From: "Jenny Raitt" <JRaitt@town.arlington.ma.us>
To: "Mary Muszynski" <MMuszynski@town.arlington.ma.us>
Date: 05/06/2022 04:57 PM
Subject: Fwd: [External] 34 Dudley Street

Begin forwarded message:

From: Eric Gerade <egerade@vhb.com>
Date: May 6, 2022 at 4:15:15 PM EDT
To: Robert Annese <law@robertannese.com>, Jennifer Raitt
<jraitt@town.arlington.ma.us>
Cc: elowder@mparkstudios.com, Jesse Morgan <jesse@pssinvestors.com>
Subject: RE: [External] 34 Dudley Street

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Hi Jenny,

Following up on Bob's email, we wanted to share the Limit of Work plans that were requested as well. The attached PDF has two plans, each showing the limit of work for the project, with one that shows it on the existing conditions plan as well as the Layout and Materials Plan. The silt fence line along the rear slope was intended to be the limit of work, however, have now included this line to make it clearer on the other plan set sheets as well. This will be apparent in the revised Site Plans to be submitted next week.

I have sent Joe Connolly the previous submittal documents and will meet him Monday afternoon to view the rear slope and stabilization improvements to the area that we would like to complete as part of the project. We are also posted on the agenda (attached) for Tuesday night with the Park and Recreation Commission to discuss the project.

If you have availability on Monday any time after 9.30 to discuss, that would be great, or maybe following the walk with Joe and I could give an update on that as well. Let me know what works best on your end to connect.

Thank you,

Eric Gerade Project Manager

P 603.391.3972 <u>www.vhb.com</u>

From: Robert Annese <law@robertannese.com>
Sent: Friday, May 6, 2022 11:03 AM
To: Jennifer Raitt <jraitt@town.arlington.ma.us>
Cc: Eric Gerade <egerade@VHB.com>; elowder@mparkstudios.com; 'Jesse Morgan'
<jesse@pssinvestors.com>
Subject: [External] 34 Dudley Street

Hi Jenny:

Just to bring you up to date, Eric Gerade has spoken with Joe Connolly at Parks and Recreation and he and Joe are going to do a quick site walk at 1:00 pm on Monday and Eric will appear at the Parks and Recreation virtual meeting Tuesday night as well.

Eric has furnished all the plans filed with the ARB and Conservation Commission to Joe Connolly.

I will, of course, let you know the results of the meeting at the site and the virtual meeting.

Do you have any comments, Jenny, with respect to the three options I sent you with regard to the rain leaders?

Thanks,

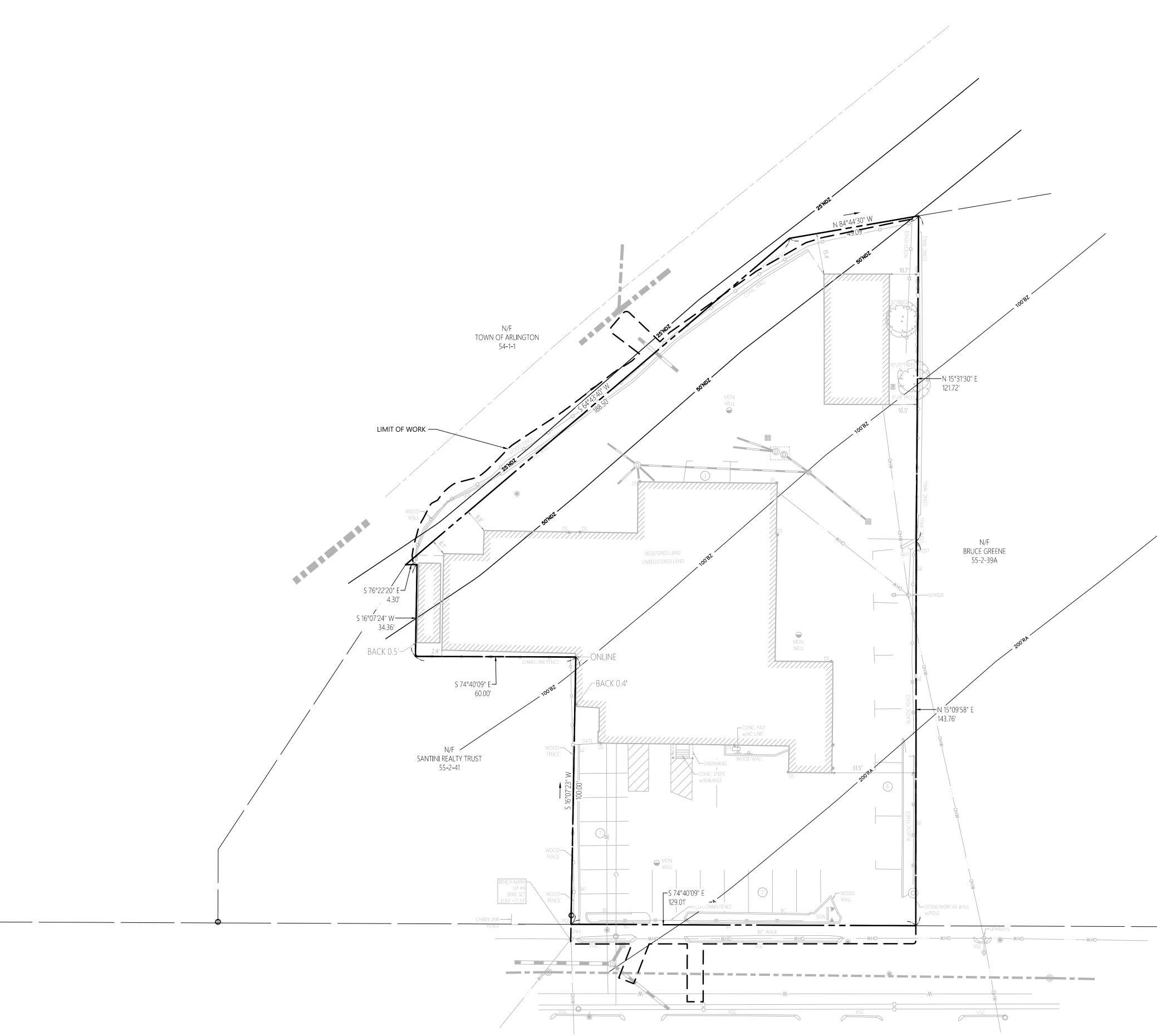
Bob

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Robert J. Annese, Esquire 1171 Massachusetts Avenue Arlington, MA 02476 Telephone: 781-646-4911 Facsimile: 781-646-4910 <u>law@robertannese.com</u> This communication and any attachments to this are confidential and intended only for the recipient(s). Any other use, dissemination, copying, or disclosure of this communication is strictly prohibited. If you have received this communication in error, please notify us and destroy it immediately. Vanasse Hangen Brustlin, Inc. is not responsible for any undetectable alteration, virus, transmission error, conversion, media degradation, software error, or interference with this transmission or attachments to this transmission. Vanasse Hangen Brustlin, Inc. | info@vhb.com

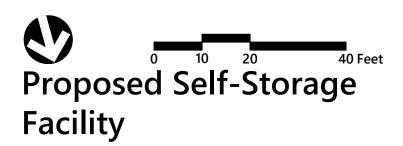
Attachments:

| File: <u>52816.00-LOW.pdf</u> | | Content Type: application/pdf |
|--|-----------|----------------------------------|
| File: <u>05102022AgendaParkandRecre.pdf</u> | Size: 78k | Content Type: application/pdf |





101 Walnut Street PO Box 9151 Watertown, MA 02471 617.924.1770



34 Dudley St Arlington, Massachusetts 02476

| No. | Revision | Date | Appvd |
|--------|---------------|-------------|-------|
| 1 | ARB COMMENTS | 4/21/2022 | EKG |
| 2 | ARB COMMENTS | 5/9/2022 | EKG |
| | | | |
| | | | |
| | | | |
| Design | SJH | Checked by | ٢G |
| Issued | for | Date | |
| | cal Approvals | February 9, | 2022 |

Not Approved for Construction

Drawing Title
Existing Conditions

Plan

LIMIT OF WORK SKETCH MAY 6, 2022

C-'

10

Project Number **52816.00**

2

Drawing Number

\\vhb\gbl\proj\Bedford\52816.00 Arlington Self-Storage\cad\ld\Planset\52816.00-LM.dwg

Zoning Summary Chart

| Zonnig Sunnary Chart | | | | | | |
|--|---|----------------------------|--|--|--|--|
| Zoning District: | Industrial (I) | | | | | |
| Overlay District: | Inland Wetland | d District | | | | |
| Zoning Regulation Requirements | Required* | Provided | | | | |
| MAXIMUM FRONT YARD SETBACK | 10 Feet | 10.0 Feet | | | | |
| MINIMUM FRONT YARD SETBACK | 10 Feet | 10.0 Feet | | | | |
| SIDE YARD SETBACK | 10 Feet | 10.0 Feet | | | | |
| REAR YARD SETBACK | 10 Feet | 12.4 Feet | | | | |
| MAXIMUM FLOOR AREA RATIO | 3.0 | 2.72 | | | | |
| MAXIMUM BUILDING HEIGHT | 65 Feet, 5 Stories | 61.5 Feet, 5 Stories ** | | | | |
| * Zoning regulation requirements as specified in the To 2021, Section 5.6.2 | own of Arlington Zoning By | rlaw, Amended on April 26, | | | | |
| ** Duilding haidht is anlaulated as the constinut distances | - 6 4 1 - 1 - 1 - 1 - 1 - 1 - 1 - 6 4 1 | and the same the summer of | | | | |

** Building height is calculated as the vertical distance of the highest point of the roof above the average grade of the curb line abutting the property. Parapets excluded per Section 5.3.20. The average grade of the curb line abutting the property is 78.285'. Height of the building is 60.833' from a finished floor elevation of 79.0, therefore the building height to the average grade is 0.715' greater than the actual structure for a calculated zoning building height of 61.548'.

Inland Wetland District **Performance Standards**

| | Existing | Proposed | Improvement |
|-------------------------------|-----------|-----------|------------------|
| IMPERVIOUS AREA (50' SETBACK) | 3790 SF | 1253 SF | -2537 SF (66.9%) |
| IMPERVIOUS SETBACK | 25.9 Feet | 34.2 Feet | +8.3 Feet |

Sign Summary

| M.U.T.C.D. | Specif | Desc | |
|------------|--------|--------|---|
| Number | Width | Height | Desc. |
| R1-1 | 30" | 30" | STOP |
| R7-8 | 12" | 18" | RESERVED PARKING |
| R7-8P | 12" | 6" | VAN ACCESSIBLE |
| SP-2 | 12" | 18" | NO BOX TRUCKS GREATER THAN 26' |

Building Sign Summary

| ID Number | | Sp | Docc | | |
|-----------|-----------|-------|--------|---------|-----------------------|
| | Sign Type | Width | Height | Area | Desc. |
| 1 | Wall Sign | 122″ | 46.5″ | 39.4 SF | ExtraSpace Storage |
| 3 | Wall Sign | 30″ | 10″ | 2.1 SF | OFFICE |

NOTE:

1. SIGNS FROM SIGN PACKAGE PREPARED BY ELRO SIGNS FOR EXTRASPACE STORAGE, 34 DUDLEY STREET, ARLINGTON, MA, DATED MARCH 31, 2022. REFER TO SIGN PACKAGE FOR SIGN DETAILS AND RENDERINGS.

Parking Summary Chart

| | | Size | | Spaces |
|---|--|----------------|--------------|--------------|
| | Description | Required | Provided | Require |
| | STANDARD SPACES ¹ | 8.5 x 18 | 8.5 x 18 | 93 |
| | COMPACT SPACES ² | 8 x 16 | 8 x 18 | 0 |
| | ACCESSIBLE SPACES ³ | 8 x 18 | 8.5 x 18 | - |
| | TOTAL SPACES | | | 93 |
| Ī | -OADING BAYS ⁴ | | | 3 |
| I | BICYCLE SPACES 5 | | | 130 |
| 1 | . PER SECTION 6.1.5, THE REDEVELOPMEN OF THE REQUIRED SPACES. | NT BOARD CAN (| GRAND A REDU | CTION IN PAR |

OF THE REQUIRED SPACES. 2. PER SECTION 6.1.11.C.11, THE REDEVELOPMENT BOARD CAN GRANT 20% OF THE PARKING SPACES

TO BE COMPACT.

208.2 OF 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

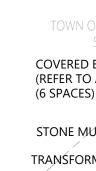
4. LOADING BAYS: THREE BAYS FOR BETWEEN 40,001 SF AND 120,000 SF

5. BICYCLE PARKING REQUIRED BASED ON 0.8/1,000 SF LONG TERM AND 0.6/1,000 SF SHORT TERM PARKING. 6 BICYCLE SPACES ARE PROVIDED BY THREE RACKS UNDER THE BUILDING OVERHANG. 4 BICYCLE SPACES ARE PROVIDED AT THE DRIVEWAY ENTRANCE. EMPLOYEE BICYCLE STORAGE WILL BE PROVIDED WITHIN A 10'x10' TENANT STORAGE UNIT THE BUILDING (2 SPACE MINIMUM). 6. WAIVERS REQUESTED FOR REDUCTION IN REQUIRED PARKING SPACES AND REDUCTION IN REQUIRED BICYCLE SPACES.

Parking Requirements:

| | g nequirente | | | | | | |
|---------|----------------|------|-------------|------|-------------|---|----------|
| STORAGE | 92,858 SF | х | 1 SPACES | / | 1,000 SF | = | 93 SPACE |
| | | | TOTAL PA | RKIN | IG REQUIRED | = | 93 SPACE |
| | | 259 | % TOTAL PAR | KING | GREQUIRED * | = | 23 SPACE |
| | 20% MAXIMUM RE | QUII | RED PARKING | FOR | R COMPACT * | = | 5 SPACE |
| | | | | | | | |

* ALLOWABLE REDUCTIONS THAT CAN BE GRANTED BY THE ARLINGTON REDEVELOPMENT BOARD



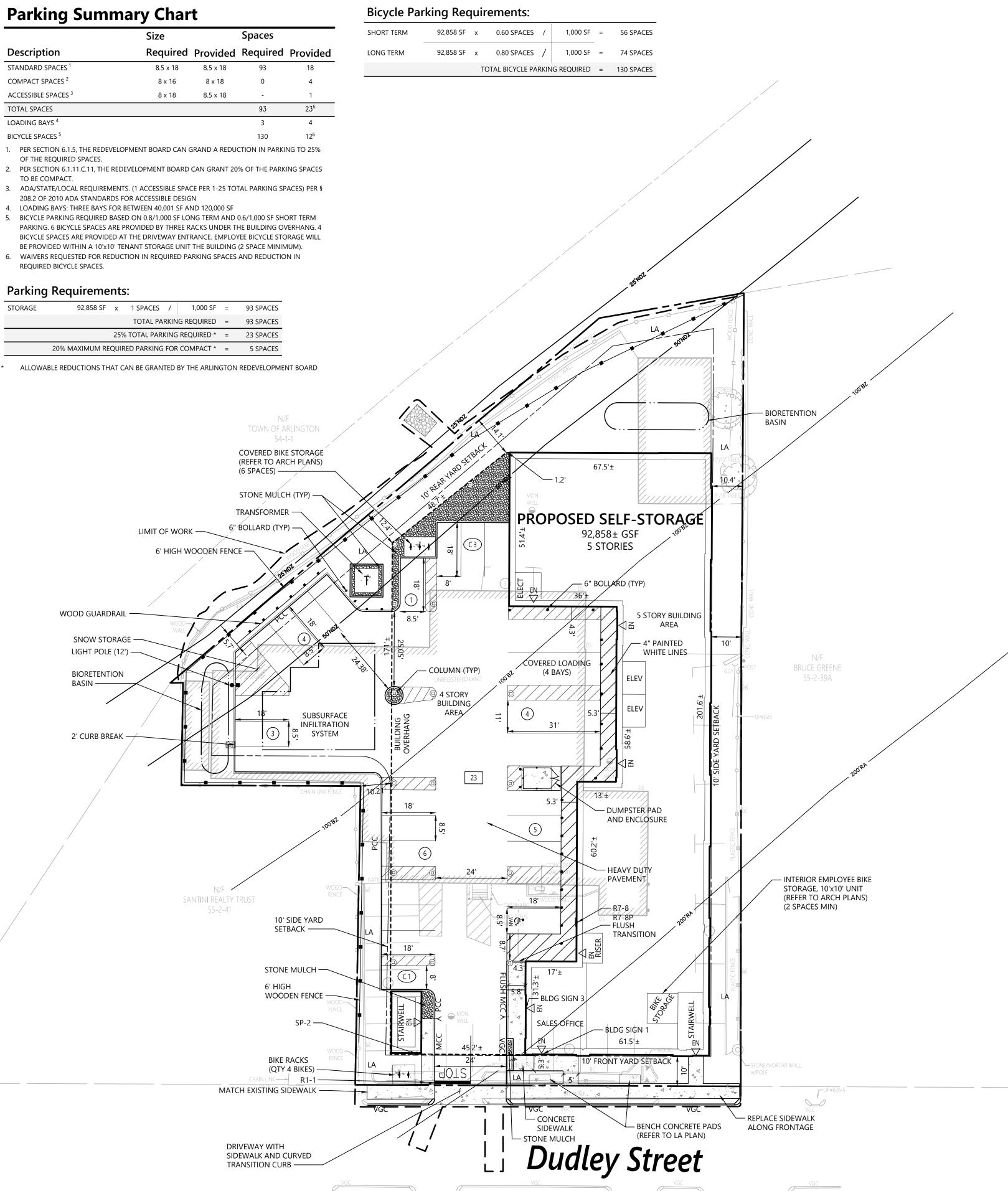
WOOD GUARDRAIL

SNOW STORAGE -LIGHT POLE (12') -

BIORETENTION

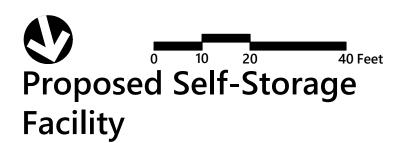
BASIN -

2' CURB BREAK -





101 Walnut Street PO Box 9151 Watertown, MA 02471 617.924.1770



34 Dudley St Arlington, Massachusetts 02476

| No. | Revision | Date | Аррус | |
|--------|---------------|-----------------|-------|--|
| 1 | ARB COMMENTS | 4/21/2022 | EKG | |
| 2 | ARB COMMENTS | 5/9/2022 | EKG | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Design | sJH | Checked by | KG | |
| lssued | for | Date | | |
| Lo | cal Approvals | February 9, 202 | | |

Local Approvals

Not Approved for Construction

Layout and **Materials Plan**

LIMIT OF WORK SKETCH MAY 6, 2022

Drawing Number

10

Project Number 52816.00

TOWN OF ARLINGTON



PARK COMMISSIONERS

Shirley Canniff Leslie Mayer Jen Rothenberg Phil Lasker Scott Walker Josh Fenollosa - Associate Sarah Carrier- Associate

Recreation Department

MEETING NOTICE

The Park and Recreation Commission Tuesday, May 10, 2022 7:00 PM - REMOTE MEETING via ZOOM

AGENDA

- 1) Open Forum Public Comment
- 2) Capital Project Updates
 - A Spy and Parmenter Playgrounds
 - B CPA 2023 Request Updates
 - C Arlington Reservoir Phase II
 - D Stratton, Peirce, Bishop ARPA Project
 - E Hurd Field Project
 - F-Poets Corner
 - G Hills Mountain Biking
 - H ADA Spectator Seating Ed Burns Arena
- 3) 34 Dudley Street Project & Wellington Park Discussion VHB Engineering
- 4) Approval of Minutes 4/26/2022
- 5) Comments and Items for Future Meetings:
 - a) Planning and Sign Bylaw for Open Space Areas
 - b) Coyote in Park Sign Design Review
 - c) Little Free Library Buzzell Field Playground
 - d) Communication Boards in Parks
- 6) Correspondence Received:
 - a) Henry Brush Field Behavior Signs ASC
 - b) Elaine Crowder Invasive
 - c) Ellen Fitzpatrick Flutie Foundation
- 7) New Business

You are invited to a Zoom meeting. When: May 10, 2022 07:00 PM Eastern Time (US and Canada)

Register in advance for this meeting:

https://town-arlington-ma-us.zoom.us/meeting/register/tZcufumhpzgqG9Qb0sSEmTORzHHIMoceOY0h

After registering, you will receive a confirmation email containing information about joining the meeting.