



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice September 9, 2024

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 cricker@town.arlington.ma.us by Monday, September 9, 2024, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Friday, August 6, 2024, at 12:00 pm.

The Arlington Redevelopment Board will meet Monday, September 9, 2024 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:30 pm The Board will review and vote on meeting minutes from August 5, 2024.

2. Public Hearing: Docket #3816, 5-7 Belknap Street

7:35 pm Notice is herewith given that an application has been filed on August 8, 2024, by Michael Collins, 5-7 Belknap Street LLC, 8 Overlook Road, Stoneham, MA 02180, to open Docket #3816 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.9.3, Site Plan Review. The applicant proposes to demolish the existing two-family building and garage and construct a new four-unit multi-family project comprised of two separate buildings, each with two units. The subject property is located at 5-7 Belknap Street, Arlington, MA, in the R2 Residential District and within the Neighborhood Multi-Family Housing Overlay District. The opening of the Docket is to allow the Board to review and approve the proposal under Section 5.9.3, Site Plan Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

3. Public Hearing: Docket #3633, 1500 Massachusetts Avenue

8:35 pm Notice is herewith given that a request to reopen Special Permit Docket #3633 has been filed on July 15, 2024, by 1500 Mass Ave LLC, 1500 Massachusetts Avenue, 294 Harvard Street, Medford, MA 02155, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to modify the plans approved by the Board on December 2, 2020, for the property located at 1500 Massachusetts Avenue in the B1 Neighborhood Office Business District, by eliminating one of the commercial

units that was permitted for the first floor and replacing it with a single accessible residential unit. The reopening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

4. Representative to Community Preservation Act (CPA) Committee

9:35 pm The Board will nominate and vote for its representative to the CPA Committee.

5. Open Forum

9:45 pm 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.

6. New Business

10:00 pm

7. Adjourn

10:15 pm (Estimated)

8. Correspondence

- T. Toole, 5/13/2024 - 5-7 Belknap St.
- D. Seltzer, 9/2/2024 - 1500 Mass Ave.
- D. Seltzer, 9/4/2024 - 1500 Mass Ave.



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm The Board will review and vote on meeting minutes from August 5, 2024.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	08052024_DRAFT_AMENDED_Minutes_Redevelopment_Board.pdf	08052024 DRAFT AMENDED Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, August 5, 2024, 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, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Sarah Suarez, Assistant Director of Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

July 15, 2024, minutes – The Board members made one edit to the minutes. The Chair requested a motion to approve the minutes as amended. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Public Hearing: Docket #3810, 149 Pleasant Street.**

Ms. Suarez explained that the application is for a proposal to demolish an existing single-family house located on a corner lot at 149 Pleasant Street and to construct a new three-family residential building, in the R4 Townhouse District. The project is before the Board because the property is located on Pleasant Street. The applicant already went before the Arlington Historic District Commission (AHDC), which issued a Certificate of Appropriateness. The applicant is proposing to relocate the existing driveway and curb cut on Pleasant Street and add a second driveway and curb cut on Gray Street in order to provide parking for a total of six vehicles. The applicant is seeking relief from several bylaws, including allowing two separate driveways, allowing parking within the front yard setback from Gray Street, and relief from the usable open space requirements due to the significant slope on the property. The proposal is consistent with other houses in the area. The existing single-family house needs significant repair.

The applicant was represented by architect Martha Penzenik, builder James Mackie, and engineer Matt Hamor. Ms. Penzenik noted that a three-family house is an allowable use in an R4 District via special permit. They propose two side-by-side units on the upper floor and one accessible unit on the ground floor. As the property is in the Pleasant Street Historic District, the design is made to look like a single-family house in the Italian Renaissance Revival style, popular between 1890 and 1930. Several houses in the neighborhood are in this style. The design has been deemed an asset to the Town by AHDC. They are also requesting relief regarding the number of driveways and location of parking spaces. They would like to have two driveways, a lower one from Pleasant Street and an upper one from Gray Street, in order to reduce the number of vehicles at any one place on the property. The lower driveway serves the ground-floor accessible unit; it has a turnaround so that cars can pull directly out of the driveway onto Pleasant Street rather than having to back into traffic. They are also requesting relief regarding usable open-space requirements, which their proposal does not meet (nor does the existing house). She noted that the memorandum from DPCD included a question about the distance between the driveway and the intersection between Pleasant and Gray. The driveway edge on Pleasant Street is 26 feet 4 inches from the intersection, and the driveway edge on Gray Street is 57 feet 7 inches from the intersection. Both are in excess of the required 20-foot minimum. The other issue raised in the memorandum has to do with the vegetated buffer between this property and its neighbor on Gray Street. She said that there is no room for a buffer other than a fence between the driveway and the Gray Street neighbor. There is, however, vegetation along other sections.

Mr. Lau noted that at that location, Gray Street is very steep. He asked if water running along the curb of Gray Street would run into the upper driveway. Mr. Hamer replied that there would be a gutter line and a trench drain at the bottom of the driveway, so water running down Gray Street would not collect in the driveway. There will be a small berm in the driveway, but it is not large enough to cause an average-sized car to bottom out.

Mr. Lau asked what the plans are for mechanical space, specifically for heating and cooling. Ms. Penzenik replied that the ground level plans include a utility closet serving that unit. The upper level plans do not designate such space. Mr. Mackie said that they will use either closet or attic space to include air handlers, and the condensers will be outside. On the upper level, they will be under the wood deck. Mr. Lau said that if they will be outside, he would like to see them on the plans.

Mr. Lau asked if the building was all electric. Mr. Mackie replied that it would include gas, but no chimneys would be required.

Mr. Lau said that he thinks it would look nicer if the frieze board is bigger. Ms. Penzenik replied that the size of the frieze board is typical of that period of house. Mr. Lau also asked how the transition would be made between the stucco and the brick veneer foundation. Mr. Mackie replied that there the frame will slightly overhang the foundation.

Ms. Korman-Houston noted that Arlington is participating in the Fossil Fuel Free program, which affects new construction, and she asked that the builder look at the code and make sure that what they're proposing meets those requirements. Mr. Mackie said that the systems haven't been designed yet, but the HERS raters will calculate and design accordingly. He also noted that when they apply for construction permits, the Inspectional Services Department (ISD) will let them know exactly what is allowed.

Ms. Korman-Houston noted that solar may be required according to the bylaw. Ms. Penzenik said that the type of roof that is common in the neighborhood is not amenable to solar, and AHDC does not like solar.

Ms. Korman-Houston asked how the applicant came to the decision to include two driveways. Ms. Penzenik said that because of the accessible unit on the ground floor and the difficulty of access to and from Pleasant Street, it seemed logical for safety reasons to create two separate access points. Because it is a corner lot, they were able to create the two driveways on two different streets, so they thought it was a reasonable request. Ms. Korman-Houston asked if they considered any configurations that would require only one curb cut and driveway. Ms. Penzenik said that she did, but given the configuration of the site, it would be difficult to have all the parking on Pleasant Street. It would be easier to access the upper two units from Gray Street, since they are more than a full floor above Pleasant Street. It would also be more dangerous to have all the cars accessing the site having to back onto Pleasant Street, and it would be unattractive to have multiple cars parked in one large driveway.

Ms. Korman-Houston asked about usable open space. Ms. Penzenik said that the site is too steep to include usable open space of a grade less than 8%. She doesn't think the requirements make sense in a town as hilly as Arlington. Ms. Korman-Houston asked how the applicant envisions the landscaping of the yard. Ms. Penzenik said that the flattest area is on Pleasant Street, to the right of the existing house, an area which already includes trees. She thinks that future residents will find a way enjoy the property, even without meeting the usable open space requirements. Mr. Mackie said that the current open space will stay the same, but it doesn't meet the criteria because it's too steep.

Mr. Benson said that he appreciates that the proposal is for multi-family housing. He asked if the applicants have spoken with the Tree Warden. It appears that the driveway will require the removal of a street tree, which is potentially a problem because of the state law about the removal of street trees. The plan also proposes removing trees in the setback, but under Arlington's bylaws, trees in the setback cannot be removed without the approval of the Tree Warden. He also said that he thinks that they will be required to plant a new tree on Gray Street, due to the bylaw requiring a street tree every 25 linear feet. They will need to present the Tree Warden a plan for trees, which the Board would like to see as well.

Mr. Benson noted that they are proposing six parking spaces, but only three are required. He asked if they could make the plan work with one driveway or no parking in the setback, if they were only going to include three spaces. He said that it's one thing for the Board to consider making exceptions to enable applicants to meet minimum parking requirements, but it's another thing to make exceptions for plans that go beyond what's required. Ms. Penzenik said that she objects to the limit of one parking space per unit, because people don't live that way. Mr. Benson said that they can clearly fit three parking spaces into one driveway, because they are already planning four parking spaces into the upper driveway. Ms. Penzenik said that they cannot use the upper driveway for all three units, because the lower unit is accessible, so it must have parking on the same level. Mr. Benson asked if they are required to include an accessible unit, and Ms. Penzenik said that they are. Mr. Benson noted that none of the parking spaces on the plan are

labeled as accessible, and she replied that the spaces outside the accessible unit are the accessible spaces. The Chair said that accessible parking spaces need to be noted on the plan, including dimensions; they cannot be assumed based on their proximity to an accessible unit. Mr. Hamer also noted that the upper driveway includes space for four cars, but only in two sets of tandem spaces, so that it would not work for three separate units. Widening that driveway to accommodate the width of three cars would require a staggered curb cut due to the slope of the site, and it would be a wider curb cut than Arlington generally allows.

Mr. Benson asked why they can't put a vegetated buffer between the upper parking area and the neighbors on Gray Street. Ms. Penzenik said that it is a small space, only about one foot, which needs to include space to walk around the parking and access the back of the house. The slope of the site also makes it difficult. Mr. Benson asked if the upper driveway could be shifted down slightly to allow for a vegetated buffer. Mr. Hamer said that there will be a retaining wall at the edge of the driveway. There will also be a wall wrapping around the parking area. At the request of AHDC, it will be a poured concrete wall with a stone veneer. There will be a trench drain at the end of the driveway, with water piped into a dry well.

Mr. Benson noted that the LEED checklist was not completed, and that they also need to include a LEED narrative that indicates how the LEED objectives will be incorporated into the project.

Mr. Benson also noted that roof solar panels are required by the bylaw. The bylaw includes several possible exemptions. The applicant is required to file a separate document that either explains the solar system they plan to include or explains which exemption(s) are allowed in this case and why. Mr. Revilak said that the solar exemption in Section 6.4.2.C, for buildings in historic districts where AHDC has denied the inclusion of solar panels, could apply in this case. He asked if they discussed the appropriateness of solar with AHDC. Ms. Penzenik said no, because AHDC has routinely denied solar panels for buildings in historic districts. The Chair said that if they want to use that exemption, they need to get a letter from AHDC.

Mr. Revilak said that he thinks that they will need to plant multiple street trees along both frontages. Some current trees would be included in the total required, but he would like to see plans that include all the current street trees and indicate where new ones will be planted.

The Chair opened the floor for public comment:

- Bertrand Halperin, 11 Gray Street – He and his wife are the Gray Street abutters to the 149 Pleasant Street property. Their primary concern is with the upper driveway, which is very close to their property. He thought that there were setbacks requiring a certain distance from a property line to a driveway. They are concerned about the fact that there is no space for plants. They are unsure if there will be a fence on top of the wall.
- Anton Rapetov, 438 Mass Ave, #220 – He appreciates the application. He would prefer electric heating and less parking, but their proposal is definitely an improvement over what is currently there.
- Susan Stamps, speaking on behalf of the Tree Committee – It looks like two of the three pine trees are slated for removal, and they would like the builder to try to save them. In order to remove a street tree, there must be a tree hearing. Such removals are rarely approved, so it's generally better for the developer to figure out a way to avoid removing a street tree. Street trees are considered public assets, and the Town does not generally support destroying them for an individual project. Personally, she also noted that the Town has recently been through a lot of discussion about trying to live with fewer cars, with more focus on walking and public transportation. She thinks that three units at this desirable location would have no trouble finding buyers, even with only one parking space per unit.
- Helena Halperin, 11 Gray Street – They are concerned about the roots of all their plants near the property line, which may be damaged by a large paved area immediately abutting their property. They are glad that the property will be developed to allow for denser residential use, and they are not concerned about having more people or a higher structure next to them. Whatever is built there will be an improvement. They are only concerned about the excessive parking and the wall right next to their property and how it will affect vegetation and drainage.

The Chair closed public comment.

Mr. Revilak noted that this project would normally go before the Zoning Board of Appeals (ZBA) and is only in front of the Redevelopment Board because of its location on Pleasant Street. The Board has established something of a precedent in such cases; when reviewing projects that are only before them by virtue of location and not scope or use, they try to treat them similarly to the way the ZBA does. Section 6.1.10.A of the bylaw does not allow parking spaces in the front setback. Because this is a corner lot, it has two front setbacks. Parking must be in a garage, which this property does not have, in the foundation, which is not an option in this case, or along a driveway in the side or rear yard. The bylaw makes a distinction between required spaces and places where residents are allowed to park. So in this case, any spaces in the front setback would not count toward the minimum, and the three required spaces would need to be in the side or rear yard. The Chair asked if Mr. Revilak would suggest moving the structure plan west, so that they could create a parking plan on the east side. He replied that he is unsure how far the structure could move west and still have a 20-foot setback from Gray Street.

Mr. Revilak said that with respect to usable open space, if this project were going before the ZBA, it would require a variance. Due to the slope that exists on the site, there's a good chance that the ZBA would grant a variance. He also noted that parking does not count as usable open space.

Mr. Benson said that if they locate the three required parking spaces in a single location in the rear or side yard, they could have a driveway leading to those spaces and potentially also park in that driveway. He said that he does not think that the Board can say yes to this plan, because they should not allow required parking in the front setback without applicants having to go through the variance process.

Mr. Benson noted that the Board has agreed to relief regarding usable open space in other cases if the proposal hasn't made things worse than the status quo, so he thinks the Board might be able to agree to the proposed limited open space.

Mr. Benson said that before the Board agrees to anything, the applicants need to talk to the Tree Warden about the trees and to the Director of ISD about the question of gas versus electricity.

Mr. Revilak said that the bylaw does not define the size of a vegetated buffer, and the ZBA has approved buffers as small as twelve inches wide.

Mr. Lau said that if the applicants are not allowed to put parking in the front setback, they will have to build parking in the rear, which will result in destroying any landscaping plans they have, including removing more trees. He noted that even if the proposed parking is allowed, they will need to move it slightly in order to preserve the street tree.

Ms. Korman-Houston asked if it would be possible for the lower driveway off Pleasant Street to have head-in parking that allows for more spaces, which might make it possible to have only one driveway. Mr. Mackie said that AHDC requested that an additional driveway be added on Gray Street for safety reasons.

The Chair said that she would like to know if meeting the requirements that Mr. Revilak referred to would result in paving over more of the site. She has concerns about the driveway directly abutting the lot line with the neighbors on Gray Street. If the Board allows the upper driveway, she would like the applicant to look into moving the driveway slightly further away from the lot line. Mr. Hamer said that he believes that the current design does include a 12-inch buffer, and he can provide a plan with a cross-section more clearly showing that. Mr. Benson asked that the plan also show what they intend to plant as a vegetated buffer.

The Chair said that she would like to see a plan that consolidates the parking into a single driveway. Mr. Benson said that he is not necessarily opposed to two driveways. He does not like having the required parking being in the setbacks. He would like to see the three required parking spaces located not in the setbacks, and then driveways leading to those spaces could go through the setbacks and could be used for additional parking.

The Chair summarized what the Board wants from the applicant:

- Applicant must provide an updated LEED checklist and narrative.
- Applicant must provide a cross-section plan of the retaining wall, showing that is a minimum of 12 inches, preferably 18 inches, off the rear lot line.

- Applicant must provide a plan with specific identification of required parking locations not within the setback, with accessible space shown, including its dimensions.
- Applicant must meet with Tree Warden to review requirements for any removal of trees, as well as the exact location of trees in the public way and plans to either preserve those trees or go through the process to be allowed to relocate them.
- Applicant must confirm with the Director of ISD whether they will be subject to the Fossil Fuel Free bylaw, determine what types of mechanical systems will be used and where they will be located, and present updated plans showing that information.
- Applicant must either present a plan for including solar or show that they are exempt from that requirement. If they are claiming exemption based on denial by AHDC, they must show that they have presented a plan for solar to AHDC and been denied.
- Applicant must show where trash and recycling bins will be kept on the site.

The Chair said that the Board likes the project, and they want to help the applicant meet the bylaw requirements and be able to build the project.

Mr. Revilak said that he cannot see how the Pleasant Street driveway could avoid having a designated parking space in the front setback. Two driveways on a corner lot would generally be required to go into the side and rear yards, which would mean placing the lower driveway to the right of the house, but that area has trees they hope to save and has a too steep a grade for a driveway. He said were this project before the ZBA, they would have a reasonable case for a variance due to the slope. The Redevelopment Board cannot grant a variance, but they can provide relief in support of the project's efforts to meet the Environmental Design Review and Special Permit criteria. The Chair said that the Board would like to see an option for including the three required parking spaces in a single driveway. Mr. Mackie noted that AHDC requested that they include two separate driveways. The Chair said that the Board would follow up with AHDC, but she noted that the Redevelopment Board considers issues beyond the aesthetic and historic concerns of AHDC.

The Chair proposed continuing the hearing to the Board's meeting on Monday, October 7, 2024, and the applicant agreed. She asked for a motion to continue the hearing for Docket #3810, 149 Pleasant Street, to October 7, 2024. Mr. Lau so motioned, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Economic Development Presentation.**

Katie Luczai, Economic Development Coordinator, introduced herself and gave an overview of economic development in Arlington, as the Town starts the work of updating the Master Plan and forming the Arlington Heights Business District.

- Arlington has about 1,700 registered businesses. The top industry in Arlington is health care and social services.
- In the most recent Envision Arlington survey, respondents said that the most valuable attraction in Arlington is the Minuteman Bikeway, along with Spy Pond, the Reservoir, and the Regent and Capitol Theaters. Residents value open space, walkability, and local businesses.
- Arlington has approximately 75 food establishments and has made a strong recovery from the pandemic, bringing in more meals receipts than ever before. Arlington has one hotel, which has also recovered well from the pandemic.
- Ms. Luczai is working on enforcing the vacant storefronts bylaw, in particular requiring the removal of nonconforming signage and accruing fees. One of the best outcomes of bylaw enforcement is creating connections with property owners and gathering information.
- She also reviews all sign permits. One challenge is multi-tenant spaces that have hit the maximum allowable signage. Another is the Town's ban on neon signs, which puts Arlington businesses at a disadvantage.
- In 2021, Town Meeting adopted bylaw amendments that allowed by right housing for artists in the Industrial District, subject to conditions set forth by the Arlington Commission for Arts and Culture (ACAC). However, due to staff turnover, those guidelines were never finalized. Ms. Luczai has begun working on this issue with ACAC.

- ACAC received a Transformative Growth Grant to bring new murals to Arlington, which has already funded one project, and 2-3 more will be installed by the end of November. The biggest challenge has been finding property owners willing to let their walls be used for murals.
- The 2019 Arlington Heights Action Plan led to a plan for rezoning to create an Arlington Heights Business District. Ms. Luczai is working with Claire Ricker, Director of DPCD, on community engagement. A proposed use table has been drafted based on feedback from the engagement sessions.
- Ms. Luczai has also been working on Arlington 250, the Minuteman Wayfinding Project, and an update of the Small Business Resource Guide.

Mr. Revilak noted that when Beth Locke, President of the Arlington Chamber of Commerce, met with the Board over a year ago, she said that a lot of businesses would like to be in Arlington, but many of Arlington's commercial spaces are unappealing or are inappropriate for many types of businesses. He asked if Ms. Luczai agreed with that assessment. She replied that she does. She regularly gets calls from businesses who would like to move into Arlington but have difficulty finding an appropriate space. Overall, Arlington's commercial spaces are generally 2,000 square feet or less, which is too small for many businesses. Much of the space is also generally quite old, so it often requires significant up-front costs, which can be daunting for many small businesses.

Mr. Revilak noted that Arlington has a number of large residential districts which are not very walkable because they are too far from areas with businesses that people might want to walk to. He likes the idea of allowing small-scale businesses like coffee shops or beauty supply shops in residential districts. He asked Ms. Luczai if she thought that would be viable in Arlington. She replied that it would be, and she would love to see more home occupations. That issue would need to be explored with the Director of ISD, because the inspectional requirements for businesses can be barriers to people trying to run businesses out of their homes.

Mr. Benson asked what types of businesses are interested in coming to Arlington, and what types of commercial spaces they are looking for that Arlington doesn't have. Ms. Luczai said that she gets a lot of interest from fitness centers and child-care centers, as well as retail. She gets less interest from people wanting office or restaurant space. Most businesses want spaces of 3,000-5,000 square feet. One challenge is that many property owners of larger buildings want a single tenant to take the whole building, but that often doesn't work for smaller businesses. Mr. Benson asked if Ms. Luczai ever hears from businesses wanting to put industrial businesses in the Industrial District. She said that she does not. Arlington is not well suited for industrial businesses, because it is not located on major highways. Overall, industrial use is going down.

Mr. Benson noted that some neon is allowed in the zoning bylaw, and he asked what they could change in the zoning bylaw regarding neon to attract businesses. Ms. Luczai said that she would recommend that the Board keep an open mind regarding signs with a variety of types of lighting.

Mr. Lau asked if any consideration has been given to giving any sort of tax break or other assistance to businesses that would need to spend money up front to open in spaces that are older or otherwise require work. Ms. Luczai said that the state has a program called Vacant Storefronts Districts that will give tenants up to \$10,000 in tax credits to get started. Mr. Lau said that he is aware of the state's program, but he would like to see the Town give tax breaks as well. The Chair suggested that the Board discuss it with the Select Board.

Mr. Lau asked Ms. Luczai about her role in getting signage for closed businesses removed. She said that the new Vacant Storefronts bylaw, which was passed by 2024 Annual Town Meeting and is awaiting approval by the Attorney General, would allow her to tell property owners that they are required to remove all nonconforming signage, which would include signs for businesses that are no longer present.

The Chair said that as the Board works on the zoning for the Arlington Heights Business District, they should think about whether there are ways to incentivize the creation of commercial spaces with larger square footage through the zoning.

Mr. Revilak said that the Town has had a successful parking benefits district program in Arlington Center, and he would like to talk to the Select Board about whether that would make sense in Arlington Heights and/or Capitol Square. Ms. Luczai said that she included a question about that in the annual survey, and residents overwhelmingly said that they did not want parking meters in the Heights or in Capitol Square. Mr. Revilak said that he thinks that it's possible to explain to

people how meters can actually help make parking easier, because it encourages people not to take up high value spaces for extended periods of time. Ms. Luczai added that being able to use the money from parking meters to care for planters has helped beautify the Center, and she often hears from business owners in East Arlington that the flower beds and planters are neglected. The Arlington Heights business owners have gotten together and privately funded taking care of the planters and other beautification efforts.

The Chair moved to **Agenda Item 4 – Alewife Redevelopment Discussion.**

Ms. Suarez explained that the Massachusetts Department of Transportation (MassDOT) has issued a Notice of Intent proposing to enter into a partnership with a private developer to redevelop the Alewife MBTA station and garage.

Mr. Revilak said that as an East Arlington resident, he is excited about this process. The City of Cambridge has done quite a bit of work on the Alewife area. They developed an Alewife District Master Plan that proposes to add more businesses, more residences, and more green space in that area. He thinks it makes a lot of sense for the MBTA to enter into a public-private partnership to redevelop the station and garage.

Mr. Benson said that he asked for this issue to be included on the agenda because he wants the Board to talk about what role, if any, the Board should play in this process. The redevelopment plans potentially include the entire railyard, as well as the station and garage. He thinks that the redevelopment plan could be detrimental to Arlington. It could result in an increase in the discharge from Combined Sewer Overflows (CSOs) into Alewife Brook, as well as flooding. It could also increase traffic at intersections along the border of Arlington and Cambridge that are already over capacity. He thinks that the Town needs to connect with the MBTA early in this process and be included in the planning process. The Notice of Intent says that they might create a stakeholder group. He thinks that they need to do so, and that the Town of Arlington needs to be one of the stakeholders. He would like to discuss this issue with the Select Board at the upcoming joint meeting. The Chair said that she would contact Jim Feeney, Town Manager, to create an outreach strategy for connecting with the MBTA.

Ms. Korman-Houston said that she thinks that the Town could ask that plans to mitigate existing problems of flooding and pollution be included in the redevelopment process. Mr. Benson noted that the redevelopment will likely bring significant tax dollars to Cambridge, and Arlington should ask that Cambridge use some of that money to do work on sewers and other infrastructure along the border that would mitigate pollution and flooding issues. Cambridge also created an artificial wetland in the area, and they could use some of the available space to create another one, which would help with stormwater issues.

Mr. Lau said that we need a concerted effort from the Town to stay focused on this process and to make sure that Arlington is involved throughout the process.

The Chair moved to **Agenda Item 5 – Open Forum.**

The Chair opened the floor to public comment:

- Kristin Anderson, 12 Upland Road West, member of Save the Alewife Brook – Last year, 27 million gallons of untreated sewage was dumped into Alewife Brook; in 2021, it was 51 million gallons. This is a densely populated area, including multiple environmental justice neighborhoods. Last year, the brook flooded over its bank five times, sending untreated sewage into the DCR state park and the Alewife Greenway. Climate change threatens to exacerbate the problem. Several months ago, Save the Alewife Brook and the Mystic River Watershed Association called for an end to new sewer hookups to the CSOs until the problem is solved. Since then, the state is considering building a 22-story building just feet away from Cambridge's worst CSO, which is also very close to the parking garage planned to be redeveloped. She expressed concern that the sewage from new buildings in the Alewife area will end up in the parks, yards, and homes of Arlington residents, unless there is an end to new sewer hookups pending a solution. Cambridge, Somerville, and the Massachusetts Water Resources Authority (MWRA) are in the process of creating a new long-term plan for Alewife CSOs. She would like the Board to support an end to untreated sewage pollution in East Arlington.

- Beth Melofchik, 20 Russell Street, Town Meeting member – She came to support Kristin Anderson and Save the Alewife Brook. She is angry that the pollution has been allowed to continue. She asks that the Board not support the Alewife redevelopment plan without an end to new connections to the CSOs until the untreated sewage is rerouted away from Alewife Brook and East Arlington. She would like to see the brook returned to a natural state.

Seeing no one else who wished to speak, the Chair closed public comment.

The Chair moved to **Agenda Item 6 – New Business.**

Mr. Revilak said that the governor will sign the housing bond bill on August 6. One change is that Massachusetts will now allow ADUs by right in single-family districts, without a requirement for owner occupancy in either the main dwelling or the accessory unit. That will put Arlington’s bylaws in conflict with state law, so the Board will need to look into changing the bylaw to come into compliance.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 10:08 pm.**

DRAFT



Town of Arlington, Massachusetts

Public Hearing: Docket #3816, 5-7 Belknap Street

Summary:

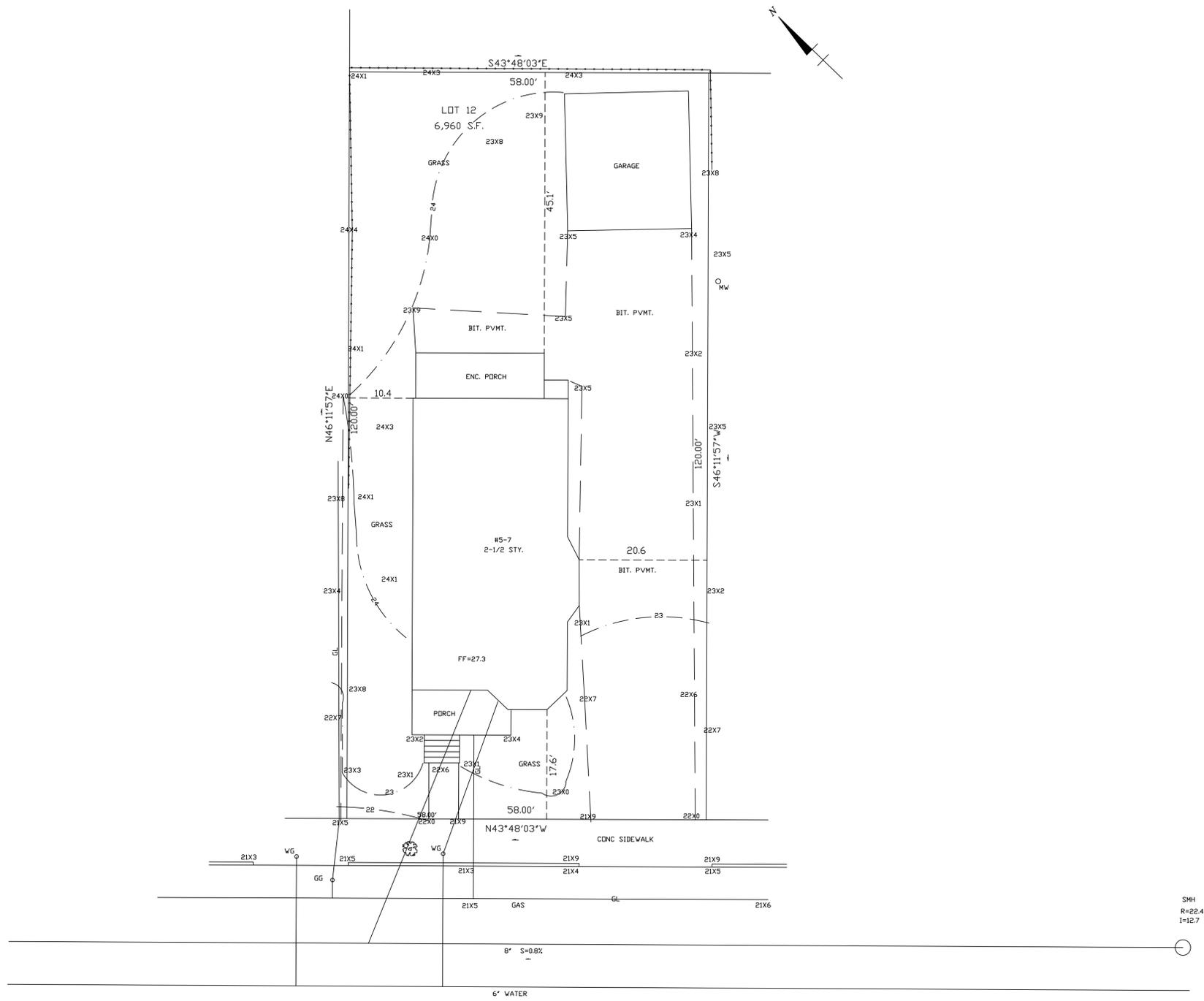
7:35 pm

Notice is herewith given that an application has been filed on August 8, 2024, by Michael Collins, 5-7 Belknap Street LLC, 8 Overlook Road, Stoneham, MA 02180, to open Docket #3816 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.9.3, Site Plan Review. The applicant proposes to demolish the existing two-family building and garage and construct a new four-unit multi-family project comprised of two separate buildings, each with two units. The subject property is located at 5-7 Belknap Street, Arlington, MA, in the R2 Residential District and within the Neighborhood Multi-Family Housing Overlay District. The opening of the Docket is to allow the Board to review and approve the proposal under Section 5.9.3, Site Plan Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

Type	File Name	Description
Reference Material	5-7_Belknap_Site_Plans_and_photos_updated.pdf	5-7 Belknap Site Plans and photos updated
Reference Material	5-7_Belknap_Site_Plan_Review_Application_08072024.pdf	5-7 Belknap Site Plan Review Application 08072024
Reference Material	5-7_Belknap_Drawings_and_Renderings_08072024.pdf	5-7 Belknap Drawings and Renderings 08072024
Reference Material	5-7_Belknap_Materials_and_Products_08072024.pdf	5-7 Belknap Materials and Products 08072024
Reference Material	5-7_Belknap_HERS_Rating.pdf	5-7 Belknap HERS Rating
Reference Material	5-7_Belknap_Site_Plan_Review_-_Collins_Portfolio_08072024.pdf	5-7 Belknap Site Plan Review - Collins Portfolio 08072024
Reference Material	Docket_3816_5-7_Belknap_St_-_Legal_Notice_8-22_8-29.pdf	Docket 3816 5-7 Belknap St - Legal Notice 8-22, 8-29
Reference Material	SPR_memo_Docket_3816_5-7_Belknap.pdf	Site Plan Review memo Docket 3816 5-7 Belknap



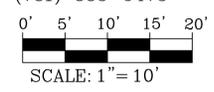
LEGEND

EXISTING SPOT GRADE	22X3
SEWER MANHOLE	SMH ○
WATER GATE	WG ○
GAS LINE	GL ———
SEWER LINE	S ———
SEWER SERVICE	SS ———
WATER SERVICE	WS ———
GAS LINE	GG ○

DATUM- ARLINGTON TOWN BASE

EXISTING CONDITIONS SITE PLAN
OF
5-7 BELKNAP STREET
IN
ARLINGTON, MA

PREPARED BY: P.J.F. AND ASSOCIATES
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880
(781) 883-5473



DATE: MARCH 18, 2024 FILE No. 8016EX

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK
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I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT SURVEY.



PAUL J. FINOCCHIODI P.L.S. No.36115 DATE

EXISTING SITE PHOTOGRAPHS
for
MULTI-FAMILY HOUSING AS OF RIGHT DEVELOPMENT
at
5-7 Belknap Street in Arlington, Massachusetts

August 7, 2024



5-7 Belknap existing elevation



Back-Left neighbor (9 Belknap) elevation



Left neighbor (11 Belknap) elevation



Right neighbor (1 Belknap) elevation



Looking East



Looking North



Back yard



Back Yard



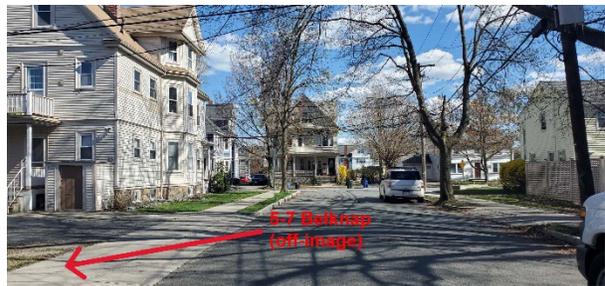
Side yard – left



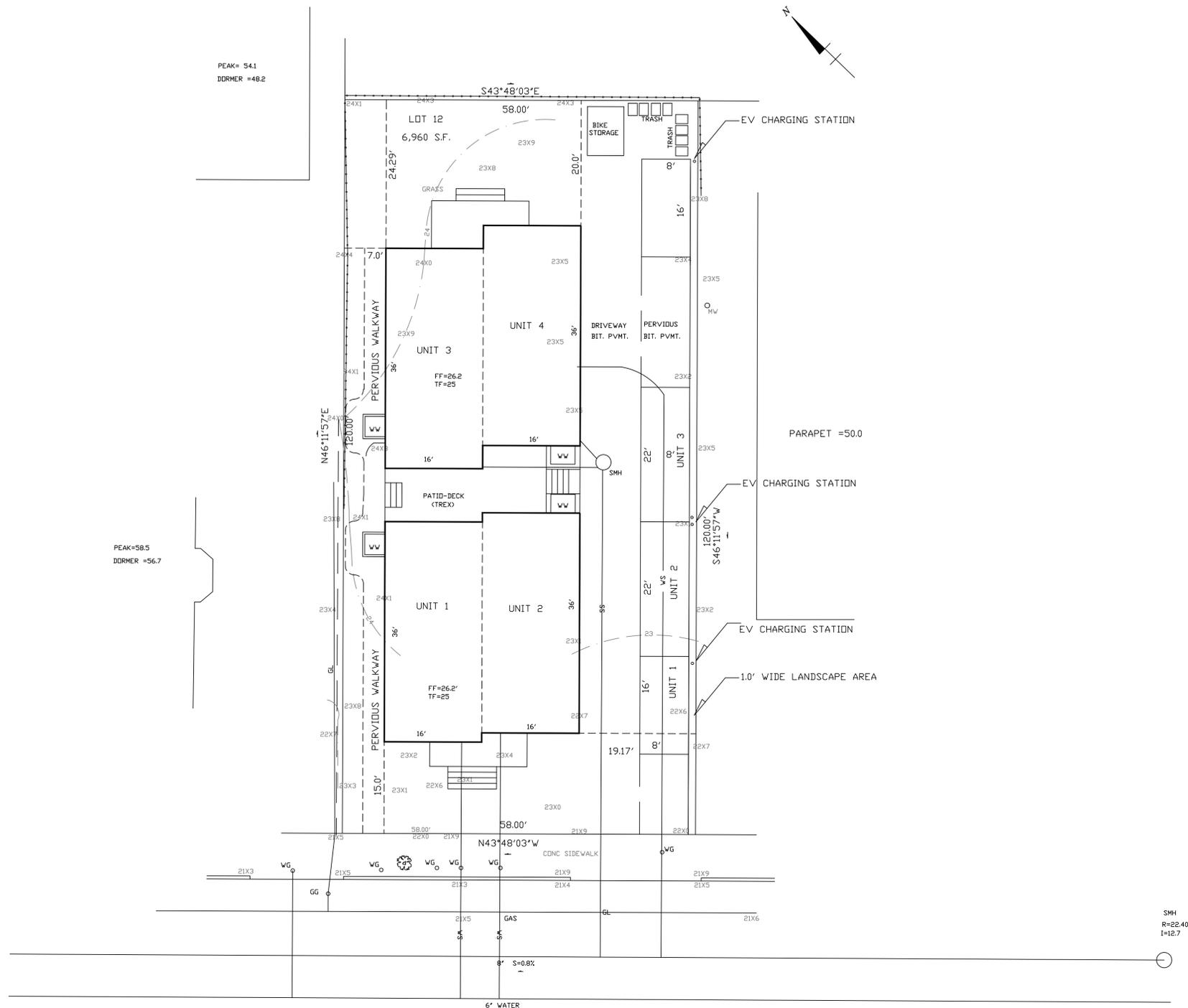
Side yard / driveway – right



Street view looking Northwest



Street view looking Southeast



PEAK= 54.1
DDRMER =48.2

PEAK=58.5
DDRMER =56.7

LEGEND

EXISTING SPOT GRADE	22X3
SEWER MANHOLE	SMH ○
WATER GATE	WG ○
GAS LINE	GL —
SEWER LINE	S —
SEWER SERVICE	SS —
WATER SERVICE	WS —
GAS LINE	GG ○

DATUM— ARLINGTON TOWN BASE
SEE LANDSCAPE DRAWINGS FOR DRIVEWAY, PAVER DETAILS & PLANTINGS.

ZONING— MBTA OVERLAY DISTRICT (NMF)

	REQ'D.	PRO'D.
LOT AREA PER DWELLING UNIT	N/A	
SPACING OF UNITS ON ONE LOT	N/A	
DIMENSIONAL REQUIREMENTS FOR COURTS	N/A	
TOWNHOUSE STRUCTURES	N/A	
MINIMUM LOT SIZE	N/A	6960
LOT FRONTAGE	N/A	
LANDSCAPED OPEN SPACE	N/A	
USABLE OPEN SPACE	N/A	
FLOOR AREA RATIO	N/A	
LOT COVERAGE	N/A	
MAXIMUM HEIGHT	35'	33.5'
MAXIMUM STORIES	3	3
SETBACKS		
FRONT	15'	15'
SIDE (LT)	20' COMBINED	7.0'
SIDE (RT)	20' COMBINED	19.0'
REAR	20'	20'

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT SURVEY.



JOHN D. SULLIVAN III P.E. NO. 41888

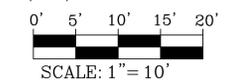


PAUL J. FINDOCCHIO P.L.S. No.36115 DATE

**PROPOSED SITE PLAN
OF
5-7 BELKNAP STREET
IN
ARLINGTON, MA**

PREPARED BY: P.J.F. AND ASSOCIATES
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880
(781) 883-5473

REV. 8/5/24
REV. 7/29/24
REV. 6/20/24



DATE: APRIL 21, 2024 FILE No. 8016P8A

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK
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REQUIRED SUBMITTALS CHECKLIST

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

- Application Cover Sheet (project and property information, applicant information)**
- Dimensional and Parking Information Form (see attached)**
- Impact statement**
 - Respond to Environmental Design Review (Section 3.4) criteria on pages 6-7 of this packet.
 - Include summary of neighborhood outreach, if held or planned.
- Drawing and photographs of existing conditions**
 - Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
 - Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.
- Site plan of proposal. Must include:**
 - Zoning boundaries, if any, and parcel boundaries;
 - Setbacks from property lines;
 - Site access/egress points;
 - Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
 - New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
 - Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
 - Spot grades or site topography and finish floor level;
 - Open space provided on the site;
 - Any existing or proposed easements or rights of way;
 - Any wetlands or wetland resource areas.
- Drawings of proposed structure/sample materials**
 - Schematic drawings of each interior floor of each proposed building, including basements.
 - Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
 - Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
 - Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
 - Physical sample façade materials and color samples.
 - Lighting plan and fixtures if not provided on site or landscaping plan.
- Vehicle, Bicycle, and Service Vehicle Plans**
 - Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.

- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion L. Applicants MUST submit a current LEED checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. LEED checklists may be found at <https://www.usgbc.org/resources>.

Proposed landscaping (may be incorporated into site plan)

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

Residential and commercial units

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

Plans for sign permits, if signage is an element of development proposal (see Impact Statement)

Stormwater management plan (see Impact Statement)

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

SketchUp Compatible Model, if required (see Drawing Package - Renderings)

Application fee (submitted 4/22/2024)

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

FOR OFFICE USE ONLY

Docket #: 3816

_____ Site Plan Approved Date: _____

_____ Received evidence of filing with Registry of Deeds Date: _____

_____ Notified Building Inspector of Site Plan Review filing Date: _____

2024 AUG -7 P 3: 44

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

SCHEDULE OF CONTENTS
for
MULTI-FAMILY HOUSING AS OF RIGHT DEVELOPMENT
at
5-7 Belknap Street in Arlington, Massachusetts

August 7, 2024

Project Address: 5-7 Belknap Street
Applicant: Michael J. Collins
Owner: 5-7 Belknap Street, LLC

Contents:

1. Application Cover Sheet with Project Overview
2. Dimensional and Parking Information Form
3. Impact Statement
 - a. Environmental Design Review
 - b. LEED checklist/substantial building narrative
 - c. Summary of neighborhood outreach
4. Drawings and photographs of existing conditions
 - a. Existing conditions plot plan
 - b. Existing conditions photographs
5. Site plan of proposal (including vehicle and bicycle parking)
6. Drawings and Renderings of proposed structure
 - a. Schematic floor plans (cellar, 1st floor, 2nd floor, 3rd floor)
 - b. Schematic roof plans
 - c. Site Plan
 - d. Landscape plan (including Plant and Material schedules)
 - e. Building section
 - f. Contextual perspective/drawing showing proposed project within surroundings
 - g. Shade study
 - h. Elevations/Renderings
 - i. Materials Sheet with graphic information showing materials and color samples

7. Sustainable Building and Site elements
 - a. HERS rating
 - b. Solar energy systems assessment
 - c. LEED checklist/substantial building narrative (included in Impact Statement – Item #3)
8. Stormwater management plan (included in Impact Statement – Item #3)
9. Portfolio of Michael Collins (5-7 Belknap Street, LLC applicant/owner)
10. Application fee (submitted 4/22/2024)

Application for Site Plan Review

PROPERTY AND PROJECT INFORMATION

- 1. Property Address 5-7 Belknap Street, Arlington, MA 02474
Assessors Block Plan, Block, Lot No. Map 8, Block 1, Parcel 1, 8-1-10 Zoning District R2
- 2. Deed recorded in the Registry of deeds, Book 82660, Page 456
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
- 3. Present Use of Property (include # of dwelling units, if any)
Residential, two family house with detached two car garage
- 4. Proposed Use of Property (include # of dwelling units, if any)
Residential, two townhouse buildings (four units)
as per MBTA Communities Act Bylaw Neighborhood Multi-Family Overlay District

APPLICANT INFORMATION

- 1. **Applicant:** Identify the person or organization requesting the Site Plan Review:
Name of Applicant(s) Michael J. Collins
Organization 5-7 Belknap Street, LLC
Address 8 Overlook Road Stoneham, MA 02180
Street City, State, Zip
Phone 781-258-3447 Email buildcollins@gmail.com

- 2. **Applicant Interest:** the applicant must have a legal interest in the subject property:
 Property owner Purchaser by land contract
 Purchaser by option or purchase agreement Lessee/tenant

- 3. **Property Owner** Check here if applicant is also the property owner
Identify the person or organization that owns the subject property:
Name Michael J. Collins Title Manager
Organization 5-7 Belknap Street, LLC Phone 781-258-3447
Address 8 Overlook Road Stoneham, MA 02180
Street City, State, Zip
Phone _____ Email buildcollins@gmail.com

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

Name Brigitte Steines Title Architect

Organization InkStone Architects, LLC Phone 650-814-8542

Address 18 Main Street, #3B, Concord, MA 01742
Street City, State, Zip

Phone _____ Email brigitte@inkstonearchitects.com

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

Site Plan Review

5.9 Multi-Family Housing Overlay District

_____ section(s) title(s)

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

_____ section(s) title(s)

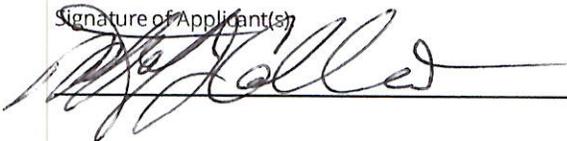
7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the approval you request. Include any reasons that you feel you should be granted the requested approval.

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

The applicant states that 5-7 Belknap Street, LLC is the owner or occupant or purchaser under agreement of the property in Arlington located at 5-7 Belknap Street

which is the subject of this application; and that unfavorable action or no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the site plan be approved.

Signature of Applicant(s)



8 Overlook Road, Stoneham, MA 02180
Address

781-258-3447
Phone

PROJECT DESCRIPTION (ITEM #7 OF COVER SHEET)
for
MULTI-FAMILY HOUSING AS OF RIGHT DEVELOPMENT
at
5-7 Belknap Street in Arlington, Massachusetts

August 7, 2024

The proposed project at 5-7 Belknap Street consists of removing two existing structures; a two-family dwelling and a two-car detached garage, and replacing them with a four (4) unit multi-family housing project comprised of two buildings, each containing two units. The existing two structures occupy a footprint of 1,925 square feet; the proposed two buildings occupy a footprint of 2,304 square feet. This is a footprint increase of 20%. An accessory shed for the storage of four (4) bicycles will be located in an accessible location at the end of the driveway. Four parking spaces are provided; two (2) full size spaces and two (2) compact spaces. Electric vehicle chargers for each unit are also provided.

The current house is structurally compromised; the center load bearing columns have substandard foundations which has led to sagging of the main girder and with that the floor is off plane by 2". In addition, many windows are single glazed and do not comply with today's standards. The house is only partially insulated with sub-standard material and subsequently sub-standard R value. The mechanical, plumbing and electrical systems do not meet today's standards for energy efficiency. Importantly, the existing oil tank will be removed, and the existing natural gas connection will be permanently disconnected.

The proposed (4) bedroom and (3 ½) bath units will be conveniently located to the Minuteman Bikeway, MBTA Bus stop, East Arlington Village shops, and to recreational opportunities such as Spy Pond and Spy Pond Park. The 2,096 square feet (average net area) of living area per unit will be attractive to every demographic and allow the future owners to live close to amenities and work without needing a car on a daily basis.

5-7 Belknap Street is within walking distance to the MBTA bus stop along Massachusetts Avenue, the Minuteman Commuter Bikeway, and the Alewife train station, promoting multimodal transportation and potentially reducing vehicular traffic and emissions. On-site bicycle storage and electric vehicle parking will help further promote efficient modes of transportation and reduce the carbon footprint.

The use is allowed as of right pursuant to Section 5.9 of the Town of Arlington Zoning Bylaws (the "Bylaw"), as the project is in the Neighborhood Multi-Family (NMF) Overlay District and thus, no zoning relief is required.

The proposed development complies with the developments standards of Section 5.9.4 and the Bylaw.

The proposed energy efficient project will replace the non-compliant structures with buildings that align with today's stringent specialized stretch energy code requirements. The existing fossil fuel energy sources, natural gas and oil, will be permanently disconnected and replaced with infrastructure that follows Arlington's Fossil Fuel Free Bylaw. The units will be heated and cooled by efficient air source heat pumps and will be solar ready. Per the HERS rater's estimated calculation, we will achieve a HERS rating of 45 or under.

The roof decks will have space for planting options and water access to the roofs will be provided.

Special care has been taken to install more pervious surfaces than existing and create a thoughtful landscape which highlights indigenous plant species. Best practices for stormwater management will be employed.

The proposed building materials are selected under sustainable criteria for components, recycling, and durability. Ample natural daylight will add to creating healthy and comfortable homes for its future residents.

DIMENSIONAL AND PARKING INFORMATION

Property Location: 5-7 Belknap Street

Zoning District: R2

Applicant: Michael J. Collins

Address: 8 Overlook Road, Stoneham, MA 02180

Present Use/Occupancy: No. of Dwelling Units and sizes:
Residential, two family house with detached two car garage

Uses and their gross square feet:
Residential (4,020 sf) (approx.)

Proposed Use/Occupancy: No. of Dwelling Units and sizes:
Residential, two townhouse buildings (four units)

Uses and their gross square feet:
Residential (9,108 sf)

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use	
Lot Size	6,960 sf	6,960 sf	min. N/A	
Frontage			min. N/A	
Floor Area Ratio ¹			max. N/A	
Lot Coverage (%), where applicable			max. N/A	
Lot Area per Dwelling Unit (sf)			min. N/A	
Front Yard Depth (feet)	17'-7"	Unit 1: 15'-0" Unit 2: 15'-8"	min. 15'-0"	
Side Yard Width (feet)	right side left side	20'-7" 10'-6"	19'-0" 7'-0"	min. 20' combined min. 20' combined
Rear Yard Depth (feet)	45'-1	Unit 3: 24'-3 1/2" Unit 4: 20'-0"	min. 20'-0"	
Height	stories feet	2.5 34'-4"	3 33'-6"	stories ² 3 Feet 35'-0"
Open Space (% of G.F.A. or lot size) ³			min. N/A	
	Landscaped (sf)		(sf) N/A	
	Usable (sf)		(sf) N/A	
Parking Spaces (#) ⁴		4	min. N/A	
Parking Area Setbacks (feet) (where applicable)			min. N/A	
Loading Spaces (#)			min. N/A	
Bicycle Parking ⁵	short term		min. N/A	
	long term	4	min. N/A	

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height.

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

⁴ See Section 6.1, Off-Street Parking and Section 5.9.4.F. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

IMPACT STATEMENT

August 7, 2024

for

MULTI-FAMILY HOUSING AS OF RIGHT DEVELOPMENT

at

5-7 Belknap Street in Arlington, Massachusetts

Environmental Design Review Criteria

A. Preservation of Landscape

1. Existing landscaping is being upgraded to include native plantings with consideration to the quality of the site, privacy, and ease of maintenance. Permeable surfaces have been added where possible including at the front/back patios, yards, and parking aisle/spaces as shown on the landscape plan. Impervious surfaces have been minimized and no significant grade changes are proposed.

B. Relation of Buildings to the Environment

1. The scale and massing of the proposed buildings integrate well in the neighborhood, as they are of similar size to the neighboring structures. Their residential use is the same as the surrounding neighborhood in the R district. The abutting property to the right contains a three-story brick multi-unit building; the abutting property to the left contains two, 2-½ story single family dwelling buildings. The neighborhood is a mix of two (2) unit, four (4) unit, six (6) unit, and eight (8) unit residential dwellings.

2. Exterior facade finishes and colors are similar to the siding materials used on other buildings on the street.

3a. Throughout the day, the sun moves from the right side of the property in the morning (east), to the front in the afternoon (south), then to the left side of the property in the evening (west). This will result in a majority of the shadows to fall behind the buildings into the back yard for most of the day when the sun is at its highest.

3b. To complete the shading study, a 3d model was created using accurate dimensions for size and massing of both the existing and proposed buildings, along with real-world GIS data for location, orientation, solar positioning, and time of day calculations. It is observed that during the winter from the morning hours into the late afternoon, shadows cast by the proposed buildings onto the neighboring properties do not significantly increase from those cast by the existing building. During the summer from the morning hours into the late afternoon, shadows cast by the proposed buildings are very similar to those cast by the existing building, as the sun is at a much higher angle in the sky, resulting in nearly all the shadows staying within the property boundaries. Our dimensional and placement changes have eliminated any shading on the roof of the neighbors during the entire year. **Our dimensional and placement changes have eliminated any shading on the roof of the neighbors during the entire year.**

C. Open Space

1. Section 5.9 of the Town of Arlington Zoning Bylaw does not require any minimum landscaped open space or usable open space, however landscaped and usable open space will be provided in the front, back, between, and to the side of each unit. A usable roof deck is proposed for each unit. The footprint of the existing structure is 1,925 square feet; the footprint of the new structures is 2,304 square feet.
2. The front porches and front yards of Unit 1 and 2, which function as outdoor space, are designed to face the street and also encourage interaction with the neighbors. The main entrances from the courtyard will also encourage social interaction.
3. The proposed vegetation will enhance the curb view and provide some privacy for the residence.

D. Circulation

1. Access onto the property via vehicle, bike, or foot is by the existing driveway directly off of Belknap Street and via a walkway on the left side of the buildings. From the walkway and/or driveway, residents turn into an entry courtyard between the two buildings where the main entry doors are located.
2. The current driveway layout is 18'-0" wide. The entry courtyard between the two buildings is 8'-7 3/4" to 11'-3" wide and will be the primary access into the units. A secondary access point to each unit (Unit 3 having easement rights over Unit 4) will be from a porch accessed through a front or back yard walkway from the driveway.
3. Parking space for four vehicles is provided (2 full size and 2 compact spaces).
4. The Fire Department was in favor after first review of the proposed driveway layout subject to installation of an address sign at the street indicating the rear units.
5. Bicycle parking is provided at the end of the driveway.

E. Surface Water Drainage

1. Best practices will be used by the site engineer to ensure proper site surface drainage and stormwater management both during construction and post development.
2. The applicant will comply with Arlington's stormwater management bylaw, and is in process of developing a pre and post development stormwater analysis and will work with the Arlington Town Engineer to develop a compliant stormwater management plan.
3. The proposed plan results in a reduction in impervious area of approximately 500 square feet.
4. If required, an Operations and Management Plan for the Stormwater Management System will be submitted for approval to the Town Engineer.

5. Once approved, the Operations and Management Plan will be recorded with the Registry of Deeds.

6. Inspection and the maintenance of the stormwater system as required will be funded by monthly condo unit fees.

F. Utility Service

1. All utilities will be installed underground.
2. Water and sewer locations are shown on the site plan.

G. Advertising Features

1. A temporary marketing sign is planned for the proposed development and will comply with the Town of Arlington sign regulations.
2. An address sign for the rear building will be installed as requested by the Fire Department complying with the Town of Arlington sign regulations.

H. Special Features

1. An accessory shed for bicycle storage will be located at the end of the driveway.
2. A vegetated strip, as required, will be provided between the driveway and the abutting property.

I. Safety

1. Units are designed with safety in mind, including access and egress.
2. The exterior open spaces are visible to neighbors who would have sight lines to potential areas of criminal activity or personal injury.
3. The building façade along the driveway side will not contain protrusions so as to allow adequate emergency access along the side of the units and for proximity to the entry courtyard for quick access within the building in the event of an emergency.
4. Appropriate dark sky lighting will provide adequate lighting for residents and pedestrians.

J. Heritage

1. No disruption or removal of historic structures are planned.

K. Microclimate

1. Equipment installed on site includes 8 condensers emitting 56 decibels each (similar to a residential refrigerator) and will be located on the roofs.

2. The proposed plan will not have a negative impact on the microclimate. The total impervious surfaces will be less than existing conditions, with new pervious materials planned for the yards, courtyard, and parking areas. New indigenous plantings and landscaping will be provided as shown on the landscape plan.

L. Sustainable Building and Site Design Narrative & LEED Checklist/Outline

The nature of multi-family zoning requirements as outlined within the MBTA Communities Act is inherently sustainable when compared to new construction projects or other one-for-one redevelopment practices. Replacing a two-family dwelling building with this four (4) unit multi-family development on the existing site is more efficient and environmentally responsible than developing a new site farther away from existing transit & community infrastructure.

This community-driven project follows the MBTA Communities Act principle of increasing residential density within a larger metropolitan area that will help alleviate strains within the housing market caused by a shortage of housing stock.

We are fortunate that the provisions of the MBTA Communities Act go hand-in-hand with many principles of efficient, sustainable design on multiple scales, including the individual lot of the site/building, the overall fabric of the surrounding neighborhood/community, and the greater need for housing supply and economic growth at the state level.

The proposed development will be constructed in accordance with the specialized Stretch Energy Code and Arlington's new Fossil Fuel Free Bylaw.

The following LEED considerations respond to the outlines provided on the U.S. Green Building Council (USGBC) website (<https://www.usgbc.org/leed-tools/scorecard>):

1. Location and Transportation

The project will redevelop an existing lot with existing ties into the community, taking advantage of existing utilities and infrastructure so as not to disrupt any additional natural or wildlife habitats. It is within walking distance to MBTA bus stops (4 minutes) along Massachusetts Avenue, the Minuteman Commuter Bikeway/Path, and the Alewife train station, promoting multimodal transportation and potentially reducing vehicular traffic/emissions. A bicycle storage shed is planned to be provided on the property. Each of the four driveway parking spots will be outfitted for electric vehicle chargers.

2. Sustainable Sites

The existing site will be reused with small changes to the overall layout of hardscape and building footprint. No surrounding natural areas will be altered. Each structure will contain landscaped/open space on three sides (with the existing driveway on the fourth).

The natural hydrology and water balance of the site will remain similar to existing. Any heat island effect that may increase (if at all) due to the new structure will potentially be offset by improved landscaping, including new pervious groundcover and a new vegetative screening strip on the side of the existing driveway. Another offset may be considered by the potential installation of solar panels on the roof. Any exterior lighting used will not have a large spread outward or upward to minimize light pollution.

3. Water Efficiency

No exterior irrigation systems will be installed. Interior fixtures/fitting shall meet baseline stretch-code requirements for water consumption. Appliances shall be Energy Star or performance equivalent. Where possible, the units shall optimize process water use to be used for mechanical processes.

4. Energy and Atmosphere

The buildings and site will be constructed with energy efficient materials and methods in mind. The potential for renewable energy is planned for by designing the units to be solar ready. See attached layout by solar company. There will be no natural gas hookup (existing will be removed) as the units and components within will be powered by electric supply which has the potential to be sourced externally by fossil-fuel free renewable resources, or if the owner wishes in part by solar panels on the roof.

The applicant/owner may consider building-level energy metering and reporting to minimize energy consumption. The applicant/owner may consider guidelines for no/low impact refrigerants and a refrigerant management plan.

5. Materials and Resources

Space for recyclable material collection/bins will be available in or near the exterior entry courtyard, hidden from street view. The life-cycle information for products, materials, and their ingredients used to construct the units will be reviewed and the selection of such items will be informed by the environmental, economical, and social considerations of LEED guidelines. Building materials will be locally sourced (within a 100 mile radius) whenever possible or financially feasible. The owner/builder will take into consideration and minimize waste during demolition and construction, and will use recycled materials wherever possible.

6. Indoor Environmental Quality

Natural ventilation will be provided through operable windows, and mechanical ventilation will be provided where required. CO2 detectors shall also be installed on each floor where required. The selection of interior building materials and finishes will be informed by low-emitting criteria and VOC emissions evaluation criteria. The design of the building envelope and the mechanical systems within will intend to achieve thermal comfort throughout while not being inefficiently laid out or constructed. There will be one energy recovery ventilator (ERV) per unit. See HERS rating letter for targeted R-values. Interior lighting will be designed to prioritize occupant comfort, and energy efficient fixtures will be installed. Glazing in each occupiable space on each floor will allow

natural daylighting to be utilized, minimizing the usage of interior light fixtures, and will offer occupants views/visual connections to the natural outdoor environment. The double wall between units is designed to reduce noise and vibration transmission from one tenant to the other.

7. Integrative Process

Energy performance targets and modeling analysis provided by HERS ratings. The design, construction, and operation of the units will achieve the values targeted for energy and water systems as they relate to efficiency along with health and well-being of the occupants.

8. Innovation

The design, construction, and operation of the units will aim to achieve exemplary performance in many of the aforementioned prerequisites.

9. Regional Priority

As described above in the narrative to this section, this project is in part the result of the MBTA Communities Act, which helps to improve the socio-economic impact of the built environment on its immediate neighborhood along with the surrounding area at large. It does so in a way that is more efficient and environmentally responsible than other solutions to the challenges that face the housing landscape today.

Summary of neighborhood outreach

A public outreach meeting was held on Monday, 4/29/2024, from 6:00pm - 7:30pm on site. The builder, architect, and broker were in attendance to present the proposed project to members of the neighborhood and were available for questions after the presentation.

Notice of the public outreach meeting was mailed to the abutters within 300' of locus in the Spring of 2024.

In response to neighborhood comments, the applicant revised the plan as per the following:

1. Increased the left side yard from 5'-4" to 7'-0". We accomplished this by shrinking the width of the buildings by 1 foot, shrinking the drive aisle from 10'-6" to 10'-0", and shrinking the planting strip adjacent to the parking spaces from 14" to 12".
2. Decreased the courtyard from 12'-9" (at its widest) to between 8'-7 3/4" and 11'-3" and shifted the units to accommodate larger setbacks as described below.

3. Increased the rear yard setback to the foundation from 21'-6" to 24'-3 1/2" for Unit 3 by moving both Units 1 and 3 forward to reduce shading and increase privacy.
4. Moved the 2'-6" wide first floor bay overhang from the rear of Unit 3 to the side of Unit 3 for more privacy.
5. Added a privacy fence for the left side rear yard: 5'-0" high solid vinyl with 1'-0" high lattice top for more privacy.
6. Lowered the building 1'-0", from 34'-6" down to 33'-6" (as calculated from grade at curb).
7. Toned the colors down, now there is a cream white body with medium gray accents to match neighborhood buildings.
8. Performed a shade study as previously described in the impact statement.
9. Kept neighbor facing roof terrace of Unit 3 towards Belknap Street.

A second public outreach meeting will be scheduled prior to the initial Redevelopment Board hearing. This is planned for Tuesday, September 3rd with a rain date of Thursday, September 5th.



LEED v4.1 Residential: Multifamily
Project Checklist

5-7 Belknap Street
8/7/2024

Note:
The total score and all subcategory scores on this document are approximate and are subject to change due to unforeseen circumstances.

Y	?	N		
0	0	0	Integrative Process	1
0	0	0	Credit (D) Integrative Process	1
			Option 1. Installation Contractor Training	1
			Option 2. Integrative Process	1

Y	?	N		
12	0	0	Location and Transportation	15
			Credit (D) LEED for Neighborhood Development Location	15
2	0	0	Credit (D) Sensitive Land Protection	2
2			Option 1. Previously Developed Land	2
			Option 2. Avoidance of Sensitive Land	1
0	0	0	Credit (D) High-Priority Site	1
			Option 1. Historic District	1
			Option 2. Priority Designation	1
			Option 3. Brownfield Remediation	1
4	0	0	Credit (D) Surrounding Density and Diverse Uses	5
2	0	0	Option 1. Surrounding Density	3
2			Case 1. Surrounding Density	3
			Case 2. Compact Development	1
2			Option 2. Diverse Uses	2
3			Credit (D) Access to Quality Transit	3
1			Credit (D) Bicycle Facilities	1
0	0	0	Credit (C) Reduced Parking Footprint	1
			Option 1. No Off-Street Parking	1
			Option 2. Reduce Parking	1
			Option 3. Carshare	1
			Option 4. Unbundling Parking	1
2	0	0	Credit (C) Electric Vehicles	2
1			Option 1. Electric Vehicle Charging	1
1			Option 2. Electric Vehicle Charging Infrastructure	1

Y	?	N		
7	0	0	Sustainable Sites	9
Y			Prereq (C) Construction Activity Pollution Prevention	Required
1			Credit (D) Site Assessment	1
1	0	0	Credit (D) Protect or Restore Habitat	1
1			Option 1. On-Site Restoration	1
			Option 2. Financial Support	1
1	0	0	Credit (D) Open Space	1
1			Option 1. Onsite Open Space	1
			Option 2. Access to Open Space	1
3	0	0	Credit (D) Rainwater Management	3
			Option 1. Percentile of Rainfall Events	3
2	3		Option 2. Permeable Lot Area	3
1			Credit (D) Heat Island Reduction	2
0	0	0	Credit (D) Light Pollution Reduction	1
			Option 1. BUG Rating Method	1
			Option 2. Calculation Method	1

Y	?	N		
3	0	0	Materials and Resources	13
Y			Prereq (D) Storage and Collection of Recyclables	Required
Y			Prereq (C) Construction and Demolition Waste Management Planning	Required
0	0	0	Credit (C) Building Life-Cycle Impact Reduction	5
			Option 1. Historic Building Reuse	5
			Option 2. Renovation of Abandoned or Blighted Building	5
0	0	0	Option 3. Building and Material Reuse	4
			Path 1. Maintain a combination of Structural and Non-Structural Elements	4
			Path 2a. Maintain Existing Walls, Floors and Roofs	3
			Path 2b. Maintain Interior Nonstructural Elements	1
			Option 4. Whole-building Life-Cycle Assessment	4
3	0	0	Credit (C) Environmentally Preferable Products	6
3			Option 1. Environmentally Preferable Products	6
0	0	0	Option 2. BPDO - Environmental Product Declarations	2
			Path 1. Environmental Product Declaration (EPD)	1
			Path 2. Multi-Attribute Optimization	1
0	0	0	Option 3. BPDO - Sourcing of Raw Materials	2
			Path 1. Responsible Sourcing of Raw Materials	2
0	0	0	Option 4. BDPO - Material Ingredients	2
			Path 1. Material Ingredient Reporting	1
			Path 2. Material Ingredient Optimization	1
0	0	0	Credit (C) Construction and Demolition Waste Management	2
0	0	0	Option 1. Diversion	2
			Path 1a. Divert 50% and Three Material Streams	1
			Path 1b. Divert 50% using Certified Commingled Recycling Facility and One More Materials Stream	1
			Path 2a. Divert 75% and Four Material Streams	2
			Path 2b. Divert 75% using Certified Commingled Recycling Facility and Two More Materials Streams	2
			Option 2. Reduction of Total (Construction and Demolition) Waste Material	2

Y	?	N		
10	0	0	Indoor Environmental Quality	16
Y			Prereq (D/C) Minimum Indoor Air Quality Performance	Required
Y			Prereq (C) Combustion Venting	Required
Y			Prereq (C) Garage Pollutant Protection	Required
Y			Prereq (C) Radon-Resistant Construction	Required
			Case 1. New Construction	
			Case 2. Renovation of Existing Building	
Y			Prereq (C) Interior Moisture Management	Required
Y			Prereq (D) Environmental Tobacco Smoke Control	Required
Y			Prereq (C) Compartmentalization	Required
1			Credit (C) Enhanced Compartmentalization	1
			Credit (D) No Environmental Tobacco Smoke	1
2	0	0	Credit (D) Enhanced Indoor Air Quality Strategies	4
1			Option 1. Walk-Off Mats	1
1			Option 2. Filtration	1
			Option 3. Enhanced Local Exhaust	1
			Option 4. Balanced Whole-Dwelling Unit Ventilation	2
2			Credit (C) Low-Emitting Materials	4

5	0	0	Water Efficiency	12
Y			Prereq (D) Water Use Reduction	Required
Y			Prereq (D) Building-Level Water Metering	Required
5	0	0	Credit (D) Water Use Reduction	10
5			Option 1. Total Water Use Reduction	10
			Option 2. Outdoor and Indoor Water Use Reduction	9
6			Path 1. Outdoor Water Use Reduction	3
			Path 2. Indoor Water Use Reduction	6
0	0	0	Credit (C) Water Metering	2
			Option 1. Meter Water Subsystems	1
			Option 2. Meter Dwelling Units	1

20	0	0	Energy and Atmosphere	34
Y			Prereq (C) Fundamental Systems Testing and Verification	Required
Y			Prereq (D/C) Minimum Energy Performance	Required
			Option 1. Energy Performance Compliance	
			Option 2. Prescriptive Compliance	
			Option 3. Dwelling Unit Energy Simulation	
			Case 1. New Construction	
			Case 2. Major Renovation	
Y			Prereq (C) Energy Metering	Required
Y			Prereq (D) Fundamental Refrigerant Management	Required
2	0	0	Credit (C) Enhanced Commissioning	6
1			Option 1. Supply Air-Flow Testing	1
1			Option 2. Pressure Balancing	1
			Option 3. Enhanced Commissioning	3
			Option 4. Enhanced and Monitoring-Based Commissioning	1
			Option 5. Envelope Commissioning	2
12	0	0	Credit (D/C) Optimize Energy Performance	18
			Option 1. Energy Performance Compliance	18
			Option 2. New Buildings Institute Family Guide	13
12	0	0	Option 3. Dwelling Unit Energy Simulation	18
12			Case 1. New Construction	18
			Case 2. Major Renovation	18
1			Credit (D) Whole Building Energy Monitoring and Reporting	1
0	0	0	Credit (C) Grid Harmonization	2
			Case 1. Demand Response Program Available and Participation	2
			Case 2. Demand Response Capable Building	1
			Case 3. Load Flexibility and Management Strategies	2
3			Credit (D) Renewable Energy	5
1	0	0	Credit (D) Enhanced Refrigerant Management	1
1			Option 1. No Refrigerants or Low-Impact Refrigerants	1
1			Option 2. Calculation of Refrigerant Impact	1
1			Credit (D) Domestic Hot Water Pipe Insulation	1

1	0	0	Credit (C) Indoor Air Quality Assessment	2
1			Option 1	1
			Option 2 (1 additional point)	1
1	0	0	Credit (D) Thermal Comfort	1
1			Option 1. Radiant Comfort	1
			Option 2. ASHRAE 55-2017	1
			Option 3. ISO Standards	1
1	0	0	Credit (D) Daylight and Quality Views	1
			Option 1. Daylight	1
1			Option 2. Quality Views	1
2	0	0	Credit (D) Acoustic Performance	2
1			Option 1. HVAC Background Noise	1
1			Option 2. Envelope Acoustic Performance	1

1	0	0	Innovation	6
0	0	0	Credit (D/C) Innovation	5
			Option 1. Innovation	1
			Option 2. Pilot	1
			Option 3. Additional Strategies	3
1			Credit (D/C) LEED Accredited Professional	1

0	0	0	Regional Priority	4
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1

58	0	0	TOTALS	Possible Points: 110
-----------	----------	----------	---------------	-----------------------------

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

(D) Design Prerequisite or Credit*

(C) Construction Prerequisite or Credit

*Note that prerequisites and credits awarded during the design review are still subject to verification by the Green Rater during the site visit. If the status of the prerequisite or credit changes based on the site visit, the updated form and documentation must be submitted and reviewed by GBCI.



5-7 Belknap Street, Arlington MA

(4) Town Houses New Construction

Multi-Family Housing as of Right Development

APPLICANT: Michael J. Collins
OWNER/BUILDER: 5-7 Belknap Street, LLC

ARCHITECT: InkStone Architects, LLC
 Brigitte Steines, AIA LEED AP
 18 Main Street #3B,
 Concord, MA 01742
 650.814.8542

ATTORNEY: Brian D. McGrail, Esquire
 Law offices of Brian D. McGrail
 Lakeside Office Park
 607 North Avenue, Door 18, Suite 1B,
 Wakefield, MA 01880
 P: 781.246.9999 X2
 F: 781.246.1986

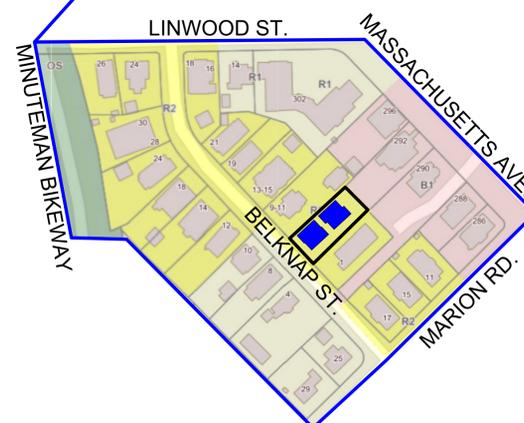
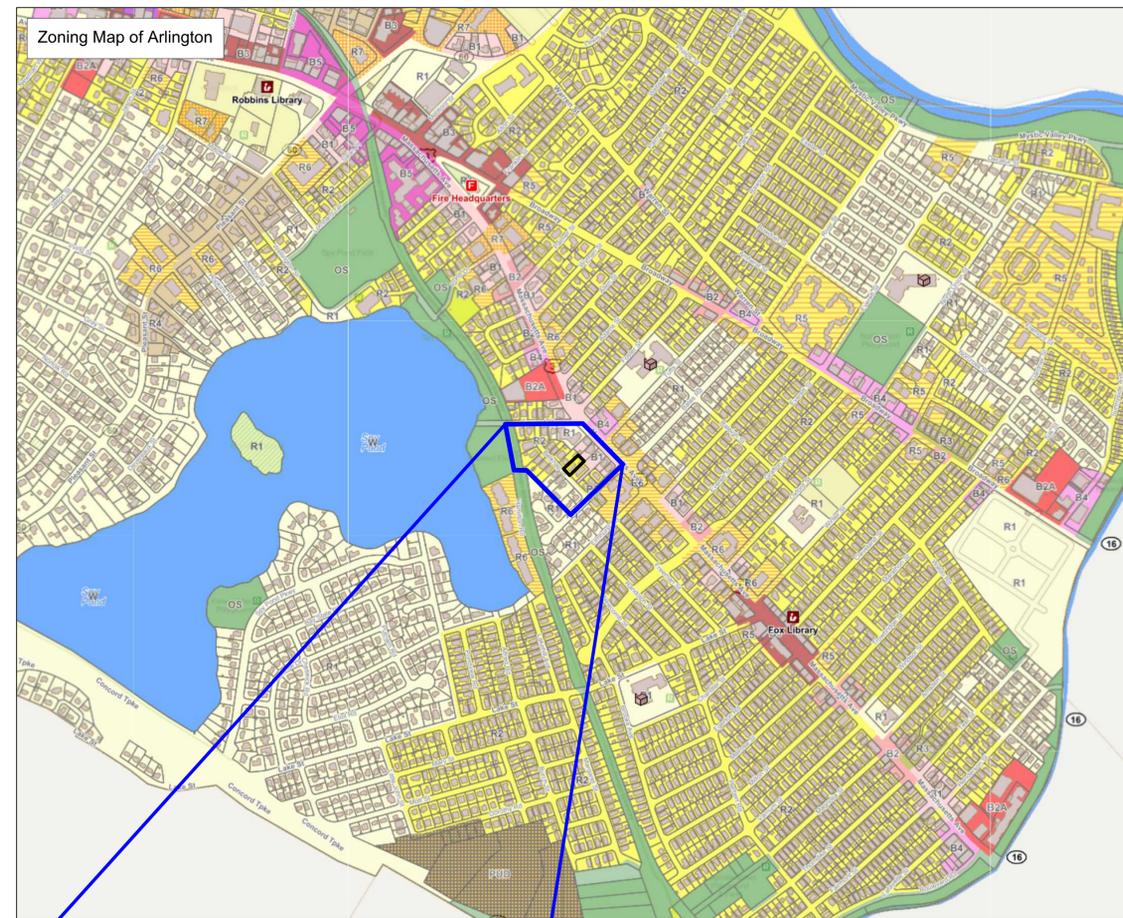
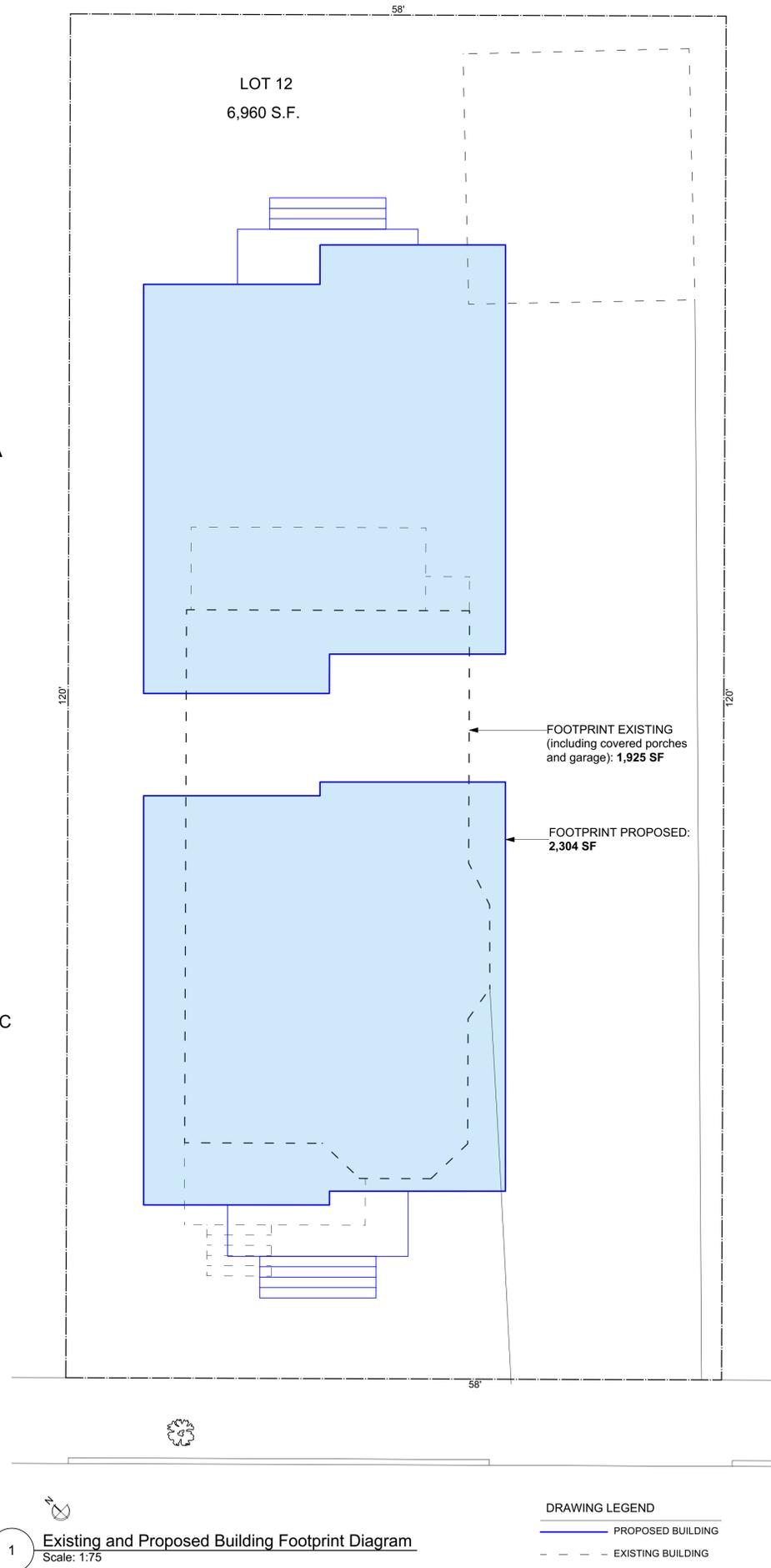
SURVEYOR: PJ&F Associates
 Paul Finocchio
 Registered Land Surveyor
 Wakefield, MA
 781.246.5426

SITE ENGINEER: Sullivan Engineering Group, LLC
 Jack Sullivan
 P.O. Box 2004
 Woburn, MA 01888
 781.854.8644

LANDSCAPE PLANNING: Curbs Studio
 Lucas Machado
 455 Washington Street,
 Wellesley Hills, MA 02482
 781.492.0588

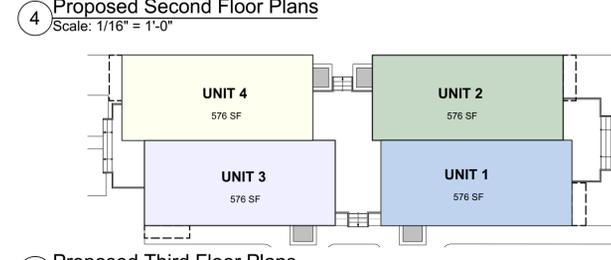
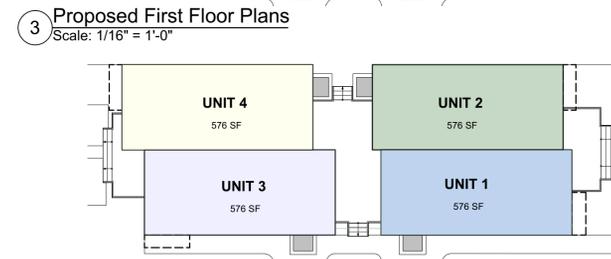
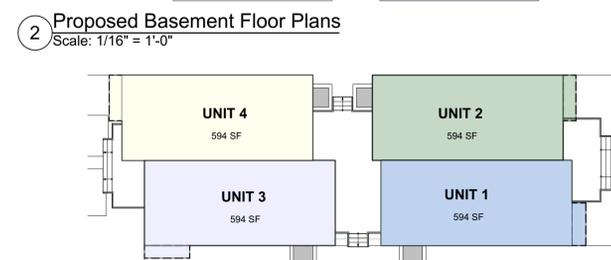
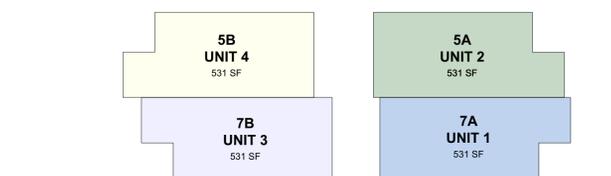
SHEET INDEX:

- T1 Title Sheet, Gross Floor Areas
- A1 Proposed Basement Floor Plans 1/4" = 1'-0"
- A2 Proposed First Floor Plans 1/4" = 1'-0"
- A3 Proposed Second Floor Plans 1/4" = 1'-0"
- A4 Proposed Third Floor Plans 1/4" = 1'-0"
- A5 Proposed Roof Floor Plans 1/4" = 1'-0"
- A6 Proposed Site Plan 1/4" = 1'-0"
- A7 Proposed Landscape Plan 1/4" = 1'-0"
- A8 Proposed Section Cut 1/4" = 1'-0"
- A9 Proposed Street View Image
- A10 Shade Study
- A11 Proposed Model Images



Gross Floor Areas

UNIT	Floor	Area (SF)	TOTAL
UNIT 1	Basement	531 SF	2,277 SF
	First Floor	594 SF	
	Second Floor	576 SF	
	Third Floor	576 SF	
UNIT 2	Basement	531 SF	2,277 SF
	First Floor	594 SF	
	Second Floor	576 SF	
	Third Floor	576 SF	
UNIT 3	Basement	531 SF	2,277 SF
	First Floor	594 SF	
	Second Floor	576 SF	
	Third Floor	576 SF	
UNIT 4	Basement	531 SF	2,277 SF
	First Floor	594 SF	
	Second Floor	576 SF	
	Third Floor	576 SF	



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5-7 Belknap Street, Arlington, MA
 (4) Town Houses New Construction

Site Plan Review
 Application

DATE: August 7, 2024

SCALE: AS NOTED

Title Sheet, Site Context, Gross Floor Areas

T1

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5-7 Belknap Street, Arlington, MA
 (4) Town Houses New Construction

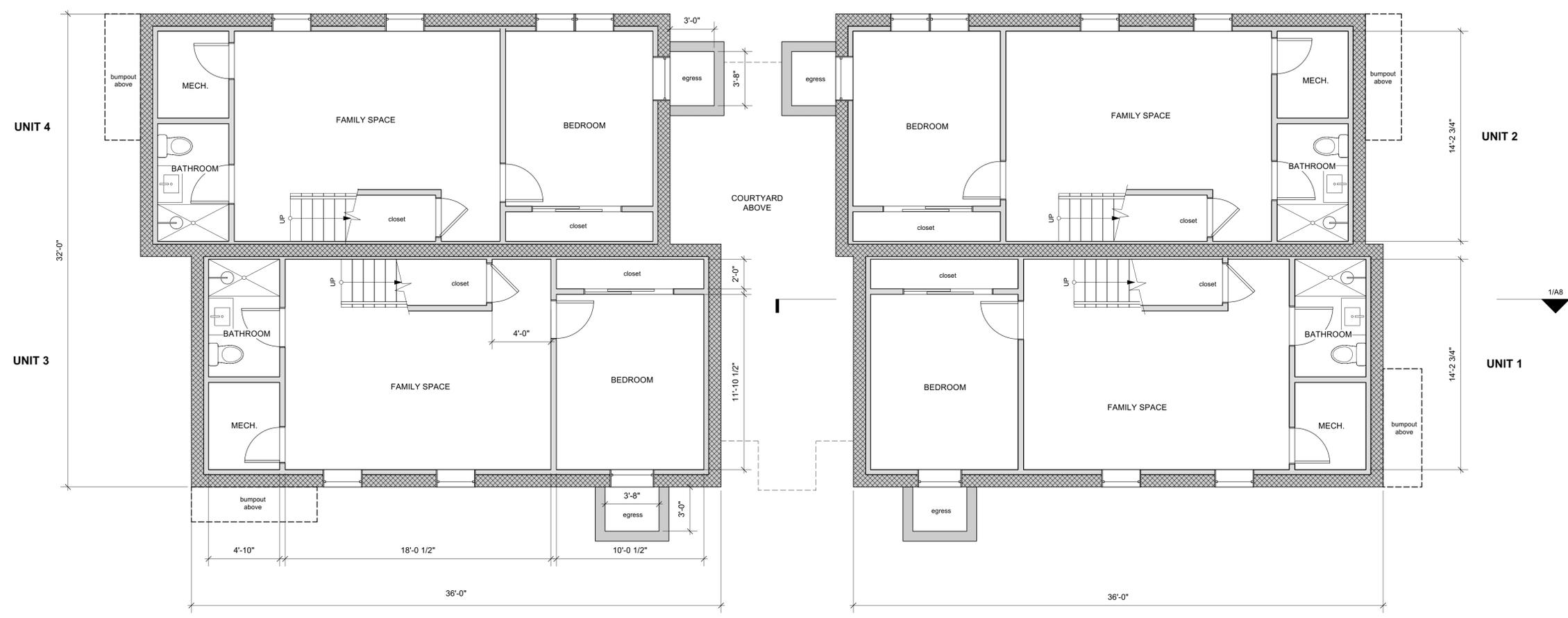
Site Plan Review Application

DATE: August 7, 2024

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

Proposed Basement Floor Plans

A1



1 Proposed Basement Floor Plans
 Scale: 1/4" = 1'-0"



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5-7 Belknap Street, Arlington, MA
 (4) Town Houses New Construction

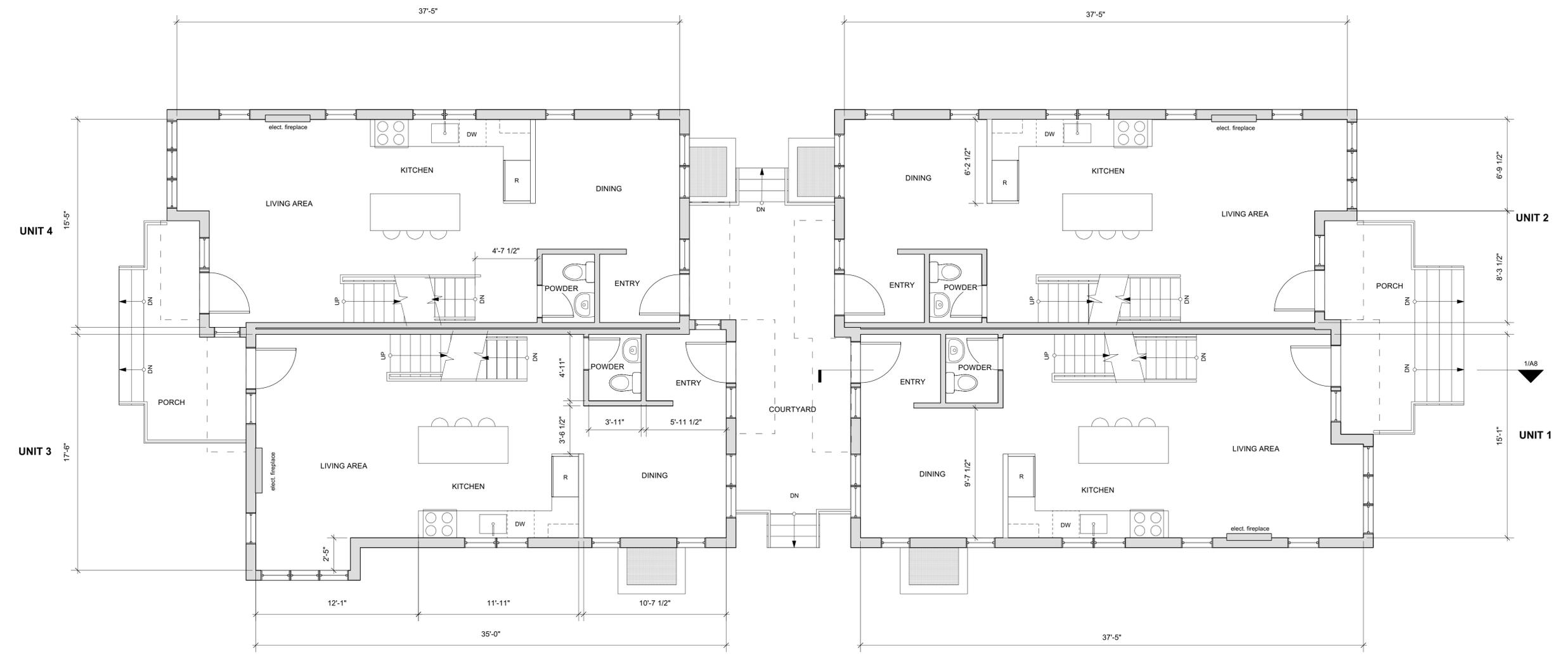
Site Plan Review Application

DATE: August 7, 2024

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

Proposed First Floor Plans

A2



1 Proposed First Floor Plans
 Scale: 1/4" = 1'-0"



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5-7 Belknap Street, Arlington, MA
 (4) Town Houses New Construction

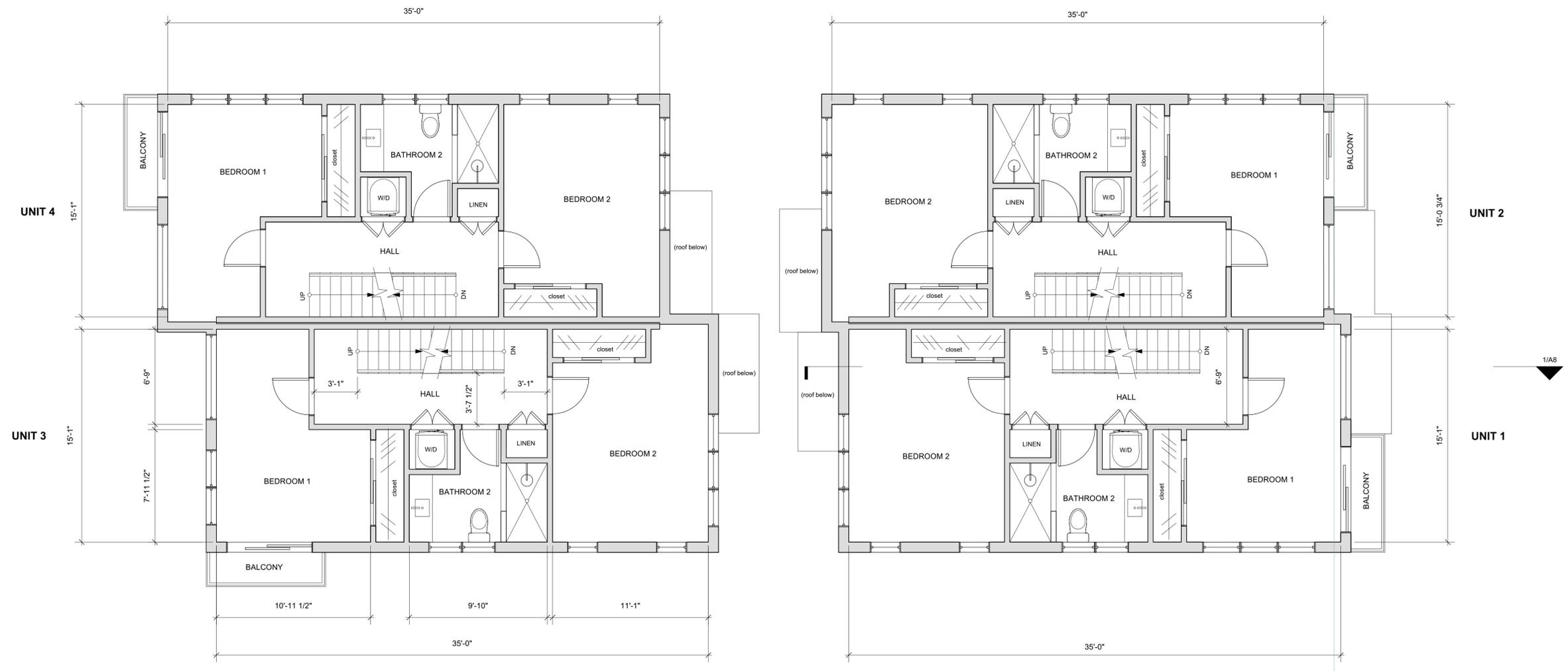
Site Plan Review Application

DATE: August 7, 2024

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

Proposed Second Floor Plans

A3



1 Proposed Second Floor Plans
 Scale: 1/4" = 1'-0"



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5-7 Belknap Street, Arlington, MA
(4) Town Houses New Construction

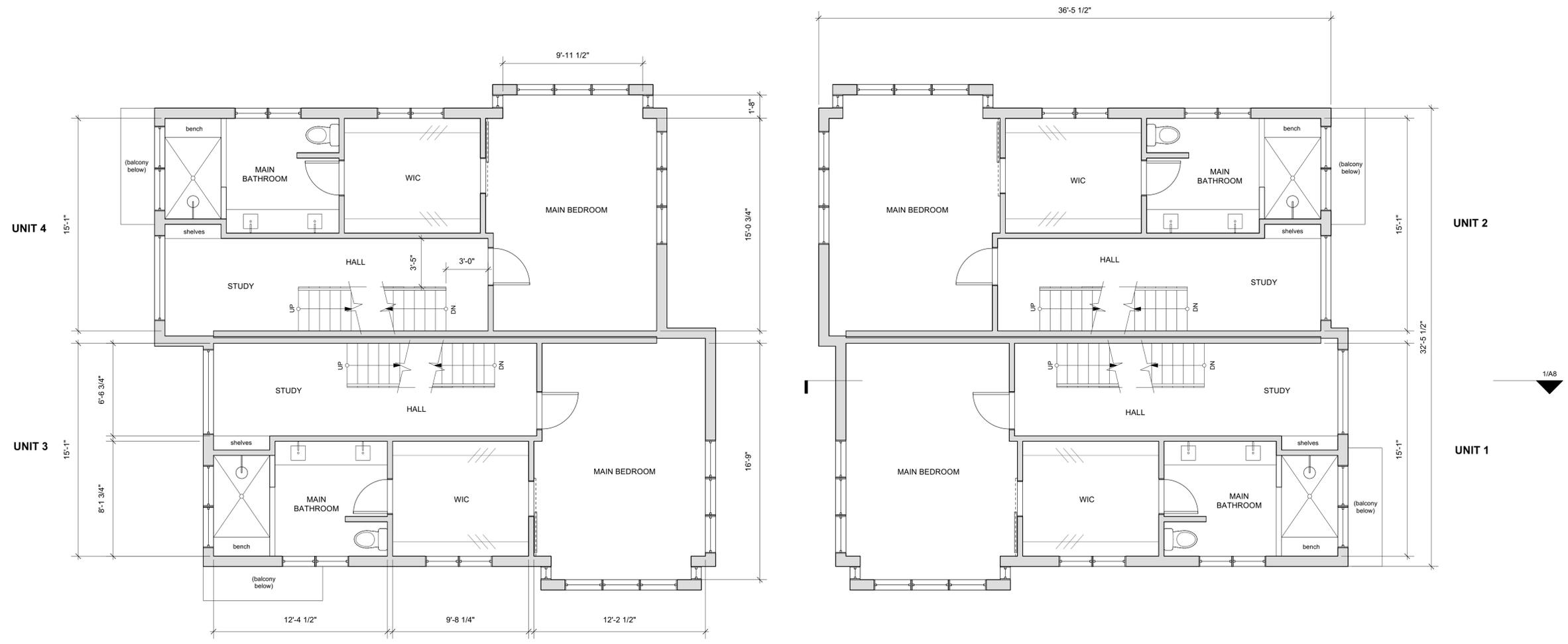
Site Plan Review Application

DATE: August 7, 2024

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

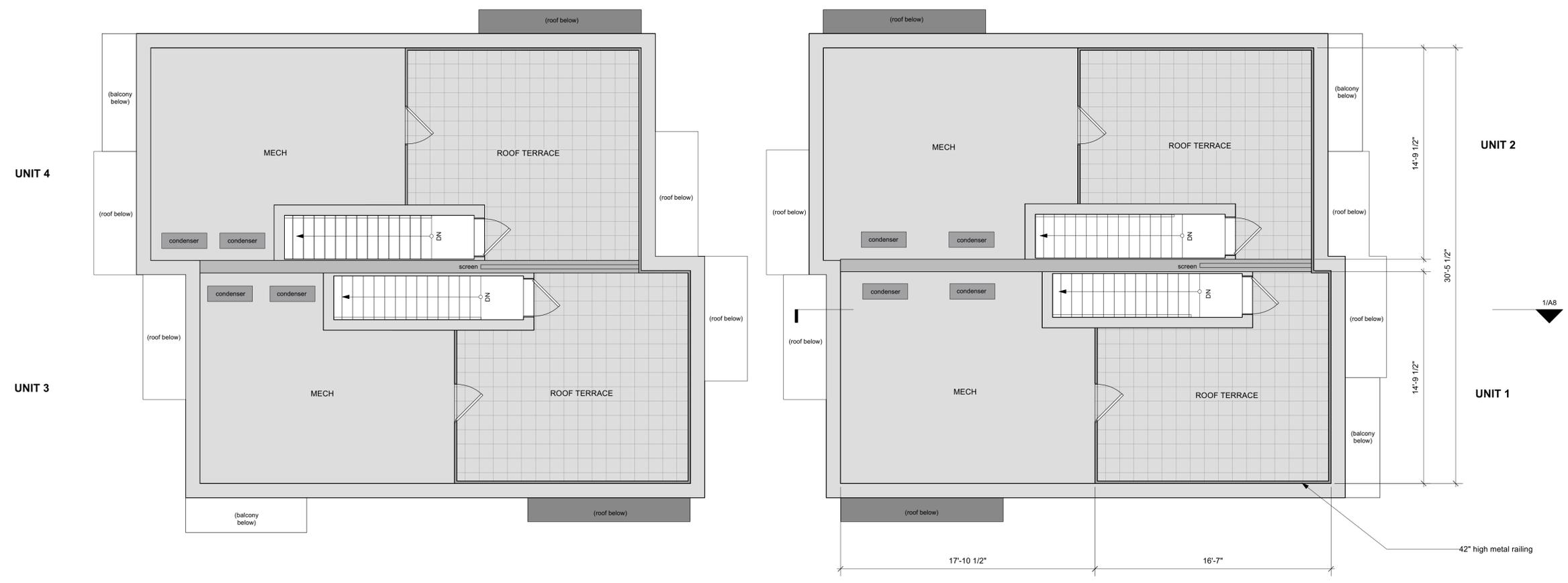
Proposed Third Floor Plans

A4



1 Proposed Third Floor Plans
Scale: 1/4" = 1'-0"





1 Proposed Roof Floor Plans
Scale: 1/4" = 1'-0"



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5-7 Belknap Street, Arlington, MA
(4) Town Houses New Construction

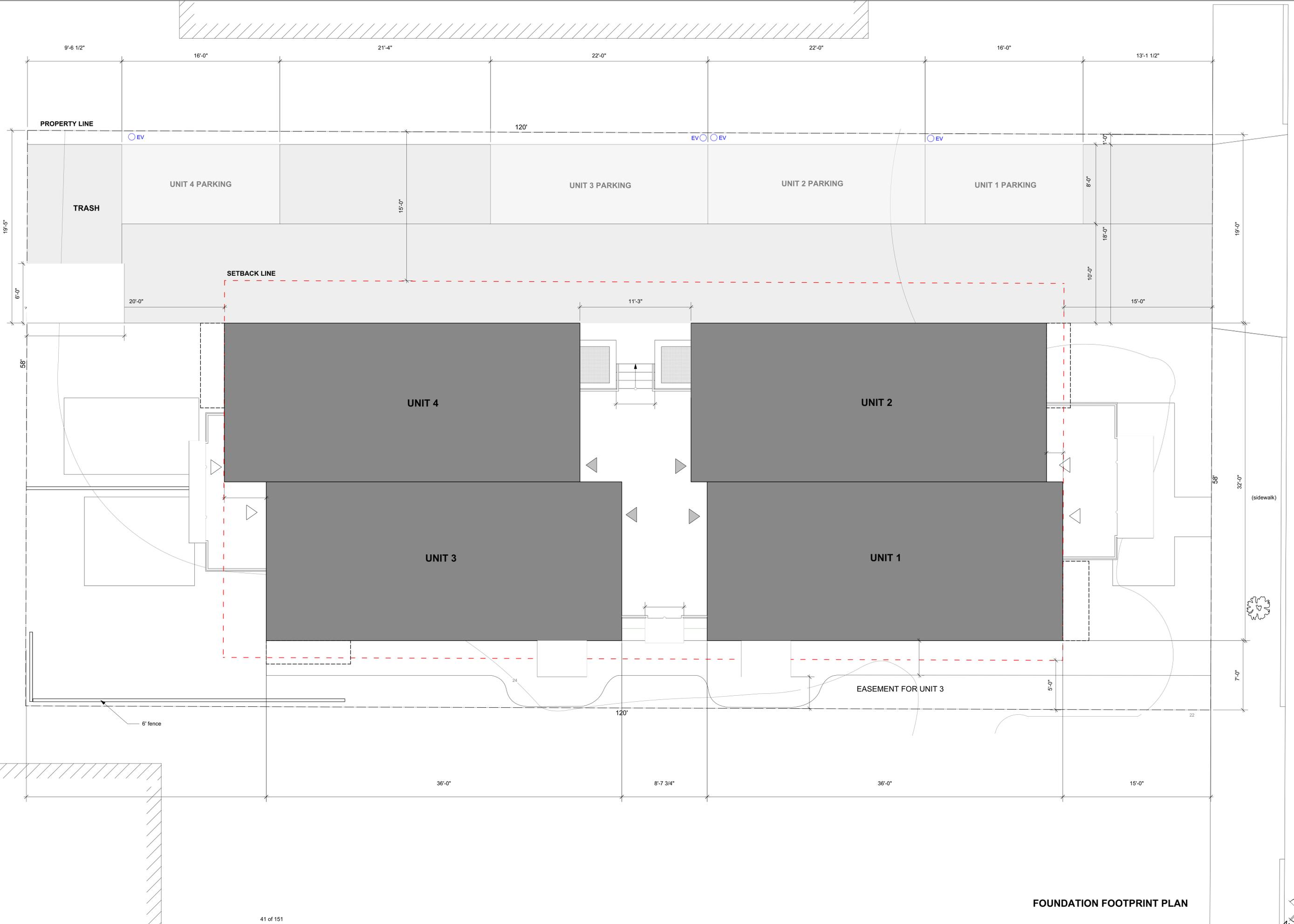
Site Plan Review Application

DATE: August 7, 2024

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

Proposed Site Plan

A6



FOUNDATION FOOTPRINT PLAN

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INKSTONE
 ARCHITECTS

5-7 Belknap Street, Arlington, MA
 (4) Town Houses New Construction

Site Plan Review Application

DATE: August 7, 2024

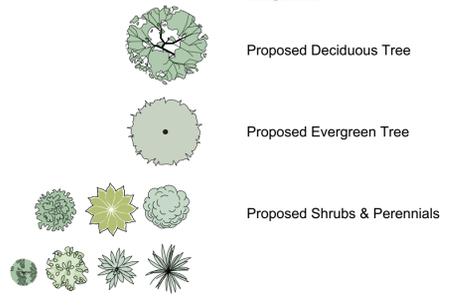
SCALE: 1/4" = 1'-0"

Proposed Landscape Plan

A7



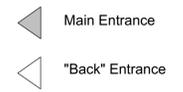
Legend



Plant Schedule				
KEY	QTY	Latin Name	Common Name	Size
TREES				
TON	6	<i>Thuja occidentalis 'Nana'</i>	Dark American Arborvitae	6 - 10' B&B
BPW	1	<i>Betula populifolia 'Whitespire'</i> (N)	Whitespire Birch	7 - 8' Clump B&B
SHRUBS				
KEY	QTY	Latin Name	Common Name	Size
IGS	6	<i>Ilex glabra 'Shamrock'</i> (N)	Shamrock Inkberry Holly	#7
TOS	27	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae	7 - 8' B&B
VINES				
KEY	QTY	Latin Name	Common Name	Size
HA	2	<i>Hydrangea arborescens 'Petitotian'</i>	Climbing Hydrangea	#5
PERENNIALS/GROUND COVERS				
KEY	QTY	Latin Name	Common Name	Size
AC	19	<i>Asarum canadense</i> (N)	Canadian Wild Ginger	1' QT
CP	30	<i>Carex pennsylvanica</i> (N)	Pennsylvania Sedge	#1
DE	2	<i>Dicentra eximia</i> (N)	Bleeding Heart	#1
EP	6	<i>Echinacea purpurea</i> (N)	Purple Coneflower	#1
GM	11	<i>Geranium maculatum</i> (N)	Wild Geranium	#1
LS	4	<i>Liatris spicata</i> (N)	Blazing Star	#1
PA	4	<i>Panicum aristochloides</i> (N)	Christmas Fern	#1
PV	28	<i>Panicum virgatum</i> (N)	Switch Grass	#1
TC	14	<i>Tiarella cordifolia</i> (N)	Creeping Foamflower	#1

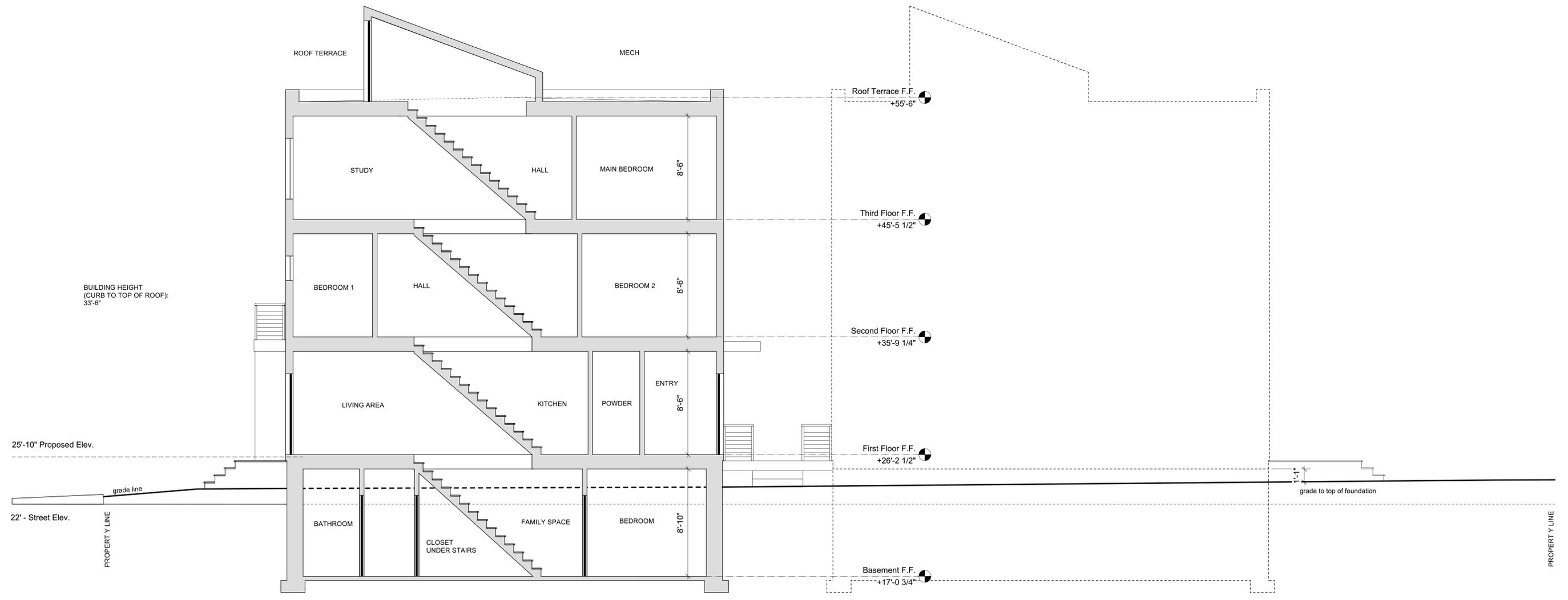
Note: Schedules not updated

Material Schedule		
Key	Description	Dimension
1	Unit 5A - Unilock - Beacon Hill XL Or Equal - EZ-Joint Permeable Sand - Dry Set	57.5 SF
	Unit 5B - Unilock - Beacon Hill XL Or Equal - EZ-Joint Permeable Sand - Dry Set	102 SF
	Unit 7A - Unilock - Beacon Hill XL Or Equal - EZ-Joint Permeable Sand - Dry Set	55 SF
	Unit 7B - Unilock - Beacon Hill XL Or Equal - EZ-Joint Permeable Sand - Dry Set	84.5 SF
2	Peastone Permeable Grid Paving @ Driveway	1142 SF
3	Unit 5A - Trifolium repens/Festuca aurundinacea Seed Mix	33 SF
	Unit 5B - Trifolium repens/Festuca aurundinacea Seed Mix	56 SF
	Unit 7A - Trifolium repens/Festuca aurundinacea Seed Mix	86 SF
4	Unit 7B - Trifolium repens/Festuca aurundinacea Seed Mix	144 SF
	Steel Edging	83 LF
5	Decorative Stone	245 SF
6	Asphalt Driveway	1077 SF



Note:
 All patios to have 2% pitch toward Trifolium Repens/Festuca Aurundinacea groundcover.





1 Proposed Section Cut Through Stairs
 Scale: 1/4" = 1'-0"

NOTE: All elevations reference the curb elevation of +22'-0".

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InkStone Architects, LLC
Brigitte Steines, principal
18 Main Street, Ste. 3b
Concord, MA 01742
ph: 650.814.8542
brigitte@inkstonearchitects.com



5-7 Belknap Street, Arlington, MA
(4) Town Houses New Construction

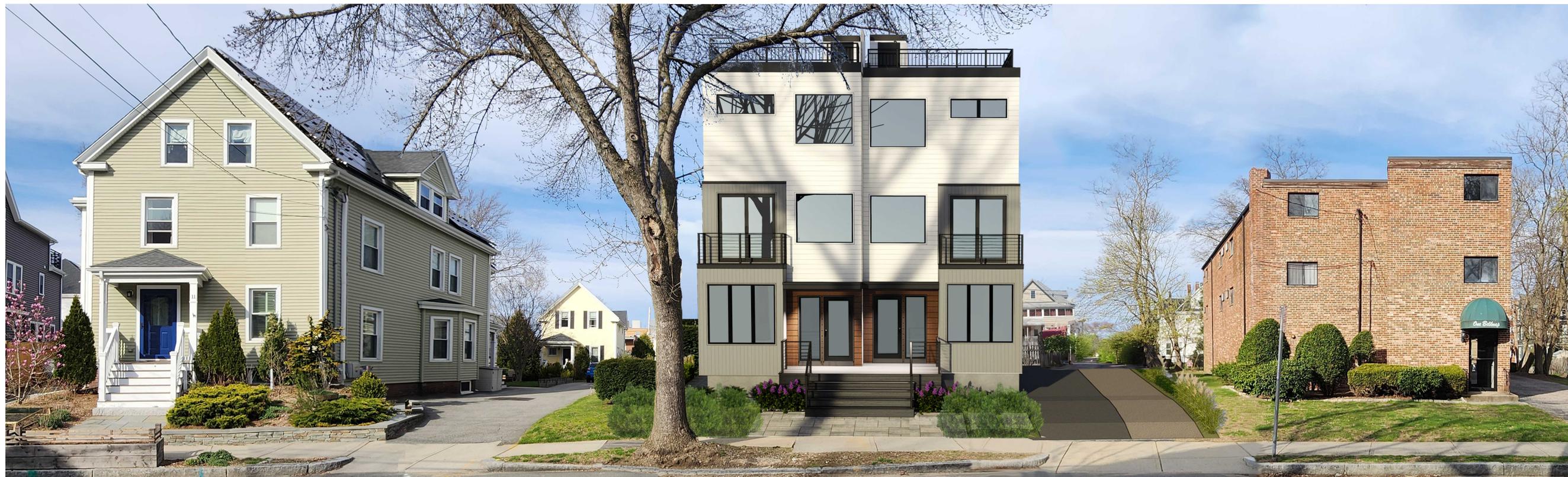
Site Plan Review
Application

DATE: August 7, 2024

SCALE:

Proposed Street
View Image

A9



Street View

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5-7 Belknap Street, Arlington, MA
(4) Town Houses New Construction

**Site Plan Review
Application**

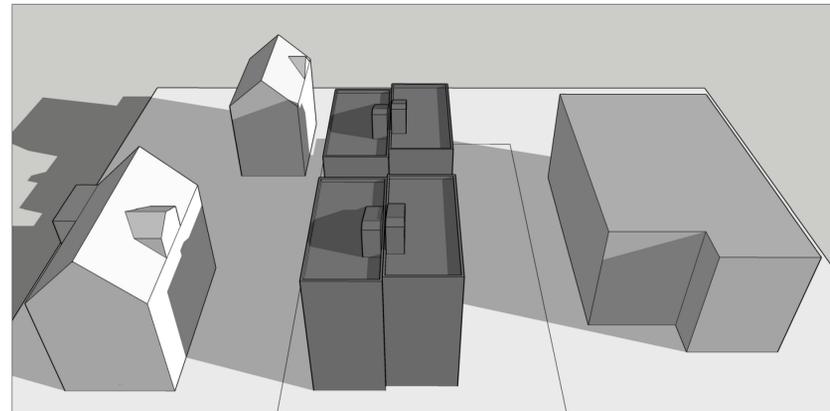
DATE: August 7, 2024

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

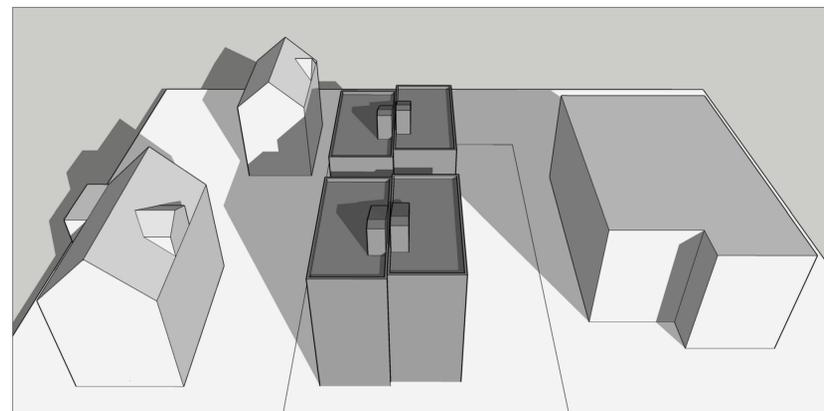
Shade Study

A10

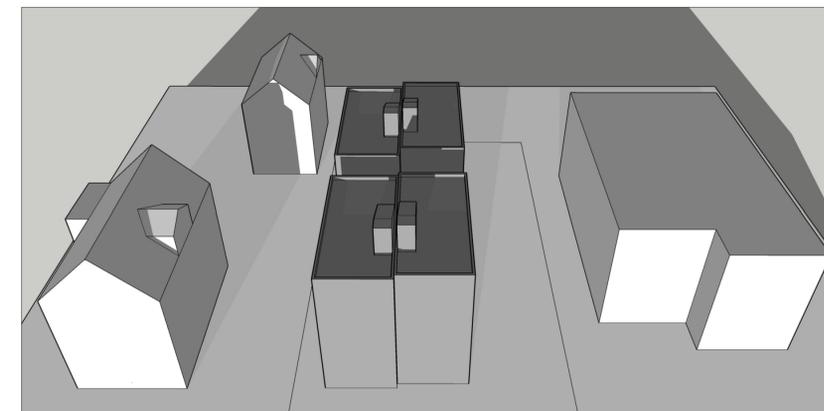
WINTER



JANUARY 10 AM

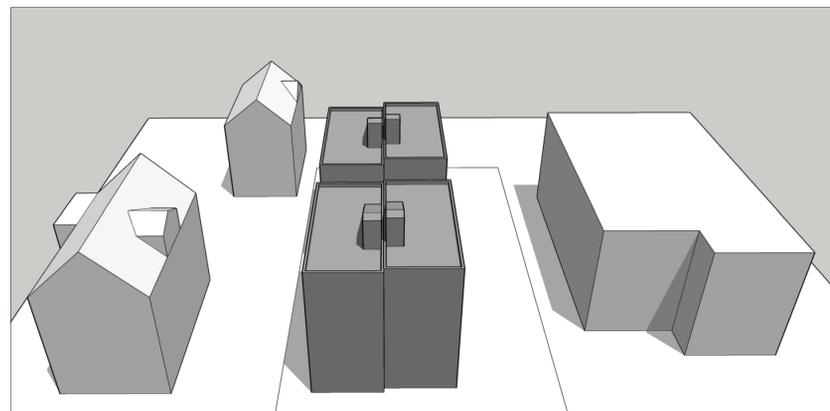


JANUARY 1 PM

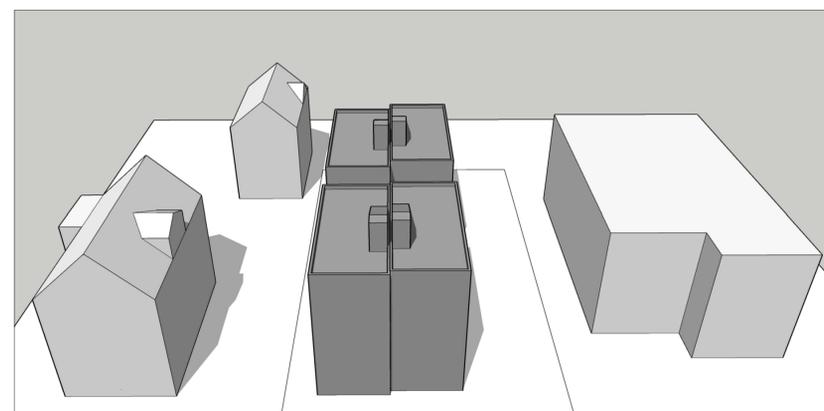


JANUARY 4 PM

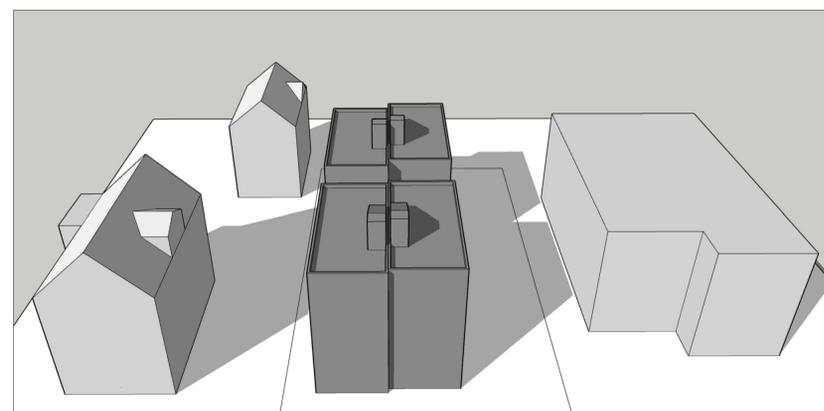
SUMMER



JULY 12 PM



JULY 2 PM



JULY 4 PM

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brigitte@inkstonearchitects.com

INKSTONE
ARCHITECTS

5-7 Belknap Street, Arlington, MA
(4) Town Houses New Construction

**Site Plan Review
Application**

DATE: August 7, 2024

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

Model Views

A11



MATERIALS AND PRODUCTS
for
MULTI-FAMILY HOUSING AS OF RIGHT DEVELOPMENT
at
5-7 Belknap Street in Arlington, Massachusetts

August 7, 2024



(A) Off-white lap siding,
LP Smart Side (or equal)



(B) Cedar-look nickel gap siding,
LP Smart Side (or equal)



Color example

Facade materials/information:

- Siding (A) – horizontal lap, 4” white
- Siding – horizontal or vertical nickel gap, 4” dark gray
- Siding – horizontal or vertical nickel gap, 8” white
- Siding (B) – horizontal or vertical nickel gap, 4” cedar-look
- Trim – 1.5” white (windows, doors, etc.)
- Trim – 3.5” white (corners)
- Flashing – metal, dark gray
- No gutters – scuppers from roof & downspouts
- Downspouts – painted to match siding



Decking – Trex (or sim.), gray



Decking example



Casement & fixed windows

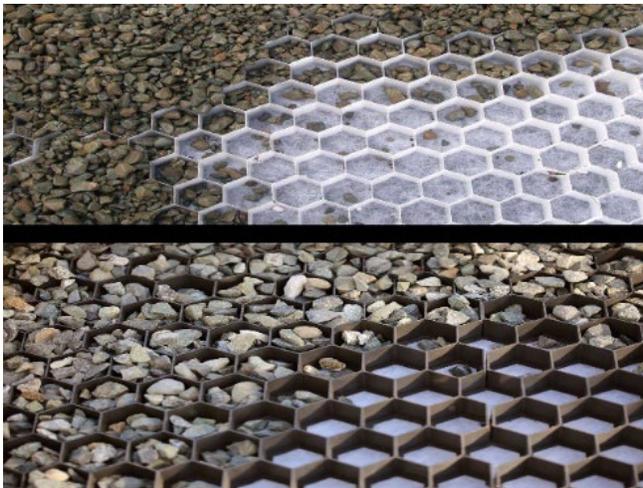
Windows & Doors – Marvin Elevate Series (or similar), black frames



Exterior recessed can lighting
Soffit – pine/painted wood (or sim.)



Landscape steel edging



Permeable driveway parking grid, Peastone (or sim.)



Pavers – Unilock Beacon Hill XL (or sim.)



Pavers – Unilock Beacon Hill XL (or sim.)

Decorative Stone – left side of house (see Landscape drawings)

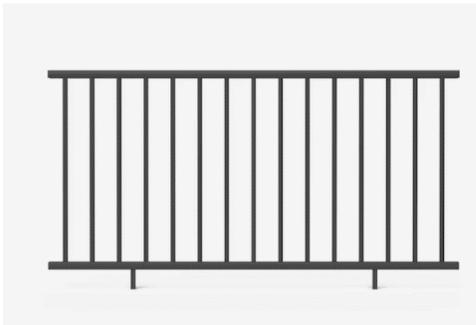


Roof Pavers – example wood color, 12"x12" (or sim.)

Roof Pavers System – TileTech w/ leveling pedestals (or sim)



Handrail/guardrails @ porches, courtyard, & balconies:
dark metal posts and handrails with horizontal cable rail (or sim)



Handrail/guardrail @ roof:
dark metal posts and handrails with vertical dark metal balusters (or sim)

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2024-04-24

Registry ID:

Ekotrope ID: LMkDbKMv

HERS® Index Score:

44

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$4,932

*Relative to an average U.S. home

Home:

5-7 Belknap St., Unit 1
Arlington, MA 02474

Builder:

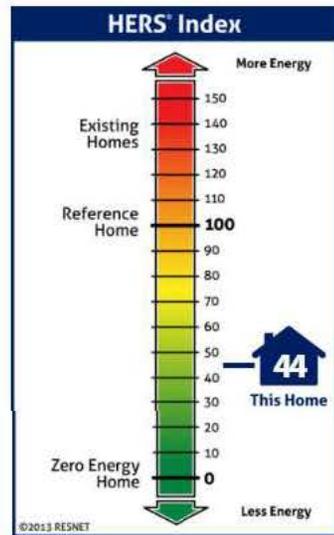
Michael J. Collins

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	13.0	\$926
Cooling	0.8	\$59
Hot Water	2.6	\$183
Lights/Appliances	21.0	\$1,498
Service Charges		\$120
Generation (e.g. Solar)	0.0	\$0
Total:	37.4	\$2,785

This home meets or exceeds the criteria of the following:

Massachusetts Stretch Code
2021 International Energy Conservation Code



Home Feature Summary:

Home Type:	Duplex, single unit
Model:	Duplex/left
Community:	N/A
Conditioned Floor Area:	2,290 ft ²
Number of Bedrooms:	4
Primary Heating System:	Air Source Heat Pump • Electric • 11.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 23 SEER
Primary Water Heating:	Residential Water Heater • Electric • 4.09 Energy Factor
House Tightness:	3 ACH50 (Adjusted Infiltration: 3.00 ACH50)
Ventilation:	70 CFM • 30 Watts • ERV
Duct Leakage to Outside:	Forced Air Ductless
Above Grade Walls:	R-28
Ceiling:	Vaulted Roof, R-53
Window Type:	U-Value: 0.28, SHGC: 0.28
Foundation Walls:	R-21
Framed Floor:	R-38

Rating Completed by:

Energy Rater: Mark Horgan
RESNET ID: 5543470

Rating Company: Associated Energy, LLC
PO Box 1346 Leominster MA 01453
9785348310

Rating Provider: Performance Systems Development
950 Danby Rd, Ste 201P, Ithaca NY 14850
607-277-6240



Mark Horgan

Mark Horgan, Certified Energy Rater
Digitally signed: 4/17/24 at 4:31 PM

RESNET HOME ENERGY RATING

Standard Disclosure

For home(s) located at: **5-7 Belknap St., Unit 1, Arlington, MA**

Check the applicable disclosure(s):

1. The Rater or the Rater's employer is receiving a fee for providing the rating on this home.
2. In addition to the rating, the Rater or the Rater's employer has also provided the following consulting services for this home:

- A. Mechanical system design
- B. Moisture control or indoor air quality consulting
- C. Performance testing and/or commissioning other than required for the rating itself
- D. Training for sales or construction personnel
- E. Other(specify)

3. The Rater or the Rater's employer is:
- A. The seller of this home or their agent
 - B. The mortgagor for some portion of the financed payments on this home
 - C. An employee, contractor, or consultant of the electric and/or natural gas utility serving this home

4. The Rater or Rater's employer is a supplier or installer of products, which may include:

Products	Installed in this home by	OR is in the business of
HVAC systems	<input type="checkbox"/> Rater <input type="checkbox"/> Employer	<input type="checkbox"/> Rater <input type="checkbox"/> Employer
Thermal insulation systems	<input type="checkbox"/> Rater <input type="checkbox"/> Employer	<input type="checkbox"/> Rater <input type="checkbox"/> Employer
Air sealing of envelope or duct systems	<input type="checkbox"/> Rater <input type="checkbox"/> Employer	<input type="checkbox"/> Rater <input type="checkbox"/> Employer
Energy efficient appliances	<input type="checkbox"/> Rater <input type="checkbox"/> Employer	<input type="checkbox"/> Rater <input type="checkbox"/> Employer
Construction (builder, developer, construction contractor, etc)	<input type="checkbox"/> Rater <input type="checkbox"/> Employer	<input type="checkbox"/> Rater <input type="checkbox"/> Employer
Other (specify): <input type="text"/>	<input type="checkbox"/> Rater <input type="checkbox"/> Employer	<input type="checkbox"/> Rater <input type="checkbox"/> Employer

5. This home has been verified under the provisions of Chapter 6, Section 603 "Technical Requirements for Sampling" of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network (RESNET). Rater Certification #: 5543470

Name: Mark Horgan Signature: Mark Horgan
Organization: Associated Energy, LLC Digitally signed: 4/17/24 at 4:31 PM

I attest that the above information is true and correct to the best of my knowledge. As a Rater or Rating Provider I abide by the rating quality control provisions of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network(RESNET). The national rating quality control provisions of the rating standard are contained in Chapter One 102.1.4.6 of the standard and are posted at

<https://standards.resnet.us>

The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

RESNET Form 03001-2 - Amended March 20, 2017

IECC 2021 Performance Compliance

Property

5-7 Belknap St., Unit 1
Arlington, MA 02474
Model: Duplex/left

Organization

Associated Energy, LLC
Mark Horgan
9785348310

Inspection Status

Results are projected

5-7 Belknap St., Unit 1, Arlington MA
projected

Builder

Michael J. Collins

This report is based on a proposed design and does not confirm field enforcement of design elements.

Annual Energy Cost

Design	IECC 2021 Performance	As Designed
Heating	\$729	\$607
Cooling	\$62	\$72
Water Heating	\$114	\$114
Mechanical Ventilation	\$56	\$39
SubTotal - Used to determine compliance	\$961	\$831
Lights & Appliances w/out Ventilation	\$869	\$869
Onsite generation	\$0	\$0
Total	\$1,830	\$1,700

Requirements

	R405.2	Performance-based compliance passes by 13.5%	The proposed house meets the IECC 2021 Performance reference energy bill requirement by \$129.94.
	R405.2 Item 2 (IECC 2009)	Total UA alternative compliance passes by 25.5%.	The proposed home meets the UA requirement by 25.5%
	R405.2 Item 2 (IECC 2009)	Glazed Fenestration SHGC	
	R402.4.1.2	Air Leakage Testing	Air sealing is 3.00 ACH at 50 Pa and 0.21 CFM50 / ft ² Shell Area. It must not exceed 5.00 ACH at 50 Pa or 0.28 CFM50 / ft ² Shell Area.
	R403.3.1	Duct Insulation	There are no forced air ducted systems.
	R403.3.5	Duct Testing	
	R404.1	Lighting Equipment	At least 100.0% of fixtures shall be high-efficacy lamps, currently 100.0% are high-efficacy.
	Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	2021 IECC Required Items must be checked as complete.
	R403.6.2	Mechanical Ventilation Efficacy	
	R403.6.1	Mechanical Ventilation Energy Recovery	
	R402.5	Area-weighted average fenestration SHGC	Area-weighted average fenestration SHGC is 0.276. The maximum allowed value is [No Limit].
	R402.5	Area-weighted average fenestration U-Factor	
	R401.2.5 Option 2	Additional energy efficiency	R401.2.5: 2.2 - 95% Threshold Met.

Design exceeds requirements for IECC 2021 Performance compliance by 13.5%.

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of Chapter 4 of the adopted International Energy Conservation Code based on MIDDLESEX County. If rating is Projected, I certify that the building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

Name: Mark Horgan
Organization: Associated Energy, LLC

Signature: Mark Horgan
Digitally signed: 4/17/24 at 4:31 PM

Ekotrope RATER - Version 3.2.4.3381

IECC 2021 Performance compliance results calculated using Ekotrope RATER's energy and code compliance algorithm.
Ekotrope RATER is a RESNET Accredited HERS Rating Tool. All results are based on data entered by Ekotrope users.
Ekotrope disclaims all liability for the information shown on this report.

PORTFOLIO OF MICHAEL COLLINS
for
MULTI-FAMILY HOUSING AS OF RIGHT DEVELOPMENT
at
5-7 Belknap Street in Arlington, Massachusetts

August 7, 2024

Applicant Michael Collins is a native of Arlington, MA.

Michael has developed many high quality properties in over 40 years of business in Arlington and the surrounding communities.

Three of his most distinctive properties in Arlington are:

Heritage Square on the corner of Massachusetts Ave and Mill Street



Russell Place at 30 Water Street



The contemporary homes at 23, 27, and 31 Brunswick Road





**Legal Notice of a Public Hearing, Arlington Redevelopment Board
Docket #3816, 5-7 Belknap Street**

Notice is herewith given that an application has been filed on August 8, 2024, by Michael Collins, 5-7 Belknap Street LLC, 8 Overlook Road, Stoneham, MA 02180, to open Docket #3816 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.9.3, Site Plan Review. The applicant proposes to demolish the existing two-family building and garage and construct a new four-unit multi-family project comprised of two separate buildings, each with two units. The subject property is located at 5-7 Belknap Street, Arlington, MA, in the R2 Residential District and within the Neighborhood Multi-Family Housing Overlay District. The opening of the Docket is to allow the Board to review and approve the proposal under Section 5.9.3, Site Plan Review.

A Public Hearing will be held on Monday, September 9, 2024, at 7:30 pm, Arlington Community Center, Main Hall, 27 Maple Street, Arlington, Massachusetts.

Plans may be viewed at the Department of Planning and Community Development on the first floor of the Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA, during office hours, Monday through Wednesday, 8:00 am to 4:00 pm; Thursday, 8:00 am to 7:00 pm; and Friday, 8:00 am to 12:00 pm, or viewed and downloaded from the Redevelopment Board webpage of the Town's website at arlingtonma.gov/arb.

**Arlington Redevelopment Board
Rachel Zsembery
Chair**

8/22/2024, 8/29/2024



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

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to ensure compliance with M.G.L c.40A, § 3A

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Site Plan Review, 5-7 Belknap St., Arlington, MA, Docket #3816
Date: September 9, 2024

I. Docket Summary

This is an application by Michael Collins, 5-7 Belknap St. LLC, 8 Overlook Rd, Stoneham, MA 02180 to open Special Permit Docket #3816 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.9.3 Site Plan Review.

The applicant proposed to demolish the existing two-family building and garage to construct a new four-unit multi-family development comprised of two front-to-back buildings separated by a courtyard, with each structure containing two town-house style units. In addition, the applicant proposes a driveway with four vehicle parking spaces each with its own EV charger, and a storage shed with parking for four bicycles.

Materials submitted for consideration of this application include:

- Application for Site Plan Review, dated August 7, 2024;
- Impact Statement, including LEED Checklist, stormwater management plan, and summary of Neighborhood Outreach, dated August 7, 2024;
- Drawings, Photographs, and Site Plan of existing conditions, dated March 18, 2024;
- Proposed Site Plan of Proposal August 5, 2024;
- Dimensional and Parking Information, dated August 7, 2024;
- Architectural Drawings and Renderings dated August 7, 2024;
- Shadow Study, dated August 7, 2024; and
- Product and materials list, dated Augst 7, 2024.

The subject property is located within the R-2 Residential Two-Family zoning district and the Neighborhood Multi-Family (NMF) Overlay District, which the applicant has elected to apply to this development.

Section 5.9, Multi-Family Housing Overlay Districts, provides a process for the Arlington Redevelopment Board to review and potentially impose reasonable conditions through Site Plan Review for As of Right Development proposals located within a Multi-Family Housing Overlay District. The ARB shall provide Site Plan Review for projects using the Environmental Design Review Standards set forth in Section 3.4.4. of the Zoning Bylaw.

II. Site Plan Review/ Environmental Design Standards (Arlington Zoning Bylaw, Sections 5.9.3 and 3.4.4)

1. SPR/EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The landscaped will be enhanced from its existing conditions through the addition of five native trees, and multiple shrubs and perennial plantings throughout the site. There will be no substantial changes to the existing grade.

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

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

The subject property is zoned R-2 Residential Two-Family and is within the Neighborhood Multi-Family (NMF) Overlay District. The neighborhood includes a mix of two-, four-, and eight-family properties. The proposed development is consistent with the scale and density of the neighboring properties. The exterior facade materials and colors are similar to other buildings along the street.

The applicant has provided a Shadow Study to determine any shade that might be cast on neighboring properties throughout the year, following concerns raised by neighbors at a community outreach event. The building design has been modified to ensure no shadows will be cast on the roof of any neighboring property, which could impede their ability to the install solar panels.

3. SPR/EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

Units 1 and 2 are designed so that their landscaped open space areas fronts Belknap St., which will be enhanced with a porch, balconies, plantings, and brick pavers all to maximize visibility for passersby and encourage social interaction. Additionally, all four Townhouse units share a common courtyard/deck between the two buildings which serves as the main entrance to each of the units. This design is intended to encourage social interaction between the neighbors of the development.

Each unit will also include a roof deck for useable open space which will include

4. SPR/EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The applicant is proposing to access to the property via foot, bicycle, and automobile. A walkway is proposed on the left side of the property for foot access to the common courtyard/deck and each units main entrance. The 18' wide driveway provides parallel parking for four vehicles, two compact and two full size parking spaces, each with their own electric vehicle charging station. The driveway provides adequate space to maneuver into and out of each parking spot without disturbing the other neighbors. There will be a bicycle parking shed located at the rear of the driveway which will include covered parking for four bicycles.

5. SPR/EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The applicant will apply best practices and comply with the Town's Stormwater Management bylaw, during and after construction, as approved by the Town Engineer. If necessary, the applicant will develop an Operations and Management Plan for a stormwater management system to be submitted for approval by the Town Engineer and recorded with the Registry of Deeds. Future inspections and maintenance of said stormwater system will be funded with monthly condominium fees.

6. SPR/EDR-6 Utilities Service

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

All utilities will be located underground. The water and sewer connections are indicated on the proposed site plan.

7. SPR/EDR-7 Advertising Features

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

The applicant proposes temporary marketing sign which will comply with the Town's temporary sign regulations.

The property will include an address sign for the rear units, as requested by the Arlington Fire Department, which will comply with the Town's sign ordinance.

8. SPR/EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

The applicant proposes a bicycle parking shed which will be located at the rear of the driveway as well as a 1'0" vegetated strip between the driveway and the neighboring property.

9. SPR/EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The interior and exterior of the buildings have been designed to facilitate building evacuation including three forms of egress per unit (1 basement level egress and 2 egress from the first floor). The proposed property will provide access to the building for fire, police and other emergency personnel and equipment from Belknap Street.

10. SPR/EDR-10 Heritage

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

The property at 5-7 Belknap St. is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.

11. SPR/EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

Equipment installed on site include 8 condensers, located on the roof of each building, which will emit 56 decibels each, which is described as similar to a residential refrigerator.

The total proposed impervious area will be less than existing site conditions, and the addition of new native plantings and trees will have a positive impact on the immediate environment.

12. SPR/EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

This applicant has completed a LEED checklist and provided a summary of the sustainable practices that will be incorporated into the design of the development. In addition, the development will comply with the Town's Specialized Stretch Energy Code and the Fossil Fuel-Free Bylaw which ensure a maximum level of energy efficiency is achieved.

III. Findings

1. The ARB finds that the nature and use of the property is consistent with the purpose and intent of Section 5.9, Multi-Family Overlay Districts.
2. The ARB finds that the project is consistent with Site Plan Review/Environmental Design Review standards per Section 3.4 of the Zoning Bylaw.

IV. Recommended Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Applicant will obtain the necessary building permits and work with the Town Engineer to ensure compliance with all applicable codes.



Town of Arlington, Massachusetts

Public Hearing: Docket #3633, 1500 Massachusetts Avenue

Summary:

8:35 pm

Notice is herewith given that a request to reopen Special Permit Docket #3633 has been filed on July 15, 2024, by 1500 Mass Ave LLC, 1500 Massachusetts Avenue, 294 Harvard Street, Medford, MA 02155, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to modify the plans approved by the Board on December 2, 2020, for the property located at 1500 Massachusetts Avenue in the B1 Neighborhood Office Business District, by eliminating one of the commercial units that was permitted for the first floor and replacing it with a single accessible residential unit. The reopening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

Type	File Name	Description
Reference Material	2024-08-26_1500_Mass_Ave_-_Request_for_Amendment_-_COMPLETE.pdf	2024-08-26 1500 Mass Ave - Request for Amendment
Reference Material	2024-09-03_1500_Mass_Ave_-_Parking_Study.pdf	2024-09-03 1500 Mass Ave - Parking Study
Reference Material	Combined_Application_Materials_for_11022020_Hearing.pdf	Combined Application Materials for 11-02-2020 Hearing
Reference Material	Timestamped_decision_and_signature_page_1500_Mass_Ave_Docket_3633.pdf	Timestamped decision and signature page 1500 Mass Ave Docket 3633
Reference Material	AAB_Amended_Notice_of_Action_-_1500_Massachusetts_Avenue.pdf	AAB Amended Notice of Action - 1500 Massachusetts Avenue

August 26, 2024

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

1500 Mass Ave. - Request for Amendment

An amendment for the following changes is being requested:

Drawing updates for ground floor commercial / residential spaces.

Additional open space to be added at the side yard of the building. By removing the exterior stairs and flattening this part of the site, the access door to the bike, trash, and mechanical spaces can be moved towards the rear of the building. This allows the access hallway to be removed and residential / office spaces to be increased in size.

Relevant project approvals:

11/2/20	Special Permit under EDR Approval
5/17/21	ARB Approval Letter for Amendments
5/22/24	AAB Approval Letter for Relief

Attachments:

- A - Revised Dimensional Charts & Architectural Plans
- B - Plan Diagrams
- C - ARB Approval Letter for Amendments, Associated Diagrams, and Associated E-mail Correspondence (as requested)
- D - Site Photos
- E - Elevator Study Diagrams (as requested)

Sincerely,

Monte French

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

Docket No. _____

Property Location 1500 Mass Ave, Arlington MA

Zoning District B1

Owner: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units:
Three Family, 3 Dwelling Units

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed Use, ~~4 Dwelling Units~~ **5 DWELLING UNITS**

Uses and their gross square feet:
Residential: ~~4,370.2 sf~~ **4,757sf** Office: ~~1,038 sf~~ **601sf**

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	7,265	7,265	min. 5,000
Frontage	80	80	min. 50
Floor Area Ratio		0.74	max. 0.75
Lot Coverage (%), where applicable	-----	-----	max. -----
Lot Area per Dwelling Unit (square feet)	-----	-----	min. -----
Front Yard Depth (feet)	17.3	2.5	min. 20
Side Yard Width (feet) right side	44.9	21.6	min. 10
left side	5.1	10	min. 10
Rear Yard Depth (feet)	10.3	46.5	min. 20
Height			min.
Stories	3	3	stories 3
Feet		32' 8"	feet 35
Open Space (% of G.F.A.)			min.
Landscaped (square feet)	2,296.5 2,436sf	2,296.5	(s.f.) 1,081.6
Usable (square feet)	877.4 952sf	877.4	(s.f.) 874.04 951sf
Parking Spaces (No.)		5	min. 6*
Parking Area Setbacks (feet), where applicable		5 10	min. 10, 5 w/ suitable wall
Loading Spaces (No.)	0	0	min. 0
Type of Construction			
Distance to Nearest Building		10	min.

*Sec. 5.3.21

***NOTE: SINCE ORIGINAL SUBMISSION, PARKING REQUIREMENTS PER THE ZONING BYLAWS HAVE BEEN REVISED. UNDER CURRENT BYLAWS, ONLY 5 SPACES ARE REQUIRED.**

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Section 2, Definitions and Section 5, District Regulations

Address 1500 Mass Ave, Arlington MA

Zoning District B1

OPEN SPACE

Total lot area

EXISTING

7,265 sf

PROPOSED

7,265 sf

Open Space (Usable)*

~~877.4~~ 952sf

Open Space (Landscaped)

~~2,296.5 sf~~ 2,446sf

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

GROSS FLOOR AREA (GFA)

Accessory building

Basement or cellar (>5' excluding mechanical area)

1st Floor

~~1,327.8 sf~~ 1,328.3sf

2nd Floor

2,040.2 sf

3rd Floor

2,040.2 sf

4th Floor

5th Floor

Attic (>7'0" in height, excluding elevator, mechanical area)

Parking garages (except as used for accessory
Parking garages or off street loading purposes)

All weather habitable porches and balconies

Total Gross Floor Area (GFA)

5,408.2 sf 5,408.8sf

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA

20% (% of Residential GSF only per section 5.3.21)

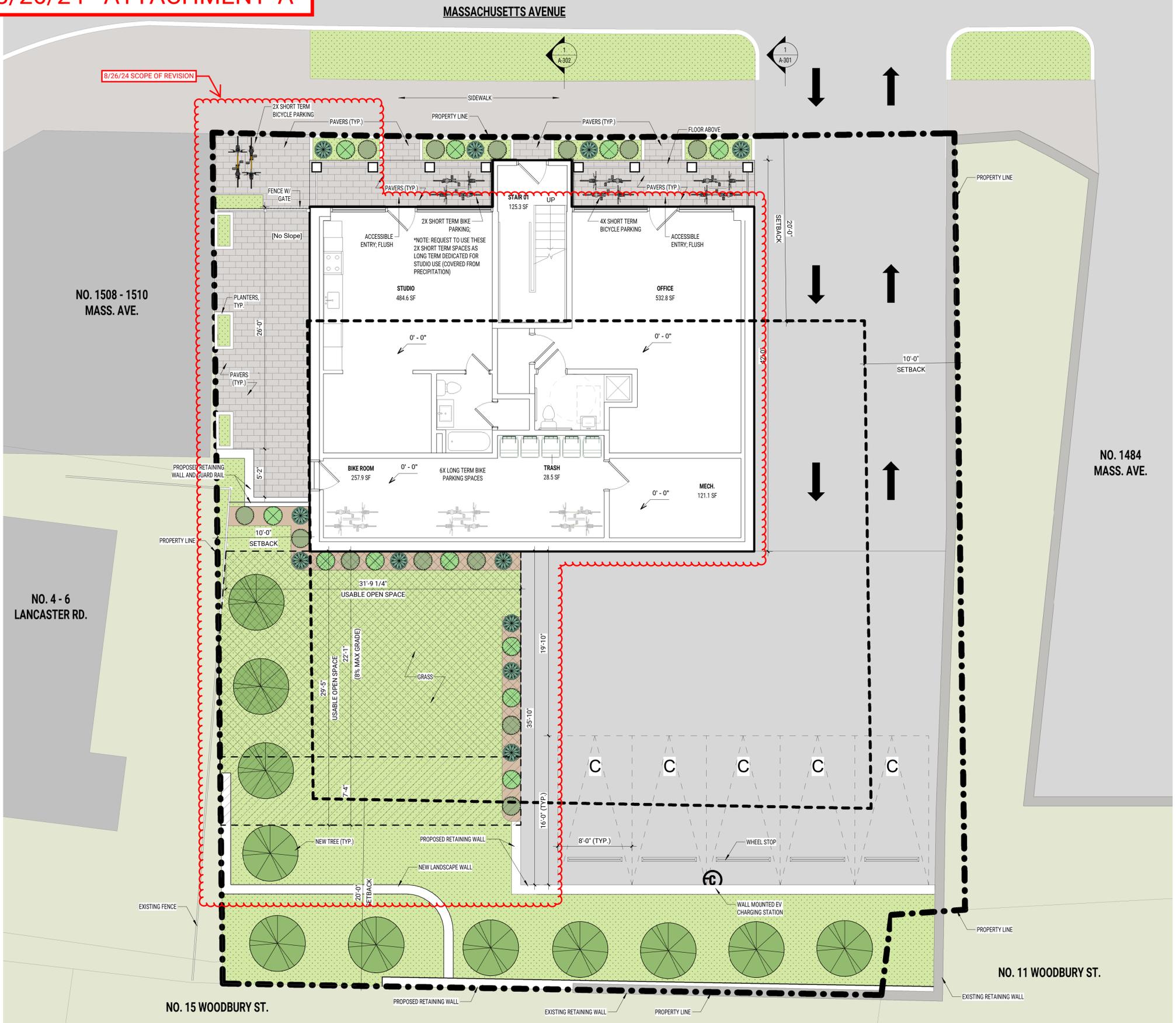
Proposed Landscaped Open Space Percent of GFA

~~42%~~ 45%

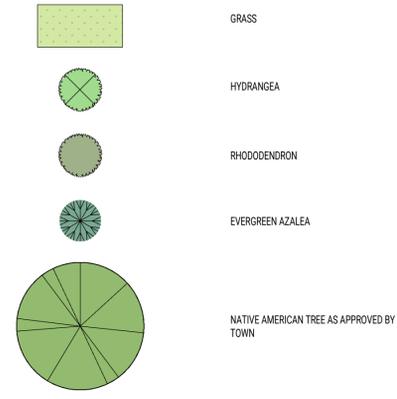
This worksheet applies to plans dated _____ designed by _____

Reviewed by Inspectional Services _____ Date: _____

8/26/24 - ATTACHMENT 'A'



PLANTING LEGEND



MONTE FRENCH DESIGN STUDIO (MFD&S)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFD&S-BOS.COM

CONSULTANTS:

EDR AMENDMENTS

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 8/26/2024
PROJECT #: 19018
SCALE: As indicated
DRAWN BY: EAD

ARCHITECTURAL SITE PLAN

AS101

CONSULTANTS:



EDR AMENDMENTS

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 8/26/2024

PROJECT #: 19018

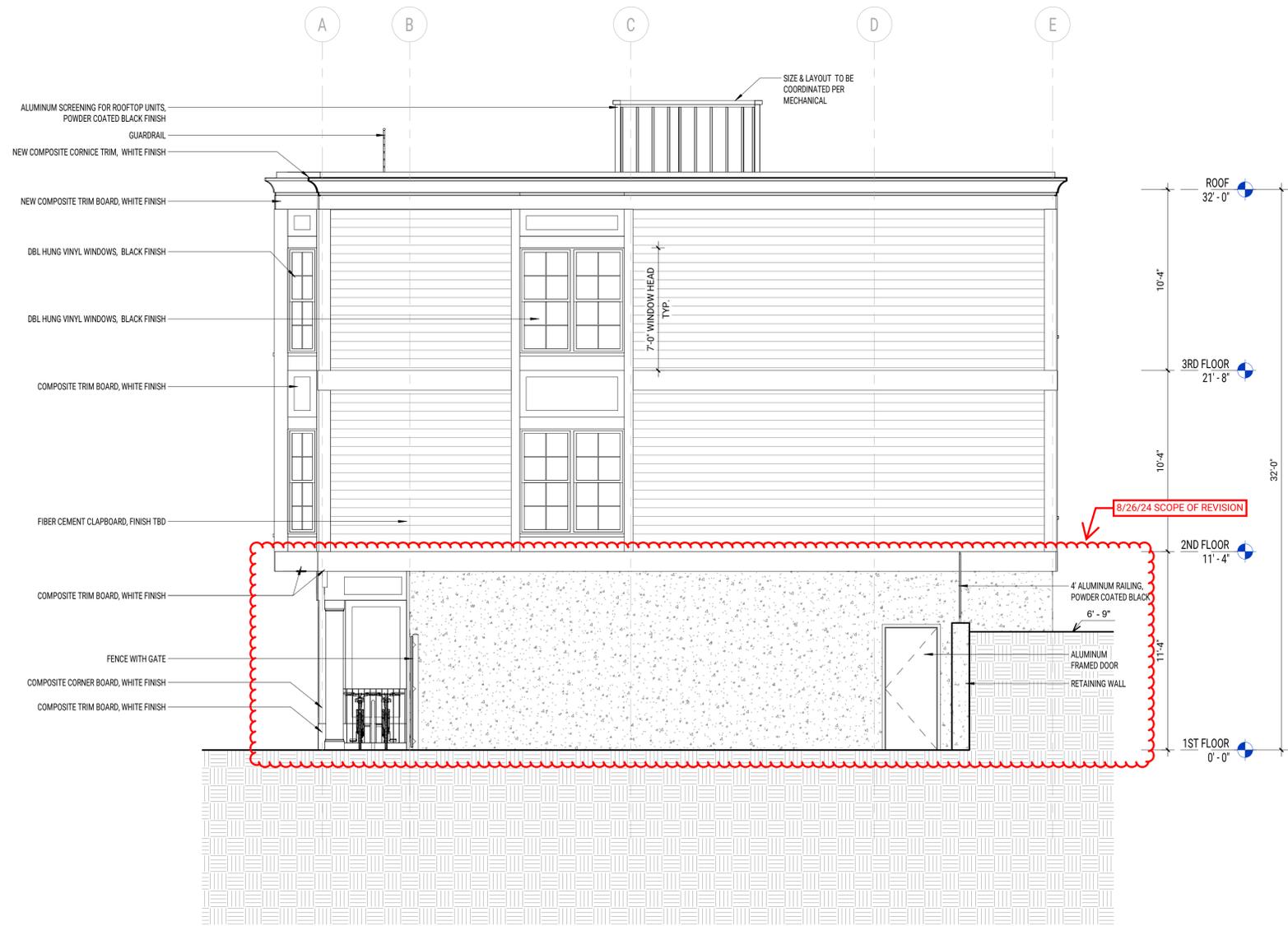
SCALE: 1/4" = 1'-0"

DRAWN BY: EAD

NORTH BUILDING ELEVATION

A-201

CONSULTANTS:



EDR AMENDMENTS

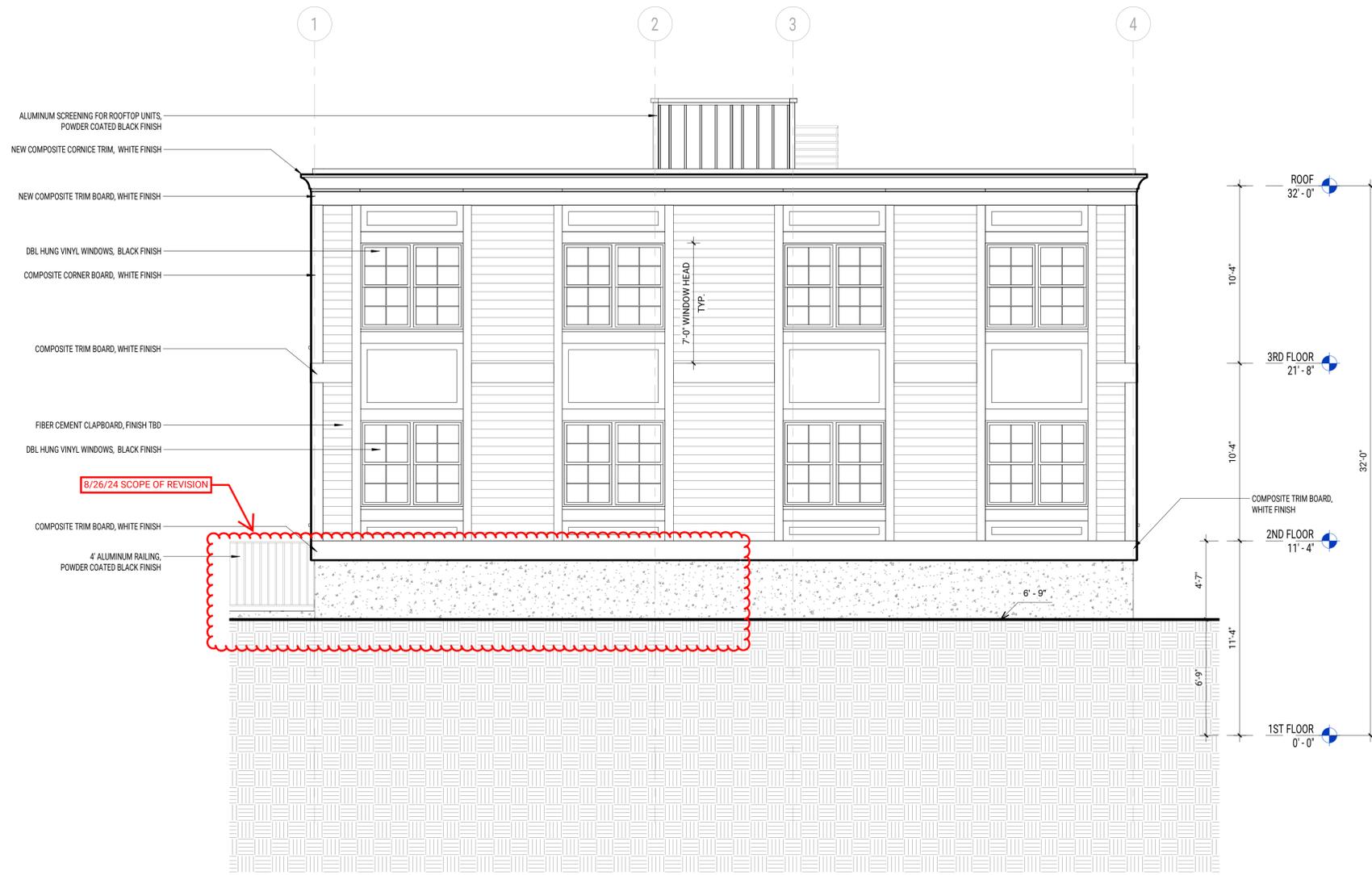
MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 8/26/2024
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

WEST BUILDING ELEVATION

A-202

CONSULTANTS:



EDR AMENDMENTS

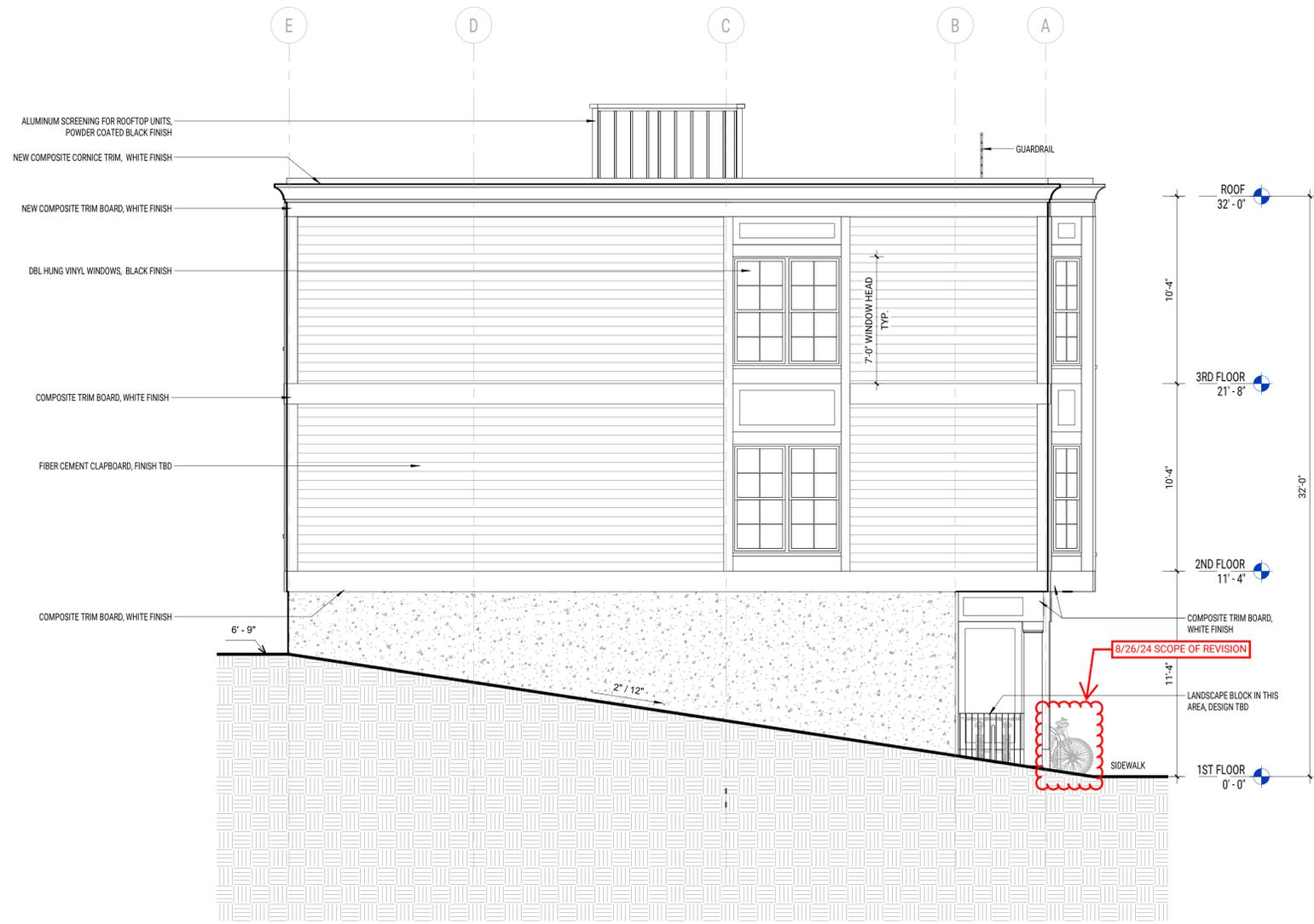
MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 8/26/2024
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

SOUTH BUILDING ELEVATION

A-203

CONSULTANTS:



EDR AMENDMENTS

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 8/26/2024

PROJECT #: 19018

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

DRAWN BY: EAD

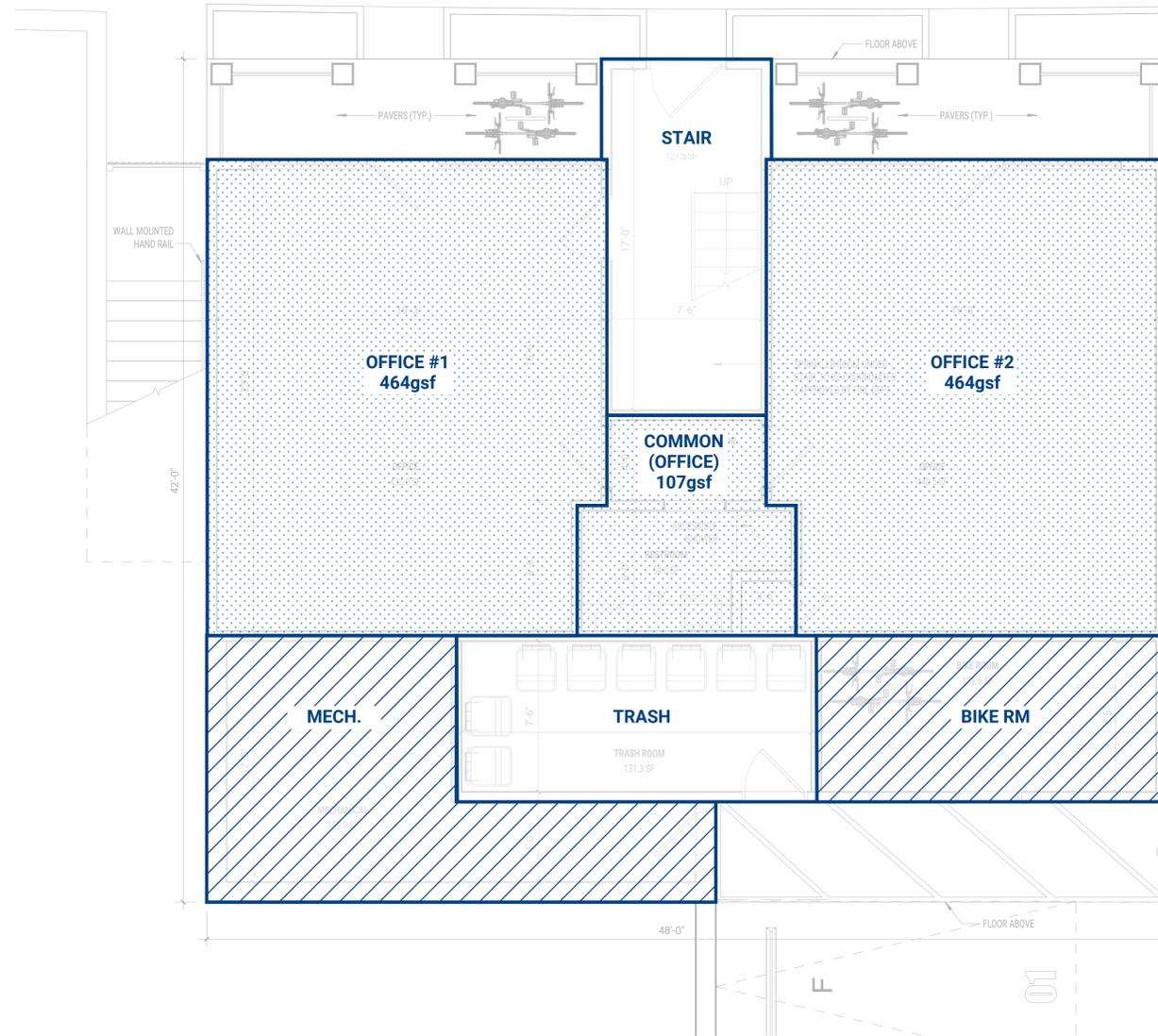
EAST BUILDING ELEVATION

GROUND FLOOR DIAGRAM - 11/2/20 EDR SUBMISSION

Diagram to show area totals at ground floor - based on 11/2/20 EDR submission

8/26/24 - ATTACHMENT 'B'

GROUND FLOOR



AREA TOTALS

OFFICE #1	464sf
OFFICE #2	464sf
COMMON (OFF.)	107sf
TOTAL	1,035sf

NOTE: TOTAL ONLY INCLUDES OFFICES & SHARED HALLWAY / BATHROOM

MFDS
A+P

MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/27/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

1ST FLOOR CONSTRUCTION PLAN

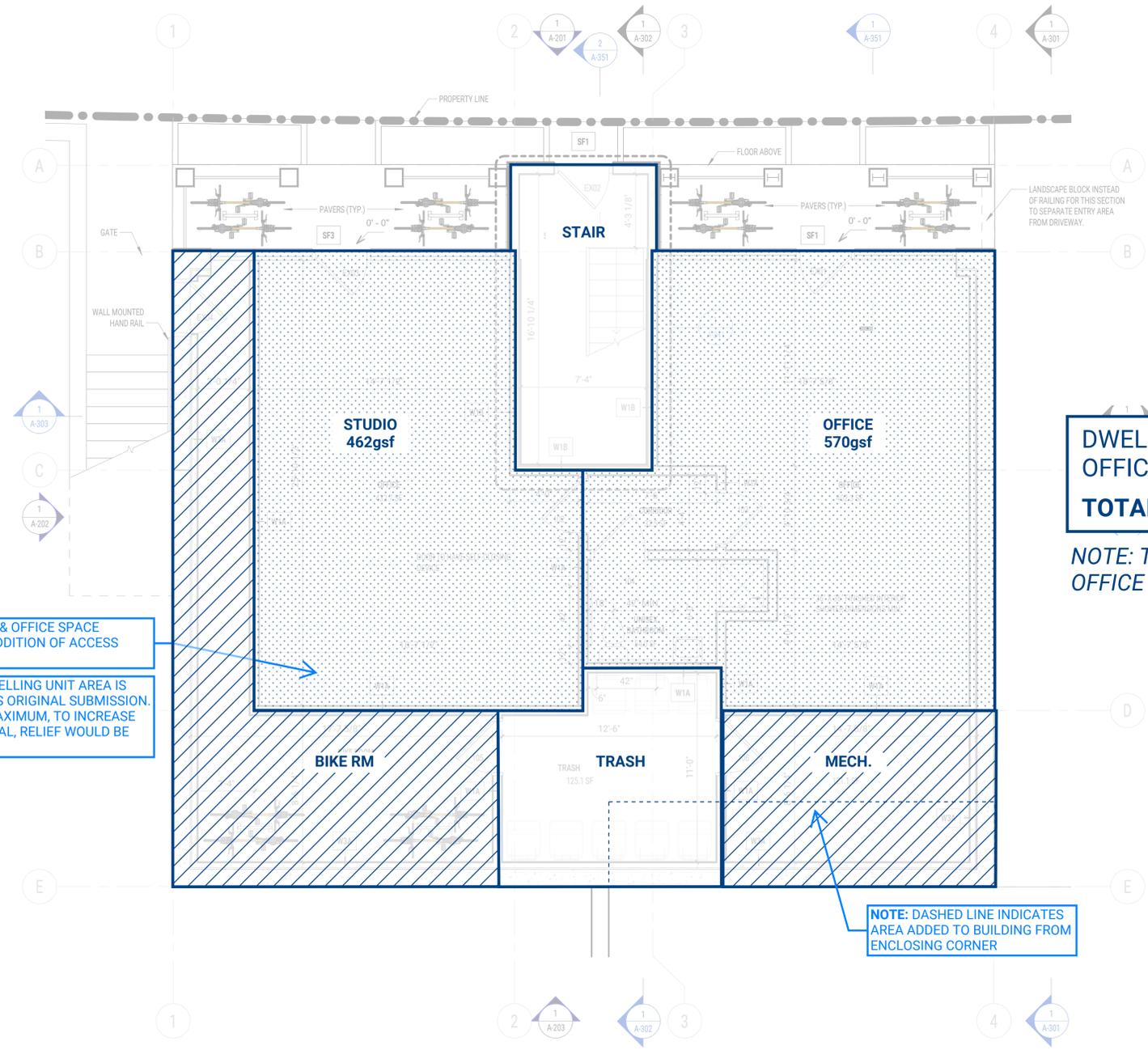
A-102

GROUND FLOOR DIAGRAM - 4/15/22 PERMIT SUBMISSION

Diagram to show area totals at ground floor - based on 4/15/22 Permit submission. This is the plan that was discussed at the previous ARB hearing.

8/26/24 - ATTACHMENT 'B'

GROUND FLOOR



AREA TOTALS

DWELLING UNIT	462sf
OFFICE	570sf
TOTAL	1,032sf

NOTE: TOTAL ONLY INCLUDES OFFICE & STUDIO UNIT

DEPTH OF DWELLING UNIT & OFFICE SPACE INCREASED TO OFFSET ADDITION OF ACCESS HALLWAY

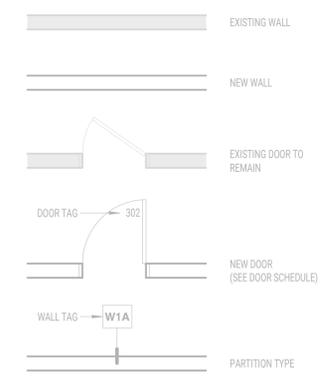
NOTE: TOTAL OFFICE & DWELLING UNIT AREA IS ESSENTIALLY THE SAME AS ORIGINAL SUBMISSION. F.A.R. IS CURRENTLY AT MAXIMUM, TO INCREASE OFFICE / RESIDENTIAL TOTAL, RELIEF WOULD BE REQUIRED ON F.A.R.

NOTE: DASHED LINE INDICATES AREA ADDED TO BUILDING FROM ENCLOSING CORNER

CONSTRUCTION PLAN GENERAL NOTES

- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS PRIOR TO PROCEEDING.
- THESE CONSTRUCTION DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. SEE ALSO OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO THE ARCHITECTURAL, STRUCTURAL, MEPPF, WHICH MAY ENCOMPASS FURTHER WORK REQUIRING DEMOLITION AND REMOVAL AND WHICH ARE HEREBY INCLUDED UNDER THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO PROCEEDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF EXISTING CONDITIONS. G.C. TO VERIFY, RECORD & COORDINATE ALL EXISTING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TELE DATA & SECURITY SYSTEMS.
- ALL FURNITURE SHOWN IS INCLUDED FOR COORDINATION PURPOSES ONLY AND IS NOT INCLUDED IN CONTRACT, U.O.N.

CONSTRUCTION PLAN LEGEND



MFDS A+P

MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-506-4496
WWW.MFDS-BDS.COM

CONSULTANTS:

ISSUE FOR PERMIT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 4/15/2022
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

1ST FLOOR CONSTRUCTION PLAN

A-102

1 1ST FLOOR - CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

GROUND FLOOR AREA DIAGRAM - 8/26/24 PROPOSED UPDATES

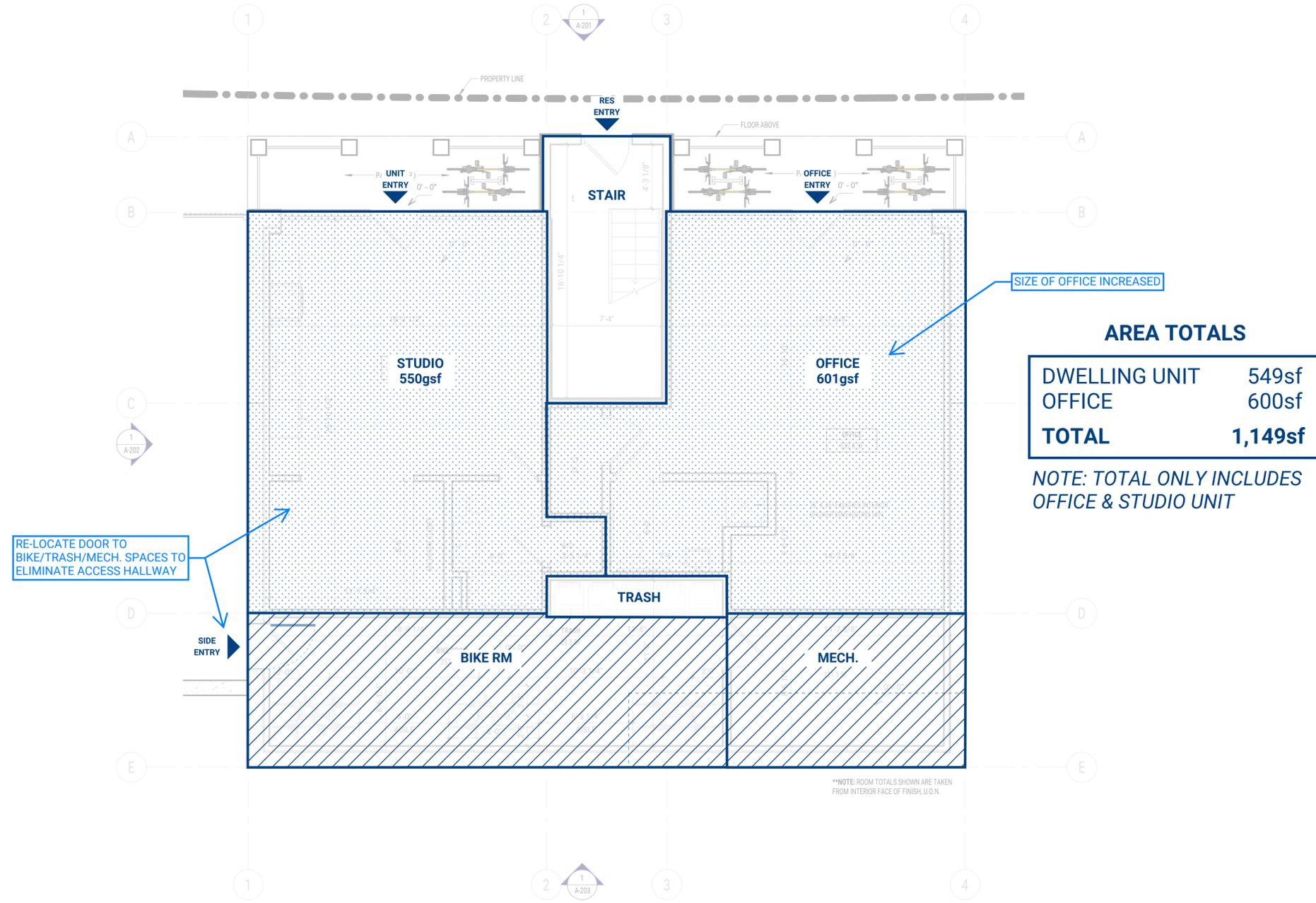
Diagram to show area totals at ground floor - this is the plan being proposed currently, and has incorporated comments discussed at the previous ARB hearing.

8/26/24 - ATTACHMENT 'B'

CONSTRUCTION PLAN GENERAL NOTES:
 2. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS PRIOR TO PROCEEDING.
 3. THESE CONSTRUCTION DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. SEE ALSO OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO THE ARCHITECTURAL, STRUCTURAL, MEPPF, WHICH MAY ENCOMPASS FURTHER WORK REQUIRING DEMOLITION AND REMOVAL AND WHICH ARE HEREBY INCLUDED UNDER THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO PROCEEDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.
 4. FIRE ALARM AND LIFE SAFETY EQUIPMENT SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR RCP COORDINATION PURPOSES ONLY. REFER TO ENGINEER'S DRAWINGS FOR SYSTEM REQUIREMENTS.
 5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF EXISTING CONDITIONS. G.C. TO VERIFY, RECORD & COORDINATE ALL EXISTING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TELE DATA & SECURITY SYSTEMS.
 6. ALL FURNITURE SHOWN IS INCLUDED FOR COORDINATION PURPOSES ONLY AND IS NOT INCLUDED IN CONTRACT, U.O.N.



GROUND FLOOR



AREA TOTALS

DWELLING UNIT	549sf
OFFICE	600sf
TOTAL	1,149sf

NOTE: TOTAL ONLY INCLUDES OFFICE & STUDIO UNIT

CONSTRUCTION PLAN LEGEND

	EXISTING WALL
	NEW WALL
	EXISTING DOOR TO REMAIN
	NEW DOOR (SEE DOOR SCHEDULE)
	WALL TAG - W1A
	PARTITION TYPE

RE-LOCATE DOOR TO BIKE/TRASH/MECH. SPACES TO ELIMINATE ACCESS HALLWAY

SIZE OF OFFICE INCREASED

*NOTE: ROOM TOTALS SHOWN ARE TAKEN FROM INTERIOR FACE OF FINISH, U.O.N.

1 1ST FLOOR - CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

CONSULTANTS:

EDR AMENDMENTS

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 8/26/2024
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

1ST FLOOR CONSTRUCTION PLAN

A-102



TOWN OF ARLINGTON
ARLINGTON REDEVELOPMENT BOARD

8/26/24 - ATTACHMENT 'C'

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

May 17, 2021

Darin Dinucci
Dinucci Companies
294 Harvard Street
Medford MA, 02155

Re: Amendments to Docket #3633, 1500 Mass Avenue, Arlington, MA

Dear Mr. Dinucci,

Pursuant to the previously approved site plan for the above-noted property, please note the following amendments are approved:

- The parking level will be raised an additional 4'9" and the parking spaces have been rotated along the rear wall to maintain the required number of five (5) spaces.
- Due to the raised parking level, the rear access doors for mechanicals, bicycle storage, and trash have been eliminated. A new access door on the side of the building will be installed instead.
- The proposed retaining wall will be pushed into the site, minimizing the impact on the existing wall and abutters.
- Steps from the parking lot to the usable open space and a walkway to the front of the building will be installed.

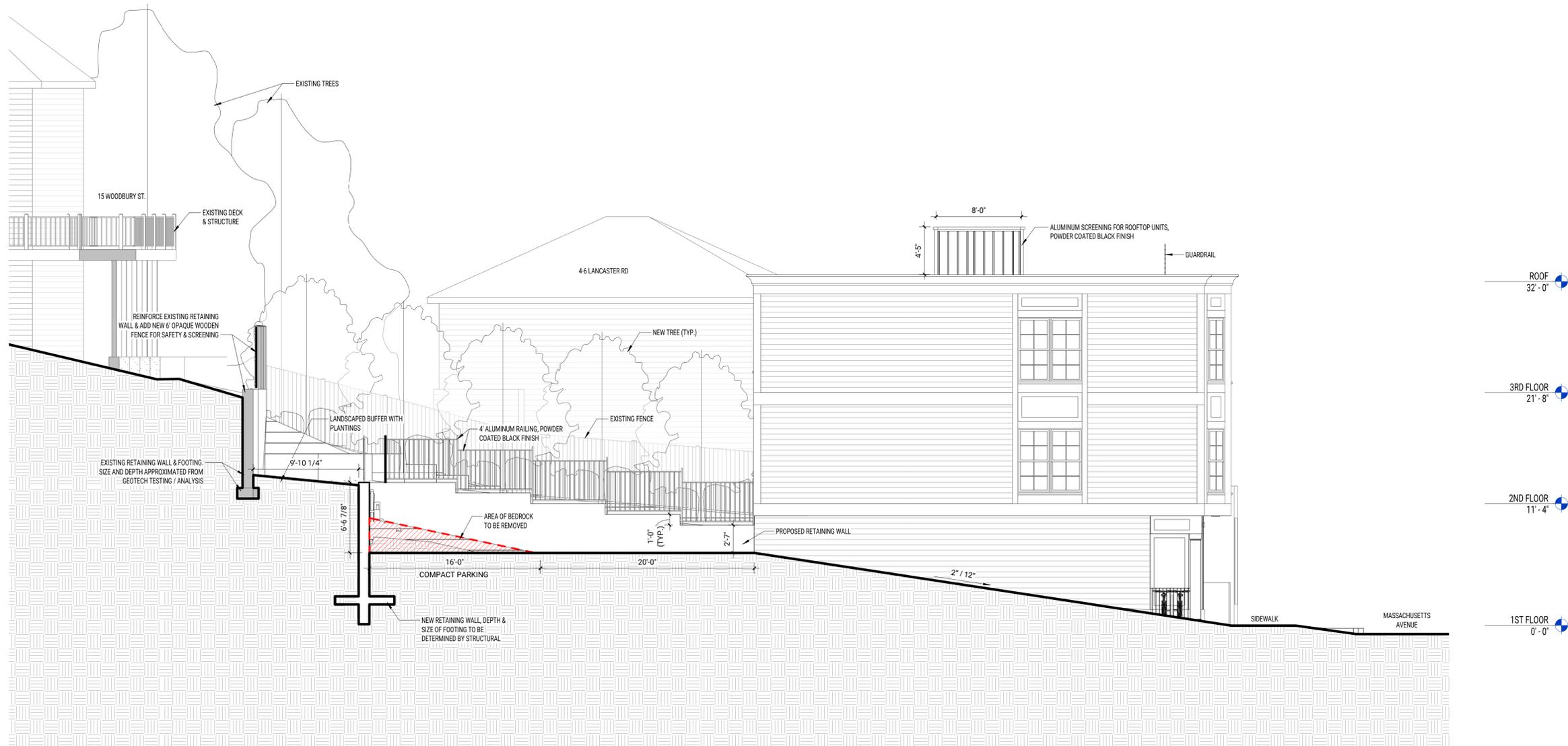
Should you have any questions regarding this approval, please contact me at 781-316-3092.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Raitt".

Jennifer Raitt
Director

PARKING ACCESS STUDY



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/27/2020
PROJECT #: 19018
SCALE: 3/16" = 1'-0"
DRAWN BY: EAD

EAST BUILDING SECTION

From: Jenny Raitt <JRaitt@town.arlington.ma.us>
Sent: Wednesday, May 19, 2021 11:18 AM
To: Darin DiNucci; Emily Driscoll
Cc: Monte French
Subject: Re: 1500 Mass Ave - existing subgrade conditions.
Attachments: Approval Letter for Amendments to3633 Site Plan 051921.doc

You're welcome, Darin.

Attached please find my letter regarding approved amendments to the site plan and conditions.

Bet,
Jenny

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

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

From: Darin DiNucci <darin@dinuccicompanies.com>
To: Emily Driscoll <emily@mfd-bos.com>
Cc: Jenny Raitt <JRaitt@town.arlington.ma.us>, Monte French <monte@mfd-bos.com>
Date: Wed, 19 May 2021 12:58:16 +0000
Subject: Re: 1500 Mass Ave - existing subgrade conditions.

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Thank you Emily and Jenny!

Darin

Sent from my iPhone

On May 19, 2021, at 8:34 AM, Emily Driscoll <emily@mfd-bos.com> wrote:

Hi Jenny,

Great, thank you. I have copied our client Darin DiNucci here, his address is 'Dinucci Companies, 294 Harvard St, Medford MA, 02155'. Please let us know if you need anything else.

Thanks!

Emily Driscoll
Architectural Designer III
(o) 617.606.3880
(c) 508.439.2154

E-MAIL 07

E-MAIL 06

E-MAIL 05

<image001.png>

650 Columbus Ave, Suite A
Boston, MA 02118
www.mfds-bos.com

From: Jenny Raitt <JRaitt@town.arlington.ma.us>
Sent: Monday, May 17, 2021 6:52 PM
To: Emily Driscoll <emily@mfds-bos.com>
Cc: Monte French <monte@mfds-bos.com>
Subject: RE: 1500 Mass Ave - existing subgrade conditions.

Emily,

I'd like to provide you with an approval letter, but I need the owner's contact information. Would you please provide me with the name and address to address the letter? I had been working with their attorney during the hearings.

Best,
Jenny

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

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

From: Emily Driscoll <emily@mfds-bos.com>
To: Jenny Raitt <JRaitt@town.arlington.ma.us>
Cc: Monte French <monte@mfds-bos.com>
Date: Wed, 12 May 2021 17:32:13 +0000
Subject: RE: 1500 Mass Ave - existing subgrade conditions.

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Hi Jenny,

We have gone through a number of studies, and have consulted with the Geotech & structural engineers to determine what our options are considering the existing site conditions. Please see the attached scheme that allows us to keep (5) compact parking spaces, rather than eliminating a space as Monte previously mentioned. The updates to the plan are as follows:

- The parking has been raised an additional 4'-9" , and the parking spaces have been rotated along the rear wall to maintain the required number of (5) spaces.
- Due to the raised parking level, we have eliminated the rear access doors for mech / bike storage / trash and have provided an access door on the side of the building instead.
- The proposed retaining wall has been pushed into our site, which will minimize impact on the existing wall & abutters.
- This new parking layout also allows the possibility for some steps from the parking up to the usable open space / walkway to the front of the building.

Please take a look and let us know what your thoughts are or if you have any questions.

Thanks,

E-MAIL 04

E-MAIL 03

Emily Driscoll
Architectural Designer III
(o) 617.606.3880
(c) 508.439.2154

<image001.png>

650 Columbus Ave, Suite A
Boston, MA 02118
www.mfds-bos.com

From: Jenny Raitt <JRaitt@town.arlington.ma.us>
Sent: Tuesday, April 20, 2021 5:11 PM
To: Monte French <monte@mfds-bos.com>
Cc: Emily Driscoll <emily@mfds-bos.com>
Subject: Re: 1500 Mass Ave - existing subgrade conditions.

Monte,

Thank you for reaching out about these new site conditions and findings. I would not be able to administratively reduce the number of required parking spaces. We would need to bring any amendment of the site plan that significantly deviates from the Decision back to the Board for review and approval. Is there a way to maintain the number of parking spaces by increasing the number of compact spaces?

Best,
Jenny

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

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

From: Monte French <monte@mfds-bos.com>
To: 'Jenny Raitt' <JRaitt@town.arlington.ma.us>
Cc: Emily Driscoll <emily@mfds-bos.com>
Date: Tue, 20 Apr 2021 17:30:20 +0000
Subject: 1500 Mass Ave - existing subgrade conditions.

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Good afternoon Jenny

Emily and I have been working with Darin DiNucci and his team to start things on the 1500 Mass Ave project and it appears we have some issues with the subgrade conditions that may require changes on our end.

The site civil engineers began their scope of work with more exploratory test pits/borings along the existing retaining walls at the rear of the site, at east retaining wall, and throughout the back half of the site. It was discovered that the existing site retaining walls do not have footings and are not suitable for shoring or retaining while we install new retaining walls on our site. Furthermore, ledge is prevalent throughout the site at an elevation that is far above the proposed parking level. This will

E-MAIL 02

E-MAIL 01

require a good amount of blasting to remove down to the proposed parking level and extensive shoring.

One of our primary concerns is undermining the rear abutters ground conditions and causing issues with their deck structure and foundation system. We also think that the amount of blasting that would be required will not be a agreeable situation with the abutters.

We think we can resolve the issue by raising the parking level and shifting the rear retaining wall into our site. Most likely this means we will lose a parking space.

Do you have a moment to discuss this situation and how you see this in relation to the ARB decision? We want to be mindful of the decision but we are also very concerned about the abutters and how extensive excavation could negatively impact their property and quality of life.

Monte French

Principal
650 Columbus Avenue, Suite A
Boston, Ma 02118
D. 617.606.9186
C. 617.429.4364
www.mfds-bos.com

<image002.png>

EXTERIOR PHOTOGRAPHS



EXTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS - OFFICES



INTERIOR PHOTOGRAPHS - MECHANICAL RM



INTERIOR PHOTOGRAPHS - UNIT 201



INTERIOR PHOTOGRAPHS - UNIT 201



INTERIOR PHOTOGRAPHS - UNIT 202



INTERIOR PHOTOGRAPHS - UNIT 202



INTERIOR PHOTOGRAPHS - UNIT 203



INTERIOR PHOTOGRAPHS - UNIT 203



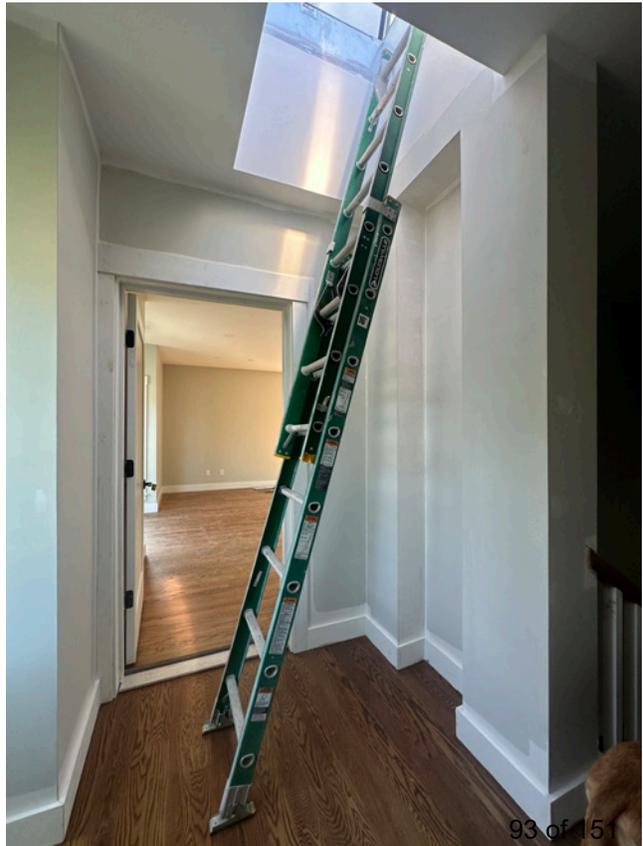
INTERIOR PHOTOGRAPHS - UNIT 204



INTERIOR PHOTOGRAPHS - UNIT 204



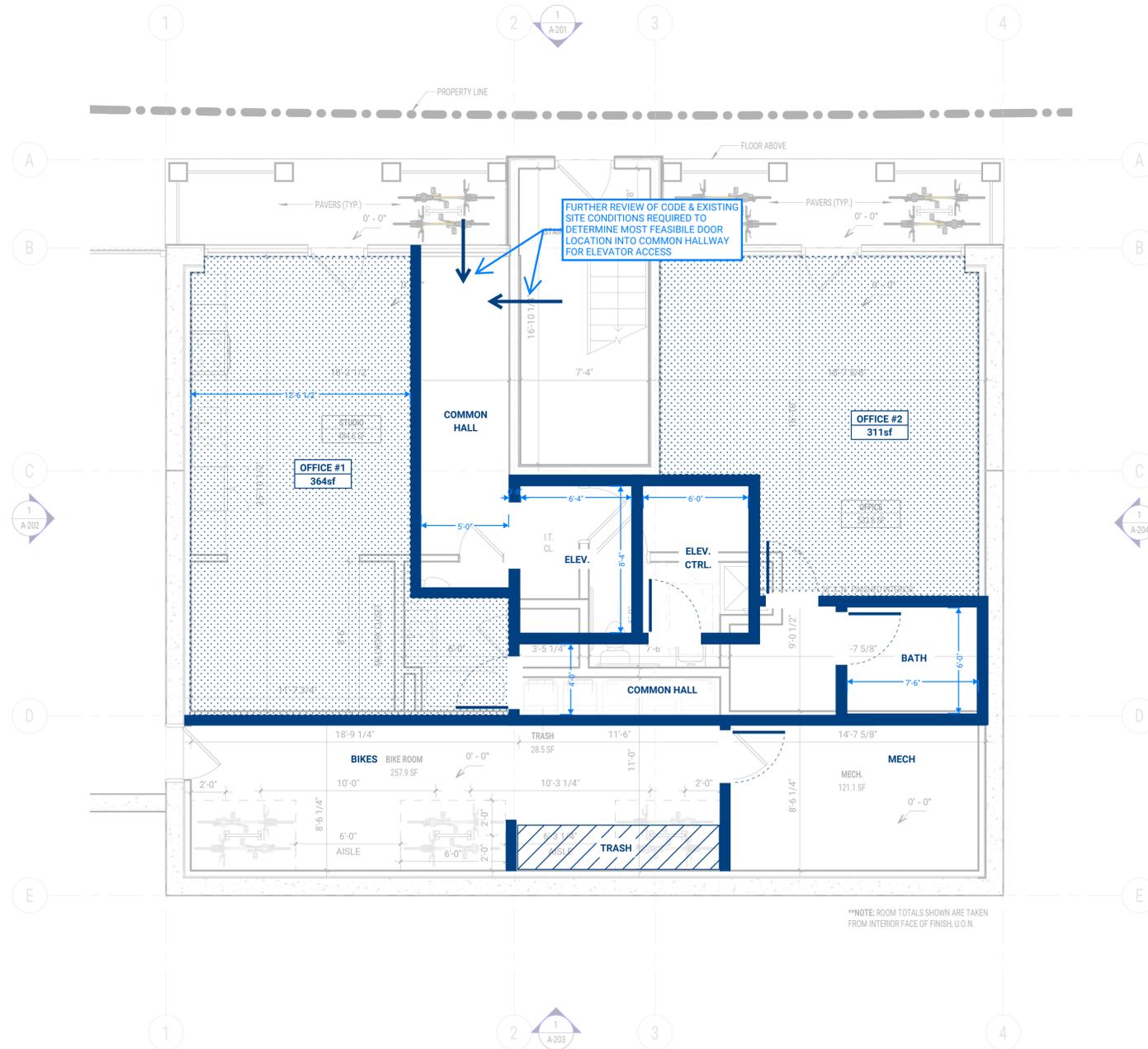
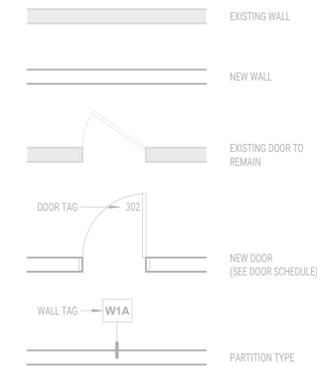
INTERIOR PHOTOGRAPHS - STAIR



CONSTRUCTION PLAN GENERAL NOTES

2. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS PRIOR TO PROCEEDING.
3. THESE CONSTRUCTION DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. SEE ALSO OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO THE ARCHITECTURAL, STRUCTURAL, MEPPF, WHICH MAY ENCOMPASS FURTHER WORK REQUIRING DEMOLITION AND REMOVAL AND WHICH ARE HEREBY INCLUDED UNDER THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO PROCEEDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.
4. FIRE ALARM AND LIFE SAFETY EQUIPMENT SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR RCP COORDINATION PURPOSES ONLY. REFER TO ENGINEER'S DRAWINGS FOR SYSTEM REQUIREMENTS.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF EXISTING CONDITIONS. G.C. TO VERIFY, RECORD & COORDINATE ALL EXISTING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TELE DATA & SECURITY SYSTEMS.
6. ALL FURNITURE SHOWN IS INCLUDED FOR COORDINATION PURPOSES ONLY AND IS NOT INCLUDED IN CONTRACT, U.O.N.

CONSTRUCTION PLAN LEGEND



Revisions Required for Elevator Addition.

1. Elevator must services all units per floor of service.
2. Accessible means to elevator entry must be maintained.
3. Concept of elevator shaft is shown to rear of the existing stairwell.
4. Elevator machine room needs to be adjacent to elevator. Shown at right side of elevator.
5. Elevator pit to be 5'-0" minimum depth plus footings.
6. Load bearing structural will need to be modified significantly.
7. Common office bath will need to be moved. This includes existing plumbing, electrical, and mechanical.
8. Existing mechanical and fire protection serving upper floors to be moved.
9. Bathrooms at residential floors to be moved to make way for elevator.
10. Kitchens to be moved/modified to allow for elevator access.
11. Mechanical and electrical at residential floors to be moved.

1 1ST FLOOR - CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

MFDS A+P

MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

EDR AMENDMENTS

MARK	DATE	DESCRIPTION

PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 8/26/2024
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

1ST FLOOR CONSTRUCTION PLAN

ELEVATOR DIAGRAM - 8/26/24

8/26/24 - ATTACHMENT 'E'

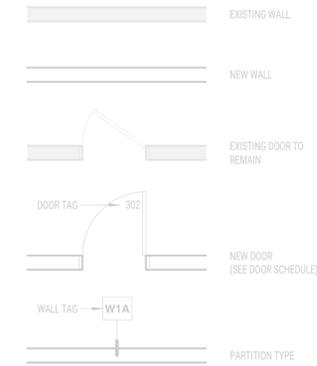
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CONSTRUCTION PLAN LEGEND



CONSULTANTS:

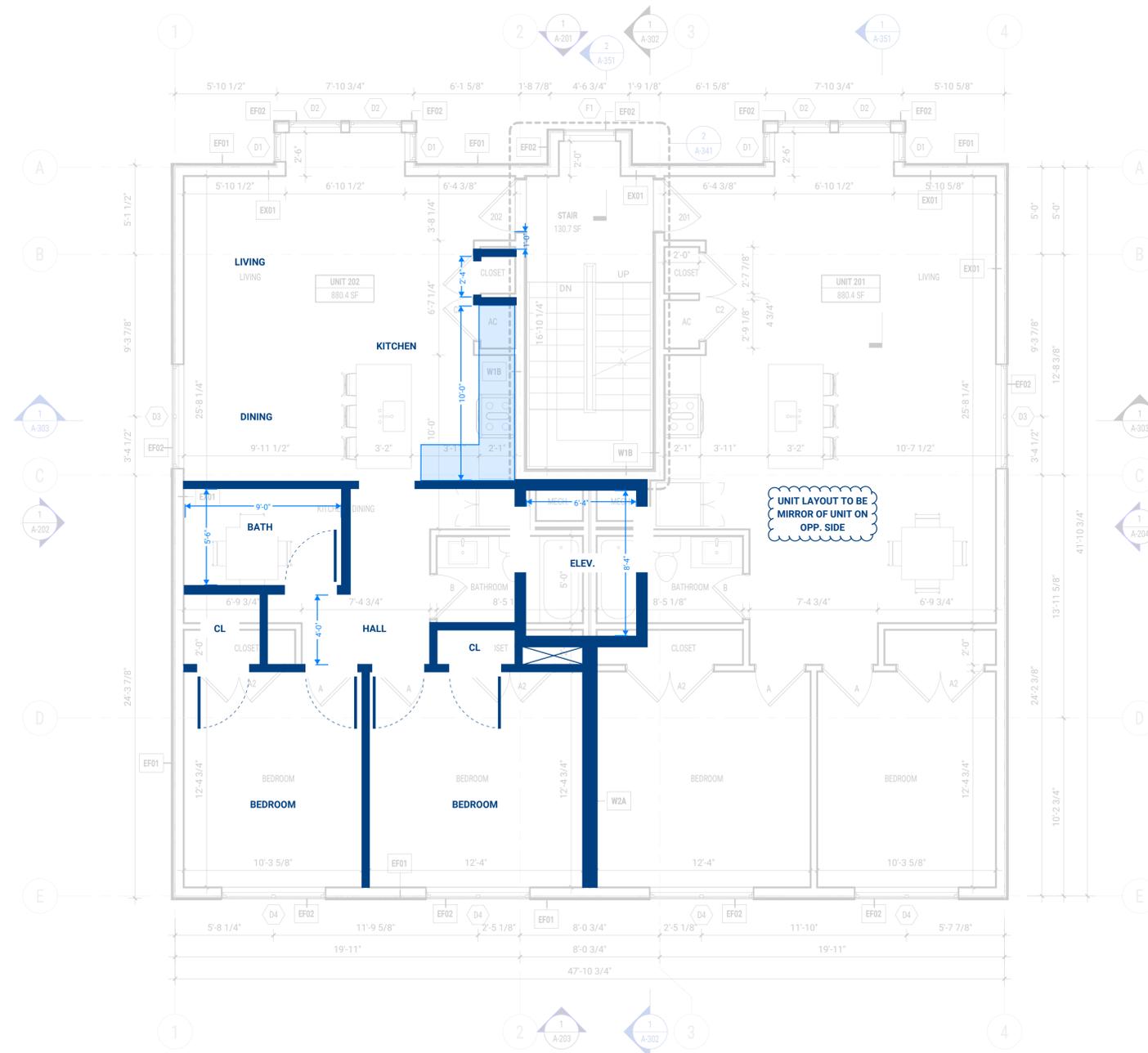
ISSUE FOR PERMIT

MARK: DATE: DESCRIPTION:
 ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave
 ADDRESS:
 1500 Massachusetts Ave, Arlington MA
 DATE ISSUED: 4/15/2022
 PROJECT #: 19018
 SCALE: 1/4" = 1'-0"
 DRAWN BY: EAD

2ND FLOOR CONSTRUCTION PLAN

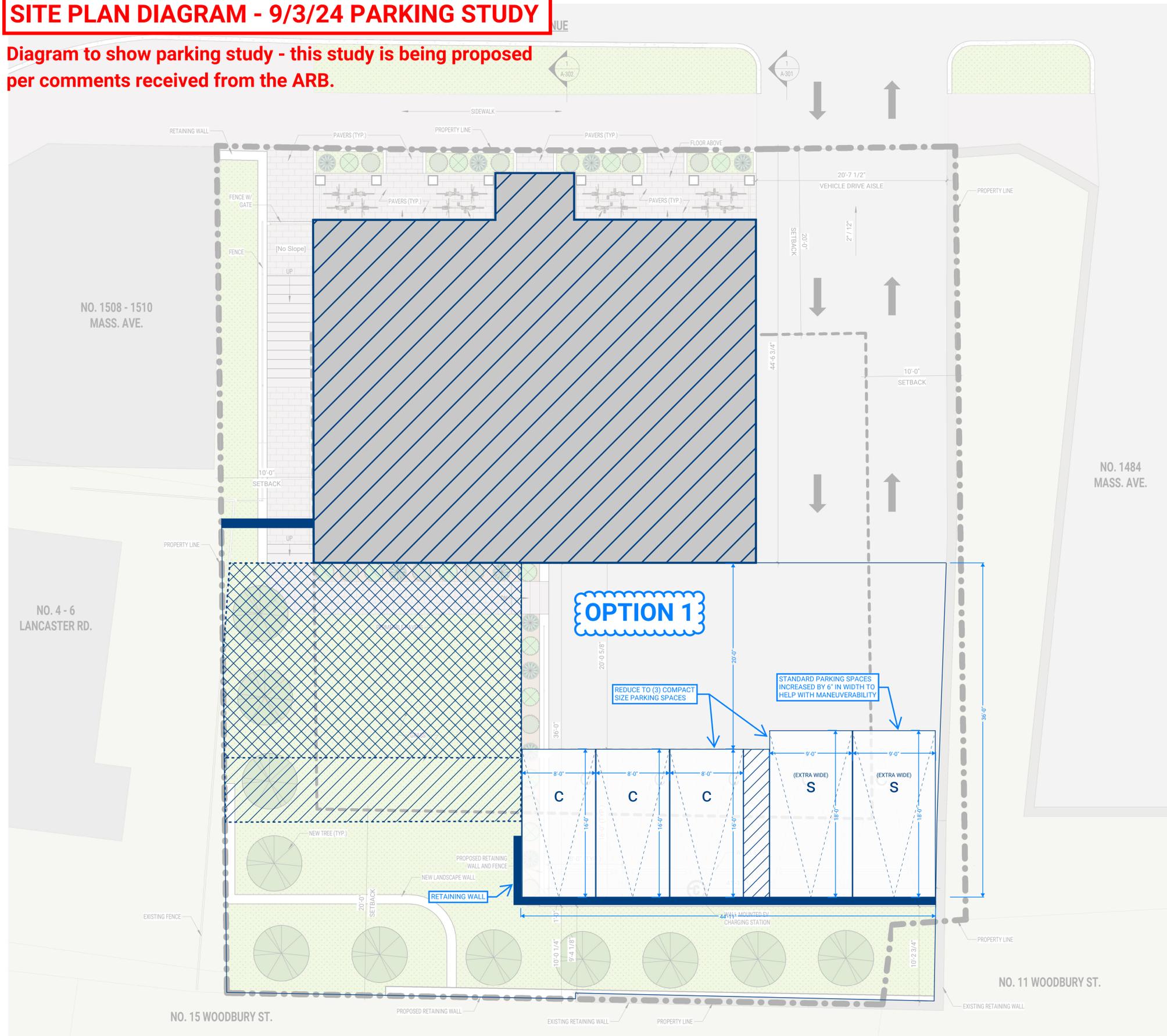
A-103



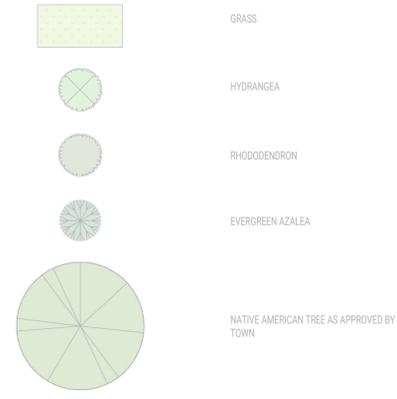
1 2ND FLOOR - CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"

SITE PLAN DIAGRAM - 9/3/24 PARKING STUDY

Diagram to show parking study - this study is being proposed per comments received from the ARB.



PLANTING LEGEND



MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ISSUE FOR PERMIT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

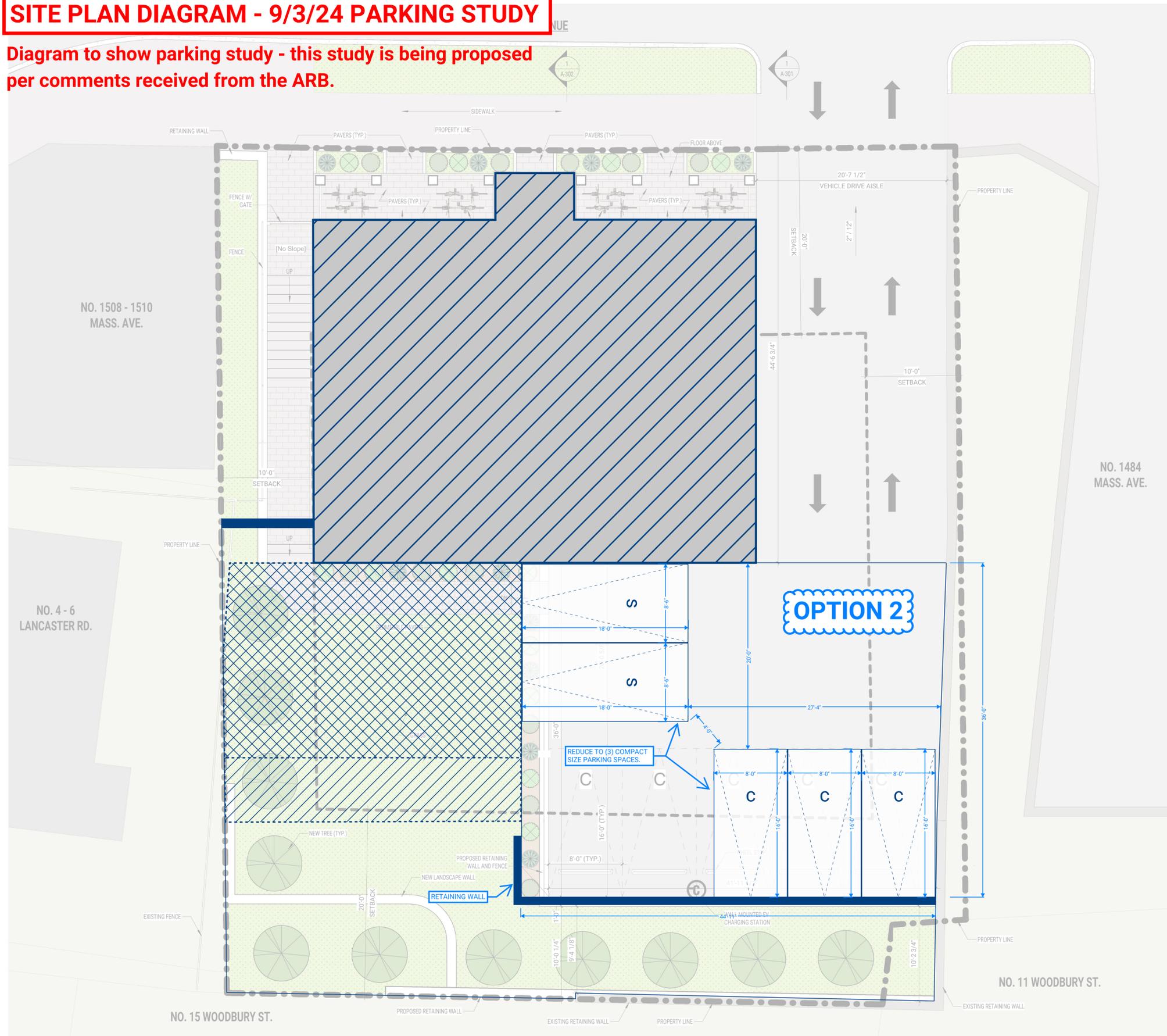
PROJECT NAME:
1500 Massachusetts Ave
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 4/15/2022
PROJECT #: 19018
SCALE: As indicated
DRAWN BY: EAD

ARCHITECTURAL SITE PLAN

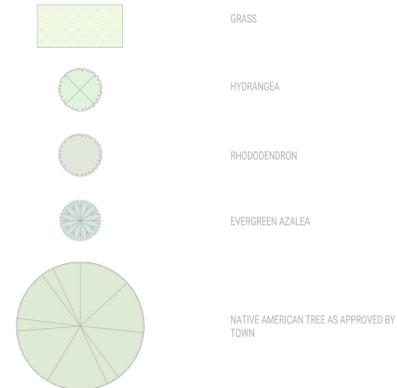
AS101

SITE PLAN DIAGRAM - 9/3/24 PARKING STUDY

Diagram to show parking study - this study is being proposed per comments received from the ARB.



PLANTING LEGEND



MFDS A+P
 MONTE FRENCH DESIGN STUDIO (MFDS)
 650 COLUMBUS AVE, STE. A
 BOSTON MA, 02118
 T: 617-506-4496
 WWW.MFDS-BOS.COM

CONSULTANTS:

ISSUE FOR PERMIT

MARK: DATE: DESCRIPTION:
 ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave
 ADDRESS:
 1500 Massachusetts Ave, Arlington MA
 DATE ISSUED: 4/15/2022
 PROJECT #: 19018
 SCALE: As indicated
 DRAWN BY: EAD

ARCHITECTURAL SITE PLAN

AS101

Exhibit A - Statement of Intent

It is the intent of the client to construct a new building on the 7,265 square foot lot located at 1500 Massachusetts Avenue with the property being located in a B1 Zone.

The preexisting three (3) story, three (3) family dwelling located at 1500 Massachusetts Ave was demolished in anticipation of the construction of a new three (3) story mixed-use building. The new building will feature ground level office space, as well as four (4) 2-bedroom dwelling units.

There are to be five (5) vehicular parking spaces on site, as well as four (4) short term bicycle parking spaces located near the front entry and eight (8) long term bicycle parking spaces located in a designated bike room in the interior of the building.

The preexisting building was run down and uninviting as it stood. There was a paved driveway stretching the entire front length of the building, and there was minimal landscaping. The proposed design intends to provide a more desirable and interactive streetscape. This will be accomplished by adding maintained landscaped areas at the front of the building, as well as using materials and architectural elements such as bay windows to create visual ties to the existing buildings in the area. New storefront windows and doors at the ground floor will create a visual connection to the new retail space inside. New exterior lighting will be added both for aesthetics and safety purposes. The proposed design is a sophisticated way to give the building a more inviting and interactive street presence.

The lot is located in an area which contains many commercial businesses such as Mal's Auto Body, an extensive car washing business operation, a liquor store as well as other commercial enterprises further down Massachusetts Avenue in an easterly direction including Trader Joe's, and a major pharmacy and the combination of residential and commercial units in the building are a nice fit in the mixed use district in which the property is located.

The Petitioner's proposal would require six (6) parking spaces and five (5) are provided.

There is no parking requirement for the office space as that space comprises less than 3,000 square feet of the building.

The Petitioner will be applying for relief with respect to Section 6.1.5 of the zoning bylaw which allows a parking reduction in a business zone if allowed by the Redevelopment Board to 25% of that required in the Table of Off Use Street Parking regulations.

The Petitioner in accordance with subsection c of Section 6.1.5 will provide the following three TDM parking reduction methods:

1. Petitioner will provide covered bicycle parking and storage.
2. An electric charging station will be provided on site as shown on Petitioner's plans.
3. Petitioner will provide bicycle sharing on site.
4. A shower will be installed in the office unit.
5. All leases relating to the residential units will contain a provision that each residential tenant has the use of only one (1) parking space in the parking area.

The fact that employees of the office space can use public transportation and the four (4) short term bicycle parking spaces and the eight (8) long term bicycle parking spaces represents an open invitation

to individuals to use bicycles to travel to and from the building for any purpose including traveling to places of employment in the case of residents of the building and for business customers of the office space.

There is an MBTA bus stop in close proximity to the property to accommodate any residents of the building or any visitors to the office space who wish to travel to and from the location particularly so with respect to individual residents who may be employed in the Boston/Cambridge area who can simply leave their cars at the 1500 Mass Ave property and travel by public transportation to their places of employment.

The proposed building provides a large green open space at the rear of the building as well as additional open space on the side of the building as shown on Petitioner's plans.

The plans propose a two-way driveway for vehicular traffic with the addition of interior and exterior bicycle parking which will allow and make it more convenient for any employee of the office unit as well as residents to commute either to their employment or elsewhere by bicycle.

Petitioner's plans will add four (4) additional dwelling units in the Town as well as office space which is in keeping with the mix use intent of Zoning Bylaw.

Each of the upper level residential units will contain two (2) bedrooms and Petitioner suggests to the members of the Board that there has been an expressed need for additional residential units in the Town both as expressed in communications from the State level and provisions of the Master Plan for the Town.

The parking areas for motor vehicles for the office unit and the four (4) residential units are depicted on Plan AS101 and four spaces are located to the rear of the property adjacent to the driveway.

Given the height of the abutting buildings to the locus, i.e. the apartment house located to the left of the property, the residence to the rear of the property and the commercial property abutting the locus there will be "no shadow" effect from the construction on neighboring properties with respect to the proposal.

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.

Preservation of Landscape: Landscaping on the existing site is unmaintained and overgrown. There is a large paved driveway stretching the front length of the existing building, allowing for a less than desirable streetscape. The proposed design provides a large landscaped green open space at the rear of the building as well as additional landscaped open space on the side of the building. The proposed landscaping is to be maintained and more visually appealing than the existing conditions.

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.

Relation of Buildings to Environment: The scale of the proposed building and front setback is appropriate based on the existing buildings in the area. The use of materials and architectural accents such as bay windows will create visual ties to the existing buildings in the area.

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.

Open Space: The existing building on the existing site features a large paved driveway stretching the front length of the building, allowing for minimal landscaping. The proposed building provides landscaped areas along the streetscape, as well as a large amount of green open space at the rear of the building and additional green open space on the side of the building.

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.

Circulation: The proposed design includes a two-way driveway that will create an easy flow of vehicular traffic. The addition of interior & exterior bicycle parking, designated as required by section 6.1.12 of the town Bylaw, will also make it more convenient / practical for employees & residents to commute via bicycle. See attached plans.

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.

Surface Water Drainage: Driveways are to be constructed using a permeable, fast draining concrete system. One (1) catch basin drain is to be installed in the parking lot, and one (1) trench drain is to be installed at the base of the driveway as noted in plan AS101.

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.

Utility Service: Method of utility service is to remain as is.

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.

Advertising Features: The proposed advertising features have been designed to meet the requirements of section 6.2 of the town Bylaw. The proposed signs are to be wall signs mounted to the front façade of the building. The location and dimensions of the proposed signs are indicated in the architectural drawings.

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.

Special Features: The proposed design does not include the addition of any exposed storage areas, service areas, truck loading areas, utility buildings, or structures.

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.

Safety: The proposed interior layout plans have been designed to facilitate building evacuation and accessibility by fire, police, and other emergency personnel and equipment.

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.

Heritage: There are no historical buildings 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.

Microclimate: The proposed plans do not include the installation of machinery which emits vapor or fumes. The building has been designed in accordance with the height and dimensional requirements contained in the Zoning Bylaws.

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.

Sustainable Building and Site Design: This project will be built in compliance with all codes, including building, mechanical, electrical, plumbing, and energy conservation codes. While the applicant will not seek LEED certification for this project, many LEED initiatives across all categories will be implemented. With regards to the interior renovations, the applicant will endeavor to achieve points for materials and resources where possible during documentation.

See attached LEED Project Checklist for more information.

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.

The proposed use of the property is listed as a special permit in the use regulations for the B1 Neighborhood Office District.

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

The majority of the proposed building is residential, as is the existing building. The ground floor will feature office space as requested by the ARB.

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

The existing curb cut at 1500 Mass Ave will be shortened. The proposed design includes a two-way driveway that will create an easy flow of vehicular traffic. The addition of interior & exterior bicycle parking, designed as required by section 6.1.12 of the town Bylaw, will also make it more convenient / practical for employees & residents to commute via bicycle. See attached plans.

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.

The majority of the proposed building is residential, as is the existing building. The proposed use will not add any substantial loads on utilities.

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

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.

The use of this property 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.

The use of the property will not be in excess or detrimental to the character of the neighborhood.

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

Docket No. _____

Property Location 1500 Mass Ave, Arlington MA

Zoning District B1

Owner: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units:
Three Family, 3 Dwelling Units

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed Use, 4 Dwelling Units

Uses and their gross square feet:
Residential: 4,370.2 sf Office: 1,038 sf

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	7,265	7,265	min. 5,000
Frontage	80	80	min. 50
Floor Area Ratio		0.74	max. 0.75
Lot Coverage (%), where applicable	----	----	max. ----
Lot Area per Dwelling Unit (square feet)	----	----	min. ----
Front Yard Depth (feet)	17.3	2.5	min. 20
Side Yard Width (feet) right side	44.9	21.6	min. 10
left side	5.1	10	min. 10
Rear Yard Depth (feet)	10.3	46.5	min. 20
Height			min.
Stories	3	3	stories 3
Feet		32' 8"	feet 35
Open Space (% of G.F.A.)			min.
Landscaped (square feet)		2,296.5	(s.f.) 1,081.6
Usable (square feet)		877.4	(s.f.) 874.04
Parking Spaces (No.)		5	min. 6
Parking Area Setbacks (feet), where applicable		5	min. 10, 5 w/ suitable wall
Loading Spaces (No.)	0	0	min. 0
Type of Construction			
Distance to Nearest Building		10	min.

*Sec. 5.3.21

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Section 2, Definitions and Section 5, District Regulations

Address 1500 Mass Ave, Arlington MA

Zoning District B1

<u>OPEN SPACE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>7,265 sf</u>	<u>7,265 sf</u>
Open Space (Usable)*	<u> </u>	<u>877.4</u>
Open Space (Landscaped)	<u> </u>	<u>2,296.5 sf</u>

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

GROSS FLOOR AREA (GFA)

Accessory building	<u> </u>	<u> </u>
Basement or cellar (>5' excluding mechanical area)	<u> </u>	<u> </u>
1 st Floor	<u> </u>	<u>1,327.8 sf</u>
2 nd Floor	<u> </u>	<u>2,040.2 sf</u>
3 rd Floor	<u> </u>	<u>2,040.2 sf</u>
4 th Floor	<u> </u>	<u> </u>
5 th Floor	<u> </u>	<u> </u>
Attic (>7'0" in height, excluding elevator, mechanical area)	<u> </u>	<u> </u>
Parking garages (except as used for accessory Parking garages or off street loading purposes)	<u> </u>	<u> </u>
All weather habitable porches and balconies	<u> </u>	<u> </u>
Total Gross Floor Area (GFA)	<u> </u>	<u>5,408.2 sf</u>

REQUIRED MINIMUM OPEN SPACE AREA

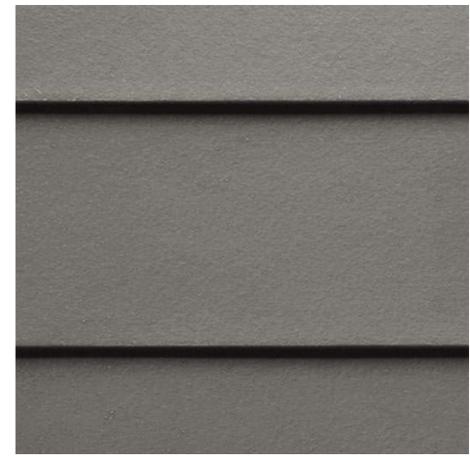
Proposed Usable Open Space Percent of GFA	<u>20% (% of Residential GSF only per section 5.3.21)</u>
Proposed Landscaped Open Space Percent of GFA	<u>42%</u>

This worksheet applies to plans dated designed by

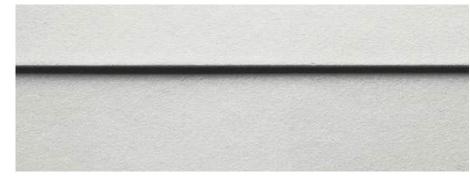
Reviewed by Inspectional Services Date:



PROPOSED EXTERIOR DESIGN



JAMES HARDIE - AGED PEWTER



AZEK TRIM - WHITE



POWDER COATED BLACK ACCENTS



SHADES OF LIGHT -
OUTDOOR SCENCE



PROPOSED SITE SECTION



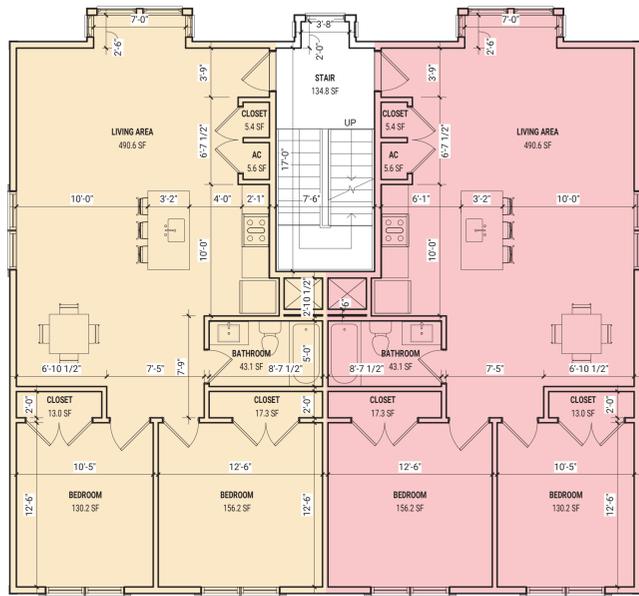
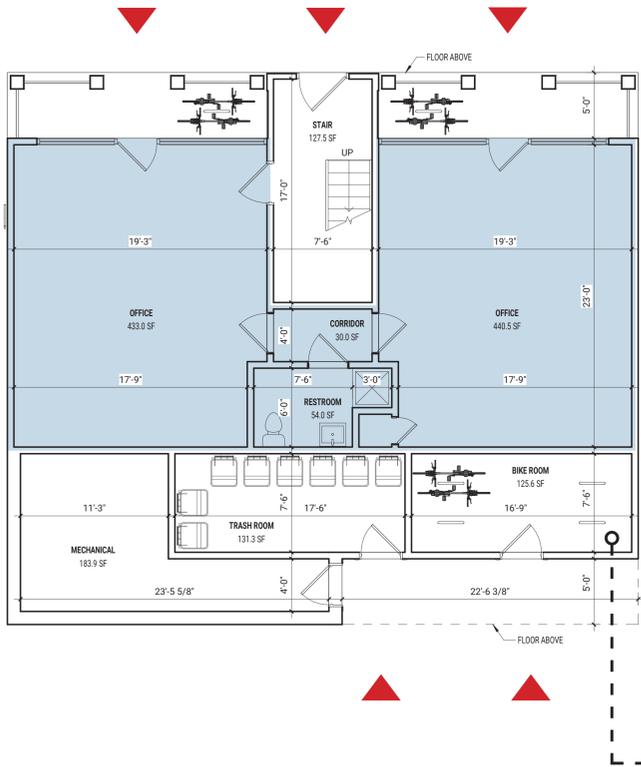
PROPOSED NORTH ELEVATION



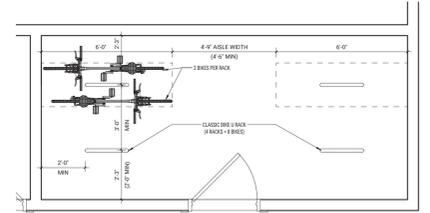
EXISTING CONDITIONS

OFFICE UNIT 1 UNIT 2

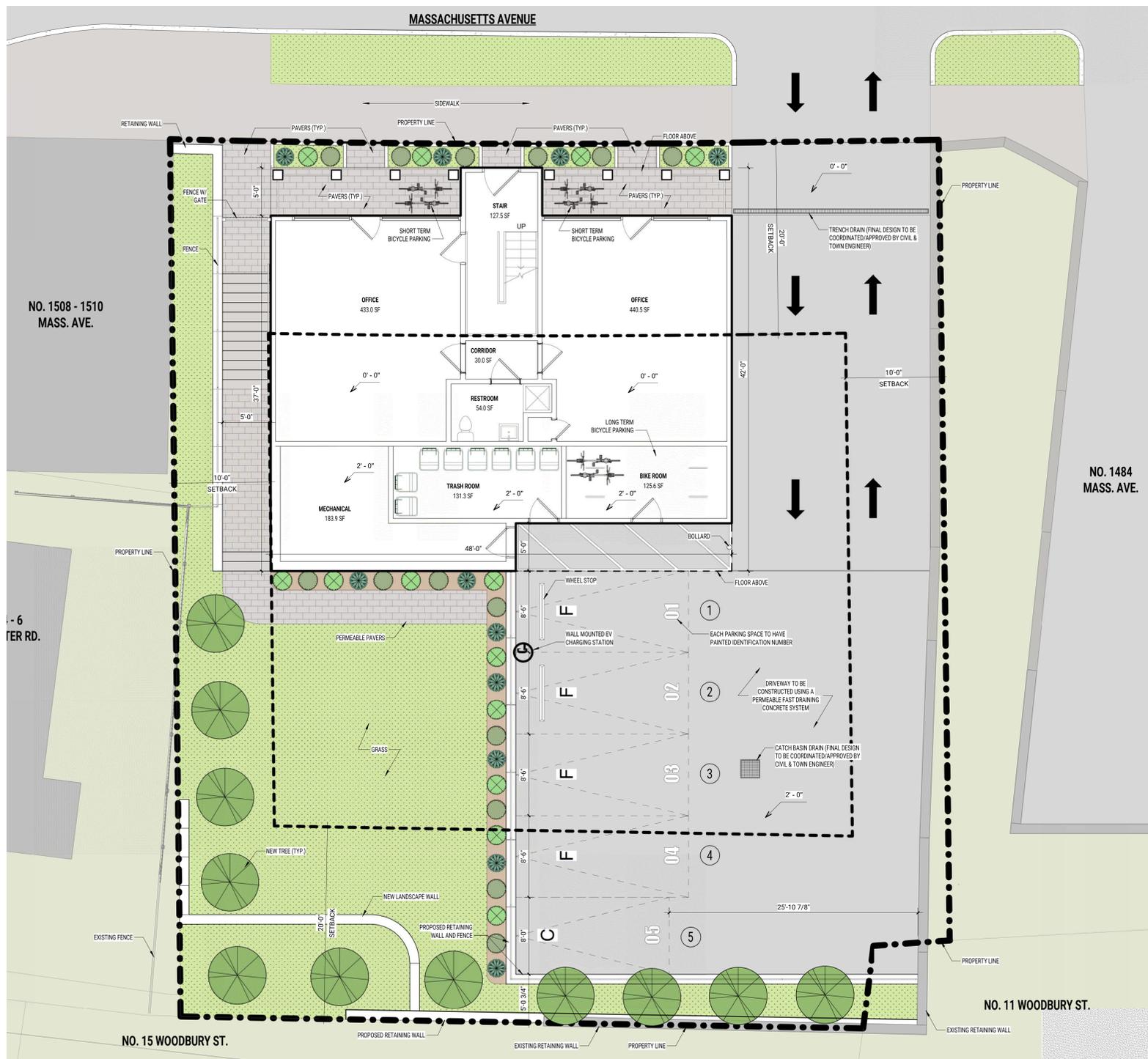
EXTERIOR DOOR / POINT OF ENTRY



CLASSIC BIKE U RACK

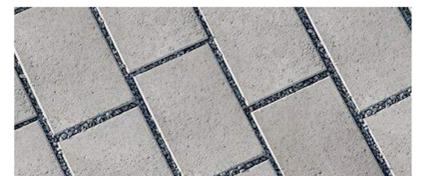


BIKE ROOM LAYOUT



SITE PLAN LEGEND

- GRASS
- HYDRANGEA
- RHODODENDRON
- EVERGREEN AZALEA
- NATIVE AMERICAN TREE AS APPROVED BY TOWN



PERMEABLE PAVERS



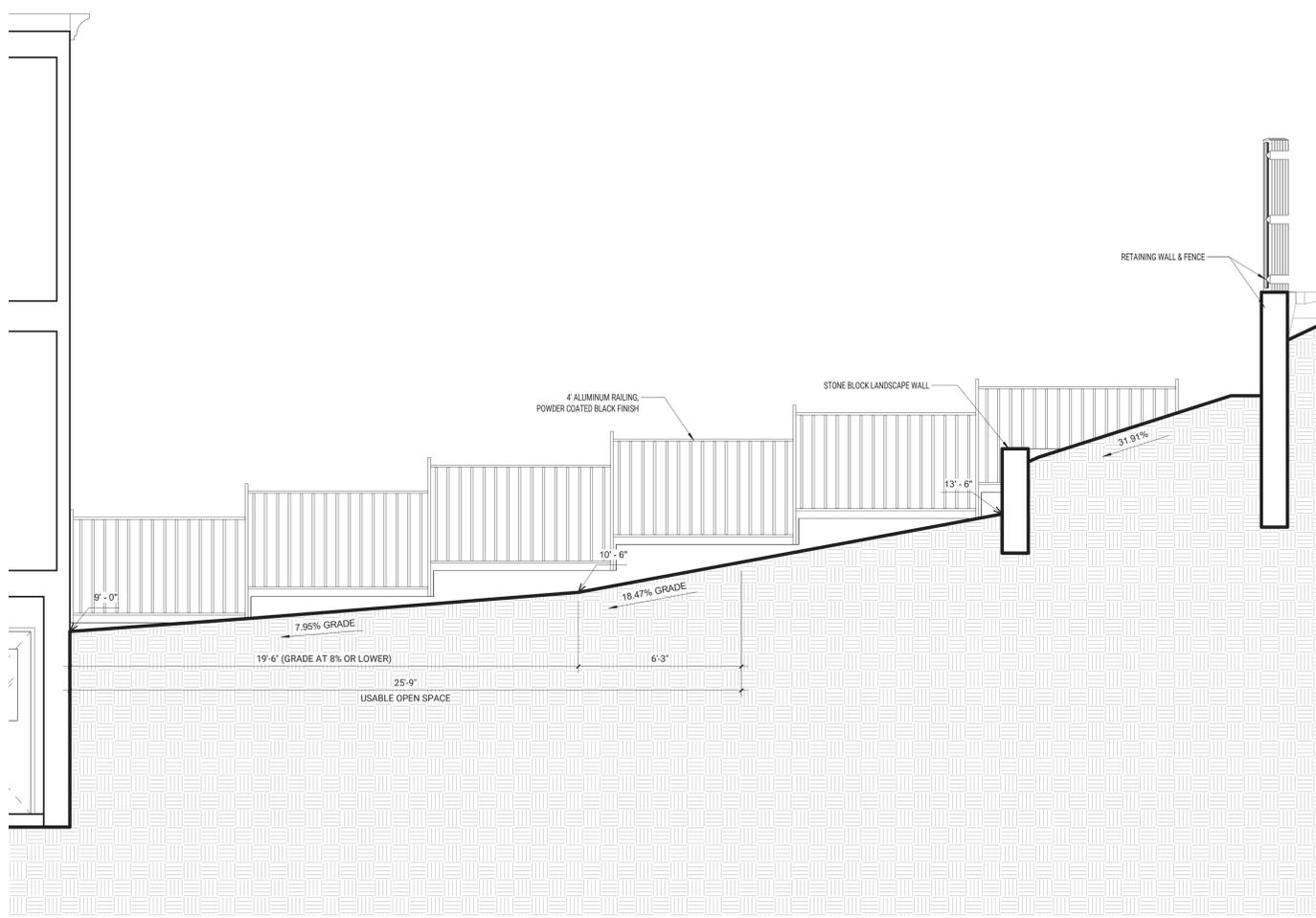
HYDRANGEA



RHODEDENDRON



EVERGREEN AZALEA



PROPOSED OPEN SPACE SECTION



PROPOSED SIDE YARD WALKWAY



PROPOSED OPEN SPACE

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 10/27/2020

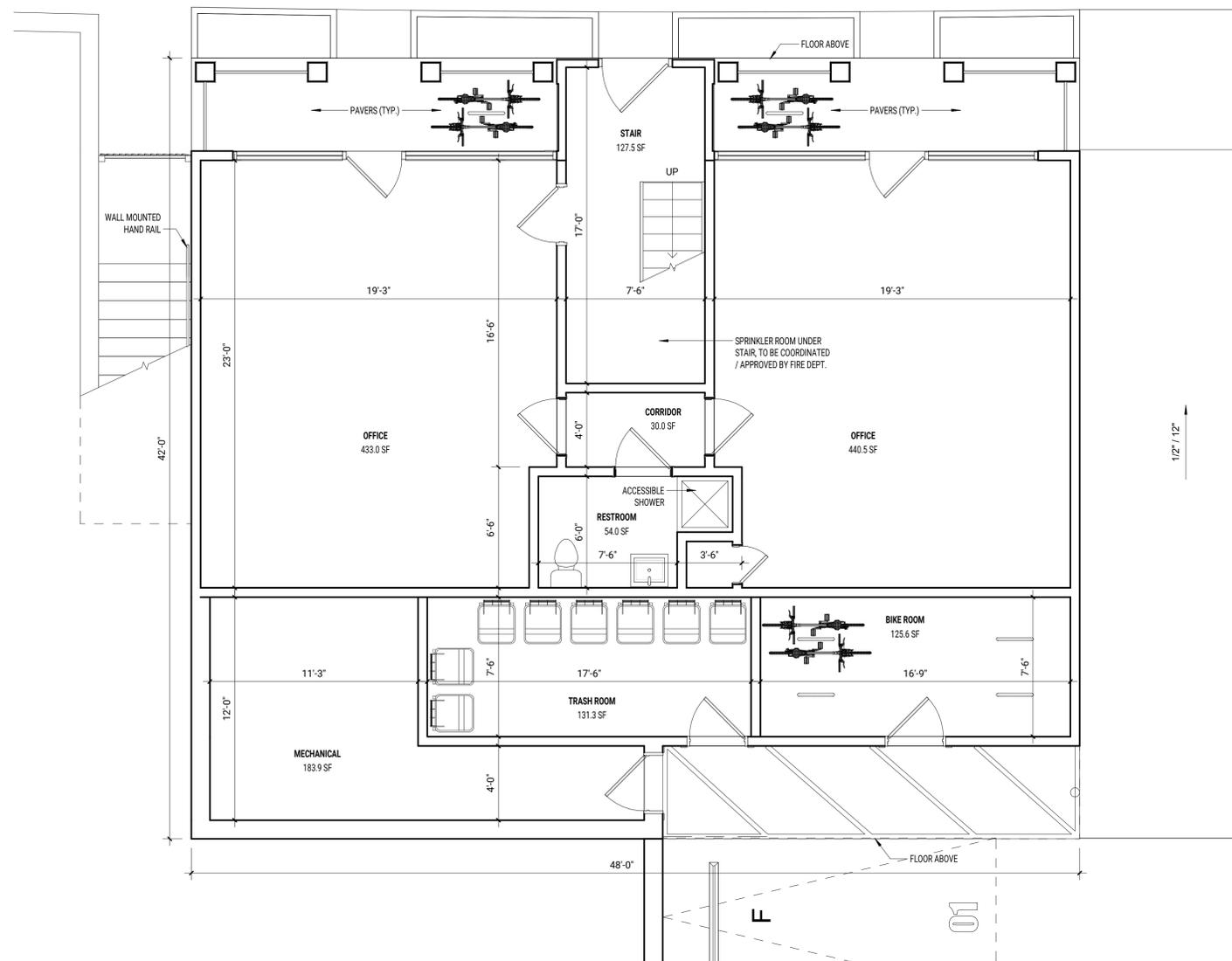
PROJECT #: 19018

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

DRAWN BY: EAD

1ST FLOOR CONSTRUCTION
PLAN

A-102



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

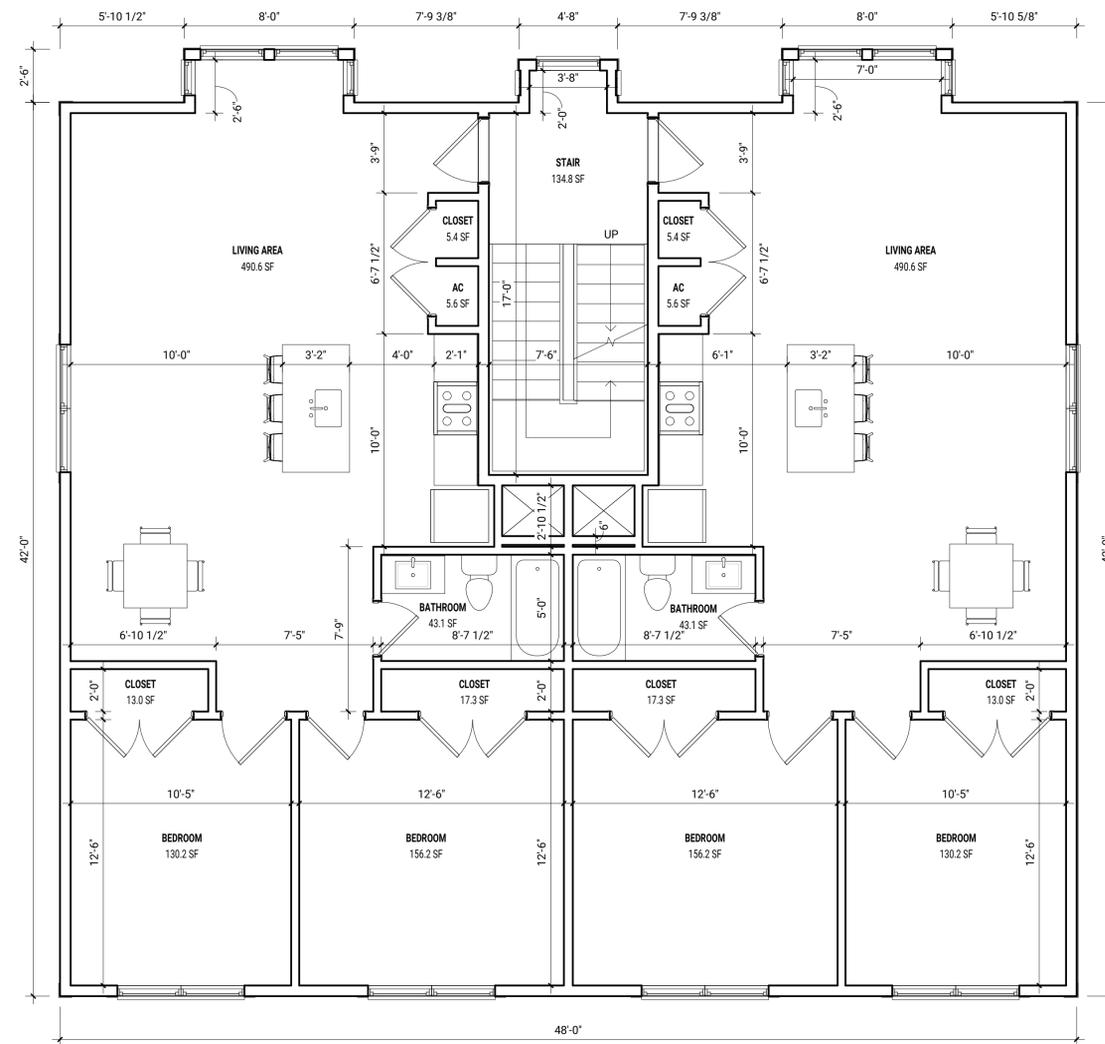


MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/27/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

2ND FLOOR CONSTRUCTION
PLAN

A-103



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

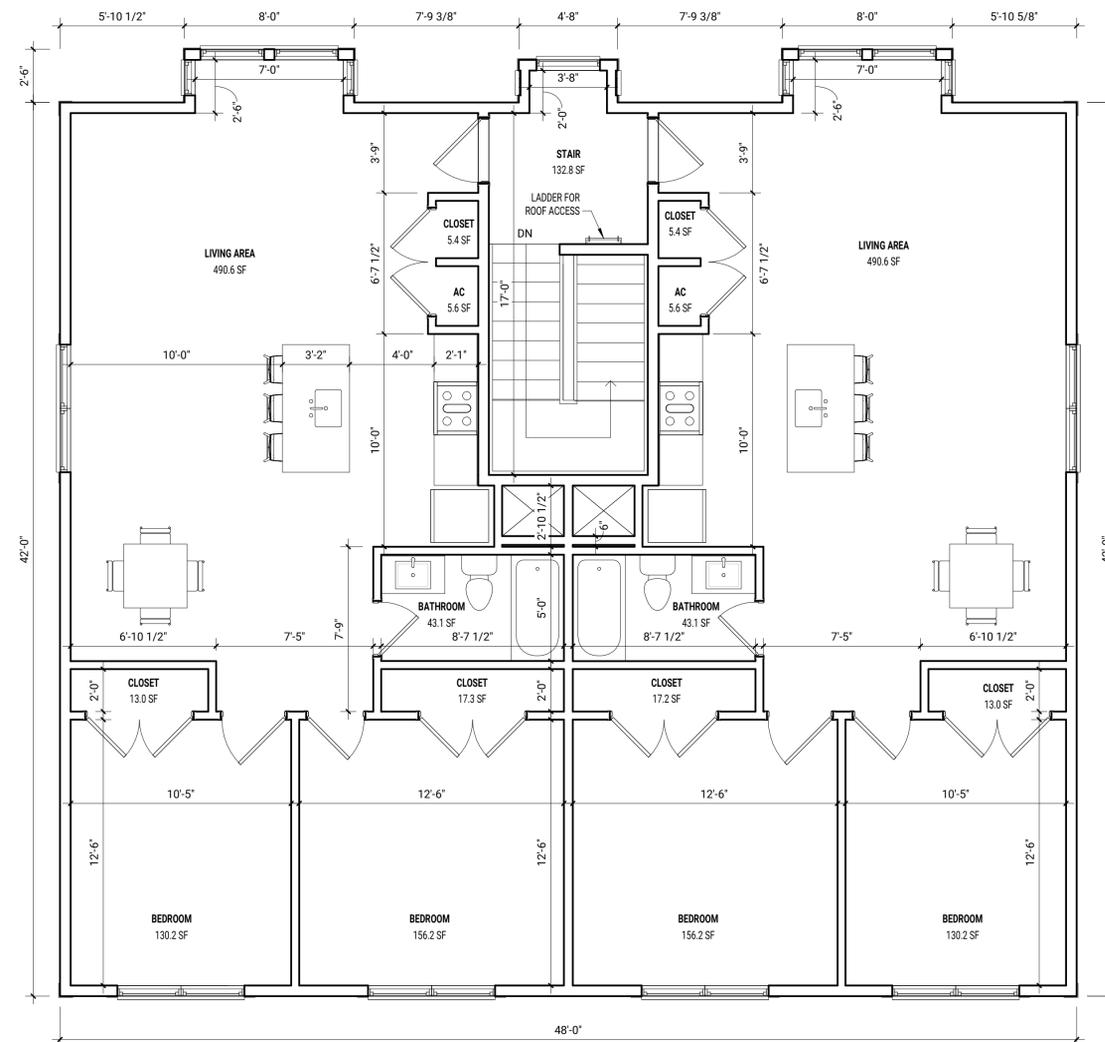


MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/27/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

3RD FLOOR CONSTRUCTION
PLAN

A-104



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

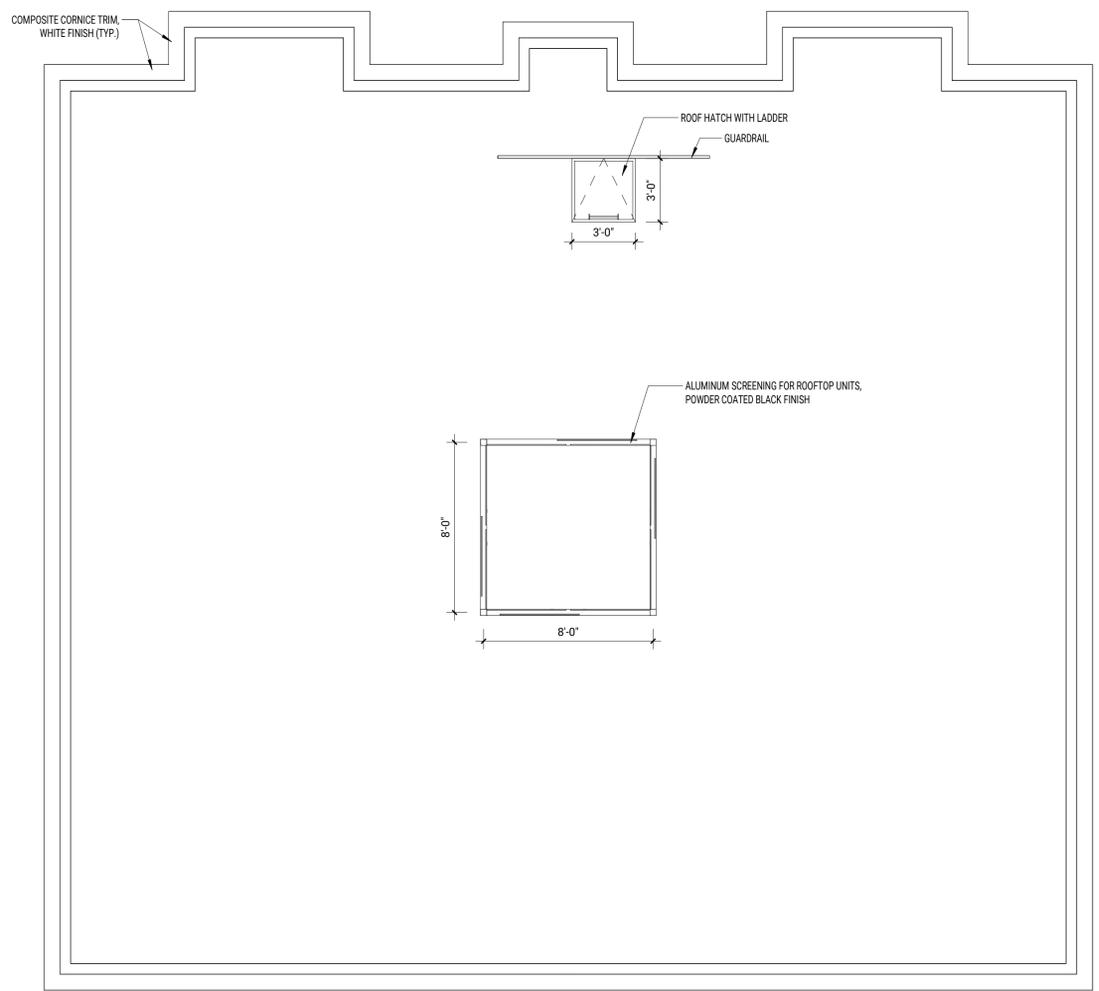


MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/27/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

ROOF CONSTRUCTION PLAN

A-105



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 10/27/2020

PROJECT #: 19018

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

DRAWN BY: EAD

NORTH BUILDING ELEVATION

A-201



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 10/27/2020

PROJECT #: 19018

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

DRAWN BY: EAD

WEST BUILDING ELEVATION

A-202



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 10/27/2020

PROJECT #: 19018

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

DRAWN BY: EAD

SOUTH BUILDING ELEVATION

A-203



CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 10/27/2020

PROJECT #: 19018

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

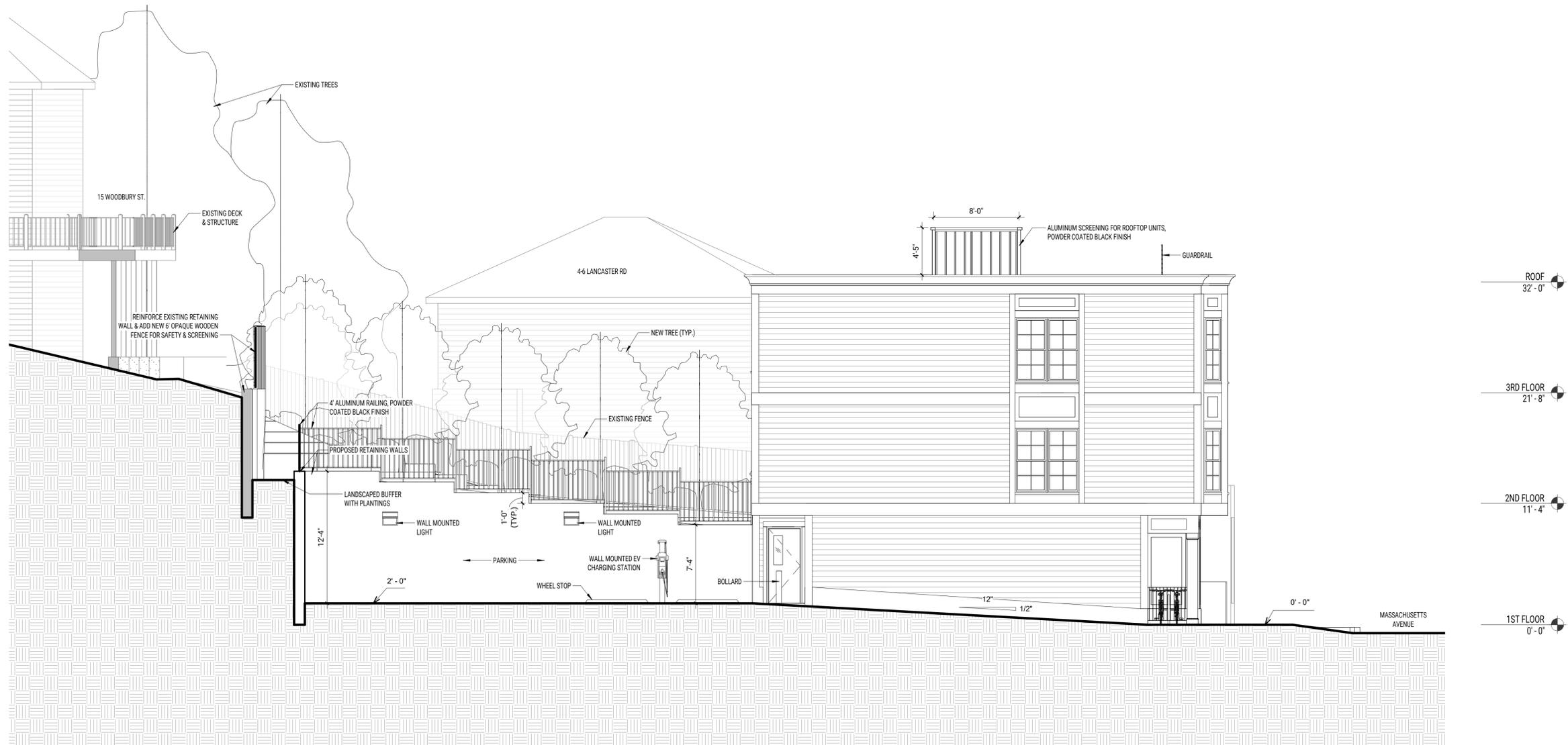
DRAWN BY: EAD

EAST BUILDING ELEVATION

A-204



CONSULTANTS:



ZONING SET
(NOT FOR CONSTRUCTION)

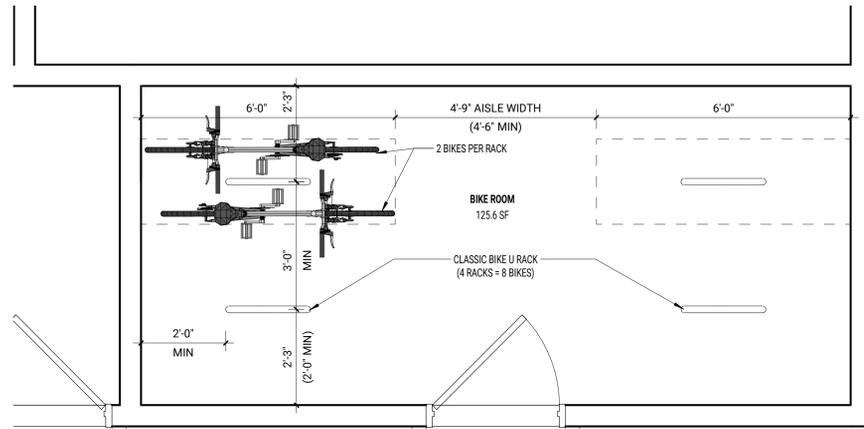
DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/27/2020
PROJECT #: 19018
SCALE: 3/16" = 1'-0"
DRAWN BY: EAD

EAST BUILDING SECTION

A-301



1 ENLARGED PLAN - BICYCLE ROOM
SCALE: 1/2" = 1'-0"

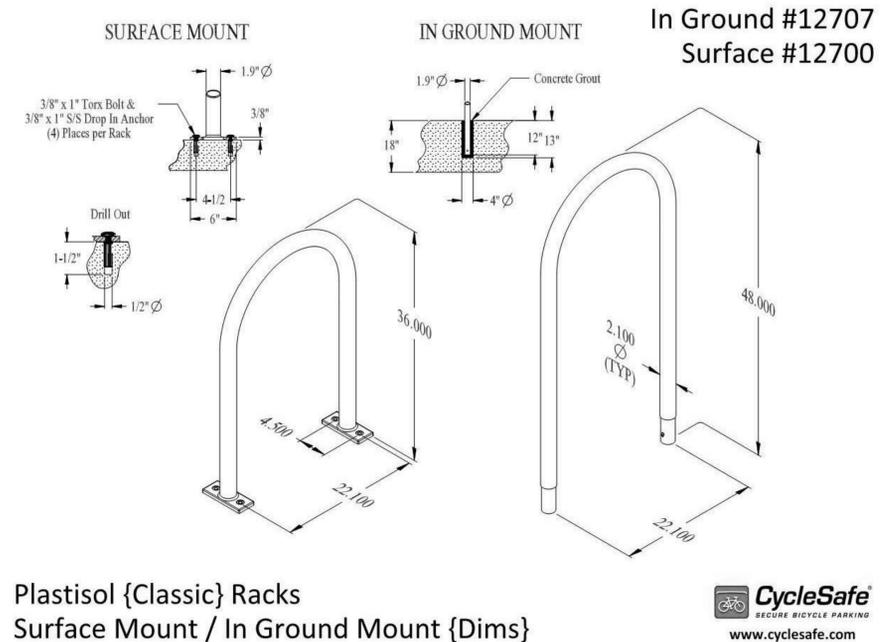


2 ENLARGED ELEVATION - BUILDING SIGNAGE
SCALE: 1/2" = 1'-0"

BIKE RACK SPECIFICATIONS



Plastisol {Classic} Racks
Surface Mount / In Ground Mount



Plastisol {Classic} Racks
Surface Mount / In Ground Mount {Dims}

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 10/27/2020

PROJECT #: 19018

SCALE: As indicated

DRAWN BY: EAD

ENLARGED PLANS &
SPECIFICATIONS

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 10/27/2020

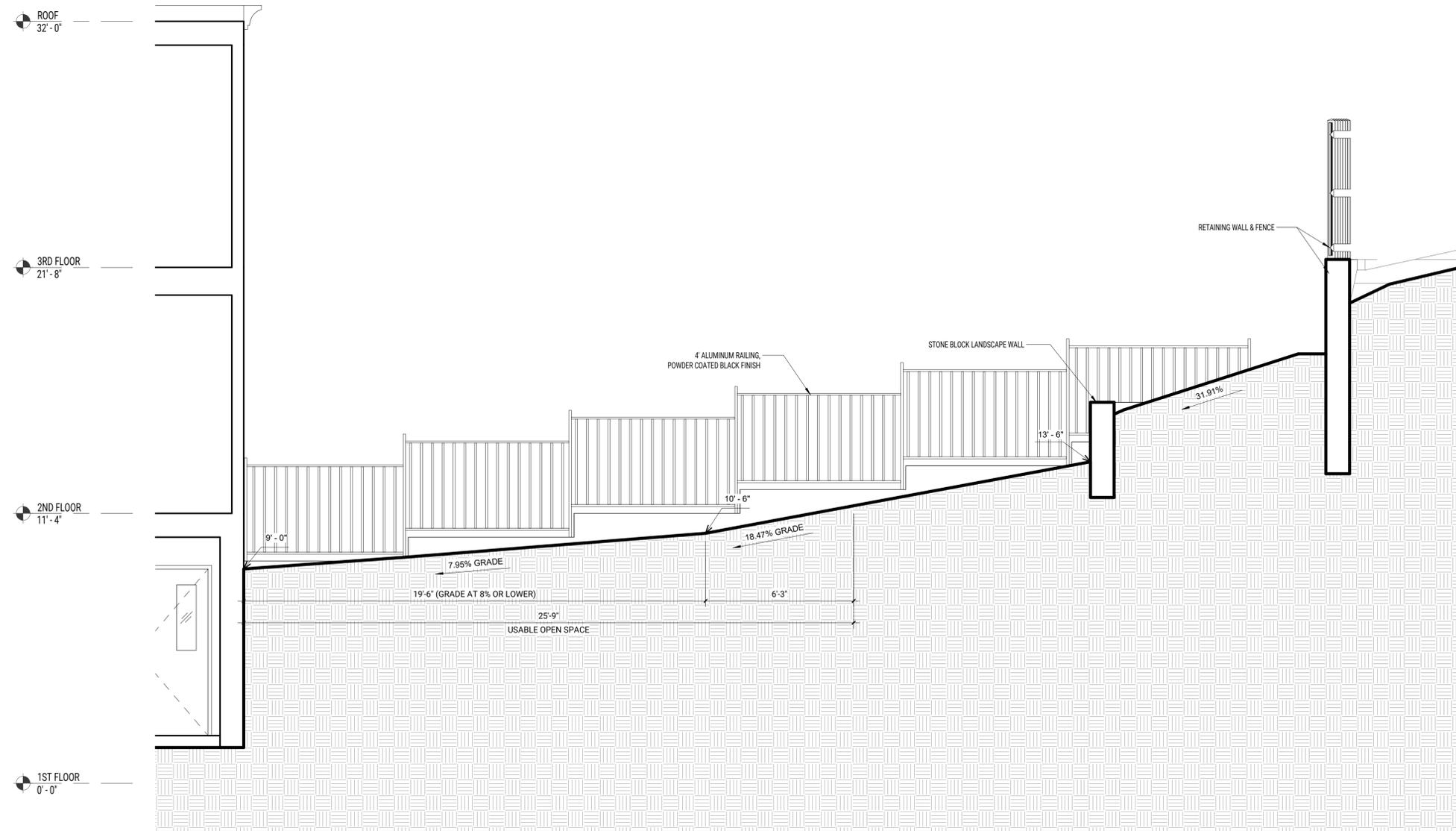
PROJECT #: 19018

SCALE: 3/8" = 1'-0"

DRAWN BY: EAD

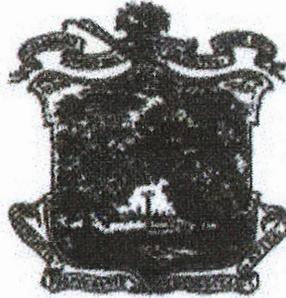
USABLE OPEN SPACE SECTION

A-403



TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2020 NOV 12 AM 10:16



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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3633

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: 1500 Mass Ave, LLC
Property Address: 1500 Massachusetts Avenue, Arlington, Massachusetts 02476

Hearing Dates: September 14, October 19, and November 2, 2020
Date of Decision: November 2, 2020

20 Day Appeal Period Ends: December 3, 2020

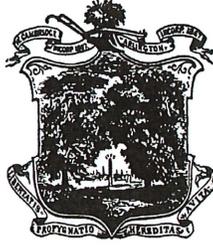
**Members
Approved**

Opposed

Rachel J Zimber
David M. Wat
Eugene B. Benson
Katm L. W

Town Clerk's Certification

Date



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ARLINGTON, MA 02174

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

DECISION OF THE BOARD

Environmental Design Review Docket #3633
1500 Massachusetts Avenue, Arlington, MA 02476

November 2, 2020

This Decision applies to the application by 1500 Mass Ave, LLC, to construct a new mixed-use building with four (4) residential units and two (2) commercial office units at 1500 Massachusetts Avenue within the B1 Neighborhood Business District. The Board reviewed and approved an Environmental Design Review Special Permit in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review.

A public hearing was held on September 14, October 19, and November 2, 2020. The public hearing was closed on November 2, 2020, and the new building approved by a vote of 5-0.

Materials reviewed for this Decision:

- Application for EDR Special Permit, including dimensional and parking information, building and site plans, existing site conditions, proposed landscaping, photographs, impact statement, building elevation and renderings, LEED checklist, and signage details, dated August 20, 2020;
- Updated Environmental Design Review narrative, dated October 13, 2020, and revised October 27, 2020;
- Updated Statement of Intent, dated October 13, 2020, and revised dated October 27, 2020
- Updated Dimensional Charts, dated October 13, 2020, and revised dated October 27, 2020; and
- Updated Plan Set and Presentation Boards, dated October 9, 2020, and revised October 27, 2020, from MFDS A+P.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. Mixed-use is allowed by Special Permit in the B1 Neighborhood Office District. The Zoning Bylaw, in Section 5.5.1 A, indicates that mixed-use buildings without retail space are allowed in the district.
2. The Master Plan recommends supporting commercial areas by encouraging new mixed-use redevelopment, including residential and commercial uses, in and near commercial corridors. This new development is in close proximity to the Arlington Heights commercial district, and businesses along Massachusetts Avenue. The corridor is served by transit and existing infrastructure. The former use was a three-family dwelling. As such, the mixed-use building will provide a net increase of one residential unit and new office space.
3. The development will include 5 surface parking spaces for cars, including the installation of an EV charger, and 4 short-term bicycle parking spaces and 8 long-term bicycle parking spaces located within the building. The new building and use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The new building and use will not overload any municipal systems. The addition of permeable pavers for the parking lot, a catch basin, and a trench drain across the driveway will facilitate the collection of stormwater prior to it flowing into Massachusetts Avenue.
5. All special regulations applicable to the use are fulfilled.
6. The use does not impair the integrity or character of the neighborhood. The mixed-use building is in keeping with adjacent land uses, particularly along Massachusetts Avenue. New residential units will not impair the integrity or character of the district or the adjoining districts and it will not be detrimental to health or welfare. The building is consistent with the Design Standards for the Town of Arlington.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

1. EDR-1 Preservation of Landscape

Following the demolition of the structure previously located on the site, the vegetation on the lot was also removed. The development will introduce new landscaping materials and will be regraded which is in keeping with the general appearance of neighboring developed areas.

The applicant continues to work with the Tree Warden to be in compliance with the Tree Protection and Preservation Bylaw (Title V, Article 16) due to the removal of trees from the property. The site is also sloped, so a retaining wall will be constructed to create open

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ARLINGTON, MA 02174

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space at the rear of the site where eleven new trees and vegetation will be planted. The applicant will work with the Tree Warden to select the type and caliper of trees to be planted.

Additional landscaping will be installed along the sidewalk and western property line to create an inviting streetscape at the office spaces.

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

The building design relates to the neighborhood and vicinity. Neighboring structures include a one-story building with a restaurant and a 12-unit multifamily apartment building on the 1500 block of Massachusetts Avenue and one- and two-family buildings across Massachusetts Avenue. The building height will not shadow abutting properties in the R1 residential district. This is primarily because of the grade change between those properties and the proposed new building. Additionally, the former structure on the site was close in height to the new building.

3. EDR-3 Open Space

By bringing the building closer to the street, a large area of usable open space will be provided at the rear of the building. The use of a retaining wall ensures that this space is generally flat and open to the sky per the Zoning Bylaw. The ARB determined that adjusting the front yard setback to 2.5 feet as allowed by Section 5.3.16 in order to provide this area of usable open space and to facilitate tree planting in accordance with the Tree Protection and Preservation Bylaw is an improvement to the site and the future occupants of the site.

Landscaped open space is located throughout the property. A buffer of at least 5 feet is provided along the rear property line. Additional landscaped open space and a walkway to access the usable open space at the rear of the property is provided along the western side property line.

4. EDR-4 Circulation

The applicant sought a parking reduction through Section 6.1.5 and submitted a Transportation Demand Management (TDM) Plan accordingly. The ARB granted this request of no fewer than 5 parking spaces and compliance with the TDM Plan.

The office space, totaling 873.5 square feet, would require two parking spaces. However, in mixed-use developments, the first 3,000 square feet of non-residential space is exempt from parking requirements. The residential use includes four, two-bedroom residential units. Each two-bedroom unit is required to have 1.5 vehicle parking spaces per unit for a total of 6 parking spaces required. Five vehicle parking spaces are provided. Each residential unit will be assigned one space, and the fifth parking space will be available to an office tenant and provide overflow parking for residential guests.

An EV charger is also provided. Assigning parking spaces and providing an EV charger are two elements of the TDM Plan, which also includes providing covered bicycle parking and

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storage and providing a shower in the shared restroom for the office tenants. Related to bicycle parking, 4 short-term bicycle parking spaces are provided along the sidewalk. The building overhand provides some protection of these bicycle racks from weather. Additionally, 8 long-term bicycle parking spaces are provided in a bicycle storage room on the first floor of the building.

Access to the site is through a two-way driveway on the eastern property line. Four of the parking spaces are for full-sized vehicles and one parking space is designed for compact vehicles to facilitate access to this parking space.

5. EDR-5 Surface Water Drainage

The parking area will be paved with permeable pavers, which will contribute to the control of stormwater management on the site. The addition of a catch basin within the parking area and a trench drain across the driveway will capture sheet flow before it flows into Massachusetts Avenue. This is an improvement over the existing condition where there are no controls for stormwater.

6. EDR-6 Utilities Service

There will be no any changes to utility service.

7. EDR-7 Advertising Features

The project includes signage that is compliant with the requirements of signage in the B1 Neighborhood Office District. The signage will require additional approval once a tenant is selected

8. EDR-8 Special Features

All special features are contained within the building.

9. EDR-9 Safety

The new building conforms to all code requirements for open and enclosed spaces. The building design and features will increase safety.

10. EDR-10 Heritage

The former three-family dwelling which was located on this property and demolished was not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is not under the jurisdiction of the Arlington Historical Commission. None of the adjacent properties are listed on the Inventory.

11. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

12. EDR-12 Sustainable Building and Site Design

The building will include sustainability and performance features that will enhance energy and atmosphere and indoor environmental quality.

The project must adhere to the following general conditions:

- TOWN CLERK'S OFFICE
ARLINGTON, MA 02174
2020 NOV 12 AM 10:16
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1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
 2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
 3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
 4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
 5. The owner shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development.
 6. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
 7. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
 8. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

The project must adhere to the following special conditions:

1. Any final building signage will be reviewed and approved by the Department of Planning and Community Development and Inspectional Services or Arlington Redevelopment Board, as applicable.
2. The Final Transportation Demand Management Plan shall be submitted for review and approval by the Department of Planning and Community Development.
3. The Applicant is required to comply with all requirements of the Tree Protection and Preservation Bylaw and as required by the Tree Warden.

4. The ARB adjusted the required front yard setback from 20 feet to 2.5 feet in accordance with Section 5.3.16 due to conditions unique to the proposal.
5. The ARB reduced the required parking spaces from 6 to 5, pursuant to Section 6.1.5 and the Transportation Demand Management Plan.

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ARLINGTON, MA 02174

2020 NOV 12 AM 10:16

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MAURA HEALEY
GOVERNOR

Commonwealth of Massachusetts
Division of Occupational Licensure

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

KIM DRISCOLL
LIEUTENANT GOVERNOR

1000 Washington St., Suite 710
Boston, Massachusetts 02118

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

YVONNE HAO
SECRETARY, HOUSING AND
ECONOMIC DEVELOPMENT

Docket Number **V 23 155**

AMENDED NOTICE OF ACTION

RE: Mixed Use Building, 1500 Massachusetts Avenue, Arlington

On May 15, 2024, the Architectural Access Board received a filing in the above referenced matter. This filing was subsequently reviewed by the Board at its meeting on May 20, 2024.

After reviewing the information provided, the Board voted to accept the filing.

ACCEPT the withdrawal of the request for relief to 9.3, and

GRANT relief to 10.1 as proposed.

Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: May 22, 2024

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Dawn Guannello WJ

Chairperson
ARCHITECTURAL ACCESS BOARD



**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1000 Washington St., Suite 710 • Boston • MA • 02118
V: 617-727-0660 • www.mass.gov/aab

Docket Number

(Office Use Only)

AMENDED APPLICATION FOR VARIANCE

INSTRUCTIONS:

- 1) Answer all questions on this application to the best of your ability.
 - a. Information on the Variance Process can be found at:
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
 - a. Compliance is technologically infeasible, or
 - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 6.
- 4) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
 - a. Local Building Department,
 - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at: <https://www.mass.gov/commissions-on-disability>), and
 - c. The Independent Living Center (ILC) for your area.
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 5) Complete the Service Notice included with the Application and sign it.
- 6) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
 - a. Electronic:
 - i. Applications should be sent via email to william.joyce@mass.gov & molly.griffin@mass.gov.
 - ii. The email submission must have the subject line: Variance Amendment - <Docket Number>
 - iii. The application and all attachments must be in .pdf format
 - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
 - b. Physical
 - i. Applications should be sent to the mailing address listed above and must include:
 1. The completed application and all attachments.
 2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),
 3. The completed and signed Service Notice.
 - ii. Please ensure that all documents included are no larger than 11" x 17".
 - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the building/facility:

1500 Massachusetts Ave, Arlington MA, 02476

2. What is the docket number of the existing variance V 23 - 155

3. Briefly describe the extent and nature of the new work performed or to be performed since your original application (use additional sheets if necessary):

1. The ground floor office space will be reduced, and a Group 1 compliant dwelling unit will be added back into the project.
2. Additional open space will be added at the side yard of the building. This open space will be accessed from the front of the building and will be located on an accessible route.

**see attachments for more information

4. a. Has the Board's Jurisdiction changed since your original application: Yes No

b. If Yes, which section of the Board's Jurisdiction (see Section 3 of the Board's Regulations) has now been triggered?

2.6 3.2 3.3.1(a) 3.3.1(b) 3.3.2 3.3.4 3.4

5. List **all** building permits that have been applied for since the date of your original application or last amendment, include the issue date and the listed value of the work performed:

Permit #

Date of Issuance

Value of Work

(Use additional sheets if necessary.)

6. List the anticipated construction cost for any new work not yet permitted:

7. For existing buildings, state the current actual assessed valuation of the **BUILDING ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building is located:

Is the assessment at 100%? _____

If not, what is the town's current assessment ratio? 0.00%

8. State the phase of design or construction of the facility as of the date of this application:

Construction is approx. 80% complete / final stage

9.

<p>Request #1</p> <p>Section(s) for which you are seeking relief: <u>n/a</u></p> <p>Are you seeking temporary relief <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>If yes, when do you propose to be in compliance by: _____</p> <p>Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):</p>	<p>Types of Attachments for this Request:</p> <p><input type="checkbox"/> Floor/Site Plans, <input type="checkbox"/> Cost Estimates, <input type="checkbox"/> Photographs, <input type="checkbox"/> Test Drawings, <input type="checkbox"/> Other(s): _____</p>
<p>Relief on request #1 from the original application submission is no longer required. See description / markups attached.</p>	

<p>Request #2</p> <p>Section(s) for which you are seeking relief: <u>10.2</u></p> <p>Are you seeking temporary relief <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>If yes, when do you propose to be in compliance by: _____</p> <p>Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):</p>	<p>Types of Attachments for this Request:</p> <p><input checked="" type="checkbox"/> Floor/Site Plans, <input type="checkbox"/> Cost Estimates, <input type="checkbox"/> Photographs, <input type="checkbox"/> Test Drawings, <input type="checkbox"/> Other(s): _____</p>
<p>Relief on Request #2 is being amended. See description / markups attached, as well as supporting materials from original variance application submission.</p>	

Request #3

Section(s) for which you are seeking relief: _____

Are you seeking temporary relief Yes No

Types of Attachments for this Request:

- Floor/Site Plans, Cost Estimates,
- Photographs, Test Drawings,
- Other(s): _____

If yes, when do you propose to be in compliance by: _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Request #4

Section(s) for which you are seeking relief: _____

Are you seeking temporary relief Yes No

Types of Attachments for this Request:

- Floor/Site Plans, Cost Estimates,
- Photographs, Test Drawings,
- Other(s): _____

If yes, when do you propose to be in compliance by: _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

If you require more than 4 requests, please use the *Additional Request Sheet* and complete the *Large Variance Tally Sheet*, both of which are available on the “Forms and Applications” page of the Board’s website (<http://www.mass.gov/aab>).

I DECLARE UNDER THE PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS APPLICATION AND SUPPORTING DOCUMENTATION IS TRUE AND CORRECT

Date: 4/30/24



Digitally signed by William Lee
DN: c=US, E=william@mfd-bos.com, O=Monte French Design Studio, CN=William Lee
Contact Info: william@mfd-bos.com
Date: 2024.04.30 14:59:10-0400

Signature of owner or authorized agent (*required*)

PLEASE PRINT:

William Lee

Name

Monte French Design Studio

Organization (If Applicable)

650 Columbus Ave

Address

Suite A

Address 2 (optional)

Boston, MA 02118

City/Town

State

Zip Code

william@mfd-bos.com

E-mail

(617) 865-9282

Telephone

SERVICE NOTICE

I, William Lee, as Architect
(Name) (Relationship to the applicant)

HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:

	<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>	<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1 Building Department	Mike Ciampa, Inspectional Services 51 Grove St, Floor 1 Arlington, MA, 02476	e-mail	7/24/23
2 Local Commission on Disability <small>(If Applicable)</small>	Christine Bongiorno, Director/COD Contact, HHS/Commission on Disability, 27 Maple St, Arlington MA 02476	e-mail	7/24/23
3 Independent Living Center	Bill Henning, Executive Director, Boston Center for Independent Living 60 Temple Place, 5th Floor, Boston, MA 02111	e-mail	7/24/23



Digitally signed by William Lee
 DN: C=US, E=william@mfd-bos.com, O=Monte French Design Studio, CN=William Lee
 Contact Info: william@mfd-bos.com
 Date: 2024.04.30 15:01:33-04'00'

Signature

4/30/24

Date

April 30, 2024

Architectural Access Board
1000 Washington St., Suite 710
Boston, MA 02118

Letter of Authorization

I, Darin DiNucci, owner of 1500 Mass Ave in Arlington MA, hereby authorize Monte French Design Studio to submit the attached Architectural Access Board amended variance application on my behalf.

Sincerely,

A handwritten signature in black ink, appearing to read "Darin DiNucci", written in a cursive style.

Darin DiNucci



July 24, 2023

Architectural Access Board
1000 Washington St., Suite 710
Boston, MA 02118

Request #1 – Description

During the Arlington Redevelopment Board (ARB) review process for this project, there was a submission made that included a ground floor accessible unit. This was rejected by the ARB, and it was insisted that the ground floor accessible unit be changed to office space. It was stated by the ARB that the ground floor accessible unit was not required, and it was preferred as office space instead. It was stated that the project was unlikely to receive approval if the accessible unit was not changed to office space. The project was revised to change the ground floor residential unit into office space as requested, and the project was submitted & approved by the ARB.

Changing the ground floor entirely to residential to avoid the office space increase requested by the ARB was not an option either, as it would have violated the Arlington Zoning Bylaws. 'Mixed Use' is allowed with a special permit in the 'B1: Neighborhood Office' zoning district for this project, however apartment buildings (4+ units) are not allowed.

~~Relief is being requested on the requirement of Group 1 compliance for the residential units on the 2nd floor, which is considered the 'Ground Floor' as defined in 521 CMR Section 5.1.~~

Attachments

- 1A - ARB e-mail correspondence
- 1B - Materials from ARB submission w/ accessible ground floor unit (not approved)
- 1C - Presentation from ARB submission w/ accessible ground floor unit (not approved)
- 1D - Official ARB meeting minutes from Town Meeting (submission not approved)
- 1E - Use Regulation chart for business districts

Sincerely,

Monte French

The ground floor office space will be reduced, and a Group 1 compliant dwelling unit will be added back into the project for compliance on sections 5.1 & 9.3 (relief on Request #1 no longer required).

****Note: contingent on ARB approval****

July 24, 2023

Architectural Access Board
 1000 Washington St., Suite 710
 Boston, MA 02118

Request #2 – Description

Residential parking is being provided at the rear of the building. The existing site conditions presented a significant increase in elevation from the front to the rear of the property. The original project submission approved by the ARB had the rear parking level elevation 2'-0" higher than the elevation at the front of the building (driveway slope of 1/2":12"), which would be achieved by retaining walls up to 12'-4" tall measured from the parking level.

During exploratory test pits/borings by the site civil engineers, there was a significant amount of ledge discovered above the intended parking level. It was also discovered that the existing retaining walls did not have footings and were not suitable for shoring or retaining during the installation of the new retaining walls. Due to these discoveries, there was a serious concern for maintaining the structural integrity of the surrounding structures on abutting properties. To resolve this issue, the parking level was raised an additional 4'-9" and the rear retaining wall was shifted further into the site.

~~Relief is being requested on the requirement of accessible parking, van parking & accessible route to parking due to limitations resulting from site conditions.~~

Relief is being requested on an accessible route to rear parking / rear open space areas due to limitations resulting from site conditions.

Attachments

- 2A - Site Plan & Section from initial ARB approval
- 2B - Site Photographs after existing structure was demolished
- 2C - Geotech Report
- 2D - Amended Site Plan & Section
- 2E - Email correspondence with ARB after Geotech report was received
- 2F - ARB Approval letter for amendments

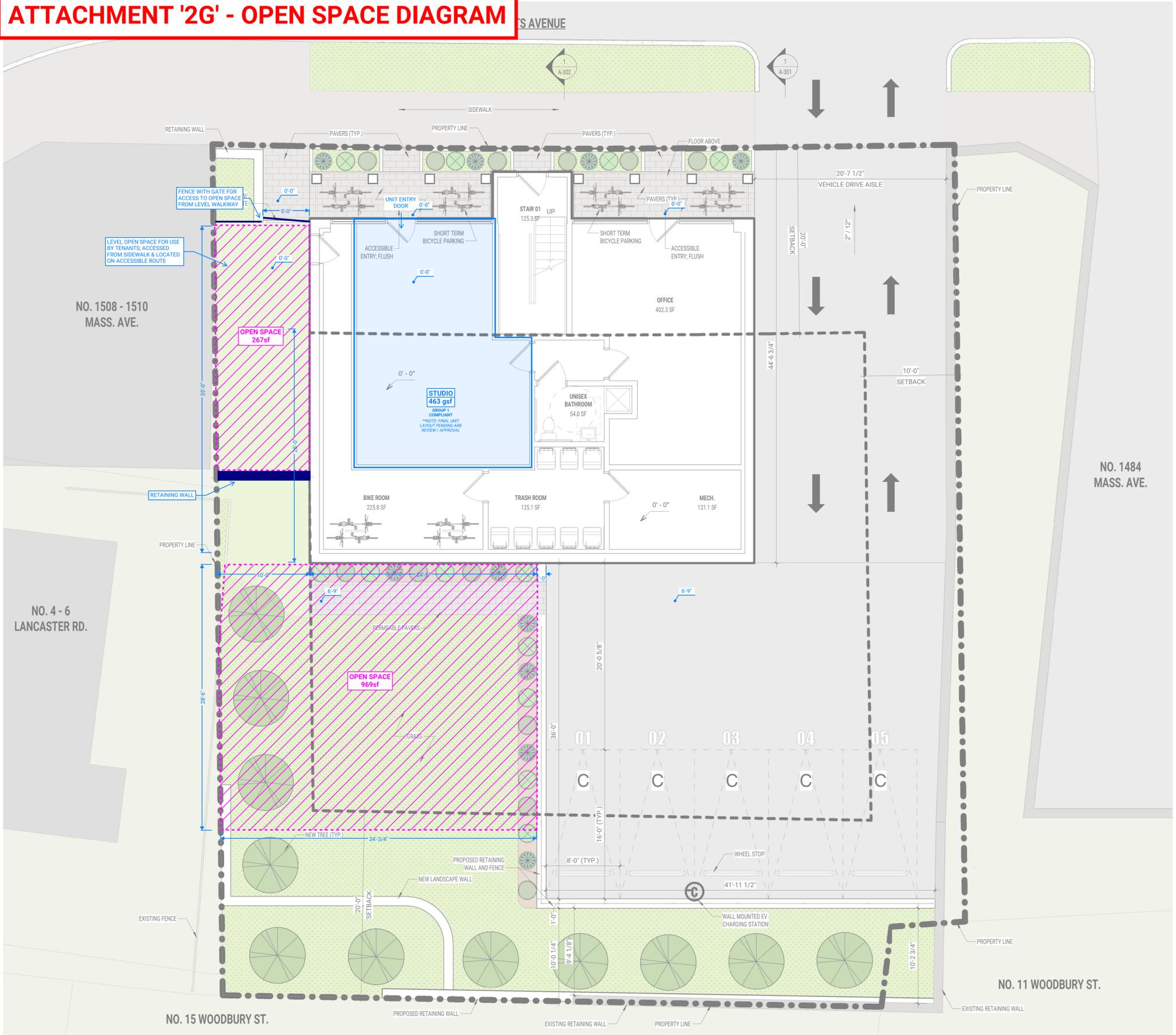
2G - Open Space Diagram

Sincerely,

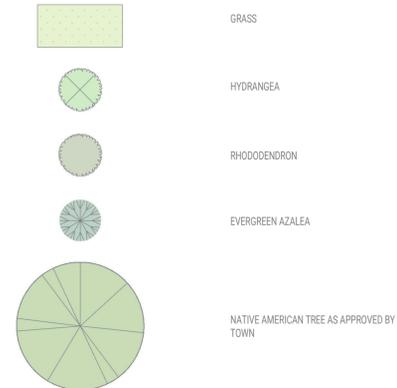
Monte French

Due to the number of parking spaces provided (spaces are not deeded to dwelling units), an accessible parking space is not required. The open space at the rear of the building will be accessed from the parking area. Due to site limitations preventing an accessible route from the front of the building to the rear parking/open space area, additional open space is being proposed at the side yard of the building. This additional open space will be located on an accessible route accessed from the front of the building. See '2G' attachment for proposed open space diagram. ****Note: contingent on ARB approval****

ATTACHMENT '2G' - OPEN SPACE DIAGRAM



PLANTING LEGEND



MFDS A+P
 MONTE FRENCH DESIGN STUDIO (MFDS)
 650 COLUMBUS AVE, STE. A
 BOSTON MA, 02118
 T: 617-606-4496
 WWW.MFDS-BOS.COM

CONSULTANTS:

ISSUE FOR PERMIT

MARK: DATE: DESCRIPTION:
 ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave
 ADDRESS:
 1500 Massachusetts Ave, Arlington MA
 DATE ISSUED: 4/15/2022
 PROJECT #: 19018
 SCALE: As indicated
 DRAWN BY: EAD

ARCHITECTURAL SITE PLAN

AS101



Town of Arlington, Massachusetts

Correspondence

Summary:

- T. Toole, 5/13/2024 - 5-7 Belknap St.
- D. Seltzer, 9/2/2024 - 1500 Mass Ave.
- D. Seltzer, 9/4/2024 - 1500 Mass Ave.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Correspondence_Toole_05132024_-_5-7_Belknap_St.pdf	Correspondence Toole 05132024 - 5-7 Belknap St
▢ Reference Material	Correspondence_Seltzer_09022024_-_1500_Mass_Ave.pdf	Correspondence Seltzer 09022024 - 1500 Mass Ave
▢ Reference Material	Correspondence_Seltzer_09042024_-_1500_Mass_Ave.pdf	Correspondence Seltzer 09042024 - 1500 Mass Ave

From: Taylor Toole
Sent: Monday, May 13, 2024 11:37 AM
To: Claire Ricker
Cc: Jenny Toole
Subject: Concerns from abutter to 5-7 Belknap

Hello Arlington Redevelopment Board,

I have lived at 9 Belknap Street for ten years since purchasing the home with my wife. A lot has changed in that time and our love for our home and community has only continued to grow. We have a 3 year-old son and a 7 year-old daughter who attends Hardy Elementary.

We understand you will be reviewing developer [Michael Collins' application for a special permit](#) to tear down the building next to us at 5-7 Belknap and build a much larger complex. His application for a special permit is cleverly written and gives the impression he is not building the albatross that he is proposing. After reviewing his plan and doing our own research, we feel that his proposal contains inaccuracies and misrepresentations about the impact of the plan.

For example: "The shadows that do fall onto the neighboring properties will be similar to the shadows currently cast from the existing building." And, "The existing site will be reused with small changes to the overall layout of hardscape and building footprint. No surrounding natural areas will be altered."

Our specific concerns are around the substantial shading this building will have over the front of our home, and the loss of privacy (for us and the tenants of the proposed building) as the new structure is extending 25' back and pushing out on the side to be 10' from our house. In one design Collins shared via email last week there's even a second-floor balcony proposed 10' from our children's bedroom window. Someone out there smoking or having loud conversation at bedtime would be very disruptive.

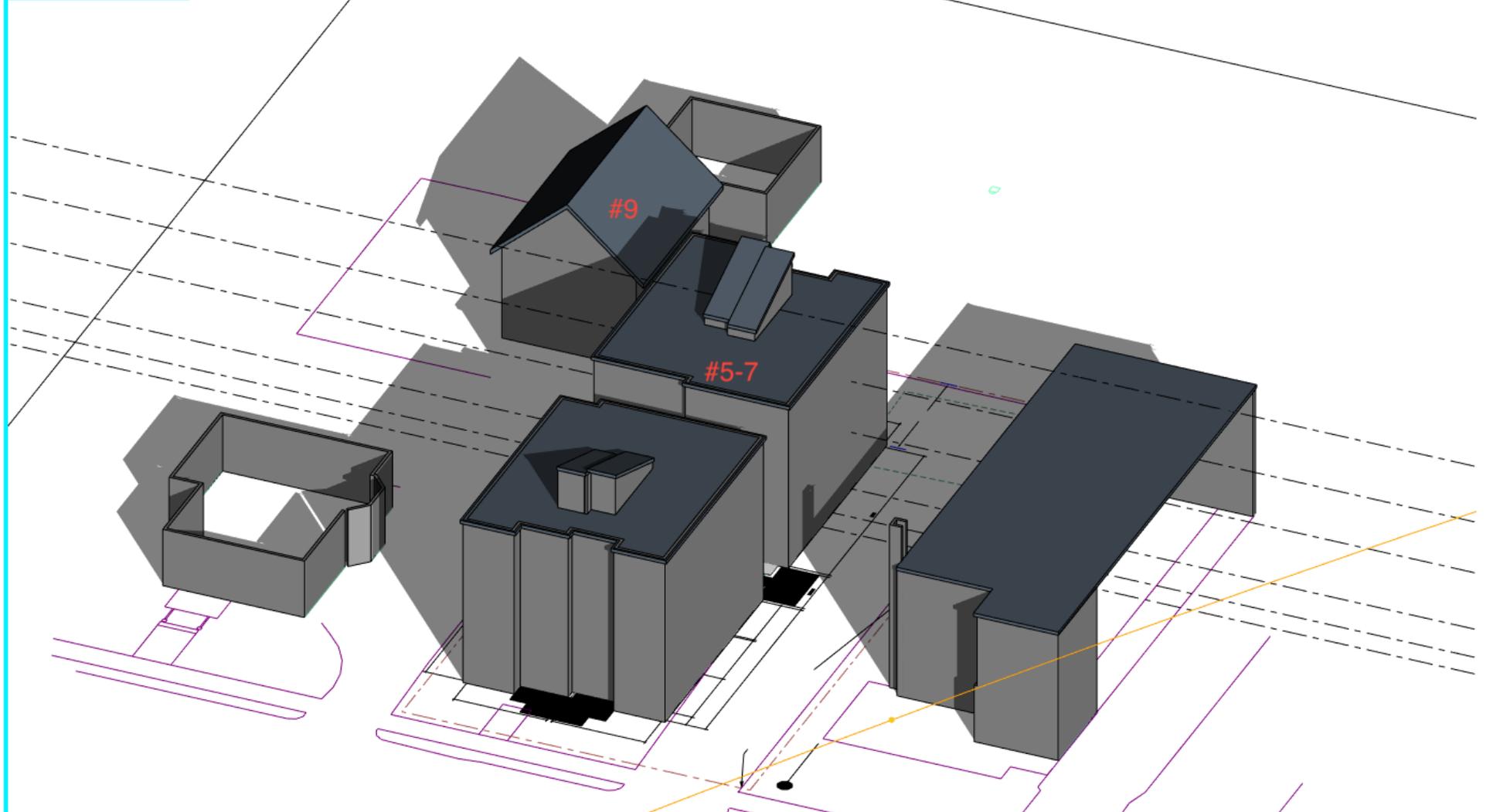
Attached are images from research that we commissioned: a shade study, and an overlay of the developer's plan onto the lot. We have shared these, along with our concerns with Collins.

We feel that tearing down an affordable two-family home and eliminating the existing green space to build four substantially more expensive units is in opposition to the spirit of retaining the character of the neighborhood and creating housing that my daughter's first grade teacher could afford. We hope the plan is not approved without substantial changes to limit the negative impact on shading, privacy, and greenspace.

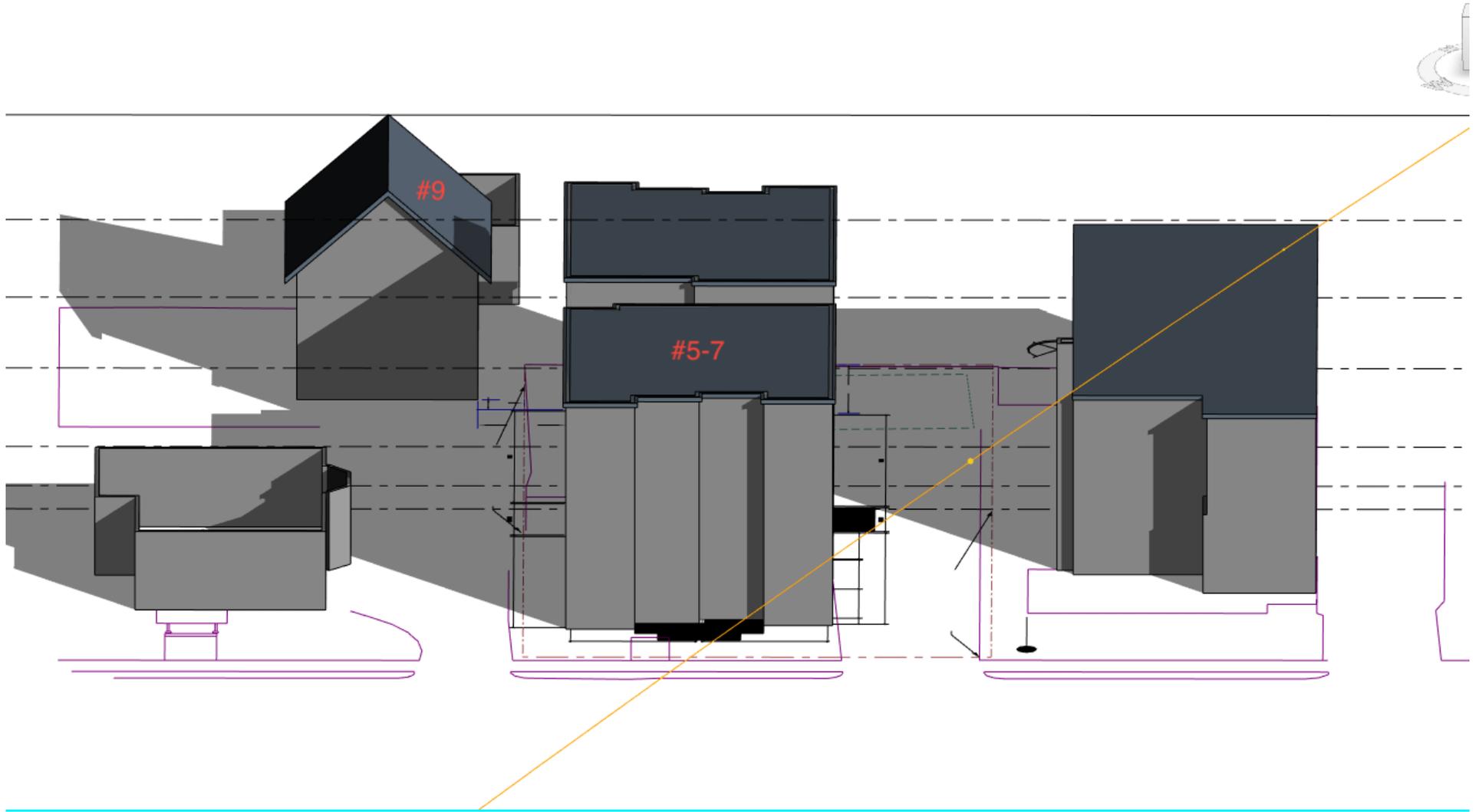
We would like to invite all members of the Redevelopment Board to come visit our property and take a walk around to consider the impact of the proposed plan.

Thank you,
Taylor Toole
617-780-0005

Temporary Hide/Isolate

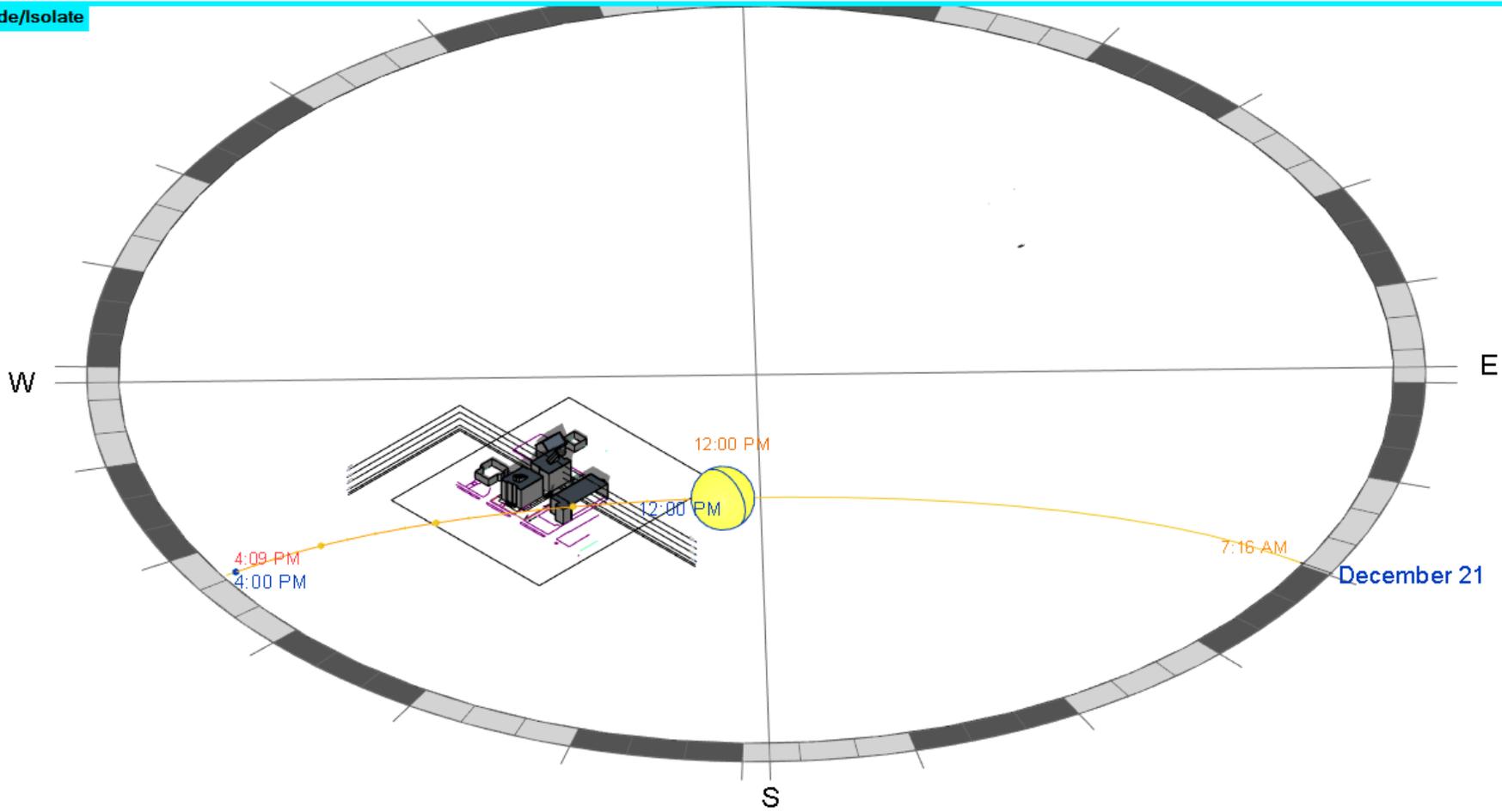


Shadows – angle 1



Shadows – angle 2

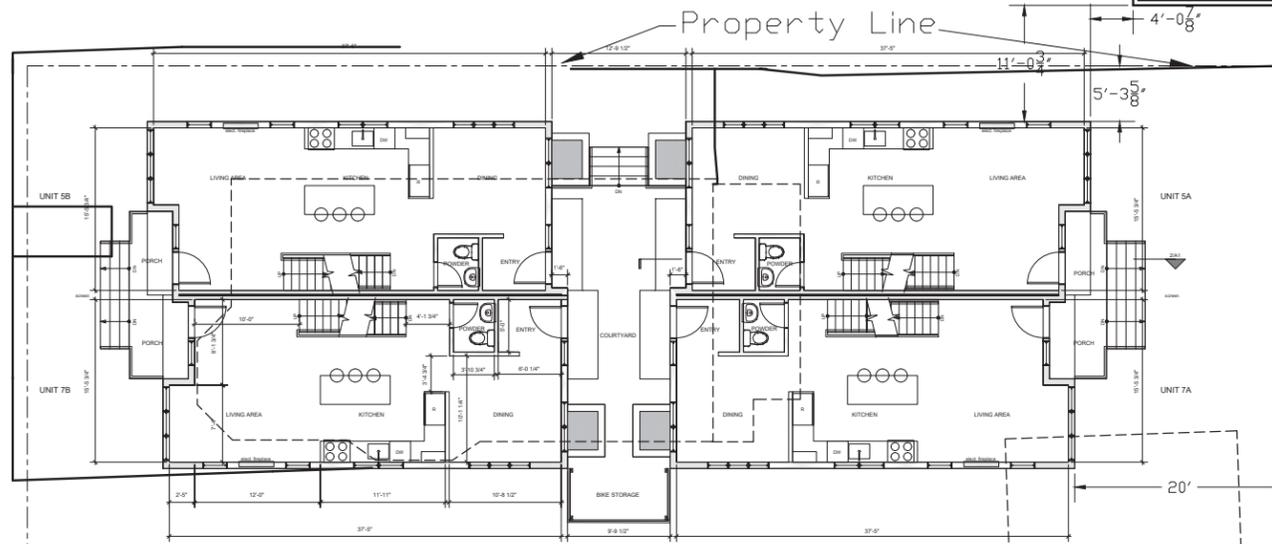
porary Hide/Isolate



Shadows – angle 3

BELKNAP STREET

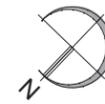
9 BELKNAP STREET



Property Line

1 Proposed First Floor Plans
Scale: 1/4" = 1'-0"

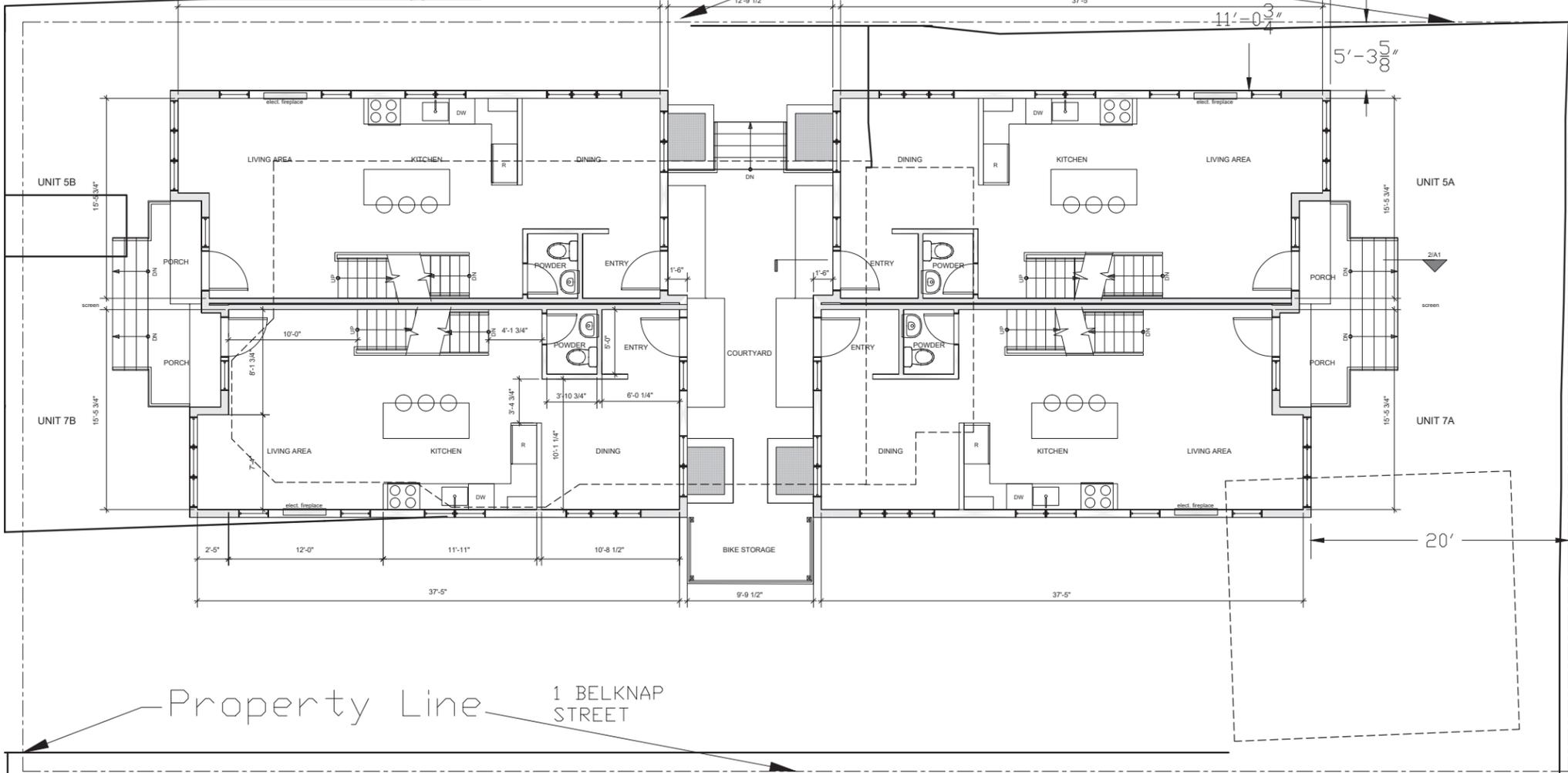
1 BELKNAP STREET



9 BELKNAP STREET

9 BELKNAP STREET

Property Line



1 Proposed First Floor Plans
Scale: 1/4" = 1'-0"



GCD02
Author
Checker
05-02-2024
1" = 1'-0"

From: Don Seltzer
Sent: Monday, September 2, 2024 5:06 PM
To: Claire Ricker
Subject: Re: 1500 Mass Ave plans

Below are comments that I will be providing the ARB in advance of next Monday's hearing.

Best regards,
Don

In November 2020, the ARB approved a plan for 1500 Mass Ave which included five parking spaces. Four were to be standard, full size spaces and one was sized for a compact car. One of the full sized spaces qualified as Accessible, with the appropriate accessible access aisle adjacent.

In the early stages of excavation in the spring of 2021, the developer encountered ledge which made further excavation difficult. Without the knowledge or approval of the ARB, he significantly altered the parking area, reconfiguring all five spaces as compact, and eliminating the Accessible space. This has resulted in serious conflicts with federal, state, and local laws.

The **1988 Fair Housing Act** applies to all new residential construction of buildings of four or more dwelling units. It specifically requires that there be at least one Accessible parking space.

Massachusetts state law on Accessibility, **521 CMR**, dates back to 1996. It applies to all new residential construction of buildings of three or more dwelling units. The developer's architect has claimed before the ARB that 521 CMR parking requirements do not apply to smaller lots. He is mistaken.

The architect is misreading the table in 23.2.1, incorrectly believing that it applies to 1500 Mass Ave. It does not. As stated in the introductory paragraph 23.1, that table is for parking lots for *businesses, auditoriums, sporting or recreational facilities, cultural centers, or general public use where the public has the right of access as invitees or licensees*. It further references 10.3 for the requirements for residential buildings:

"10.3 The number of accessible spaces shall not be limited in number by 521 CMR 23.2.1, but shall be provided in sufficient numbers to meet the needs of the dwelling unit occupants."

At the local level, **Arlington's Zoning Bylaw** does not allow the all compact car parking requested by the applicant. It specifically grants the ARB the authority to allow no more than 20% of the spaces to be compact, with 80% being full-sized.

Additionally, the ZBL requires that these parking spaces shall have direct access to an aisle or driveway having a minimum width of 24 feet for entering, exiting, and turning around.

The latest parking proposal provides only 17' 10" for this driveway access for standard parking (18' spaces), and 19'10" for compact parking (16' spaces).

The original parking plan approved by the Board in 2020 could have been adapted by a reduction to four standard spaces, one per apartment.

The unapproved parking alterations made early in 2021, before any foundation work had begun, were a dreadful mistake. They leave no reasonable pathway to compliance with federal, state, and local laws.

September 4, 2024

To: Arlington Redevelopment Board

Subj: 1500 Mass Ave - Accessibility

Since moving to an independent community, I have become more fully aware of the impact of architectural barriers upon seniors. Many of my new neighbors have mobility limitations and use canes, walkers, rollators, or scooters to get around. They live full, active, and independent lives.

But outside of our campus, architectural barriers are a major concern for them, affecting their dignity and quality of life. As stated in the Fair Housing Act, the goal is not just to provide a place to live, but to grant a greater freedom to visit friends and relatives.

The Parent Test

Suppose that your parents were finding it increasingly difficult to climb stairs. They come to you for help in finding a nice, accessible apartment in Arlington. Would you take them to 1500 Mass Ave?

You could tell them that it was a brand new building, recently approved by the ARB. You would tell them that they would have four neighbors living above in two-bedroom apartments, each with windows opening on three exposures. Your parent's apartment would be just a tiny studio with a single glass wall providing an entertaining view of pedestrians passing by on the sidewalk just a few feet away.

The upstairs neighbors would be able to enjoy nicely landscaped usable open space in the backyard. Your parents would have a narrow alley way, bounded on three sides by tall, featureless masonry walls.

You would have to explain to your parents that they would have to give up their car, because the parking lot was inaccessible to them, reached by a 17% slope driveway. But there is a bus stop for the 77 bus only 2000 feet away.



*A Special Place for Grandma
Her own 10' wide alley, in lieu of
Usable Open Space*

Could you in good conscience recommend such an apartment to a parent or friend with disabilities?

There are other, more preferable options available for completing 1500 Mass Ave that would satisfy both the letter and spirit of the 1996 law, and not treat persons with disabilities as second class citizens. The only question is cost, and the State Architectural Access Board has not so subtly hinted at who should pay for it.

Quoting from the April 22 MAAB public hearing,

“This is why, no matter what mistakes inspectional services people may or may not have made in this case, ultimately the burden rests with the architect in drawing the plans to design in such a way that it complies with 521 CMR.

You can't blame or point fingers at the local building officials, who just may not be familiar with the regulations in 521 CMRR as well as you, as a professional architect, should be. And this is why, with all due respect, this is why architects are required to carry liability insurance, so that if a mistake is made along the way, then there is insurance to cover the correction of the mistake.”

To reemphasize a key point, these are not new laws. The Fair Housing Act and Massachusetts 521 CMR have been on the books for three decades. There is no justifiable excuse for Monte French Design Studios to plead ignorance and then ask for concessions from this Board.

Thank you for your consideration,

Don Seltzer