Eighty Broadway LLC
201 Broadway
Arlington, MA 02474

AMENDMENT TO DIMENSIONAL AND PARKING INFORMATION

Applicant: Eighty Broadway LLC

Docket Number: 3717

Property Address: 80 Broadway, Arlington

Dear Town of Arlington Redevelopment Board Members:

As the Manager / Authorized Signatory of the applicant Eighty Broadway LLC with respect to the property located at 80 Broadway, Arlington, MA, I hereby submit the attached Amended Dimensional and Parking Information for the public hearing on our application for Special Permit (docket number 3717) scheduled for November 7, 2022. Thank you for your attention to this matter.

Respectfully,

Eighty Broadway LLC
By: Robert D. Costello, Mgr./Auth.Sign.

Cc: Dept. of Planning and Community Development
(c/o Kelly Lynema / Mary Muszynski)
Paul O'Connell
David Freed, AIA

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

Docket No. 3717

Property Location 80 Broadway

Zoning District B4

Owner: Eighty Broadway LLC

Address: 201 Broadway, Arlington, MA 02474

Present Use/Occupancy: No. of Dwelling Units:
Commercial - Zero Dwelling Units

Uses and their gross square feet:
Liquor Store (1,358 sq. feet)

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed Use (Commercial and 9 Dwelling Units)

Uses and their gross square feet:
Mixed Use (13,454 sq. feet)

| | Present Conditions | Proposed Conditions | Min. or Max. Required by Zoning for Proposed Use |
|---|---|---|---|
| Lot Size | 6,770 +- | 6,770+- | min. N/A |
| Frontage | 174.59' | 174.59' | min. 50' |
| Floor Area Ratio | .21 | 1.98 | max. 3.0 |
| Lot Coverage (%), where applicable | 21.1% | 35.8% | max. N/A |
| Lot Area per Dwelling Unit (square feet) | N/A | 752 SF/DU | min. N/A |
| Front Yard Depth (feet) | 27.2' | 0' | min. 0' |
| Side Yard Width (feet) right side | 7.3' | 14.1' | min. 0' |
| left side | 35.4' | 2.0' | min. 0' |
| Rear Yard Depth (feet) | 2.0' | 15.3' | min. 14.3' |
| Height | | | min. |
| Stories | 1 | 5 | stories 5 |
| Feet | 12' | 55' | feet 60' |
| Open Space (% of G.F.A.) | 8.8% | 20.6% | min. 16.0% |
| Landscaped (square feet) | 596 sq. ft | 1,396 sq. ft. | (s.f.) 541 sq. ft |
| Usable (square feet) | 0 sq. ft. | 987 sq. ft. | (s.f.) 541 sq. ft. |
| Parking Spaces (No.) | 8 | 6 | min. 9 or 3 (6.1.5) |
| Parking Area Setbacks (feet), where applicable | 5.3' | 8.0' | min. 5.0' |
| Loading Spaces (No.) | 0 | 0 | min. 1 |
| Type of Construction | 5A | | |
| Distance to Nearest Building | 4.9' | 18.7' | min. |

# PROPOSED MIXED-USE BUILDING

## 80 BROADWAY ARLINGTON, MA 02474

## ZONING SUMMARY: ZONE B4

| | LOT AREA MINIMUM | LOT AREA PER ADD'L UNIT | MIN. LOT FRONTAGE | FRONT YARD MIN. DEPTH | SIDE YARD MIN. DEPTH | REAR YARD MIN. DEPTH | LANDSCAPED OPEN SPACE | USABLE OPEN SPACE | MAX. LOT COVERAGE | MAX HEIGHT/ # STORIES | F.A.R. |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ZONING SUB-DISTRICT | NONE | NONE | 50' | 0' | 0' | 14.3' | 0' | YARD: 724 SF<br>ROOF DECK: 724 SF | NONE | 60' /<br>5 STORIES | 6,770 SF X 1.5= 10,155 SF<br>1.5 |
| EXISTING | 6,770SF | N/A | 174.59' | 27.2' | 7.3'/ 35.4' | 2.0' | 596 SF/ 6,770 SF<br>8.8% | 0' | 1,430 SF/ 6,770 SF<br>21.1% | 12' /<br>1 STORIES | .21 |
| PROPOSED | 6,770SF | N/A | 174.59' | 0' | 14.1'/ 2' | 15.3' | 1,396 SF/ 6,770 SF<br>20.6% | YARD: 0 SF<br>ROOF DECK: 814 SF | 2,426 SF/ 6,770 SF<br>35.8% | 55' /<br>5 STORIES | 1.98<br>13,454 SF |

* NOTE:

VIOLATION

5.3.8 CORNER LOTS- FRONT YARD SETBACK MATCHES ADJOINING LOTS, R2 @ 20'
5.3.17 4TH FLOOR SETBACK ARE X> 7.5' OK
5.3.21D LANDSCAPE OPEN SPACE .1X 7,243 SF RES= 724 SF REQ'D
USEABLE OPEN SPACE .2X 7,243 SF RES= 1,448 SF( 541 SF OPENSPACE CAN BE DECK)
6.1.4 OFF-STREET PARKING
REQUIRED RES-USE: 1.0 P.S. x (9) D.U = 9 P.S. REQ'D (x.25 ALLOWABLE MIN. = 3 P.S)
PROPOSED RES USE: 6 P.S. > 3 P.S OK

6.1.10C REQUIRED NON-RESIDENTIAL: (2,391 SF - 3,000 SF (EXEMPTION )) x 1 P.S. / 300 SF = 0 P.S. REQUIRED
PROPOSED NON-RES USE: 0 PS
6.1.6 OFF- STREET LOADING
REQUIRED: 1 LOADING SPACE
PROPOSED: 0 LOADING SPACE
6.1.12 BICYCLE PARKING
**APARTMENT BUILDING**
REQUIRED LONG TERM: 1.5 SPACE X 9 DU= 14 SPACES
PROPOSED LONGTERM = 14
REQUIRED SHORT TERM: .15 X 9 DU = 1.4-- 2 SPACE
PROPOSED SHORT TERM: 2 SPACES
**BUSINESS/ PROFESIONAL (2ND FLOOR)**
REQUIRED LONG TERM : .3 SPACES/ 1,000 SF X 891= .26-- 1 SPACE
PROPOSED LONG TERM: 1 SPACE
REQUIRED SHORT TERM : .5 SPACE/ 1,000 SF X 891 SF=.44 -- 1 SPACE
PROPOSED SHORT TERM: 1 SPACE
**RETAIL**
REQUIRED LONG TERM: .15/ 1,000 SF X 1,500 SF= .22 -- 1 SPACE
PROPOSED LONG TERM: 1 SPACE
REQUIRED SHORT TERM: .6 SPACE / 1,000 SF X 1,500 SF = .9 -- 1 SPACE
PROPOSED SHORT TERM: 1 SPACE

## CODE SUMMARY

EXISTING TYPE 5B CONSTRUCTION
PROPOSED TYPE 5A CONSTRUCTION
EXISTING M USE
PROPOSED B, R-2, S-2 USES
EXISTING 1 STORY & BASEMENT
PROPOSED 4 STORIES
EXISTING NON-SPRINKLERED & ALARMED
PROPOSED SPRINKLERED & ALARMED
ZONE: B4

GROSS AREA (FAR)

| Level | Area |
|---|---|
| 1ST FLOOR | 2637 SF |
| 2ND FLOOR | 3054 SF |
| 3RD FLOOR | 3054 SF |
| 4TH FLOOR | 3054 SF |
| 5TH FLOOR | 1178 SF |
| 5TH FLOOR | 479 SF |
| Total | 13454 SF |

## DRAWING LIST


ARCHITECTURAL

| | |
|---|---|
| A-0 | COVER SHEET |
| G-1.0 | SITE GIS AND MAP |
| G-1.1 | SITE PHOTOS |
| A-1.0 | PROPOSED SITE PLAN |
| A-1.1 | PROPOSED FIRST FLOOR PLAN |
| A-1.2 | PROPOSED SECOND & THIRD FLOOR PLANS |
| A-1.3 | PROPOSED FOURTH & ROOF FLOOR PLANS |
| A-2.1 | PROPOSED ELEVATIONS |
| A-2.2 | PROPOSED ELEVATIONS |
| A-2.3 | PROPOSED ELEVATION |
| A-2.4 | PROPOSED ELEVATION |
| A-2.6 | PROPOSED 3D |
| A-2.7 | PROPOSED 3D |
| A-2.8 | PROPOSED 3D |
| A-2.9 | PROPOSED SIGNAGE |
| A-2.10 | SUMMER SOLSTICE |
| A-2.11 | WINTER SOLSTICE |
| A-2.12 | FALL EQUINOX |
| A-2.13 | SPRING EQUINOX |
| A-3.1 | BUILDING SECTIONS |

SURVEY

| | |
|---|---|
| | EXISTING CONDITIONS |
| | PROPOSED PLOT PLAN |

CIVIL

| | |
|---|---|
| C-1 | COMPOSITE CIVIL SITE PLAN |
| C-2 | LAYOUT & UTILITY PLAN |
| C-3 | DRAINAGE & GRADING PLAN |
| C-4 | STANDARD DETAIL SHEET |
| C-5 | STANDARD DETAIL SHEET |


Location

PROPOSED -MIXED-USE BUILDING
80 BROADWAY
ARLINGTON, MA 02474


Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715


| No. | Description | Date |
|---|---|---|
| | | |

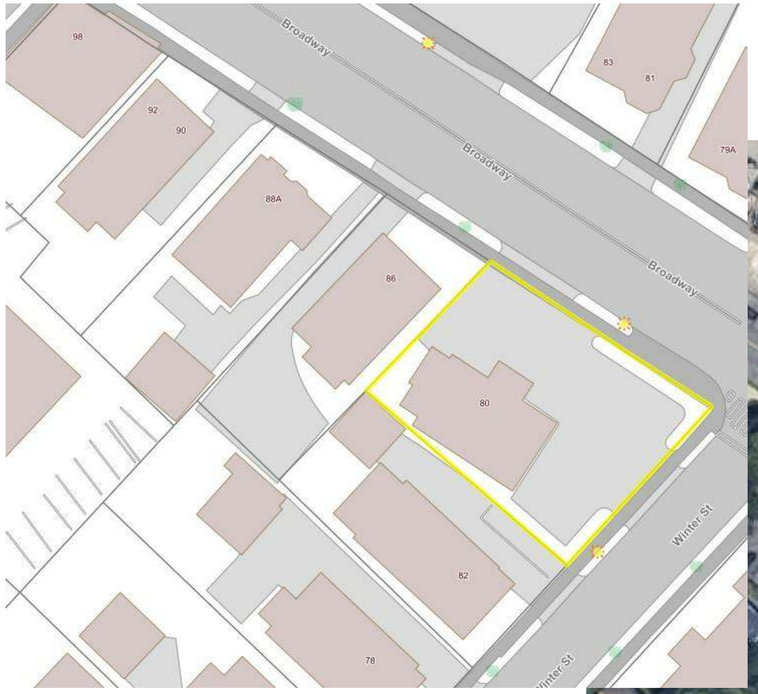
Project No: 2022038
Scale: 1/8" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

COVER SHEET

Sheet No.

A-0




**ARLINGTON GIS MAP**

**AERIAL MAP (FROM GOOGLE MAPS**

Location

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| | | |

Project No: 2022038
Scale:
Date: 10-19-2022
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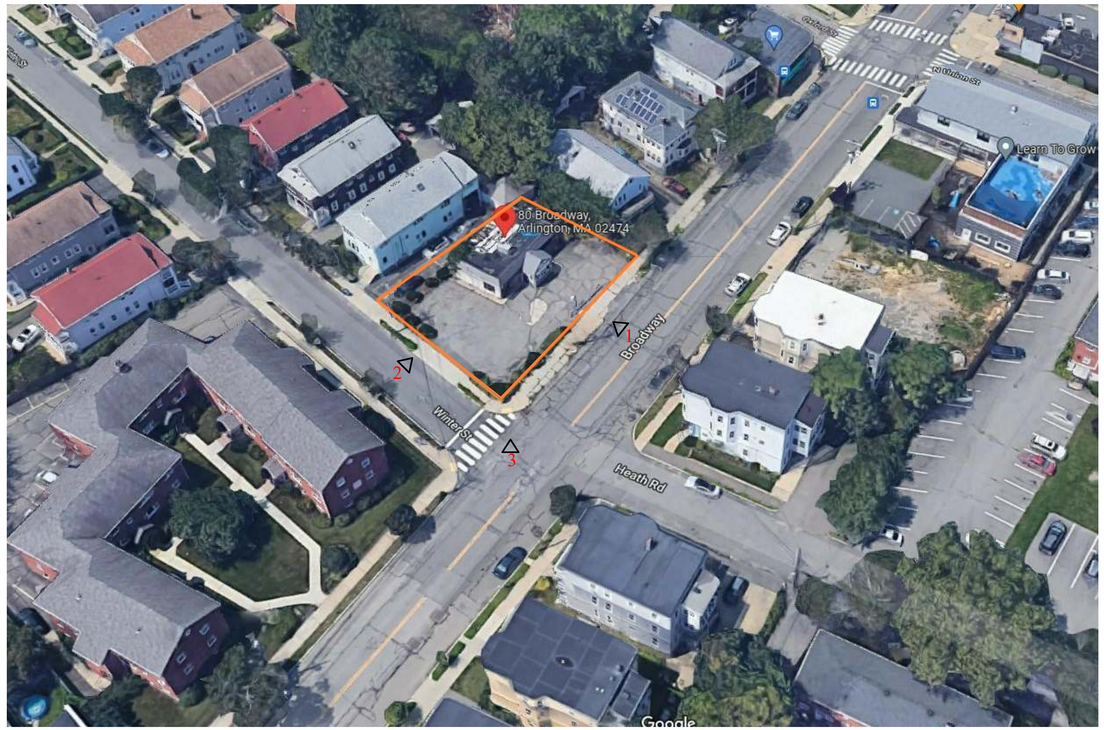
Drawing Name

SITE GIS AND MAP

Sheet No.

G-1.0




**BIRDSEYE VIEW**

**1. BROADWAY VIEW**

**2. WINTER STREET VIEW**

**3. CORNER OF WINTER STREET AND BROADWAY VIEW**

Location

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|---|---|---|
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Project No: 2022038

Scale:

Date: 10-19-2022

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Drawing Name

SITE PHOTOS

Sheet No.

G-1.1

1. COLUMNAR GINKGO TREE

2. SARGENT CRABAPPLE TREE

3. HYDRANGEA

4. AMERICAN HOLLY

5. RHODODENDRON BUSH

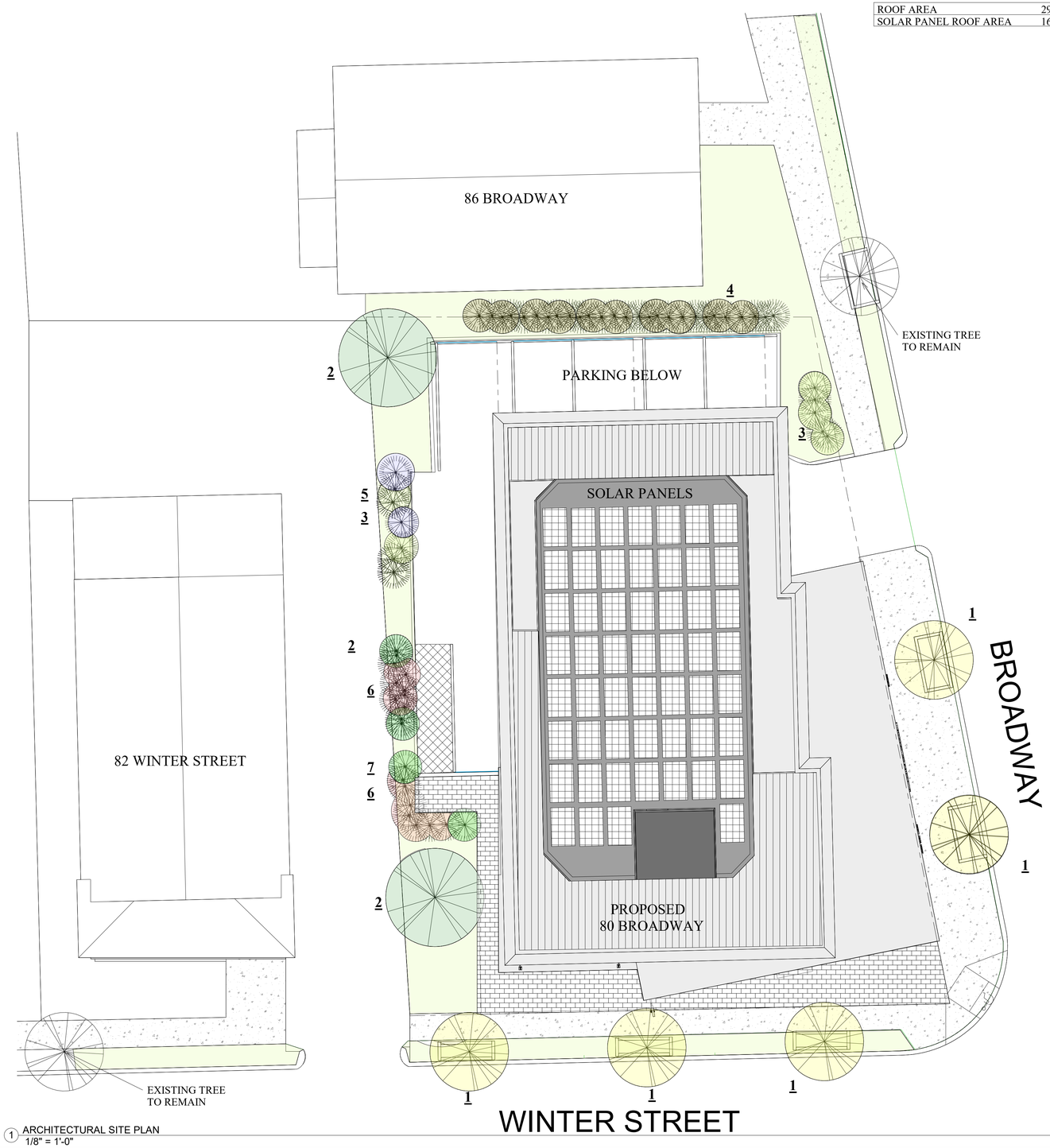
6. INKBERRY

7. VIRGINA ROSE

**PLANTING SCHEDULE**

| TYPE | QUANTITY |
|---|---|
| COLUMNAR GINKGO TREE | 5 |
| SARGENT CRABAPPLE TREE | 3 |
| HYDRANGE | 5 |
| AMERICAN HOLLY | 10 |
| RHODODENDRON BUSH | 2 |
| INKBERRY | 2 |
| VIRGINA ROSE | 2 |

| | |
|---|---|
| ROOF AREA | 2917 SQFT |
| SOLAR PANEL ROOF AREA | 1657 SQFT |




1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

Location

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BUILDING
80 BROADWAY
ARLINGTON, MA 02474


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| | | |

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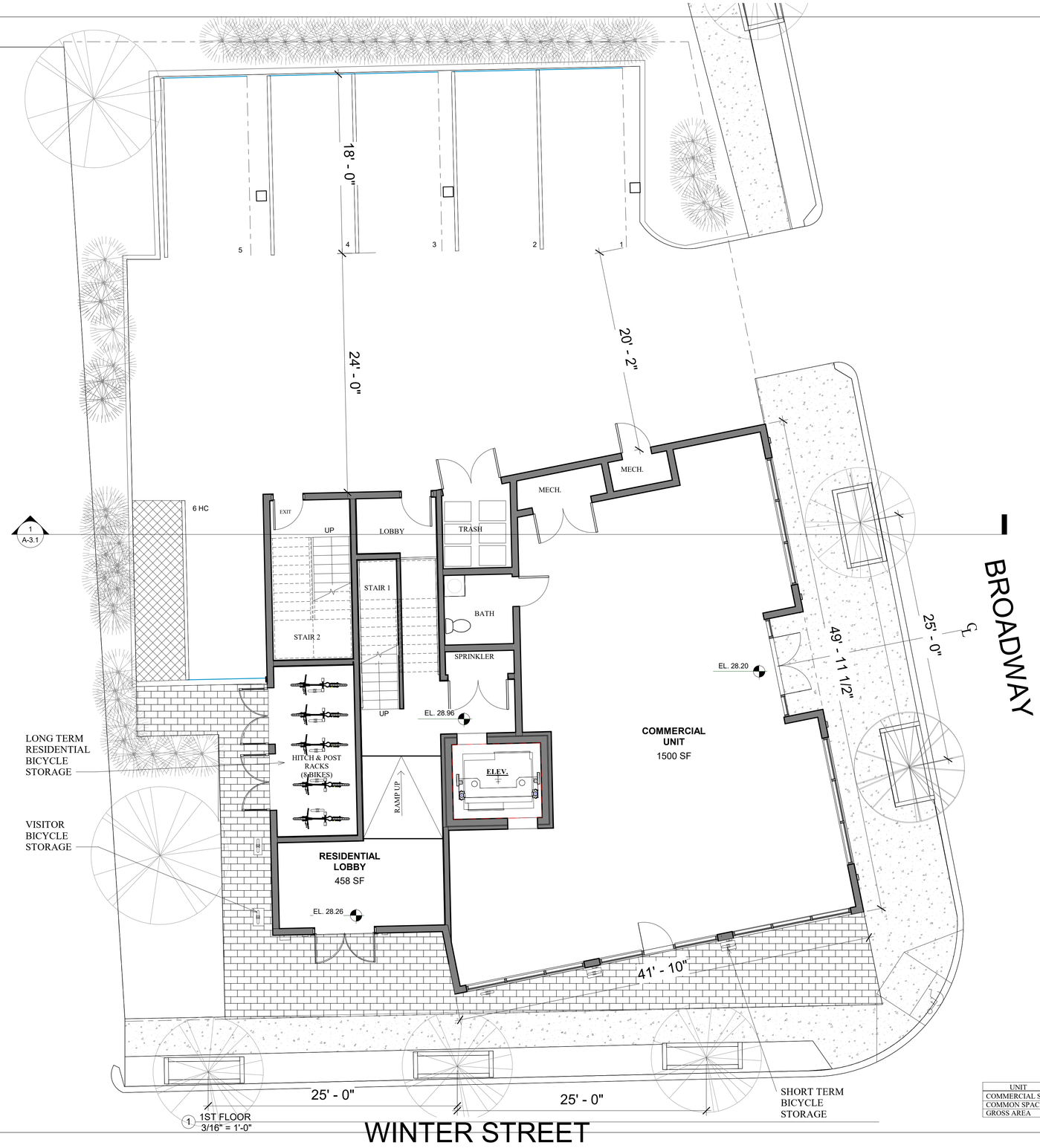
Drawing Name

PROPOSED
SITE PLAN

Sheet No.

A-1.0




| UNIT | AREA |
|---|---|
| COMMERCIAL SPACE | 1500 SQFT |
| COMMON SPACE | 718 SQFT |
| GROSS AREA | 2637 SQFT |

Location

# PROPOSED -MIXED-USE BUILDING
# 80 BROADWAY
# ARLINGTON, MA 02474

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One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

| No. | Description | Date |
|---|---|---|
| | | |

Project No: 2022038

Scale: 3/16" = 1'-0"

Date: 10-19-2022

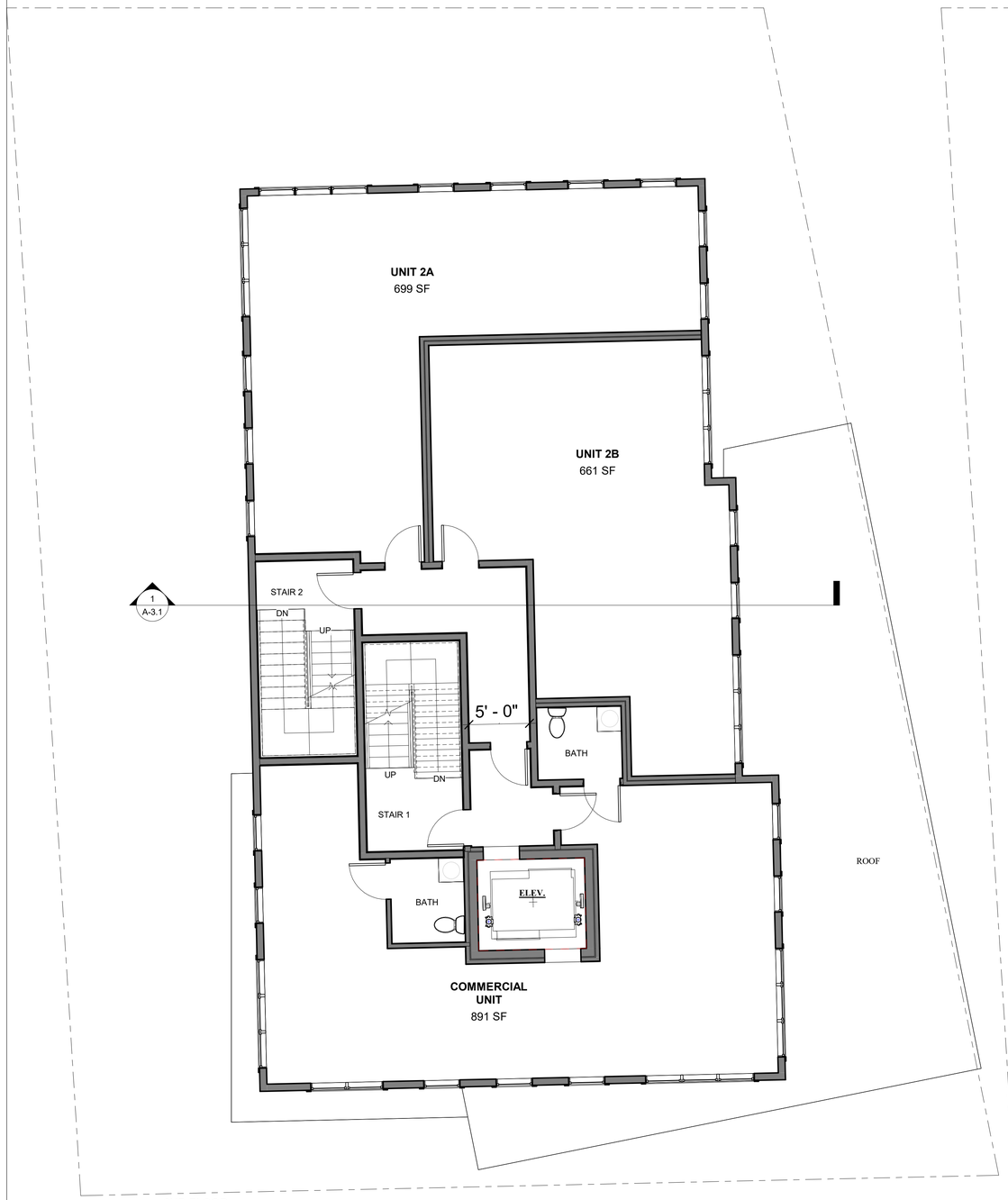
Drawn By: DF/ MA

Drawing Name

PROPOSED FIRST FLOOR PLANS

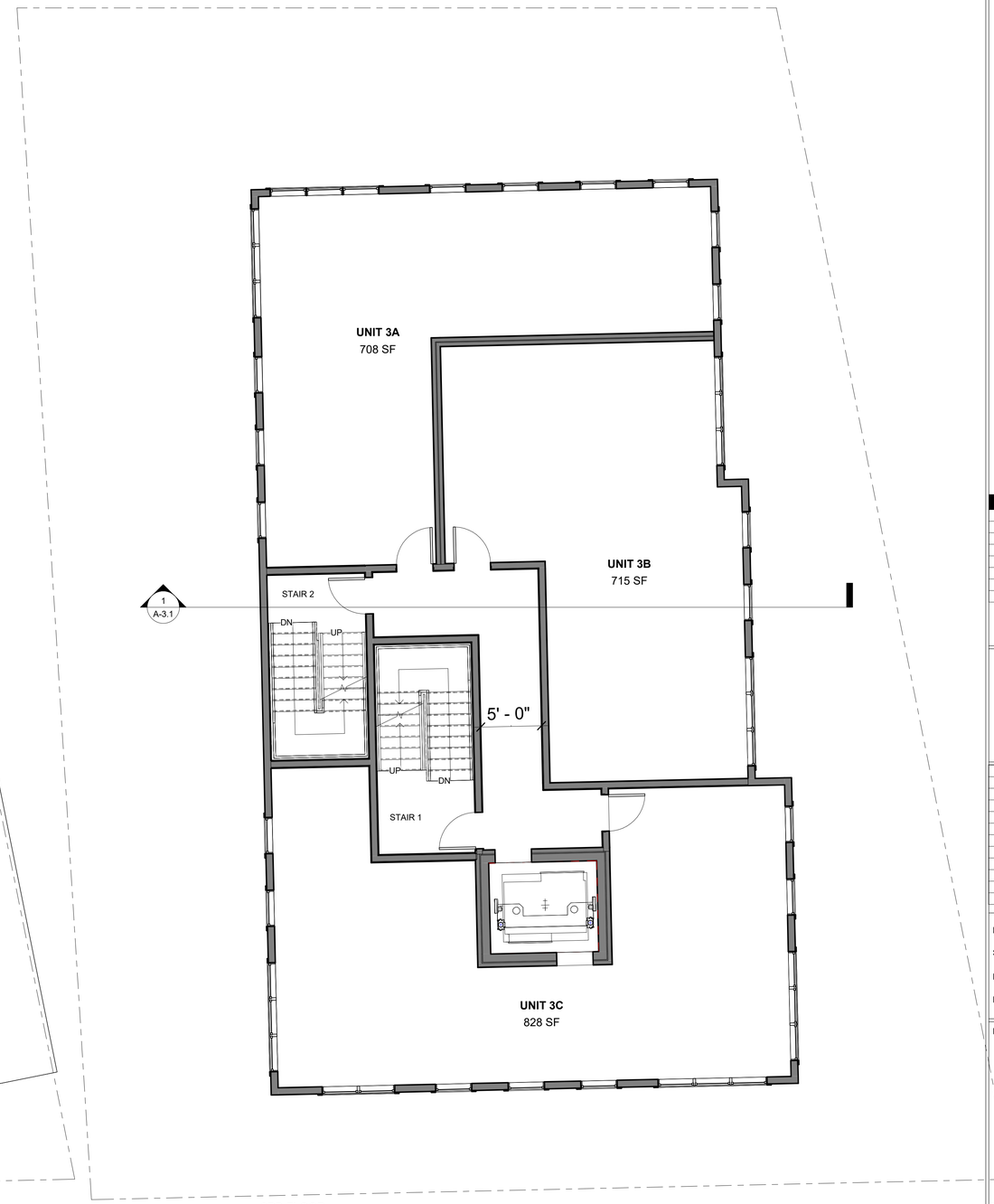
Sheet No.

A-1.1




1 2ND FLOOR
3/16" = 1'-0"

| UNIT | AREA |
|---|---|
| UNIT A | 699 SQFT |
| UNIT B | 661 SQFT |
| COMMERCIAL | 891 SQFT |
| COMMON SPACE | 621 SQFT |
| GROSS AREA | 3054 SQFT |




2 3RD FLOOR
3/16" = 1'-0"

| UNIT | AREA |
|---|---|
| UNIT A | 708 SQFT |
| UNIT B | 715 SQFT |
| UNIT C | 828 SQFT |
| COMMON SPACE | 638 SQFT |
| GROSS AREA | 3054 SQFT |

Location

PROPOSED -MIXED-USE
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|---|---|---|
| | | |

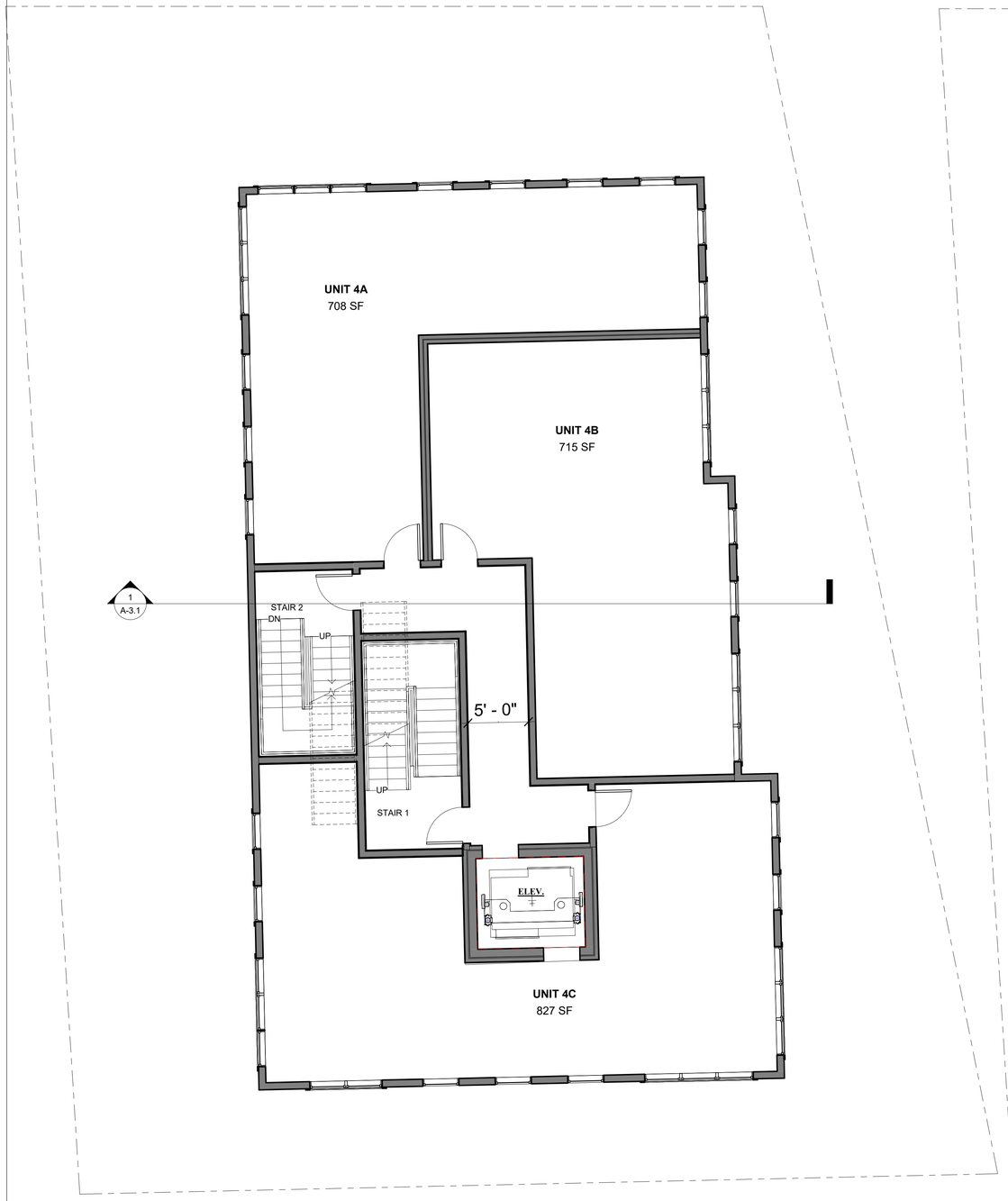
Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED SECOND AND THIRD FLOOR PLANS

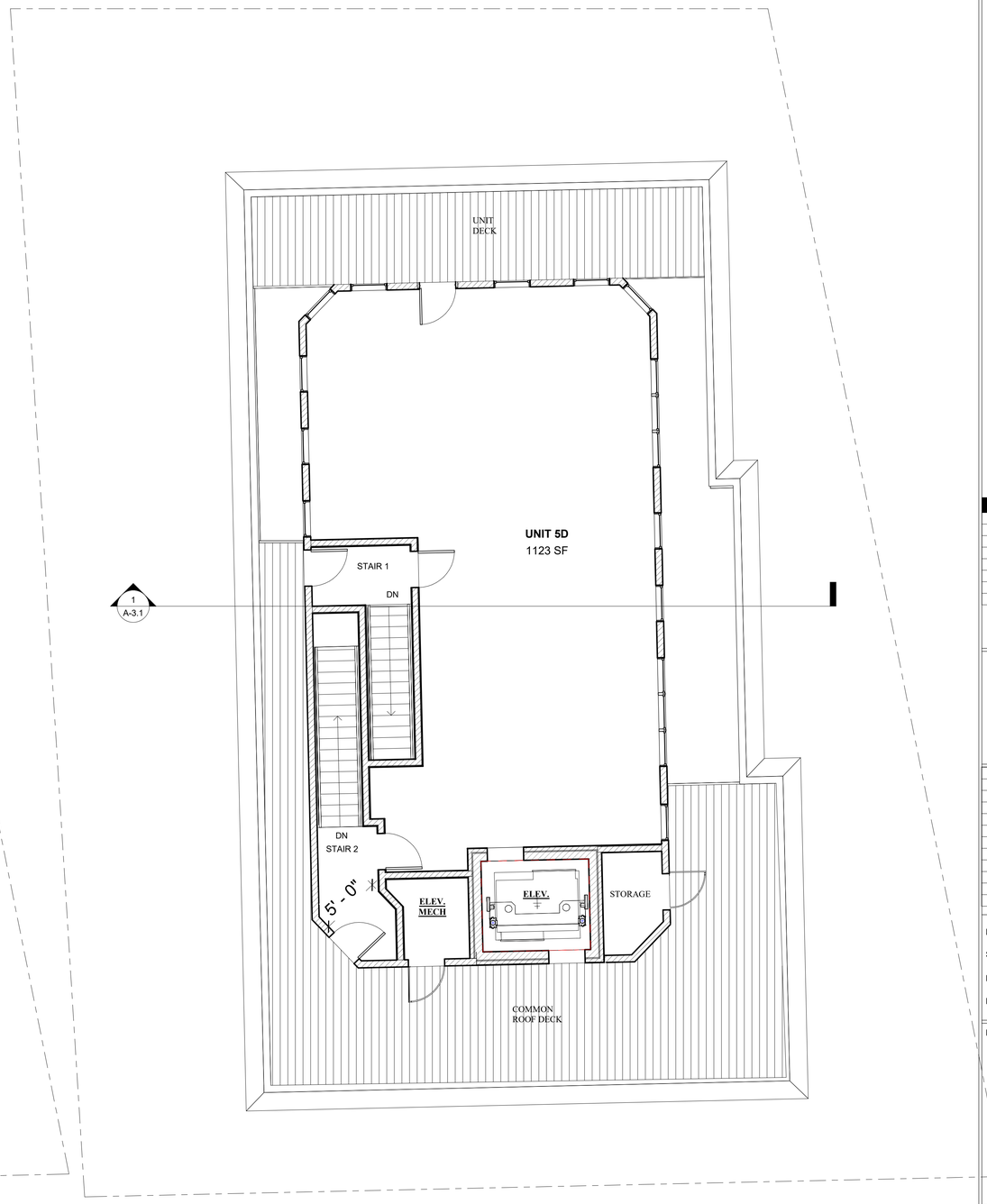
Sheet No.

A-1.2




2 4TH FLOOR
3/16" = 1'-0"

| UNIT | AREA |
|---|---|
| UNIT A | 708 SQFT |
| UNIT B | 715 SQFT |
| UNIT C | 827 SQFT |
| COMMON SPACE | 638 SQFT |
| GROSS AREA | 3054 SQFT |




1 5TH FLOOR
3/16" = 1'-0"

| UNIT | AREA |
|---|---|
| UNIT D | 1123 SQFT |
| COMMON SPACE | 479 SQFT |
| ROOF DECK | 814 SQFT |
| GROSS AREA | 1657 SQFT |

Location

PROPOSED -MIXED-USE
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80 BROADWAY
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| | | |

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
FOURTH AND
ROOF PLANS

Sheet No.

A-1.3

1 PROPOSED BROADWAY ELEVATION
3/16" = 1'-0"

**CHART**

**A**- FIBER CEMENT- COLOR 1
**B**- STOREFRONT
**C**-FIBER CEMENT LAP SIDING
**D**-FIBER CEMENT PANEL-COLOR 2
**E**- FIBREX WINDOWS
**F**- FLAT LOK METAL WALL PANEL
**G**- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
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|---|---|---|
| | | |

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
BROADWAY
ELEVATIONS

Sheet No.

A-2.1

1 PROPOSED SIDE ELEVATION
3/16" = 1'-0"

**CHART**

**A**- FIBER CEMENT- COLOR 1
**B**- STOREFRONT
**C**-FIBER CEMENT LAP SIDING
**D**-FIBER CEMENT PANEL-COLOR 2
**E**- FIBREX WINDOWS
**F**- FLAT LOK METAL WALL PANEL
**G**- HORIZONTAL WOOD SIDING

Location

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|---|---|---|
| | | |

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED SIDE ELEVATIONS

Sheet No.

A-2.2

1 PROPOSED WINTER STREET ELEVATION
3/16" = 1'-0"

**CHART**

**A**- FIBER CEMENT- COLOR 1
**B**- STOREFRONT
**C**-FIBER CEMENT LAP SIDING
**D**-FIBER CEMENT PANEL-COLOR 2
**E**- FIBREX WINDOWS
**F**- FLAT LOK METAL WALL PANEL
**G**- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE BUILDING
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|---|---|---|
| | | |

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED WINTER STREET ELEVATION

Sheet No.

A-2.3

1 PROPOSED REAR ELEVATION
3/16" = 1'-0"

**CHART**

**A**- FIBER CEMENT- COLOR 1
**B**- STOREFRONT
**C**-FIBER CEMENT LAP SIDING
**D**-FIBER CEMENT PANEL-COLOR 2
**E**- FIBREX WINDOWS
**F**- FLAT LOK METAL WALL PANEL
**G**- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE BUILDING
80 BROADWAY
ARLINGTON, MA 02474

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| No. | Description | Date |
|---|---|---|
| | | |

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
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Drawing Name

REAR ELEVATION

Sheet No.

A-2.4

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

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One Billings Road Quincy, MA 02171
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| No. | Description | Date |
|---|---|---|
| | | |

Project No: 2022038

Scale:

Date: 10-19-2022

Drawn By: DF/ MA

Drawing Name

PROPOSED
3D
RENDERING

Sheet No.

A-2.5

1 WINTER STREE RENDERED VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

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One Billings Road Quincy, MA 02171
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| No. | Description | Date |
|---|---|---|
| | | |

Project No: 2022038

Scale:

Date: 10-19-2022

Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.6

1 BROADWAY RENDERED VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474


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617-786-7727 fax 617-786-7715


| No. | Description | Date |
|---|---|---|
| | | |

Project No: 2022038

Scale:

Date: 10-19-2022

Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.7

1 WINTER STREET AND BROADWAY
CORNER VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

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One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

| No. | Description | Date |
|---|---|---|
| | | |

Project No: 2022038

Scale:

Date: 10-19-2022

Drawn By: DF/ MA

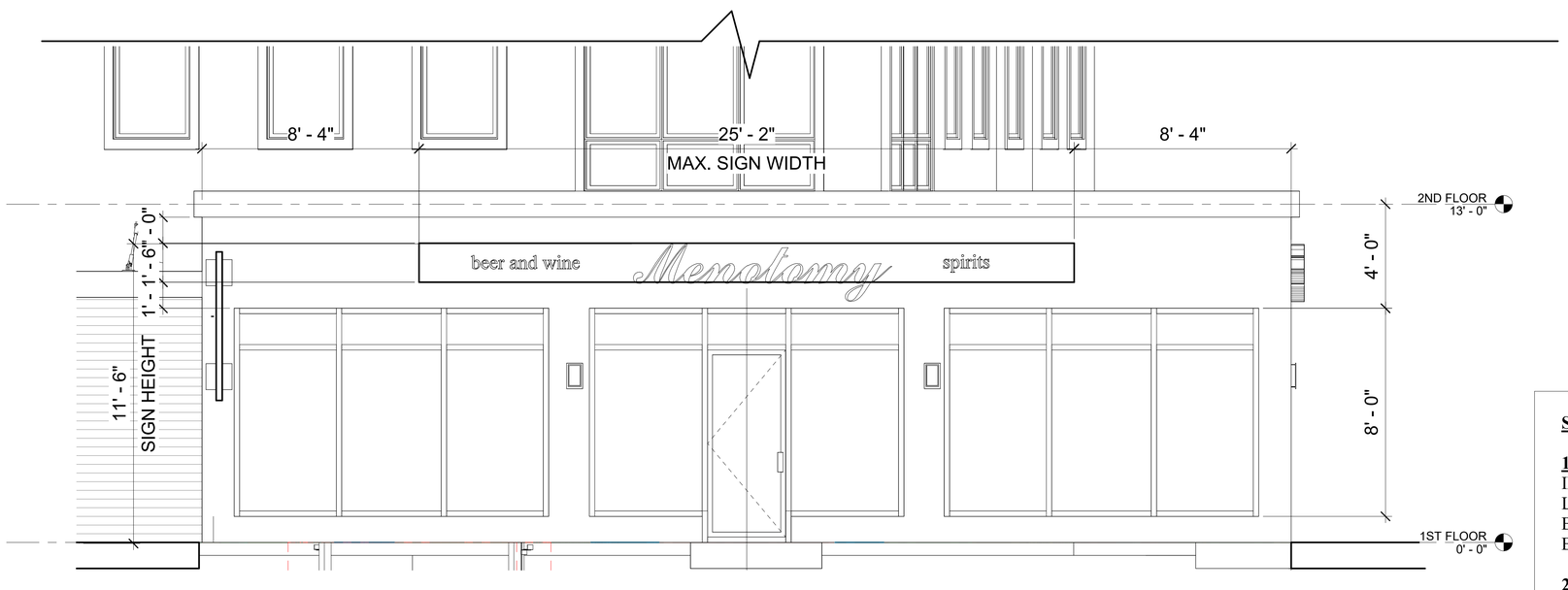
Drawing Name

PROPOSED
3D

Sheet No.

A-2.8

1 SIGNAGE BROADWAY
3/8" = 1'-0"




2 SIGNAGE WINTER STREET
3/8" = 1'-0"

**SIGN STANDARDS:**

**1.** NON- ILLUMINATED OR HALO ILLUMINATED INDIVIDUAL LETTERS MOUNTED DIRECTLY TO BUILDING FACE OR SIGN BACKGROUND.

**2.** PROVIDE CONCEALED MOUNTING AND POWER.

Location

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|---|---|---|
| | | |

Project No: 2022038
Scale: 3/8" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name
PROPOSED SIGNAGE

Sheet No.
A-2.9

1 SECTION
3/16" = 1'-0"

Location

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| No. | Description | Date |
|---|---|---|
| | | |

Project No: 2022038
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Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

BUILDING SECTION

Sheet No.

A-3.1