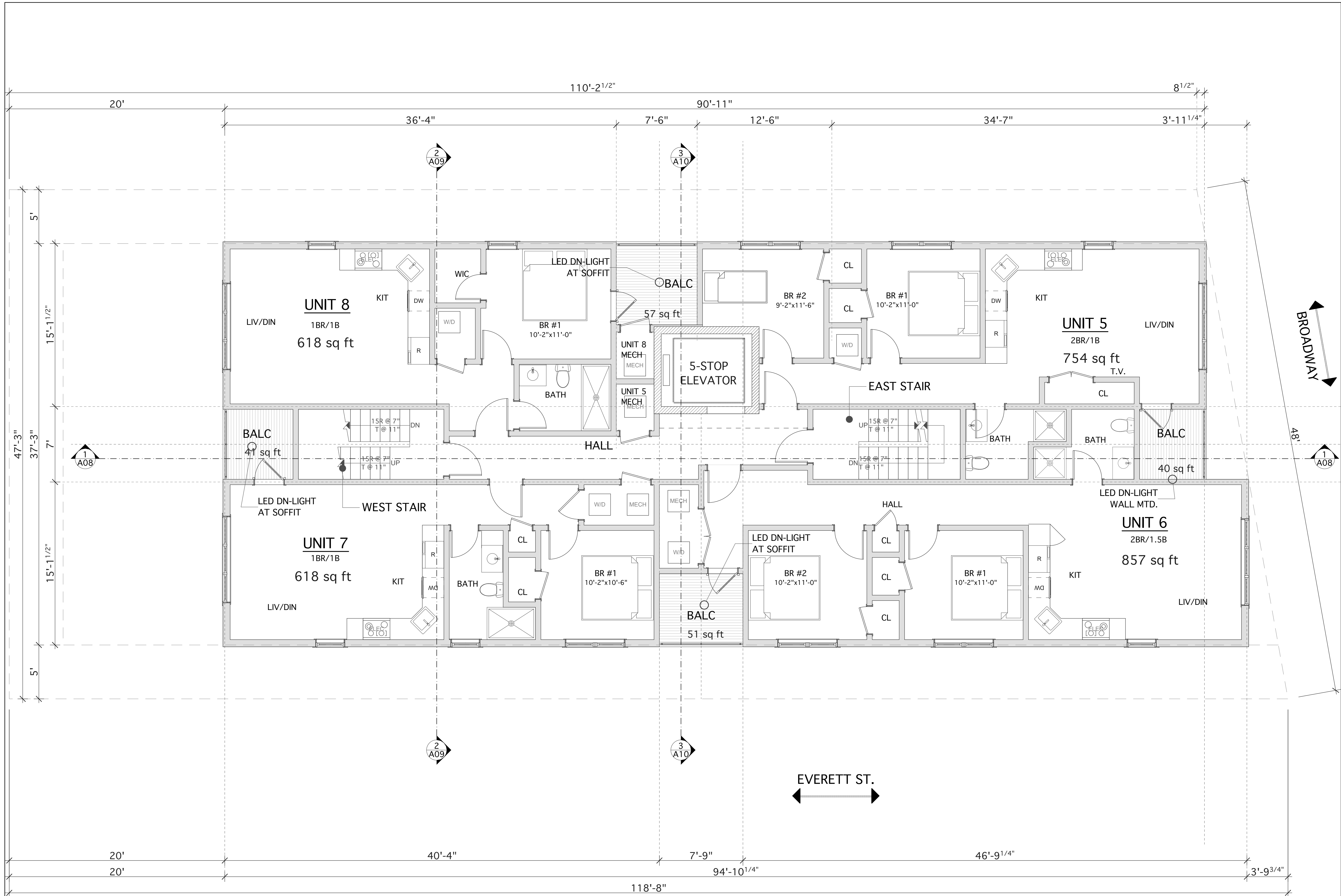
SECOND FLOOR
PLAN

DATE: 10/13/25

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

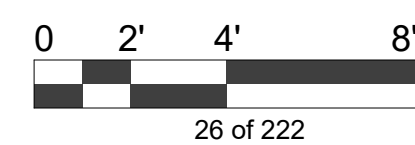
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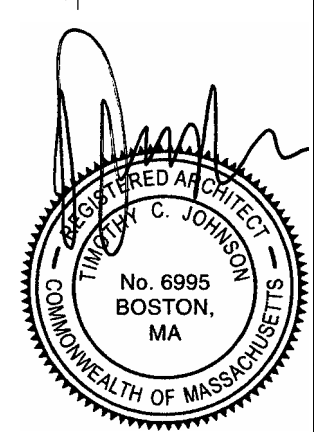


THIRD FLR PLAN

3,202 sq ft gross this flr



26 of 222



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS	
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Tim Johnson Architect, LLC



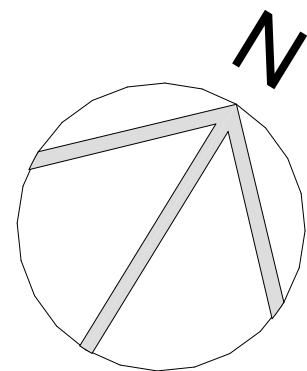
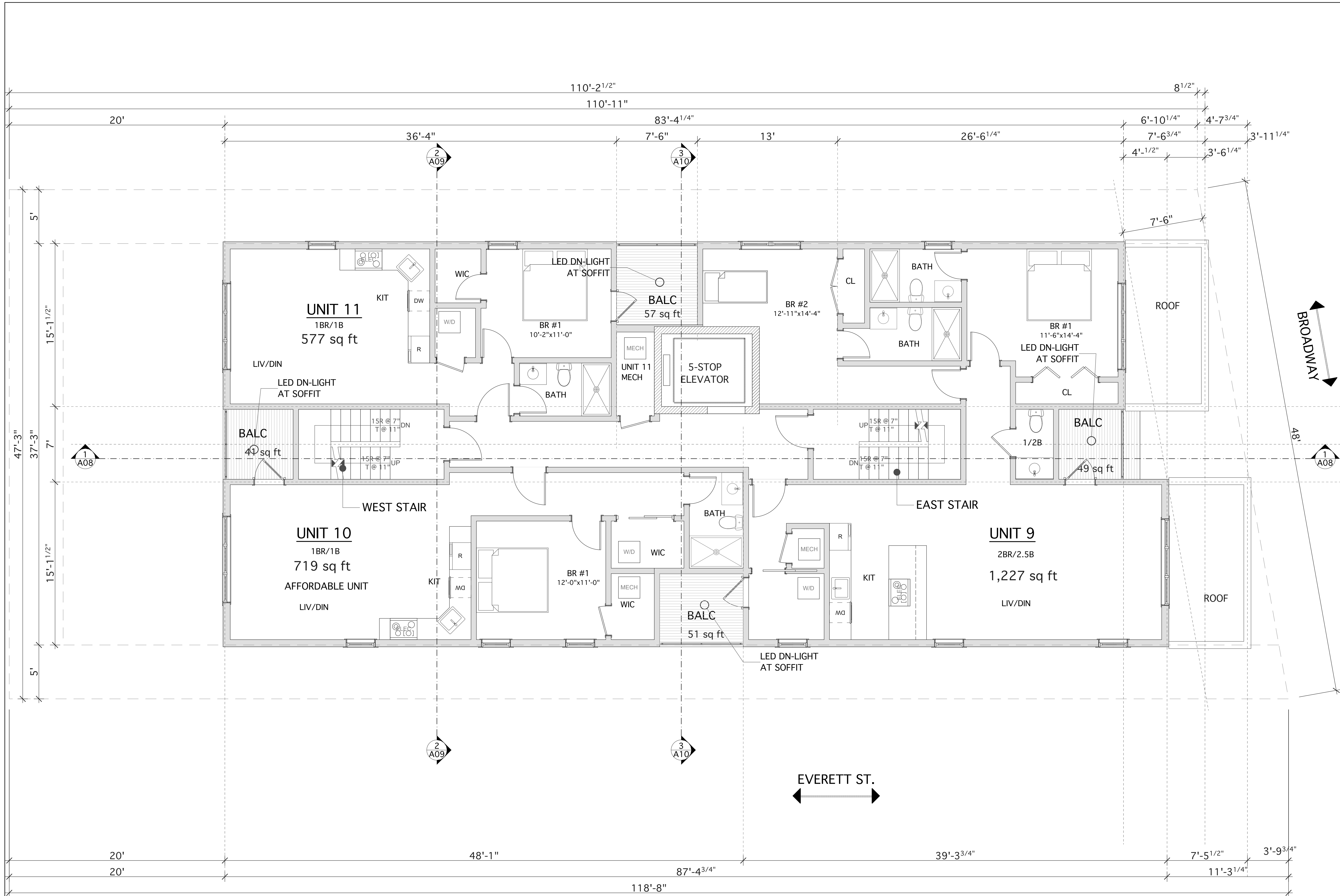
PRELIMINARY DWG SET

DRAWING TITLE

THIRD FLOOR PLAN

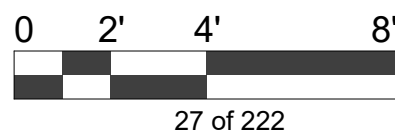
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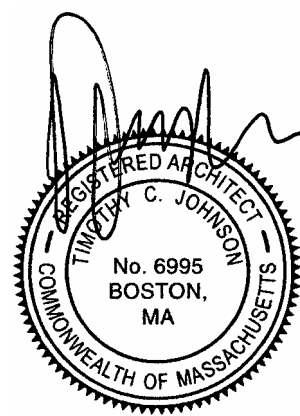


FOURTH FLR PLAN

2,922 sq ft gross this flr



27 of 222



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS	
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△	△

Tim Johnson Architect, LLC



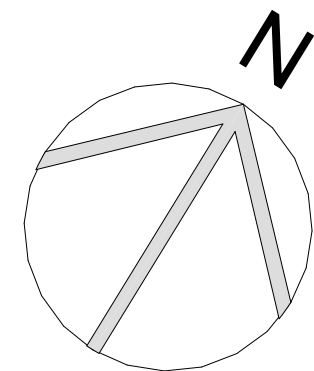
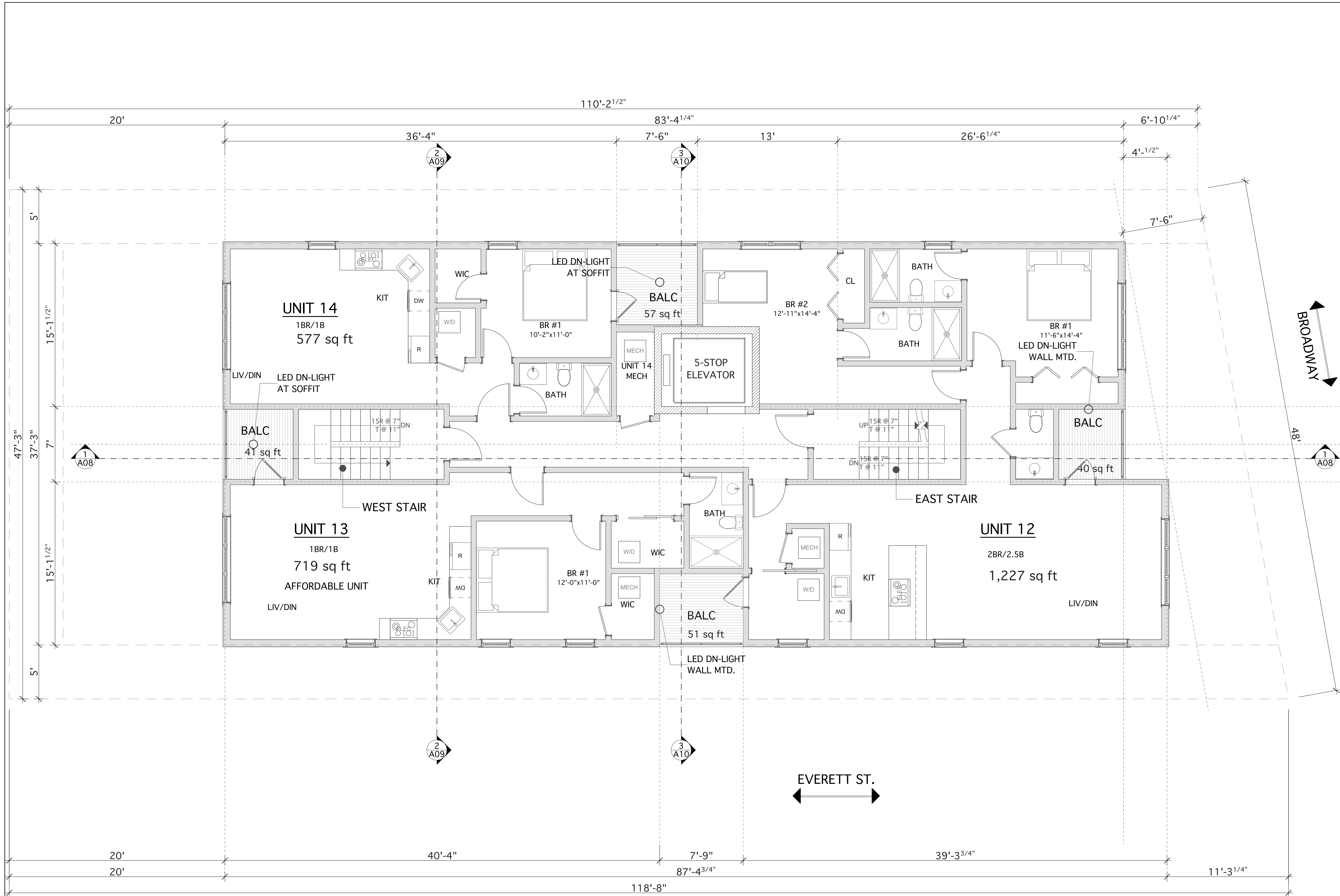
PRELIMINARY DWG SET

DRAWING TITLE

**FOURTH FLOOR
PLAN**

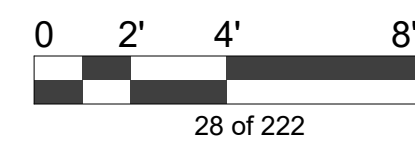
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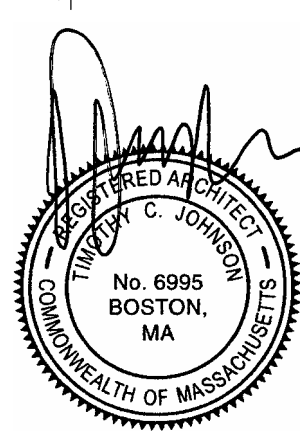


FIFTH FLR PLAN

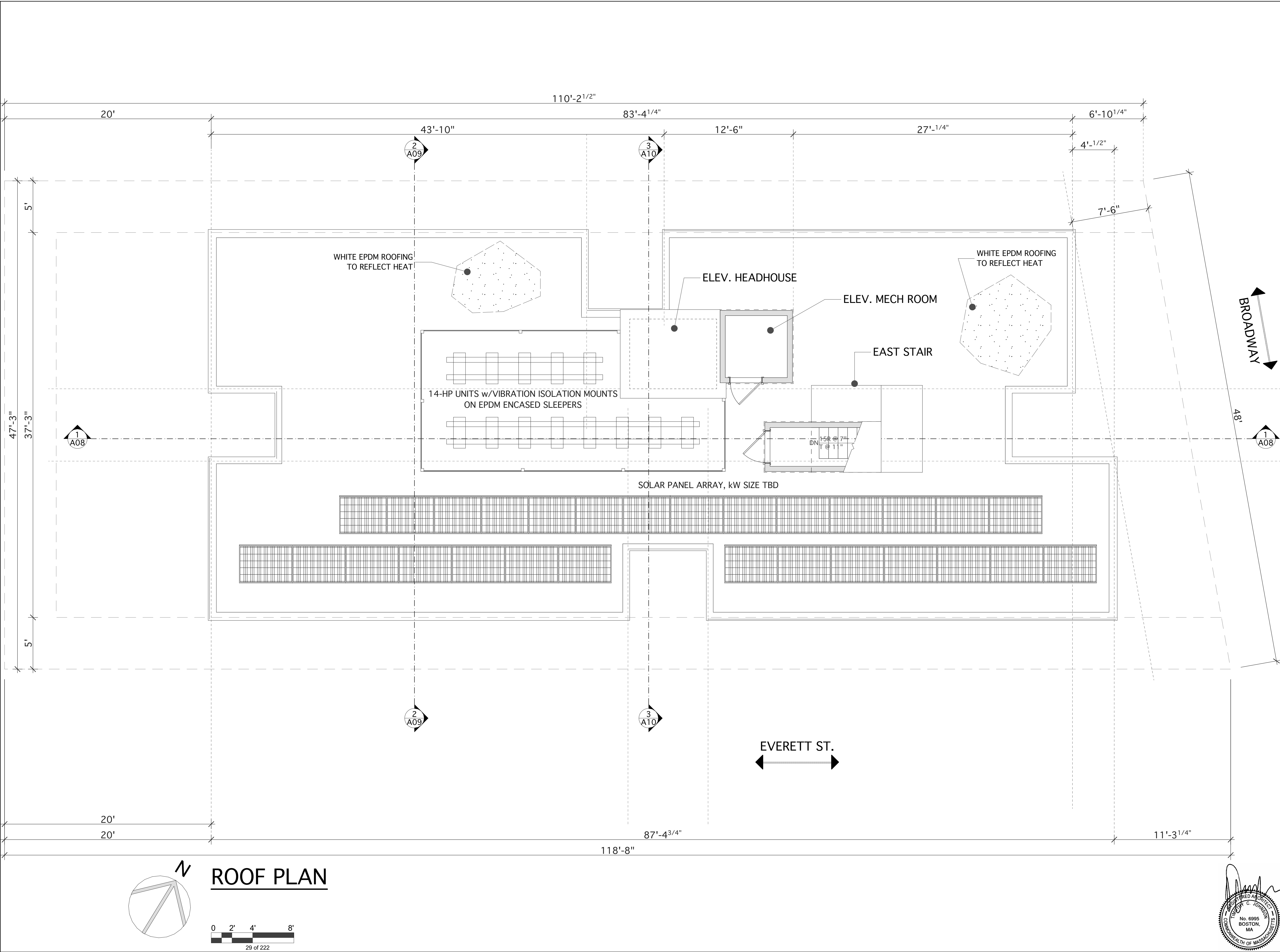
2,922 sq ft gross this flr



28 of 222



	PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486		
REVISIONS			
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Tim Johnson Architect, LLC			
TIM JOHNSON ARCHITECT, LLC			
PRELIMINARY DWG SET			
DRAWING TITLE			
FIFTH FLOOR PLAN			
DATE: 10/13/25		SC: 1/4" = 1'-0"	
A06			



ROOF PLAN

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL
UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

△	△
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△	△

Tim Johnson Architect, LLC



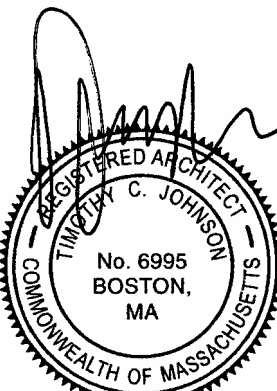
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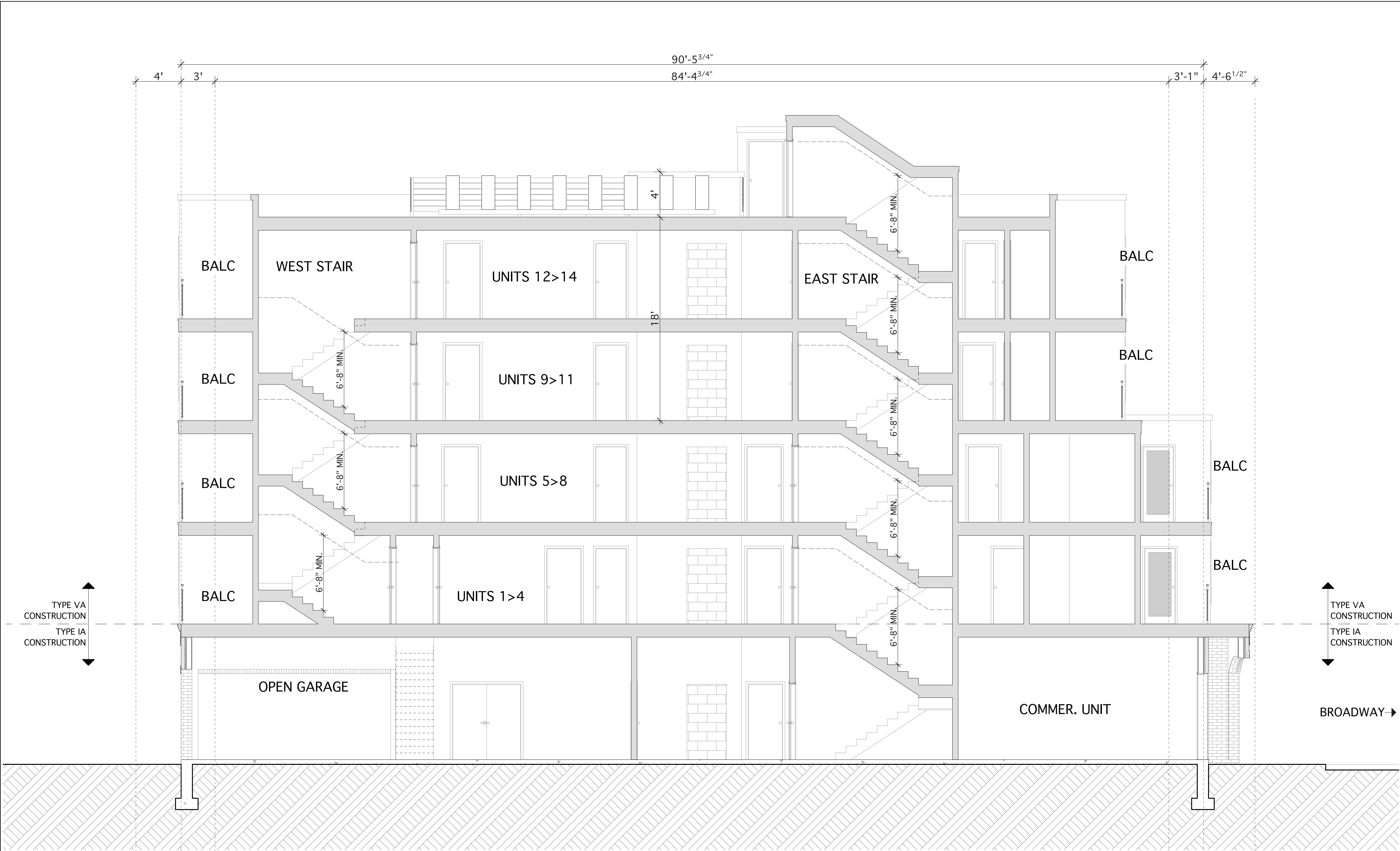
DRAWING TITLE

ROOF PLAN

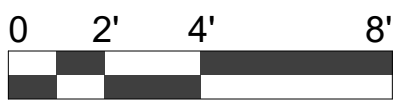
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A07



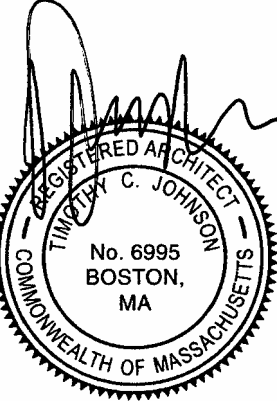


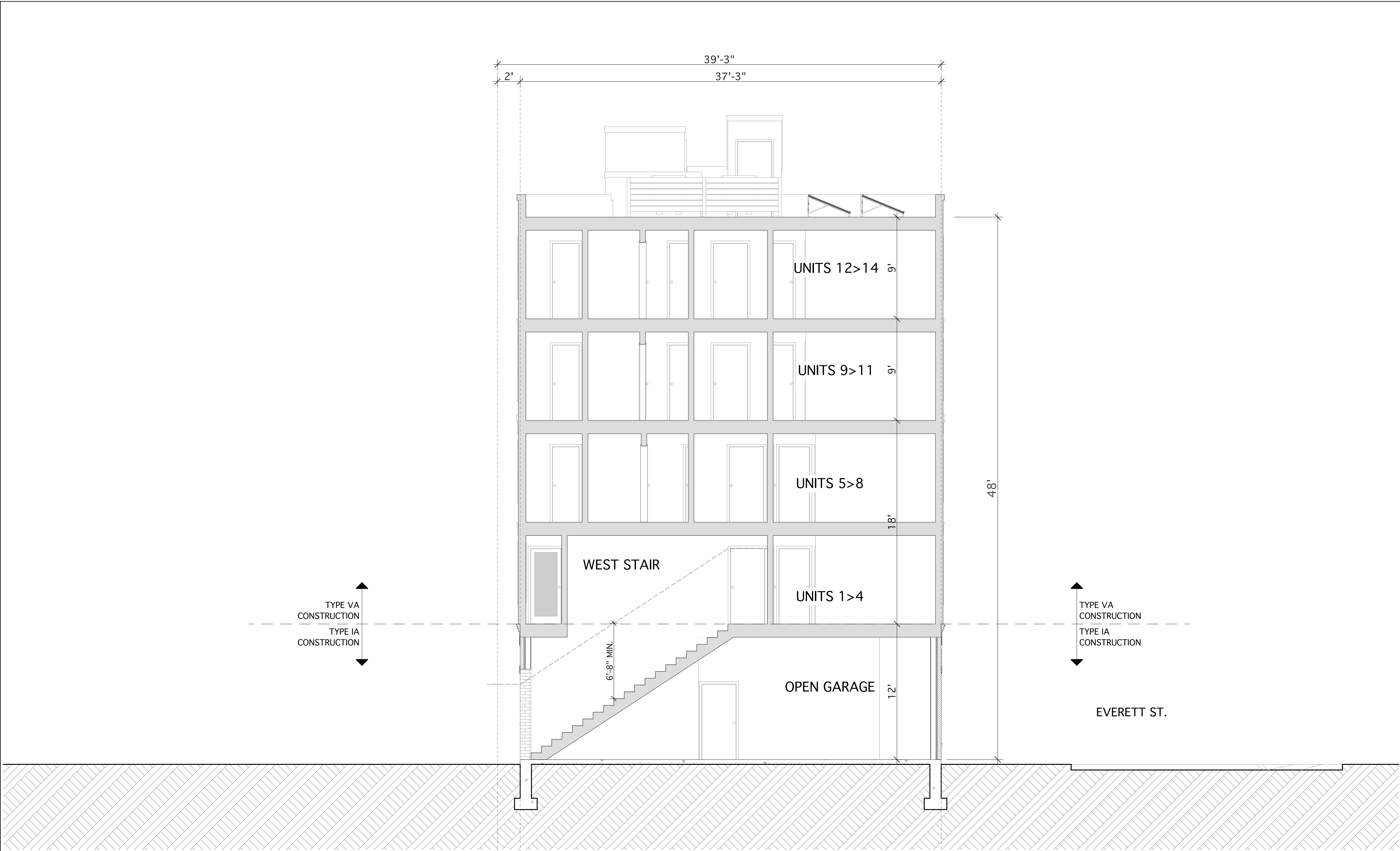
1-1 BUILDING SECTION



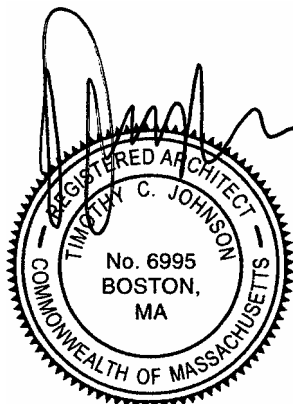
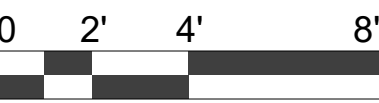
TYPE VA
CONSTRUCTION
TYPE IA
CONSTRUCTION

BROADWAY →

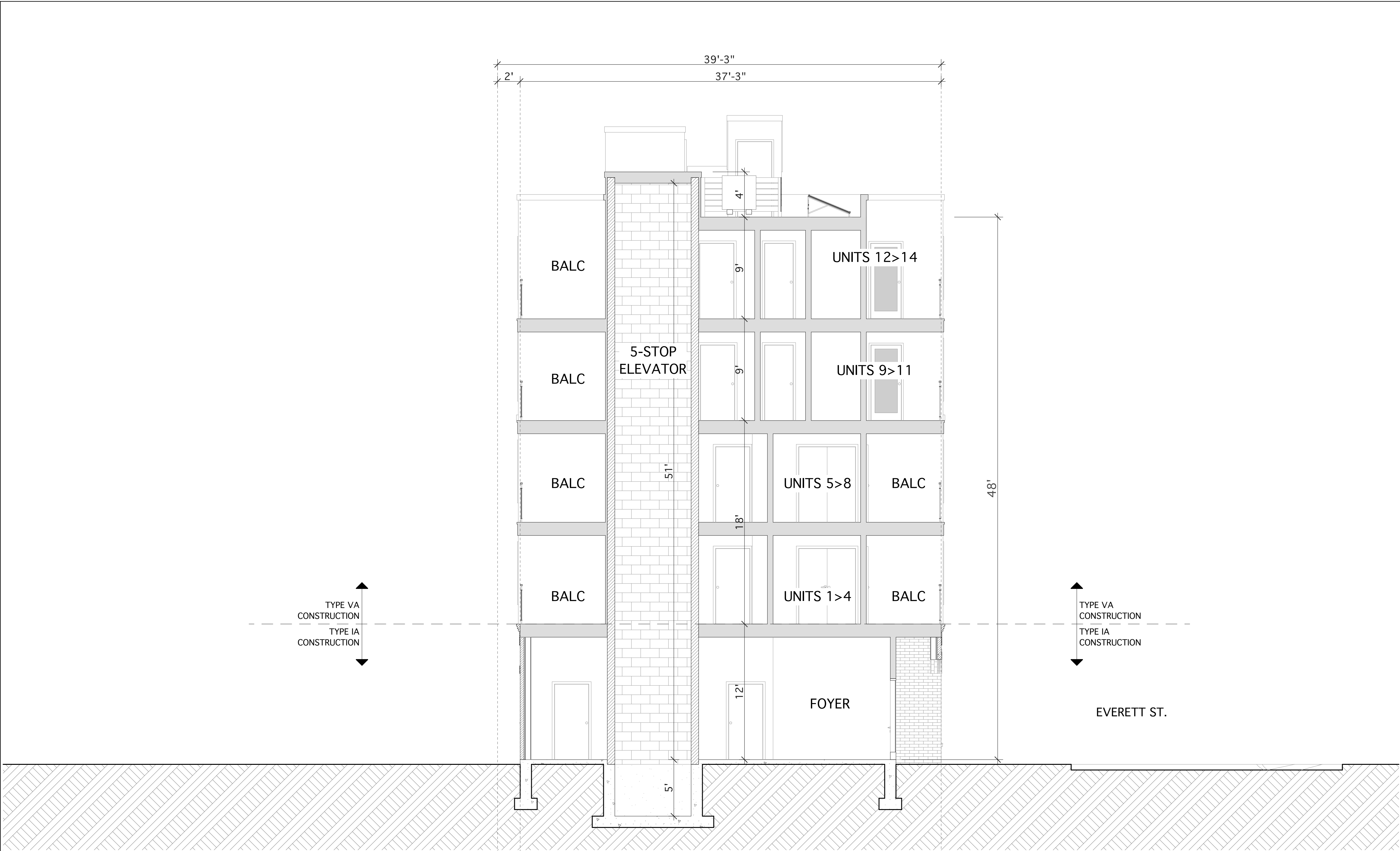
PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486	
REVISIONS		
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Tim Johnson Architect, LLC		
		
PRELIMINARY DWG SET		
DRAWING TITLE		
1-1 BUILDING SECTION		
DATE: 10/13/25	SC: 1/4" = 1'-0"	
A08		
		



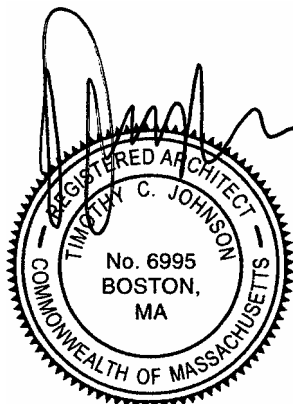
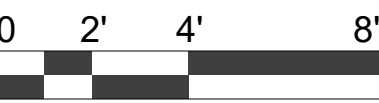
2-2 BUILDING SECTION



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486		
REVISIONS			
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Tim Johnson Architect, LLC			
 TIM JOHNSON ARCHITECT, LLC			
PRELIMINARY DWG SET			
DRAWING TITLE			
2-2 BUILDING SECTION			
DATE: 10/13/25		SC: 1/4" = 1'-0"	
A09			

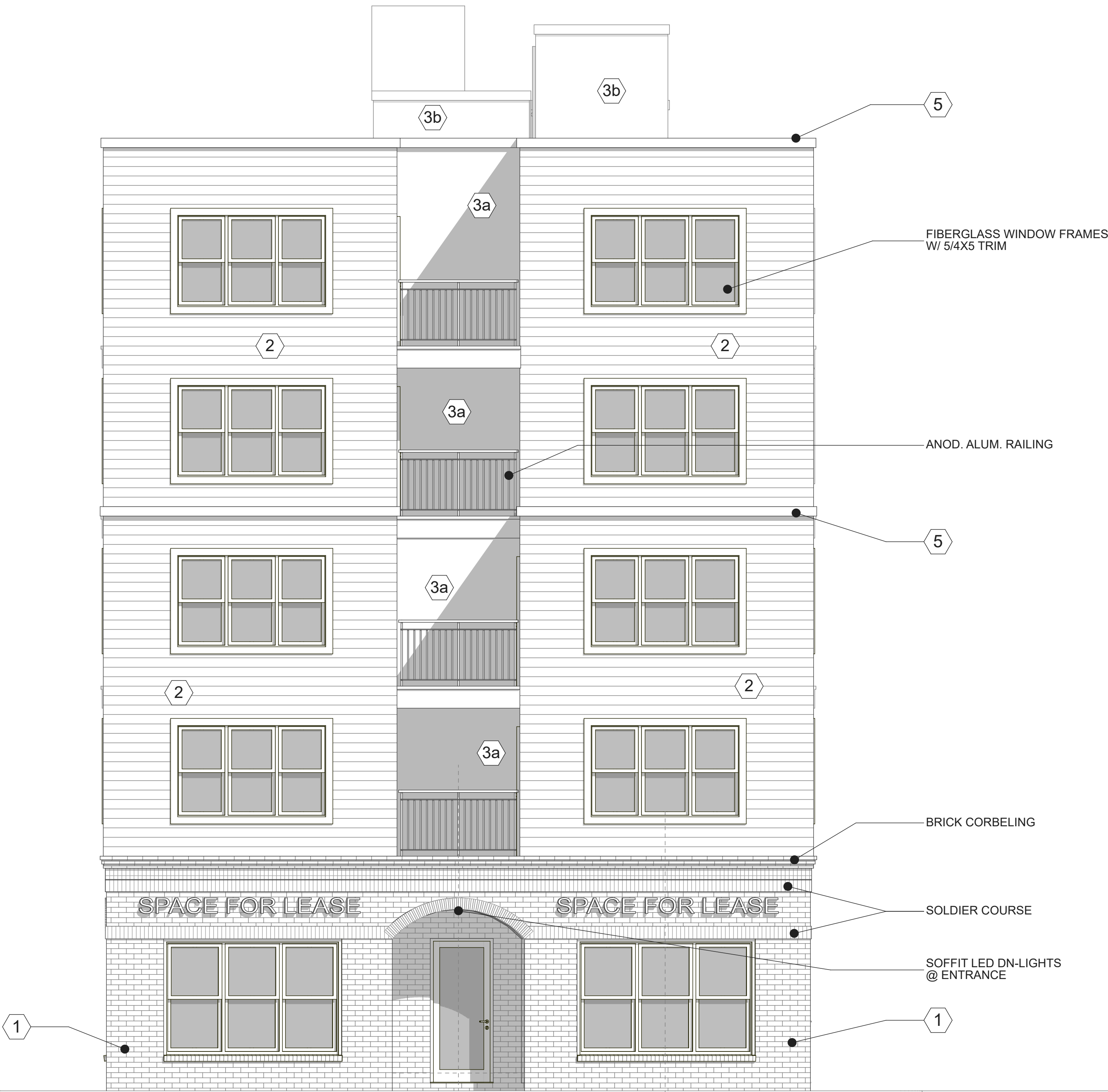


3-3 BUILDING SECTION

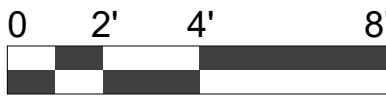


PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486	
REVISIONS		
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Tim Johnson Architect, LLC		
 TIM JOHNSON ARCHITECT, LLC		
PRELIMINARY DWG SET		
DRAWING TITLE		
3-3 BUILDING SECTION		
DATE: 10/13/25	SC: 1/4" = 1'-0"	
A10		

EVERETT ST.



EAST (BROADWAY) ELEVATION



- EXTERIOR FINISH MATERIALS LEGEND
- | | | | |
|----|---|----|---|
| 1 | BRICK, STACKED BOND,
COLOR: BENJAMIN MOORE GEORGIAN BRICK HC-50 | 4a | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE GARRISON RED HC-66 |
| 2 | FIBER CEMENT LAP SIDING, 6" EXPOSURE,
COLOR: LIGHT GREY | 4b | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PHILIPSBURG BLUE HC-159 |
| 3a | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24 | 4c | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE LEHIGH GREEN NC-131 |
| 3b | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE BLACK | 5 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168 |
| | | 6 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE BLACK |



PROJECT ARCHITECT:
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ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

EAST
(BROADWAY)
ELEVATION

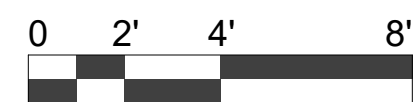
DATE: 10/13/25

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

A11



SOUTH (EVERETT ST.) ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- 1

BRICK, STACKED BOND,
COLOR: BENJAMIN MOORE GEORGIAN BRICK HC-50
- 2

FIBER CEMENT LAP SIDING, 6" EXPOSURE,
COLOR: LIGHT GREY
- 3a

FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
- 3b

FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE BLACK
- 4a

FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE GARRISON RED HC-66
- 4b

FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PHILIPSBURG BLUE HC-159
- 4c

FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE LEHIGH GREEN NC-131
- 5

COMPOSITE TRIM,
COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
- 6

COMPOSITE TRIM,
COLOR: BENJAMIN MOORE BLACK



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
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126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS	
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Tim Johnson Architect, LLC



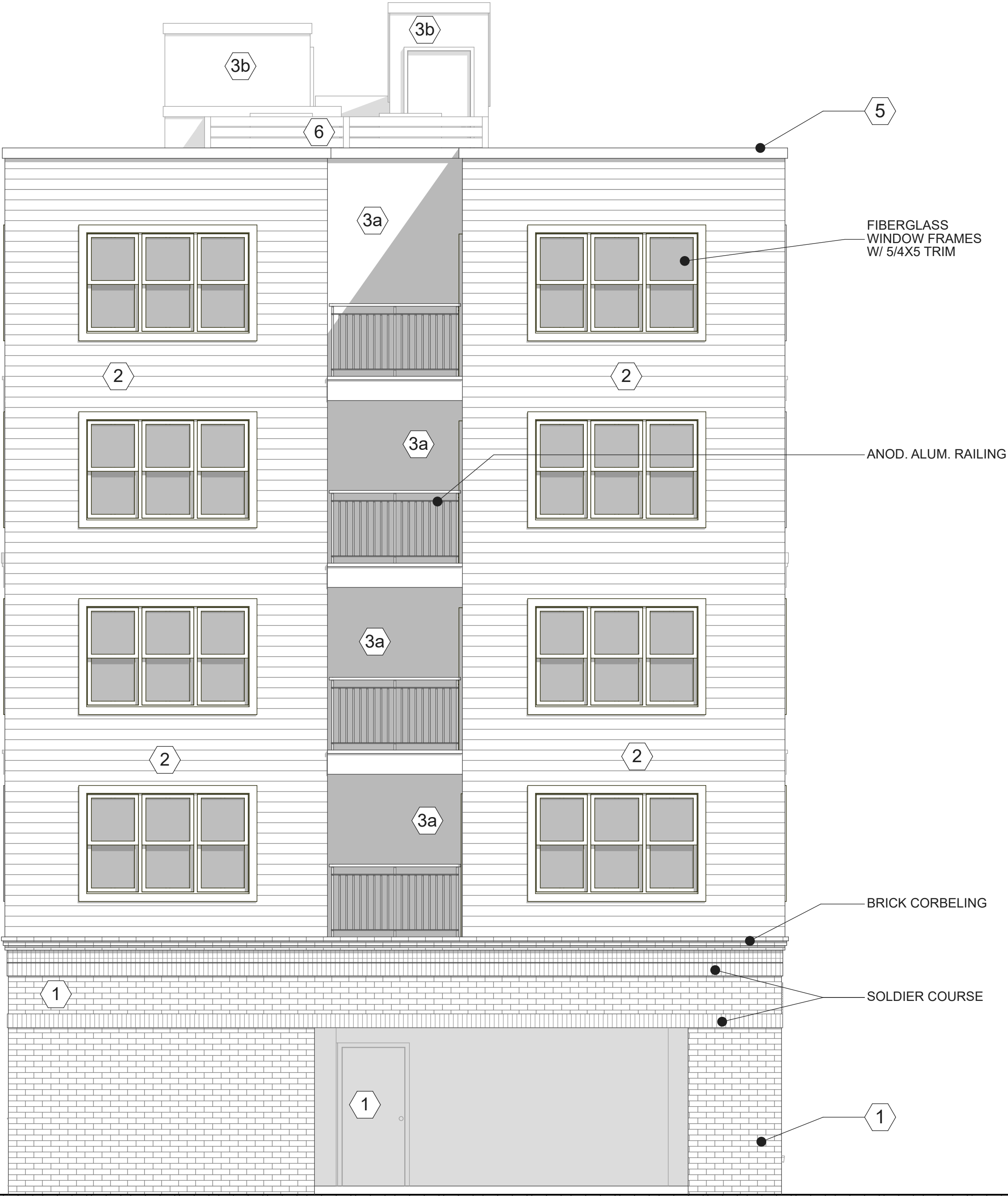
PRELIMINARY DWG SET

DRAWING TITLE

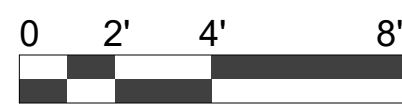
SOUTH (EVERETT
ST) ELEVATION

DATE: 10/13/25 SC: 1/4" = 1'-0"

A12



WEST (REAR) ELEVATION



- EXTERIOR FINISH MATERIALS LEGEND
- | | | | |
|----|---|----|---|
| 1 | BRICK, STACKED BOND,
COLOR: BENJAMIN MOORE GEORGIAN BRICK HC-50 | 4a | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE GARRISON RED HC-66 |
| 2 | FIBER CEMENT LAP SIDING, 6" EXPOSURE,
COLOR: LIGHT GREY | 4b | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PHILIPSBURG BLUE HC-159 |
| 3a | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24 | 4c | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE LEHIGH GREEN NC-131 |
| 3b | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE BLACK | 5 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168 |
| | | 6 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE BLACK |



PROJECT ARCHITECT:
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ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

WEST (REAR)
ELEVATION

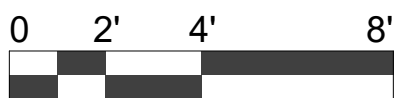
DATE: 10/13/25

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

A13



NORTH ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- | | | | |
|----|---|----|---|
| 1 | BRICK, STACKED BOND,
COLOR: BENJAMIN MOORE GEORGIAN BRICK HC-50 | 4a | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE GARRISON RED HC-66 |
| 2 | FIBER CEMENT LAP SIDING, 6" EXPOSURE,
COLOR: LIGHT GREY | 4b | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PHILIPSBURG BLUE HC-159 |
| 3a | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24 | 4c | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE LEHIGH GREEN NC-131 |
| 3b | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE BLACK | 5 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168 |
| | | 6 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE BLACK |



PROJECT ARCHITECT:
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599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

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ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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△	△
△	△
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Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

NORTH
ELEVATION

DATE: 10/13/25

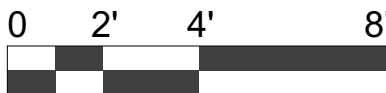
SC: 1/4" = 1'-0"

A14

EVERETT ST.

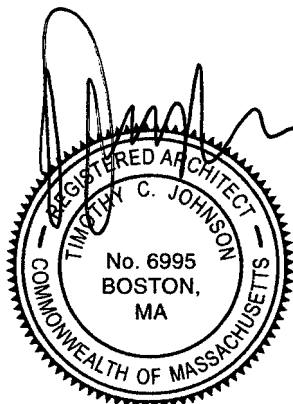


EAST (BROADWAY) ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- | | | | |
|----|---|----|---|
| 1 | BRICK, STACKED BOND,
COLOR: BENJAMIN MOORE GEORGIAN BRICK HC-50 | 4a | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE GARRISON RED HC-66 |
| 2 | FIBER CEMENT LAP SIDING, 6" EXPOSURE,
COLOR: LIGHT GREY | 4b | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PHILIPSBURG BLUE HC-159 |
| 3a | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24 | 4c | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE LEHIGH GREEN NC-131 |
| 3b | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE BLACK | 5 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168 |
| | | 6 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE BLACK |



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ARLINGTON, MA 02474

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REVISIONS

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△	△

Tim Johnson Architect, LLC



PRELIMINARY DWG SET

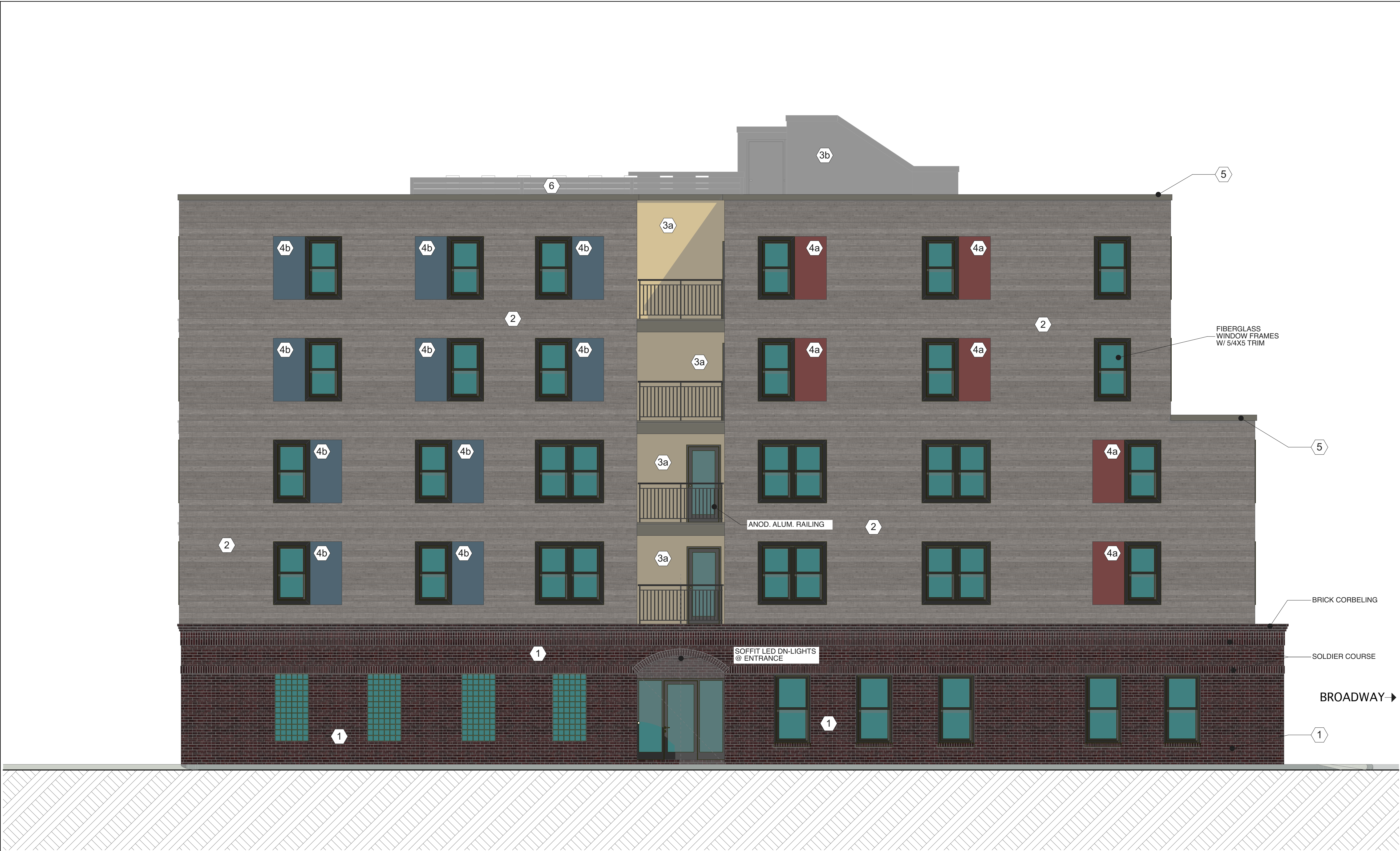
DRAWING TITLE

EAST
(BROADWAY)
ELEVATION

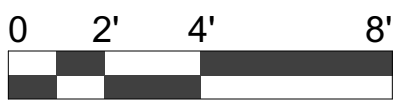
DATE: 10/13/25

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

A11

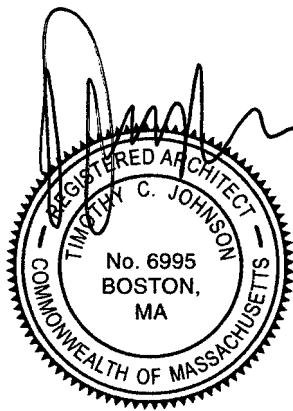


SOUTH (EVERETT ST.) ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- 1 BRICK, STACKED BOND, COLOR: BENJAMIN MOORE GEORGIAN BRICK HC-50
- 2 FIBER CEMENT LAP SIDING, 6" EXPOSURE, COLOR: LIGHT GREY
- 3a FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
- 3b FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK
- 4a FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE GARRISON RED HC-66
- 4b FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PHILIPSBURG BLUE HC-159
- 4c FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE LEHIGH GREEN NC-131
- 5 COMPOSITE TRIM, COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
- 6 COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL
UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

△	△
△	△
△	△
△	△
△	△

Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

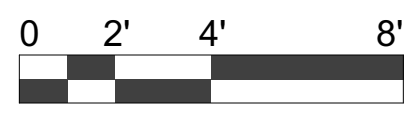
SOUTH (EVERETT
ST) ELEVATION

DATE: 10/13/25 SC: 1/4" = 1'-0"

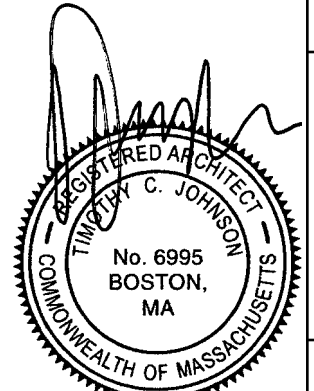
A12



WEST (REAR) ELEVATION



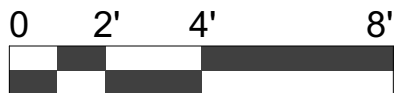
- EXTERIOR FINISH MATERIALS LEGEND**
- 1 BRICK, STACKED BOND, COLOR: BENJAMIN MOORE GEORGIAN BRICK HC-50
 - 2 FIBER CEMENT LAP SIDING, 6" EXPOSURE, COLOR: LIGHT GREY
 - 3a FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
 - 3b FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK
 - 4a FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE GARRISON RED HC-66
 - 4b FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PHILIPSBURG BLUE HC-159
 - 4c FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE LEHIGH GREEN NC-131
 - 5 COMPOSITE TRIM, COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
 - 6 COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK



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OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486	
REVISIONS	
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△	△
Tim Johnson Architect, LLC	
PRELIMINARY DWG SET	
DRAWING TITLE	
WEST (REAR) ELEVATION	
DATE: 10/13/25	SC: 1/4" = 1'-0"
A13	



NORTH ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- 1

BRICK, STACKED BOND,
COLOR: BENJAMIN MOORE GEORGIAN BRICK HC-50
- 2

FIBER CEMENT LAP SIDING, 6" EXPOSURE,
COLOR: LIGHT GREY
- 3a

FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
- 3b

FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE BLACK
- 4a

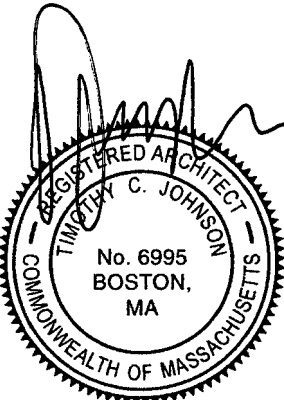
FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE GARRISON RED HC-66
- 4b

FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PHILIPSBURG BLUE HC-159
- 4c

FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE LEHIGH GREEN NC-131
- 5

COMPOSITE TRIM,
COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
- 6

COMPOSITE TRIM,
COLOR: BENJAMIN MOORE BLACK



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REVISIONS

△	△
△	△
△	△
△	△
△	△

Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

NORTH
ELEVATION

DATE: 10/13/25

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

A14

MH 100.85

MH 100.03

MH 99.57
WG

BROADWAY



100.04
S 57°09'39" E
48.00'

100.65
10.1'
100.73
2nd STORY
ENCLOSED
1st STORY
OPEN
100.90
101.12
FL=104.51

LOT 62

N/F
TRUSTEES OF THE RITA F. BARTLETT
IRREVOCABLE TRUST

N 42°59'15" E

110.20'

#126

2½ STORY

14.1'

118.66'

S 42°59'15" W

EVERETT STREET

LOT 62A
5,407± S.F.

GARAGE

100.60

100.50

100.54

OWNER: 126 BROADWAY LLC

LOT 60

N 47°00'45" W

N/F

98-100 EVERETT STREET CONDOMINIUM
I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

PROPOSED PLOT PLAN
#126 BROADWAY
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 2/7/2025



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7650PP1.DWG

SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

BROADWAY

R=100.34 SMH

I=86.09

I=90.0

SMH
R=100.85

TMH 100.03

PROPOSED
OVERHANG
R=99.40
I=96.4
100.04 CB

I=95.9 DMH

I=96.6

R=99.57

WG

I=95.9

R=99.40

T13

18" DRAIN

SEWER

I=94.1

UP

118.66'

S 42°59'15" W

100.20

120

100.60

40.3'

5.0'

100.00

GG

SMH

R=100.21

I=91.6

100.75

100.54

47.25'

N 47°00'45" W

LOT 60

N 42°59'15" E

110.20'

12.0'

2.0'

90.4'

101.05

100.50

37.2'

22.3'

4.9'

5.0'

100.75

PROPOSED
DUMPSTER

PROPOSED
OVERHANG

PROPOSED
DRIVEWAY

PROPOSED
5 STORY
BUILDING

PROPOSED
OVERHANG

PROPOSED
OVERHANG

PROPOSED
OVERHANG

PROPOSED
OVERHANG

PROPOSED
OVERHANG

PROPOSED
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PROPOSED
OVERHANG

LOT 62

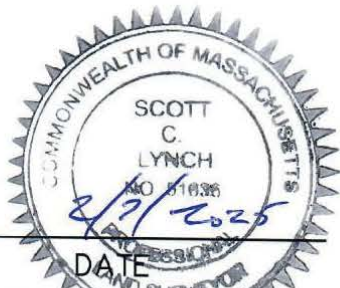
TRUSTEES OF THE RITA F. BARTLETT
IRREVOCABLE TRUST

98-100 EVERETT STREET CONDOMINIUM

CURB GRADE = 100.0
PROPOSED FIRST FLOOR = 101
PROPOSED PEAK = 151.0'
PROPOSED HEIGHT - 51.0'

OWNER: 126 BROADWAY LLC

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



SCOTT LYNCH, PLS

DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#126 BROADWAY
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 2/7/2025



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7650PP1.DWG



PICTURE 1



PICTURE 2



PICTURE 3

PICTURE 1: VIEW OF EXISTING CORNER LOT
PICTURE 2: VIEW OF EXISTING CORNER LOT
PICTURE 3: VIEW LOOKING SOUTH ON BROADWAY
PICTURE 4: VIEW LOOKING NORTH ON BROADWAY
PICTURE 5: VIEW LOOKING DOWN EVERETT STREET
PICTURE 6: VIEW LOOKING DOWN EVERETT STREET



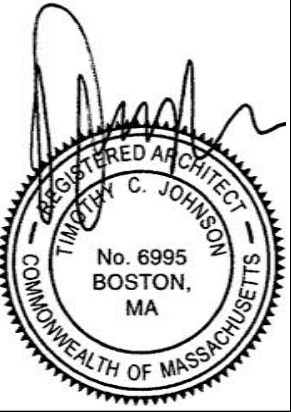
PICTURE 4



PICTURE 5



PICTURE 6

PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
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REVISIONS		
△		△
△		△
△		△
△		△
△		△
Tim Johnson Architect, LLC		
		
PRELIMINARY DWG SET		
DRAWING TITLE		
SITE PHOTOS		
DATE: 07/08/25	SC:	N. T. S.
		
C03		

Ruben Valenzuela, Architect, LEED AP BD+C

51 Skyline Drive

West Yarmouth, MA 02673

(508) 394-2931

Date: August 7, 2025

To: Department of Planning and Community Development
Town of Arlington, MA

Re: LEED Checklist Summary – 126 Broadway Mixed-Use Development

Dear Members of the Planning Board,

On behalf of Steve Maimone and Tim Johnson Architect, LLC, we are pleased to submit the enclosed LEED Checklist Summary for the proposed mixed-use development located at **126 Broadway** in Arlington, MA. This submission is part of our ongoing efforts to align the project with the Town's sustainability goals and responsible development practices.

While this project is not currently pursuing formal LEED certification, we have prepared a preliminary LEED checklist to serve as a guiding framework for integrating sustainable practices throughout the design and construction process. This approach supports informed decision-making and a thoughtful application of green building principles.

Key areas of focus include:

- The use of sustainable materials and resource-efficient construction practices,
- Strategies to enhance energy and water efficiency,
- Improvements in indoor air quality and overall indoor environmental conditions.

We believe this development will be a valuable addition to the Town's built environment and demonstrates a thoughtful approach to sustainable urban growth while addressing the need for affordable housing.

Thank you for your time and consideration. Please feel free to contact us should you have any questions. We look forward to supporting the Planning Board throughout the review process.

Sincerely,

Ruben Valenzuela, Architect, LEED AP BD+C

LEED Project Coordinator

Tim Johnson Architect, LLC

cc: Steve Maimone, Owner/Agent



LEED v4.1 BD+C New Construction

Project Checklist

Project Name: 126 Broadway, Arlington, MA.

Date: 8-7-2025

Y ? N

			Credit	Integrative Process	1
--	--	--	--------	---------------------	---

15	0	0	Location and Transportation		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
2			Credit	High Priority Site and Equitable Development	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
			Credit	Electric Vehicles	1

4	0	0	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
			Credit	Protect or Restore Habitat	2
			Credit	Open Space	1
2			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
			Credit	Light Pollution Reduction	1

5	0	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1			Credit	Outdoor Water Use Reduction	2
4			Credit	Indoor Water Use Reduction	6
			Credit	Optimize Process Water Use	2
			Credit	Water Metering	1

4	0	0	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
			Credit	Enhanced Commissioning	6
			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Grid Harmonization	2
3			Credit	Renewable Energy	5
1			Credit	Enhanced Refrigerant Management	1

0	0	0	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
			Credit	Building Life-Cycle Impact Reduction	5
			Credit	Environmental Product Declarations	2
			Credit	Sourcing of Raw Materials	2
			Credit	Material Ingredients	2
			Credit	Construction and Demolition Waste Management	2

14	0	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1			Credit	Interior Lighting	2
3			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

1	0	0	Innovation		6
			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

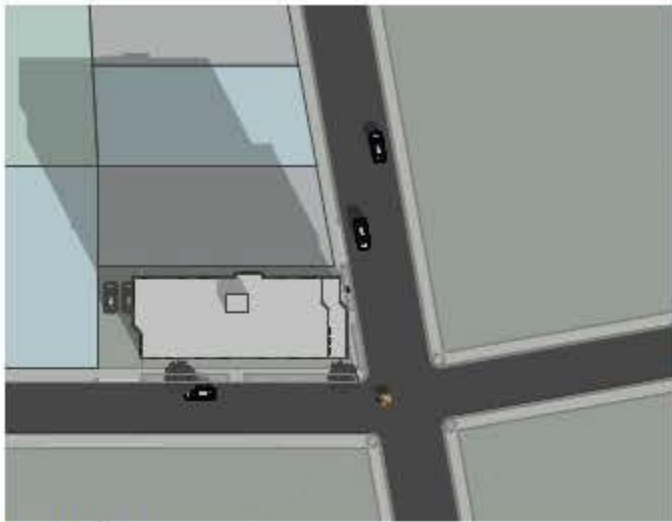
0	0	0	Regional Priority		4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

43	0	0	TOTALS		Possible Points: 110
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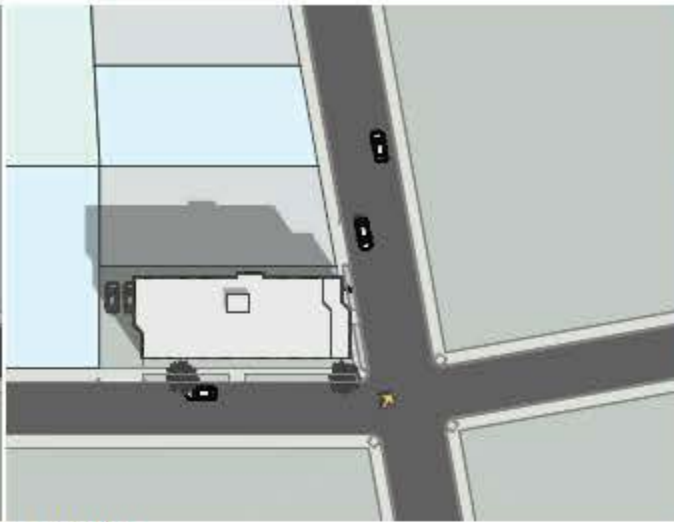
Certified: 40 to 49 points, **Silver:** 50 to 59 points,

Gold: 60 to 79 points, **Platinum:** 80 to 110

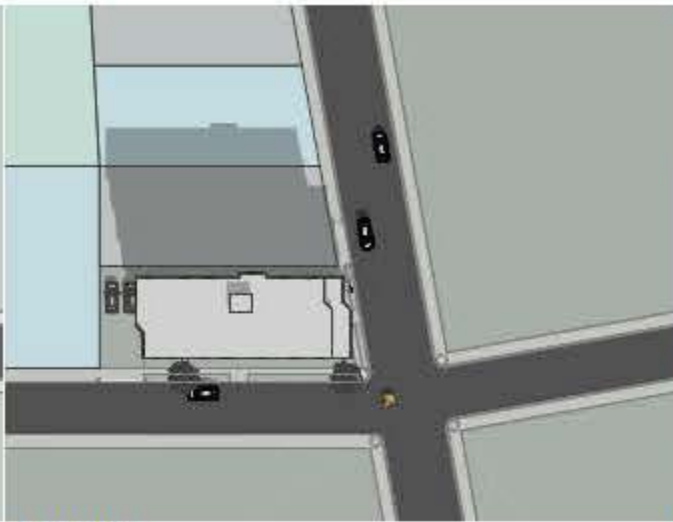
Note: Total score and all subcategory scores in this document of LEED checklist demonstrates the project's commitment to sustainability. As the project evolves, the scores and categories are subject to change.



3.21-9AM



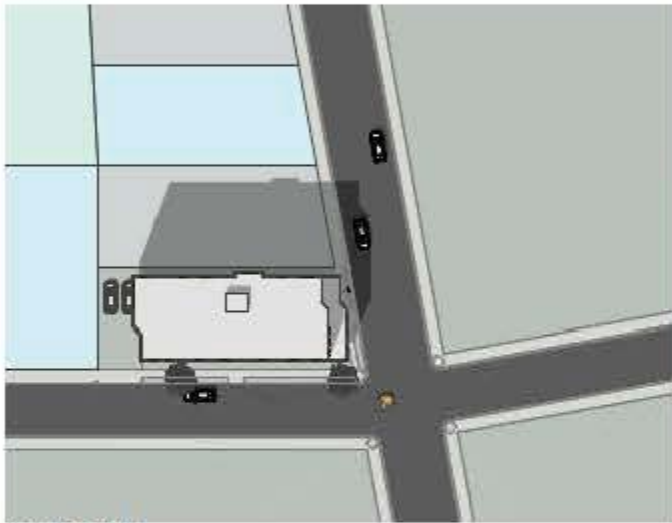
6.21-9AM



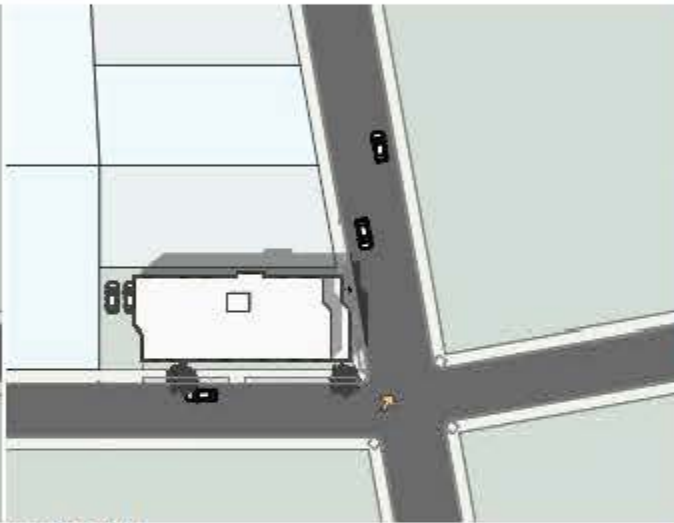
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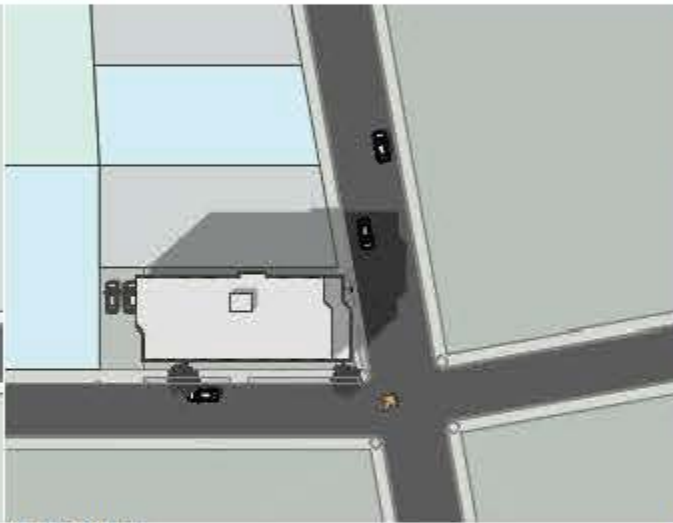
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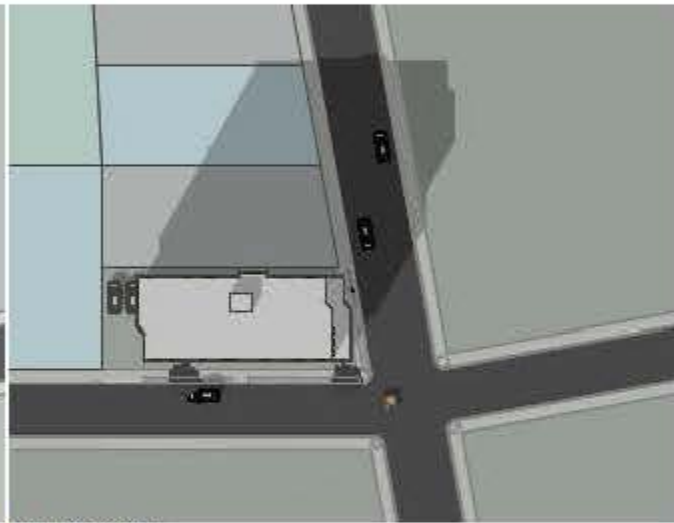
3.21-12PM



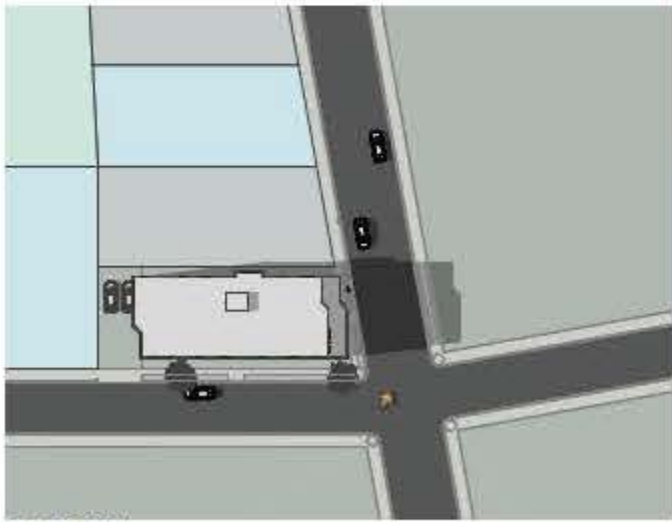
6.21-12PM



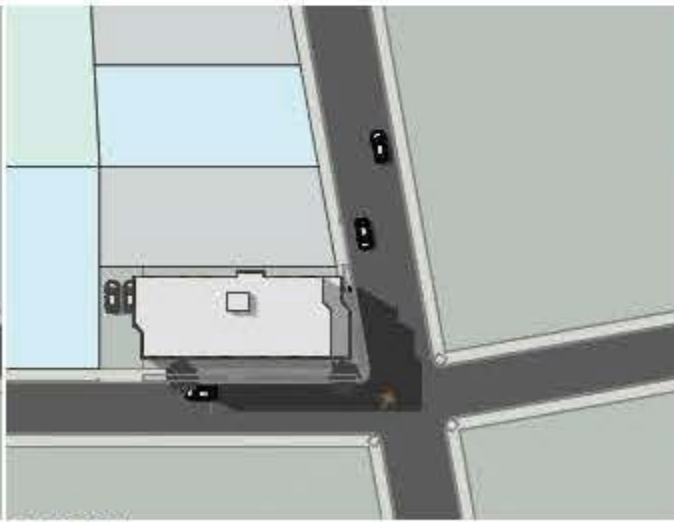
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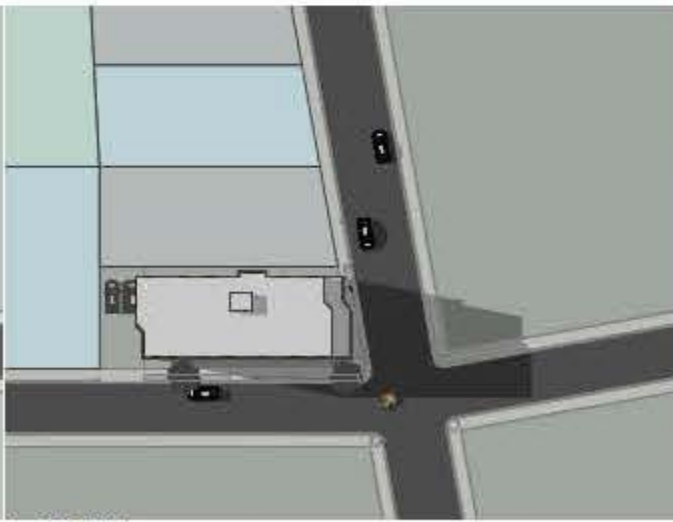
12.21-12PM



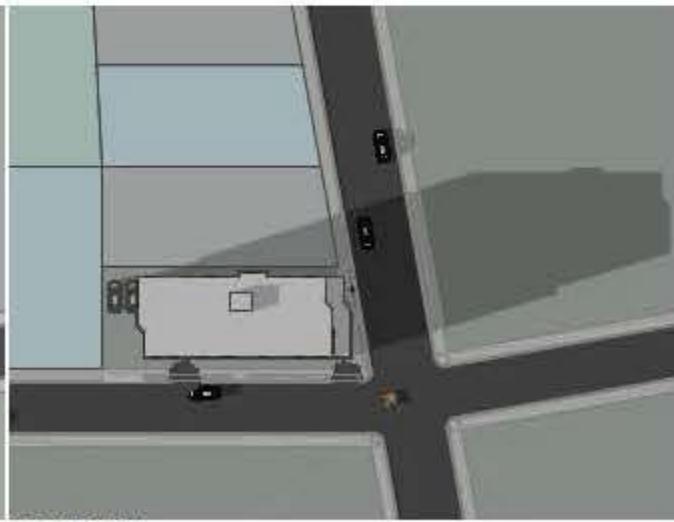
3.21-3PM



6.21-3PM



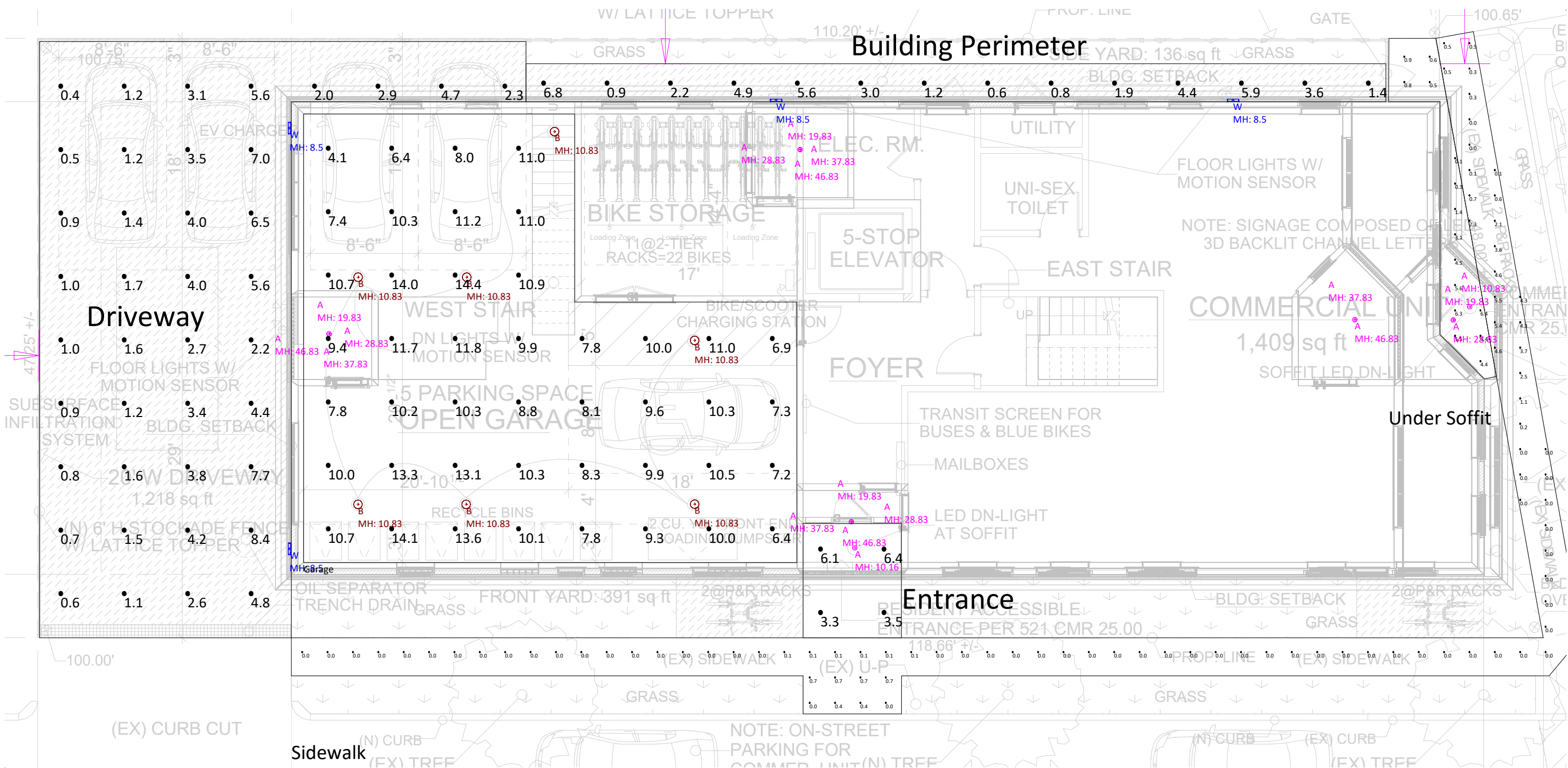
9.21-3PM



12.21-3PM

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REVISIONS		
Δ		Δ
Δ		Δ
Δ		Δ
Δ		Δ
Δ		Δ
Tim Johnson Architect, LLC		
		
PRELIMINARY DWG SET		
DRAWING TITLE		
SHADOW STUDIES		
DATE: 10/13/25	SC:	N. T. S.
C02		





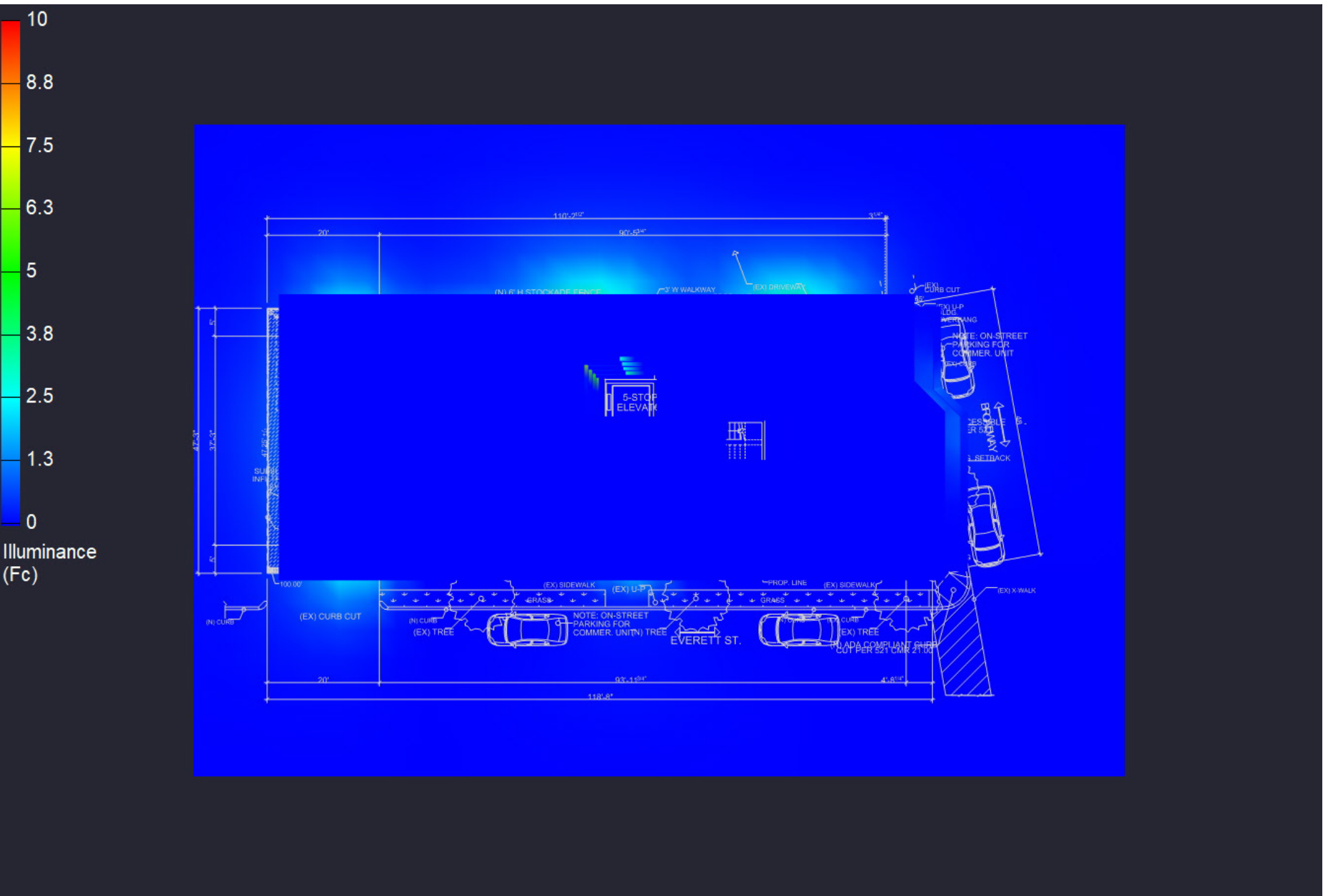
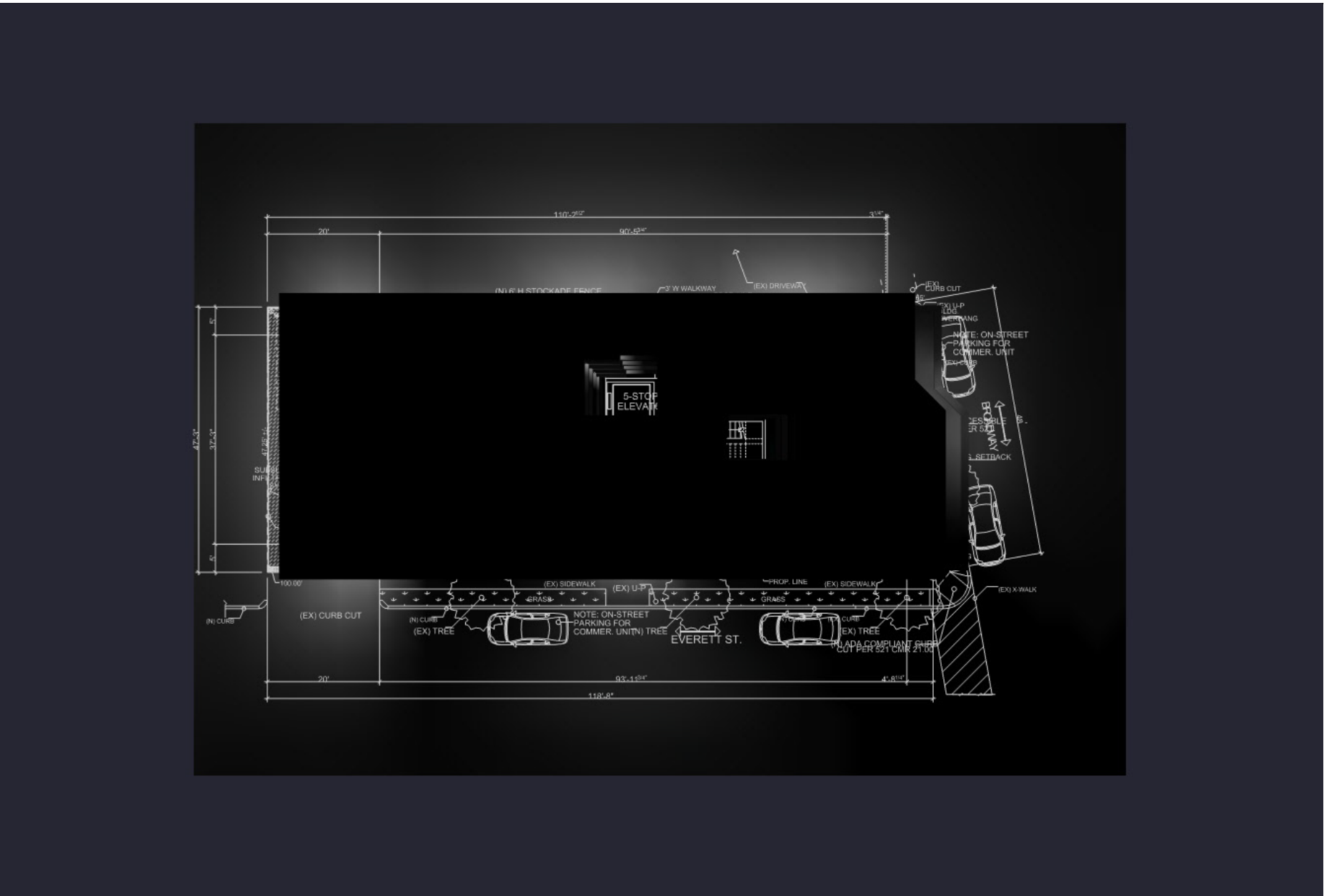
Scale: 1 inch= 8 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule									
Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height	Manufacture
	A	18	Single	0.900	LBR10 -ALO1-SWW1-AR LSS-MWD 90CRI	9.15	805	10.16, 10.83, 19.83, 28.83, 37.83, 46.83	Lithonia Lighting
	B	7	Single	0.900	7670 FX10RCM29SW-9CCT3-DB	28.41	3020	10.83	PLUSRITE ELECTRIC
	W	4	Single	0.900	WPX1-LED-P1-50K-MVOLT-XX	11.39	1602	8.5	Lithonia Lighting

Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpclr	PtSpcTb
Building Perimeter	Fc	3.09	6.8	0.6	5.15	11.33	-0.4	5	5
Driveway	Fc	2.87	8.4	0.4	7.18	21.00	-0.4	5	5
Entrance	Fc	4.83	6.4	3.3	1.46	1.94	-0.4	5	5
Garage	Fc	9.88	14.4	4.1	2.41	3.51	0	5	5
Sidewalk	Fc	0.55	5.5	0.0	N.A.	N.A.	-0.4	2	2
Spill Light	Fc	0.36	3.4	0.0	N.A.	N.A.	-0.4	5	5
Typical Balcony-1	Fc	10.61	13.7	8.9	1.19	1.54	12	2	2
Typical Balcony-2	Fc	8.76	11.5	6.2	1.41	1.85	12	2	2
Typical Balcony-3	Fc	7.83	12.5	4.1	1.91	3.05	12	2	2
Typical Balcony-4	Fc	9.43	12.1	6.6	1.43	1.83	12	2	2
Under Soffit	Fc	3.05	6.4	0.1	30.50	64.00	-0.4	2	2

RENDER VIEWS:



General Notes:
The preparer of this study does not assume responsibility for the suitability of this design in accordance with IESNA recommendations.
Prior to placing an order, it is the customer's responsibility to carefully review and approve this study.
Please note that this analysis is based on a mathematical model and its accuracy is constrained by the limitations of the third-party software and the IES standards employed.

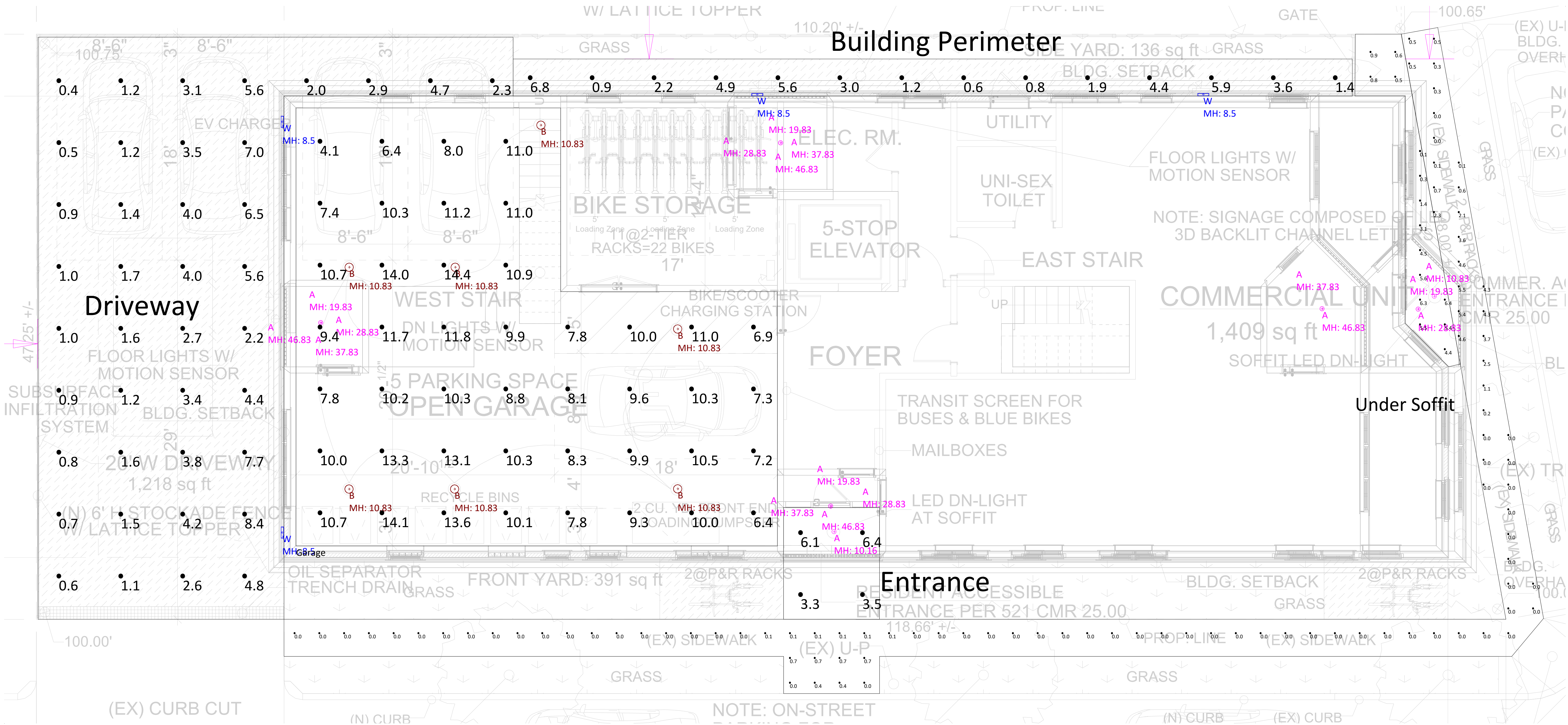
While the digital CAD data may appear to be precise, it is important to recognize that this apparent accuracy is a result of the techniques used to generate it and should not be interpreted as real-world accuracy.
Numerous factors will affect the actual performance of lighting in the constructed space. These factors include the accuracy of the original source files provided by the manufacturer (.ies files), variations in input voltage and ballast performance, the actual finishing values within the constructed environment, manufacturing discrepancies in both the light source (lamp) and the luminaire, the final placement of the luminaires, the presence of obstructions, and the quality of installation.

Furthermore, it is essential to acknowledge that field measurements themselves are susceptible to errors stemming from selected measurement methods or technology, as well as the expertise and capabilities of the measuring party. While the creator of this lighting study strives for accuracy, they cannot be held accountable for any errors that may occur.
The recipient of this lighting study acknowledges and accepts that the likelihood of scaling errors increases in the absence of a .DWG file or other properly dimensioned drawing provided to the designer.

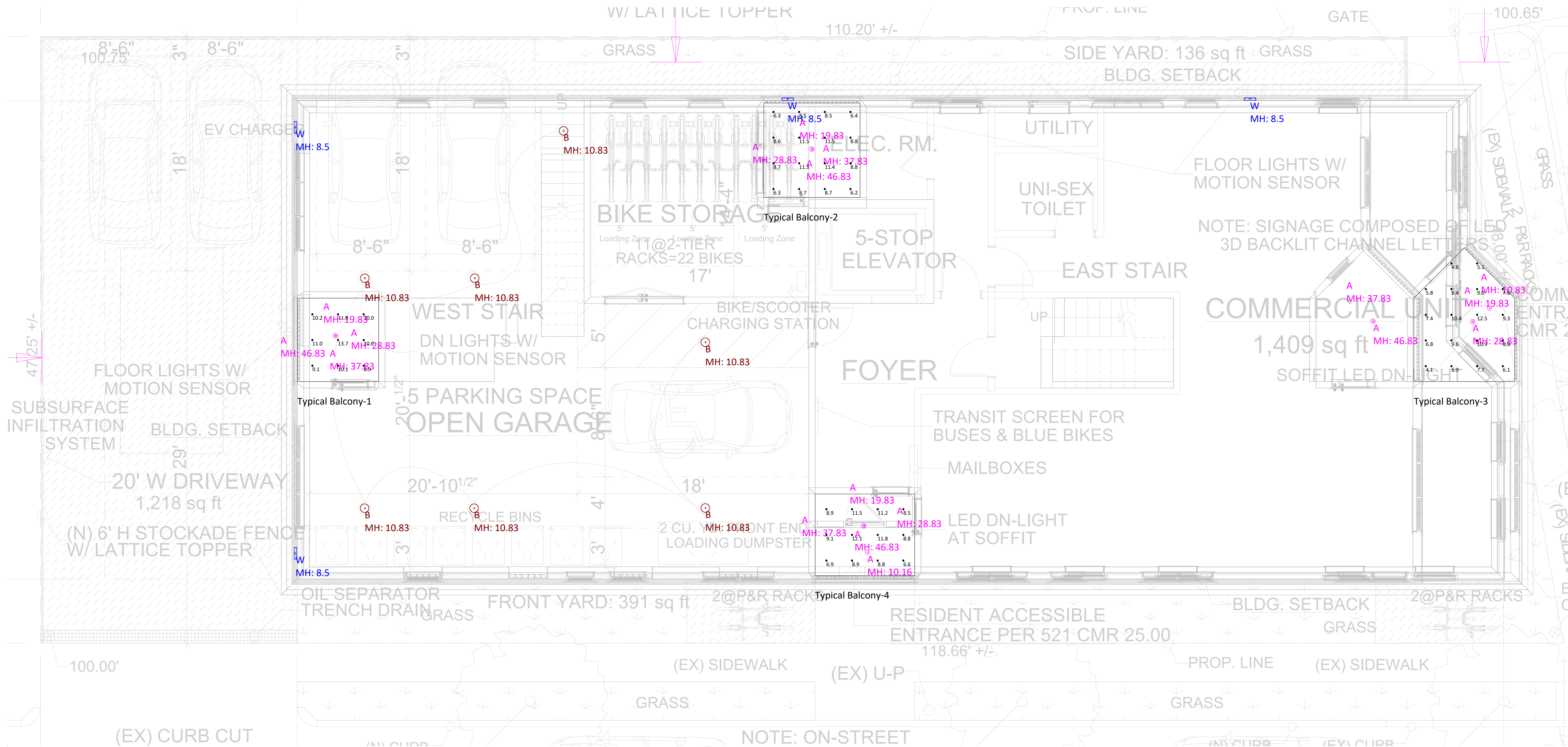
Given that reflective values have a significant impact on light levels, it is imperative for the end-user of this document to verify and confirm these values before accepting the results of any photometric report.

Tim Johnson
Architect

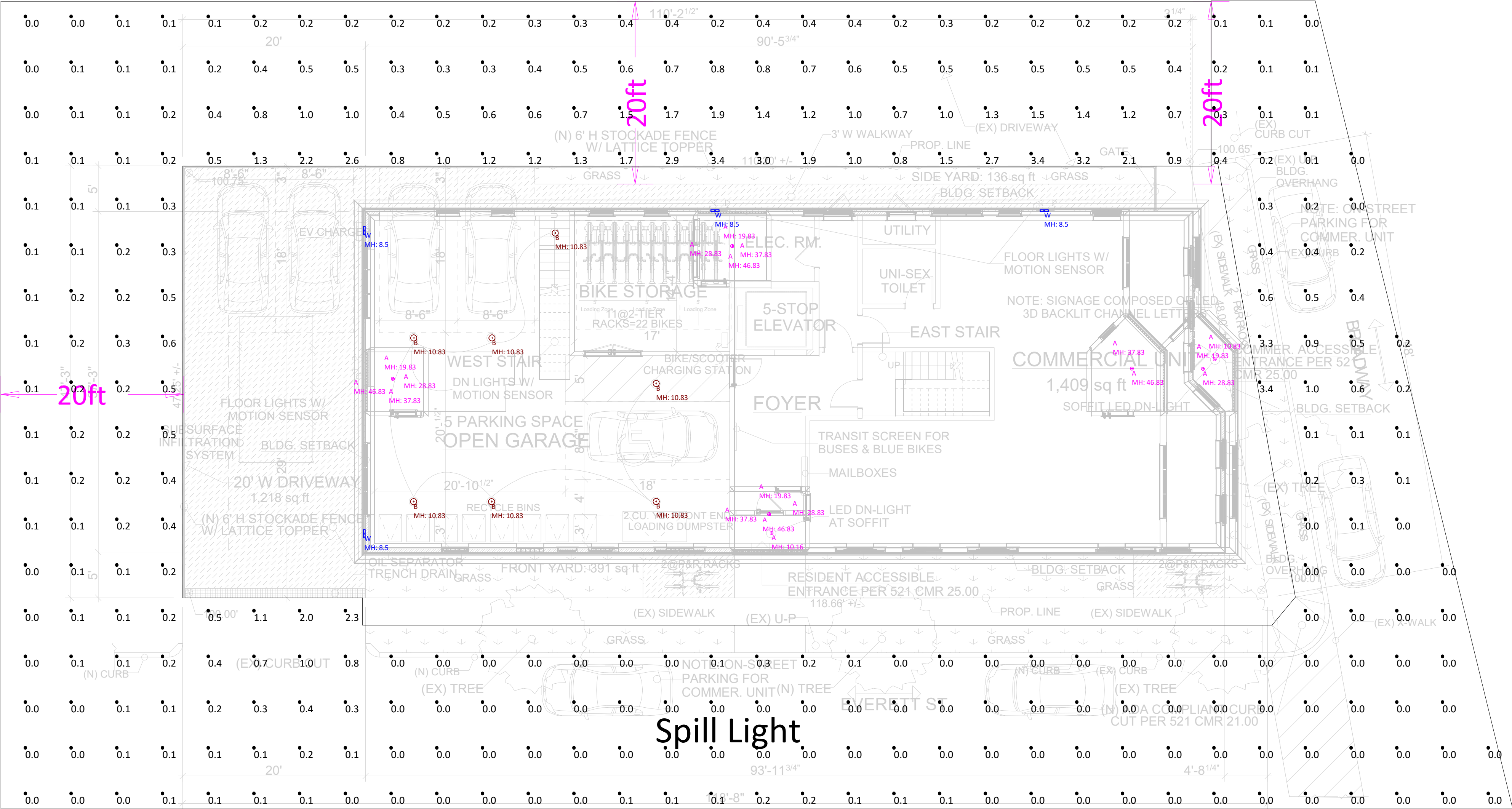
126 Broadway



Ground Floor
Scale: 1 inch= 4 Ft.



Typical Balconies
Scale: 1 inch= 4 Ft.



Spill Light
Scale: 1 inch= 8 Ft.

RENDER VIEWS:



1. NO WORK SHALL COMMENCE UNTIL PERMITS ARE OBTAINED FROM THE LOCAL MUNICIPALITY.
2. THE CONTRACTOR SHALL OBTAIN A TRENCH SAFETY COORDINATION WITH THE OWNER AND ALL SUBCONTRACTORS, AND THE MEANS AND METHODS OF COMPLYING WITH THE REQUIREMENTS OF THE TRENCH SAFETY COORDINATION.
3. COMPLY WITH THE LATEST OSHA STANDARDS FOR EXCAVATING WORK. FOLLOW ALL REQUIREMENTS OF OSHA EXCAVATION STANDARDS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: (1) OBTAIN A TRENCHING PERMIT ON SITE AND ANY REQUIRED DOCUMENTATION REQUIRED FOR CERTIFICATION BY A PROFESSIONAL ENGINEER.
4. PER 1389-CHASSETS LAW, CALL 1-888-DIG-SAFE (1-888-344-7233), THE MUNICIPALITY, AND OTHER UTILITY OWNERS IN THE AREA NOT ON THE DIGSAFE LIST AT LEAST 48 HOURS BEFORE ANY TRENCHING OR EXCAVATION ON SITE. SUBMIT DIGSAFE VERIFICATION NUMBER TO THE APPROPRIATE MUNICIPALITY PRIOR TO ANY DIGGING, TRENCHING, ROCK REMOVAL, ETC. BEFORE ANY TRENCHING OR EXCAVATION, LANDSCAPING, OR ANY OTHER EARTH MOVING OPERATIONS.
5. LOCATIONS OF EXISTING UTILITIES ARE UNAPPROXIMATE AND SOME UTILITIES MAY NOT BE SHOWN.
6. IF SUBSURFACE CONDITIONS OR ELEVATION TO GROUNDWATER APPEAR TO BE DIFFERENT THAN WHAT IS SHOWN ON THE TRENCHING OR EXCAVATION RECORD, WORK MUST BE CONTACTED IMMEDIATELY.
7. NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE RECORD OR THAT DO NOT CORRESPOND TO THE RECORD. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE OBSERVED THAT VARY SIGNIFICANTLY FROM THOSE SHOWN ON THE RECORDS, IMMEDIATELY NOTIFY THE ENGINEER BY WRITING FOR RESOLUTION OF THE CONFLICTING INFORMATION.
8. THE CONTRACTOR IS RESPONSIBLE TO INSTALL UTILITIES ACCORDINGLY WITH THE LOCAL MUNICIPALITY STANDARDS AND TO REQUEST AND SCHEDULE INSPECTIONS.
9. EXISTING AND EXISTING UTILITY ELEVATIONS MUST BE CONFIRMED PRIOR TO INSTALLATION AND BACKFILLING AND APPROVED BY THE ENGINEER OF RECORD.
10. AS OF JANUARY 1, 2019, ALL TRENCH EXCAVATION OPERATIONS SHALL COMPLY WITH THE ENGINEER'S GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC AND WORKERS FROM COLLAPSE OF TRENCHES, TRENCH EXCAVATION PERMIT IS REQUIRED. THIS APPLIES TO ALL TRENCHES, BOTH ON PUBLIC AND/OR PRIVATE PROPERTY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH MANUFACTURER'S REQUIREMENTS REGARDING INSTALLATION, SHIPPING, AND HANDLING.
12. ALL FILL AND CRUSHED STONE MUST BE CLEAN AND FREE OF DEBRIS, ORGANIC MATERIALS AND RECYCLED MATERIALS.
13. ALL WORK MUST BE DONE IN ACCORDANCE WITH LOCAL REGULATIONS AND LAWS. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ENGINEERING DEPARTMENT.

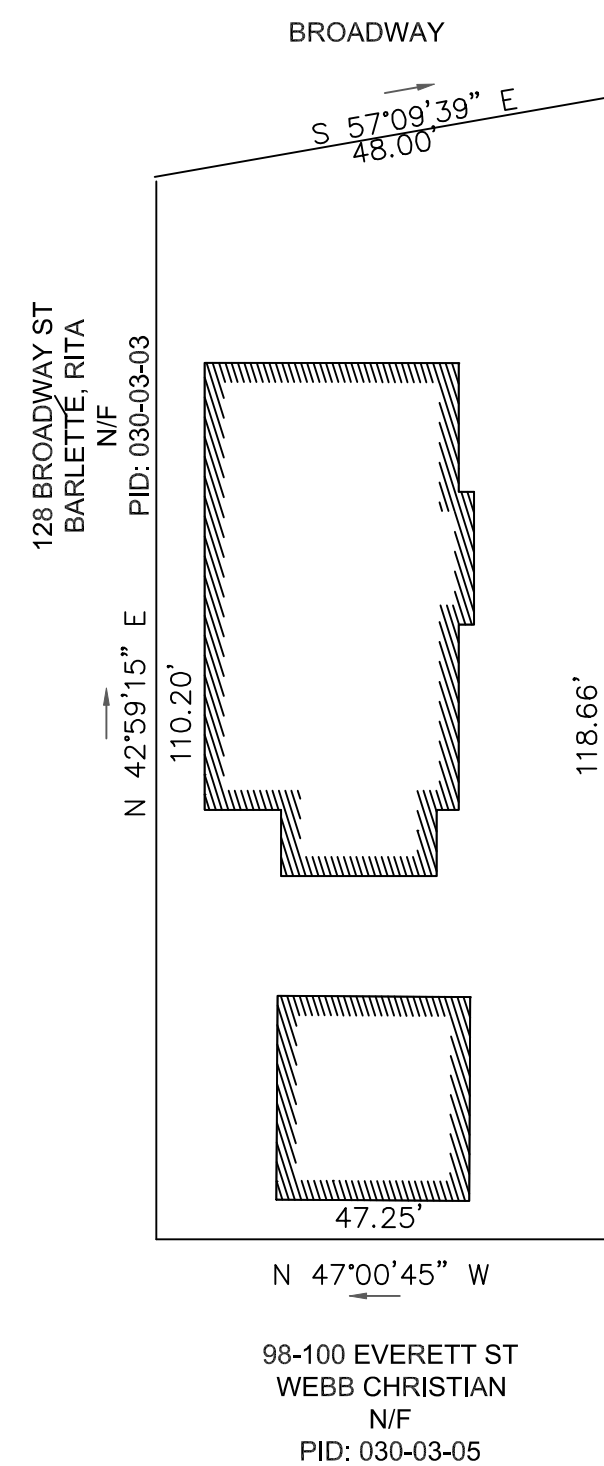
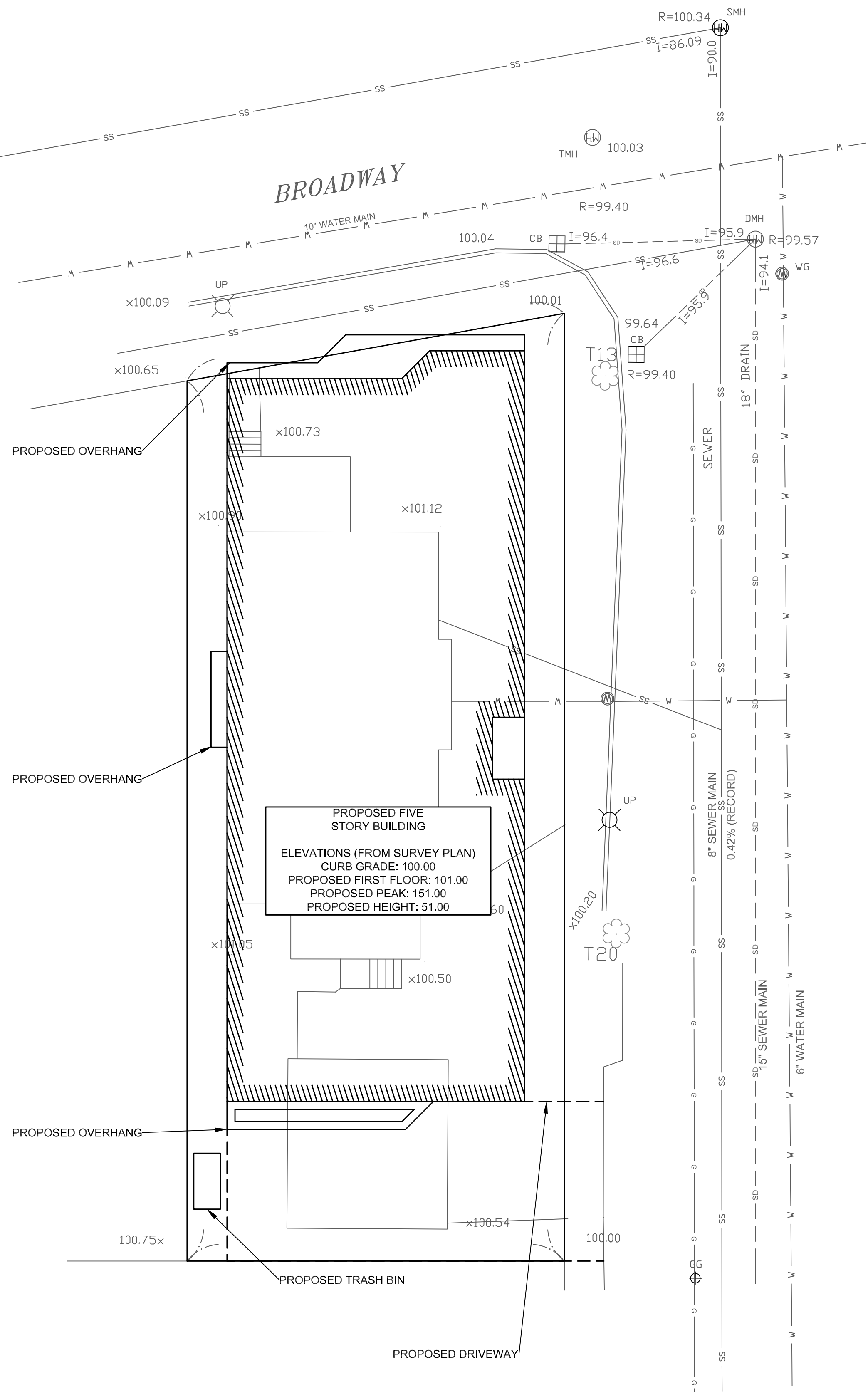
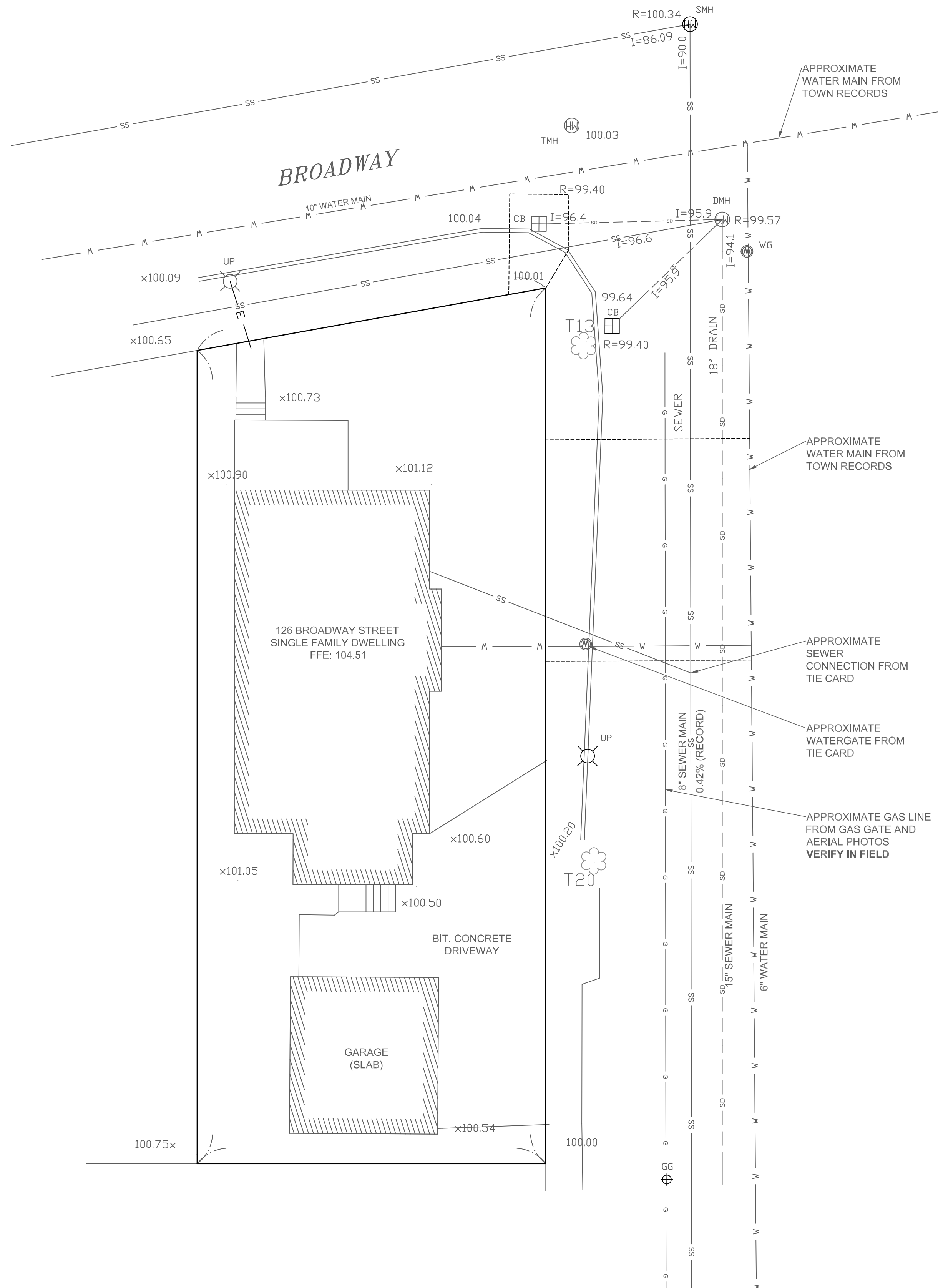
1. THIS PLAN IS NOT REPRESENTATIVE OF A PROPERTY LINE SURVEY.
2. THE EXISTING CONDITIONS REFERENCE AN EXISTING PLOT PLAN PREPARED BY ROBER SURVEY, DATED 02/07/25, TITLED "EXISTING CONDITIONS PLAN #121".
3. THE PROPOSED CONDITIONS REFERENCE AN EXISTING PLOT PLAN PREPARED BY ROBER SURVEY, DATED 02/07/25, TITLED "PROPOSED PLOT PLAN #121".
4. INFORMATION REGARDING THE STRUCTURE REFERENCES AN ARCHITECTURAL PLAN SET PREPARED BY CHONGRIS ENGINEERING, DATED 03/25/25, TITLED "PROPOSED 5 STORY, MIXED-USED BUILDING".
5. THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE PLAN DETAIL IN NOTE #2 AND EXISTING RECORD DRAWING #121 BY THE CITY OF ARLINGTON ENGINEERING DEPT.
6. TEST PITS WERE PERFORMED BY CHONGRIS ENGINEERING IN JUNE 2025.
7. THE "HATCH" SYMBOL REFERENCE THE DATUM IN THE PLAN REFERENCED IN NOTE 3.

TP-1 (101.00±)	FILL			0-36"	NO REDOX
	Ab	S.L.	10YR3/3	36-69"	NO SEEPAGE
	Bw	L.S.	10YR4/4	69-105"	NO STANDING
	C	SAND	2.5Y5/4	105-120"	ESHGW: 91.00
	Cr			120"	
TP-2 (101.00±)	FILL			0-36"	NO REDOX
	Ab	S.L.	10YR3/3	36-72"	NO SEEPAGE
	Bw	L.S.	10YR4/4	72-90"	NO STANDING
	C	SAND	2.5Y5/4	90-120"	ESHGW: 91.00
	Cr			120"	

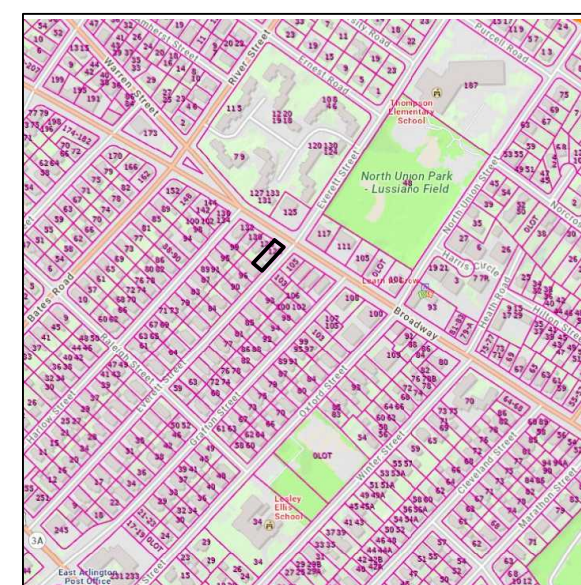
AREA TYPE SUMMARY TABLE		
DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
HOUSE	1,367	3,583
GARAGE	427	-
PORCH	146	-
WALKWAY	71	-
DRIVEWAY	867	761
GRASS	2,529	1,063
TOTAL IMPERVIOUS	2,878	4,344
INCREASE IN IMPERVIOUS	-	1,466
TOTAL AREA	5,407	5,407
NOTES:		
*WOODED AREA COMBINED WITH LAWN AREA FOR SIMPLICITY. LAWN CN > WOODS CN (CONSERVATIVE)		

PROPOSED CONDITIONS PLAN
1" = 10'

SHEET 1 OF 5



LOT VIEW
NTS



LOCUS
NTS

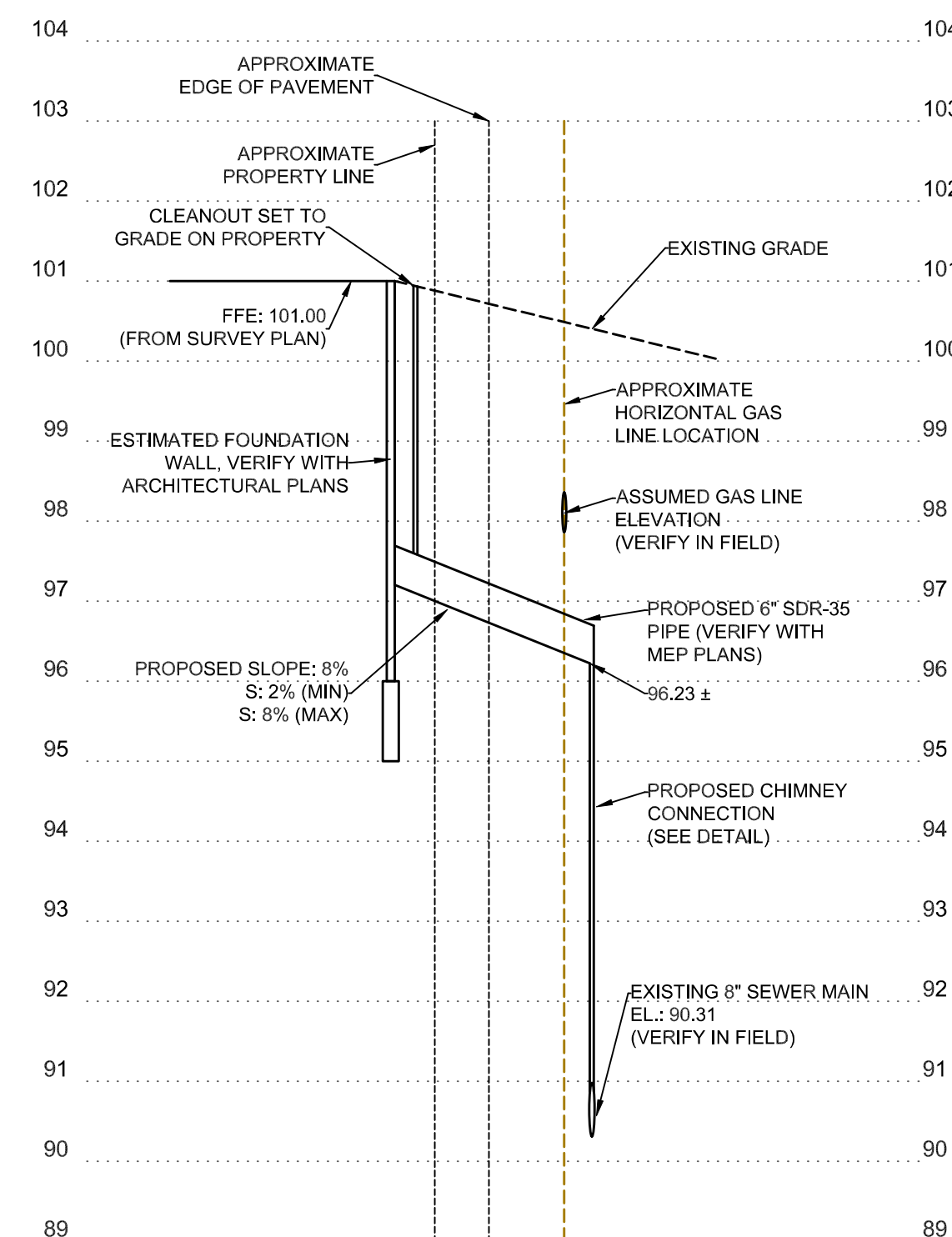
126 BROADWAY LLC
77 OAK STREET, STE. B
NEWTON, MA
978-815-1486

Rev. No.	Rev. Date	Description
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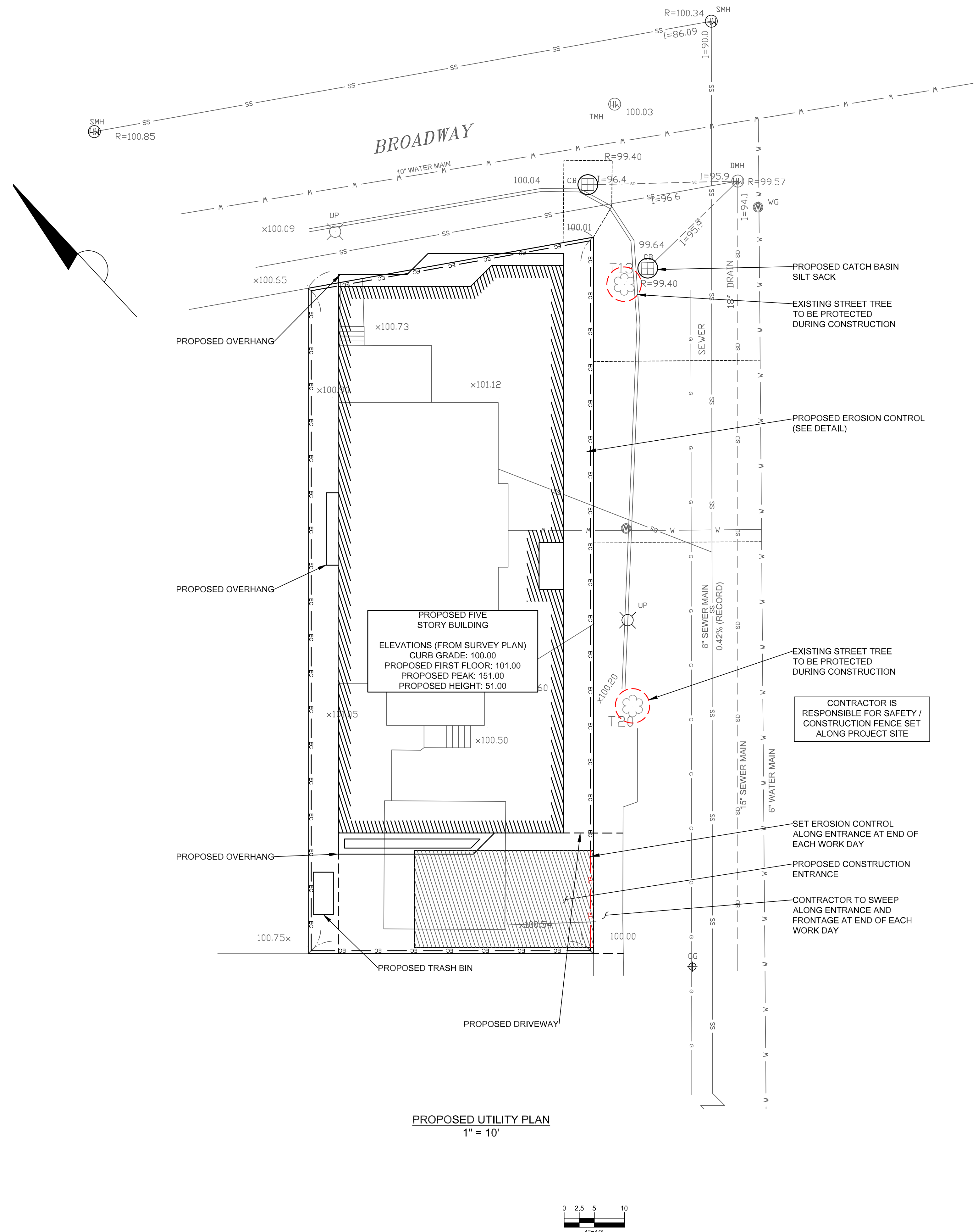
Job Number: 25.166

SCALE: AS NOTED

SHEET 2 OF 5



SYSTEM PROFILE
H: 1" = 20'
V: 1" = 2'



Prepared By:

CHONGRIS ENGINEERING

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Andover, MA 01810
chongrisengineering.com
alek@chongrisengineering.com
978-655-0885

COMMONWEALTH OF MASSACHUSETTS
ALEKSANDR J. CHONGRIS
CIVIL
No. 56795
REGISTERED
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
PERMIT REVIEW ONLY

Plan Title:

126 BROADWAY STREET
ARLINGTON, MA

CIVIL PLAN SET

FOR PERMIT REVIEW ONLY

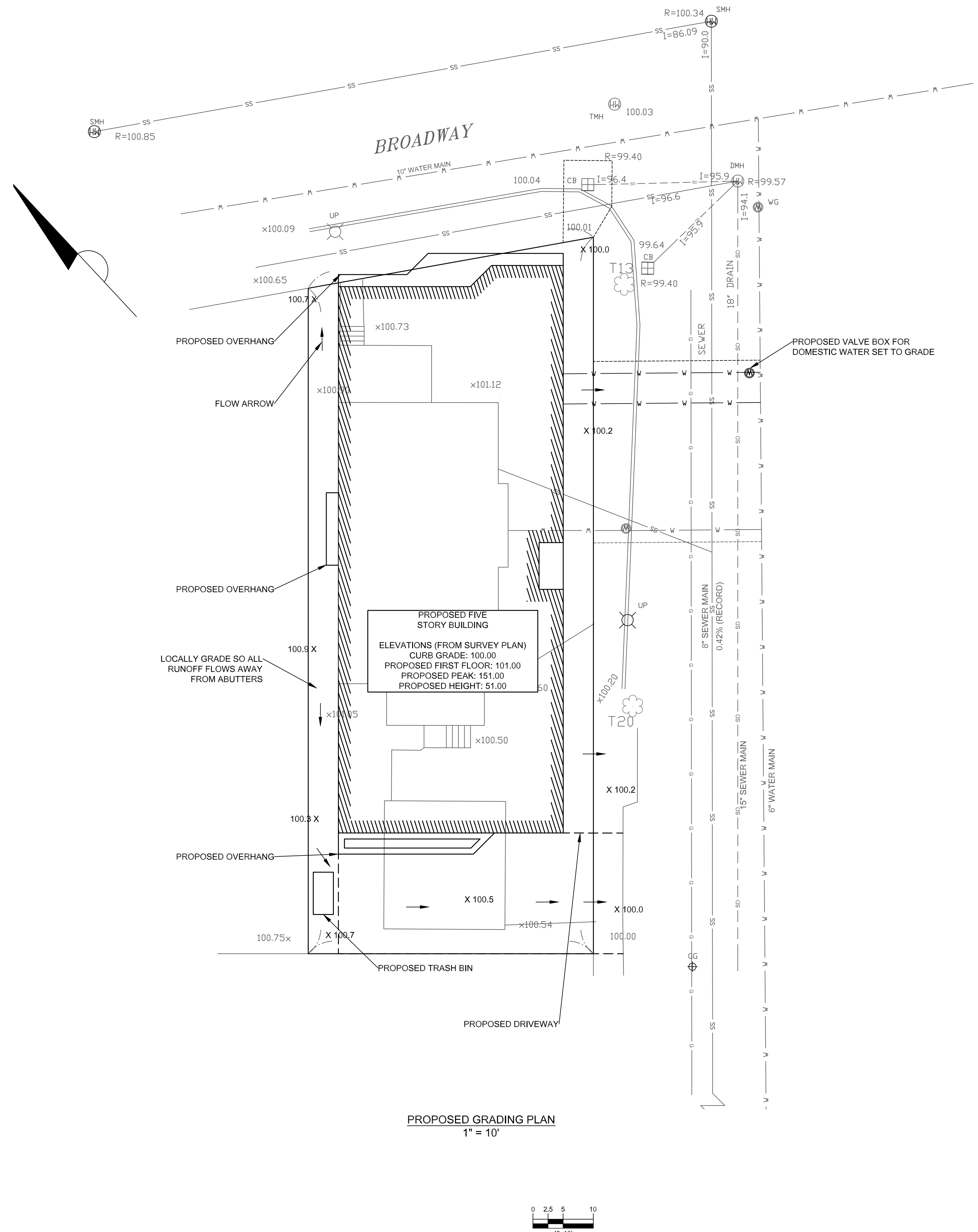
Address Info:

126 BROADWAY STREET
ARLINGTON, MA

PID: 030-03-04
LOT SIZE: 0.12 ACRES

Owner Info:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA
978-815-1486

Rev. No.	Rev. Date	Description
Date: 07/09/2025		
Drawn by:		
Approved by:		
Job Number: 25.166		
PROPOSED EROSION CONTROL PLAN		
SCALE: AS NOTED		
SHEET 3 OF 5		



PROPOSED GRADING PLAN
1" = 10'



Prepared By:



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Alexander J. Chongris

NOT FOR CONSTRUCTION
PERMIT REVIEW ONLY

Plan Title:

126 BROADWAY STREET
ARLINGTON, MA

CIVIL PLAN SET

FOR PERMIT REVIEW ONLY

Address Info:

126 BROADWAY STREET
ARLINGTON, MA

PID: 030-03-04

LOT SIZE: 0.12 ACRES

Owner Info:

126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA
978-815-1486

Rev. No.	Rev. Date	Description
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Date: 07/09/2025

Drawn by:

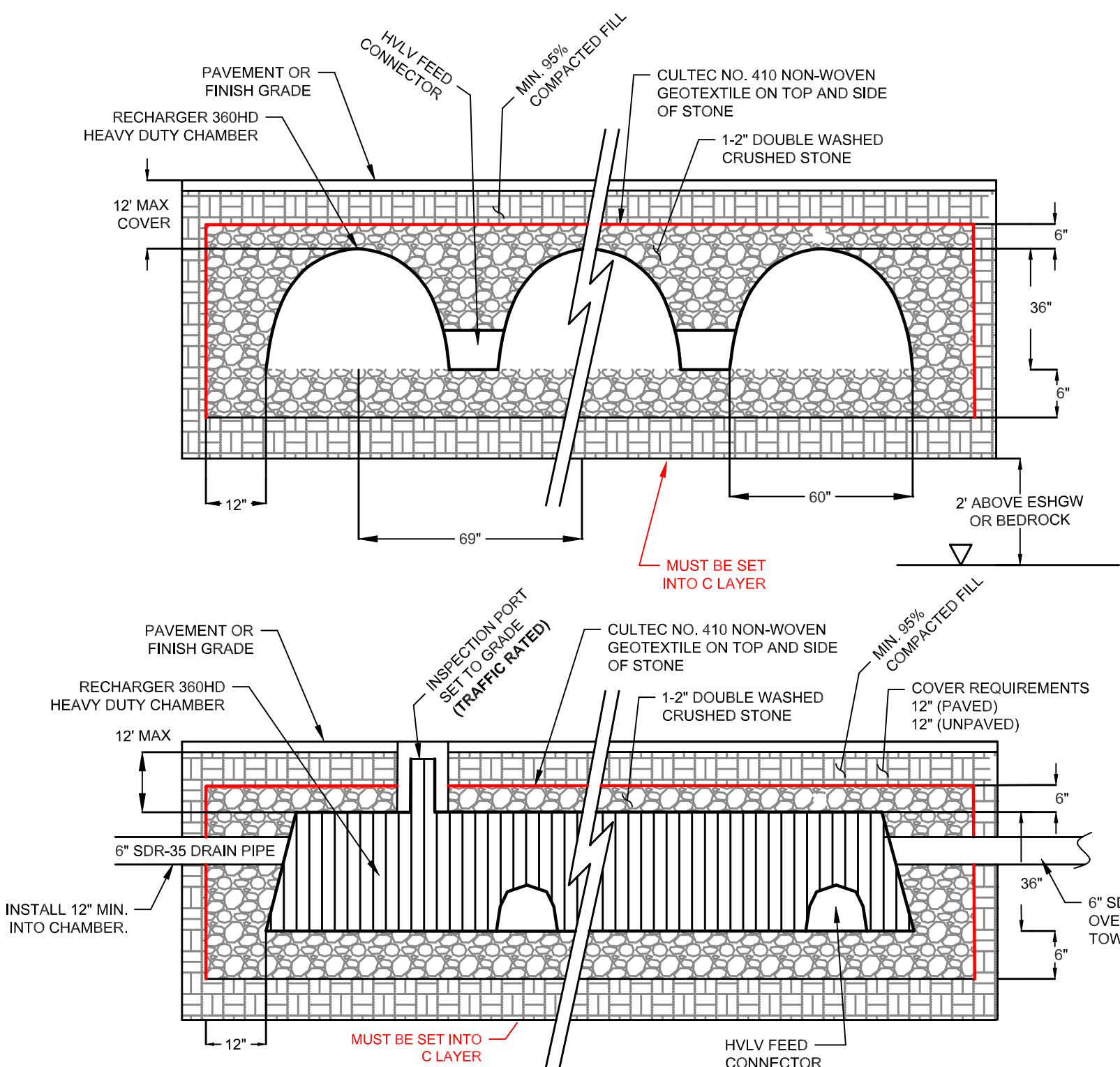
Approved by:

Job Number: 25.166

PROPOSED GRADING
PLAN

SCALE: AS NOTED

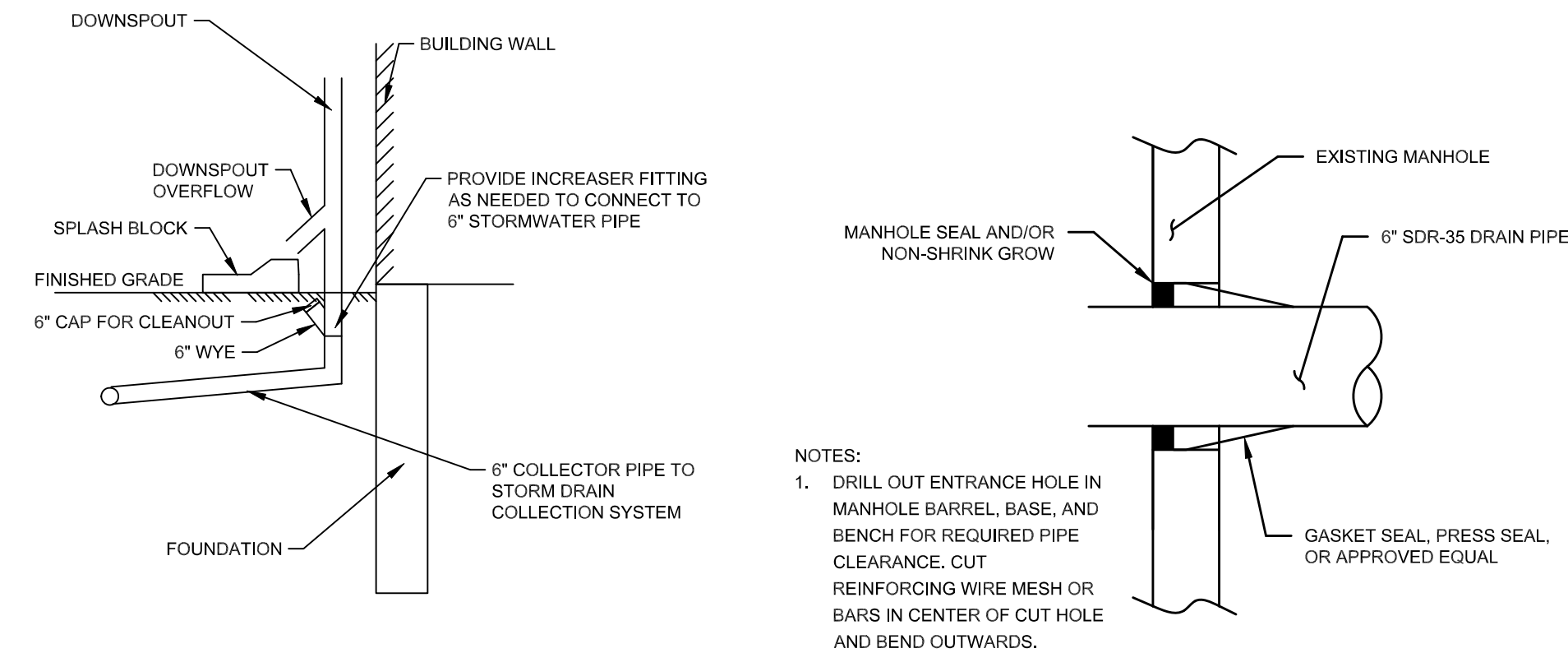
SHEET 4 OF 5



INFILTRATION SYSTEM NOTES:

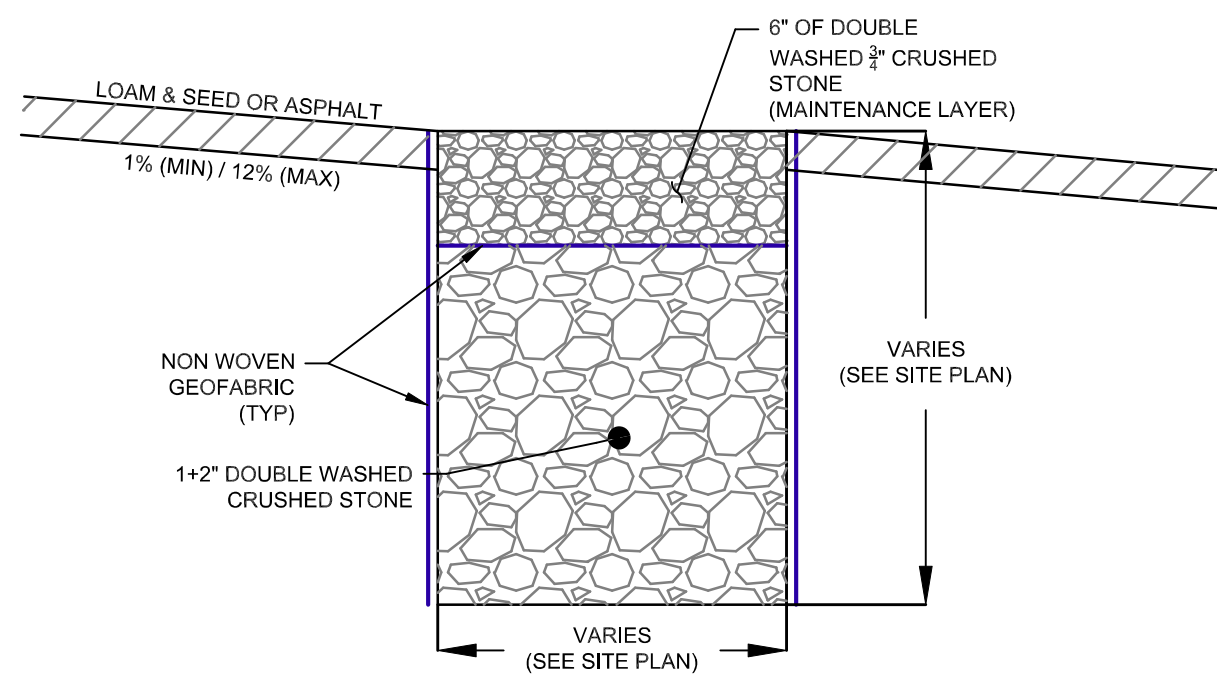
1. THE BOTTOM OF THE SYSTEM IS TO BE AT LEAST 2 FT ABOVE THE ESTIMATED SEASONAL HIGH GROUNDWATER AND LEDGE.
2. THE EDGE OF SYSTEM STONE IS TO BE AT LEAST 4 FT (HORIZONTAL) FROM ANY LEDGE.
3. THE STONE IS TO BE DOUBLE WASHED.
4. FILTER FABRIC IS NOT TO BE PLACED ON BOTTOM OF SYSTEM.
5. A 2-FT OVERDIG OF REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL MEASURED FROM THE EDGE OF THE SYSTEM STONE IN ALL DIRECTIONS IS REQUIRED AND A MINIMUM OF 6" INTO THE C-LAYER.
6. INSPECTION PORTS SHALL BE BROUGHT TO GRADE.

CULTEC 360HD CHAMBERS DETAIL
NTS

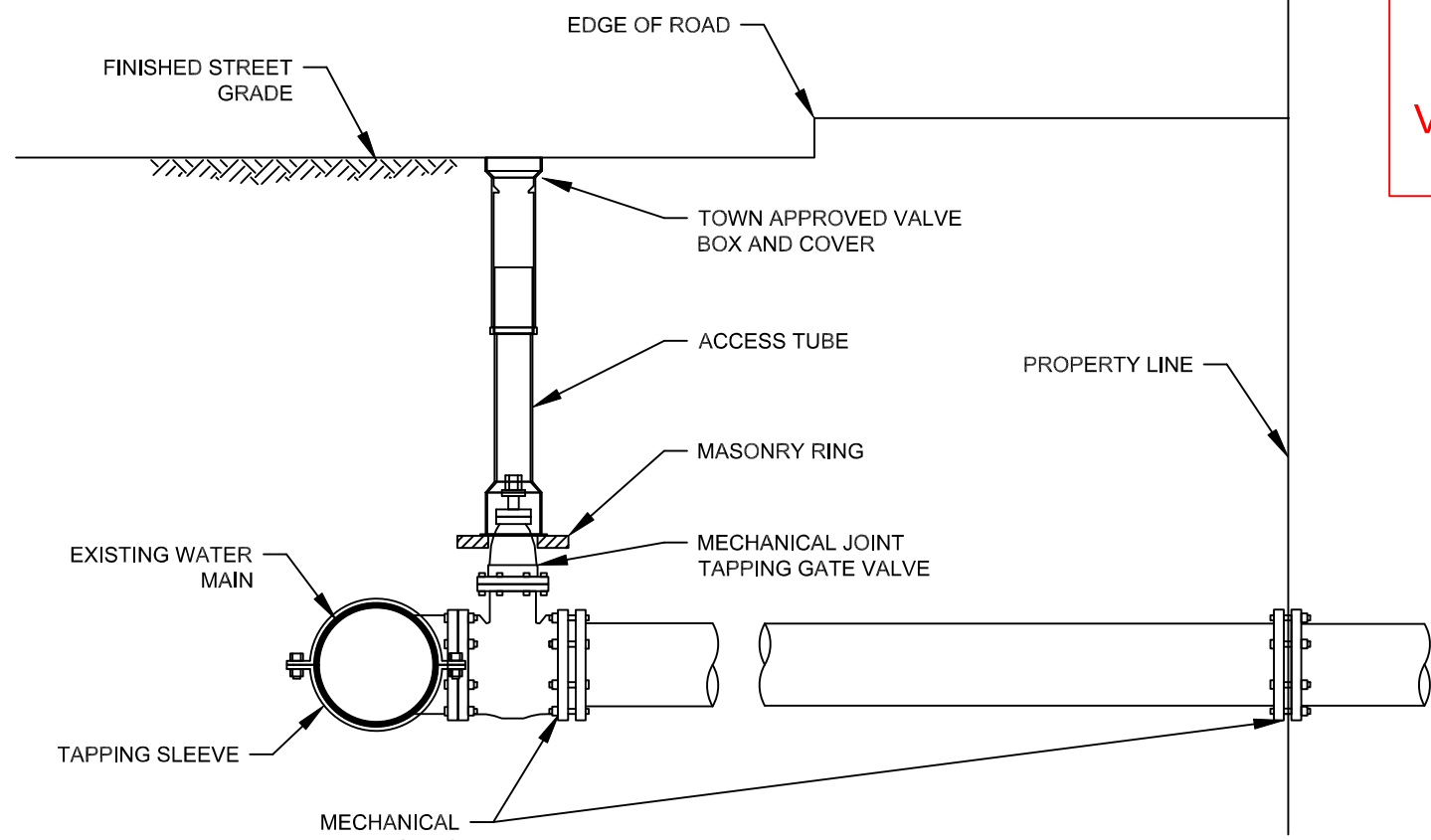


DOWNSPOUT DETAIL
NOT TO SCALE

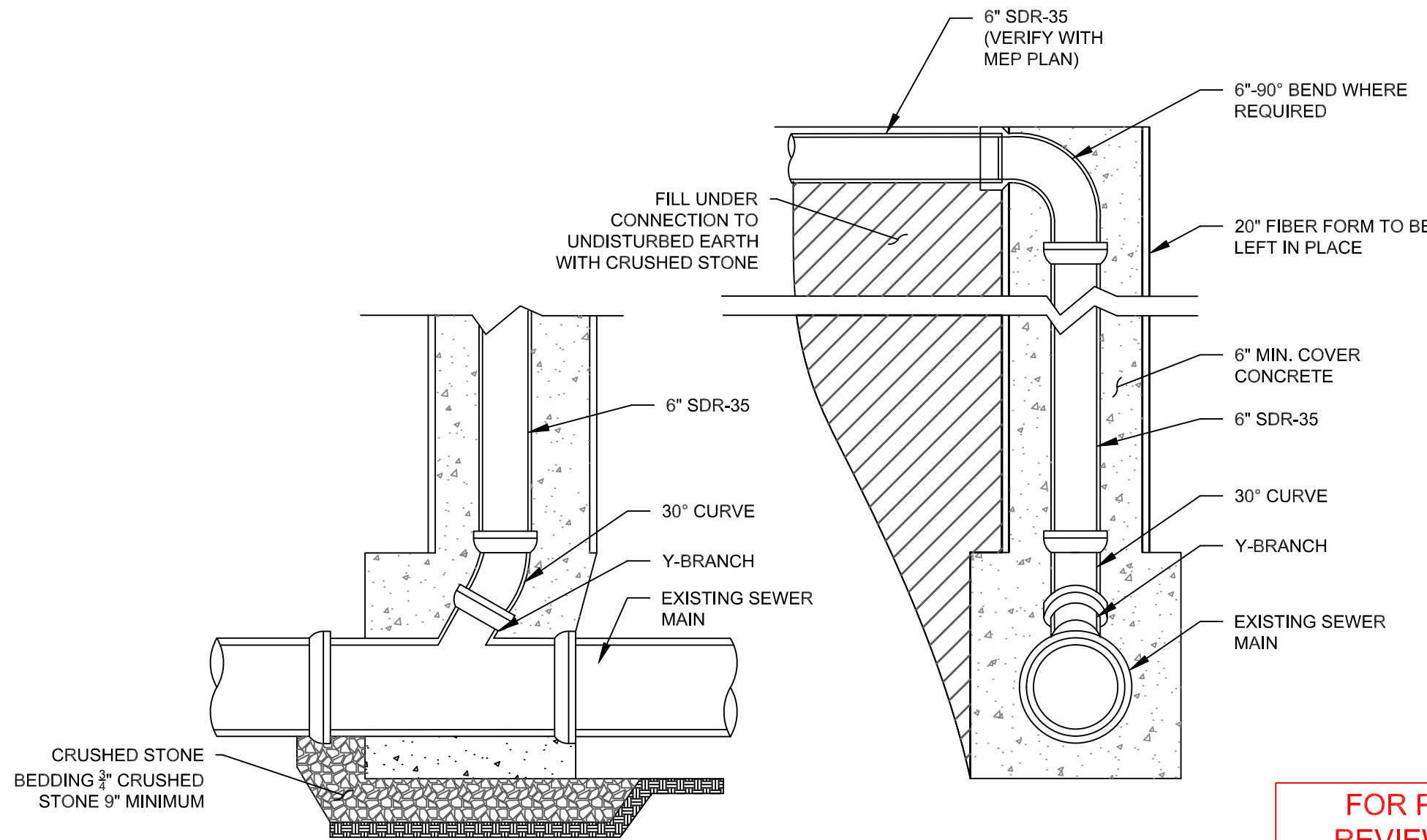
CATCH BASIN CONNECTION DETAIL
NTS



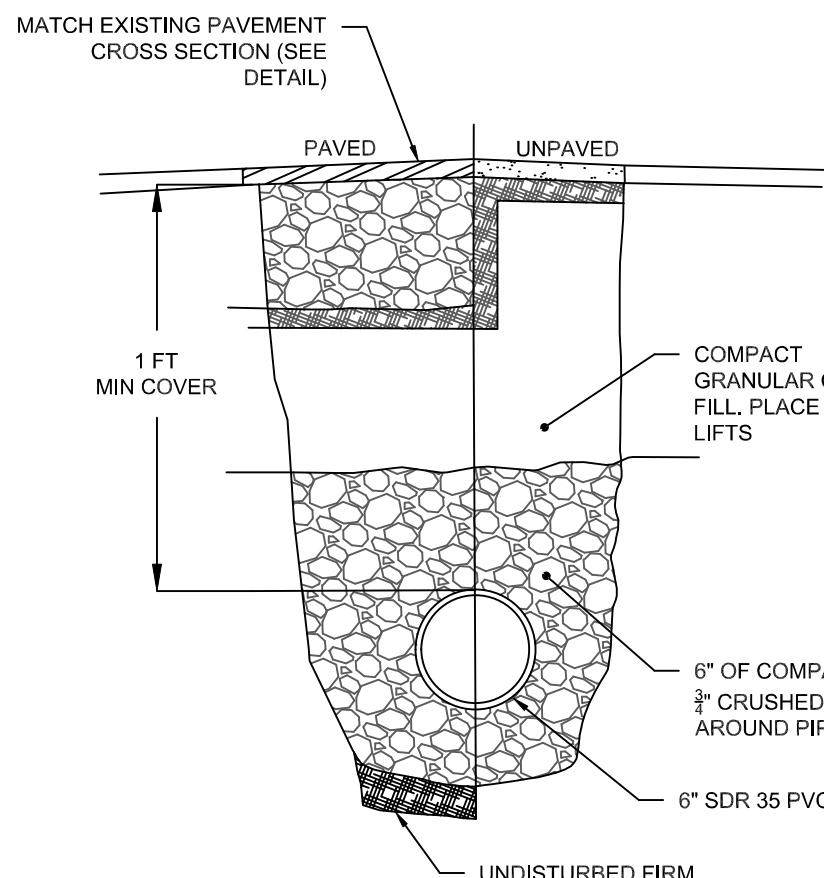
INTERCEPTOR DRAIN
NTS



TYPICAL WATER PIPE CONNECTION WITH TAPPING SLEEVE
AND GATE VALVE
NTS



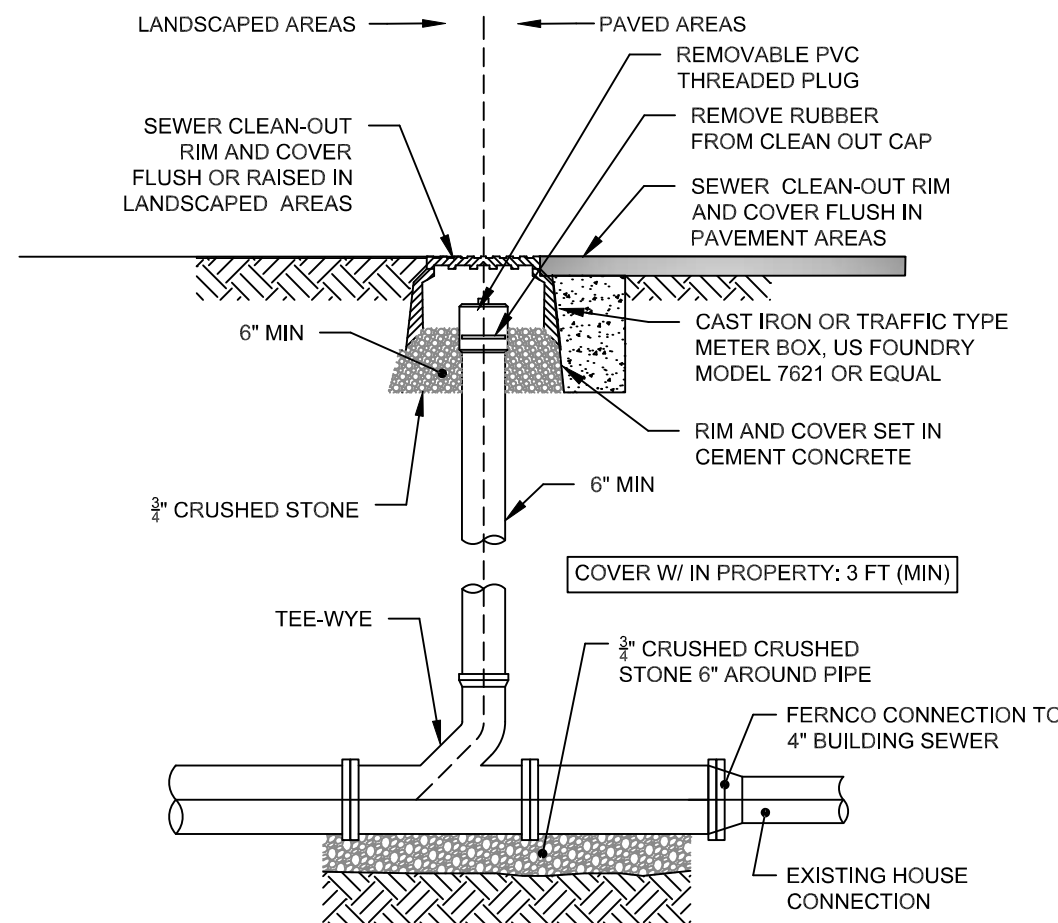
CHIMNEY CONNECTION
NOT TO SCALE



NOTES:

1. MATERIAL USED FOR BACKFILLING MUST NOT CONTAIN STONES LARGER THAN 3 INCHES IN GREATEST DIMENSION. BACKFILL SHALL CONFORM TO SECTION 6.3.1.
2. ANY EXCAVATION BELOW 8\"/>

SEWER GRAVITY TRENCH DETAIL
NTS



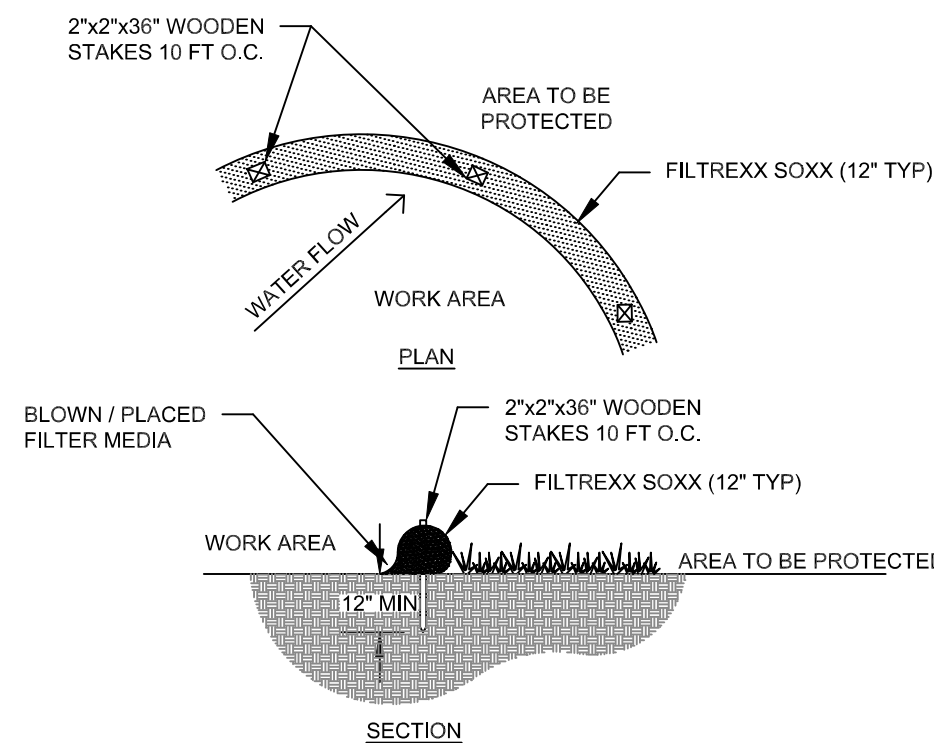
ABOVE GRADE CLEANOUT
NTS

FOR PERMIT
REVIEW ONLY
VERIFY PIPE SIZING
WITH MEP PLANS

FOR PERMIT
REVIEW ONLY
VERIFY PIPE SIZING
WITH MEP PLANS

EROSION AND SEDIMENT CONTROL NOTES:

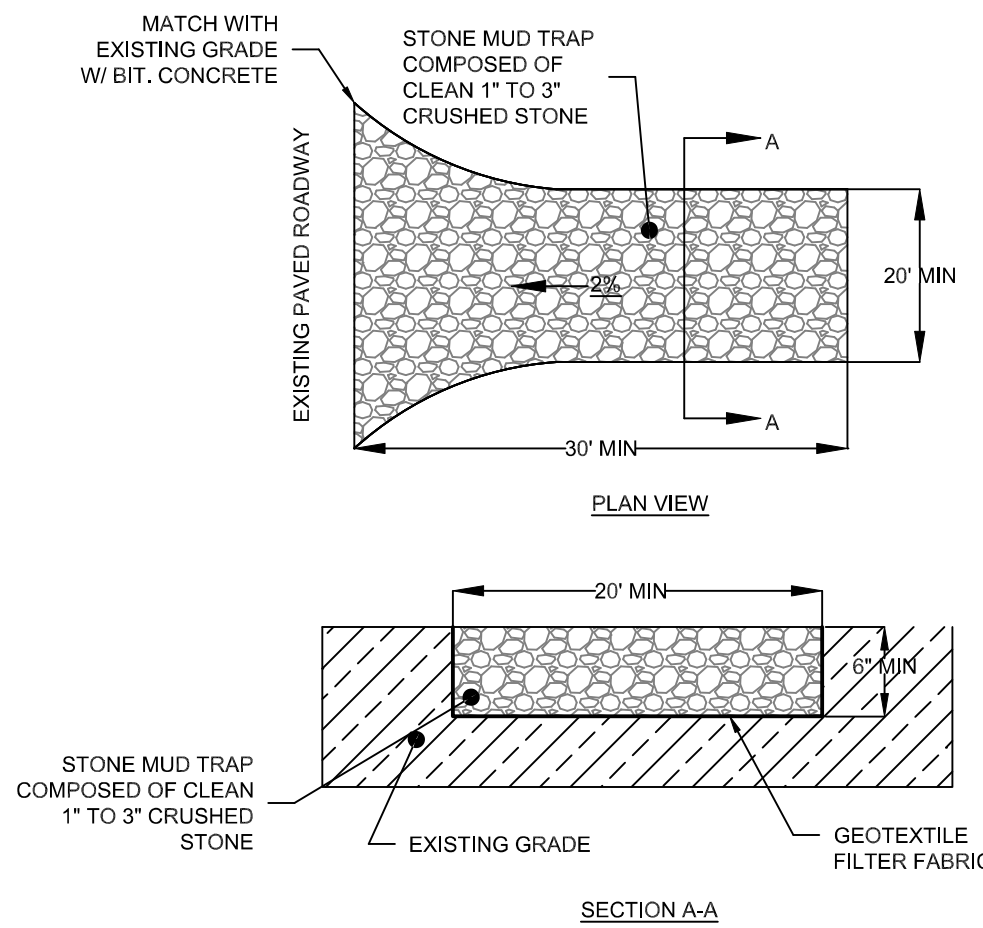
1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
3. ALL DISTURBANCES TO DRAIN TO APPROVED SEDIMENT STABILIZATION MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
4. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
5. THE CONTRACTOR SHALL MAINTAIN A SURPLUS SUPPLY OF NECESSARY EROSION CONTROL DEVICES ON-SITE FOR EMERGENCY USE (STRAW BALES, WATTLES, FILTER BERM, SILT FENCE, STAKES, CRUSHED STONE).
6. ALL DISTURBED AREAS WILL BE STABILIZED WITH LOAM AND SEED, LANDSCAPING, OTHER VEGETATION, OR OTHER STABILIZATION METHODS AT THE COMPLETION OF CONSTRUCTION.
7. THE STREET WILL BE KEPT CLEAN OF ANY DIRT AND SEDIMENT THAT IS WASHED INTO THE STREET OR TRACKED FROM CONSTRUCTION VEHICLES, AND THE STREET WILL BE SWEEP AS NEEDED AT THE END OF EACH DAY OF CONSTRUCTION.
8. ANY DISTURBED AREAS THAT ARE BARE OR DISTURBED FOR 30-DAYS OR LONGER ARE TO BE TEMPORARILY OR PERMANENTLY STABILIZED WITH ADEQUATE COVER.



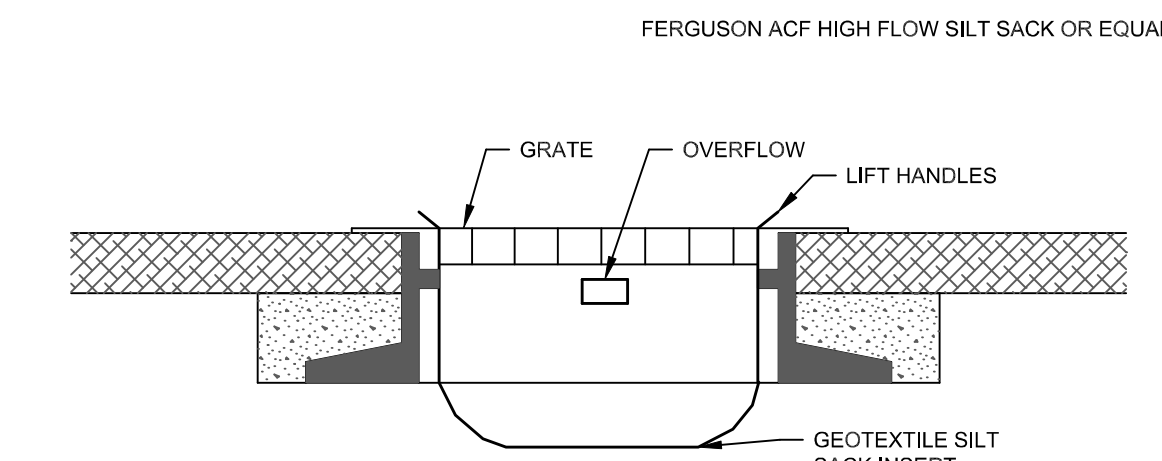
NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SEDIMENT CONTROL
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
NTS



WATTLE NOTES:

1. HIGH FLOW SILT SHACK SHALL BE A FERGUSON ACF HIGH FLOW SILT SACK OR EQAUL.
2. CLEAN AND INSPECT SILT SACK REGULARLY AND AFTER EVERY MAJOR WEATHER EVENT.
3. SILT SACK SHALL BE SECURED AS DIRECTED BY THE MANUFACTURER TO PREVENT UNIT FROM FALLING INTO CATCH BASIN WHEN GRATE IS REMOVED.
4. INSTALL ALL CATCH BASIN PROTECTION WITH PROJECT LIMITS PRIOR TO COMMENCEMENT OF WORK.

HIGH FLOW SILT SACK DETAIL

Prepared By:

**CHONGRIS
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978-655-0885



NOT FOR CONSTRUCTION
PERMIT REVIEW ONLY

Plan Title:

126 BROADWAY STREET
ARLINGTON, MA

CIVIL PLAN SET

FOR PERMIT REVIEW ONLY

Address Info:

126 BROADWAY STREET
ARLINGTON, MA

PID: 030-03-04

LOT SIZE: 0.12 ACRES

Owner Info:

126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA
978-915-1486

Rev. No.	Rev. Date	Description
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Date: 07/09/2025

Drawn by:

Approved by:

Job Number: 25.166

DETAILS

SCALE: AS NOTED

SHEET 5 OF 5



Chongris Engineering LLC
256 Beacon Street, Andover, MA 01810
AleK@ChongrisEngineering.com
978-655-0885

July 11, 2025

Project 25.166

Town of Arlington
Engineering Department
51 Grove Street
Arlington, MA 02476
781-316-3320

Re: **Stormwater Narrative**
126 Broadway Street
Arlington, MA

Project Description:

The proposed development includes the removal of the existing dwelling and the construction of a multi-unit dwelling. The project site will have a small driveway with some outdoor parking. Refer to Appendix A for the MA Stormwater Checklist.

Existing Conditions:

Infrastructure: The project has a single-family home with a large single curb cut driveway. The property also has a detached garage. The property has a large bit. Concrete driveway and a small porch and walkway that heads towards Broadway. The project does not have any known on-site drainage systems. Refer to Appendix B for a orthophotograph plan, priority resource plan and site location plan provided from MassMapper.

Topography: The property is generally flat with the existing ground elevation ranging from 100 – 101 ft. Most of the runoff flows towards Broadway and Everett Street, which eventually makes it into the Towns MS4 system.

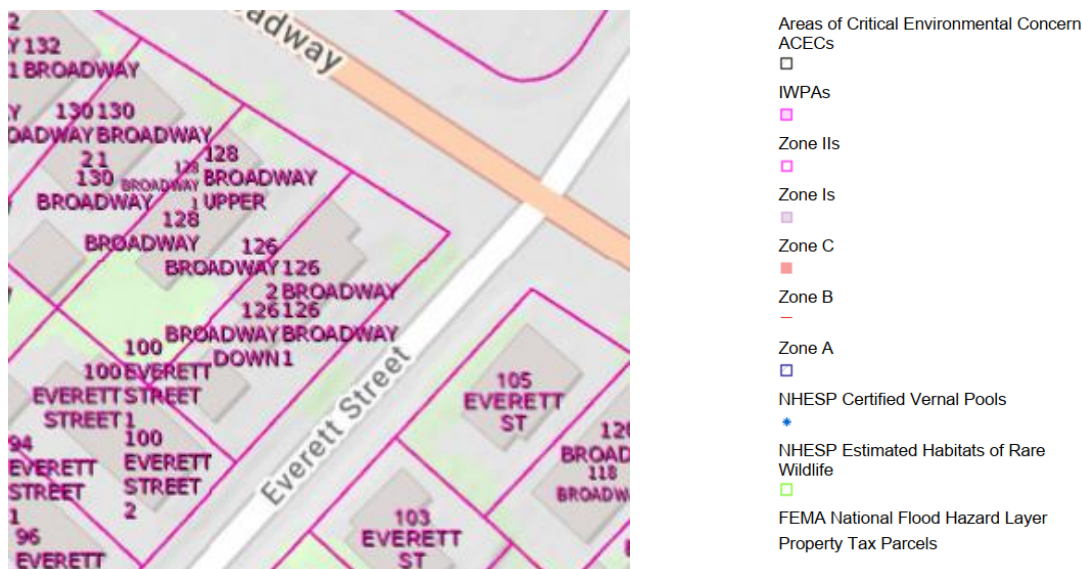
Ground cover: The existing vegetation is grass lawn in fair/good condition. The site currently has two City trees located on the frontage along Everett Street.

Soils: The likely soil types for the property reference from the Natural Resource Conservation Services (NRCS) soil mapping database can be seen in the table below. For additional NRCS soils data, refer to Appendix C.

Map Unit Symbol	Map Unit Name	Rating
626B	Merrimac-Urban Land Complex (0-8%)	HSG A

Soil testing was performed by Chongris Engineering to determine groundwater and soil texture. No redox features, seepage or standing water was observed during testing. The ESHGW is assumed to be 120” below ground surface (bottom of excavation). Refer to the Site Plan for more information regarding the field test pits.

Resource Areas: Based on MassMapper from 07/11/2025, there are no on-site resource areas on the property within the limit of work that require additional permitting.



Hydrology: The hydrological analysis for estimating stormwater runoff for the existing conditions of the property was performed using HydroCAD which employs Technical Release 20 (TR-20) for computations and the Natural Resource Conservation Service (NRCS) guidelines for analytical procedures. All the measured and calculated input values to compute runoff rates and volumes, such as impervious area, time of concentration, weighted curve numbers are provided herein.

Rainfall depths used in the analysis were obtained from NOAA Atlas 14, vol. 10, ver 3 for the project locus. Refer to Appendix D for more information regarding NOAA rainfall depths.

Table 1 – Design Rainfall Depths

Storm Frequency	Rainfall Depth (inches)
2 - yr	3.28
10 - yr	5.17
25 - yr	6.35
100 - yr	8.17

Proposed Conditions:

Infrastructure: The existing dwelling is proposed to be removed. The new structure is much larger and will take up most of the lot. The proposed structure will be a five-story mixed-use building. The property will have commercial units on the first floor. The remaining floors will be residential. The first floor will also have a open parking garage. A small driveway and parking is also proposed. The remaining area that is not building or driveway is to be grass and/or plantings. The proposed structure will be serviced by City sewer and water. The property will be serviced by an underground electric service.

Topography: Minimum adjustments to the on-site topography will be performed to accommodate development. The finish grade will mimic the existing grade, with any runoff not collected in the infiltration system flowing towards Broadway and Everett street, eventually making it into the towns MS4 system.

Ground cover: There will be modifications to existing ground cover to accommodate the proposed structure. All areas of the property that are not building and/or driveway will either be grass or planting beds.

Soils: Any fill brought onto the site for the proposed project shall be clean and well draining.

Prior to any stormwater installation, the design engineer shall inspect and document the soil conditions at all location where infiltration structures are to be considered.

Resource Areas: No development is proposed within a wetland resource or protectable wetland area.

Hydrology: The design points for the hydrological analysis was placed in a manner to analysis runoff entering the surround properties. The proposed conditions hydrological analysis was performed using Hydrocad which utilizes NRCS guidelines for analytical processes and technical resale 20 (TR-20) for calculations. Refer to Appendix E for the existing and proposed Drainage Maps. Refer to Appendix F and G for the existing and proposed Hydrocad Outputs, respectively.

Stormwater Tables

Table 1 – Peak Rates of Runoff

<u>Design Point</u>	<u>Condition</u>	<u>2 – Year (cfs)</u>	<u>10 – Year (cfs)</u>	<u>25 – Year (cfs)</u>	<u>100 – Year (cfs)</u>
Design Point #1 (1R)	Existing	0.10	0.28	0.41	0.61
	Proposed	0.03	0.28	0.57	0.80

Table 2 – Peak Runoff Volume

<u>Desing Point</u>	<u>Condition</u>	<u>2 – Year (cf)</u>	<u>10 – Year (cf)</u>	<u>25 – Year (cf)</u>	<u>100 – Year (cf)</u>
Design Point #1 (1R)	Existing	394	975	1,390	2,078
	Proposed	125	646	1,054	1,722

Table 3 - Infiltration System #1 Summary Table (rates)

<u>Flow (cfs)</u>	<u>2 – Year (cfs)</u>	<u>10 – Year (cfs)</u>	<u>25 – Year (cfs)</u>	<u>100 – Year (cfs)</u>
In	0.26	0.41	0.50	0.64
Out (1) (exfiltration)	0.01	0.01	0.01	0.01
Out (2) (culvert)	0.00	0.20	0.44	0.60

Table 4 - Infiltration System #1 Summary Table (volume)

<u>Flow (cfs)</u>	<u>2 – Year (cf)</u>	<u>10 – Year (cf)</u>	<u>25 – Year (cf)</u>	<u>100 – Year (cf)</u>
In	910	1,473	1,826	2,369
Out (1) (exfiltration)	910	1,143	1,126	1,330
Out (2) (culvert)	0.00	330	600	1,039

Table 5 – Exfiltration Rates & Groundwater for Infil. Sys #1

Structure	Bottom Area (sf)	Permeability of Soil		Exfiltration Rate (cfs)	System Bottom El.	Ground Water El.
		(In/hr)	Ft/sec			
Infil. Sys. #1	236.81	2.41	0.0000557	0.01	95.00	91.00

COMPLIANCE WITH STORMWATER MANAGEMENT STANDARDS

The following are the ten (10) MassDEP Stormwater Standards followed by a brief description of how each standard is satisfied under the stormwater management system proposed for this project.

Standard 1: *No new stormwater conveyances may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

There is no new untreated stormwater discharges proposed with the completion of the project. There are no new stormwater conveyances that discharge directly to wetlands or waters of the commonwealth.

Standard 2: *Peak Rate Attenuations – Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04*

Under proposed conditions, peak rate of runoff is managed by the proposed infiltration systems. The remaining runoff will continue to flow off site.

A chart summarizing the peak discharge rates for 2-, 10-, 25-, 50- and 100-year storm events is shown below.

Table 1 – Peak Rates of Runoff

<u>Design Point</u>	<u>Condition</u>	<u>2 – Year (cfs)</u>	<u>10 – Year (cfs)</u>	<u>25 – Year (cfs)</u>	<u>100 – Year (cfs)</u>
Design Point #1 (1R)	Existing	0.10	0.28	0.41	0.61
	Proposed	0.03	0.28	0.57	0.80

The above table indicates that the existing peak discharge rates do not exceed the proposed peak discharge rates for the 2 and 10 year rain events.

Table 2 – Peak Runoff Volume

<u>Desing Point</u>	<u>Condition</u>	<u>2 – Year (cf)</u>	<u>10 – Year (cf)</u>	<u>25 – Year (cf)</u>	<u>100 – Year (cf)</u>
Design Point #1 (1R)	Existing	394	975	1,390	2,078
	Proposed	125	646	1,054	1,722

The above table indicates that the existing peak volumes do not exceed the proposed peak discharge rates for the 2, 10, 25 and 100-year rain events.

Standard 3: *Recharge – Loss of annual recharge to groundwater shall be eliminated or minimized...at a minimum, the annual recharge from the post-development site shall approximate the annual recharge form predevelopment conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume in accordance with the Massachusetts Stormwater Handbook.*

The proposed project will allow stormwater runoff to infiltrate groundwater using subsurface infiltration systems. Please note the Interceptor drain was not considered in this calculation.

Infiltration System #1

*Required Recharge Volume (R_v) = (F) * (A_{IMP})*

A_{IMP} = Total Impervious Area = 4,344 s.f.

Target Depth Factor for Hydrologic Soil Group A (F) = 0.60-inch

*Require Recharge Volume (R_v) = 0.60-inch/12 * 4,344 s.f. = 218 c.f.*

Volume Provided: 563 c.f. (from Hydrocad)

Volume Provided = 563 c.f. > 218 c.f.

BMP Drawdown Calculations Infiltration System:

Infil. System #1:

Drawdown Time (D_w) = Volume (c.f.) / [Hydraulic Cond. (ft./hr.) x bottom area (s.f.)]

Bottom Area of BMP = 236.81 s.f.

Total Storage Volume of Reservoir = 563 c.f.

Hydraulic Conductivity = 2.41 in./hr = 0.20 ft./hr. (Rawls rate from T2.3.3 of Stormwater Handbook)

$D_w = 563 \text{ c.f.} / [0.20 \text{ ft./hr.} \times 236.81 \text{ s.f.}] = 12 \text{ hrs} > 72 \text{ hrs}$

Since the drawdown time for the proposed BMP is less than 72 hours, the standard is met for this project.

Standard 4: Water Quality – Stormwater management systems shall be designed to remove 90% of the average postconstruction load of Total Suspended Solids (TSS). The standard is met with pollution prevention plans, stormwater BMPs sized to capture required water volume, and pretreatment measures. **Local regulations require 60% of the average annual load of Total Phosphorus to be removed.**

TSS REMOVAL:

The proposed conditions provide no new increase in untreated stormwater discharge relative to the existing conditions. The proposed stormwater management systems has been designed to remove a minimum of 90% of the average annual post-construction load of Total Suspended Solids (TSS). This is being done by collecting and storing more than 1-inch rain volume over the impervious area of the site. Details on the treatment trains that have been incorporated into the design are shown below.

Slide deck for Meeting #4 from Mass DEP, titled “Design Standards for Post Construction Stormwater Management” slide #24 states that a 90% removal of TSS can be met with by recharging 1” rain depth of the impervious area of the site.

Total Impervious Area on Site: 4,344 SF

1” Rain Volume over Total Site: 362 CF

Treatment Train 1 (Infil System 1): This treatment train consist of a subsurface infiltration systems. No pretreatment is proposed prior to discharge into the system. A portion of the driveway is proposed to be collected and conveyed into a separate stormwater infiltration system. The overall TSS removal for this train is 90%. The MassDEP TSS Removal Spreadsheet is shown below.

Infiltration System #1

Total Area of Impervious Area: 4,344 SF

1” Rain Volume over Impervious Area: 362 CF

Volume Provided from Infil. Sys 563 CF > 362 CF

Total Volume Provided = 563 CF > 362 CF, therefore this standard is met.

See Mass DEP Removal Chart Below.

TSS Removal Chart

Location: 50 Laurel Road Weston

BMP ¹	TSS Removal Rate ¹	Starting TSS Load*	Amount Removed (C*D)	Remaining Load (D-E)
Subsurface Infil. Sys. w/ 1" rain storage vol.	0.90	1.00	0.90	0.10
	0.00	0.10	0.00	0.10
	0.00	0.10	0.00	0.10
	0.00	0.10	0.00	0.10
	0.00	0.10	0.00	0.10

Total TSS Removal = 90%

Project:
Prepared By: AJC
Date: 11/21/2024

*Equals remaining load from previous BMP (E) which enters the BMP

Separate Form Needs to be Completed for Each Outlet or BMP Train

Phosphorus Removal:

Appendix F, Attachment 3, Figure 3-11 of the MA MS4 General Permit states that phosphorus removal of 60% is met when a minimum of 1" depth of runoff from impervious area is collected and stored on site for a infiltration rate of 2.41 in/hr.

Total Impervious Area on Site: 4,344 SF

1" Rain Volume over Total Site: 362 CF

Storage Provided: 563 CF (from hydrocad), therefore this standard is met.

Standard 5: *Recharge – Land Uses with higher potential Pollutant Loads (LUHPPLs) – Source control and pollution prevention shall be implemented in accordance with the Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.*

The proposed project is not considered a LUHPPL. Therefore, compliance with the additional requirements of Standard 5 is not required.

Standard 6: *Critical Areas – Stormwater discharges to critical areas require the use of specific source control and pollution prevention measures and specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas.*

Standard 6 is not applicable to this project given that stormwater will not be discharge to a critical area.

Standard 7: *Redevelopments – A redevelopment project is required to meet Standards 1 – 6 only to the maximum extent practicable. Remaining standards shall be met as well as the project shall improve existing conditions.*

This project is considered a New Development and all standards have been met to the maximum extent practicable.

Standard 8: *Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan shall be implemented.*

A construction period Stormwater Management and Erosion Control Plan is included in Appendix H of this report. The plan presents the minimum soil erosion and sediment control practices to be used during construction.

A SWPPP is not required for this project.

Standard 9: *A Long-Term Operation and Maintenance Plan shall be implemented.*

A long term pollution prevention plan and Operation and maintenance Plan are included in Appendix I.

Standard 10: *Prohibition of Illicit Discharges – Illicit discharges to the stormwater management system are prohibited.*

Illicit discharges to the stormwater management system are discharges that are not entirely comprised of stormwater. Illicit discharge does not include discharges from the following activities or facilities: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning, condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing, and water used to clean residential buildings without detergents. The Owner is not aware of any existing illicit discharges to the Site and is not proposing any illicit discharges as part of the project. An Illicit Discharge Statement is provided on the O&M plan and a signed copy will be provided upon completion of the project.

PROPOSED EROSION CONTROLS

Erosion control measures listed below will be utilized to help reduce any impacts to the surrounding areas during construction.

- 12" Filtrex Soxx
- Construction Entrance

CONCLUSION

Chongris Engineering believes that the proposed project has been designed in accordance with Local Regulations. Chongris Engineering respectfully requests a approval from the Planning Board granting permission for the work described above and shown on the submitted plan.

We look forward to working with you on this project. If you have any questions regarding this proposal, do not hesitate to contact us.

Sincerely,

Chongris Engineering LLC



Aleksandr Chongris, P.E.

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- 8. APPENDIX H – CONSTRUCTION PERIOD POLLUTION PREVENTION**
- 9. APPENDIX I – O&M AND LONG-TERM POLLUTION PREVENTION**

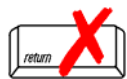
APPENDIX A



Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- ☐ New development
- ☐ Redevelopment
- ☒ Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☒ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
(high density residential building)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☐ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
 - ☐ Credit 1
 - ☐ Credit 2
 - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof LID were considered but due to site constraints subsurface infiltration system are proposed.
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- ☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- ☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- ☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm. The overall volume for the 100 year storm is less than existing conditions.

Standard 3: Recharge

- ☒ Soil Analysis provided. (field soil testing performed in June 2025)
- ☒ Required Recharge Volume calculation provided.
- ☐ Required Recharge volume reduced through use of the LID site Design Credits.
- ☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - ☒ Static
 - ☐ Simple Dynamic
 - ☐ Dynamic Field¹
- ☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
 - ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
 - ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- ☒ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided. (ESHGW separation is greater than or equal to 4 ft)
- ☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- ☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - ☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - ☐ is within the Zone II or Interim Wellhead Protection Area
 - ☐ is near or to other critical areas
 - ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - ☐ involves runoff from land uses with higher potential pollutant loads.
 - ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - ☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- ☒ The BMP is sized (and calculations provided) based on:
 - ☒ The ½" or 1" Water Quality Volume or (> 1 provided)
 - ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- ☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- ☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

Not
needed

- ☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- ☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- ☐ The NPDES Multi-Sector General Permit does **not** cover the land use.
- ☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- ☐ All exposure has been eliminated.
- ☐ All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- ☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- ☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- ☐ Critical areas and BMPs are identified in the Stormwater Report.

Not discharging to critical areas.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- ☐ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- ☐ Limited Project
 - ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - ☐ Bike Path and/or Foot Path
 - ☐ Redevelopment Project
 - ☐ Redevelopment portion of mix of new and redevelopment.
- ☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- ☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Treated as
new development

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- ☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- ☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- ☒ The project is **not** covered by a NPDES Construction General Permit.
- ☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- ☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

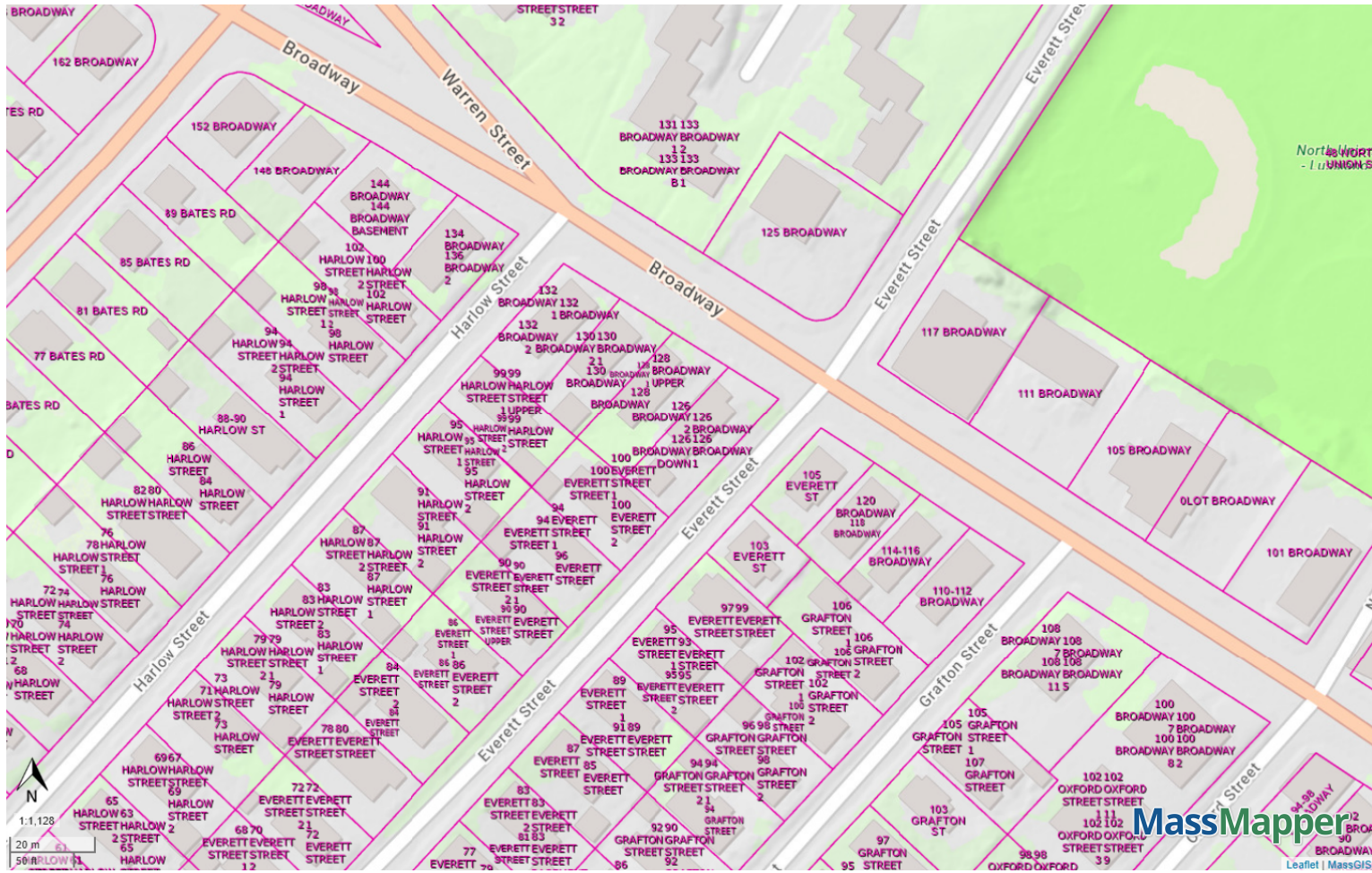
Standard 9: Operation and Maintenance Plan

- ☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - ☒ Name of the stormwater management system owners;
 - ☒ Party responsible for operation and maintenance;
 - ☒ Schedule for implementation of routine and non-routine maintenance tasks;
 - ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
 - ☐ Description and delineation of public safety features;
 - ☐ Estimated operation and maintenance budget; and
 - ☒ Operation and Maintenance Log Form.
- ☐ The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

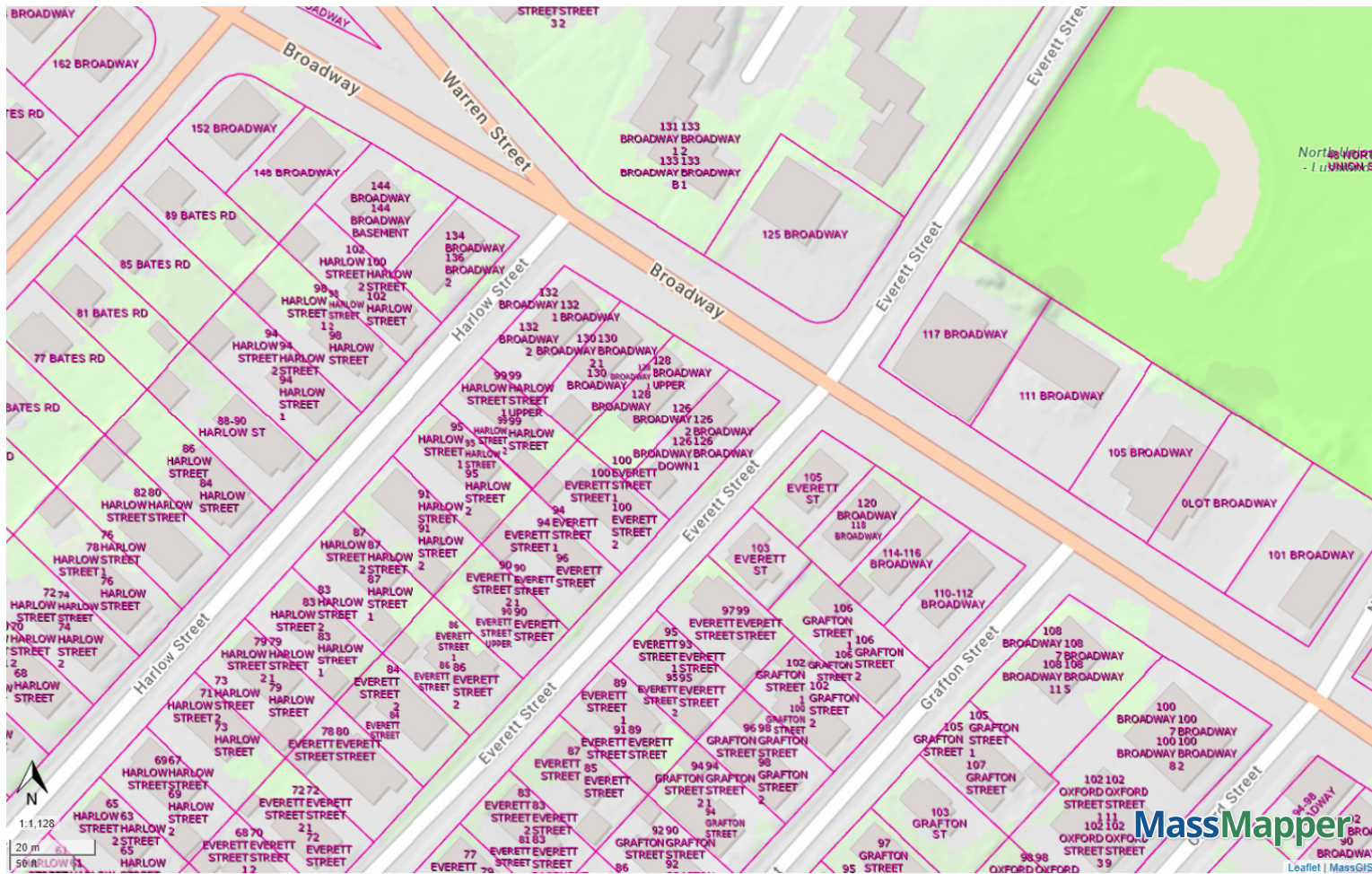
Standard 10: Prohibition of Illicit Discharges

- ☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- ☒ An Illicit Discharge Compliance Statement is attached;
- ☐ NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

APPENDIX B



Property Tax Parcels



Areas of Critical Environmental Concern
ACECs



IWPAs



Zone IIs



Zone Is



Zone C



Zone B



Zone A



NHESP Certified Vernal Pools

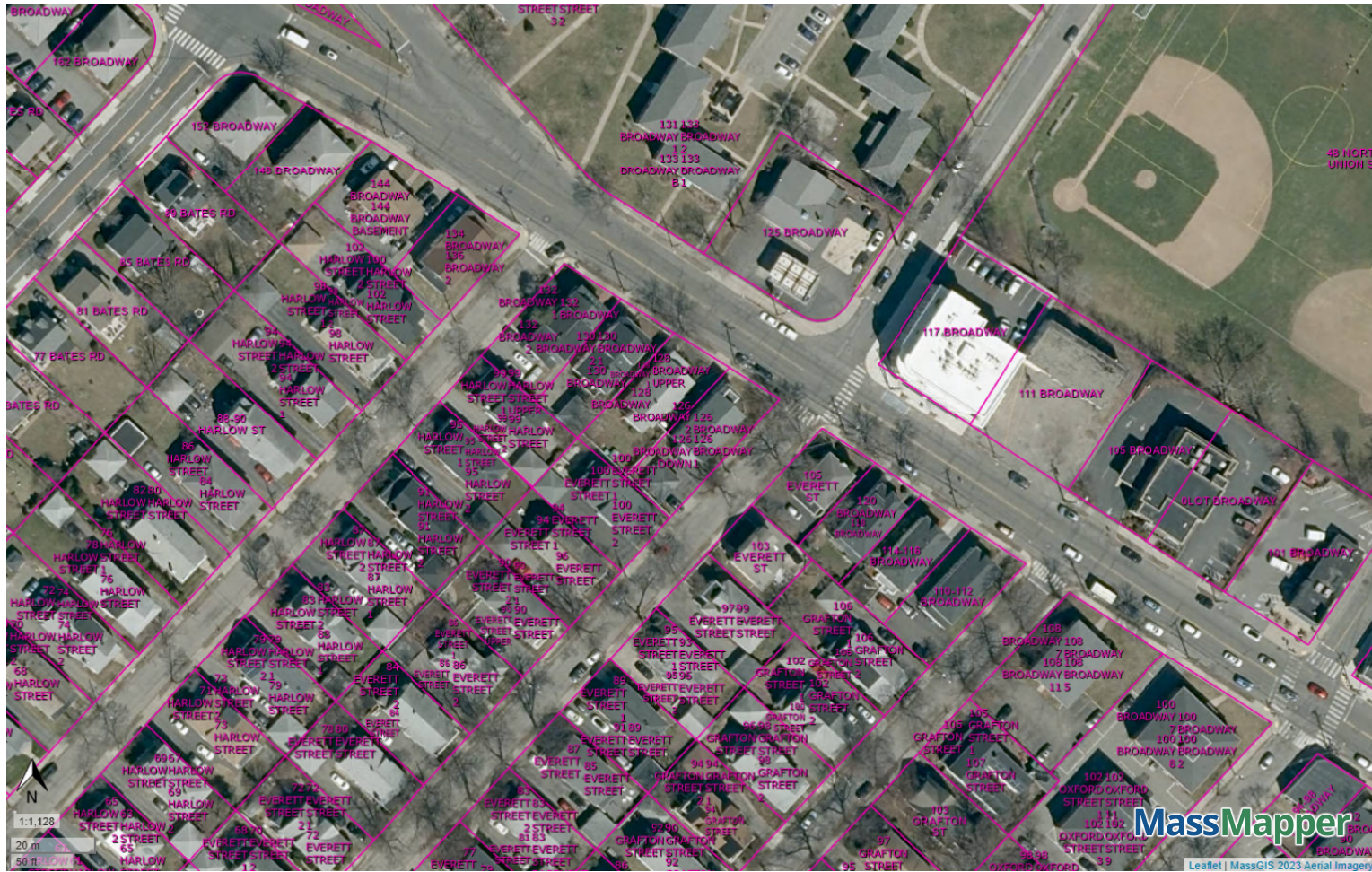


NHESP Estimated Habitats of Rare
Wildlife



FEMA National Flood Hazard Layer
Property Tax Parcels

MassMapper



Property Tax Parcels

APPENDIX C



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Middlesex County, Massachusetts



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

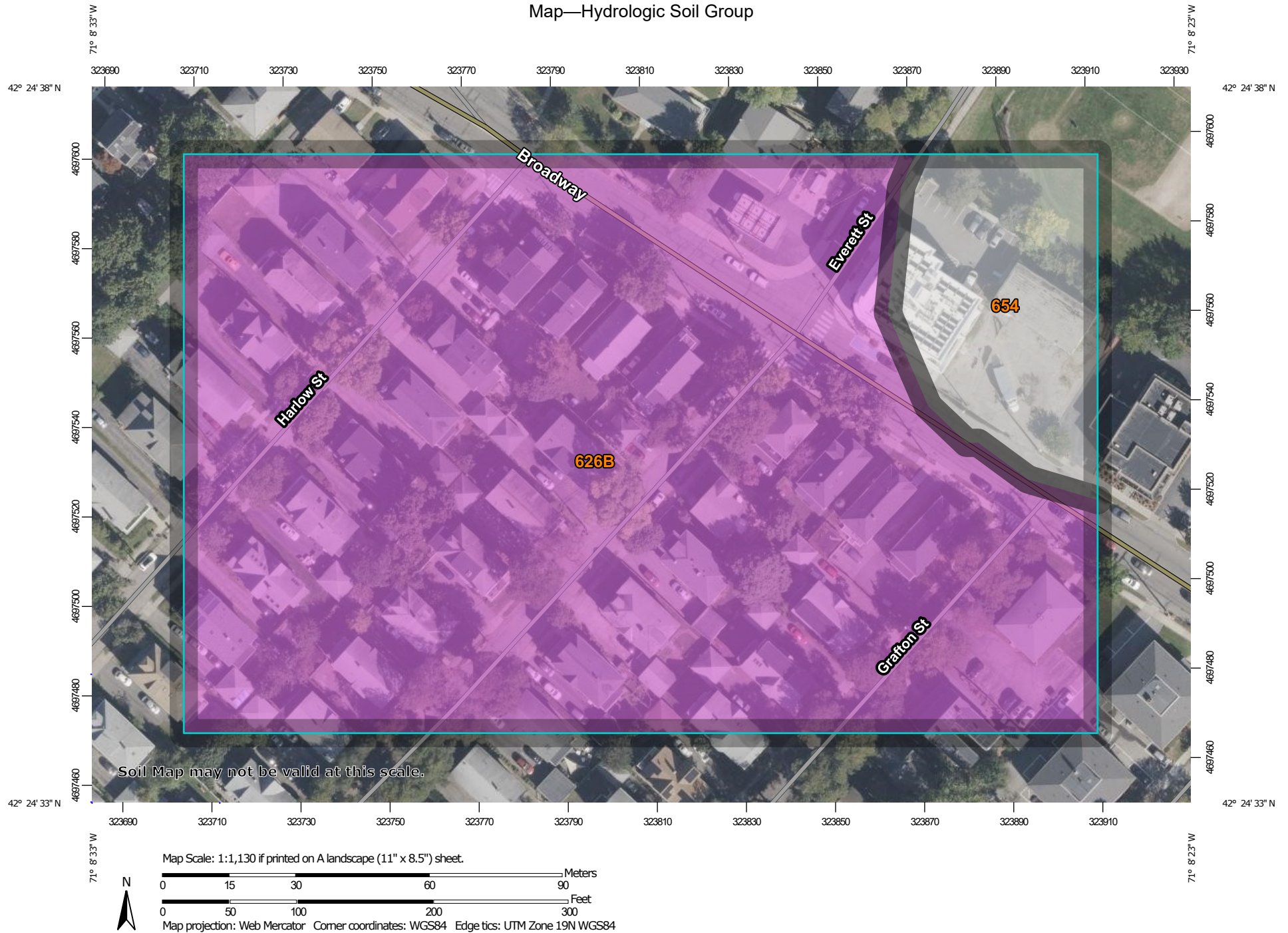
Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report
Map—Hydrologic Soil Group



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
 Survey Area Data: Version 24, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	A	5.9	88.8%
654	Udorthents, loamy		0.7	11.2%
Totals for Area of Interest			6.6	100.0%

Rating Options—Hydrologic Soil Group*Aggregation Method: Dominant Condition**Component Percent Cutoff: None Specified**Tie-break Rule: Higher*

APPENDIX D



NOAA Atlas 14, Volume 10, Version 3
Location name: Arlington, Massachusetts, USA*
Latitude: 42.4102°, Longitude: -71.1412°
Elevation: 31 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.304 (0.237-0.384)	0.372 (0.290-0.471)	0.484 (0.376-0.615)	0.576 (0.444-0.737)	0.704 (0.528-0.951)	0.799 (0.587-1.11)	0.901 (0.646-1.31)	1.02 (0.688-1.51)	1.21 (0.781-1.85)	1.36 (0.861-2.13)
10-min	0.430 (0.335-0.544)	0.527 (0.411-0.668)	0.686 (0.532-0.873)	0.817 (0.631-1.05)	0.998 (0.748-1.35)	1.13 (0.833-1.57)	1.28 (0.915-1.85)	1.45 (0.975-2.14)	1.71 (1.11-2.62)	1.93 (1.22-3.02)
15-min	0.506 (0.395-0.640)	0.620 (0.483-0.786)	0.806 (0.626-1.03)	0.961 (0.742-1.23)	1.17 (0.880-1.59)	1.33 (0.980-1.85)	1.50 (1.08-2.18)	1.70 (1.15-2.51)	2.01 (1.30-3.08)	2.27 (1.44-3.55)
30-min	0.693 (0.540-0.877)	0.850 (0.662-1.08)	1.11 (0.859-1.41)	1.32 (1.02-1.69)	1.62 (1.21-2.18)	1.83 (1.35-2.54)	2.07 (1.49-3.01)	2.35 (1.58-3.47)	2.79 (1.80-4.27)	3.16 (2.00-4.95)
60-min	0.879 (0.686-1.11)	1.08 (0.842-1.37)	1.41 (1.09-1.79)	1.68 (1.30-2.15)	2.06 (1.54-2.78)	2.33 (1.72-3.24)	2.64 (1.90-3.83)	3.00 (2.02-4.43)	3.56 (2.31-5.46)	4.05 (2.56-6.34)
2-hr	1.14 (0.896-1.43)	1.41 (1.10-1.77)	1.84 (1.44-2.32)	2.20 (1.71-2.79)	2.69 (2.03-3.62)	3.05 (2.27-4.22)	3.45 (2.51-5.01)	3.95 (2.67-5.78)	4.74 (3.08-7.20)	5.42 (3.44-8.41)
3-hr	1.33 (1.05-1.66)	1.64 (1.29-2.05)	2.14 (1.68-2.69)	2.56 (2.00-3.24)	3.13 (2.38-4.20)	3.56 (2.65-4.89)	4.02 (2.93-5.81)	4.61 (3.12-6.70)	5.54 (3.60-8.36)	6.35 (4.04-9.78)
6-hr	1.72 (1.37-2.14)	2.12 (1.68-2.63)	2.76 (2.18-3.45)	3.29 (2.59-4.14)	4.03 (3.07-5.35)	4.57 (3.42-6.23)	5.16 (3.77-7.38)	5.90 (4.01-8.51)	7.07 (4.62-10.6)	8.09 (5.16-12.3)
12-hr	2.20 (1.76-2.72)	2.70 (2.15-3.33)	3.51 (2.79-4.35)	4.18 (3.31-5.22)	5.10 (3.92-6.72)	5.79 (4.36-7.81)	6.53 (4.79-9.22)	7.45 (5.09-10.6)	8.87 (5.81-13.1)	10.1 (6.46-15.2)
24-hr	2.65 (2.13-3.24)	3.28 (2.64-4.02)	4.31 (3.46-5.31)	5.17 (4.12-6.41)	6.35 (4.91-8.30)	7.22 (5.47-9.68)	8.17 (6.03-11.5)	9.36 (6.41-13.2)	11.2 (7.37-16.4)	12.8 (8.22-19.1)
2-day	3.01 (2.45-3.67)	3.80 (3.09-4.64)	5.10 (4.12-6.24)	6.18 (4.96-7.60)	7.66 (5.96-9.97)	8.74 (6.68-11.7)	9.94 (7.42-13.9)	11.5 (7.90-16.1)	14.0 (9.22-20.3)	16.2 (10.4-23.9)
3-day	3.30 (2.69-4.00)	4.16 (3.39-5.05)	5.55 (4.51-6.77)	6.71 (5.41-8.23)	8.31 (6.50-10.8)	9.47 (7.27-12.6)	10.8 (8.08-15.0)	12.5 (8.59-17.4)	15.2 (10.0-21.9)	17.6 (11.4-25.9)
4-day	3.58 (2.93-4.32)	4.46 (3.64-5.40)	5.90 (4.80-7.17)	7.10 (5.74-8.67)	8.75 (6.86-11.3)	9.95 (7.66-13.2)	11.3 (8.48-15.7)	13.0 (9.01-18.1)	15.9 (10.5-22.8)	18.4 (11.9-26.9)
7-day	4.34 (3.57-5.22)	5.26 (4.32-6.33)	6.76 (5.54-8.17)	8.01 (6.52-9.73)	9.73 (7.66-12.4)	11.0 (8.48-14.4)	12.4 (9.31-17.0)	14.2 (9.83-19.5)	17.1 (11.3-24.3)	19.6 (12.7-28.4)
10-day	5.04 (4.16-6.04)	5.98 (4.94-7.18)	7.53 (6.19-9.06)	8.81 (7.20-10.7)	10.6 (8.35-13.4)	11.9 (9.18-15.5)	13.3 (9.99-18.1)	15.1 (10.5-20.6)	17.9 (11.9-25.3)	20.4 (13.2-29.4)
20-day	7.04 (5.86-8.38)	8.07 (6.71-9.61)	9.76 (8.08-11.7)	11.2 (9.17-13.4)	13.1 (10.4-16.3)	14.5 (11.2-18.5)	16.0 (12.0-21.2)	17.8 (12.5-24.0)	20.3 (13.6-28.4)	22.4 (14.6-31.9)
30-day	8.70 (7.28-10.3)	9.80 (8.18-11.6)	11.6 (9.64-13.8)	13.1 (10.8-15.6)	15.1 (12.0-18.7)	16.7 (12.9-21.1)	18.3 (13.6-23.8)	19.9 (14.0-26.8)	22.2 (14.9-30.8)	24.1 (15.7-34.0)
45-day	10.8 (9.06-12.7)	12.0 (10.0-14.1)	13.9 (11.6-16.4)	15.4 (12.8-18.4)	17.6 (14.0-21.6)	19.3 (14.9-24.1)	21.0 (15.5-26.9)	22.6 (15.9-30.1)	24.7 (16.6-34.0)	26.2 (17.1-36.8)
60-day	12.6 (10.6-14.8)	13.8 (11.6-16.2)	15.8 (13.2-18.6)	17.4 (14.5-20.7)	19.7 (15.7-24.1)	21.5 (16.6-26.7)	23.2 (17.2-29.5)	24.8 (17.5-32.8)	26.7 (18.0-36.6)	28.1 (18.4-39.3)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

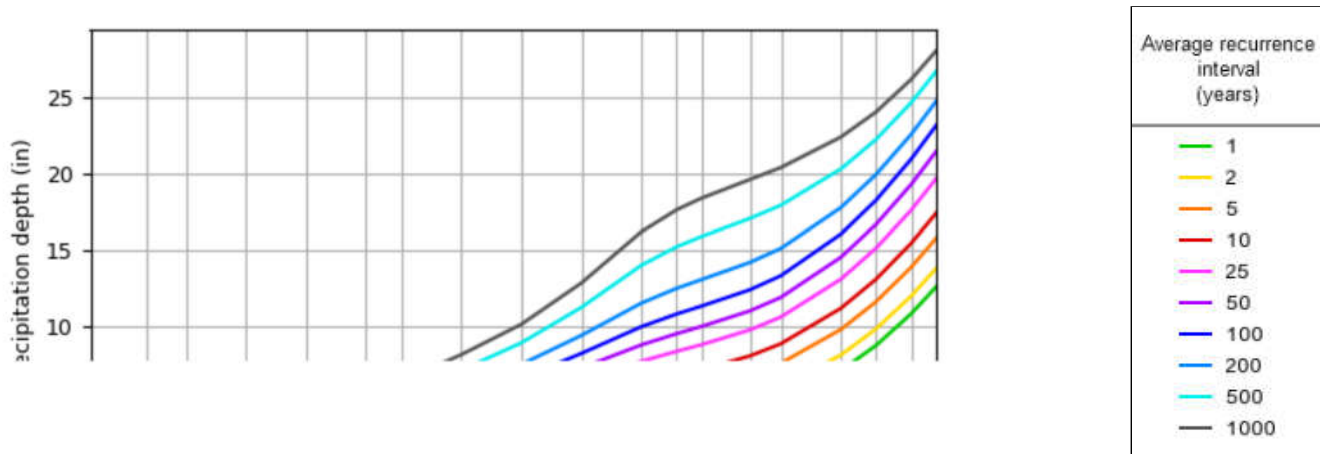
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 42.4102°, Longitude: -71.1412°

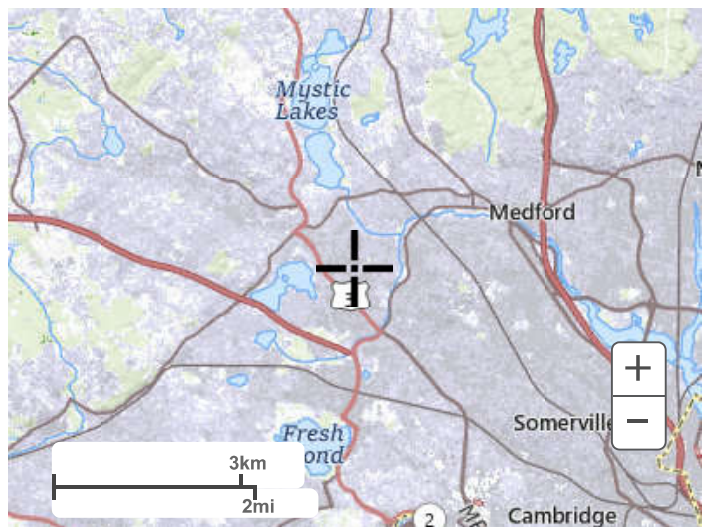


Duration	
5-min	2-day
10-min	3-day
15-min	4-day
30-min	7-day
60-min	10-day
2-hr	20-day
3-hr	30-day
6-hr	45-day
12-hr	60-day
24-hr	

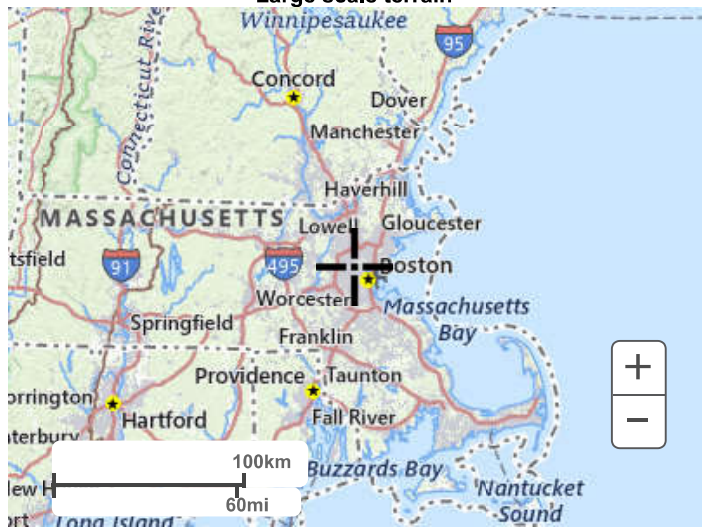
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Maps & aerials

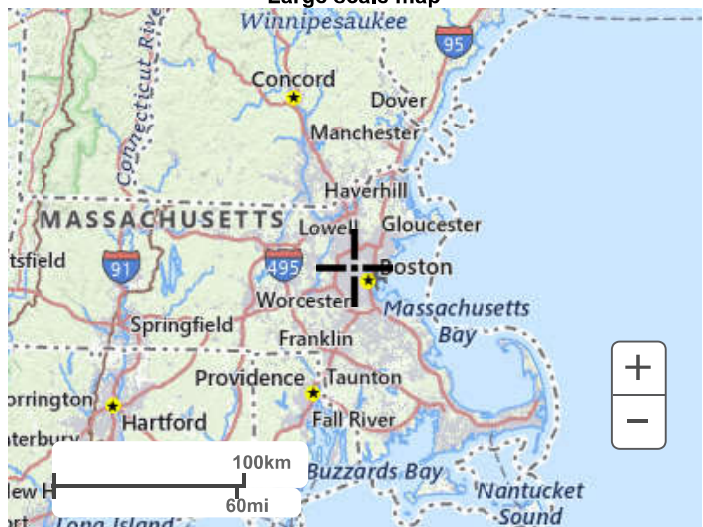
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

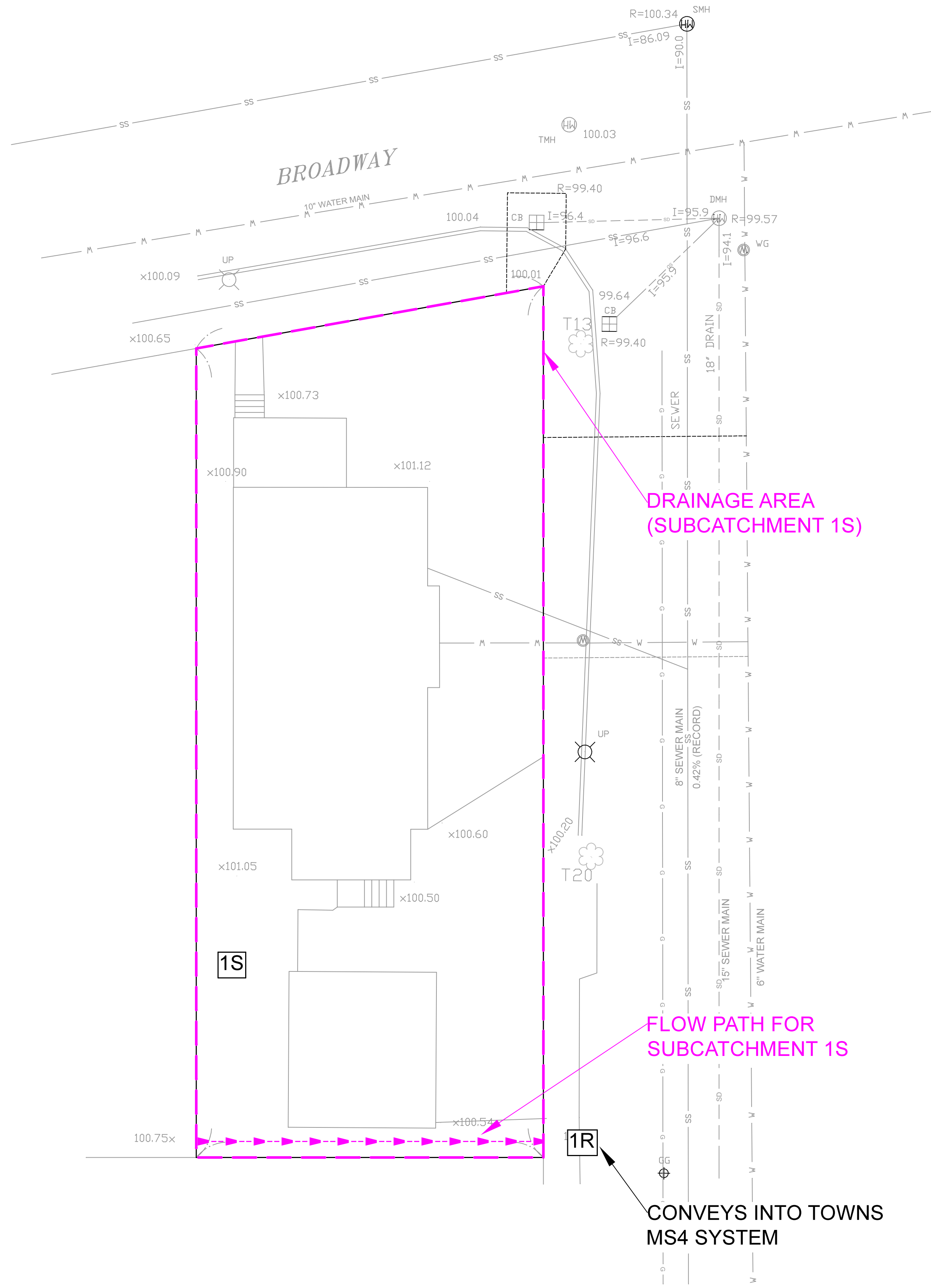


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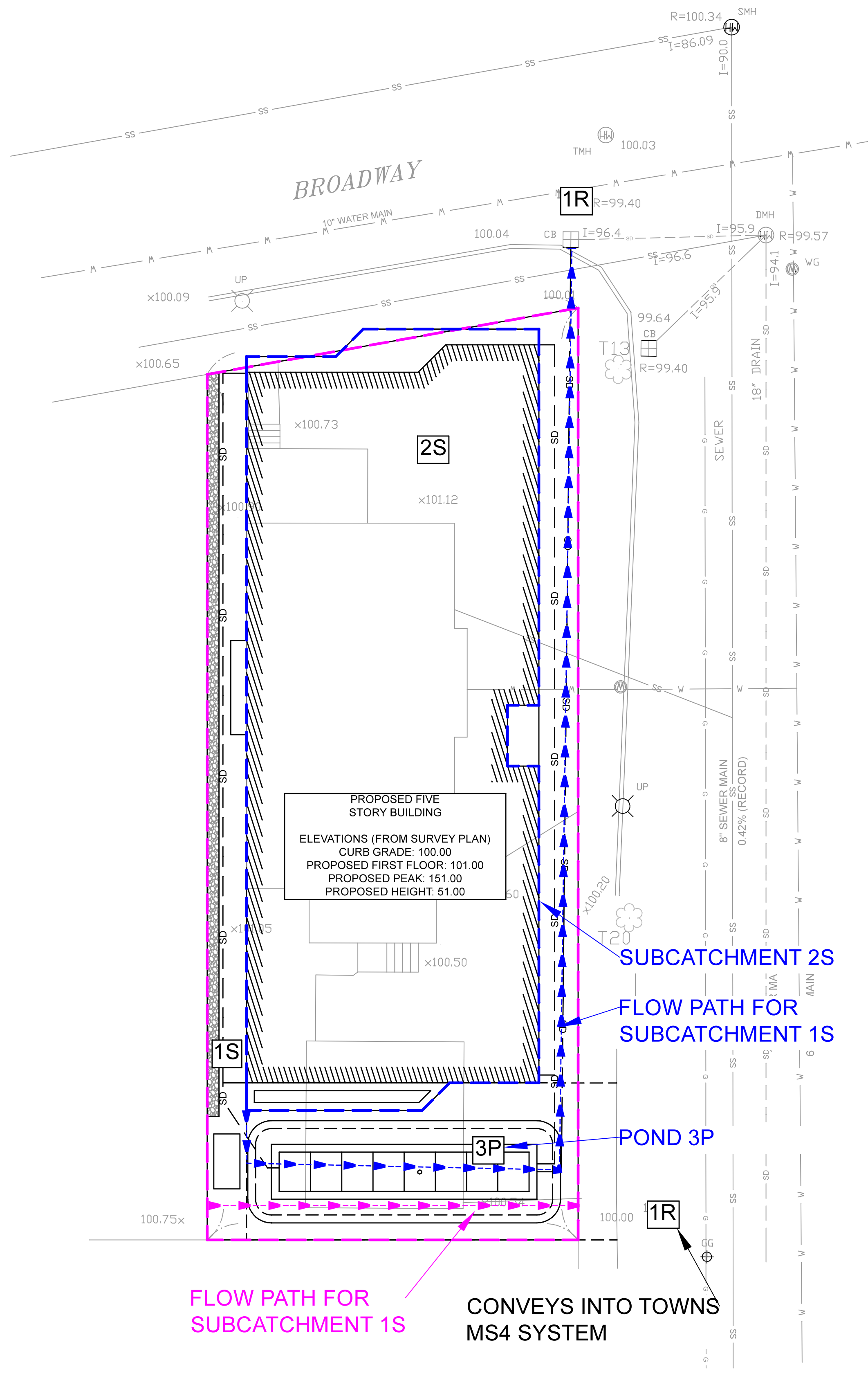
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[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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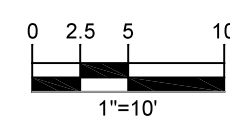
APPENDIX E



EXISTING DRAIN MAP
1" = 10'



PROPOSED DRAIN MAP
1" = 10'



Prepared By:

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Andover, MA 01810
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978-655-0885

I CERTIFY THAT I AM CURRENTLY APPROVED BY THE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
PURSUANT TO 310 CMR 15.017 TO CONDUCT SOIL
EVALUATIONS AND THAT THE ABOVE ANALYSIS HAS BEEN
PERFORMED BY ME, CONSISTENT WITH THE REQUIRED
TRAINING, EXPERISE, AND EXPERIENCE DESCRIBED
IN 310 CMR 15.017. I FURTHER CERTIFY THAT THE RESULTS
OF MY SOIL EVALUATION, AS INDICATED ON THE
ATTACHED SOIL EVALUATION FORM, ARE ACCURATE AND
IN ACCORDANCE WITH 310 CMR 15.100 THROUGH 15.107.

Plan Title:

126 BROADWAY STREET
ARLINGTON, MA
DRAINAGE MAP

Address Info:

126 BROADWAY STREET
ARLINGTON, MA

PID: 030-03-04

LOT SIZE: 0.12 ACRES

Owner Info:

126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA
978-815-1485

Rev. No.	Rev. Date	Description
----------	-----------	-------------

Date: 07/09/2025

Drawn by:

Approved by:

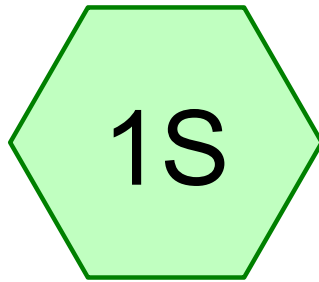
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DRAINAGE MAP

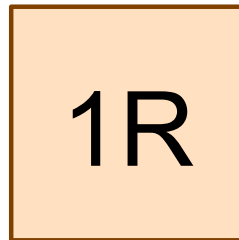
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SHEET 1 OF 1

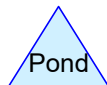
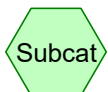
APPENDIX F



EXISTING
CONDITONS



BROADWAY/EVERETT
RD DRAIN SYSTEM



Routing Diagram for 126 BROADWAY EXISTING
Prepared by Chongris Engineering, Printed 7/11/2025
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126 BROADWAY EXISTING

Prepared by Chongris Engineering

Printed 7/11/2025

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr-24	Type III 24-hr		Default	24.00	1	3.28	2
2	10-yr-24	Type III 24-hr		Default	24.00	1	5.17	2
3	25-yr-24	Type III 24-hr		Default	24.00	1	6.35	2
4	100-yr-24	Type III 24-hr		Default	24.00	1	8.17	2

126 BROADWAY EXISTING

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Page 3

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
2,529	39	>75% Grass cover, Good, HSG A (1S)
867	98	Driveway, HSG A (1S)
427	98	Garage, HSG A (1S)
1,367	98	House, HSG A (1S)
146	98	Porch, HSG A (1S)
71	98	Walkway, HSG A (1S)
5,407	70	TOTAL AREA

126 BROADWAY EXISTING

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existing

Printed 7/11/2025

Page 4

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
5,407	HSG A	1S
0	HSG B	
0	HSG C	
0	HSG D	
0	Other	
5,407		TOTAL AREA

126 BROADWAY EXISTING

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existing

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Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
2,529	0	0	0	0	2,529	>75% Grass cover, Good
867	0	0	0	0	867	Driveway
427	0	0	0	0	427	Garage
1,367	0	0	0	0	1,367	House
146	0	0	0	0	146	Porch
71	0	0	0	0	71	Walkway
5,407	0	0	0	0	5,407	TOTAL AREA

126 BROADWAY EXISTING

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existing
Type III 24-hr 2-yr-24 Rainfall=3.28"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING CONDIITONS Runoff Area=5,407 sf 53.23% Impervious Runoff Depth=0.88"
Flow Length=241' Tc=8.4 min CN=70 Runoff=0.10 cfs 394 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

Inflow=0.10 cfs 394 cf

Outflow=0.10 cfs 394 cf

Total Runoff Area = 5,407 sf Runoff Volume = 394 cf Average Runoff Depth = 0.88"
46.77% Pervious = 2,529 sf 53.23% Impervious = 2,878 sf

126 BROADWAY EXISTING

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existing
Type III 24-hr 2-yr-24 Rainfall=3.28"

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Summary for Subcatchment 1S: EXISTING CONDIITONS

Runoff = 0.10 cfs @ 12.14 hrs, Volume= 394 cf, Depth= 0.88"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr-24 Rainfall=3.28"

	Area (sf)	CN	Description
*	1,367	98	House, HSG A
*	427	98	Garage, HSG A
*	146	98	Porch, HSG A
*	71	98	Walkway, HSG A
*	867	98	Driveway, HSG A
	2,529	39	>75% Grass cover, Good, HSG A
	5,407	70	Weighted Average
	2,529		46.77% Pervious Area
	2,878		53.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

126 BROADWAY EXISTING

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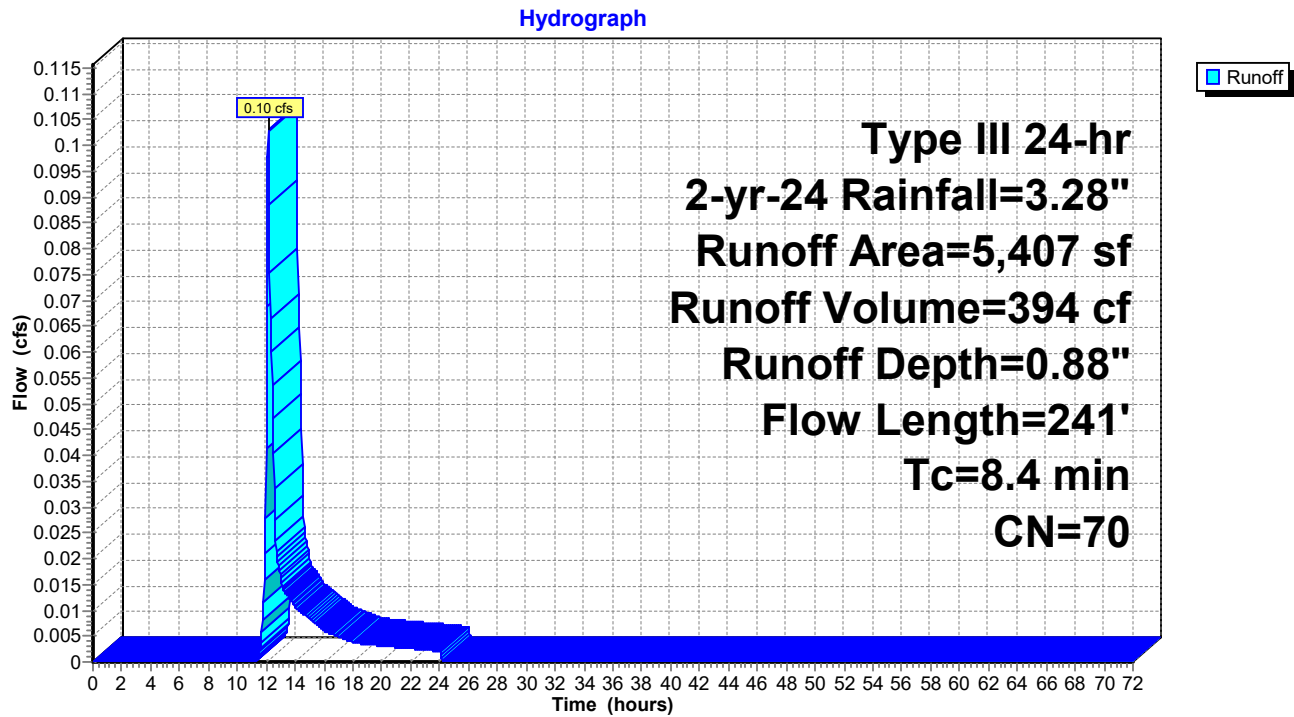
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existing
Type III 24-hr 2-yr-24 Rainfall=3.28"

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Subcatchment 1S: EXISTING CONDITONS



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existing
Type III 24-hr 2-yr-24 Rainfall=3.28"

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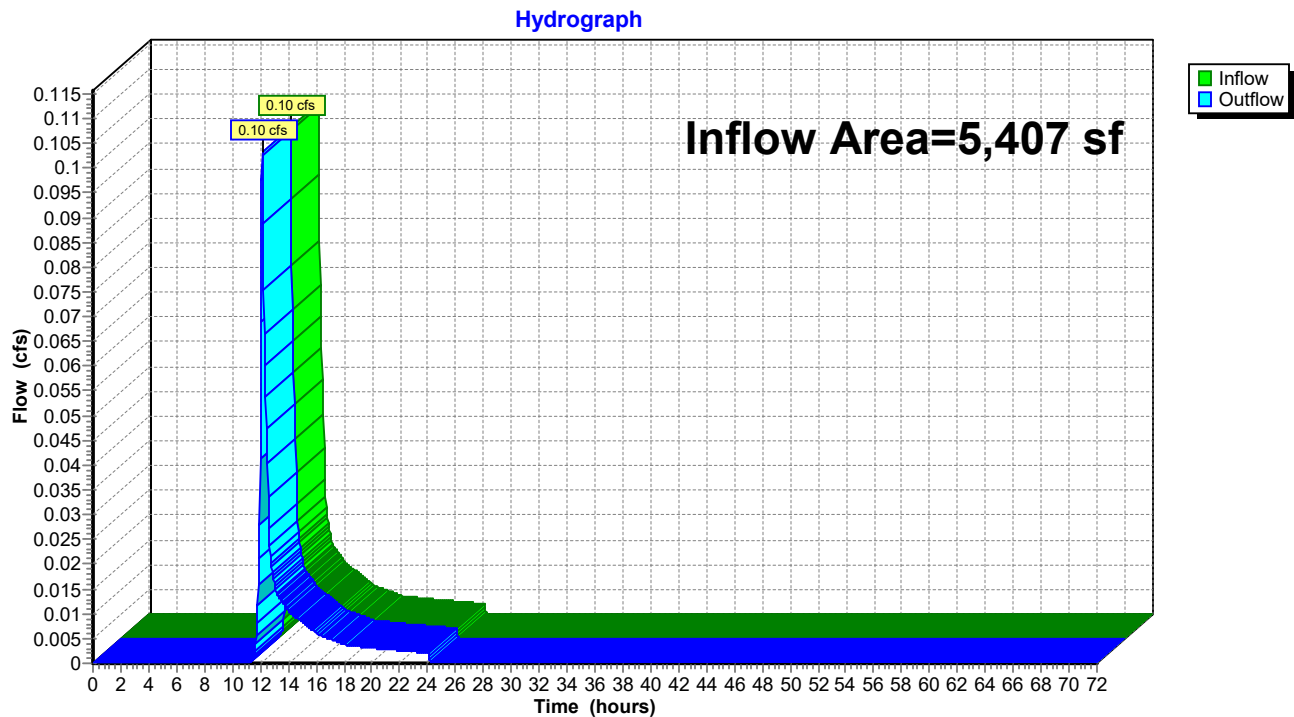
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 53.23% Impervious, Inflow Depth = 0.88" for 2-yr-24 event
Inflow = 0.10 cfs @ 12.14 hrs, Volume= 394 cf
Outflow = 0.10 cfs @ 12.14 hrs, Volume= 394 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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existing
Type III 24-hr 10-yr-24 Rainfall=5.17"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING CONDIITONS Runoff Area=5,407 sf 53.23% Impervious Runoff Depth=2.16"
Flow Length=241' Tc=8.4 min CN=70 Runoff=0.28 cfs 975 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

Inflow=0.28 cfs 975 cf

Outflow=0.28 cfs 975 cf

Total Runoff Area = 5,407 sf Runoff Volume = 975 cf Average Runoff Depth = 2.16"
46.77% Pervious = 2,529 sf 53.23% Impervious = 2,878 sf

126 BROADWAY EXISTING

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existing
Type III 24-hr 10-yr-24 Rainfall=5.17"

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Summary for Subcatchment 1S: EXISTING CONDIITONS

Runoff = 0.28 cfs @ 12.13 hrs, Volume= 975 cf, Depth= 2.16"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr-24 Rainfall=5.17"

	Area (sf)	CN	Description
*	1,367	98	House, HSG A
*	427	98	Garage, HSG A
*	146	98	Porch, HSG A
*	71	98	Walkway, HSG A
*	867	98	Driveway, HSG A
	2,529	39	>75% Grass cover, Good, HSG A
	5,407	70	Weighted Average
	2,529		46.77% Pervious Area
	2,878		53.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

126 BROADWAY EXISTING

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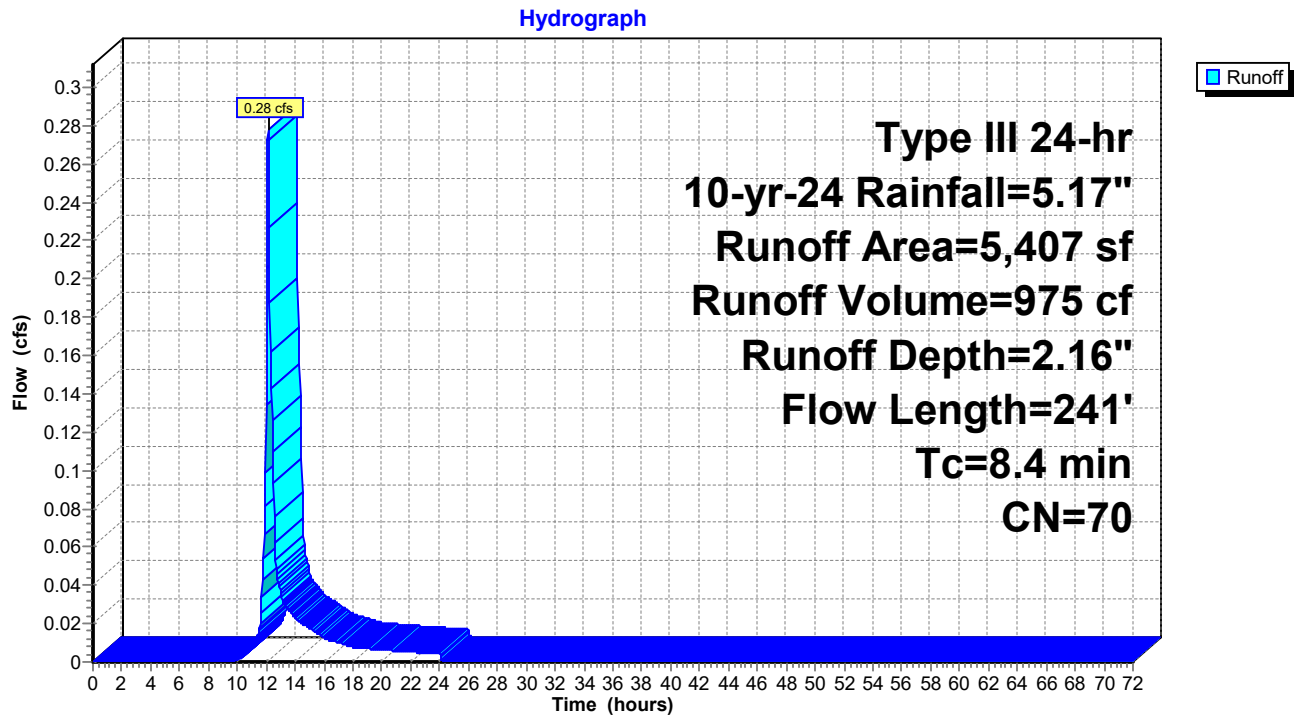
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existing
Type III 24-hr 10-yr-24 Rainfall=5.17"

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Subcatchment 1S: EXISTING CONDITONS



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existing
Type III 24-hr 10-yr-24 Rainfall=5.17"

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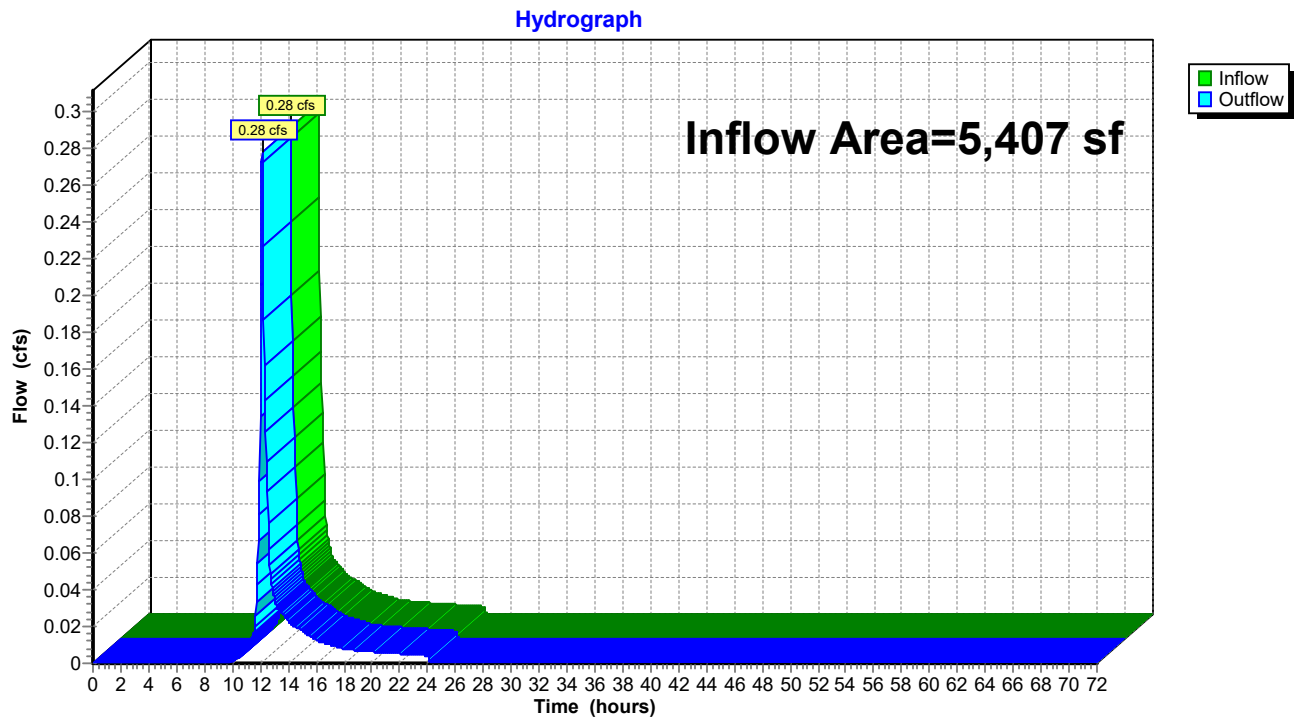
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 53.23% Impervious, Inflow Depth = 2.16" for 10-yr-24 event
Inflow = 0.28 cfs @ 12.13 hrs, Volume= 975 cf
Outflow = 0.28 cfs @ 12.13 hrs, Volume= 975 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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existing
Type III 24-hr 25-yr-24 Rainfall=6.35"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING CONDIITONS Runoff Area=5,407 sf 53.23% Impervious Runoff Depth=3.09"
Flow Length=241' Tc=8.4 min CN=70 Runoff=0.41 cfs 1,390 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

Inflow=0.41 cfs 1,390 cf

Outflow=0.41 cfs 1,390 cf

Total Runoff Area = 5,407 sf Runoff Volume = 1,390 cf Average Runoff Depth = 3.09"
46.77% Pervious = 2,529 sf 53.23% Impervious = 2,878 sf

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existing
Type III 24-hr 25-yr-24 Rainfall=6.35"

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Summary for Subcatchment 1S: EXISTING CONDIITONS

Runoff = 0.41 cfs @ 12.12 hrs, Volume= 1,390 cf, Depth= 3.09"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr-24 Rainfall=6.35"

	Area (sf)	CN	Description
*	1,367	98	House, HSG A
*	427	98	Garage, HSG A
*	146	98	Porch, HSG A
*	71	98	Walkway, HSG A
*	867	98	Driveway, HSG A
	2,529	39	>75% Grass cover, Good, HSG A
	5,407	70	Weighted Average
	2,529		46.77% Pervious Area
	2,878		53.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

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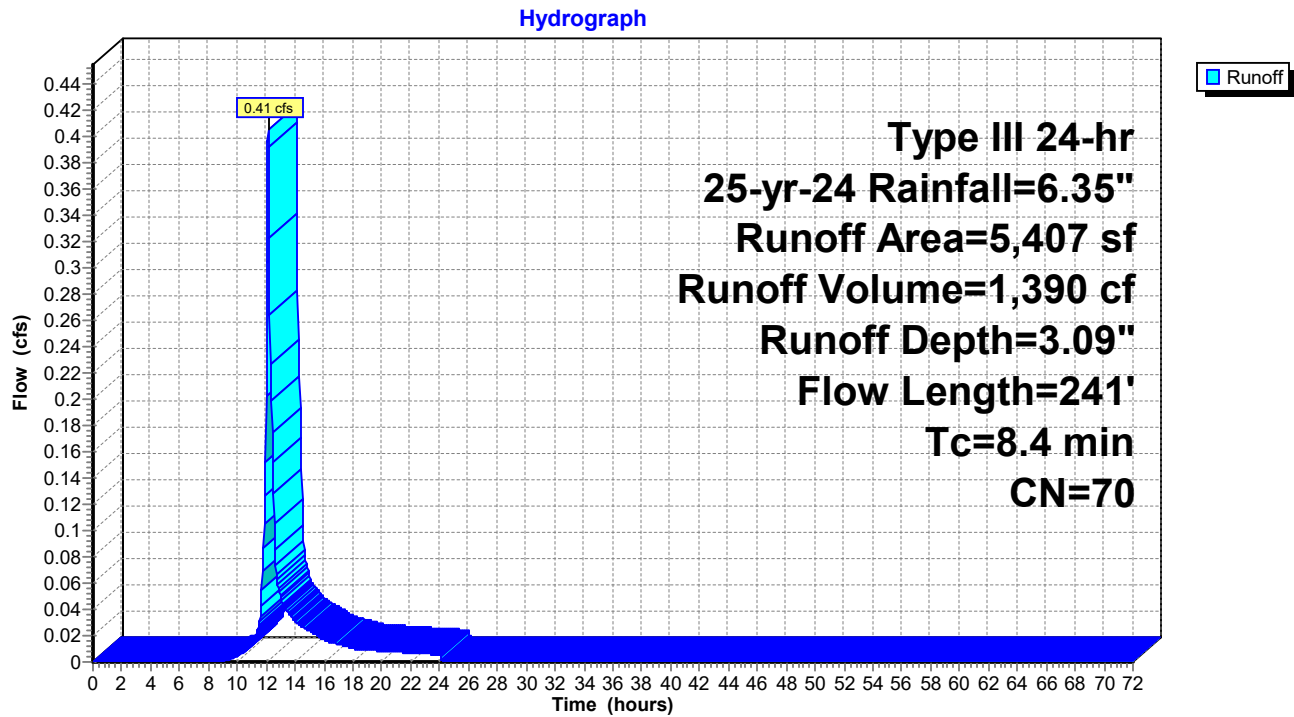
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existing
Type III 24-hr 25-yr-24 Rainfall=6.35"

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Subcatchment 1S: EXISTING CONDIITONS



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existing
Type III 24-hr 25-yr-24 Rainfall=6.35"

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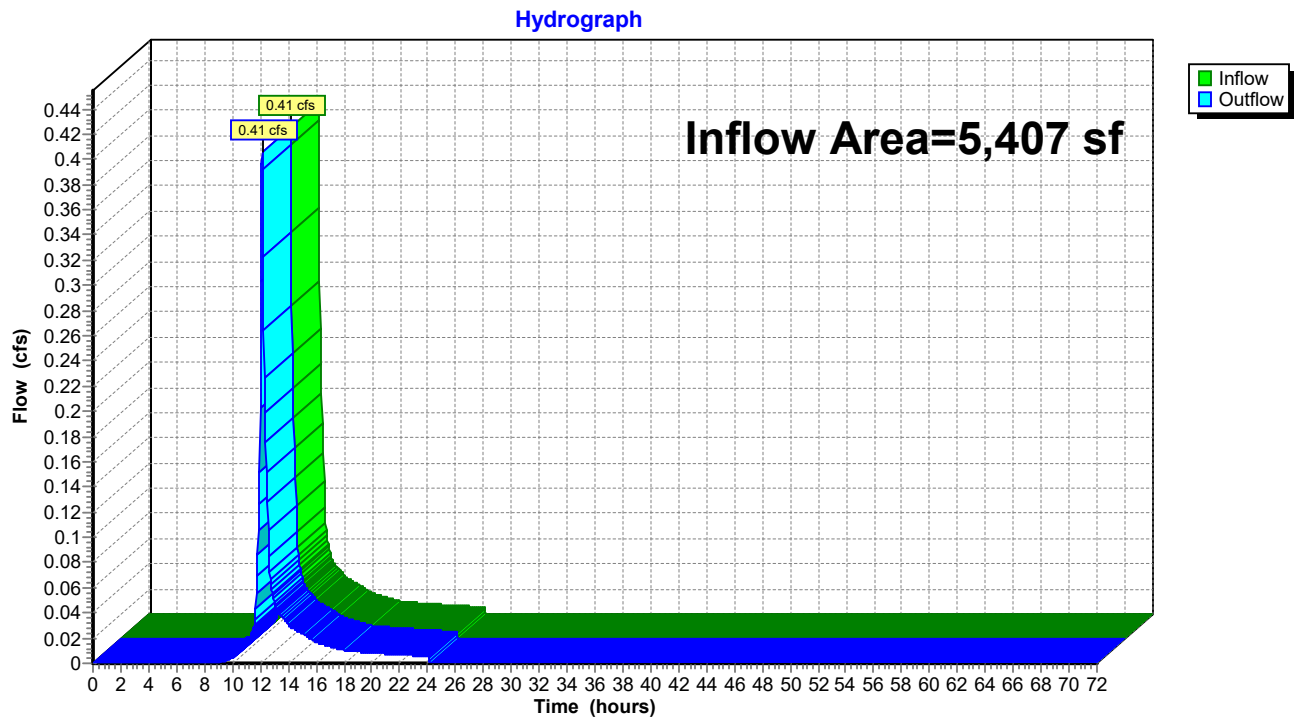
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 53.23% Impervious, Inflow Depth = 3.09" for 25-yr-24 event
Inflow = 0.41 cfs @ 12.12 hrs, Volume= 1,390 cf
Outflow = 0.41 cfs @ 12.12 hrs, Volume= 1,390 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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existing
Type III 24-hr 100-yr-24 Rainfall=8.17"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING CONDIITONS Runoff Area=5,407 sf 53.23% Impervious Runoff Depth=4.61"
Flow Length=241' Tc=8.4 min CN=70 Runoff=0.61 cfs 2,078 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

Inflow=0.61 cfs 2,078 cf
Outflow=0.61 cfs 2,078 cf

Total Runoff Area = 5,407 sf Runoff Volume = 2,078 cf Average Runoff Depth = 4.61"
46.77% Pervious = 2,529 sf 53.23% Impervious = 2,878 sf

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existing
Type III 24-hr 100-yr-24 Rainfall=8.17"

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Summary for Subcatchment 1S: EXISTING CONDIITONS

Runoff = 0.61 cfs @ 12.12 hrs, Volume= 2,078 cf, Depth= 4.61"
 Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-yr-24 Rainfall=8.17"

	Area (sf)	CN	Description
*	1,367	98	House, HSG A
*	427	98	Garage, HSG A
*	146	98	Porch, HSG A
*	71	98	Walkway, HSG A
*	867	98	Driveway, HSG A
	2,529	39	>75% Grass cover, Good, HSG A
	5,407	70	Weighted Average
	2,529		46.77% Pervious Area
	2,878		53.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

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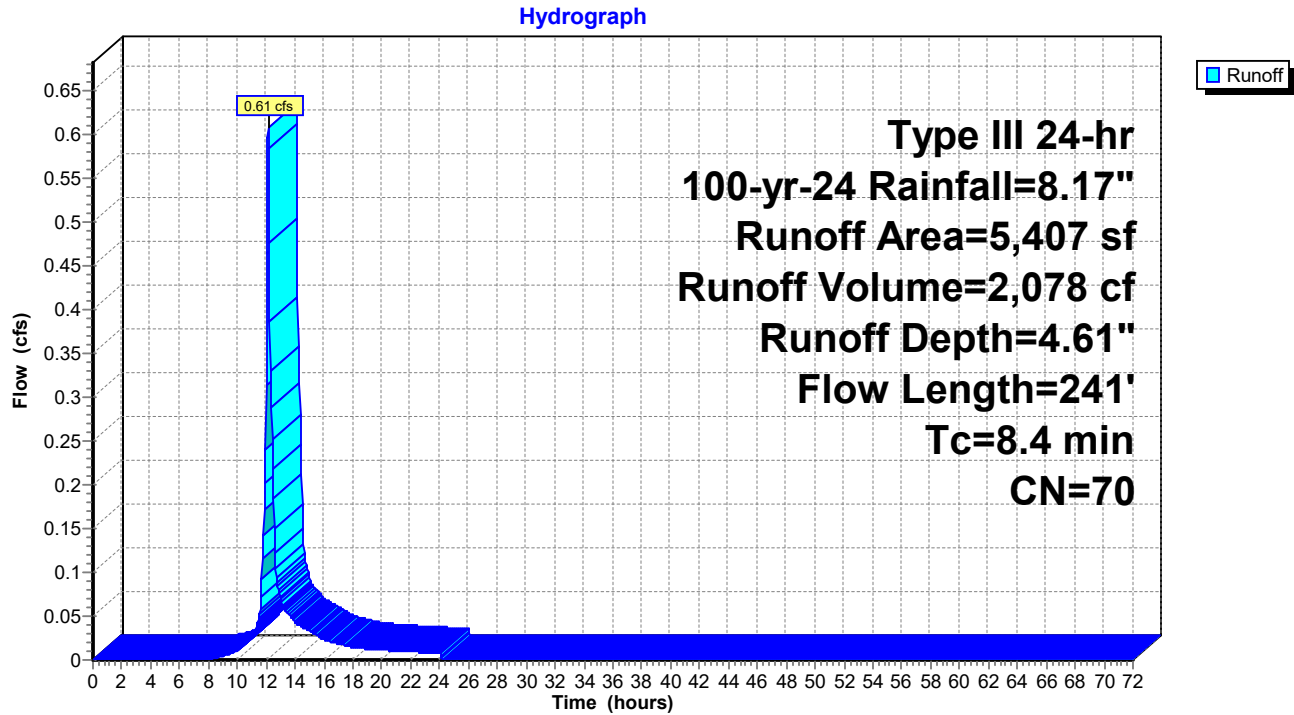
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existing
Type III 24-hr 100-yr-24 Rainfall=8.17"

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Subcatchment 1S: EXISTING CONDITONS



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existing
Type III 24-hr 100-yr-24 Rainfall=8.17"

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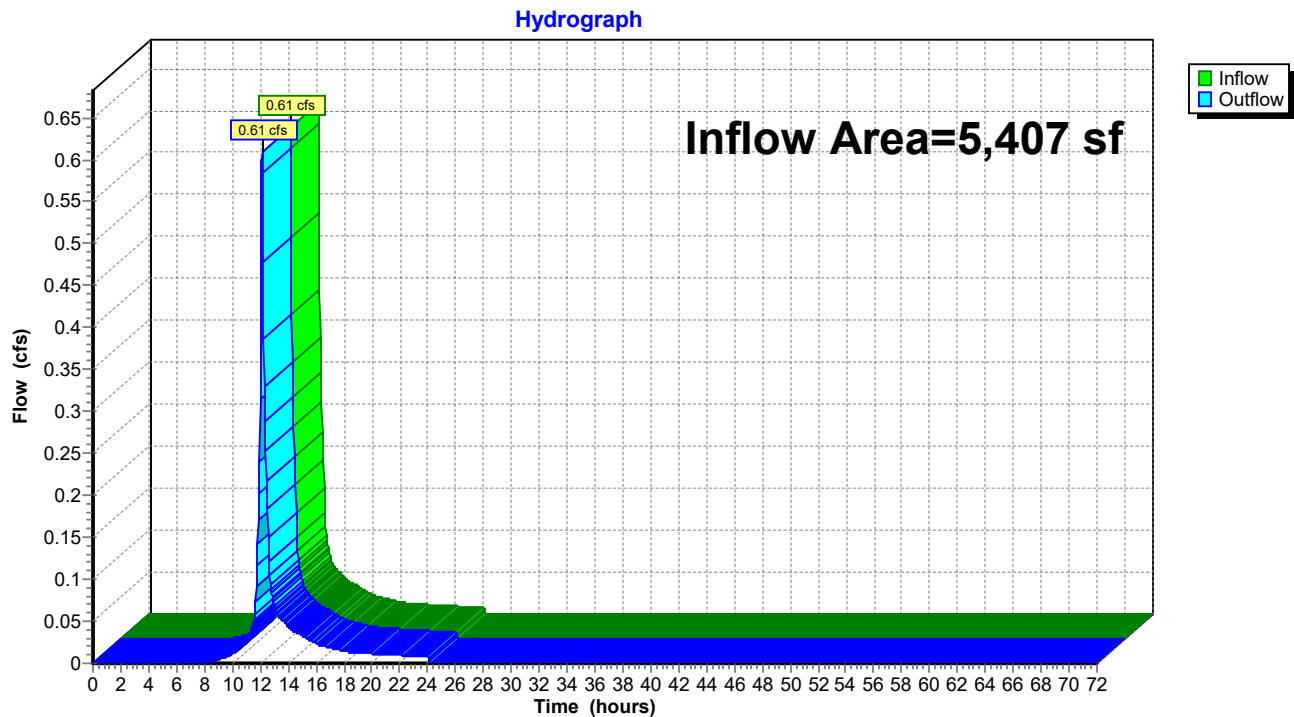
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 53.23% Impervious, Inflow Depth = 4.61" for 100-yr-24 event
Inflow = 0.61 cfs @ 12.12 hrs, Volume= 2,078 cf
Outflow = 0.61 cfs @ 12.12 hrs, Volume= 2,078 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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existing
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- 10 Node Listing
- 11 Subcat 1S: EXISTING CONDIITONS
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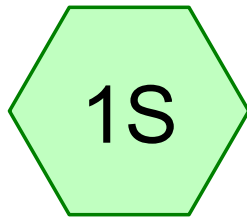
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- 14 Node Listing
- 15 Subcat 1S: EXISTING CONDIITONS
- 17 Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

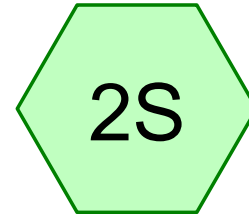
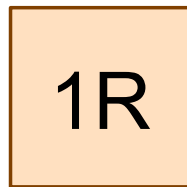
100-yr-24 Event

- 18 Node Listing
- 19 Subcat 1S: EXISTING CONDIITONS
- 21 Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

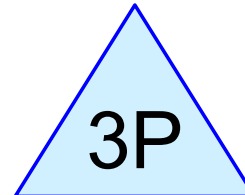
APPENDIX G



Existing Uncollected

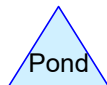
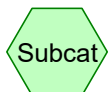


Proposed Collected



BROADWAY/EVERETT
RD DRAIN SYSTEM

Subsurface Infil 1



Routing Diagram for 126 BROADWAY PROPOSED
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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr-24	Type III 24-hr		Default	24.00	1	3.28	2
2	10-yr-24	Type III 24-hr		Default	24.00	1	5.17	2
3	25-yr-24	Type III 24-hr		Default	24.00	1	6.35	2
4	100-yr-24	Type III 24-hr		Default	24.00	1	8.17	2

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
1,063	49	50-75% Grass cover, Fair, HSG A (1S)
761	98	Driveway, HSG A (1S)
3,583	98	Structure, HSG A (2S)
5,407	88	TOTAL AREA

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Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
5,407	HSG A	1S, 2S
0	HSG B	
0	HSG C	
0	HSG D	
0	Other	
5,407		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
1,063	0	0	0	0	1,063	50-75% Grass cover, Fair
761	0	0	0	0	761	Driveway
3,583	0	0	0	0	3,583	Structure
5,407	0	0	0	0	5,407	TOTAL AREA

proposed

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	3P	98.10	96.40	118.0	0.0144	0.010	0.0	6.0	0.0	

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proposed
Type III 24-hr 2-yr-24 Rainfall=3.28"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Existing Uncollected Runoff Area=1,824 sf 41.72% Impervious Runoff Depth=0.83"
Flow Length=241' Tc=8.4 min CN=69 Runoff=0.03 cfs 125 cf

Subcatchment 2S: Proposed Collected Runoff Area=3,583 sf 100.00% Impervious Runoff Depth=3.05"
Tc=6.0 min CN=98 Runoff=0.26 cfs 910 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.03 cfs 125 cf
Outflow=0.03 cfs 125 cf

Pond 3P: Subsurface Infil 1 Peak Elev=97.65' Storage=408 cf Inflow=0.26 cfs 910 cf
Discarded=0.01 cfs 910 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 910 cf

Total Runoff Area = 5,407 sf Runoff Volume = 1,035 cf Average Runoff Depth = 2.30"
19.66% Pervious = 1,063 sf 80.34% Impervious = 4,344 sf

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proposed
Type III 24-hr 2-yr-24 Rainfall=3.28"

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Summary for Subcatchment 1S: Existing Uncollected

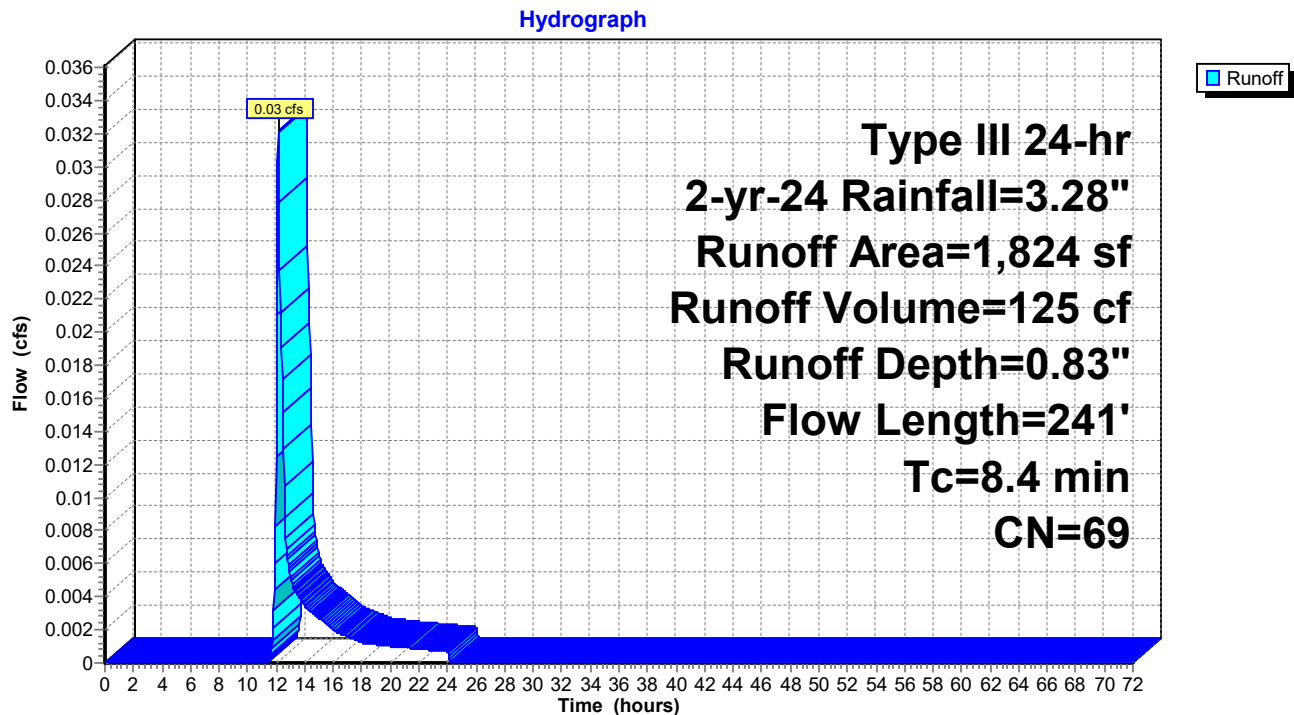
Runoff = 0.03 cfs @ 12.14 hrs, Volume= 125 cf, Depth= 0.83"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr-24 Rainfall=3.28"

Area (sf)	CN	Description
* 761	98	Driveway, HSG A
1,063	49	50-75% Grass cover, Fair, HSG A
1,824	69	Weighted Average
1,063		58.28% Pervious Area
761		41.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: Existing Uncollected



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proposed
Type III 24-hr 2-yr-24 Rainfall=3.28"

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Summary for Subcatchment 2S: Proposed Collected

Runoff = 0.26 cfs @ 12.09 hrs, Volume= 910 cf, Depth= 3.05"
Routed to Pond 3P : Subsurface Infil 1

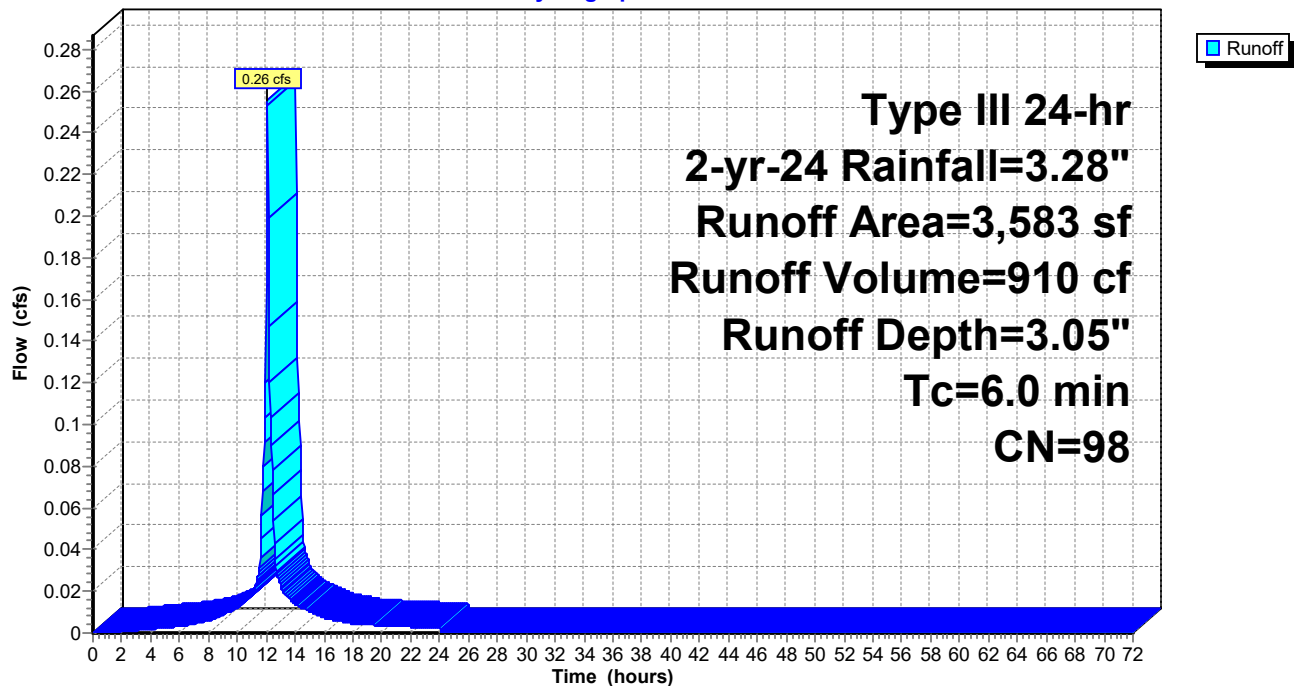
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr-24 Rainfall=3.28"

	Area (sf)	CN	Description
*	3,583	98	Structure, HSG A
	3,583		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					Direct Entry, Direct Entry
0.1	0	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2S: Proposed Collected

Hydrograph



126 BROADWAY PROPOSED

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proposed
Type III 24-hr 2-yr-24 Rainfall=3.28"

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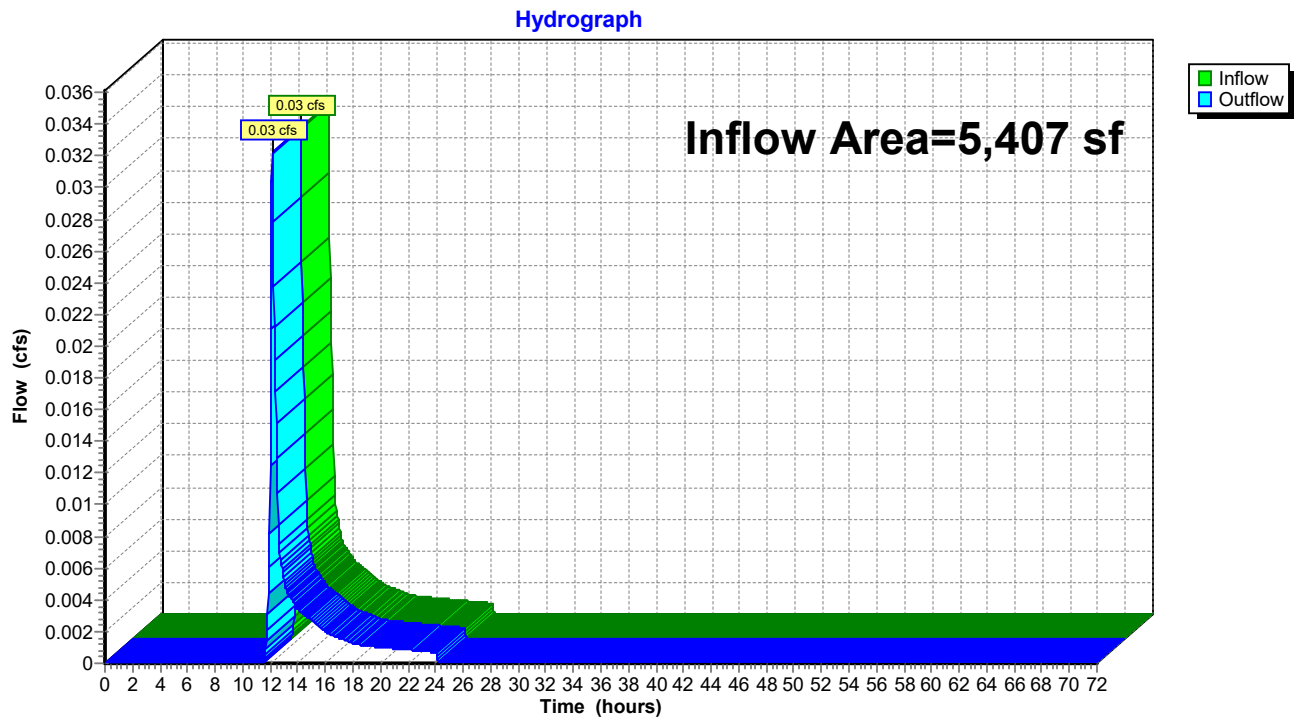
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 80.34% Impervious, Inflow Depth = 0.28" for 2-yr-24 event
Inflow = 0.03 cfs @ 12.14 hrs, Volume= 125 cf
Outflow = 0.03 cfs @ 12.14 hrs, Volume= 125 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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Summary for Pond 3P: Subsurface Infil 1

Inflow Area = 3,583 sf, 100.00% Impervious, Inflow Depth = 3.05" for 2-yr-24 event
Inflow = 0.26 cfs @ 12.09 hrs, Volume= 910 cf
Outflow = 0.01 cfs @ 10.80 hrs, Volume= 910 cf, Atten= 95%, Lag= 0.0 min
Discarded = 0.01 cfs @ 10.80 hrs, Volume= 910 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 97.65' @ 14.12 hrs Surf.Area= 237 sf Storage= 408 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 253.5 min (1,009.4 - 755.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	95.00'	257 cf	7.00'W x 33.83'L x 4.00'H Field A 947 cf Overall - 306 cf Embedded = 641 cf x 40.0% Voids
#2A	95.50'	306 cf	Cultec R-360HD x 8 Inside #1 Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf
		563 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	95.00'	2.410 in/hr Exfiltration over Surface area
#2	Primary	98.10'	6.0" Round Culvert L= 118.0' Ke= 0.500 Inlet / Outlet Invert= 98.10' / 96.40' S= 0.0144 ' / Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.01 cfs @ 10.80 hrs HW=95.04' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=95.00' TW=0.00' (Dynamic Tailwater)
↑**2=Culvert** (Controls 0.00 cfs)

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Pond 3P: Subsurface Infil 1 - Chamber Wizard Field A

Chamber Model = Cultec R-360HD (Cultec Recharger® 360HD)

Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf

Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap

Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf

8 Chambers/Row x 3.67' Long +1.25' Cap Length x 2 = 31.83' Row Length +12.0" End Stone x 2 = 33.83' Base Length

1 Rows x 60.0" Wide + 12.0" Side Stone x 2 = 7.00' Base Width

6.0" Stone Base + 36.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

8 Chambers x 36.6 cf + 6.5 cf Cap Volume x 2 x 1 Rows = 306.1 cf Chamber Storage

947.3 cf Field - 306.1 cf Chambers = 641.3 cf Stone x 40.0% Voids = 256.5 cf Stone Storage

Chamber Storage + Stone Storage = 562.6 cf = 0.013 af

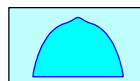
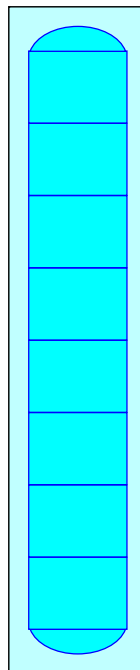
Overall Storage Efficiency = 59.4%

Overall System Size = 33.83' x 7.00' x 4.00'

8 Chambers

35.1 cy Field

23.8 cy Stone



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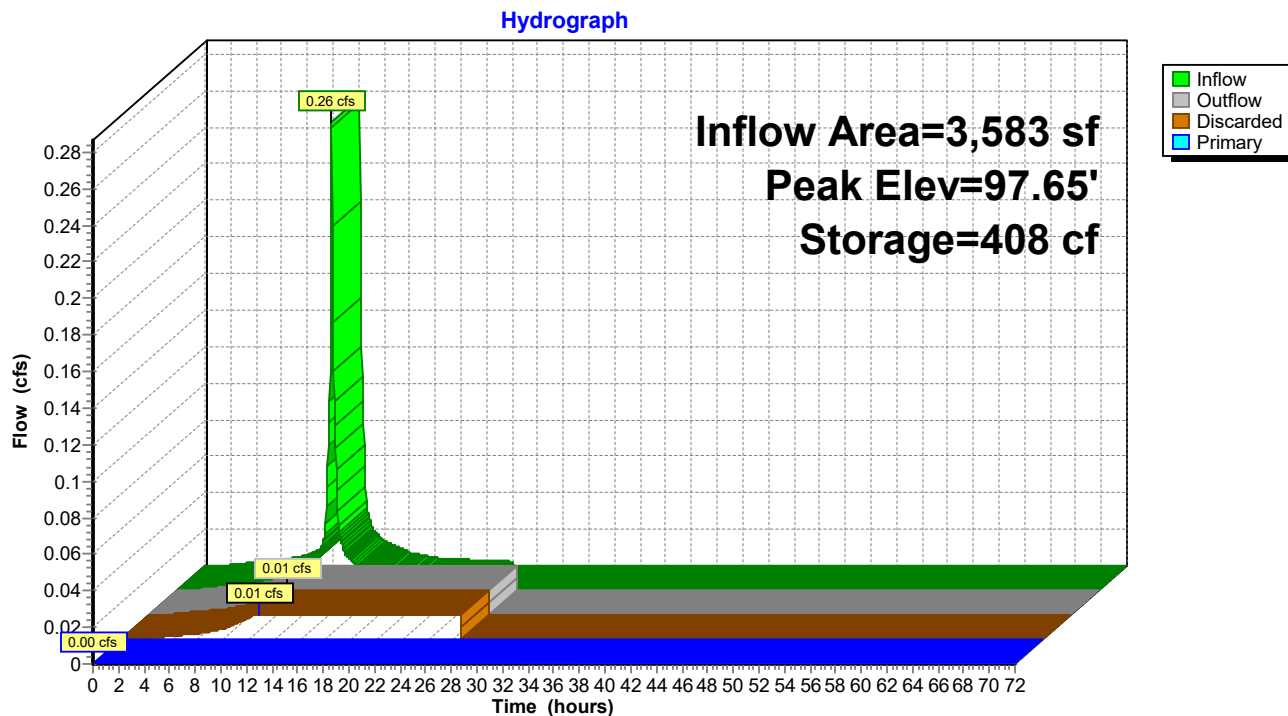
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Pond 3P: Subsurface Infil 1



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Type III 24-hr 10-yr-24 Rainfall=5.17"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Existing Uncollected Runoff Area=1,824 sf 41.72% Impervious Runoff Depth=2.08"
Flow Length=241' Tc=8.4 min CN=69 Runoff=0.09 cfs 316 cf

Subcatchment 2S: Proposed Collected Runoff Area=3,583 sf 100.00% Impervious Runoff Depth=4.93"
Tc=6.0 min CN=98 Runoff=0.41 cfs 1,473 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.28 cfs 646 cf
Outflow=0.28 cfs 646 cf

Pond 3P: Subsurface Infil 1 Peak Elev=98.38' Storage=503 cf Inflow=0.41 cfs 1,473 cf
Discarded=0.01 cfs 1,143 cf Primary=0.20 cfs 330 cf Outflow=0.21 cfs 1,473 cf

Total Runoff Area = 5,407 sf Runoff Volume = 1,789 cf Average Runoff Depth = 3.97"
19.66% Pervious = 1,063 sf 80.34% Impervious = 4,344 sf

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Type III 24-hr 10-yr-24 Rainfall=5.17"

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Summary for Subcatchment 1S: Existing Uncollected

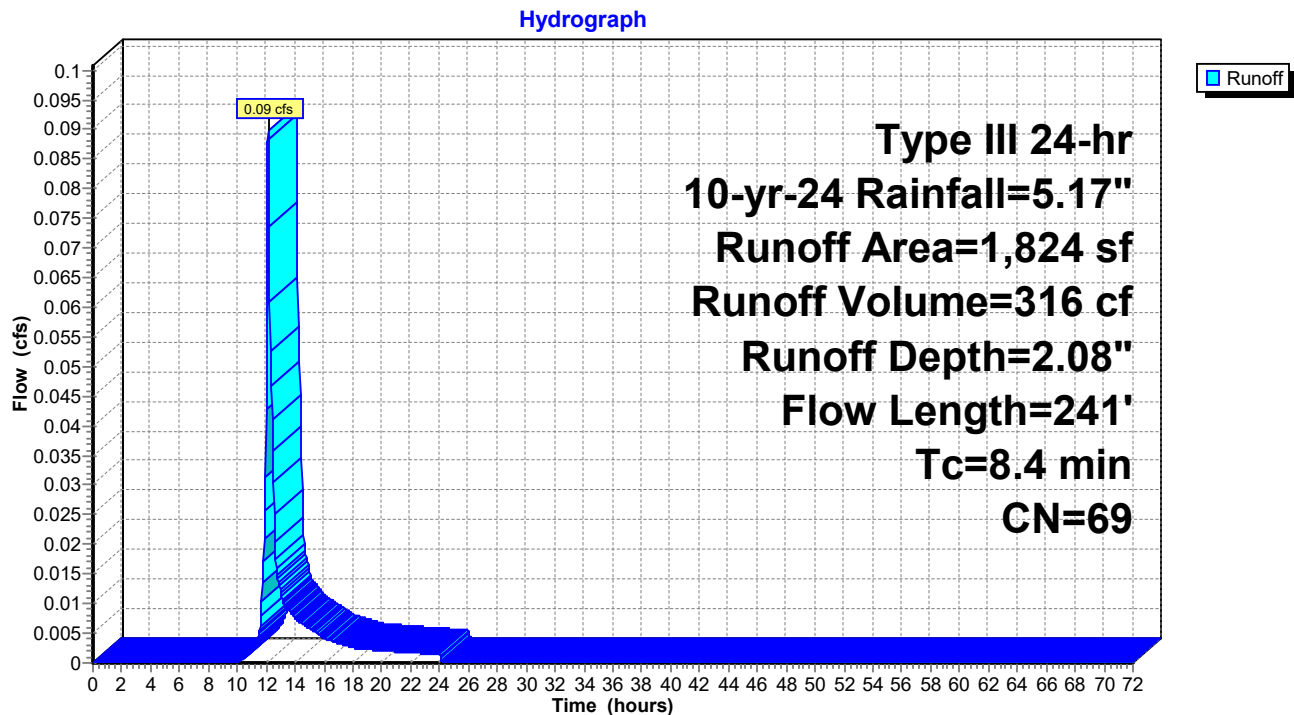
Runoff = 0.09 cfs @ 12.13 hrs, Volume= 316 cf, Depth= 2.08"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr-24 Rainfall=5.17"

Area (sf)	CN	Description
* 761	98	Driveway, HSG A
1,063	49	50-75% Grass cover, Fair, HSG A
1,824	69	Weighted Average
1,063		58.28% Pervious Area
761		41.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: Existing Uncollected



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Type III 24-hr 10-yr-24 Rainfall=5.17"

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Summary for Subcatchment 2S: Proposed Collected

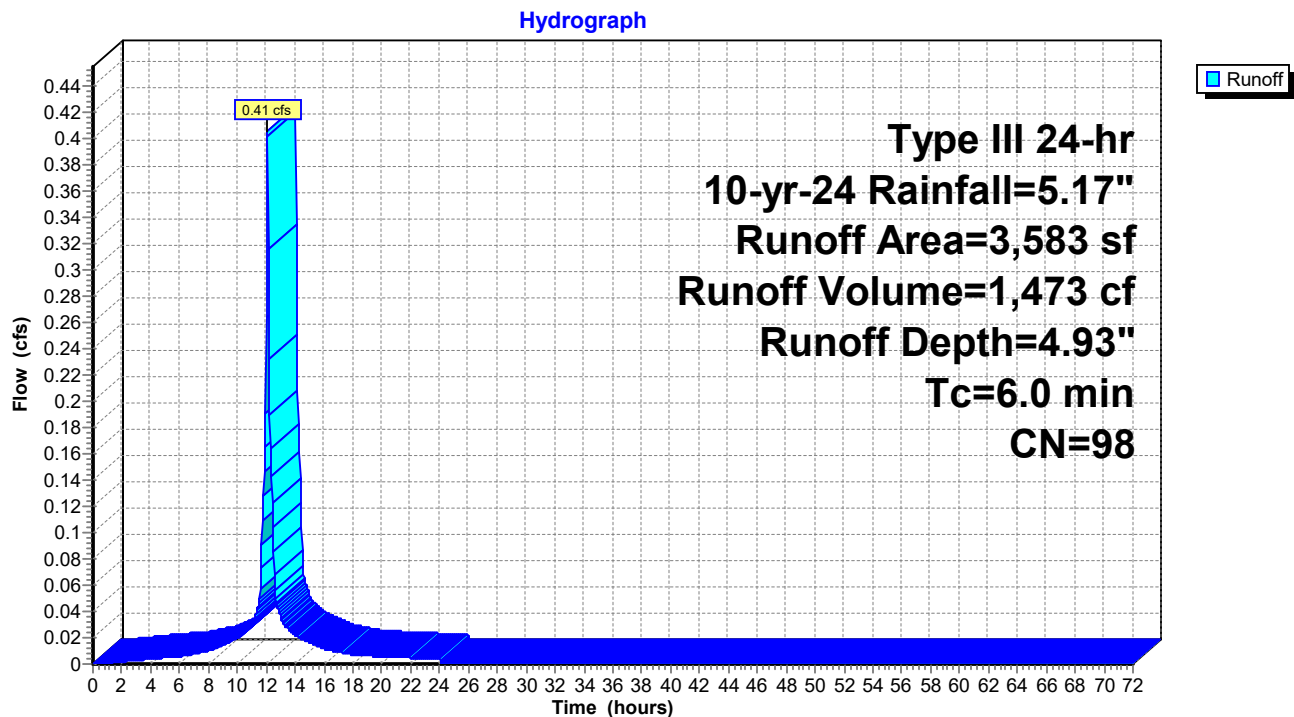
Runoff = 0.41 cfs @ 12.09 hrs, Volume= 1,473 cf, Depth= 4.93"
Routed to Pond 3P : Subsurface Infil 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr-24 Rainfall=5.17"

	Area (sf)	CN	Description
*	3,583	98	Structure, HSG A
	3,583		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					Direct Entry, Direct Entry
0.1	0				Total, Increased to minimum Tc = 6.0 min

Subcatchment 2S: Proposed Collected



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Type III 24-hr 10-yr-24 Rainfall=5.17"

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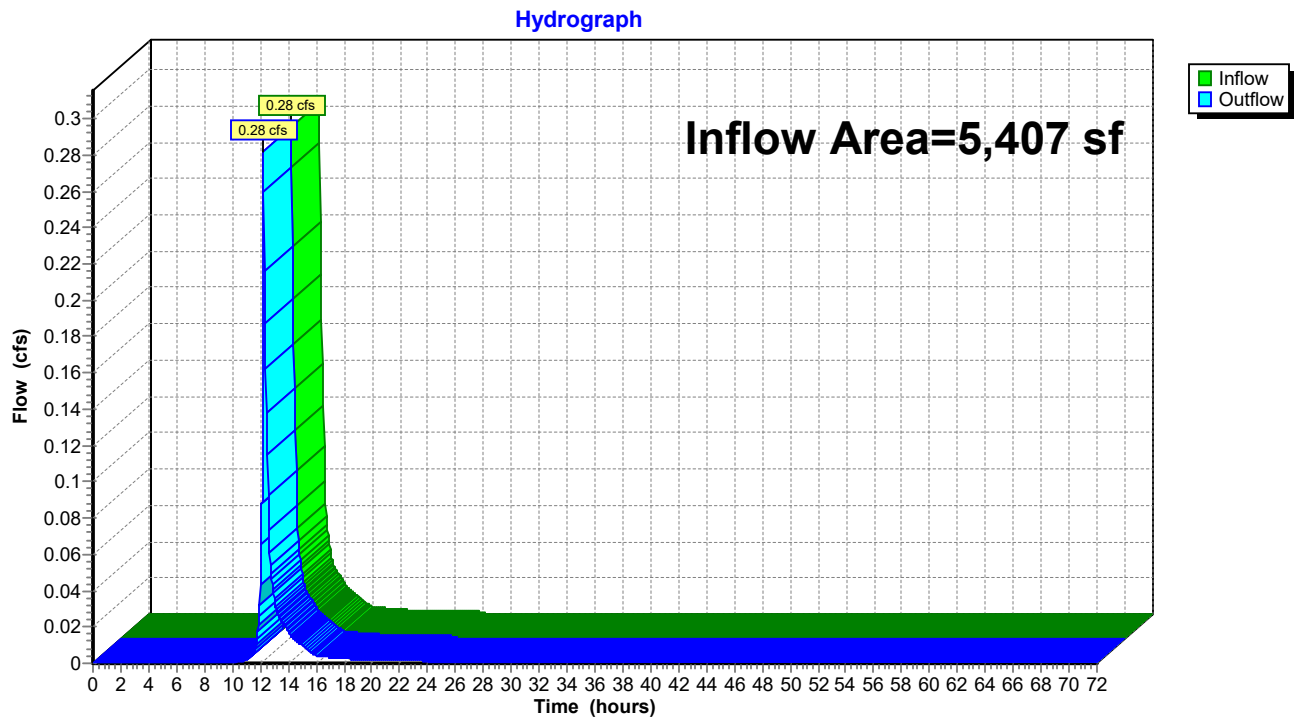
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 80.34% Impervious, Inflow Depth = 1.43" for 10-yr-24 event
Inflow = 0.28 cfs @ 12.22 hrs, Volume= 646 cf
Outflow = 0.28 cfs @ 12.22 hrs, Volume= 646 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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Summary for Pond 3P: Subsurface Infil 1

Inflow Area = 3,583 sf, 100.00% Impervious, Inflow Depth = 4.93" for 10-yr-24 event
Inflow = 0.41 cfs @ 12.09 hrs, Volume= 1,473 cf
Outflow = 0.21 cfs @ 12.24 hrs, Volume= 1,473 cf, Atten= 48%, Lag= 9.0 min
Discarded = 0.01 cfs @ 9.35 hrs, Volume= 1,143 cf
Primary = 0.20 cfs @ 12.24 hrs, Volume= 330 cf
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 98.38' @ 12.24 hrs Surf.Area= 237 sf Storage= 503 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 241.2 min (988.7 - 747.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	95.00'	257 cf	7.00'W x 33.83'L x 4.00'H Field A 947 cf Overall - 306 cf Embedded = 641 cf x 40.0% Voids
#2A	95.50'	306 cf	Cultec R-360HD x 8 Inside #1 Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf
		563 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	95.00'	2.410 in/hr Exfiltration over Surface area
#2	Primary	98.10'	6.0" Round Culvert L= 118.0' Ke= 0.500 Inlet / Outlet Invert= 98.10' / 96.40' S= 0.0144 ' / Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.01 cfs @ 9.35 hrs HW=95.04' (Free Discharge)
↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.20 cfs @ 12.24 hrs HW=98.37' TW=0.00' (Dynamic Tailwater)
↑ **2=Culvert** (Inlet Controls 0.20 cfs @ 1.78 fps)

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Type III 24-hr 10-yr-24 Rainfall=5.17"

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Pond 3P: Subsurface Infil 1 - Chamber Wizard Field A

Chamber Model = Cultec R-360HD (Cultec Recharger® 360HD)

Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf

Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap

Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf

8 Chambers/Row x 3.67' Long +1.25' Cap Length x 2 = 31.83' Row Length +12.0" End Stone x 2 = 33.83' Base Length

1 Rows x 60.0" Wide + 12.0" Side Stone x 2 = 7.00' Base Width

6.0" Stone Base + 36.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

8 Chambers x 36.6 cf + 6.5 cf Cap Volume x 2 x 1 Rows = 306.1 cf Chamber Storage

947.3 cf Field - 306.1 cf Chambers = 641.3 cf Stone x 40.0% Voids = 256.5 cf Stone Storage

Chamber Storage + Stone Storage = 562.6 cf = 0.013 af

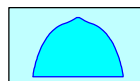
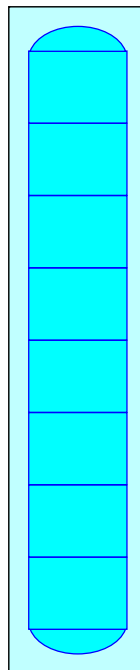
Overall Storage Efficiency = 59.4%

Overall System Size = 33.83' x 7.00' x 4.00'

8 Chambers

35.1 cy Field

23.8 cy Stone



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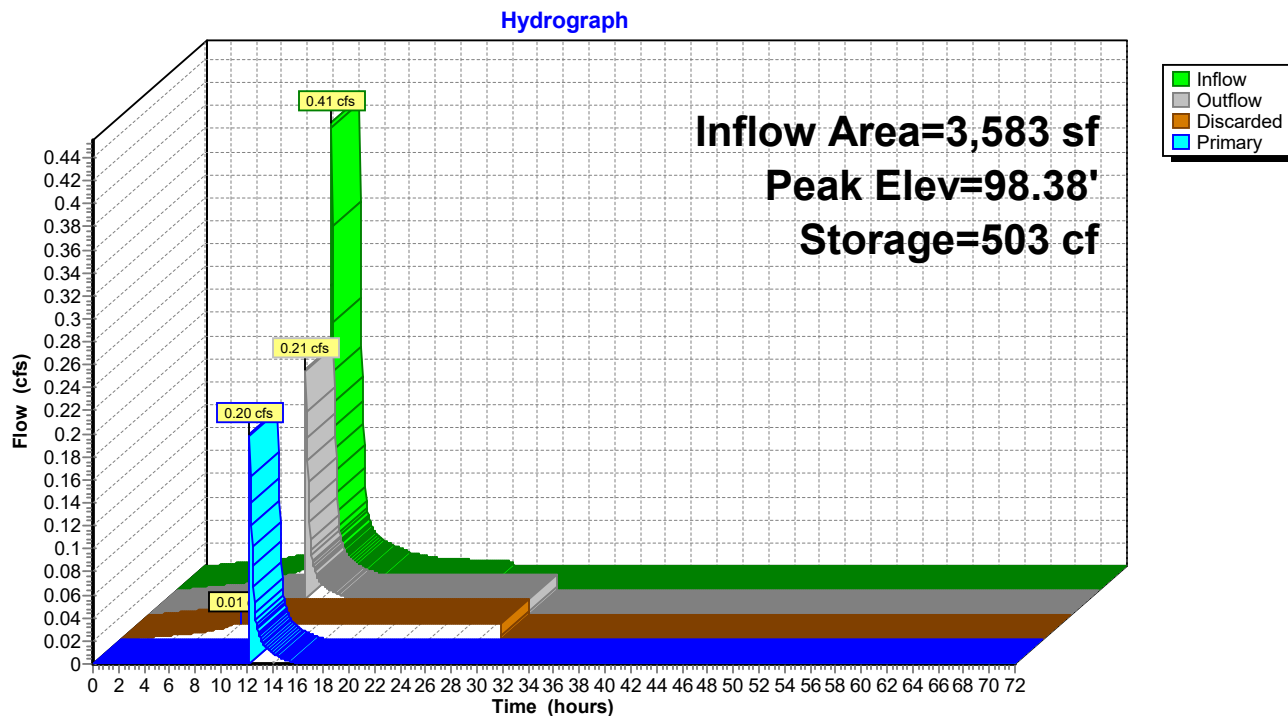
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Pond 3P: Subsurface Infil 1



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Type III 24-hr 25-yr-24 Rainfall=6.35"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Existing Uncollected Runoff Area=1,824 sf 41.72% Impervious Runoff Depth=2.99"
Flow Length=241' Tc=8.4 min CN=69 Runoff=0.13 cfs 454 cf

Subcatchment 2S: Proposed Collected Runoff Area=3,583 sf 100.00% Impervious Runoff Depth=6.11"
Tc=6.0 min CN=98 Runoff=0.50 cfs 1,825 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.57 cfs 1,054 cf
Outflow=0.57 cfs 1,054 cf

Pond 3P: Subsurface Infil 1 Peak Elev=98.56' Storage=521 cf Inflow=0.50 cfs 1,825 cf
Discarded=0.01 cfs 1,226 cf Primary=0.44 cfs 600 cf Outflow=0.45 cfs 1,826 cf

Total Runoff Area = 5,407 sf Runoff Volume = 2,279 cf Average Runoff Depth = 5.06"
19.66% Pervious = 1,063 sf 80.34% Impervious = 4,344 sf

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Summary for Subcatchment 1S: Existing Uncollected

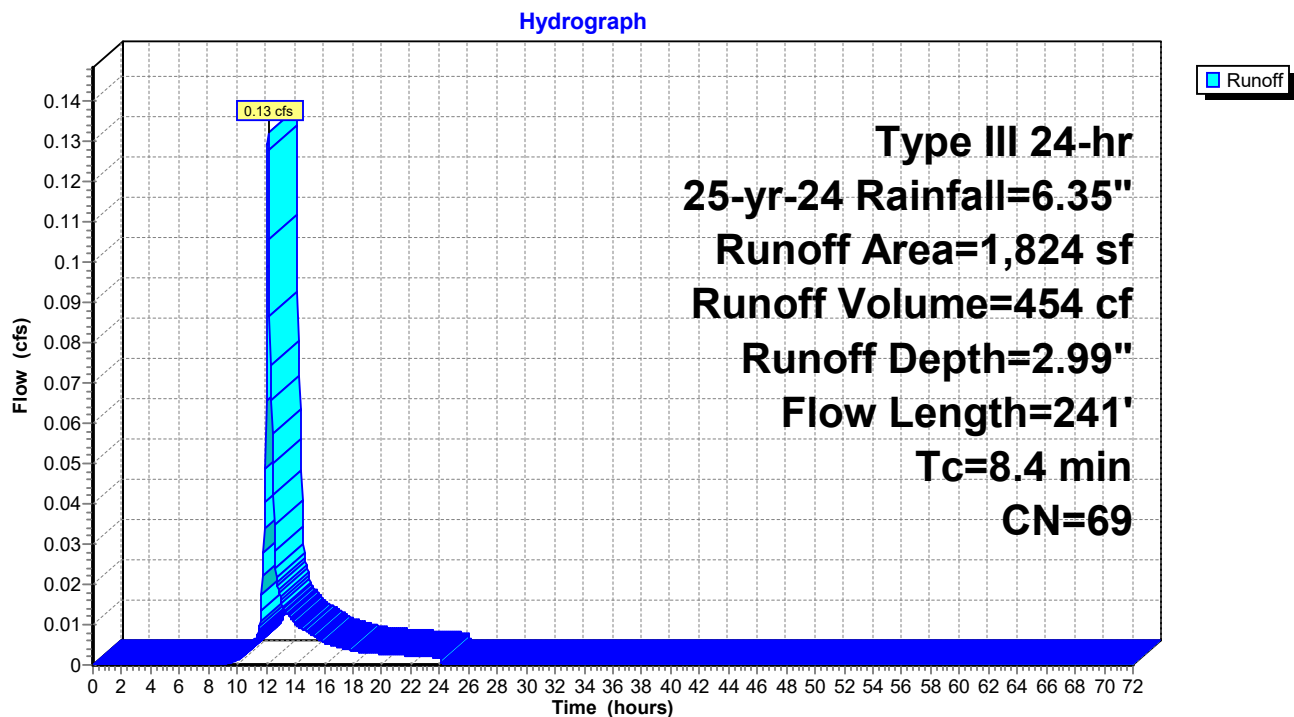
Runoff = 0.13 cfs @ 12.12 hrs, Volume= 454 cf, Depth= 2.99"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr-24 Rainfall=6.35"

	Area (sf)	CN	Description
*	761	98	Driveway, HSG A
	1,063	49	50-75% Grass cover, Fair, HSG A
	1,824	69	Weighted Average
	1,063		58.28% Pervious Area
	761		41.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: Existing Uncollected



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Summary for Subcatchment 2S: Proposed Collected

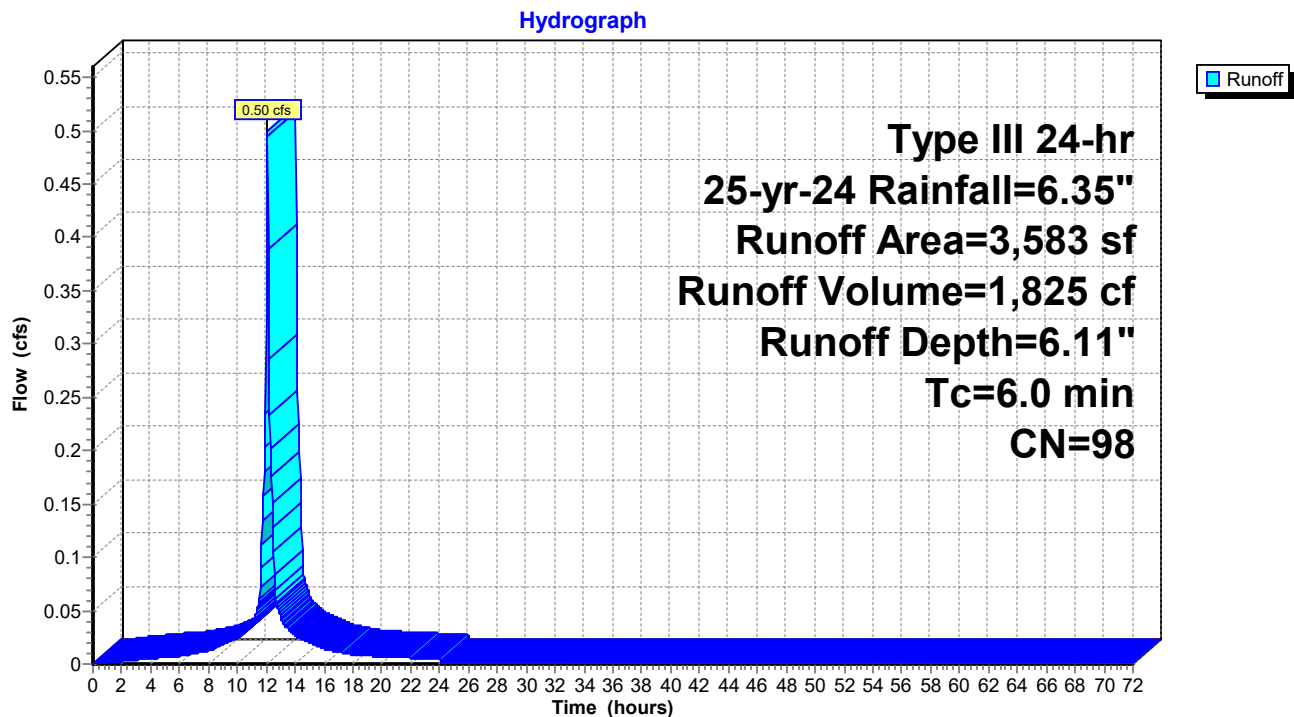
Runoff = 0.50 cfs @ 12.09 hrs, Volume= 1,825 cf, Depth= 6.11"
Routed to Pond 3P : Subsurface Infil 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr-24 Rainfall=6.35"

	Area (sf)	CN	Description
*	3,583	98	Structure, HSG A
	3,583		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					Direct Entry, Direct Entry
0.1	0				Total, Increased to minimum Tc = 6.0 min

Subcatchment 2S: Proposed Collected



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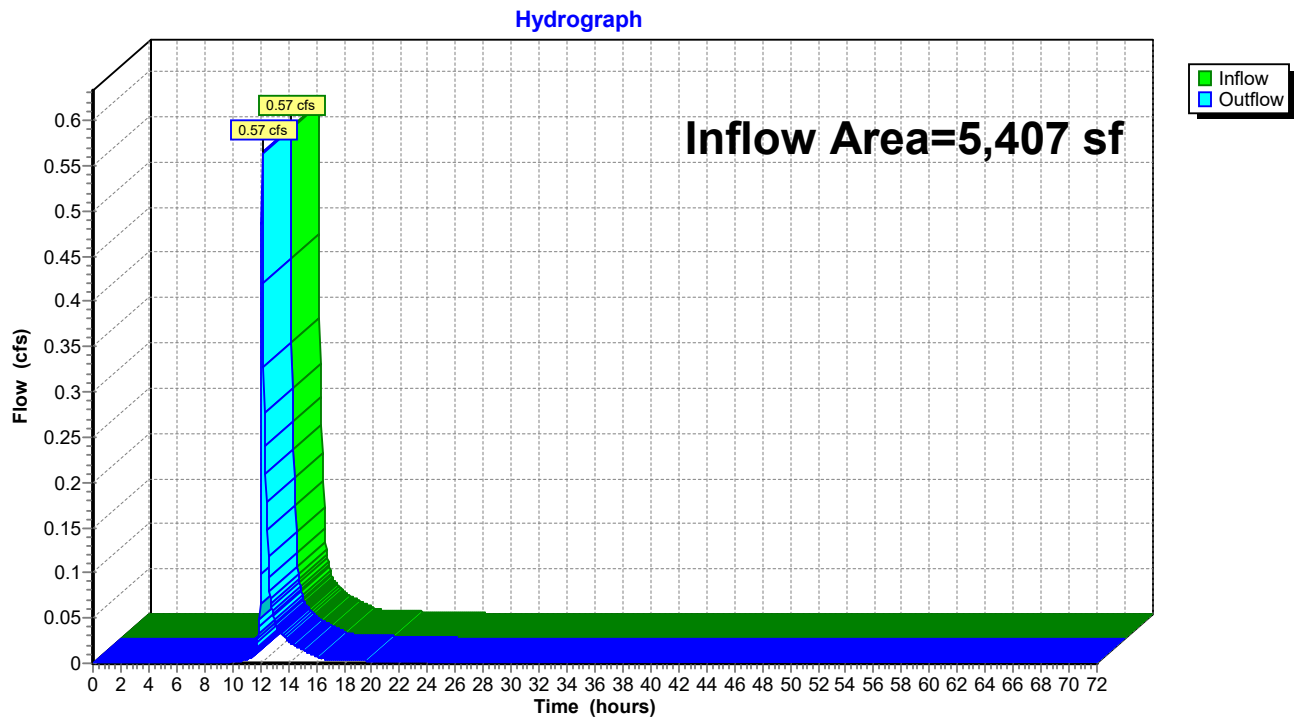
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 80.34% Impervious, Inflow Depth = 2.34" for 25-yr-24 event
Inflow = 0.57 cfs @ 12.14 hrs, Volume= 1,054 cf
Outflow = 0.57 cfs @ 12.14 hrs, Volume= 1,054 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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Type III 24-hr 25-yr-24 Rainfall=6.35"

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Summary for Pond 3P: Subsurface Infil 1

Inflow Area = 3,583 sf, 100.00% Impervious, Inflow Depth = 6.11" for 25-yr-24 event
 Inflow = 0.50 cfs @ 12.09 hrs, Volume= 1,825 cf
 Outflow = 0.45 cfs @ 12.14 hrs, Volume= 1,826 cf, Atten= 10%, Lag= 3.5 min
 Discarded = 0.01 cfs @ 8.75 hrs, Volume= 1,226 cf
 Primary = 0.44 cfs @ 12.14 hrs, Volume= 600 cf
 Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 98.56' @ 12.15 hrs Surf.Area= 237 sf Storage= 521 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 214.3 min (958.6 - 744.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	95.00'	257 cf	7.00'W x 33.83'L x 4.00'H Field A 947 cf Overall - 306 cf Embedded = 641 cf x 40.0% Voids
#2A	95.50'	306 cf	Cultec R-360HD x 8 Inside #1 Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf
		563 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	95.00'	2.410 in/hr Exfiltration over Surface area
#2	Primary	98.10'	6.0" Round Culvert L= 118.0' Ke= 0.500 Inlet / Outlet Invert= 98.10' / 96.40' S= 0.0144 ' / Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.01 cfs @ 8.75 hrs HW=95.04' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.43 cfs @ 12.14 hrs HW=98.55' TW=0.00' (Dynamic Tailwater)
 ↑ **2=Culvert** (Inlet Controls 0.43 cfs @ 2.29 fps)

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Type III 24-hr 25-yr-24 Rainfall=6.35"

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Pond 3P: Subsurface Infil 1 - Chamber Wizard Field A

Chamber Model = Cultec R-360HD (Cultec Recharger® 360HD)

Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf

Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap

Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf

8 Chambers/Row x 3.67' Long +1.25' Cap Length x 2 = 31.83' Row Length +12.0" End Stone x 2 = 33.83' Base Length

1 Rows x 60.0" Wide + 12.0" Side Stone x 2 = 7.00' Base Width

6.0" Stone Base + 36.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

8 Chambers x 36.6 cf + 6.5 cf Cap Volume x 2 x 1 Rows = 306.1 cf Chamber Storage

947.3 cf Field - 306.1 cf Chambers = 641.3 cf Stone x 40.0% Voids = 256.5 cf Stone Storage

Chamber Storage + Stone Storage = 562.6 cf = 0.013 af

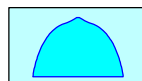
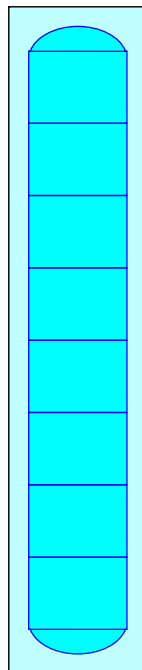
Overall Storage Efficiency = 59.4%

Overall System Size = 33.83' x 7.00' x 4.00'

8 Chambers

35.1 cy Field

23.8 cy Stone



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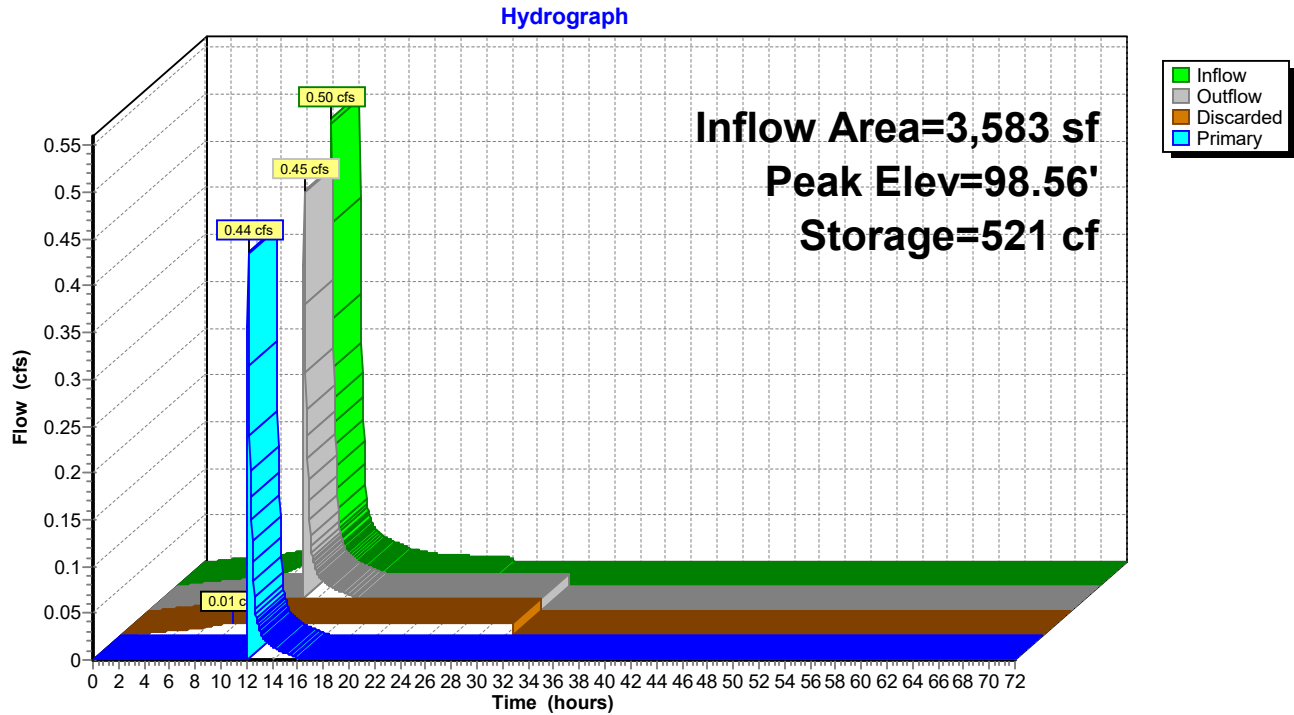
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proposed
Type III 24-hr 25-yr-24 Rainfall=6.35"

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Pond 3P: Subsurface Infil 1



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Type III 24-hr 100-yr-24 Rainfall=8.17"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Existing Uncollected Runoff Area=1,824 sf 41.72% Impervious Runoff Depth=4.49"
Flow Length=241' Tc=8.4 min CN=69 Runoff=0.20 cfs 683 cf

Subcatchment 2S: Proposed Collected Runoff Area=3,583 sf 100.00% Impervious Runoff Depth=7.93"
Tc=6.0 min CN=98 Runoff=0.64 cfs 2,368 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.80 cfs 1,722 cf
Outflow=0.80 cfs 1,722 cf

Pond 3P: Subsurface Infil 1 Peak Elev=98.75' Storage=539 cf Inflow=0.64 cfs 2,368 cf
Discarded=0.01 cfs 1,330 cf Primary=0.60 cfs 1,039 cf Outflow=0.61 cfs 2,369 cf

Total Runoff Area = 5,407 sf Runoff Volume = 3,051 cf Average Runoff Depth = 6.77"
19.66% Pervious = 1,063 sf 80.34% Impervious = 4,344 sf

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Summary for Subcatchment 1S: Existing Uncollected

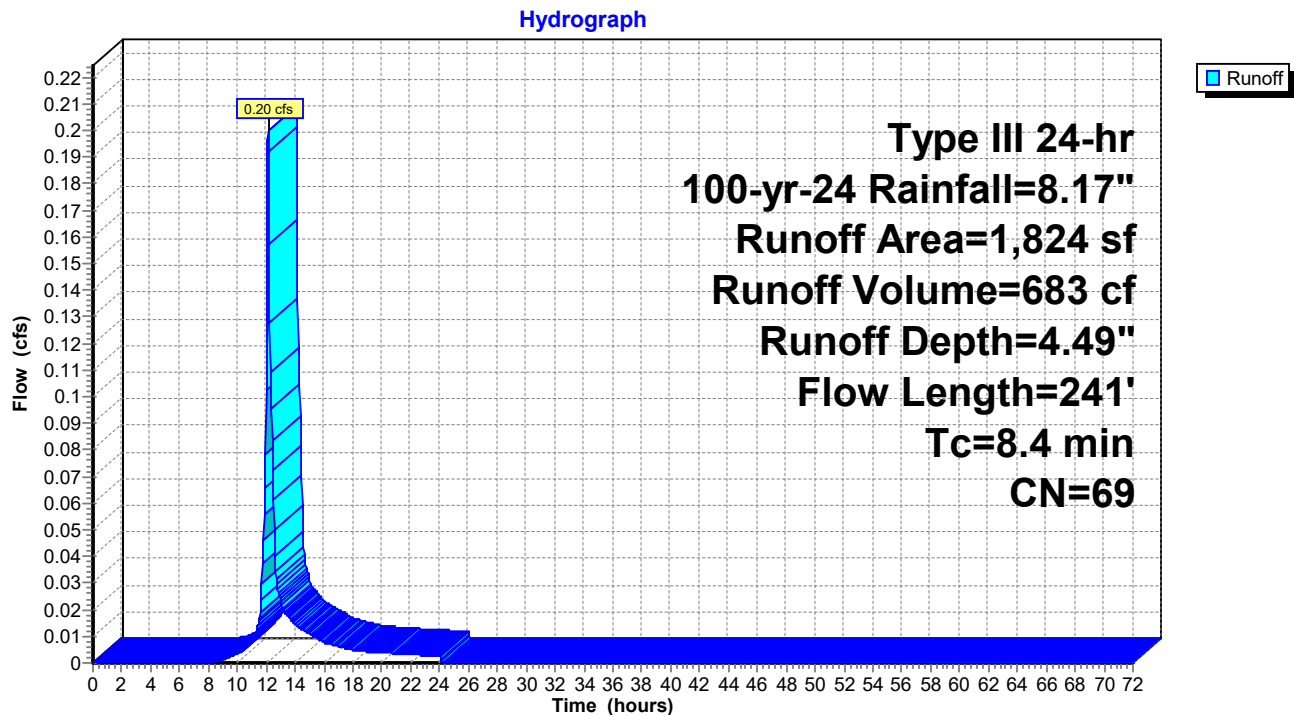
Runoff = 0.20 cfs @ 12.12 hrs, Volume= 683 cf, Depth= 4.49"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr-24 Rainfall=8.17"

Area (sf)	CN	Description
* 761	98	Driveway, HSG A
1,063	49	50-75% Grass cover, Fair, HSG A
1,824	69	Weighted Average
1,063		58.28% Pervious Area
761		41.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: Existing Uncollected



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Summary for Subcatchment 2S: Proposed Collected

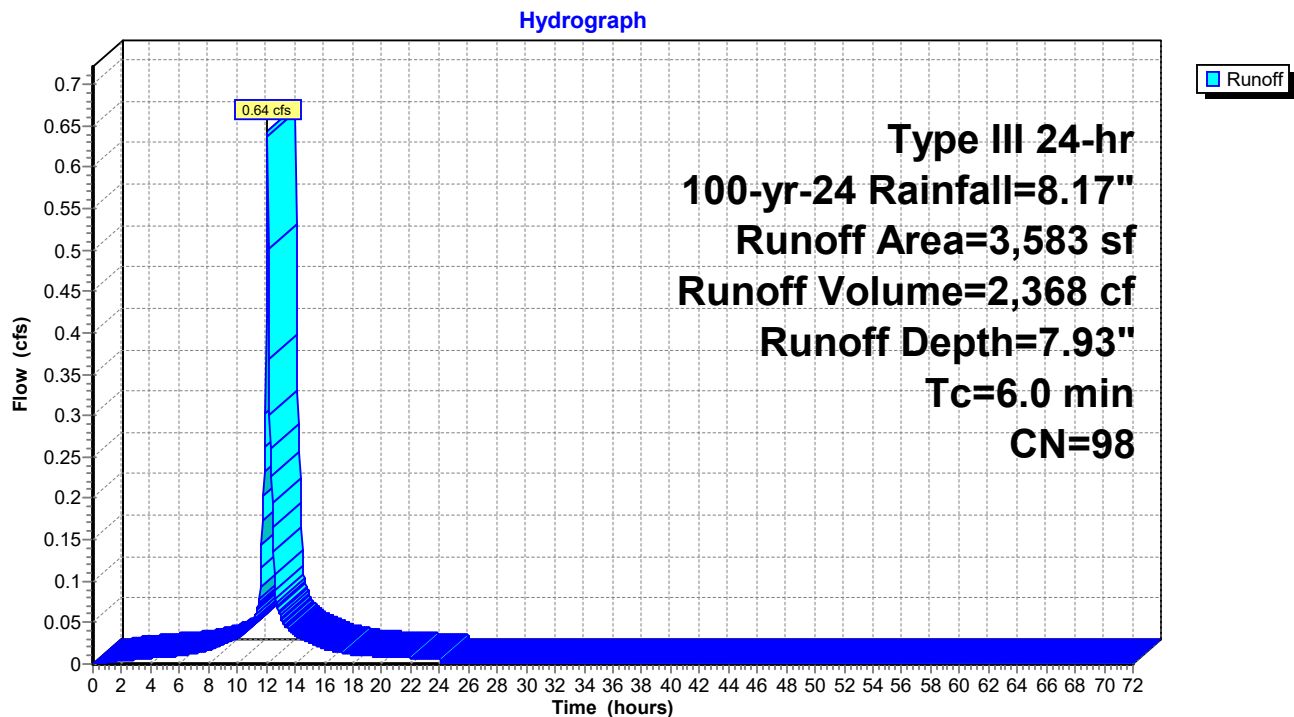
Runoff = 0.64 cfs @ 12.09 hrs, Volume= 2,368 cf, Depth= 7.93"
Routed to Pond 3P : Subsurface Infil 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr-24 Rainfall=8.17"

	Area (sf)	CN	Description
*	3,583	98	Structure, HSG A
	3,583		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					Direct Entry, Direct Entry
0.1	0				Total, Increased to minimum Tc = 6.0 min

Subcatchment 2S: Proposed Collected



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Type III 24-hr 100-yr-24 Rainfall=8.17"

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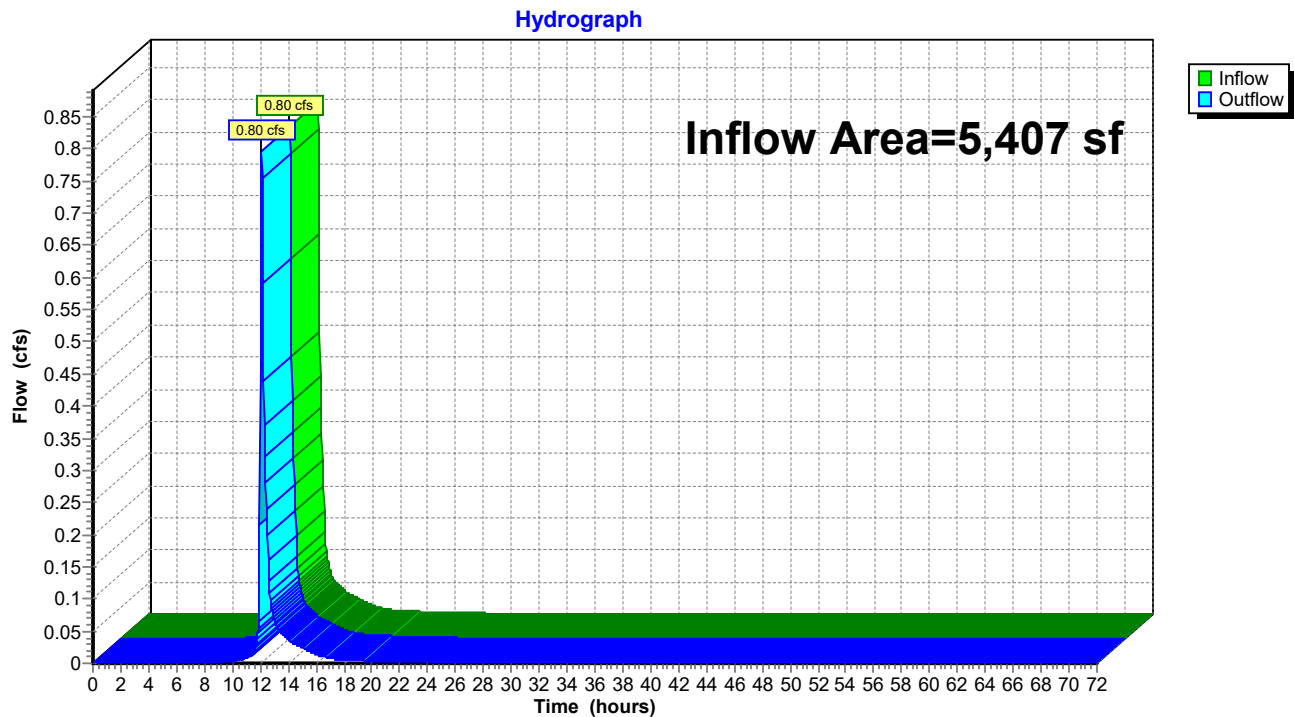
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 80.34% Impervious, Inflow Depth = 3.82" for 100-yr-24 event
Inflow = 0.80 cfs @ 12.12 hrs, Volume= 1,722 cf
Outflow = 0.80 cfs @ 12.12 hrs, Volume= 1,722 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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Summary for Pond 3P: Subsurface Infil 1

Inflow Area = 3,583 sf, 100.00% Impervious, Inflow Depth = 7.93" for 100-yr-24 event
Inflow = 0.64 cfs @ 12.09 hrs, Volume= 2,368 cf
Outflow = 0.61 cfs @ 12.11 hrs, Volume= 2,369 cf, Atten= 6%, Lag= 1.6 min
Discarded = 0.01 cfs @ 7.80 hrs, Volume= 1,330 cf
Primary = 0.60 cfs @ 12.11 hrs, Volume= 1,039 cf
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 98.75' @ 12.11 hrs Surf.Area= 237 sf Storage= 539 cf

Plug-Flow detention time= 185.5 min calculated for 2,367 cf (100% of inflow)
Center-of-Mass det. time= 185.9 min (926.9 - 741.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	95.00'	257 cf	7.00'W x 33.83'L x 4.00'H Field A 947 cf Overall - 306 cf Embedded = 641 cf x 40.0% Voids
#2A	95.50'	306 cf	Cultec R-360HD x 8 Inside #1 Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf
		563 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	95.00'	2.410 in/hr Exfiltration over Surface area
#2	Primary	98.10'	6.0" Round Culvert L= 118.0' Ke= 0.500 Inlet / Outlet Invert= 98.10' / 96.40' S= 0.0144 ' / Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.01 cfs @ 7.80 hrs HW=95.04' (Free Discharge)
↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.58 cfs @ 12.11 hrs HW=98.73' TW=0.00' (Dynamic Tailwater)
↑ **2=Culvert** (Inlet Controls 0.58 cfs @ 2.97 fps)

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Type III 24-hr 100-yr-24 Rainfall=8.17"

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Pond 3P: Subsurface Infil 1 - Chamber Wizard Field A

Chamber Model = Cultec R-360HD (Cultec Recharger® 360HD)

Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf

Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap

Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf

8 Chambers/Row x 3.67' Long +1.25' Cap Length x 2 = 31.83' Row Length +12.0" End Stone x 2 = 33.83' Base Length

1 Rows x 60.0" Wide + 12.0" Side Stone x 2 = 7.00' Base Width

6.0" Stone Base + 36.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

8 Chambers x 36.6 cf + 6.5 cf Cap Volume x 2 x 1 Rows = 306.1 cf Chamber Storage

947.3 cf Field - 306.1 cf Chambers = 641.3 cf Stone x 40.0% Voids = 256.5 cf Stone Storage

Chamber Storage + Stone Storage = 562.6 cf = 0.013 af

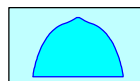
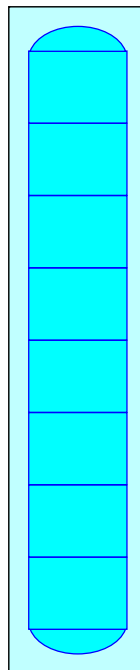
Overall Storage Efficiency = 59.4%

Overall System Size = 33.83' x 7.00' x 4.00'

8 Chambers

35.1 cy Field

23.8 cy Stone



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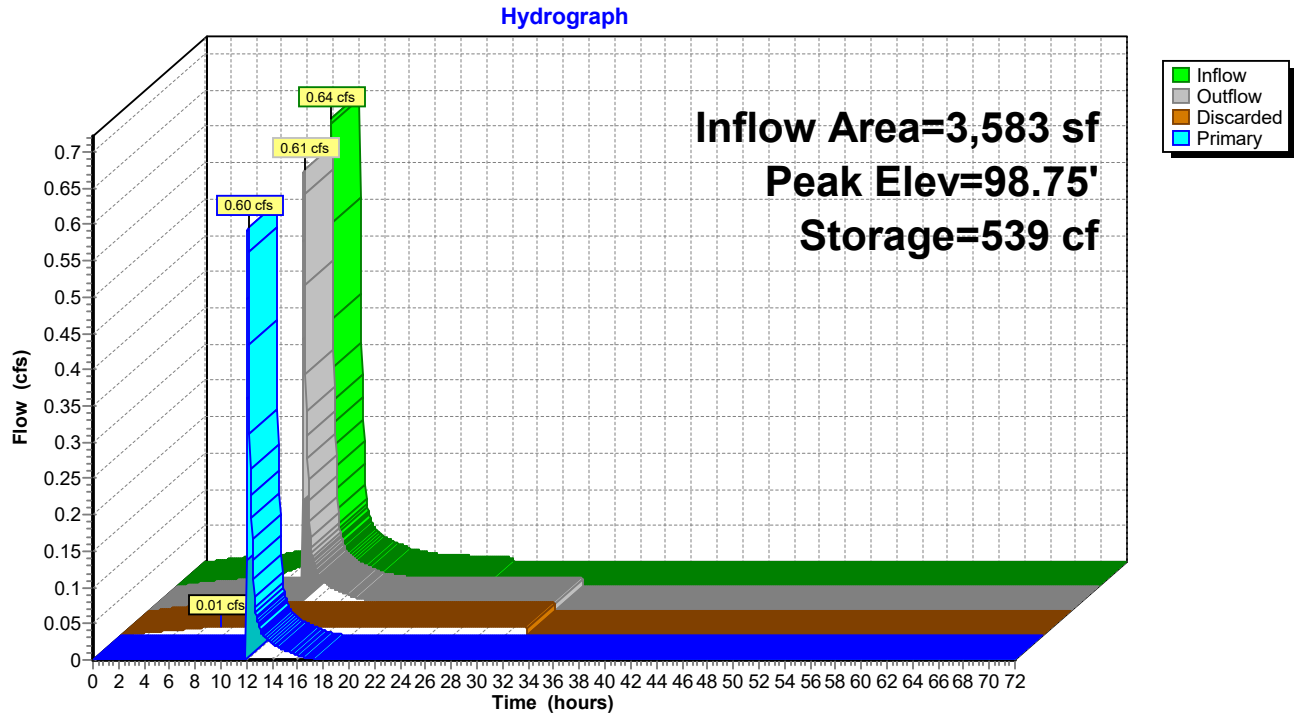
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proposed
Type III 24-hr 100-yr-24 Rainfall=8.17"

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Pond 3P: Subsurface Infil 1



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proposed
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APPENDIX H

CONSTRUCTION PERIOD POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL PLAN

Project Location: 126 Broadway Arlington, MA

Owner Name:

Party Responsible for Maintenance:

The Contractor will be responsible for pollution prevention and erosion and sediment controls as follows below.

Stormwater Management and Erosion Control Plan:

Refer to the approved site plans for details regarding the stormwater management system and erosion control plans. The plans provide the minimum requirements for the prevention of erosion and sedimentation due to construction impacts.

General Construction Sequence:

1. After all permits are issued, the general construction sequence is as follows:
2. Set erosion control along the site as shown in the approved plans.
3. Mobilize construction equipment to site.
4. Remove existing structure
5. Remove topsoil (remove off site as needed)
6. Perform construction of dwelling
7. Install utilities (order to be determined by contractor).
8. Prepare final grading prior to paving/final landscaping.
9. Stabilize the site as shown in the approved plans.

Erosion and Sedimentation Control During Construction Activities

The Contractor shall comply with the following temporary erosion and sediment control to minimize the discharge of pollutants in the stormwater from construction activities.

Construction Entrance:

A construction entrance is to be installed as shown on the approved plans. All sediment tracked, spilled, dropped, or washed onto the public right-of-way will be swept up immediately and properly disposed off-site. Sediment will be swept from the driveway at least weekly, or more often if necessary.

Haybales & Silt Fence

Filtrexx Soxx are proposed to be installed as shown on the plan as an erosion control barrier. The perimeter controls are to be installed prior to the commencement of any work on-site in accordance with the design plans. The Contractor shall keep additional haybales and silt fencing weather protected on site in case the original perimeter controls need to be replaced.

Erosion control barriers will be inspected weekly and immediately after storm events to ensure it is intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If gaps or tears are found during the inspection, the fabric will be repaired or replaced immediately. Accumulated sediment will be removed from the base if it reaches one-third the height of the wattle and properly disposed off-site. If accumulated sediment is creating noticeable strain on the fabric and might fail from a sudden storm event, the sediment will be removed more frequently. Before the hay bales and silt fence are removed from the project area,

the sediment will be removed. The erosion control barriers will be removed and properly disposed of off-site following the stabilization of disturbed areas **and approval from Town Permitting Authority**. The hay bales will likely need to be replaced if the construction extends over 6 months.

Surface Stabilization:

The surface of all disturbed areas shall be stabilized during and after construction as soon as practical but no more than fourteen days after construction activity has temporarily or permanently ceased on that portion of the site. Temporary measures shall be taken during construction to prevent erosion and siltation. No construction sediment shall be allowed to enter any infiltration systems. All disturbed slopes will be stabilized with a permanent vegetative cover. Stabilization netting or tackifier applied with hydroseeding shall be used on all slopes greater than 3:1. Some or all of the following measures will be utilized on this project as conditions may warrant.

1. Temporary Seeding
2. Temporary Mulching
3. Permanent Seeding
4. Hydroseeding
5. Placement of Hay
6. Placement of Jute Netting

Water shall be applied as required to control dust on site.

Stockpile Area:

Locate the stockpile area so it does not interfere with work on the site. A-Horizon soils shall be separate from B and C horizon soils. Existing soils and imported soils should not exceed a 2:1 slope. Surround all stockpiles with silt fence or erosion control socks if piles are to be untouched for more than 5 days. If the piles are to be unused for 14 days or more, the piles are to be seeded or covered with plastic or mulch.

Street Sweeping:

Any sediment tracked onto public right-of-way or parking areas shall be swept at the end of each working day.

Pollution Prevention

A typical construction site generates pollutants through construction activities. The following identifies preventative measures to reduce the opportunity for pollutants to enter the stormwater runoff stream.

Waste Management

All waste materials will be collected and disposed of into one metal trash dumpster in the materials storage area. Only trash and construction debris from the site will be deposited in the dumpster. No construction materials will be buried on-site. All personnel will be instructed, during tailgate training sessions, regarding the correct disposal of trash and construction debris. Notices that state these practices will be posted on site and the individual who manages day-to-day site operations will be responsible for seeing that these practices are followed.

Trash dumpsters will be installed once the materials storage area has been established. The dumpsters will be inspected weekly and immediately after storm events. The dumpster will be emptied weekly and taken to a landfill. If trash and construction debris are exceeding the dumpster's capacity, the dumpsters will be emptied more frequently.

Hazardous or Toxic Waste

Hazardous waste materials such as oil filters, petroleum products, paint, and equipment maintenance fluids shall not be placed in the dumpster and disposed of daily accordingly with local, state, and federal regulations.

Construction Vehicles & Equipment

Construction vehicles and equipment shall be parked outside the 100 ft buffer at the end of each working day. Refueling should be performed off site. If refueling is to occur onsite it must be performed beyond the 100 ft buffer.

Spill Prevention & Response Plans

Spill Control Practices shall be in conformance with the guidelines set forth in the NPDES CGP 2017. Spills must be cleaned up immediately, using dry cleanup methods where possible and dispose of used materials properly. Spill areas may not be cleaned up by hosing the area down. The source of the spill must be eliminated to prevent a discharge or a continuation of an ongoing discharge. Spill kits shall be readily available onsite during construction.

Maintenance:

- The site contractor will be responsible for implementing each control identified as part of this Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan.
- The site contractor will be responsible for inspecting all sediment and erosion controls periodically and after each rainfall event. Records of the inspections shall be prepared and maintained on-site by the contractor.
- Damaged or deteriorated items will be repaired immediately after identification or at the direction of the Commission.
- The Site Contractor shall comply with the General Notes regarding Erosion Control as shown on the Site Plans.
- Sediment shall be removed from barriers when it reaches one-half the height of the barrier or as determined by periodic field inspection or manufacturer recommendations.
- The stabilized construction exits shall be inspected weekly. The exits shall be maintained by adding additional clean, angular, durable stone to remove sediment from the tires of construction vehicles when exiting the site. Adjacent roadways shall be kept clean and swept as needed to avoid deposition of sediment as a result of construction traffic exiting the Site.
- Dust pollution shall be controlled using an on-site water source and/or an approved soil stabilization product.
- Erosion control structures shall remain in place until all disturbed earth has been securely stabilized. After removal of structures, disturbed areas shall be regraded and stabilized as necessary.

APPENDIX I

Longterm Pollution Prevention Plan

Project Location: 126 Broadway Arlington, MA

Owner Name:

Owner Number:

Owner Email:

Owner Address:

As-built Plan Reference:

Plan Title:

Date:

Prepared by:

Party Responsible for Maintenance:

The property owners are responsible for maintaining and servicing the proposed stormwater management design post construction. During construction, the contractor will be responsible for stormwater management maintenance.

_____ (signature)

Date: _____

Maintenance of Pavement Systems:

Regular maintenance of pavement surface will prevent pollutants such as oil and grease, trash and sediments from entering the stormwater system and/or resource areas. The following practices should be performed.

- Utilize vacuum sweepers to clean asphalt surfaces seasonally or as needed. Dispose of collected materials off site.
- Check loading and dumpster areas (if applicable)
- Routinely pick up and remove litter from parking areas and surrounding landscape areas.

Maintenance of Stormwater Structures:

All stormwater structures should be maintenance in accordance with the O&M submitted with this report.

Maintenance of Vegetated Areas:

Regular maintenance of vegetated areas can prevent the pollution of stormwater runoff by controlling the source of the pollutants such as suspended sediments, excess nutrients, and chemicals from landscape care products. The following practices should be implemented.

- Inspect vegetated areas on semi-annual basis, remove any litter.
- Maintain planted areas adjacent to pavement to prevent soil washout.
- Clean any soil deposited on pavement.
- Reseed bare areas of lawn.
- Avoid cutting grass shorter than 4" in height.

OPERATIONS AND MAINTENANCE PLAN

Project Location: 126 Broadway Arlington, MA

Owner Name:

Owner Number:

Owner Email:

Owner Address:

Plan Reference:

Plan Title:

Date:

Prepared by:

As-built Plan Reference:

Plan Title:

Date:

Prepared by:

Party Responsible for Maintenance:

The property owners are responsible for maintaining and servicing the proposed stormwater management design post construction. During construction, the contractor will be responsible for stormwater management maintenance.

_____(signature)

Date: _____

Inspections will be performed in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook. The Site Plans identify the location of each BMP to be inspected and maintained as described in this Section.

The following stormwater management system features will be evaluated during each inspection:

Vegetated Surfaces:

Inspection Frequency: Bi-annually in Summer and Winter

Special Inspection Event(s): Spring Snow Melt

All vegetative surfaces will be observed to identify locations of settlement, erosion, and other impacts from the proposed redevelopment.

Driveway Sweeping

Inspection Frequency: Bi-annually in Summer and Winter

Special Inspection Event(s): Spring Snow Melt

The driveway shall be inspected at least every six months for sweeping. Sweeping shall be performed immediately following final snowmelt and completion of winter sanding. Sweeping shall be performed after every major storm event in the non-freezing months. Disposal of the sweepings must be in accordance with applicable local, state and federal guidelines and regulations.

Stormwater Infiltration Chambers:

Inspection Frequency: Every 3 months

Special Inspection Event(s): After every major storm event

Subsurface infiltration management systems should be inspected quarterly for sediment accumulation, blockages, structural deficiencies, and any other defects that may impair the intended functions of the chambers. The system should be inspected via the inspection ports provided and should include the inlet to the system. A log of the sediment depth should be maintained. Measure the sediment depth visually by opening the inspection port and the use of a flashlight and measuring rod. If sediment reaches a three-inch depth, the sediment is to be removed by vacuum or jet spray.

Downspouts

Inspection Frequency: Every 3 months

Special Inspection Event(s): After every major storm event

The downspouts shall be inspected quarterly for sediment / leaf accumulation, blockages, structural deficiencies, and any other defects that may impair the intended functions of the downspouts. The system shall be inspected via the cleanout as shown in the details in the approved site plan.

Discharge Trench/Interceptor Drain:

Inspection Frequency: Every 3 months

Special Inspection Event(s): After every major storm event

The discharge trench should be inspected quarterly for sediment accumulation, blockages, and structural deficiencies. Discharge trench should be vacuumed as needed. The discharge trench must be inspected 48-hours after every major storm for signs of blockage and excess sedimentation.

Reporting and Record Keeping:

The responsible party shall be responsible for maintaining accurate logs for all maintenance and inspections. The maintenance logs shall be kept on site for a minimum of five (5) years and be available for inspection by the City of Arlington. An example of a site maintenance log is attached at the end of the O&M Plan.

Changes to O&M Plan:

The owner of the stormwater management system shall notify the City of Arlington or its designated reviewing agent of changes in ownership or assignment of financial responsibility.

By signing below the responsible party agrees that they have read and understood the O&M plan required by the City of Arlington.

_____(signature)

Illicit Discharge Statement

At no time will the owner or any: other individual utilizes the stormwater management system for any purpose other than its intended use. The stormwater management system as shown on the attached site plan at no time shall receive discharges other than stormwater, this includes "wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, raw materials, toxic pollutants, hazardous substances, oil or grease."

_____(signature)

Stormwater Operations and Maintenance BMP Inspection Form

Project Address:

Owner:

Inspection By: _____

Date of Inspection: _____

Date of Recent Rainfall/Storm: _____

Reason for Inspection: _____

	Condition	Action Required
Vegetation:		

	Condition	Action Required
Driveway Sweeping:		

Infiltration System Components:

	Sediment Depth	Water Depth	Action Required
Chamber System			
Downspouts			
Interceptor Drain			

Notes/Diagram:

Storage and Use Requirements for Fertilizers, pesticides and herbicides:

Limit fertilizer and pesticide/herbicide use. Use only as directed by licensed/train landscape professionals. No fertilizers, pesticides or herbicides to be used within the 100 ft buffer without approval from Conservation. Store all chemicals off site.

Management of Snow & Ice:

Snow removal is to be performed by a private contractor. Snow is to be stockpiled in the designated snow storage area shown on the approved plans. The amount of deicing chemicals shall be reduced to the minimum amount needed to provide safe pedestrian and vehicle travel. The following practices should be performed.

- No oil or sodium chloride shall be used during or after construction for the control of dust or ice and snow.
- Devices used for spreading deicing materials should be capable of varying the rate of application based on the site-specific condition.
- Salt and Sand should be stockpiled off site.

Spill Prevention and Response

Sources of potential spill hazards include vehicle fluids, liquid fuels, pesticides, paints, solvents, and liquid cleaning products. The majority of the spill hazards would likely occur within the building and would not enter the stormwater drainage system. However, there are spill hazards from vehicle fluids or liquid fuels located outside of the buildings. These exterior spill hazards have the potential to enter the stormwater drainage system and are to be addressed as follows:

- Spill Hazards of pesticides, paints, and solvents shall be remediated using the Manufacturers' recommended spill cleanup protocol.
- Vehicle fluids and liquid fuel spill shall be remediated according to the local and state regulations governing fuel spills.
- The owner shall have the following equipment and materials on hand to address a spill cleanup: brooms, dust pans, mops, rags, gloves, absorptive material, sand, sawdust, plastic and metal trash containers.
- All spills shall be cleaned up immediately after discovery.
- Spills of toxic or hazardous material shall be reported, regardless of size, to the Massachusetts Department of Environmental Protection at 888-304-1133.
- Should a spill occur, the pollution prevention plan will be adjusted to include measures to prevent another spill of a similar nature. A description of the spill, along with the causes and cleanup measures will be included in the updated pollution prevention plan

Vehicle Washing:

Outdoor vehicle washing has the potential to result in high loads of nutrients, metals, and hydrocarbons during dry weather conditions, as the detergent-rich water used to wash the grime off the vehicle enters the stormwater drainage system. The proposed project does not include any designated vehicle washing areas, nor is it expected that any vehicle washing will take place onsite at such frequency to cause concern.

Illicit Discharges:

Illicit discharges to the stormwater management system are discharges that are not entirely comprised of stormwater. Illicit discharge does not include discharges from the following activities or facilities: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning, condensation, footing drains, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing, and water used to clean residential buildings without detergents. The Owner is not aware of any existing illicit discharges to the Site and is not proposing any illicit discharges as part of the project. An Illicit Discharge Statement is provided on the O&M plan and a signed copy will be provided upon completion of the project.

Septic System Maintenance:

Not applicable.



TO:	Claire Ricker, DPCD Director	DATE:	October 16, 2025
FROM:	Keri Pyke, P.E., PTOE Christa Lucas, P.E.	HSH PROJECT NO.:	2025156.00
CC:	Steve Maimone, 126 Broadway LLC Michael B. Cabral, Gelerman and Cabral, LLC		
SUBJECT:	126 Broadway, Arlington, MA Transportation Demand Management (TDM) Plan		

As requested by the Town, 126 Broadway (the Project) has developed a Transportation Demand Management (TDM) Plan. The Project is committed to implementing TDM strategies to minimize automobile usage and Project-related traffic impacts. Per the City of Arlington Zoning Bylaw Section 6.1.5 (C), all projects requesting a parking reduction must employ at least three TDM methods. The Project will:

- Charge for parking on-site (TDM method C1);
- Provide transit pass subsidies (TDM method C5); and
- Provide covered bicycle parking and storage (TDM method C6).

Project Summary

The Project will consist of the construction of 14 residential units in a five-story building with approximately 1,400 square feet (sf) of ground-floor commercial use. The entrance to the commercial use will be from Broadway, and the entrance to the building lobby will be provided on Everett Street. Access to the covered parking area will continue to be from the existing driveway curb cut on Everett Street. Five vehicle parking spaces will be provided; two spaces will have access to a Level 2 Electric Vehicle (EV) charger. A secure bicycle room on the ground floor will accommodate storage for 22 bicycles, and two outdoor bicycle racks will provide four visitor bicycle parking spaces. **Table 1** summarizes the Project's mixed-use development program.

Table 1. *Project Program*

Land Use	Project
Residential	14 units
Commercial	1,400 sf



MODE SHARE

Mode shares for the Project were determined using the latest 2023 Census data for Tract 3567.01. The 2023 data indicate 40% commute via vehicle (car, truck, or van); 13% commute via public transportation; 9% bicycle or walk to work; and 38% of residents worked from home. **Table 2** summarizes the 2023 mode share for the Site.

Table 2. Mode Share Summary

Land Use	2023 Census (Tract 3567.01)
Drove to Work	40%
Public Transportation	13%
Bicycle/Walk	9%
Work from Home	38%
Total	100%

Transportation Demand Management Plan

The Project will improve the pedestrian environment and encourage bicycle and transit use at the Project Site.

ON-SITE TDM AMENITIES

The Project will improve pedestrian access by constructing an Americans with Disability Act- (ADA-) compliant ramp adjacent to the site at the corner of Broadway/Everett Street. The Project will reconstruct any existing sidewalks damaged during construction as necessary. A bicycle room with 22 bicycle spaces on the ground floor and four outdoor visitor spaces on bicycle racks near the building entrance will be provided to encourage bicycle use. A charging station will be provided in the bicycle room.

OFF-SITE TDM AMENITIES

PUBLIC TRANSPORTATION

The Massachusetts Bay Transportation Authority (MBTA) #87 bus route operates adjacent to the Site along Broadway and MBTA #77 and #350 bus routes operate along Massachusetts Avenue within two blocks of the Site. A summary of existing transit services and their service destinations, service hours, and peak hour frequency is provided in **Table 3**.



BLUEBIKES

Bluebikes is the Boston area's largest bicycle sharing service, which was launched in 2011 and currently consists of more than 4,000 shared bicycles at more than 400 stations throughout Arlington, Boston, Brookline, Cambridge, Chelsea, Everett, Somerville, Newton, Revere, and Watertown. A Bluebikes station is located on Nichols Avenue near Arlington Street, down the street from the Project. It is within a five-minute walk from the Site.

Table 3. Transit Service Summary

Transit Route	Route Description	Weekday Service	Peak Hour/ Headway (min.)	
			a.m.	p.m.
77	Arlington Heights – Harvard Station	4:49 a.m. – 1:29 a.m.	11	12
87	Arlington Center/Clarendon Hill – Lechmere Station	5:05 a.m. – 1:40 a.m.	18	25
350	North Burlington – Alewife Station	5:44 a.m. – 11:08 p.m.	25	30

* Source: MBTA 2025 System Map (June 15, 2025) and MBTA schedules (effective April 6, 2025).

CARSHARE

Car sharing services enable easy access to short-term vehicular transportation. Vehicles are rented on an hourly or daily basis, and all vehicle costs (gas, maintenance, insurance, and parking) are included in the rental fee. Vehicles are checked out for a specific time period and returned to their designated location. Pick-up/drop-off locations are typically in existing parking lots or other parking areas throughout neighborhoods as a convenience to users of the services. Nearby car sharing services provide an important transportation option and reduce the need for private vehicle ownership. Zipcar is the primary car share company in the Metro Boston area. The following Zipcar locations are less than one mile from the Site:

- Victoria Street/Massachusetts Avenue and
- Arlington Center (29 Mystic Street).

ADDITIONAL TDM STRATEGIES

Additional TDM strategies for the Project will include, but will not be limited to:

- **General Strategies**
 - An on-site transportation coordinator and
 - Complimentary TDM brochures and resources (Bluebikes, MBTA, etc.).



■ **Transit Strategies**

- Orientation packets outlining transit availability for residents/employees;
- Provision of transit passes to residents without parking spaces upon signing first year's lease agreement; and
- Real-time transit display in residential lobby (MBTA schedules and Bluebikes availability).

■ **Parking Strategies**

- Minimal parking will be available;
- Parking spaces are unbundled from residential units; and
- EV charging stations are provided.

■ **Bicycle Strategies**

- Secure, covered bicycle storage in a ground floor bicycle room for residents;
- Outdoor bicycle racks for short-term visitors; and
- Post information about Bluebikes in the lobby.

The Project will continue working with the Town of Arlington to create a Project that provides safe access for vehicles, improves the pedestrian environment, and encourages transit and bicycle use at the Project Site.

GELERMAN AND CABRAL, LLC

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MEDFORD (BY APPOINTMENT)

MICHAEL B. CABRAL
MCABRAL@GELERMANCABRAL.COM

August 21, 2025

VIA EMAIL cricker@town.arlington.ma.us

Town of Arlington
Redevelopment Board
730 Mass Ave., Town Hall Annex
Arlington, MA 02476

Re: 126 Broadway
Site Plan Review Docket 3862

Dear Members of the Redevelopment Board:

This firm represents 126 Broadway LLC (the “Applicant”), owner of the property located at 126 Broadway, Arlington, MA (the “Property”) in connection with its application for Site Plan Review (Docket 3862). This letter will serve as a response to the Board’s request for information relative to the proposal’s qualification for a fifth story under the bonus requirements of Town Bylaw Section 5.9.4.E.

As you are aware, the applicant proposes to demolish an existing two-family dwelling and construct a mixed-use building with one (1) commercial unit and fourteen (14) residential units on the Property which is located in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family (MBMF) Housing Overlay District. The proposed structure is 50 feet in height and includes five (5) stories. In the MBMF District, the maximum allowable height is 52 feet and the maximum number of stories is four (4), unless the Bonus provisions of Section 5.9.4.E are met.

Section 5.9.4.E(2) provides the following bonus incentive in the MBMF District:

In the MBMF Overlay District, *one additional story may be added* if the total percentage of affordable units exceeds the requirements in Section 8.2.3 Requirements of this Bylaw for a total of *at least 22.5% of all units*.

Here, the Applicant's proposal includes 3 affordable units of the total 14 units proposed. To exceed 22.5% of all units and avail itself of the Section 5.9.4.E(2) Bonus, the Applicant must include 3.15 affordable units. This number is rounded down to 3 units total pursuant to Bylaw Section 8.2.3(A) as follows:

In any development subject to this Section 8.2, 15% of the dwelling units shall be affordable units as defined in Section 2 of this Bylaw. For purposes of this Section 8.2., each room for renter occupancy in a single-room occupancy building shall be deemed a dwelling unit. *In determining the total number of affordable units required, calculation of a fractional unit of 0.5 or more shall be rounded up to the next whole number.*

Accordingly, the Applicant's proposal meets the Section 5.9.4.E(2) Bonus requirement by including 3 affordable units of its total 14 units and therefore qualifies the Applicant to add a fifth story to its proposal.

For the reasons set forth above, my client respectfully requests the approval of its application for site plan review. Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact me at your convenience.

Very truly yours,

/s/ Michael B. Cabral

Michael B. Cabral

Encl.
cc: Client

There was an existing conditions site visit Sept. 22, 2025. There was active construction on Everett Street that day so exact dimensions of site conditions on the 126 side of Everett Street (curb alignment, planting strip width, walkway conditions at existing trees) were not in place.

EXISTING TREES

The existing tree on Broadway is a 1 1/2" caliper Amelanchier Robin Hill Pink tree in a 4' wide planting strip.

The existing trees on Everett are:

Tree #13 from the tree inventory; a 18" +/- DBH (diameter at breast height) Norway Maple approximately 43' high. The root system is girdled and above grade but there is no overhead wire affecting this tree.

Tree #20: a 26" +/- DBH Little leaf Linden approximately 51' +/- high. This tree has extensive utility pruning and widened root flare and roots above the sidewalk grade.

These three existing, public trees will remain and be protected during construction.

There is one existing tree on site, in side yard setback, a Norway maple 4.5" DBH. This tree will need to be removed for construction.

PROPOSED TREE PLANTING

I had a phone conversation with Tree Warden Tim Lecuivre on 9/26/25. We discussed the Arlington Tree Ordinance and the Arlington Tree inventory. I told him that we would make some suggestions regarding new tree planting locations and possible species to be planted on Broadway and Everett and that this would coordinate these with him for his input at the appropriate time in the design process.

Our Preliminary suggestions would be to locate a small tree, less than 30' high on Broadway. This would be a tree that would have an ultimate height of under 30' so there is not conflict with the existing utility lines.

On Everett we have a location in the planting strip between the existing power pole guy wire and the existing Norway Maple. The gas service/stub out will not be needed in this area and was removed. There is no overhead utility wire in this location, it crosses Everett Street from the opposite side of the road to the utility pole. Given that the existing trees along Everett are large canopy trees we would recommend a medium size tree, 30'-40' high, be planted in this location. The preferred species would be a tree

that does not have an aggressive root system and one that would grow to an ultimate height that would not obstruct the solar panels on the roof of the new building.

Specific recommendations will be discussed and coordinated with the tree warden prior to approval.

SITE LANDSCAPING

The site landscaping includes permeable paving surfaces in the outdoor parking area, the bike racks, and side yard walkway from Broadway. The building entrances will have brick pavers.

The Everett Street planting beds along the building will be plants that thrive in semi-shade conditions and provide seasonal interest. This planting will ultimately grow to an appropriate height and will require minimal maintenance.

The planting strip in the North side yard will be native plant materials that thrive in shade, provide seasonal interest and require low maintenance.



Town of Arlington, Massachusetts
Department of Planning and 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 ensure compliance with M.G.L c.40A, § 3A

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Updated Memo to Site Plan Review, 126 Broadway, Docket #3862
Date: October 20, 2025

I. Docket Summary

This memo serves as an update to the previous planning memo dated August 7, 2025. The following items have been provided by the Applicant since the last hearing:

Materials previously submitted for consideration of this application include:

- Application for Site Plan Review, dated 06/26/25;
- Dimensional and Parking Information;
- Impact Statement, dated 06/23/25;
- Plot plan
- Existing Conditions Photographs, dated 07/08/25;
- Civil engineering plans, dated 07/09/25; and
- Stormwater Management Plan and Checklist, dated 07/11/25.

Additional materials submitted for consideration of this application include:

- Updated Architectural Plans and Drawings, dated 10/13/25;
- Updated Color Elevations, dated 10/13/25
- Updated Shadow Study, dated 10/13/25
- Transportation Demand Management Plan, dated 10/16/25
- Landscape Plan Narrative, undated

This is an application by Stephen Maimone and Thomas McDonagh, 126 Broadway LLC, 77 Oak St, Suite B3, Newton, MA 02464, to open Site Plan Review Docket #3862 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.9.3 Site Plan Review.

The applicant proposes to demolish an existing two-family dwelling and detached garage and construct a five-story mixed-use building with an approximately 1,400 square-foot commercial unit and residential parking on the ground floor, and fourteen (14) residential units above on the property located at 126 Broadway, Arlington, MA, in the Residential Two-Family District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District. The proposal provides three (3) affordable housing units, five (5) residential parking spaces including one space with room for a 5-foot ADA access aisle, and 22 long-term bicycle parking spaces.

The subject property is located within the Massachusetts Avenue/Broadway Multi-Family Housing (MBMF) Overlay District, which the applicant has elected to apply to this development.

Section 5.9, Multi-Family Housing Overlay Districts, provides a process for the Arlington Redevelopment Board (ARB, or the Board) to review and potentially impose reasonable conditions through Site Plan Review for As of Right Development proposals located within a Multi-Family Housing Overlay District. The ARB shall provide Site Plan Review for projects using the Environmental Design Review Standards set forth in Section 3.4.4 of the Zoning Bylaw.

II. Multi-Family Housing Overlay Districts (Arlington Zoning Bylaw Section 5.9.2)

All site plan reviews applicable to developments under Section 5.9 shall be consistent with the purposes of Section 5.9 and with M.G.L. c. 40A, § 3A, and any Compliance Guidelines issued thereunder, as amended. The purposes of the Multi-Family Housing Overlay Districts are:

- A. To respond to the local and regional need for housing by enabling development of a variety of housing types,
- B. To respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements,
- C. To promote multi-family housing near retail services, offices, civic, and personal service uses, thus helping to ensure pedestrian-friendly development by allowing higher density housing in areas that are walkable to shopping and local services,
- D. To reduce dependency on automobiles by providing opportunities for upper-story and multi-family housing near public transportation,
- E. To encourage environmental and climate protection sensitive development,
- F. To encourage economic investment in the redevelopment of properties,
- G. To encourage residential uses to provide a customer base for local businesses, and
- H. To ensure compliance with M.G.L. c. 40A, § 3A.

III. Site Plan Review/Environmental Design Standards (Arlington Zoning Bylaw, Sections 5.9.3 and 3.4.4)

1. SPR/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 applicant proposes to expand the building footprint on this corner lot from approximately 1,300 square feet to 3,401 square feet, an increase of over 150%. There is no landscape minimum under the MBMF Overlay District and there will be minimal changes to the existing grade.

2. SPR/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 subject property is zoned Residential Two-Family (R2) and is within the Mass Ave/Broadway Multi-Family Housing (MBMF) Overlay District. The project is located across the street from a four-story mixed-use building and a gas station on Broadway. The neighborhood is primarily residential with a mix of single-family, two-family, duplex, and multi-family low density buildings.

3. SPR/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.

Three existing street trees on Broadway and Everett Street will be protected during construction. A 5-foot wide strip of new lawn area will be installed along the Everett side (south side) and a 2-foot wide strip along the north side of the building. Two new street trees and multiple shrubs and perennials plants are proposed along Broadway and Everett Street with a stockade fence along the rear and side yards. Each dwelling unit will have access to a balcony at least 40 square feet in size.

4. SPR/EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The proposed project is highly accessible by transit, bike, and walking. A 20-foot wide curb cut on Everett Street is proposed. Two uncovered residential parking spaces are proposed, as well as an open garage on the building's ground floor with three additional spaces for residents. Two spaces will have access to a Level 2 Electric Vehicle (EV) charger. No off-street parking for the commercial unit is proposed.

Vehicle Parking Requirements – Residential Use Only		
Required parking spaces	14	
Proposed parking spaces	5	
Bicycle Parking Requirements – Residential Use Only		
Use	Long-Term Parking	Short-Term Parking
Required bicycle parking	21	2
Proposed bicycle parking	22	4
Bicycle Parking Requirements – Commercial Use Only		
Use	Long-Term Parking	Short-Term Parking
Required bicycle parking	0	1
Proposed bicycle parking	0	4

A bike storage room accessible by elevator is proposed for long-term parking. The two-tier racks shown on the plan each include a spring lift assist feature to meet the requirements in Section 6.1.12 of the Zoning Bylaw. Two racks for short-term parking are proposed in the grass strip between the street and sidewalk on Broadway and Everett Street.

The applicant has submitted a Transportation Demand Management (TDM) plan to request a parking reduction from the Board. The applicant proposes the following TDM methods:

- Charge for parking on-site;
- Provide transit pass subsidies; and
- Provide electric bicycle/scooter charging station in the bicycle room.

5. SPR/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 ensure 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 applicant has performed soil testing on site and submitted a stormwater checklist and stormwater management plan. The project will utilize best practices including a subsurface infiltration system under the driveway and will comply with the Town's Stormwater Management Bylaw, during and after construction, as approved by the Town Engineer.

6. SPR/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.

Utilities serving the building will be underground.

7. SPR/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.

Any signage and advertising will be in accordance with the provisions of Section 6.2 of the Zoning Bylaw, compliant with the Business Sign District requirements. Final signage will need to be submitted, reviewed, and approved administratively by the Department of Planning and Community Development or reviewed by the Board for a sign permit.

8. SPR/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 site plan shows the proposed transformer along Everett Street near the garage entrance, however it is subject to confirmation of the utility company. The plans do not show any proposed screening for the transformer. The trash and recycling dumpsters are located inside the garage along the wall away from the parking spaces. The applicant should clarify any snow storage areas or verify that snow will be removed from the property.

9. SPR/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 interior and exterior of the building is designed to facilitate building evacuation. The property provides access to the building for fire, police and other emergency personnel and equipment from both Broadway and Everett Street. The applicant has proposed exterior downlighting including at the main entrances for the commercial unit and the residences.

10. SPR/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 at 126 Broadway is not listed on the *Inventory of Historically or Architecturally Significant Properties* in the Town of Arlington.

11. SPR/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 applicant proposes white EPDM roofing on the upper roof to reflect sunlight and reduce heat absorption.

12. SPR/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 applicant has completed a LEED checklist and proposes a rooftop solar energy system which must comply with the requirements of Sections 5.9.4.H and 6.4 of the Zoning Bylaw. The project will utilize sustainable building practices and include energy-efficient systems, as well as provide electric bike charging in the storage room and EV charging. In addition, the project will comply with the Town's Commercial Specialized Stretch Energy Code and the Fossil Fuel-Free Bylaw, which ensure a maximum level of energy efficiency is achieved.

IV. Findings

The following findings are for the Board's consideration:

1. The nature and use of the property is consistent with the purpose and intent of Section 5.9, Multi-Family Housing Overlay Districts.
2. The project is consistent with Site Plan Review/Environmental Design Review standards per Sections 5.9 and 3.4 of the Zoning Bylaw.

3. The vehicle and bicycle parking improvements and proximity of the project to non-automotive transit resources justify the parking reduction per Section 6.1.5 of the Zoning Bylaw, subject to approval of a Transportation Demand Management Plan.

V. Recommended Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Applicant will obtain the necessary building permits and work with the Town Engineer to ensure compliance with all applicable codes.



Town of Arlington, Massachusetts

Public Hearing: Docket #3857, 225 Broadway (continued from September 8, 2025)

Summary:

8:20 pm The public hearing is continued to allow the Board to review and approve the application under Section 5.9.3, Site Plan Review.

ATTACHMENTS:

Type	File Name	Description
▢ Application	225_Broadway_Site_Plan_Review_Application_2025-06-02_r2.pdf	225 Broadway Site Plan Review Application 2025-06-02 r2
▢ Application	225_Broadway_ARB_Impact_Statement.pdf	225 Broadway ARB Impact Statement
▢ Application	225_Broadway_Plans_and_Drawings_Updated_2025-10-02.pdf	225 Broadway Plans and Drawings Updated 2025-10-02
▢ Application	225_Broadway_LEED_checklist_2025-06-13.pdf	225 Broadway LEED checklist 2025-06-13
▢ Application	225_Broadway_Survey_22MAY25.pdf	225 Broadway Survey
▢ Application	SPR_memo_Docket_3857_225_Broadway_10-17-2025.pdf	SPR memo Docket 3857 225 Broadway 10-17-2025

TOWN CLERK
ARLINGTON, MA. 02476

2025 JUN -3 PM 3: 39

DOCKET 3857

2025 JUN -3 PM 3: 39

REQUIRED SUBMITTALS CHECKLIST

Submit checklist with application. One electronic copy of your application is required; print materials may be requested.

- ☐ **Application Cover Sheet (project and property information, applicant information)**
- ☐ **Dimensional and Parking Information Form (see attached)**
- ☐ **Impact statement**
 - Respond to Environmental Design Review (Section 3.4) criteria on pages 6-7 of this packet.
 - Include summary of neighborhood outreach, if held or planned.
- ☐ **Drawing and photographs of existing conditions**
 - Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
 - Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.
- ☐ **Site plan of proposal. Must include:**
 - Zoning boundaries, if any, and parcel boundaries;
 - Setbacks from property lines;
 - Site access/egress points;
 - Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
 - New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
 - Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
 - Spot grades or site topography and finish floor level;
 - Open space provided on the site;
 - Any existing or proposed easements or rights of way;
 - Any wetlands or wetland resource areas.
- ☐ **Drawings of proposed structure/sample materials**
 - Schematic drawings of each interior floor of each proposed building, including basements.
 - Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
 - Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
 - Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
 - Physical sample façade materials and color samples.
 - Lighting plan and fixtures if not provided on site or landscaping plan.
- ☐ **Vehicle, Bicycle, and Service Vehicle Plans**
 - Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.

- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

☐ **Sustainable Building and Site Design Elements**

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion L. Applicants MUST submit a current 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 may be found at <https://www.usgbc.org/resources>, under "RATING SYSTEM."

☐ **Proposed landscaping (*may be incorporated into site plan*)**

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

☐ **Residential and commercial units**

Describe the number, locations, and sizes of residential units, and of affordable units if any. All affordable units must meet the State’s standard for inclusion on the Arlington Subsidized Housing Inventory. Describe the number, locations, and sizes of commercial units, if any. Indicate if units are rental or ownership.

☐ **Plans for sign permits, if signage is an element of development proposal**

☐ **Stormwater management plan**

(for stormwater management during construction for projects with new construction)

☐ **SketchUp Compatible Model, if required**

☐ **Application fee**

(The fee is \$0.20 per square foot of new construction, or a minimum fee of \$500. See Rule 12 of the [ARB Rules and Regulations](#) for more information.)

FOR OFFICE USE ONLY

Docket #: 3857

_____ Site Plan Approved

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Site Plan Review filing

Date: _____

COVER SHEET

2025 JUN -3 PM 3: 33

Application for Site Plan Review

PROPERTY AND PROJECT INFORMATION

1. Property Address _____
Assessors Block Plan, Block, Lot No. _____ Zoning District _____
2. Deed recorded in the Registry of deeds, Book _____, Page _____
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
3. Present Use of Property (include # of dwelling units, if any)

4. Proposed Use of Property (include # of dwelling units, if any)

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Site Plan Review.
Name of Applicant(s) _____
Organization _____
Address _____
Street _____ City, State, Zip _____
Phone _____ Email _____
2. **Applicant Interest:** The applicant must have a legal interest in the subject property.
Property owner _____ Purchaser by land contract _____
Purchaser by option or purchase agreement _____ ☐ Lessee/tenant _____
3. **Property Owner:** Identify the person or organization that owns the subject property.
☐ Check here if applicant is also the property owner
Name _____ Title _____
Organization _____ Phone _____
Address _____
Street _____ City, State, Zip _____
Phone _____ Email _____

4. **Representative:** Identify any person representing the property owner or applicant in this matter.

Name

Title

Organization

Phone

Address

Street

City, State, Zip

Phone

Email

5. Site Plan Review applied for in accordance with the following Zoning Bylaw section(s):

section(s)

title(s)

6. List any waivers or bonuses being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief:

section(s)

title(s)

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

(In the statement below, check the options that apply)

The applicant states that _____ is the owner ☐ or occupant ☐ or purchaser under agreement of the property in Arlington located at _____ 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 site plan be approved.

Signature of Applicant(s):

James Rissling

Address

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: _____

Zoning District: _____

Applicant: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units and sizes: _____

Uses and their gross square feet: _____

Proposed Use/Occupancy: No. of Dwelling Units and sizes: _____

Uses and their gross square feet: _____

9,408 gsf

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size			min.
Frontage			min.
Floor Area Ratio ¹			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (sf)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height stories			stories ²
feet			Feet
Open Space (% of G.F.A. or lot size) ³			min.
Landscaped (sf)			(sf)
Usable (sf)			(sf)
Parking Spaces (#) ⁴			min.
Parking Area Setbacks (feet) (where applicable)			min.
Loading Spaces (#)			min.
Bicycle Parking ⁵ short term			min.
long term			min.

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA or lot size, depending on the zoning district. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking and Section 5.9.4.F. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

MEMO

To: The Arlington Redevelopment Board

From: James Rissling NCARB
LR Designs, Inc.
64 Allston Street #3
Cambridge, MA 02139

Date: June 2, 2025

Subject: 225 Broadway, Arlington, MA; Environmental Design Review Criteria, Impact Statement.

ENVIRONMENTAL DESIGN REVIEW CRITERIA

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 finished grading will generally meet the existing grades within the site and at the abutting properties. There are no significant trees on the site; there is a mature street tree that will be protected during construction.

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 building will conform to the requirements of the Multi-Family Housing Overlay District. The top most story steps back from the rear property line, and the composition of siding materials will help modify the apparent scale of the building.

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.

The open spaces will provide access and landscape borders typical in residential site development.

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.

Access to the proposed building, both vehicle and pedestrian, will be similar to the existing configuration. Because of the street tree and the location of an MBTA Bus Stop in front of the property, the existing driveway apron and curb cut will be maintained.



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 ensure 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.

Site stormwater will be controlled within the site and directed to storage structures where practical.

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.

Utilities serving the building will be buried. The demand for sewer and water will be increased from two dwelling units to that of 4 units.

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.

There are no Advertising Features

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.

Equipment for heating and cooling will be screened using residential fencing or planting that is congruent with the existing residences.

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 residences will have the required egress and protection. Normal residential surveillance will be possible from the dwelling units.

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.

The residential use will be maintained with units large enough for families in a similar way to the surrounding two-family dwellings.



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.

Consideration will be given to the exterior materials, and especially the roof covering, to help reduce the heat sink effect.

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 project will incorporate best practices concerning efficiency and materials that are also economically sensible, and meet end user expectations.



DRAWING LIST			
Discipline	Sheet Number	Sheet Name	Sheet Issue Date
0-Cover			
0-Cover	A-000	COVER SHEET	09/02/25
3-Architectural			
3-Architectural	A-020	ARCHITECTURAL SITE PLAN	09/02/25
3-Architectural	A-021	AREA PLANS	09/02/25
3-Architectural	A-100	BASEMENT & FIRST FLOOR PLAN	09/02/25
3-Architectural	A-101	SECOND & THIRD FLOOR PLAN	09/02/25
3-Architectural	A-102	4TH FLOOR & ROOF PLAN	09/02/25
3-Architectural	A-300	FRONT & RIGHT ELEVATIONS	09/02/25
3-Architectural	A-301	REAR & LEFT ELEVATIONS	09/02/25
3-Architectural	A-302	PERSPECTIVES	09/02/25
3-Architectural	A-303	RENDERING	09/02/25



PROJECT: BROADWAY RESIDENCES

PROJECT ADDRESS:
225 BROADWAY
ARLINGTON, MASSACHUSETTS

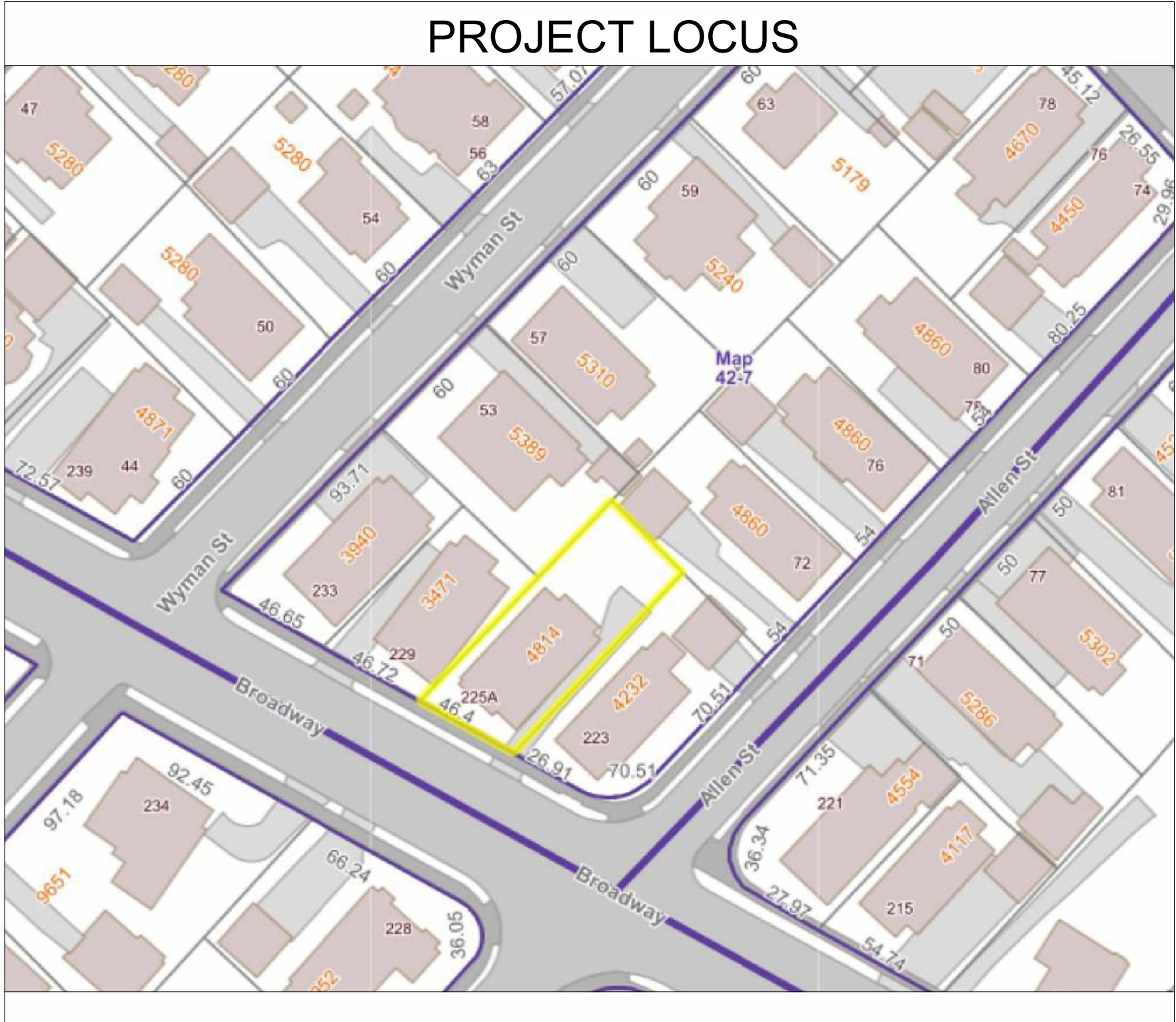
ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER
ANTHONY PASCIUTO &
KRISTEN GERMANO
ADDRESS:
40 EUSTIS ST,
CAMBRIDGE, MA

CIVIL ENGINEER
TBD

LANDSCAPE ARCHITECT
TBD

SD SET
10/02/2025



PROJECT NAME

BROADWAY
RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Anthony Pasciuto &
Kristen Germano

ARCHITECT



KDI
ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION		

Project number	25062
Date	09/02/25
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS		
No.	Description	Date

COVER SHEET

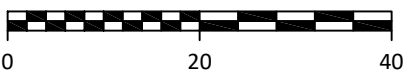
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BROADWAY RESIDENCES

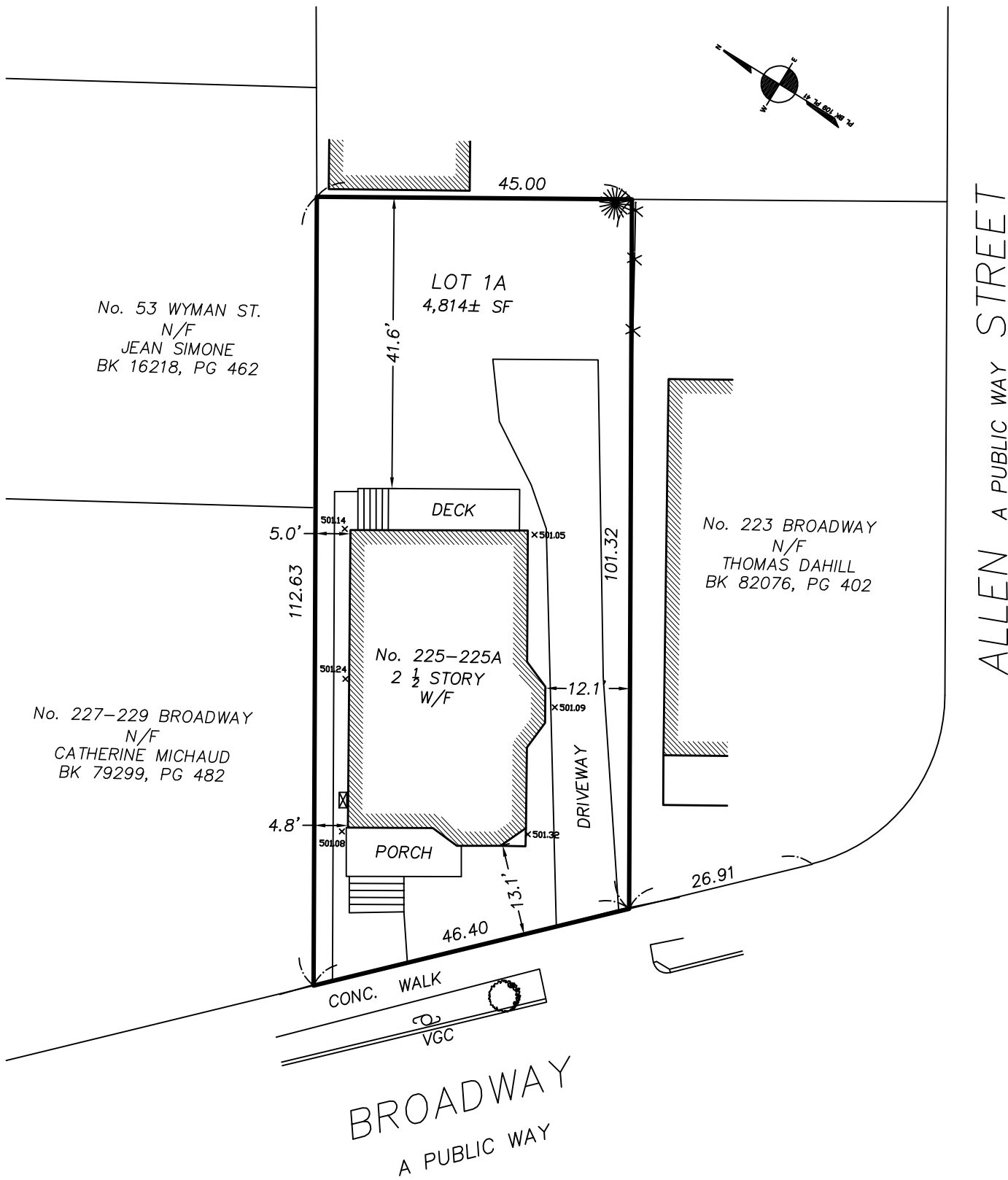
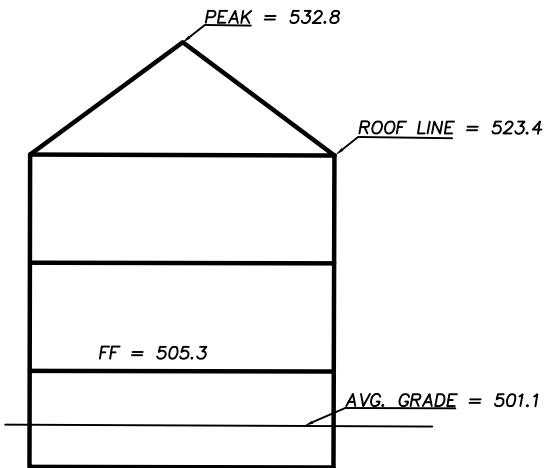
PLAN OF LAND
LOCATED AT
225-225A BROADWAY
ARLINGTON, MA

GEORGE C. COLLINS, P.L.S
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

SCALE: 1.0 INCH = 20.0 FEET



HEIGHT SKETCH:
NOT TO SCALE



I CERTIFY THAT THIS PLAN WAS MADE FROM
AN INSTRUMENT SURVEY ON THE GROUND ON
THE DATE OF MAY 18, 2025 AND ALL
STRUCTURES ARE LOCATED AS SHOWN
HEREON.

ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY
FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0417E
EFFECTIVE DATE: 06 / 04 / 2010

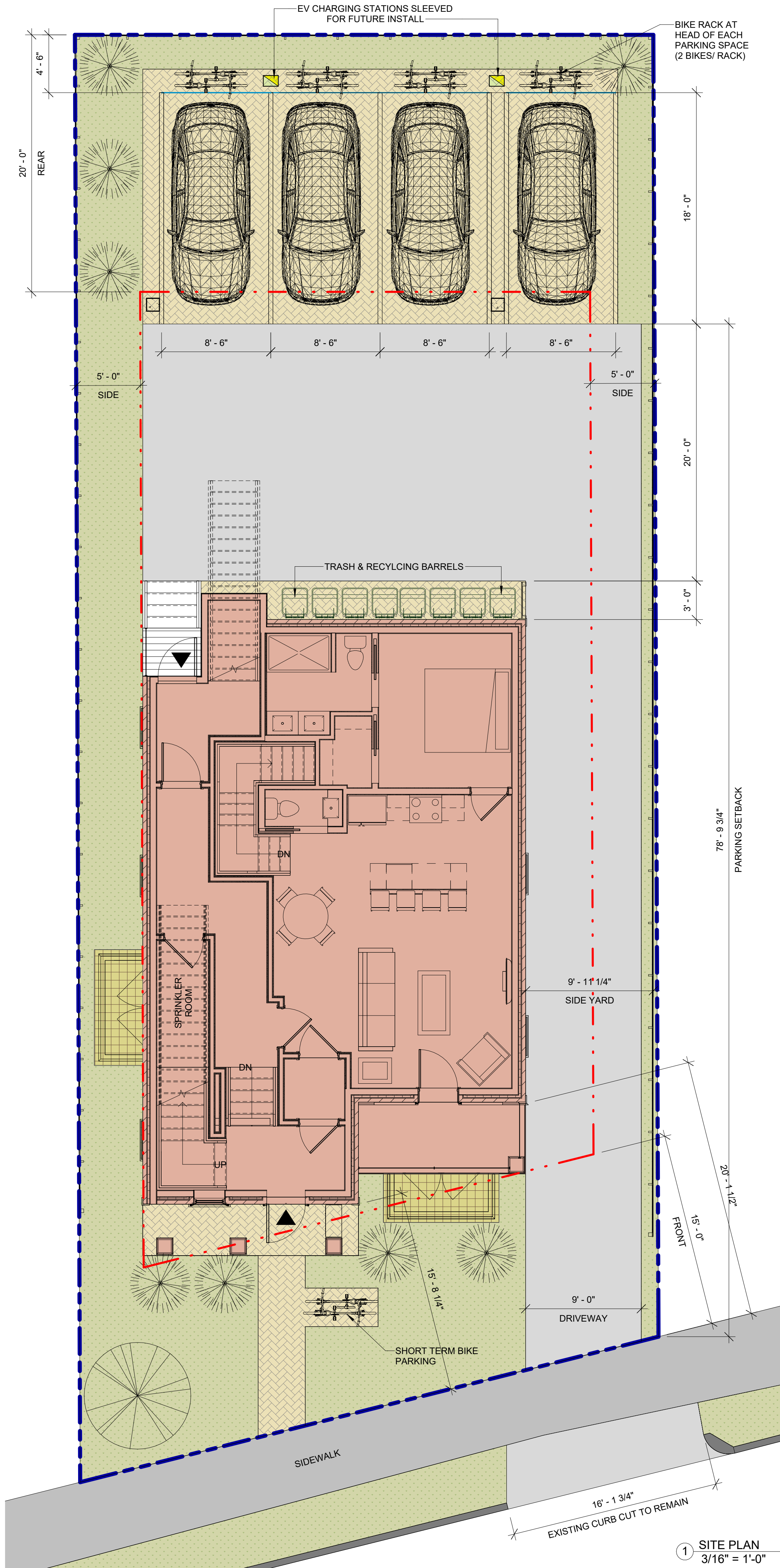
PREPARED FOR:
HOUSING CORPORATION OF ARLINGTON
20 ACADEMY ST
ARLINGTON MA 02476

DEED: BK 34877, PG 481
PLAN: PL BK 283, PL 16
PL BK 109, PL 41

NOTES:
PARCEL ID: 042.0 0007 0008.0
ZONING: R2

FIELD:	JJH/TK
DRAFT:	JJH
CHECK:	GCC
DATE:	05/22/25





ZONING CHART				
ZONE: R-2 (MBMF)		EXISTING	PROPOSED	COMPLIANCE
LOT SIZE: (MIN. 6,000 sf)		4,814 sf	4,814 sf	COMPLIES
FRONTAGE		46.4'	46.4'	COMPLIES
FLOOR AREA RATIO		0.50 (2,380 sf)	1.72 (8,316 sf)	COMPLIES
LOT COVERAGE (%)		23%	40%	-
LOT AREA PER DWELLING UNIT (SF)		2,407 sf	1,204 sf	-
FRONT YARD SETBACK: (MIN. 15'-0")		13.1'	15'-0"	COMPLIES
SIDE YARD	RIGHT SIDE (MIN. 5'-0")	12.1'	9'-11-1/4"	COMPLIES
	LEFT SIDE (MIN. 5'-0")	4.8'	5'-0"	COMPLIES
REAR YARD		41.6'	20'-0"	COMPLIES
HEIGHT	STORIES	2-1/2	4 STORIES	COMPLIES
	FEET	31.7'	44'-0"	COMPLIES
OPEN SPACE (% OF G.F.A. OR LOT SIZE)				
	LANDSCAPED (SF)	2,435 sf (50%)	1,246 sf (25%)	COMPLIES
	USABLE (SF)	195 of 222 2,435 sf (50%)	1,246 sf (25%)	COMPLIES
PARKING SPACES (#)		4	4	COMPLIES
PARKING AREA SETBACKS (FEET)		-	78'-9-3/4"	COMPLIES
LOADING SPACES (#)		NA	NA	-
BICYLCE PARKING		-	4,814 sf	COMPLIES
	SHORT TERM	NA	1	COMPLIES
	LONG TERM	NA	6	COMPLIES

BROADWAY RESIDENCES

UNIT 1: 1,785 SF: 3 BEDROOM/ 2-1/2 BATH
W/ 1 PARKING SPACE & PORCH

UNIT 2: 1,616 SF: 3 BEDROOM/ 2-1/2 BATH
W/ 1 PARKING SPACE, FRONT & REAR PORCH

UNIT 3: 1,754 SF: 3 BEDROOM/ 2-1/2 BATH
W/ 1 PARKING SPACE, FRONT & REAR PORCH

UNIT 4: 1,780 SF: 3 BEDROOM/ 2-1/2 BATH
W/ 1 PARKING SPACE, FRONT & REAR PORCH

TOTAL BUILDING: 8,316 SF

SITE PLAN LEGEND

EXISTING FOOTPRINT

PROPOSED FOOTPRINT

LANDSCAPE

PAVERS

REQUIRED SETBACKS

NOTE:

THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN.

PROJECT NAME

BROADWAY RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Anthony Pasciuto &
Kristen Germano

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

Project number	25062
Date	09/02/25
Drawn by	WC
Checked by	WC
Scale	As indicated

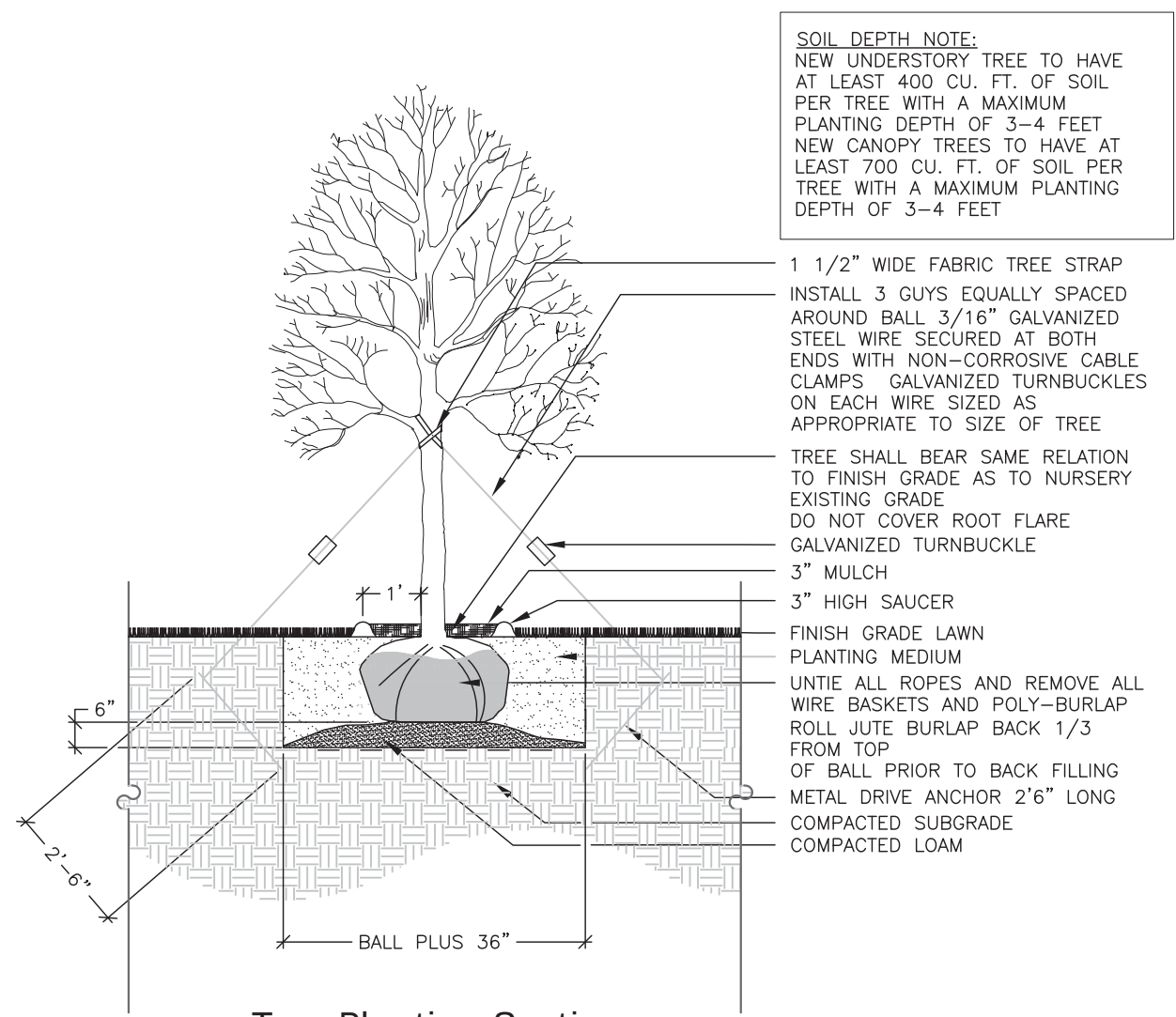
REVISIONS

No.	Description	Date

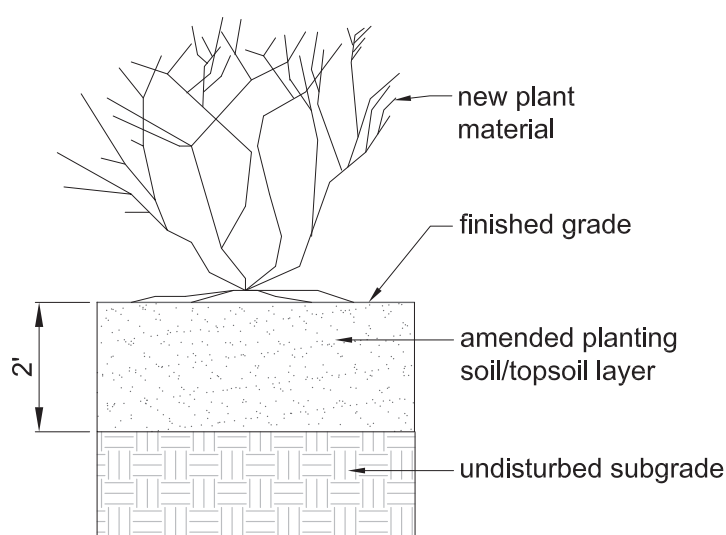
ARCHITECTURAL SITE PLAN

A-020

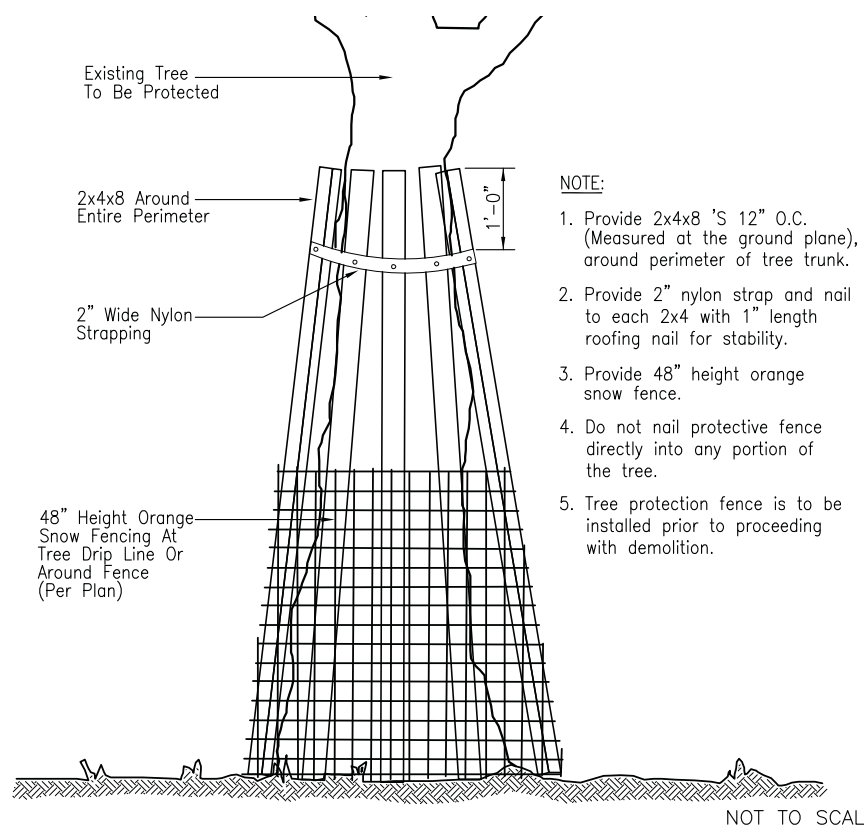
BROADWAY RESIDENCES



Tree Planting Section



Plant Bed Section



Tree Protection Detail

TREO[®] SMOOTH CLASSIC PERMEABLE



GRANITE BLEND

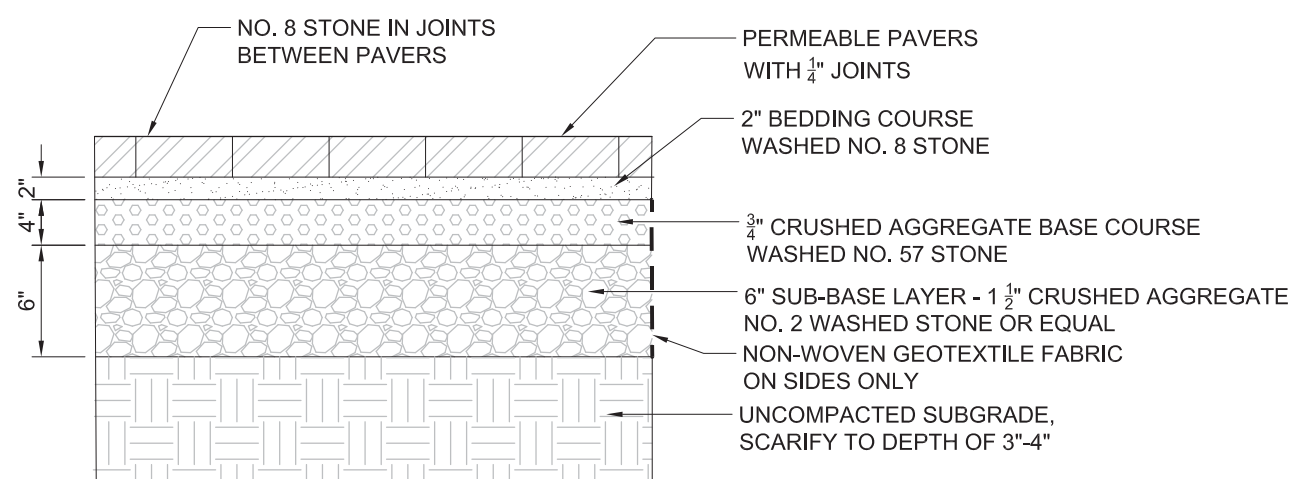
PRODUCT ATTRIBUTES

Visual Appearance	Treo [®] Smooth offers a smooth surface texture for a sleek, modern look with a contemporary colour palette.
Finish	Smooth, classic appearance.

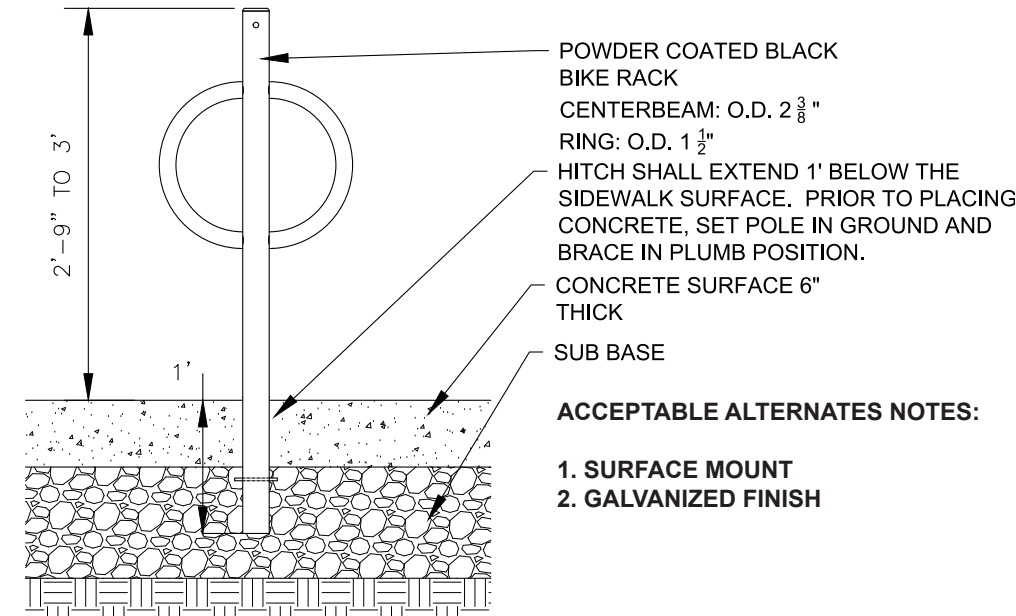
PRODUCT SPECIFICATIONS

LARGE RECTANGLE 8 1/4" x 13 1/4" x 3 1/4" 225 x 338 x 80mm	SQUARE 8 1/4" x 8 1/4" x 3 1/4" 225 x 225 x 80mm	SMALL RECTANGLE 4 1/4" x 8 1/4" x 3 1/4" 112 x 225 x 80mm
3 UNIT RANDOM BUNDLE		

Unilock Paver Specs



Permeable Paver Section

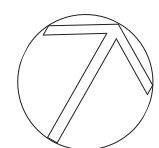
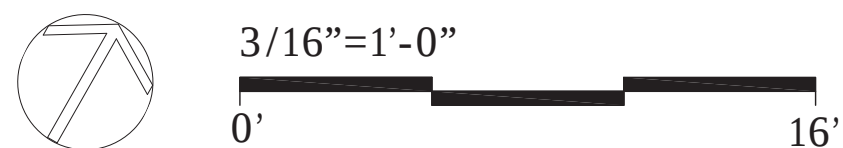
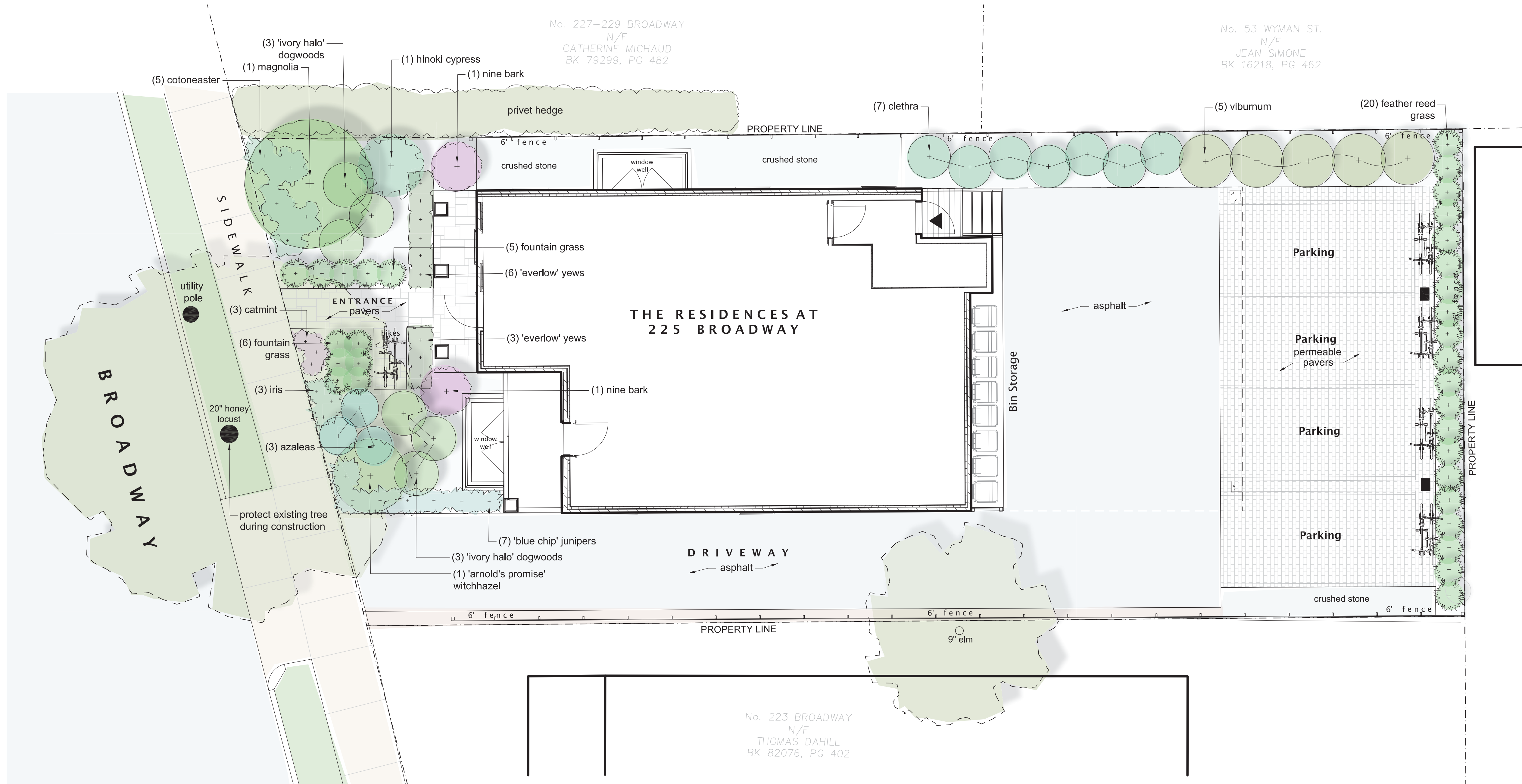


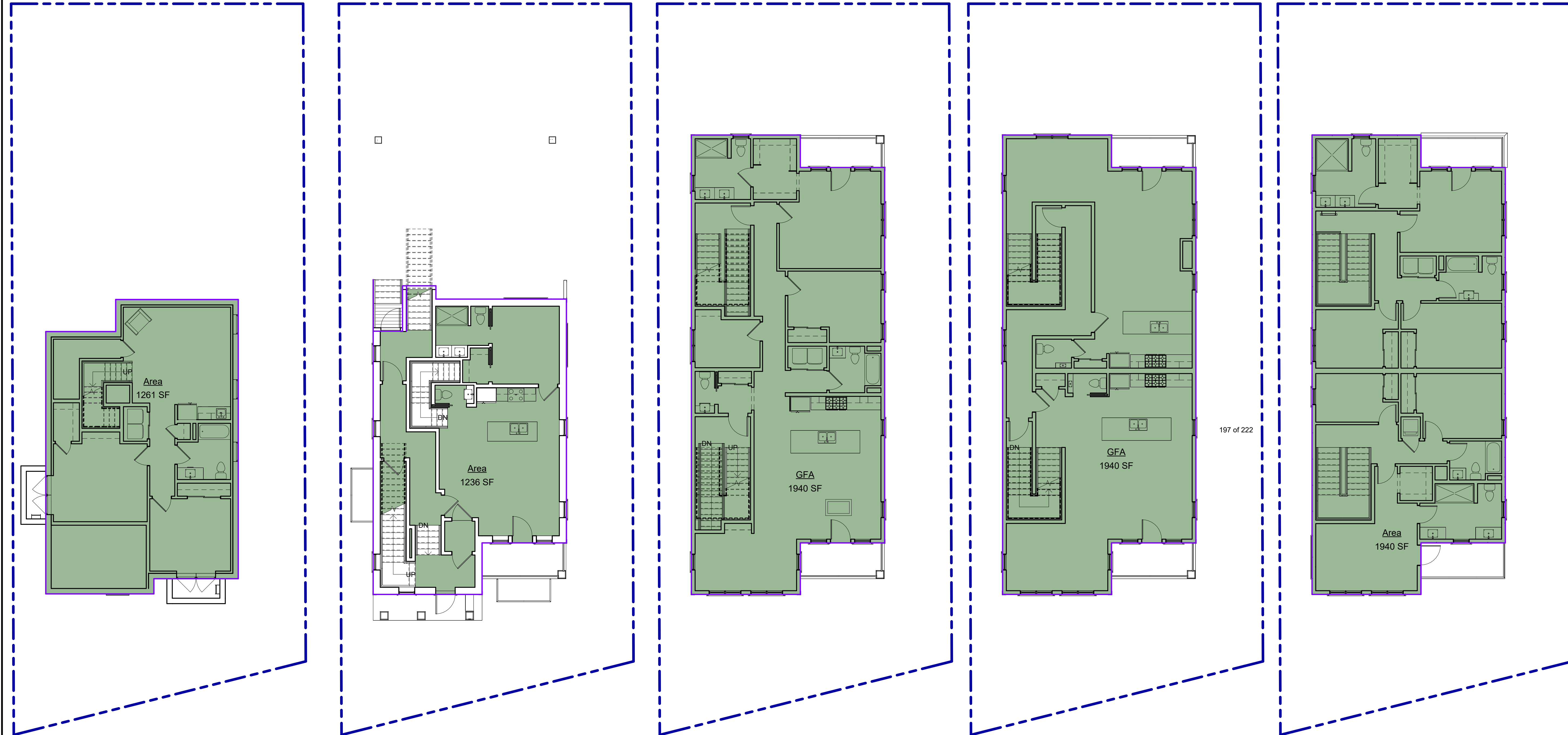
Bike Rack

Plant List

NEW PLANTS

Quantity	Botanical Name	Common Name	Size	Notes
3	Azalea x 'Pleasant White'	Pleasant White Azalea	5 Gallon	
7	Clethra alnifolia 'Ruby Spice'	Sweet Pepperbush	5 Gallon	
20	Calamagrostis x 'Karl Foerster'	Feather Reed Grass	3 Gallon	
1	Chamaecyparis obtusa 'Tempelhof'	Hinoki Cypress	5'-6' HT.	B&B, cultivar to grow to max size of 14'
6	Cornus x 'Ivory Halo'	Ivory Halo Dogwood	5 Gallon	
5	Cotoneaster horizontalis	Rockspray Cotoneaster	3 Gallon	
1	Hamamelis x 'Arnold's Promise'	Witch Hazel	5'-6' HT.	
3	Iris x 'Caesar's Brother'	Caesar's Brother Iris	2 Quart	
7	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	3 Gallon	
1	Magnolia x 'Merrill'	Merrill Magnolia	10' HT. MIN.	B&B, multistem
3	Nepeta 'Blue Wonder'	Blue Wonder Catmint	2 Quart	
2	Physocarpus opulifolius 'Monlo'	Nine Bark	5 Gallon	
11	Pennisetum x 'Red Head'	Red Head Fountain Grass	3 Gallon	
9	Taxus x 'Everlow'	Everlow Yew	24" spread	
5	Viburnum trilobum 'Wentworth'	Wentworth Viburnum	7 Gallon	





① BASEMENT
1/8" = 1'-0"

② 1ST FLOOR
1/8" = 1'-0"

③ 2ND FLOOR
1/8" = 1'-0"

④ 3RD FLOOR
1/8" = 1'-0"

⑤ 4TH FLOOR
1/8" = 1'-0"

GFA	
Area	Level
1261 SF	BASEMENT
1261 SF	
1236 SF	1ST FLOOR
1236 SF	
1940 SF	2ND FLOOR
1940 SF	
1940 SF	3RD FLOOR
1940 SF	
1940 SF	4TH FLOOR
1940 SF	
8316 SF	

PROJECT NAME

BROADWAY RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Anthony Pasciuto &
Kristen Germano

ARCHITECT

KDI

ARCHITECTURE

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Project number

25062

Date

09/02/25

Drawn by

Author

Checked by

Checker

Scale

1/8" = 1'-0"

REVISIONS

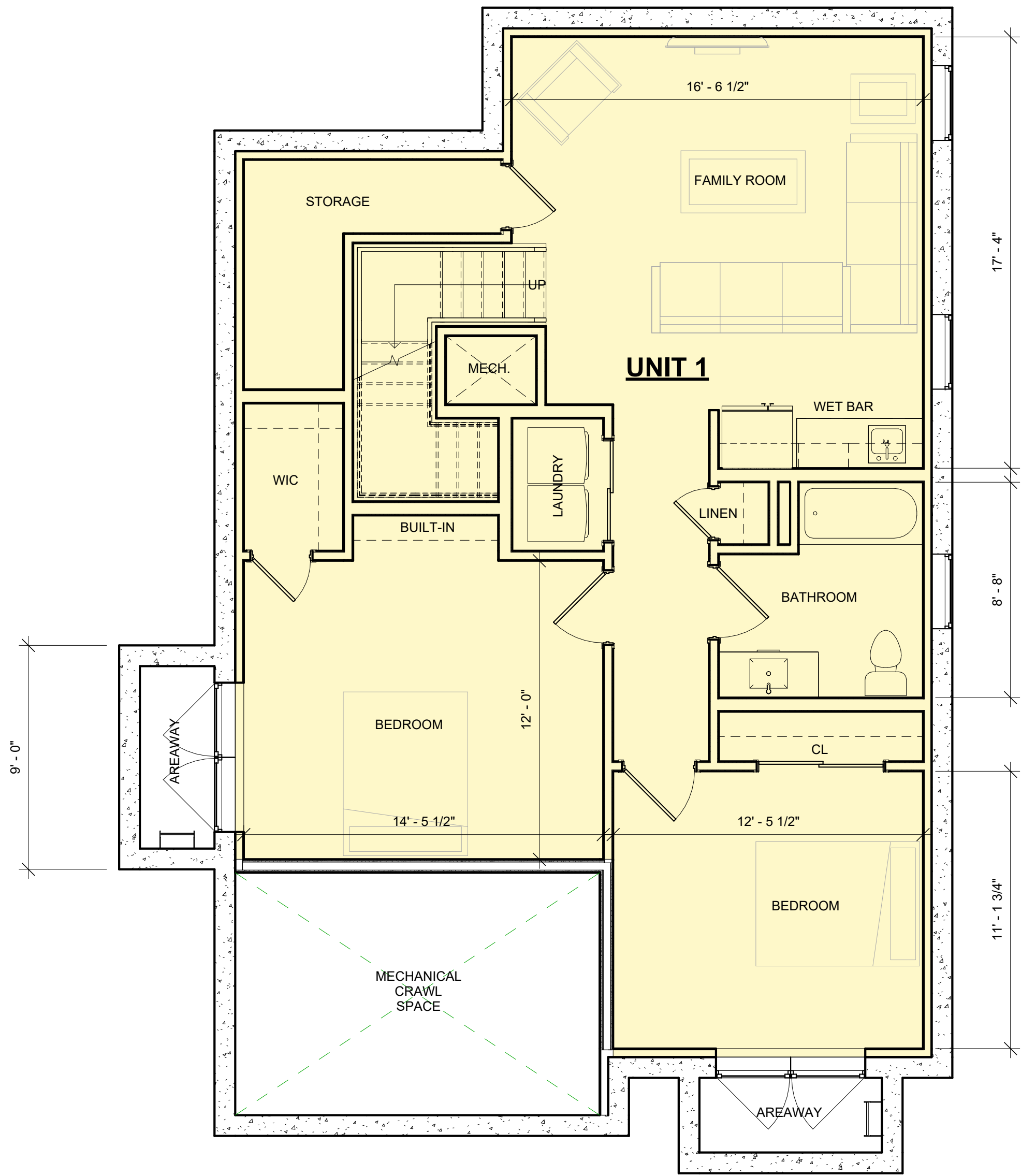
No.	Description	Date

AREA PLANS

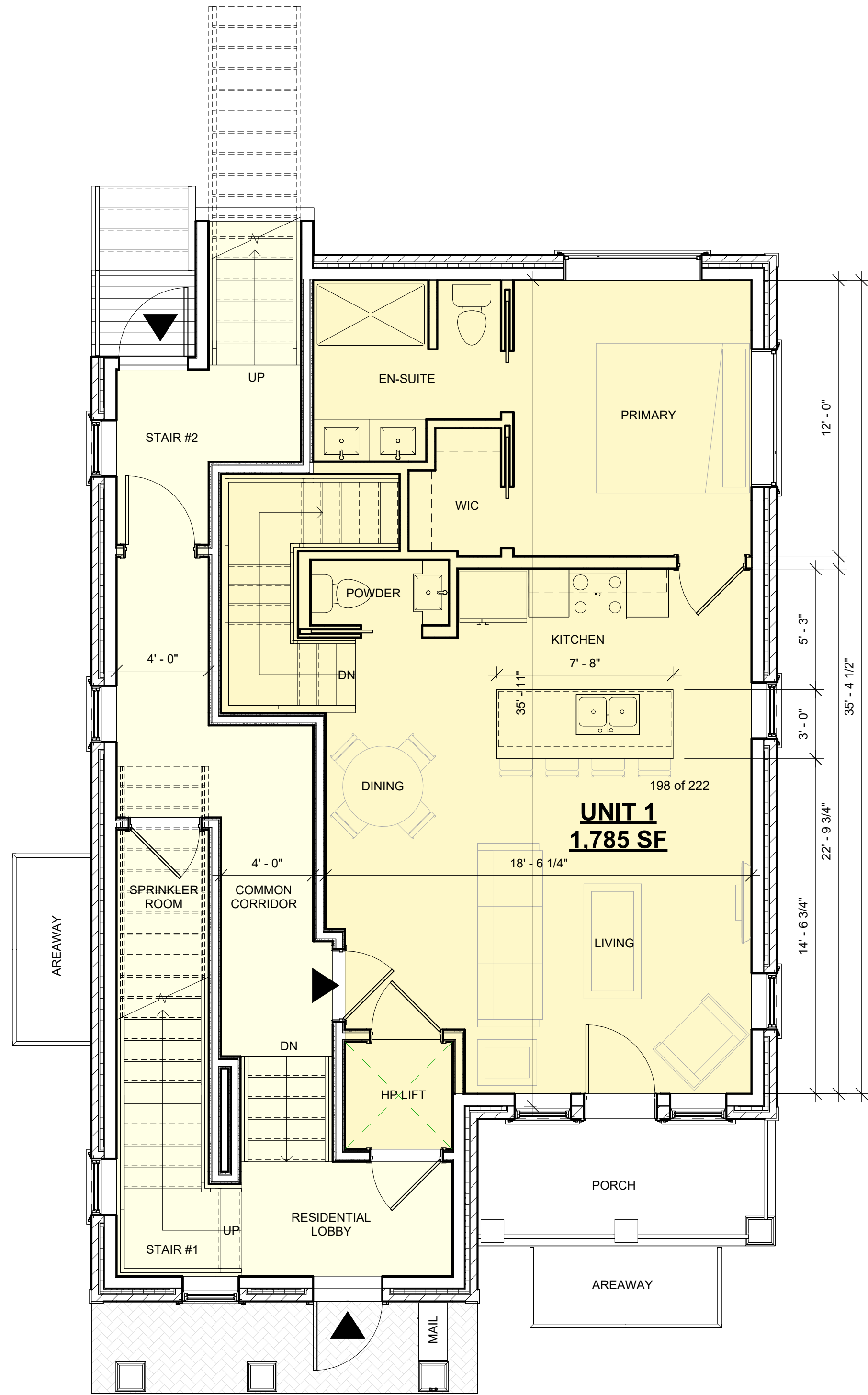
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BROADWAY RESIDENCES

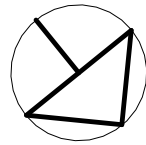
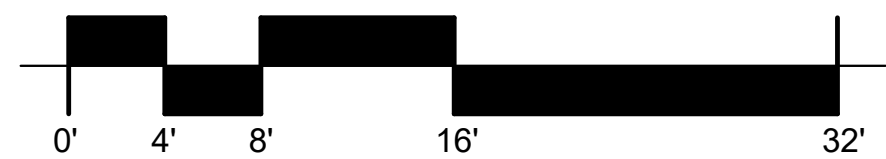
\\TKG-NAS1522Data\25062_Pasciuto & Germano_225 Broadway_Arlington\03_DRAWINGS\00_ARCH\01_SD\225 BROADWAY_ARLINGTON_V4_lowhomes.rvt 10/2/2025 2:34:27 PM



① BASEMENT
1/4" = 1'-0"



② 1ST FLOOR
1/4" = 1'-0"



PROJECT NAME

**BROADWAY
RESIDENCES**

PROJECT ADDRESS

225 Broadway
Arlington, MA

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Kristen Germano**

ARCHITECT



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Date 09/02/25
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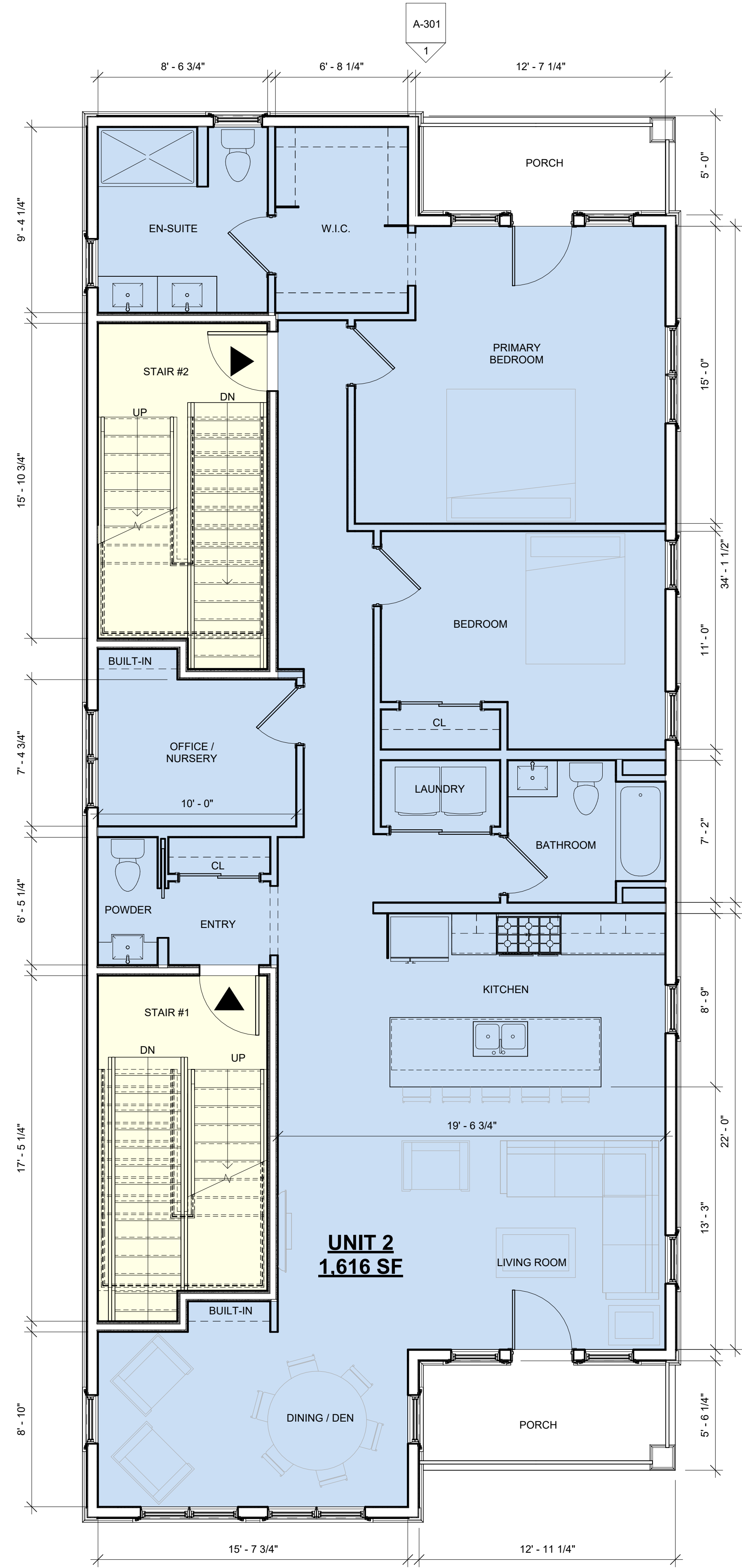
REVISIONS

No.	Description	Date

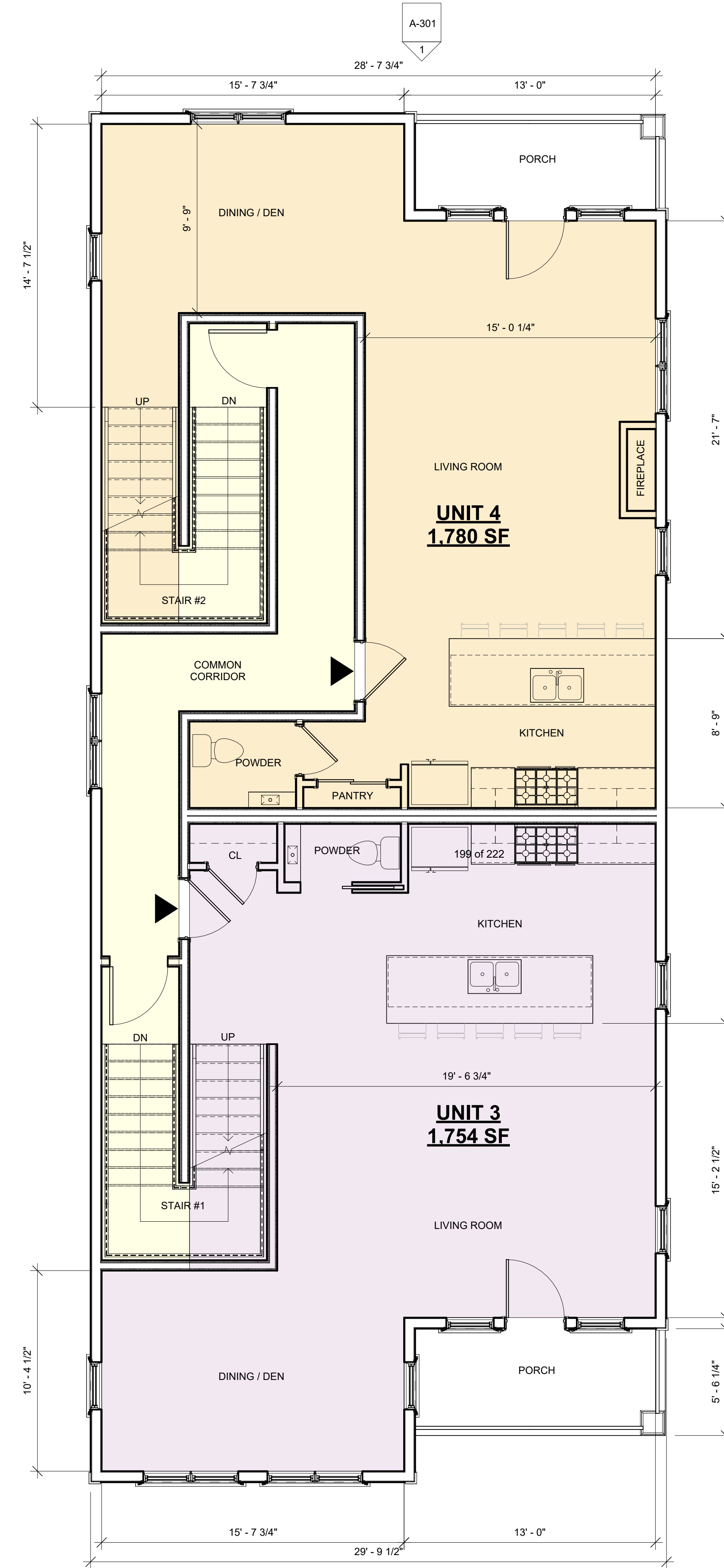
**BASEMENT &
FIRST FLOOR
PLAN**

A-100

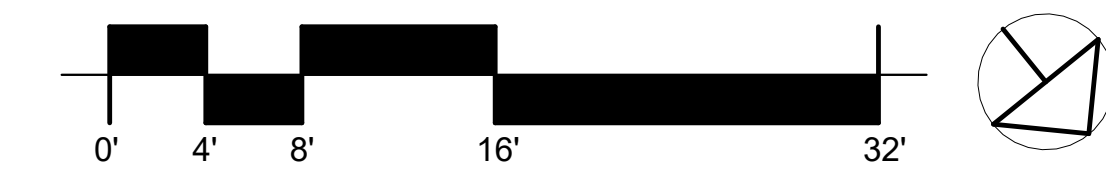
BROADWAY RESIDENCES



① 2ND FLOOR
1/4" = 1'-0"



② 3RD FLOOR
1/4" = 1'-0"



PROJECT NAME

BROADWAY RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Anthony Pasciuto &
Kristen Germano

ARCHITECT

KDI

ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

REGISTRATION

Project number

25062

Date

09/02/25

Drawn by

MG

Checked by

JSK

Scale

As indicated

REVISIONS

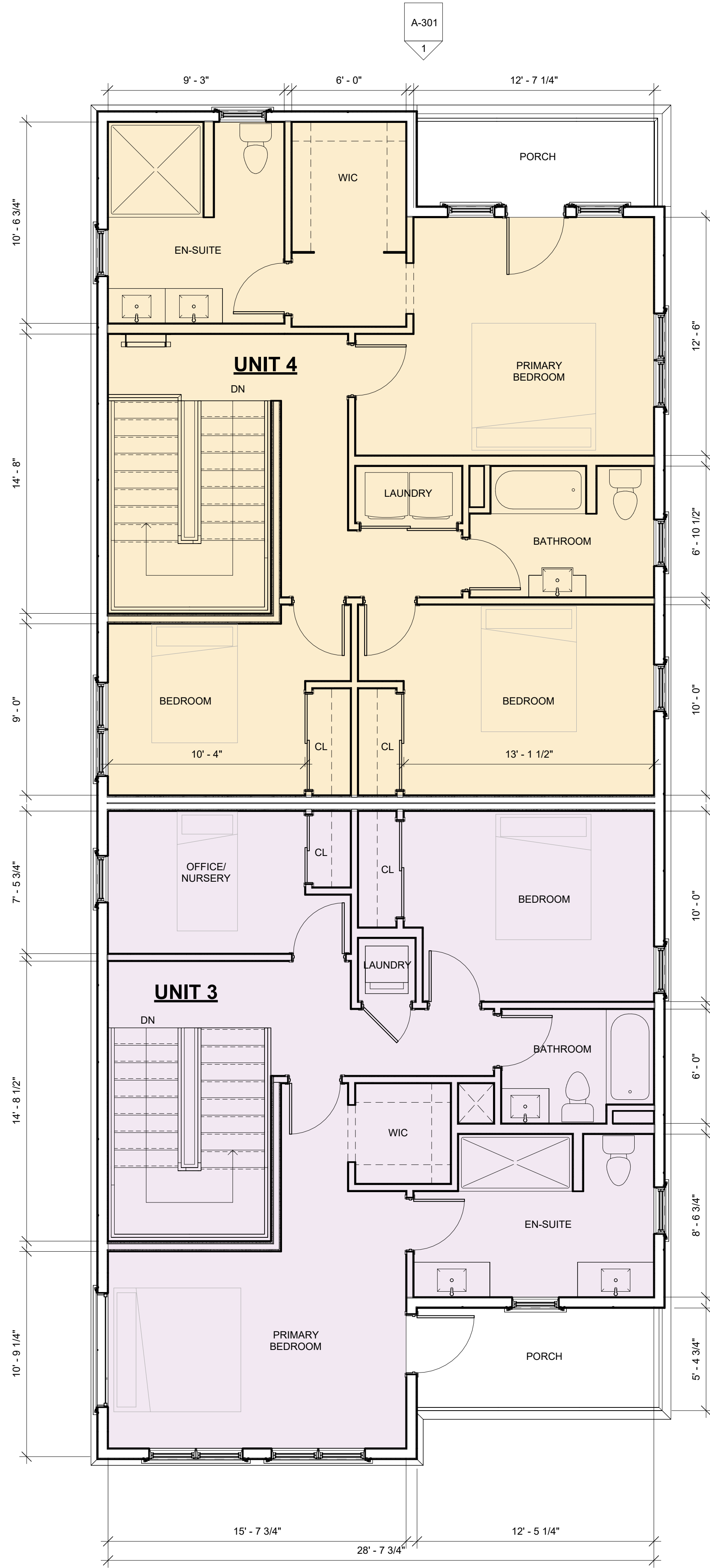
No.	Description	Date

SECOND &
THIRD FLOOR
PLAN

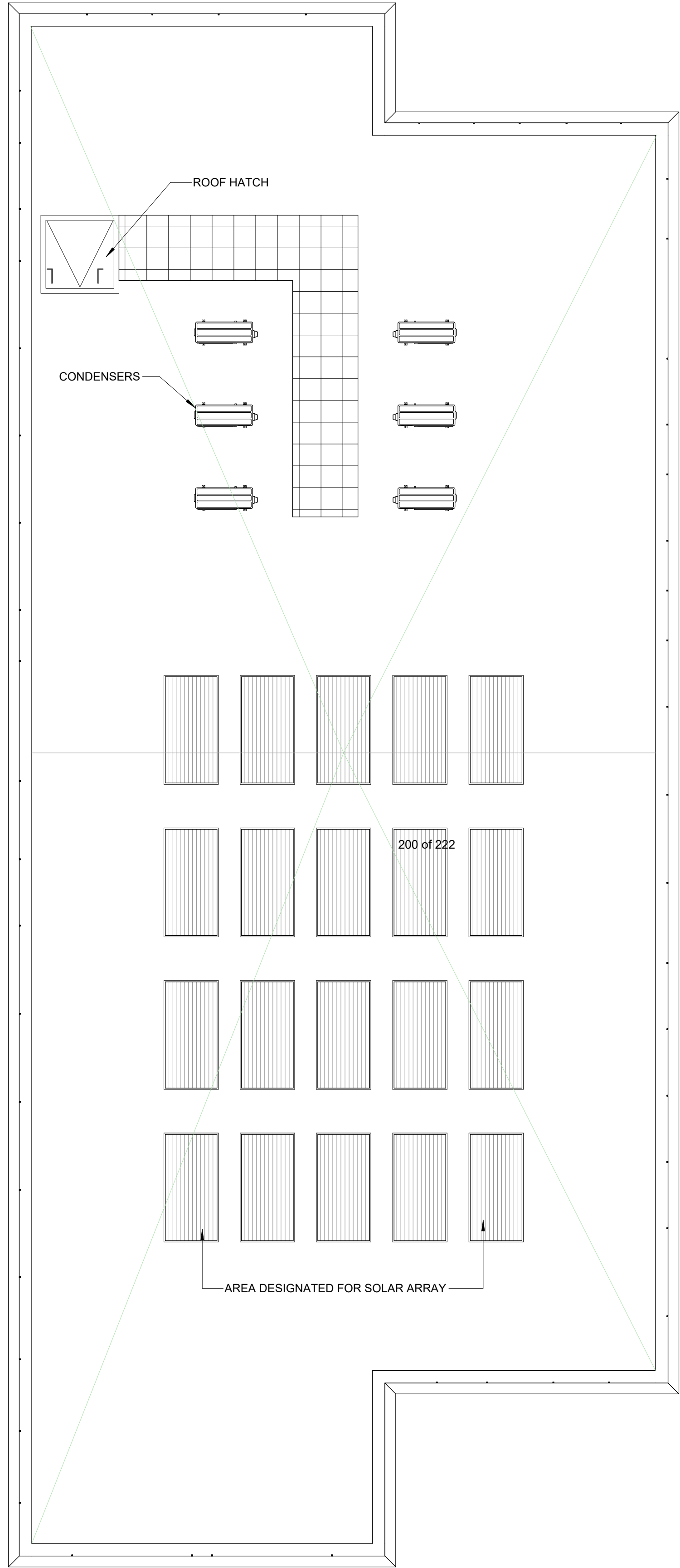
A-101

BROADWAY RESIDENCES

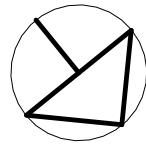
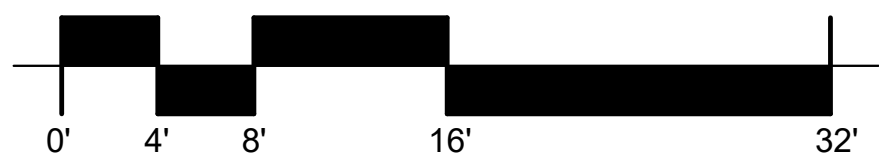
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OF PROSECUTION UNDER LAW



1 4TH FLOOR
1/4" = 1'-0"



2 ROOF
1/4" = 1'-0"



PROJECT NAME

BROADWAY
RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Anthony Pasciuto &
Kristen Germano

ARCHITECT



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SOMERVILLE, MA 02143

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Project number 25062
Date 09/02/25
Drawn by WC
Checked by WC
Scale As indicated

REVISIONS

No.	Description	Date

4TH FLOOR &
ROOF PLAN

A-102

BROADWAY RESIDENCES



EXTERIOR MATERIALS

CEMENTITIOUS PANEL & REGLET (HARDI)
(COLOR: IRON GREY)

CEMENTITIOUS CLAPBOARDS (HARDI)
(COLOR: LIGHT MIST)

FULL BED BRICK MASONRY (BELDEN)
(COLOR: DUTCH GRAY VELOUR)

DOUBLE HUNG DIVIDED LIGHT WINDOWS (ANDERSON)
(COLOR: BLACK)

*ALL EXTERIOR TRIM TO BE COMPOSITE (BORAL)
LOR VAIRES DEPENDING ON LOCATION

201 of 222



PROJECT NAME

BROADWAY
RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Anthony Pasciuto &
Kristen Germano

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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REGISTRATION

Project number	25062
Date	09/02/25
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

FRONT & RIGHT
ELEVATIONS

A-300

BROADWAY RESIDENCES



① REAR ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS

CEMENTITIOUS PANEL & REGLET (HARDI)
(COLOR: IRON GREY)

CEMENTITIOUS CLAPBOARDS (HARDI)
(COLOR: LIGHT MIST)

FULL BED BRICK MASONRY (BELDEN)
(COLOR: DUTCH GRAY VELOUR)

DOUBLE HUNG DIVIDED LIGHT WINDOWS (ANDERSON)
(COLOR: BLACK)

*ALL EXTERIOR TRIM TO BE COMPOSITE (BORAL)
LOR VAIRES DEPENDING ON LOCATION

202 of 222



② LEFT ELEVATION
3/16" = 1'-0"

PROJECT NAME

BROADWAY
RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Anthony Pasciuto &
Kristen Germano

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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OF PROSECUTION UNDER LAW

REGISTRATION

Project number	25062
Date	09/02/25
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

REAR & LEFT
ELEVATIONS

A-301

BROADWAY RESIDENCES



① Broadway Street View



② Street View

203 of 222



③ Rear Yard View



④ Aerial View

PROJECT NAME

BROADWAY
RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Anthony Pasciuto &
Kristen Germano

ARCHITECT



ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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REGISTRATION

Project number 25062
Date 09/02/25
Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date

PERSPECTIVES

A-302

BROADWAY RESIDENCES



RENDERING OF BROADWAY STREET VIEW

PROJECT NAME

BROADWAY
RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Anthony Pasciuto &
Kristen Germano

ARCHITECT



KDI
ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

Project number	25062
Date	09/02/25
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS		
No.	Description	Date

RENDERING

A-303

BROADWAY RESIDENCES

I:\TKG-NAS\1522\Draws\25062_Pasciuto & Germano_225 Broadway_Arlington\03_DRAWINGS\00_ARCH\01_SD\225 BROADWAY_ARLINGTON_V4_lowhomes.rvt 10/2/2025 2:34:49 PM



LEED v4.1 Residential: Multifamily Project Checklist

Project Name 225 BROADWAY
Date: 13 June 2025

Y	?	N		
1	0	0	Integrative Process	1
1	0	0	Credit (D) Integrative Process	1
			Option 1. Installation Contractor Training	1
1			Option 2. Integrative Process	1

11	2	0	Location and Transportation	15
			Credit (D) LEED for Neighborhood Development Location	15
2	0	0	Credit (D) Sensitive Land Protection	2
2			Option 1. Previously Developed Land	2
			Option 2. Avoidance of Sensitive Land	1
0	0	0	Credit (D) High-Priority Site	1
			Option 1. Historic District	1
			Option 2. Priority Designation	1
			Option 3. Brownfield Remediation	1
4	1	0	Credit (D) Surrounding Density and Diverse Uses	5
3	0	0	Option 1. Surrounding Density	3
3			Case 1. Surrounding Density	3
			Case 2. Compact Development	1
1	1		Option 2. Diverse Uses	2
3			Credit (D) Access to Quality Transit	3
1			Credit (D) Bicycle Facilities	1
0	1	0	Credit (C) Reduced Parking Footprint	1
			Option 1. No Off-Street Parking	1
			Option 2. Reduce Parking	1
			Option 3. Carshare	1
	1		Option 4. Unbundling Parking	1
1	0	0	Credit (C) Electric Vehicles	2
1			Option 1. Electric Vehicle Charging	1
			Option 2. Electric Vehicle Charging Infrastructure	1

3	5	0	Sustainable Sites	9
Y			Prereq (C) Construction Activity Pollution Prevention	Required
	1		Credit (D) Site Assessment	1
0	1	0	Credit (D) Protect or Restore Habitat	1
			Option 1. On-Site Restoration	1
1			Option 2. Financial Support	1
1	1	0	Credit (D) Open Space	1
1			Option 1. Onsite Open Space	1
	1		Option 2. Access to Open Space	1
0	2	0	Credit (D) Rainwater Management	3
	2		Option 1. Percentile of Rainfall Events	3
			Option 2. Permeable Lot Area	3
1			Credit (D) Heat Island Reduction	2
1	0	0	Credit (D) Light Pollution Reduction	1
1			Option 1. BUG Rating Method	1
			Option 2. Calculation Method	1

6	4	0	Materials and Resources	13
Y			Prereq (D) Storage and Collection of Recyclables	Required
Y			Prereq (C) Construction and Demolition Waste Management Planning	Required
0	3	0	Credit (C) Building Life-Cycle Impact Reduction	5
			Option 1. Historic Building Reuse	5
			Option 2. Renovation of Abandoned or Blighted Building	5
0	3	0	Option 3. Building and Material Reuse	4
			Path 1. Maintain a combination of Structural and Non-Structural Elements	4
			Path 2a. Maintain Existing Walls, Floors and Roofs	3
	3		Path 2b. Maintain Interior Nonstructural Elements	1
			Option 4. Whole-building Life-Cycle Assessment	4
6	0	0	Credit (C) Environmentally Preferable Products	6
6			Option 1. Environmentally Preferable Products	6
0	0	0	Option 2. BPDO - Environmental Product Declarations	2
			Path 1. Environmental Product Declaration (EPD)	1
			Path 2. Multi-Attribute Optimization	1
0	0	0	Option 3. BPDO - Sourcing of Raw Materials	2
			Path 1. Responsible Sourcing of Raw Materials	2
0	0	0	Option 4. BDPO - Material Ingredients	2
			Path 1. Material Ingredient Reporting	1
			Path 2. Material Ingredient Optimization	1
0	1	0	Credit (C) Construction and Demolition Waste Management	2
0	1	0	Option 1. Diversion	2
	1		Path 1a. Divert 50% and Three Material Streams	1
			Path 1b. Divert 50% using Certified Commingled Recycling Facility and One More Materials Stream	1
			Path 2a. Divert 75% and Four Material Streams	2
			Path 2b. Divert 75% using Certified Commingled Recycling Facility and Two More Materials Streams	2
			Option 2. Reduction of Total (Construction and Demolition) Waste Material	2

10	5	0	Indoor Environmental Quality	16
Y			Prereq (D/C) Minimum Indoor Air Quality Performance	Required
Y			Prereq (C) Combustion Venting	Required
Y			Prereq (C) Garage Pollutant Protection	Required
Y			Prereq (C) Radon-Resistant Construction	Required
			Case 1. New Construction	
			Case 2. Renovation of Existing Building	
Y			Prereq (C) Interior Moisture Management	Required
Y			Prereq (D) Environmental Tobacco Smoke Control	Required
Y			Prereq (C) Compartmentalization	Required
1			Credit (C) Enhanced Compartmentalization	1
1			Credit (D) No Environmental Tobacco Smoke	1
2	2	0	Credit (D) Enhanced Indoor Air Quality Strategies	4
			Option 1. Walk-Off Mats	1
1			Option 2. Filtration	1
1			Option 3. Enhanced Local Exhaust	1
	2		Option 4. Balanced Whole-Dwelling Unit Ventilation	2
4			Credit (C) Low-Emitting Materials	4

7	1	0	Water Efficiency	12
Y			Prereq (D) Water Use Reduction	Required
Y			Prereq (D) Building-Level Water Metering	Required
7	0	0	Credit (D) Water Use Reduction	10
7			Option 1. Total Water Use Reduction	10
			Option 2. Outdoor and Indoor Water Use Reduction	9
1			Path 1. Outdoor Water Use Reduction	3
6			Path 2. Indoor Water Use Reduction	6
0	1	0	Credit (C) Water Metering	2
			Option 1. Meter Water Subsystems	1
	1		Option 2. Meter Dwelling Units	1

7	6	0	Energy and Atmosphere	34
Y			Prereq (C) Fundamental Systems Testing and Verification	Required
Y			Prereq (D/C) Minimum Energy Performance	Required
			Option 1. Energy Performance Compliance	
			Option 2. Prescriptive Compliance	
			Option 3. Dwelling Unit Energy Simulation	
			Case 1. New Construction	
			Case 2. Major Renovation	
Y			Prereq (C) Energy Metering	Required
Y			Prereq (D) Fundamental Refrigerant Management	Required
3	1	0	Credit (C) Enhanced Commissioning	6
1			Option 1. Supply Air-Flow Testing	1
			Option 2. Pressure Balancing	1
			Option 3. Enhanced Commissioning	3
	1		Option 4. Enhanced and Monitoring-Based Commissioning	1
2			Option 5. Envelope Commissioning	2
0	5	0	Credit (D/C) Optimize Energy Performance	18
			Option 1. Energy Performance Compliance	18
			Option 2. New Buildings Institute Family Guide	13
0	5	0	Option 3. Dwelling Unit Energy Simulation	18
	5		Case 1. New Construction	18
			Case 2. Major Renovation	18
1			Credit (D) Whole Building Energy Monitoring and Reporting	1
0	0	0	Credit (C) Grid Harmonization	2
			Case 1. Demand Response Program Available and Participation	2
			Case 2. Demand Response Capable Building	1
			Case 3. Load Flexibility and Management Strategies	2
1			Credit (D) Renewable Energy	5
1	0	0	Credit (D) Enhanced Refrigerant Management	1
1			Option 1. No Refrigerants or Low-Impact Refrigerants	1
			Option 2. Calculation of Refrigerant Impact	1
1			Credit (D) Domestic Hot Water Pipe Insulation	1

0	1	0	Credit (C) Indoor Air Quality Assessment	2
	1		Option 1	1
			Option 2 (1 additional point)	1
0	1	0	Credit (D) Thermal Comfort	1
			Option 1. Radiant Comfort	1
	1		Option 2. ASHRAE 55-2017	1
			Option 3. ISO Standards	1
1	0	0	Credit (D) Daylight and Quality Views	1
1			Option 1. Daylight	1
			Option 2. Quality Views	1
1	1	0	Credit (D) Acoustic Performance	2
	1		Option 1. HVAC Background Noise	1
1			Option 2. Envelope Acoustic Performance	1

0	0	0	Innovation	6
0	0	0	Credit (D/C) Innovation	5
			Option 1. Innovation	1
			Option 2. Pilot	1
			Option 3. Additional Strategies	3
			Credit (D/C) LEED Accredited Professional	1

0	0	0	Regional Priority	4
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1

45	23	0	TOTALS	Possible Points: 110
----	----	---	---------------	-----------------------------

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

(D) Design Prerequisite or Credit*

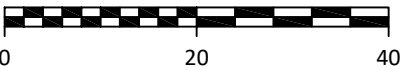
(C) Construction Prerequisite or Credit

*Note that prerequisites and credits awarded during the design review are still subject to verification by the Green Rater during the site visit. If the status of the prerequisite or credit changes based on the site visit, the updated form and documentation must be submitted and reviewed by GBCI.

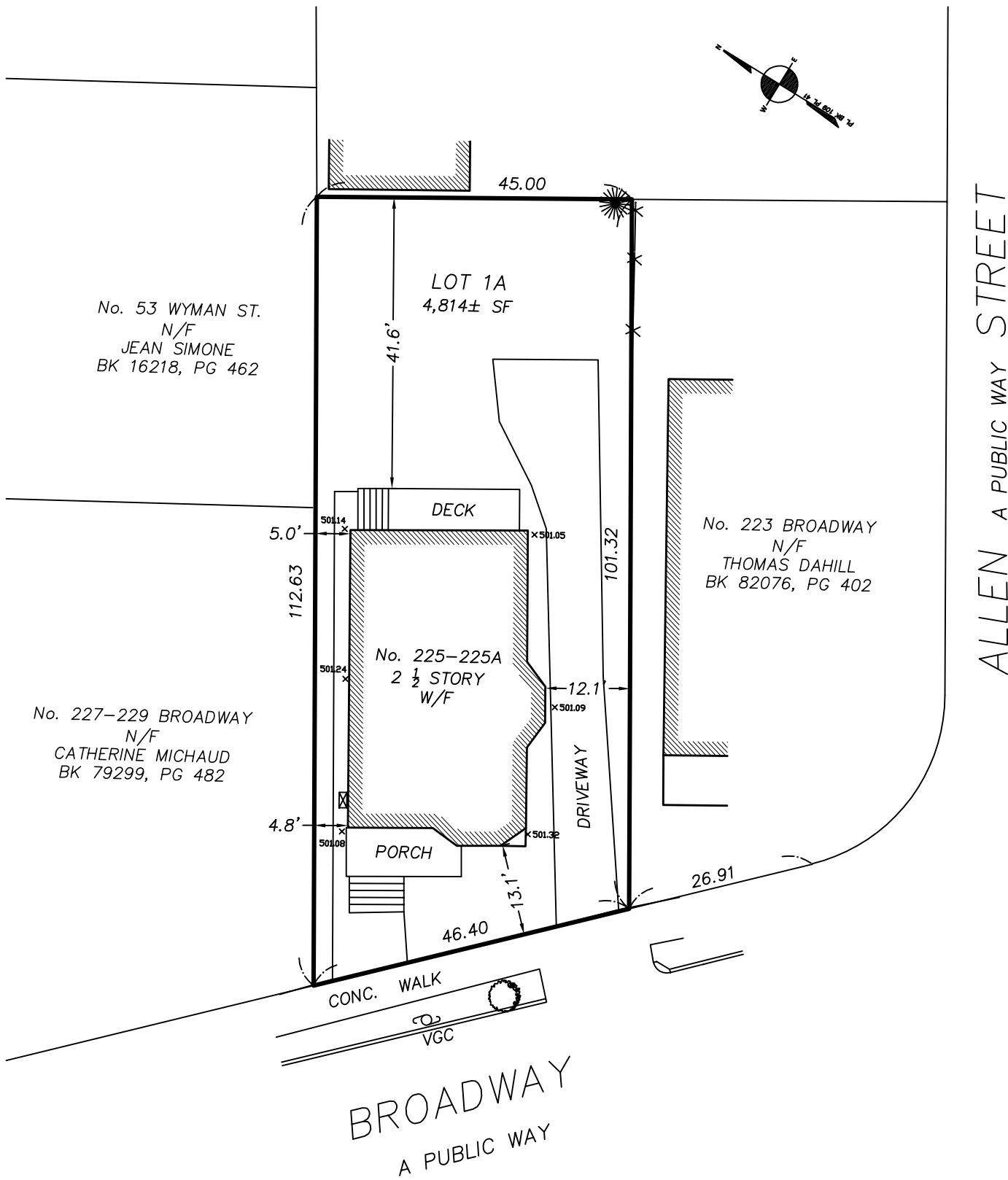
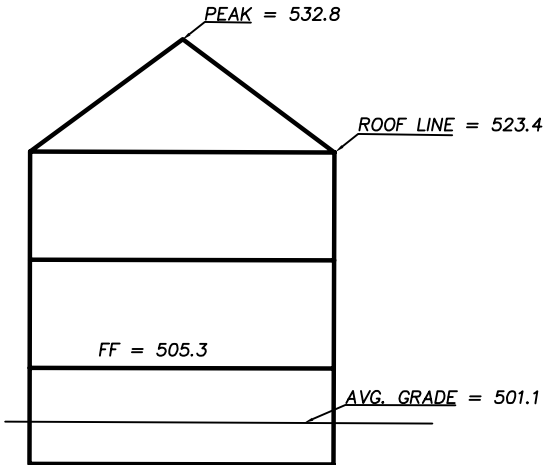
PLAN OF LAND
LOCATED AT
225-225A BROADWAY
ARLINGTON, MA

GEORGE C. COLLINS, P.L.S
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

SCALE: 1.0 INCH = 20.0 FEET



HEIGHT SKETCH:
NOT TO SCALE



I CERTIFY THAT THIS PLAN WAS MADE FROM
AN INSTRUMENT SURVEY ON THE GROUND ON
THE DATE OF MAY 18, 2025 AND ALL
STRUCTURES ARE LOCATED AS SHOWN
HEREON.

ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY
FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0417E
EFFECTIVE DATE: 06 / 04 / 2010

PREPARED FOR:
HOUSING CORPORATION OF ARLINGTON
20 ACADEMY ST
ARLINGTON MA 02476

DEED: BK 34877, PG 481
PLAN: PL BK 283, PL 16
PL BK 109, PL 41

NOTES:
PARCEL ID: 042.0 0007 0008.0
ZONING: R2

FIELD:	JJH/TK
DRAFT:	JJH
CHECK:	GCC
DATE:	05/22/25

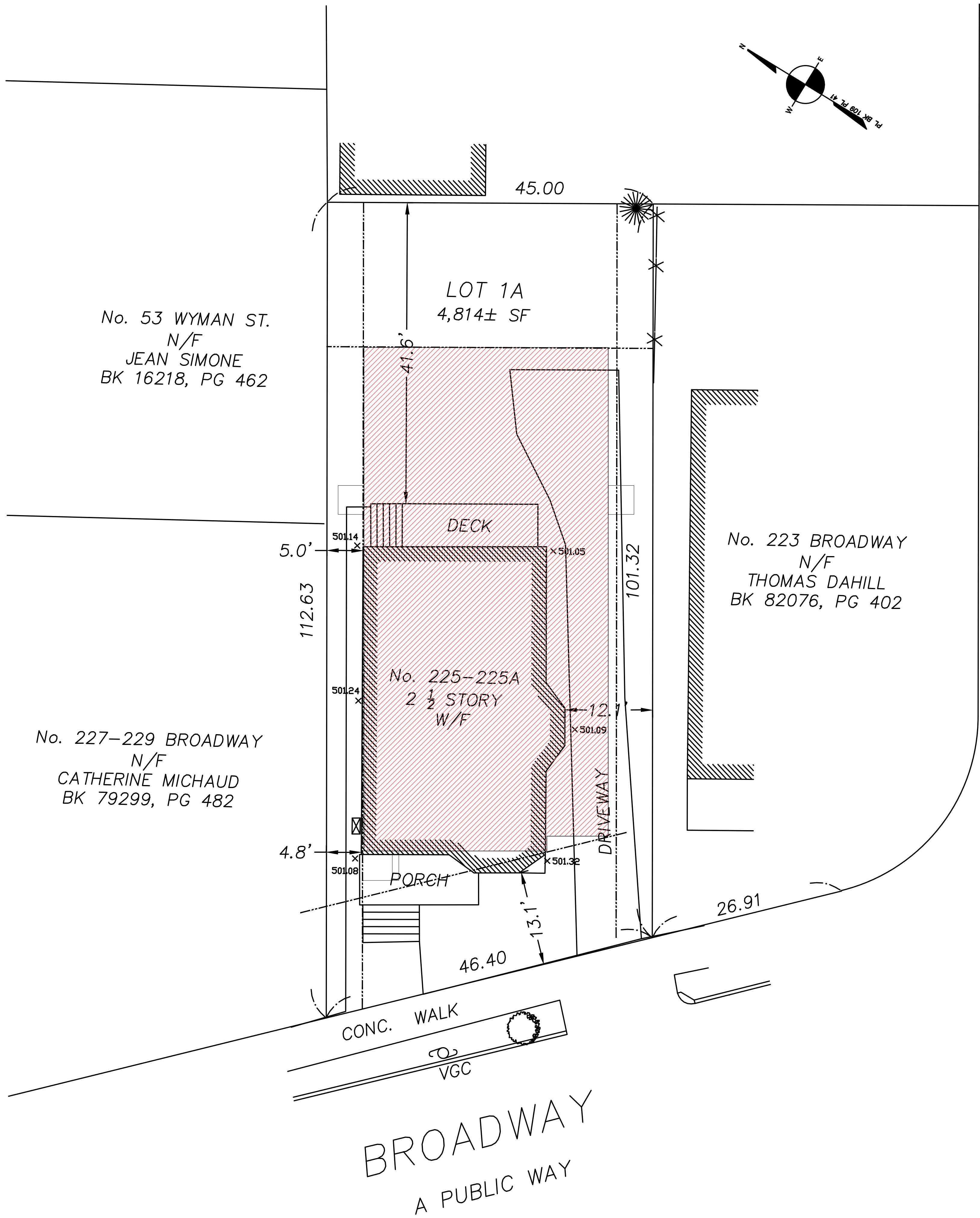


A

B

C

D



Revisions:
Date

Description

225 BROADWAY
ARLINGTON, MA

Project Title:

SURVEY

Drawing Title:

Project #

25016

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

29MAY2025

Drawing #:

SURVEY



Town of Arlington, Massachusetts
Department of Planning and 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 ensure compliance with M.G.L c.40A, § 3A

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Site Plan Review, 225 Broadway, Docket #3857
Date: October 17, 2025

I. Docket Summary

This is an application by Patrick Catino, 31 Arrowhead Drive, Saugus, MA, to open Site Plan Review Docket #3857 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.8.3 Site Plan Review.

The applicant proposes to demolish an existing two-family dwelling and construct a multi-family dwelling with four (4) units on the property located at 225 Broadway, Arlington, MA, in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District.

Materials submitted for consideration of this application include:

- Architectural Plans and Drawings, dated 9/2/25;
- Landscape Plan, dated 10/9/25;
- Application for Site Plan Review, dated 6/2/25;
- Dimensional and Parking Information, dated 6/2/25;
- Impact Statement, dated 6/2/25;
- Surveys, dated 5/22/25 and 5/29/25;
- LEED Checklist, dated 6/13/25;

The subject property is located within the Residential Two-Family (R2) zoning district and the Massachusetts Avenue/Broadway Multi-Family Housing (MBMF) Overlay District, which the applicant has elected to apply to this development.

Section 5.8, Multi-Family Housing Overlay Districts, provides a process for the Arlington Redevelopment Board (ARB, or the Board) to review and potentially impose reasonable conditions through Site Plan Review for As of Right Development proposals located within a Multi-Family Housing Overlay District. The ARB shall provide Site Plan Review for projects using the Environmental Design Review Standards set forth in Section 3.4.4 of the Zoning Bylaw.

II. Multi-Family Housing Overlay Districts (Arlington Zoning Bylaw Section 5.8.2)

All site plan reviews applicable to developments under Section 5.8 shall be consistent with the purposes of Section 5.8 and with M.G.L. c. 40A, § 3A, and any Compliance Guidelines issued thereunder, as amended. The purposes of the Multi-Family Housing Overlay Districts are:

- A. To respond to the local and regional need for housing by enabling development of a variety of housing types,
- B. To respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements,
- C. To promote multi-family housing near retail services, offices, civic, and personal service uses, thus helping to ensure pedestrian-friendly development by allowing higher density housing in areas that are walkable to shopping and local services,
- D. To reduce dependency on automobiles by providing opportunities for upper-story and multi-family housing near public transportation,
- E. To encourage environmental and climate protection sensitive development,
- F. To encourage economic investment in the redevelopment of properties,
- G. To encourage residential uses to provide a customer base for local businesses, and
- H. To ensure compliance with M.G.L. c. 40A, § 3A.

III. Site Plan Review/ Environmental Design Standards (Arlington Zoning Bylaw, Sections 5.8.3 and 3.4.4)

1. SPR/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 applicant proposes to expand the existing footprint of the building from approximately 1,100 SF to 1,940 SF, an increase of over 75%. The applicant further proposes new landscaped open space primarily in the front yard. While there is no landscape minimum under the MBMF Overlay District, the proposed landscape area will be enhanced based on the landscape plan which includes two new trees and a variety of shrubs and plantings throughout the site.

2. SPR/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 subject property is zoned R-2 Residential Two-Family and is within the Mass Ave/Broadway Multi-Family (MBMF) Overlay District. The neighborhood consists of a mix of single, two-family, and multi-family properties. The proposed development is consistent with the scale and density of properties along the Broadway Corridor.

3. SPR/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.

Landscaped open space is proposed for the front, left side and rear yards. A 6-foot fence is also proposed. The front setback will be enhanced with plantings and pavers including two trees. An existing street tree will be protected during construction. Three of the four units have both front and rear porches, while the ground floor unit has a front porch.

4. SPR/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 proposing to access to the property via foot, bicycle, transit, and automobile. Because of the street tree and the location of an MBTA Bus Stop in front of the property, the existing driveway apron and curb cut will be maintained. Four uncovered (4) parking spaces with EV chargers are proposed in the rear yard. Eight (8) long-term bicycle parking spaces (6 required) are proposed in the rear yard as well, although it is unclear to staff whether this is compliant with the Zoning Bylaw. The applicant has proposed a ring rack for short-term bicycle parking in the front yard. Only one space is required.

Vehicle Parking Requirements		
Required parking spaces	4	
Proposed parking spaces	4	
Bicycle Parking Requirements		
Use	Long-Term Parking	Short-Term Parking
Required Bicycle Parking	6	1
Proposed Bicycle Parking	8	2

5. SPR/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 ensure 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 applicant will apply best practices and comply with the Town's Stormwater Management bylaw, during and after construction, as approved by the Town Engineer.

6. SPR/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.

Utilities serving the building will be located underground.

7. SPR/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 this is a residential development, no advertising features are proposed.

8. SPR/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 revised site plan shows a trash and recycling area in a covered portion of the rear yard.

9. SPR/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 interior and exterior of the building is designed to facilitate building evacuation. The proposed building will have access for fire, police and other emergency vehicles, as well as personnel and equipment from Broadway.

10. SPR/ 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 at 225 Broadway is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.

11. SPR/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.

Equipment for heating and cooling is shown on the roof plan, along with an area designated for solar array. A solar array assessment was not submitted. No other mechanical equipment is shown on the site plan.

12. SPR/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.

This applicant has completed a LEED checklist. The development will comply with the Town's Specialized Stretch Energy Code and the Fossil Fuel-Free Bylaw which ensure a maximum level of energy efficiency is achieved.

IV. Findings

The following findings are for the Board's consideration:

1. The applicant should reduce to the size of the projection over the front entrance to 25 SF to comply with Section 5.3.9.A of the Zoning Bylaw.
2. The nature and use of the property is consistent with the purpose and intent of Section 5.8, Multi-Family Overlay Districts.
3. The project is consistent with Site Plan Review/Environmental Design Review standards per Sections 5.8 and 3.4 of the Zoning Bylaw.

V. Recommended Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Applicant will obtain the necessary building permits and work with the Town Engineer to ensure compliance with all applicable codes.



Town of Arlington, Massachusetts

Correspondence

Summary:

126 Broadway:

- Newton, S. - 8/11/25
- Tower, B. - 9/14/25
- Fanale, K. - 10/20/25
- Scheffler, S. - 10/20/25
- Cullinane, J. - 10/20/25

126 & 225 Broadway:

- Seltzer, D. - 10/19/25

ATTACHMENTS:

Type	File Name	Description
▢ Correspondence	126_Broadway_-_08112025_-_Newton__S.pdf	126 Broadway - 08112025 - Newton, S
▢ Correspondence	126_Broadway_-_09142025_-_Tower__B.pdf	126 Broadway - 09142025 - Tower, B
▢ Correspondence	126_Broadway_-_10202025_-_Fanale__K.pdf	126 Broadway - 10202025 - Fanale, K
▢ Correspondence	126_Broadway_-_10202025_-_Scheffler__S.pdf	126 Broadway - 10202025 - Scheffler, S
▢ Correspondence	126_Broadway_-_10202025_-_Cullinane__J.pdf	126 Broadway - 10202025 - Cullinane, J
▢ Correspondence	126__225_Broadway_-_10192025_-_Seltzer__D.pdf	126 & 225 Broadway - 10192025 - Seltzer, D

From: Sanjay Newton
Sent: Monday, August 11
To: Claire Ricker; Sarah Suarez, Members of the ARB
Subject: 126 Broadway, letter of support

Dear ARB members:

I am writing in support of the proposed project at 126 Broadway.

I am pleased that the applicant has taken seriously the request in section 5.9.4.F.2 that projects consider including less parking. In such a transit rich location I was pleased to see the thorough TDM plan with ample bike parking. This parking reduction makes possible the smaller unit sizes we see in this project, which is excellent to see.

I am also pleased that the applicant has chosen to include 3 (rather than the required 2) affordable units. These are sorely needed in town.

I urge the board to approve the parking reduction for this by-right project that meets the letter and spirit of what Town Meeting passed in our MBTA Communities zoning.

Sincerely,

Sanjay Newton
Ottawa Road

From: Brandon Tower

Sent: Sunday, September 14, 2025 9:19 PM

To: Sarah Suarez; Jennifer Joslyn-Siemiatkoski

Subject: Re: New Multi-Family housing proposal at 126 Broadway

I'm writing to support the development project at 126 Broadway and encourage the ARB to approve the proposal.

Arlington offers excellent schools, safe neighborhoods, and a vibrant community. However, a chronic housing shortage has made the town inaccessible for so many who would like to call Arlington home. Also, unlike other neighboring towns, Arlington has a limited commercial presence. These problems undermine growth, limit our tax base, and curb inclusivity. This project will help address each of those issues.

Arlington needs more affordable housing, and the best way to do that is to build. The state passed the MBTA Communities law, asking towns like Arlington to do just that. In response, the town created the MBTA Overlay District, designed to ensure Arlington was doing its part to increase its housing stock. This proposed project lies within that zoning overlay. If we won't build multi-family housing there, where else in Arlington will we?

Further, the project includes space for a commercial establishment on the first floor. This would also benefit Arlington. A successful business in this location will help ease property tax liability by shifting some of it to commercial enterprises and away from individual homeowners.

I respect those who noted the project would represent a change to the density and character of the area. While this is a fair critique, I believe the status quo for our housing supply is unsustainable. The state needs to build more than 200,000 homes over the next ten years and we cannot achieve this with marginal increases in housing availability. The proposed project represents a positive step towards growth that will broaden the tax base and make Arlington more affordable.

- Brandon Tower

From: Karen Fanale

Sent: Monday, October 20, 2025 2:02 PM

To: Eugene Benson; Kin Lau; Rachel Zsembery; Shaina Korman-Houston; Ashley Maher; Stephen Revilak

Subject: 126 Broadway - Public Comment

Good afternoon:

I am a current Arlington resident. Unfortunately, I am not able to attend the meeting tonight regarding the review of a proposal for a 14-unit building to replace a 2-family at 126 Broadway.

If I understand correctly - and please correct me if I am wrong - the developers want approval of their plans even though they are not meeting conditions for the MBTA Act Mass Ave / Broadway Overlay and want conditions waived.

1. Condition: A limit of 3-stories. The developer wants a bonus 4th floor.

1. Condition: At least 22.5% of the units should be affordable. This percentage is not being met, but the developer would like to claim the bonus anyway.

2. Condition: parking spots. The MBTA act specifies 1 spot per unit. The developer wants to include only 5 (which would be reduced to 3 spots if 3 accessible spots were to be needed).

In looking at the plans, a 4-story building is out of place and way too large in comparison to the houses next to it.

The developer needs to follow guidelines, which are in place for a reason. These should not be waived.

Thank you for your consideration.

Karen Fanale
Arlington, MA

From: Sue Sheffler

Sent: Monday, October 20, 2025 1:03 PM

To: Rachel Zsembery; Eugene Benson; Kin Lau; MBTA Communities; Stephen Revilak; Eric Helmuth; Stephen DeCoursey; Diane Mahon

Subject: ARB tonight - regarding 126 Broadway development

Dear reps,

If my info is correct, approval of this development would require allowing violations of the guardrails put in place to make the increase in density palatable to current residents.

These include:

- developer not meeting "affordable units" percentage
- parking space requirements not being met

I suggest that allowing developers this kind of leeway is not in the Town's interest, and certainly not going to make the overlay housing push more attractive to those of us who have been volunteering services to the town for decades.

Regards,

Sue Sheffler

(served on APS Committee, Minuteman School Committee, recycling programs, Prison Pups program, hosting refugees thru ArCs organization, and much more).

From: Joanne Cullinane

Sent: Monday, October 20, 2025 3:02 PM

To: Rachel Zsembery; Eugene Benson; Kin Lau; Shaina Korman-Houston; Ashley Maher; Stephen Revilak

Subject: 126 Broadway does not meet legal eligibility for a bonus floor

Dear Honorable Members of the Arlington Redevelopment Board:

In looking over the plans for 126 Broadway to be discussed at tonight's meeting, I see that the developers are still including a "bonus" fifth floor in their plans even though all buildings in the MBTA Act Mass Ave/Broadway overlay are capped at four stories unless a developer meets certain conditions that are laid out under the law with great specificity:

Namely, to qualify for a "bonus" floor under the MBTA act, one of the following conditions must be met:

E. Bonuses

(1) In the MBMF Overlay District ..., for properties abutting Broadway, **where the ground floor at street level will be at least 60% occupied by eating and drinking establishments, businesses services, childcare, or retail uses, there are no residential units on the ground floor at street level, and the frontage is at least 80% occupied by said non-residential uses, the maximum height is 5 stories and 65 feet, and the front yard setback requirement is reduced to 0 feet.**

(2) In the MBMF Overlay District, one additional story may be added **if the total percentage of affordable units **exceeds** the requirements in Section 8.2.3 Requirements of this Bylaw for a total of **at least 22.5%** of all units.**

(3) In the MBMF Overlay District, one additional story may be added for projects **that are minimum LEED Gold certified or equivalent level of an alternate green building standard reviewed and approved by the Redevelopment Board.**

This development fails to meet conditions 1 and 3. It also fails to reach the 22.5% minimum threshold for affordable units and is as such ineligible for a bonus floor.

That the number of units must be rounded up in other instances does not mean that it can be rounded down in this specific instance. The language of the law is very clear that 22.5% is a *minimum* threshold for projects in the MBMF overlay. The language of the law makes this clear in two different ways: 1) it utilizes the word "exceeds" ("..." the requirements in section 8.2.3"); 2) it further emphasizes that 22.5% is the minimum threshold by using the words "for a total of *at least* 22.5% of all units." It was clearly written so as to eliminate the ambiguity that developers are suddenly trying to create.

The MBTA Act overlay created and outlined special rules for bonuses precisely because by right development requires stringent guard rails. Arlington must not now let developers bend and run over those guardrails and to disregard the law as written. This would be a disservice to the town.

Thank you for upholding the laws in this matter.

Joanne Cullinane

69 Newland Rd, formerly of 38 Rawson Rd

Current TMM, pct 21

From: Don Seltzer

Sent: Sunday, October 19, 2025 10:34:32 PM

To: Rachel Zsembery; Kin Lau; Eugene Benson; Stephen Revilak; Shaina Korman-Houston

Cc: Claire Ricker; Michael Ciampa; Disability Comm

Subject: Accessible Parking for 126 Broadway and 225 Broadway

To: Arlington Redevelopment Board

I have observed that a number of multifamily projects have come before the Board in which no consideration has been given for accessible parking, or the developer has claimed that their parking lot is too small to be subject to state laws on accessibility. In some cases, that claim is backed by a reference to 521 CMR Sect 23.2.1. These claims are mistaken. All new residential buildings of three or more units are subject to the accessible parking requirements of 521 CMR, regardless of the size of the lot.

The mistaken belief that there are no accessible parking requirements for smaller parking lots (less than 15 spaces) comes from a careless reading of section 23. The very first paragraph of 23 clearly states that this section only applies to businesses and public venues (auditoriums, sporting or recreational facilities, cultural centers, etc.) It specifically says *“For parking related to residential ... facilities, See ... 521 CMR 10.3, Parking Spaces.”*

Sect 10.3 is straight forward regarding the number of parking spaces required to be accessible – as many as are needed by residents with disabilities.

“The number of accessible spaces shall not be limited in number by 521 CMR 23.2.1, but shall be provided in sufficient numbers to meet the needs of the dwelling unit occupants.”

I have corresponded with William Joyce, Executive Director of the state Architectural Access Board on this matter.

Good afternoon,

521 CMR 10.3 requires that where parking is provided for the exclusive use of residents, the building owner (or condo association in a condominium complex) must be capable of providing accessible parking to meet the needs of the dwelling unit occupants without structural change.

In most cases this means rather than a fixed number of accessible parking spaces, the owner is required to be capable of altering their existing parking locations to meet the needs of individual dwelling unit occupants through the reasonable accommodation process laid out in Fair Housing. At time of construction you merely need to be capable of making the spaces accessible, this usually means you need 1) an accessible route from the parking to the unit entrances, 2) sufficient headroom to permit the later installation of van accessible spaces, and 3) to not design the spaces such that they are physically prevented from being combined or re-stripped into an accessible space in future.

The only other thing to be careful of is that if you are leasing or deeding spaces, you should include appropriate language in the lease or deed to allow the owner/association to relocate or reclaim spaces to meet their obligations under this section.

Sincerely,

William Joyce
Executive Director
Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure

Regarding Mr Joyce's reference to the 'reasonable accommodation process laid out in the Fair Housing.' HUD's Fair Housing Act Design Manual specifically states,
"In buildings that provide parking spaces for residents on a "first come, first served" basis, reserved parking spaces must be provided if requested by a resident with a disability who may need them."

I bring this to the attention of the Board because two projects currently before your review are subject to these Accessibility laws.

126 Broadway (Docket 3862) has revised their plans to locate a single accessible parking space on the shortest route to the elevator, in compliance with 521 CMR. Yet they have also claimed that this is entirely voluntary, that they are (incorrectly) exempt according to the table in 23.2.1. This single space would be adequate if there were only one tenant with mobility issues in the 14 apartment building. But if there is a second tenant with disabilities, the owner should understand that they are required under the reasonable accommodation process to re-stripe the other two covered parking spaces into a single accessible space with an accessible aisle. And if there happened to be a third tenant with disabilities, the owner would be required to re-stripe the two outside spaces also. The result would be a reduction from five parking spaces to just three, to serve a 14 unit apartment building. The first come, first served plan for assigning these spaces cannot be followed if there is a disabled resident requiring a space.

225 Broadway (Docket 3857) is a 4 unit apartment building with four standard parking spaces. These spaces have been laid out in a manner that would require eliminating a space in order to comply with the reasonable accommodation process to re-stripe for an accessible space. If it is the intention of the developer to sell these as condo units, the likelihood that the number of spaces could be reduced to just three provides a sticky problem. Director Joyce cautions on such a situation,

The only other thing to be careful of is that if you are leasing or deeding spaces, you should include appropriate language in the lease or deed to allow the owner/association to relocate or reclaim spaces to meet their obligations under this section.

I would also like to note that while the proposed plans for 225 Broadway include an accessible front door entrance to the ground floor unit, it has failed to provide the proper accessible route to the parking area. That route entails stairs to the parking lot. There is nothing about the terrain that would prevent the architects from designing a ground floor unit that is accessible from both the street and the rear parking lot.

One in six Arlington residents are 65 or older.

Thank you for your consideration,

Don Seltzer