



**TOWN OF ARLINGTON**  
DEPARTMENT OF PLANNING and  
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE  
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**MEMORANDUM**

To: Arlington Redevelopment Board

From: Jennifer Raitt, Director, Planning and Community Development

Date: October 26, 2020

RE: Review of Warrant Articles 21 for 2020 Special Town Meeting

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Staff reviewed the following Warrant Article to provide the Board with information for further consideration as part of the public hearing and review process. There is one article with a public hearing for the evening of October 28<sup>th</sup>. This memo provides information about the Article being reviewed, including any additional information provided by the petitioner, and additional factors for the Board's consideration.

A Warrant Article to amend the Zoning Map has been inserted by the Redevelopment Board at the request of the Town Manager:

**ARTICLE 21 ZONING MAP AMENDMENT/REZONE TOWN PROPERTY**

To see if the Town will vote to rezone a parcel of land belonging to the Town of Arlington with access from Grove Street and being identified by Map 54, Block 3, Lot 2.B from R1 to I, or take any other action related thereto.

(Inserted at the request of the Town Manager)

The staff provides the following additional considerations relevant to this article:

- **Overview of Amendment**

The majority of the Department of Public Works (DPW) Yard Renovation will take place on the parcels shown below as Industrial at 49 and 51 Grove Street. However, the proposed new salt shed will straddle the lot line to the south and be located partially in the R1 Zoning District (noted with a star in the image of the Arlington Zoning Map).



Arlington Zoning Map, 2015

- **Existing and Anticipated Conditions**

The lot has an existing curb cut and is currently used as a driveway and parking for the DPW Yard and a portion of an Arlington Public School playing field. Following construction of the DPW Yard Renovation and completion of the Arlington High School, the anticipated use will primarily be parking for the DPW and will connect to new parking at the Arlington High School complex.

- **Restricted Use in R1**

The Zoning Bylaw prohibits a municipal public works yard and associated maintenance, storage, and office facilities in R1 Zoning Districts, rezoning this parcel as Industrial will fit the goals of the DPW Yard Renovation.

- **Project Need and Timeline**

The DPW campus adjacent to Grove Street currently includes six buildings comprising 74,000 sf. There have not been any significant renovations at these buildings since the 1970s which has left the facilities outdated and not aligned with industry and safety standards. Renovation needs are now extensive, from interior retrofits to new and functional space for offices and staff, as well as vehicles and other equipment. Work on the Mill Brook culvert will also happen in conjunction with this project; the brook runs through the existing DPW campus. The DPW will be wrapping up design work by the end of 2020. Site mobilization is projected to occur in April 2021 with estimated completion by spring 2023.