



87-89 Broadway  
Arlington MA 02474

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6/22/17

Environmental Design Review- Impact Statement for 87-89 Broadway, Arlington.

- 1) Preservation of landscape.  
The existing site is completely undeveloped and was paved with impermeable asphalt until recently. Our proposal aims to introduce planted areas (greenspace) to the rear of the property and along the eastern side. We are proposing to add a row of coniferous trees/ shrubs between the access drive and the child care center at 93 Broadway on the west side. The site is flat and our proposal will not substantially change the topography.
- 2) Relation of Buildings to Environment.  
The existing site is undeveloped and until recently was devoted to automobile storage. Our proposal aims to infill an empty gap along a busy commercial corridor. We have designed a building which draws on adjacent structures for precedent. The first floor commercial space has been brought close to the front property line along Broadway so that it reinforces the street edge and aligns with the first floor spaces of the child care center next door. The upper levels step back in relation to the triple deckers to the east and are similarly wrapped with porches overlooking the streetscape.
- 3) Open Space.  
The proposed plan has dedicated greenspace in the rear and along the east side of the property. We will have fencing installed as a buffer between these residential neighbors. The front portion of the west side will have a row of coniferous trees/ shrubs to buffer the driveway from the child care parking areas. This will be highly visible when travelling down Broadway.
- 4) Circulation.  
The proposed building has three entrance points. The commercial space will be entered directly from Broadway as will the three residential units above. There is also a rear stair/ entry giving access to the parking for the residential units.  
  
The parking area on the site as drawn can accommodate six vehicles- 2 per residential dwelling unit.
- 5) Surface Water Drainage.  
Underground storm water recharge chambers will be located under the parking area. The gutters and downspouts will tie into this system.
- 6) Utility Service.  
These will be underground.
- 7) Advertising Features.  
n/a
- 8) Special Features.  
There will be an enclosed trash and recycling pen located at the rear of the property. It will be invisible and inaccessible from the street.

- 9) Safety.  
Entrances and parking will be well lit and will be monitored with cameras.
- 10) Heritage.  
Our project attempts to blend contextually to the adjacent buildings in type and massing.
- 11) Microclimate.  
Our proposed building use is typical for the area (residential and small commercial). We have pushed the building to the eastern side of the property in an attempt to make a light filled open space with the child care facility next door and we have lowered the floor to floor heights as much as possible to minimize shadows cast at any time of day.
- 12) Sustainable Building and Site Design.  
We will use energy star appliances and mechanical systems.  
We will use closed cell foam insulation, greatly reducing heat and cooling loads.