



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, ARLINGTON, MASSACHUSETTS 02476

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To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex-Officio

Subject: Environmental Design Review (EDR), Docket #3522, 483 Summer Street

Date: January 9, 2017

This is an application by Campobasso Properties, LLC for a Special Permit to construct a Mixed-Use development at 483 Summer Street. Special Permits are needed under Section 5.04 Use 7.13 to allow Mixed-Use in a B2 zoning district, Section 8.01(a) to allow Parking Reduction in a Business Zone, and 11.06 Environmental Design Review. The proposed uses includes 2,774 sf of retail space within four (4) storefronts on the first floor, 782 sf of office space on the second floor, and 7 residential units. Six (6) of the apartments will be two-bedroom apartments, one (1) will be a one-bedroom apartment, and one (1) of the seven units, a two-bedroom unit, will be affordable.

Section 10.11a-1 The uses requested are listed in the Table of Use Regulations as a Special Permit in the district for which application is made or is so designated elsewhere in this Bylaw.

Mixed-Use is listed in the Table of Use Regulations as a Special Permit use in the B2 zone. The Board can find that this condition is met.

Section 10.11a-2 The requested use is essential or desirable to the public convenience or welfare.

The Master Plan has promoted Mixed-Use as a means to revitalize business districts, by bringing customers and street life to commercial areas. This project will provide new businesses, office space, and much needed new, rental units, including one affordable unit. The Board can find that this condition is met.

Section 10.11a-3 The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The project provides seven (7) parking spaces in the rear and two (2) more on the east side. There is a shared driveway between the subject property and the abutting property to the west, under the same ownership. The single combined driveway is better for pedestrian safety than adding a second driveway would be. The Board can find that this condition is met.

Section 10.11a-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 utilities appear to be adequate. A drainage plan is provided, and needs to be reviewed and approved by the Town Engineer. The Board can find that this condition is met.

Section 10.11a-5 **Any special regulations for the use, set forth in Article 11 are fulfilled.**

The Environmental Design Review standards of Section 11.06 are evaluated below.

EDR-1 Preservation of Landscape:

The lot in its present condition is run down, and mostly covered with pavement in deteriorated condition. There is a vacant building formerly used for auto repair on the lot. It is surrounded by a fence in poor condition. The existing garage, chain link fence and asphalt driveway and any existing plantings will be removed. The landscape plan proposed for the lot includes a number of bushes to be planted around the building, and a recreation area in the rear with both a grassy area and a patio. The Board can find that this condition is met.

EDR-2 Relation of the Building to the Environment:

The proposed building provides a transition between the small commercial district to the east, and the residential area to the west and south. The existing commercial building to the east is a single story retail and restaurant structure, while the proposed building will have three (3) stories. The building to the west has three (3) stories. The Board can find that this condition is met.

EDR-3 Open Space:

The building will have a landscaped area adjacent to the front walkway and sidewalk. The front yard setback is small, but appropriate for ground floor retail uses. Most of the open space is in the rear of the lot, in an area that combines a patio and a grassy area. The Board can find that this condition is met.

EDR-4 Circulation:

The parking for this use is primarily located behind the building, and accessible from a driveway shared with 489 Summer Street, which has seven (7) parking spaces. The shared driveway entrance is of adequate width to provide access to both buildings; this singular access point is preferable for pedestrian safety. There are also two (2) tandem parking spaces on the right (east) side of the building. It is not clear whether those spaces are for residents, employees, or retail customers. It is not clear where bicycle parking is provided.

The proposed development provides (nine) 9 parking spaces. Under the zoning bylaw, (twelve) 12 parking spaces are required. They have requested a reduction in parking under section 8.01(a), which allows a reduction to (three) 3 spaces with Transportation Demand Management (TDM). They have proposed the following TDM methods:

1. Installing a shower for use by employees (not shown on the plans);
2. Charging for residential on-site parking;

3. Installing covered bicycle parking and storage within the building (not shown on plans); and,
4. Shared parking between uses.

The Board can find that this condition is met, with the addition of employee shower and indoor bicycle parking and storage shown on the plans.

EDR-5 Surface Water Drainage:

A drainage plan is provided but needs to be reviewed and approved by the Town Engineer. All pavement and walkways will be built using porous pavement. The Board can find that this condition is met.

EDR-6 Utilities Service:

All utility lines will be accessed underground. Service appears to be adequately provided. The Board can find that this condition is met.

EDR-7 Advertising Features:

Location of signs is shown on the plans, but size, design, and appearance will need approval including the main building sign and when retail tenants are secured. The following signs are allowed in the B2 zoning district: one wall sign for each street or parking lot frontage of each establishment, not to exceed a total of two permanent signs for any one business, including freestanding signs but excluding window signs, directional signs, directories, marquees, and awnings. One directory of building occupants or tenants at each entrance not exceeding an area determined on the basis of one (1) square foot for each occupant or tenant. One awning sign for each display window of a store. One permanent wall sign not to exceed two (2) feet in height or a ground sign not to exceed twenty (20) square feet in area and if containing a registered trademark or portraying a specific commodity for sale, such trademark or portray shall not occupy more than ten (10) percent of the sign area unless said registered trademark or commodity is the principal activity conducted therein. All sign illumination shall be either interior and non-exposed or exterior and shielded and directed solely at the sign and shall be steady and stationary and of reasonable intensity. The following types of illuminated signs are prohibited: signs fabricated with letters, numbers, designs, or images consisting of a visible light source emitted from the face of the sign, including, but not limited to, incandescent and fluorescent bulbs, LED price signs, LED and digital displays, and neon tubes. If the Board wishes, it may review signage in the future, or allow an administrative approval by the Director of Planning and Community Development (hereinafter "the Director").

EDR-8 Special Features:

Gas meters will be screened, and air conditioning condensers will be placed on the roof where they will not be readily apparent from the street. Existing trash and recycling facilities at 489 Summer Street will be expanded and shared with residential and commercial tenants at 483 Summer Street. They are not indicated on the plan. The Board can find that this condition is met.

EDR-9 Safety:

Lighting is provided, with multiple means of egress from the building. The single driveway for both buildings will improve pedestrian safety. The Board can find that this condition is met.

EDR-10 Heritage:

The existing building and property are not located on any local or State historic property listing. The Board can find that this condition is met.

EDR-11 Microclimate:

The current condition of the lot is covered with asphalt and building. This proposal will add grass and bushes, and use pervious pavement in the parking lot and front walkways. There will not be any machinery which emits heat or fumes. The Board can find that this condition is met.

EDR-12 Sustainable Building and Site Design:

The proposed project is located in an area with dense and diverse uses, and existing infrastructure, and some public transit. The Town's Recreation Center facility is located across the street. Bicycle facilities will be provided. Pervious pavement will be used in the parking lot to help recharge the groundwater. A LEED® checklist is provided. It is not indicated whether energy-star appliances will be provided. The Board can find that this condition is met.

Section 10.11a-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.

This is a good location for a Mixed-Use property that provides both services to the neighborhood and housing. There will be no detriment to health, morals or welfare. The Board can find that this condition is met.

Section 10.11a-7 The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The project will provide much needed housing as well as a unit of affordable housing. Additional retail space could help bolster the existing retail environment. The Board can find that this condition is met. The Board can find that this condition is met.

If the permit is granted, it is recommended that it incorporate the following conditions:

General Conditions

1. The final plans and specifications for the site, including all buildings, signs, exterior lighting, exterior materials, bike parking locations, and landscaping shall be subject to the approval of the Arlington Redevelopment Board. 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 Article 30 of Town Bylaws.
5. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development.
6. The applicant shall provide evidence that a plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.

Special Conditions

1. One of the two-bedroom units shall be affordable in perpetuity to an income eligible occupant, in conformance with Section 11.08, Affordable Housing Requirements. The Director of Housing shall work with the Applicant to provide pricing of the affordable unit, in keeping with Section 11.08(c) and (d)(2). Applicant shall work with the Director of Housing to develop a plan and schedule for getting state approval for said units, and for fair and affirmative marketing, tenant selection and occupancy of the affordable unit.
2. The Applicant shall sign an Affordable Housing Restriction with the Town prior to issuance of an Occupancy Permit for the affordable unit.
3. No condo conversion of said affordable unit shall be permitted without the express permission of this Board. In the case of a proposed condominium conversion, Applicant shall work with the Director of Housing to ensure that the unit continues to meet the requirements of Section 11.08 of the Zoning Bylaw.
4. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
5. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
6. The final plans and specifications for the site shall include location of indoor bicycle rack and storage, and shower for employees, as outlined in the "Submission Regarding Special Permit Request for Reduced Parking", received on January 3, 2017.
7. The Applicant shall provide and continuously abide by the Transportation Demand Management (TDM) Plan in keeping with Section 8.01(a)(3) of the Zoning Bylaw, as outlined in the memo "Submission Regarding Special Permit Request for Reduced Parking", received on January 3, 2017. Applicant shall conduct a survey of residents and commercial employees six month after date of the Certificate of Occupancy, in order to determine a baseline mode split for the project (percentage of resident households and commercial employees using cars, bikes, transit or walking as their primary mode). The survey, which shall be provided to the Director, will include questions to determine if additional resident households or employees could be using alternatives to having a car on

the site, and impediments to increasing non-vehicle travel to the site. One year from the date of the first report and annually thereafter, a similar report based on survey data will be delivered to the Director. If vehicle usage is increased from the baseline report to an extent requiring reconsideration, owner shall work with the Director to reduce vehicle usage. Report to the Director shall include survey results, and the following additional information:

- a. Number of households with one or more cars parked on the site.
- b. Number of households with bikes on the site.

Upon the issuance of the building permit the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.