

2024 SEP 20 A 11: 30

REQUIRED SUBMITTALS CHECKLIST

TOWN CLERK'S OFFICE
ARLINGTON, MA 02464

2024 SEP 24 PM 2: 48

One electronic copy of your application is required; print materials may be requested. Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.



Application Cover Sheet (project and property information, applicant information)



Dimensional and Parking Information Form (see attached)



Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.



Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.



Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.



Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.



Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.



Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.



Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.



Plans for sign permits, if signage is an element of development proposal



Stormwater management plan

(for stormwater management during construction for projects with new construction)



SketchUp Compatible Model, if required



Application fee

(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: 3821

_____ Special Permit Granted

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Special Permit filing

Date: _____

2024 SEP 20 A 11:30

DOCKET 3821

COVER SHEET

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2024 SEP 24 PM 2:48

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- Property Address 1513-1515 & 1517-1519 Massachusetts Avenue
Assessors Block Plan, Block, Lot No. 62-1-10 & 62-1-11.A Zoning District B1 Neighborhood Office
- Deed recorded in the Registry of deeds, Book 82774, Page 20
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
- Present Use of Property (include # of dwelling units, if any)
2-Family and 1-Family Dwellings
- Proposed Use of Property (include # of dwelling units, if any)
Mixed-Use Building Containing 9 Residential Units and 1 Commercial Space

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Yevgeny Bernshtein
Organization IG Investments LLC
Address 226 Harvard Street, Brookline, MA 02446
Street City, State, Zip
Phone 617-383-5659 Email Gene@riseboston.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:
☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
- Property Owner** ☒ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name _____ Title _____
Organization _____ Phone _____
Address _____
Street City, State, Zip
Phone _____ Email _____

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name Matthew Eckel Title Attorney
Organization Fletcher Tilton PC Phone 508-459-8097
Address 100 Front Street, 5th Floor Worcester, MA 01608
Street City, State, Zip
Phone 508-459-8097 Email meckel@fletchertilton.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

<u>3.3</u>	<u>Request for Special Permit</u>
<u>3.4</u>	<u>Request for Environmental Design Review</u>
_____	_____
section(s)	title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

<u>5.5.2.A</u>	<u>Dimensional Requirements: front, side and rear yard, open space, height and FAR</u>
<u>6.1.12.A</u>	<u>Bike Parking Reduction</u>
_____	_____
section(s)	title(s)

7. 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, check the options that apply)

The applicant states that IG Investments LLC is the owner ☒ or occupant ☐ or purchaser under agreement ☐
of the property in Arlington located at 1513-1515 and 1517-1519 Massachusetts Avenue
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):

 _____

<u>226 Harvard Street, Brookline, MA 02446</u>	<u>617-383-5659</u>
Address	Phone

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

DIMENSIONAL AND PARKING INFORMATIONProperty Location: 1513-1515 & 1517-1519 Massachusetts AvenueZoning District: B-1Applicant: IG Investments LLCAddress: 226 Harvard Street, Brookline, MAPresent Use/Occupancy: No. of Dwelling Units:
1 2-family building & 1 1-family buildingUses and their gross square feet:
ResidentialProposed Use/Occupancy: No. of Dwelling Units:
Mixed-use, Multi-family, 9 residential unit, 1 retail spaceUses and their gross square feet:
Residential 12,944 sf, Commercial 1174 sf

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	4,470 + 4,505	8975	min. 5000
Frontage	42.52'+55.48'	98.04'	min. 60'
Floor Area Ratio ¹	approx. .52	14,118/8975 = 1.57	max. 0.75
Lot Coverage (%), where applicable	21%	68%	max. N/A
Lot Area per Dwelling Unit (sf)	2,243	997	min. N/A
Front Yard Depth (feet)	6.6'	3.9'	min. 20'
Side Yard Width (feet) right side	13.8'	7.6'	min. 10'
left side	10.8'	8'	min. 10'
Rear Yard Depth (feet)	4.3'	3"	min. 10'
Height stories	2 1/2	3	stories ² 3
feet	29.9'	34'	Feet 35
Open Space (% of G.F.A.) ³		17.1%/GFA - 26.9%/Lot	min. 20%
Landscaped (sf)		2418	(sf)
Usable (sf)			(sf) N/A
Parking Spaces (#) ⁴	approx. 4	9	min. 9 res/0 comm (6.1.10.c)
Parking Area Setbacks (feet) (where applicable)			min.
Loading Spaces (#)	0	0	min. 0
Bicycle Parking ⁵ short term	0	4	min. 0.9 + .6 (retail) = 2
long term	0	16	min. 13.5 + 1 (retail) = 15

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

**TOWN OF ARLINGTON
ARLINGTON REDEVELOPMENT BOARD**

RE: 1513-1519 MASSACHUSETTS AVENUE, ARLINGTON, MASSACHUSETTS
APPLICANT: IG INVESTMENTS LLC
ARLINGTON REDEVELOPMENT BOARD – IMPACT STATEMENT

Introduction:

IG Investments LLC (the “**Applicant**”) is proposing to redevelop the parcels known as 1513-1515 & 1517-1519 Massachusetts Avenue. By this Application, the Applicant seeks to meet the burgeoning needs of the Town of Arlington to develop new structures providing valuable residential and commercial uses and creating housing and employment opportunities.

The proposed project includes razing the two existing structures and erecting a new mixed-use building with nine residential units, one commercial office space, and nine parking spaces (the “**Project**”). The Project includes a significant amount of site and landscaping improvements.

The Applicant now seeks approval from the Arlington Redevelopment Board pursuant to the powers granted to them through section 3.4 of the Town of Arlington Zoning Bylaw.

Existing Conditions:

Under existing conditions, the Development Site contains two separate lots. One lot, known as 1513-1515 Mass Ave and containing approximately 4,505 square feet currently, is occupied by an existing two-family structure. The second lot, known as 1517-1519 Mass Ave, is approximately 4,470 square feet and contains a neglected structure identified as a single-family home, which has fallen into a state of despair. The property is surrounded by a mixture of residential and commercial properties along Mass Ave and the Minuteman Commuter Bikeway in the rear.

Proposed Use:

The Applicant proposes to demolish, in its entirety, the existing structures. The Applicant will combine the existing parcels into a new lot which will contain approximately 8,975 square feet. The Applicant will also erect a new three-story mixed-use structure which will contain nine residential condominium units, one commercial office space, and nine parking spaces.

The Site is proposed to be accessed via a curb cut along Mass Ave which will provide access to a first-floor parking facility containing nine parking spaces. The parking facility will include electric vehicle charging stations as well as sixteen bike parking spaces. The first floor will also contain a residential lobby, transformer room, commercial space, and back of house and trash storage. The Project also includes proposed site improvements including a full landscaping plan. The addition of the proposed residential and commercial uses will bring activity and vibrancy to this section of Mass Ave. The location of the development is extremely conducive to these uses given its proximity to other commercial uses in both Arlington and Lexington as well as its proximity to the several bus lines. Existing infrastructure in the form of roadways and traffic signals are well

designed to absorb any additional impact from the proposed uses. This development will provide valuable new residential units and a commercial use promoting pedestrian activity and an active streetscape.

The Applicant is seeking a Special Permit relating to the proposed mixed-use building. The Applicant is also seeking approval through the Environmental Design Review process, which will require relief from certain dimensional regulations such as front, side and rear yard, floor area ratio, as well as relief and waivers from certain other requirements such as bicycle parking.

Special Permit Findings:

Per the Town of Arlington Zoning By-Law under Section 3.3 the Arlington Redevelopment Board has the power to grant Special Permits. Per Section 3.3.3 Special Permits shall be granted by the Permit Granting Authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the characteristics of the site and of the proposal in relation to that site. The determination shall include findings that all of the following criteria for granting a Special Permit are met:

- A. The use requested is listed as a Special Permit use in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

As per Section 5.5.3, Use Regulations for Business Districts, a mixed-use development is allowed by Special Permit in a B1 district.

- B. The requested use is essential or desirable to the public convenience or welfare.

The proposed uses are essential and desirable. The Project contains both residential units and a commercial space. The residential units will provide both market rate and affordable housing opportunities for a range of family sizes. Additionally, the commercial space will promote street activity and employment opportunities and the mixed-use building, will bring vibrancy to this part of Mass Ave, as well as increase the tax base for the parcel.

- C. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The use will not create traffic congestion or impair pedestrian safety. The Project proposes a single curb cut providing vehicular and bicycle access into the parking facility. The Project proposes one to one parking per residential unit and is utilizing the parking exemption for the first 3,000 square feet of commercial space in a mixed-use development per section 6.1.10.C in an effort to reduce reliance on motor vehicles and vehicular traffic. The Project includes both long-term and short-term bicycle parking and is located along multiple bus routes which will promote alternate means of transportation.

- D. The requested use will not overload any public water, drainage, 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 of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The Project will not overload any public water, drainage, sewer system or other municipal system. Additionally, a full stormwater management plan was developed, and the Project includes several green features which will improve water runoff and stormwater management.

- E. Any special regulations for the use as may be provided by this Bylaw are fulfilled.

Any special regulations for the use shall be fulfilled if applicable.

- F. 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 requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare. The surrounding uses are made up of residential, commercial, and mixed-use properties. The proposed Project will strengthen and enhance the streetscape which is desirable within the Mass Ave corridor. There is precedent for the proposed uses in the area and the Project has been designed to fit within the neighborhood context. A three-story structure is reasonable at this site and permitted by the Zoning By-Law. Additionally, based on the dramatic change in topography from the opposite side of Mass Ave, the final height of the proposed structure will be less than many of the structures across the street and some of the newer developments along Mass Ave.

- G. The requested use will not, by its addition to the neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The requested uses will not cause an excess of the use that could be detrimental to character of the neighborhood. The neighborhood currently contains a mixture of various residential uses and commercial uses. Mass Ave, due to its nature as an active corridor is designed to accommodate such uses and promotes such mixed-use developments. The addition of new housing units should have a favorable impact on the community and will provide housing opportunities for families and young professionals. The commercial use will bring street activity to the property and enhance the streetscape.

Overall, the proposed uses all meet the above defined criteria and the beneficial impacts outweigh any adverse effects.

Environmental Design Review Standards under Section 3.4.4:

- A. Preservation of Landscape

The existing landscape will be preserved wherever possible and the project includes a full landscape plan completed by Verdant Landscape Architecture, which should enhance the site's landscaping as a whole. The Project includes the planting of new trees and measures will be taken to ensure their long-term health. A site inspection was conducted by a certified arborist and a tree report was completed. The trees proposed to be removed were all determined to be rated in fair or poor health. The project proposes to preserve the tree on the site that was determined to be in good health. A full planting schedule has been provided within the landscape plan for all four sides of the property. There is not a significant slope on the property and grade changes should be minimal, and where applicable will not be perceptible from Mass Ave and will keep in general appearance of neighboring developed areas.

B. Relation of Building to Environment

The new mixed-use building and site improvements are well suited for this neighborhood. The materials have been carefully selected to fit within the current context of the Mass Ave corridor and the building has been designed with recessed decks and alternating materials to break up the massing of the building. Landscaping features provide natural beauty, an inviting streetscape, and buffering from abutting properties.

C. Open Space

Open space is being provided in the form of landscaped areas and private decks. A landscape buffer occurs around the perimeter of the building. Each unit contains at least one private deck with unit four containing two decks. Overall, the decks and open space will provide an enjoyable streetscape and usable open space for the residents.

D. Circulation

Pedestrian and resident circulation is focused on two separate and distinct front entries, one for the residential portion of the building and one for the commercial space. Design elements are being incorporated to draw attention to these entries and provide visual cues for these separate uses. Public bike racks are being provided adjacent to the commercial space and accessed directly from the sidewalk. The nine parking spaces and sixteen long-term bike racks will be accessed through one singular garage entry. From the garage, residents can access the main lobby and the rear yard.

E. Surface Water Drainage

Please see attached drainage plan completed by Spruhan Engineering, P.C.

F. Utility Services

Electrical, telephone, cable TV and other such lines shall remain above ground as they currently are and is typical in the area. Sanitary sewage disposal and solid waste disposal from the building will be in accordance with all codes and local requirements.

G. Advertising Features

Any signage and advertising will comply with the provisions of Section 6.2 of the Zoning By-Law. The size and location of any signs for the residential or commercial use will be completed with the intent of identifying the uses in a tasteful manner and will not detract from the character of the neighborhood or the surrounding properties.

H. Special Features

There are no proposed exposed storage areas, machinery installations, loading area, etc. The transformer room, electrical room and sprinkler room will also be enclosed and screened.

I. Safety

The project has been designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. The building is located in close proximity to the sidewalk and Mass Ave allowing direct access for fire trucks. The building contains an elevator and two stairwells to provide multiple forms of convenient ingress and egress. Building features and the mixture of permanent residents and day-time occupancy at the commercial space will enliven the property and bring activity and additional safety and security to the site.

J. Heritage

The removal or disruption of historical structures or uses should be minimized within Arlington and its history should be respected and preserved where possible. This project involves razing two residential structures although it is not believed either of them have significant historical value and one of the structures is already in a state of disrepair. The proposed uses are in line with historic uses along the Mass Ave corridor and include both commercial and residential components.

K. Microclimate

The proposed project seeks to minimize adverse impacts on light, air, and water resources and on noise and temperature levels of the immediate environment. The proposed uses are non-intrusive, as residential and commercial uses are part of Arlington's long-term goals for Mass Ave and historically residential units and a

small commercial space do not drastically alter the noise or temperature levels of the area. The project includes a number of environmentally friendly features, such as open space, landscaping, solar ready roof, EV charging stations and energy efficient appliances which promote mixed-use development in a responsible manner

L. Sustainable Building and Site Design

The proposed project will incorporate many features relating to sustainability, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. A LEED checklist has been prepared and made part of this application package. The project current contains the following:

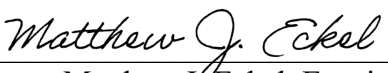
- Compliance with the Stretch Energy Code
- Sustainable building materials
- Energy efficient appliance and mechanical systems
- Energy efficient lighting
- Solar ready roof
- Light colored roofing system
- Sustainable landscaping plantings
- Non-invasive plant materials
- Stormwater management
- EV charging stations

Conclusion:

The Applicant believes the project provides an opportunity to redevelop these lots and substantially enliven this corridor, while promoting economic growth and necessary uses that will benefit the community. The requested uses will promote activity and commerce in the area while being designed to fit in with the neighborhood context.

For the reasons stated the Applicant respectfully requests the Arlington Redevelopment Board grant the requested approvals relating to the proposed redevelopment and use of the property.

Respectfully submitted,
IG Investments LLC


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