



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

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

Docket No. 3728

1. Property Address 99 Mass Ave
Name of Record Owner(s) 99 Massachusetts ave llc Phone 617-272-0842
Address of Owner 99 Mass ave, Arlington, MA
Street City, State, Zip
2. Name of Applicant(s) (if different than above) James Rissling, LR Designs, Inc.
Address 64 Allston Street #3 Phone (617)680-4595
Status Relative to Property (occupant, purchaser, etc.) Architect
3. Location of Property 023 0001 0024
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book _____, Page _____;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) COMMERCIAL/OFFICE
6. Proposed Use of Property (include # of dwelling units, if any) MIXED-USE; COMMERCIAL/OFFICE &
ONE DWELLING UNIT
7. Permit applied for in accordance with 5.5.3 Use Regulations for Business Districts: other principal
the following Zoning Bylaw section(s) _____ uses, mixed use allowed by Special Permit
_____ title(s)
_____ section(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.

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

The applicant states that 99 Massachusetts ave llc is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 99 Mass Ave 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.

James Rissling

Signature of Applicant(s)

64 Allston Street #3, Cambridge, MA

Address

(617) 588-2113 x700 (617) 680-4595

Phone

PLANNING & COMMUNITY
DEVELOPMENT
2022 NOV - 3 P 12:22
TOWN CLERK'S OFFICE
ARLINGTON, MA 01914
2022 NOV - 9 PM 2:50



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

- | | |
|---|----------------------------|
| <input type="checkbox"/> Special Permit Granted | Date: <input type="text"/> |
| <input type="checkbox"/> Received evidence of filing with Registry of Deeds | Date: <input type="text"/> |
| <input type="checkbox"/> Notified Building Inspector of Special Permit filing | Date: <input type="text"/> |

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.
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 to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
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.
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.
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.

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.
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.

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.
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.
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.
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.
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>]

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 as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
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.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
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.
7. 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.

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. 3728

Property Location 99 Mass Ave

Zoning District B-2

Owner: 99 Massachusetts ave LLC

Address: 99 Mass Ave

Present Use/Occupancy: No. of Dwelling Units:

Commercial/Office

Uses and their gross square feet:

Office: 4,800 gsf; Attic: 314 gsf

Proposed Use/Occupancy: No. of Dwelling Units:

Mixed-use: Commercial/Office & One Dwelling Unit

Uses and their gross square feet:

Office: 4,800 gsf; Dwelling Unit: 1,220 gsf

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	3,776	3,776	min. ----
Frontage	40	40	min. 50
Floor Area Ratio	1.27	1.59	max. 1.5 (3.0)
Lot Coverage (%), where applicable	42	42	max. ----
Lot Area per Dwelling Unit (square feet)	na	na	min. ----
Front Yard Depth (feet)	2.3	2.3	min. ----
Side Yard Width (feet) right side	5.2	5.2	min. ----
left side	2.8	2.8	min. ----
Rear Yard Depth (feet)	36.9	36.9	min. 15
Height			min.
Stories	3	4	stories 4
Feet	34.1	40.5	feet 50
Open Space (% of G.F.A.)	5	3.6	min. 10
Landscaped (square feet)	220	220	(s.f.) 602 (0.10*6,020)
Usable (square feet)	0	0	(s.f.) 244 (0.20*1220)
Parking Spaces (No.)	6	6	min. 6
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)	0	0	min. 0
Type of Construction	III-B & V-B		
Distance to Nearest Building	18'	18'	min.

99 Mass Ave, Arlington, MA: Impact Statement Regarding Special Permit for Mixed-Use Use

99 Mass Ave., Arlington, MA is currently a professional office building: primarily business use "B". It contains approximately 4,800 gross square feet on three levels, with two levels above the grade plane and one level one-half story below. Work includes construction of a dwelling unit at the current attic level. This work shall include extending new stairs to the fourth story, new exterior walls & partitions, a new bathroom, and kitchen, and extending systems to the new story. Work will include replacing the existing roof with a new story and balcony at the existing attic floor level.

Environmental Design Review:

1. Preservation of Landscape: The existing structure at 99 Mass Ave fills much of the front portion of the site and has very little landscape around the perimeter of the building, the available landscape area will be enhanced with new planting.
2. Relation of Building to Environment: This site is currently fully developed as are most of the sites surrounding it. The project site is in Business B-2 zoning district, abutting B-2 to the left and R-3 to the rear and right, across Lee Terrace. This section of Mass Ave consists of smaller scale commercial buildings and 2 ½ and 3 story residential structures containing both residential and commercial uses. The current building's first story is slightly below grade with two stories fully above grade. Although the first story is considered a story above grade, the impression of the building is that of a two and a half story. With the added story it will appear as three and a half story structure.
3. Open Space: The structure fills the front portion of the site, creating a street wall, with minimal bordering landscape. There will be no reduction to this area and what exists will be enhanced with new planting.
4. Circulation: Access to the building will be unchanged and the project presents no negative affect on the circulation of adjacent uses or structures.
5. Surface Water Drainage: Surface water shall be controlled during construction to prevent erosion or damage to site and adjacent sites. After construction, roof runoff shall be directed to new in ground structures. The addition of the new story does not increase the surface area of the site.
6. Utilities: Existing overhead utilities may be put underground if feasible. The existing sewer connection will be evaluated and maintained.
7. Advertising Features: There are no advertising features as part of the completed project.
8. Special Features: All features shall be residential in nature.
9. Safety: The new layouts featuring two side-by-side dwelling units will encourage physical and visual access of the surrounding yards and parking areas. The yard will remain fenced in to limit unwanted access into and through the site.
10. Heritage: The structure at 99 Mass Ave. is not historic, although the project intent is to update and enhance the existing structure, it's primary features will remain unchanged.
11. Microclimate: The additions to the existing house still leave much of the site open for landscape and outdoor enjoyment.
12. Sustainable Building and Site Design: The renovation and additions will be executed using best practices, durable materials and efficient systems resulting in efficient and practically new construction dwellings.

Special Permit Criteria:

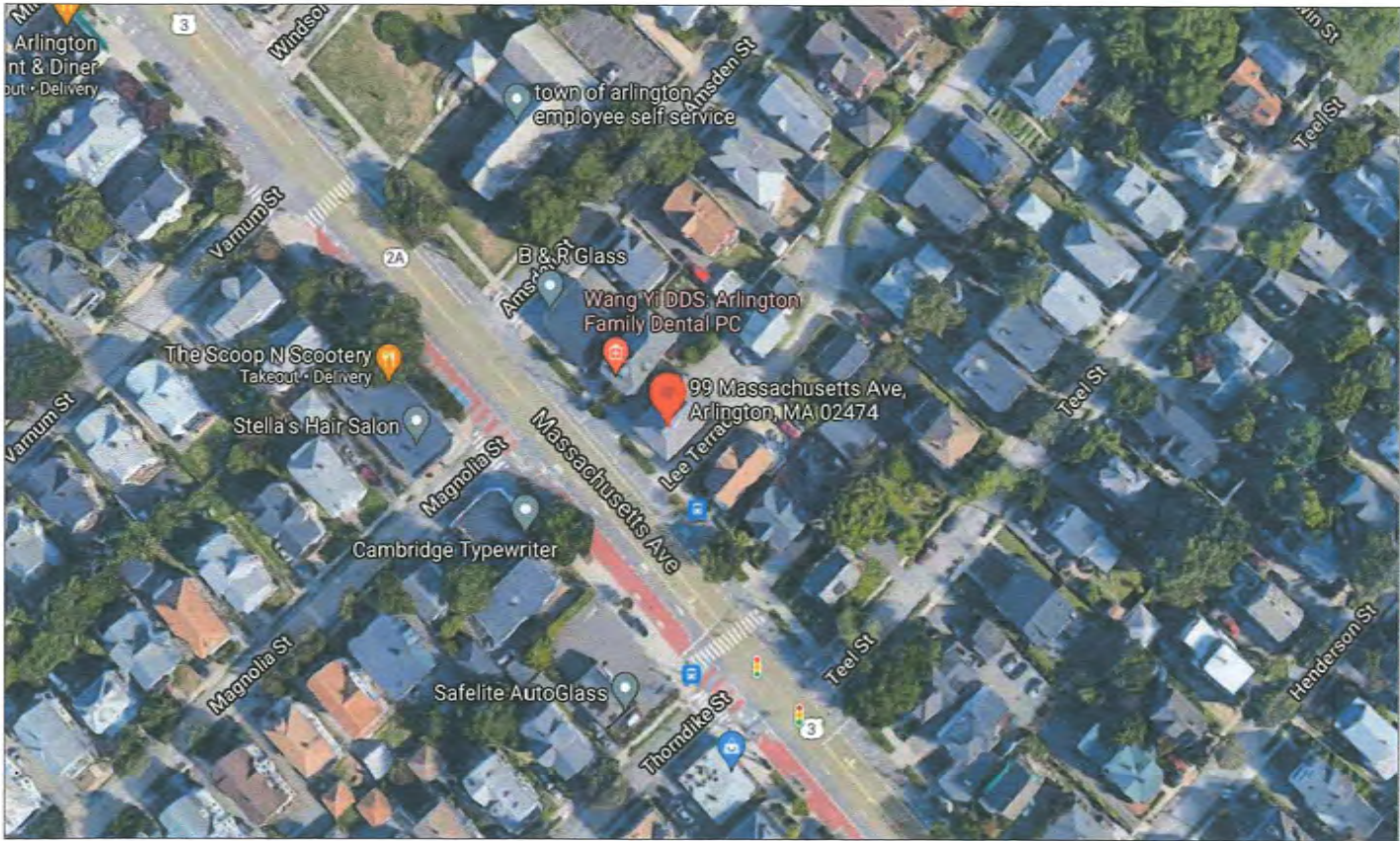
1. The use requested is listed as a Special Permit in Section 5.5.3 Use Regulations for Business Districts.
2. The requested use is essential or desirable to the public convenience or welfare: The addition of a dwelling unit creates 24-hour use of the building, a use in harmony with other residences and offices in this part of Mass Ave.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety: The single unit will have two bedrooms, appealing to a small household of 1 to 3 persons. The occupants will have convenient access to Mass Ave and available transportation.
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 any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare: The dwelling unit is a complimentary use of the services provided to the office(s) by day; utilizing the same services at night and weekends.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled: 5.3.17 Upper Story Setback is met.
6. 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 addition of the dwelling unit within the new story will be in character with the various uses and varied architecture of the district.
7. 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 neighborhood has a mix of uses, including dwellings, offices, and shops along Mass Ave. This project will be harmonious to the adjacent uses and will provide the potential of increased surveillance of the neighborhood.



99 MASS AVE FRONT VIEW



99 MASS AVE REAR VIEW



PROJECT LOCATION:
99 Mass Ave
Arlington, MA
ZONING DISTRICT: BUSINESS B

LIST OF DRAWINGS

	SPECIAL PERMIT
ISSUED	OCTOBER 31, 2022
COVER	●
Z0.1 ZONING INFORMATION: SITE DIAGRAM	●
EX1.1 EXISTING CONDITIONS: PLANS	●
EX1.1 EXISTING CONDITIONS: PLANS	●
EX(A)1.2 EXISTING & PROPOSED PLANS	●
EX2.1 EXISTING CONDITIONS: ELEVATIONS	●
EX2.2 EXISTING CONDITITIONS: ELEVATIONS	●
A2.1 ELEVATIONS: EXISTING & PROPOSED	●
A2.2 ELEVATIONS: EXISTING & PROPOSED	●
A2.3 ELEVATIONS: EXISTING & PROPOSED	●
A2.4 ELEVATIONS: EXISTING & PROPOSED	●

LR Designs
INC.
DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS
64 ALLSTON STREET, SUITE 2
CAMBRIDGE, MA 02139
617.588.2113
LRDESIGNINC.COM

Project Title:
99 Mass Ave
Arlington, MA

Drawing Title:
General Information

Revisions:
Description date

Project #
21041

Scale:
as noted

Date:
Oct. 31, 2022

Drawing #
COVER



ZONING DATA PER §5.5.2 - TABLES OF DIMENSIONAL AND DENSITY REGULATIONS

	ZONING DISTRICT - B2 (MIXED-USE <= 20,000 SQ. FT.)	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A	MINIMUM LOT SIZE (S.F.)	---	±3,776	NO CHANGE	CONFORMS
B	MIN. FRONTAGE (FT)	50	40	NO CHANGE	EXISTING NON-CONF.
C	FLOOR AREA RATIO MAX. (FAR)	1.5 (3.0)	1.27	1.59	CONFORMS
D	LOT COVERAGE MAX. (%) 1,600 SF / 3,776 SF = 42	35	42	NO CHANGE	EXISTING NON-CONF.
E	MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	--	--	NA
F	MIN. FRONT YARD (FT) MASS AVE.	---	2.3	NO CHANGE	CONFORMS
G	MIN. FRONT YARD (FT) LEE TERR.	---	5.2	NO CHANGE	CONFORMS
	MIN. SIDE YARD - LEFT	---	2.8	NO CHANGE	CONFORMS
H	MIN. REAR YARD (FT)	10+(L/10) = 15	36.9	NO CHANGE	CONFORMS
I	MAX. HEIGHT (STORIES / FT)	4 / 50	3 / 34.1	4 / 40.5	CONFORMS
J	OPEN SPACE: MIN. LANDSCAPED AREA (%)	10	5	3.6	EXISTING NON-CONF.
K	OPEN SPACE: MIN. USABLE AREA (%)	20	NONE	0	
\$6.1. 4	MIN. NO. OF PARKING SPACES	5	6	NO CHANGE	CONFORMS

PARKING CALCULATION: EXISTING SPACES PROVIDED:

PARKING REQUIRED:		6
BUSINESS USE: 1/500 GSF	4,800 SF	
Mixed-Use development parking exemption per Section 6.1.10.C	-3,000 SF	
TOTAL	1,800 SF	= 4
NEW RESIDENTIAL USE: 1 DU/1.5		= 1.5
TOTAL SPACES REQUIRED		= 6

PROJECT DESCRIPTION:

99 MASS AVE., ARLINGTON, MA IS CURRENTLY A PROFESSIONAL OFFICE BUILDING; PRIMARILY BUSINESS USE "B". IT CONTAINS APPROXIMATELY 4,800 GROSS SQUARE FEET ON THREE LEVELS, WITH TWO LEVELS ABOVE THE GRADE PLANE AND ONE LEVEL ONE-HALF STORY BELOW. WORK INCLUDES CONSTRUCTION OF A DWELLING UNIT AT THE CURRENT ATTIC LEVEL. THIS WORK SHALL INCLUDE EXTENDING THE STAIRS TO THE THIRD FLOOR, NEW EXTERIOR WALLS & PARTITIONS, A NEW BATHROOM AND KITCHEN, AND EXTENDING SYSTEMS TO THE FOURTH LEVEL. WORK WILL INCLUDE REPLACING THE EXISTING ROOF WITH A NEW STORY AND BALCONY AT THE EXISTING ATTIC FLOOR LEVEL.

PROJECT ASSUMPTIONS:

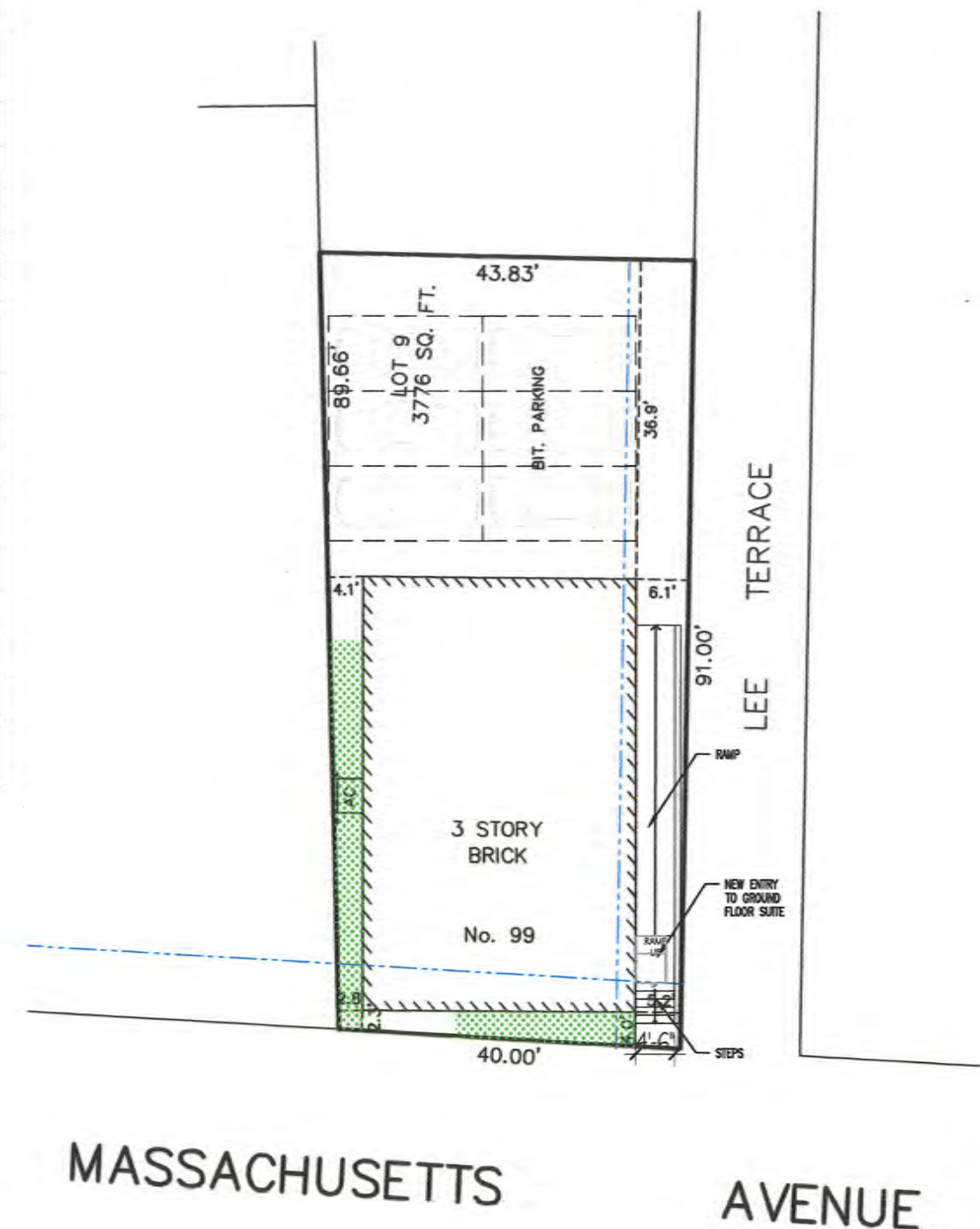
Zoning:

- Mixed-Use <= 20,000SF:
- Increased FAR
 - 3,000SF Parking Calculation Deduction
 - Requires Special Permit
 - 4 Stories
 - 4th Story Step-back
 - Existing Parking

Life Safety:

Recommend Automatic Sprinkler System:

- Increased Travel Distance
- Allows Uses above Grade Plane



ZONING SITE DIAGRAM
1" = 20'

SITE DIAGRAM BASED ON SURVEY BY:
AGH ENGINEERING, STOUGHTON, MA
FEB. 3 2016

Project Title:
99 Mass Ave
Arlington, MA

Drawing Title:
Zoning Information

Revisions:
Description date

Project #
21041

Scale:
as noted

Date:
Oct. 31, 2022

Drawing #
Z0.1



VIEW OF SOUTHWEST CORNER



VIEW OF NORTHEAST CORNER



VIEW ACROSS LEE TERRACE



VIEW LOOKING DOWN MASS AVE



VIEW OF SOUTH SIDE OF MASS AVE



Project Title:
**99 Mass Ave
Arlington, MA**

Drawing Title:
Photos

#	Description	date

Project #
21041

Scale:
as noted

Date:
Oct. 31, 2022

Drawing #
P1.1

A

B

C

D

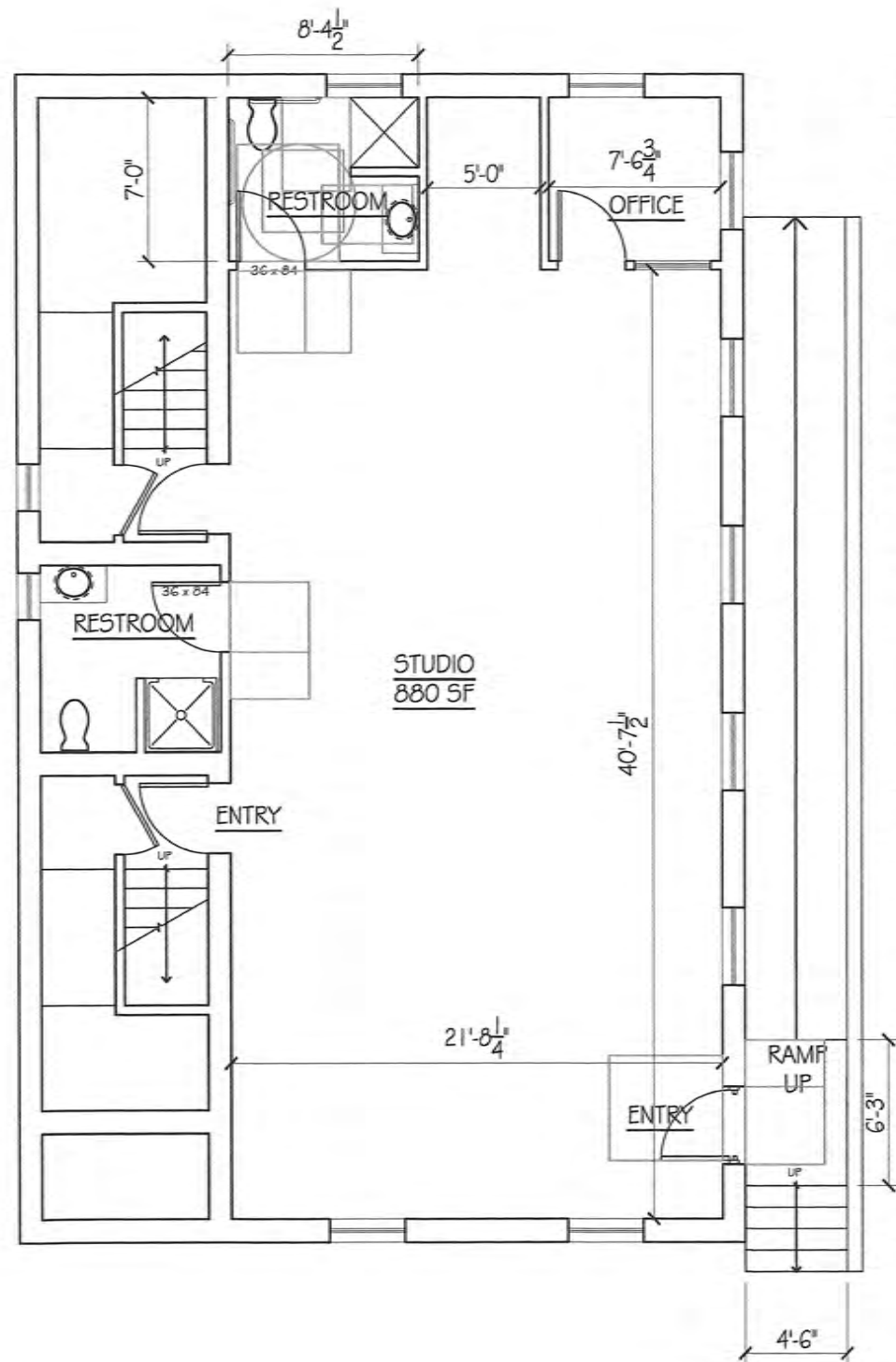
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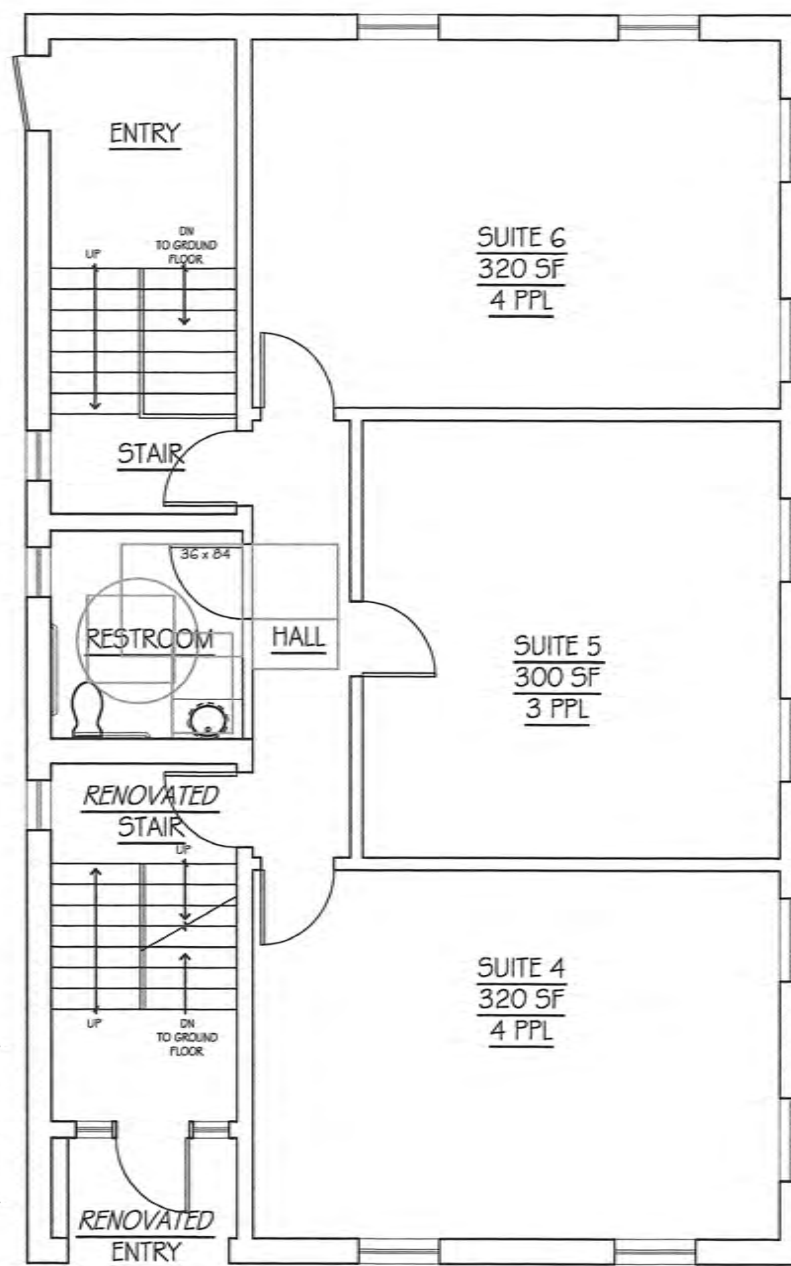
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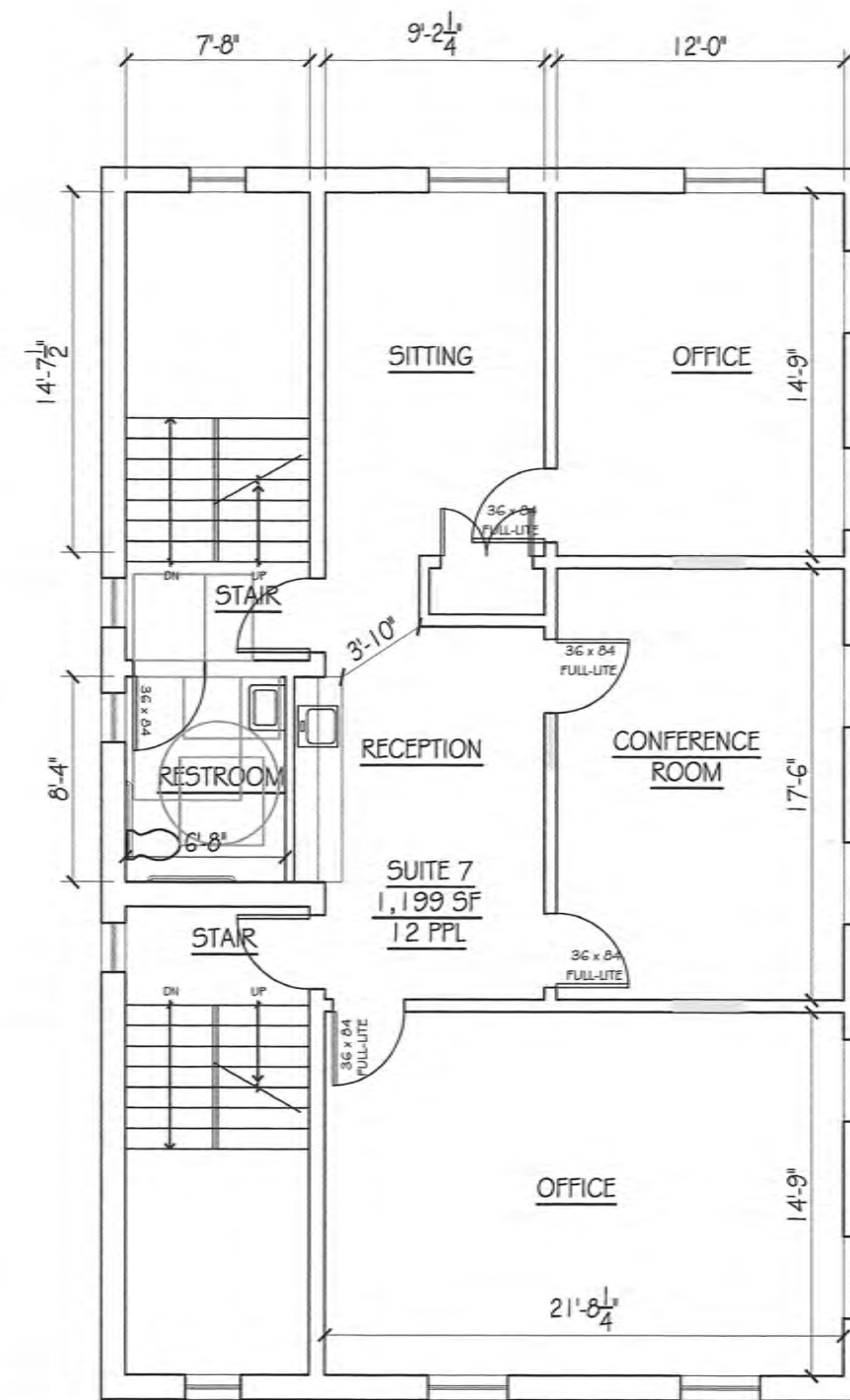
5



GROUND FLOOR PLAN - 1,600 GSF
1/8" = 1'-0"



FIRST FLOOR PLAN - 1,600 GSF
1/8" = 1'-0"



SECOND FLOOR PLAN - 1,600 GSF
1/8" = 1'-0"

Project Title:
**99 Mass Ave
Arlington, MA**

Drawing Title:
**EXISTING CONDITIONS:
PLANS**

Revisions:
Description date

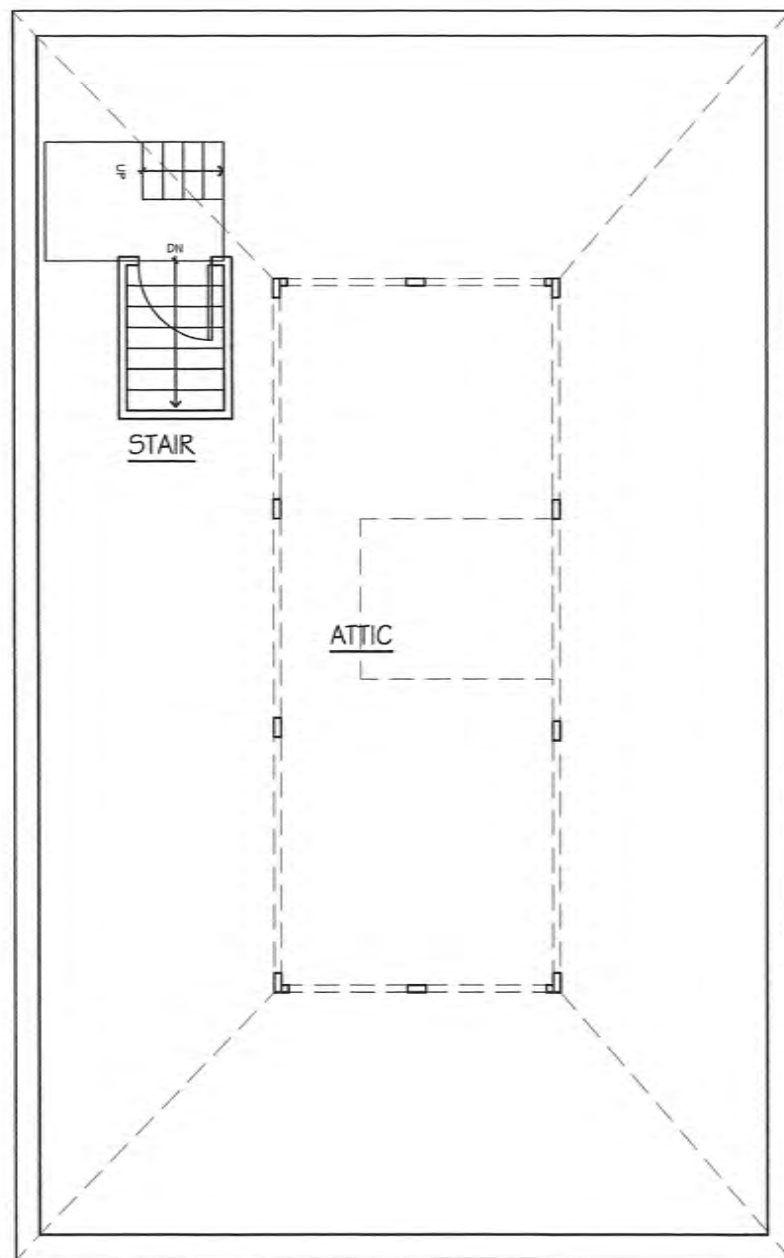
Project #
21041

Scale:
1/8" = 1'-0"

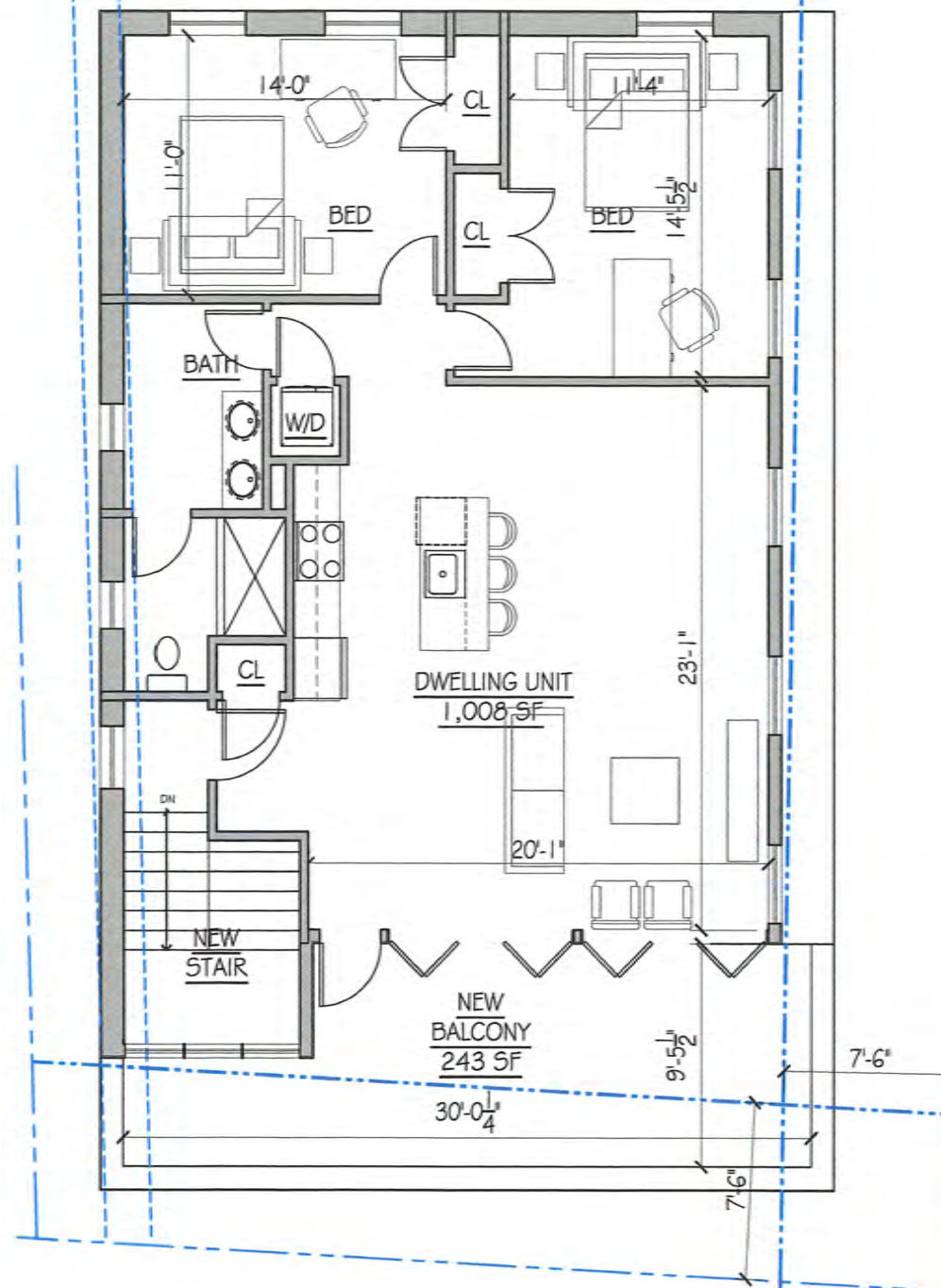
Date:
Oct. 31, 2022

Drawing #
EX1.1





ATTIC FLOOR PLAN - 314 SF > 7' HGT.
1/8" = 1'-0"



PROPOSED FLOOR PLAN - 1,220 SF
1/8" = 1'-0"



Project Title:
99 Mass Ave
Arlington, MA

Drawing Title:
**EXISTING &
PROPOSED PLANS:
ATTIC / FOURTH STORY**

Revisions:
Description date

Project #
21041

Scale:
1/8" = 1'-0"

Date:
Oct. 31, 2022

Drawing #
EX(A)1.2

Project Title:
**99 Mass Ave
Arlington, MA**

Drawing Title:
**EXISTING CONDITIONS:
EXTERIOR ELEVATIONS**

Revisions:
Description date

Project #
21041

Scale:
1/8" = 1'-0"

Date:
Oct. 31, 2022

Drawing #
EX2.1



Project Title:
**99 Mass Ave
Arlington, MA**

Drawing Title:
**EXISTING CONDITIONS:
EXTERIOR ELEVATIONS**

Revisions:
Description date

Project #
21041

Scale:
1/8" = 1'-0"

Date:
Oct. 31, 2022

Drawing #
EX2.2



REAR ELEVATION
1/8" = 1'-0"

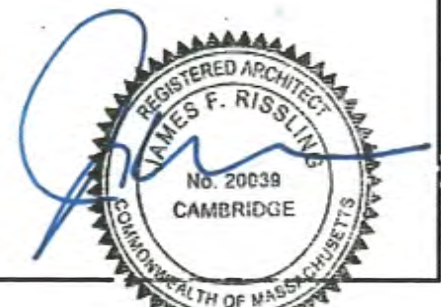
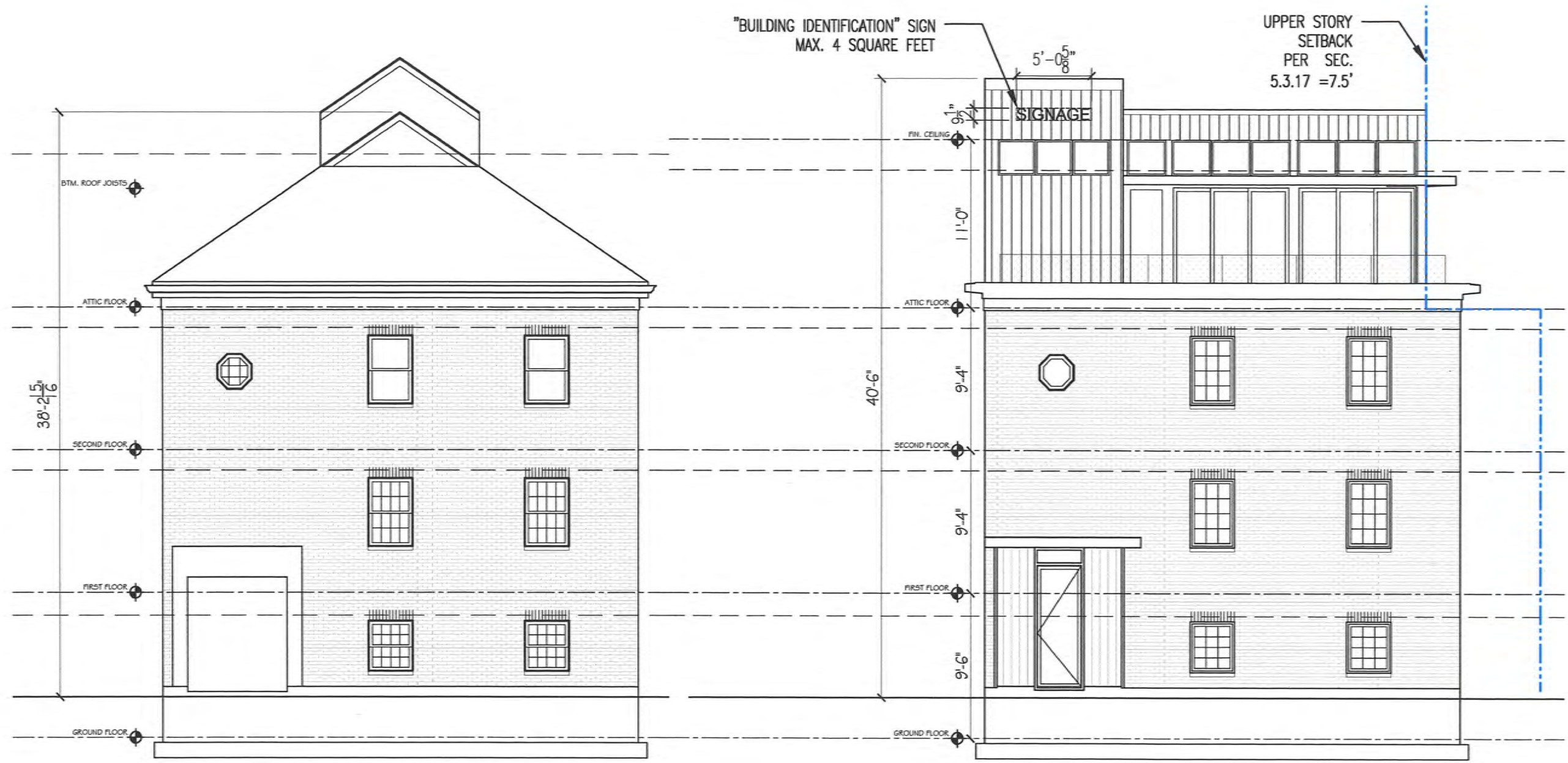
LEFT SIDE ELEVATION
1/8" = 1'-0"

Project Title:
**99 Mass Ave
Arlington, MA**

Drawing Title:
**ELEVATIONS
EXISTING & PROPOSED**

Revisions:		
#	Description	date

Project #	21041
Scale:	1/8" = 1'-0"
Date:	Oct. 31, 2022
Drawing #	A2.1



Project Title:
**99 Mass Ave
Arlington, MA**

Drawing Title:
**ELEVATIONS
EXISTING & PROPOSED**

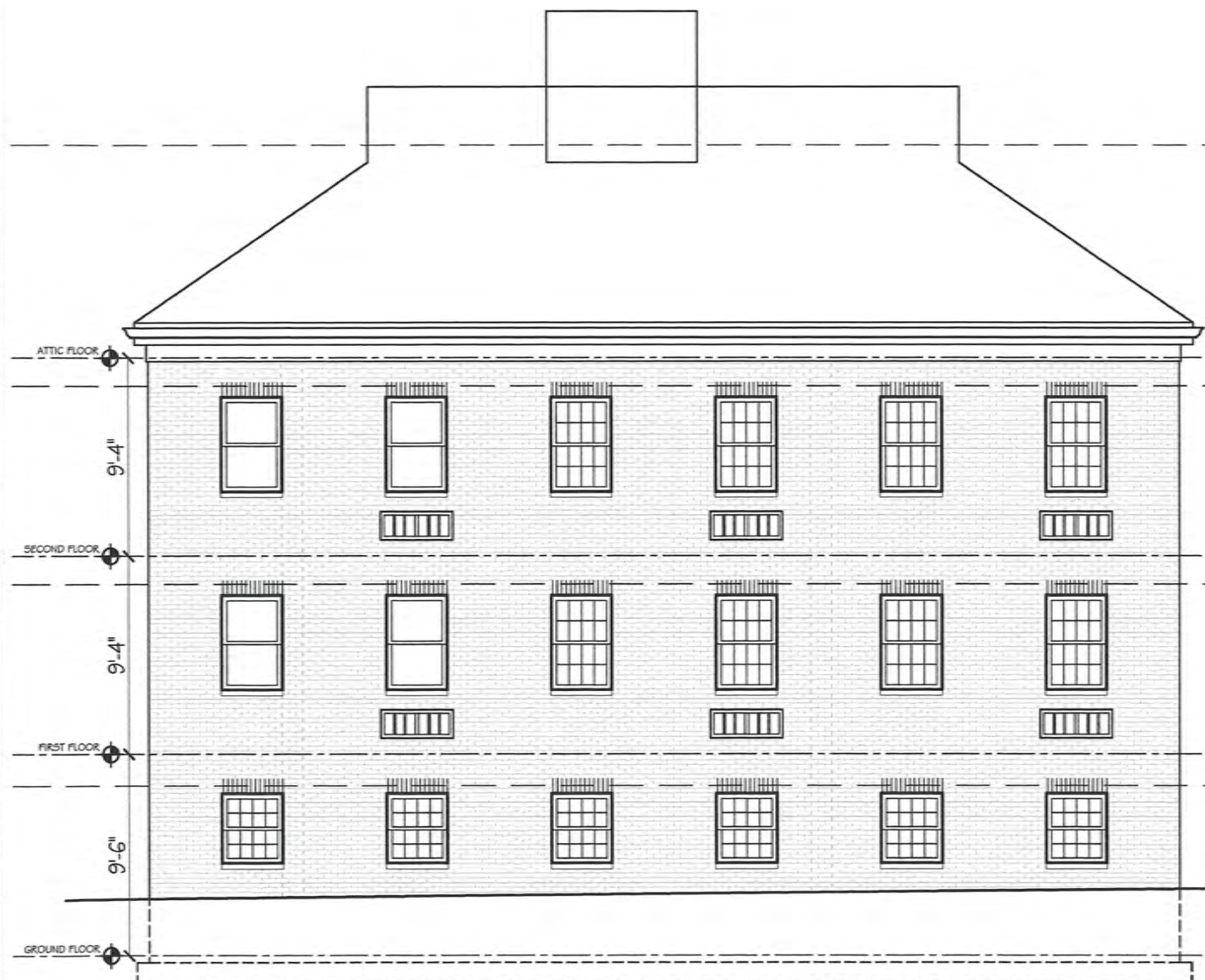
Revisions:
Description date

Project #
21041

Scale:
1/8" = 1'-0"

Date:
Oct. 31, 2022

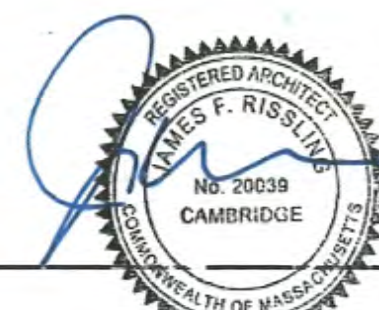
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A2.2

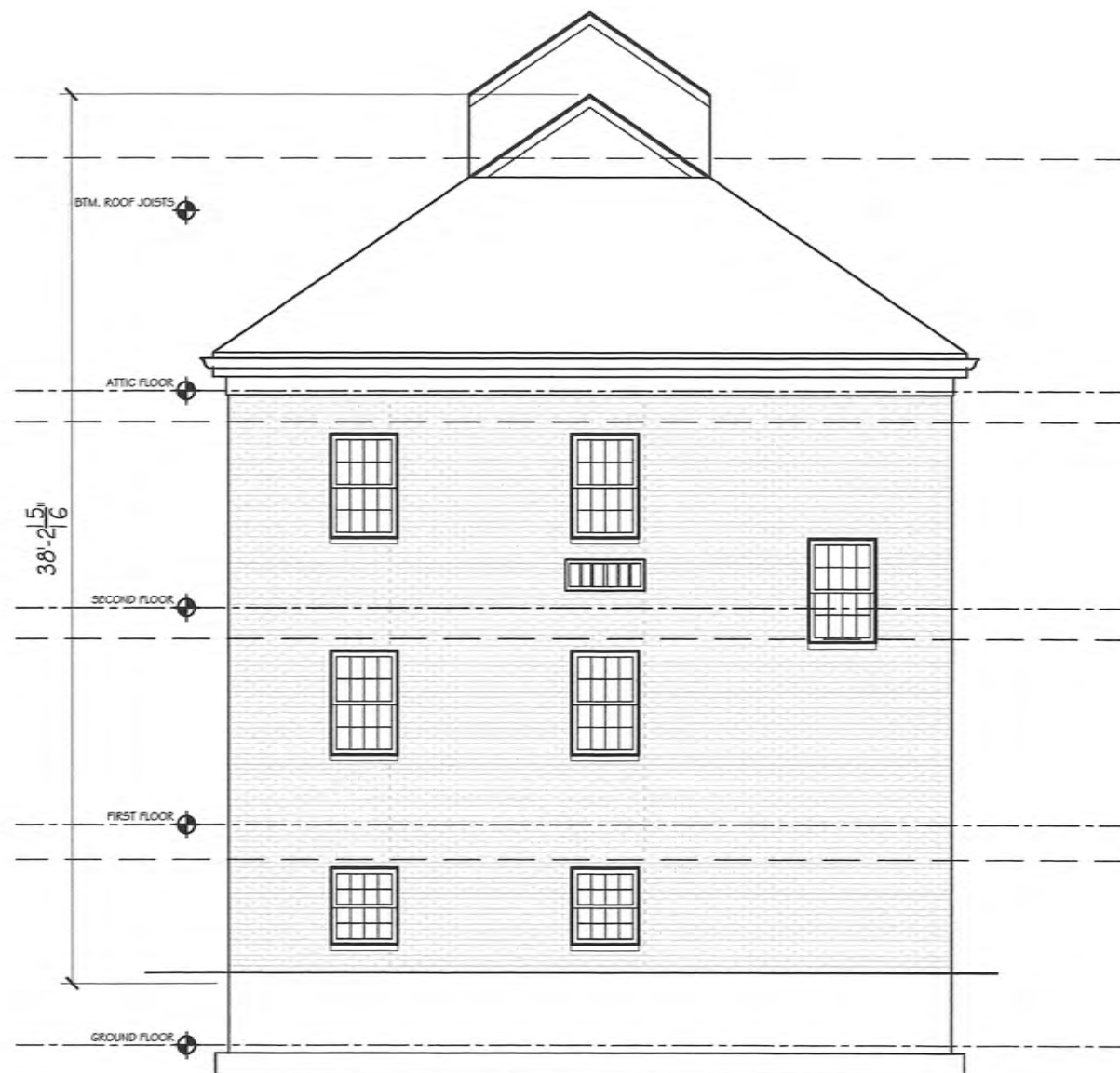


EXISTING ELEVATION- RIGHTHAND
1/8 = 1'-0"

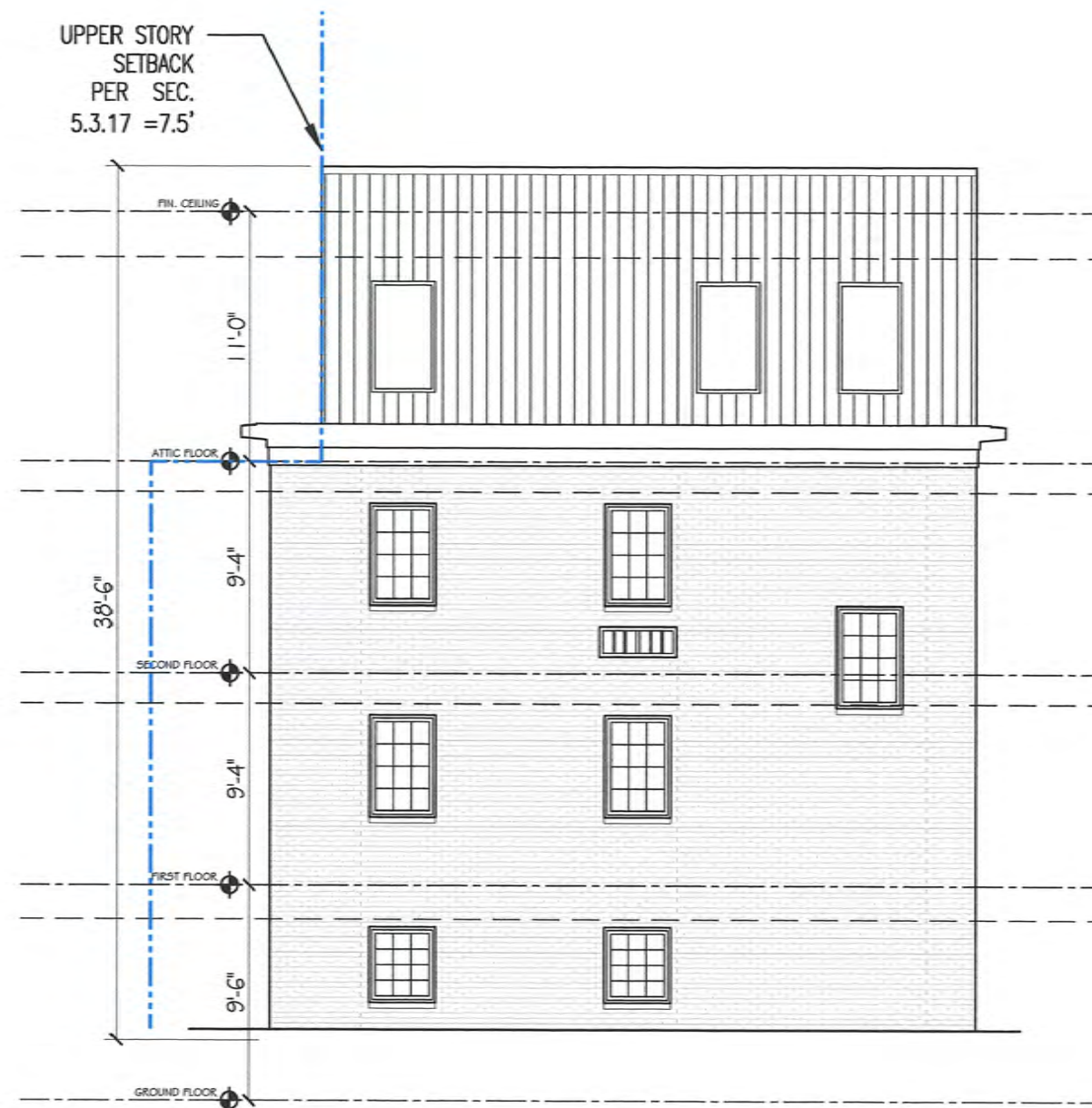


PROPOSED ELEVATION- RIGHTHAND
1/8 = 1'-0"

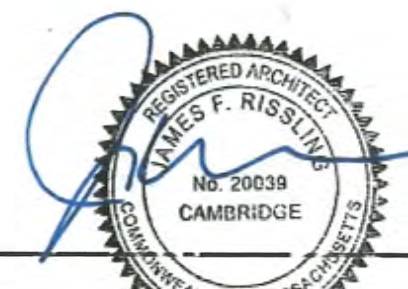




EXISTING ELEVATION- REAR
1/8" = 1'-0"



PROPOSED ELEVATION- REAR
1/8" = 1'-0"



Project Title:
99 Mass Ave
Arlington, MA

Drawing Title:
ELEVATIONS
EXISTING & PROPOSED

Revisions:
Description date

Project #
21041

Scale:
1/8" = 1'-0"

Date:
Oct. 31, 2022

Drawing #
A2.3

Project Title:
**99 Mass Ave
Arlington, MA**

Drawing Title:
**ELEVATIONS
EXISTING & PROPOSED**

Revisions:
Description date

Project #
21041

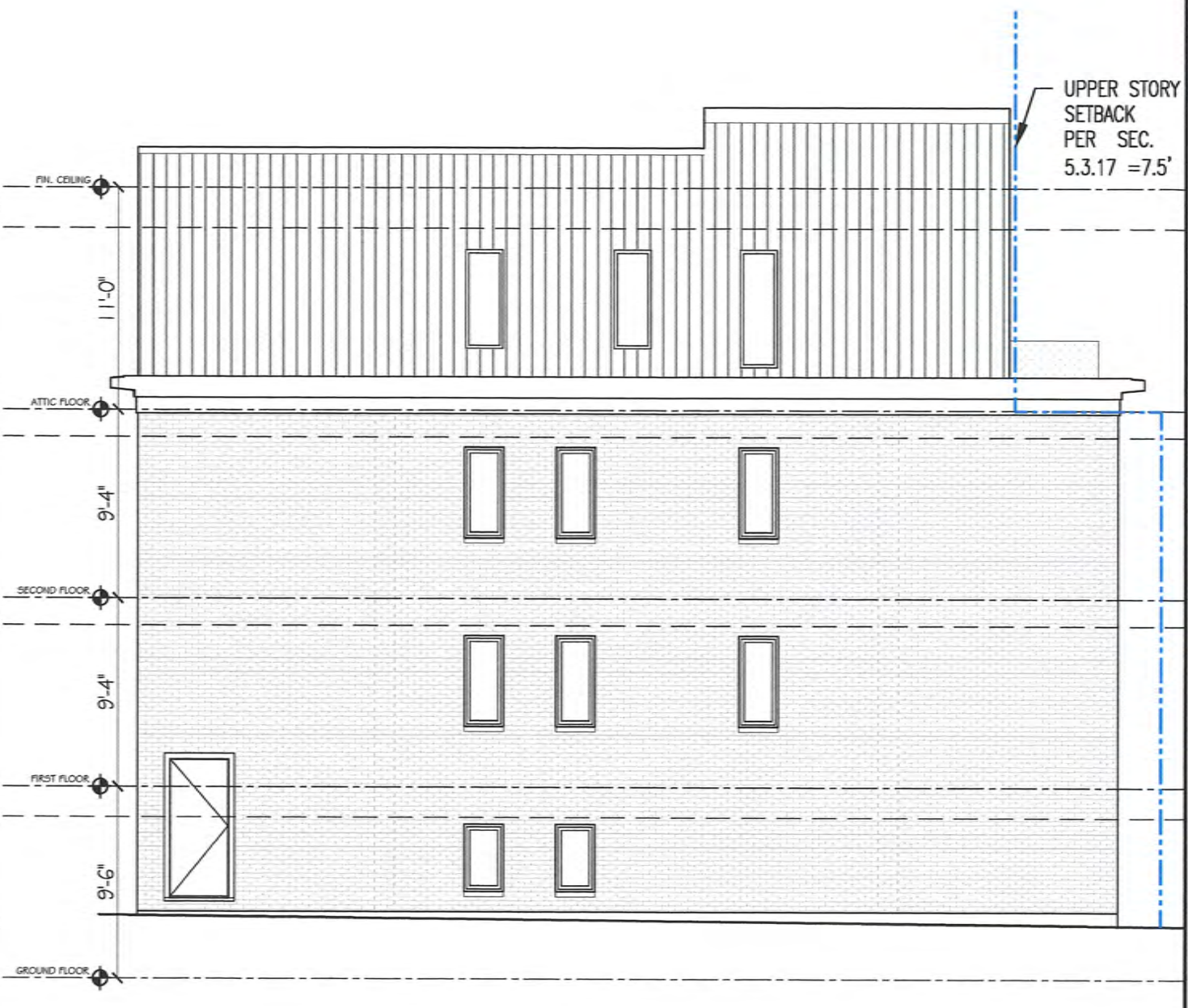
Scale:
1/8" = 1'-0"

Date:
Oct. 31, 2022

Drawing #
A2.4



EXISTING ELEVATION- LETHAND
1/8" = 1'-0"



PROPOSED ELEVATION- LETHAND
1/8" = 1'-0"

