



ARTICLE 26 INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

Annual Town Meeting || April 24, 2023



BACKGROUND

ALIGNS WITH 2021 INDUSTRIAL DISTRICT AMENDMENTS

2021

ATM approves amendments to the Industrial Zoning Districts, including establishing development standards.

Amendment allows additional height ONLY if a project meets higher performance standards, including standards for stormwater management.

2022

Proposed projects in Industrial District requesting height exception reveal ambiguity in stormwater requirement.

ARB works with Conservation Agent and Town Engineer to establish a specific criteria to be met.



BACKGROUND

SPECIFIC TECHNICAL STANDARDS.

Standards approved by Town Engineer and Environmental Planner/Conservation Agent, supported by state policies.

Article proposes clarifications by:

- _ **Establishing a design storm** consistent with state requirements and suitable for 99% of Arlington soils.
- _ **Sets contaminant loading standards** based on Mass DEP Stormwater Policy.
- _ In combination, thresholds **set high standards for stormwater control**, while still being achievable.





AMENDMENT TEXT

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Amend Section 5.6.2(D)(7) :

(D)(7) Development Standards, Exceptions to Maximum Height Regulations in the Industrial District

For new development or additions that would otherwise be subject to Section 5.3.19, heights over 39 feet or three stories are allowed subject to the following development standards:

- Demonstrate that new buildings or additions shall allow for full sun at least half the time or 50% sun coverage all the time on March 21, June 21, September 21, and December 21 on the lots within the required residential buffer as defined in Section 5.3.19. The Redevelopment Board or Board of Appeals, as applicable, shall find that any shadow on abutters with existing solar panels would be negligible to allow the higher height limit.

- Provide one (1) of the following sustainable roof infrastructure components. In the case of a building that is solar ready per Section 5.6.2.D(1), the component should cover the remaining roof area where appropriate:
 - Install a vegetated or green roof over 50% of the roof area.
 - Use diffuse, highly reflective materials on 75% of the roof area.
 - Install solar energy panels tied to the electrical system of the building. For new commercial or mixed-use buildings, provide solar PV and/or solar thermal on a minimum of 50 percent of the roof area.
 - Provide 100% highly reflective concrete topping.
 - Install a blue roof over 50% of the roof area to provide initial temporary water storage and then gradual release of stored water.

Retain and treat 100% of stormwater on-site. Demonstrate that the proposed activity will not result in stormwater runoff or discharge from the site during storm events, based on the best currently available rainfall data for the upper bound of 90% confidence interval of the 100-year storm as defined in NOAA Atlas 14, Volume 10, or its successor. All infiltration Best Management Practices (BMPs) must be able to drain fully within 72 hours.

Remove stormwater pollution to the maximum extent possible, at minimum 90% of Total Suspended Solids (TSS) and 60% of Total Phosphorus. A minimum TSS removal prior to discharge to an infiltration BMP(s) must comply with the Massachusetts Department of Environmental Protection Stormwater Policy as amended from time to time.

