



## TOWN OF ARLINGTON

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### DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

#### MEMORANDUM

To: Arlington Select Board

From: Jennifer Raitt, Director of Planning and Community Development

Date: May 16, 2019

RE: Review of Host Community Agreement Applications

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The Department of Planning and Community Development completed its review of Host Community Agreement Applications for completeness and has the following comments and questions.

Our Department's review focused on the proposed locations and the preliminary materials provided regarding building and facade upgrades and traffic and circulation issues. Our primary question is regarding how each applicant proposes to manage and direct customers at each of the proposed locations. The preliminary materials did not provide adequate information to gauge how each applicant will address these issues both from the prospect of managing customers who are queueing near or inside their proposed facility and how traffic will be managed beyond the proposed locations.

While many of these matters would be reviewed in detail during the Arlington Redevelopment Board Environmental Design Review process, each applicant needs to better demonstrate both an understanding of potential demand and the related impact on public rights of way, both sidewalks and streets. For any of the three locations in Arlington Heights, it is important to note that some parking can be provided at Sunrise Assisted Living as part of a Special Permit decision that requires a portion of their lot to be set aside as public parking.

We evaluated each proposed location and provide the following observations:

23 Broadway is an office building with other uses. How will the applicant address queueing with other uses? How will the applicant realistically address on-site parking and traffic flow? How will traffic projections impact neighboring side streets and Broadway during peak hours of access? How will the tenant maintain visibility at this location given the nature of the mixed-use office building?

The preliminary plan for 1215 Mass Ave requires much more consideration of adjacent uses and greater site protection, including security systems and added fencing. While the applicant's preliminary design plan is appreciated and clearly demonstrates respect for adjacent uses,

more consideration should be given to site orientation, egress, accessibility, visibility into the building, and how customers will queue.

The preliminary plan provided by the applicant for 1306 Mass Ave does not sufficiently address queuing of customers and related potential traffic demand. However, the proposed façade improvements would provide a welcome update to the streetscape.

The preliminary plans for 1386 Mass Ave should more adequately address allowing outside queueing in the back driveway through a rear entrance to avoid conflict with the public right of way. More consideration should be given to site visibility, particularly upgrades to the existing façade and window treatments.

With regard to general comments about individual business enterprises, we are concerned with Metro Harvest's and Eskar's ability to translate their respective business experiences to the marijuana industry. While Metro Harvest was the only Applicant with a woman in a leadership position, we note that she does not have an ownership stake in the company. Both the fact that this was the only entity with only one woman in a leadership role and without ownership raises questions about industry equity and representation.

Lastly, the Department believes that there are economic benefits to granting Host Community Agreements to applicants. Retail and restaurants in the business districts may experience positive spillover benefits with an increase in potential customers and activity. Each applicant proposes new employment opportunities which may also enhance the local business environment. Building and façade improvements at any of these locations also provide an improvement at two of the locations proposed in Arlington Heights, 1306-1308 Mass Ave and 1215 Mass Ave.

Thank you for this opportunity to provide comments and questions regarding the applications. We are glad to answer any questions as you proceed with your review and deliberations.