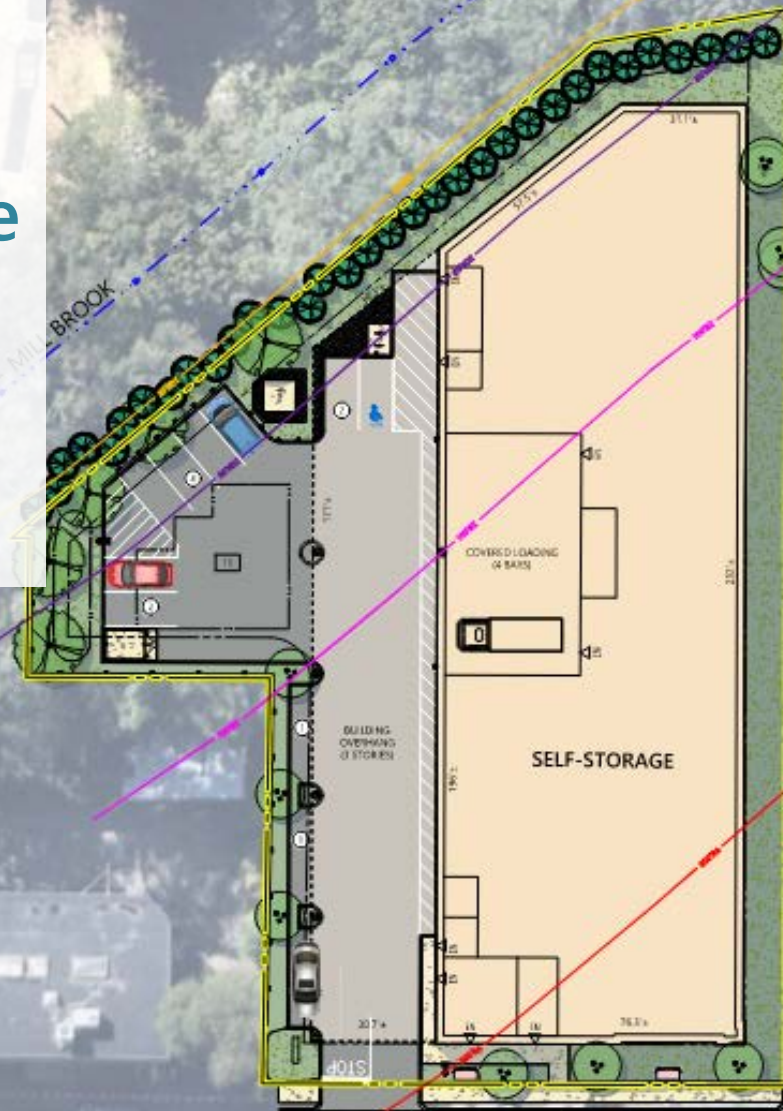




# Proposed Self-Storage Facility

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 – 1<sup>st</sup> 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



SELF STORAGE

VIEW 5



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
- +80% TSS removal
- Improvement of water quality for human health and ecological function
- LID features such as bioretention and an reduction of impervious areas



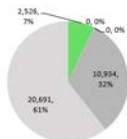
### Peak Rate (and Volume) Attenuation

- 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

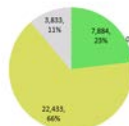


### Protect Natural Resources

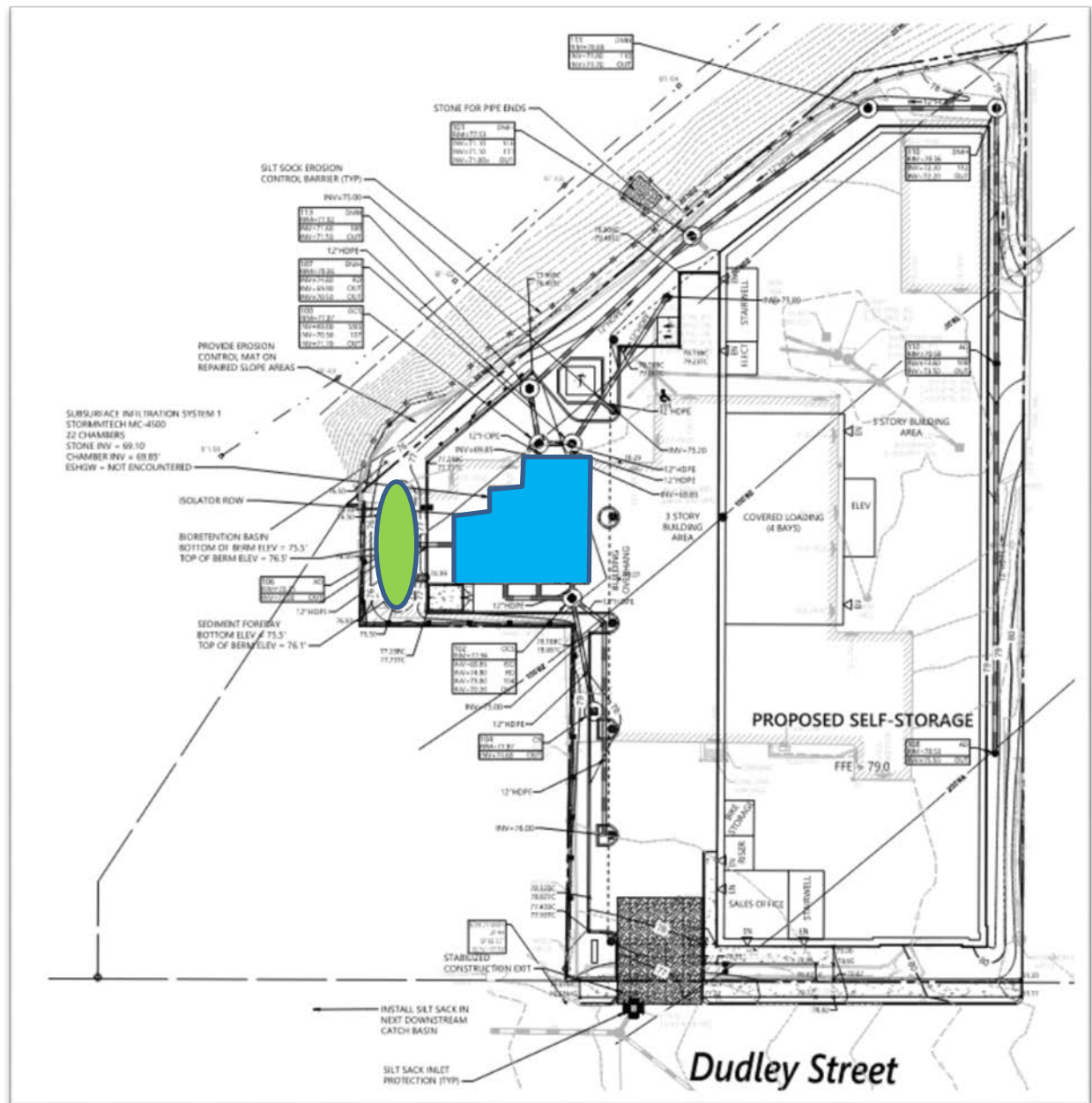
- Reduction of impervious surface in Riverfront Area
- Stabilization of existing, unstable slope
- Enhancement of upland vegetated transitions
- Enhance wildlife habitat
- Landscaping to include native species promoted by the Conservation Commission



Existing Conditions Areas (SF)



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

# Architectural



**PREMIER**  
STORAGE INVESTORS

SELF STORAGE

Arlington, MA

February 09, 2022

VIEW 1

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# Summary & Conclusion

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