

Submission by **Arlington Coal and Lumber**

Property **1349-1357 Massachusetts Ave** Arlington, MA 02474

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- Building Sign Detail
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TOWN CLERK'S OFFICE
2024 OCT 21 PM 2: 15
REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested. Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

Application Cover Sheet (project and property information, applicant information)

Dimensional and Parking Information Form (see attached)

Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.

Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

Plans for sign permits, if signage is an element of development proposal

Stormwater management plan

(for stormwater management during construction for projects with new construction)

SketchUp Compatible Model, if required

Application fee

(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)

FOR OFFICE USE ONLY

_____ Special Permit Granted

_____ Received evidence of filing with Registry of Deeds

_____ Notified Building Inspector of Special Permit filing

Docket #: 3823

Date: _____

Date: _____

Date: _____

2024 OCT 21 P 2:52

TOWN CLERK'S OFFICE ARLINGTON, MA 02174

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- 1. Property Address 1349-1357 Massachusetts Avenue
Assessors Block Plan, Block, Lot No. Map 60-1-8B Zoning District B3 Village Business
2. Deed recorded in the Registry of deeds, Book, Page or- registered in Land Registration Office, Cert. No., in Book, Page
3. Present Use of Property (include # of dwelling units, if any)
Merchandise on Basement and 1st Level, 2 Apartment Units on 2nd Level
4. Proposed Use of Property (include # of dwelling units, if any)
Merchandise on Basement and 1st Level, 2 Apartment Units on 2nd Level

APPLICANT INFORMATION

- 1. Applicant: Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Arlington Coal & Lumber (Robert McNamara- Contact)
Organization Arlington Coal & Lumber
Address 41 Park Ave Arlington, Ma 02474
Phone 781-643-8100 Email bobmcnamara@wilmbuild.com
2. Applicant Interest: the applicant must have a legal interest in the subject property:
Property owner Purchaser by land contract
Purchaser by option or purchase agreement Lessee/tenant
3. Property Owner Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name Title
Organization Phone
Address Street City, State, Zip
Phone Email

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name William Hubner Title Architect
 Organization Incite Architecture Phone 781-862-3444
 Address 1620 Massachusetts Ave Lexington, MA 02420
Street City, State, Zip
 Phone 781-862-3444 Email bill@incitearchitecture.com

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

N/A

section(s) title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

N/A

section(s) title(s)

7. 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.

(In the statement below, check the options that apply)

The applicant states that Arlington Coal & Lumber is the owner or occupant or purchaser under agreement
 of the property in Arlington located at 1349-1357 Massachusetts Ave
 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):

Robert M. Navasa, PRESIDENT

41 PARK AVENUE, ARLINGTON MA 02476
 Address

978-263-5350 (CELL)
 Phone

**Prepared for an Environmental Design Review
Cover Sheet
Applicant Information, item 7.**

The current building is old, tired and generally in need of updating. Recent upgrades have been made to the two second floor apartments and they are not part of this proposal. The current building has a design flaw that the owner would like to rectify with the proposed renovations. Part of the retail store-front exterior enclosure does not align with the exterior face of the foundation wall. It angles inboard resulting in a challenging waterproofing condition that has resulted in moisture infiltration and damage in the foundation wall and basement space. Replacing the angled wall with a new one aligning with the foundation wall below and the second floor façade above will alleviate the awkward condition.

The proposal is to renovate and slightly expand (29 S.F.) the existing ground floor retail space. The basement space, which is used for mechanical equipment and inventory storage, requires structural and cosmetic repairs and systems upgrades. The two one-bedroom apartment spaces that occupy the second floor of the building are to remain as-is.

The entire front façade and part of the left side façade are also to be renovated. Part of the current store-front glazed wall angles in from the left corner of the building to the recessed entry doors. The proposal is to maintain the recessed entry but square off this section of storefront to be parallel to the second floor façade and to align with the glazed wall to the right of the recessed entry. This change will result in the additional 29 S.F. of interior space at the ground floor. The existing building occupies the proposed footprint in regards to the basement and second floor structures. It is one of the goals of the proposed renovations to have the entire ground floor wall align with the structural front of the building.

All new store-front glazing and exterior finishes for the renovated facades are proposed. Other improvements include updated mechanical systems for the retail space and basement, upgraded fire protection sprinkler system for the entire building, fully insulated exterior walls and the addition of a HCP accessible toilet room.

DIMENSIONAL AND PARKING INFORMATION

Property Location: Arlington, Massachusetts

Zoning District: B3 Village Business

Applicant: Arlington Coal & Lumber

Address: 1349-1357 Massachusetts Avenue

Present Use/Occupancy: No. of Dwelling Units:
Merchandise, 2 Apartment Units

Uses and their gross square feet:
Apts .1528 Sq Ft, Retail 1st 1528 Sq Ft, Bsmt. 838 Sq Ft Total 3894 Sq Ft.

Proposed Use/Occupancy: No. of Dwelling Units:
Merchandise, 2 Apartment Units

Uses and their gross square feet:
Mixed use

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	5566	5566	min. N/A (<20,000)
Frontage	63.85' +/-	63.85' +/-	min. 50'
Floor Area Ratio ¹	1.429	1.419	max. ³ (Mixed Use < 20,000 Sq Ft)
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (sf)	2783	2783	min. N/A
Front Yard Depth (feet)	2'	2'	min. 0'
Side Yard Width (feet)	right side	0'	min. 0'
	left side	7'	min. 0'
Rear Yard Depth (feet)	43.26'	43.26'	min. 10'
Height	stories	2	stories ² 5
	feet		Feet 60'
Open Space (% of G.F.A.) ³			min. 0
Landscaped (sf)	~560	~560	(sf) 15%
Usable (sf)	0	86 (Patio)	(sf) N/A
Parking Spaces (#) ⁴	4	4	min. ? (2 res, 5 retail)
Parking Area Setbacks (feet) (where applicable)			min.
Loading Spaces (#)	0	0	min. 0
Bicycle Parking ⁵	short term	0	(2 Indoor, 2 Outdoor) min. 0
	long term	N/A	min. 0

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the Bicycle Parking Guidelines.

Prepared for an Environmental Design Review 3.4.4

1. The renovations proposed do not affect the landscape of the site. Site wise, the exterior work involves reconstructing 18% of the Mass Ave storefront façade to align with the structural front of the building. This will result in 29 S.F. of the property's exterior hardscape becoming interior space. Other exterior improvements proposed are to replace 85 S.F. of asphalt under a roof covering at the back of the building with a concrete patio for employee use, and to rebuild the substandard areaway and steps that access the back entry to the basement.
2. The renovations proposed will maintain the use, scale and architecture of the existing building while correcting recognized substandard conditions; mostly materials deterioration and aesthetics.
3. Open spaces are to remain with the added benefit of creating a covered outdoor break area at the back of the building for establishment employees.
4. Circulation is to remain as is with the added benefits of improving the back entry to the basement, creating indoor bicycle storage (2 bicycles), providing a bike rack on the property and adding an inverted "U" rack at the sidewalk in front of the building.
5. Surface water drainage is to remain as is. During construction a siltation barrier will be provided along the rear and side property lines to contain particulate matter on site for proper removal.
6. No change to storm water facilities is anticipated.
7. Electrical service to the building is underground. Currently communications wiring is overhead at the back of the building. Sewage is disposed into the municipal system. Solid waste is stored in town bins and collected in the alley behind the building. No changes are proposed.
8. An area on the Mass Ave façade is designated for future tenant signage above the storefront parallel to the façade.
9. No exposed storage areas, machinery installations or utility building/structures are anticipated. Loading and unloading of goods associated with a retail establishment will be done at the rear of the building through an improved back entry door.
10. Existing entry and egress ways are to be maintained or improved as with the rebuilt back basement areaway and steps. New exterior lighting (with awareness to LEED standards) is to be proposed for site safety and security.
11. Not applicable
12. Not applicable
13. The applicant is not pursuing a LEED certification but intends to continue to be a good neighbor by renovating and maintaining this building in an environmentally conscious manner.