



Environmental Design Review- Impact Statement for 259 Broadway, Arlington MA 02474

4/14/25

Applicant:

Steve Bouboulis
259 Broadway Realty Trust
131 Johnson Rd
Winchester MA 01890

259 Broadway is a 4-unit multi-family property on a corner lot which has been included in the recent MBMF zoning overlay district. The proposed project includes interior modifications to equalize the unit sizes (currently one unit is 3x larger than the others) and turn it into a 5-unit building. A second means of egress (which does not exist internally) must be built on the only available exterior side, which is the driveway. Our goal is to make the building safe with two legal means of egress, proper fire separation between the units, and a sprinkler system. In addition, we are adding insulation (there is none). We are upgrading the systems to be all electric and each unit will have new finishes through-out. The existing structure is non-conforming and lacks the required setbacks for the MBMF overlay district, however, the proposed project does not ask to make these conditions worse. The site currently has 5 parking spaces, which is the required amount for this proposed use. Given that the property has a walk score of 88, a bike score of 92 and is directly adjacent to bus route 87 the addition of a dwelling unit to this building is in perfect alignment with the purpose of the MBMF overlay district.

1) Preservation of landscape.

The existing landscape is being preserved. There is a small (4"-5") caliper flowering tree on the corner of the property which will remain. In addition, there are several well-established bushes along the front of the house which will also remain. The small garage in the rear is scheduled for removal and this area will be incorporated into the uncovered parking area. No trees or soil are being removed and there will not be any topographical change to the property. It should be noted that there are (2) street trees located in front of the Broadway side. The Palmer frontage, which is shorter, does not have a street tree.

2) Relation of Buildings to Environment.

The existing building will remain. The project proposes to build an egress stair off the back where there is currently a back porch/ back entry.

3) Open Space.

We are proposing to maintain all landscaped areas and improve the visual amenity by removing the chain link fence running along the entire length of Palmer and Broadway.

4) Circulation.

The existing circulation pathways will remain. The driveway will remain. We intend to add a bicycle storage rack in the rear and there will also be adequate bike storage in the basement accessed from the rear.

5) Surface Water Drainage.

The existing building will remain and as such there will be no additional impact on surface water drainage.

- 6) Utility Service.
No change to the existing location of utility services. New water service must be brought in to adequately charge the sprinkler system.
- 7) Advertising Features.
No signage.
- 8) Special Features.
We will locate a trash and recycling enclosure in the rear next to the bike storage.
- 9) Safety.
Both entrances will be well lit and clearly open and visible from the public streets with downlighting and will be on a timer to limit lighting between midnight and 6am.
- 10) Heritage.
The existing building will remain.
- 11) Microclimate.
N/a
- 12) Sustainable Building and Site Design.
We intend to re-use and renovate the existing building on the site.
Energy star appliances will be purchased thru-out.
Hi efficiency electric heat pumps for heating and cooling in each unit.
Electric domestic hot water.
Low flow water fixtures in each unit.
Hi density insulation thru-out for improved thermal performance.
We will provide (2) car chargers.
Every room has a view as well as abundant daylight from morning to afternoon.
No smoking building.



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