



Proposed Self-Storage Facility

34 Dudley Street



Dudley Street

Arlington Redevelopment Board Presentation Introduction

■ Introduction

— VHB

- Eric Gerade, PE LEED AP – Project Manager/Civil Engineer
- Matthew Kealey, PE, PTOE - Traffic Engineer

— Premier Storage Investors

- James “Pete” Williams – President

— Robert Annese, Esq.

— Michael Parker Studios

- Jan Bryan, NCARB, - Architect

■ Proposed Project

— 95,700 SF Self-Storage Building (5-Story)

Discussion Points

- Current Project Status / Reviews & Coordination
 - Arlington Conservation Commission
- Site Conditions
- Proposed Project & Site Improvements
- Proposed Project & Site Improvements
 - Site
 - Traffic
 - Architectural
- Summary & Conclusion

Project Status / Reviews & Coordination

- Current:
 - Arlington Conservation Commission – 1st Hearing (3/3/2022)
 - Arlington Redevelopment Board (3/28/2022)
 - Planning Dept. Coordination
 - Engineering Dept. Coordination
- Project Required
 - Town of Arlington
 - Redevelopment Board (Special Permit)
 - Conservation Commission (Order of Conditions)

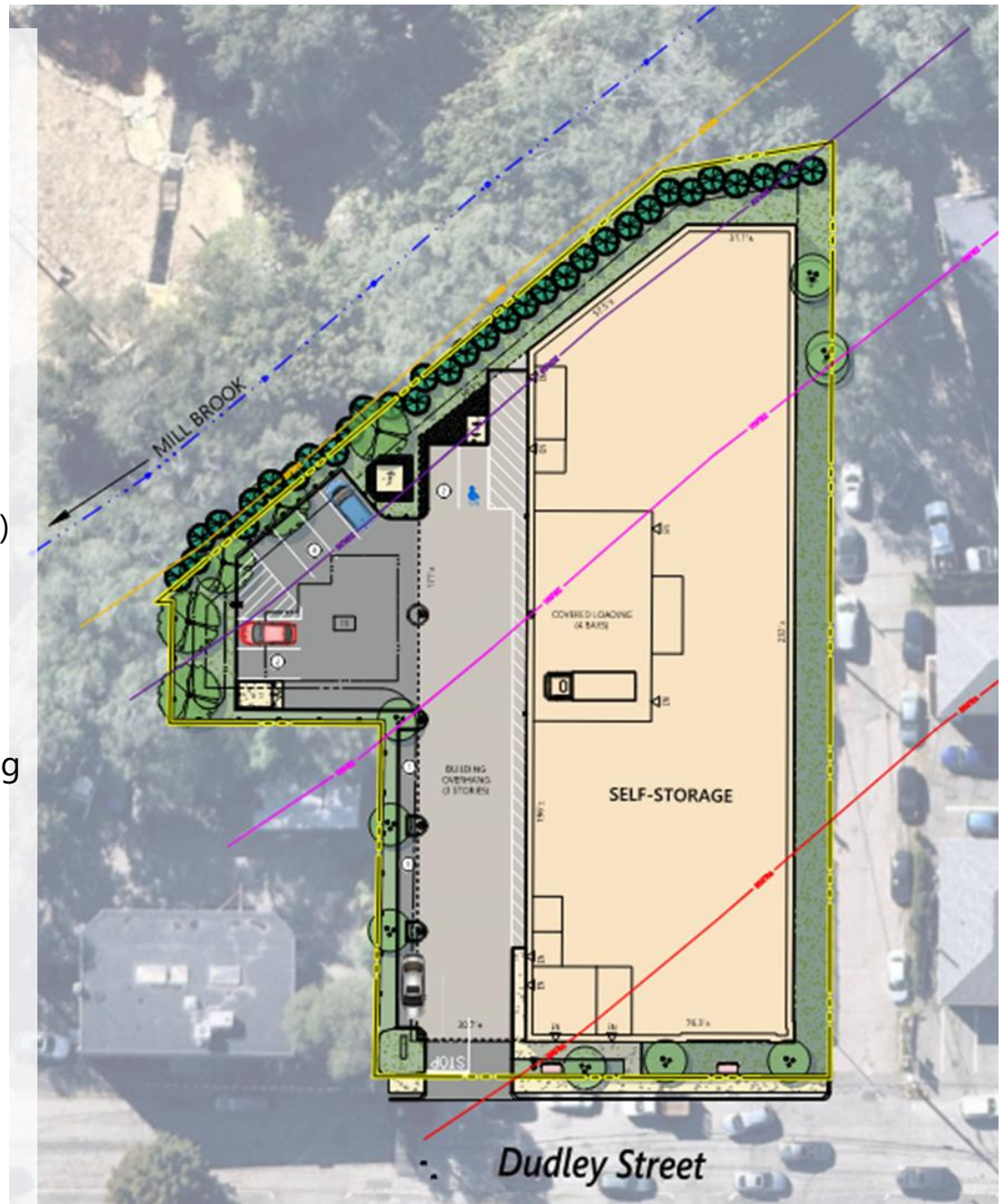
Current Site Conditions

- 34 Dudley Street
 - 0.78- Acres
 - Primarily Autobody Repair Shop (11,000 SF±)
 - Zoned Industrial (I)
- Previously developed, very little open space
- Mill Brook Resource Areas
- Encroachment into Town Owned Land
- Non-conforming setbacks



Proposed Project & Site Improvements

- Self-Storage Building
 - 95,700 SF
 - 5-Stories
 - Close an existing curb cut
- Site Improvements
 - 11 New Parking Spaces (requesting a reduction from ARB)
 - Pedestrian Amenities along frontage
 - Landscape – reduced impervious
 - Enclosed Loading Facilities
 - Covered / Enclosed Bicycle Parking
 - Enclosed Dumpster Area
- Utilities
 - Underground
 - Reduced Water & Sewer Demand
 - Stormwater Management
 - MassDEP Stormwater Regs
 - Subsurface Infiltration Basin
 - Bioretention Basin





SELF STORAGE

VIEW 1

Arlington, MA

February 09, 2022

michael parker
studios



PREMIER SELF STORAGE VIEW 5



PREMIER SELF STORAGE VIEW 4

Stormwater Management

- Water Quality (0.5" WQV)
- Pretreatment
- Final Treatment
 - Subsurface Infiltration
 - Bioretention Basin
- Recharge
- Peak Rate Reduction
- O&M Plan
- Erosion & Sedimentation Control Plan

Project Benefits



Enhance Water Quality

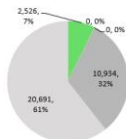
- Exceeds treatment standards set forth in MSA, TMDL, and Massachusetts Stormwater Standards
- 60% Phosphorus removal
- 300% TSS removal
- Improvement of water quality for human health and ecological function
- ULD features such as bioretention and an reduction of impervious areas

Peak Rate (and Volume) Attenuation

- Proposed 10 year storm flow rates are less than existing 2 year storm flow rates
- 812% increase in pervious area on site
- Reduction in stormwater volume by incorporating a bioretention basin and subsurface infiltration basin

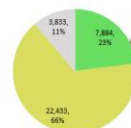
Protect Natural Resources

- Reduction of impervious surface in Riverfront Area
- Stabilization of existing, unstable slope
- Enhancement of upland vegetated transitions
- Enhance wildlife habitat
- Landscaping to include native species promoted by the Conservation Commission

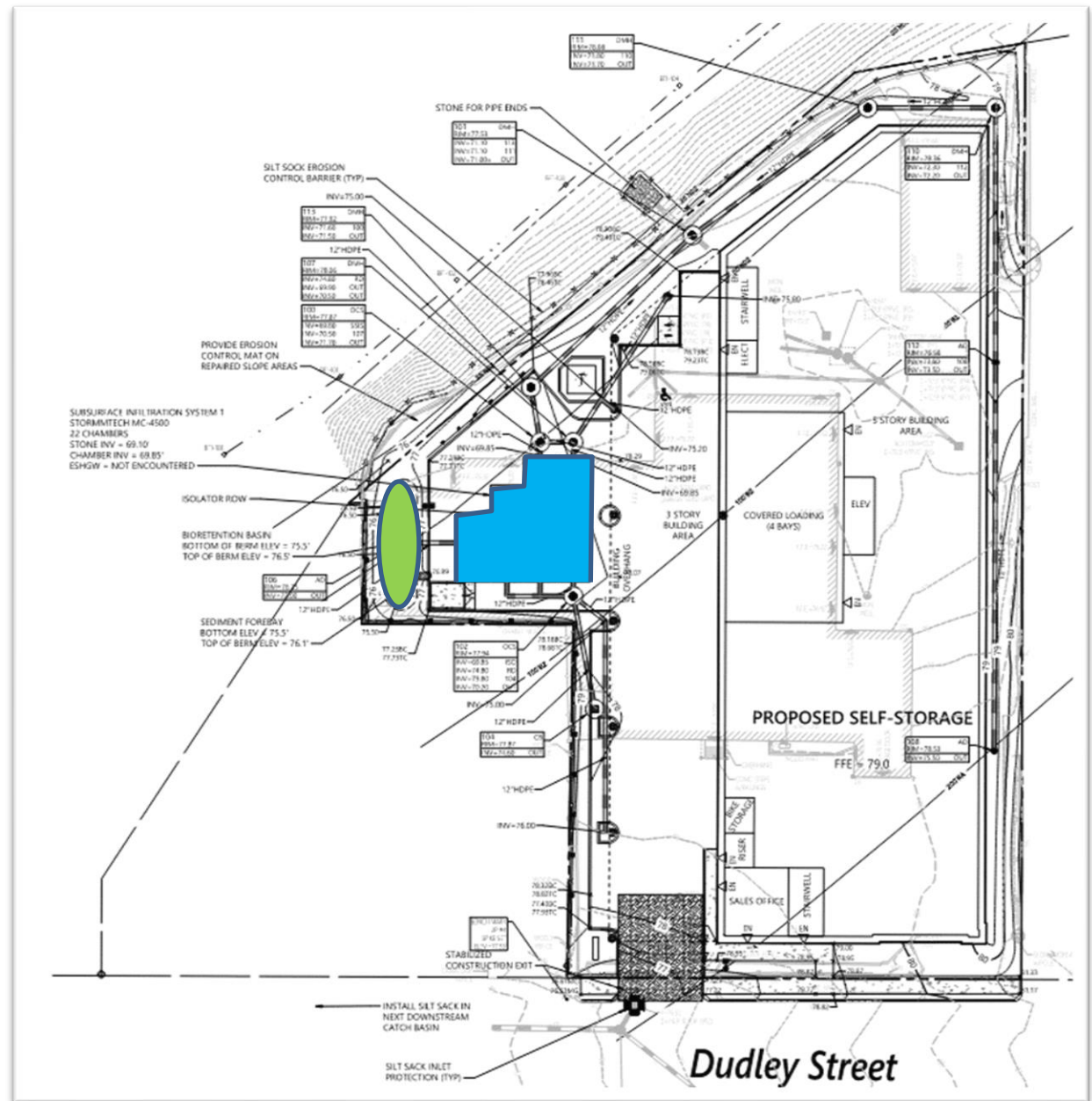


Existing Conditions Areas (SF)

LEGEND



Proposed Conditions Areas (SF)



SHORT TERM	95,706 SF	x	0.60 SPACES	/	1,000 SF	=	57 SPACES
LONG TERM	95,706 SF	x	0.80 SPACES	/	1,000 SF	=	77 SPACES
TOTAL BICYCLE PARKING REQUIRED						=	134 SPACES



Summary & Conclusion

- In Review
 - Project Status / Reviews & Coordination
 - Current Site Conditions
 - Proposed Project & Site Improvements