

COMMONWEALTH OF MASSACHUSETTS

ARLINGTON REDEVELOPMENT BOARD
DOCKET NO.

*
IN RE: *
*
117 BROADWAY, *
ARLINGTON, MASSACHUSETTS *
*

**IMPACT STATEMENT OF THE HOUSING CORPORATION OF
ARLINGTON PURSUANT TO ARTICLE 11, SECTION 11.06 AND
STATEMENT ADDRESSING SPECIAL PERMIT CRITERIA SET OUT
IN ARTICLE 10, SECTION 10.11(a) OF THE ARLINGTON ZONING BYLAW**

I. INTRODUCTION

In accordance with Section 11.06(d)(5) of Article 11 and Article 10, Section 10.11(a) of the Arlington Zoning Bylaw, the Housing Corporation of Arlington submits its impact statement and statement as to the satisfaction of the special permit criteria in connection with its request for the issuance of a special permit for the mixed-use project proposed for 117 Broadway, Arlington, MA (hereinafter referred to as the "Bylaw," "HCA" and the "Property", respectively).

The project proposed by the HCA for this 10,799 square foot site consists of one building, housing fourteen (14) new residential units of affordable housing and 5,089 square feet of retail space. The Property is the former site of the Dairy Queen and Broadway Diner and now temporarily houses the Arlington Food Pantry's second location and Food Link.

The Property is in a B-4 zoning district, the vehicular-oriented business district.

Apartment houses and retail establishments are permitted by special permit in the B-4 Zoning District, subject to environmental design review. The parcel is located on the corner of Broadway and Everett Street and is bordered by vehicular/industrial-type uses and residential uses.

HCA seeks relief for the following purposes:

1. To construct: (a) fourteen (14) residential units of housing for households earning 60% or less of the area median income; and (b) retail.
2. Relief from the off-street parking requirements.

II. SPECIAL PERMIT CRITERIA

1. Use Requested

The uses requested, multi-family apartment-type use and retail use, are listed in the table of Use Regulations by special permit in a B-4 zoning district. See Article 5, Section 5.04, paragraphs 1.05 and 6.16, respectively.

2. Public Convenience or Welfare

As specifically provided in Section 11.08(a) of the Bylaw, the affordable housing use proposed by the HCA is, in fact, a use determined by the Town of Arlington that is essential and desirable to the public convenience or welfare. The mixed-use proposed is a use deemed desirable to the public convenience and welfare.

3. Pedestrian Safety and Traffic

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

4. Municipal Systems

The proposed project will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the

immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

5. Article 11, Section 11.06, Environmental Design Review

The proposed project is subject to environmental design review.

a. Preservation of Landscape

As depicted in the photographs of the existing conditions submitted by the HCA, there is no landscape to preserve on the Property. The Bylaw does not require landscaped areas for the project proposed.

b. Relation of Proposed Residential Buildings to Neighborhood Environment

The building proposed will be a four-story mixed-use building with an elevator. The fourth floor will be set back six feet. The retail space will be housed on the first floor and entry will be off of Broadway. Fourteen (14) units of affordable housing will be on the three upper floors. There will be two (2) one-bedroom units, ten (10) two-bedroom units and two (2) three-bedroom units. The fourth floor units will utilize the six foot setback as outdoor/open space as permitted by Article 6, Section 6.29 of the Bylaw.

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

c. Site Circulation

The Property will, as detailed on the plans submitted, have seventeen (17) parking spaces accessed from Everett Street.

The project is transit-oriented with three bus lines along Broadway. Massachusetts Avenue is two blocks away with three additional bus lines.

d. Surface Water Drainage

Site surface waters will drain onsite into catch basins and an underground drainage system and will not adversely affect neighboring properties or the public storm drainage system.

The onsite drainage system will be designed to collect runoff at intervals such that water runoff will neither obstruct the flow of vehicles or pedestrian traffic nor create puddles in paved areas.

e. Utility Service

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

f. Signage

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

g. Safety

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

h. Heritage

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

i. Microclimate

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

j. Sustainable Building and Site Design

The Property is located in a B-4 zoning district. The project is a “mixed-use” project so-called. Indeed, this type project is precisely the type project the Town seeks to encourage in a B-4 District. The Bylaw specifically states:

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

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

The applicable dimensional and density/regulations are set out in Article 6, Section 6 at page 62 of the Bylaw.

The frontage required for a lot less than 20,000 square feet is 50 feet. The frontage for this Property is 90 feet. The project as proposed is less than the permitted number of stories and height permitted in a B-4 District for mixed use. The Property will contain the landscaped and usable area required by the Arlington Zoning Bylaw.

The project is in keeping with Section 11.08 of the Arlington Zoning Bylaw. The project will promote the public health, safety and welfare of our Town by expanding the affordable residential inventory by fourteen (14) units and adding retail uses for the neighborhood.

The proposed project provides for seventeen (17) parking spaces accessed from Everett Street. The project as noted is transit-oriented with access to three bus lines along Broadway which provide service to Medford, Cambridge and the Alewife Redline T-stop. Additionally, Massachusetts Avenue is two blocks from the Property. Three additional bus lines serve Massachusetts Avenue, providing service to Harvard Square, the Alewife Redline T-stop and the Burlington Mall.

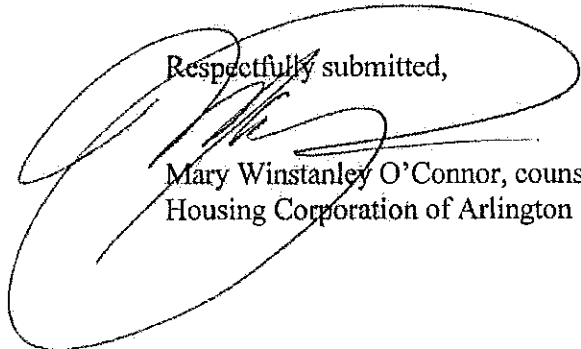
As permitted by Article 8, Sections 8.01(a), 8.12(a)(10) and Article 11.08(e)(1), the Arlington Redevelopment Board has the ability to reduce the number of parking spaces required by this project.

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

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

The need for affordable housing in Arlington has increased significantly as housing prices and rents have skyrocketed in recent years. Media sources have reported that rents have increased 14% in Arlington in 2012 and again in 2015. Another indication of the need for affordable housing is the number of applications received by the HCA. In 2013, 183 Arlington households completed an HCA application for affordable housing hoping to obtain a unit in HCA's 93 unit portfolio. HCA now has over 1,000 households on its waiting list. The fourteen (14) units proposed will help the escalating demand for affordable housing.

Respectfully submitted,



Mary Winstanley O'Connor, counsel for the
Housing Corporation of Arlington