



Environmental Design Review- Transportation Demand Management Plan for 259 Broadway, Arlington
MA 02474

5/20/25

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

259 Broadway is a 4-unit multi-family rental 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 rental building, requiring 5 parking spaces. Currently, the site is using the driveway and side yard for parking 5 vehicles. This does not include a small garage which can store an additional vehicle. Under the MBMF district rules parking spaces are not allowed in the required front yard setback area. We are proposing to remove the garage and shift the parking area out of the required front yard setback. In doing so, as referenced on L1.0 Site Plan, the legal parking capacity of this property allows for (4) spaces.

The applicant is looking for a 20% parking reduction on this property and has agreed to implement the following Transportation Demand Management Plan to reduce the use of single occupant vehicles and encourage the use of public transit and bicycling.

- 1) The owner will agree to charge a monthly fee as a separate lease agreement for the tenant(s) who would like to have a parking space. This will be on a first-come basis and will only be available to occupants of the apartments at 259 Broadway.
- 2) For the tenant(s) who are the primary lease holder(s) who do not own a vehicle, the owner will agree to pay a monthly bus pass as a transit subsidy.
- 3) To encourage the use of bicycling, the owner will provide a cargo bike parking spot (short term) and (2) regular bike short term parking spots.

Steve Bouboulis

