

PLANNING & COMMUNITY
DEVELOPMENT

2025 DEC -8 PM 3:25

259 Broadway

DOCKET 3881

REQUIRED SUBMITTALS CHECKLIST

Submit checklist with application. One electronic copy of your application is required; print materials may be requested

- ☒ **Application Cover Sheet (project and property information, applicant information)**
- ☒ **Dimensional and Parking Information Form (see attached)**
- ☒ **Impact statement**
 - Respond to Environmental Design Review (Section 3 4) criteria on pages 6-7 of this packet.
 - Include 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;
 - Any wetlands or wetland resource areas.
- ☒ **Drawings of proposed structure/sample materials**
 - 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.
 - Physical sample façade materials and color samples
 - 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.

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-  **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 L. Applicants **MUST** submit a current 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 may be found at <https://www.usgbc.org/resources>, under "RATING SYSTEM."

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

Describe the number, locations, and sizes of residential units, and of affordable units if any. All affordable units must meet the State's standard for inclusion on the Arlington Subsidized Housing Inventory. Describe the number, locations, and sizes of commercial units, if any. Indicate if units are rental or ownership.

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

(The fee is \$0.20 per square foot of new construction, or a minimum fee of \$500. See Rule 12 of the [ARB Rules and Regulations](#) for more information.)

Date: _____

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COVER SHEET

PLANNING & COMMUNITY
DEVELOPMENTDOCKET
3881

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Application for Site Plan Review

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PROPERTY AND PROJECT INFORMATION

1. Property Address 259 Broadway Arlington MA 02474
Assessors Block Plan, Block, Lot No. _____ Zoning District _____
Deed recorded in the Registry of deeds, Book 82626, Page 37
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____
3. Present Use of Property (include # of dwelling units, if any)
4
4. Proposed Use of Property (include # of dwelling units, if any)
14 residential 2 commercial Mixed Use Building

APPLICANT INFORMATION

Applicant: Identify the person or organization requesting the Site Plan Review.

Name of Applicant(s) Stefanos Bouboulis, Mike Bouboulis
Organization 259 Broadway Realty Trust
Address 131 Johnson Rd. Winchester, MA 01890
Street City, State, Zip
Phone 6174602229 Email mihalis.bouboulis@gmail.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

3. **Property Owner:** Identify the person or organization that owns the subject property

☒ ☒ Check here if applicant is also the property owner

Name 259 Broadway Realty Trust Title _____
Organization _____ Phone _____
Address 131 Johnson Rd Winchester MA 01890
Street City, State, Zip
Phone 6174602229 Email mihalis.bouboulis@gmail.com

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

Name Christopher Mulhern Title Principal
 Organization Harrison Mulhern Architects Phone 781.729.3700 x 1
 Address 611 Main Street, Suite 200 Winchester, MA
Street City, State, Zip
 Phone 781.729.3700 x 1 Email cmulhern@hmarchitects.com

5. Site Plan Review applied for in accordance with the following Zoning Bylaw section(s)

5.8.3 Multi-family overlay district site plan review.

section(s) title(s)

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

5.8.4.e(1) Mixed use bonus

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 approval you request. Include any reasons that you feel you should be granted the requested approval.

(In the statement below, check the options that apply)

The applicant states that 259 Broadway Realty Trust is the owner ☒ or occupant ☐ or purchaser under agreement ☐
 of the property in Arlington located at 259 Broadway
 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 site plan be approved.

Signature of Applicant(s)

131 Johnson Rd. Winchester MA 01890

Address

6174602229

Phone

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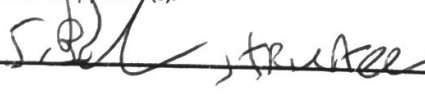
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Signature of Applicant(s):

131 Johnson Rd. Winchester MA 01890

6174602229

Address

Phone

DIMENSIONAL AND PARKING INFORMATIONProperty Location: 259 BroadwayZoning District: MBMF

Applicant: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units and sizes:
Residential 3 UnitsUses and their gross square feet:
3570 SF +/-Proposed Use/Occupancy: No. of Dwelling Units and sizes:
Retail & Residential-14 unitsUses and their gross square feet:
Retail 1220, Residential 16,377

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use	
Lot Size	5914	5914	min.	None
Frontage	146.66	146.66	min.	None
Floor Area Ratio	N/A	N/A	max.	None
Lot Coverage (%), where applicable	N/A	N/A	max.	N/A
Lot Area per Dwelling Unit (sf)			min.	N/A
Front Yard Depth (feet)	8.4	.5	min.	0 ft
Side Yard Width (feet) right side			min.	N/A
left side	7.5	5.0	min.	5.0
Rear Yard Depth (feet)	15.1	20	min.	20
Height stories	2.5	5	stories	5
feet	32 +/-	61.17	Feet	65
Open Space (% of G.F.A. or lot size)			min.	N/A
Landscaped (sf)			(sf)	N/A
Usable (sf)			(sf)	N/A
Parking Spaces (#)	3	5	min.	14* .25
Parking Area Setbacks (feet) (where applicable)			min.	N/A
Loading Spaces (#)	None	None	min.	None
Bicycle Parking short term	Unknown	2	min.	2
long term	Unknown	24	min.	21

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.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA or lot size, depending on the zoning district. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking and Section 5.9.4.F. 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](#).