



## **Town of Arlington, MA Redevelopment Board**

### **Agenda & Meeting Notice January 7, 2019**

The Arlington Redevelopment Board will meet Monday, January 7, 2019 at 7:30 PM in the **Town Hall Annex, 2nd Floor Conference Room, 730 Massachusetts Avenue, Arlington, MA 02476**

#### **1. Postponed - Environmental Design Review Special Permit – Public Hearing**

7:30-8:20 p.m. Hearing postponed - A new hearing date will be determined at the meeting this evening.

Board will review application by Chris Cormier for 10 Sunnyside Ave, LLC, at 10 Sunnyside Avenue, Arlington, MA, 02474, to open Special Permit Docket #3586 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4 Environmental Design Review. The applicant proposes a mixed-use building in the B4 Vehicular Business District per Section 5.5.3 and a parking reduction per Section 6.1.5.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss docket and vote.

#### **2. Proposed Warrant Articles for 2019 Annual Town Meeting**

8:20-9:20 p.m. a. Multifamily Housing Recommendations  
b. Signs  
c. Floodplain District  
d. Inland Wetland District  
e. Codifying "Dover" reviews

- Staff presentation
- Board members will review and discuss.

#### **3. Meeting Minutes – 12/17/18**

9:20-9:30 p.m. • Board members will review and approve meeting minutes

#### **4. Adjourn**

9:30 p.m. - Adjourn

#### **5. Correspondence received**

Correspondence received: Letter to Jennifer Raitt re Hearing 2019 01 03



## Town of Arlington, Massachusetts

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### Postponed - Environmental Design Review Special Permit – Public Hearing

#### Summary:

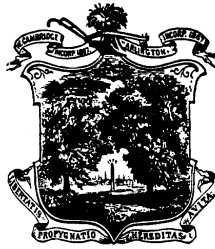
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#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_1_-_EDR_Public_Hearing_Memo_10_Sunnyside_Ave_1-2-19.doc	EDR Public Hearing Memo 10 Sunnyside Ave. 1-2-2019
▢ Reference Material	Agenda_Item_1_-_EDR_Special_Permit_Application_10_Sunnyside_Ave_-_updated.pdf	EDR Special Permit Application 10 Sunnyside



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

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**Public Hearing Memorandum**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

**Subject:** Environmental Design Review, 10 Sunnyside Ave, Arlington, MA  
Docket #3586

**Date:** January 2, 2019

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**I. Docket Summary**

This is an application by Chris Cormier for 10 Sunnyside Ave, LLC to construct a mixed-use, condominium building at 10 Sunnyside Avenue. The proposed building is located in the B4 Vehicular Business District per Section 5.5. The Board will review and approve the proposed construction under Section 3.4, Environmental Design Review, because the building is mixed-use. The proposed uses include 2,124 square feet of commercial space, and twenty-six residential units comprised of 7 one-bedroom units and 19 two-bedroom units. The proposed project also triggers the inclusionary zoning bylaw; therefore, 4 units of the 26 total units must be made affordable per Section 8.2 of the Zoning Bylaw.

Materials submitted for consideration of this application:  
Application for EDR Special Permit dated October 23, 2018  
Updated Narrative Proposal, Site Plan, Floor Plans, Elevations, and LEED checklist dated December 17, 2018.

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

**1. Section 3.3.3.A.**

**The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.**

Mixed-use is allowed by Special Permit in the B4 Vehicular Business District. The Zoning Bylaw, in Section 5.5.1, indicates that as the automotive-oriented businesses have closed, the Town encourages the conversion of property to other retail, service, office, or residential use, particularly as part of a mixed-use development. The Board can find that these conditions exist for the proposed project site and the mixed-use development should be encouraged.

**2. Section 3.3.3.B.**

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

The Master Plan promotes mixed-use as a means to revitalize business districts, by bringing customers and street life to commercial areas. This project will add one commercial space and add 26 residential units, of which 4 units will be affordable to eligible households earning at or below 80% of the area median income. There is a clear need for additional market-rate and affordable housing units in the community; this project helps address that demand. The affordable units are dispersed throughout the building and are comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms, and external appearance. This proposal does not include any three-bedroom housing units. The Housing Production Plan and this board have noted the importance of larger units.

Additionally, the commercial space could be a great convenience for the surrounding residential neighborhood or as a complement to the Lahey Health complex, fitness studios, and other commercial uses in the immediate area. Furthermore, there is a supermarket approximately 800 feet from the property and additional neighborhood businesses within an approximately half-mile walk. For additional convenience, a Route 87 bus stop is located at the corner of Broadway and Sunnyside, and travels between Arlington Center and Lechmere Station in Cambridge.

The Board can find that this condition is met.

**3. Section 3.3.3.C.**

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

The proposed project includes 33 underground parking spaces for the residential and commercial uses. This condition is an improvement over the existing conditions along Sunnyside Avenue where vehicles are often parked on the street or straddling the sidewalk and street while waiting for service at one of the automotive-oriented businesses along this stretch of Sunnyside. While there is no formal sidewalk along the subject property's frontage, moving vehicles off the street by creating off-street parking spaces is an improvement for pedestrian safety.

**4. Section 3.3.3.D.**

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

While the proposed mixed-use building will have a different demand on public utilities than the existing automotive-oriented business, the proposed project will not overload the necessary public utilities. The Board can find that this condition is met.

**5. Section 3.3.3.E.**

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

As a condition of any decision for the proposed mixed-use building, the applicant will need to fulfill the requirements of the Affordable Housing bylaw, including making 4 units that are representative of the mix of units in the building available to eligible households making up to 80% of the area median income. There are no other special regulations for the use that must be fulfilled. The Board can find that this condition is met.

**6. Section 3.3.3.F.**

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

The use does not impair the integrity or character of the neighborhood. The proposed structure will improve the streetscape and is consistent with the Design Standards for the Town of Arlington. The proposed design of the structure is consistent with the standards for building setbacks, building height, the public realm interface, parking and access, façade and materials, and signage and wayfinding. In particular, the building includes step back above the second story in order to minimize the mass of the building and the building is set back from the sidewalk and street furniture is proposed to allow any ground floor activities to extend outside. Bicycle parking is available at the sidewalk, and vehicular parking is located behind the building and underground. There is variation in the front façade, allowing the wall to be articulated by varying bays and materials. There is differentiation between the first and second story allowing for a clear sign band. The Board can find that this condition is met.

**7. Section 3.3.3.G.**

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

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

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

1. EDR-1 Preservation of Landscape

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

The property is almost entirely impervious and there is no natural landscape to preserve. As part of the project, landscaping beds and grassed areas will be added along the subject property's frontage and along the side and rear yards of the property. The new landscaping will improve the condition of the property and provide substantial buffers around the proposed structure. The Board can find that this condition is met.

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

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

There are multiple zoning districts in the neighborhood: B4, B2A, R1, R2, R3, and R5. 10 Sunnyside Avenue is in the B4 district and not abutting property in a R1 or R2 district or near public open space. The B4 Vehicular Oriented Business Districts are often in transition as automotive-oriented businesses close and properties are redeveloped. The proposed redevelopment of 10 Sunnyside Avenue is of similar scale as other buildings along Broadway in the adjacent B2A district and will incorporate elements that improve the building design. The Board can find that this condition is met.

3. EDR-3 Open Space

**All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.**

As noted above, the proposed project will add areas of landscaping to an existing impervious site. Approximately 6,125 square feet of usable open space will be added to the property at the front of the building and at the rear of the building. This open space will provide areas for people to sit and relax outside of the building. Additionally, approximately 7,062 square feet of landscaped open space will be added to the project site, which will be a visual amenity. The proposed project meets the

requirements for landscaped open space and usable open space. The Board can find that this condition is met.

**4. EDR-4 Circulation**

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

The proposed project will improve circulation. The existing automotive-oriented business has multiple curb cuts to support the maneuvering of vehicles in and out of auto repair bays. By focusing vehicular traffic to the east side of the property, the proposed project will consolidate vehicular traffic to a single curb cut. This consolidation will help improve pedestrian access across the site as well as the creation of a sidewalk, particularly to access the bus stop at the corner of Broadway and Sunnyside Avenue.

The proposed project contains 33 parking spaces located at-grade at the rear of the property and underground. The parking requirement for the residential uses totals 37 parking spaces, and while the commercial space would typically require 8 parking spaces, the first 3,000 square feet of non-residential space in mixed-use projects is exempt from the parking requirements per Section 6.1.10.C. Additionally, with the incentive reduction for complying with the affordable housing requirements, the parking requirement can be reduced by 10 percent (Section 8.2.4.A). Therefore, the proposed project is required to provide 33 parking spaces and the project is in compliance with the parking requirement.

<b>10 Sunnyside Ave Parking Requirement</b>			
	<u>Number of Units</u>	<u>Zoning Requirement</u>	<u>Total Parking Required</u>
<b>1 bedroom</b>	<b>7</b>	<b>1.15</b>	<b>8.05</b>
<b>2 bedroom</b>	<b>19</b>	<b>1.5</b>	<b>28.5</b>
<b>Retail</b>	<b>2,461 sf</b>	<b>1/300 sf*</b>	<b>0.00</b>
<b>Total Parking</b>			<b>37</b>
<b>10% Reduction for Affordable Housing</b>			<b>4</b>
<b>Total Parking Required</b>			<b>33</b>
* First 3,000 sf of non-residential space in mixed-use projects is exempt.			

Interior bicycle storage is provided with each parking space as is a bike storage room on the first floor. Additionally, two bicycle racks will be installed at the front of the building.

**5. EDR-5 Surface Water Drainage**

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The application materials note that onsite drainage will be incorporated. This is an improvement over the existing conditions. However, there is no indication of how this will be accomplished onsite. Additional material must be submitted for review and approval by the Town Engineer. While not required, the Department consulted with the Conservation Administrator regarding the Conservation Commission's jurisdiction and any related requirements for nearby resource protection. Further review by the administrator or Conservation Commission is not required.

**6. EDR-6 Utilities Service**

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

All new utilities will be underground. This will be a site improvement. The Board can find that this condition is met.



**7. EDR-7 Advertising Features**

**The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.**

The proposed building will have signage above the residential entrance and the commercial space, and directional signage above the garage door. The signage for the future tenant of the commercial space would be designed and submitted for review at a future date, but should be consistent with the look and feel of the signage for the residential entrance.

The residential entrance signage appears to be in compliance with the requirements of the Zoning Bylaw. The residential signage is shown as "Ten Sunnyside." The signage accomplishes the goal of identifying the street address of the building as well as dictating where the residential entrance is located, especially if the commercial tenant has its own signage, and is attractive.

No dimensional information is provided for the sign above the lower garage entrance. However, while it provides useful information regarding the entrance to the lower garage, it may not be necessary, or should be minimized further to not detract from the façade of the building.

**8. EDR-8 Special Features**

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

None are proposed. The Board can find that this condition is met.

**9. EDR-9 Safety**

**With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.**

Lighting is provided around the building to support safety. The building has multiple means of egress from the building. The single driveway will improve pedestrian safety. The Board can find that this condition is met.

**10. EDR-10 Heritage**

**With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**

The existing structure is not listed nor is it under the jurisdiction of the Arlington Historical Commission. There are no other significant uses relative to Arlington's heritage in the vicinity. The Board can find that this condition is met.

**11. EDR-11 Microclimate**

**With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.**

There will be no adverse impacts on light, air and water resources, or on noise and temperature levels. HVAC units will be properly located to not create noise impacts on the adjacent uses. The Board can find that this condition is met.

**12. EDR-12 Sustainable Building and Site Design**

**Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.**

The building has been designed to meet multiple LEED performance standards. The LEED checklist indicates that the building may achieve Gold designation through LEED for high performance and energy efficiency. The Board can find that this condition is met.

**IV. Conditions**

**A. General**

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board

2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.
6. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development. The applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.
7. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
9. Upon the issuance of the building permit the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
10. Building signage will be filed with and reviewed and approved by the Department of Planning and Community Development and Inspectional Services.

## **B. Special Conditions**

1. The owner will work with the Department of Planning and Community Development to comply with all requirements of Section 8.2, Affordable Housing Requirements.

2. An Affordable Housing Deed Restriction shall be executed with the Town prior to issuance of an Occupancy Permit for the four affordable units.
3. A Local Initiative Program application and Affirmative Fair Housing Marketing and Resident Selection Plan shall be provided to the Town prior to issuance of an Occupancy Permit for the four affordable units.

TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

PLANNING & COMMUNITY  
DEVELOPMENT

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

2010 OCT 23 A 9:24

Docket No. \_\_\_\_\_

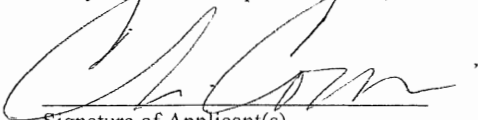
1. Property Address: 10 Sunnyside Avenue, Arlington, MA 02474  
Name of Record Owner(s): 10 Sunnyside Ave LLC Phone: 781-646-4911  
Address of Owner: 10 Sunnyside Avenue, Arlington, MA 02474  
Street City, State, ZIP
2. Name of Applicant(s) (if different than above): Chris Cormier  
Address: c/o Robert J. Annese, 1171 Massachusetts Ave., Arlington, MA 02476 Phone: 781-646-4911  
Status Relative to Property (occupant, purchaser, etc.): Owner under agreement
3. Location of Property: 033.0-0002-0002.B  
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Middlesex South District Registry of Deeds, Book 71763, Page 163; or- registered in Land Registration Office, Cert. No \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_
5. Present Use of Property (include # of dwelling units, if any): automotive garage & repair facility
6. Proposed Use of Property (include # of dwelling units, if any): mixed use residential; 26 residential units as well as one unit of retail space
7.

Permit applied for in accordance with the following Zoning Bylaw section(s):	<u>Section 3.4</u> <u>Section 5.5 -B4</u> <u>Section 6.1</u>	<u>Environmental Design Review</u> <u>Mixed Use</u> <u>Table of Off Street Parking Regulations</u>
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8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

**See attached Statement incorporated by reference into the terms of this Application.**

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

The applicant states that it is the owner ~~or occupant or purchaser~~ under agreement of the property in Arlington located at 10 Sunnyside Avenue, Arlington which is the subject of this application; and that unfavorable action ~~or~~ no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

  
Signature of Applicant(s)  
Chris Cormier

c/o Robert J. Annese, 1171 Mass Ave., Arlington, MA 02476  
Address

781-646-4911  
Phone

Town of Arlington Redevelopment Board  
Application for Special Permit in accordance with  
Environmental Design Review (Section 3.4)

Required Submittals Checklist

File each in triplicate except for model  
References are to Arlington Zoning Bylaw

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

FOR OFFICE USE ONLY

\_\_\_\_\_ Special Permit Granted Date: \_\_\_\_\_

\_\_\_\_\_ Received evidence of filing with Registry of Deeds Date: \_\_\_\_\_

EL Notified Building Inspector of Special Permit filing Date: 10/26/18

TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

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

**Currently the existing site is a one story structure surrounded by old pavement for parking along with a chain-link fence securing the property. There is currently very little to no landscaping or plantings. The new proposal will incorporate new plantings, trees and green open space to the site.**

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

**The building which abuts the site on the left side of the property is a 3 story brick commercial building. On the right side, the abutting structure is a two story masonry commercial garage. Further down Sunnyside Avenue are a mixture of single and multifamily dwellings.**

3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

**The current building on the existing site sits approximately 4 feet from the edge of the street so the pavement goes to the edge of the building which does not allow for any landscaping. The new proposal pushes the new building back 15 feet from the sidewalk to allow for green open space at the front of the building as well as side yard setbacks for additional open space on the side of the building.**

4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

**Circulation within the site has been designed in a way to have the pedestrian / bike traffic at the left side of the site and the vehicular traffic entering and exiting the site on the far right side of the site. Having the pedestrian / bike traffic at the left side of the site keeps the circulation closer to the Broadway intersection as well as the Alewife Greenway Bike Path.**

5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

**The new proposal brings the new green open space onto the site which will help with natural drainage within the site. The civil engineer will also incorporate additional onsite drainage that will allow the site to manage all the rain runoff with the site itself.**

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

**All the new utility service will be underground.**

7. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

**The proposed signage for the residential entry is detailed on drawing A7. The retail signage will be designed at a later date when a future tenant leases the space. All the signage will be done in accordance with the Arlington Bylaws and regulations.**

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.

**At this time, there are no special features designed for the project. If one is needed and designed, it would be designed in accordance with the Arlington Bylaws as well as having the proper setbacks and screening required by the Bylaw.**

9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.



**The new building design has large setbacks from the property lines giving the site more areas for landscaping, lighting as well as additional security features that will not negatively impact on the abutting neighborhood.**

10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

**The existing one story masonry building was built approximately around 1920. The site and building does not appear to be historic or significant to Arlington's Heritage.**

11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

**The Applicant's plans have been prepared to deal with minimizing any noise emanating from any air-conditioning or heating system servicing the property and there will be no vapor or fumes generated by the property construction and use.**

**In addition the building will be constructed in accordance with the plans submitted which comply with the height requirement's contained in the Zoning Bylaws with no significant massing effect which could impact abutting properties.**

12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.  
Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.  
[LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

**The building will be designed to meet a number of the LEED performance objectives.**

**The building will be designed to comply with the Green Building Certification System standards prepared for the U.S. General Services Administration with respect to the guiding principles for new construction and major renovation as follows:**

### **1. Robustness-Integrated Principals**

**The Building has been sited on the lot in such a manner as to add to the open space on the lot. There will be no generation of greenhouse gas emanating from the site whether during the construction phase or thereafter.**

### **2. Energy**

**The Building has also been designed with energy efficiency in mind with respect to the physical characteristics of the building itself and with respect to the interior property and equipment such as stoves, sinks, refrigerators, etc. at the property.**

### 3. Water

**A storm water management plan is being worked on and generated with the engineering department and the Building Inspection and Department for the Town.**

### 4. Resources/Materials

**Proper waste disposal is being provided for with respect to the Applicant's plans and no ozone depleting compound will be used at the property.**

### 5. Indoor Environment

**Adequate lighting controls are also provided for with respect to the Applicant's plans so that there is no adverse impact with regard to neighboring properties as a result of any lighting emanating from the property.**

**Adequate steps will also be taken to protect indoor air quality during the construction phase and only low emitting materials will be used during the construction phase at the property.**

**All as shown on exhibit A affixed to this response and incorporated into its terms by reference**

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw)

1. The use requested is listed in the Table of Use Regulations as a special permit in the district for which application is made or is so designated elsewhere in this Bylaw.

**The use is so listed.**

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

**It has been apparent for many years that the Town and its inhabitants and potential inhabitants would benefit from mixed use development in the Town.**

**The Applicant's plans provide for a mixed use development and also provide additional residential living space in the Town and at the same time provides four (4) affordable housing residential units for families and individuals of lower economic means to have an opportunity to live in the Town.**

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

**While the existing use of the property is an automobile garage and repair shop the new use will generate less traffic to and from the property and adequate steps have been taken to provide for pedestrian safety in accordance with Applicant's plan.**

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

**There will be no overload of any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or general welfare.**

5. Any special regulations for the use, set forth in Article 11, are fulfilled.

**This requirement is satisfied with respect to the Applicant's plans.**

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

**Far from impairing the integrity and character of the district or adjoining districts, the Applicant's plans will decidedly improve the integrity or character of the district or adjoining district as a result of the building to be constructed at the site replacing the existing garage building.**

**The Applicant's plans will not be detrimental to the health, morals or welfare.**

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

**The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood. As stated previously, the requested use will be an improvement to the neighborhood generating less traffic in an area in the Town which has historically been used for automotive repair purposes. The residential use will be by far a decadently less intensive use the neighborhood.**

PLANNING & COMMUNITY  
DEVELOPMENT

2019 DEC 21 A 10: 51

TOWN OF ARLINGTON

Dimensional and Parking Information  
for Application to  
The Arlington Redevelopment Board

Docket No. 3586

Property Location 10 Sunnyside Ave

Zoning District B-4

Owner: \_\_\_\_\_

Address: 10 Sunnyside Ave

Present Use/Occupancy: No. of Dwelling Units:

Auto Garage

Uses and their gross square feet:

5,389 G.S.F

Proposed Use/Occupancy: No. of Dwelling Units:

20 Residential Units

Uses and their gross square feet:

30,525 G.S.F

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use	
Lot Size	16,500	16,500	min. 0	
Frontage	150'	150'	min. 50'	
Floor Area Ratio	.33	1.85	max. 1.875	
Lot Coverage (%), where applicable	.94	.20	max. .40	
Lot Area per Dwelling Unit (square feet)	N/A	635	min. 0	
Front Yard Depth (feet)	4.3'	3'-6"/5'-6"	min. 0	
Side Yard Width (feet)	70.9	15' / 19'	min. 0	right side
	1.0'	21' / 25'	min. 0	left side
Rear Yard Depth (feet)	0	21' / 25'	min. 16'	
Height	—	—	min. —	
Stories	1	4	stories 4	
Feet	16' / 20'	50'	feet 50'	
Open Space (% of G.F.A.)	.018	.80	min.	
Landscaped (square feet)	978	7062	(s.f.) 3,052.5	(10%)
Usable (square feet)	11,111	6125	(s.f.) 6,105	(20%)
Parking Spaces (No.)	40	33	min. 33	
Parking Area Setbacks (feet), where applicable	3'	3'	min. 3'	
Loading Spaces (No.)	0	0	min. 0	
Type of Construction				
Distance to Nearest Building	24' / 93'	30.6' / 71'	min. 10'	

■ **Proposal:**

To erect a new 4 story mixed use building with 26 residential units (mixture of 1 & 2 bedroom units). The project will include 1 retail space at grade along Sunnyside Avenue. In addition an upper & lower garage with a total of 33 parking spaces will be provided on site with bike hooks at each parking space. A dedicated Bike Storage Room will be located off of the main residential entry. The overall design of the building has taken many helpful queues from the Arlington Design Standards, such as breaking the massing of the buildings elevations by adding bays, stepping the building back in places, making the residential entry very prominent by anchoring it's heavy features at the front of the building. The project itself does not directly abut the Alewife Greenway Bike Path, but it is in close proximity to the bike path and we felt it was important to take into account our exterior design so we added bike racks in front of the retail space so anyone visiting or going to the retail space would be encouraged to use their bikes and not need a vehicle to get to and from the site. The project will create homeownership including (4) Affordable Units and (2) Group 2 Units, with the remaining units being Group 1 Adaptable. The project has been designed As-of-Right and will not need any zoning variances.

■ **Zoning District:**

Section 5.5 / B-4

■ **Lot Size:**

16,500 square feet

■ **Proposed Gross Square Footage:**

30,525 square feet / FAR: 1.85

■ **Building Height:**

50'-0"

# Proposed Affordable Units

*26 Units x 15% = 3.9 Units (4 – Affordable Units Proposed)*

Unit #	Unit Type	Floor	Square Footage
2	2 Bedroom	2 Floor	801 sq. ft.
9	2 Bedroom	2 Floor	890 sq. ft.
17	1 Bedroom	3 Floor	814 sq. ft.
26	1 Bedroom	4 Floor	482 sq. ft.

## 4 Affordable Units

### Group 2 Units

*26 Units x 5% = 1.3 Units (2 – Group 2 Units Proposed)*

Unit #	Unit Type	Floor	Square Footage
2	2 Bedroom	2 Floor	801 sq. ft.
17	1 Bedroom	3 Floor	814 sq. ft.

22 of 42

## 2 Group 2 Units



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

## Project Checklist

Project Name:

10 Sunnyside Ave. Arlington, MA

Date:

12/28/18

Y	?	N
		2

Credit Integrative Process

2

13	0.5	1.5	<b>Location and Transportation</b>	<b>15</b>
Y			Prereq Floodplain Avoidance	Required

### PERFORMANCE PATH

			Credit LEED for Neighborhood Development Location	15
--	--	--	---	----

### PRESCRIPTIVE PATH

8			Credit Site Selection	8
2		1	Credit Compact Development	3
2			Credit Community Resources	2
1	0.5	0.5	Credit Access to Transit	2

1	0	6	<b>Sustainable Sites</b>	<b>7</b>
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Y			Prereq Construction Activity Pollution Prevention	Required
Y			Prereq No Invasive Plants	Required
		2	Credit Heat Island Reduction	2
		3	Credit Rainwater Management	3
1		1	Credit Non-Toxic Pest Control	2

8	0	4	<b>Water Efficiency</b>	<b>12</b>
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Y			Prereq Water Metering	Required
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### PERFORMANCE PATH

		2	Credit Total Water Use	12
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### PRESCRIPTIVE PATH

6			Credit Indoor Water Use	6
2		2	Credit Outdoor Water Use	4

4	0	34	<b>Energy and Atmosphere</b>	<b>38</b>
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Y			Prereq Minimum Energy Performance	Required
Y			Prereq Energy Metering	Required
Y			Prereq Education of the Homeowner, Tenant or Building Manager	Required

### PERFORMANCE PATH

		29	Credit Annual Energy Use	29
--	--	----	--------------------------	----

### BOTH PATHS

2		3	Credit Efficient Hot Water Distribution System	5
1		1	Credit Advanced Utility Tracking	2
		1	Credit Active Solar Ready Design	1
1			Credit HVAC Start-Up Credentialing	1

### PRESCRIPTIVE PATH

Y			Prereq Home Size	Required
			Credit Building Orientation for Passive Solar	3
			Credit Air Infiltration	2
			Credit Envelope Insulation	2
			Credit Windows	3
			Credit Space Heating & Cooling Equipment	4

### EA PRESCRIPTIVE PATH (continued)

			Credit Heating & Cooling Distribution Systems	3
			Credit Efficient Domestic Hot Water Equipment	3
			Credit Lighting	2
			Credit High Efficiency Appliances	2
			Credit Renewable Energy	4

2	2	6	<b>Materials and Resources</b>	<b>10</b>
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Y			Prereq Certified Tropical Wood	Required
Y			Prereq Durability Management	Required
		1	Credit Durability Management Verification	1
1	1	2	Credit Environmentally Preferable Products	4
1	1	1	Credit Construction Waste Management	3
		2	Credit Material Efficient Framing	2

7	1	8	<b>Indoor Environmental Quality</b>	<b>16</b>
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Y			Prereq Ventilation	Required
Y			Prereq Combustion Venting	Required
Y			Prereq Garage Pollutant Protection	Required
Y			Prereq Radon-Resistant Construction	Required
Y			Prereq Air Filtering	Required
Y			Prereq Environmental Tobacco Smoke	Required
Y			Prereq Compartmentalization	Required
		3	Credit Enhanced Ventilation	3
1		1	Credit Contaminant Control	2
		3	Credit Balancing of Heating and Cooling Distribution Systems	3
1			Credit Enhanced Compartmentalization	1
2			Credit Enhanced Combustion Venting	2
2			Credit Enhanced Garage Pollutant Protection	2
1	1	1	Credit Low Emitting Products	3

4	2	0	<b>Innovation</b>	<b>6</b>
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Y			Prereq Preliminary Rating	Required
3	2		Credit Innovation	5
1			Credit LEED AP Homes	1

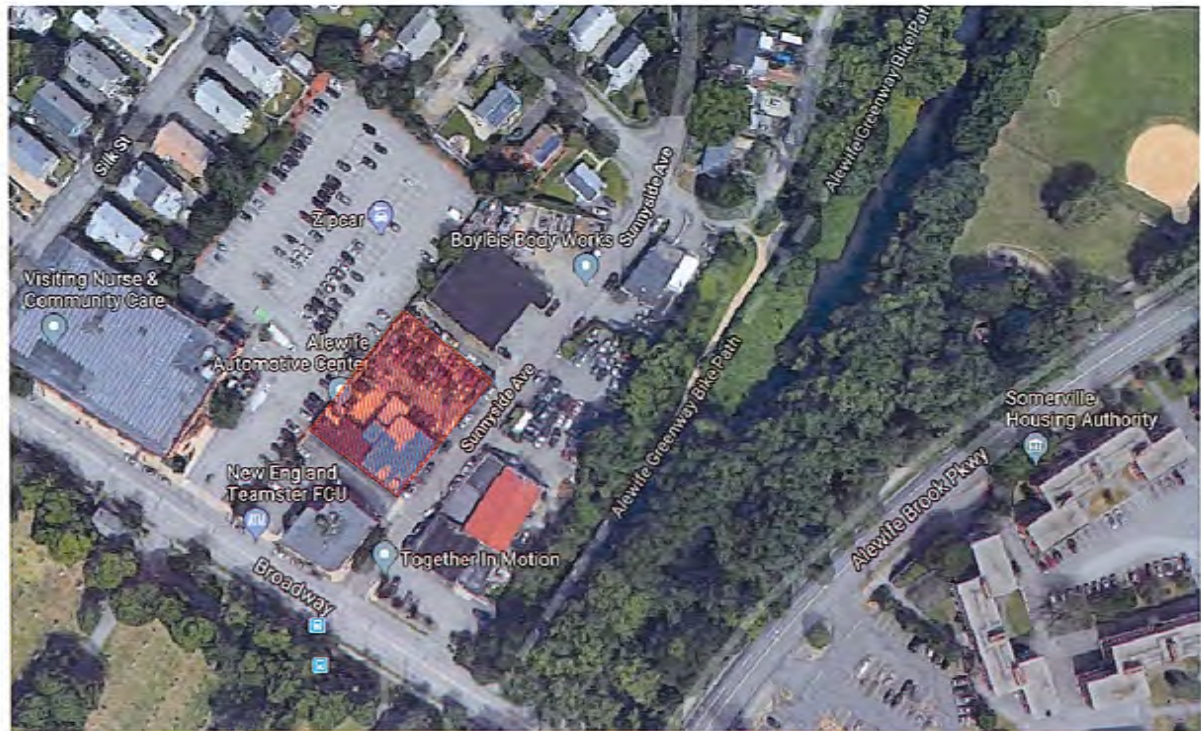
1	0	3	<b>Regional Priority</b>	<b>4</b>
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1			Credit WE Indoor Water Use; threshold = 6 points	1
		1	Credit Regional Priority: Specific Credit	1
		1	Credit Regional Priority: Specific Credit	1
		1	Credit Regional Priority: Specific Credit	1

40	5.5	62.5	<b>TOTALS</b>	<b>Possible Points: 110</b>
----	-----	------	---------------	-----------------------------

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





REV.	DATE	DESCRIPTION
A	X-XX-XX	PLANNING & COMMUNITY DEVELOPMENT
2018 DEC 21 A 10:51		

10 SUNNYSIDE AVENUE  
ARLINGTON, MA  
ZONING REVIEW

ITEM	
ZONING DISTRICT	SECTION 5.5 / B-4
EXISTING USE	AUTOMOTIVE GARAGE
PROPOSED USE	26 RESIDENTIAL UNITS & 1 RETAIL SPACE
LOT SIZE	16,500 S.F.

DIMENSIONAL REGULATIONS  
SECTION 5.5

ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	NONE	16,500 S.F.
MIN. LOT FRONTAGE	50'	150'
MAX. FLOOR AREA RATIO	1.5 + 25% = 1.875	1.85 (30,525 S.F.)
MAX. ALLOWABLE STORIES	4	4
MAX. ALLOWABLE BUILDING HEIGHT	50'-0"	50'-0"
MIN. FRONT YARD	0'	3'-6" ± / 5'-6" ±
MIN. SIDE YARD	0'	15' ± / 19' ± / 21' ± / 25' ±
MIN. REAR YARD	16'	21' ± / 25' ±
MIN. LANDSCAPE AREA	10% (3,052.5 S.F.)	7,062 S.F. ±
OPEN SPACE (20%)	3' BUFFER / 6,105 ± S.F.	3' BUFFER / 6,125 ± S.F.

UNIT BEDROOM BREAKDOWN		
1 BEDROOM	7 UNITS	(482 SQ. FT. - 854 SQ. FT.)
2 BEDROOM	19 UNITS	(801 SQ. FT. - 1,173 SQ. FT.)
TOTAL:	26 UNITS	

RETAIL SPACE	1 UNIT	(2,124 SQ. FT.)
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PARKING REQUIREMENT			
TYPE	# OF UNITS	ZONING REQUIREMENT	REQUIRED SPACES
1 BEDROOM	7 UNIT	1.15	8.05 SPACES
2 BEDROOM	19 UNITS	1.5	28.5 SPACES
RETAIL	1 UNIT	(2,124 S.F.) 1/300 SF*	0 SPACES
TOTAL PARKING			37 SPACES
10% REDUCTION FOR AFFORDABLE HOUSING			4 SPACES
TOTAL REQUIRED PARKING			33 SPACES

\*FIRST 3,000 S.F. OF NON-RESIDENTIAL SPACE IN MIXED USE IS EXEMPT

PARKING  
GROUND LEVEL GARAGE: 13 PARKING SPACES  
BASEMENT GARAGE: 20 PARKING SPACES  
TOTAL: 33 PARKING SPACES

\*\* 2 ACCESSIBLE PARKING SPACES PROVIDED

5.5 BUSINESS DISTRICTS:

5.5.1 (E) B4: VEHICULAR ORIENTED BUSINESS DISTRICT. THE VEHICULAR ORIENTED BUSINESS DISTRICT PROVIDES FOR ESTABLISHMENTS THAT ARE PRIMARILY ORIENTED TO AUTOMOTIVE TRAFFIC, WHICH MEANS THEY REQUIRE LARGE AMOUNTS OF LAND IN PROPORTION TO BUILDING COVERAGE. THIS DISTRICT ALSO CONSISTS OF ESTABLISHMENTS DEVOTED TO THE SALE OR SERVICING OF MOTOR VEHICLES, THE SALE OF VEHICULAR PARTS AND ACCESSORIES, AND SERVICE STATIONS. ARLINGTON HAS AN ABUNDANCE OF AUTOMOTIVE AND AUTOMOTIVE ACCESSORY SALES AND SERVICE ESTABLISHMENTS. AS THESE BUSINESSES GRADUALLY CLOSE, THE TOWN HAS ENCOURAGED CONVERSION OF THE PROPERTY TO OTHER RETAIL, SERVICE, OFFICE OR RESIDENTIAL USE, PARTICULARLY AS PART OF MIXED-USE DEVELOPMENT.

GENERAL NOTE:  
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RCA, LLC

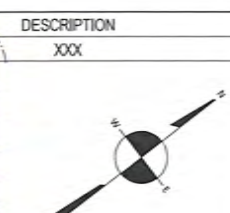
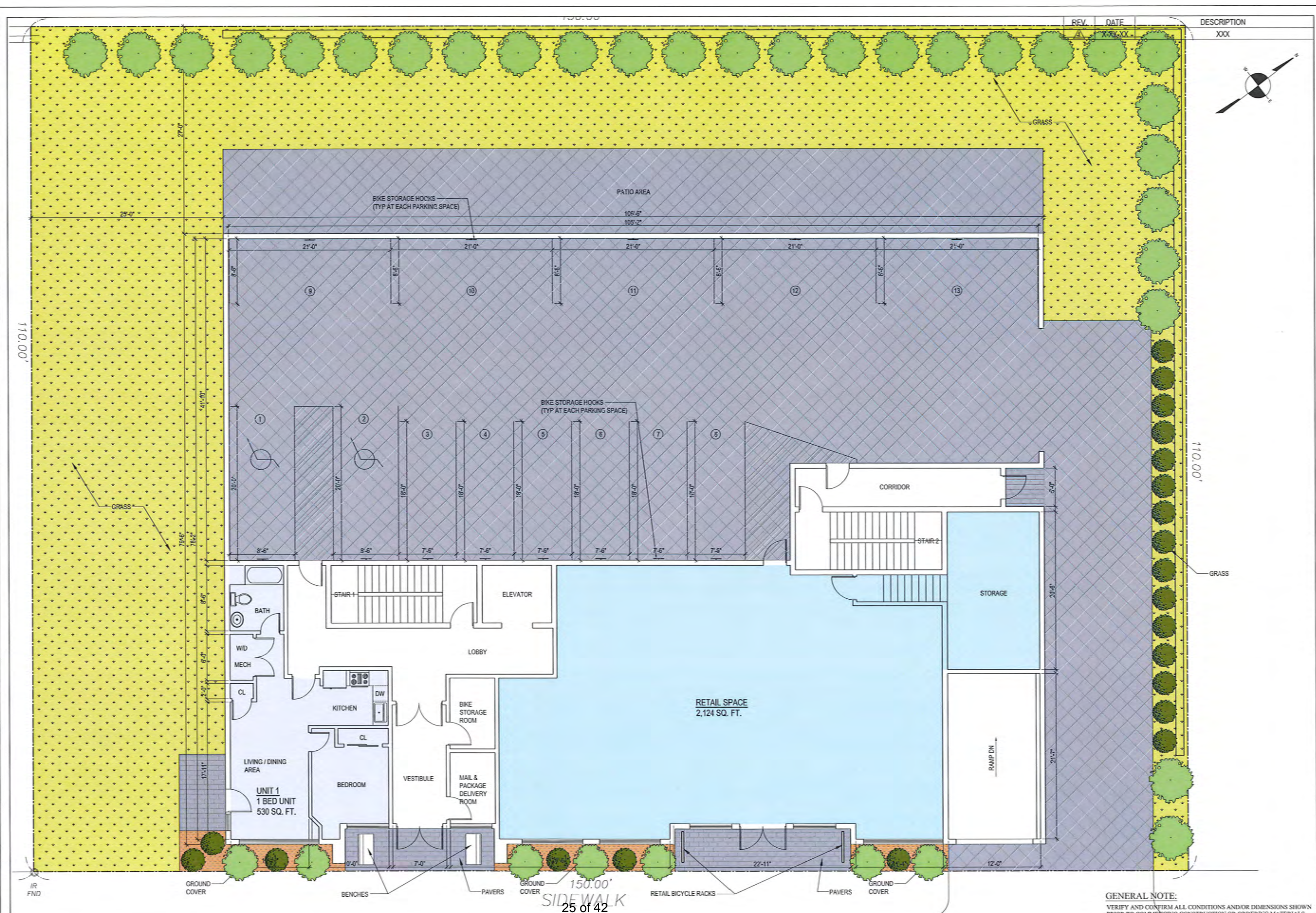
10 Sunnyside Avenue  
Arlington, MA 02474

PROJECT #  
18-084  
DATE: 12-17-18  
REV:  
SCALE:  
NONE  
DRAWN BY:  
C.D.  
CHECKED BY:  
R.P.B.

AERIAL PHOTO & ZONING  
INFORMATION

1





REV.	DATE	DESCRIPTION
XXX	XXX	XXX

**RCA, LLC**  
 415 Newport Ave.  
 Dorchester, Massachusetts 02122  
 Telephone: 617-282-0030  
 Fax: 617-282-1080  
 www.rca-dorchester.com

10 Sunnyside Avenue  
 Arlington, MA 02474

PROJECT #  
18-084

DATE: 12-17-18  
 REV:

SCALE:  
3/16" = 1'-0"

DRAWN BY:  
C.D.

CHECKED BY:  
R.P.B.

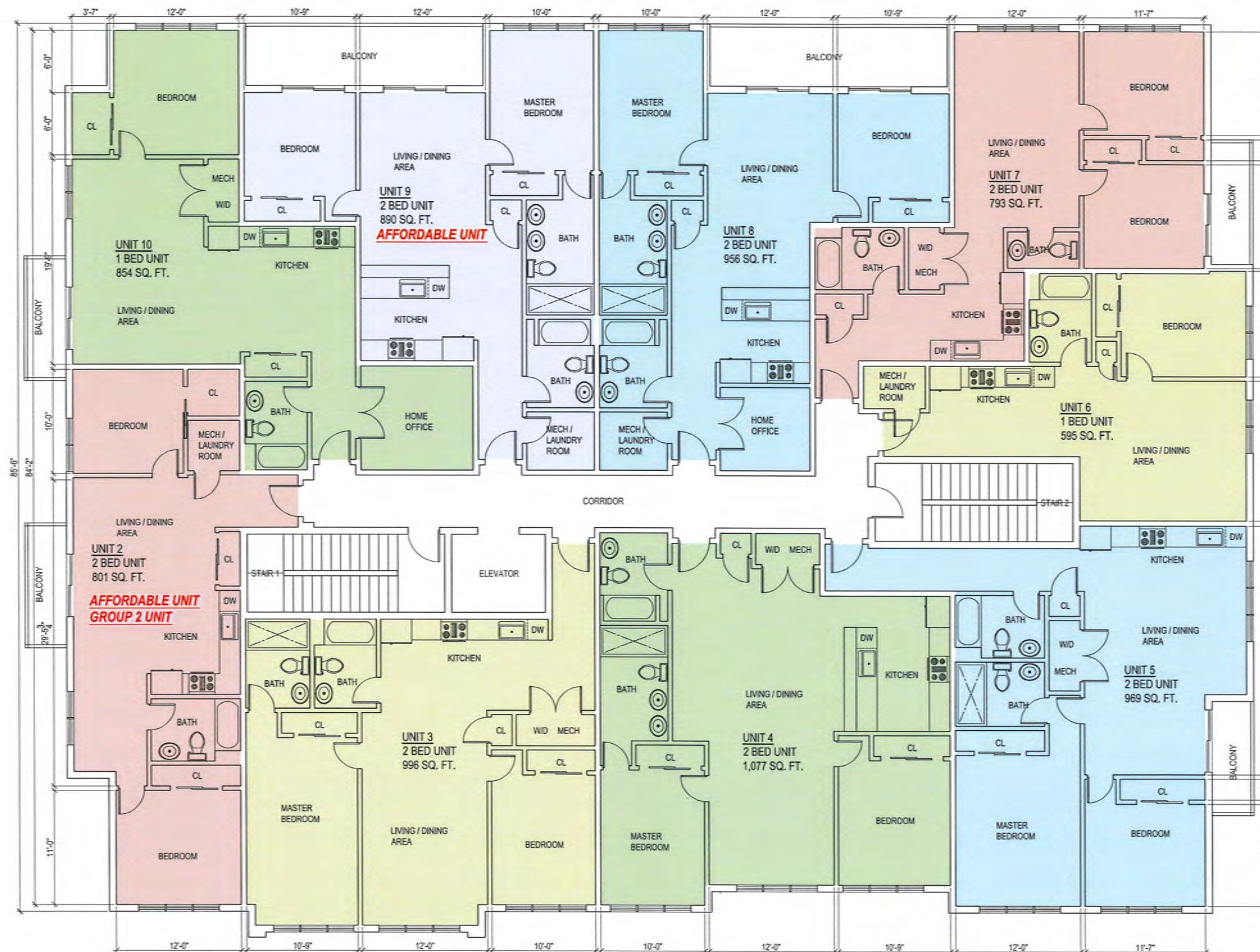
PROPOSED FLOOR PLAN

A1

**GENERAL NOTE:**  
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.







SECOND FLOOR PLAN

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

UNIT BEDROOM BREAKDOWN		
1 BEDROOM	7 UNITS	(482 SQ. FT. - 854 SQ. FT.)
2 BEDROOM	19 UNITS	(801 SQ. FT. - 1,173 SQ. FT.)
TOTAL:	26 UNITS	

RETAIL SPACE	1 UNIT	(2,124 SQ. FT.)
--------------	--------	-----------------

GENERAL NOTE:

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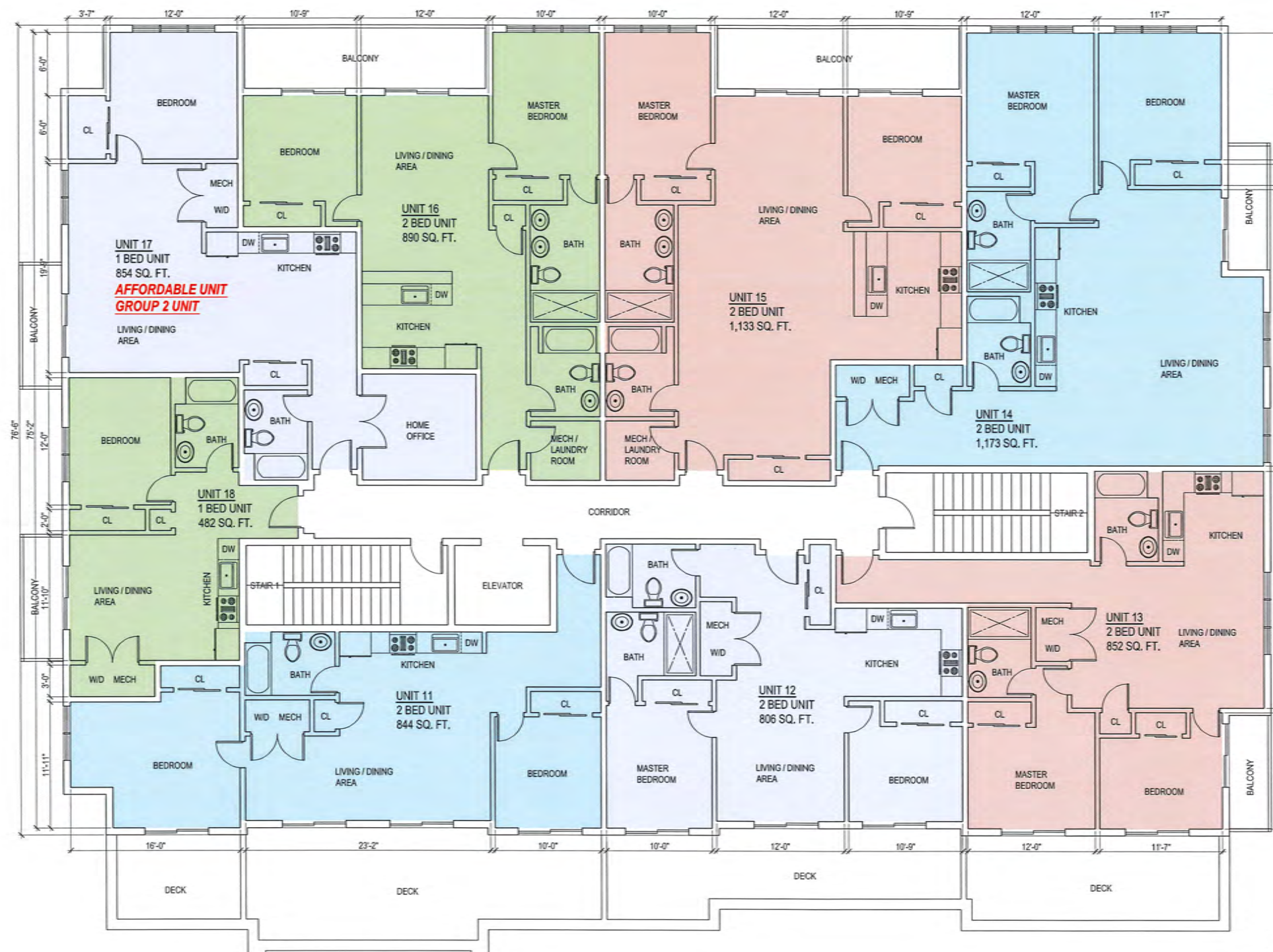
10 Sunnyside Avenue  
Arlington, MA 02474

PROJECT #  
18-084  
DATE: 12-17-18  
REV:  
SCALE:  
3/16" = 1'-0"  
DRAWN BY:  
C.D.  
CHECKED BY:  
R.P.B.

PROPOSED FLOOR PLAN

A3





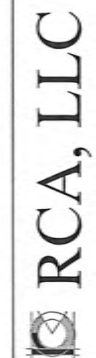
THIRD FLOOR PLAN

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

UNIT BEDROOM BREAKDOWN		
1 BEDROOM	7 UNITS	(482 SQ. FT. - 854 SQ. FT.)
2 BEDROOM	19 UNITS	(801 SQ. FT. - 1,173 SQ. FT.)
TOTAL:	26 UNITS	

RETAIL SPACE	1 UNIT	(2,124 SQ. FT.)
--------------	--------	-----------------

GENERAL NOTE:  
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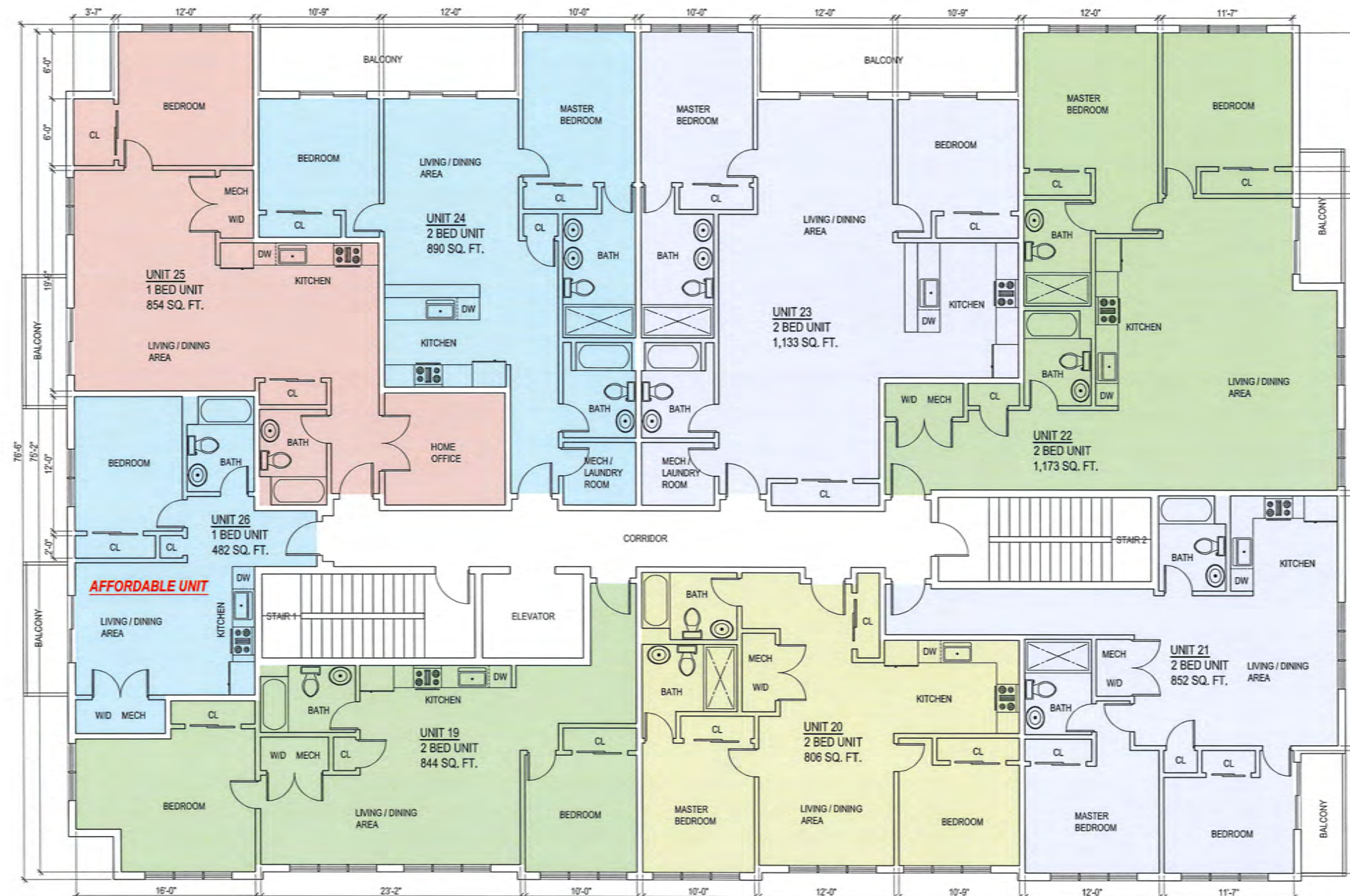
10 Sunnyside Avenue  
Arlington, MA 02474

PROJECT #  
18-084  
DATE: 12-17-18  
REV:  
SCALE:  
3/16" = 1'-0"  
DRAWN BY:  
C.D.  
CHECKED BY:  
R.P.B.

PROPOSED FLOOR PLAN

A4





FOURTH FLOOR PLAN

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

UNIT BEDROOM BREAKDOWN		
1 BEDROOM	7 UNITS	(482 SQ. FT. - 854 SQ. FT.)
2 BEDROOM	19 UNITS	(801 SQ. FT. - 1,173 SQ. FT.)
TOTAL:	26 UNITS	

RETAIL SPACE	1 UNIT	(2,124 SQ. FT.)
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GENERAL NOTE:

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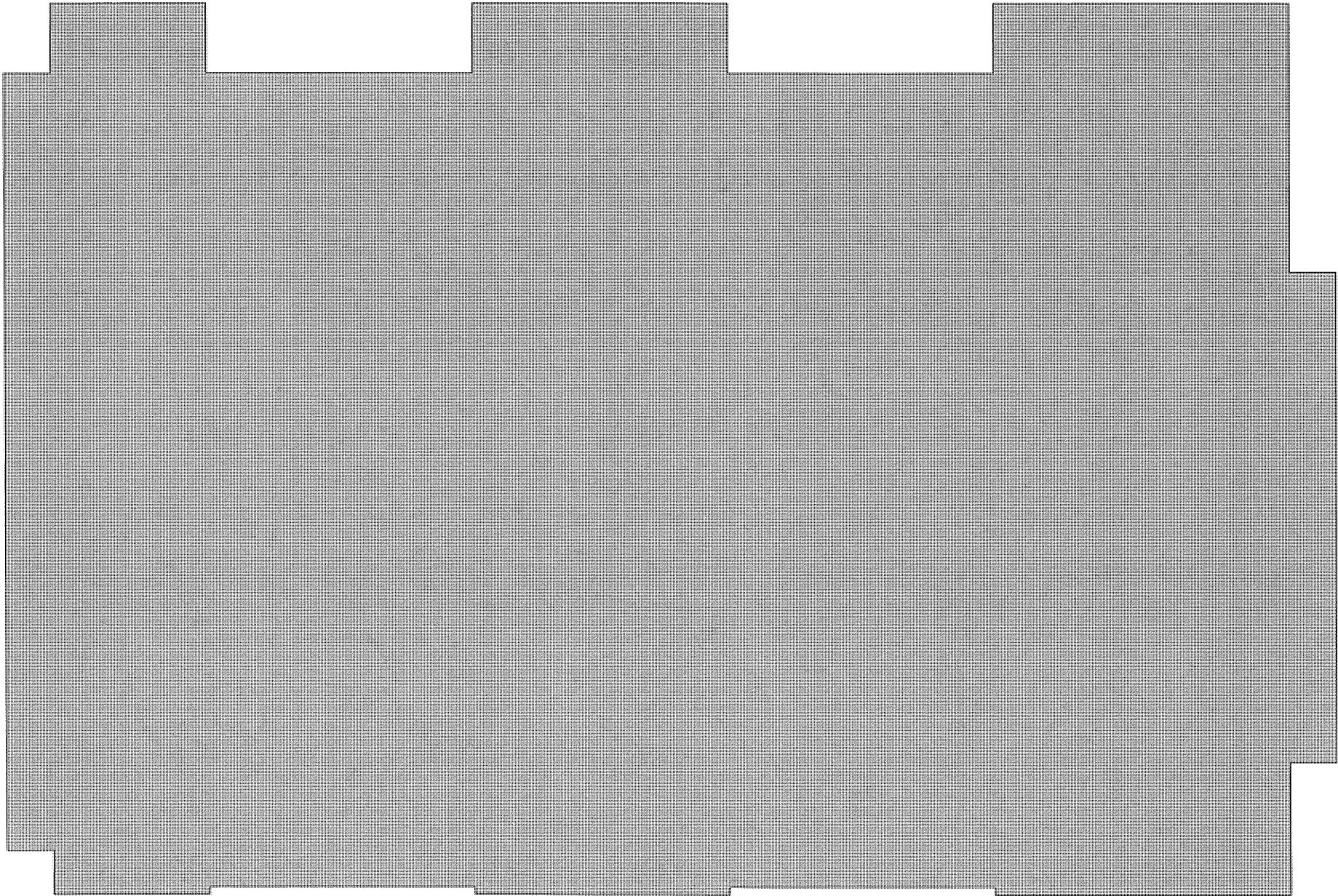


10 Sunnyside Avenue  
Arlington, MA 02474

PROJECT #  
18-084  
DATE: 12-17-18  
REV:  
SCALE:  
3/16" = 1'-0"  
DRAWN BY:  
C.D.  
CHECKED BY:  
R.P.B.

PROPOSED FLOOR PLAN

A5



REV.	DATE	DESCRIPTION
	X-XX-XX	XXX

UNIT BEDROOM BREAKDOWN		
1 BEDROOM	7 UNITS	(482 SQ. FT. - 854 SQ. FT.)
2 BEDROOM	19 UNITS	(801 SQ. FT. - 1,173 SQ. FT.)
TOTAL:	26 UNITS	

RETAIL SPACE	1 UNIT	(2,124 SQ. FT.)
--------------	--------	-----------------

GENERAL NOTE:  
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN  
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.  
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND  
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

**RCA, LLC**  
415 Newport Ave.    www.rca-chattanooga.com  
Dorchester, Massachusetts 02122  
Telephone: 617-282-0039  
Fax: 617-282-1060

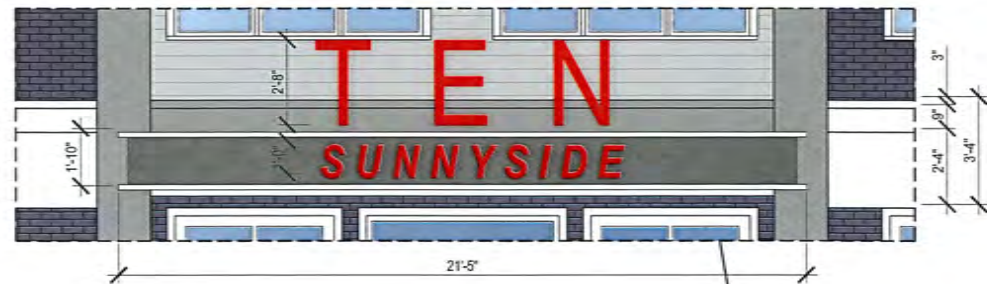
10 Sunnyside Avenue  
Arlington, MA 02474

PROJECT #
18-084
DATE: 12-17-18
REV:
SCALE:
3/16" = 1'-0"
DRAWN BY:
C.D.
CHECKED BY:
R.P.B.

PROPOSED ROOF PLAN



REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



ELEVATION 1



RCA, LLC

415 Napanes Ave.  
Dorchester, Massachusetts 02122

www.rca-building.com  
Tel: 617-282-1080  
Fax: 617-282-1080

10 Sunnyside Avenue

Arlington, MA 02474

PROJECT #	18-084
DATE: 12-17-18	REV:
SCALE:	3/16" = 1'-0"
DRAWN BY:	C.D.
CHECKED BY:	R.P.B.

PROPOSED ELEVATION

A7

GENERAL NOTE:  
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



ELEVATION 2



RCA, LLC

415 Napanese Ave.  
Dorchester, Massachusetts 02122

www.rcaarchitects.com  
Telephone: 617-282-0000  
Fax: 617-282-1060

10 Sunnyside Avenue  
Arlington, MA 02474

PROJECT #
18-084
DATE: 12-17-18
REV:
SCALE:
3/16" = 1'-0"
DRAWN BY:
C.D.
CHECKED BY:
R.P.B.

PROPOSED ELEVATION

A8

GENERAL NOTE:  
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN  
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.  
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND  
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



ELEVATION 3

RCA, LLC

415 Sunnyside Ave. www.rca-llc.com  
Dorchester, Massachusetts 02122 Telephone: 617-282-0800 Fax: 617-282-1080

10 Sunnyside Avenue  
Arlington, MA 02474

PROJECT #	18-084
DATE:	12-17-18
REV:	
SCALE:	3/16" = 1'-0"
DRAWN BY:	C.D.
CHECKED BY:	R.P.B.

PROPOSED ELEVATION

A9

GENERAL NOTE:  
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



ELEVATION 4

RCA, LLC

10 Sunnyside Avenue  
Arlington, MA 02474

PROJECT #	18-084
DATE:	12-17-18
REV:	
SCALE:	3/16" = 1'-0"
DRAWN BY:	C.D.
CHECKED BY:	R.P.B.

PROPOSED ELEVATION

A10

GENERAL NOTE:  
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



## Town of Arlington, Massachusetts

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### Proposed Warrant Articles for 2019 Annual Town Meeting

#### Summary:

- 8:20-9:20 p.m.
- a. Multifamily Housing Recommendations
  - b. Signs
  - c. Floodplain District
  - d. Inland Wetland District
  - e. Codifying "Dover" reviews
- 
- Staff presentation
  - Board members will review and discuss.

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_2_-_Draft_Warrant_Articles_1-2-19.docx	Draft Warrant Articles 1-2-19

## **DRAFT Warrant Articles**

1/2/19

### **ARTICLE A**

#### **ZONING BYLAW AMENDMENT/ SIGN REGULATIONS**

To see if the Town will vote to amend the Zoning Bylaw to update the sign regulations in its entirety by; amending SECTION 2 DEFINITIONS to remove and replace the definitions associated with signs, and amending SECTION 6.2 SIGNS to remove and replace the sign regulations in its entirety, or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **ARTICLE B**

#### **TOWN BYLAW AMENDMENT/ BILLBOARDS AND SIGNS**

To see if the Town will vote to amend the Town Bylaw, TITLE V, ARTICLE 1 BILLBOARDS AND SIGNS, SECTION 1 RESTRICTIONS ON USE, by removing paragraphs A through I to support consolidation of the sign regulations in the Zoning Bylaw, or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **ARTICLE C**

#### **ZONING BYLAW AMENDMENT/FLOODPLAIN DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw to streamline and update the Floodplain District regulations by amending SECTION 5.7 FLOODPLAIN DISTRICT to remove and replace the section in its entirety; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **ARTICLE D**

#### **ZONING BYLAW AMENDMENT/INLAND WETLAND DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw to streamline and update the Inland Wetland District regulations by amending SECTION 5.8 INLAND WETLAND DISTRICT to remove and replace the section in its entirety; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **ARTICLE E**

#### **ZONING BYLAW AMENDMENT/REVIEW OF RELIGIOUS AND EDUCATIONAL USES**

To see if the Town will vote to amend the Zoning Bylaw to clarify the process by which the Town reviews religious and educational uses by; adding a new SECTION 3.5 RELIGIOUS AND EDUCATIONAL USE REVIEW that codifies an administrative review process that is consistent with M.G.L. Chapter 40A, Section 3; amending SECTION 3.4 ENVIRONMENTAL DESIGN REVIEW to remove paragraph J referring to religious and educational uses; amending SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to clarify notes which refer to educational and religious uses; amending SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS to clarify notes which refer to educational and religious uses; amending SECTION 5.6.3. USE REGULATIONS FOR MU, PUD, I, T, AND OS DISTRICTS to clarify notes which refer to educational and religious uses; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## ZONING BYLAW AMENDMENT/BICYCLE PARKING

To see if the Town will vote to amend the Zoning Bylaw to update the bicycle parking standards by amending SECTION 6.1.12. BICYCLE PARKING to remove and replace the section in its entirety; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## ARTICLE G

## ZONING BYLAW AMENDMENT/DENSITY AND DIMENSIONAL REQUIREMENTS FOR MULTIFAMILY USES

To see if the Town will vote to amend the Zoning Bylaw to change the density and dimensional requirements for multifamily uses in the R4, R5, R6, and R7 Districts by:

1. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area, minimum lot area per unit, and minimum lot frontage for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District;
2. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to adjust the front yard, side yard, and rear yard for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District; and
3. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet, maximum stories, and maximum floor area ratio for townhouse structures in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## ARTICLE H

## ZONING BYLAW AMENDMENT/DENSITY AND DIMENSIONAL REQUIREMENTS FOR MIXED-USE

To see if the Town will vote to amend the Zoning Bylaw to change the density and dimensional requirements for mixed-use in the B Districts by:

1. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area per unit for mixed-use on lots greater than 20,000 square feet in the B2 District;
2. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the front yard and side yard requirements for mixed-use in the B1 District; and
3. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet and maximum stories for mixed-use in the B1, B3, and B5 Districts and increase the maximum floor area ratio for mixed-use in all of the Business Districts.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE I**

### **ZONING BYLAW AMENDMENT/SPECIAL PERMIT REQUIREMENT FOR MULTIFAMILY USES AND MIXED-USE**

To see if the Town will vote to amend the Zoning Bylaw to eliminate the need for a special permit for multifamily uses with 6 units or less in the R5, R6, and R7 Districts and mixed-use with 6 residential units or less in all of the Business Districts by amending SECTION 3.4 ENVIRONMENTAL DESIGN REVIEW, SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS, and SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE J**

### **ZONING BYLAW AMENDMENT/OPEN SPACE REQUIREMENTS FOR MULTIFAMILY USES AND MIXED-USE**

To see if the Town will vote to amend the Zoning Bylaw to adjust the open space requirements for multifamily uses and mixed-use by;

1. Amending SECTION 2 DEFINITIONS for landscaped open space;
2. Amending SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS paragraph D;
3. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for multifamily uses; and
4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for mixed-use.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE K**

### **ZONING BYLAW AMENDMENT/ TOWNHOUSES**

To see if the Town will vote to amend the Zoning Bylaw to clarify references to townhouse and to increase the size of a townhouse structure by;

1. Amending SECTION 5.3.14. TOWNHOUSE STRUCTURES paragraph A to increase the size of a townhouse structure;
2. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure;
3. Amending SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to remove references to townhouse and replace with townhouse structure;
4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure;
5. Amending SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS to remove references to townhouse and replace with townhouse structure; and
6. Amending SECTION 5.6.3. USE REGULATIONS FOR MU, PUD, I, T, and OS DISTRICTS to remove references to townhouse and replace with townhouse structure

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE M**

### **ZONING BYLAW AMENDMENT/UPPER-STORY BUILDING STEP BACKS**

To see if the Town will vote to amend the Zoning Bylaw to adjust the upper-story building step back beginning at the fourth story level or 40 feet above grade by amending SECTION 5.3.17. UPPER-STORY BUILDING STEP BACKS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE N**

### **ZONING BYLAW AMENDMENT/REDUCED HEIGHT BUFFER AREA**

To see if the Town will vote to amend the Zoning Bylaw to reduce the height buffer area depending on orientation by amending SECTION 5.3.19. REDUCED HEIGHT BUFFER AREA; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE O**

### **ZONING BYLAW AMENDMENT/CORNER LOT REQUIREMENTS**

To see if the Town will vote to amend the Zoning Bylaw to add a requirement for corner lots in the R4 through R7 Districts and all Business Districts which requires the minimum street yard to be equal to the front yard depth required by amending SECTION 5.3.8. CORNER LOTS AND THROUGH LOTS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE P**

### **ZONING BYLAW AMENDMENT/APARTMENT BUILDING PARKING REQUIREMENTS**

To see if the Town will vote to amend the Zoning Bylaw to reduce the parking requirements for apartment buildings by amending SECTION 6.1.4. TABLE OF OFF-STREET PARKING REGULATIONS to reduce the minimum number of spaces to 1 space per dwelling unit; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE Q**

### **ZONING BYLAW AMENDMENT/PARKING REDUCTION APPLICABILITY**

To see if the Town will vote to amend the Zoning Bylaw to include the R7 District in SECTION 6.1.5. PARKING REDUCTION IN BUSINESS, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE R**

### **ZONING BYLAW AMENDMENT/ UPDATED CITATIONS**

To see if the Town will vote to amend the Zoning Bylaw to correct section references and other typographical errors by;

1. Correcting reference to Section 5.5 in SECTION 3.2.2. POWERS;
2. Correcting reference to Section 5 in SECTION 3.3.4. SPECIAL PERMIT CONDITIONS;

3. Correcting references to Section 8.13 and Section 10.11 in SECTION 3.4.4. ENVIRONMENTAL DESIGN REVIEW STANDARDS;
4. Correcting reference to Section 3.05 in SECTION 5.8.3. APPLICABILITY;
5. Correcting reference to Section 9.06 in SECTION 5.8.4. PERMITTED USES; and
6. Correcting the semicolons at the ends of Paragraphs A and B in SECTION 5.3.20 MAXIMUM HEIGHT EXCEPTIONS.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE S**

### **ZONING BYLAW AMENDMENT/ACCESSORY DWELLING UNITS**

To see if the Town will vote to amend the Zoning Bylaw to allow accessory dwelling units the R0 and R1 Zoning Districts by amending SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS and creating a new section, SECTION 5.9.2. ACCESSORY DWELLING UNITS, containing standards for accessory dwelling units; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)





## **Town of Arlington, Massachusetts**

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### **Correspondence received**

#### **Summary:**

Correspondence received: Letter to Jennifer Raitt re Hearing 2019 01 03

#### **ATTACHMENTS:**

	Type	File Name	Description
▢	Reference Material	Letter_to_Jennifer_Raitt_re_Hearing_2019_01_03.pdf	Letter to Jennifer Raitt re Hearing 2019 01 03

**ROBERT J. ANNESE**

ATTORNEY AT LAW

January 3, 2019

Jennifer Raitt, Director (via e-mail: [JRaitt@town.arlington.ma.us](mailto:JRaitt@town.arlington.ma.us))  
Department of Planning and Community Development  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, MA 02476

Erin Zwirko, AICP, LEED AP (via e-mail: [EZwirko@town.arlington.ma.us](mailto:EZwirko@town.arlington.ma.us))  
Assistant Director  
Department of Planning and Community Development  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, MA 02476

Mary Muszynski (via e-mail: [mmuszynski@town.arlington.ma.us](mailto:mmuszynski@town.arlington.ma.us))

RE: Hearing Scheduled for Monday, January 7, 2018 at 7:30 p.m. - Docket No. 3586

Dear Jennifer and Erin:

Christopher Cormier, the Petitioner with respect to the above referenced hearing does herewith request that the hearing be continued from the hearing date of January 7, 2019 as counsel for the Petitioner is suffering with a health issue with pneumonia.

Chapter 40A, Section 9 of the General Laws of the Commonwealth of Massachusetts provide in part that "the special permit granting authority shall hold a public hearing for which notice has been given as provided in Section 11, on any application for a special permit within sixty-five (65) days from the date of filing such application."

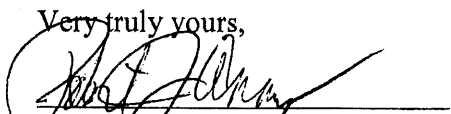
That section further provides in part as follows: "the required time limits for a public hearing in said action may be extended by written agreement between the petitioner and the special permit granting authority."

"A copy of such agreement shall be filed in the Office of the City or Town Clerk".

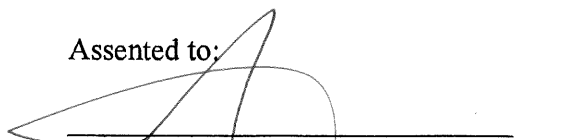
I would be requesting that the hearing be continued until the next hearing date which I believe is scheduled for January 28, 2019 at 7:30 p.m.

Thank you for your cooperation in this matter.

Very truly yours,

  
Robert J. Annese, Counsel for  
Christopher Cormier

Assented to:

  
By:  
Arlington Redevelopment Board