



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

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

TOWN CLERK'S OFFICE
ARLINGTON, MA 02474

PLANNING & COMMUNITY
DEVELOPMENT

2021 DEC -8 P 2:30

RECEIVED

Docket No. 3520

1. Property Address 117 Broadway
Name of Record Owner(s) Housing Corporation of Arlington Phone 781-859-5294
Address of Owner 252 Massachusetts Ave, Arlington, MA 02474
Street City, State, Zip
2. Name of Applicant(s) (if different than above) Arlington EATS
Address 58 Medford St, Arlington MA 02474 Phone 339-707-6757
Status Relative to Property (occupant, purchaser, etc.) Occupant
3. Location of Property Parcel ID 038.0-0002-0009.0
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 64233, Page 186;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Mixed use commercial and residential (14 units)
6. Proposed Use of Property (include # of dwelling units, if any) NA
7. Permit applied for in accordance with 6.2 Signs
the following Zoning Bylaw section(s) _____
_____ section(s) title(s)

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

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

The applicant states that Housing Corporation of Arlington is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 117 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 permit be granted.

Signature of Applicant(s)

Address

Phone

76 River St. (617) 429-4902
Ameli Jean, Arlington EATS

58 Medford St, Arlington, MA 02474 (339) 707-6757

Updated August 28, 2018



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

Required Submittals Checklist

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

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

FOR OFFICE USE ONLY

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

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

Docket No. 3520

Property Location 117 Broadway

Zoning District _____

Owner: Housing Corporation of Arlington

Address: 252 Massachusetts Avenue

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Mixed use

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Mixed use

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	10,799	no change	min.
Frontage		no change	min.
Floor Area Ratio		no change	max.
Lot Coverage (%), where applicable		no change	max.
Lot Area per Dwelling Unit (square feet)		no change	min.
Front Yard Depth (feet)		no change	min.
Side Yard Width (feet) right side		no change	min.
left side		no change	min.
Rear Yard Depth (feet)		no change	min.
Height		no change	min.
Stories		no change	stories
Feet		no change	feet
Open Space (% of G.F.A.)		no change	min.
Landscaped (square feet)		no change	(s.f.)
Usable (square feet)		no change	(s.f.)
Parking Spaces (No.)		no change	min.
Parking Area Setbacks (feet), where applicable		no change	min.
Loading Spaces (No.)		no change	min.
Type of Construction			
Distance to Nearest Building		no change	min.



Neighbors Serving Neighbors

Arlington EATS is applying for a special permit because section 6.2 of the Zoning Bylaw requirements do not allow excessive signage. We are proposing the following two options for consideration:

Option 1 is seen on pages 3-7 in the attached document which details sizing, construction materials, and mounting methods. A few features of this option:

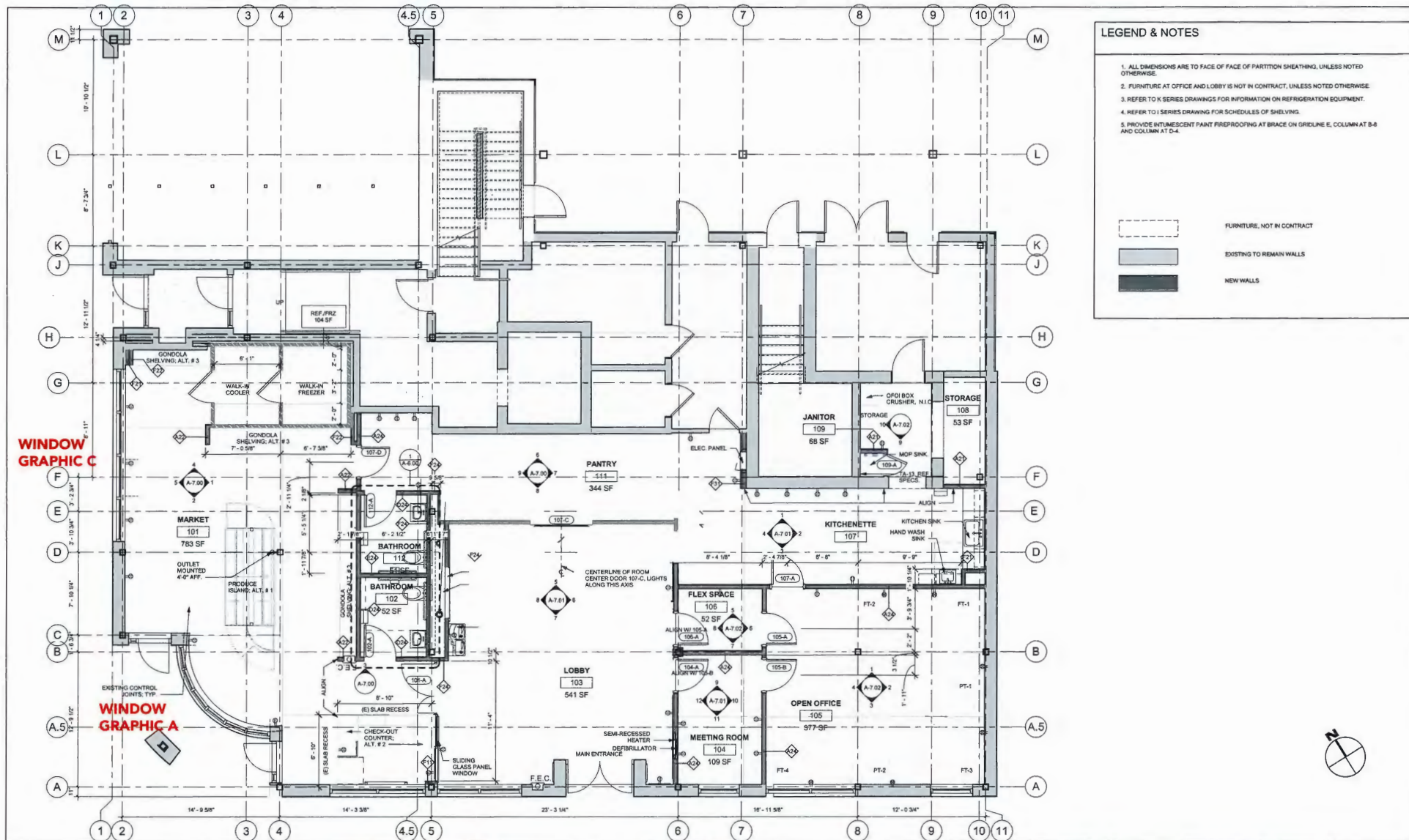
- An opaque vinyl graphic will be applied to the inside surface of the glass windows and will cover the bottom third of the windows in Windows B & C (along Broadway and Everett St, respectively). This is to ensure that the back of equipment that will be in front of the windows are not visible from the outside.
- The window set labeled Window A (rounded corner of the building) will cover from the transom down with a perforated vinyl graphic. This is to ensure privacy for our guests as they shop in the Market as no window blinds can easily accommodate the curved corner.

Option 2 is seen in pages 8-12 in the attached document which details sizing, construction materials, and mounting methods. A few features of this option:

- An opaque vinyl graphic will be applied to the inside surface of the glass windows and will cover the bottom third of the windows in Windows B & C (along Broadway and Everett St, respectively). This is to ensure that the back of equipment that will be in front of the windows are not visible from the outside.
- This option traces the outline of fresh produce along the top border of the graphic.
- The window set labeled Window A (rounded corner of the building) will be covered from the transom down with a perforated vinyl graphic. This is to ensure privacy for our guests as they shop in the Market as no window blinds can easily accommodate the curved corner.

We are requesting a special permit for one of the two options provided above for the following reasons:

- **Privacy for our customers.** One of the major goals of EATS' building design is to destigmatize access to food for our neighbors in need. We know that shame is one of the major barriers to accessing a food pantry and we have a number of stories of individuals who have shared about the difficulties of being seen at a food pantry. We intentionally designed indoor waiting so that individuals do not have to stand outside while waiting to shop. We also chose a graphic design for the large windows in the Market that allow those who are shopping at EATS to have privacy from the busy traffic on Broadway. We will be installing interior blinds for Windows B & C to provide coverage for the upper portions of the window.



LEGEND & NOTES

1. ALL DIMENSIONS ARE TO FACE OF FACE OF PARTITION SHEATHING, UNLESS NOTED OTHERWISE.
2. FURNITURE AT OFFICE AND LOBBY IS NOT IN CONTRACT, UNLESS NOTED OTHERWISE.
3. REFER TO K SERIES DRAWINGS FOR INFORMATION ON REFRIGERATION EQUIPMENT.
4. REFER TO I SERIES DRAWING FOR SCHEDULES OF SHELVING.
5. PROVIDE INTUMESCENT PAINT FIREPROOFING AT BRACE ON GRIDLINE E, COLUMN AT B-8 AND COLUMN AT D-4.

- FURNITURE, NOT IN CONTRACT
- EXISTING TO REMAIN WALLS
- NEW WALLS

FIRST FLOOR OVERALL PLAN

A-1.01

100% CONSTRUCTION DOCUMENTS

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

JOB NO. FE0110

DATE: 10/11/11

DRAWN BY: J. D. H.

FILE NAME: 10-11-11-10-11-11

ARC

Architectural Resources Cambridge
501 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com

ARLINGTON EATS

117 BROADWAY
ARLINGTON, MA 02474



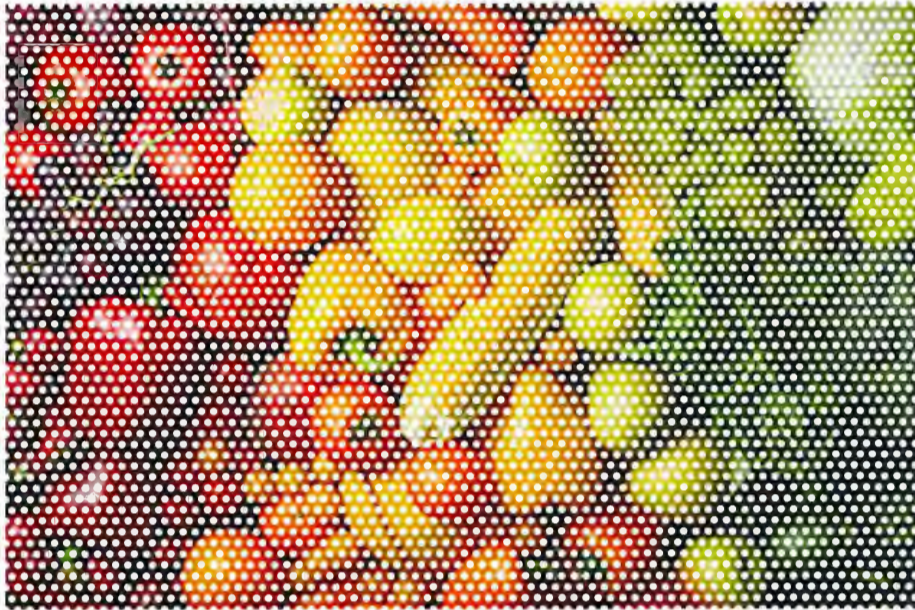
Entry Sign Panel
30" x 54"

1/8" thick, fully painted aluminum panel.
Panel to be satin or semi-gloss finish, as recommended by Sign Fabricator. Digitally print or mask and spray text and icons.
Apply matte clear coat to protect sign surface.

Provide blind stud mounts for installation on existing building surface.
Use vandal proof adhesives.

Vinyl Message on Glass
24"w

Vinyl graphics applied to glass shall be by 3M
Graphics to be applied to first surface of glass window.



Window Graphic A
Perforated



Window Graphic B and C
Opaque



96pt.



Window Graphic A
6 Windows
 96" h OA x 27" w each

Graphics applied to glass windows shall be perforated vinyl by 3M.

Graphic is 72" h x 27" w x 6 windows

Window Graphic B (Broadway)
4 Windows
 96" OA h x 46" w each

Bottom 1/3 of window
 Graphics applied to glass windows shall be opaque vinyl by 3M.

Graphic is 28" h x 46" w x 4 windows

Window Graphic A

Window Graphic B (Broadway)

Vinyl Message on Glass

Entry Sign Panel



96pt.

ARLINGTON
EATS

Signs and Window Graphics

Option 1: Everett Street

December 6, 2021



Window Graphic A
Info on previous page

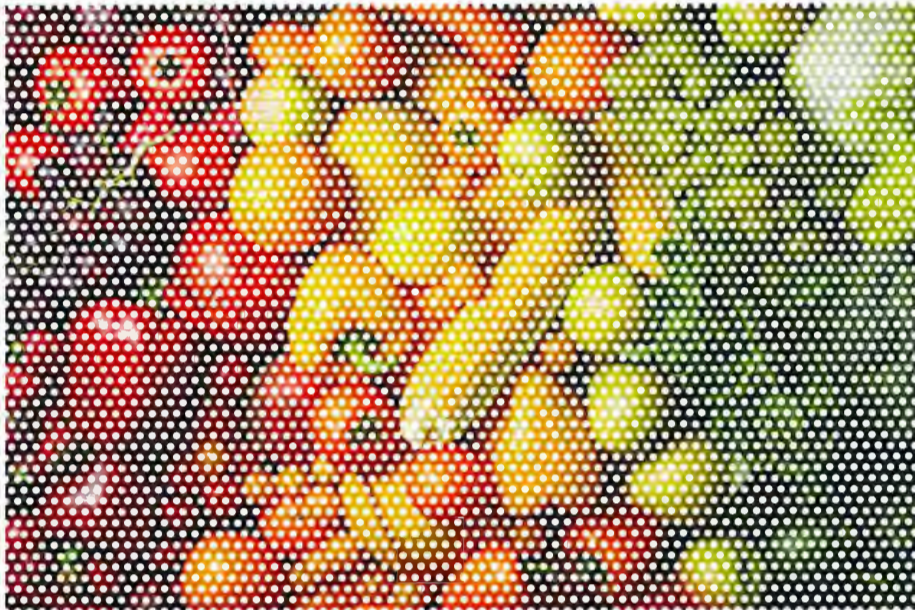
Window Graphic C (Everett St)
4 Windows
 96"OA h x 46"w each

Bottom 1/3 of window
 Graphics applied to glass windows shall be
 opaque vinyl by 3M.

Graphic is 28"h x 46"w x 4 windows

Window Graphic C (Everett St)

Window Graphic A



Window Graphic A
Perforated



Window Graphic B and C
Opaque



96pt.

ARLINGTON
EATS

Signs and Window Graphics

Option 2: Broadway

December 6, 2021



Window Graphic A
6 Windows
 96" h OA x 27" w each

Graphics applied to glass windows shall be perforated vinyl by 3M.

Graphic is 24" h x 27" w x 6 windows

Window Graphic B (Broadway)
4 Windows
 96" OA h x 46" w each

Bottom 1/3 of window
 Graphics applied to glass windows shall be opaque vinyl by 3M.

Graphic is 28" h x 46" w x 4 windows

Window Graphic A

Window Graphic B (Broadway)

Vinyl Message on Glass

Entry Sign Panel





Window Graphic A
Info on previous page

Window Graphic C (Everett St)
4 Windows
 96"OA h x 46"w each

Bottom 1/3 of window
 Graphics applied to glass windows shall be
 opaque vinyl by 3M.

Graphic is 28"h x 46"w x 4 windows

Window Graphic C (Everett St)

Window Graphic A