

IMPACT STATEMENT REQUIREMENTS – 259 Broadway Arlington, MA (the “Property”)

Projects subject to Site Plan Review are subject to the following Environmental Design Review Criteria. See Section 3.4 of the Zoning Bylaw. Please submit an impact statement that describes your proposal and addresses each of the following criteria.

ENVIRONMENTAL DESIGN REVIEW CRITERIA

A. 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.

The existing lot is flat, with very few trees or plantings. We will minimize grade changes and replace existing trees and plantings with new material supporting the proposed design

B. 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.

The proposed building follows the site organization of the existing building with the main entrance facing Broadway and secondary door/driveway facing Palmer St. The massing of the proposed building, as allowed by the Zoning By-Law Overlay District, is reduced via upper floor setbacks. Changes in material types and textures, along with a non-square form add architectural interest. We believe the color and material choices will allow this structure to properly blend into the new higher density corridor along Broadway.

C. 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. –

The building footprint, required parking, and other necessary site elements occupy most of the ground plane. The side and rear yards adjacent to existing residential uses will be planted with buffering shrubs and climbing vines. The fourth floor roof terrace will provide shaded outdoor space for the residents to share. The main grade level open space will be the enhanced streetscapes along Broadway and Palmer Streets, New street trees, decorative paving, retail storefronts, recessed lighting, and benches will enliven these spaces. Durable high quality materials will be used to create a robust and lasting pedestrian experience.

D. 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.

The main pedestrian access to the residential and commercial spaces will be via the Broadway sidewalk. The vehicular access will be via the existing curb cut on Palmer Street. A rear entry door will connect the parking to the lobby, laundry and residential units. A secondary side door, connecting to Broadway, will provide access to the indoor bicycle storage and the lobby. The indoor bicycle storage room will accommodate residents' bikes, with additional short term bike parking under cover on the rear sidewalk..

E. 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 ensure 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.

Per civil engineering drawings, all roof runoff will drain to a new subsurface infiltration system located under the driveway. Paved parking areas, both open and covered, will drain to a trench drain located at end of driveway, then into the underground infiltration system.

F. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground.

Per civil engineering drawings, all new utilities to proposed building to be underground.

G. Advertising Features.

Signage for residential and commercial uses will comply with the requirements of the Zoning By-Law, Section 6.2

H . 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.

Transformer, standby generator, and a fenced enclosure for rolling trash containers will be located at the rear corner of the site. The two property line abutting existing residential uses will be fenced to a height of six feet, shielding the site service area from view.

I. 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. –

The building interior will be served by two enclosed fire stairs, one exiting through the residential lobby and the other exiting to a sidewalk at the rear parking area. Exterior fire exit doors will be lit by downward directed wall sconces Grade level pedestrian and covered parking areas will be served by motion activated light fixtures. Recessed commercial frontages will be illuminated by recessed downlights. The exterior lighting package will be designed to comply with the Dark Sky Initiative.

J. Heritage. =

The existing structure located at the Property, which has been greatly altered since it was constructed, is included in the Arlington Historical Commission's Historic Structure Inventory. However, the Property is not located within a historic district and is not listed in the National Register of Historic Places. While the structure currently located at the Property is listed on the Massachusetts Cultural Resource Information System (MACRIS), the historical significance of the existing structure is attenuated at best, being listed as the "first two-family home in the northwest section" of a "turn-of-the-century residential development" and because it had a turret that was "preeminent". The Applicant believes that the aforementioned historical significance is not such that it would rise to a level that would dictate the structure's preservation being paramount to addressing the Town of Arlington's (and the Commonwealth's) housing needs. When the Town voted to comply with the requirements of MGL c. 40A, § 3A (the "MBTA Communities Act"), they identified this Property specifically for development in furtherance of the aforesaid promulgation. The Applicant has submitted the Property to the requirements of Title VI, Article 6, of the Town of Arlington Bylaws to respect the statutory scheme and adhere to the bylaw(s) the Property is currently required to adhere to relative to the structure's demolition and the Property's redevelopment.

K. 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. –

Light colored siding materials and white roof membranes will be used to minimize the Urban Heat Island effect of this building. Energy recovery systems within the structure will minimize the heat transfer to the local microclimate. New street trees and evergreen hedges will soften the street level and shade the street.

L. 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.

In accordance with the current energy code requirements, this building is being designed to the Passive House standard. This stringent set of requirements includes very tight thermal envelope, energy recovery ventilation, all electric heating and cooling, energy star appliances, and heat pump hot water generation. These mandates exceed the voluntary requirements of the LEED program. By adopting this standard, Arlington is leading the way in energy conservation for new construction.