



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice January 3, 2022

This meeting is being held remotely in accordance with the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, Section 20. Public comments will be accepted during the public comment periods designated in the agenda. Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to mmuszynski@town.arlington.ma.us by January 3, 2022 at 4:00 p.m. The Board requests that correspondence that includes visual information should be provided by December 30, 2021 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, January 3, 2022 at 7:30 PM in the
Join via Zoom at <https://town-arlington-ma-us.zoom.us/j/85062818131>, Meeting ID: 850 6281 8131. To call in, dial 1-646-876-9923, enter 850 6281 8131 then #.

1. Public Hearings

7:30 p.m. - **Continued Public Hearing**
9:00 p.m. **Docket #3665, 645 Massachusetts Avenue**

Board will continue hearing Special Permit Docket #3665 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a Chase Bank location on the premises at 645 Massachusetts Avenue, Arlington, MA in the B5 Business District. The continued hearing provides for additional Board review and public comment on the project under Section 3.4, Environmental Design Review and Section 6.2, Signs.

Board will continue deliberations on this Special Permit and may vote.

Public Hearing (8:15 p.m.)
Docket #3520, 117 Broadway

Notice is herewith given that an application has been filed on December 8, 2021 by Arlington EATS, 58 Medford Street, Arlington, Massachusetts, 02474, for 117 Broadway, Arlington, MA, 02474 to reopen Special Permit Docket #3520 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review and Section 6.2 Signs. The applicant proposes to install new signage in the Vehicular Oriented Business District (B4) and Business Sign District. The opening of the Special Permit is to allow the Board to review and approve the project under Section 6.2 Signs.

2. Continued preliminary discussion of zoning amendments

9:00 p.m. Board will discuss potential zoning amendments. This discussion will inform the Warrant Article filing process for 2022 Annual Town Meeting

3. Open Forum

9:30 p.m. Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three-minute time limit to present a concern or request.

4. Adjourn

9:50 p.m. Estimated time of Adjournment



Town of Arlington, Massachusetts

Public Hearings

Summary:

7:30 p.m. -

9:00 p.m.

Continued Public Hearing

Docket #3665, 645 Massachusetts Avenue

Board will continue hearing Special Permit Docket #3665 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a Chase Bank location on the premises at 645 Massachusetts Avenue, Arlington, MA in the B5 Business District. The continued hearing provides for additional Board review and public comment on the project under Section 3.4, Environmental Design Review and Section 6.2, Signs.

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The opening of the Special Permit is to allow the Board to review and approve the project under Section 6.2 Signs.

ATTACHMENTS:

Type	File Name	Description
Reference Material	Hearing_continuation_request_from_R._Annese_-_Docket_#3665_645_Mass_Ave_received_12-28-21.pdf	Hearing Continuation Request from R. Annese received 12-28-2021
Reference Material	Correspondence_received_from_T._Kahmann_10-25-2021.pdf	10-25-21 Correspondence received from T. Kahmann
Reference Material	Request_for_Docket_3665_to_be_withdrawn_without_prejudice_received_from_R._Annese_10122021.pdf	10-12-21 Request for Docket #3665 to be withdrawn without prejudice received from R. Annese
Reference Material	Continuation_Request__Docket_3665__645_Massachusetts_Avenue_received_9-27-2021.pdf	9-27-21 Continuation request Docket #3665 645 Mass . Ave
Reference Material	Agenda_Item_1_-_Memo_from_Town_Counsel_re_EDR_Process.pdf	9-23-21 Memo from Town Counsel re EDR Process
Reference Material	Correspondence_received_from_J._Spiller_9-23-2021.pdf	9-23-21 Correspondence received from J. Spiller
Reference		9-22-21 Updated

Reference Material	Updated_Memo_to_ARB_re_Docket_3665_09-22-21.pdf	Memo to ARB re Docket 3665
Reference Material	20210922_Memo_Banks_in_Arlington_Center.pdf	9-22-21 Memo Banks in Arlington Center
Reference Material	Chase_Arlington_MA_-_Response_to_ARB_Meeting_Review_Comments.pdf	9-18-21 Chase Arlington MA Response to ARB Meeting Review Comments
Reference Material	Correspondence_received_from_M._Guyton_09-14-2021.pdf	9-14-21 Correspondence received from M. Guyton
Reference Material	Correspondence_received_from__S._Tuttle_09-12-2021.pdf	9-12-21 Correspondence from S. Tuttle
Reference Material	Correspondence_received_from_S._Mraz__09-08-2021.pdf	9-8-21 Correspondence received from S. Mraz
Reference Material	Docket#_3665_Request_to_be_continued_to_9-27-21_meeting.pdf	9-7-21 Docket #3665 645 Mass Ave. Request to be continued to 9-27-21 meeting.
Reference Material	8-4-21_Docket_3665_645_Mass_Ave._Combined_Application_Documents_.pdf	8-4-21 Docket #3665 Combined Application Materials
Reference Material	B95122_CHS.NB.961_Arlington_Mass_Ave_r3_r1.pdf	6-17-21 Arlington Mass Ave B95122 CHS.NB 961
Reference Material	EDR_Public_Hearing_Memo_Docket_3520_117_Broadway.pdf	EDR Public Hearing Memo Docket #3520 117 Broadway
Reference Material	Docket_3520_117_Broadway_Application_Materials_12-8-2021.pdf	Docket 3250 117 Broadway Application Materials
Reference Material	2021-12-31_EATS_Bway_Entry_Dims.pdf	117 Broadway Entry 12-31-2021
Reference Material	Broadway_elev_rev_01032022.pdf	117 Broadway Elevation 1-3-2022

From: "Robert Annese" <law@robertannese.com>
To: <Mmuszynski@town.arlington.ma.us>
Date: Tue, 28 Dec 2021 14:15:11 -0500
Subject: Chase Bank

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Dear Chair Zsembery:

I have been the informed that the Chase Bank hearing is scheduled for January 3, 2022.

I was unaware of the January 3rd hearing date and I would need additional time to prepare the Chase team for the hearing.

I am given to understand that there will be an ARB hearing on the evening of January 24, 2022 and I would be requesting that the hearing be continued from January 3rd until January 24, 2022, in order that I have an opportunity to prepare the Chase team for the hearing.

Could you please let me know if this request for continuance will be granted.

Thank you,

Robert J. Annese, Esquire

1171 Massachusetts Avenue

Arlington, MA 02476

Telephone: 781-646-4911

Facsimile: 781-646-4910

law@robertannese.com

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From: Tom Kahmann <tomkahmann@rcn.com>

Date: October 25, 2021 at 9:26:48 AM EDT

To: JRaitt@town.arlington.ma.us, ebenson@town.arlington.ma.us, KLau@town.arlington.ma.us, sreivilak@town.arlington.ma.us, mtintocalis@town.arlington.ma.us, zsembery@town.arlington.ma.us

Cc: ACarter@town.arlington.ma.us

Subject: Chase Bank Proposal for Average Joe's Location

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Another Bank Storefront in Arlington Center?

Bank Storefronts crowd out the uses that people actually want, and "deaden" the very places we are trying to enliven. 645 Mass Ave is larger and more prominent than many storefronts in Arlington Center. We can't lose it to yet another bank especially when many of us bank online now--the banks all want these locations simply as advertising their brand, and to compete with each other, not because they are "essential or desirable to the public convenience or welfare."

There are already nine banks within a short distance, even walking distance, to this location, so it's hardly desirable or necessary for the public convenience :

449 Mass Ave, Leader Bank

880 Mass Ave, TD Bank

626 Mass Ave, Cambridge Savings Bank

856 Mass Ave, Brookline Savings Bank

699 Mass Ave, Citizens Bank

655 Mass Ave, Bank of America

980 Watertown Savings Bank

864 Mass Ave, Leader Mortgage

905 Mass Ave, Citizens Bank ATM

833 Santander

325 Broadway, Chase ATM

Chase also has a full service branch a 6 minute drive from Not Your Average Joes

"essential or desirable to the public convenience or welfare". I don't think so....

Please do NOT let another large Bank Storefront come to the center and displace a potential restaurant site or other essential use.

From: "Robert Annese" <law@robertannese.com>
To: "Jennifer Raitt" <JRaitt@town.arlington.ma.us>
Cc: "Kelly Lynema" <KLynema@town.arlington.ma.us>, "Ian Heanue" <iheanue@peconsultingcorp.com>, "Marc Sides" <msides@core-states.com>, <richard.ramsey@wtphelan.com>, <brendan@noonanrealestate.com>, "Cabrera, Brooke C" <brooke.c.cabrera@chase.com>, "Buscemi, Dave" <dave.buscemi@jpmchase.com>, "Steve Tomasello" <stomasello@atlanticretail.com>, "Coral Silsbe" <Csilsbe@peconsultingcorp.com>, "McCool, Matthew J" <matthew.j.mccool@chase.com>
Date: Tue, 12 Oct 2021 16:54:24 -0400
Subject: Application Under Environmental Design Review for 645 Massachusetts Avenue i.e., Chase Bank Application

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Hi Jenny:

I have been retained by Chase Bank to represent the Bank with respect to the continued hearing scheduled for October 25, 2021.

I would be requesting that the current application i.e., Docket #3665 be withdrawn without prejudice as I would want to meet with my clients' representatives for the purpose of filing a new application with the ARB.

Would you please let me know whether this request will be granted.

Thank you.

Bob

Robert J. Annese, Esquire
1171 Massachusetts Avenue
Arlington, MA 02476
Telephone: 781-646-4911
Facsimile: 781-646-4910
law@robertannese.com

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From: Ian Heanue <iheanue@peconsultingcorp.com>
To: Jenny Raitt <JRaitt@town.arlington.ma.us>, Mary Muszynski <MMuszynski@town.arlington.ma.us>, Kelly Lynema <KLynema@town.arlington.ma.us>
Cc: "Marc Sides <msides@core-states.com>" <msides@core-states.com>, "Cabrera, Brooke C" <brooke.c.cabrera@chase.com>, "Steve Tomasello <stomasello@atlanticretail.com>" <stomasello@atlanticretail.com>, "brendan@noonanrealestate.com" <brendan@noonanrealestate.com>, "richard.ramsey@wtphelan.com" <richard.ramsey@wtphelan.com>
Date: Mon, 27 Sep 2021 19:45:46 +0000
Subject: Docket 3665, 645 Massachusetts Avenue

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Good Afternoon,

Please accept this email as an official request to have our special permit application (Docket #3665) for JPMorgan Chase NA Bank, at 645 Massachusetts Avenue, Arlington MA, continued to the October 25th, 2021 board hearing.

This continuance will allow the team time to prepare our response in greater detail and have Bank representatives present.

If you have any questions or require any additional documentation please feel free to reach out.

Thank You,

Ian Heanue



Project Expeditors Consulting Corp., WBE, WBENC Certified
Project Expeditors Inc, WBE, WBENC Certified
Faneuil Hall Marketplace
4 South Market Street
Suite S-4035, Third Floor
Boston, MA 02109
Office: 617-227-0159
Cell: 908-907-0484
Fax: 617-227-0501



**Town of Arlington
Legal Department**

Douglas W. Heim
Town Counsel

50 Pleasant Street
Arlington, MA 02476
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E-mail: dheim@town.arlington.ma.us
Website: www.arlingtonma.gov

To: Arlington Redevelopment Board;
Jennifer Raitt, Director of Planning and Community Development

From: Douglas W. Heim, Town Counsel

Date: September 23, 2021

Re: Special Permit Process for EDR Applications

Members of the Arlington Redevelopment Board ("ARB" or "Board"), you inquired as to the appropriate process and standards for hearing special permit applications subject to Environmental Design Review ("EDR") under your purview; specifically, whether or not the Board should evaluate EDR standards under §3.4.4 if and when the Board (or some of its members) believes that a permit application should be denied for failure to satisfy the more general special permit criteria of §3.3.3. Articulated another way, should the Board essentially bifurcate its "regular" special permit criteria from its EDR standards to implement a rounded or "phased" permitting process where it anticipates a denial? As set forth fully below, this Office does not recommend adopting a phased special permit process for EDR-qualified applications at this time. If the Board were inclined to consider such an approach, it is recommended that your regulations and application materials be updated to more clearly reflect the purpose, parameters, and timing of phased or rounded special permit hearings.

Background and Context

To this Office's understanding, the specific context of the Board's inquiry is a pending special permit application before it subject to EDR which may or may not present an undesirable or excessive use under special permit criteria 3.3.3(B) and (G). Board members inquired whether an initial determination that the proposed use was undesirable and/or excessive might foreclose further review at hearing of EDR standards and form the sufficient basis for a denial. The Director of Planning and Community Development responded that the Board's current practice under the Zoning Bylaw and ARB is not to bifurcate your consideration and decision making, and that a denial should incorporate the Board's full consideration of EDR standards as well as baseline special permit criteria of § 3.3.3. The Board, through its Chair sought further review of the issue and the opinion of this Office.

The Bylaw, Rules & Regulations, & EDR

As noted in prior memos to the Board, you are a body of limited, but special jurisdiction, functioning as a Redevelopment Authority, Planning Board, and Special Permit Granting Authority (SPGA) through the lens of Environmental Design Review ("EDR") as codified in the Zoning Bylaw. Accordingly, approximately 10 percent of the Town's special permit applications are submitted to you, each involving commercial, industrial, larger scale residential, or mixed uses "which have a substantial impact on the character of the town and on traffic, utilities, and property values, thereby affecting the public health, safety and general welfare."

In order to accomplish your goals and realize the ARB's purpose as set forth in the Bylaw, the Board utilizes the more rigorous, but also more flexible and subjective toolkit of the EDR process, which adds to special permitting standards and processes established for predominantly (though not exclusively) residential uses currently governed by the Zoning Board Appeals ("ZBA"). Indeed, §3.4.3 of the Zoning Bylaw outlines a specific procedure for EDR projects which does not apply to "regular" special permits as follows:

Procedures

A. Application. Applicants shall submit an application for Environmental Design Review in accordance with the Arlington Redevelopment Board's ("Board") rules and regulations.

B. The Board shall hold a public hearing in *accordance with Section 3.3 of this Bylaw* and G.L. c. 40A, §§ 9 and 11.

C. The Board shall refer the application to the Department of Planning and Community Development ("Department"), which shall prepare and submit written reports with recommendations to the Board before or at the public hearing. The Board shall not take final action on the special permit application until it has received the Department's report or until 35 days have elapsed after submittal of the proposal to the Department. Failure of the Department to submit

written reports or to give an oral report at the public hearing shall not invalidate action by the Board.

D. A favorable decision by the Board shall require the votes of at least four members.

E. The Board shall not deny a special permit under this Section 3.4 unless it finds that the proposed use does not comply with the Environmental Design Review Standards listed below to such a degree that such use would result in a substantial adverse impact upon the character of the neighborhood or the town, and upon traffic, utilities, and public or private investments, thereby conflicting with the purposes of this Bylaw.

(emphasis added).

Reading §§ 3.4.3 (B) and (E) harmoniously suggests that EDR special permitting reflects a holistic approach whereby the ARB requires information fully responsive to both the Special Permit Criteria set forth in §3.3.3 and the twelve (12) EDR criteria set forth in §3.4.4. These requirements are echoed in Rule 14 of your Rules and Regulations, and further clarified by Rule 15, which states:

RULE 15 : BOARD DECISIONS

The ARB shall review the plans and may grant a special permit subject to the conditions and safeguards listed in the Arlington Zoning Bylaw *Section 3.3 and 3.3.4*. For stated reasons the ARB may deny approval of a special permit or may approve a special permit without a finding of hardship. As required by M.G.L. c. 40A, §9, a positive vote of at least four members of the Redevelopment Board is needed to issue a special permit. Upon the Board's approval, the Secretary Ex-Officio may sign decisions following a vote of the Board and file decisions per requirements of M.G.L. c. 40A. The final decision shall be emailed and may receive administrative corrections following the Board's votes.

(emphasis added).

Based on the Bylaw, ARB Rules and Regulations, your application requirements, as well as a review of a collection of past decisions of the Board (and c. 40A), it is clear that in any application for an EDR permit, the applicant must address all the Special Permit Criteria set forth in §3.3.3 *and* the twelve (12) EDR criteria set forth in §3.4.4; and further, any approval decision by the ARB must at least assess and address same.¹ The only question therefore is whether or not a denial (or anticipated denial) would be excused from the same process and standard if

¹ It may well be, and indeed several of your decisions reflect, that one or even several specific EDR standards are not central to the ARB's thinking on any given application, and/or that conditions on a permit focus on some EDR standards more than others.

rooted in a failure to satisfy §3.3.3. For the reasons discussed below, this Office concurs with the Director of Planning and Community Development's assessment that your best practice is to utilize the same process in any instance where denial is possible, but not objectively certain on the face of the application.

Analysis

As an initial matter, the nuance of denials under c. 40A should be noted. On one hand, c. 40A §9 provides that a Special Permit Granting Authority "shall cause to be made a detailed record of its proceedings, indicating the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and setting forth clearly the reason for its decision and of its official actions..." Further, a decision granting a special permit must include any findings required by the municipal ordinance or bylaw, as well as the findings required by the applicable provisions of the Zoning Act. *Sheehan v. Zoning Bd. of Appeals of Plymouth*, 65 Mass. App. Ct. 52, 56 (2005).

On the other, favorable actions require more vigorous support articulating the basis for the grant of a special permit than a denial of same. *Gamache v. Town of Acushnet*, 14 Mass. App. Ct. 215 (1982) (denial of variance based on town's policy against trailer parks is sufficient absent a clear record to the contrary); *Board of Aldermen of Newton v. Maniace*, 429 Mass. 726 (1999) (even failure to obtain requisite affirmative votes for a draft decision constitutes a sufficient basis for denial). Nonetheless, as a general rule of practice it should be rare that a process is determined by a potential (or even likely) outcome absent a very clear roadmap for fast-tracking a decision or failure to meet entirely objective threshold criteria. In other words, the difficulty in making a decision solely on the basis of §3.3.3 criteria is standardizing the Board's level of certainty that a vote on a subject criteria – the desirability or concentration of a particular use – preempts all further development of the record.

There are examples where boards and bodies adopt a "phased" or "rounded" process" whereby only some facets of an application are considered in different stages. Under such processes, applications essentially pass or fail (typically on a more narrow set of criteria) before proceeding on to the next stage of analysis with the specific goals identified and served by evaluating only portions of an application. In most of those cases however, there is no prejudicial impact of a denial akin to the two (2) year prohibition on repeat applications found in c. 40A §16. The ARB theoretically could implement such a process. However, at present the ARB's Rules and Regulations and application materials do not provide a clear roadmap for the goals, timing, or tools necessary of bifurcating EDR special permit applications into §3.3.3 analysis and *then* §3.4.4 analysis at some later phase.

For example, it is not clear when and how the Board would assess an application and take a vote to make a threshold determination on the baseline Special Permit criteria under §3.3 of the Zoning Bylaw. Would an unsuccessful motion to deny based solely on §3.3.3 criteria preclude later denial on the same grounds after application of EDR standards? If a member of the Board

has further bases for denial that have not yet been addressed on the record under EDR, may those concerns be articulated in the decision as well? Are they sufficiently supported in the record?

It is similarly unclear when and to what extent an applicant's response to EDR standards under §3.4.4 can help or hinder the Board's assessment of §3.3 criteria under a bifurcated review. Both your Bylaw and your Rules and Regulations imply interplay between these criteria. There may be circumstances where after the more robust application of EDR, a member of the ARB is persuaded or dissuaded that a given project is more or less responsive to being "essential or desirable to the public convenience or welfare" – one of the baseline §3.3.4 criteria. Similarly, the Board might be deterred by or impressed with an applicant's proposal with regard to EDR criteria "J" ("[w]ith respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties") in such a manner as to inform the desirability of the use under §3.3.3(B).

Moreover, while the standards for denials of special permit applications are more modest than approvals, in order to best defend its decisions and convey the basis for denials to future applicants, the Board may articulate any and all reasons for denial in the most comprehensive manner practicable. Alternately stated, if the Board is denying a permit for *both* causing an excess of use detrimental to the character of a neighborhood (3.3.3(G)) *and* negative findings with respect to relation of buildings to the environment (3.4.4(B)), such denial is all the better supported. Without engaging in EDR, it begs the question of why EDR supporting materials were required in the first instance and could undermine an otherwise valid denial with respect to any basis from the desirability of use (3.3.3(B)) to unduly impairing pedestrian safety (3.3.3(C)).

The foregoing should not be read to imply that the Board may not deny a special permit under EDR for one of the reasons set forth in §3.3.3 such as an excessive use, or that only EDR standards ought to form the basis for approval or denial to the exclusion of §3.3.3. Such a determination however typically involves some subjective, qualitative judgment, which may be informed positively or negatively by application of full EDR standards and process. There may also be rare instances where an application cannot reasonably proceed because the use requested is not permitted in a district and an applicant has submitted despite efforts to persuade them otherwise. This Office is sensitive to the demands upon the ARB's time and attention. It remains however in the Board's interest to fully examine EDR applications under a full EDR process unless objective or procedural denials are merited, and/or Rules and Regulations harmonious to the Zoning Bylaw are developed to support a bifurcated or staged application review.

Conclusion

For the reasons set forth herein, this Office agrees with the Director of Planning and Community Development's recommendation to assess Special Permit Applications before you with both "Special Permit" Criteria under §3.3.3 and EDR Standards under §3.4.4 before voting upon your decisions unless and until the Board commits to a more detailed bifurcated or phased process in your Rules and Regulations.

From: Jonathans064 <jonathans064@gmail.com>

To: Jenny Raitt <JRaitt@town.arlington.ma.us>

Date: Thu, 23 Sep 2021 14:40:36 -0400

Subject: Re: 645 Massachusetts Avenue Arlington , please don't let another bank move to Arlington

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Hi ok if I email you more comments ? it actually is hard for me to do public speaking on Zoom,

1.

645 Massachusetts Avenue Arlington, wish could be another restaurant or store, not a bank, too many banks in Arlington and read application that Chase Bank wants to expand farther then the zoning requires.

2. 2-14 Medford Street Arlington, don't want a tall building to be built there, what about the small businesses that are located on that block? Gail Ann's Coffee Shop been there a long time, There are too many tall high rises in Arlington, Arlington is a town, don't want it to be a city. All ready is two hotels in Arlington, one in the Heights, and one next to Menotomy Grille. Already will be a tall building across from Stop and Shop, retail and Apartments.
Jonathan Spiller

Kindness makes the world a better place!

From: Jonathans064 <jonathans064@gmail.com>

To: jraitt@town.arlington.ma.us

Date: Wed, 8 Sep 2021 13:23:58 -0400

Subject: 645 Massachusetts Avenue Arlington , please don't let another bank move to Arlington

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Hi is too late to give feedback? please don't let another bank move in to Arlington, too ma h banks, bank on every corner, Leader Bank, Bank Of America, Citizens Bank, Cambridge Savings Bank.
Another restaurant should move in there os bar and kitchen in space,
where Not Your Average Joe's used to be,

https://www.arlingtonma.gov/Home/Components/News/News/11402/16?cftype=News&fbclid=IwAR1H9CF7S2_gHZQujAI80iCtbSfaG9CfPw7JjH2nQ_qPXxONXZ2ZMJC8sGw

Jonathan Spiller

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Kindness makes the world a better place!

| | |



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum - Update

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, Docket #3665
645 Massachusetts Avenue

Date: September 22, 2021

This memo is provided as an update to the previous memo provided on August 30, 2021. The materials provided for the continued public hearing are not responsive to the ARB's comments. The Applicant provided the following materials:

- Cover letter to the Redevelopment Board, dated September 18, 2021; and
- Sign Package, including elevations and renderings, prepared by Philadelphia Sign, revised September 9, 2021.

The Board requested that the Applicant install clear-glazed windows along the streetfront façade that align with the commercial district and use; move the proposed blade sign; maintain the existing sidewalk seating and planters from the prior tenant; address the rear access point for accessibility; and incorporate the required bike parking. The Board also asked the Applicant to provide a better description of their services and how they differ from similar business uses in Arlington Center.

Regarding the windows along the Massachusetts Avenue and David Lamson Way facades, the renderings and elevations in the sign package show that the gridded windows will be replaced with commercial windows. It appears from the renderings that the glazing has also been addressed. Specifications on window type and glazing have not been provided.

With regard to signage, the Board can find that the request to move the proposed blade has been addressed.

Regarding sidewalk seating and planters, the applicant has revised the renderings to show seating and planters along the Massachusetts Avenue façade. The applicant will need to provide updated site and/or floor plans indicating the locations of these items.

Regarding bicycle parking, the applicant states that submission materials have been updated to show short term bicycle parking in front of the site. A bicycle rack is shown on the rendering on DRC Page 8 of the updated sign package. The applicant should update site and/or floor plans accordingly, indicate the amount of short-term bicycle parking provided. While the applicant indicates that long-term parking will be integrated into the project, the applicant will need to provide updated floor plans identifying the location, quantity, and type of long-term bicycle parking. Bike rack specifications for short- and long-term parking are needed to determine compliance with Section 6.1.12.E.

Regarding providing an accessible entrance at the rear of the building, the applicant concluded that the existing conditions prohibit their ability to improve accessibility through the rear entrance. The closest HP placard parking space to the main entry and ATM is in front of the Coldwell Banker property at 635 Massachusetts Avenue.

The applicant should provide a more detailed update regarding any of the above items at the continued hearing.

Representatives from Chase Bank will be in attendance at the September 27, 2021 hearing to present information on the services they intend to provide at this location, as well as to answer questions regarding any market studies that were completed as part of the bank's decision to establish a branch at this location.

Finally, staff were asked to calculate the total linear feet of banks within Arlington Center. For economic development purposes, the Town defines the Arlington Center as 375 to 1056 Massachusetts Avenue; 283 to 327 Broadway; Medford, Mill, Mystic Streets; Schouler Court; Summer Street. Within these limits are a total of 264 commercial units¹.

There are a total of nine banks or ATMs in Arlington Center, or 3.4% of total commercial units. The table below provides the bank name, type, address, parcel frontage, and building width. Parcels on corner lots are indicated with an asterisk; for corner lots, the total parcel and building frontage along both streets are listed first, followed by the frontage specific to Massachusetts Avenue in parentheses.

¹ According to Arlington Town Assessor Data. This figure does not include the 180 individual rental units and commercial condos within commercial properties like 22 Mill, 29 Mill, etc.

Bank name	Type	Address	Parcel frontage (ft)	Street-facing building width (ft)
Chase Bank	ATM	323 Broadway	n/a ²	23
Leader Bank	Bank Branch	449 Mass Ave*	n/a ³	70 (26)
Cambridge Savings Bank	Bank Branch and Drive-up	626 Mass Ave*	285 (115)	187 (133)
Bank of America	Bank Branch	655 Mass Ave	51	48
Citizens Bank	Bank Branch and Drive-up	699 Mass Ave*	278 (151)	139 (82)
Brookline Bank	Bank Branch and Drive-up	856 Mass Ave*	204 (91)	135 (67)
Leader Bank	Residential Lending	864 Mass Ave*	218 (107)	154 (103)
TD Bank North	Bank Branch and Drive-up	880 Mass Ave*	408 (179)	182 (80)
Watertown Savings Bank	Bank Branch and Drive-up	980 Mass Ave*	268 (110)	155 (69)
TOTAL			1,712 (804)	1,093 (631)
* Corner lot				

Linear calculations have been estimated using the Town's GIS data. Should precise numbers be required, individual site plans would need to be requested from each property.

² Tenant in a structure with multiple units on one lot

³ Tenant in a structure with multiple units on one lot



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Arlington Redevelopment Board
From: Jennifer Raitt, Director, Department of Planning and Community Development/kl/ac
Date: September 22, 2021
RE: Linear Feet of Commercial Banks in Arlington Center

During the Redevelopment Board's August 30, 2021 hearing on Docket #3665 to establish a Chase Bank location within the storefront at 645 Massachusetts Avenue, staff were asked to calculate the total linear feet of banks within Arlington Center.

For economic development purposes, the Town defines the Arlington Center as 375 to 1056 Massachusetts Avenue; 283 to 327 Broadway; Medford, Mill, Mystic Streets; Schouler Court; Summer Street. Within these limits are a total of 264 commercial units¹.

There are a total of nine banks or ATMs in Arlington Center, or 3.4% of total commercial units. The table below provides the bank name, type, address, parcel frontage, and building width. Parcels on corner lots are indicated with an asterisk; for corner lots, the total parcel and building frontage along both streets are listed first, followed by the frontage specific to Massachusetts Avenue in parentheses.

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TOTAL			1,712 (804)	1,093 (631)
* Corner lot				

Linear calculations have been estimated using the Town's GIS data. Should precise numbers be required, individual site plans would need to be requested from each property.

¹ According to Arlington Town Assessor Data. This figure does not include the 180 individual rental units and commercial condos within commercial properties like 22 Mill, 29 Mill, etc.

² Tenant in a structure with multiple units on one lot

³ Tenant in a structure with multiple units on one lot



September 18, 2021

Town of Arlington
Redevelopment Board
730 Mass Ave. Annex
Arlington, MA 02476

Re: Application for Special Permit Review, 645 Massachusetts Avenue – Second Review

The whom it may concern;

We would like to thank the board for their time during the August 30, 20201 Arlington Redevelopment Board meeting. The input that was provided during this meeting was taken into consideration in preparation for our second appearance on the topic of the special permits requested for this site.

To respond to some of the comments issued, we offer the following, in conjunction with the attached revised documents:

Automobile Parking Relief: It appeared, from the response from the board, that they were in favor of granting this relief, on the grounds of the large municipal lot behind the proposed site and the presence of on-street parking in front. NO RESPONSE REQUIRED

Bicycle Parking Relief: Per the board, no relief would be granted on the bicycle parking requirement. THE SUBMISSION MATERIALS HAVE BEEN REVISED TO REFLECT SHORT TERM BICYCLE PARKING IN FRONT OF THE PROPOSED SITE. LONG TERM PARKING WILL BE INTEGRATED INTO THE PROJECT AS WELL TO MEET THE REQUIREMENT.

Special Permit for the Installation of a Bank:

Change of Use: Chase bank is seeking a special permit to allow for a bank use greater than 2,000 sf within the B5 District, as required by the zoning by-laws. Additionally, the previous use was a restaurant, requiring a change of use to the proposed bank (business) use. THE BOARD WAS SPLIT ON THE TOPIC. CHASE BANK REQUESTED A CONTINUATION IN ORDER TO ASSEMBLE ADDITIONAL PRESENTATION MATERIALS AND HAVE REPRESENTATIVES FROM CHASE BANK PRESENT TO DISCUSS THE PROJECT.

Façade: The board recommended changing the existing gridded windows to match the proposed new windows. THE RENDERINGS HAVE BEEN REVISED TO INCORPORATE THIS CHANGE

Sidewalk Amenities: The previously proposed plan reflected the removal of the existing benches and planters. The board recommended retaining this component of the exterior. THE RENDERINGS HAVE BEEN REVISED TO INCORPORATE THIS CHANGE



Accessibility: The board questioned why the vestibule at the rear of the building was not being made accessible and requested studying the addition of a ramp or a wheelchair lift. THERE ARE MULTIPLE EXISTING CONSTRAINTS THAT WILL LIMIT THE ABILITY TO MAKE THE REAR DOOR FULLY ACCESSIBLE, INCLUDING IMPACTS TO THE UPPER-LEVEL TENANT ENTRANCE, EXISTING (MUNICIPAL) PARKING LOT, AND SIDEWALK ALONG DAVID LAMSON WAY. IN SPITE OF THESE CONSTRAINTS, CHASE WILL CONTINUE TO ENDEAVOR TO STUDY THESE CONDITIONS AND EVALUATE THE VIABILITY OF AN ACCESSIBLE REAR ENTRANCE. PLEASE NOTE THAT THERE IS RESERVED ACCESSIBLE STREET PARKING ON MASS AVE NEAR THE FRONT ENTRANCE, WHICH WOULD PROVIDE ACCESS TO THE BANK AND ATM VESTIBULE.

Signage: The board was not in favor of the proposed blade sign. They believed the sign was not in keeping with other signage in the Central Business District as asked if we could consider moving the sign on the gray band along the alley side of the building. THE RENDERINGS HAVE BEEN REVISED TO INCORPORATE THIS CHANGE

We look forward to the opportunity to meet with the board again to review this project. Please let us know if anything additional is required.

Sincerely,

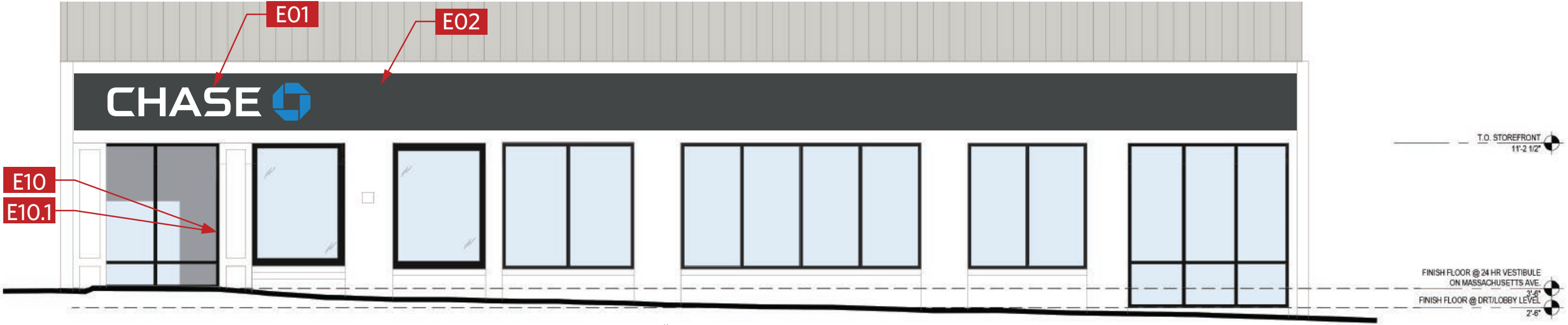
James Lalli
Director of Architecture - Financial
908.462.9949 | jlalli@core-states.com

E01 - LIF-WBO-18-LED

E02 - NMP-XX

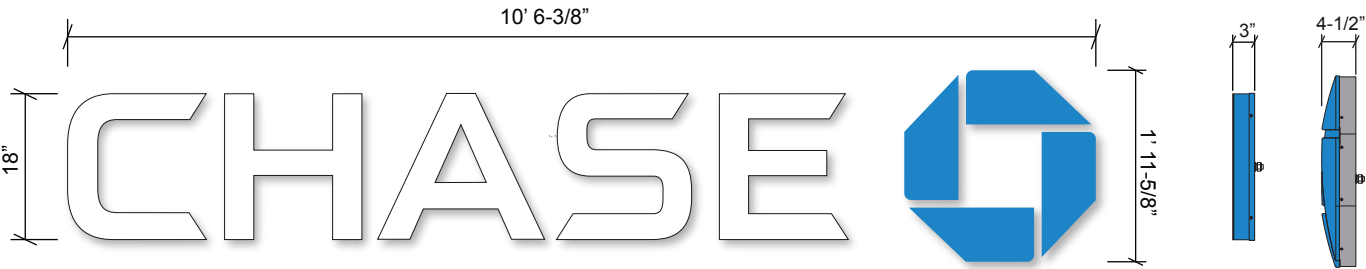
E10 - ADA-EP

E10.1 - CUST-VIN



South Elevation - Massachusetts Ave

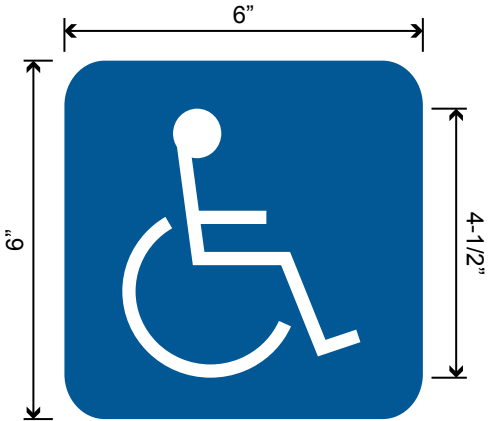
SIGN E10 NOT SEEN FROM THIS ANGLE



LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



ADA-EP
HANDICAPPED ENTRANCE PLAQUE
SCALE: NTS
CUST-VIN
MATCHING BLUE VINYL BACKER
SCALE: NTS



SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

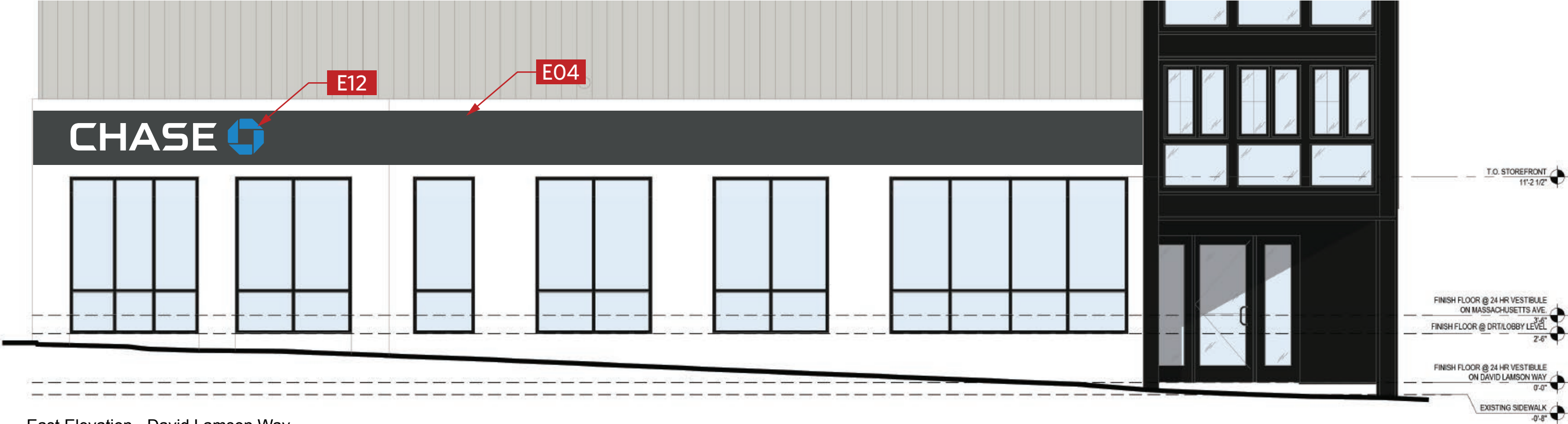


PHILADELPHIASIGN

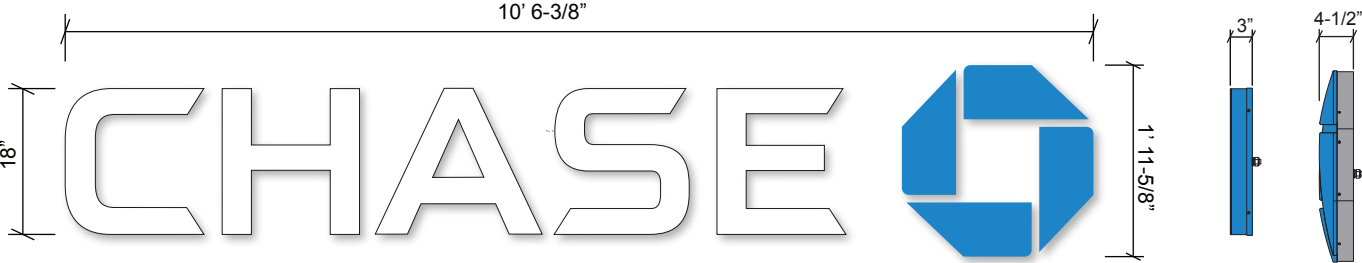
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East Elevation - David Lamson Way



LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS

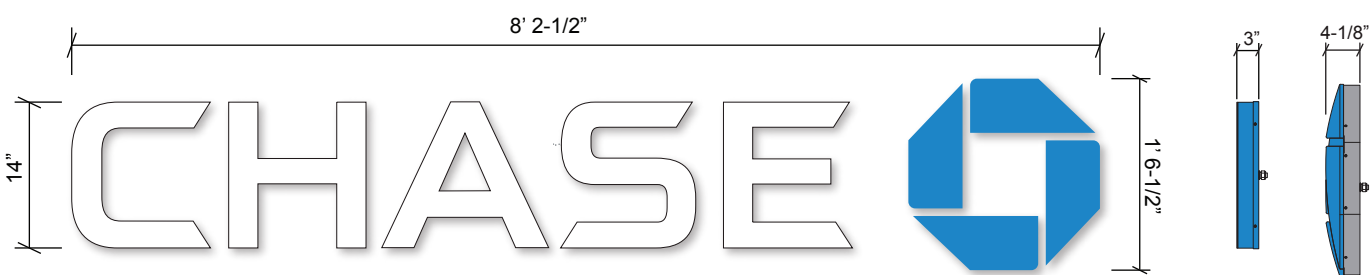
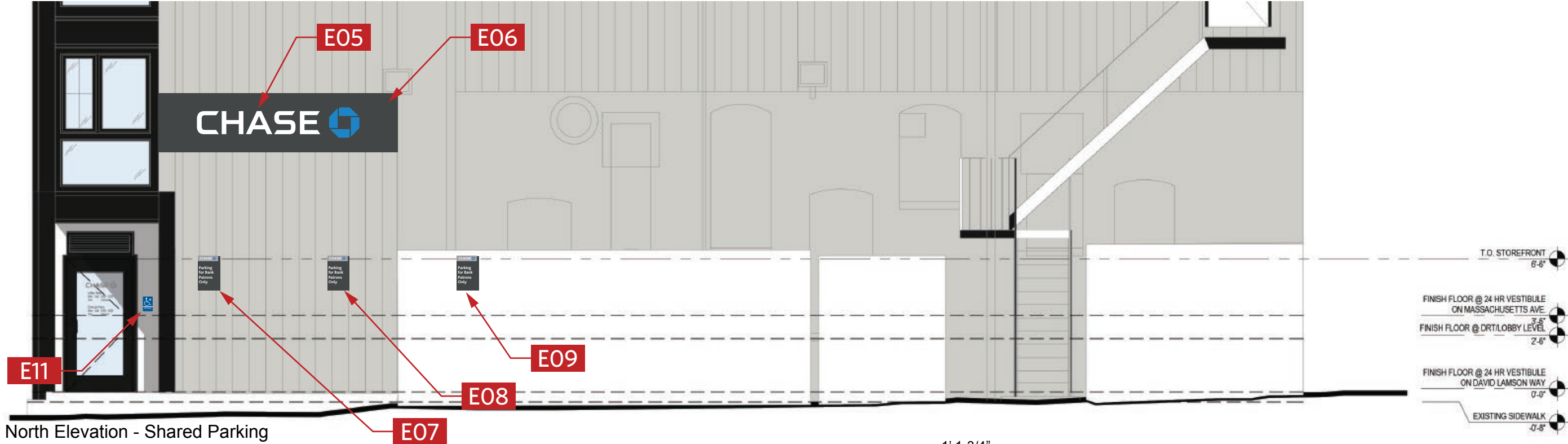


CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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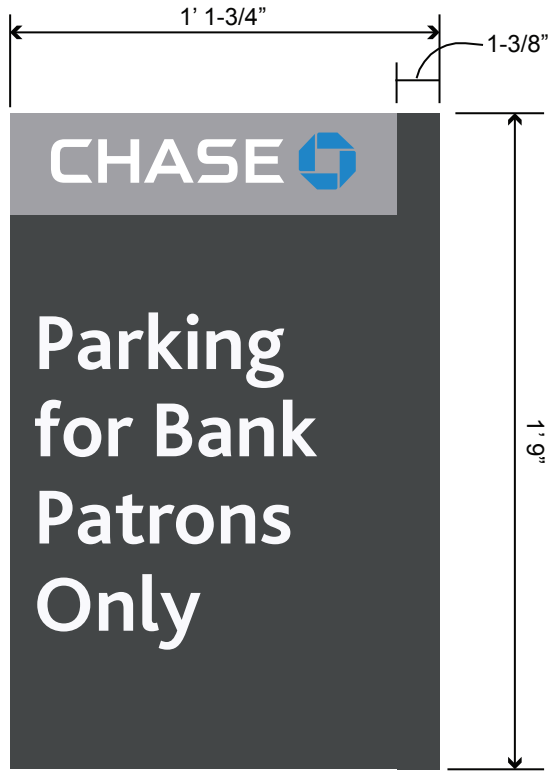
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LIF-WBO-14-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



TC-W-A-RE
WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF
SCALE: NTS



ADA-EP-NA
HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE
SCALE: NTS



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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ARCHITECTURAL RENDERING - CORNER ELEVATION



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

27 of 121

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

28 of 121

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

29 of 121

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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Survey Photos



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

30 of 121

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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Approach Photos



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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From: "Matthew C. Guyton" <mcguyton@mit.edu>
Date: September 14, 2021 at 1:51:43 PM EDT
To: JRaitt@town.arlington.ma.us, ebenson@town.arlington.ma.us, KLau@town.arlington.ma.us, mtintocalis@town.arlington.ma.us, rzsembery@town.arlington.ma.us
Cc: srevilak@town.arlington.ma.us
Subject: Chase Bank - please deny

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Dear Redevelopment Board,

I am writing to ask you to deny the special permit for Chase Bank to replace Not Your Average Joe's.

As a frequent pedestrian in Arlington Center (especially around mealtimes), Not Your Average Joe's was what I consider an "anchor restaurant". You could walk out to the food destination of Arlington Center with the intention of patronizing one of the smaller restaurants, and if those restaurants were too busy, your backup plan could be to eat at Not Your Average Joe's, and vice versa. In this manner, the large restaurant helped drive business for the smaller restaurants. For this reason, I expect that if a restaurant does not soon replace NYAJ's, then Pasha and Thai Moon will soon go out of business. I realize that denying Chase's special permit won't bring NYAJ's back, but it will give up the opportunity for a new restaurant to open in this location before giving it a chance (and before the pandemic ends).

Frequently on our walks around the Center, my wife and I would complain about the prevalence of banks and how they ruin the walkable character of the town. The corner of Mass Ave and Pleasant has a plethora of financial institutions (listed going counterclockwise): Cambridge Bank, Coldwell Banker (not a bank, but sounds like one), Chase Bank requesting to go where NYAJ used to be, and Bank of America - leaving no good reason for pedestrians to walk to that part of the Center. Walking West up Mass Ave, the Citizen's Bank drive-thru exit creates a good place to get hit by a car, which makes me cautious when out with my young son. Walking further west up Mass Ave, the cluster of Brookline Bank, Leader Bank's lending center, and TD Bank creates another dead zone for pedestrians (made even worse by Lender Bank's large empty parking lot and crumbling brick planters that have sat unfixed for months). Keeping the Center a walkable area for pedestrians is important for businesses, because all customers are pedestrians. Banks violate this goal and are a poor use of space in the center of town.

Seeing a physical bank is like seeing a piece of history (and not in the good historical way that we strive for in Arlington). Does anyone still use physical bank locations? I have bought a house, refinanced it many times, and bought a car, all without ever visiting a physical bank location. I can't remember the last time I've physically been to a bank, and the last time I went, I was just there for a lollipop. I don't see how these locations are profitable for the banks, except that they serve as expensive billboards which would otherwise not be allowed in Arlington.

Banks are ghost towns in the evening and make the area less walkable. I believe you should be trying to drive most of the banks out of the Center, not letting more banks in. If you let Chase bank replace NYAJ's, then you have essentially given up on having a vibrant welcoming town center in Arlington. (For the record, I'm not opposed to having Chase bank or any other bank in town - I just don't want to see them located at the main corner of Arlington Center).

-Matt Guyton

22 Irving St

From: Sarah Tuttle <s_g_tuttle@yahoo.com>
To: "jraitt@town.arlington.ma.us" <jraitt@town.arlington.ma.us>
Date: Sun, 12 Sep 2021 00:17:51 +0000 (UTC)
Subject: Comment on Proposed Chase Branch in Arlington Center

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To Whom It May Concern on the Redevelopment Board,

I am writing as a resident of Arlington regarding the proposed branch of Chase Bank where Not Your Average Joe's used to be on MA Ave in Arlington Center. I sincerely hope that the location does not become a bank of any sort. To be frank-- in Arlington we have so many banks. I am very, very tired of seeing so many store fronts taken up with financial institutions. The location of the property is one of the best in Arlington-- right across from the library, in the heart of the center, with a huge space. It should be used for something that the community can engage with-- not yet another bank. There is already a large Citizen's Bank on one side of the block, and a large Bank of America property on the other side. Yet another bank in such a prime real estate location would be a waste of an opportunity to invite a business with real value to residents. We need restaurants, shops, and other businesses that invite folks to linger in the center. Businesses that the community wants to patronize. Locations that are fun to browse, or comfortable to gather. We don't need yet another reason to drive by our most accessible, valuable commercial real estate.

Thank you for taking these comments into consideration.

Sincerely,
Sarah Tuttle

Resident-- Grove St. Arlington

----- Forwarded message -----

From: **Sarah Mraz** <sarahmraz@gmail.com>

Date: Wed, Sep 8, 2021 at 5:30 PM

Subject: Chase Bank proposal objection

To: <acarter@town.arlington.ma.us>

Dear Ali,

I am one of many residents deeply disappointed to learn that the beautiful spot formerly occupied by Not Your Average Joe's in Arlington Center is soon to become yet another bank. A big corporate bank- Chase. Bank of America is already in the same building. Furthermore a quick google search tells me there are already 29 physical banking locations (branches and/or ATM) in Arlington for a population of less than 50k in 2021, an online banking age.

Can't anything be done by town officials and the property owner to work together to select/attract a tenant that will contribute to the vibrancy of our community, especially in that key area?

The RDB hearing for this proposal is on 9/27 and I understand they will have very little power to oppose it.

I look forward to hearing from you on what to do next to advocate this tenant not move forward and other solutions be explored that will benefit the community and still provide the owner with rental income.

I understand Lexington changed its zoning laws in 2016 to limit banks and the like in their downtown areas. Is that being considered in Arlington?

Thank you,
Sarah Mraz
Chandler Street

From: "Jenny Raitt" <JRaitt@town.arlington.ma.us>
To: "Mary Muszynski" <MMuszynski@town.arlington.ma.us>
Cc: "Kelly Lynema" <KLynema@town.arlington.ma.us>
Date: 09/07/2021 11:18 AM
Subject: Fwd: Chase Bank - 645 Massachusetts Avenue, Arlington MA -Special permit

Please post to the ARB page.

Jennifer Raitt
Director, Department of Planning and Community Development
Town of Arlington

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Ian Heanue <iheanue@peconsultingcorp.com>
To: Jenny Raitt <JRaitt@town.arlington.ma.us>, Mary Muszynski <MMuszynski@town.arlington.ma.us>, Kelly Lynema <KLynema@town.arlington.ma.us>
Cc: Marc Sides <msides@core-states.com>, Kaitlyn Flynn <kflynn@core-states.com>
Date: Tue, 7 Sep 2021 14:42:38 +0000
Subject: Chase Bank - 645 Massachusetts Avenue, Arlington MA -Special permit

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Good Morning,

Please accept this email as an official request to have our special permit application (Docket #3665) for JPMorgan Chase Bank, at 645 Massachusetts Avenue, Arlington MA, continued to the next board meeting schedule on 9/27/2021.

We will work to have all updated documents submitted to your office by 9/22/2021 in order to meet the deadline for the 9/27 meeting.

If you have any questions or require any additional documentation please feel free to reach out.

Thank You,

Ian Heanue



Project Expeditors Consulting Corp., WBE, WBENC Certified

Project Expeditors Inc, WBE, WBENC Certified

Faneuil Hall Marketplace
4 South Market Street
Suite S-4035, Third Floor
Boston, MA 02109
Office: 617-227-0159
Cell: 908-907-0484
Fax: 617-227-0501



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

PLANNING & COMMUNITY
DEVELOPMENT

2021 AUG -11 P 2:19

Docket No. 3665

1. Property Address 645 Massachusetts Avenue, Arlington MA 02476
Name of Record Owner(s) Key West Realty LLC Phone _____
Address of Owner 63 Trapelo Road, Belmont MA 02478
Street City, State, Zip
2. Name of Applicant(s) (if different than above) JPMorgan Chase Bank NA
Address 1111 Polaris Parkway Columbus OH 43240 Phone c/o 617.874.0131
Status Relative to Property (occupant, purchaser, etc.) Occupant
3. Location of Property 645 Massachusetts Avenue, Arlington MA 02476 05-07-7
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 50073, Page 393;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____
5. Present Use of Property (include # of dwelling units, if any) Presently a restaurant
6. Proposed Use of Property (include # of dwelling units, if any) Proposed Commercial Bank Branch
7. Permit applied for in accordance with the following Zoning Bylaw section(s)

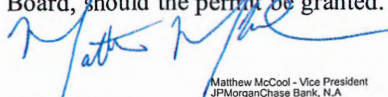
<u>3.4</u>	<u>Environmental design review</u>
<u>6.1.4</u>	<u>Table of Off-Street Parking Regulations</u>
<u>6.1.12</u>	<u>Bicycle Parking</u>

section(s)

title(s)
8. 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, strike out the words that do not apply)

The applicant states that _____ is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 645 Massachusetts Avenue, Arlington MA 02476 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.


Matthew McCool - Vice President
JPMorganChase Bank, N.A.

Signature of Applicant(s)

100 International Dr, Floor 21
Baltimore, MD, 21202-4673, United States

Address

410-949-2150

Phone



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

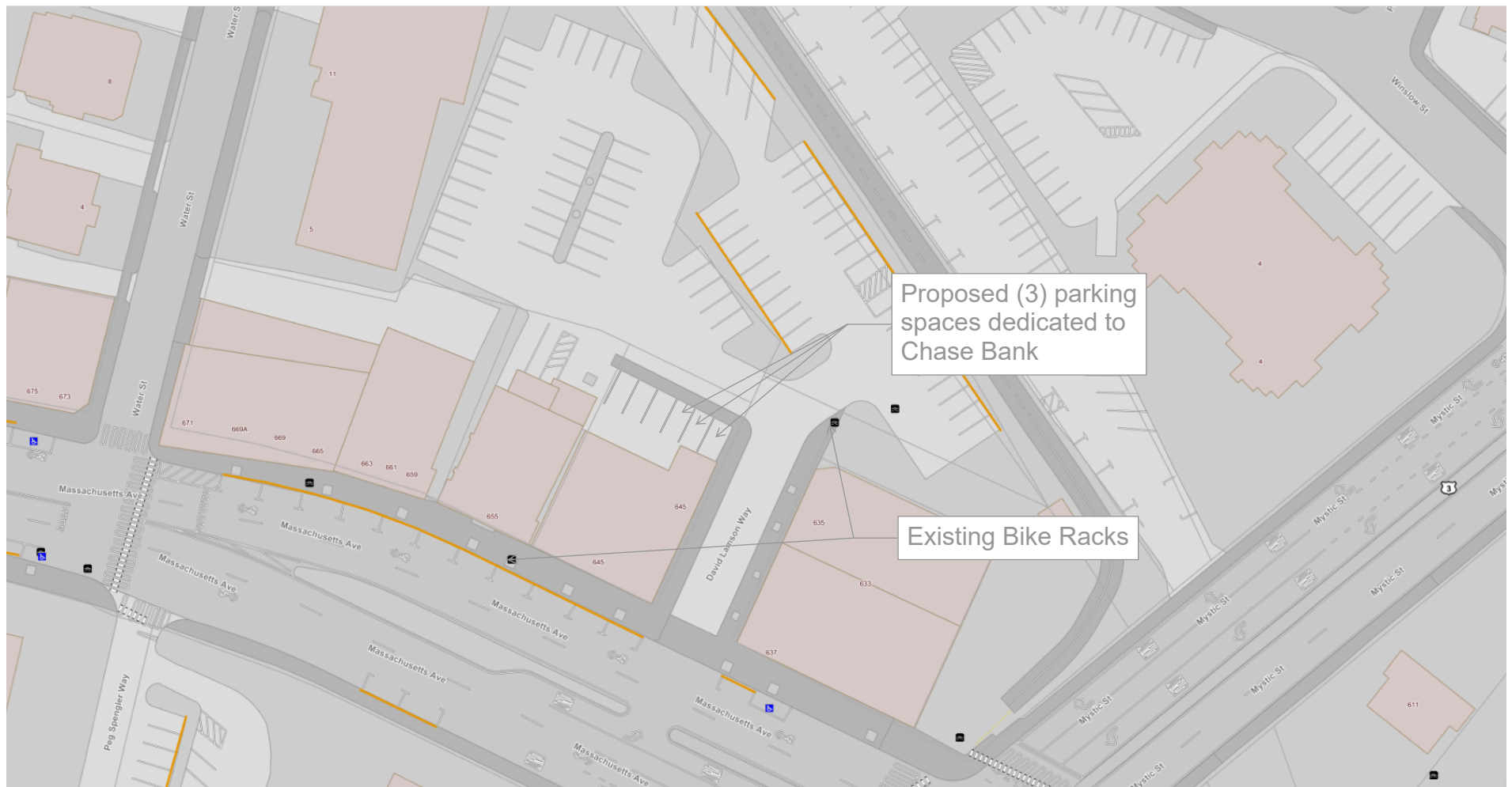
Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- X Dimensional and Parking Information Form (see attached)
- X Site plan of proposal
- NA Model, if required
- X Drawing of existing conditions
- X Drawing of proposed structure
- NA Proposed landscaping. May be incorporated into site plan
- X Photographs
- X Impact statement
- X Application and plans for sign permits
- NA Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

_____	Special Permit Granted	Date: _____
_____	Received evidence of filing with Registry of Deeds	Date: _____
_____	Notified Building Inspector of Special Permit filing	Date: _____



Project Details

Project Name:	Arlington Mass Ave P373597	DND#:	0
Branch Name:		Region:	
Document Name:	20210701_Arlington Mass Ave_Brand Book_DRC PENDING.pdf	Market:	
DRC Date:	07/06/2021	Address:	
OVP#:	38100P373597	City:	
Program:	New Build Program	State:	
	<input type="checkbox"/> ATM - Offline	Zip:	
	<input type="checkbox"/> BBI - Offline		
	<input type="checkbox"/> Large Cap Retrofit		
	<input type="checkbox"/> Merch Only – Offline		
	<input checked="" type="checkbox"/> NB - Regular or Expansion		
	<input type="checkbox"/> Path		
Project Program:	<input type="checkbox"/> Path of Travel - Offline		
	<input type="checkbox"/> Relocations		
	<input type="checkbox"/> Retrofit - BAU - Offline		
	<input type="checkbox"/> Retrofit - Community - Offline		
	<input type="checkbox"/> Retrofit - Companion - Offline		
	<input type="checkbox"/> RSU		
	<input type="checkbox"/> Signage - Offline		
Project Type:	New Build Signage/Elevation		
Designer:	Kanishka Moham Salehi		
Status:	Approved		

Comment	By	On
AV Approved. If AV changes during any phase of the project contact Allison Howard	Allison Miche Howard	7/2/2021
Approver	Approval Status	Responded
Ashlee Jo Kelly	Approved	07/08/2021 15:38
Robert John Placek	Approved	07/06/2021 11:14
Tiffany Anne McLeod	Approved	07/08/2021 08:24

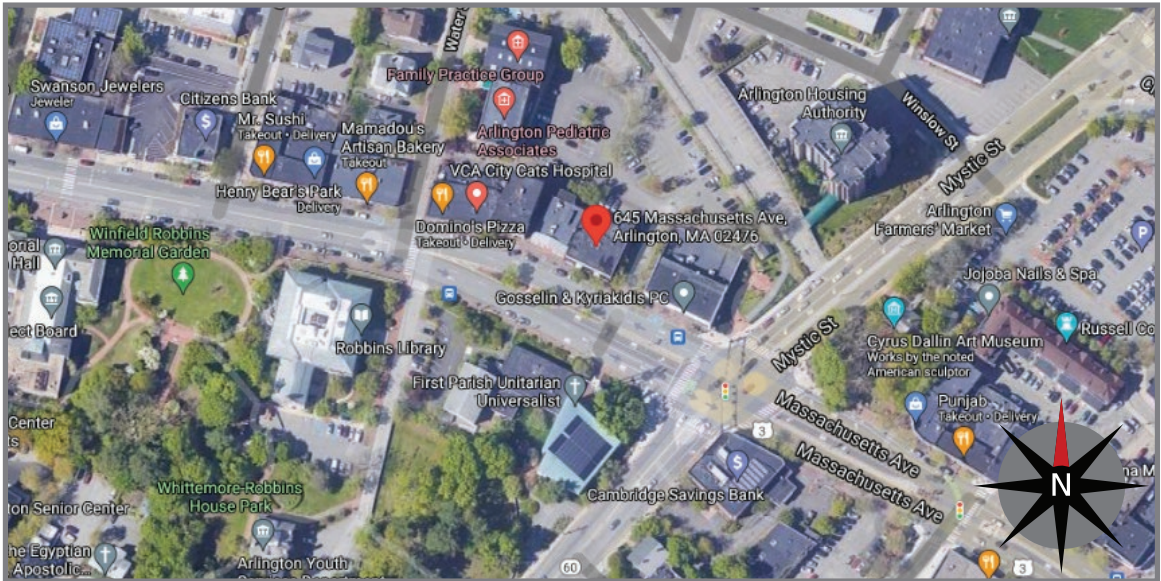
ARLINGTON MASS AVENUE

645 Massachusetts Avenue
Arlington, MA 02476



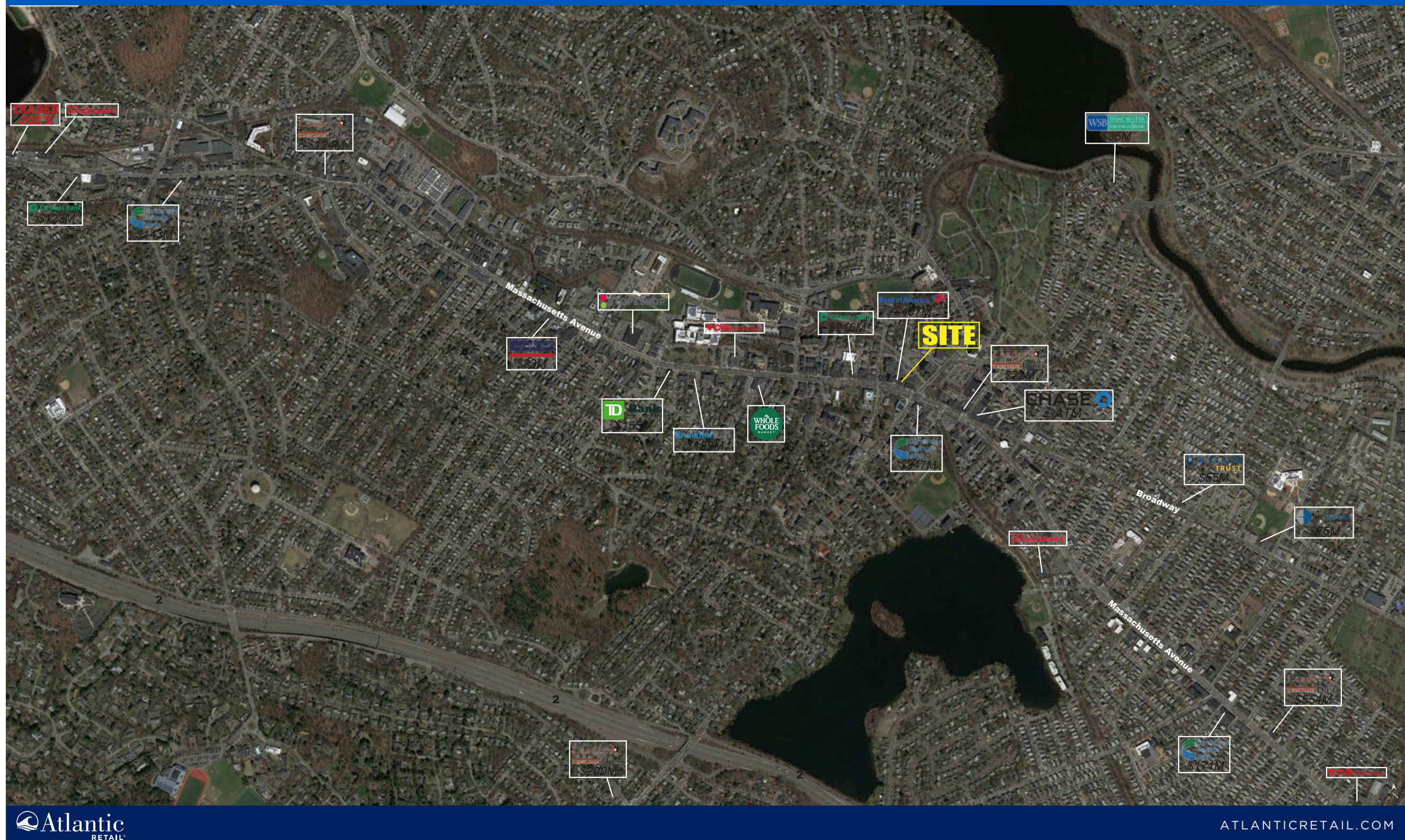
REVISION NOTES:

06.23.21	JM	Delete Octagons from All Awnings. Add Option 2, E12 and E13
07.01.21	RJW	Revised as noted.



B95122

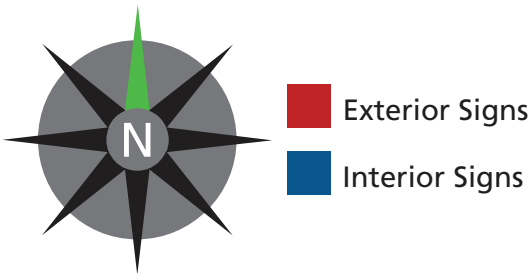
ARLINGTON, MA



Exterior Scope of Work

E01	LIF-R-BLK-18-LED	BLACK W/ BLUE OCT DAY/NIGHT ILLUM CHNL LTRS - TOP MTD RCWY	20.7SF
E02	NMP-XX	DARK NICKEL METAL PANEL	
E03	F-6	DOUBLE-FACED ILLUMINATED FLAG MOUNTED SIGN	8.2SF
E04	NMP-XX	DARK NICKEL METAL PANEL	
E05	LIF-WBO-14-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	12.7SF
E06	NMP-XX	DARK NICKEL METAL PANEL	
E07	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2SF
E08	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2SF
E09	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2SF

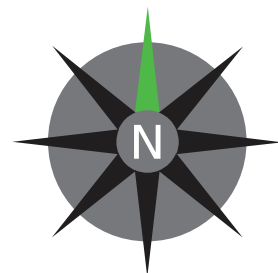
ALL SIGNS TO BE
REVIEWED/APPROVED
BY HRC



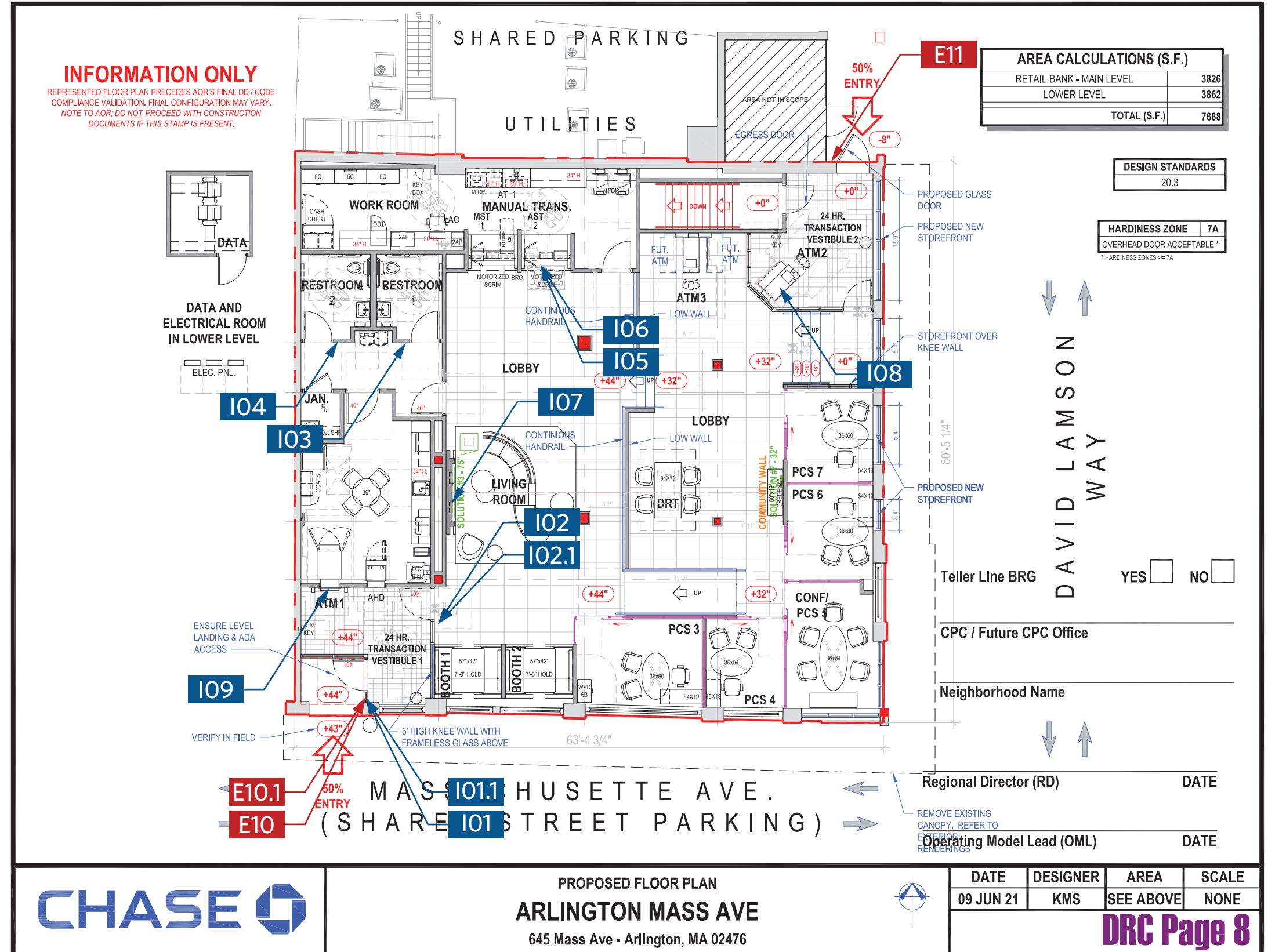
Floor Plan

Interior Scope of Work

I01	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
I01.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
I02	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
I02.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
I03	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
I04	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
I05	ADA-TW	ADA TELLER WALL SIGN	.1SF
I06	ADA-TW-ALS	ADA TELLER WINDOW - ASSISTIVE LISTENING SYSTEM	.1SF
I07	TPL-BTR-B-24	24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON	4SF
I08	eATM-PANEL-SINGLE-SIDE-CAR	BRANDING PANEL FOR SINGLE SIDE CAR eATM 3.0	
I09	SUR-TTW-U-4-TP	ILLUMINATED THIN PROFILE ATM SURROUND	33SF
E10	ADA-EP	ADA HANDICAPPED ENTRANCE PLAQUE	.25SF
E10.1	CUST-VIN	MATCHING BLUE VINYL BACKER	
E11	ADA-EP-NA	ADA HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE	.38SF



- Exterior Signs
- Interior Signs



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

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DESIGNER - JM

CREATED - 06.17.21

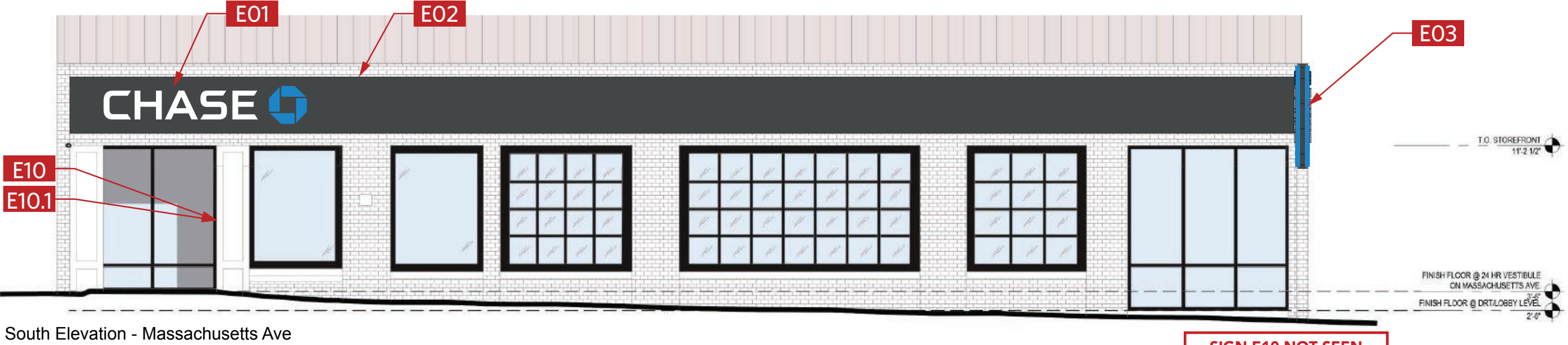
DRAWING - B95122



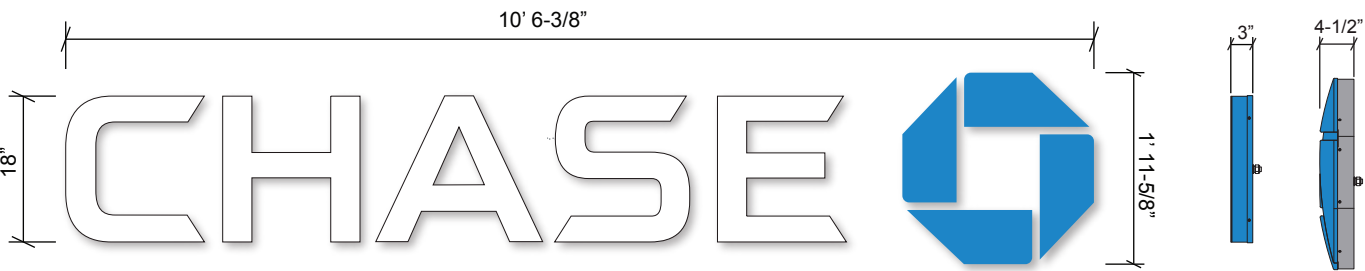
PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065
P: 856-829-1460 • F: 856-829-8549 • WEB: <http://www.philadelphiasign.com>

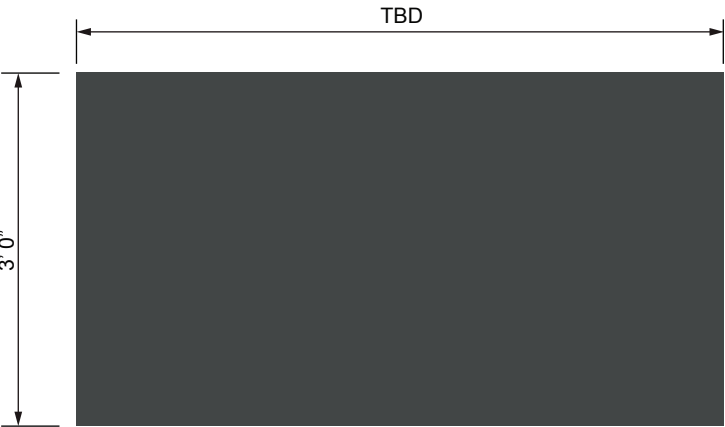
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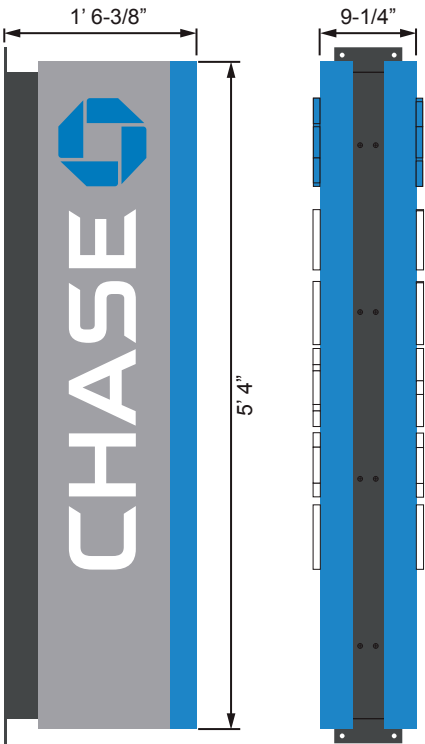
SIGN E10 NOT SEEN FROM THIS ANGLE



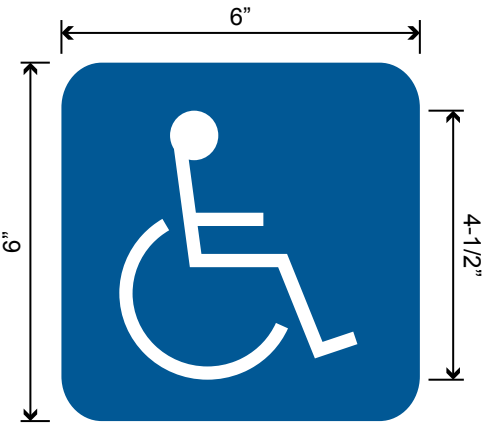
LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



F-6
ILLUMINATED FLAG SIGN
SCALE: NTS



ADA-EP
HANDICAPPED ENTRANCE PLAQUE
SCALE: NTS

CUST-VIN
MATCHING BLUE VINYL BACKER
SCALE: NTS



SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.



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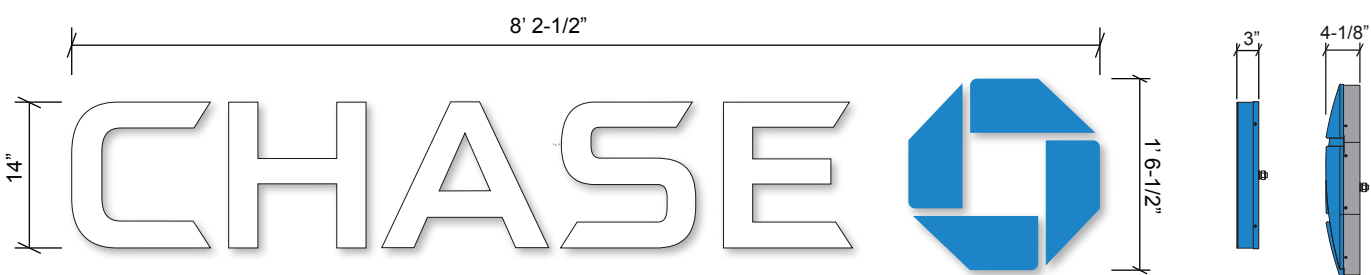
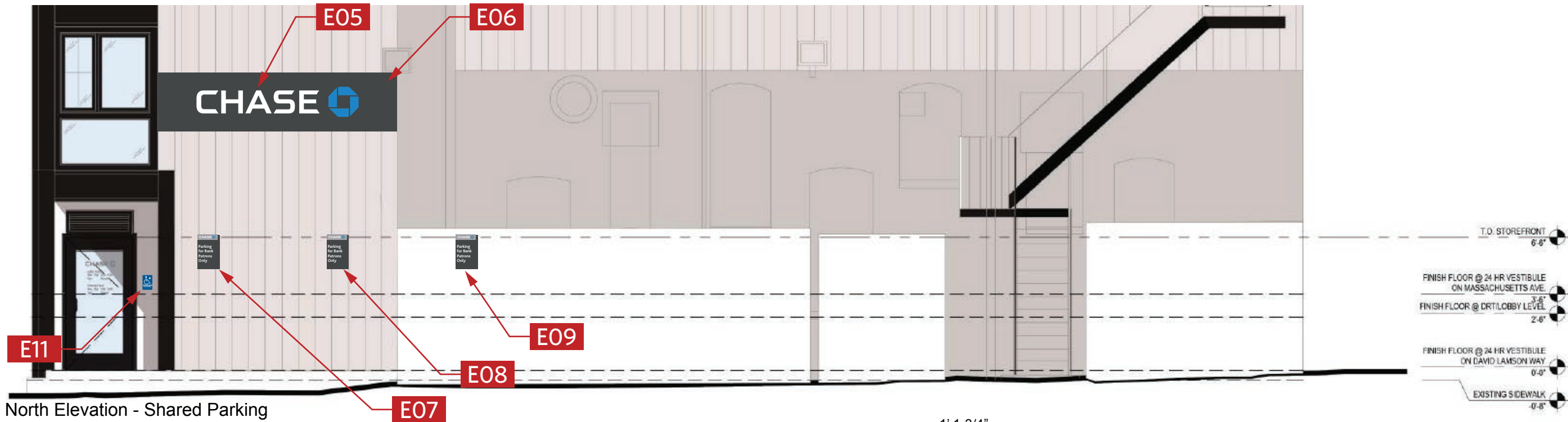
DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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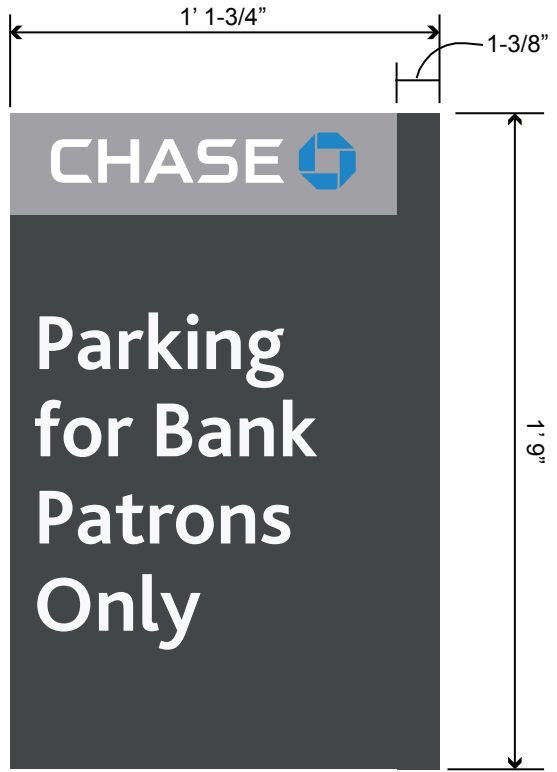
NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



LIF-WBO-14-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



TC-W-A-RE
WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF
SCALE: NTS



ADA-EP-NA
HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE
SCALE: NTS



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ARCHITECTURAL RENDERING - CORNER ELEVATION



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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



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Arlington, MA 02476

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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION



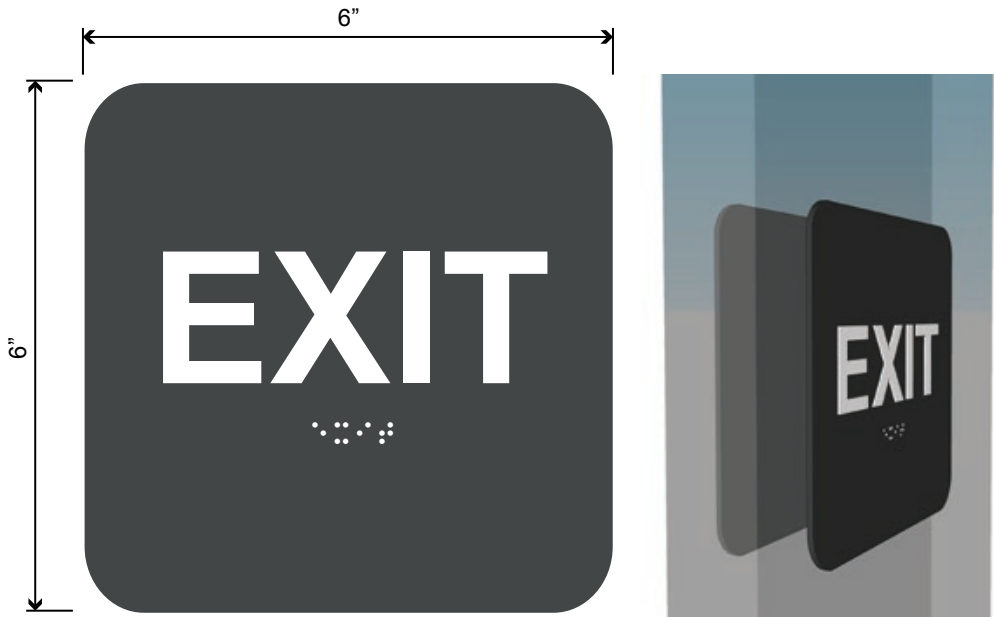
CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

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DESIGNER - JM
CREATED - 06.17.21
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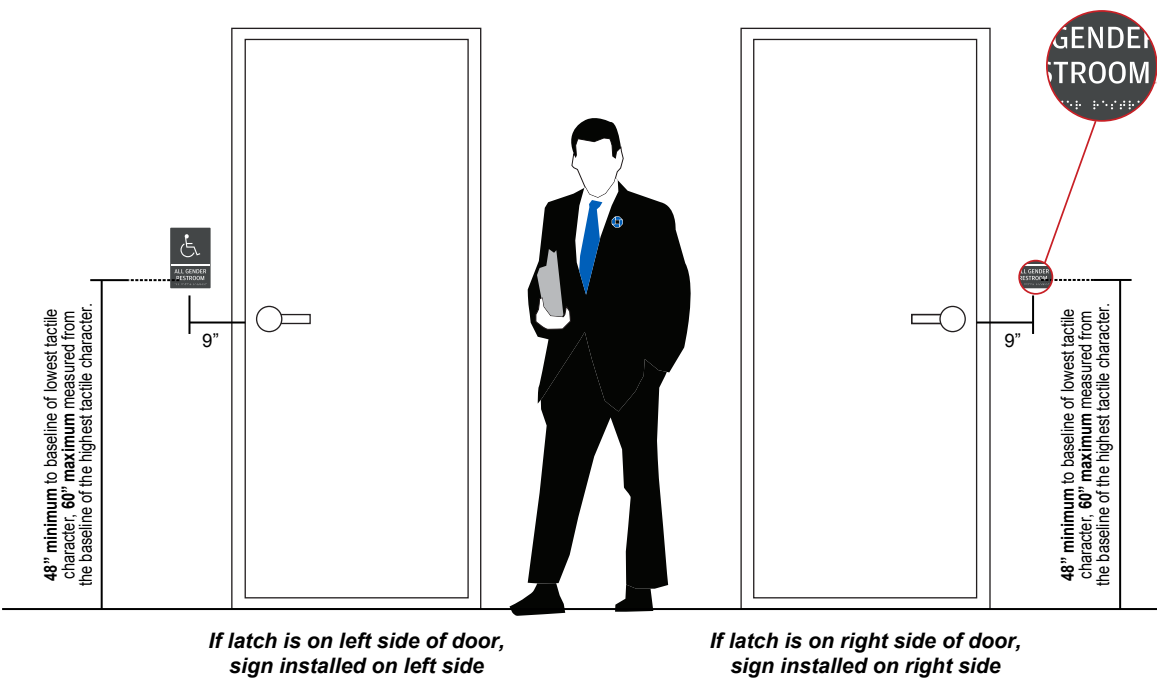


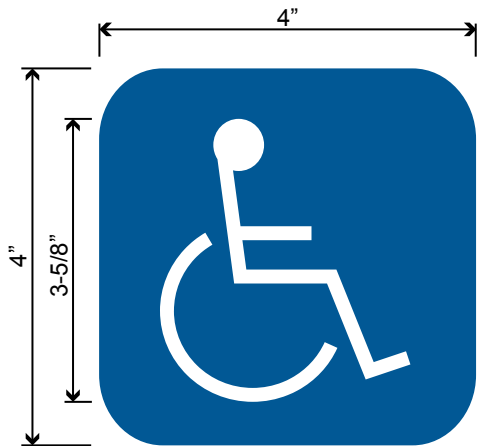
ADA-EX
HANDICAPPED EXIT PLAQUE
SCALE: NTS

CUST-VIN
MATCHING BRONZE VINYL BACKER
SCALE: NTS

ADA-RRAG-A-G All Gender Neutral Restroom Signage for Restrooms that **ARE** Accessible

- Tactile sign identifying an accessible restroom entrance.
- Mounted on the wall, next to the door, on the latch side of the door.
- Acrylic tactile signs designed to meet Federal ADA 2010 ADAAG standards.

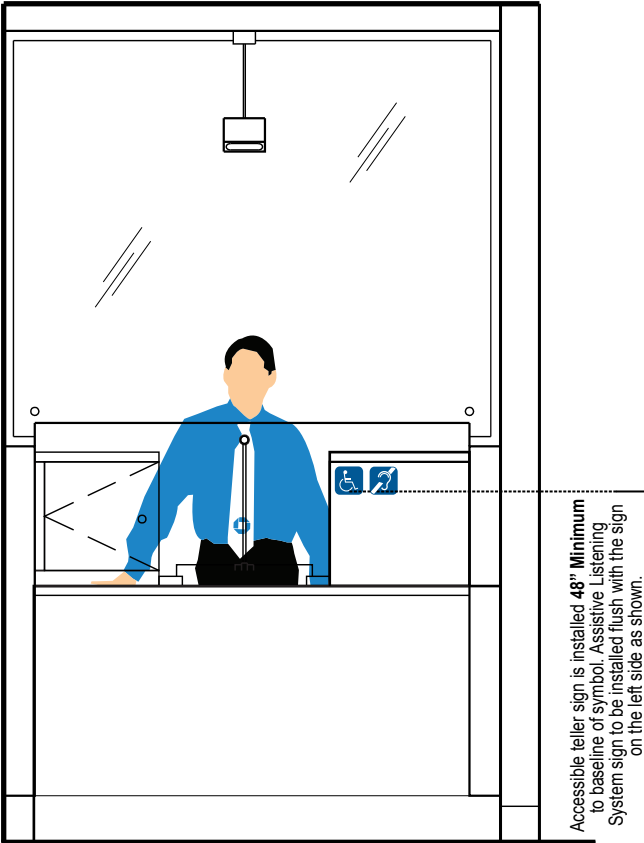




ADA-TW
ADA TELLER WALL SIGN
SCALE: NTS



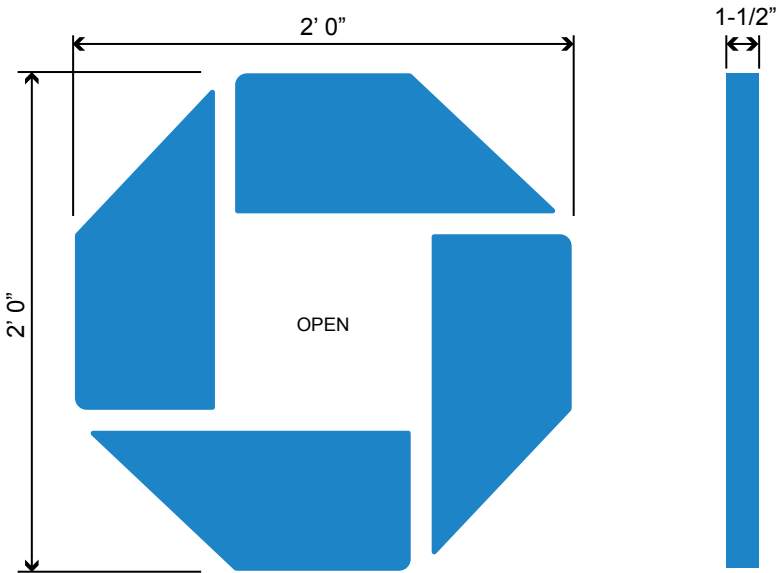
ADA-TW-ALS
ADA TELLER WALL SIGN - ASSISTIVE LISTENING SYSTEM
SCALE: NTS



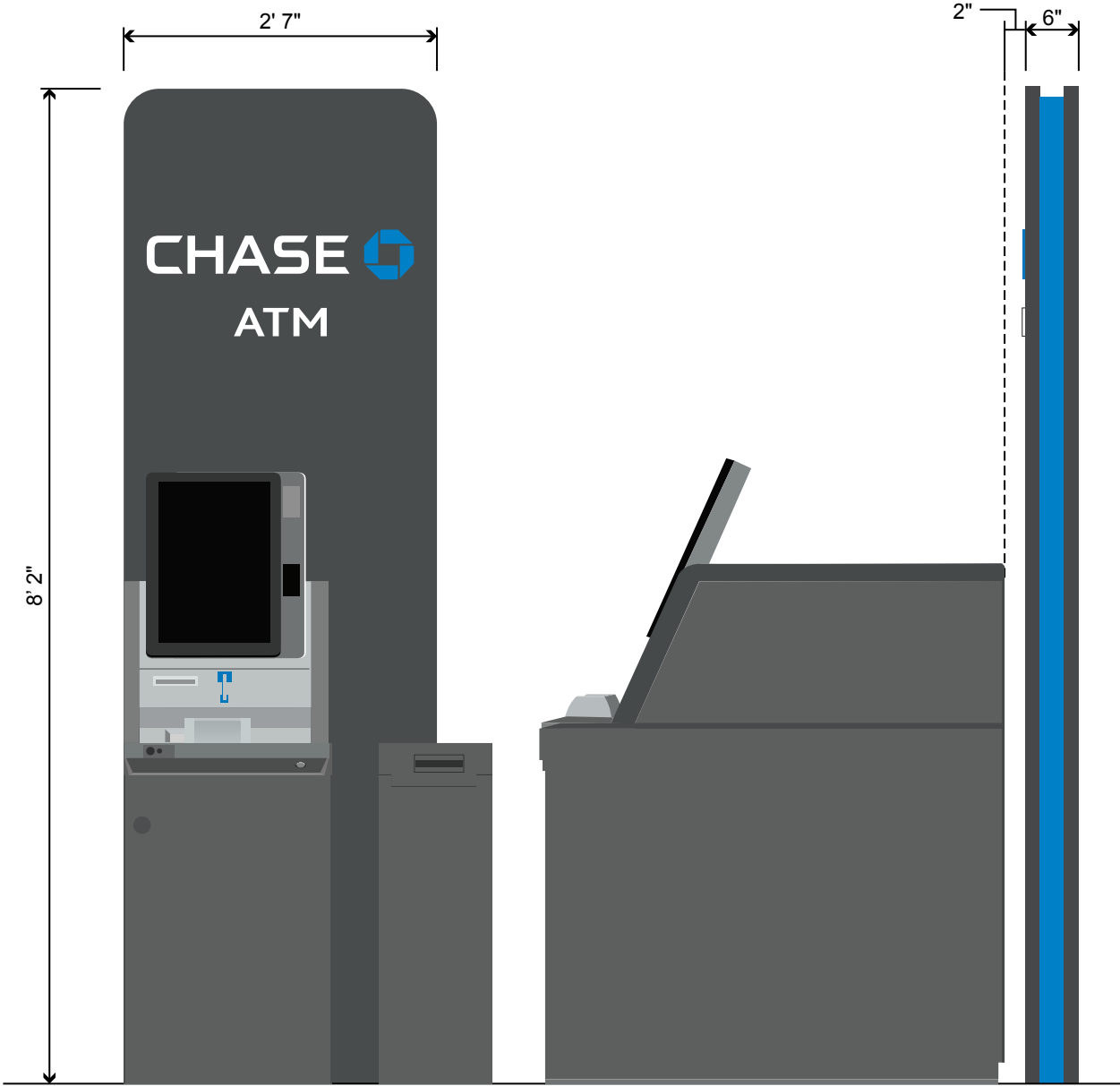
**Placement at Modular Teller Stations
with Bullet-Resistant Glass**



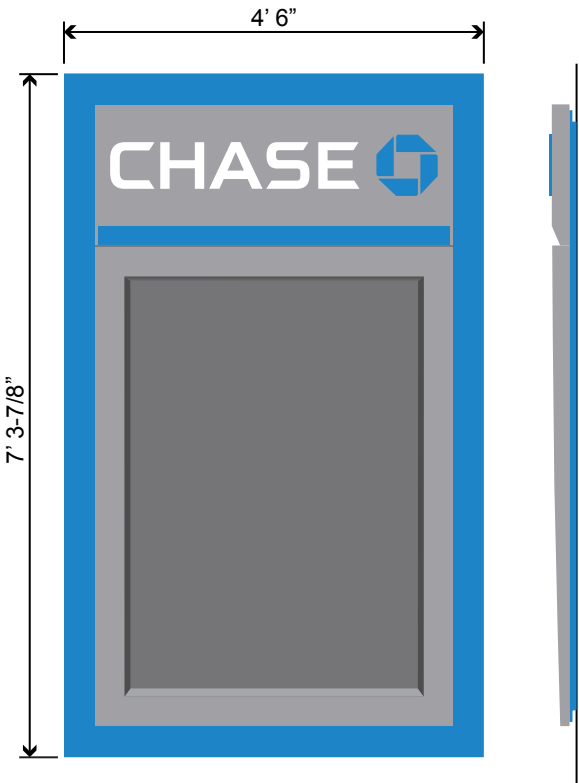
For Reference Only



TPL-BTR-B-24
24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON - 4SF
SCALE: NTS
NOTE: Octagon to be Purchased from Bitro.



eATM-PANEL-SINGLE-SIDE-CAR
BRANDING PANEL FOR SINGLE SIDE CARE eATM 3.0
SCALE: NTS



SUR-TTW-U-4-TP
THIN PROFILE ATM SURROUND - 33SF
SCALE: NTS



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Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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Survey Photos



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Approach Photos



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Code Allowances - Completed by Sign Vendor	
General Info	
Zoning Designation	B-5, Central Business
Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	Downtown location not suitable for F/S signs
Are temporary banners allowed? If so, for how long?	n/a
Are fly guys allowed? If so, for how long?	n/a
Primary Ground Sign	
Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed?	Downtown location not suitable for F/S signs
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements)	n/a
List the set back requirements.	n/a
Building Sign	
Prototypical FS branch - Will code allow our standard illuminated bldg. sign package (30" letterset on front & sides, 24" letterset on the rear)? Please list size and locations of signs allowed.	1 sign per street, no SF limitations; no flashing/blinking
If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements)?	n/a
In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination).	n/a
Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements.	25% window area
ATM Topper- does this count against our overall allowable sf.? Is illumination allowed?	ATM signs subject to review and approval
Are decorative logos allowed (EFIS octagon)? Does it count against overall SF?	n/a
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	Downtown location not suitable for F/S signs
If not, what are the variables/restrictions?	n/a
Awnings / ATM Sunscreens	
Are branded awnings allowed?	yes
What if any restrictions are there (Illumination, color/materials, min & max projection)?	8' clearance, no SF limitation, see add'l comments
Are ATM sunscreens allowed? Do they count against overall SF?	ATM signs subject to review and approval
Other Governing Agencies	
Identify other governing agencies that could override code (ARB, HRB, PUD, etc) and list the known restrictions.	ALL SIGNS TO BE REVIEWD AND APPROVED BY the ARLINGTON HISTORICAL COMMISSION
Permitting / Variance Process	
What is the application process and timing for variance approval ? What are the variance application fees?	2-3 months
What is the likelihood of being granted a variance with this municipality?	25%
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF? List provisions.	no flashing/blinking. NO SIGNS TO BE ILLUMINATED FROM 12am - 6am
Additional Comments	
Please list any additional comments	Permitted in the following categories of signs: wall sign, window sign, awning sign



July 28, 2021

Town of Arlington
Redevelopment Board
730 Mass Ave. Annex
Arlington, MA 02476

Re: Application for Special Permit Review, 645 Massachusetts Avenue

The whom it may concern;

The following information is regarding a proposed Chase Bank facility at 645 Massachusetts Avenue, Arlington MA. The project will entail the installation of a new financial center in the location formerly occupied by Not Your Average Joe's restaurant and bar. The project will involve work on the first floor of the building and is an interior renovation, not exceeding the building limits.

Please see below, provided to meet the informational requests of the Petition for Special Permit under Environmental Design Review, per section 3.4 of the Arlington Zoning Bylaw for Applicability.

1. Preservation of Landscape: The proposed Chase Bank will be within the existing building limits. As such, the proposed project will not impact any of the existing landscape.
2. Relation of buildings to environment: The proposed project is largely contained in the first floor of the existing two-storey building, so the relationship of the existing building to the adjacent structures will be maintained. Additionally, exterior materials (largely brick) will be maintained, retaining the current building's character.
3. Open Space: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not alter any existing open space.
4. Circulation: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not alter any existing circulation. The bank will have two entrances, one in the front, one in the rear facing the parking lot.
5. Surface Water Drainage: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not impact any existing surface water drainage, nor will it contribute any new load to the drainage systems.
6. Utility Service: Chase Bank intends to reuse the existing utilities that were feed the prior tenant (Not Your Average Joe's). This includes electrical, gas, water, sewer, and fire sprinkler services.



The bank, in all likelihood, will use significantly less utilities and resources than the prior restaurant use.

7. Advertising Features: The bank is proposing a set of 18" internally illuminated channels over the entrance on Massachusetts Avenue. The bank is also proposing a set of 14" internally illuminated letters at the rear entrance, facing the parking lot. The (2) building letter sets comply with section 6.2.8 of the zoning by-laws. Refer to attached for additional information on the proposed signage package.
8. Special Features: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The bank proposes to remove the existing awning from the front and side of the building as part of the project. While the existing equipment area in the rear of the building is to remain, the bank use will require significantly less equipment, and will remove any of those features made obsolete by the conversion such as the exhaust system, exterior storage, and food waste containment.
9. Safety: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The existing life safety systems, including fire alarm and fire sprinkler, will be modified as needed based on the proposed work to maintain all current and required life safety requirements. The project will not impact the exterior sidewalks, posing no impact to public safety beyond the confines of the building.
10. Heritage: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The building will mostly maintain the existing building materials and character, as not to impact the character of the building or the streetscape.
11. Microclimate: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not pose any new impact on the microclimate of the area.
12. Sustainable building and Site Design: Chase Bank incorporates sustainable measures into their projects. While the building is not a LEED building Chase still takes measures in the form of energy efficient HVAC systems, efficient plumbing fixtures, LED light fixtures, and products incorporating low/no VOCs and recycled content.

In addition to the above, Chase bank is seeking relief on the parking requirements in the Zoning By-Laws. Section 6.1.4 of the By-Laws indicate that a business use would be required to provide 1 space per 500sf of gross floor area. Since the proposed Chase Bank space is 3,826sf on the first floor (customer floor), that would require 8 parking spaces. The landlord is providing the bank with 3 dedicated spaces for their use, which falls short of the 8 space requirement. Since the Chase Bank space has on-street parking directly in front along Massachusetts Avenue and a large municipal parking lot directly behind, Chase Bank is seeking relief from the requirement in the By-Laws.

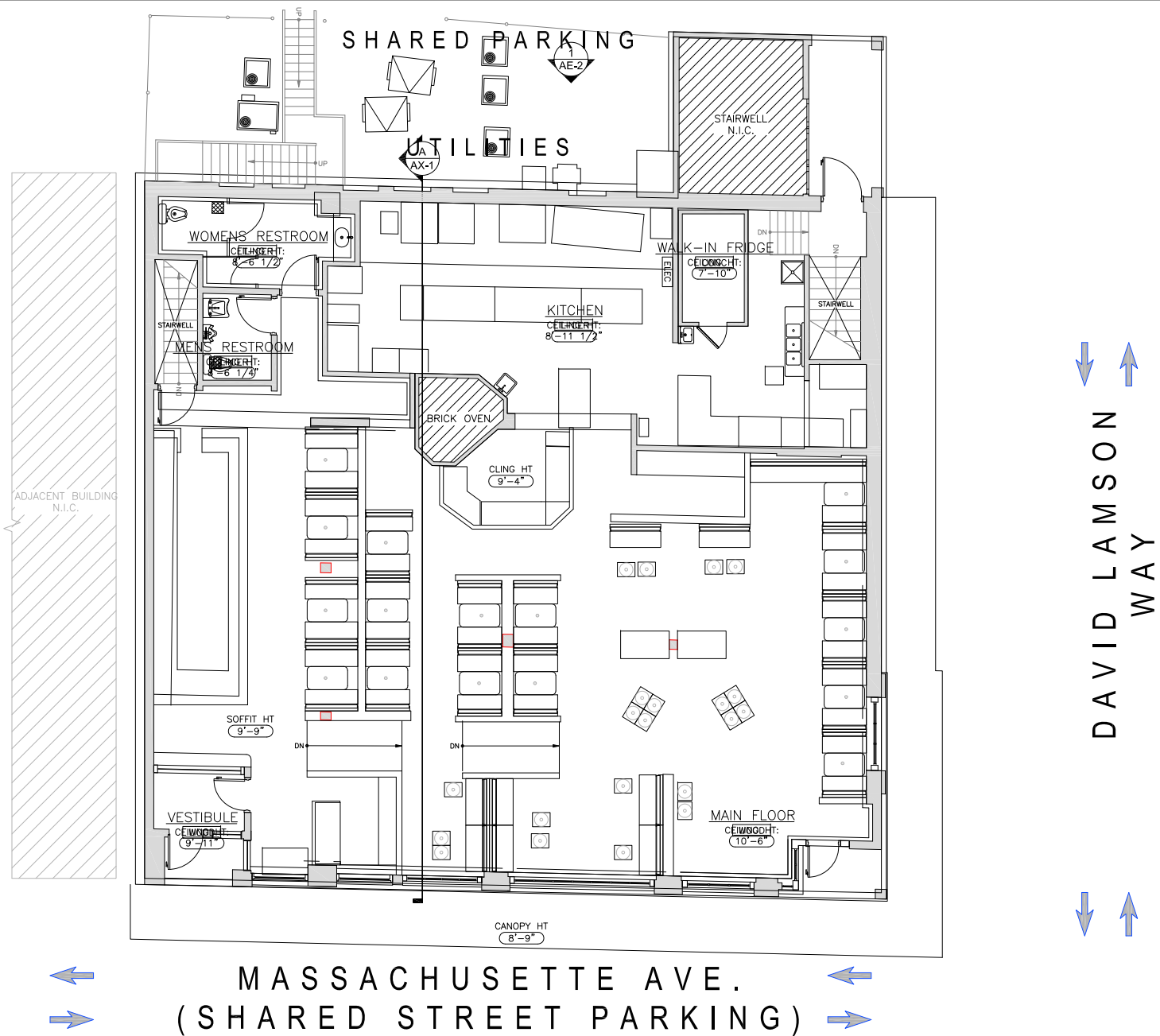
Chase bank is seeking relief on the bicycle parking requirements in the Zoning By-Laws. Section 6.1.12 of the By-Laws indicate that a business use would be required to provide .3 spaces per 1000sf of gross floor area. . Since the proposed Chase Bank space is 3,826sf on the first floor (customer floor), that would require 1.2 spaces (rounds up to 2). Since the Chase Bank space has a bicycle rack in the sidewalk directly

in front along Massachusetts Avenue and 6 racks in the large municipal parking lot directly behind, as well as pay per ride bicycles, Chase Bank is seeking relief from the requirement in the By-Laws.

Please let us know should any further information be required.

Sincerely,

James Lalli
Director of Architecture - Financial
908.462.9949 | jlalli@core-states.com



EXISTING FLOOR PLAN
ARLINGTON MASS AVE
 645 Mass Ave - Arlington, MA 02476

63 of 121

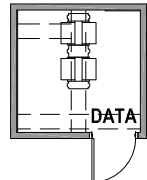


DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	AREA sq. ft.	NONE

DRC Page 6

INFORMATION ONLY

REPRESENTED FLOOR PLAN PRECEDES AOR'S FINAL DD / CODE COMPLIANCE VALIDATION. FINAL CONFIGURATION MAY VARY. NOTE TO AOR; DO NOT PROCEED WITH CONSTRUCTION DOCUMENTS IF THIS STAMP IS PRESENT.

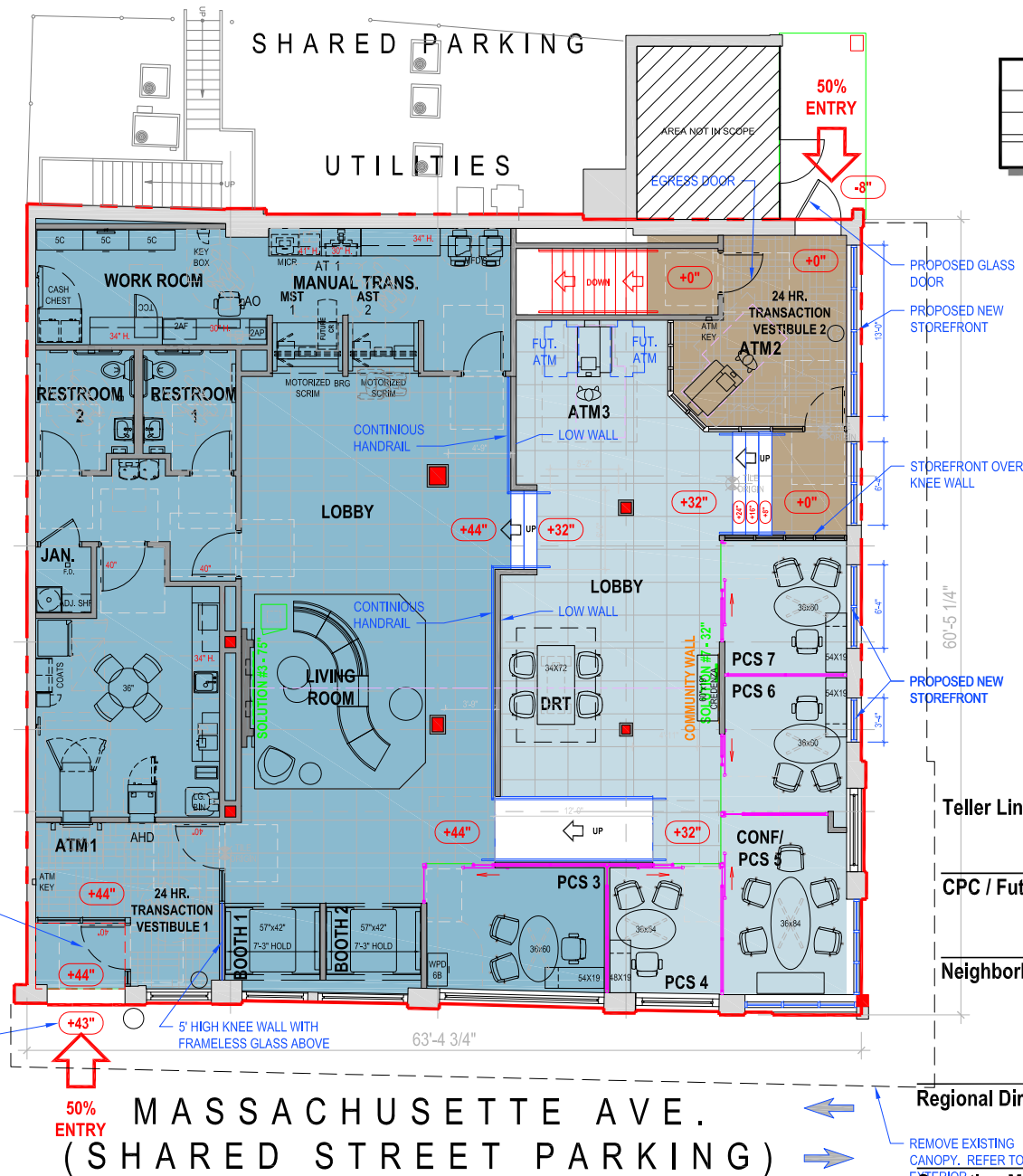


DATA AND ELECTRICAL ROOM IN LOWER LEVEL



ENSURE LEVEL LANDING & ADA ACCESS

VERIFY IN FIELD



AREA CALCULATIONS (S.F.)

RETAIL BANK - MAIN LEVEL	3826
LOWER LEVEL	3862
TOTAL (S.F.)	7688

DESIGN STANDARDS

20.3

HARDINESS ZONE 7A

OVERHEAD DOOR ACCEPTABLE *
* HARDINESS ZONES >= 7A

Teller Line BRG

YES ☐ NO ☐

CPC / Future CPC Office

Neighborhood Name

Regional Director (RD)

DATE

Operating Model Lead (OML)

DATE



PROPOSED FLOOR PLAN ARLINGTON MASS AVE

645 Mass Ave - Arlington, MA 02476

64 of 121

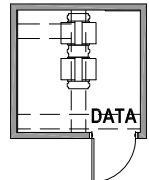


DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	SEE ABOVE	NONE

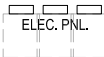
DRC Page 7

INFORMATION ONLY

REPRESENTED FLOOR PLAN PRECEDES AOR'S FINAL DD / CODE COMPLIANCE VALIDATION. FINAL CONFIGURATION MAY VARY. NOTE TO AOR; DO NOT PROCEED WITH CONSTRUCTION DOCUMENTS IF THIS STAMP IS PRESENT.

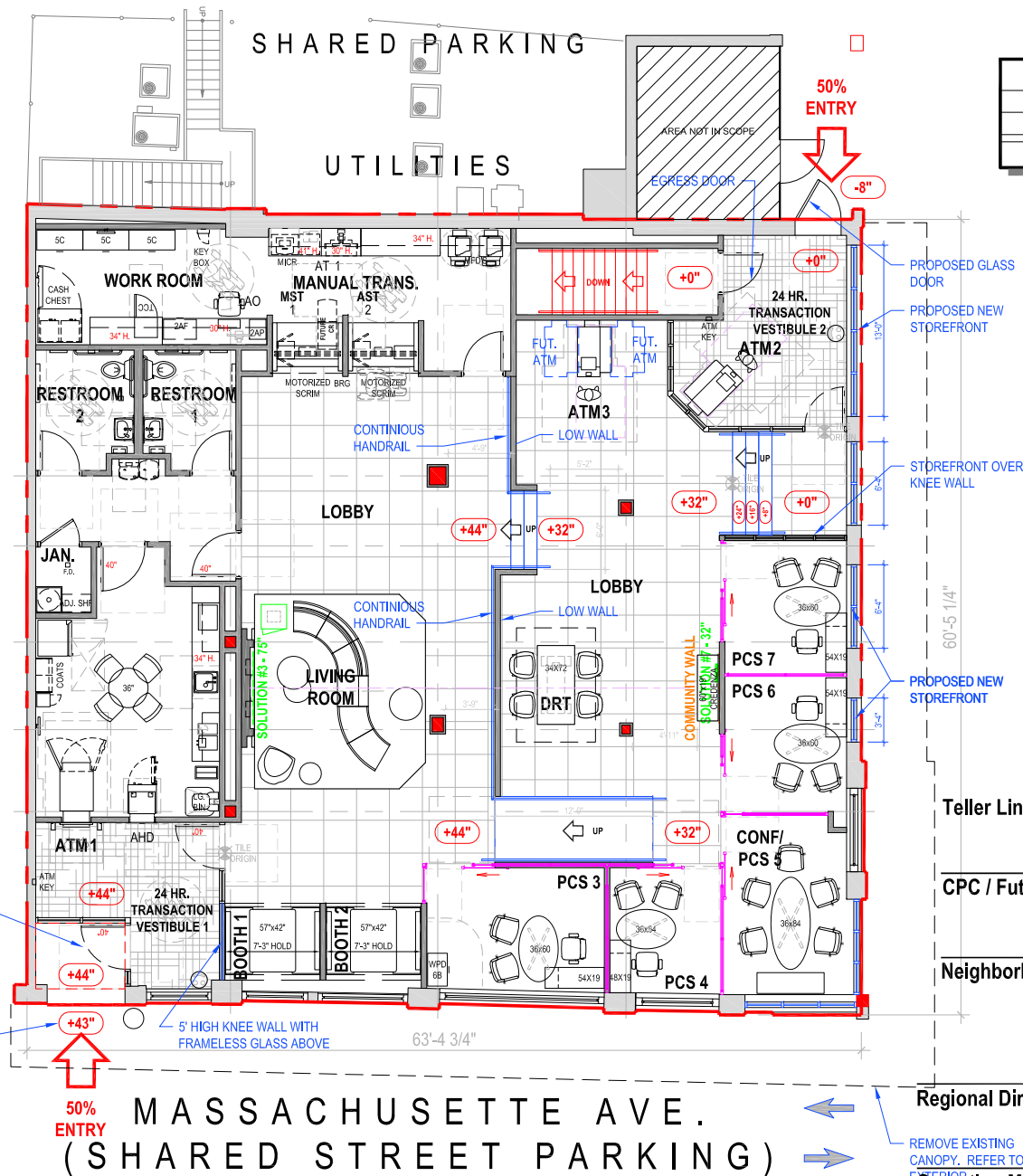


DATA AND ELECTRICAL ROOM IN LOWER LEVEL



ENSURE LEVEL LANDING & ADA ACCESS

VERIFY IN FIELD



AREA CALCULATIONS (S.F.)

RETAIL BANK - MAIN LEVEL	3826
LOWER LEVEL	3862
TOTAL (S.F.)	7688

DESIGN STANDARDS

20.3

HARDINESS ZONE 7A

OVERHEAD DOOR ACCEPTABLE *
* HARDINESS ZONES >= 7A

Teller Line BRG

YES ☐ NO ☐

CPC / Future CPC Office

Neighborhood Name

Regional Director (RD)

DATE

Operating Model Lead (OML)

DATE



PROPOSED FLOOR PLAN ARLINGTON MASS AVE

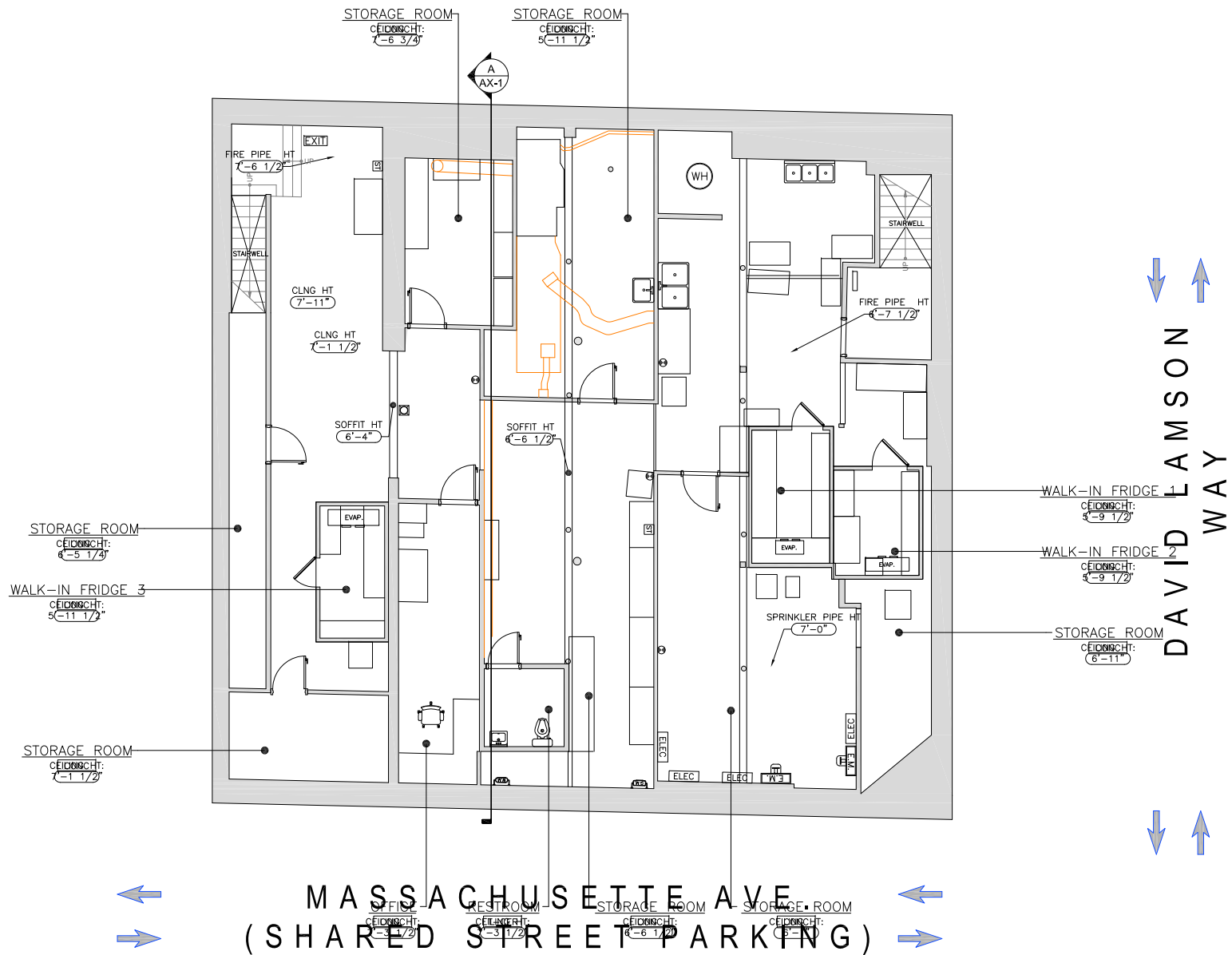
645 Mass Ave - Arlington, MA 02476

65 of 121



DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	SEE ABOVE	NONE

DRC Page 8



EXISTING LOWER LEVEL FLOOR PLAN
ARLINGTON MASS AVE
 645 Mass Ave - Arlington, MA 02476

66 of 121



DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	AREA sq. ft.	NONE
DRC Page 9			







Rear egress (Not ADA Compliant)

Tenant will have exclusive rights to 3/5 parking spots (TBD)



View from Massachusetts Ave



Views from David Lamson Way



View from
municipal
parking



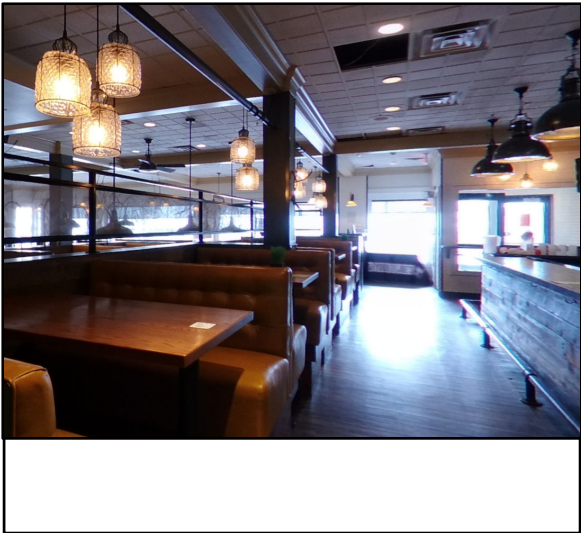
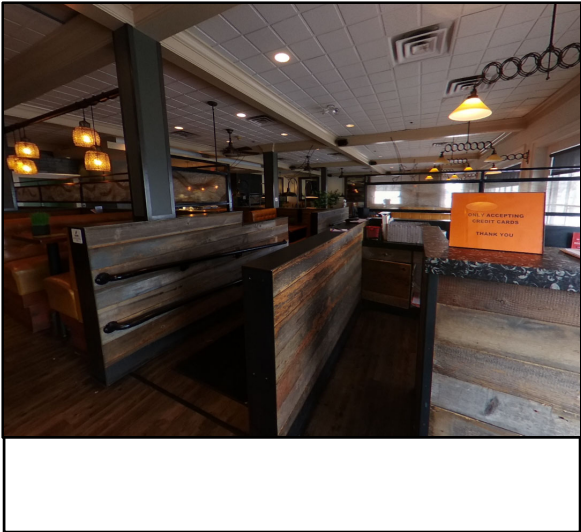
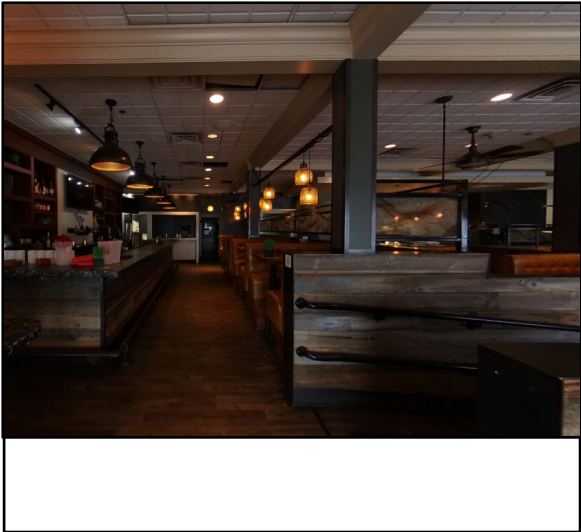
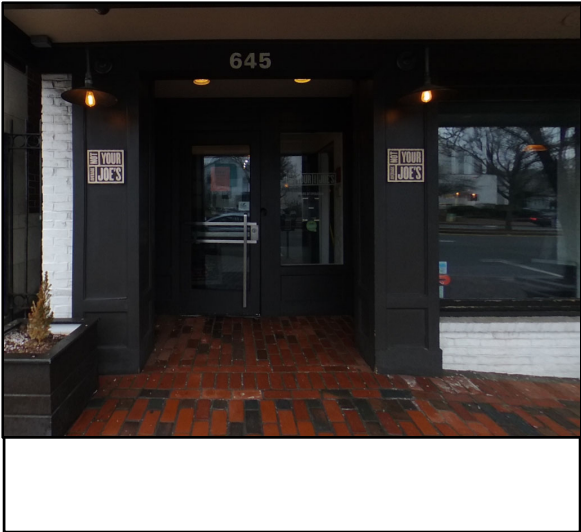
Caldwell Bankers

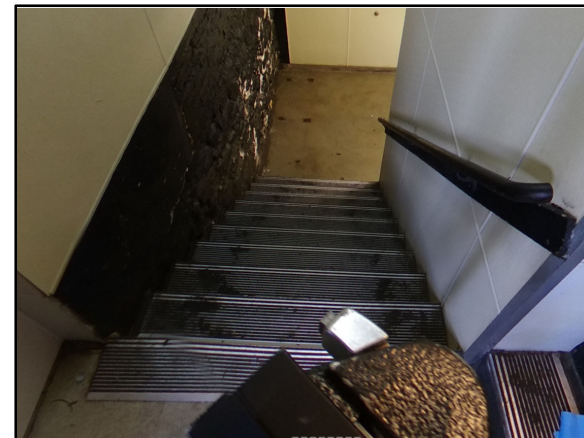
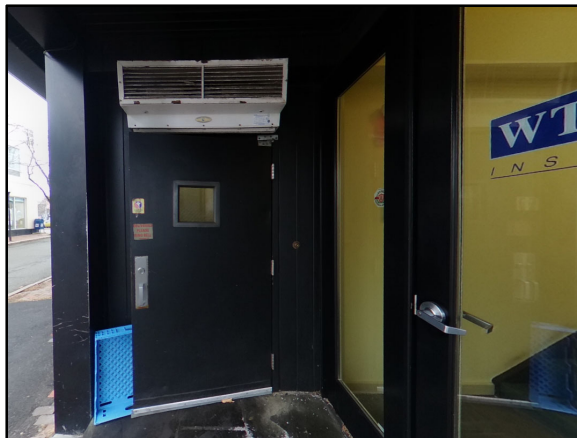


Bank of America



Rear entrance







Bk: 50073 Pg: 393 Doc: DEED
Page: 1 of 2 09/07/2007 04:01 PM

QUITCLAIM DEED

645 Mass. Ave. LLC, a Massachusetts limited liability company with a principal place of business at 11 Pepper Hill Drive, Winchester, MA 01890 for ONE MILLION NINE HUNDRED FIFTY THOUSAND and 00/100 (\$1,950,000.00) DOLLARS consideration paid grants to Key West Realty LLC, a Massachusetts limited liability company with a principal place of business at 63 Tropelo Road, Waltham, MA with quitclaim covenants the land and buildings thereon situated in Arlington, Middlesex County, Massachusetts and now numbered 645 to 651 Massachusetts Avenue and shown on a plan of "Land in Arlington, Mass., Boston & Maine Railroad to Myer Dana, E. D. Chapman, R. E. Engr. June 1922" recorded with Middlesex South District Deeds Book 4534, End, and bounded and described as follows:

SOUTHWESTERLY by said Massachusetts Avenue, as now laid out and existing, 64 feet;
NORTHWESTERLY by land now or late of Menotomy Trust Company, 100 feet;
NORTHEASTERLY by land now or formerly of Boston & Maine Railroad, 64 feet; and
SOUTHEASTERLY by other land now or formerly of Boston & Maine Railroad, 100 feet.

Containing about 6,400 square feet according to said plan.

Be any or all of said measurements or contents more or less or however otherwise said premises may be measured, bounded or described.

Together with the right to sue for the ordinary purposes of a passageway to and from the granted premises, the existing passageway on the Southeasterly side of the granted premises, said passageway being shown on said plan and extending 100 feet Northeasterly from Massachusetts Avenue.

Subject to and with the benefit of easements, rights, restrictions and agreements of record so far as now in force and applicable.

For title, see deed recorded with Middlesex South District Registry of Deeds at Book 49471, Page 543.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/07/2007 04:01 PM
Ctri# 099332 27101 Doc# 00168668
Fee: \$8,892.00 Cons: \$1,950,000.00

645 MASS. AVE. LLC

By:

Donald A. Calareso, Manager

CLARK, HUNT AND EMBRY
55 CAMBRIDGE PARKWAY
CAMBRIDGE, MA 02142

COMMONWEALTH OF MASSACHUSETTS


Middlesex, ss.

On this 7th day of September, 2007, before me, the undersigned notary public, personally appeared 645 Mass. Ave. LLC by Donald A. Calareso, its Manager, proved to me to be the person whose name is signed on the preceding or attached document, through satisfactory evidence of identification, namely, a driver's license issued by the State of Massachusetts bearing the photographic image of the face and signature of Donald A. Calareso, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary PublicMichael G. Gault
My Commission Expires: March 14, 2008

S:\WDOX\Bank_RE\RE\06423\00009\00010931.DOC



Attest Middlesex S. Register

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location Corner of Mass Ave/David Lamson Way

Zoning District B-5

Owner: Key West Realty LLC

Address: 645 Massachusetts Ave

Present Use/Occupancy: No. of Dwelling Units:

Restaurant/Bar

Uses and their gross square feet:

6400 sf

Proposed Use/Occupancy: No. of Dwelling Units:

Financial Center > 2000sf

Uses and their gross square feet:

3826 sf (first floor only)

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	6400sf	3826sf	min. >2,000 sf (with special permit)
Frontage	63'-5"	63'-5"	min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable	N/A	N/A	max.
Lot Area per Dwelling Unit (square feet)	N/A	N/A	min.
Front Yard Depth (feet)	N/A	N/A	min.
Side Yard Width (feet) right side	N/A	N/A	min.
left side	N/A	N/A	min.
Rear Yard Depth (feet)	N/A	N/A	min.
Height			min.
Stories	2	2	stories Existing
Feet	31'-6"	31'-6"	feet Existing
Open Space (% of G.F.A.)			min.
Landscaped (square feet)	N/A	N/A	(s.f.)
Usable (square feet)	N/A	N/A	(s.f.)
Parking Spaces (No.)	0	3	min. 8 (based on 1 per 500sf)
Parking Area Setbacks (feet), where applicable	N/A	N/A	min.
Loading Spaces (No.)	0	0	min.
Type of Construction	IIIA		
Distance to Nearest Building	0-Adjacent	0-Adjacent	min. Existing

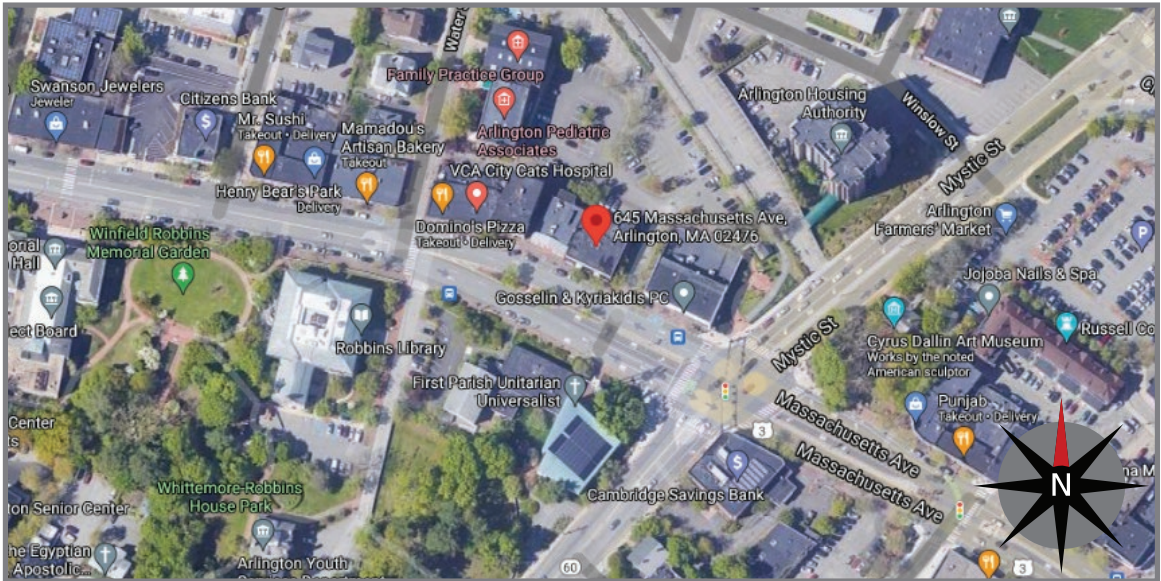
ARLINGTON MASS AVENUE

645 Massachusetts Avenue
Arlington, MA 02476



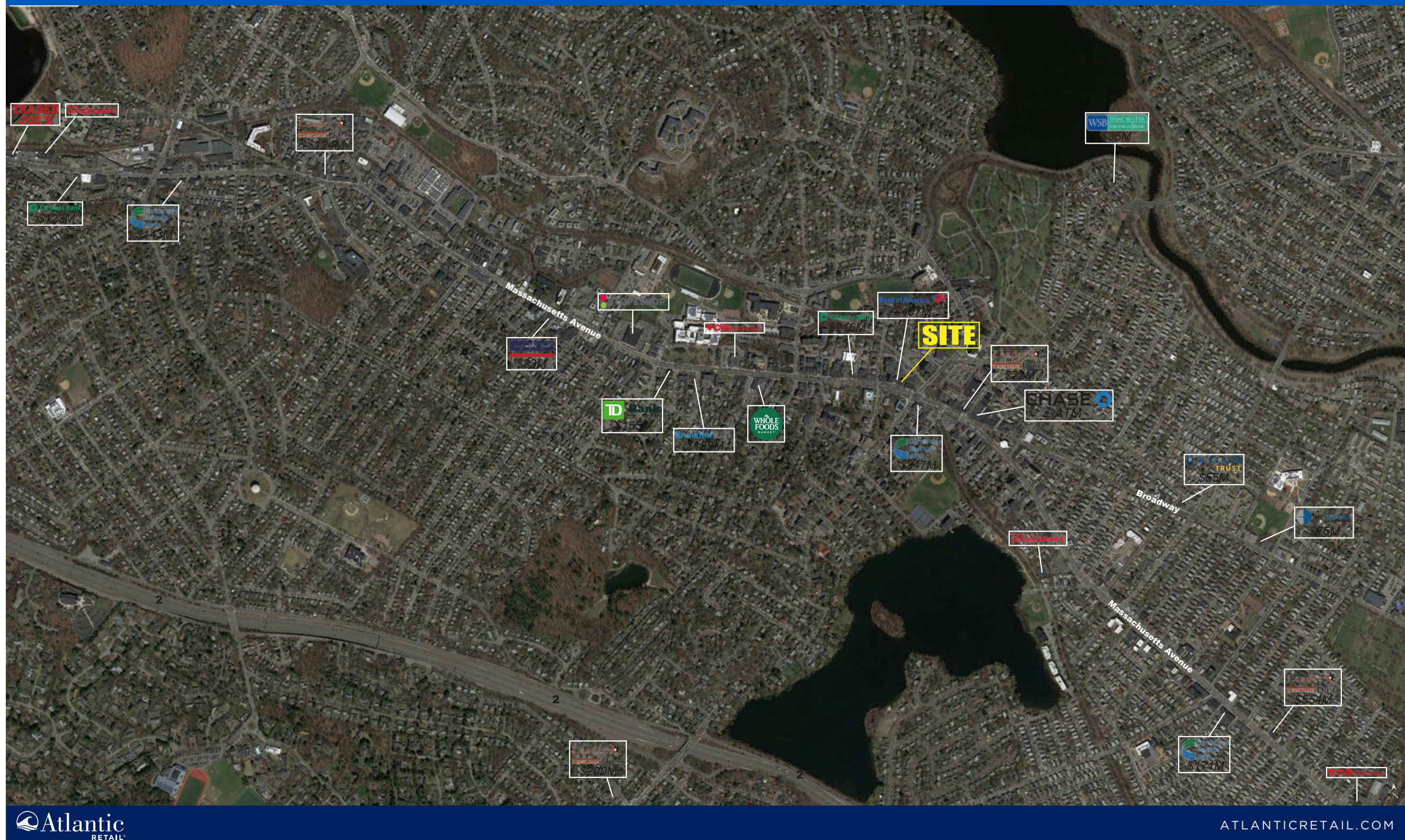
REVISION NOTES:

06.23.21	JM	Delete Octagons from All Awnings. Add Option 2, E12 and E13
07.01.21	RJW	Revised as noted.
09.09.21	RJW	Delete E03, add lettersets & elevations.



B95122

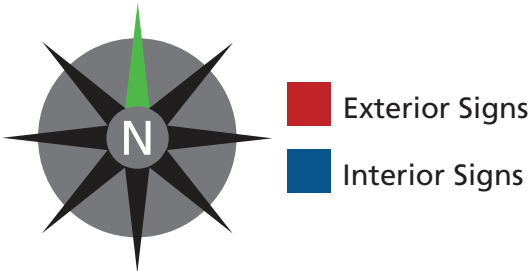
ARLINGTON, MA



Exterior Scope of Work

E01	LIF-WBO-18-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	20.7SF
E02	NMP-XX	DARK NICKEL METAL PANEL	
E04	NMP-XX	DARK NICKEL METAL PANEL	
E05	LIF-WBO-14-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	12.7SF
E06	NMP-XX	DARK NICKEL METAL PANEL	
E07	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (Re-ENGINEERED)	2SF
E08	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (Re-ENGINEERED)	2SF
E09	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (Re-ENGINEERED)	2SF
E12	LIF-WBO-18-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	20.7SF

ALL SIGNS TO BE
REVIEWED/APPROVED
BY HRC



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

79 of 121

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



PHILADELPHIASIGN

BRINGING THE WORLD'S BRANDS TO LIFE

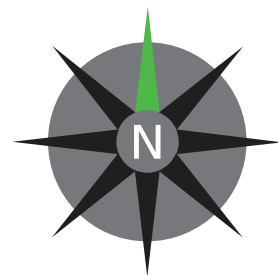
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Floor Plan

Interior Scope of Work

I01	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
I01.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
I02	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
I02.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
I03	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
I04	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
I05	ADA-TW	ADA TELLER WALL SIGN	.1SF
I06	ADA-TW-ALS	ADA TELLER WINDOW - ASSISTIVE LISTENING SYSTEM	.1SF
I07	TPL-BTR-B-24	24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON	4SF
I08	eATM-PANEL-SINGLE-SIDE-CAR	BRANDING PANEL FOR SINGLE SIDE CAR eATM 3.0	
I09	SUR-TTW-U-4-TP	ILLUMINATED THIN PROFILE ATM SURROUND	33SF
E10	ADA-EP	ADA HANDICAPPED ENTRANCE PLAQUE	.25SF
E10.1	CUST-VIN	MATCHING BLUE VINYL BACKER	
E11	ADA-EP-NA	ADA HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE	.38SF



Exterior Signs

Interior Signs



CHS.NB.961 - Arlington Mass Avenue

645 Massachusetts Avenue
Arlington, MA 02476

80 of 121

DESIGNER - JM

CREATED - 06.17.21

DRAWING - B95122

PHILADELPHIA **SIGN**

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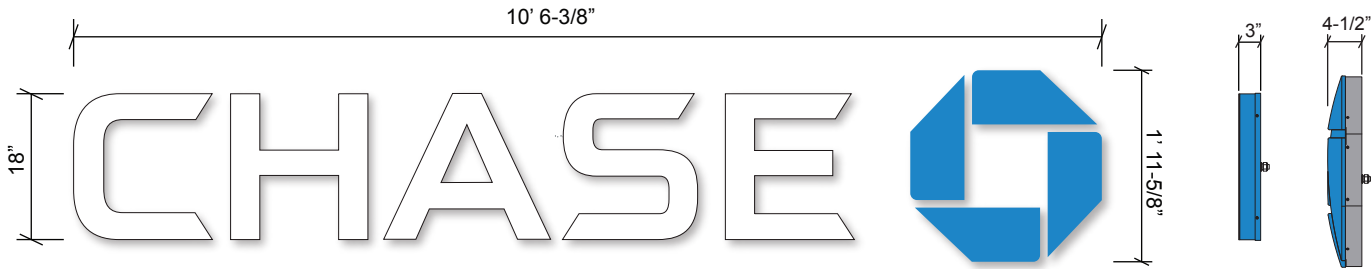
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South Elevation - Massachusetts Ave

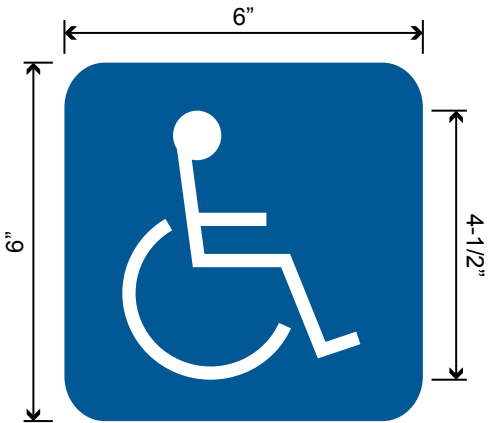
SIGN E10 NOT SEEN FROM THIS ANGLE



LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



ADA-EP
HANDICAPPED ENTRANCE PLAQUE
SCALE: NTS

CUST-VIN
MATCHING BLUE VINYL BACKER
SCALE: NTS



SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.

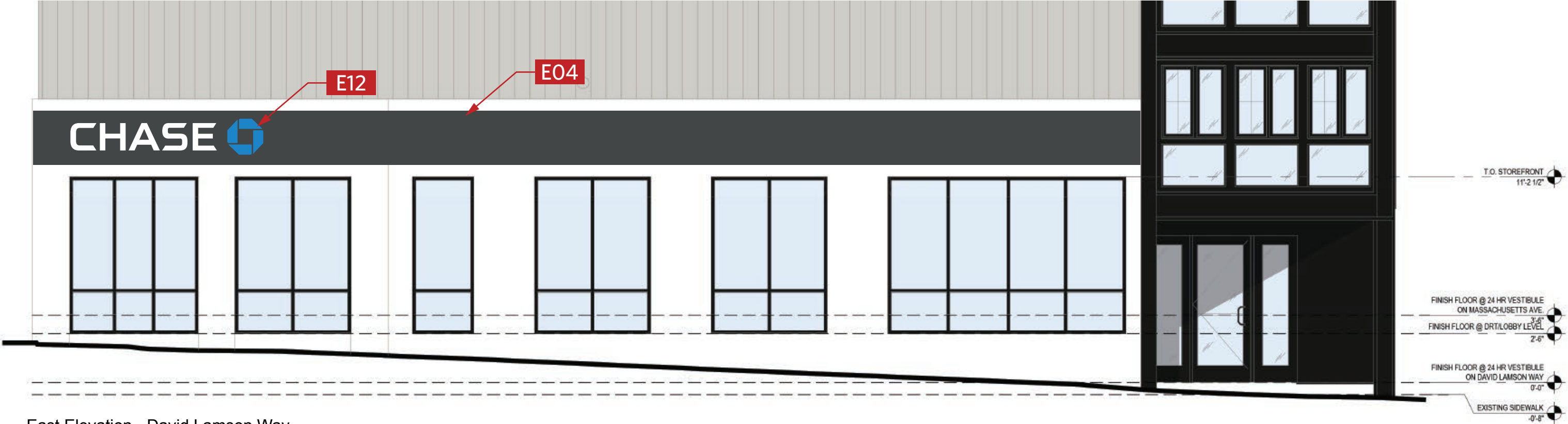


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Arlington, MA 02476

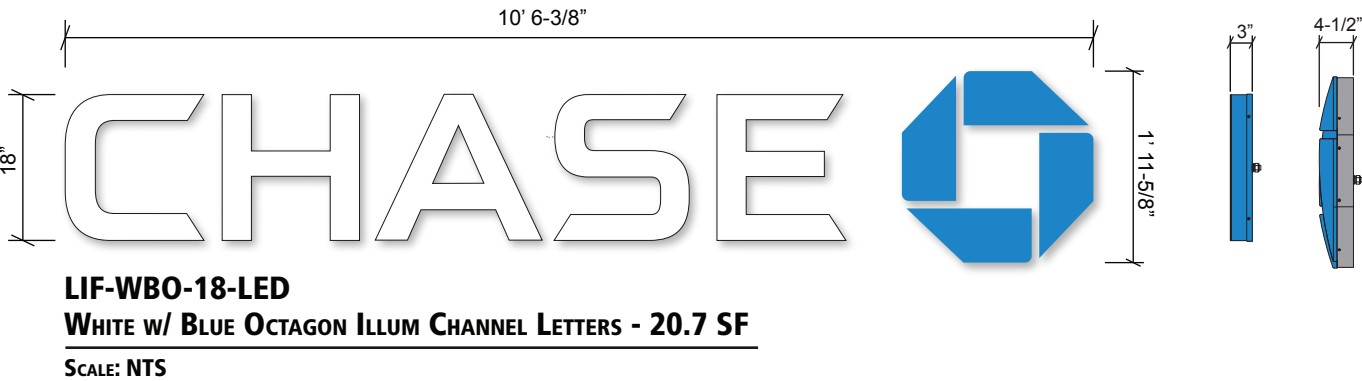
DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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East Elevation - David Lamson Way



LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



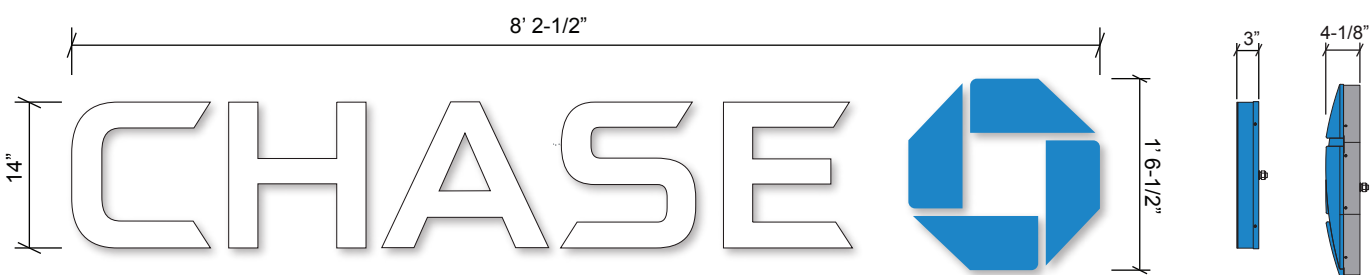
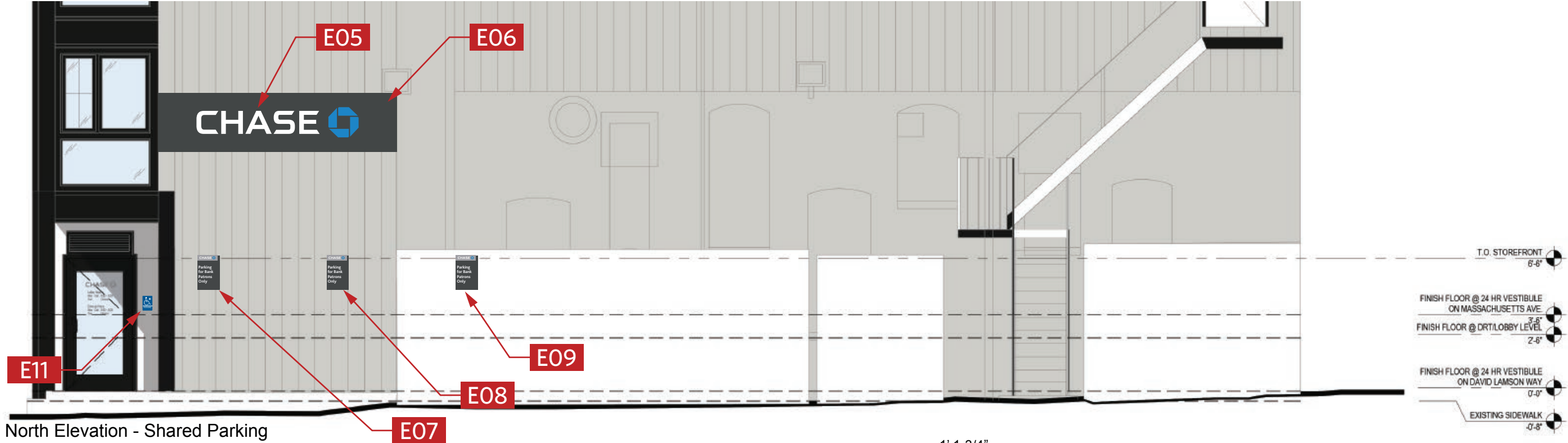
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645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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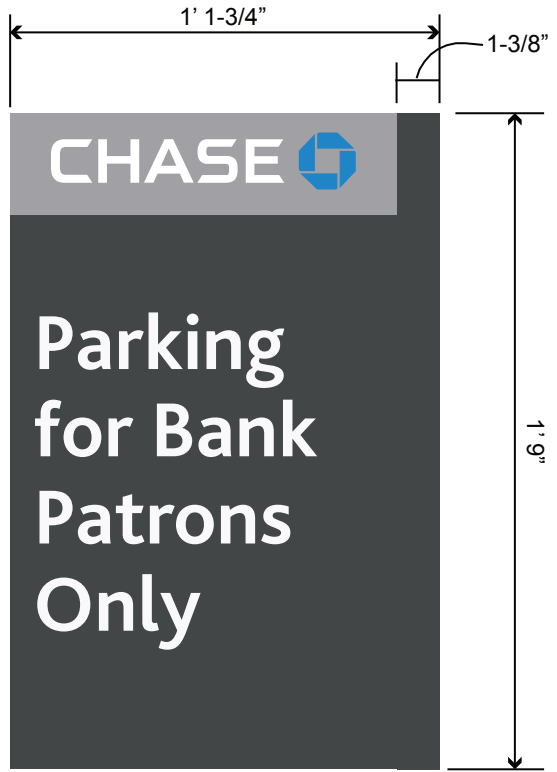
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LIF-WBO-14-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



TC-W-A-RE
WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF
SCALE: NTS



ADA-EP-NA
HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE
SCALE: NTS



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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ARCHITECTURAL RENDERING - CORNER ELEVATION



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645 Massachusetts Avenue
Arlington, MA 02476

84 of 121

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

85 of 121

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION



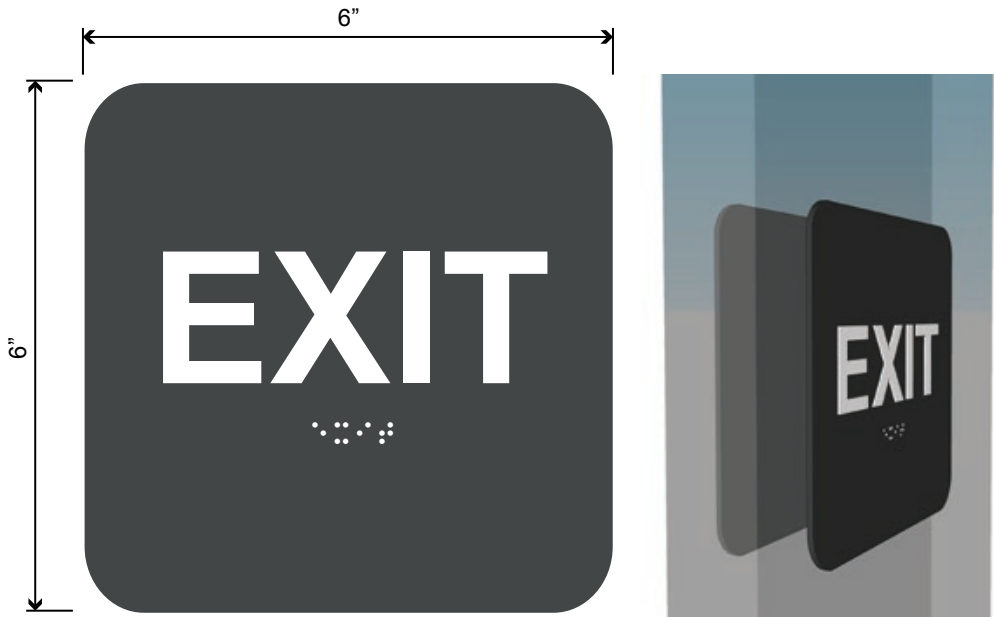
CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

86 of 121

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

 **PHILADELPHIASIGN**
BRINGING THE WORLD'S BRANDS TO LIFE
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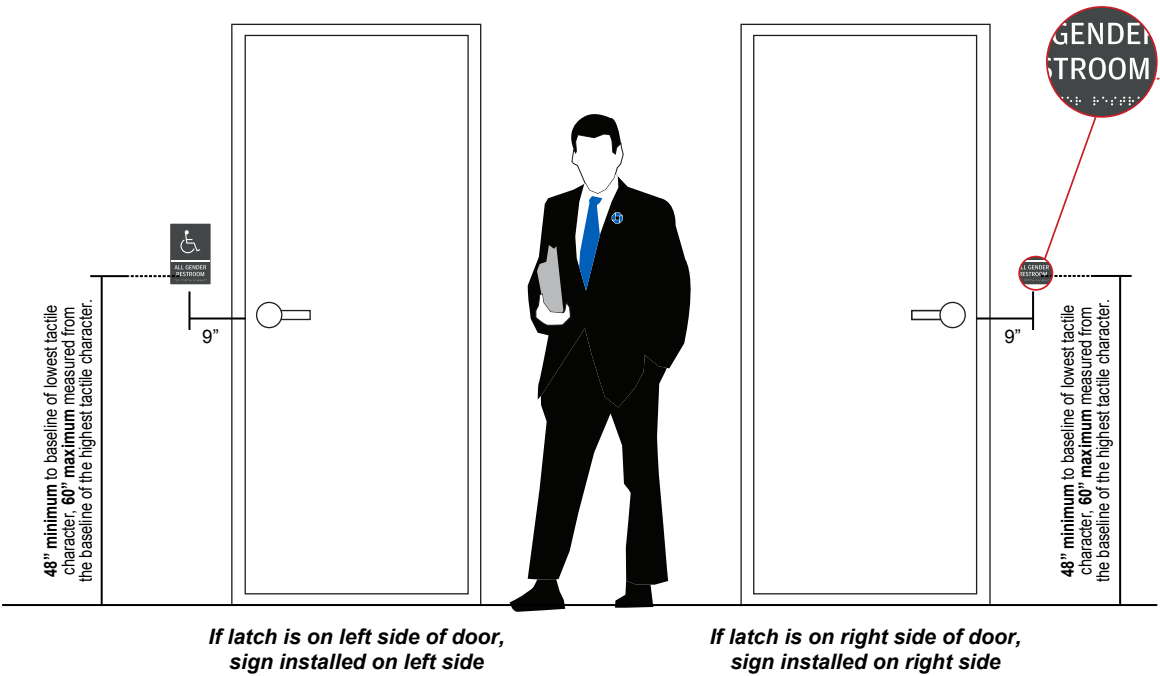
ADA-EX
HANDICAPPED EXIT PLAQUE
SCALE: NTS

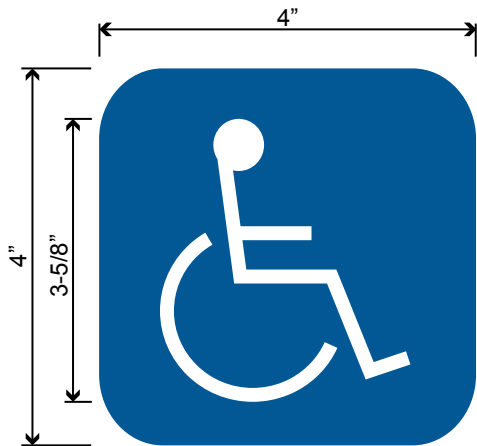
**SIGN I01 MOUNTS
BACK-TO-BACK WITH
SIGN E10.**

CUST-VIN
MATCHING BRONZE VINYL BACKER
SCALE: NTS

ADA-RRAG-A-G All Gender Neutral Restroom Signage for Restrooms that **ARE** Accessible

- Tactile sign identifying an accessible restroom entrance.
- Mounted on the wall, next to the door, on the latch side of the door.
- Acrylic tactile signs designed to meet Federal ADA 2010 ADAAG standards.

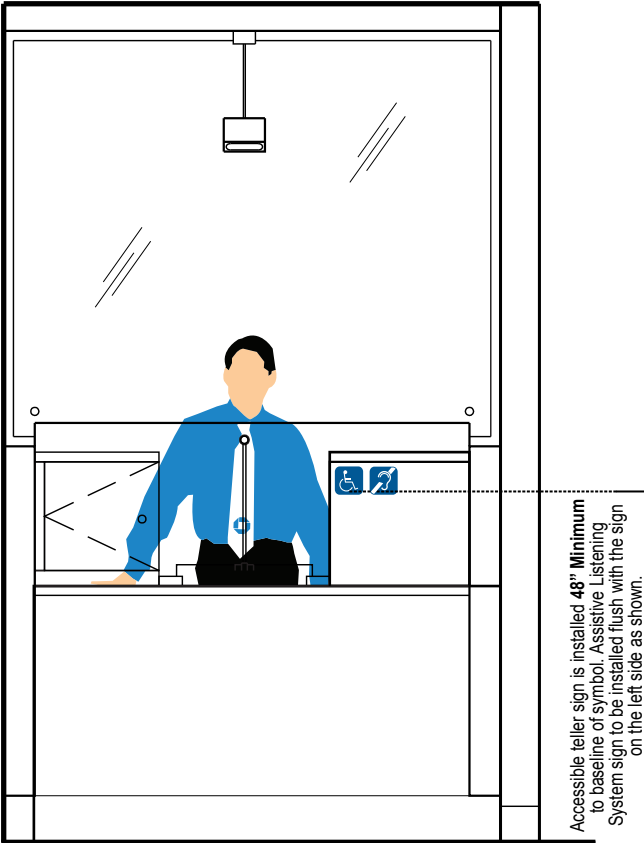




ADA-TW
ADA TELLER WALL SIGN
SCALE: NTS



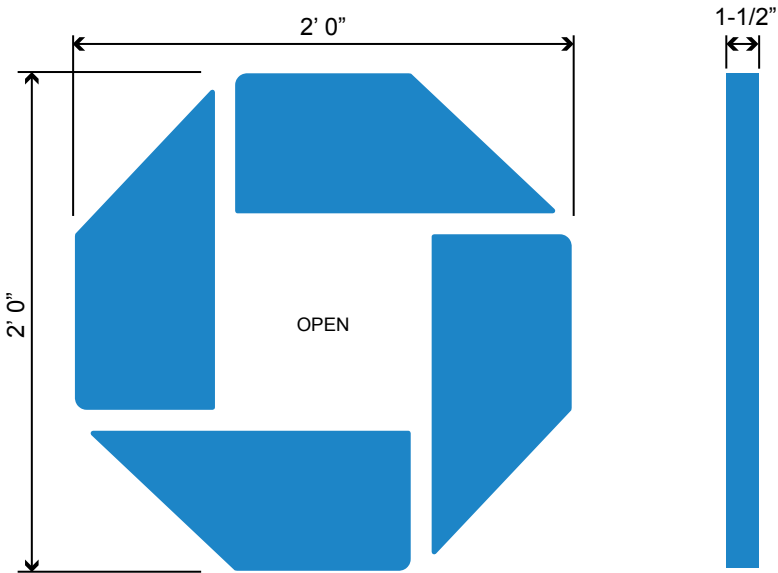
ADA-TW-ALS
ADA TELLER WALL SIGN - ASSISTIVE LISTENING SYSTEM
SCALE: NTS



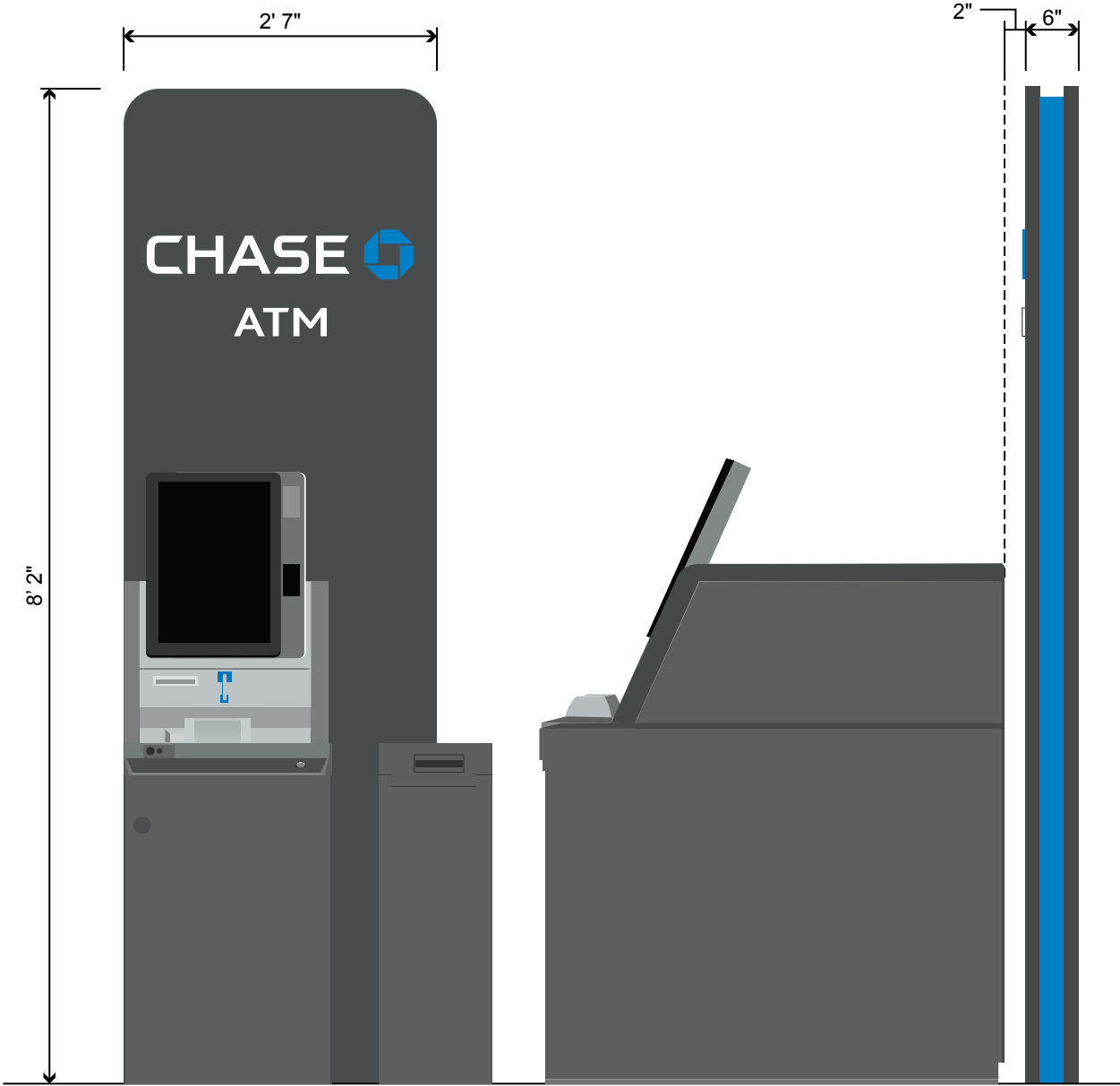
**Placement at Modular Teller Stations
with Bullet-Resistant Glass**



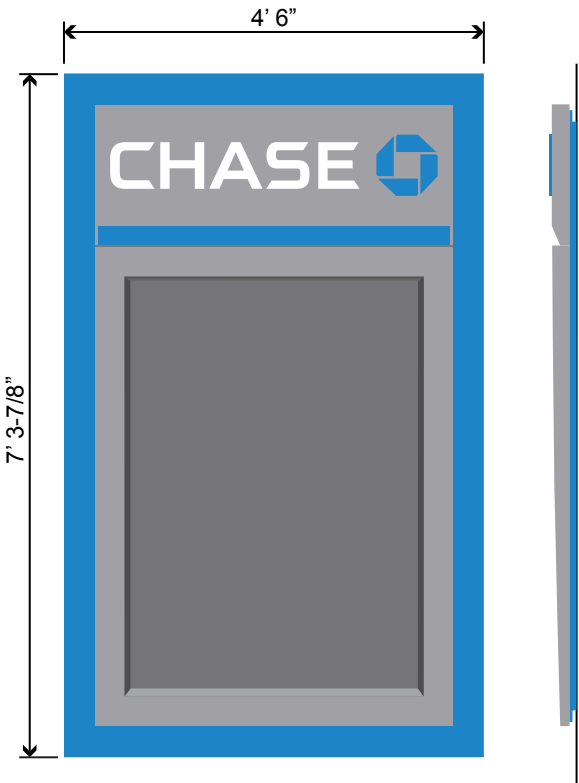
For Reference Only



TPL-BTR-B-24
24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON - 4SF
SCALE: NTS
NOTE: Octagon to be Purchased from Bitro.



eATM-PANEL-SINGLE-SIDE-CAR
BRANDING PANEL FOR SINGLE SIDE CARE eATM 3.0
SCALE: NTS



SUR-TTW-U-4-TP
THIN PROFILE ATM SURROUND - 33SF
SCALE: NTS

Survey Photos



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

91 of 121

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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Approach Photos



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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Code Allowances - Completed by Sign Vendor	
General Info	
Zoning Designation	B-5, Central Business
Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	Downtown location not suitable for F/S signs
Are temporary banners allowed? If so, for how long?	n/a
Are fly guys allowed? If so, for how long?	n/a
Primary Ground Sign	
Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed?	Downtown location not suitable for F/S signs
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements)	n/a
List the set back requirements.	n/a
Building Sign	
Prototypical FS branch - Will code allow our standard illuminated bldg. sign package (30" letterset on front & sides, 24" letterset on the rear)? Please list size and locations of signs allowed.	1 sign per street, no SF limitations; no flashing/blinking
If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements)?	n/a
In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination).	n/a
Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements.	25% window area
ATM Topper- does this count against our overall allowable sf.? Is illumination allowed?	ATM signs subject to review and approval
Are decorative logos allowed (EFIS octagon)? Does it count against overall SF?	n/a
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	Downtown location not suitable for F/S signs
If not, what are the variables/restrictions?	n/a
Awnings / ATM Sunscreens	
Are branded awnings allowed?	yes
What if any restrictions are there (Illumination, color/materials, min & max projection)?	8' clearance, no SF limitation, see add'l comments
Are ATM sunscreens allowed? Do they count against overall SF?	ATM signs subject to review and approval
Other Governing Agencies	
Identify other governing agencies that could override code (ARB, HRB, PUD, etc) and list the known restrictions.	ALL SIGNS TO BE REVIEWD AND APPROVED BY the ARLINGTON HISTORICAL COMMISSION
Permitting / Variance Process	
What is the application process and timing for variance approval ? What are the variance application fees?	2-3 months
What is the likelihood of being granted a variance with this municipality?	25%
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF? List provisions.	no flashing/blinking. NO SIGNS TO BE ILLUMINATED FROM 12am - 6am
Additional Comments	
Please list any additional comments	Permitted in the following categories of signs: wall sign, window sign, awning sign



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 117 Broadway, Arlington, MA
Docket #3520

Date: December 22, 2021

I. Docket Summary

This is an application by Arlington EATS, 58 Medford Street, Arlington, Massachusetts, 02474, for 117 Broadway, Arlington, MA, 02474 to install new signage in a B4 Vehicular Oriented Business District and Business Sign District. The reopening of the Special Permit is to allow the Board to review and approve signage under Section 3.4, Environmental Design Review, and Section 6.2, Signs.

Materials submitted for consideration of this application:

- Application for EDR Special Permit;
- Impact Statement;
- Sign Submittal Package, prepared by 96pt., dated December 6, 2021;
- Material samples.

The property at 117 Broadway was granted a Special Permit under Environmental Design Review from the Redevelopment Board on November 21, 2016 for a mixed-use development containing 14 units of affordable rental housing and 5,089 square feet of ground-floor commercial space, which is allowed by Special Permit in the B4 Vehicular Oriented Business District according to Section 5.5.3 (Use Regulations for Business Districts) of the Zoning Bylaw. The tenant, Arlington EATS, has leased the property from the Housing

Corporation of Arlington, and wishes to install new signage at the entry to Arlington EATS, a vinyl message displaying hours of business and contact information on the front door, and window graphics for privacy and equipment screening along Broadway and Everett Street. Section 6.2, Signs, directs the Redevelopment Board to review any requests for sign special permits via Environmental Design Review.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

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

A mixed-used development in the B4 District requires a Special Permit, which was granted by the Board on November 21, 2016. The Board can find that this condition is met.

2. Section 3.3.3.B.

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

Mixed use development provides residents and customers, and the commercial area on the ground floor will bring life to the streetscape on Broadway. As described in the Decision issued in 2016, the uses in this building will serve as an important anchor in the revitalization of Broadway. The Board can find this condition is met.

3. Section 3.3.3.C.

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

Only the signage is subject to review. The Board can find this condition is met.

4. Section 3.3.3.D.

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

The area is adequately supplied with water and sewer systems, and drainage has been reviewed by the Town Engineer during construction. The Board can find this condition met.

5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

There are no special regulations for this particular use. The Board can find this condition met.

6. Section 3.3.3.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.

An active ground floor use will contribute to the vitality of the street life on Broadway and was approved by the Board in 2016. It will not impair the integrity or character of the district or adjoining districts, nor will it be detrimental to the health and welfare. The Board can find this condition is met.

7. Section 3.3.3.G.

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

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 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.

There are no changes to the landscape as there are no proposed exterior alterations other than the proposed new signage. The Board can find that this condition is met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

There are no changes to the exterior of the building other than the proposed new signage. The Board can find that this condition is met.

3. EDR-3 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 by 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.

There are no changes to open space as a result of the sign proposal. The Board can find that this condition is met.

4. EDR-4 Circulation

With respect to vehicular and 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 6.1.12 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.

There are no changes to any circulation patterns. The Board can find that this condition is met.

5. EDR-5 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 stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater 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 in 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 stormwater 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 any future maintenance needs.

There will be no changes to the exterior of the building or surface water run-off because of this proposal. The Board can find that this condition is met.

6. EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There will be no changes to the utility service as a result of this proposal. The Board can find that this condition is met.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The applicant submitted a sign package that includes a proposal for a wall sign and vinyl signage at the entry of the building, along with two options for vinyl window treatments for the Board's consideration. Arlington EATS will be the first tenant for this commercial space, therefore no signs are currently installed at the location. The proposed signs for are as follows:

Both Options (signs below are the same for each option)

1. One wall sign at the entry to the commercial space (11.25 square feet). The sign will be installed via blind stud mounts.
2. Vinyl signage on the entry door (square footage not provided).

Option 1

1. Window graphic A: Perforated vinyl window application over six windows on the corner of the building where Everett Street and Broadway intersect (13.5 square feet each, 81 square feet total, or covering 75% of each window).
2. Window graphic B: Vinyl window application over lower third of four windows on the Broadway façade (8.94 square feet each, 35.78 square feet total, or covering 29% of each window).
3. Window graphic C: Vinyl window application over lower third of four windows on the Everett Street façade (8.94 square feet each, 35.78 square feet total, or covering 29% of each window).

Option 2

1. Window graphic A: Perforated vinyl window application over six windows on the corner of the building where Everett Street and Broadway intersect (13.5 square feet each, 81 square feet total, or covering 75% of each window).
2. Window graphic B: Die-cut vinyl window application over lower third of four windows on the Broadway façade (8.94 square feet each, 35.78 square feet total, or covering 29% of each window).
3. Window graphic C: Die-cut vinyl window application over lower third of four windows on the Everett Street façade (8.94 square feet each, 35.78 square feet total, or covering 29% of each window).

The difference between Option 1 and Option 2 is that the graphics for Option 1 are rectangular, while the graphics in Option 2 are die cut to outline the produce depicted on the graphic. Both options include signage that exceeds what is allowable in the Business Sign District.

The applicant has requested additional window vinyl graphics to provide privacy for their customers, as well as to hide refrigeration equipment and low shelving that will be installed along the Everett Street and Broadway interior of the space. Per Section 6.2.2(C), the ARB may grant a Special Permit to allow additional signage or a greater number of signs, "provided the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be allowed in the public interest."

The items below require clarification, or are in excess of the allowed size and number of signs for the property:

- The applicant should provide the dimensions of the façade, particularly the width, where the wall sign will be installed to assure compliance with Section 6.2.5(D)(10), which requires that signs be placed at least 12 inches or 20% of the width of the building element on which they are mounted, whichever is less, from the sides of the building element;
- The width of the vinyl signage on the entry door is provided, but the height and dimensions of the window area of the door must also be provided to assure compliance with Section 6.2.1(E)(3).
- Under both options, window graphic A covers 75% of each window, which exceeds the 25% allowance in Section 6.2.5(D)(11).
- Under both options, window graphics B and C cover 29% of each window, which exceeds the 25% allowance in Section 6.2.5(D)(11).

8. EDR-8 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.

No changes are proposed. The Board can find that this condition is met.

9. EDR-9 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 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.

No changes are proposed. The Board can find that this condition is met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The existing structure is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* nor is it under the jurisdiction of the Arlington Historical Commission. As such, the site contains no historic, traditional, or significant uses, structures, or architectural elements. The Board can find this condition is met.

11. EDR-11 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 impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

No changes are proposed. The Board can find that this condition is met.

12. EDR-12 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.

No changes are proposed. The Board can find that this condition is met.

IV. Findings

1. The ARB finds that the nature of the use being made of the building is such that allowing the replacement of the existing signs is in the public interest consistent with Section 6.2 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

V. Conditions

General

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

TOWN CLERK'S OFFICE
ARLINGTON, MA 02474

PLANNING & COMMUNITY
DEVELOPMENT

2021 DEC -8 P 2:30

RECEIVED

Docket No. 3520

1. Property Address 117 Broadway
Name of Record Owner(s) Housing Corporation of Arlington Phone 781-859-5294
Address of Owner 252 Massachusetts Ave, Arlington, MA 02474
Street City, State, Zip
2. Name of Applicant(s) (if different than above) Arlington EATS
Address 58 Medford St, Arlington MA 02474 Phone 339-707-6757
Status Relative to Property (occupant, purchaser, etc.) Occupant
3. Location of Property Parcel ID 038.0-0002-0009.0
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 64233, Page 186;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Mixed use commercial and residential (14 units)
6. Proposed Use of Property (include # of dwelling units, if any) NA
7. Permit applied for in accordance with 6.2 Signs
the following Zoning Bylaw section(s) _____
_____ section(s) title(s)

8. 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.
Refer to attachment for proposed signage for Arlington EATS.

(In the statement below, strike out the words that do not apply)

The applicant states that Housing Corporation of Arlington is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 117 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 permit be granted.

Signature of Applicant(s)

Address

Phone

Tom Nee for HCA
76 River St.
Ameli Jean, Arlington EATS

58 Medford St, Arlington, MA 02474 (339) 701-2512

Updated August 28, 2018



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- ☒ Dimensional and Parking Information Form (see attached)
- ☒ Site plan of proposal
- ☐ Model, if required
- ☐ Drawing of existing conditions
- ☒ Drawing of proposed structure
- ☐ Proposed landscaping. May be incorporated into site plan
- ☒ Photographs
- ☒ Impact statement
- ☒ Application and plans for sign permits
- ☐ Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

- | | |
|---|----------------------------|
| <input type="checkbox"/> Special Permit Granted | Date: <input type="text"/> |
| <input type="checkbox"/> Received evidence of filing with Registry of Deeds | Date: <input type="text"/> |
| <input type="checkbox"/> Notified Building Inspector of Special Permit filing | Date: <input type="text"/> |

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. 3520

Property Location 117 Broadway

Zoning District _____

Owner: Housing Corporation of Arlington

Address: 252 Massachusetts Avenue

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Mixed use

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed use

Uses and their gross square feet:

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	10,799	no change	min.
Frontage		no change	min.
Floor Area Ratio		no change	max.
Lot Coverage (%), where applicable		no change	max.
Lot Area per Dwelling Unit (square feet)		no change	min.
Front Yard Depth (feet)		no change	min.
Side Yard Width (feet) right side		no change	min.
left side		no change	min.
Rear Yard Depth (feet)		no change	min.
Height		no change	min.
Stories		no change	stories
Feet		no change	feet
Open Space (% of G.F.A.)		no change	min.
Landscaped (square feet)		no change	(s.f.)
Usable (square feet)		no change	(s.f.)
Parking Spaces (No.)		no change	min.
Parking Area Setbacks (feet), where applicable		no change	min.
Loading Spaces (No.)		no change	min.
Type of Construction			
Distance to Nearest Building		no change	min.



Neighbors Serving Neighbors

Arlington EATS is applying for a special permit because section 6.2 of the Zoning Bylaw requirements do not allow excessive signage. We are proposing the following two options for consideration:

Option 1 is seen on pages 3-7 in the attached document which details sizing, construction materials, and mounting methods. A few features of this option:

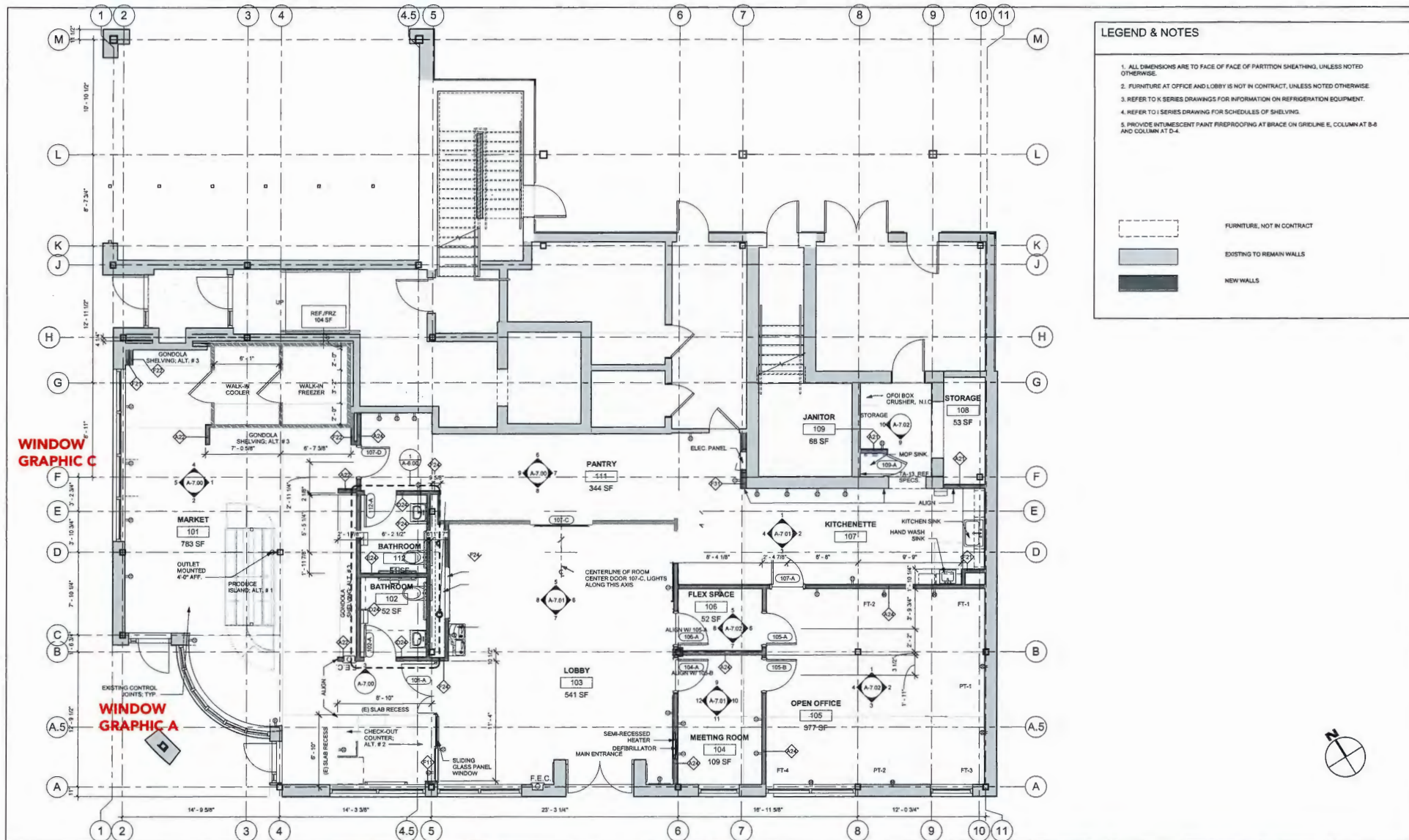
- An opaque vinyl graphic will be applied to the inside surface of the glass windows and will cover the bottom third of the windows in Windows B & C (along Broadway and Everett St, respectively). This is to ensure that the back of equipment that will be in front of the windows are not visible from the outside.
- The window set labeled Window A (rounded corner of the building) will cover from the transom down with a perforated vinyl graphic. This is to ensure privacy for our guests as they shop in the Market as no window blinds can easily accommodate the curved corner.

Option 2 is seen in pages 8-12 in the attached document which details sizing, construction materials, and mounting methods. A few features of this option:

- An opaque vinyl graphic will be applied to the inside surface of the glass windows and will cover the bottom third of the windows in Windows B & C (along Broadway and Everett St, respectively). This is to ensure that the back of equipment that will be in front of the windows are not visible from the outside.
- This option traces the outline of fresh produce along the top border of the graphic.
- The window set labeled Window A (rounded corner of the building) will be covered from the transom down with a perforated vinyl graphic. This is to ensure privacy for our guests as they shop in the Market as no window blinds can easily accommodate the curved corner.

We are requesting a special permit for one of the two options provided above for the following reasons:

- **Privacy for our customers.** One of the major goals of EATS' building design is to destigmatize access to food for our neighbors in need. We know that shame is one of the major barriers to accessing a food pantry and we have a number of stories of individuals who have shared about the difficulties of being seen at a food pantry. We intentionally designed indoor waiting so that individuals do not have to stand outside while waiting to shop. We also chose a graphic design for the large windows in the Market that allow those who are shopping at EATS to have privacy from the busy traffic on Broadway. We will be installing interior blinds for Windows B & C to provide coverage for the upper portions of the window.



LEGEND & NOTES

1. ALL DIMENSIONS ARE TO FACE OF FACE OF PARTITION SHEATHING, UNLESS NOTED OTHERWISE.
2. FURNITURE AT OFFICE AND LOBBY IS NOT IN CONTRACT, UNLESS NOTED OTHERWISE.
3. REFER TO K SERIES DRAWINGS FOR INFORMATION ON REFRIGERATION EQUIPMENT.
4. REFER TO I SERIES DRAWING FOR SCHEDULES OF SHELVING.
5. PROVIDE INTUMESCENT PAINT FIREPROOFING AT BRACE ON GRIDLINE E, COLUMN AT B-8 AND COLUMN AT D-4.

- FURNITURE, NOT IN CONTRACT
- EXISTING TO REMAIN WALLS
- NEW WALLS

WINDOW
GRAPHIC C

WINDOW
GRAPHIC A

WINDOW GRAPHIC B

ENTRY SIGN

FIRST FLOOR OVERALL PLAN

A-1.01

100% CONSTRUCTION
DOCUMENTS

SCALE: 1/4" = 1'-0"

JOB NO. FE01101

DATE: 10/11/11

DRAWN BY: J. D. H.

FILE NAME: 10-11-11-101101.DWG

ARLINGTON EATS

117 BROADWAY
ARLINGTON, MA 02474

ARC

Architectural Resources Cambridge
501 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com



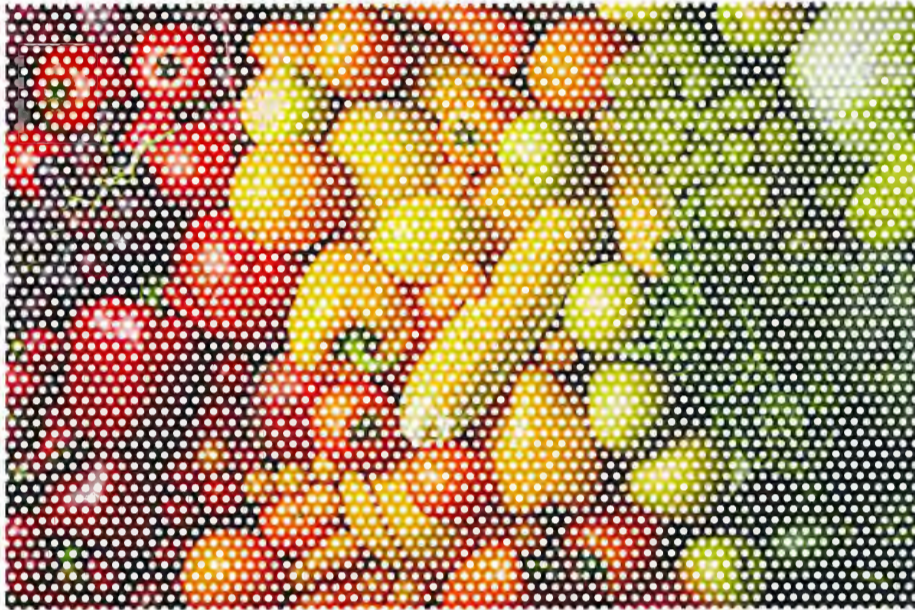
Entry Sign Panel
30" x 54"

1/8" thick, fully painted aluminum panel.
Panel to be satin or semi-gloss finish, as recommended by Sign Fabricator. Digitally print or mask and spray text and icons.
Apply matte clear coat to protect sign surface.

Provide blind stud mounts for installation on existing building surface.
Use vandal proof adhesives.

Vinyl Message on Glass
24"w

Vinyl graphics applied to glass shall be by 3M
Graphics to be applied to first surface of glass window.



Window Graphic A
Perforated



Window Graphic B and C
Opaque



96pt.



Window Graphic A

Window Graphic B (Broadway)

Vinyl Message on Glass

Entry Sign Panel

Window Graphic A
6 Windows
 96" h OA x 27" w each

Graphics applied to glass windows shall be perforated vinyl by 3M.

Graphic is 72" h x 27" w x 6 windows

Window Graphic B (Broadway)
4 Windows
 96" OA h x 46" w each

Bottom 1/3 of window
 Graphics applied to glass windows shall be opaque vinyl by 3M.

Graphic is 28" h x 46" w x 4 windows



96pt.

ARLINGTON
EATS

Signs and Window Graphics

Option 1: Everett Street

December 6, 2021



Window Graphic A
Info on previous page

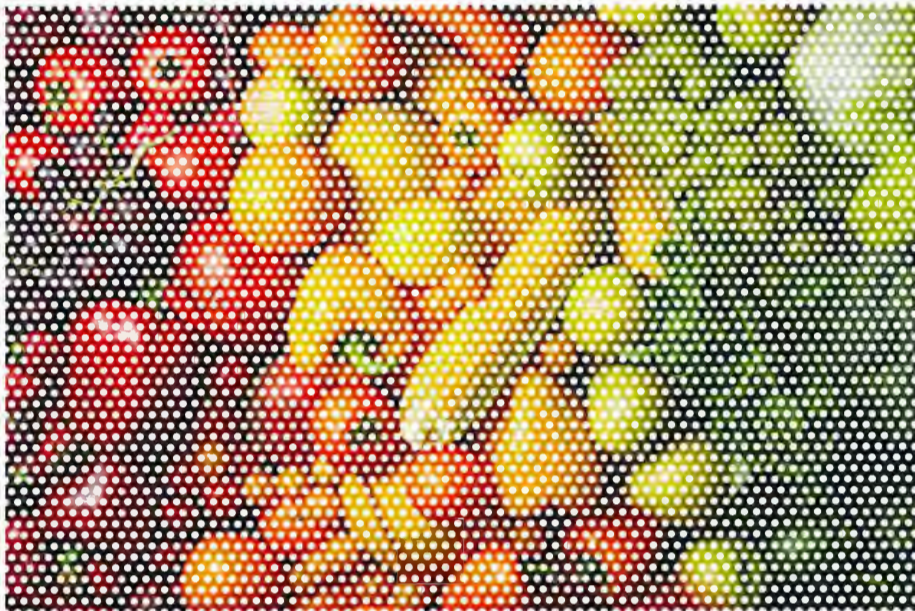
Window Graphic C (Everett St)
4 Windows
 96"OA h x 46"w each

Bottom 1/3 of window
 Graphics applied to glass windows shall be
 opaque vinyl by 3M.

Graphic is 28"h x 46"w x 4 windows

Window Graphic C (Everett St)

Window Graphic A



Window Graphic A
Perforated



Window Graphic B and C
Opaque



96pt.

ARLINGTON
EATS

Signs and Window Graphics

Option 2: Broadway

December 6, 2021



Window Graphic A
6 Windows
 96" h OA x 27" w each

Graphics applied to glass windows shall be perforated vinyl by 3M.

Graphic is 24" h x 27" w x 6 windows

Window Graphic B (Broadway)
4 Windows
 96" OA h x 46" w each

Bottom 1/3 of window
 Graphics applied to glass windows shall be opaque vinyl by 3M.

Graphic is 28" h x 46" w x 4 windows

Window Graphic A

Window Graphic B (Broadway)

Vinyl Message on Glass

Entry Sign Panel





Window Graphic A
Info on previous page

Window Graphic C (Everett St)
4 Windows

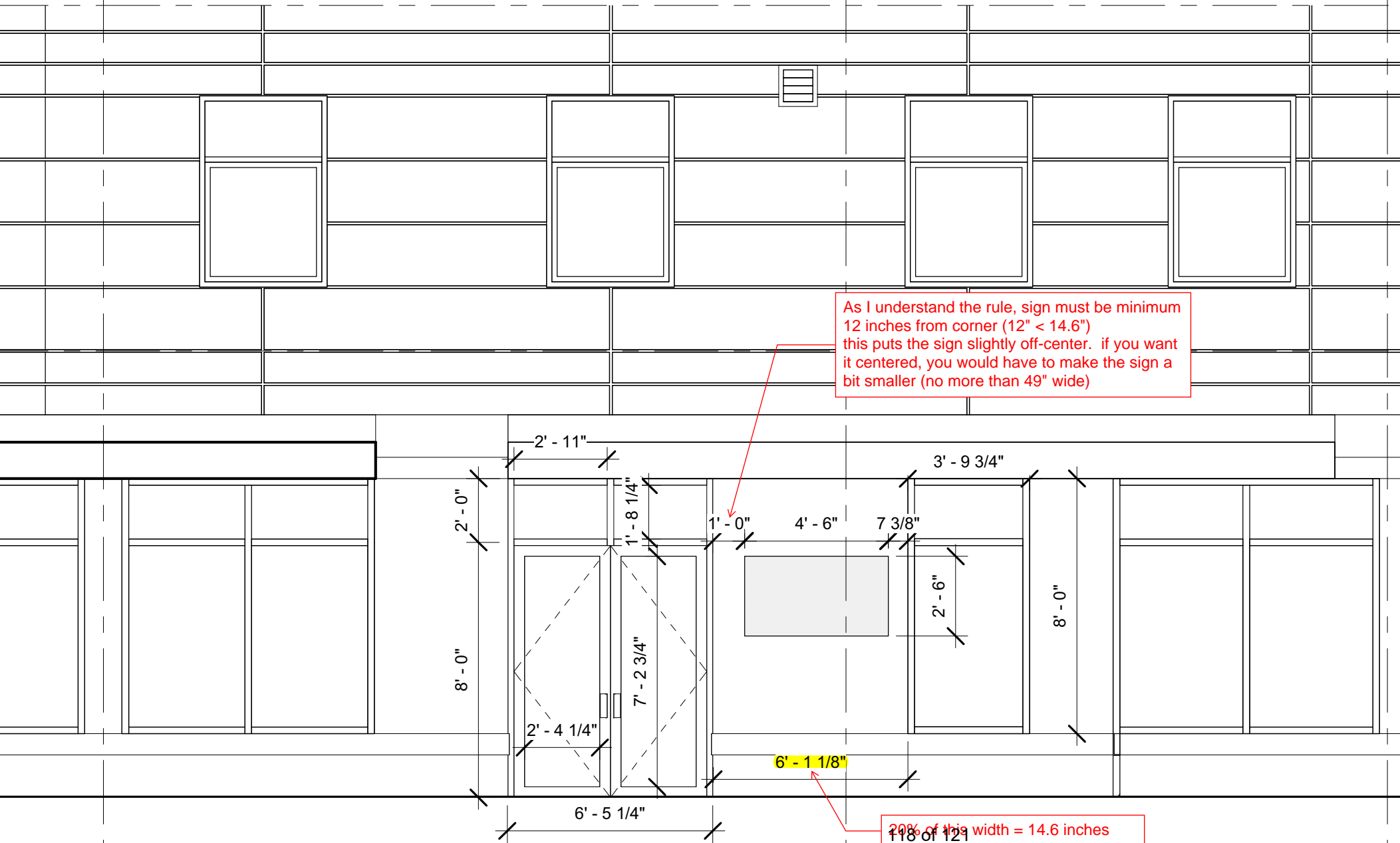
96"OA h x 46"w each

Bottom 1/3 of window
 Graphics applied to glass windows shall be
 opaque vinyl by 3M.

Graphic is 28"h x 46"w x 4 windows

Window Graphic C (Everett St)

Window Graphic A





Window Graphic A
6 Windows
96" h OA x 27" w each

Graphics applied to glass windows shall be perforated vinyl by 3M.

Graphic is 24" h x 27" w x 6 windows

Window Graphic B (Broadway)
4 Windows
96" OA h x 46" w each

Bottom 1/3 of window
Graphics applied to glass windows shall be opaque vinyl by 3M.

Graphic is 28" h x 46" w x 4 windows

Window Graphic A

Window Graphic B (Broadway)

Vinyl Message on Glass

Entry Sign Panel



Entry Sign Panel
27" x 49"

1/8" thick, fully painted aluminum panel.
Panel to be satin or semi-gloss finish, as recommended by Sign Fabricator. Digitally print or mask and spray text and icons.
Apply matte clear coat to protect sign surface.

Provide blind stud mounts for installation on existing building surface.
Use vandal proof adhesives.

Vinyl Message on Glass
24"w

Vinyl graphics applied to glass shall be by 3M
Graphics to be applied to first surface of glass window.



Town of Arlington, Massachusetts

Continued preliminary discussion of zoning amendments

Summary:

9:00 p.m. Board will discuss potential zoning amendments. This discussion will inform the Warrant Article filing process for 2022 Annual Town Meeting