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**ARLINGTON REDEVELOPMENT BOARD**

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 3690

DECISION  
Special Permit Under  
ENVIRONMENTAL DESIGN REVIEW

Applicant: PSI Atlantic Holdings VII, LLC, 530 Oak Court Drive, Memphis, TN 38177  
Property Address: 34 Dudley Street, Arlington, MA 02476

Hearing Dates: March 28, 2022, April 27, 2022, and May 16, 2022  
Date of Decision: May 16, 2022

20 Day Appeal Period Ends: June 27, 2022

**Members  
Approved**

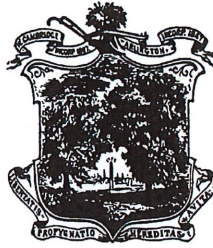
**Opposed**

Eugene B. Benson  
Rachel J Zember  
John  
Stephen A. Penick

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Town Clerk's Certification

Date



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## **Arlington Redevelopment Board**

730 Massachusetts Avenue, Arlington, Massachusetts 02476

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### **DECISION OF THE BOARD**

#### **Environmental Design Review Special Permit Docket #3690**

**34 Dudley Street, Arlington, MA 02476**

**PSI Atlantic Holdings VII, LLC**

**May 16, 2022**

This Decision is on the application for an Environmental Design Review Special Permit, Docket #3690, by PSI Atlantic Holdings VII, LLC, 530 Oak Court Drive, Memphis, TN, 38177 for 34 Dudley Street, LLC, 34 Dudley Street, Arlington, MA, to construct a five-story, 92,858 square foot self-service storage facility at 34 Dudley Street, Arlington, MA, in the I: Industrial District. The Redevelopment 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 3.3, Special Permits, and Section 3.4, Environmental Design Review. A public hearing was held on March 28, 2022, April 27, 2022, and May 16, 2022.

**VOTE:** The Redevelopment Board voted (4-0) to approve Docket #3690 on May 16, 2022.

Materials submitted for consideration of this Decision included:

- Application for EDR Special Permit, including an Environmental Impact Statement;
- Site photographs documenting existing conditions;
- Renderings of the proposed project, prepared by Premier Storage Investors and Michael Parker Studios, dated May 9, 2022;
- Site Plans, prepared by VHB, dated May 9, 2022;
- Architectural plans and elevations, prepared by Michael Parker Studios, dated May 9, 2022;
- Sign package, prepared by elro signs, dated May 9, 2022;
- Stormwater Management System Operations and Maintenance Manual, prepared by VHB, dated February 2022;
- Phase I Environmental Site Assessment, prepared by Vertex, dated October 26, 2021;
- Phase II Limited Subsurface Investigation, prepared by Vertex, dated February 7, 2022;
- Stormwater Erosion and Sediment Control Plan, prepared by VHB, dated April 21, 2022;
- Security plan, prepared by Automated Security, dated April 12, 2022;
- Solar design plan, dated May 9, 2022;

- Truck turning diagrams, dated May 6, 2022;
- Limit of work sketches, dated May 6, 2022;
- LEED Scorecard and considerations, prepared by Michael Parker Studios, dated February 15, 2022; and
- Trip generation and parking study, prepared by VHB, dated February 10, 2022.

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

1. A self-service storage facility is allowed by Special Permit in the I: Industrial District. See Section 5.6.3. of the Zoning Bylaw.
2. The requested use is essential and desirable and advances the Arlington Master Plan goals and strategies.
3. The development will include 23 surface parking spaces for cars, including one ADA accessible van parking space, four loading bays, and 12 short- and long-term parking spaces for bicycles. The Traffic Impact Analysis demonstrates a net reduction in trips to the site. The project will improve the sidewalk conditions by closing one of the existing curb cuts and replacing it with a sidewalk to meet site standards requirements in Section 5.2.6(D). The Owner will also replace the sidewalk along the frontage of the parcel and install a stop sign and "STOP" lettering at the parking lot exit. The Owner has demonstrated that the site loading areas can safely accommodate up to two 26-foot moving trucks simultaneously.
4. The development will meet stormwater design standards through a reduction in impervious area on the site from 31,460 square feet to 24,852 square feet (a reduction of 6,608 square feet) by introduction of a bioretention basin and deep sump hooded catch basin to collect stormwater prior to discharging it into a subsurface infiltration basin with an isolator row to treat stormwater before it is released. The site will have new landscaped areas resulting in a reduction of impervious area and quantity of stormwater flowing from the site. There will also be an erosion control seed mix and erosion control mat installed on sloped areas leading down to Mill Brook. The proposed project will improve, not overload, public utilities.
5. The Owner will fulfill the requirements of Section 5.6.2.D. as described below:
  - Renewable Energy Installations: Solar photovoltaic panels will be installed and operated on the roof of the building, according to the plan dated May 9, 2022. The roof will be coated with a white roofing membrane to reduce energy and heat buildup.
  - Yards: The principal façade is set back 10 feet from the front lot line and a stormwater management system will be introduced to the site.
  - Transparency and Access: At least 50% of the Dudley Street façade is transparent at the ground floor and the principal entrance is clearly identified. Façades along the sides of the building have been articulated through variation in color and material. A connection to the sidewalk along Dudley Street from the primary entrance has been provided.
  - Lighting: Site and building lighting is downcast and provides minimal light overspill onto the adjacent site.

- Pedestrian Amenities: Three shade trees will line the front façade of the building, along with three 4-foot square planters and two benches. The second curb cut will be closed, and the sidewalk along Dudley Street will be reconstructed.
  - Erosion and Sedimentation Control: There is an erosion control plan for all construction activity which will remain in place until disturbed earth has been stabilized.
  - Allowance for a five-story building of 58 feet of height as authorized by Section 5.6.2.A. of the Zoning Bylaw: The entire roof membrane is white and highly reflective and at least 50% of the roof area will have solar panels. The Owner adequately described their plan to retain and treat 100% of stormwater on site, subject to the Town Engineer determining the maximum that can be reasonably treated and retained on site.
6. The proposed building use is in keeping with other uses in the Industrial District and will not impair the integrity or character of the district or the adjoining districts and it will not be detrimental to health or welfare.
  7. There is only one other self-service storage facility in Arlington, and very few located in adjacent communities. 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**

The existing property is entirely impervious and there is no natural landscape to preserve. The Owner will replace approximately 6,608 square feet of impervious material with landscaped areas along the property lines. Along the street, three new shade trees will be planted, and three planter boxes will be introduced along the building perimeter.

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

The Owner will articulate the front and side façades of the building through windows and a rectilinear pattern of colored EFIS panels and will install three four-story flex façade printed fabric screens along the rear of the building to minimize the massing of the building. Additional windows and glazing will be provided at the front entry and office area. All development standards criteria have been met.

**3. EDR-3 Open Space**

The project includes approximately 6,608 square feet of landscaped open space along property lines, which provides a buffer between the site and the adjacent Mill Brook.

**4. EDR-4 Circulation**

The development includes 23 spaces for vehicles located in a surface parking lot, including one HP van space. An additional four loading bays are provided. The development also includes 12 short- and long-term indoor and outdoor bicycle parking spaces: six covered bicycle parking spaces are located at the rear of the parking lot, four bicycle parking spaces are located on an eight-foot wide by six-foot deep bicycle parking pad adjacent to the Dudley Street sidewalk,

and two long-term bicycle parking spaces are provided inside the building. The Board granted relief from the required number of vehicular and bicycle parking spaces, contingent on the Owner's Transportation Demand Management Plan, which includes paying a stipend to workers without cars, providing covered bicycle parking and storage, and including a shower in the building for employee use.

**5. EDR-5 Surface Water Drainage**

The project complies with the Town's current stormwater bylaw. The site development plan, Stormwater Report, Stormwater Management System Operations and Maintenance Manual, and Stormwater Erosion and Sediment Control Plan show a clear strategy to address, store, and treat stormwater from the site before releasing it Mill Brook and Dudley Street, which is an improvement over the existing conditions. Final design materials must be submitted for review and approval by the Town Engineer.

**6. EDR-6 Utilities Service**

All new utility service will be underground.

**7. EDR-7 Advertising Features**

The proposal meets the requirements for the total number of signs allowable by right in the Industrial Sign District. The building and site signage includes a 39.4 square foot wall sign over the front entry with LED internally illuminated channel letters. A non-illuminated office sign will be installed along the interior (driveway-facing) side of the entry to the sales office. Additional non-illuminated signs providing incidental information do not exceed six square feet in sign area maximum.

**8. EDR-8 Special Features**

Roof structures are appropriately set back and the parapet will provide screening of said structures. All other structures are appropriately set back and include appropriate screening and enclosures on the building and in the parking lot. An excess of loading areas has been provided due to the nature of the use.

**9. EDR-9 Safety**

The building has been designed to meet all relevant health and safety codes. The lighting plan provides sufficient lighting along the sidewalk in front of the building. A security plan has been provided, describing site and building security measures both during and outside of staffing hours.

**10. EDR-10 Heritage**

The building at 34 Dudley Street is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.

**11. EDR-11 Microclimate**

This use will not impact the microclimate.

**12. EDR-12 Sustainable Building and Site Design**

The project will generate a score that potentially qualifies for LEED platinum certification.

The Board made the following findings in this Decision:

1. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw and Special Permit criteria per Section 3.3 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with the development standards for exceeding the height limitations of 3 stories and 39 feet as set forth in Section 5.6.2.A of the Zoning Bylaw per Section 5.6.2.D(7) of the Zoning Bylaw.
3. The ARB finds that the Transportation Demand Management plan justifies the parking reduction per Section 6.1.5 of the Zoning Bylaw.

The project must adhere to the following general conditions:

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. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. 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.
4. 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.
5. 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 the Town Bylaw.
6. The Owner shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development.
7. 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.
8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.

9. Upon the issuance of the building permit the Owner 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.

The project must adhere to the following special conditions:

1. The Owner shall work with the Town Engineer to determine the maximum storm event that a reasonable stormwater system can retain and treat onsite and ensure that the system is designed and installed to accommodate such an event. The Owner shall provide the final stormwater plan to the Department of Planning and Community Development.
2. The Owner shall limit the number of 26-foot trucks to no more than two in the loading area at one time. The Owner shall provide the final parking plan showing two of the four spaces designated for loading areas for 26-foot trucks shall be reviewed and approved administratively by the Department of Planning and Community Development. No trucks larger than 26 feet shall be allowed on site and customers shall be informed of that limitation.
3. The Owner shall submit final elevation drawings to be reviewed and approved administratively by the Department of Planning and Community Development.
4. The Owner shall install and operate solar panels on the roof.