



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice October 3, 2022

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 klynema@town.arlington.ma.us by October 3, 2022 at 4:00 p.m. The Board requests that correspondence that includes visual information should be provided by September 30, 2022 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, October 3, 2022 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Public Hearing

7:30 p.m. **Docket #3712 80 Broadway**
Applicant has requested a continuance to Monday, November 7, 2022.

2. Affordable Housing Trust Action Plan

7:40 p.m. Members of the Affordable Housing Trust will present the draft Action Plan and invite comments from the ARB.

3. ARB Rules and Regulations

8:10 p.m. The ARB will review changes to the Rules and Regulations based on the Massachusetts Attorney General approval of zoning amendments from Annual and Special Town Meeting.

4. ARB 2023 Schedule, and Schedule Leading to 2023 Annual Town Meeting

8:40 p.m. ARB will discuss meeting schedule for 2023, and will review and discuss a draft schedule of activities regarding potential zoning amendments in advance of 2023 Annual Town Meeting.

5. Meeting Minutes

8:50 p.m. Board will review and vote to approve meeting minutes from 9/12/2022

6. Open Forum

9:00 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.

7. Adjourn

9:15 p.m. Estimated time of Adjournment



Town of Arlington, Massachusetts

Public Hearing

Summary:

7:30 p.m.

Docket #3712 80 Broadway

Applicant has requested a continuance to Monday, November 7, 2022.

ATTACHMENTS:

Type	File Name	Description
Reference Material	80_Broadway_Docket_#3717__Public_Hearing_Continuance_Request_received_09282022.pdf	80 Broadway Continuance Request received 09282022
Reference Material	Item_1_Correspondence_from_Attorney_R._Costello_re_80_Broadway_Continuance_Request_received_09282022.pdf	Correspondence from Attorney R. Costello re 80 Broadway Continuance Requests 09282022
Reference Material	80_Broadway_Docket_#3717_Timestamped_Application_-_filed_on_9-8-2022.pdf	Docket #3717 80 Broadway EDR Application Materials

Eighty Broadway LLC
201 Broadway
Arlington, MA 02474

REQUEST FOR CONTINUANCE OF PUBLIC HEARING

Applicant: Eighty Broadway LLC

Docket Number: 3717

Property Address: 80 Broadway, Arlington

Dear Town of Arlington Redevelopment Board Members:

As the Manager / Authorized Signatory of the applicant Eighty Broadway LLC with respect to the property located at 80 Broadway, Arlington, MA, I hereby request that the public hearing on our application for Special Permit (docket number 3717) be continued from October 3, 2022 until the November 7, 2022 meeting so that we may make adjustments to the proposal, among them inclusion of an affordable unit.

Respectfully,



Eighty Broadway LLC
By: Robert D. Costello, Mgr./Auth.Sign.

Cc: Dept. of Planning and Community Development
(c/o Kelly Lynema / Mary Muszynski)
Paul O'Connell
David Freed, AIA

From: "Robert D. Costello" <rdcostello@costellolandrigan.com>
To: Kelly Lynema <KLynema@town.arlington.ma.us>, Mary Muszynski <MMuszynski@town.arlington.ma.us>
Cc: "Paul@wellbuiltspwch.com" <paul@wellbuiltspwch.com>, "david@choo-design.com" <david@choo-design.com>
Date: Wed, 28 Sep 2022 17:48:13 +0000
Subject: 80 Broadway Continuance Request

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Dear Kelly and Mary,

Per my discussions with Kelly that we intend to alter the proposal for 80 Broadway (docket number 3717), please accept the attached Request for Continuance of Hearing. If you would kindly confirm receipt at your earliest convenience that is appreciated so that I know it has been received. Our plan at this time is to submit the additional fee and new proposal by October 12. Thank you for your attention to this.

Kind Regards, Rob Costello

Robert D. Costello, Esq.
Costello & Landrigan
421 Highland Ave., Davis Sq.
Somerville, MA 02144
(t) 617-625-4322
(f) 617-625-5911
rdcostello@costellolandrigan.com

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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

2022 SEP -8 A 9:56

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2022 SEP -8 AM 10:58

Docket No. 3717

1. Property Address 80 Broadway, Arlington
Name of Record Owner(s) Eighty Broadway LLC Phone 413-387-8464 (cell)
Address of Owner 201 Broadway, Arlington, MA 02474
Street City, State, Zip
2. Name of Applicant(s) (if different than above) _____
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property 027.0-0003-0005.0
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 79844, Page 381;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Commercial Rental (Liquor Store)
6. Proposed Use of Property (include # of dwelling units, if any) Mixed Use - Commercial and Residential
Four (4) Residential Units and balance to be commercial space
7. Permit applied for in accordance with
the following Zoning Bylaw section(s)

<u>3.4</u>	<u>Environmental Design Review</u>
<u>5.53</u>	<u>Mixed Use</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.

Please see attached statement by David Freed, AIA, of Choo & Co., Inc., as well as impact statement by Applicant.

(In the statement below, strike out the words that do not apply)
The applicant states that Eighty Broadway LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 80 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.

Robert D. Costa
Signature of Applicant(s)

9/8/22

201 Broadway, Arlington, MA 02474
Address

413-387-8464 (cell)
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.

- ☒ 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 REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

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.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
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 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.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
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 storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

6. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
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. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

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.
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 as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
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 practicable, whether these exist on the site or on adjacent properties.
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 impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
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. [LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. 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.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. 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.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. 3717

Property Location 80 Broadway

Zoning District B4

Owner: Eighty Broadway LLC

Address: 201 Broadway, Arlington, MA 02474

Present Use/Occupancy: No. of Dwelling Units:
Commercial - Zero Dwelling Units

Uses and their gross square feet:
Liquor Store (1,358 sq. feet)

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed Use (Commercial and 4 Dwelling Units)

Uses and their gross square feet:
Mixed Use (10,155 sq. feet)

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	6,770 +/-	6,770+/-	min. N/A
Frontage	174.59'	174.59'	min. 50'
Floor Area Ratio	.21	1.5	max. 1.5
Lot Coverage (%), where applicable	21.1%	35.8%	max. N/A
Lot Area per Dwelling Unit (square feet)	N/A	1,354 SF/DU	min. N/A
Front Yard Depth (feet)	27.2'	0'	min. 0'
Side Yard Width (feet) right side	7.3'	14.1'	min. 0'
left side	35.4'	2.0'	min. 0'
Rear Yard Depth (feet)	2.0'	15.3'	min. 14.3'
Height			min.
Stories	1	4	stories 5
Feet	12'	44.5'	feet 60'
Open Space (% of G.F.A.)	8.8%	20.6%	min. 16.0%
Landscaped (square feet)	596 sq. ft	1,396 sq. ft.	(s.f.) 541 sq. ft
Usable (square feet)	0 sq. ft.	987 sq. ft.	(s.f.) 541 sq. ft.
Parking Spaces (No.)	8	7	min. 5
Parking Area Setbacks (feet), where applicable	5.3'	8.0'	min. 5.0'
Loading Spaces (No.)	0	0	min. 1
Type of Construction	5A		
Distance to Nearest Building	4.9'	18.7'	min.

COMMONWEALTH OF MASSACHUSETTS

ARLINGTON REDEVELOPMENT BOARD

DOCKET NO. 377

In Re:

80 BROADWAY
ARLINGTON, MASSACHUSETTS

IMPACT STATEMENT OF EIGHTY BROADWAY LLC

I. INTRODUCTION

In accordance with the Town of Arlington Zoning Bylaw, Eighty Broadway LLC of 201 Broadway, Arlington, Massachusetts submits its impact statement and statement as to the satisfaction of the special permit criteria in connection with its request for the issuance of a special permit for the mixed-use project proposed for 80 Broadway, Arlington, MA (hereinafter referred to as the "Bylaw").

The project proposed by the Eighty Broadway LLC for this 6,770 square foot site consists of one building, housing four (4) new residential units and 3,295 square feet of retail / commercial space. The Property is presently the site of Menotomy Beer & Wine.

The Property is in a B-4 zoning district, the vehicular-oriented business district. Mixed-Use is permitted by special permit in the B-4 Zoning District, subject to environmental design review. The parcel is located on the corner of Broadway and Winter Street and is bordered by vehicular / industrial-type uses and residential uses.

Eighty Broadway LLC seeks relief for the following purposes:

1. To construct: (a) four (4) residential units and (b) retail / commercial space for offices.

II. SPECIAL PERMIT CRITERIA

1. Use Requested

The uses requested, multi-family and retail / commercial use, are listed in the table of Use Regulations by special permit in a B-4 zoning district. See Article 5, Section 5.5.1 paragraph E, where it is noted that “the Town *has encouraged conversion* of the property to other retail, service, office or residential use, *particularly as part of mixed-use development*” (emphasis supplied).

2. Public Convenience or Welfare

The mixed-use proposed is a use deemed desirable to the public convenience and welfare.

3. Pedestrian Safety and Traffic

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

4. Municipal Systems

The proposed project 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.

5. Article 3, section 3.4. Environmental Design Review

The proposed project is subject to environmental design review.

a. Preservation of Landscape

As depicted in the photographs of the existing conditions submitted by Eighty Broadway LLC, there is little to no landscape to preserve on the Property. Notwithstanding the current status, the Bylaws require landscaping of residential projects in B4 Zones pursuant to section 5.3.21D and it is incorporated into the proposal.

b. Relation of Proposed Residential Buildings to Neighborhood Environment

The building proposed will be a three and one-half story mixed-use building with an elevator. The fourth floor be substantially set back. The retail / commercial space will be housed on the first and second floors and entry, in the case of the first floor, will be off of Broadway and off of Winter Street for the second floor which will be a common entrance for the residences on the third and fourth floors. There will be three (3) one-bedroom units, and one (1) two-bedroom unit. The residential units will utilize the setback as outdoor/open space as permitted by Article 5, Section 5.3.17 of the Bylaw.

The proposed mixed-use development is in harmony with the neighborhood, which includes numerous commercial and industrial-type uses, homes and apartment-style buildings.

c. Site Circulation

The Property will, as detailed on the plans submitted, have seven (7) parking spaces accessed from Broadway.

The project is transit-oriented with three bus lines along Broadway.
Massachusetts

Avenue is two blocks away with three additional bus lines.

d. Surface Water Drainage

Site surface waters will drain onsite into catch basins and an underground drainage system and will not adversely affect neighboring properties or the public storm drainage system. The onsite drainage system will be designed to collect runoff at intervals such that water runoff will neither obstruct the flow of vehicles or pedestrian traffic nor create puddles in paved areas.

e. Utility Service

All utility services, including electric, telephone and cable television shall be installed underground.

f. Signage

The Property will include signage identifying the residential development and wayfaring signage in the parking area.

g. Safety

The project has been designed to facilitate building evacuation as required by the Massachusetts Building Code and maximum accessibility by fire, police and other emergency personnel and equipment.

h. Heritage

The proposed project is in keeping with Arlington's heritage and ensures the construction of an attractive and appropriate mixed-use development of affordable housing and retail uses.

i. Microclimate

The materials and mechanical equipment to be installed will be of the quality that minimize noise.

j. Sustainable Building and Site Design

The Project will be HERS Rater verified as per the Commonwealth of Massachusetts Building Code. The Property is located in a B-4 zoning district. The project is a "mixed-use" project so-called. Indeed, this "mixed-use" type project is precisely the sort of project the Town seeks to encourage in a B-4 District. The Bylaw specifically states:

"Arlington has an overabundance of automotive and automotive accessory sales and service establishments; thus when one of these businesses closes, the conversion of the property to other retail, service, office or residential use is encouraged, particularly as part of mixed-use development, which is allowed in this district" (emphasis supplied).

As stated above, apartment use and retail are permitted by special permit in a B-4 District.

The applicable dimensional and density/regulations are set out in Article 5, Sections 5.5.2 et seq. of the Bylaw.

The frontage required for a lot less than 20,000 square feet is 50 feet. The frontage for this Property is 174.59 feet. The project as proposed is less than the permitted number of stories and height permitted in a B-4 District for mixed use. The Property will contain the landscaped and usable area required by the Arlington Zoning Bylaw.

The project is in keeping with the aims of the Arlington Zoning Bylaw. The project will promote the public health, safety and welfare of our Town by expanding the affordable residential inventory by four (4) and adding much needed retail / commercial uses for the neighborhood.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare. Indeed, the project will be a substantial improvement.

7. The requested use will not, by its addition to the neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood. The immediate neighborhood consists of vehicular and industrial uses and a mix of single and two families and apartment-style developments. The project will not, by its addition to the neighborhood, cause an excess of residential use that would be detrimental to the character of the neighborhood.

Respectfully Submitted,

Eighty Broadway LLC
By: Robert D. Costello, Manager / Member

An architectural line drawing of a three-story building. The building features a central entrance with a small overhang and a sign that reads "Pineapple". To the right of the entrance, there is a vertical sign that reads "Pineapple". The building has large windows on the second and third floors. The building is surrounded by several trees and a paved area in the foreground. The background is a solid light blue color.

* NOTE:

VIOLATION

CODE SUMMARY

EXISTING TYPE 5B CONSTRUCTION	
PROPOSED TYPE 5A CONSTRUCTION	
EXISTING M USE	
PROPOSED B, R-2, S-2 USES	
EXISTING 1 STORY & BASEMENT	
PROPOSED 4 STORIES	
EXISTING NON-SPRINKLERED & ALARMED	
PROPOSED SPRINKLERED & ALARMED	
ZONE: B4	

DRAWING LIST	
ARCHITECTURAL	
A-0	COVER SHEET
G-1.0	SITE GIS AND MAP
G-1.1	SITE PHOTOS
A-1.0	PROPOSED SITE PLAN
A-1.1	PROPOSED FIRST FLOOR PLAN
A-1.2	PROPOSED SECOND & THIRD FLOOR PLANS
A-1.3	PROPOSED FOURTH & ROOF FLOOR PLANS
A-2.1	PROPOSED ELEVATIONS
A-2.2	PROPOSED ELEVATIONS
A-2.3	PROPOSED 3D RENDDERING
A-2.4	PROPOSED 3D
A-2.5	PROPOSED 3D
A-2.6	PROPOSED 3D
A-2.7	PROPOSED SIGNAGE
A-2.8	SUMMER SOLSTICE
A-2.9	WINTER SOLSTICE
A-2.10	FALL EQUINOX
A-2.11	SPRING EQUINOX
A-3.1	BUILDING SECTIONS
SURVEY	
	EXISTING CONDITIONS
	PROPOSED PLOT PLAN
CIVIL	
C-1	COMPOSITE CIVIL SITE PLAN
C-2	LAYOUT & UTILITY PLAN
C-3	DRAINAGE & GRADING PLAN
C-4	STANDARD DETAIL SHEET
C-5	STANDARD DETAIL SHEET

[illegible]

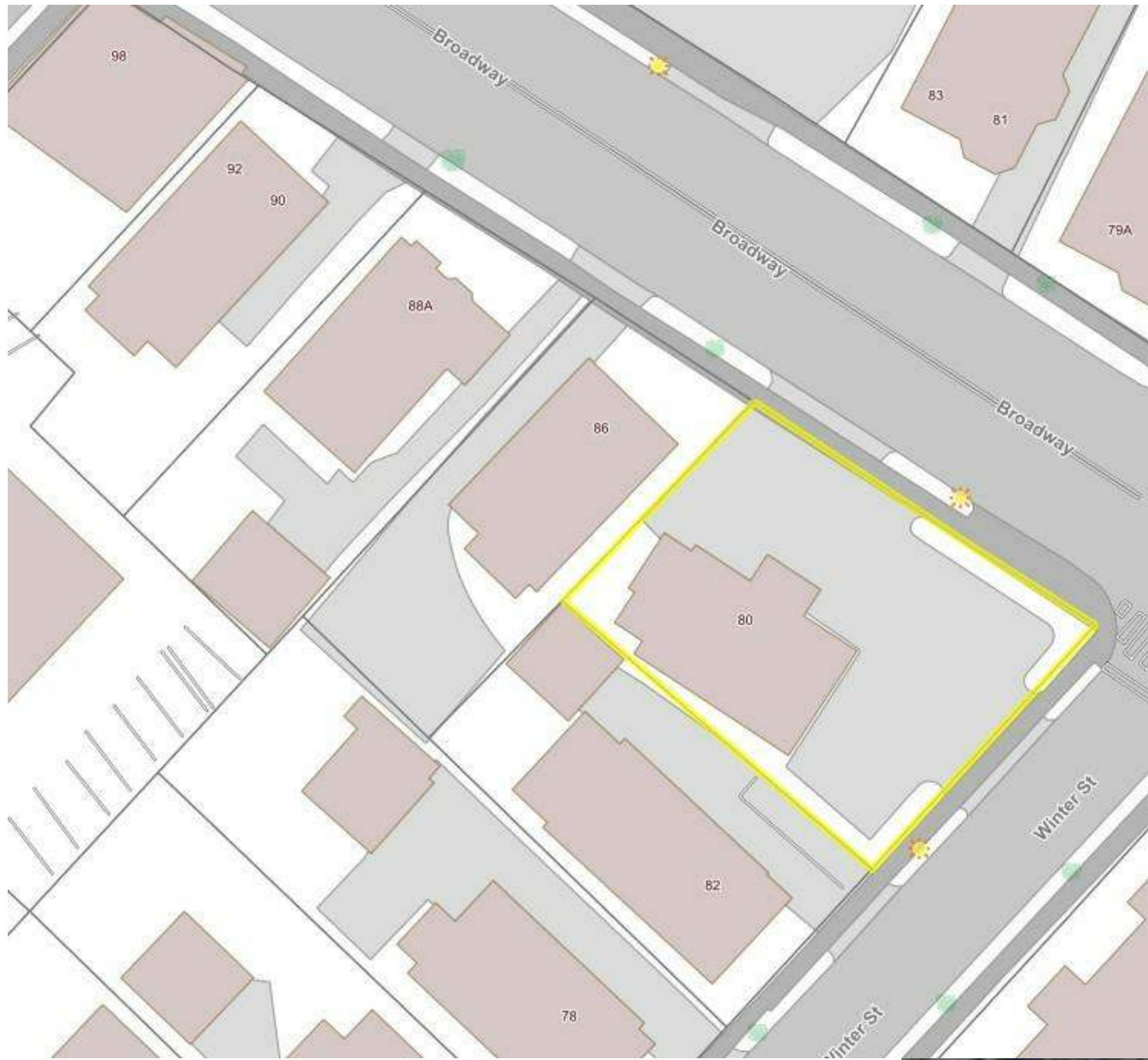
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Scale: 1/8" = 1'-0"
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

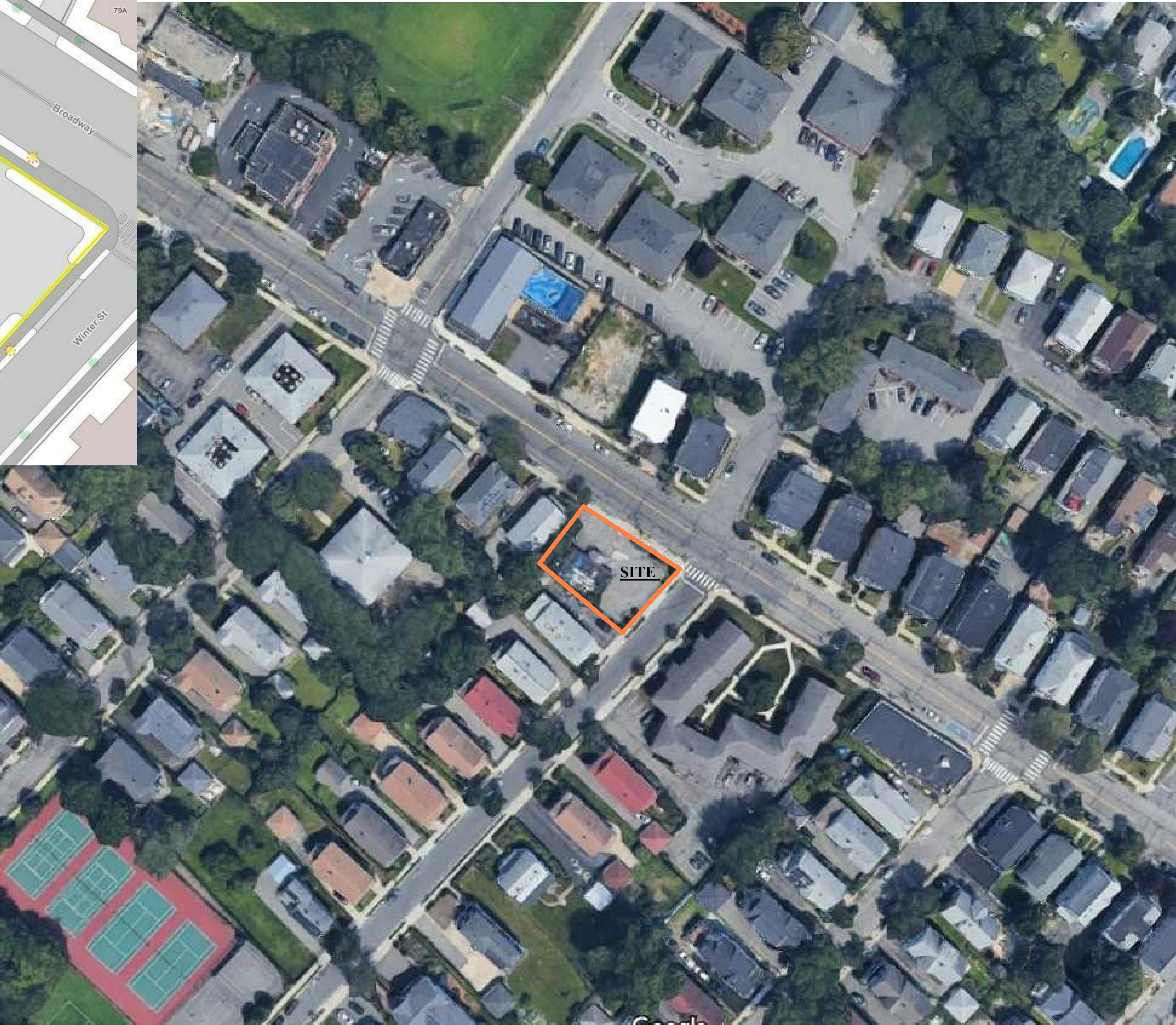
COVER SHEET

Sheet No. _____

A-0



ARLINGTON GIS MAP



AERIAL MAP (FROM GOOGLE MAPS)

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 09-06-2022

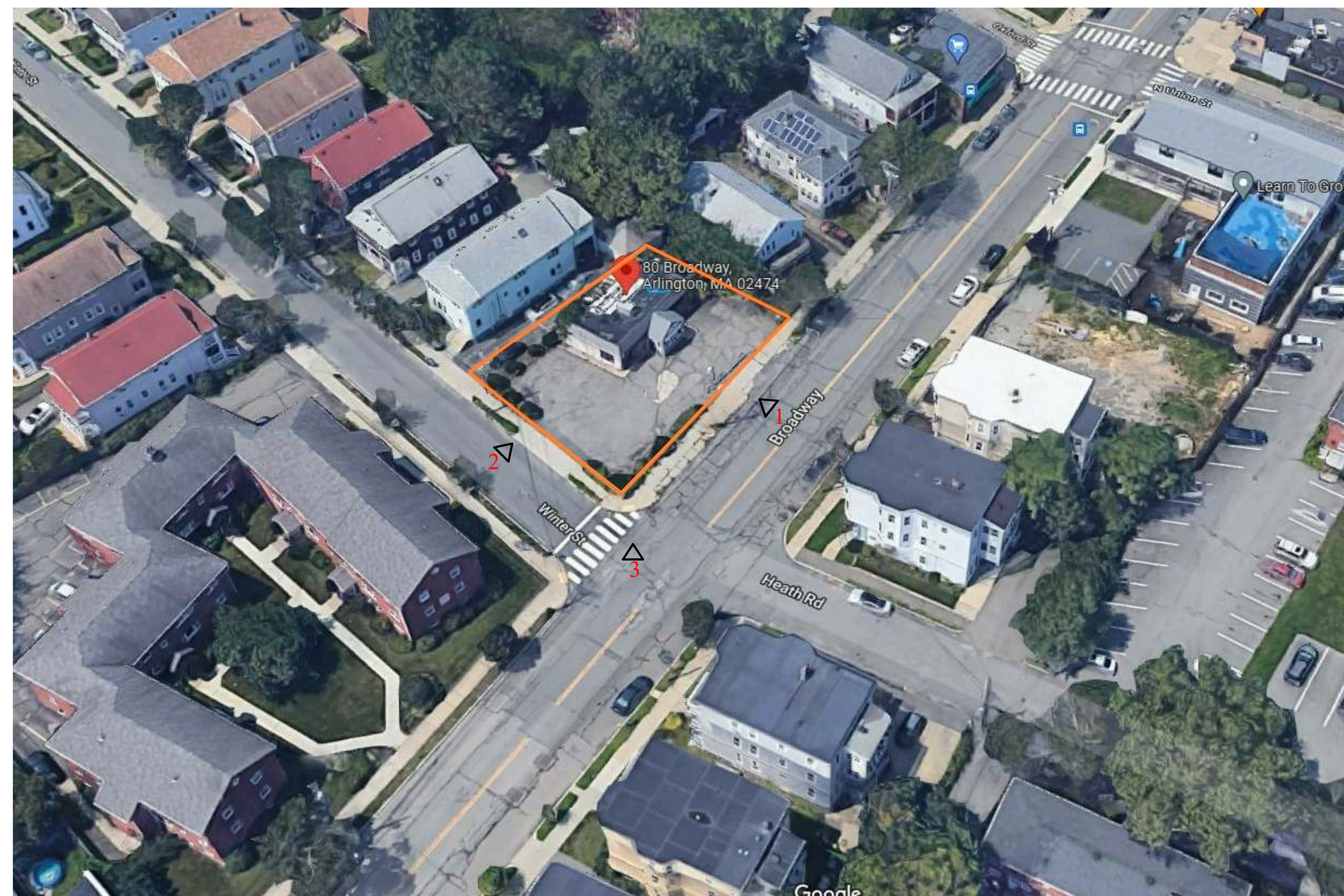
Drawn By: DF/ MA

Drawing Name

SITE GIS AND
MAP

Sheet No.

G-1.0



BIRDSEYE VIEW



1. BROADWAY VIEW



2. WINTER STREET VIEW



3. CORNER OF WINTER STREET AND BROADWAY VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

[illegible]

Project No: 2022038

Scale:

Date: 09-06-2022

Drawn By: DF/ MA

Drawing Name

SITE PHOTOS

Sheet No.

G-1.1



1. COLUMNAR GINKGO TREE



2. SARGENT CRABAPPLE TREE



3. HYDRANGEA



4. AMERICAN HOLLY



5. RHODODENDRON BUSH



6. INKBERRY

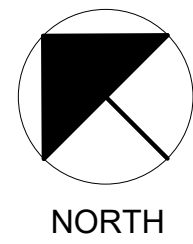


7. VIRGINA ROSE

PLANTING SCHEDULE	
TYPE	QUANTITY
COLUMNAR GINKGO TREE	5
SARGENT CRABAPPLE TREE	3
HYDRANGEA	5
AMERICAN HOLLY	10
RHODODENDRON BUSH	2
INKBERRY	2
VIRGINA ROSE	2



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

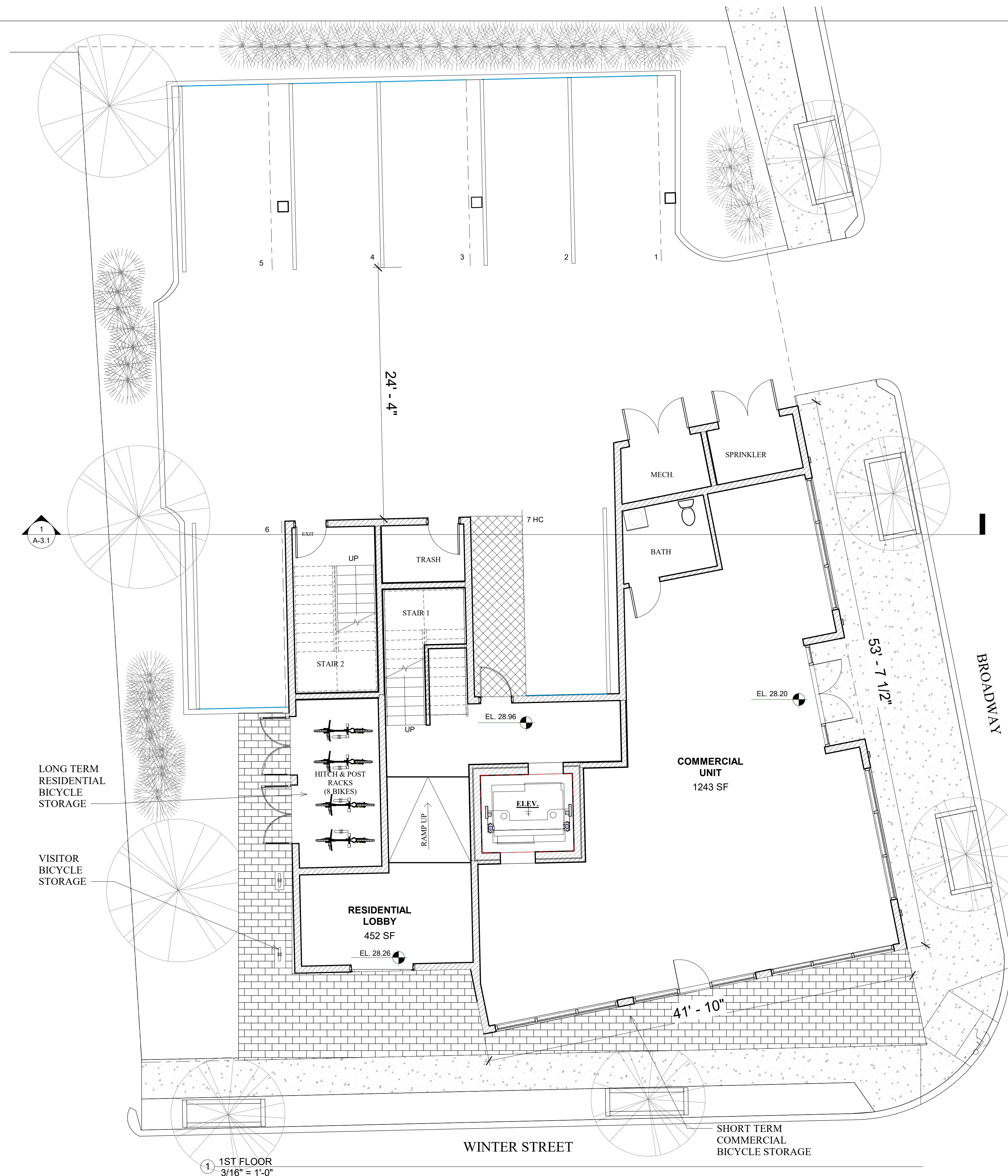
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Scale: 1/8" = 1'-0"
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
SITE PLAN

Sheet No.

A-1.0



UNIT	AREA
COMMERCIAL SPACE	1271 SQFT
COMMON SPACE	445 SQFT
GROSS AREA	2199 SQFT

	Location
--	----------

PROPOSED - MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

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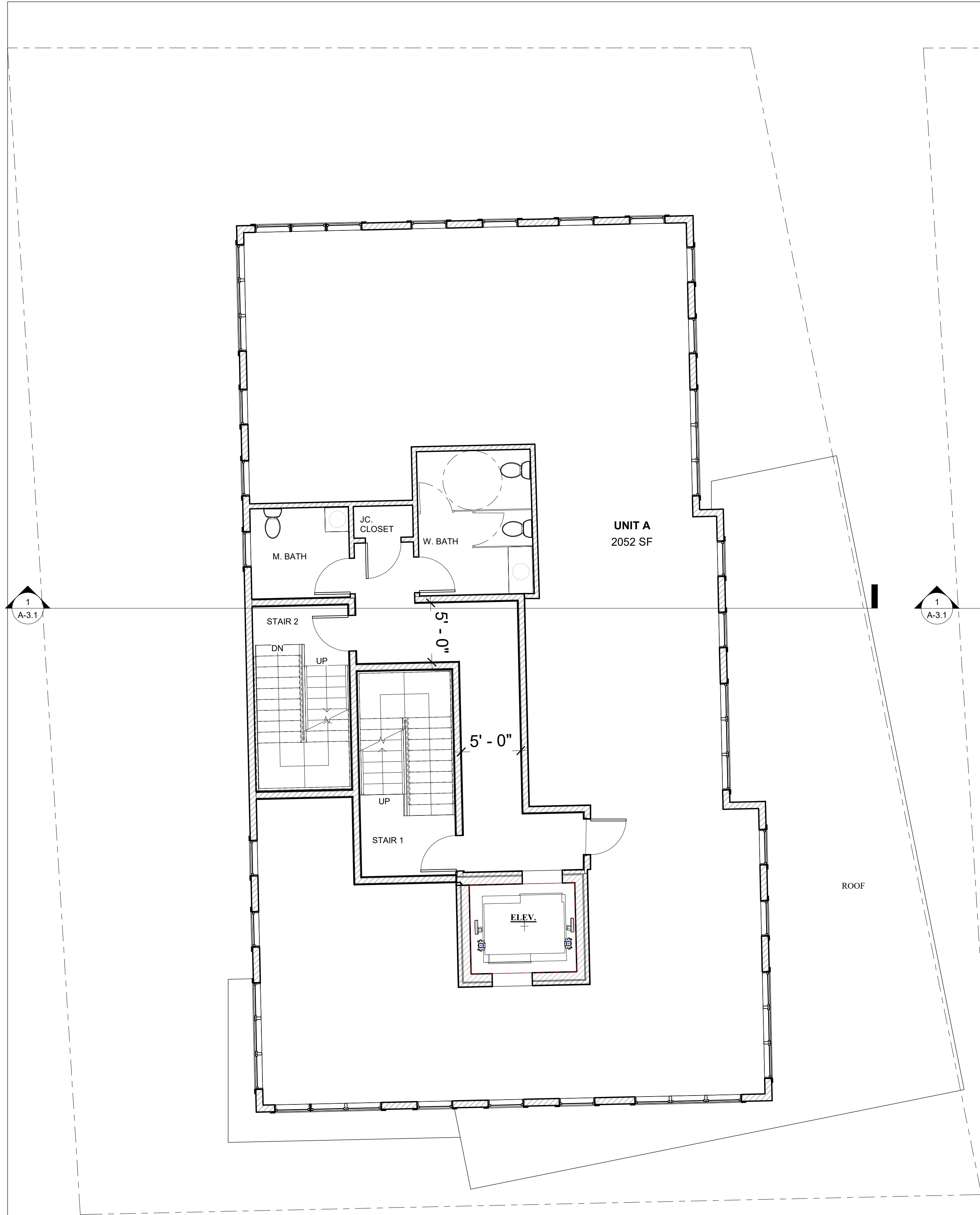
Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED FIRST FLOOR PLANS

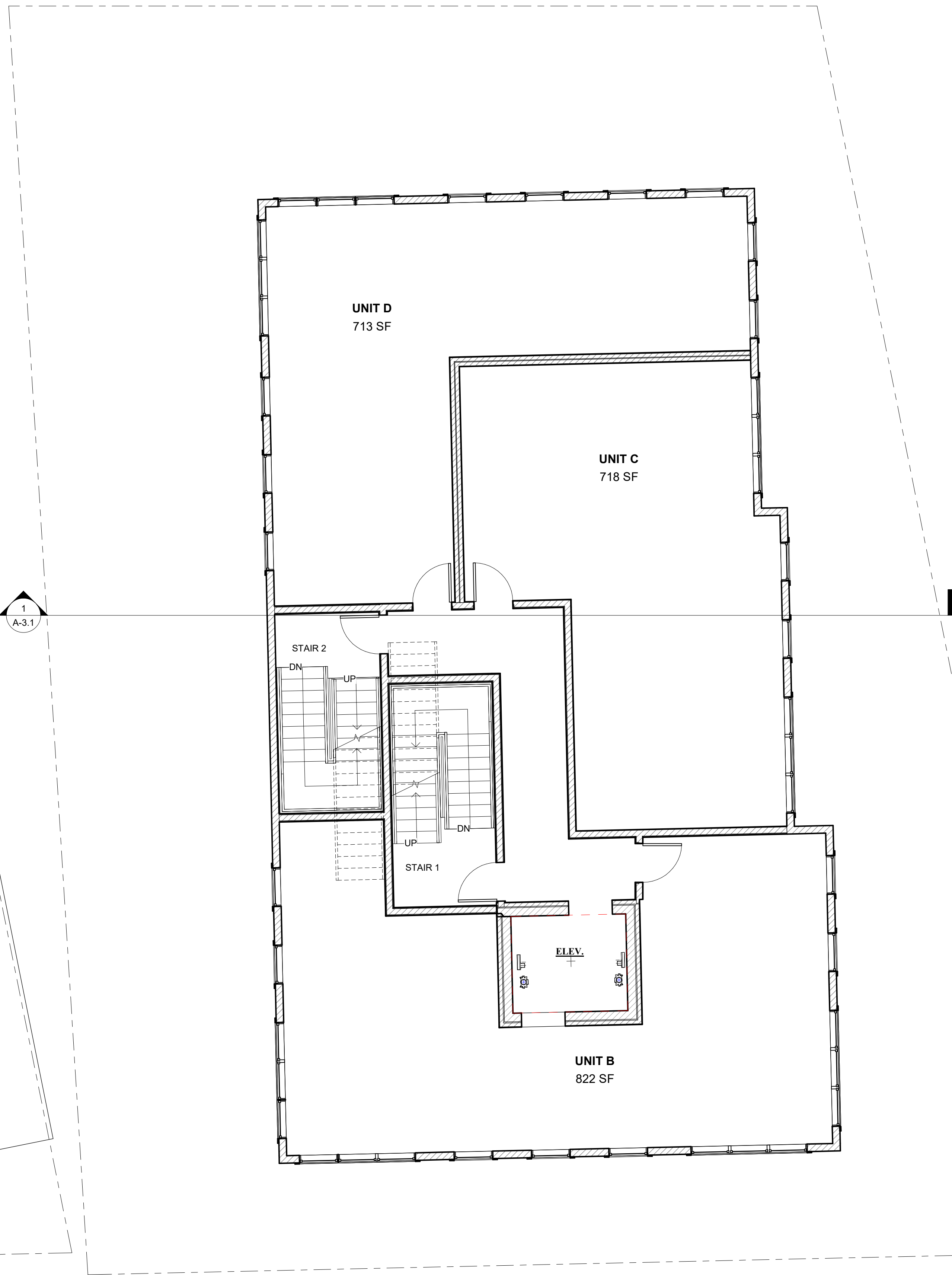
Sheet No.

A-1.1



① 2ND FLOOR
3/16" = 1'-0"

UNIT	AREA
UNIT A	2052 SQFT
COMMON SPACE	849 SQFT
GROSS AREA	3054 SQFT



② 3RD FLOOR
3/16" = 1'-0"

UNIT	AREA
UNIT B	822 SQFT
UNIT C	718 SQFT
UNIT D	713 SQFT
COMMON SPACE	635 SQFT
GROSS AREA	3054 SQFT

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474


One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
SECOND AND
THIRD FLOOR
PLANS

Sheet No.

A-1.2



① PROPOSED BROADWAY ELEVATION
3/16" = 1'-0"



② PROPOSED WINTER STREET ELEVATION
3/16" = 1'-0"

- CHART**
- A- FIBER CEMENT- COLOR 1
 - B- STOREFRONT
 - C-FIBER CEMENT LAP SIDING
 - D-FIBER CEMENT PANEL-COLOR 2
 - E- FIBREX WINDOWS
 - F- FLAT LOK METAL WALL PANEL
 - G- HORIZONTAL WOOD SIDING

PROPOSED -MIXED-USE BUILDING
80 BROADWAY
ARLINGTON, MA 02474

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 09-06-2022
Drawn By: DF/ MA

PROPOSED BROADWAY AND WINTER STREET ELEVATIONS

Sheet No.

A-2.1



① PROPOSED SIDE ELEVATION
3/16" = 1'-0"



② PROPOSED REAR ELEVATION
3/16" = 1'-0"

CHART

A- FIBER CEMENT- COLOR 1
B- STOREFRONT
C-FIBER CEMENT LAP SIDING
D-FIBER CEMENT PANEL-COLOR 2
E- FIBREX WINDOWS
F- FLAT LOK METAL WALL PANEL
G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
SIDE AND
REAR
ELEVATIONS

Sheet No.

A-2.2



Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 09-06-2022

Drawn By: DF/ MA

Drawing Name

PROPOSED
3D
RENDERING

Sheet No.

A-2.3



① WINTER STREE RENDERED VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale:
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.4



① BROADWAY RENDERED VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 09-06-2022

Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.5



PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

Project No: 2022038

Scale:

Date: 09-06-2022

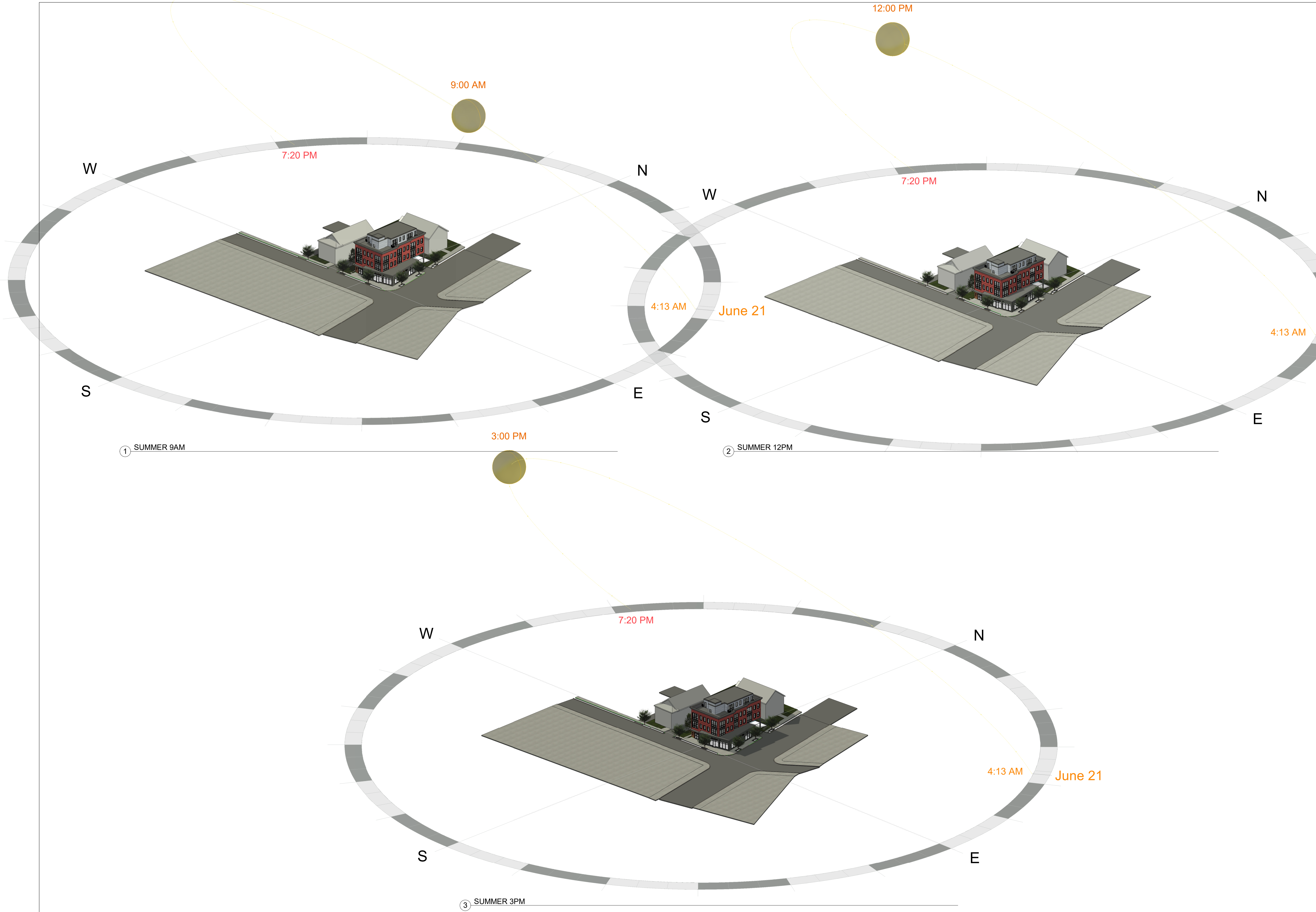
Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.6



Location

PROPOSED -MIXED-USE BUILDING

80 BROADWAY

ARLINGTON, MA 02474

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 9-06-2022

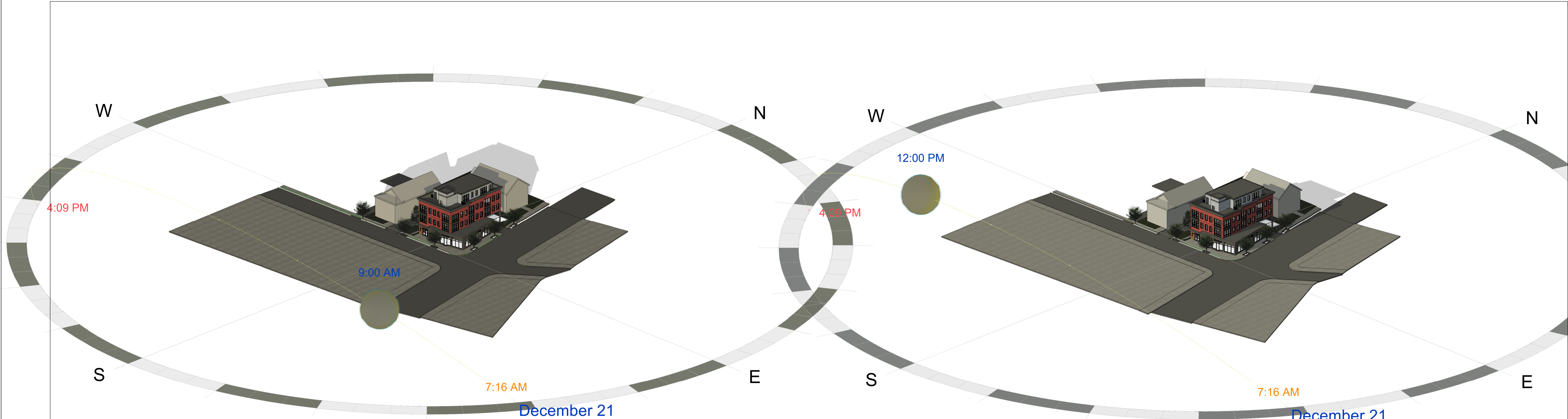
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Drawing Name

SUMMER SOLSTICE

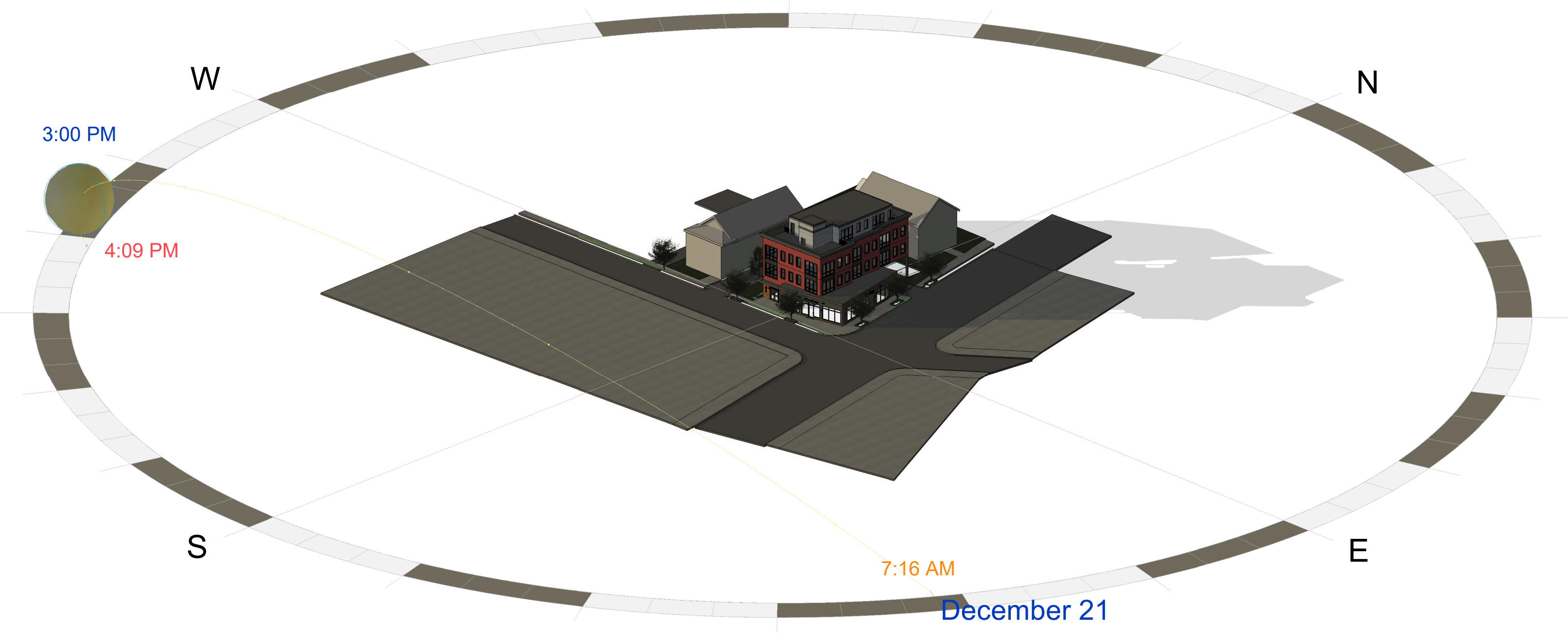
Sheet No.

A-2.8



① WINTER 9AM

② WINTER 12PM



③ WINTER 3PM

Location

PROPOSED - MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

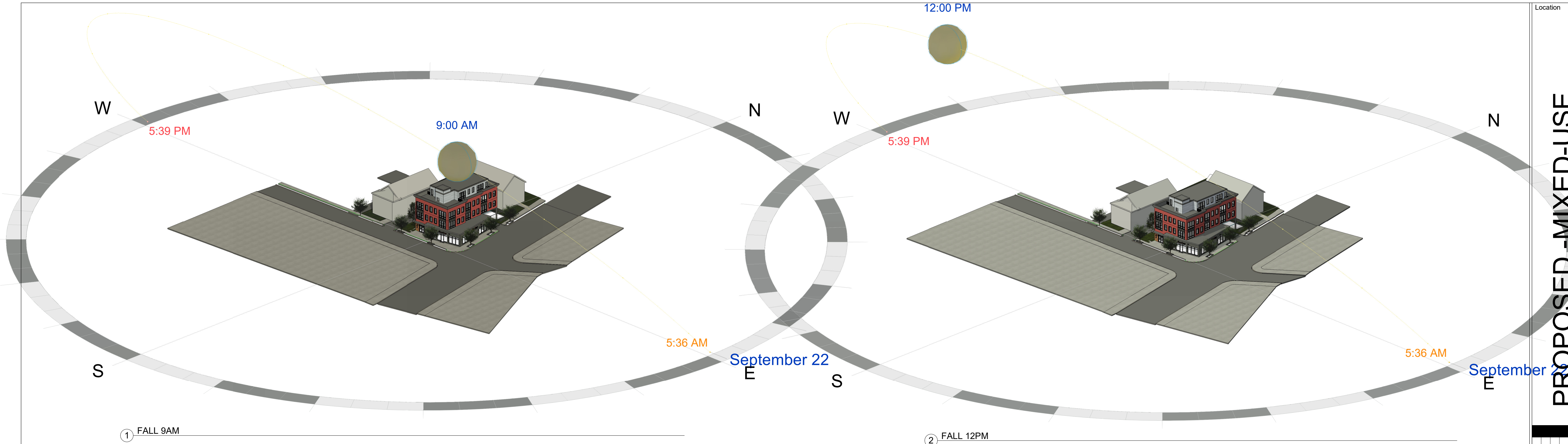
Project No: 2022038
Scale:
Date: 9-06-2022
Drawn By: MA/ DF

Drawing Name

WINTER
SOLSTICE

Sheet No.

A-2.9



Location

**PROPOSED - MIXED-USE
BUILDING**
80 BROADWAY
ARLINGTON, MA 02474

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 9-06-2022

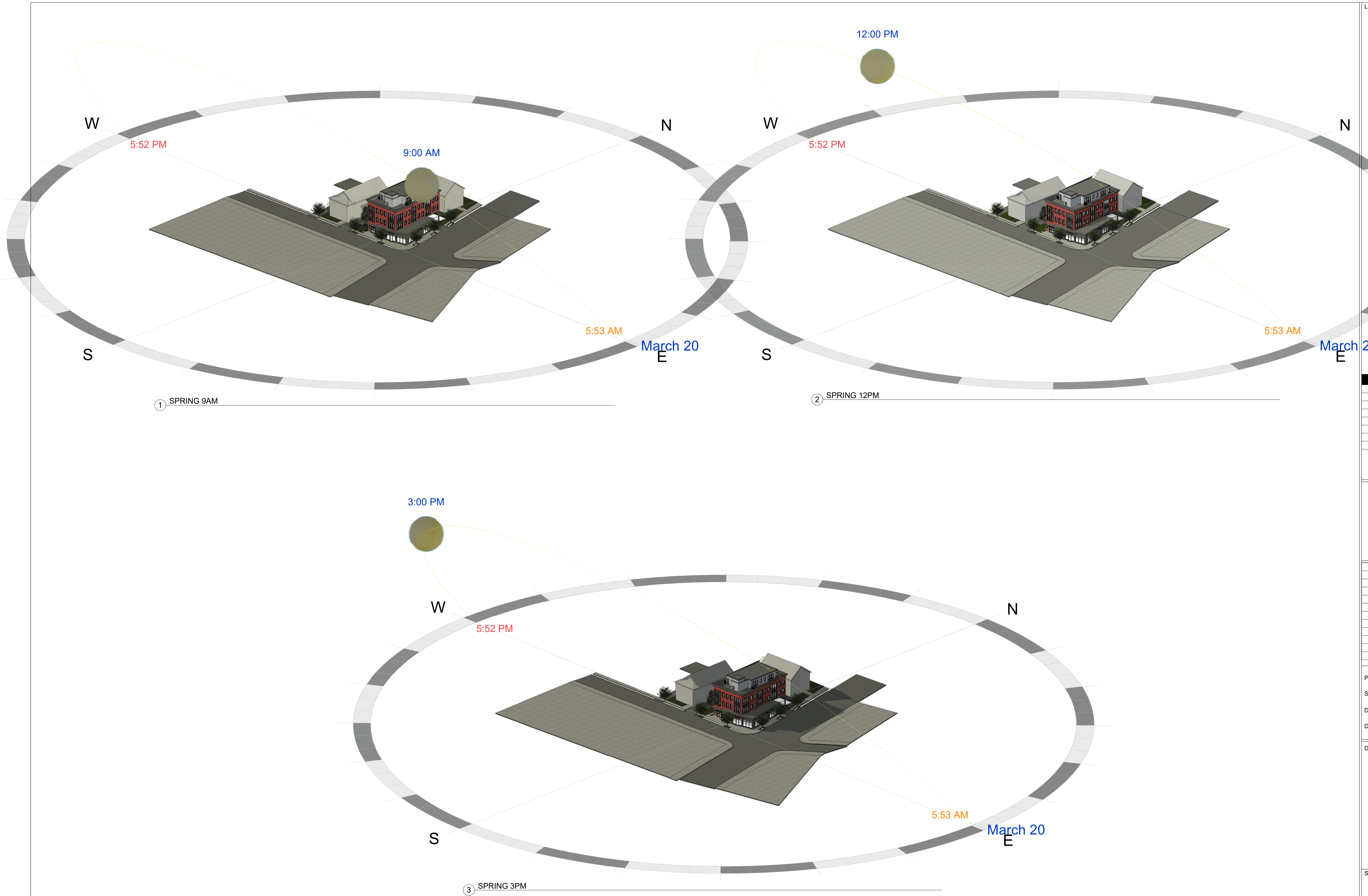
Drawn By: MA/ DF

Drawing Name

**FALL
EQUINOX**

Sheet No.

A-2.10



Location

**PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale:
Date: 9-06-2022
Drawn By: MA/ DF

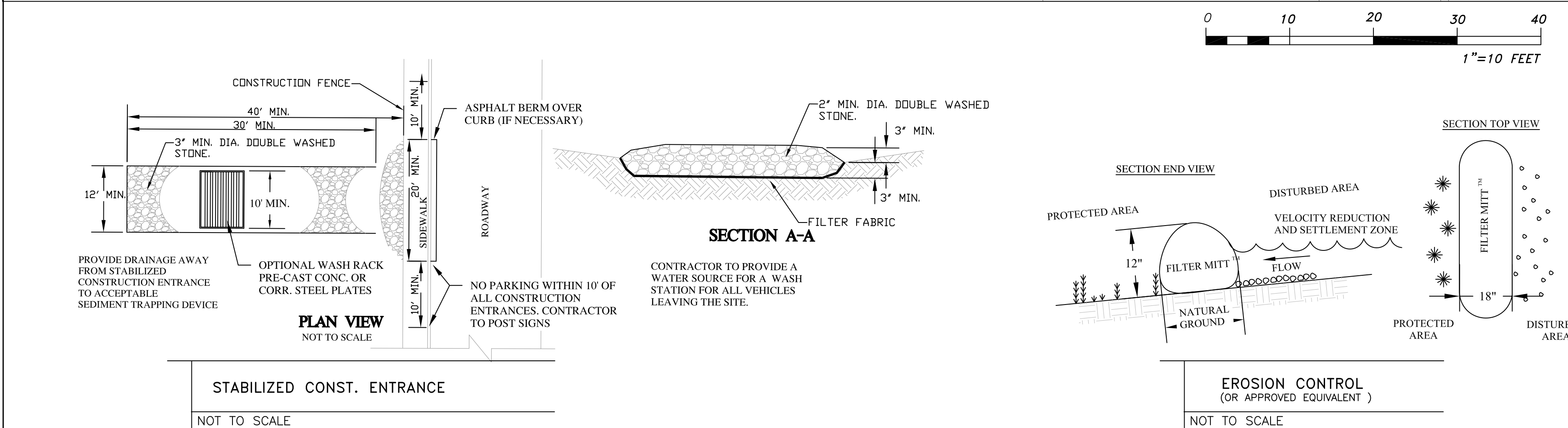
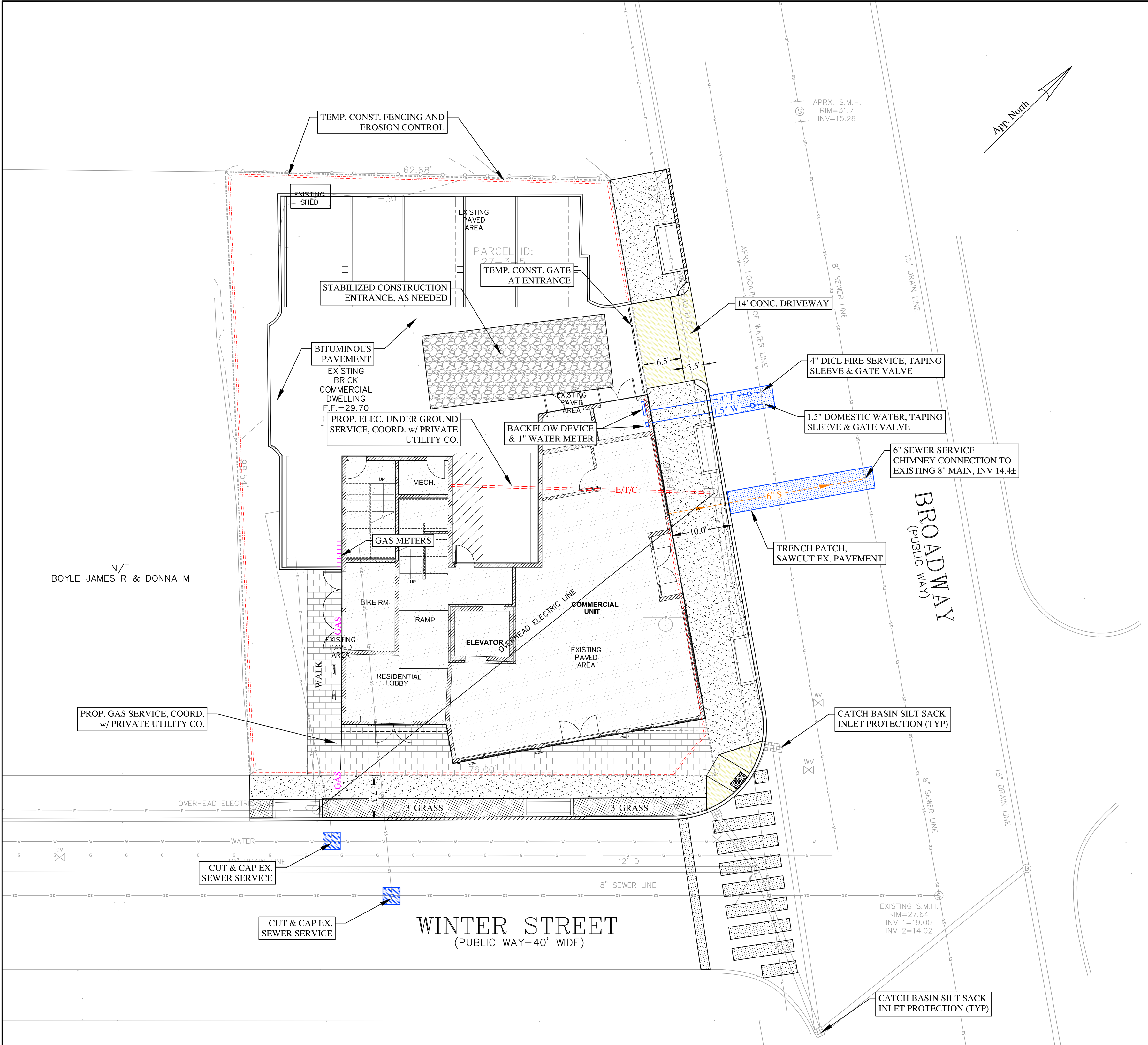
Drawing Name

**SPRING
EQUINOX**

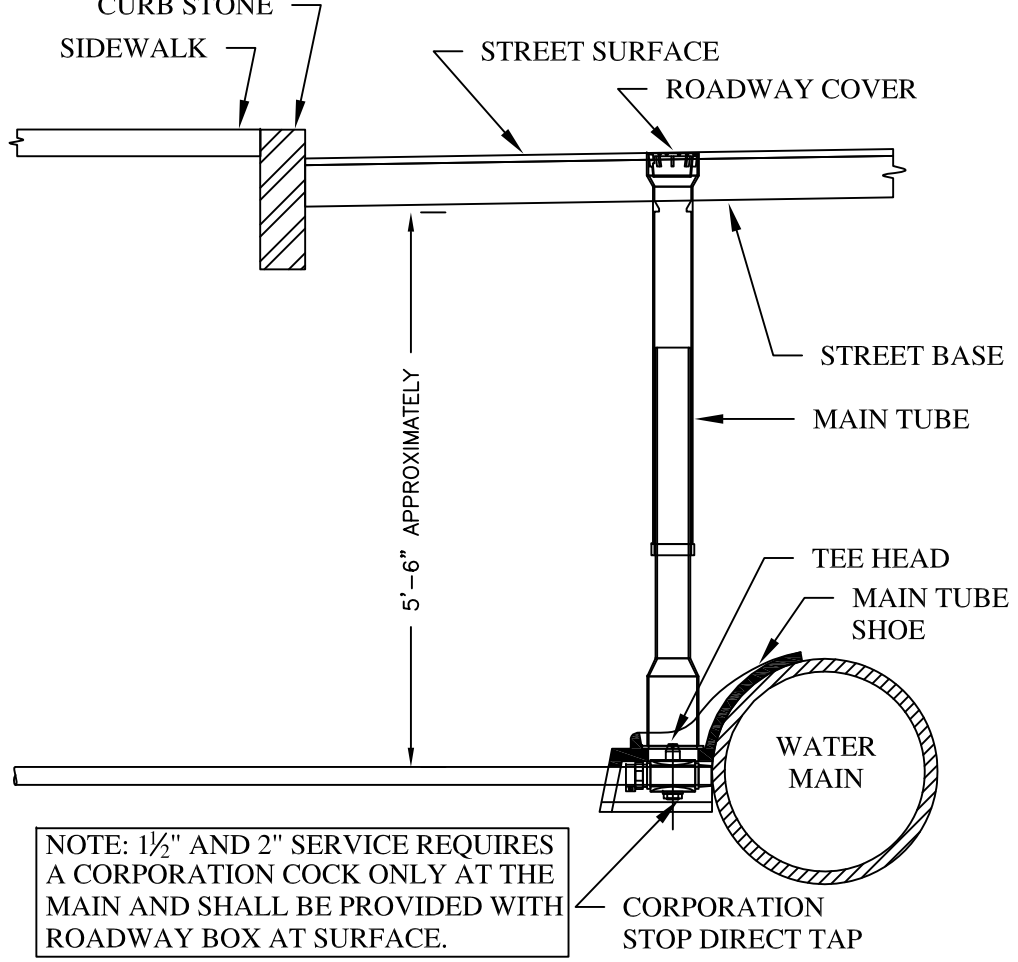
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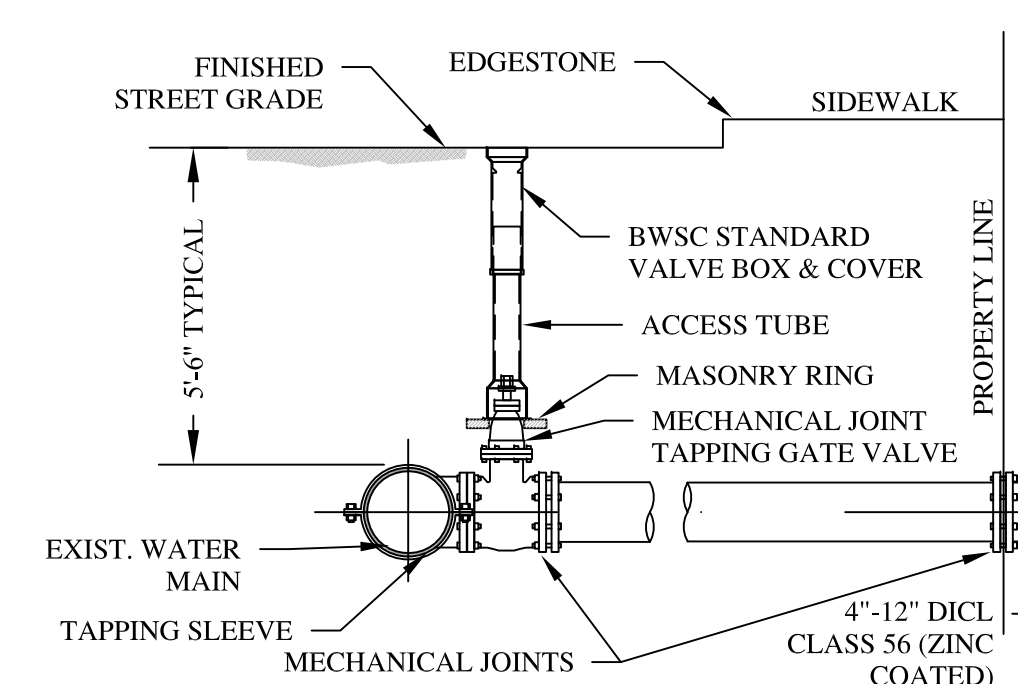




- GENERAL NOTES**
1. THIS PLAN IS FOR DEPICTS GENERAL SITE LAYOUT FOR THE PROPOSED UTILITIES.
 2. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OR SIZE OF EXISTING UTILITIES ON THE SITE OR WITHIN THE STREET. IT IS THE CONTRACTORS RESPONSIBLE FOR VERIFYING AND RECORDING THE LOCATION OF EACH UTILITY.
 3. THE CONTRACTOR SHALL CONTACT THE CITY OF ARLINGTON FOR THE MARKING OF EXISTING MUNICIPAL UTILITIES, AND SHALL ALSO CONTACT DIG-SAFE AT 1-888-344-7233, FAX 1-800-322-4844. DIG SAFE MUST BE NOTIFIED AT LEAST 72 HOURS PRIOR TO EXCAVATION.
 4. ALL WORK SHALL CONFORM TO THE CITY OF ARLINGTON STANDARD SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING CONSTRUCTION FOLLOWS STATE AND FEDERAL REGULATIONS.
 5. THE CONTRACTOR SHALL SUPPLY ALL PIPING, STRUCTURES, MATERIALS, AND APPURTENANCES. NECESSARY TO COMPLETE THE PROPOSED STORM DRAIN AND UTILITY SYSTEM AS INDICATED ON THE PLANS.
 6. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED TO PROTECT AGAINST CAVE-IN.
 7. UTILITIES SHOWN ON THIS PLAN ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE LICENSED PLUMBER OR MECHANICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH UTILITY CONNECTION.
 8. THE CONTRACTOR SHALL TAKE DIGITAL PHOTOGRAPHS AT EACH STAGE OF CONSTRUCTION, AND SHALL PROVIDE AN AS-BUILT DRAWING FOR SUBMISSION TO THE CITY WHICH WILL INCLUDE, ALL DRAINAGE COMPONENTS, CONVEYANCES OR LOCATION OF PIPES, ELEVATIONS, INVERTS, INFILTRATION SYSTEM, AREA DRAINS, CATCH BASINS, CLEANOUTS, SIZES AND MATERIALS, ETC.
 9. THE CONTRACTOR SHALL SWEEP ANY TRACKED DIRT AND SEDIMENTS FROM CONSTRUCTION VEHICLES THAT WASH ONTO THE STREET AT THE END OF EACH DAY OF CONSTRUCTION.
 10. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
 11. THE CONTRACTOR SHALL REFER TO THE CITY OF ARLINGTON ENGINEERING DEPARTMENT STANDARD DETAILS AND GENERAL UTILITY PERMITTING REQUIREMENTS

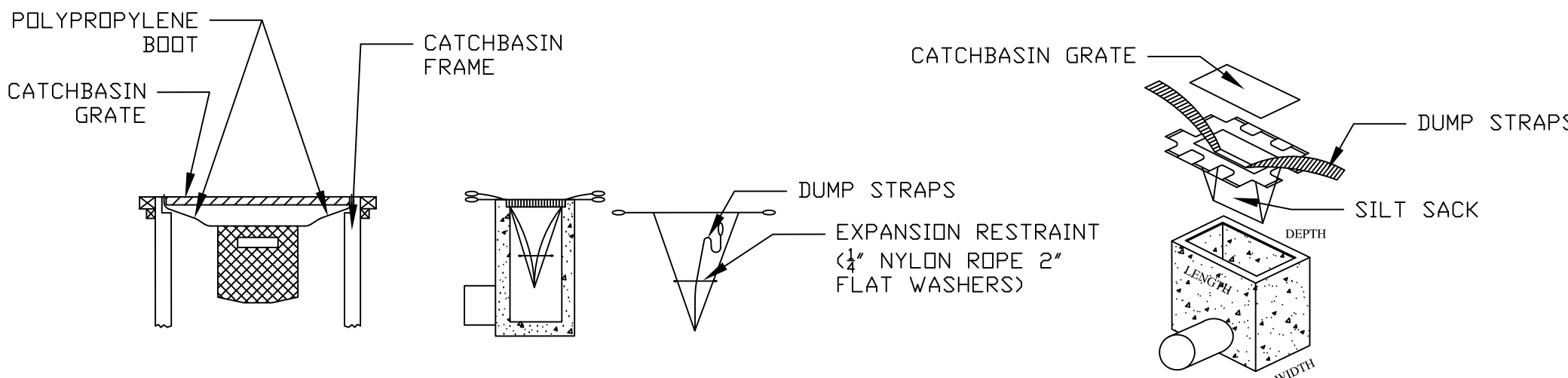


TYPICAL WATER CONNECTION
1-1/2" AND 2" SERVICE PIPE
NOT TO SCALE



- NOTES:**
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
 - USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
 - SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

TYPICAL WATER PIPE CONNECTION w/ TAPPING SLEEVE & GATE VALVE
NOT TO SCALE



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND AND CONCENTRATED FLOWS (NOT GREATER THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL DECREASE WITH THIS METHOD AND CONTRACTOR SHALL EXPECT FLOODING TO OCCUR DURING HIGH FLOW EVENTS.

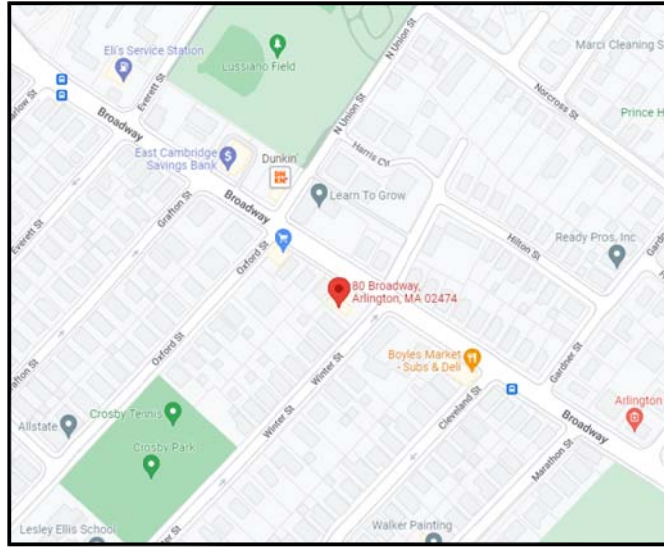
INSPECTION SCHEDULE SHALL COMPLY WITH THE 2008 EPA CONSTRUCTION GENERAL PERMIT

MAINTENANCE SHALL OCCUR WHEN NECESSARY. SILT SACKS SHALL BE CLEANED ONCE THE BAG IS FILLED HALF WAY WITH DEBRIS. CONTRACTOR SHALL REMOVE SILT SACK AND PLACE NEW UNIT. DO NOT EMPTY SILT SACK CONTENTS INTO THE CATCHBASIN.

CATCH BASIN W/ SILT SACK INLET PROTECTION
NOT TO SCALE

Layout & Utility Plan

80 Broadway
Arlington, MA



MATERIALS:
DRAIN LINES SHALL BE 6" SDR35 w/ 2' MIN. COVER OVER PIPE. 1% SLOPE MIN.
WATER: 1.5" COPPER, TYPE K (MINIMUM OF 5 FEET BELOW GRADE)
FIRE: 4" DI CL (MINIMUM OF 5 FEET BELOW GRADE) ZINC COATED

REFERENCES:
SURVEY: Spruhan Engineering, P.C.
ARCHITECT: Choo & Company, Inc.

Date	Comment

Columbia Design Group, LLC
Consulting Engineers

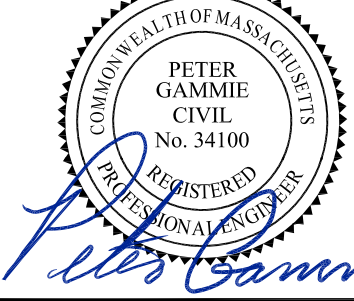
14 Upham Avenue
Boston, MA 02125
(T) 617.506.1474 (F) 617.507.7740

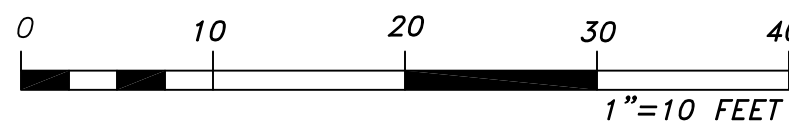
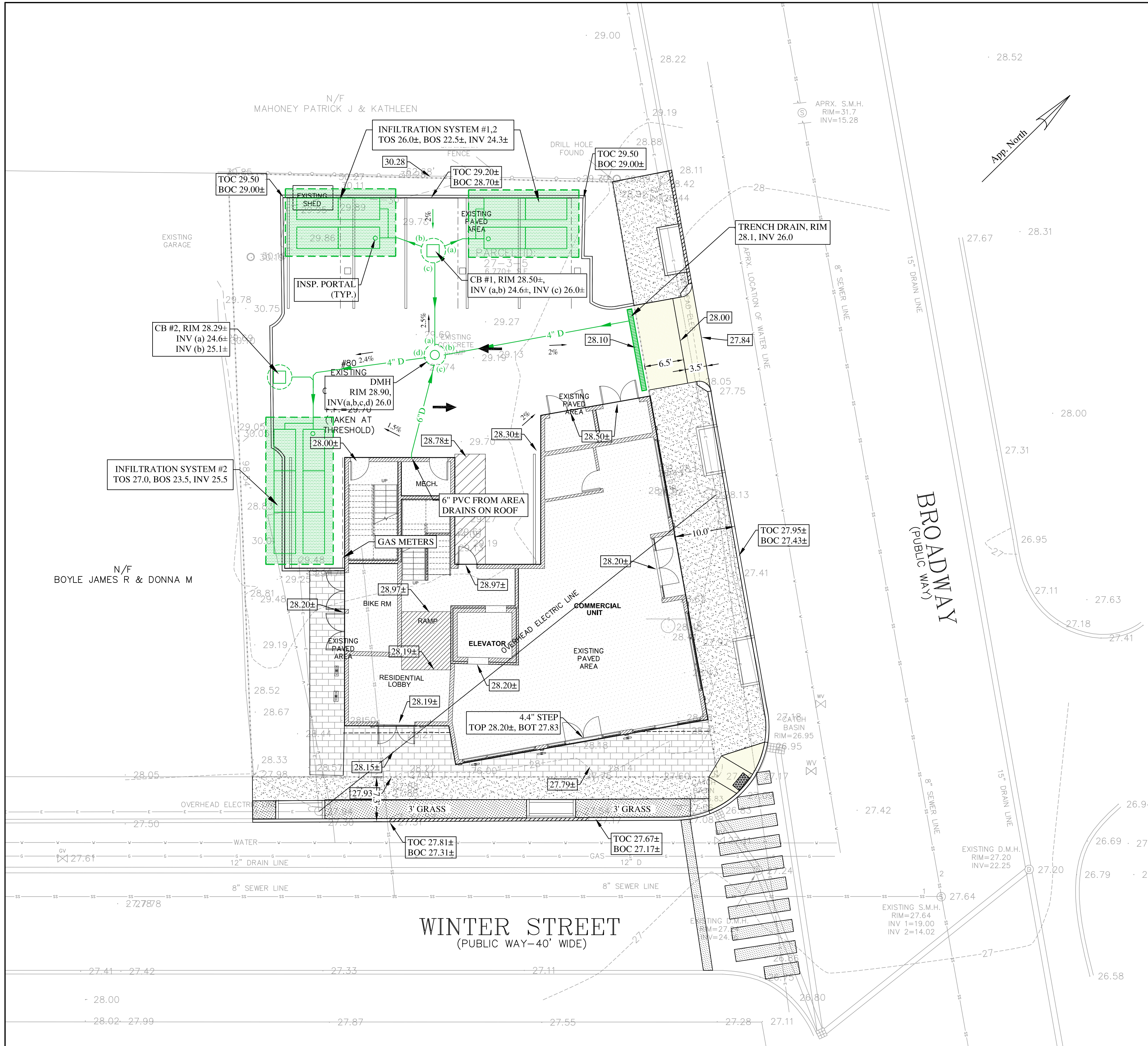
LAYOUT & UTILITY PLAN

September 6, 2022 Scale: 1" = 10'

Project No.: 2022-145 Drawing by: PG

C-2
Sheet 2 of 5





INFILTRATION SYSTEM SIZING

INFILTRATION SYSTEM #1
2 Chambers/Row = 17.86' Base Length
2 Rows = 11.00' Base Width
Height = 3.50' Field Height
4 Chambers x 45.9 cf = 183.8 cf Chamber Stor.
687.5 cf Field - 183.8 cf Chambers = 503.7 cf Stone x 40.0% Voids = 201.5 cf Stone Storage
Chamber Storage + Stone Storage = 385.2 cf
Overall System Size = 17.86' x 11.00' x 3.50'

INFILTRATION SYSTEM #2
2 Chambers/Row = 17.86' Base Length
2 Rows = 11.00' Base Width
Height = 3.50' Field Height
4 Chambers x 45.9 cf = 183.8 cf Chamber Stor.
687.5 cf Field - 183.8 cf Chambers = 503.7 cf Stone x 40.0% Voids = 201.5 cf Stone Storage
Chamber Storage + Stone Storage = 385.2 cf
Overall System Size = 17.86' x 11.00' x 3.50'

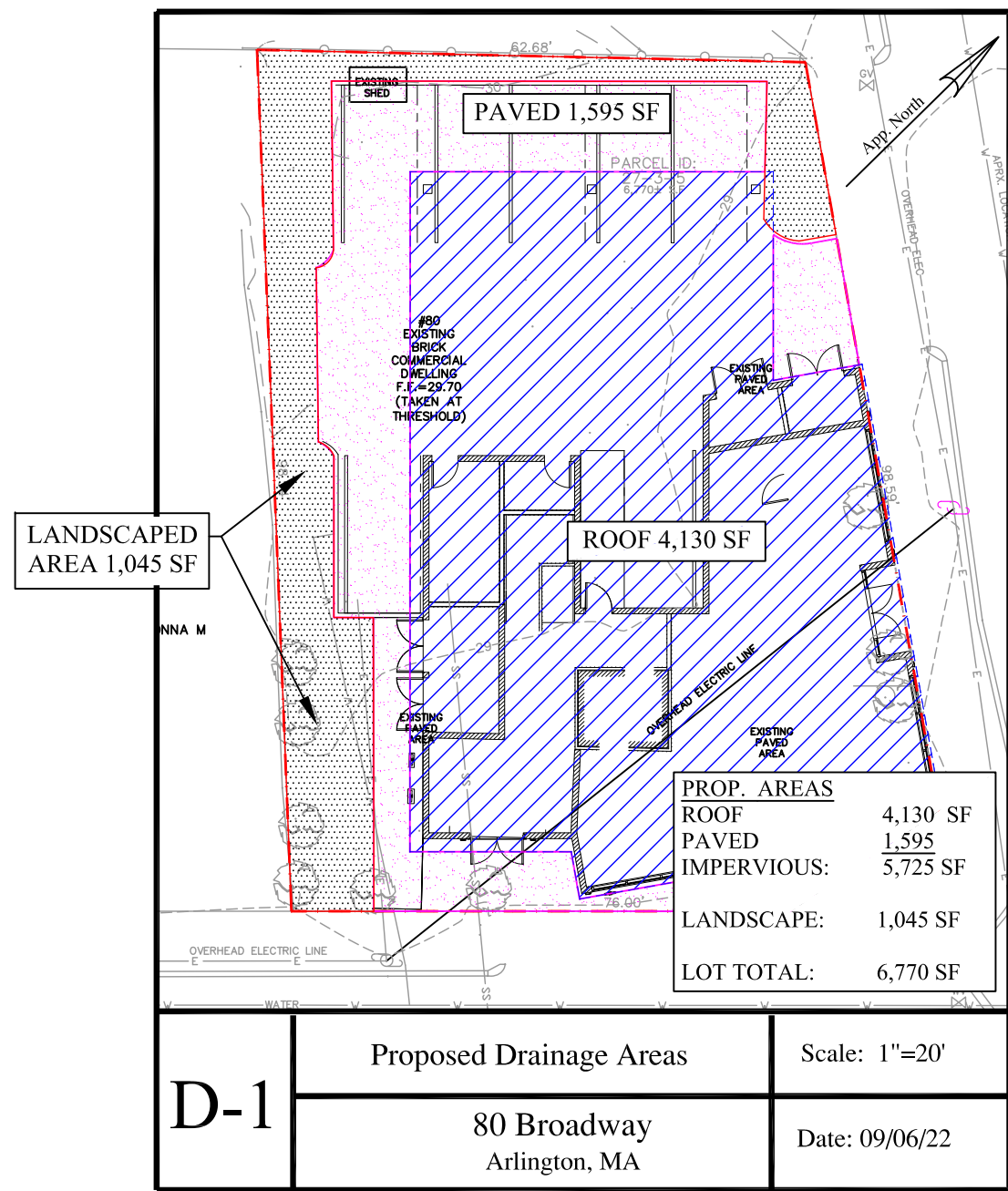
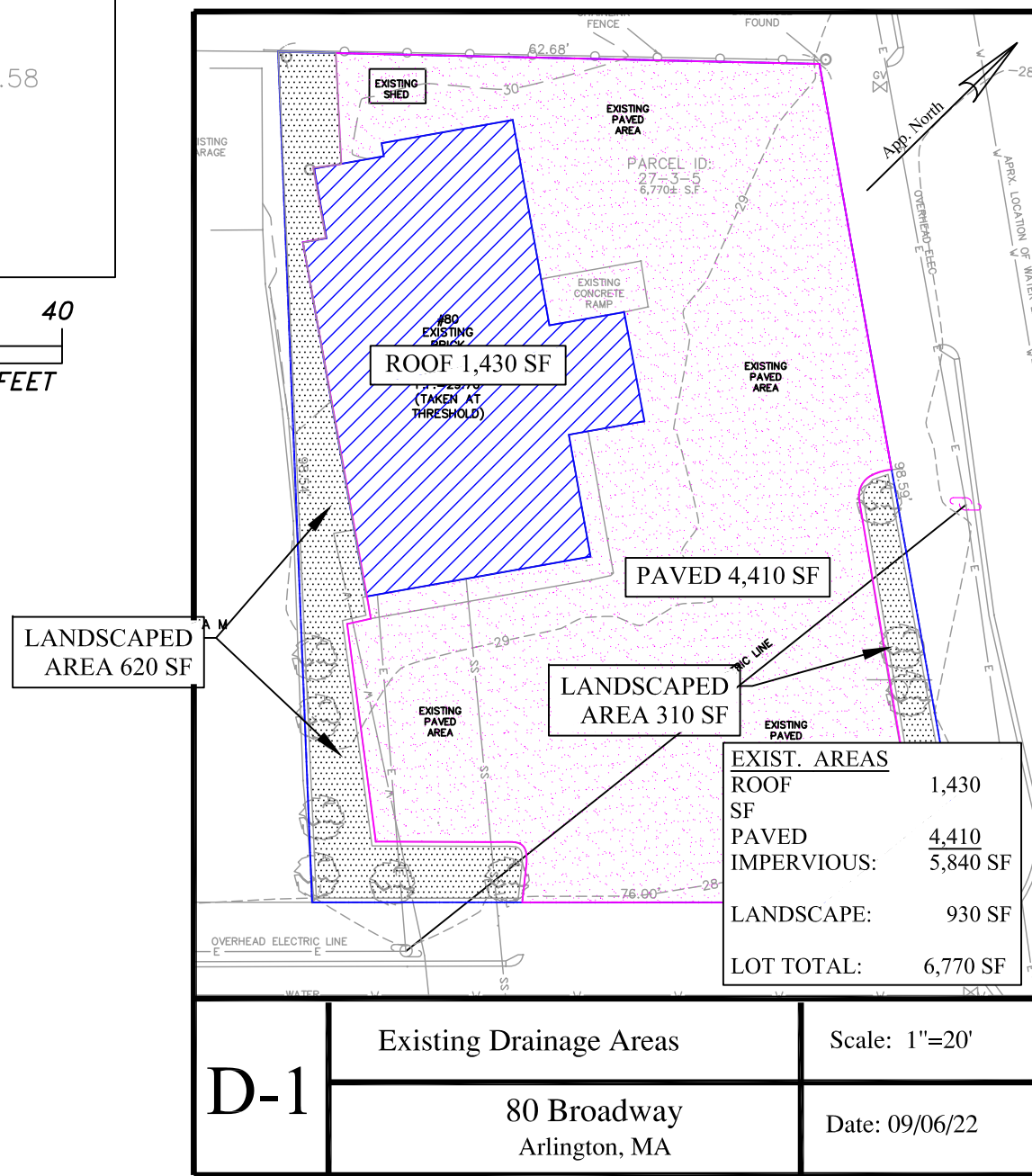
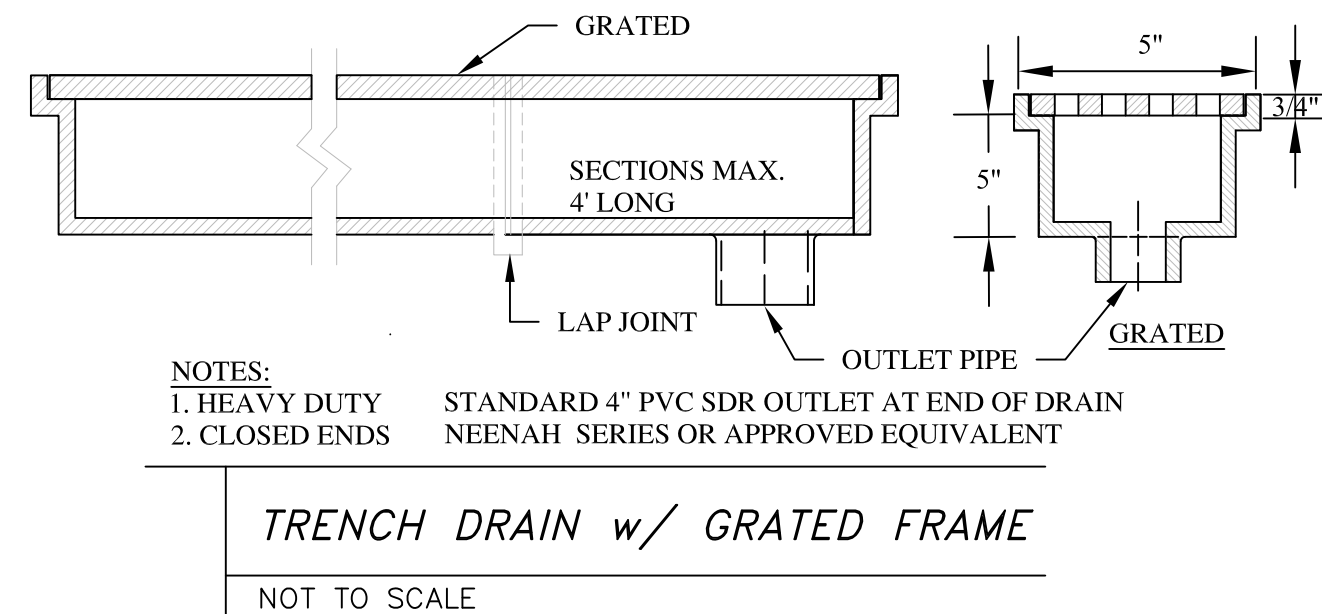
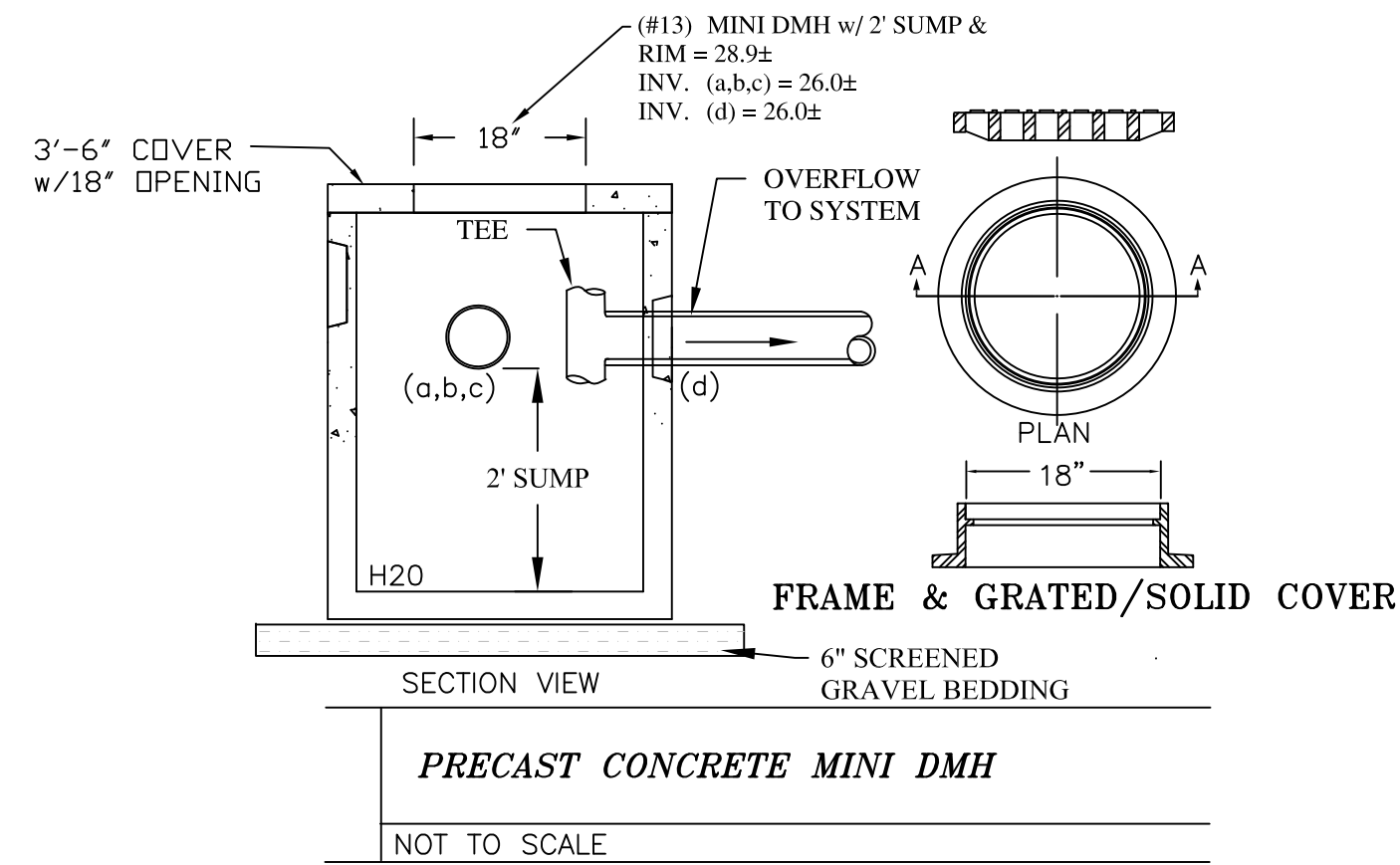
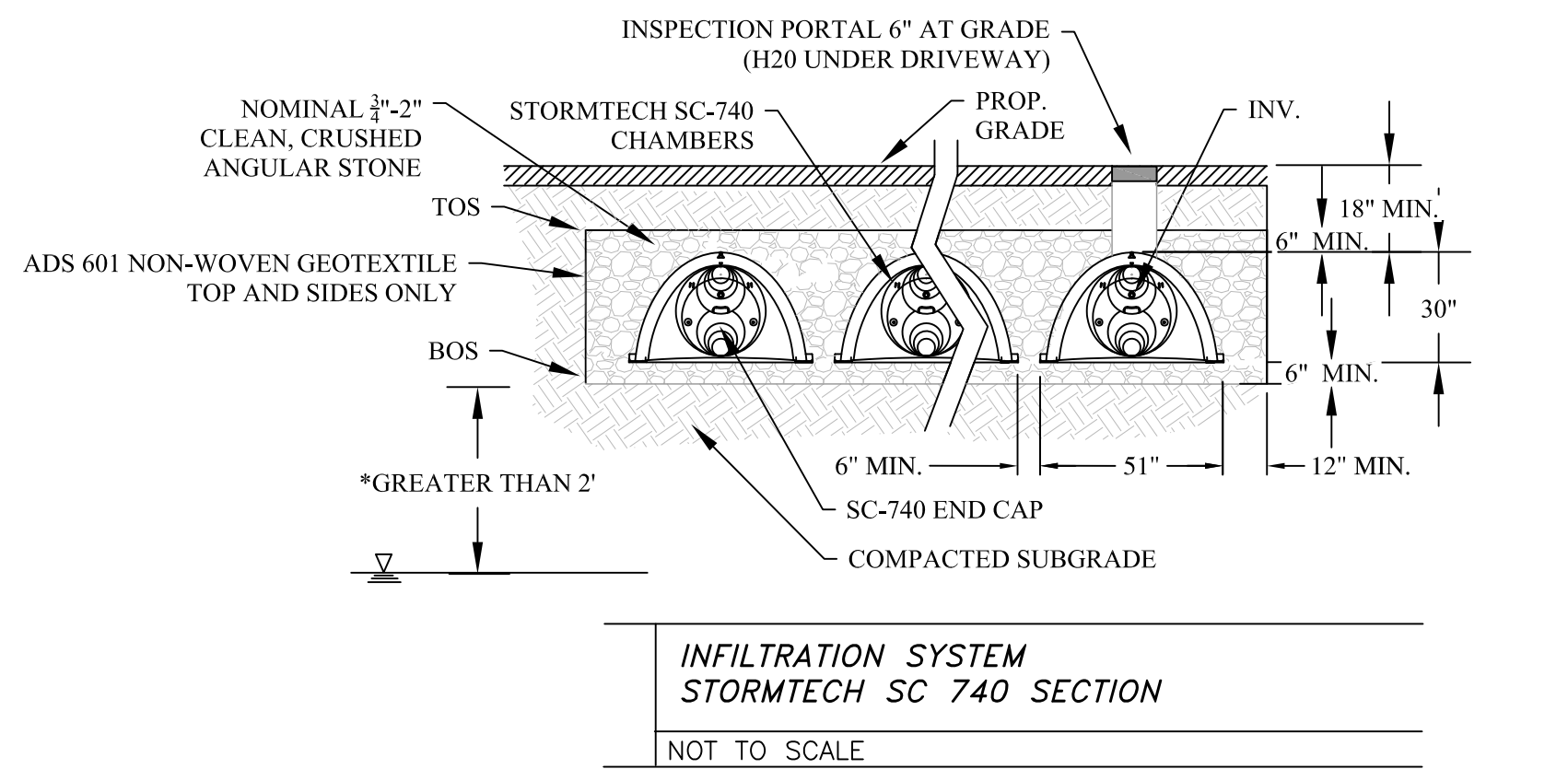
INFILTRATION SYSTEM #3
3 Chambers/Row = 24.98' Base Length
2 Rows = 11.00' Base Width
Height = 3.50' Field Height
6 Chambers x 45.9 cf = 275.6 cf Chamber Stor.
961.6 cf Field - 275.6 cf Chambers = 686.0 cf Stone x 40.0% Voids = 274.4 cf Stone Storage
Chamber Storage + Stone Storage = 550.0 cf
Overall System Size = 24.98' x 11.00' x 3.50'

NOTE:

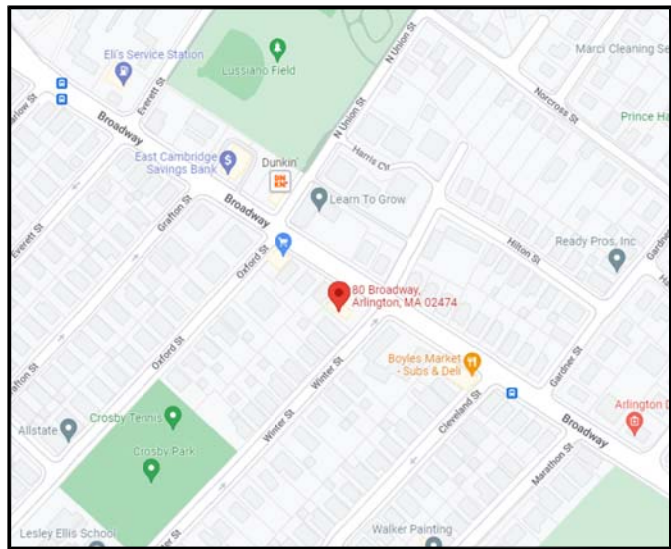
Soils information is obtained from NRCS Soils Survey indicates this area to be 626-B Merrimac-Urban land.

Typical profile
A0 - 0 to 10 inches: fine sandy loam
Bw1 - 10 to 22 inches: fine sandy loam
Bw2 - 22 to 26 inches: stratified gravel to gravelly loamy sand
2C - 26 to 65 inches: stratified gravel to very gravelly sand

Soil testing will be performed at the start of construction at each infiltration system. For the purpose of this analysis, we have assumed a very conservative hydraulic soil group HSG B, which has an associated Rawls infiltration rate of 1.02 in/hr. It is anticipated the seasonal high ground water will be well below the bottom of the infiltration systems.



Drainage & Grading Plan
80 Broadway
Arlington, MA



MATERIALS:
DRAIN LINES SHALL BE SDR35 w/ 12" MIN. COVER
OVER PIPE. 1% SLOPE MIN.
SEWER SERVICES SHALL BE 6" PVC SDR35 PIPE

REFERENCES:
SURVEY: Spruhan Engineering, P.C.
ARCHITECT: Choo & Company, Inc.

Columbia Design Group, LLC
Consulting Engineers

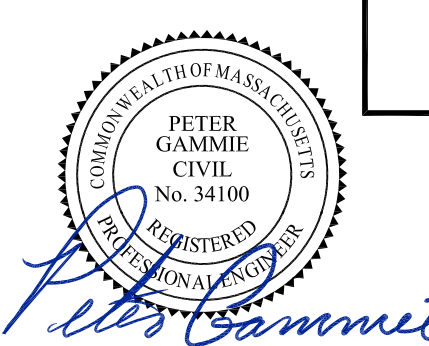
14 Upham Avenue
Boston, MA 02125
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Drainage & Grading Plan

September 6, 2022 Scale: 1" = 10'

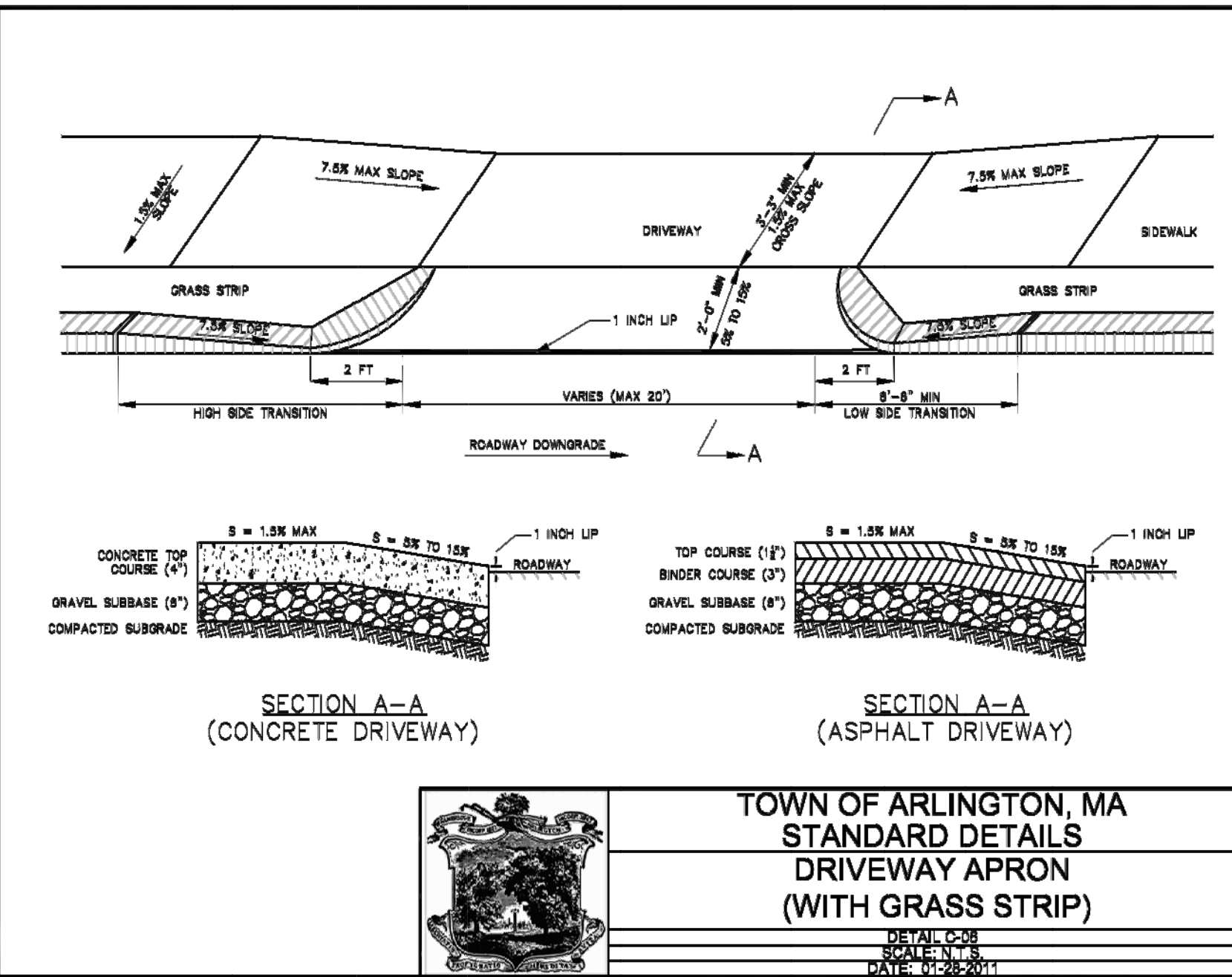
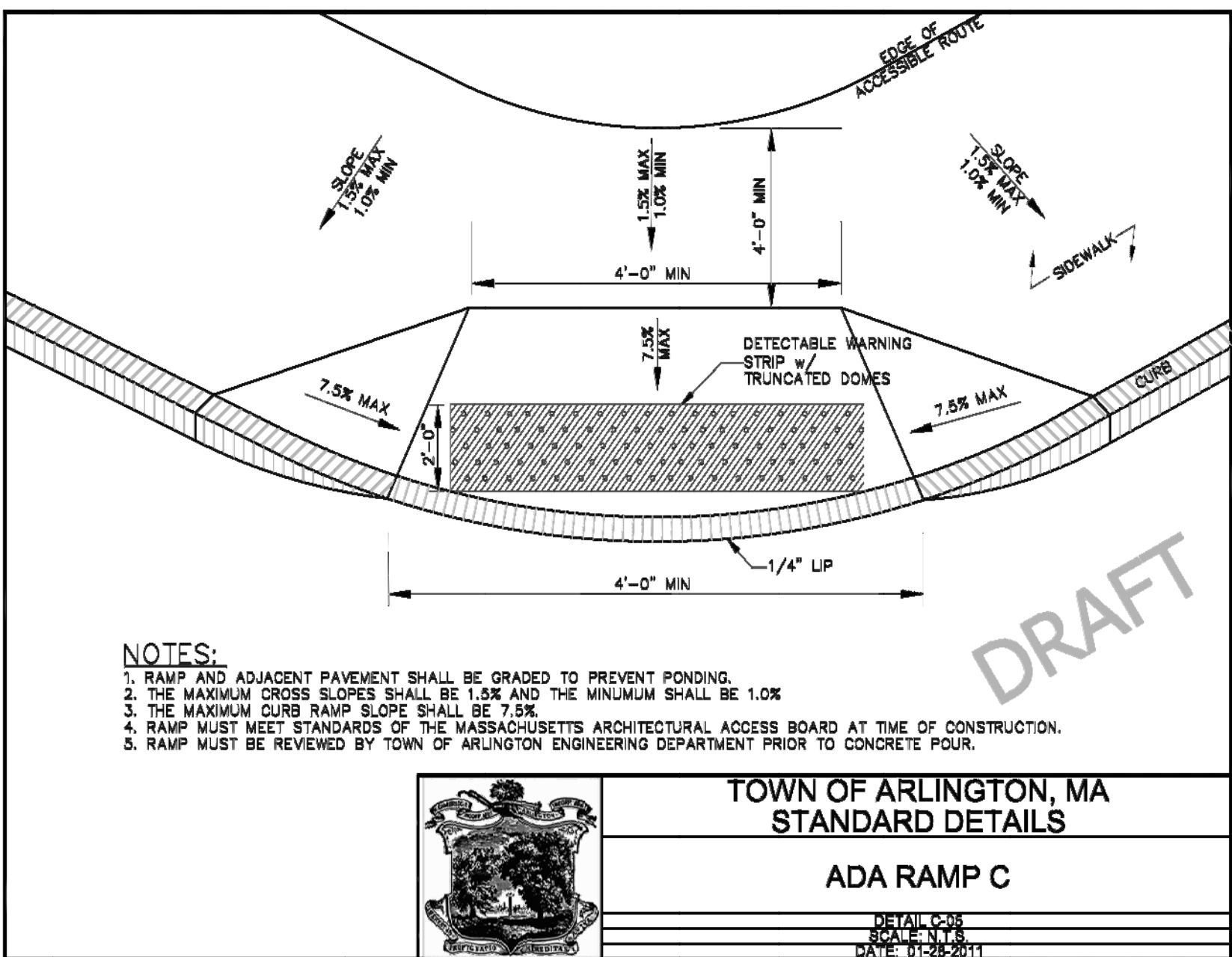
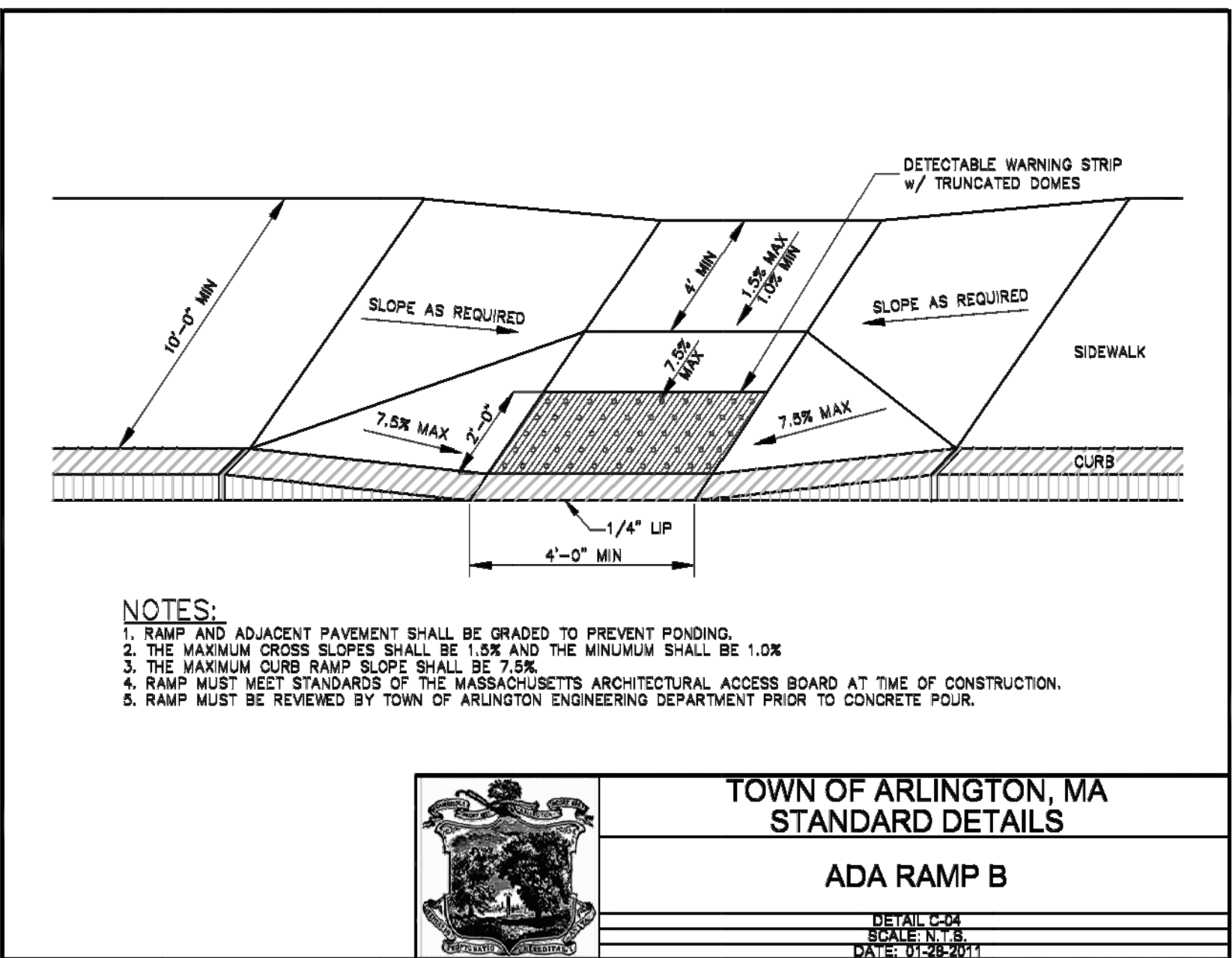
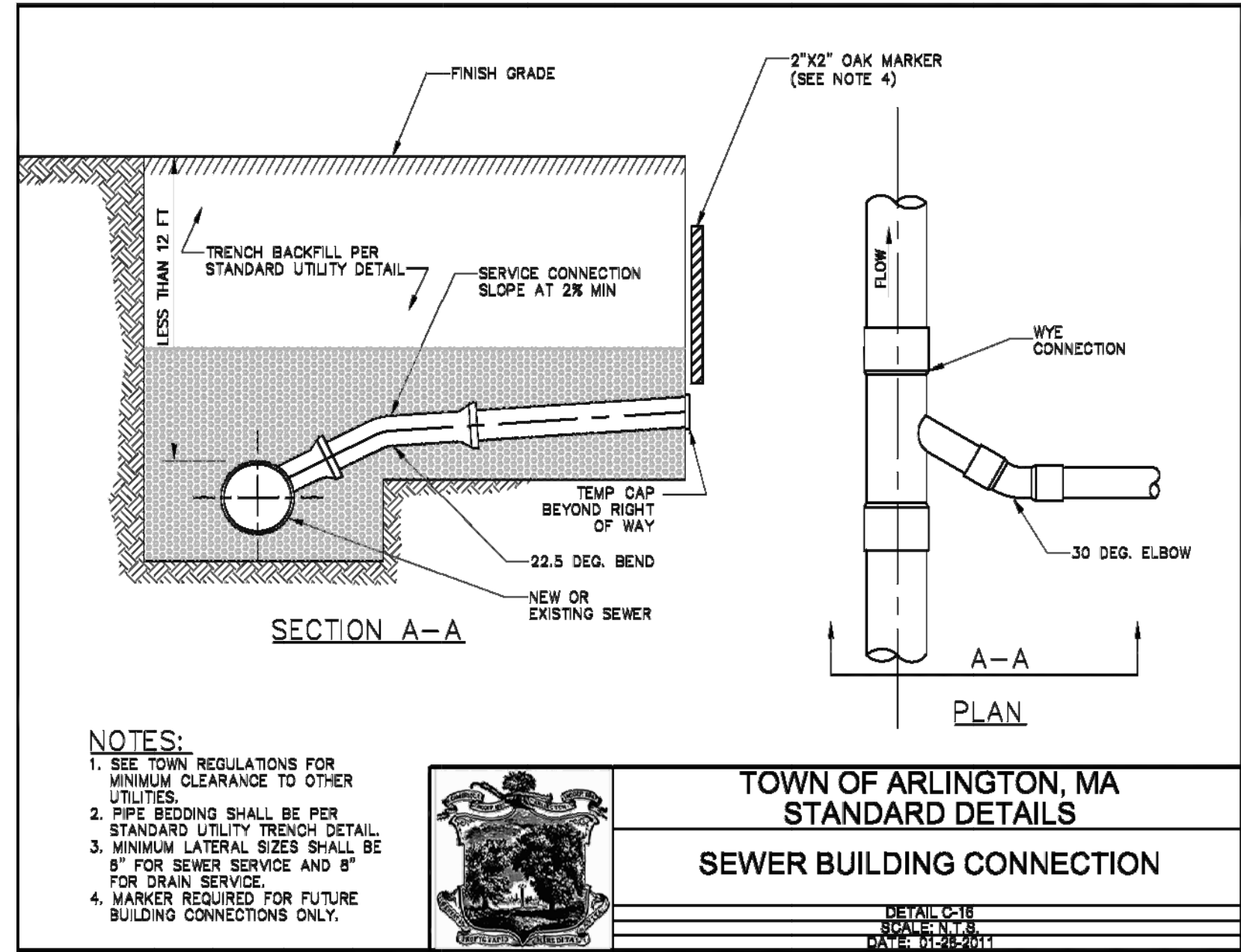
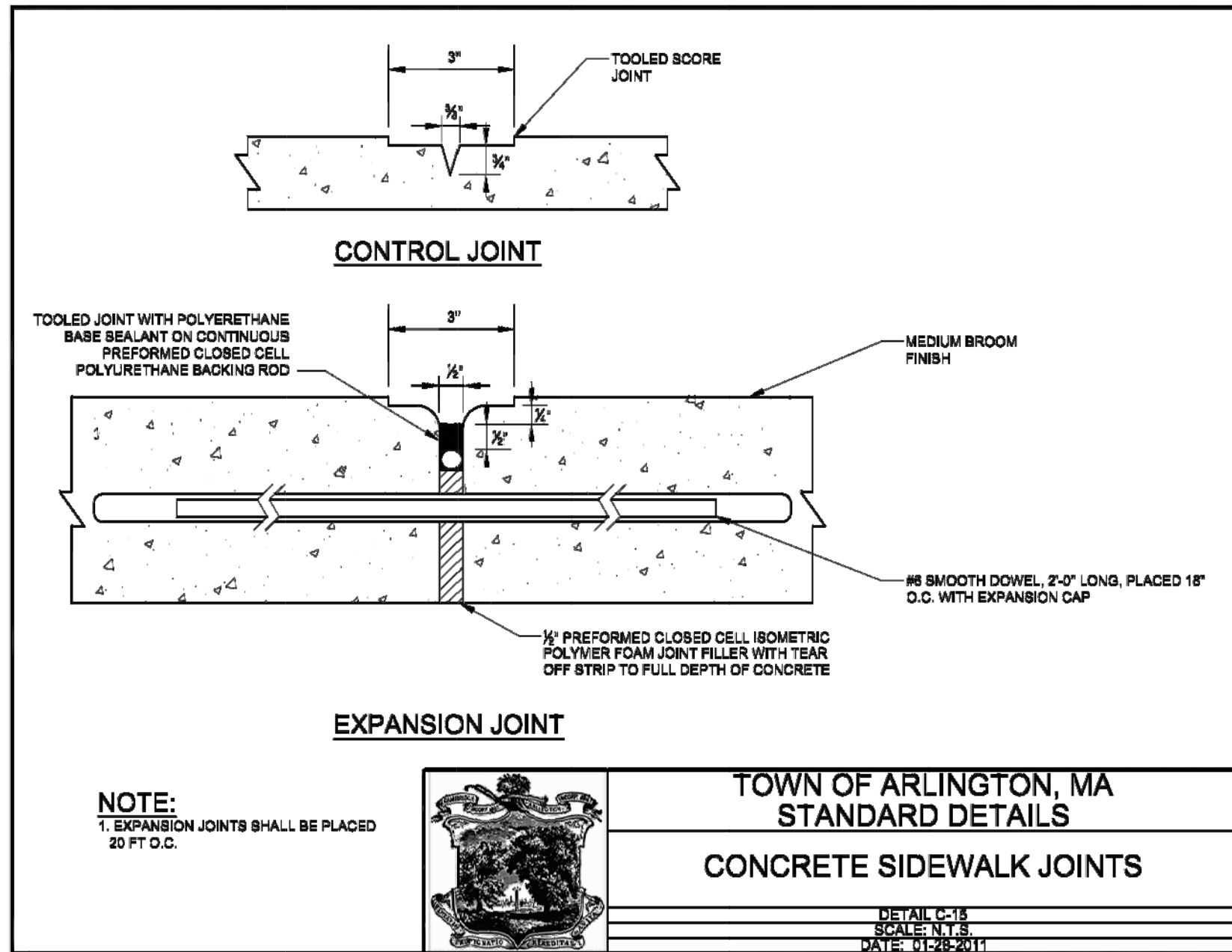
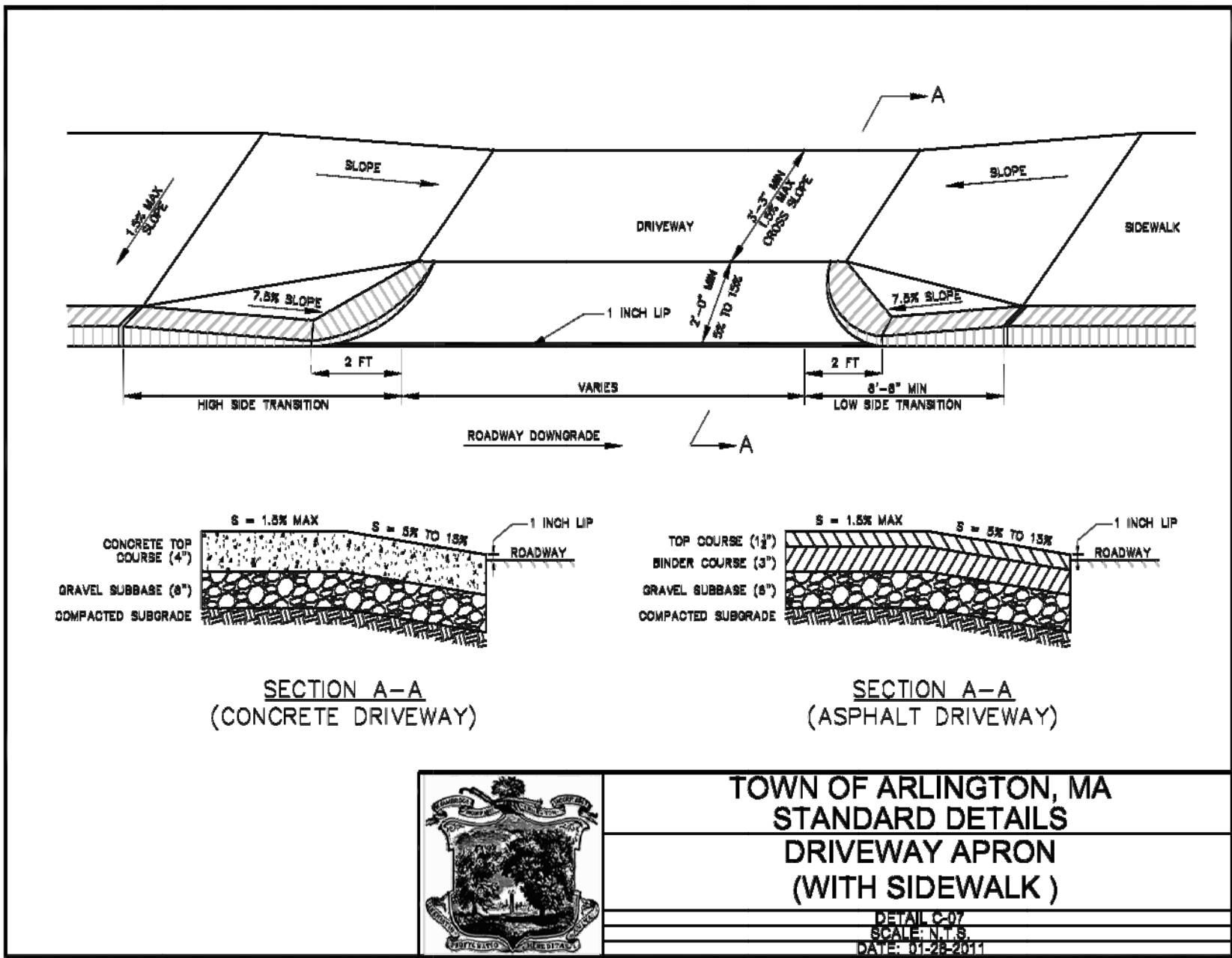
Project No.: 2022-145 Drawing by: PG

C-3
Sheet 3 of 5



Standard Detail
Sheet

80 Broadway
Arlington, MA



Date Comment

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Consulting Engineers

14 Upham Avenue
Boston, MA 02125
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SITE PLAN

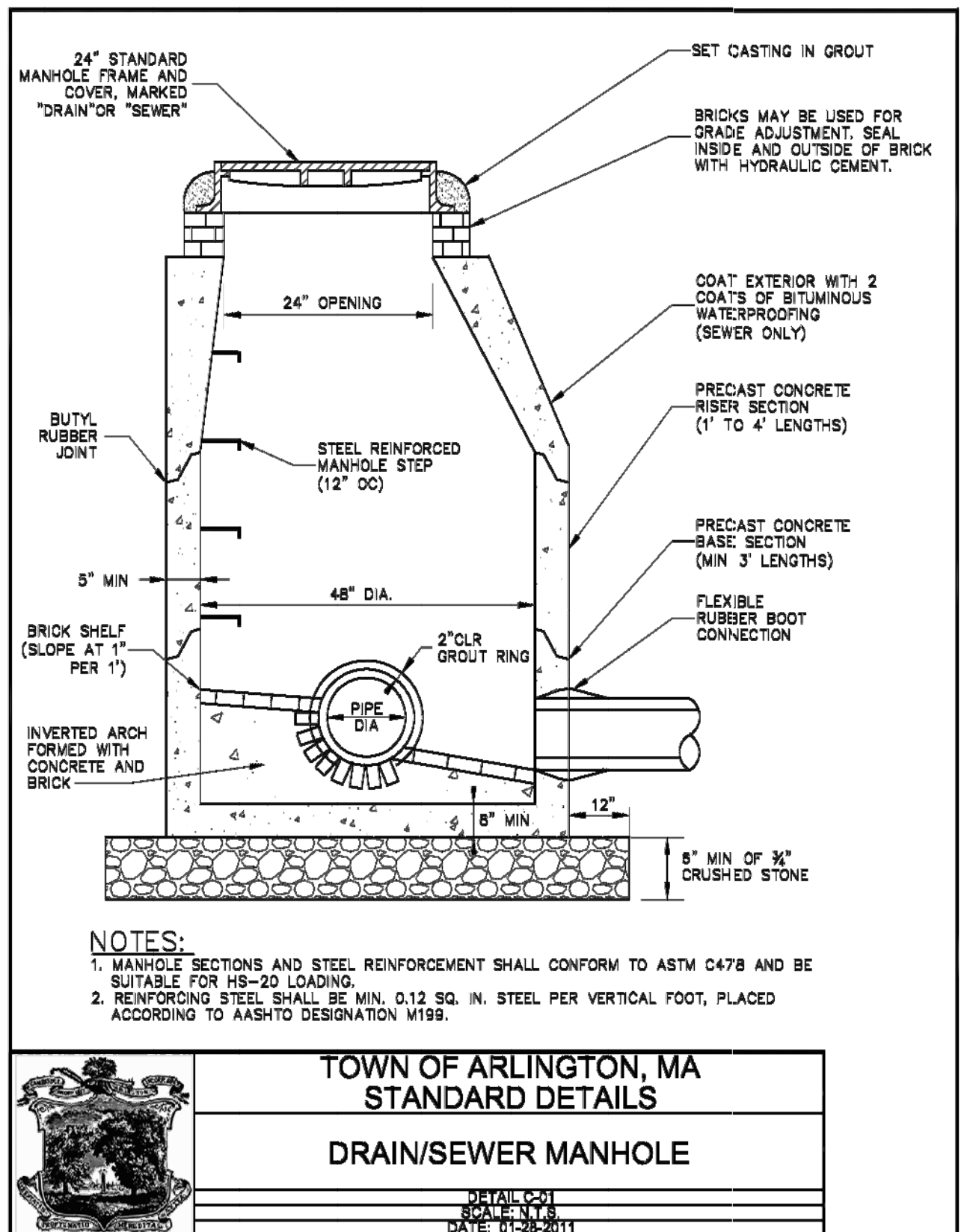
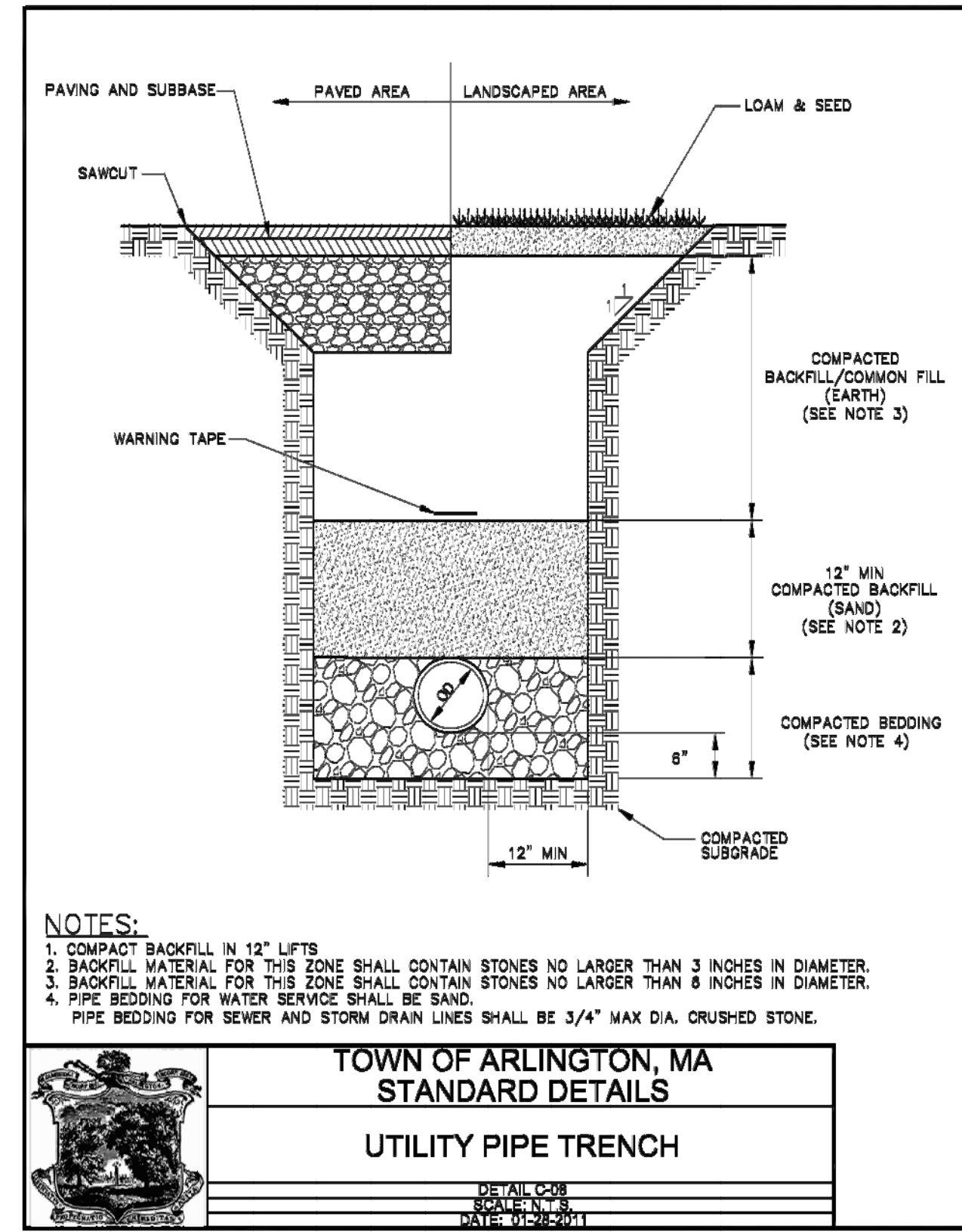
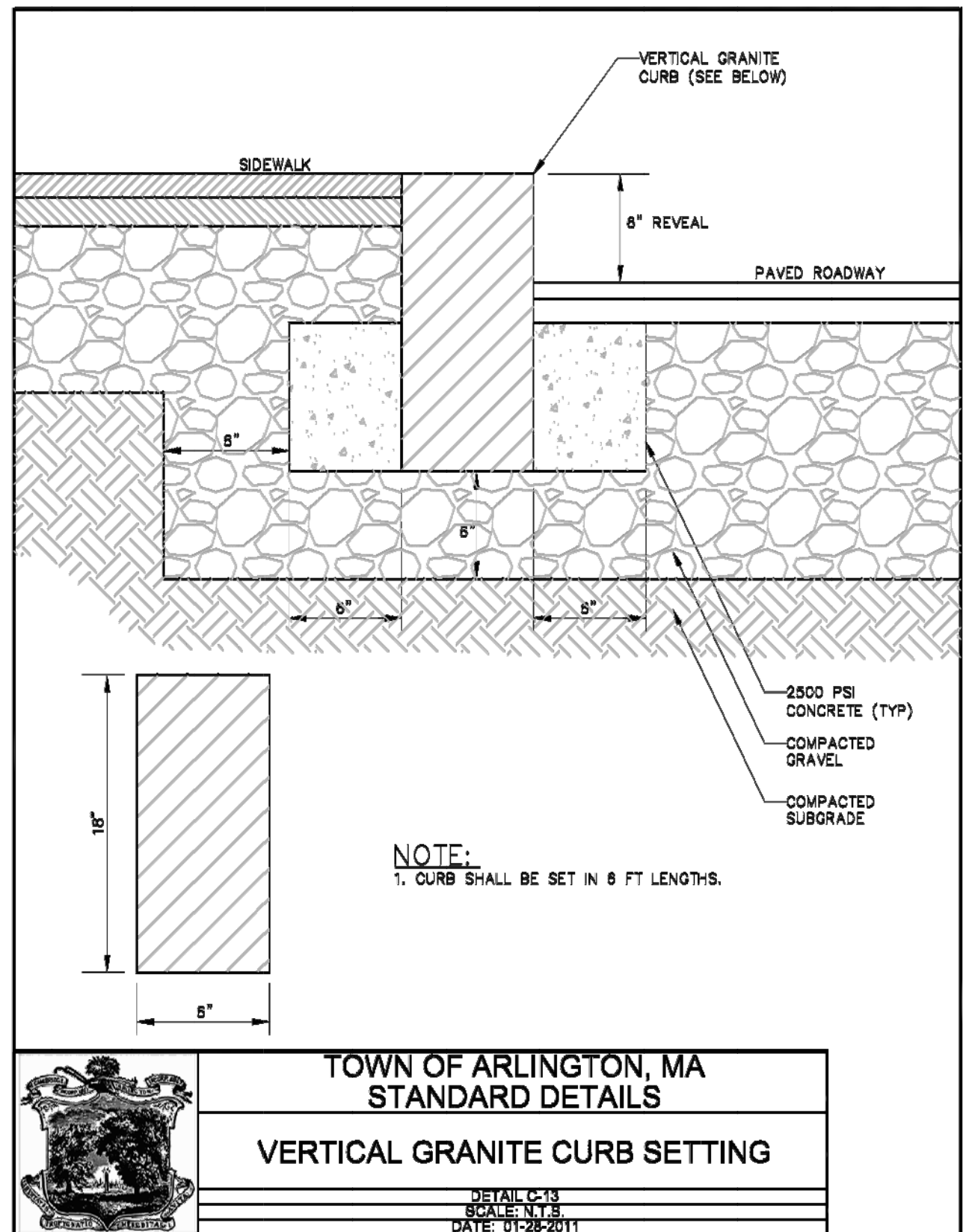
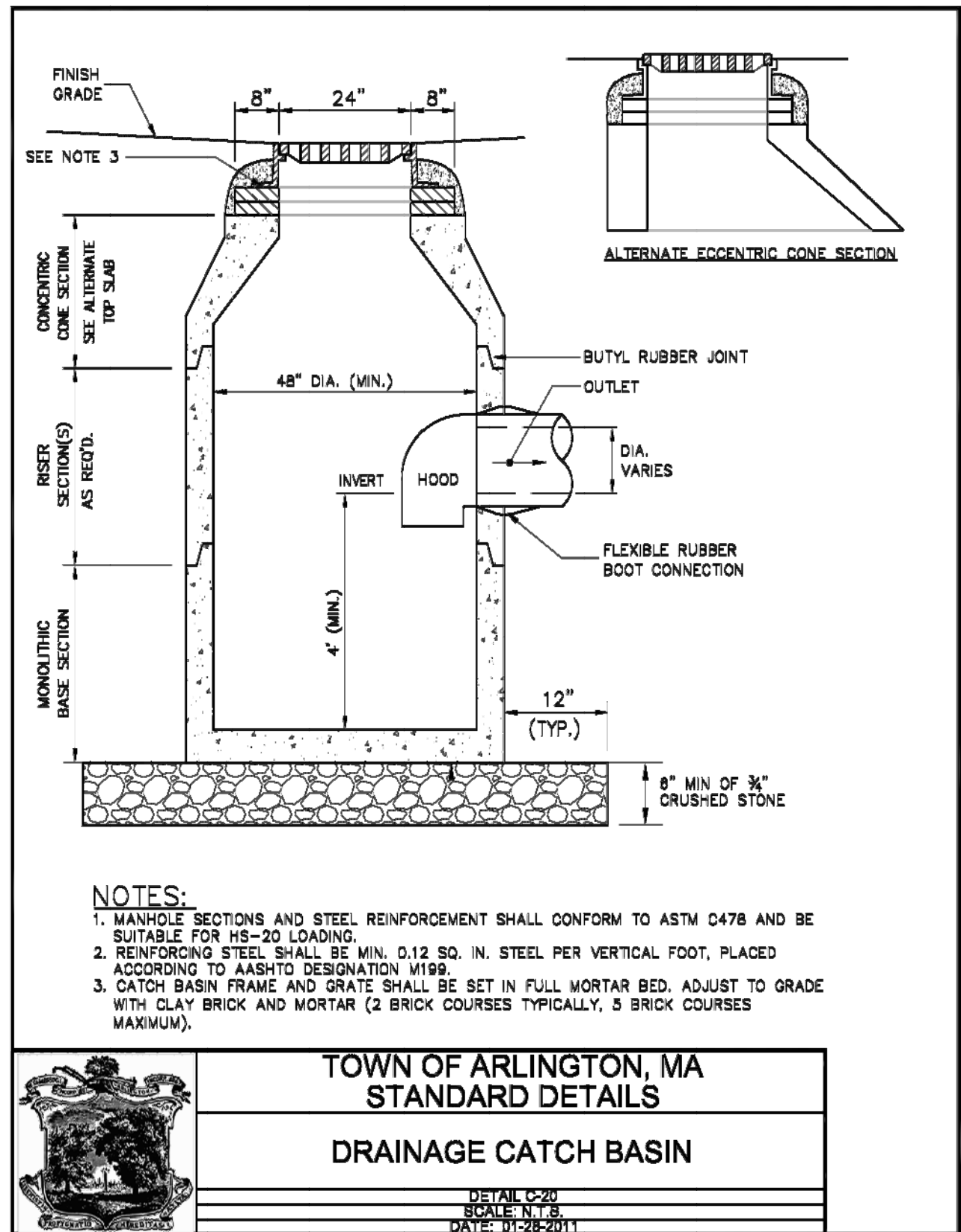
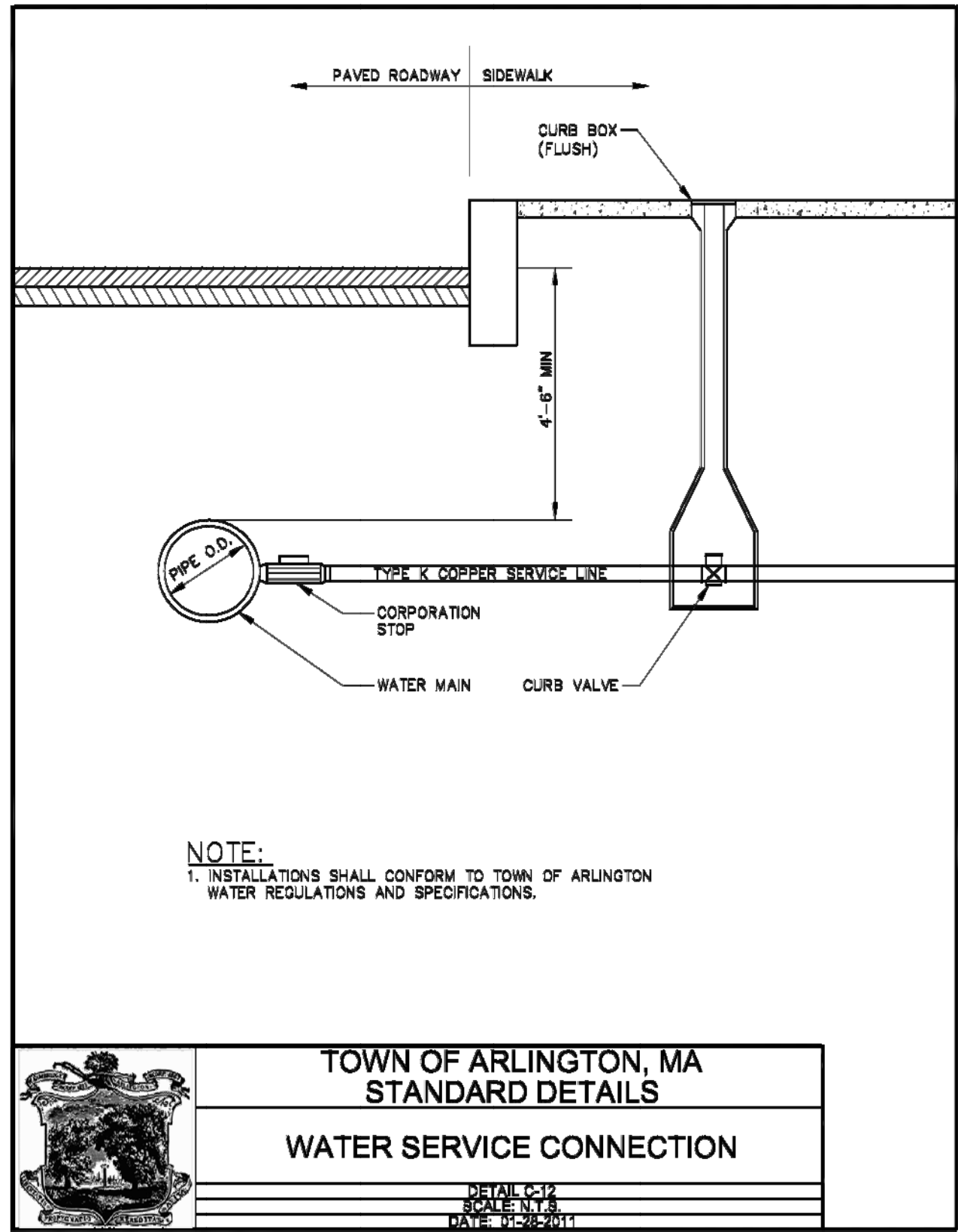
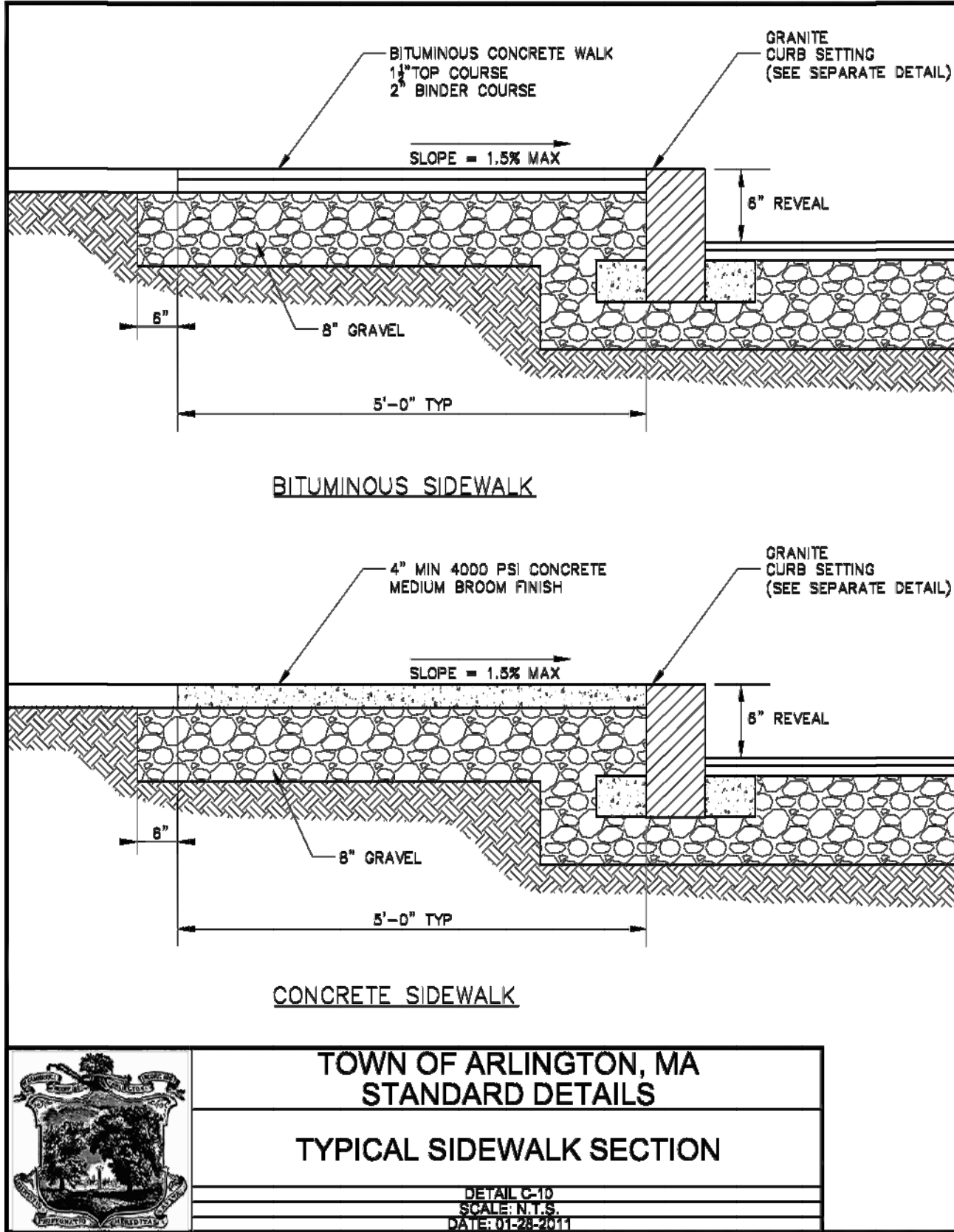
September 6, 2022 Scale: As Noted
Project No.: 2022-145 Drawing by: PG

C-4
Sheet 4 of 5

PETER GAMMIE
CIVIL
No. 34100
REGISTERED
PROFESSIONAL ENGINEER
MASSACHUSETTS

Standard Detail
Sheet

80 Broadway
Arlington, MA



Date	Comment
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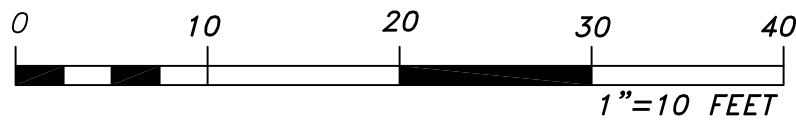
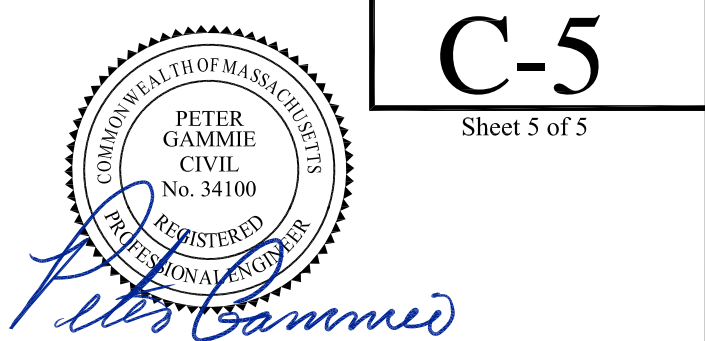
Columbia Design Group, LLC
Consulting Engineers

14 Upham Avenue
Boston, MA 02125
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STANDARD DETAIL SHEET

September 6, 2022	Scale: As Noted
Project No.: 2022-145	Drawing by: PG

C-5
Sheet 5 of 5



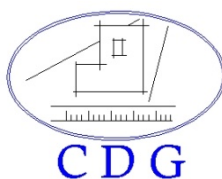
Storm Drainage Report

For
80 Broadway
Arlington



Date: September 6, 2022

By: *Peter Gammie, P.E.*
Columbia Design Group, LLC
14 Upham Avenue,
Boston, MA 02125



14 Upham Avenue
Boston, MA 02125

W(617)506.1474
F(617)507.7740
43 of 147

Introduction

This report discusses the stormwater management system and analysis for the redevelopment at 80 Broadway, in Arlington MA.

The proposed development includes the razing of the existing commercial building and constructing a four story mixed use facility. The first and second floors will be commercial (retail) and third and fourth floors to house four residential units. Parking at grade will accommodate seven spaces including one handicap space. The existing curb cut on Broadway will be modified, narrowing it to a single 14' opening. The curb cut on Winter St. will be closed. The total disturbance is less than one acre, therefore the NPDES General Permit is not required. The proposed stormwater system meets all the City's requirements. The proposed storm drainage systems reduce runoff for all events including the 100 year (24 hr) event. New utilities include domestic water, fire, sewer, gas and electric services.

Oil/Gas Separator

The proposed parking area consists of a total of seven spaces. Only one of them is completely covered by roof area. Two of the spaces lie completely out side the roof area and four are only partially covered. Given this, it is my opinion that an oil/gas separator is not necessary.

Stormwater Management

The site is approximately 6,770 SF (0.16 acre) and has a very gently sloping topography. There are very few existing trees, however the proposed landscape improvements will significantly increase the number of trees, shrubs and plantings. Where possible existing trees will be preserved.

The proposed stormwater management system consists of three systems located under the parking area. Runoff from the roof areas and the parking lot is collected via roof area drains and gutters on the building and catch basins in the parking lot. These systems have been designed to store and infiltrate all of the contributing runoff for storm events up to and including the 100 yr (24 hr) event. With these three systems we have almost completely eliminate off site runoff.

The attached D-1 and D-2 sheets (below) show the existing and proposed surface areas. The proposed work decreases impervious surfaces by 115 sf. The attached HydroCAD report shows that the systems completely contain and infiltrate all storm events up to and including the 100 year (24hr) event.

INFILTRATION SYSTEM #1&2 – This system consists of a single bed of crushed stone (17.86' x 11.00' x 3.50') located under the parking area along the northwest side. Embedded in the crushed stone bed are 4 StormTech Sc740 Chambers.

INFILTRATION SYSTEM #3 – This system consists of six StormTech SC740 chambers in crushed stone bed (24.98' x 11.00' x 3.50'). This system is located under the parking area along the west side of the parking area.

All of the roof runoff will be collected via area drains, gutters and downspouts and piped into the infiltration systems. All of the parking area runoff will be collected via catch basins and piped into the infiltration system. There is no outlet from this system, no overflow to the municipal storm drainage system.

INFILTRATION SYSTEM #1&2

2 Chambers/Row = 17.86' Base Length

2 Rows = 11.00' Base Width

Height = 3.50' Field Height

4 Chambers x 45.9 cf = 183.8 cf Chamber Stor.

687.5 cf Field - 183.8 cf Chambers = 503.7 cf Stone x 40.0% Voids = 201.5 cf Stone Storage

Chamber Storage + Stone Storage = 385.2 cf

Overall System Size = 17.86' x 11.00' x 3.50'

INFILTRATION SYSTEM #3

3 Chambers/Row = 24.98' Base Length

2 Rows = 11.00' Base Width

Height = 3.50' Field Height

6 Chambers x 45.9 cf = 275.6 cf Chamber Stor.

961.6 cf Field - 275.6 cf Chambers = 686.0 cf Stone x 40.0% Voids = 274.4 cf Stone Storage

Chamber Storage + Stone Storage = 550.0 cf

Overall System Size = 24.98' x 11.00' x 3.50'

Soils & Ground Water

Soils information is obtained from NRCS Web Soils Survey indicates this area to be 626 B-Merrimac Urban land.

Typical profile

Ap - 0 to 10 inches: fine sandy loam

Bw1 - 10 to 22 inches: fine sandy loam

Bw2 - 22 to 26 inches: stratified gravel to gravelly loamy sand

2C - 26 to 65 inches: stratified gravel to very gravelly sand

Soil test to determine the soil profile and depth to ground water will be performed at each system to confirm site conditions. For the purpose of this analysis we have assumed a very conservative hydraulic soil group HSG A, which has an associated Rawls infiltration rate of 2.41 in/hr. The seasonal high ground water is estimated to be well below the bottom of the two infiltration systems.

Recharge Target Depth by Hydrologic Soil Group

Texture Class	NRCS Hydrologic Soil Group (HSG)	Infiltration Rate Inches/Hour
Sand	A	8.27
Loamy Sand	A	2.41
Sandy Loam	B	1.02
Loam	B	0.52
Silt Loam	C	0.27
Sandy Clay Loam	C	0.17
Clay Loam	D	0.09
Silty Clay Loam	D	0.06
Sandy Clay	D	0.05
Silty Clay	D	0.04
Clay	D	0.02

Rawls Rates

Drainage Calculations

Storm drainage design manages runoff and reduces both peak flows and volume for all storm events. The HydroCAD model is setup to evaluate the entire site taking into consideration both pervious and impervious surfaces. The results are summarized below.

Table 2 Volume of Discharge (cuft)

Design Storm	Design Point 1	
	Pre-	Post-
2 year	1356	37
10 year	2238	107
25 year	2937	176
100 year	4383	341

Table 3 Peak Rate of Discharge (cfs)

Design Storm	Design Point 1	
	Pre-	Post-
2 year, 3.16"	0.40	0.01
10 year, 4.77"	0.63	0.03
25 year, 6.03"	0.82	0.05
100 year, 8.62"	1.19	0.10

As mentioned, infiltration each system completely store and infiltrate all runoff from the impervious areas being collected, which included all roof and parking areas.

Conclusion

The proposed development introduces improved landscaping as well as a storm water management system that provides onsite mitigation for the difference between the existing and proposed conditions.

Soil Map—Middlesex County, Massachusetts



Middlesex County, Massachusetts

626B—Merrimac-Urban land complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2tyr9

Elevation: 0 to 820 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 250 days

Farmland classification: Not prime farmland

Map Unit Composition

Merrimac and similar soils: 45 percent

Urban land: 40 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Merrimac

Setting

Landform: Outwash plains, outwash terraces, moraines, eskers, kames

Landform position (two-dimensional): Backslope, footslope, summit, shoulder

Landform position (three-dimensional): Side slope, crest, riser, tread

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy glaciofluvial deposits derived from granite, schist, and gneiss over sandy and gravelly glaciofluvial deposits derived from granite, schist, and gneiss

Typical profile

Ap - 0 to 10 inches: fine sandy loam

Bw1 - 10 to 22 inches: fine sandy loam

Bw2 - 22 to 26 inches: stratified gravel to gravelly loamy sand

2C - 26 to 65 inches: stratified gravel to very gravelly sand

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to very high (1.42 to 99.90 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 2 percent

Maximum salinity: Nonsaline (0.0 to 1.4 mmhos/cm)

Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

Description of Urban Land

Typical profile

M - 0 to 10 inches: cemented material

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low
(0.00 to 0.00 in/hr)
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: Unranked

Minor Components

Hinckley

Percent of map unit: 5 percent
Landform: Deltas, kames, eskers, outwash plains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Nose slope, crest, head slope, side slope, rise
Down-slope shape: Convex
Across-slope shape: Convex, linear
Hydric soil rating: No

Sudbury

Percent of map unit: 5 percent
Landform: Deltas, terraces, outwash plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Windsor

Percent of map unit: 5 percent
Landform: Outwash terraces, dunes, outwash plains, deltas
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear, convex

Appendix 'A'

OPERATION AND MAINTENANCE PLAN/ Long Term Pollution Prevention Plan

for

***80 Broadway.
Arlington, MA***

The proponent/owner is responsible for the operation and maintenance of the proposed stormwater management system as follows:

Stormwater Management System Owners: _____

Party Responsible for the O & M: Home owner

Schedule for Implementation: see O & M Schedule

Plan Showing the location of all Stormwater BMPs: See Site Plan Titled – Grading & Drainage Plan by Peter Gammie

Log Form: See below.

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan will be implemented generally as follows. The Owner may require the site contractor to prepare and submit specific plans if required.

Narrative: Multiple erosion and sedimentation control devices will be implemented to prevent erosion during and after construction. The following erosion and sediment controls will be installed for this project:

- Initially, an erosion control will be installed at the limit of work along the down gradient site borders.
- Construction entrance apron pads will be constructed at the main site access to prevent the tracking of sediment on vehicle tires from transport onto adjacent streets if necessary.
- Check dams and water quality swales will be installed as needed.
- During construction, cut and fill slopes will be stabilized immediately upon completion with loam, hydroseeding and/or erosion control blankets.

Names of Persons or Entity Responsible for Plan Compliance: As part of the Submittal Process, the General Contractor shall submit the names of responsible parties.

Construction Period Pollution Prevention Measures: Erosion control measures as shown on the plan and/or as are standard practice shall be installed accordingly. Best Management Practices

shall be implemented such as the locations for vehicle maintenance and refueling, storage of supplies, and refuse disposal.

Erosion and Sedimentation Control Plan Drawings: Contractor to install per plan and/or standard practice.

Drawings and specifications for erosion control BMPs: Contractor may be requested to submit his plan for proposed sequencing of the work and the associated locations for diversion swales, erosion control dikes and berms, and/or temporary sedimentation basins.

Vegetation Planning: Landscaping to be installed per plan.

Construction Sequencing Plan: Contractor may be required to submit his plan for proposed sequencing of the work and the associated locations for diversion swales, erosion control dikes and berms, and temporary sedimentation basins.

Post construction O & M:

After construction, the site shall be inspected to assure that the landscaping is stabilized. Once stabilized, then the perimeter erosion control devices shall be removed.

Infiltration System:

The proposed stormwater management for this project consists of leaching fields containing StormTech chambers in a crushed stone bed. The system requires little maintenance, however should be checked for proper functioning on an annual basis. If excessive buildup of sediment or prolonged periods of standing water are found, the systems will require maintenance by a company familiar with the long-term maintenance and repair of these types of systems.

The infiltration system will be inspected for debris buildup and cleaned as needed. The inspector shall note the date of the inspection along with the condition of the structures and amount of trash, debris and/or sediment. Based upon the observed condition, the inspector shall make recommendations based on previously approved criteria for the cleaning of the structure.

Roof gutters and down spouts should be cleaned twice per year and more often if necessary. The overflow components of the subsurface stormwater management system will must also be inspected on an annual basis and any sediment or debris removed.

Snow Storage - Proper snow management practices will be implemented to minimize shock and pollutant loading impacts. Plowed snow will be placed in landscaped areas where it can slowly melt. If snow removal is required, a licensed operator shall dispose of snow in accordance with local and state regulations.

Illicit Discharges: Property Management acknowledges that other than driveway lot/landscaping runoff from rain/storm events, no other discharges are permitted to drain to the stormwater system. Yearly inspections will be made to assure no illicit connections exist.

Other site areas, including the overflow outlets, shall be inspected for erosion and repairs implemented as needed and with the frequency shown in the attached schedule.

Accepted By:

Date:

Stormwater Management Operation and Maintenance Schedule

Property: _____

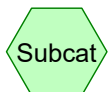
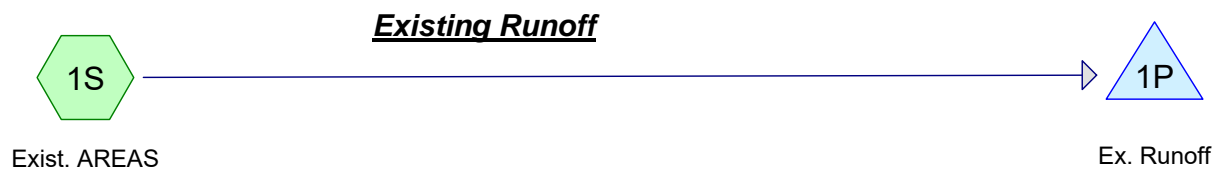
Date: _____

BMP	Frequency	Date Performed	Comments	Cleaning/ Repair Needed? Yes/No	Date of Cleaning/ Repair	Performed By
<u>Subsurface Infiltration System</u> Inspect for proper functioning	After every major storm during first three months and twice per year thereafter.					
<u>Trench Drains & Catch Basins</u> Inspect for debris buildup	Cleaned and maintained as needed, min twice per year					
<u>Roof Drains & Gutters</u> Inspect for proper functioning	Cleaned and maintained as needed, min twice per year					

*Clear leaves, acorns, and other debris out of gutters (avoid washing or pushing leaves, acorns, twigs, and other small debris into downspout inlet). Repair gutters and downspouts as needed to promote proper drainage into the recharge systems.

Appendix 'B'

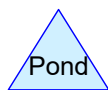
HydroCAD Reports – separate cover



Subcat



Reach



Pond



Link

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80 Broadway - prop and exist II

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Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
930	61	>75% Grass cover, Good, HSG B (1S)
4,410	98	Paved Parking Area (1S)
1,430	98	ROOF (1S)
6,770	93	TOTAL AREA

80 Broadway - prop and exist II

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NRCC 24-hr D 2-Year Rainfall=3.16"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Exist. AREAS

Runoff Area=6,770 sf 86.26% Impervious Runoff Depth>2.41"

Tc=5.0 min CN=93 Runoff=0.40 cfs 1,357 cf

Pond 1P: Ex. Runoff

Peak Elev=40.00' Storage=1,356 cf Inflow=0.40 cfs 1,357 cf

Outflow=0.00 cfs 0 cf

Total Runoff Area = 6,770 sf Runoff Volume = 1,357 cf Average Runoff Depth = 2.41"
13.74% Pervious = 930 sf 86.26% Impervious = 5,840 sf

80 Broadway - prop and exist II

NRCC 24-hr D 2-Year Rainfall=3.16"

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Summary for Subcatchment 1S: Exist. AREAS

Runoff = 0.40 cfs @ 12.11 hrs, Volume= 1,357 cf, Depth> 2.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 2-Year Rainfall=3.16"

	Area (sf)	CN	Description
*	1,430	98	ROOF
*	4,410	98	Paved Parking Area
	930	61	>75% Grass cover, Good, HSG B
	6,770	93	Weighted Average
	930		13.74% Pervious Area
	5,840		86.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1P: Ex. Runoff

Inflow Area = 6,770 sf, 86.26% Impervious, Inflow Depth > 2.41" for 2-Year event

Inflow = 0.40 cfs @ 12.11 hrs, Volume= 1,357 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 1,356 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

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NRCC 24-hr D 10-Year Rainfall=4.77"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Exist. AREAS

Runoff Area=6,770 sf 86.26% Impervious Runoff Depth>3.97"

Tc=5.0 min CN=93 Runoff=0.63 cfs 2,239 cf

Pond 1P: Ex. Runoff

Peak Elev=40.00' Storage=2,238 cf Inflow=0.63 cfs 2,239 cf

Outflow=0.00 cfs 0 cf

Total Runoff Area = 6,770 sf Runoff Volume = 2,239 cf Average Runoff Depth = 3.97"
13.74% Pervious = 930 sf 86.26% Impervious = 5,840 sf

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NRCC 24-hr D 10-Year Rainfall=4.77"

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Summary for Subcatchment 1S: Exist. AREAS

Runoff = 0.63 cfs @ 12.11 hrs, Volume= 2,239 cf, Depth> 3.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 10-Year Rainfall=4.77"

	Area (sf)	CN	Description
*	1,430	98	ROOF
*	4,410	98	Paved Parking Area
	930	61	>75% Grass cover, Good, HSG B
	6,770	93	Weighted Average
	930		13.74% Pervious Area
	5,840		86.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1P: Ex. Runoff

Inflow Area = 6,770 sf, 86.26% Impervious, Inflow Depth > 3.97" for 10-Year event

Inflow = 0.63 cfs @ 12.11 hrs, Volume= 2,239 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 2,238 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

80 Broadway - prop and exist II

NRCC 24-hr D 50-Year Rainfall=7.21"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Exist. AREAS

Runoff Area=6,770 sf 86.26% Impervious Runoff Depth>6.37"
Tc=5.0 min CN=93 Runoff=0.99 cfs 3,596 cf

Pond 1P: Ex. Runoff

Peak Elev=40.00' Storage=3,594 cf Inflow=0.99 cfs 3,596 cf
Outflow=0.00 cfs 0 cf

Total Runoff Area = 6,770 sf Runoff Volume = 3,596 cf Average Runoff Depth = 6.37"
13.74% Pervious = 930 sf 86.26% Impervious = 5,840 sf

80 Broadway - prop and exist II

NRCC 24-hr D 50-Year Rainfall=7.21"

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Summary for Subcatchment 1S: Exist. AREAS

Runoff = 0.99 cfs @ 12.11 hrs, Volume= 3,596 cf, Depth> 6.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 50-Year Rainfall=7.21"

	Area (sf)	CN	Description
*	1,430	98	ROOF
*	4,410	98	Paved Parking Area
	930	61	>75% Grass cover, Good, HSG B
	6,770	93	Weighted Average
	930		13.74% Pervious Area
	5,840		86.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1P: Ex. Runoff

Inflow Area = 6,770 sf, 86.26% Impervious, Inflow Depth > 6.37" for 50-Year event

Inflow = 0.99 cfs @ 12.11 hrs, Volume= 3,596 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 3,594 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

80 Broadway - prop and exist II

NRCC 24-hr D 100-Year Rainfall=8.62"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Exist. AREAS

Runoff Area=6,770 sf 86.26% Impervious Runoff Depth>7.77"

Tc=5.0 min CN=93 Runoff=1.19 cfs 4,385 cf

Pond 1P: Ex. Runoff

Peak Elev=40.00' Storage=4,383 cf Inflow=1.19 cfs 4,385 cf

Outflow=0.00 cfs 0 cf

Total Runoff Area = 6,770 sf Runoff Volume = 4,385 cf Average Runoff Depth = 7.77"
13.74% Pervious = 930 sf 86.26% Impervious = 5,840 sf

80 Broadway - prop and exist II

NRCC 24-hr D 100-Year Rainfall=8.62"

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Summary for Subcatchment 1S: Exist. AREAS

Runoff = 1.19 cfs @ 12.11 hrs, Volume= 4,385 cf, Depth> 7.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 100-Year Rainfall=8.62"

	Area (sf)	CN	Description
*	1,430	98	ROOF
*	4,410	98	Paved Parking Area
	930	61	>75% Grass cover, Good, HSG B
	6,770	93	Weighted Average
	930		13.74% Pervious Area
	5,840		86.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1P: Ex. Runoff

Inflow Area = 6,770 sf, 86.26% Impervious, Inflow Depth > 7.77" for 100-Year event

Inflow = 1.19 cfs @ 12.11 hrs, Volume= 4,385 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

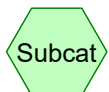
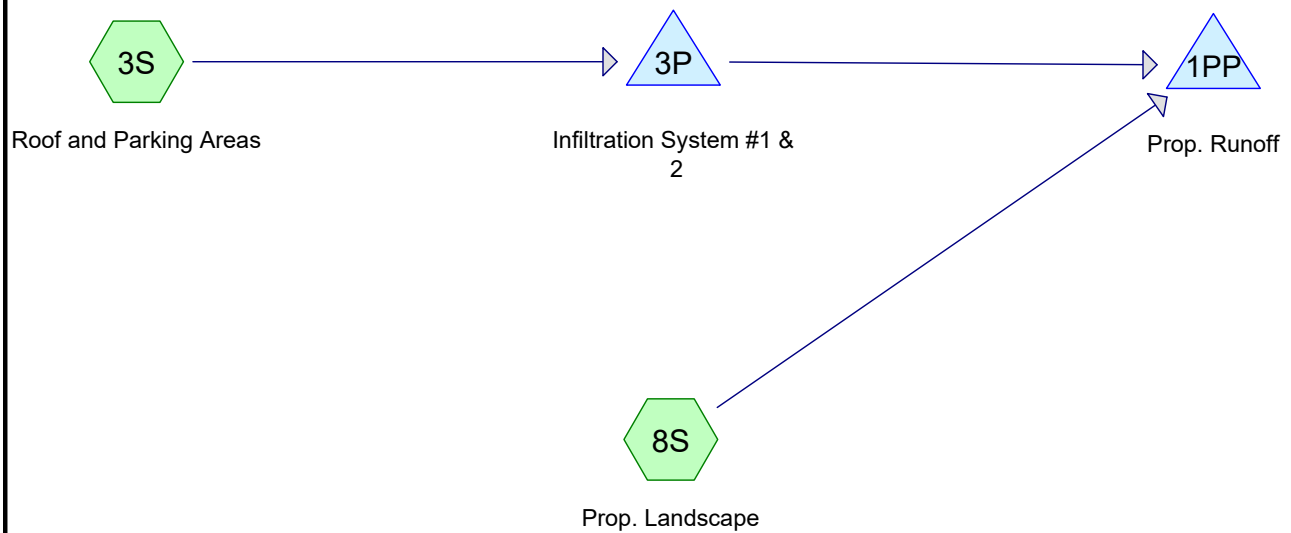
Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 4,383 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

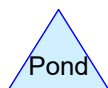
Proposed Runoff



Subcat



Reach



Pond



Link

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Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
1,045	61	>75% Grass cover, Good, HSG B (8S)
1,595	98	PARKING (3S)
4,130	98	ROOF AREA (3S)
6,770	92	TOTAL AREA

80 Broadway - prop and exist II

Prepared by Columbia Design Group

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NRCC 24-hr D 2-Year Rainfall=3.16"

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Page 3

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment3S: Roof and Parking Areas Runoff Area=5,725 sf 100.00% Impervious Runoff Depth>2.93"
Tc=5.0 min CN=98 Runoff=0.37 cfs 1,396 cf

Subcatchment8S: Prop. Landscape Runoff Area=1,045 sf 0.00% Impervious Runoff Depth>0.43"
Tc=5.0 min CN=61 Runoff=0.01 cfs 37 cf

Pond 1PP: Prop. Runoff Peak Elev=40.00' Storage=37 cf Inflow=0.01 cfs 37 cf
Outflow=0.00 cfs 0 cf

Pond 3P: Infiltration System #1 & 2 Peak Elev=40.89' Storage=326 cf Inflow=0.37 cfs 1,396 cf
Discarded=0.06 cfs 1,394 cf Primary=0.00 cfs 0 cf Outflow=0.06 cfs 1,394 cf

Total Runoff Area = 6,770 sf Runoff Volume = 1,433 cf Average Runoff Depth = 2.54"
15.44% Pervious = 1,045 sf 84.56% Impervious = 5,725 sf

80 Broadway - prop and exist II

NRCC 24-hr D 2-Year Rainfall=3.16"

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Summary for Subcatchment 3S: Roof and Parking Areas

Runoff = 0.37 cfs @ 12.11 hrs, Volume= 1,396 cf, Depth> 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 2-Year Rainfall=3.16"

	Area (sf)	CN	Description
*	4,130	98	ROOF AREA
*	1,595	98	PARKING
	5,725	98	Weighted Average
	5,725		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment 8S: Prop. Landscape

Runoff = 0.01 cfs @ 12.14 hrs, Volume= 37 cf, Depth> 0.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 2-Year Rainfall=3.16"

	Area (sf)	CN	Description
	1,045	61	>75% Grass cover, Good, HSG B
	1,045		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1PP: Prop. Runoff

Inflow Area = 6,770 sf, 84.56% Impervious, Inflow Depth > 0.07" for 2-Year event

Inflow = 0.01 cfs @ 12.14 hrs, Volume= 37 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 37 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

Summary for Pond 3P: Infiltration System #1 & 2

Inflow Area = 5,725 sf, 100.00% Impervious, Inflow Depth > 2.93" for 2-Year event
 Inflow = 0.37 cfs @ 12.11 hrs, Volume= 1,396 cf
 Outflow = 0.06 cfs @ 12.55 hrs, Volume= 1,394 cf, Atten= 84%, Lag= 26.4 min
 Discarded = 0.06 cfs @ 12.55 hrs, Volume= 1,394 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 40.89' @ 12.55 hrs Surf.Area= 665 sf Storage= 326 cf

Plug-Flow detention time= 33.8 min calculated for 1,391 cf (100% of inflow)

Center-of-Mass det. time= 33.0 min (792.2 - 759.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field A 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#2A	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#3C	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field C 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#4C	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #3 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#5B	40.00'	269 cf	11.00'W x 24.80'L x 3.50'H Field B 955 cf Overall - 281 cf Embedded = 673 cf x 40.0% Voids
#6B	40.50'	281 cf	ADS_StormTech SC-740 x 6 Inside #5 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		1,328 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Storage Group C created with Chamber Wizard

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	2.410 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 38.50'
#2	Primary	43.40'	6.0" Round Culvert L= 40.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 43.40' / 40.00' S= 0.0850 1' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.06 cfs @ 12.55 hrs HW=40.89' (Free Discharge)

↑ **1=Exfiltration** (Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)

↑ **2=Culvert** (Controls 0.00 cfs)

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NRCC 24-hr D 10-Year Rainfall=4.77"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment3S: Roof and Parking Areas Runoff Area=5,725 sf 100.00% Impervious Runoff Depth>4.53"
Tc=5.0 min CN=98 Runoff=0.57 cfs 2,161 cf

Subcatchment8S: Prop. Landscape Runoff Area=1,045 sf 0.00% Impervious Runoff Depth>1.23"
Tc=5.0 min CN=61 Runoff=0.03 cfs 107 cf

Pond 1PP: Prop. Runoff Peak Elev=40.00' Storage=107 cf Inflow=0.03 cfs 107 cf
Outflow=0.00 cfs 0 cf

Pond 3P: Infiltration System #1 & 2 Peak Elev=41.45' Storage=592 cf Inflow=0.57 cfs 2,161 cf
Discarded=0.07 cfs 2,159 cf Primary=0.00 cfs 0 cf Outflow=0.07 cfs 2,159 cf

Total Runoff Area = 6,770 sf Runoff Volume = 2,268 cf Average Runoff Depth = 4.02"
15.44% Pervious = 1,045 sf 84.56% Impervious = 5,725 sf

80 Broadway - prop and exist II

NRCC 24-hr D 10-Year Rainfall=4.77"

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Summary for Subcatchment 3S: Roof and Parking Areas

Runoff = 0.57 cfs @ 12.11 hrs, Volume= 2,161 cf, Depth> 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 10-Year Rainfall=4.77"

	Area (sf)	CN	Description
*	4,130	98	ROOF AREA
*	1,595	98	PARKING
	5,725	98	Weighted Average
	5,725		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment 8S: Prop. Landscape

Runoff = 0.03 cfs @ 12.12 hrs, Volume= 107 cf, Depth> 1.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 10-Year Rainfall=4.77"

	Area (sf)	CN	Description
	1,045	61	>75% Grass cover, Good, HSG B
	1,045		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1PP: Prop. Runoff

Inflow Area = 6,770 sf, 84.56% Impervious, Inflow Depth > 0.19" for 10-Year event

Inflow = 0.03 cfs @ 12.12 hrs, Volume= 107 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 107 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

Summary for Pond 3P: Infiltration System #1 & 2

Inflow Area = 5,725 sf, 100.00% Impervious, Inflow Depth > 4.53" for 10-Year event
 Inflow = 0.57 cfs @ 12.11 hrs, Volume= 2,161 cf
 Outflow = 0.07 cfs @ 12.67 hrs, Volume= 2,159 cf, Atten= 87%, Lag= 33.3 min
 Discarded = 0.07 cfs @ 12.67 hrs, Volume= 2,159 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 41.45' @ 12.67 hrs Surf.Area= 665 sf Storage= 592 cf

Plug-Flow detention time= 57.2 min calculated for 2,159 cf (100% of inflow)
 Center-of-Mass det. time= 56.3 min (806.3 - 749.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field A 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#2A	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#3C	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field C 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#4C	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #3 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#5B	40.00'	269 cf	11.00'W x 24.80'L x 3.50'H Field B 955 cf Overall - 281 cf Embedded = 673 cf x 40.0% Voids
#6B	40.50'	281 cf	ADS_StormTech SC-740 x 6 Inside #5 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		1,328 cf	Total Available Storage

Storage Group A created with Chamber Wizard
 Storage Group C created with Chamber Wizard
 Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	2.410 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 38.50'
#2	Primary	43.40'	6.0" Round Culvert L= 40.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 43.40' / 40.00' S= 0.0850 ' / ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.07 cfs @ 12.67 hrs HW=41.45' (Free Discharge)

↑ **1=Exfiltration** (Controls 0.07 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)

↑ **2=Culvert** (Controls 0.00 cfs)

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NRCC 24-hr D 25-Year Rainfall=6.03"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment3S: Roof and Parking Areas Runoff Area=5,725 sf 100.00% Impervious Runoff Depth>5.79"
Tc=5.0 min CN=98 Runoff=0.72 cfs 2,761 cf

Subcatchment8S: Prop. Landscape Runoff Area=1,045 sf 0.00% Impervious Runoff Depth>2.02"
Tc=5.0 min CN=61 Runoff=0.05 cfs 176 cf

Pond 1PP: Prop. Runoff Peak Elev=40.00' Storage=176 cf Inflow=0.05 cfs 176 cf
Outflow=0.00 cfs 0 cf

Pond 3P: Infiltration System #1 & 2 Peak Elev=41.95' Storage=815 cf Inflow=0.72 cfs 2,761 cf
Discarded=0.09 cfs 2,758 cf Primary=0.00 cfs 0 cf Outflow=0.09 cfs 2,758 cf

Total Runoff Area = 6,770 sf Runoff Volume = 2,937 cf Average Runoff Depth = 5.21"
15.44% Pervious = 1,045 sf 84.56% Impervious = 5,725 sf

80 Broadway - prop and exist II

NRCC 24-hr D 25-Year Rainfall=6.03"

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Summary for Subcatchment 3S: Roof and Parking Areas

Runoff = 0.72 cfs @ 12.11 hrs, Volume= 2,761 cf, Depth> 5.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 25-Year Rainfall=6.03"

	Area (sf)	CN	Description
*	4,130	98	ROOF AREA
*	1,595	98	PARKING
	5,725	98	Weighted Average
	5,725		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment 8S: Prop. Landscape

Runoff = 0.05 cfs @ 12.12 hrs, Volume= 176 cf, Depth> 2.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 25-Year Rainfall=6.03"

	Area (sf)	CN	Description
	1,045	61	>75% Grass cover, Good, HSG B
	1,045		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1PP: Prop. Runoff

Inflow Area = 6,770 sf, 84.56% Impervious, Inflow Depth > 0.31" for 25-Year event

Inflow = 0.05 cfs @ 12.12 hrs, Volume= 176 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 176 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

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NRCC 24-hr D 25-Year Rainfall=6.03"

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Summary for Pond 3P: Infiltration System #1 & 2

Inflow Area = 5,725 sf, 100.00% Impervious, Inflow Depth > 5.79" for 25-Year event
 Inflow = 0.72 cfs @ 12.11 hrs, Volume= 2,761 cf
 Outflow = 0.09 cfs @ 12.76 hrs, Volume= 2,758 cf, Atten= 88%, Lag= 39.1 min
 Discarded = 0.09 cfs @ 12.76 hrs, Volume= 2,758 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 41.95' @ 12.76 hrs Surf.Area= 665 sf Storage= 815 cf

Plug-Flow detention time= 73.6 min calculated for 2,752 cf (100% of inflow)
 Center-of-Mass det. time= 72.7 min (818.3 - 745.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field A 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#2A	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#3C	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field C 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#4C	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #3 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#5B	40.00'	269 cf	11.00'W x 24.80'L x 3.50'H Field B 955 cf Overall - 281 cf Embedded = 673 cf x 40.0% Voids
#6B	40.50'	281 cf	ADS_StormTech SC-740 x 6 Inside #5 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		1,328 cf	Total Available Storage

Storage Group A created with Chamber Wizard
 Storage Group C created with Chamber Wizard
 Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	2.410 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 38.50'
#2	Primary	43.40'	6.0" Round Culvert L= 40.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 43.40' / 40.00' S= 0.0850 ' / ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.09 cfs @ 12.76 hrs HW=41.95' (Free Discharge)

↑ **1=Exfiltration** (Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)

↑ **2=Culvert** (Controls 0.00 cfs)

80 Broadway - prop and exist II

NRCC 24-hr D 100-Year Rainfall=8.62"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment3S: Roof and Parking Areas Runoff Area=5,725 sf 100.00% Impervious Runoff Depth>8.37"
Tc=5.0 min CN=98 Runoff=1.03 cfs 3,995 cf

Subcatchment8S: Prop. Landscape Runoff Area=1,045 sf 0.00% Impervious Runoff Depth>3.92"
Tc=5.0 min CN=61 Runoff=0.10 cfs 341 cf

Pond 1PP: Prop. Runoff Peak Elev=40.00' Storage=341 cf Inflow=0.10 cfs 341 cf
Outflow=0.00 cfs 0 cf

Pond 3P: Infiltration System #1 & 2 Peak Elev=43.36' Storage=1,289 cf Inflow=1.03 cfs 3,995 cf
Discarded=0.12 cfs 3,990 cf Primary=0.00 cfs 0 cf Outflow=0.12 cfs 3,990 cf

Total Runoff Area = 6,770 sf Runoff Volume = 4,336 cf Average Runoff Depth = 7.69"
15.44% Pervious = 1,045 sf 84.56% Impervious = 5,725 sf

80 Broadway - prop and exist II

NRCC 24-hr D 100-Year Rainfall=8.62"

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Summary for Subcatchment 3S: Roof and Parking Areas

Runoff = 1.03 cfs @ 12.11 hrs, Volume= 3,995 cf, Depth> 8.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 100-Year Rainfall=8.62"

	Area (sf)	CN	Description
*	4,130	98	ROOF AREA
*	1,595	98	PARKING
	5,725	98	Weighted Average
	5,725		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment 8S: Prop. Landscape

Runoff = 0.10 cfs @ 12.12 hrs, Volume= 341 cf, Depth> 3.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 100-Year Rainfall=8.62"

	Area (sf)	CN	Description
	1,045	61	>75% Grass cover, Good, HSG B
	1,045		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1PP: Prop. Runoff

Inflow Area = 6,770 sf, 84.56% Impervious, Inflow Depth > 0.60" for 100-Year event

Inflow = 0.10 cfs @ 12.12 hrs, Volume= 341 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 341 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

80 Broadway - prop and exist II

NRCC 24-hr D 100-Year Rainfall=8.62"

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Summary for Pond 3P: Infiltration System #1 & 2

Inflow Area = 5,725 sf, 100.00% Impervious, Inflow Depth > 8.37" for 100-Year event
 Inflow = 1.03 cfs @ 12.11 hrs, Volume= 3,995 cf
 Outflow = 0.12 cfs @ 12.79 hrs, Volume= 3,990 cf, Atten= 88%, Lag= 40.5 min
 Discarded = 0.12 cfs @ 12.79 hrs, Volume= 3,990 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 43.36' @ 12.79 hrs Surf.Area= 665 sf Storage= 1,289 cf

Plug-Flow detention time= 99.8 min calculated for 3,982 cf (100% of inflow)
 Center-of-Mass det. time= 98.8 min (839.0 - 740.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field A 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#2A	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#3C	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field C 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#4C	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #3 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#5B	40.00'	269 cf	11.00'W x 24.80'L x 3.50'H Field B 955 cf Overall - 281 cf Embedded = 673 cf x 40.0% Voids
#6B	40.50'	281 cf	ADS_StormTech SC-740 x 6 Inside #5 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		1,328 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Storage Group C created with Chamber Wizard

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	2.410 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 38.50'
#2	Primary	43.40'	6.0" Round Culvert L= 40.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 43.40' / 40.00' S= 0.0850 1' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.12 cfs @ 12.79 hrs HW=43.35' (Free Discharge)↑ **1=Exfiltration** (Controls 0.12 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)↑ **2=Culvert** (Controls 0.00 cfs)



Town of Arlington, Massachusetts

Affordable Housing Trust Action Plan

Summary:

7:40 p.m. Members of the Affordable Housing Trust will present the draft Action Plan and invite comments from the ARB.

ATTACHMENTS:

	Type	File Name	Description
▣	Reference Material	Item_2_AHTF_Action_Plan_Draft_915.pdf	AHTF Action Plan Draft 09152022

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ARLINGTON AFFORDABLE HOUSING TRUST

Five Year Action Plan (2022 – 2027) (9-15-22 Discussion Draft)



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From the Trustees

This Action Plan is proposed to guide the work of the Arlington Affordable Housing Trust Fund during the five year period following its approval by the Select Board. It has been shaped by the voices of the many members of our community who responded to the Affordable Housing Survey, attended our public forums and listening sessions, and provided feedback regarding the draft plan. We extend our sincere thanks to all of you who shared your time and insights with us.

Proactive work to preserve and expand affordable housing in Arlington will require significant consensus and coordination among multiple public and private organizations that have interest in or authority over housing in Arlington. Many thanks to our colleagues at the Select Board, Community Preservation Act Committee, Housing Authority, Redevelopment Board, Zoning Board of Appeals and Housing Corporation of Arlington, for providing substantial input regarding the Plan and for working with us to build a foundation for alignment around housing goals and priorities.

Finally, we are grateful for the expert professional support and tireless work ethic of Kelly Lynema, Acting Planning Director and the deep affordable housing expertise of consultant (and Arlington resident) Beverly Byer Gallo. Critical support was also provided by former Planning Director Jenny Raitt, former Trustees Benjamin Bradlow and Mariann Donovan, current DPCD staff member Marisa Lau and former staff member Erin Zwirko, Jillian Harvey and Teresa Marzilli of the Town's Diversity Equity and Inclusion Division, community outreach chair Rebecca Gruber, and the Trust's many outreach partner organizations and volunteers.

We look forward to continuing to work with the community to implement this plan, and invite ongoing discussion and feedback. Please join our mailing list on our page of the Town's website, and email us at ArlingtonAHT@gmail.com.

/S/
Karen Kelleher
Chair

/S/
Phil Tedesco
Vice Chair

/S/
Jaclyn Pacejo
Treasurer

/S/
Eric Helmuth
Select Board Appointee

/S/
Neal Mongold
Trustee

/S/
Calpurnya Roberts, PhD
Trustee

/S/
Beth Elliott
Trustee



Executive Summary

[To be inserted in final draft after public comment period.]



Introduction and Background

The Arlington Affordable Housing Trust Fund (the “Trust”) was established by the 2020 Special Town Meeting “to provide for the preservation and creation of Community Housing in the Town of Arlington.” The Trust was approved by 93% of Town Meeting Members, and the resulting bylaw was subsequently approved by the Attorney General of the Commonwealth, as required by the state law governing municipal affordable housing trust funds. Municipal affordable housing trust funds are authorized by state law and have been adopted by more than 115 Massachusetts cities and towns. They provide opportunities for municipalities to be proactive in advancing the preservation and creation of affordable housing, as well as the flexibility and authority to aggregate resources and act quickly.¹

The bylaw governing the Trust provides for an eight-member Board of Trustees, including one non-voting member appointed by the Town Manager and seven voting members who are residents or representatives of local housing organizations, and have experience in areas of expertise applicable to advancing the purpose and goals of the Trust, such as real estate, social services, banking, law, etc. It includes one member of the Select Board, at least one tenant who earns a low- or moderate-income and resides in subsidized housing and understands tenant issues, and at least two representatives of local housing organizations dedicated to the creation and maintenance of affordable housing. Initial Trustees were appointed by the Select Board in September 2021, and the Declaration of Trust was approved by the Select Board in December 2021.

The Role of the Action Plan. This Action Plan (the “Plan”) sets forth the Trust’s initial guiding principles, goals and strategies. It is informed by a community engagement process open to the entire community, with a particular focus on those most likely to need and benefit from affordable housing, and has been prepared with support from an affordable housing consultant. It has also been prepared in consultation with Town bodies and private organizations that have authority over, or interest in, some aspect of the creation or preservation of affordable housing. Although the Select Board must approve certain future actions of the Trust, the Plan and the planning process are intended to build alignment between the Trust, the Select Board, other housing stakeholders and the public. This will increase predictability of outcomes for those whose support, skills, and resources are needed for the Town to meet its affordable housing goals, including, but not limited to, state funders and mission-aligned affordable housing developers.

¹ For more about municipal affordable housing trusts, see Municipal Affordable Housing Trust Guidebook, v. 3 (2018), prepared by Massachusetts Housing Partnership, https://www.mhp.net/writable/resources/documents/MAHTGuidebook_2018.pdf

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Term of the Plan. This Plan will guide the actions of the Trust for a period of five years. A five-year timeframe has been selected to balance the fact that the Trust is a new organization with the reality that the creation and preservation of affordable housing is an inherently lengthy process. It is common for new developments (whether new construction or acquisition and rehabilitation of an existing building) to take two to five years or longer due to the time needed to plan, obtain permits, and assemble financing. Materially increasing affordable housing in Arlington is possible, but it will require a long-term commitment of ten or more years. Balancing these factors, we have developed a five-year plan that anticipates a longer-term strategy, but will provide annual reports to the Select Board and all other stakeholders, to invite continued engagement, feedback, alignment and accountability.

While the Plan represents a good faith effort to develop an actionable and feasible plan, it by necessity makes assumptions based on current facts and economic realities. The Plan may be updated periodically to reflect the Trust's experience, market changes, and new challenges, opportunities, ideas and priorities as they arise.

What is Affordable Housing? Often when we hear housing professionals, Town staff, or government representatives talk about affordable housing they mean income-restricted housing. That means housing with a rent cap that is affordable to—and only available to—households with incomes below a certain level.

Another way to consider whether housing is affordable is by looking at how much of a household's income is consumed by housing costs. Generally, a family that pays more than 30% of their income for housing is considered “*housing cost burdened*.” A household that pays at least 50% of its income toward housing expenses is considered “*extremely housing cost burdened*.”

The Trust can fund housing for this range of incomes

		Extremely Low ~30% AMI (less than \$42,050/yr)	Very Low 50% AMI (less than \$70,100/yr)	Low 80% AMI (less than \$111,850/yr)	Moderate 100% AMI (less than \$140,200/yr)	Middle 120% AMI (less than \$168,250/yr)
 Family size: 4	Affordable 3BR rents	\$734	\$1,303	\$2,154	\$2,721	\$3,290
	Affordable 3BR sales	n/a	\$160,900	\$290,300	\$368,500	\$445,300
		Extremely Low ~30% AMI (less than \$33,650/yr)	Very Low 50% AMI (less than \$56,100/yr)	Low 80% AMI (less than \$89,500/yr)	Moderate 100% AMI (less than \$112,200/yr)	Middle 120% AMI (less than \$134,640/yr)
 Family size: 2	Affordable 2BR rents	\$659	\$1,164	\$1,921	\$2,426	\$2,931
	Affordable 2BR sales	n/a	\$137,000	\$252,000	\$326,000	\$394,100
		Extremely Low ~30% AMI (less than \$29,450/yr)	Very Low 50% AMI (less than \$49,100/yr)	Low 80% AMI (less than \$78,300/yr)	Moderate 100% AMI (less than \$98,200/yr)	Middle 120% AMI (less than \$117,840/yr)
 Family size: 1	Affordable 1BR rents	\$590	\$1,031	\$1,695	\$2,136	\$2,577
	Affordable 1BR sales	n/a	\$113,100	\$213,700	\$280,700	\$343,000

Sources:

Extremely Low, Very Low, and Low income limits: HUD FY2022 Income Limits Summary (<https://www.huduser.gov/portal/datasets/il.html>)
 Moderate income limit obtained by multiplying 50% AMI by two; Middle income limit obtained by multiplying Moderate income limit by 1.2.
 Price limits: BPOA Income, Asset, and Price Limits (2022); <http://www.bostonplans.org/housing/income-asset-and-price-limits>

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Most federal, state and local housing funding programs describe what “low income” or “moderate income” means using a percentage of the median income in a particular area, as published each year by the federal Department of Housing and Urban Development (HUD) (the “areawide median income,” or “AMI”) and as adjusted for the size of the household. AMI’s are updated periodically, which allows affordability levels to adjust as income levels in the particular market change over time. The chart above shows what low- and moderate-income housing mean in Arlington for households of various sizes in 2022 as we adopt this Plan. These current limits are helpful for discussion purposes, but will be subject to change on an annual basis.

The Trust is authorized to support low-income and moderate-income housing, including senior housing for those 60 and over. The Town bylaw that governs the Trust defines “low-income” housing as housing for people who earn less than 80% of AMI. “Moderate income” housing is defined as housing affordable to households with incomes below 100% of AMI. These are the same definitions used in the Community Preservation Act (CPA), which Arlington voters adopted in 2014. Arlington’s affordable housing investments made with CPA funds are accordingly governed by these same definitions.

Mobile Housing Vouchers. Often when housing professionals talk about affordable housing it is in reference to particular housing units that have been built with public subsidies and are subject to legal restrictions on who can live there and what rent can be charged. However, there is another form of housing subsidy that is provided directly to a tenant to pay a portion of their rent in a private rental property. These are called mobile or portable housing vouchers. Many tenants prefer them because they provide voucher holders with the option to choose where they live and the ability to move to a different home without losing their housing subsidy.

It can be difficult for voucher holders to find a home because there is a cap on the total rent that can be paid under the voucher. In high cost markets—like the Boston region—it may be difficult to find an apartment with rent that doesn’t exceed these caps. For this reason, vouchers issued in one city or town can generally be used in another community. And, although it is illegal for Massachusetts landlords to discriminate against voucher holders, voucher discrimination is nonetheless thought to be widespread.

The Arlington Housing Authority administers 422 federally-funded Section 8 vouchers, and an additional 8 vouchers provided under the state-funded Massachusetts Rental Voucher Program (MRVP). During the community engagement process, the Trust heard that there are very few units affordable to and available to voucher holders in Arlington, especially those who need three or more bedrooms. This is likely part of the reason why, of the 430 vouchers administered by the Arlington Housing Authority, only 39% are being used in Arlington. The others are being used to rent apartments in other communities. Increasing voucher utilization in Arlington’s market-rate apartments is one way to increase our income diversity.

Housing Very Low and Extremely Low-Income Households. Pursuant to community feedback, the Trust has proposed to prioritize those with the greatest need, and to make particular commitments to target housing for Very Low Income (“VLI”) and Extremely Low Income (“ELI”) households. As you might imagine, lower income renters pay lower rent, although the cost of building and maintaining their housing is not less than market rate units. As a result, more subsidy is needed for housing for VLI and ELI households—both to build it and to cover the cost of operating it over the long term.

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Much of Arlington's current affordable housing serves VLI or ELI residents. The 711 public housing units owned by the AHA and the 146 units at Millbrook Square all provide housing for VLI or ELI residents. These properties were built and received long-term operating subsidy contracts that they need to support the operation and maintenance of the buildings from the state or federal government many years ago. Unfortunately, the programs that made that possible are no longer in effect; the state and federal government changed the way that affordable housing is subsidized in the 1980s. There are no new subsidies available to create new public housing (state or federal) or project-based Section 8, which is the deeply subsidized but privately owned housing program under which Millbrook Square was created. There are still subsidy programs for affordable housing built mostly by private parties, but most result in rent levels affordable to people with incomes equal to 60% of AMI and do not include ongoing operating subsidies. These units are often unaffordable to VLI or ELI households.

It is still possible to make particular housing units affordable for ELI and VLI households on a long-term basis, but making it financially feasible most often requires mobile housing vouchers to be "project-based," which means they stay with the building, rather than move with the tenant. The Downing Square Broadway Initiative recently developed by the HCA includes 16 units available to extremely low income households (at or below 30% of AMI), made financially feasible by 16 project-based Section 8 vouchers provided by the Somerville Homeless Coalition. As an administrator of Section 8 and MRVP vouchers, the Housing Authority will likely have opportunities to project-base vouchers to help the Town and the Trust achieve income targeting goals.

Other Housing-Related Reports. The Town has invested considerable time and resources studying its housing needs and recommending actions that the Town should take to proactively address these needs—in particular, an updated Housing Production Plan and a Fair Housing Action Plan, each of which is an invaluable resource to the Trust and the Town. This Plan does not duplicate these efforts, but rather relies on their factual findings and considers the conclusions and strategies set forth in these documents to guide the Trust's work, which is specifically focused on affordable housing. These related plans are posted on the Trust's web page.

Funding the Trust. The Trust provides a vehicle for aggregating affordable housing funds in service of this Plan, but the Trust's ability to implement this Plan and a longer-term strategy depends on funding. Affordable housing is difficult to create because it is by definition not financially feasible without subsidy from other funding sources.

The Trust has received seed funding from payments made in lieu of new housing and an affordable housing payment made by the developer of Arlington 360 as part of a Local Development Agreement. The Trust also received a commitment of \$250,000 of fiscal year 2023 Community Preservation Act (CPA) funds approved by Town Meeting at the recommendation of the CPA Committee. The Town has also planned for \$3 million of its ARPA funds to be used for the production of affordable housing, and the Trust anticipates a significant portion of those resources will be available to fund strategies set forth in the Plan.

Although this initial funding is critical, the Trust's work is inherently long-term and requires sustainable, long-term funding at a level adequate to support the Trust's goals. Town Meeting

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approved a home rule petition in 2021 that would allow the Town to adopt a transfer fee for certain real estate transactions to provide a long-term source of revenue for the Trust. However, approval by the state legislature is uncertain, and implementation would also require approval of a more specific transfer fee by Town Meeting and approval by Arlington's voters in a referendum.

Short term rental fees and taxes on cannabis sales are other possible funding sources, but are not anticipated to generate substantial revenue at this time. If the Town is unable to implement a transfer fee, another sustainable funding source will be needed to make material investments in preserving and increasing affordable housing.



The Need for Affordable Housing in Arlington

Arlington, along with all of Greater Boston, is experiencing a deepening housing crisis that makes decent, safe, affordable housing simply out of reach for far too many residents. Housing is at a premium in our community, and while this benefits some, it imposes unsustainable burdens on others, and makes it impossible for many to choose to live here. Furthermore, rising rental rates are making it harder for Arlington to remain a viable choice for those who have not been able to afford to purchase a home in Arlington. Understanding and communicating these housing needs and challenges to the public is important to the Trust's purpose.

Many Arlingtonians are struggling with housing costs. Nearly one in three Arlington households have low or moderate incomes (less than 80% AMI), and just over 10% of households have extremely low incomes (less than 30% AMI).² Many of them are struggling to keep up with housing costs. More than one quarter of all households are housing cost burdened, which means they pay 30% or more of their income on housing costs.³ Both low-income and moderate-income (LMI) households are similarly cost burdened. But elderly households experience even higher rates of cost burdening: more than a third of senior households spend more than 30% of their income on housing and are considered cost burdened.⁴

Housing Costs in Arlington are High. Arlington's home purchase prices are no longer affordable even to families with middle incomes, let alone those with low or moderate incomes. In 2019, households earning Arlington's town-specific median family income of \$145,141 could reasonably afford a single-family home priced at not more than \$592,500 and a condominium priced at not more than \$521,500, both significantly below Arlington's median sale prices for both single-family homes and condominiums in the same year.⁵ Arlington has few or no viable options for first-time homebuyers to find a home they can afford to buy and maintain. The relentless demand for homeownership opportunities in the greater Boston region has also contributed to a gradual drop in Arlington's rental supply, with just over 2,000 apartments converted to condominiums between 2010 and 2021.⁶ Meanwhile, rental costs have escalated sharply, with the HUD Fair Market Rent for a two-bedroom apartment increasing by more than \$900 per month, or 60%, between 2015 and 2022.⁷

² Arlington Housing Plan, 2022, page 43:

<https://www.arlingtonma.gov/home/showpublisheddocument/61619/637909762217270000>

³ Housing and Urban Development, Consolidated Planning/CHAS data, based on 2015-2019 ACS data for Arlington CDP: <https://www.huduser.gov/portal/datasets/cp.html>

⁴ American Community Survey, 2020 ACS 5-year estimates, table B25093.

⁵ Based on Arlington's property tax rate and industry standards for housing affordability, mortgage terms, insurance rates, and other factors.

⁶ Arlington Housing Plan (2022), page 37.

⁷ Fair Market Rent Documentation System, [huduser.gov](https://www.huduser.gov).

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Arlington Does Not Have Enough Affordable Housing. Arlington currently has about 900 units of income-restricted affordable housing, but has more than 5,700 households that make a low or moderate income, which qualifies them for affordable housing.⁸ Nearly one quarter of our population needs affordable housing we are not providing. The Arlington Housing Authority has long waiting lists for public housing units and housing vouchers. Some wait many years for a unit or a voucher, and many who receive vouchers in Arlington are unable to use them here, because few Arlington apartments have rents low enough to be paid by the voucher.

Under M.G.L. Chapter 40B, Massachusetts has an affordable housing goal, established in the 1960's, that 10% of each community's housing should be income-restricted affordable housing to support statewide income diversity, distribute affordable housing throughout the state, and incent each municipality to do its part to create and preserve affordable housing. As of April, 2022, 6.54% of Arlington's 19,881 housing units are affordable within the meaning of this goal.⁹

The law that set the 10% goal for each community is sometimes referred to as Chapter 40B, and it offers a streamlined process a community can use to permit housing that includes substantial affordable housing. Where a community has not met the 10% affordability goal, the law creates a process whereby developers who will build and subsidize affordable housing can avail themselves of an appeal to a state body with power to direct the municipality to issue the permit. This loss of local control is undesirable for any community. But it creates a powerful incentive for a proactive local strategy, and municipalities that consistently set and meet affordable housing production goals retain local control over the process.

To work toward the state's 10% goal and more proactively provide for the creation of additional affordable housing, in 2001 Town Meeting voted to adopt an inclusionary zoning bylaw. Arlington's bylaw requires 15% of residential projects of six or more units to be affordable. Since the bylaw was adopted, a total of 55 inclusionary, affordable housing units have been constructed, with another five either under construction or permitted as of September, 2022. Unless we take action, it seems likely Arlington will neither reach the state goal of 10% affordable housing nor keep pace with the growing need for affordable housing. But it is possible, over time, to regularly produce enough affordable housing each year to grow our inventory and keep local control of the development process.

Equity. High housing costs and housing insecurity disproportionately affect people of color, older people, and those living on low incomes, including people with disabilities. Arlington's high housing costs are one mechanism by which discrimination against certain protected classes occurs. In order to ensure fair housing choice, Arlington must ensure there is a reasonable supply of housing that is affordable and accessible to those protected classes. It is clear that for many members of protected classes, Arlington is inaccessible and unaffordable. For example, Arlington has proportionally few residents receiving public assistance compared to nearby communities.¹⁰ Additionally, lower mortgage application volume and (largely) greater denial rates for loan applicants of color suggest a dynamic of exclusionary lending in Arlington.¹¹

⁸ Arlington Housing Plan (2022), page 28.

⁹ Department of Housing and Community Development Ch40B Subsidized Housing Inventory, Arlington. Dated 4/27/2022: <https://www.arlingtonma.gov/home/showpublisheddocument/60915/637866711498370000>

¹⁰ Fair Housing Action Plan (2021), page 29: <https://www.arlingtonma.gov/home/showpublisheddocument/57214/637620332766000000>

¹¹ *ibid*, pg 90.



Community Engagement

Prior to preparing this Plan, the Trustees sought community input regarding the Town's affordable housing needs and priorities in a number of different ways, including an affordable housing survey, two open public forums, small group listening sessions, meetings of housing stakeholders and the opportunity to submit ideas via email.

Goals. The community engagement process was designed around three goals: (1) to solicit feedback and ideas regarding priorities and initiatives for the Trust; (2) to garner interest and support for preserving and creating new affordable housing in Arlington, especially among underrepresented groups; and (3) to build consensus and alignment regarding short- and long-term affordable housing goals and strategies across Town bodies and other organizations involved in the preservation and creation of affordable housing.

Focus on Inclusion. In addition to the general public, the Trust specifically sought to engage those who need, want and will benefit from affordable housing, and those who are under-represented in our Town or do not typically participate in Arlington's public engagement processes. This included renters, people of color, residents in affordable housing, people with disabilities, young people and seniors.

The Trustees prioritized outreach to the target groups described above in the places where they live in the community. This was based in part on recent research highlighting a lack of diversity on housing-related boards and commissions, as well as lack of representation of such groups in public meetings and other political processes.¹² The community engagement plan was designed to seek a broader range of community feedback and to specifically seek the voices of those most affected by the Trust's work.

Outreach activities included "street intercept" volunteers, who handed out postcards in public spaces and at public events (i.e., the bike path near Alewife, the Thompson School playground, and the farmers market); leafleting housing authority and other

Housing costs in Arlington are

OUT REACH

The Arlington Affordable Housing Trust Fund
is holding listening sessions!

Are you...

<input type="checkbox"/> between 15-35 years old?	<input type="checkbox"/> a renter?
<input type="checkbox"/> a person of color?	<input type="checkbox"/> a person with a disability?
<input type="checkbox"/> a resident in affordable housing?	<input type="checkbox"/> a senior?

We want to hear from you!

Sign up at ArlingtonAHT@gmail.com or 781-316-3096 for one of our listening sessions (see other side for schedule) to tell representatives from the Arlington Affordable Housing Trust Fund what you think about affordable housing in Arlington.

What challenges do you and others face in finding affordable housing? *What type of affordable housing would you like to see?*

Your input will help to inform Arlington's affordable housing planning and creation.

RSVP at ArlingtonAHT@gmail.com or 781-316-3096, indicating which listening session you plan to attend. Refreshments and/or a small token of our appreciation for your time will be given to each participant.

¹² *Representation in the Housing Process: Best Practices to Improve Racial Equity*, June 15, 2022, by Katherine Levine Einstein and Maxwell Palmer. (The authors are Arlington residents, and Prof. Einstein conferred with Trustees regarding design of the Trust's community engagement process.)

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multifamily rental properties; and recruiting local organizations, faith leaders and town diversity and inclusion staff as outreach partners to reach beyond those typically engaged in Town government. The Trust also held small group listening sessions for target demographic groups to create a safer space for participants to share their perspective.

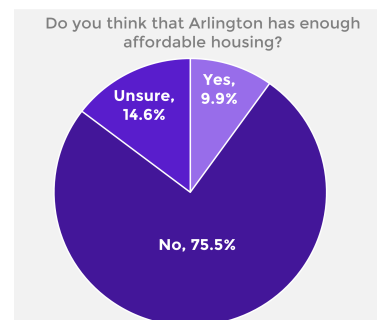
Building Alignment Among Housing Stakeholders. Proactive work to preserve and expand affordable housing in Arlington will require significant consensus and coordination among Town bodies and private organizations that have interest in or authority over housing. To lay a foundation for this, the Trustees hosted meetings of key housing stakeholders both before and after releasing a draft plan. These meetings included representatives of the following organizations, to invite their input regarding the Plan and to build a foundation for alignment around housing goals and priorities:

- Select Board
- Community Preservation Act Committee
- Arlington Housing Authority
- Arlington Redevelopment Board
- Zoning Board of Appeals
- Housing Corporation of Arlington

The Affordable Housing Survey. An Affordable Housing Survey was made available online and via volunteers using the street intercept approach described above. Outreach efforts also included email and in-person distribution of postcards. We received more than 800 responses. Although there was considerable age, precinct, and income diversity represented, survey respondents tended toward higher incomes, longer tenure in Arlington, and older ages. Racial/ethnic representation and percentages of renters vs. owners correlate roughly with town-wide percentages, but reflect greater participation than is typical among such groups in prior Town surveys, presumably due to the Trust's focus on inclusive engagement.

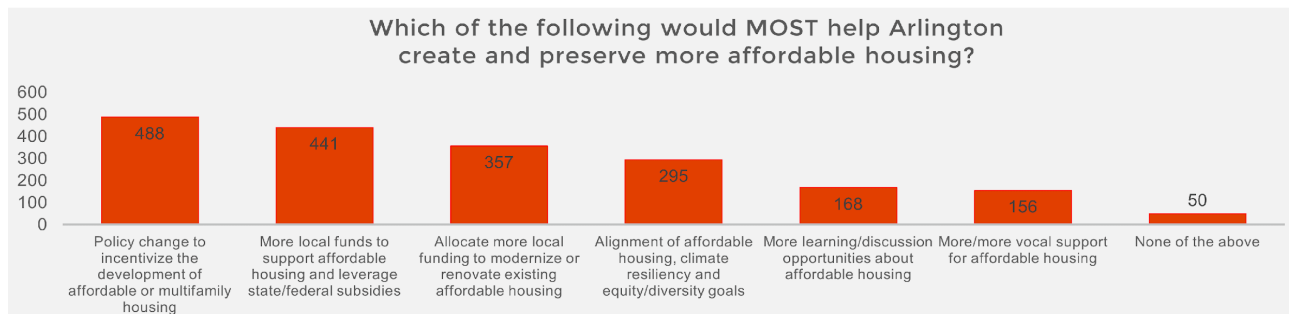
Key takeaways from the survey are described below, with more detailed survey results provided as an attachment to this Plan.

- The vast majority of respondents (75.5%) think Arlington does not have enough affordable housing. Another 14.6% are unsure, and many comments reflected a lack of knowledge about Arlington's affordable housing assets and opportunities.
- The survey showed very strong local support for both preserving existing affordable housing and creating more affordable housing. There also seems to be considerable will to pay for it, with 63% of respondents likely or highly likely to support a small fee on real estate transfers to fund affordable housing (and another 18% neutral or unsure), and local funding being included in two of the three most favored strategies to create more affordability.
- The most popular strategy to help Arlington create and preserve more affordable housing was "policy change to incentivize the development of affordable or multifamily housing." This is further underscored by the fact that 61% of respondents said that "additional" housing in Arlington could improve our community and help address our region's housing shortage, with an additional 13% who support *more* housing if it's a way to create



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affordable housing. While a minority opposes additional housing construction (20%, of which one third also opposes *affordable* housing generally), supporters of additional housing make up 3 of every 4 survey respondents.



- There is strong support for prioritizing those with low, very low and extremely low incomes (over 70% of respondents favor each), as well as families (63%), seniors (55%), those experiencing homelessness (53%) and people with special needs (48%), all groups identified in the Housing Production Plan and Fair Housing Action Plan as having unmet housing needs.^{13,14} But at least 50% of respondents also support prioritizing moderate-income people, and there were many comments received about high housing cost burdens, displacement due to rising costs, and the inability of even middle-income renters to afford to purchase homes in Arlington. Commenters also suggested numerous other groups to consider prioritizing for affordable housing, including Black people, people of color, veterans, immigrants, victims of domestic violence, and artists.

Public Comment Themes. The Trustees reviewed and analyzed the hundreds of narrative comments provided in the survey responses, as well as the comments provided in the public forum and by email. Common themes were identified and the frequency of comments resonating with those themes was analyzed to identify key themes to inform the Plan. Below are the key themes that emerged:

- Educate the public about affordable housing: many respondents do not understand what affordable housing Arlington has, whether we are creating more or not, or how to go about creating it if we want it. Several commenters suggested our public discussion regarding housing is unnecessarily polarized and plagued by misinformation. There is a need and a desire for clear, accurate information sharing.
- Work with existing affordable housing owners and developers: commenters are aware of the housing provided by the Housing Corporation of Arlington and the critical public housing owned by the Arlington Housing Authority, and want the Trust to work with them on a more proactive and impactful Town affordable housing strategy.

¹³ Arlington Housing Plan (2022), page 11:

<https://www.arlingtonma.gov/home/showpublisheddocument/61619/637909762217270000>

¹⁴ Fair Housing Action Plan (2021), pages 48, 84, 89:

<https://www.arlingtonma.gov/home/showpublisheddocument/57214/637641171662530000>

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- Create zoning or regulatory flexibility needed for affordable housing creation: many commenters believe Arlington's zoning bylaws limit the town's ability to respond to the housing crisis. Some expressed concern about the town's ability to absorb additional housing, but many are eager for Town leaders to provide greater flexibility to build affordable - and mixed income - housing.
- Drive policy change to fund or sustain affordable housing: commenters expressed support for creativity and policy changes to fund affordable housing, including through real estate transfer fees or other local taxes, as well as other creative tools to sustain affordability, such as land trusts and land banks. Some also advocated for rent control to protect tenants from displacement.
- Align affordable housing with smart Town planning: commenters suggested that affordable housing be built where residents can access transit and commercial amenities, that the Town align housing plans with infrastructure and fiscal planning, and that Town planners be empowered to find ways to align Arlington's climate resiliency, fair housing and DEI plans with affordable housing strategies. Several commenters want low- and moderate-income housing spread throughout the community and for the Trust to consider income mixing within developments to maximize inclusion.
- Maintain Arlington's income diversity: while respondents expressed interest in creating more housing for a diverse range of groups with the greatest needs – including current and new Arlingtonians, many also commented about moderate and middle income people being increasingly priced out of Arlington, including seniors and families with children unable to buy here. Housing affordability challenges affect many groups in Arlington, and commenters want to see Town leaders consider a range of solutions that helps to maintain the full income diversity of our Town.

Targeted Listening Sessions. The Trust held listening sessions in July and August of 2022 to hear from under-represented groups, including seniors, young people, renters, residents in affordable housing, people of color and people with disabilities or special needs. In addition to publicizing these sessions in the same manner as the general listening session, the Trust did increased community outreach through local organizations, street intercept outreach and more. We tried to choose meeting times, formats and locations convenient to the target groups. Generally, virtual sessions were better attended than in-person, and attendance was limited for all the sessions, with about 25 people total attending the sessions. Participants were able to participate anonymously and offered modest gift cards in recognition of their time.

Although the takeaways from these sessions align with the survey results, they offered a safe space for residents to share their personal stories of housing instability, their fears of displacement, their experiences of discrimination, and their particular perspectives on the housing challenges facing residents. While this form of feedback requires a particular investment of time by both residents and facilitators, and recruiting participants was challenging, it prioritized underrepresented voices and it created an opportunity for some who might otherwise be drowned out in general public forums to be heard.

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Navigating Affordable Housing in Arlington. During the community engagement process, a number of community members shared difficult experiences navigating our existing affordable housing programs. Some of the challenges mentioned were uncertainty about what affordable housing exists in Arlington and who is eligible for it, confusion about where to apply and complicated and/or duplicative processes, long waiting lists for housing or vouchers, lack of transparency in application processes, and challenges finding an apartment where a voucher could be used.

The Trust also heard from some that residents in existing affordable housing would be hesitant to provide candid feedback for fear of reprisals by their landlord, and that some felt their housing was not well-maintained. While addressing these issues is beyond the scope of the Trust's primary mission, they suggest a need for resident experience to be prioritized in our current and future affordable housing programs, and point to a possible need for more resident empowerment and good faith engagement between residents and property owners or managers. In addition, it suggests the Town should invest in creating more transparency about our affordable housing assets and processes, and potentially in creating more robust housing counseling resources for tenants.



Action Plan Guiding Principles

The following principles are intended to guide the work of the Trust during the term of the Plan. Although recognizing that the Trust's opportunities and strategies may need to adapt to changing conditions, these more general principles are intended to guide implementation throughout the term of the Plan:

1. Plan to preserve and/or modernize existing affordable housing and create as much additional affordable housing as possible.

Arlington, together with the region, is experiencing a housing affordability crisis, which, in part, explains the strong support shown by both Town Meeting and town residents for the Affordable Housing Trust Fund. While there is a strong desire to see the Trust create additional affordable housing, it is equally important that Arlington preserves the affordable housing it already has.

There are those that may worry it's not possible to do both. Although it certainly won't be easy, the Trust firmly believes that it is possible, and in fact critical, that both be achieved. Doing so will require creativity, innovation and, as emphasized in this Plan, townwide collaboration. While these two priorities shape most of the strategies laid out below, it is important to make it a guiding principle that Arlington, as a Town, is committed to both preserving and/or modernizing our existing affordable housing and creating as much additional affordable housing as is feasible.

2. Prioritize those with the greatest need while advancing solutions for a range of affordable housing needs.

As the Trust implements the Plan, the Trustees will seek to balance support for the creation and preservation of housing serving those with the greatest need, with the flexibility and agility to seize opportunities as they present themselves, and to increase the number of affordable units by encouraging new development. This will serve as a guiding principle, informed by the clear need for more housing affordable to Very Low-Income (VLI) and Extremely Low-Income (ELI) households. We note that lower income units require more subsidies, which may be limited, and that certain other priorities may require a different resident profile or income mix in a particular project or initiative.

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To that end, the Trust seeks to meet the following **income targeting goals**:

- The Trust will endeavor to have at least fifty percent (50%) of all housing units funded by the Trust during the term of the Plan be reserved for households with incomes less than or equal to 60% of areawide median income. This target balances the desire to support those with lower incomes with the goal of maximizing state and federal resources, because all units eligible for affordable housing tax credits - the primary state and federal affordable housing funding program – would meet this requirement.
- The Trust will also endeavor to have at least fifteen percent (15%) of all housing units in projects funded by the Trust during the term of the Plan be reserved for Extremely Low-Income (“ELI”) households with incomes less than 30% of areawide median income or Very Low Income (“VLI”) households with incomes less than 50% of areawide median.

Current Arlington residents eligible for Low- and Moderate-Income housing at incrementally higher income levels are also experiencing cost burdens leading to displacement and housing instability. And other households in these income bands are excluded from our community by Arlington’s high housing costs. This is particularly true with respect to homeownership, which is harder to subsidize, for lower income households. Accordingly, in response to clear affordability challenges across a range of incomes and in the interest of maintaining a full range of economic diversity in Arlington, the Trust retains the flexibility to support a range of Low- and Moderate-income units.

In connection with these goals, low-income units with higher rent levels (calculated based on 60%, 70% or 80% of area median income) can often be used by very low income and extremely low-income households who have portable or mobile housing vouchers – voucher holders that might otherwise have to leave Arlington to find rents within the voucher’s limits.

Finally, the Trust expects to seek opportunities to create and preserve housing that particularly serves groups with unmet housing needs, including (but not limited to) people with disabilities and special needs, the formerly homeless, families with children and seniors. Although state and federal laws generally preclude establishing race- or ethnicity-based housing priorities, we also hope to adopt policies and strategies that advance racial equity and increase the diversity of our community.

3. Leverage resources for maximum impact.

Developing affordable housing requires substantial subsidy, and Arlington’s resources are limited. While this Action Plan seeks to increase local funding for affordable housing, to maximize impact, the Trust and all other affordable housing stakeholders will need to take advantage of as many third-party resources as possible. Substantial state and federal subsidies can be accessed and leveraged, but doing so will require Arlington to welcome affordable housing developers and consultants who share our goals and know how to secure these resources. In addition, Arlington’s existing affordable housing inventory—comprised of

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housing units owned by entities other than the Town—is aging, has capital needs and requires careful stewardship and investment to be preserved. Managing all of these needs will require advance planning to anticipate future funding needs, identify potential third-party sources, and maximize leverage.

4. Plan for diversity and inclusion in our community.

The Fair Housing Action Plan and Housing Production Plan highlight a lack of substantial racial and ethnic diversity in our community, a trend away from economic diversity, and substantial housing challenges that are preventing, or have the potential to prevent, seniors, people with disabilities or special needs and people of color from joining or staying in Arlington. These circumstances have been created or are exacerbated by housing policy and the housing market. Accordingly, the creation of housing affordable to such groups, and designed to meet the needs of such groups, is an important priority for the Trust. Designing such housing in ways that integrate it within our community and create meaningful inclusion and diversity is a benefit to our community and will inform the Trust's implementation of the Plan.¹⁵

5. Advance sustainability and climate resiliency while increasing affordability.

Increasingly, affordable housing in Massachusetts incorporates aggressive plans for healthy, energy efficient buildings and other features that drive climate resiliency. The Trust will embrace these goals and seek to incorporate sustainability into the design of housing it supports wherever feasible. For example, Trust-funded properties may be encouraged or required to seek subsidy and rebate funds from utility-sponsored programs such as Low-Income Energy Affordability Network (LEAN) or the Mass Clean Energy Center, and energy efficient building systems often result in lower operating costs. The Trust will seek to balance affordable housing goals with environmental objectives, including preservation of parks, reducing reliance on automobiles, and ensuring healthy air quality. Where these priorities appear to be in tension, the Trust will seek solutions that deploy creativity and flexibility.

6. Limit involuntary displacement and welcome new residents.

As described in this Plan, many low- and moderate-income Arlington residents are struggling to cover their housing costs and remain in their homes and in our community. Creating and preserving affordable housing can and will relieve some current residents of this burden, and activities supported by the Trust should be designed to avoid involuntary displacement of

¹⁵ The Trust has worked with the Town's Division of Diversity, Equity, and Inclusion (DEI) during the community engagement process, and it is our understanding that the Town is currently working on a townwide equity audit, which will include housing. As the Town completes the Arlington Equity Audit, the Trust anticipates working with the DEI Division and will endeavor to incorporate the recommendations of the audit that pertain to housing into its implementation plans.

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current residents, particularly those with low- and moderate incomes. The Trust should also actively support housing that provides opportunities for new residents to join our community, particularly those who are experiencing homelessness or housing instability, and members of demographic groups that are under-represented in Arlington.

7. Collaborate and innovate with other Town bodies and organizations that are housing stakeholders.

Town Meeting created the Trust to increase Arlington's affordable housing creation and preservation, but the Trust is unlikely to succeed without the cooperation of and alignment with other housing stakeholder organizations to develop, fund, permit, regulate, oversee, manage and maintain such housing. Accordingly, the Trust will continue to prioritize collaboration with such Town bodies and organizations that are housing stakeholders and will seek opportunities to work together on innovative strategies to maximize outcomes.

8. Use and grow the affordable housing knowledge and capacity in our community.

Arlington has an active nonprofit community development corporation, a housing authority with a sizable portfolio of public housing units and housing vouchers, a committed Community Preservation Act Committee, and a community that has clearly expressed strong support for the Trust's mission, directly and through Town Meeting. As the Trust advances its mission, it will seek to do so by building on, investing in and growing the affordable housing capacity that is already present in our community, and by continuing to provide opportunities for community engagement in the Trust's initiatives and affordable housing more generally.



The Trust's Affordable Housing Strategies

Working with affordable housing leaders and professionals, the Trust has identified a range of strategies to pursue its mission: the preservation and production of high-quality affordable housing units that are sustainable, diverse and inclusive. This must be done with maximum efficiency in the use of public resources and balancing of the Guiding Principles set forth in this Plan. This will require the Trust to be proactive and disciplined, while also being creative and agile—seizing opportunities when they present themselves. Following are the primary strategies the Trustees expect to pursue, with each specific step the Trust proposes at this time labeled an **“ACTION.”**

I. Strategies to Preserve/Modernize Arlington's Existing Affordable Housing

The following are strategies that the Trust will seek to implement to support the preservation and modernization of the existing affordable housing within the Town. It is imperative to plan ahead for the properties' capital needs and to identify funding sources to meet these needs. It is also crucial to support proactive efforts to secure renewal of any expiring use restrictions, which may also require funding sources to support them.

A. Ensure deed restrictions are renewed or extended upon expiration.

Subsidized affordable housing and the people who live in it are typically protected by legally-binding agreements that require the housing to remain affordable to households at certain income levels for a particular period of time. When that time runs out, the owner might have the right to convert the property to market rate or charge higher rents that may not be affordable to the existing tenants. Additional subsidies are often needed to sustain the affordability of the property over time. Although most affordable housing in Arlington is owned by public or nonprofit owners whose mission is to provide affordable housing, to ensure the long-term preservation of Arlington's existing affordable housing, it is necessary to identify the existing units, what restrictions protect them and their residents, when those use restrictions will expire, and establish a plan to proactively address any risks identified.

B. Plan for the capital needs and modernization of Arlington's existing affordable housing.

Affordable housing, like all buildings, needs to be maintained and improved over time, or risk deterioration, liability and loss of appropriate housing quality. Building components and systems need to be replaced, kitchens and bathrooms need to be updated, and the changing needs of residents need to be addressed. Renovations also present critical opportunities to modernize buildings to make them more energy efficient, healthy and/or climate resilient, to incorporate modern features like universal wifi, electric vehicle charging, and space to work

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remotely from home, or include features that support target populations, like universal design. Although funding for maintenance and some capital improvements is structured into most affordable housing budgets, these developments eventually need substantial capital improvements that require new subsidies. If any owner of Arlington's existing affordable housing will need local subsidies to meet its property's capital needs, these potential costs must be factored into Arlington's plans for the limited local subsidy dollars available. The Town should also seek to rely as heavily as possible on State and Federal resources for these needs, which requires forethought and planning. The Town does not currently have enough information to plan for and support this.

Finally, existing affordable housing properties sometimes present opportunities to create additional affordable housing units. This could be through construction of additional buildings on excess land, redevelopment of existing buildings to include additional units, or even addition of an accessory dwelling unit. The Trust proposes to conduct an evaluation of opportunities to modernize existing units consistent with its Guiding Principles and an assessment of opportunities to create additional low- or moderate-income housing.

Most (78%) of Arlington's existing affordable housing is owned by just three entities, which provides for a more efficient planning process. The Arlington Housing Authority owns 711 units of state-subsidized public housing; 150 units of affordable housing in a variety of building types and ages is owned by the nonprofit Housing Corporation of Arlington; and 146 units of project-based Section 8 housing for elderly and disabled residents at Millbrook Square Apartments is owned by an affiliate of a for-profit company.

ACTION: Complete an Affordable Housing Inventory: The Trust proposes to work with DPCD and owners, including but not limited to the HCA and the AHA as well as the owners of Millbrook Village and smaller affordable properties in Arlington, to complete a comprehensive inventory of the Town's existing affordable housing, including income levels and subsidy types, application processes, affordable housing restrictions, and dates when such restrictions are expected to expire.

ACTION: Obtain Capital Needs/Property Assessments/Plans for Existing Affordable Housing. The Trust also proposes to work with owners of existing affordable housing to evaluate the short-term and long-term capital needs of their existing affordable housing, as well as to consider state, federal or other non-local sources that could be used to address them. This will likely involve hiring a consultant – or making a grant to the owner entity(ies) to hire a consultant – to complete a capital needs assessment and financing plan for each development. Assessments conducted for this purpose would include an evaluation of opportunities to modernize existing units and to create additional low- or moderate-income housing at existing properties.

ACTION: Create an Affordable Housing Preservation Plan: Once the affordable housing inventory and capital needs/property assessments are complete, the Trust, together with Town leaders and other relevant housing stakeholders, proposes to review the Affordable Housing Inventory and the Capital Needs/Property Assessments to proactively identify expiring use restrictions and other preservation needs and modernization opportunities; and to create a long-term Affordable Housing Preservation Plan, which will include a long-term vision for preserving all of Arlington's existing affordable housing.

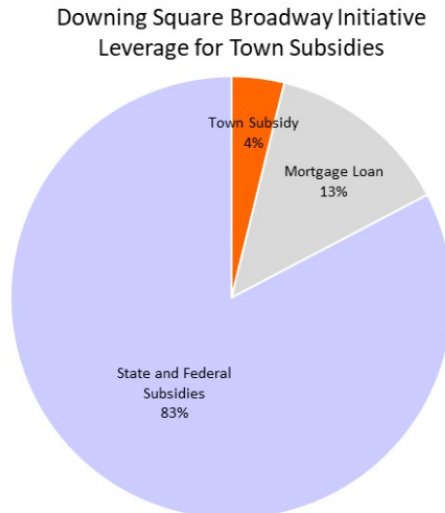
II. Strategies to Create More Affordable Housing in Arlington

This section describes strategies the Trust will pursue to support the creation of additional affordable housing in Arlington, after some introductory discussion regarding the need for subsidy to make affordable housing financially feasible.

Affordable housing requires subsidies to be financially feasible. Rents and home prices affordable to low-income people are simply not enough to cover the cost of constructing and maintaining decent housing in our market. Affordable housing uses a variety of public and private sources of funds, collectively referred to as “subsidy,” to pay for that difference. Some will have to come from the Town, but there are several other sources of subsidy that can and must be leveraged to create affordable housing at a greater scale.

State and Federal subsidies provide tremendous leverage for local dollars. There are federal and state subsidies available to make certain types of affordable housing financially feasible – including HOME, Community Development Block Grant (CDBG) and Community Preservation Act (CPA) funds, which are, to some extent, allocated locally. The deeper subsidies that are nearly always necessary to create or preserve high levels of affordability in a development are allocated by the Commonwealth – most by the Department of Housing and Community Development (“DHCD”).

Here’s a powerful local example. The Housing Corporation of Arlington’s most recent development, the Downing Square Broadway Initiative (“DSBI”), created 48 units of housing affordable to low-income households, at a total cost of approximately \$26 million.¹⁶ Conventional real estate developers cover that cost with debt and equity that must be repaid over time from the project’s net revenue. However, the limited rents collected in an affordable housing development severely limit its revenue and its ability to repay such sources. In this case, when operating expenses of the property are subtracted from the projected rents, the remaining funds (referred to as net operating income) can only repay a mortgage loan of roughly \$3.5 million, because rent revenue will be limited by an affordable housing use restriction. The rest of the funds required to build DSBI came from 8 or 9 different types of subsidy. The Town provided approximately \$1 million of subsidy, with the remaining \$22+ million coming from Federal and State low-income housing tax credits, three other state subsidy sources, and HOME funds from the North Suburban Home Consortium. While a local contribution of only 4% of the total development costs is much lower than in many



¹⁶ Information provided for the DSBI project was provided by HCA and reflected sources and uses at the time of closing on financing. Final project costs involved some additional local subsidy to fill project gaps, but the local % of funding did not change materially.

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similar developments, DSBi demonstrates the opportunity to best leverage local dollars by investing in projects that qualify for state and federal resources.

Another way to look at the costs of affordable housing is by the cost per unit of housing. The Trust's consultant evaluated fourteen affordable rental developments constructed in Massachusetts between 2012 and 2022 to estimate the amount of subsidy needed to create a single affordable housing unit.¹⁷ The average subsidy needed to make the construction of one affordable housing rental unit financially feasible was \$416,000. However, there are significant limits to this exercise, as there are many variables that change with the project, the market, the income level and the subsidy program. This estimate is also artificially low, because the costs of the developments completed at the beginning of the sample period have not been adjusted for significant increases in construction and land costs, nor for inflation. In addition, this estimate only looks at the costs to develop the housing and does not include ongoing rental subsidies needed to support ELI and VLI units. With subsidy needs this high, it is clear that Arlington cannot create or preserve significant amounts of affordable rental housing using only its own resources. But Arlington can use its resources to attract state and federal subsidies, unlocking the potential to create substantially more affordable rental housing than it has over the last several decades.

Although Massachusetts spends more to support affordable housing than many other states, the need for these subsidies still greatly outweighs the funds available. As such, competition for subsidy is fierce, and affordable housing developers must often apply repeatedly, at times over multiple years, before their projects receive funding awards. However, other communities are benefiting from the fact that developers are advancing multiple projects at a time in their community, such that they are receiving funding for one or more projects each year. For example, in just the first eight months of 2022, DHCD has publicly announced affordable housing subsidy awards to 52 developments in 31 Massachusetts communities, directing nearly \$435 million of affordable housing investment to affordable housing developers experienced with the regulatory and financial complexities of these programs. The funded projects include new construction, preservation of existing buildings, senior and supportive housing, historic preservation, public housing redevelopment, energy-efficient passive house design and more. Arlington received none of these awards and, to the Trust's knowledge, no projects in Arlington are currently in DHCD's pipeline for future funding. The available information indicates that HCA's Downing Square Broadway Initiative and its Capitol Square project are the only two affordable housing projects of ten units or more developed in Arlington with state and federal subsidies in nearly forty years.¹⁸

It's easy -- projects where Town players can help to fast-track: land + financing + community support + permitting and transparency have our interest."

Affordable Housing Developer

¹⁷ Nearly all units included were affordable to households earning at or below 60% of AMI.

¹⁸ HCA's 9-unit project on Westminster Ave. received some state funding as well, but it can be difficult to finance such small projects using complex subsidy programs.

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Arlington can garner more such state and federal subsidy, but it will need to support additional production by the HCA and take steps to attract additional affordable housing developers to Town to partner with and supplement the capacity of the HCA and the Housing Authority. Arlington will need to provide local subsidy dollars, but the Town will also need to help identify and secure project sites, provide clear pathways to permitting, and be prepared to support projects' feasibility. Even under the best circumstances, affordable housing takes several years of predevelopment work and millions of dollars invested before construction begins or needed subsidies are secured. Any affordable housing developer will want to know that there is reliable political and financial support for its project and flexibility to adapt to the inevitable challenges that arise along the way. It is possible, over a period of years, to create the conditions that will lead to a robust pipeline and one or two Arlington affordable housing projects seeking state funding each year.

Another way to subsidize affordable housing is to get developers to fund it with profits from market rate rents or sales proceeds. Where the housing market is robust enough, Massachusetts has created laws that capture a part of the value of that market by requiring the developer to make a certain percentage of the units affordable. This effectively shifts the subsidy cost from the public to a private developer, and creates an additional pathway to create affordable housing. Two tools currently incentivize this in Arlington:

1. Inclusionary Zoning, which requires all developers of new projects above a certain size to include a minimum percentage of affordable housing. Arlington's zoning bylaw includes an inclusionary zoning provision requiring all new residential development with six or more units subject to Environmental Review to make at least 15% of the units affordable.
2. The Comprehensive Permit law, also known as Chapter 40B, can also result in market-rate developers providing restricted, long-term affordable housing units without public subsidy. A comprehensive permit requires at least 20-25% of the units to be affordable—a higher percentage of affordable units than most inclusionary zoning—and is accompanied by permitting flexibility in recognition of the fact that larger developments than are usually permitted under local zoning are required to drive the equities of scale needed to make the higher level of affordability financially feasible for the development. (The streamlined permitting process it allows can also be used proactively by a municipality to expedite permits for mission-aligned affordable housing developments. This is sometimes called a "friendly 40B", and may, or may not, include market rate units that cross-subsidize the affordable units and create income diversity within the project.¹⁹)

Neither of these tools can be used to cross-subsidize affordable housing if Arlington does not allow developers to create market-rate housing developments large enough for the market units to support the affordable units. Arlington does not have much recent history of allowing this. Rather, the Town has a fifty-year history of restrictive zoning that prevents multifamily

¹⁹ HCA's 100% affordable Westminster Ave project was permitted with a comprehensive permit. In this case, it was merely an expedited permitting pathway, it did not include market-rate units as a source of subsidy.

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projects of meaningful scale without a discretionary and potentially long, costly and politically challenging public process.

As a result, very little affordable housing has been created under our Inclusionary Zoning bylaw: only 58 units total over 22 years, for an average of 2-3 units per year. Similarly, only 13 affordable housing units have been constructed under 40B in Arlington since its enactment more than fifty years ago in 1969.²⁰ The 16- unit Minuteman Village homeownership development, with four affordable housing units, was permitted under 40B in 2007, and the nine-unit, all-affordable HCA property on Westminster Avenue was permitted as a “friendly 40B” in 2019. Market units did subsidize four affordable homes at Minuteman Village, but the HCA project was 100% affordable and therefore relied entirely on public dollars for subsidy.

	Affordable Units Completed to Date	Years in Effect	Affordable Units/ Year (Avg.)
Inclusionary Zoning Bylaw Adopted 2001	60 (55 constructed; 3 under construction; 2 permitted but not yet under construction)	22	2-3
M.G.L. Ch. 40B: Comprehensive Permit Statute Enacted 1969	13	53 years	Less than one

Figure 1: Affordable housing laws have not produced substantial affordable housing in Arlington.

It is not a secret why these laws are not producing more developer-subsidized affordable housing. They only produce subsidy when the municipality issues a permit for construction of multifamily housing. Arlington has permitted relatively little multifamily housing in the last fifty years, although that may be changing a little. A clear example of the robust housing market subsidizing affordable housing in Arlington will soon be leasing up. The 124-unit rental development under construction at 1165R Massachusetts Avenue was permitted by the Zoning Board of Appeals under Chapter 40B and is expected to create 31 low-income units. This is almost as many new affordable units as HCA's recent development created, but these will be subsidized entirely from the profit on the market-rate units, with no Town contribution, and will be incorporated into a mixed-income development. An additional homeownership development has also recently begun the process to be permitted under Chapter 40B. This development, and others like it, have the potential to create affordable homeownership units, which are otherwise difficult to create since the per-unit subsidy needed is high and state and local subsidy programs for homeownership are quite limited.

²⁰ An additional 31 units are currently under construction at The Artemis at Arlington Heights, a 124-unit 40B development at 1165R Massachusetts Avenue.

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Chapter 40B is sometimes considered controversial because a project may exceed density or other local zoning requirements if the community has not met the statutory affordable housing production goals. However, in communities that are proactively and consistently driving affordable housing production at a reasonable scale, Chapter 40B has proven to be an important tool for producing affordable housing development in alignment with the town's vision.

Affordable Housing Creation Strategies. While Arlington has supported the HCA's work to create more affordable housing, it has not been enough for a community of our size. This Plan proposes to catalyze affordable housing creation at a more ambitious pace.

Arlington has an unrealized opportunity to seed more affordable housing developments that deliver high percentages of affordable units with limited local investment, by creating the conditions for developments that will compete well for state and federal subsidy. The Trust's affordable housing consultant interviewed six experienced affordable housing developers about what would make Arlington a desirable place to work. There was substantial consistency in their responses, each of which point to the following strategies:

1. Identify potential sites for development;
2. Create predictable, transparent zoning and permitting for affordable housing;
3. Demonstrate community support and the political will to work with the developer to secure local approvals needed for the project; and
4. Commit subsidy up front to facilitate leveraging state and federal resources.

The Trust proposes to pursue each of these strategies, in concert with other affordable housing stakeholders, as follows:

ACTION: Create a predictable path for permitting mission-aligned affordable housing.

Catalyzing affordable housing development will require the Town to provide a clear path for permitting the affordable housing Arlington wishes to create. The Trust proposes to work with other Town leaders and housing stakeholders to identify ways to provide a more predictable and transparent permitting process for affordable housing. There are a number of options that merit consideration, including but not limited to the following:

- o Pursue an affordable housing overlay district that provides increased zoning flexibility for developments including certain amounts and types of affordable housing.
- o Leverage the required MGL Chapter 40A, Section 3A (MBTA communities) zoning changes to create opportunities for affordable housing.²¹

*"We are very interested in Arlington, if the path is clear, but Arlington doesn't have a great reputation for making multifamily development easier."
- Affordable Housing Developer*

²¹ M.G.L. Chapter 40A, Section 3A:

<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>

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- o Consider other zoning or bylaw changes to increase affordable housing creation under the inclusionary zoning bylaw; and
- o Use Chapter 40B proactively to permit affordable housing developments that advance our strategy and goals.

ACTION: Identify publicly-owned and privately-owned sites for development. Since open space for development is scarce in Arlington, the Town can encourage affordable housing development by identifying potential sites for development, with a particular focus on considering publicly-owned properties that might be redeveloped to create affordable housing.

Private sites will also be considered as they become available on the market. The Trust anticipates working with private owners to encourage cooperation with potential affordable housing developers. In addition, the Trust will work with aligned development partners and staff to identify under-utilized sites primarily along transit and commercial corridors such as Mass. Ave. and Broadway. Once potential sites are identified, the Trust will analyze the feasibility and cost of making specific proposals to independent property owners, to sell or redevelop the properties. The following types of sites may present opportunities for affordable housing creation:

- Under-utilized commercial sites and parking lots. Potential opportunities include sites along the Mass. Ave. and Broadway corridors that provide easy access to transit via MBTA bus lines and under-utilized commercial and former industrial properties located along the Minuteman Bikeway, where transition of these sites to residential could further enhance existing residential neighborhoods. Single-story commercial properties, primarily along Mass. Ave may have potential for adding three to four stories of housing above, which could also increase foot traffic to retail businesses. Mixed-use development that drives commercial revenue while providing housing should be considered for these properties, consistent with the Town's emerging vision for the long-term potential of these sites and commercial corridors.
- Existing unrestricted multifamily rental housing with below-market rents, where acquisition and conversion to affordable housing could protect residents from market-driven displacement and increase the Town's inventory of restricted affordable housing. There are considerable challenges to converting older, occupied buildings, and substantial renovation may be necessary to meet housing quality standards or modernize buildings. Such properties may also present opportunities for redevelopment, including development of additional units. This approach would of course require measures to avoid involuntary displacement of existing residents, particularly those with low- and moderate-incomes.

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ACTION: Pilot at least two programs to financially support affordable housing creation.

In an effort to incentivize the development of additional affordable housing, the Trust will consider and formalize programs that provide financial support to develop affordable housing that align with the Trust's goals and strategies. Obviously, the Trust's efforts in this regard will need to align with available funding sources and other housing stakeholders, but programmatic approaches may include, without limitation, the following:

- o Provide capacity building or technical assistance to HCA, AHA or other affordable housing developers or consultants to explore the feasibility of mission-aligned affordable housing development opportunities.
- o Provide acquisition or pre-development financing to developers to advance mission-aligned affordable housing in Arlington;
- o Provide advance commitments of subsidy dollars to incent developers to purchase small buildings and convert one or more units to affordable housing;
- o Provide subsidy to homeowners wishing to create an accessory dwelling unit on their property that is available only to low- or moderate-income tenants.
- o Provide a subsidy to mixed income developers to support the addition of more low- or moderate-income units or to make planned affordable units available to lower-income persons.

ACTION: Issue an RFQ for Affordable Housing Developers. The Trust proposes to issue a Request for Qualifications to identify developers interested in working with the Town to create mission-aligned affordable housing. This will both allow the Trust to hear from developers about the opportunities and challenges to development in Arlington and provide a visible way to communicate to the development community that Arlington wants to work with developers, rather than against them, to create the conditions necessary to create affordable housing. Identifying potential development partners will also better position the Trust to act quickly when acquisition or development opportunities are identified.

Creating affordable homeownership opportunities. Although affordable homeownership opportunities are particularly out of reach in Arlington, most state and federal homeownership programs reduce mortgage costs or help with down payments, which can help low- or moderate-income buyers afford less expensive homes, but which are likely to be insufficient to put Arlington's high homeownership prices within reach.²² There is one state funding program which provides substantial subsidy to construct new homes that is accessible to moderate- and middle-income purchasers,²³ but only communities of color such as Boston and the Gateway Cities are eligible to participate. Arlington could decide to provide similar homeownership subsidy in our community without leveraging state or federal funds, but the per unit subsidy amount needed would be quite high, since single family home and condominium prices in Arlington are so high, and we could exhaust our available resources creating just a handful of

²² There has been limited success in other communities using Section 8 vouchers to subsidize homeownership, but the Trust will explore this option and add it to the Action Plan if it proves promising.

²³ The referenced program is MassHousing's Commonwealth Builder Program.

units. As a result, private market subsidies through the comprehensive permit or IZ programs appear to represent Arlington's best opportunity to create homeownership opportunities for moderate-income households.

ACTION: Encourage Mixed-Income Homeownership Development. Encourage the creation of affordable homeownership opportunities for low- or moderate-income purchasers through the development of mixed income homeownership developments under zoning and permitting laws that require the creation of low- or moderate-income units without public subsidy.

III Strategies to Build the Financial Capacity of the Trust

The early funding sources available to the Trust are critical to the execution of this initial Plan, but creating and preserving affordable housing is by definition a long-term and a costly investment. For the Trust to realize its mission long-term, it will require a sustainable source of annual funding that likely exceeds that available via the Town's existing resources for affordable housing. Accordingly, during this first five-year period, the Trust will seek to build the financial capacity of the Trust to implement this and subsequent Action Plans.

The Trust will of course ensure responsible stewardship of any funds entrusted to it. All funds, property and other assets of the Trust shall be accounted for by the comptroller of the Town of Arlington, who is required by the Trust's bylaw to issue quarterly reports to the Trustees, Select Board, Town Manager and the Finance Committee and an annual report to the Town Meeting. The books and records of the Trust will also be audited annually by an independent auditor appointed by the Select Board.

During the term of the Plan, the Trust will take the following actions to build the Trust's financial capacity:

ACTION: Support passage of a real estate transfer fee or other sustainable taxpayer funding. As stated above, preserving and creating more affordable housing in Arlington will require sustained annual investments in the Trust Fund that exceed the Town's current resources. The Affordable Housing Survey results suggest that residents are strongly supportive of affordable housing, and that there is significant will to devote Town resources to it. Consistent with this support, Town Meeting approved a home rule petition in 2021 that would allow the Town to adopt a transfer fee for certain real estate transactions to provide a long-term source of revenue for the Trust Fund. Such a fee requires approval by the state legislature, followed by approval of a more specific transfer fee by Town Meeting and approval by Arlington's voters in a referendum. Arlington's state legislative delegation filed a bill seeking legislative approval to proceed with the fee in 2021.²⁴

Unlike other local real estate taxes, a transfer fee would apply only when a property is

²⁴ Bill H.4295, 192nd Session, An Act Imposing a Real Estate Transfer Fee Upon the Transfer of Property in the Town of Arlington, introduced by Senator Friedman and Reps. Garballey and Rogers..

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transferred and the seller converts the increased value of the property into cash, and would not come out of annual household income. While home equity is a critical resource for funding college and retirement for many households, increases in home values in Arlington over many years have been extraordinarily high. Median home prices in Arlington went up 13.6% in just the last year.²⁵ While this creates many of the housing affordability challenges described elsewhere in this Plan, it also provides a substantial financial benefit to those who own homes in Arlington. A transfer fee asks those benefiting from steep housing price increases to leave a small part of the resulting financial benefit in Arlington when they sell, to create and preserve affordable housing. To avoid burdening lower-income buyers and sellers, the transfer fee would only apply to sales exceeding a threshold price to be set by Town Meeting and approved by the voters,²⁶ and it would not apply in a number of situations, including transfers of affordable housing, transfers to nonprofits, and gifts of property to family members.

Arlington is one of at least nine communities seeking similar authority to raise funds for affordable housing through a transfer fee, and legislation that would authorize all municipalities to impose transfer fees for affordable housing was also proposed.²⁷ Notwithstanding the efforts of a statewide coalition advocating for passage of these bills,²⁸ some real estate trade groups oppose them, and it seems unlikely that they will pass in the legislative session closing at the end of 2022. These bills will need to be reintroduced in the new two-year legislative session.

Federal recovery dollars may enable Arlington to increase our affordable housing investments in the next few years pending a source of substantial local funding for affordable housing. But continued investment will require sustainable annual funding from a transfer fee or another funding vehicle. As indicated above, more than 100 other Massachusetts communities have affordable housing trusts, funded in a number of ways, including CPA Funds, issuance of municipal bonds, inclusionary zoning payments, negotiated developer fees, the municipality's general fund, municipal bonds, tax title sales, payments from special bylaws/ordinances, cell tower lease payments and private donations. Because sustained funding is so critical to the Trust's long-term effectiveness, it is important that adequate funding to sustain increased affordable housing investment be identified during the term of this Plan. While initial efforts should include advocacy for the transfer fee approved by Town Meeting, if this is not authorized during the next legislative session, the Trust should begin to propose alternative local funding strategies.

ACTION: Secure revenue streams from short term rental fees and cannabis sales tax. Identifying revenue sources for any affordable housing program is a challenge. The

²⁵ Redfin, Arlington Housing Market Trends, <https://www.redfin.com/city/36088/MA/Arlington/housing-market>

²⁶ The threshold may be set between 50% and 150% of the state median sales price of a single family home.

²⁷ See, for example, S.868, an Act Empowering Cities and Towns to Impose a Fee on Certain Real Estate Transactions to Support Affordable Housing (192nd Session). H.1377 and H.2895 introduced in the same session would also authorize municipalities to impose transfer fees to support affordable housing.

²⁸ Local Option for Housing Authority (LOHA) Coalition. LOHA's website, <https://www.realestatetransferfee.org/>, includes updated information about proposed transfer fee legislation, background information regarding the potential impact transfer fees could have on affordable housing creation and preservation, and information and resources for transfer fee advocates.

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Housing Production Plan recommends applying short-term rental community impact fees as a revenue source for the Trust,²⁹ and other communities have dedicated a portion of cannabis sales tax to their local housing trusts.

Arlington has adopted the additional “local option” tax – known as a community impact fee – for short-term rentals. The Town’s vote took effect on January 1, 2020, and it calls for the maximum allowable fee of 3 percent of the short-term rental occupancy charge.³⁰ It applies to short-term rentals in owner-occupied two- or three-family dwellings or any professionally managed short-term rentals that are not otherwise subject to some other type of room occupancy tax. Under the legislation allowing impact fees for short-term rentals, the Town can assign receipts to the Affordable Housing Trust. While the community impact fee generates very little revenue, it is still a funding source suited for affordable housing purposes and should be dedicated as such.

ACTION: Explore options to increase inclusionary zoning payments to the Trust.

Arlington’s Inclusionary Zoning (IZ) bylaw provides the Arlington Redevelopment Board (ARB) the ability to arrange for developers creating six or more housing units to make a financial contribution to the Trust in lieu of providing affordable units if the ARB finds that it is in the best interest of the Town or if the provision of affordable units would result in a hardship rendering the development financially infeasible. Financial contributions are to be equal to the difference between the full and fair cash market value of a market-rate unit and the affordable price of a comparable affordable unit.

As described previously, since adopted in 2001 the IZ bylaw has resulted in the creation of 60 affordable housing units, and only one payment to the Trust. The Housing Production Plan recommends studying opportunities to update the IZ bylaw to make it more effective,³¹ and during this review additional options for increasing payments in lieu of housing units should be evaluated.

ACTION: Align annual process for Town housing investments with Trust Action Plan.

This Plan describes a number of reasons why its success depends on collaboration among Arlington’s housing stakeholders, including those who steward our affordable housing subsidy resources, such as Community Preservation Act (CPA) funds or the Community Development Block Grant (CDBG) funds.

The Trust will work with the Town Manager, the Department of Planning and Community Development, the CPA Committee, the Select Board and other stakeholders over the five-year term of this Plan to align affordable housing resources with our shared affordable housing goals, and to create predictable, but flexible, planning processes to support the Town’s affordable housing goals. It is common for municipalities to aggregate CPA and other funds dedicated for affordable housing in a municipal housing trust over time; this is particularly beneficial as housing trusts are able to disburse funding outside

²⁹ Arlington Housing Plan (2022), page 83:

<https://www.arlingtonma.gov/home/showpublisheddocument/61619/637909762217270000>

³⁰ The local 3% is in addition to the 5.7% room occupancy tax collected and retained by the Commonwealth.

³¹ Arlington Housing Plan (2022), page 76:

<https://www.arlingtonma.gov/home/showpublisheddocument/61619/637909762217270000>

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of Town budget cycles and respond nimbly to market opportunities as they arise. In the first year or two of this Plan, the Trust will simply continue to work to build alignment among housing stakeholders and to seek funding approvals needed to support the actions set forth in this Plan. As the Town's long-term affordable housing strategies emerge, the Trust will consider and may propose appropriate processes for best aligning our affordable housing investments and planning processes with our affordable housing strategies.

ACTION: Develop and launch a private giving strategy for the Trust. Some municipal housing trusts include private donations as a part of their funding strategies. In the Affordable Housing Survey, 22% of respondents said they would be willing to donate to an affordable housing organization, and the Trust received comments encouraging it to solicit private donations and donations of real property. Fundraising campaigns can also provide a way for residents to actively engage with the Trust, and to feel a personal stake in its outcomes. Accordingly, the Trust proposes to explore options for private giving to support the Trust's mission. However, the Trust is aware that private donations are an important revenue source for the Housing Corporation of Arlington (HCA), and is committed to avoiding a strategy that interferes with or limits private giving to the HCA, or confuses potential supporters, and will work closely with the HCA as it considers and adopts a private giving strategy.



5-Year Goals

With respect to each of the three strategies set forth in this Plan, the Trust has set a single, high-level goal for the Trust's first five years that, if met, will reflect success in advancing the strategy. Reaching these goals will require the Trust to complete many of the Actions set forth in the Plan, but there may be other ways to reach these goals, and we have left enough flexibility in this Plan to adapt to changing conditions and take advantage of opportunities and ideas as they emerge. However, the Trustees have deliberately selected goals that we believe are ambitious but reachable, that will, if achieved, create a strong foundation for the Trust and the Town to advance a proactive, effective, long-term affordable housing strategy.

Accordingly, the Trust sets forth the following goals for the term of the five-year Action Plan. Through our community engagement process, we are specifically asking the other housing stakeholder organizations and the public to join us in taking on and realizing these goals. While this is the Trust's Action Plan, none of these goals can be achieved by the Trust in isolation.

1. **Complete Affordable Housing Preservation Plan.** The Trust will work with the other Arlington housing stakeholders to prepare an Affordable Housing Preservation Plan and begin its implementation.

The strategies described above lay out a process for determining and planning for the needs and opportunities of Arlington's existing affordable housing. These units are all owned and operated by an entity other than the Trust, but which may look to the Town for resources to support this housing over time. This Plan proposes a collaborative process for taking inventory of these units, understanding the needs and opportunities this portfolio presents, and planning proactively to address the needs and seize the opportunities. Achieving this goal will require the collaboration and partnership of the Arlington Housing Authority, the Housing Corporation of Arlington, and other private owners and managers of affordable housing in Arlington, as well as Town funding partners, including the Department of Planning and Community Development and the Community Preservation Act Committee.

2. **Create or Permit 100 Additional Affordable Units.** During the course of this five-year Plan, the Trust will finance, support or otherwise cause to be developed or created in

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Arlington at least 100 additional low- or moderate-income housing units. Units that are permitted or under construction will count for purposes of satisfying this goal. This is because the development of affordable housing typically requires several years to acquire a site, design the project, secure permits and obtain adequate financing to begin construction. Construction completion and occupancy can take another 1-2 years. Given the 5-year duration of this Plan, the Trust is able to set a more ambitious goal by measuring units permitted or under construction.

The Actions proposed in this plan are intended to catalyze affordable housing creation of different types in a number of different ways. Some of these will involve direct funding or other action by the Trust. Others may be driven by funding opportunities, changes in law, or proactive actions taken by other housing stakeholders, which may or may not have been catalyzed by Trust activity. The goal of 100 units is based on the following somewhat conservative assumptions. This is just one example of how we might reach 100 units.³²

- The Trust supports the HCA to produce at least one deeply affordable development including approximately 35 low- or moderate-income housing units, leveraging substantial state and federal subsidy. This may be new construction or acquisition and rehabilitation.
- The Trust supports at least one additional developer, hopefully working in collaboration with HCA or AHA, to produce another deeply affordable development including approximately 35 low- or moderate-income housing units, leveraging substantial state and federal subsidies. This may be new construction or acquisition and rehabilitation.
- The Trust causes or supports the creation of at least 15 units of affordable housing through creation of affordable accessory dwelling units, support of acquisition of existing housing and conversion to affordable units, support of new affordable homeownership units or other Trust financing programs.
- The Trust supports private developers of mixed income housing in creating approximately 15 low- and moderate-income housing units that exceed affordable housing requirements under zoning and permitting laws. This could include (a) deeper affordability for affordable units otherwise required by Chapter 40B or inclusionary zoning, such that they are affordable to very low- or extremely-low income households or (b) creation of more low- or moderate-income housing units than would otherwise be required under zoning and permitting laws. These 15 additional or more deeply targeted units are expected to require some local subsidy, leveraged as much as possible by state or federal subsidies.

To put this 100-unit goal in context, since 1986, an average of about 6 affordable housing units per year have been created in Arlington. Producing 100 units over the five years of

³² In fact, there would likely be an additional 30-40 affordable housing units created by private developers and permitted under the comprehensive permit or inclusionary zoning laws, since the 15 units counted here are only those that exceed the legal requirement.

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this Plan would *more than triple* the average number of new affordable units, to 20 per year. Even so, this will still fall short of the production levels called for by the Town's Housing Production Plan.³³ Which is why many of the Actions included in this Plan are intended to create the conditions necessary to produce substantially more affordable housing on an annual basis in the future. The goal set forth in this initial Plan is both ambitious and realistic. That being said, we hope to exceed it, and when the Trust reports on this goal annually, the Trustees will consider whether any modification to this goal is merited.

3. **Establish Sustainable Funding Source(s).** As set forth above, the long-term success of the Trust's efforts requires sustainable funding. Accordingly, this is a key goal that will be a primary focus of the Trust. The Trustees intend to set a minimum amount of annual funding to achieve, since it is clear that the sources currently available to the Town on an annual basis will not be adequate to an ambitious, proactive, long-term affordable housing strategy. However insufficient information is presently available to inform a meaningful minimum annual funding benchmark for this goal. During the first year(s) of this Plan, the Trust will pursue the actions described above and work to refine this goal to include a funding benchmark to be incorporated into an updated goal in the future.

The Trust will measure and report to the Select Board and the community at least annually, on the progress toward the 5-Year Goals during the term of this Action Plan, including progress updates regarding specific Actions pursued by the Trust and any material modifications proposed to the Plan.

³³ Arlington Housing Plan (2022), page 70. To qualify for safe harbor status that prevents a developer from overriding local zoning prior to meeting the state 10% affordability target, Arlington needs to meet an affordable housing production minimum equal to 0.5 percent of the Town's year-round housing inventory—currently 99 units—each calendar year.



Appendix A: Summary of the Action Plan

The following sets forth the strategies, actions and goals set forth in the Affordable Housing Trust Fund Action Plan in a summary form, for ease of reference.

Strategies to Preserve/Modernize Arlington's Existing Affordable Housing

- ACTION: Complete an affordable housing inventory
- ACTION: Obtain capital needs/property assessments/plans for existing affordable housing
- ACTION: Create an Affordable Housing Preservation Plan

5-YEAR GOAL: Complete Affordable Housing Preservation Plan

Strategies to Create More Affordable Housing in Arlington

- ACTION: Create a predictable path for permitting mission-aligned affordable housing
- ACTION: Identify at least one publicly-owned and one privately-owned site for development
- ACTION: Pilot at least two programs to financially support affordable housing creation
- ACTION: Issue an RFQ for affordable housing developers
- ACTION: Encourage mixed-income homeownership development

5-YEAR GOAL: Create 100 Additional Affordable Housing Units

Strategies to Build the Financial Capacity of the Trust

- ACTION: Support passage of a real estate transfer fee or other sustainable taxpayer funding
- ACTION: Secure revenue streams from short term rental fees and cannabis sales tax
- ACTION: Explore options to maximize inclusionary zoning payments to the Trust
- ACTION: Agree on annual process for Town housing investments
- ACTION: Develop and launch a private giving strategy for the Trust

5-YEAR GOAL: Establish Sustainable Funding Source(s)

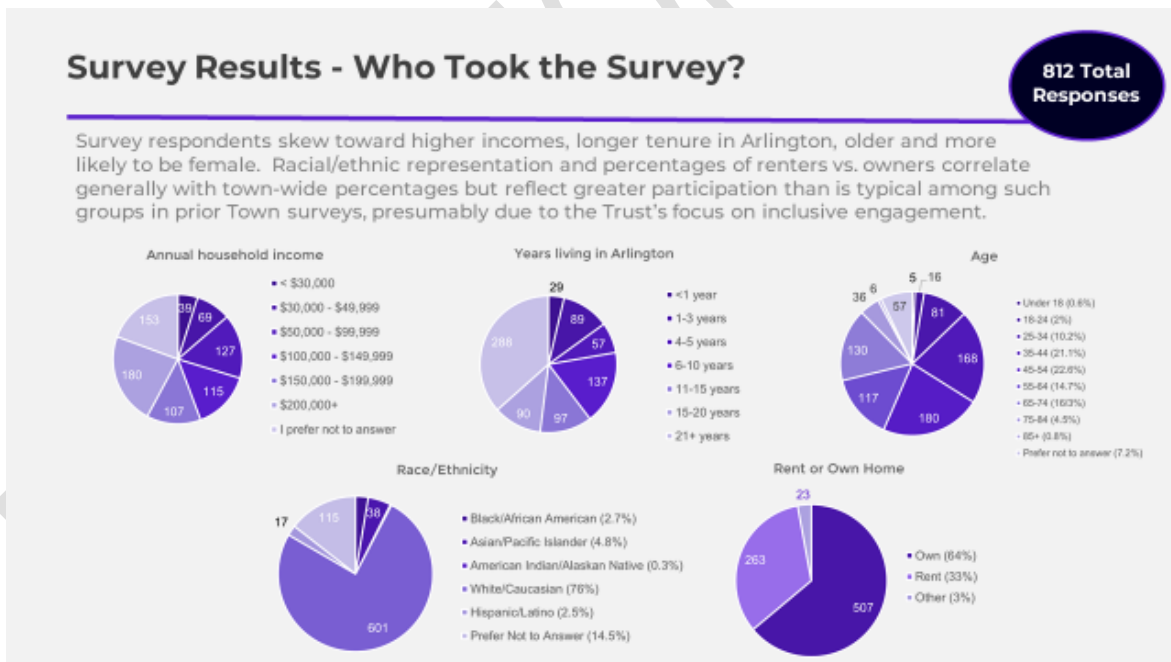


Appendix B: Affordable Housing Survey Results

The Affordable Housing Survey was made available online and via volunteers using a “street intercept” format between June 16 and July 5, 2022. Outreach efforts included direct email to Town lists, a press release, street intercept outreach (offering a short in-person survey and a postcard directing to the online survey via QR code and URL) and outreach through community organizations and Town leaders.

We received more than 800 responses. The Department of Planning and Community Development indicated that the volume and diversity of responses exceeds the typical response to public surveys in Arlington.

The following slides summarizing survey results were presented for discussion and comment at a July 28, 2022 public forum, and an August 23, 2022 meeting of housing stakeholder organizations. The full presentation is available online at tinyurl.com/ArlingtonAH.



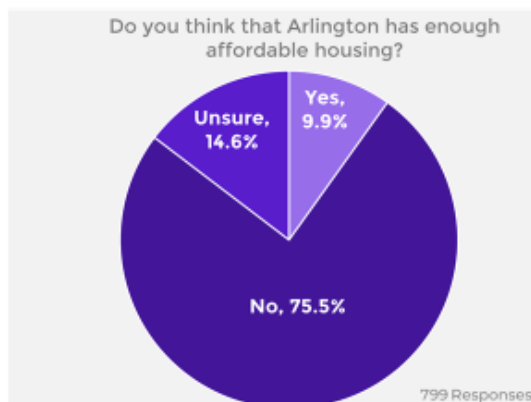
Survey Results - Need for Affordable Housing

- 75.5% of respondents think Arlington does not have enough affordable housing.

"We need to make it possible for our teachers, librarians, shop and restaurant owners and workers to live in the Town."

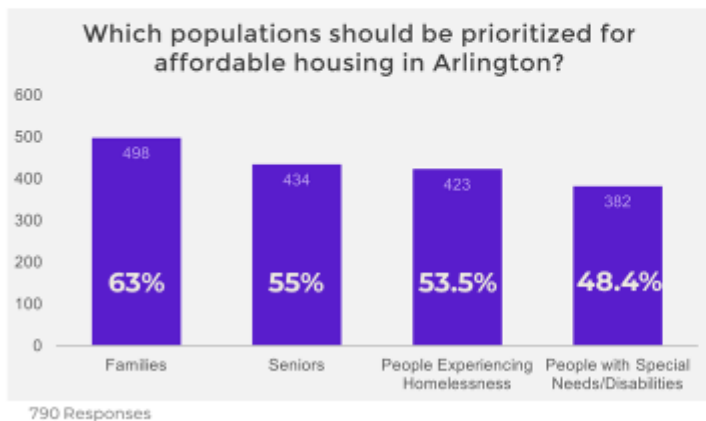
"Housing, along with health care and education, is such a basic need. Providing a wide range of affordable housing (not just the top end) is crucial to building and maintaining a truly inclusive community."

"Housing costs currently take 57% of my income. I do not believe I will still be in Arlington in another two years."



Survey Results – Priority Populations

- Nearly two thirds of respondents favor prioritizing families.
- About half also support prioritizing seniors, people experiencing homelessness and people with special needs or disabilities.

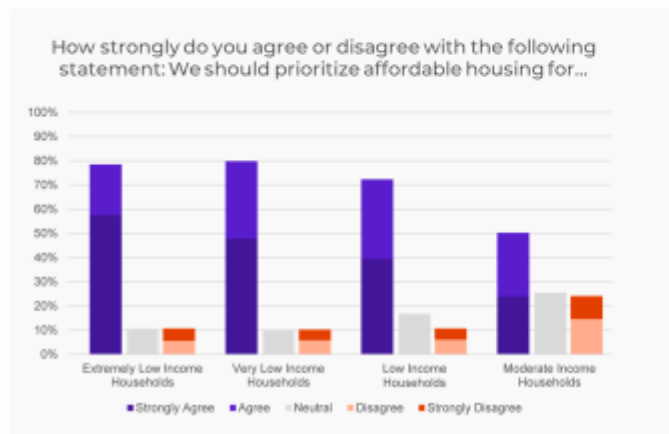


Some Other Suggestions Shared

- Veterans
- Black/African American people
- People of color
- Immigrants
- Survivors of domestic violence
- Town employees
- Millennials
- Low income working people
- People in service industries
- Young professionals
- LGBTQIA+ People
- People affected by systemic racism
- Workforce/Middle income families priced out of Arlington
- Live/work space for artists
- Everyone who needs it

Survey Results – Income Targeting

- There is strong support for prioritizing **all low income households**, with the strongest support for those with the lowest incomes.
- 46% of respondents would prioritize **moderate income households**, while about 22% would not. Another 23% were neutral or unsure.

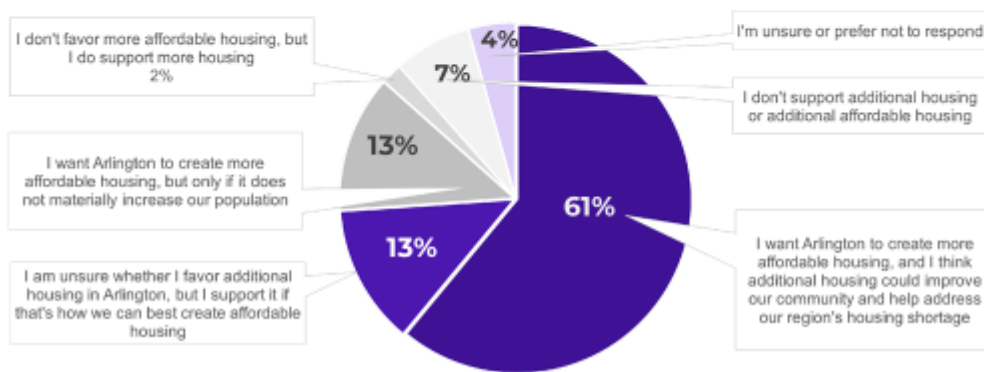


What do we mean by these terms?	
Extremely Low Income	Income below \$40,250 for a family of 4.
Very Low (50%) Income	Income below \$67,100 for a family of 4.
Low (80%) Income	Income below \$101,050 for a family of 4.
Moderate (100%) Income	Income below \$120,800 for a family of 4.
Income limits are lower for households with fewer people.	
These terms are defined and the income levels set for Arlington by the U.S. Department of Housing and Urban Development (HUD). They are used for most of the state and federal affordable housing subsidy programs that we and other towns can leverage to support our affordable housing goals.	
Source: huduser.gov FY2021 Income Limits for Boston-Cambridge-Quincy, MA: NH HUD Metro FMR Area	

Survey Results - Support for More Housing?

- 87% of respondents want Arlington to create more affordable housing.
- 61% of them also favor more housing generally.
- 13% more are unsure about more housing, but favor more if it is affordable.
- 13% only support more affordable housing if it does not increase population.

Which of the following statements do you most agree with?



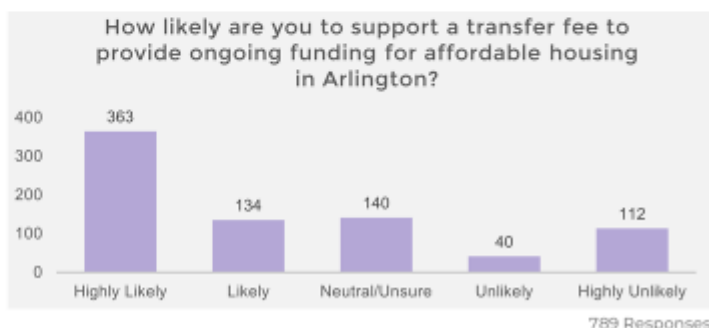
782 Responses

Survey Results – Support for Transfer Fees

Arlington's Town Meeting passed a home rule petition last year (185-50) that would generate local funds to support affordable housing by imposing a small fee on the transfer of real estate. This still requires approval by the legislature and the voters.

- 63% of respondents are likely or highly likely to support a small fee on real estate transfers to support affordable housing. Another 18% are neutral or unsure.
- 19% say they are unlikely or highly unlikely to support a transfer fee.

“We need a dedicated source of funding for affordable housing.”



Members of the public were invited to comment on the following questions at the July public forum where the above results were presented. Housing stakeholders were similarly invited to comment on the results.

Listening: Reflections on the Survey Results

How can the Trust be responsive to what we heard in the survey?	Do the survey results generate any new ideas for you?
What did you find surprising or interesting about the survey results?	Anything else?

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Members of the public were also invited to offer comments on the following questions, during the July 28 public forum and at any time via email to the Trust. 35-40 people attended the virtual public forum. About a dozen comments were received by email.

Listening: General Listening Session

What ideas do you have for creating and preserving affordable housing in Arlington?	How do you think we can best help people stay in or acquire housing in Arlington?
What have you seen other communities do that we can learn from?	What would you think the Trust can accomplish in the year? Next several years? In the long term?



Town of Arlington, Massachusetts

ARB Rules and Regulations

Summary:

8:10 p.m. The ARB will review changes to the Rules and Regulations based on the Massachusetts Attorney General approval of zoning amendments from Annual and Special Town Meeting.

ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/> Reference Material	Item_3_ARB_Rules_and_Regs_adopted_070219_proposed_amendments_for_100322.pdf	ARB Rules and Regulations Adopted 07022019 amendments for 10032022

Arlington Redevelopment Board Rules and Regulations



Town of Arlington Redevelopment Board Rules & Regulations

On August 6, 2018, pursuant to M.G.L. Chapter 40A § 9, the Arlington Redevelopment Board held a Public Hearing to solicit comments on proposed Rules and Regulations and voted 5-0 to adopt Rules and Regulations as the official Arlington Redevelopment Board Rules and Regulation. These rules were amended on January 25, 2021.

[Draft Amendment to Rules 14 and 19 issued to the Board for its October 3, 2022 meeting.](#)

For questions, please contact the Department of Planning and Community Development at 781-316-3090 or go to www.arlingtonma.gov/arb.

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RULE 1 : AMENDMENT AND REVISION

These Rules may be replaced, revised or amended at any time by a majority vote of the Redevelopment Board, where permissible under Federal, State, and local law.

RULE 2 : BOARD OFFICERS

The first Redevelopment Board meeting in January shall begin as an organizational meeting. At that time, the Board shall elect a Chairperson and a Vice Chairperson. If a vacancy occurs in the office of Chairperson, the board shall elect a new Chairperson from among its members before two (2) regular meetings have passed. If a vacancy occurs in the office of Vice Chairperson, the board shall elect a new Vice Chairperson from among its members before two (2) regular meetings have passed.

RULE 3 : ROLE OF THE CHAIRPERSON

The Chairperson shall coordinate with the Secretary Ex-Officio to schedule meetings and submit agendas to the Town Clerk in accordance with M.G.L. c. 30A, §§ 18-25 ("Massachusetts Open Meeting Law"). The Chairperson shall serve as ex-officio member of all Redevelopment Board committees, and as such shall have full power and authority to attend all meetings of such committees and subcommittees, including any portions of such meetings held in closed or executive sessions but shall have the right to vote only in the case of a tie.

RULE 4 : PRESIDING OFFICER

The Chairperson of the Redevelopment Board shall preside at the meetings of the Redevelopment Board. In the absence of the Chairperson, the Vice Chairperson shall preside. In the absence of both, the members present will elect a board member to preside over the meeting. In the event that the Chairperson can no longer serve, the Vice Chairperson shall assume the powers and duties of the Chairperson.

RULE 5 : MEETINGS

The Redevelopment Board will meet on the 1st and 3rd Mondays of each month, at 7:30 p.m., except not on federal and state holidays, in the Town Hall Annex, Second Floor Conference Room, unless otherwise posted with proper notice in accordance with the Massachusetts Open Meeting Law. The frequency, time, and place may be changed by a majority vote of the Board. Executive sessions shall be authorized and governed by M.G.L. c. 30A, § 21. Any three members of the Redevelopment Board may schedule a meeting of the Redevelopment Board and must submit the agenda to the Town Clerk in accordance with the Massachusetts Open Meeting Law.

RULE 6 : MEETING FORMAT

During meetings or Public Hearings at which the Redevelopment Board is considering applications for approvals or special permits, the applicant shall be recognized for presentation, followed by staff comments, questions and comments by Board Members, questions and comments by abutters and other members of the public as addressed to the Chair, and additional questions and comments by Board Members and comments by staff. In presentations by abutters and the public, the Board may grant wide latitude in allowing people to speak, while reserving the right to limit presentations which are not relevant to the matters being discussed or are repetitive. Presentations by abutters and the public are always directed to the Board; it is not intended to allow discussion between those in attendance and the applicant. Time limits may be set by the Redevelopment Board prior to the beginning of a meeting or whenever necessary to facilitate discussion and deliberation in an orderly manner.

No person shall address a meeting of the Redevelopment Board without the permission of the presiding officer, and all persons shall, at the request of the presiding officer, be silent. No person shall disrupt the proceedings of the Redevelopment Board. If, after clear warning from the presiding officer, a person continues to disrupt the proceedings, the presiding officer may order the person to withdraw from the meeting and if the person does not withdraw, the presiding officer may authorize a constable or other officer to remove the person from the meeting per M.G.L. c. 40A.

RULE 7 : PARLIAMENTARY GUIDELINES

In all matters of parliamentary procedure not provided for in the constitution and laws of the Commonwealth and the Town Manager Act or explicitly elsewhere in these rules, the presiding officer and the members shall be guided by the principles of fairness, clarity, and efficiency, in that order. In determining any parliamentary questions, due regard shall be given to the entire scholarship of parliamentary procedure, with particular emphasis on Robert's Rules of Order, but guidance may also be provided by other authorities and examples of parliamentary procedure, including reference to rules and rulings of state and local legislative bodies.

RULE 8 : QUORUM

Four members of the Redevelopment Board shall constitute a quorum for M.G.L. c. 40A § 9 to grant a special permit.

RULE 9 : RECORD KEEPING

Unless otherwise provided for by the Redevelopment Board, the Secretary Ex-Officio shall keep a record of the proceedings and perform such duties as may be assigned by other Redevelopment Board vote. The Secretary Ex-Officio shall transmit copies of the previous meeting's minutes to all Board members prior to the next scheduled meeting. After the minutes have been approved by the Redevelopment Board, a copy shall be forwarded to the Town Clerk. Copies of the minutes of each meeting of the Redevelopment Board shall be posted online and may be requested through the Town Clerk who will provide copies of the requested minutes. Audio and visual recordings of meetings may be made and kept at the discretion of the Secretary Ex-Officio. If audio or visual recordings of meetings are made, the Chair shall notify the Board, participants, and the public at the start of the meeting.

RULE 10 : FILING DEADLINES AND SUBMITTALS FOR REGULAR MEETINGS

The submission of materials, incorporating materials into the agenda, the delivery of materials to the Board, and the posting of materials to the Town Clerk and on the website are all time sensitive and dependent on one another. The following chart outlines the responsible party and timeframe that each action shall occur:

ARLINGTON REDEVELOPMENT BOARD SUBMITTALS SCHEDULE			
	Action	Responsible Parties	Deadline
1	<i>Agenda material submission</i>	Department of Planning and Community Development (DPCD) Director, staff, ARB members, general public	Any time prior to submission deadline
2	<i>Agenda material submission ends</i>	DPCD Director, staff, ARB members, general public	At least one week prior to the published meeting date

3	<i>Agenda finalized</i>	DPCD staff, ARB chair	4 p.m. of the day prior to posting the meeting agenda
4	<i>Meeting packet finalized</i>	DPCD staff	4 p.m. of the day prior to posting the meeting agenda
5	<i>Agenda posted to Clerk and website</i>	DPCD administrative assistant	At least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays, in accordance with Open Meeting Law, G.L. c. 30A, § 20
6	<i>Meeting packet made available to ARB members and members of the public</i>	DPCD administrative assistant	At least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays, in accordance with Open Meeting Law, G.L. c. 30A, § 20

Any member of the public may email or provide any written comments to the Director by 12:00 p.m. of the day of the meeting. If visual information is provided as part of this correspondence, material must be received by 12:00 p.m. at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays, in accordance with Open Meeting Law, G.L. c. 30A, § 20.

This workflow ensures effective and efficient business practices, accountability, and consistency in the ARB meeting process. “Material Submitters” are considered anyone who submits an agenda item or agenda item reference materials, including ARB members, DPCD staff, and the general public. All material submitters shall: submit reference materials for inclusion in the agenda packet as early in the process as possible; notify DPCD Administrative staff if reference materials will not meet that deadline; and submit reference and all supporting materials digitally as a Microsoft Office compatible file, a PDF, a common image format, or as an email. If any deadline cannot be met, the DPCD staff has the right to enforce the workflow policy; agenda items and reference materials that do not meet the deadline will not be included and will be moved to the following meeting. Further, the Board will not accept new supplemental application materials anytime between the posting of a meeting notice and the night of the meeting.

The DPCD Director and staff shall review and develop agenda items and reference materials at any time prior to the deadline for any ARB meeting; request a Material Submitter to submit reference materials in digital format as described above; post the agenda prior to the meeting in accordance with the schedule; distribute or notify the appropriate parties when the agenda packet is finalized and available; and print agendas, certain reference materials, or entire agenda packets as needed for meetings. Printed agendas, certain reference materials, or entire agenda packets may be requested from the DPCD Administrative Staff by 10 a.m. on Friday prior to the meeting date.

RULE 11 : LEGAL NOTIFICATION

Before granting a special permit, the ARB shall hold a public hearing, notice of which shall be given by the Department of Planning and Community Development in a local newspaper once in each of two successive weeks with the first publication to be not less than fourteen (14) days before the date of hearing, and to owners of all property abutting the proposed development or land in the same ownership or contiguous ownership, and to all property owners deemed by the ARB to be affected specifically thereby. The ARB shall upload all application materials through NovusAgenda and make one copy available at the Department of Planning and Community Development.

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RULE 12 : FEES FOR APPEARING BEFORE THE REDEVELOPMENT BOARD

The Redevelopment Board has the authority to set and adjust the fees periodically for appearing before the Redevelopment Board. The current fee schedule as of August 2018 is:

Minimum Fee for any application	\$500.00
New Construction fee	\$0.20/square ft. of new construction

RULE 13 : APPLICATION TIMETABLES AND EXPIRATION

All Special Permits before the Redevelopment Board are subject to the following timelines. Within 10 days of receipt of application, copies of the application must be transmitted by the Department of Planning and Community Development to Inspectional Services. Following staff evaluation of the proposal, the DPCD may determine that any of the following Boards, Departments, or Commissions need to be notified as part of project review: Board of Health; Conservation Commission; Public Works; Engineering; Historical Commission; Historic Districts Commission; Fire Department; Police Department; and Zoning Board of Appeals. All other boards, commissions, or departments will be given 35 days to respond. Failure to respond will be deemed to be lack of opposition. Additionally:

1. Hearings must start within 65 days of application submission.
2. Once the hearing has commenced, it may be continued. If continued beyond 90 days, the petitioner must receive a written agreement from the ARB in order to continue the hearing.
3. Final action must be taken by the Redevelopment Board within 90 days of the hearing's closure. If decision is not reached within 90 days after closure of the hearing, petitioner may notify the Town Clerk and abutters within 14 days after the 90th day that they are seeking approval of its application for failure of the Redevelopment Board to act on its application within 90 days, or any extended time period beyond the 90 days, pursuant to M.G.L. c.40A, § 9, and comply with the requirements set forth therein.
4. Within 14 days of the Board's final action, the Board must file a record of its Decision in the Town Clerk's Office pursuant to M.G.L. c. 40A, § 9.

RULE 14 : ENVIRONMENTAL DESIGN REVIEW SUBMITTAL REQUIREMENTS

For any project subject to an Environmental Design Review Special Permit, applicants and the Board shall reference and apply the Town of Arlington's Design Standards. These were developed to provide direction for the design of new development and redevelopment primarily in commercial and industrial areas (Business Districts, Industrial Districts, Multi-Use Districts, and for Mixed-Use Development). The Standards focus on development along Massachusetts Avenue, Broadway, the Minuteman Bikeway, and the Mill Brook areas.

All applications shall include plans certified by the land surveyor conducting the boundary survey and professional engineer or architect on the location of the building(s), setbacks, and all other required dimensions, elevations, and measurements. Plans shall be signed under the penalties of perjury. Corner points of a lot (or lots under common ownership) and the change of direction of lines to be marked by stone monuments, cut in stone, stake and nail, iron pin, or other marker shall be marked on plans. The site plan shall be subject to the standards of the Arlington Zoning Bylaw Section 3.4 and the ARB shall make a determination that the project meets these standards.

Submittals include but are not limited to the following:

1. **3-D Rendering.** 3-D renderings are required showing the parcel, abutting streets, proposed

contours, proposed buildings, and the massing of abutting buildings. This requirement may be waived by DPCD staff for small projects. Proposals may also be required to provide computer-generated overlays on existing photographs.

2. **Physical Model and/or SketchUp-Compatible Model.** The Board may request a physical model or a digital SketchUp-compatible model.
3. **Drawing of Existing Conditions.** A drawing (at a minimum of 1" = 20' unless another scale is found suitable by DPCD) showing the location, type, size, or dimension of existing trees, rock masses, existing topography at 2' contours, and other natural features with designations as to which features will be retained. In order to meet the conditions for approval of a Special Permit, all existing trees, rock masses, and other natural features shall be retained until a special permit is approved.
4. **Drawings of Proposal.**
 - i. Building/ Structure: Drawings illustrating the color and type of exterior materials including front, rear, and side elevations where there are no adjoining buildings. Floor plans are required for all floor levels.
 - ii. Landscape: Drawings showing the location, dimensions, and arrangements of all open spaces and yards, including type and size of planting materials, the color and type of surface materials, methods to be employed for screening, and proposed topography at 2' contours.
 - iii. Site Plan: A site plan is required including drainage, utilities, location of parking, and other site features.
5. **Photographs.** Photographs showing the proposed building site and surrounding properties. Applications for alterations and additions shall include photographs showing existing structure or sign to be altered and its relationship to adjacent properties.
6. **Samples.** The Board may request that the applicant provide physical samples of building materials.
7. **Impact Statement.** Applicant shall explain how each of the environmental design review standards is incorporated into the design of the proposed development. Where a particular standard is not applicable, a statement to that effect will suffice. An environmental impact report or statement prepared in accordance with state or Federal regulations may be accepted as a substitute in lieu of this statement, provided it explains how each of the environmental design review elements is incorporated into the design.
8. **Required Solar Energy System Assessment.** A solar energy system assessment shall be submitted with an application for Environmental Design Review and shall include at a minimum:
 - a. An analysis for solar energy system(s) for the site detailing layout and annual production;
 - b. The maximum feasible solar zone area of all structures and potential ground mounted canopies; and,
 - c. Drawings showing the solar energy system proposed by the applicant, with a narrative describing the system and the reasons the system was chosen, or a detailed explanation of (1) why the project meets an exemption in Section 6.4.2 of the Zoning

~~7.9.~~ **Signs.** Application for permit and accompanying plans as specified in Rule 14 for each sign that is to be erected on the proposed structure(s). In lieu of the required submittals listed above, an application for a special permit for a temporary sign per the Arlington Zoning Bylaw 6.2.2(B) shall include an overall signage plan comprised of the information required under the Arlington Zoning Bylaw Section 6.2.2 as well as perspectives, renderings, photographs, models, or other representation sufficient to show the nature of the proposed overall signage plan and its effect on the immediate surroundings.

All materials must be submitted in an electronic format. Additionally, two full sets of plans, submittal documents, and any supplemental documents are required for submission. The Board may request additional documents during the review and approval process, as well as following special permit approval.

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.

RULE 16 : CODE OF ETHICS CONDUCT

A. Generally

In supplement to and above State and Town ethics, public records, open meeting and non-discrimination laws, the Redevelopment Board requires an atmosphere of professional conduct and civility among its members, and shall not tolerate harassment, discrimination, or offensive behavior based on race, color, religion, national origin, gender, gender identify, age, disability, or sexual orientation, nor shall any member of the Redevelopment Board use profanity, insulting, threatening, or abusive language in the course of public debate or in testimony before any Town Department, Board or Commission. Furthermore, this code of ethics conduct shall apply whenever a Redevelopment Board Member is in any public setting representing said Board.

B. Internal Board Relations

A Redevelopment Board member, in their relations with fellow Board members, should:

1. Recognize that action at official legal meetings is binding and that they alone cannot bind the Board outside of such meetings;
2. Refrain from public statements or promises of how they will vote on matters that will come before the Board until he or she has had an opportunity to fully vet the issue during a Board meeting;

3. Make decisions only after all facts on a question have been presented and discussed;
4. Uphold the intent of executive session and respect the privileged communication that exists in executive session;
5. Refrain from communicating the position of the Redevelopment Board to anyone unless the full Board has previously agreed on both the position and the language of the statement conveying the position;
6. Treat with respect the rights of all members of the Board despite differences of opinion;
7. Afford members of the Board the opportunity to speak on matters in Board meetings and hearings without interruption.

C. Board-Town Staff Relations

A member of the Redevelopment Board, in their relations with Town staff, should:

1. Treat all staff as professionals that respects the abilities, experience, and dignity of each individual;
2. Exercise caution and discretion in public criticism of any individual Town employee. Member concerns about performance of staff reporting to the Town Manager should, under ordinary circumstances only be articulated to the Town Manager, or, in limited circumstances, other appropriate Town personnel, such as the Director of Planning and Community Development, Town Counsel or other Department heads.
3. Keep requests for staff support to a minimum wherever possible, and ensure that all requests go through the Director of Planning and Community Development's Office.
4. To the extent practicable, insure that any materials or information provided to an individual member from a staff member be made available to all members of the Redevelopment Board.

These principles shall be enforced by public admonition through resolution, censure, and other action deemed appropriate by the Board or its appointing authorities. Jurisdiction rests with the Redevelopment Board as a whole, and therefore any member may motion for a finding of a violation of this Rule.

RULE 17 : RULES FOR HIRING OUTSIDE CONSULTANTS UNDER M.G.L. c. 44 §53G

A. Purpose

As provided by M.G.L. c. 44 §53G, the Redevelopment Board may impose reasonable fees for the employment of outside consultants, engaged by the Redevelopment Board for specific expert services. Such services shall be deemed necessary by the Board to come to a final decision on an application submitted to the Redevelopment Board pursuant to the regulations and requirements of the Arlington Zoning Bylaw or any other Town bylaw, regulation, or rule as they may be amended or enacted from time to time.

B. Special Account

Funds received pursuant to these rules shall be deposited with the Treasurer who shall establish a special account for this purpose. Expenditures from this special account may be made at the direction of the Redevelopment Board without further appropriation as provided in M.G.L. c. 44 §53G. Expenditures from this account shall be made only in connection with a specific project or projects for which a consultant fee has been collected from the applicant. Expenditures of accrued interest may also be made for these purposes. At the completion of the Board's review of a project, any excess amount in the account, including interest, attributable to a specific project shall be repaid to the applicant or the applicant's successor in interest. For the purposes of this rule, any person or entity claiming to be an applicant's successor in interest shall provide the Board with documentation acceptable to the Board establishing such succession in interest.

C. Consultant Services

In hiring outside consultant(s), the Redevelopment Board may engage engineers, planners, lawyers, urban designers, or any other appropriate professional who can assist the Redevelopment Board in analyzing the project and to ensure compliance with all relevant federal, state, and local laws, statutes, ordinances, and regulations. Specific consultant services may include, but are not limited to, site plan review, stormwater review, traffic analysis, or land use law. Services may also include on-site monitoring during construction, or other services related to the project deemed necessary by the Redevelopment Board. The minimum qualifications shall consist either of an educational degree in, or related to, the field at issue or three (3) or more years of practice in the field at issue, or a related field. The consultant shall be chosen by, and report only to, the Redevelopment Board and/or its administrator. Hiring outside consultants shall comply with the Uniform Procurement Act, M.G.L. c. 30B §§ 1-19.

D. Notice

The Redevelopment Board shall give written notice to the applicant of the selection of an outside consultant, which notice shall state the identity of the consultant, the amount of the fee to be charged to the applicant, and a request for payment of said fee in its entirety. Such notice shall be deemed to have been given on the date it is mailed by first class United States Postal Service or delivered by e-mail. No such costs or expenses shall be incurred by the applicant if the application or request is withdrawn within five (5) business days of the date notice is given.

E. Payment of Fee

The fee must be received prior to the initiation of consulting services. The Board may request additional consultant fees if necessary review requires a larger expenditure than originally anticipated or new information requires additional consultant services. Failure by the applicant to pay the consultant fee specified by the Redevelopment Board within ten (10) business days of the request for payment, or refusal of payment, shall be cause for the Redevelopment Board to deny the application based on lack of sufficient information to evaluate whether the project meets applicable performance standards in the Arlington Zoning Bylaw. The Redevelopment Board will state as such in a letter to the applicant. No additional review or action shall be taken on the permit request until the applicant has paid the requested fee, other than a denial based on insufficient evidence. When the Redevelopment Board's review of a project is completed and a permit issued, any balance in the special account attributable to that project shall be returned within 30 days. ~~163-1447~~

amount, including interest, shall be repaid to the applicant or their successor.

F. Appeals

The applicant may appeal the selection of the outside consultant to the Town Manager, who may disqualify the outside consultant selected only on the grounds that the consultant has a conflict of interest or does not possess the minimum required qualifications. Such an appeal must be in writing and received by the Town Manager within ten (10) days of the date consultant fees were requested by the Redevelopment Board with a copy received by the Redevelopment Board on the same date as received by the Town Manager. The required time limits for action upon the application shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Town Manager within one month following the filing on an appeal, the selection made by the Redevelopment Board shall stand.

RULE 18 : SIGN APPLICATIONS AND REVIEW PROCEDURES FOR ADMINISTRATIVE APPROVAL

Sign modifications on properties subject to Environmental Design Review (EDR) may be considered for administrative approval by the Director of Planning and Community Development provided the applicant demonstrates that the following criteria are met:

1. The ARB previously approved a sign through the Environmental Design Review Special Permit process or a prior sign permit was approved by Inspectional Services;
2. The sign(s) meet zoning requirements;
3. There are no known zoning or general bylaw violations outstanding on the property;
4. All of the following conditions are met:
 - a. The same number or fewer signs are proposed;
 - b. The same size or smaller sign(s) or sign area is proposed; and
 - c. The sign(s) proposed is in the same locations as the existing sign(s).
5. The sign(s) illumination is the same illumination as for existing sign(s);
6. The new sign(s) are not internally illuminated;
7. The sign(s) are legible from the public way in the Director or their designees' opinion; and
8. There are not any sign(s) proposed for storefront windows.

If sign proposals do not meet all of the criteria above, then the applicant must submit a full Environmental Design Review application for the Redevelopment Board's review and approval. The Department of Planning and Community Development is not required to provide administrative approval and may at any time refer the application to the Board.

Procedure: Submit a \$500 fee payable to the Town of Arlington and one copy of the following documents to the Department of Planning and Community Development

1. Photos of existing signs maintained on the premises;
2. Drawing of building facade indicating location of the proposed sign(s).
3. Drawing to scale of proposed sign(s) with dimensions and construction specifications, materials, mounting method, lighting, and wiring;
4. Cut sheet for any lighting; and
5. Photo simulation, perspectives, renderings, or other representations sufficient to show the nature of the proposed sign(s) and its effect on the immediate surroundings.

RULE 19 : Review of Religious and Educational Uses

A. Purpose

The purpose of Rule 19 is to provide for reasonable regulation of religious, non-profit educational, family child care, and child care facilities used primarily for such purposes consistent with G.L. c. 40A, §3. Specifically, “reasonable regulation” refers to the bulk and height of structures and in determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements. When applying reasonable regulation, the Town shall not unreasonably impede the protected use without appreciably advancing the purposes of the Zoning Bylaw, goals of the Arlington Master Plan, or other development plans and policies of the Town.

B. Procedures

1. Building Inspector Review: To determine whether a religious, non-profit educational, family child care, or child care facility use is protected under G.L. c. 40A, §3, the property owner or agent of an owner shall submit to the Building Inspector such information necessary to make the following findings:

- That the applicant has sufficiently demonstrated that the proposed use of the property or structures is for a religious, non-profit educational, or child care purpose, or appropriate combination thereof; and
- That the applicant has sufficiently demonstrated that the proposed use of the property or structure for these purposes is the principal use.

If the applicant has satisfied the Building Inspector as outlined above, the Building Inspector shall so inform the applicant and the Department of Planning and Community Development (“Department”) in writing, within 30 days of having received the information provided by the applicant, that the application is appropriate for administrative review for the purposes set forth by Rule 19. If the applicant has not satisfied the Building Inspector as outlined above, the Building Inspector shall so inform the applicant in writing within 30 days of having received the information provided by the applicant.

2. Department of Planning and Community Development Review: The Department shall apply those requirements allowed by G.L. c. 40A, §3, in a reasonable fashion within the specific context of the proposed project as an administrative approval process.

- The applicant bears the burden of establishing that the application of a given regulation should be waived, reduced, or altered as unreasonable within the specific facts of both the site and the proposed use.
- The Department shall apply the reasonable regulations in accordance with the purposes of the Zoning Bylaw, the goals of the Arlington Master Plan, or other development plans and policies of the Town, and G.L. c. 40A, §3

The Department shall prepare an administrative decision outlining any conditions within 30 days, and provide copies to the applicant and the Building Inspector. The applicant may then pursue a permit from the Department of Inspectional Services which shall be issued by the Building Inspector.

C. Appeals/ Grievances

An appeal to the Board of Appeals may be taken by any person aggrieved by the determination of the Building Inspector, as provided in G.L. c. 40A, § 8 and § 15. A grievance to the Town Manager may be taken by any person aggrieved by the determination of the Department of Planning and Community Development.



Town of Arlington, Massachusetts

ARB 2023 Schedule, and Schedule Leading to 2023 Annual Town Meeting

Summary:

8:40 p.m. ARB will discuss meeting schedule for 2023, and will review and discuss a draft schedule of activities regarding potential zoning amendments in advance of 2023 Annual Town Meeting.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Item_4_2023_ARB_Town_Meeting_Process.pdf	2023 ARB Town Meeting Process



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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

Redevelopment Board Review Process and Schedule for 2023 Annual Town Meeting

Date	Process	Description and Action Items
October- November, 2022 ¹	Submission of ideas for zoning amendments	<p>Preliminary ideas for warrant articles may be submitted to the ARB.² DPCD staff will schedule time for discussion with the ARB at a hearing in November or December.</p> <p>Petitioner Action Item: Share ideas for citizen petitions with DPCD Director, Claire Ricker (cricker@town.arlington.ma.us) to be scheduled for a discussion period at an ARB hearing.</p>
November – December, 2022 ¹	Preliminary discussions with ARB	<p>At its November and December meetings, the ARB will be available for previously scheduled preliminary discussions with petitioners. The purpose of these discussions is to discuss the petitioners' intent for the warrant articles, and to provide recommendations and guidance in advance of the close of the Town Meeting warrant.</p> <p>ARB Action Item: Review preliminary information submitted by authors of potential warrant articles, provide guidance on next steps.</p> <p>Petitioner Action Item: Prepare brief presentation or discussion notes on intent of warrant article.</p>

¹ These steps are not required under the public filing process requirements, but it is recommended to ensure that submissions meet legal requirements and are suitably crafted for consideration by Town Meeting.

² Petitioners may include the following under M.G.L. c.40A: the Redevelopment Board, Select Board, Zoning Board of Appeals, an individual owning land to be affected by change or adoption, registered voters of a town pursuant to section ten of chapter thirty-nine, or a regional planning agency (Metropolitan Area Planning Council).

Date	Process	Description and Action Items
December, 2022 through end of January, 2023 (65 days before Town Meeting)	Warrant Opens and Closes	<p>The Town Meeting warrant will open in December, 2022 and remain open through the end of January, 2023. The Select Board establishes the final date for submission of articles to the Town Meeting warrant.</p> <p>ARB Action Item: The ARB will submit any zoning articles to the warrant.</p> <p>Petitioner Action Item: Members of the public will submit any zoning articles to the warrant. The ARB recommends that petitioners reach out to the Director and Assistant Director for Planning and Community Development to discuss their article and to learn more about the review timeline. The Planning and Community Development staff is available to provide technical assistance to petitioners throughout the process.</p> <p>General Public Action Item: This is the due date for topics (articles on zoning or other topics) to be submitted to warrant for consideration by Town Meeting beginning on April 24, 2023.</p>
February 16 and February 23 2023 (+14 days after warrant closes)	Legal Notice Published/ Zoning Warrant Articles Posted	<p>As required by M.G.L. Chapter 40A, The Zoning Act, a legal notice will be placed in a local newspaper that identifies the hearing dates, location, and the topics. At the same time, a document will be published that compiles all of the zoning warrant articles and amendment text (known as a main motion) if available.</p> <p>ARB Action Item: On behalf of the ARB, DPCD staff submits the legal notice and the compiled zoning warrant articles. Additionally, the DPCD staff will communicate the hearing schedule to all petitioners and other interested parties.</p> <p>Petitioner Action Item: At this time, it is important for petitioners to be in touch with DPCD Director and Assistant Director to review the amendment text (main motion) and other relative resources and documents. The DPCD staff is available for technical assistance to any petitioner.</p> <p>General Public Action Item: Once the legal notice is published, the hearing schedule will be published. If you are interested in any of the zoning topics, you can save the date to attend a virtual public hearing with the ARB.</p>
Potential dates: March 6, 2023 March 13, 2023 March 20, 2023 April 3, 2023	ARB Public Hearings	<p>M.G.L. Chapter 40A requires that the ARB hold public hearings to obtain feedback on all of the zoning warrant articles proceeding to Town Meeting.</p> <p>ARB Action Item: The ARB will hold public hearings on Mondays in March to obtain feedback. The number and dates of hearings will depend on the total number of zoning amendments to be reviewed. On behalf of the ARB, the DPCD Director and Assistant Director will communicate the</p>

Date	Process	Description and Action Items
(first hearing + 14 days after legal notice published)		<p>hearing schedule and protocol to all petitioners and coordinate obtaining materials from petitioners for inclusion in the ARB's meeting packet which is publically accessible.</p> <p>Petitioner Action Item: At least a week in advance of a petitioner's hearing date, petitioners should provide to the DPCD Director and Assistant Director your amendment text (main motion) and other relevant materials. The petitioner should prepare to make a short presentation (no more than 3-5 minutes) at the public hearing and answer questions from the ARB members regarding the petition.</p> <p>General Public Action Item: All public hearings are open for attendance by the general public. You may join and provide feedback based on the information presented or just listen. Written comments are also welcome. All materials will be posted online at arlingtonma.gov/arb.</p>
Proposed dates: April 3 and April 6, 2023	Continued hearing dates: ARB Deliberates and Votes on Zoning Articles and Votes on Report to Town Meeting	<p>M.G.L. Chapter 40A requires that the ARB vote on each article and prepare a report for Town Meeting. The ARB can vote to recommend action or recommend no action to Town Meeting. The Report to Town Meeting, which outlines the votes taken and why, is drafted and voted on at the final ARB meeting. The Report is provided to Town Meeting Members and posted online on the Town Meeting webpage.</p> <p>ARB Action Item: After hearing from all petitioners and interested parties, the ARB will vote on each article and outline their reasons for each vote. The Report to Town Meeting will be finalized and voted on and submitted to Town Meeting Members and posted online for review.</p> <p>Petitioner Action Item: Prior to the ARB's vote, each Petitioner should work with the DPCD Director and Assistant Director to finalize their amendment text (main motion) for consideration by the ARB. Any other relevant information should be provided by the petitioner.</p> <p>General Public Action Item: At this stage, all feedback has been obtained by the ARB either verbally or written, the public hearing has closed, and the ARB will vote on each article individually.</p>
Week of April 10 and other dates TBD	Public Information Sessions	<p>Arlington Town Meeting Members typically hold precinct meetings in April prior to the start of Town Meeting. Additionally, the ARB may hold public information sessions on the zoning warrant articles.</p> <p>ARB Action Item: On behalf of the ARB, DPCD Staff and ARB members may hold virtual or in-person public information session(s) to provide an overview the zoning articles to be considered by Town Meeting. The public information session will include time for questions and answers.</p>

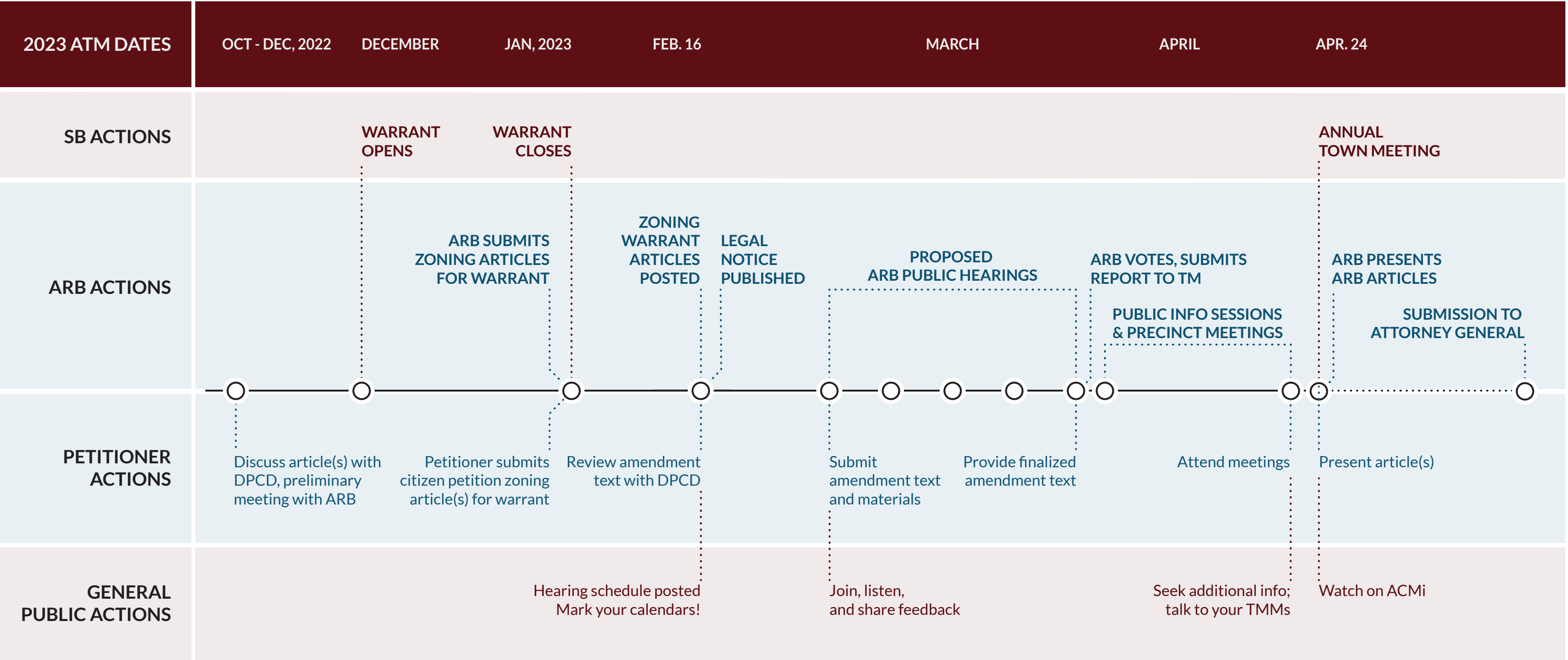
Date	Process	Description and Action Items
		<p>Petitioner Action Item: Petitioners may want to attend the precinct meetings and ARB public information sessions to provide information about their zoning warrant articles.</p> <p>General Public Action Item: Attendance at the precinct meetings and at public information sessions will provide a venue to seek additional information and to let your Town Meeting Members know your opinion on any article.</p>
April 24, 2023	Town Meeting Begins	<p>Town Meeting begins on April 24, 2023 and continues on Mondays and Wednesdays until completed. The Town Meeting Members will vote on each article. In most cases, zoning articles require an affirmative vote of two-thirds majority of Town Meeting.</p> <p>ARB Action Item: The ARB Chair will provide a presentation of the warrant article. DPCD staff may be on hand to provide additional information to respond to Town Meeting Member questions.</p> <p>Petitioner Action Item: If the petitioner is not the ARB, the petitioner will be given a chance to present and answer any questions from Town Meeting Members.</p> <p>General Public Action Item: The general public can watch the Town Meeting proceedings through ACMi.</p>
Post Town Meeting	Submission to the Attorney General	<p>Towns are required to submit to the Attorney General's Municipal Law Unit information about zoning articles, the process, and the votes taken. Unless otherwise described in the article, the effective date of a zoning amendment is the date Town Meeting voted.</p> <p>ARB Action Item: On behalf of the ARB, the DPCD staff work with the Town Clerk and Town Counsel to prepare and submit the appropriate forms and update the Zoning Bylaw.</p> <p>There are no action items for Petitioners and the General Public.</p>

If you have any questions about this timeline and process, please contact Kelly Lynema, Assistant Director, Department of Planning and Community Development at 781-316-3096 or klynema@town.arlington.ma.us.



ARLINGTON REDEVELOPMENT BOARD REVIEW PROCESS

Please refer to *Redevelopment Board Review Process and Schedule for Town Meeting* from the Department of Planning and Community Development (DPCD) for additional details.



QUESTIONS?
Please contact Kelly Lynema, Assistant Director, Department of Planning and Community Development at 781-316-3096 or klynema@town.arlington.ma.us.



Town of Arlington, Massachusetts

Meeting Minutes

Summary:

8:50 p.m. Board will review and vote to approve meeting minutes from 9/12/2022

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	09122022_Draft_ARB_Minutes.pdf	09122022 Draft Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, September 12, 2022, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Steve Revilak

ABSENT: Melisa Tintocalis

STAFF: Kelly Lynema, Acting Director, Department of Planning and Community Development

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair introduced the first agenda item, MBTA Communities Update. Ms. Lynema reviewed the MBTA Communities presentation prepared for the Board. Ms. Lynema highlighted the adjustments to the requirements, which reclassified Arlington as an “adjacent community” instead of an MBTA Community. Arlington has also been released from having all of the development within a half mile radius from a transit station. Arlington does not have that much land available for development within a half mile radius from Alewife. Ms. Lynema said that compliance with the MBTA Communities Guidelines is tied to eligibility to apply for State grants and participation with other State programs like the Clean Energy pilot program for a fossil fuel ban on new construction, which is part of the new climate bill. The updated MBTA Communities Guidelines call for a new housing district that is at least 32 acres, where it has the multifamily housing (3 or more units) allowed by right, without age restrictions or bedroom limits, has the capacity for 2,046 units. Each of the districts have to be at least 5 contiguous acres, and it is recommended that the districts be located along transit corridors and in commercial centers. Site plan reviews may be required as part of the multifamily zoning as long as it does not cause delays. The Arlington Affordable Housing Trust is also working with the MBTA Communities Guidelines to find ways to incentivize affordable housing production. Local requirements for multifamily homes cannot be different from single family home requirements and the multifamily districts cannot require mixed-use, but mixed-use is allowed.

At Special Town Meeting in November of 2020, 92% of Town Meeting members voted to approve the fossil fuel ban to allow the Town to restrict new fossil fuel infrastructure. Because this was a home rule petition, the Town could not make this a requirement without the State giving Arlington permission to do so. Last month Governor Baker signed the new energy bill, including the Clean Energy pilot program, where Arlington could implement the fossil fuel ban if Arlington meets the stated housing policy by January of 2024. To meet the housing policy, 10% of housing must be on the subsidized housing inventory by January 2024, which we are not on track to achieve, or Arlington must comply with the MBTA Communities Guidelines. Arlington will be applying for technical assistance with the technical aspects of creating the zoning and an action plan, which is also required to be submitted to the Department of Housing and Community Development (DHCD). Town Meeting must approve the MBTA Communities zoning by December 31, 2024, in order for Arlington to remain in compliance.

The Chair turned the floor over to the Board for questions.

Mr. Lau asked Ms. Lynema if a study been conducted to ensure that the Town’s electrical infrastructure can meet the demand going forward. Ms. Lynema said that the fossil fuel ban would apply to smaller projects; larger developments would have more flexibility. The Town will make sure that the infrastructure can meet the demand for electricity going forward. Mr. Lau said that the time it takes for Eversource to make infrastructure updates creates delays for development projects.

Mr. Benson asked if DPW could confirm the capacity for water and sewer for the additional housing. Ms. Lynema said as part of the 2020 Housing Production Plan, an infrastructure study was conducted by Horsley Witten and they found that the Town does not have capacity issues. Mr. Benson asked about the public participation process and the role of the Board in that process. Ms. Lynema said that would be a great topic to discuss at the Board's retreat.

Mr. Revilak said he reviewed the Fair Housing Action Plan and the Housing Production Plan. Strategy number two of the Housing Production Plan is compliant with this but there are a number of other strategies in the plan that could be ways to implement MBTA Communities requirements. Mr. Revilak said that he would like to treat this not as a high level goal in itself but as a way to approach multifamily housing in Arlington in a way that gains us compliance. Mr. Revilak said he would like to learn more about how the Affordable Housing Trust Fund Board (AHTF Board) did their targeted outreach so that the Board may use the AHTF Board's strategies in order to get a broader and more representative set of input. Ms. Lynema said that the AHTF Board's outreach strategy is a good model for how to engage with communities that are not well represented.

The Chair asked that since the accessory dwelling unit (ADU) bylaw is allowed as of right in single and two-family districts, which effectively creates 3-4 units potentially in a two-family home parcel, if that is taken into account as part of creating multifamily units.

Mr. Benson said that he thinks not since the size of ADUs are limited and the MBTA Communities Guidelines do not allow for limiting the size of units.

The Chair said that the MBTA Communities Guidelines limit inclusionary zoning for affordable housing to no more than 10% of units. The Chair would like to review the inclusionary bylaw to determine if this still applies to new districts or only existing districts.

Mr. Benson asked Ms. Lynema about Arlington's safe harbor status. Ms. Lynema said that having a Certified Housing Production Plan (HPP) would allow Arlington to participate in the Clean Energy pilot program. In order to get the current HPP Certified, Arlington would have to add 99 new units to the subsidized housing inventory within a 12 month period. Currently there is not enough housing production in the pipeline to meet the criteria so Arlington will have to comply with the MBTA Communities requirements.

Mr. Revilak asked about the 1.5% general land area measurement threshold that comes into play with the safe harbor requirements. Ms. Lynema said that that is not included as part of the legislation.

The Chair introduced the second agenda item, ARB Retreat Planning. The Chair said that she will work with Ms. Lynema to determine where the retreat will be held on the morning of September 25, 2022. The Chair asked to collect a few items to include on the agenda for the Board's Retreat:

- The Chair said she would like to include permit application processing, to create an electronic version to simplify the process.
- A joint meeting with the Select Board regarding the Housing Production Plan and the MBTA Communities.
- Discuss more robust ways to view the 3D sketch-up tool.
- Discuss what the Board would like to review with Beth Locke from the Chamber of Commerce when she is invited to a future Board meeting.
- The Town voted to fund the Commercial Design Standards so the Board should discuss goals for the standards.
- Zoning bylaw clarifications to include with next Town Meeting.

Mr. Revilak suggested including the Stormwater Management requirements in the industrial zone and identify which level storm event to use in the regulations.

Mr. Lau suggested adding a review of the last two years of Board approved Special Permit projects, where those projects stand, and how the Board feels about supporting future projects. Mr. Lau suggested working on a more streamlined process to help with development.

Mr. Revilak suggested consideration of adopting a process for uses allowed by right, but with site review. One for MBTA Communities projects and another site review for smaller builders/developers as it is easier to get funding for a project that is by right.

The Chair suggested reviewing the Board's goals identified at the 2021 retreat when prioritizing and streamlining goals for 2023. Ms. Lynema said that the Master Plan update process may wrap many of the Board's goals together. The Chair said she does not want the goal of economic development in Arlington's business corridors pushed aside while the Board focuses on MBTA Communities.

Ms. Lynema notified the Board that the vacant Economic Development Coordinator position has been posted.

The Chair introduced the third agenda item, Meeting Minutes (4/25, 4/27, 5/2, 5/4, 5/16, 5/23, 6/27, 7/11, and 7/25).

Mr. Lau moved to approve the meeting minutes for April 25, 2022 as amended, Mr. Benson seconded, approved 4-0 (Ms. Tintocalis was absent).

Mr. Lau moved to approve the meeting minutes for April 27, 2022 as amended, Mr. Benson seconded, approved 4-0 (Ms. Tintocalis was absent).

Mr. Lau moved to approve the meeting minutes for May 2, 2022 as submitted, Mr. Benson seconded, approved 4-0 (Ms. Tintocalis was absent).

Mr. Lau moved to approve the meeting minutes for May 4, 2022 as submitted, Mr. Benson seconded, approved 4-0 (Ms. Tintocalis was absent).

Mr. Lau moved to approve the meeting minutes for May 16, 2022 as submitted, Mr. Benson seconded, approved 4-0 (Ms. Tintocalis was absent).

Mr. Lau moved to approve the meeting minutes for May 23, 2022 as submitted, Mr. Benson seconded, approved 4-0 (Ms. Tintocalis was absent).

Mr. Lau moved to approve the meeting minutes for June 27, 2022 as amended, Mr. Benson seconded, approved 4-0 (Ms. Tintocalis was absent).

Mr. Lau moved to approve the meeting minutes for July 11, 2022 as amended, Mr. Benson seconded, approved 4-0 (Ms. Tintocalis was absent).

Mr. Lau moved to approve the meeting minutes for July 25, 2022 as amended, Mr. Benson seconded, approved 4-0 (Ms. Tintocalis was absent).

The Chair introduced the next agenda item, Open Forum. The Chair said with no members of the public in attendance to comment, open forum is closed.

Mr. Lau and the other members of the Board thanked Ms. Lynema for her work as Acting Director.

Mr. Lau moved to adjourn, Mr. Benson seconded, approved 4-0 (Ms. Tintocalis was absent).

Meeting adjourned.

DRAFT