



TOWN OF ARLINGTON REDEVELOPMENT BOARD

PLANNING & COMMUNITY DEVELOPMENT

Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. _____

1. Property Address 476 Massachusetts Avenue, Arlington, MA 02474
Name of Record Owner(s) Marco Realty Corp Phone (617) 232-8850
Address of Owner 89 Winchester Street, Brookline, MA 02446
Street City, State, Zip

2. Name of Applicant(s) (if different than above)
Address
Status Relative to Property (occupant, purchaser, etc.)

3. Location of Property Parcel ID: 11-3-1
Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book 12982, Page 353;
-or- registered in Land Registration Office, Cert. No., in Book, Page.

5. Present Use of Property (include # of dwelling units, if any) Zoning District: B5 - Central Business
1 vacant commercial storefront, shell

6. Proposed Use of Property (include # of dwelling units, if any) Zoning District: B5 - Central Business
1 vacant commercial storefront, fully renovated

7. Permit applied for in accordance with the following Zoning Bylaw section(s)
section(s) title(s)

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

Interior alteration to create a vanilla box for leasing, to include new storefront, restroom, partitions, HVAC, finished wall surfaces. In regards to the storefront specifically, an updated one will make the store look more appealing to potential tenants and more esthetically pleasing to the community

(In the statement below, strike out the words that do not apply)

The applicant states that Marco Realty Corp is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 476 Massachusetts Avenue, Arlington, MA 02474 which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s) Chad Cohen, Vice President

89 Winchester Street, Brookline, MA 02446 (617) 232-8850
Address Phone

RECEIVED 2020 SEP 25 AM 9:48



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- Dimensional and Parking Information Form (see attached)
- Site plan of proposal
- N/A Model, if required
- Drawing of existing conditions
- Drawing of proposed structure
- N/A Proposed landscaping. May be incorporated into site plan
- Photographs
- Impact statement
- N/A Application and plans for sign permits
- N/A Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

- _____ Special Permit Granted Date: _____
- _____ Received evidence of filing with Registry of Deeds Date: _____
- _____ Notified Building Inspector of Special Permit filing Date: _____

TOWN OF ARLINGTON
REDEVELOPMENT BOARD

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

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

1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

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

6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

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

Docket No. _____

Property Location Parcel ID: 11-3-1

Zoning District B5

Owner: Marco Realty Corp

Address: 476 Mass Ave, Arlington, MA 02474

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

1 Vacant commercial storefront, shell condition

~750 Sq. ft retail space W/ ~750 sq. ft basement storage

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

1 Vacant commercial storefront, fully renovated

~750 Sq. ft retail space W/ ~750 sq. ft basement storage

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size			min.
Frontage			min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)	~750 sq. ft	~750 sq. ft	min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories	1	1	stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)	0	0	min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)	0	0	min.
Type of Construction			
Distance to Nearest Building			min.

Marco Realty Corp - 476 Mass Ave Storefront Renovation

TOWN CLERK'S OFFICE
2020 SEP 25 AM 9:48

Application for Special Permit In Accordance With Environmental Design Review Procedures

RECEIVED

Expanded Checklist Details

- *Dimensional and Parking Information Form (see attached) Site plan of proposal Model, if required*

Dimensional and parking information form has been filled out to the best of our knowledge. Any blank areas are due to either data being unavailable or not applicable

- *Drawing of existing conditions*

Drawing of existing conditions are detailed in the architectural plans

- *Drawing of proposed structure*

Drawing of the proposal structure are detailed in the architectural plans

- *Proposed landscaping. May be incorporated into site plan*

No landscaping will be done in the scope of this project

- *Photographs*

Photographs of the existing condition are attached to the bottom of this document*.

- *Impact statement*

The scope of this work in regards to this special permit application is a new storefront for this vacant retail space. The impact of this new storefront will be immediate and positive to the property owners, potential future tenants, and the community as a whole. By updating the storefront from the existing brick to a new glass and brick version (designed to match the existing façade at the neighboring unit at 478), the block as a whole will achieve a more uniform look. The vacancy will also be easier to market and rent to potential future tenants, as it will be a more esthetically pleasing storefront, allow greater natural light, and allow pedestrians to view the inside of the store far easier.

- *Application and plans for sign permits*

There are no applications for sign permits at this time , as no signage will be installed

- *Stormwater management plan (for stormwater management during construction for projects with new construction*

The scope of the storefront renovations do not require a stormwater management plan

Details Statement

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.*

There is no landscaping at or near the project site. There are city-owned trees on the sidewalk, these will not be impacted in any way.

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.*

The proposed new storefront will adopt the style from the neighboring unit at 478, thus ensuring proper harmony between the existing architecture in the vicinity and will form a more uniform visual relationship.

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.*

There is no open space to mention in regards to the storefront redesign.

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.*

The proposed design of the storefront will not negatively impact vehicular, pedestrian, nor bicycle circulation in any way. During the renovation, scaffolding and proper signage will be present to help with pedestrian and bicycle traffic on the sidewalk.

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.

The scope of the storefront renovations will not impact surface water drainage. Any surface water over the new storefront will be directed towards the existing roof structure with preexisting gutters and drainage systems.

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.*

There are no existing telephone and cable TV wires existing, and there will not be any new ones installed. The existing electrical service is underground, and will remain underground throughout the storefront renovation.

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.*
3 Updated August 28, 2018

There is no signage to be installed within the scale of the storefront renovation. There will be lighting installed to highlight the area designated for any future signage for potential future

tenants, and those lighting fixtures will not detract from the surrounding properties and structures.

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.*

There are no proposed special features included in the storefront redesign.

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.*

The proposed storefront will meet all applicable local and state building codes, as well as requirements by the Town of Arlington's Fire Department, Police Department, and other emergency personnel and equipment. The new glass storefront will also allow better visibility in and out of the store, increasing the potential surveillance by the future tenant and neighboring tenants and passerby of any accident or attempted criminal act.

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

We've received approval from the Arlington Historical Commission to commence with the storefront renovations per their hearing on Tuesday, September 22nd.

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.*

The scale of the storefront redesign will have minimal impact on any microclimate in the vicinity of the storefront, as no new machinery will be installed, and proposed construction materials already exist in said microclimate.

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.

The completed LEED checklist is included as a separate document in this application, and will be addressing the entire redevelopment of 476 Mass Ave, not just the subject of the new storefront. The location of 476 Mass Ave does ensure quality transit in the form of the Minuteman Bike Trail and local Bus routes, and reduces parking footprint by not having any parking. Indoor waste reduction is completed by installing new bathroom facilities. The new HVAC system being installed is also an energy efficient unit. The interior LED lighting used will also be optimized for energy performance. The new storefront will greatly increase the indoor environmental quality by allowing better thermal control through thermal efficient glass, as well as allowing for significantly more interior lighting and daylight. Quality views and acoustic performance will also be better with the updated storefront and glass.

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.*

To the best of my knowledge, a new storefront doesn't require a special permit, but as it is an improvement in a historical district, the review by the Arlington Redevelopment Board was automatically triggered.

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

An updated storefront is both essential to the success of any potential new tenant as well as a public convenience in the form of a great looking block of stores.

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

As it is a storefront, there will be no traffic congestion. Pedestrian safety will be paramount during the renovation, as scaffolding and signage will be implemented.

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 updated storefront will not require any additional public water use, drainage, nor any sewer system use.

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

To the best of my knowledge, there are no special regulations pertinent to this proposal.

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 new storefront will certainly not impair any integrity or character of this district, nor will it be detrimental to 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.*

I see no possibility of additional use that is of concern in regards to building a new storefront.

** below are pictures of the existing storefront, as well as pictures of the neighboring storefront of 478 Mass Ave, that we will be using as reference when we build a new storefront.



Left: the current storefront of 476 Mass Ave

Bottom: the current storefront of 476 Mass Ave & neighboring unit, 487 Mass Ave. We intend on doing a similar glass and brick design.





LEED v4 for ID+C: Commercial Interiors
Project Checklist

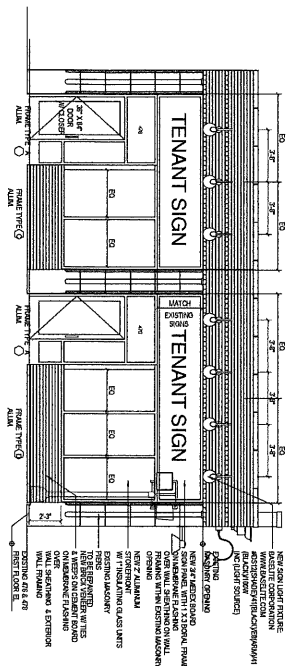
Project Name: 476 Mass Ave
Date: 9/21/20

Y	?	N	Credit	Integrative Process	2
10	26	0	Location and Transportation		18
	?		LEED for Neighborhood Development Location		8
	?		Surrounding Density and Diverse Uses		7
Y			Access to Quality Transit		1
Y			Bicycle Facilities		2
Y			Reduced Parking Footprint		
12	0	0	Water Efficiency		12
Y			Indoor Water Use Reduction		12
Y			Indoor Water Use Reduction		
25	2	11	Energy and Atmosphere		38
Y			Fundamental Commissioning and Verification	Required	
Y			Minimum Energy Performance	Required	
Y			Fundamental Refrigerant Management	Required	5
		N	Enhanced Commissioning		25
Y			Optimize Energy Performance		2
	?		Advanced Energy Metering		3
		N	Renewable Energy Production		1
		N	Enhanced Refrigerant Management		2
		N	Green Power and Carbon Offsets		
0	8	5	Materials and Resources		13
Y			Storage and Collection of Recyclables	Required	
Y			Construction and Demolition Waste Management Planning	Required	1
		N	Long-Term Commitment		4
		N	Interiors Life-Cycle Impact Reduction		2
	?		Building Product Disclosure and Optimization - Environmental Product Declarations		2
	?		Building Product Disclosure and Optimization - Sourcing of Raw Materials		2
	?		Building Product Disclosure and Optimization - Material Ingredients		2
	?		Construction and Demolition Waste Management		2

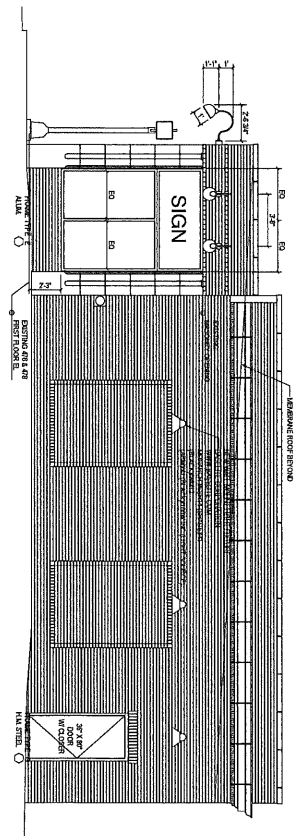
9	3	5	Indoor Environmental Quality	17
Y			Minimum Indoor Air Quality Performance	Required
Y			Environmental Tobacco Smoke Control	Required
		N	Enhanced Indoor Air Quality Strategies	2
	?		Low-Emitting Materials	3
		N	Construction Indoor Air Quality Management Plan	1
		N	Indoor Air Quality Assessment	2
Y			Thermal Comfort	1
Y			Interior Lighting	2
Y			Daylight	3
Y			Quality Views	1
Y			Acoustic Performance	2
0	0	6	Innovation	6
		N	Innovation	5
		N	LEED Accredited Professional	1
0	4	0	Regional Priority	4
	?		Regional Priority: Specific Credit	1
	?		Regional Priority: Specific Credit	1
	?		Regional Priority: Specific Credit	1
	?		Regional Priority: Specific Credit	1

56	43	27	TOTALS	Possible Points: 110
-----------	-----------	-----------	---------------	-----------------------------

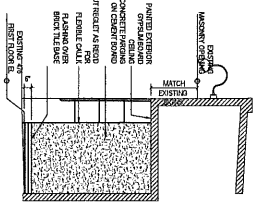
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80+



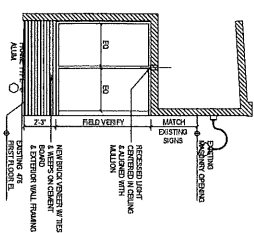
1 MASSACHUSETTS AVE FRONT ELEVATION



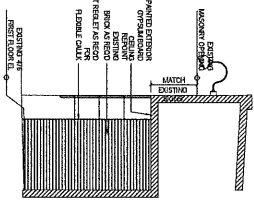
2 SWAN PLACE RIGHT SIDE ELEVATION



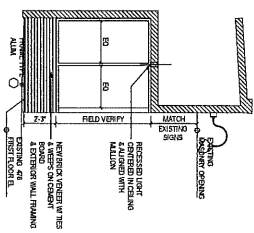
1 478 RECESSED ENTRANCE



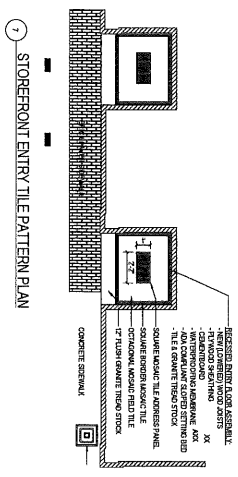
4 478 RECESSED ENTRANCE



3 476 RECESSED ENTRANCE



8 476 RECESSED ENTRANCE



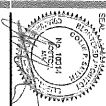
7 STOREFRONT ENTRY TILE PATTERN PLAN

CLIENT
 RAYON BROWN SI
 1000 BROADWAY
 BOSTON, MA 02108

PROJECT
 476 MASSACHUSETTS AVE
 BOSTON, MA 02108

PROJECT NAME
476 Massachusetts Ave
 PERMIT SET

No.	Date	Description
1		



SHEET NAME
Elevations

SHEET NUMBER
A3.0