Town of Arlington
New / Upgraded Public Works Facility

Redevelopment Board Presentation

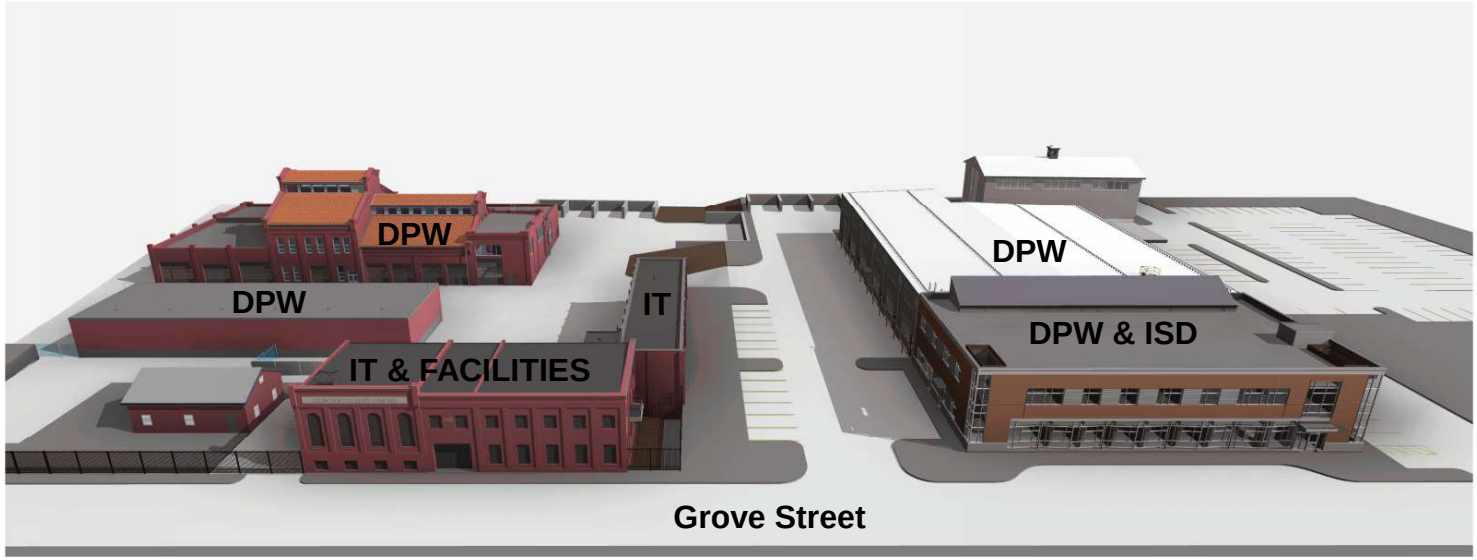
October 28, 2020

Town of Arlington

New / Upgraded Municipal Facility

Project Summary

- The Town is proposing to renovate and expand the existing DPW Facility located at 51 Grove Street to support a new/upgraded Municipal Facility for:
  - Department of Public Works, Inspectional Services Department, Facilities Department, and Town IT Department
- Project includes renovation of four (4) existing Buildings and construction of a new Operations building
- Project includes new ancillary support buildings/functions including:
  - Salt Shed, Fueling Facility, and Municipal Facility Parking



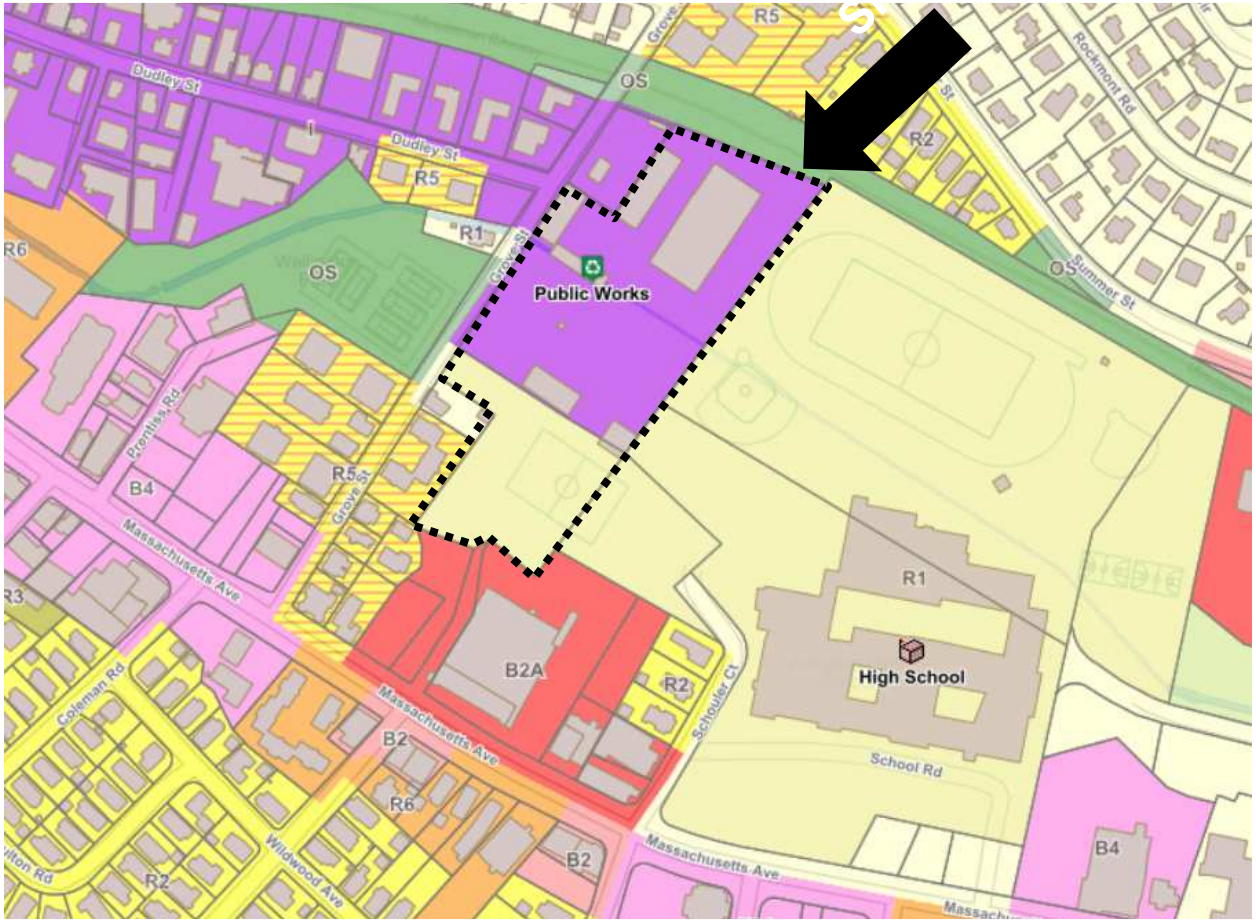
Town of Arlington

New / Upgraded Municipal Facility

Zoning Map

of the

Town of Arlington, MA



Zoning Districts

- I: Industrial
- B2A: Major Business
- R1: Single Family
- R5: Apartments Low Density

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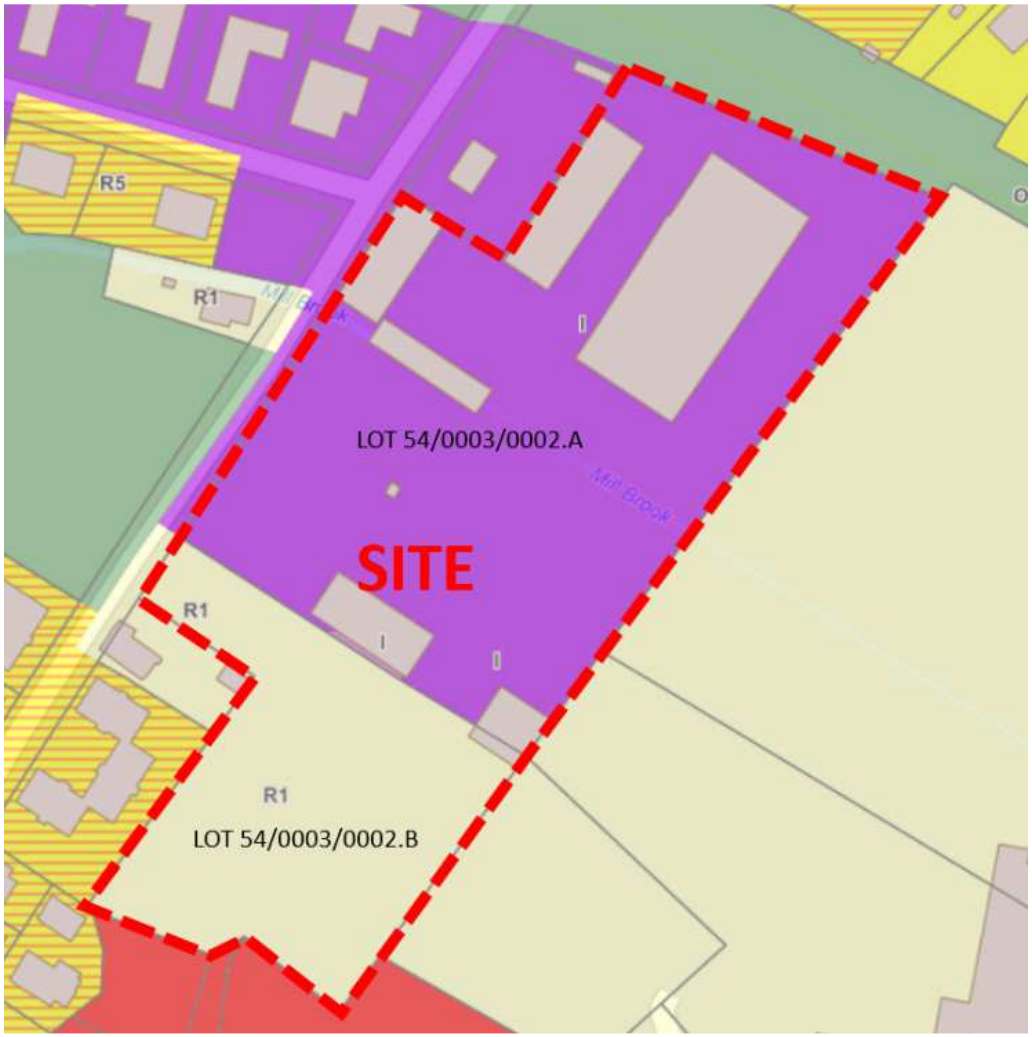
Proposed Municipal Facility - 51 Grove Street



I: Industrial

R1: Single Family

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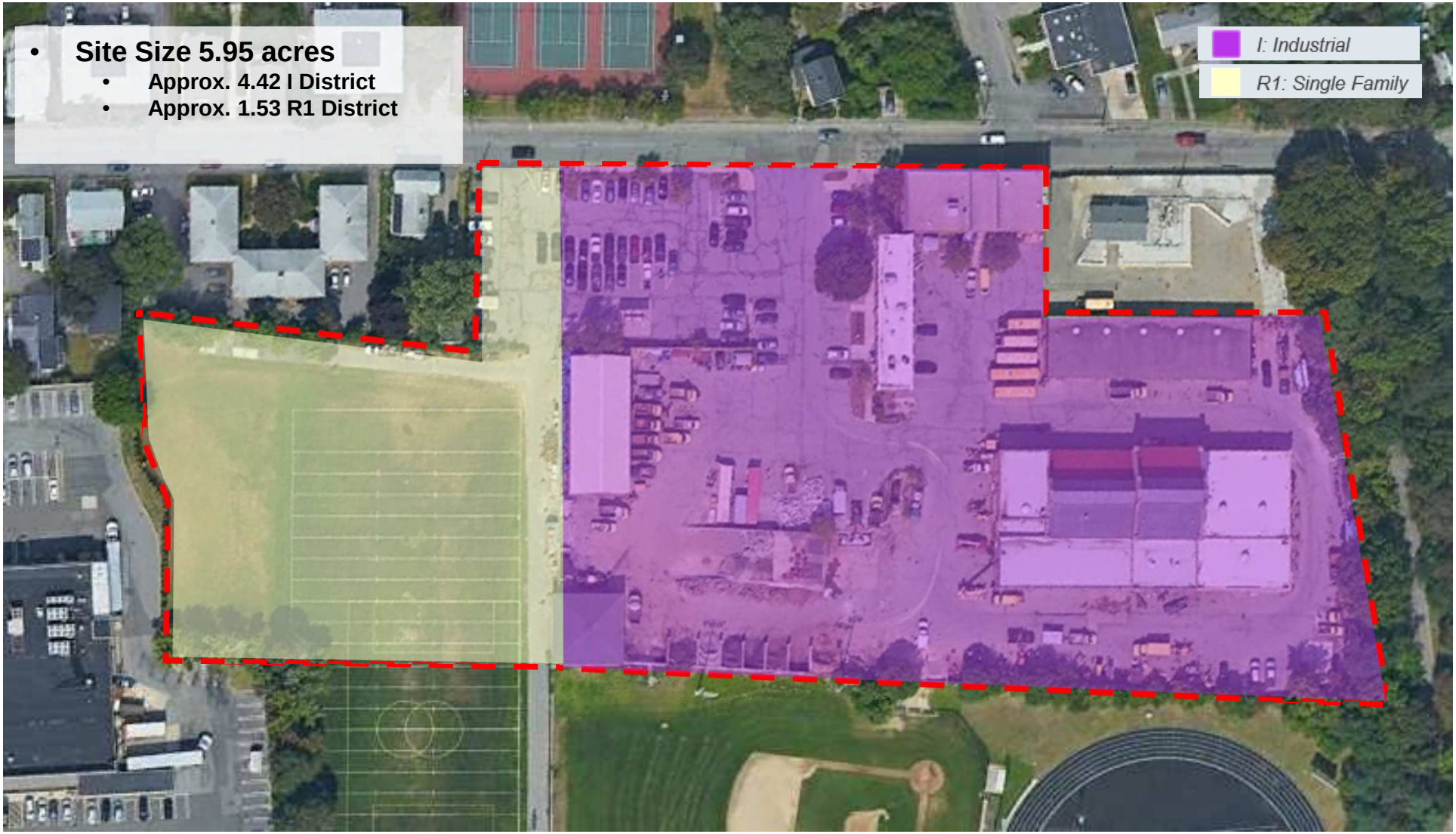
Existing DPW Facility - 51 Grove Street and Adjacent Town Owned Parcel



- **Site Size 5.95 acres**
  - **Approx. 4.42 I District**
  - **Approx. 1.53 R1 District**

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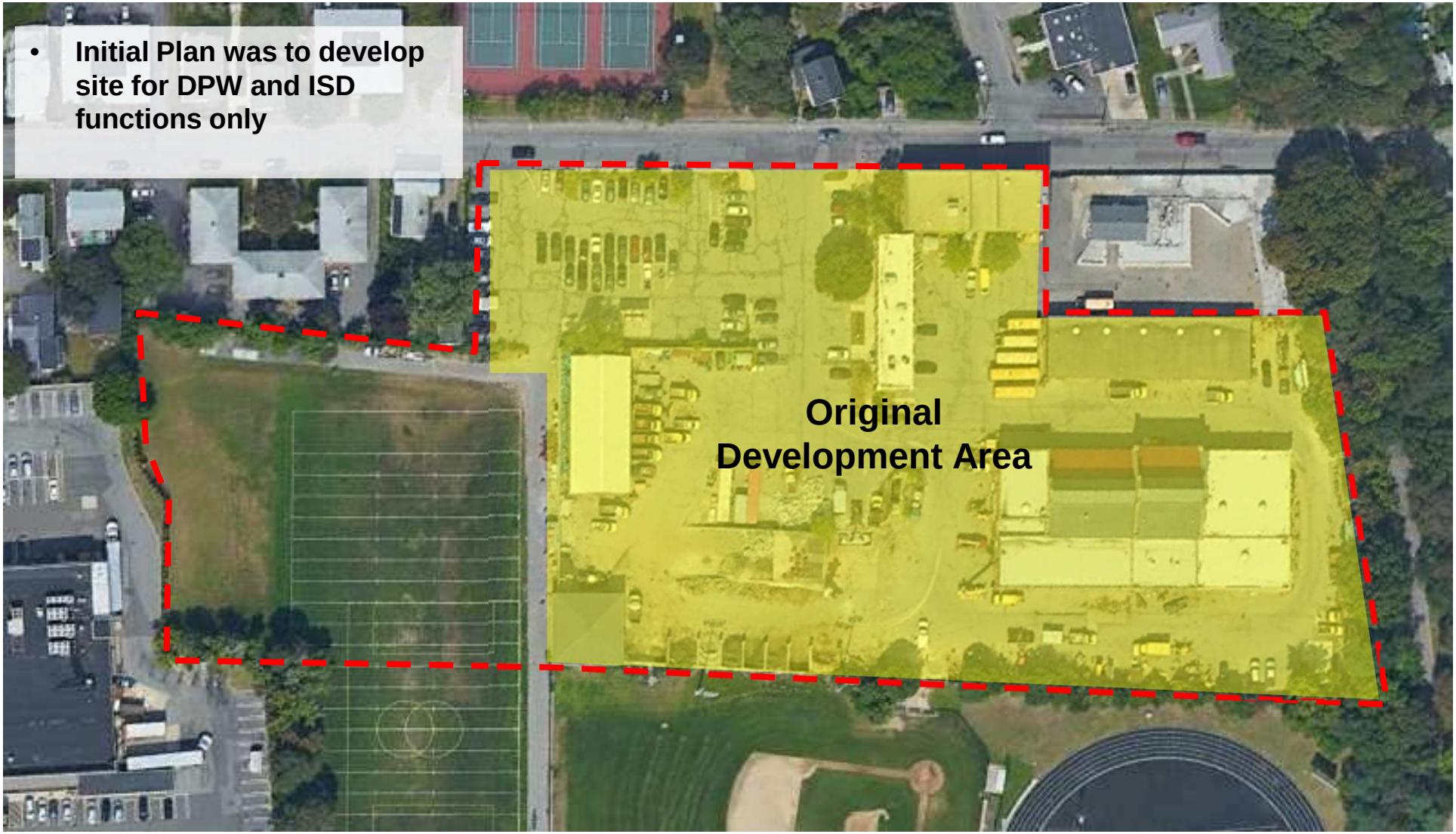
Existing DPW Facility - 51 Grove Street



- Initial Plan was to develop site for DPW and ISD functions only

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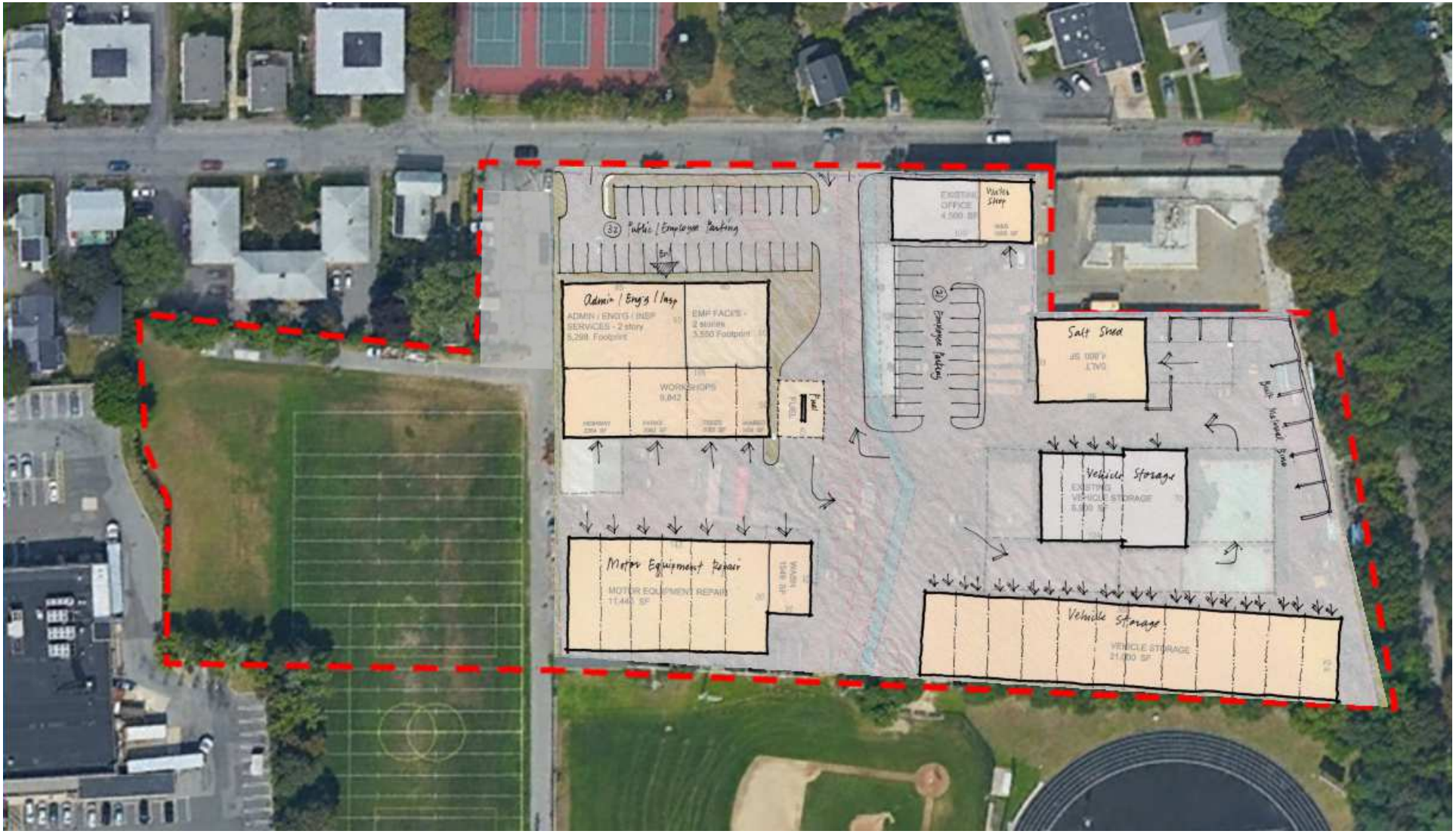
Initial Concepts for DPW and ISD



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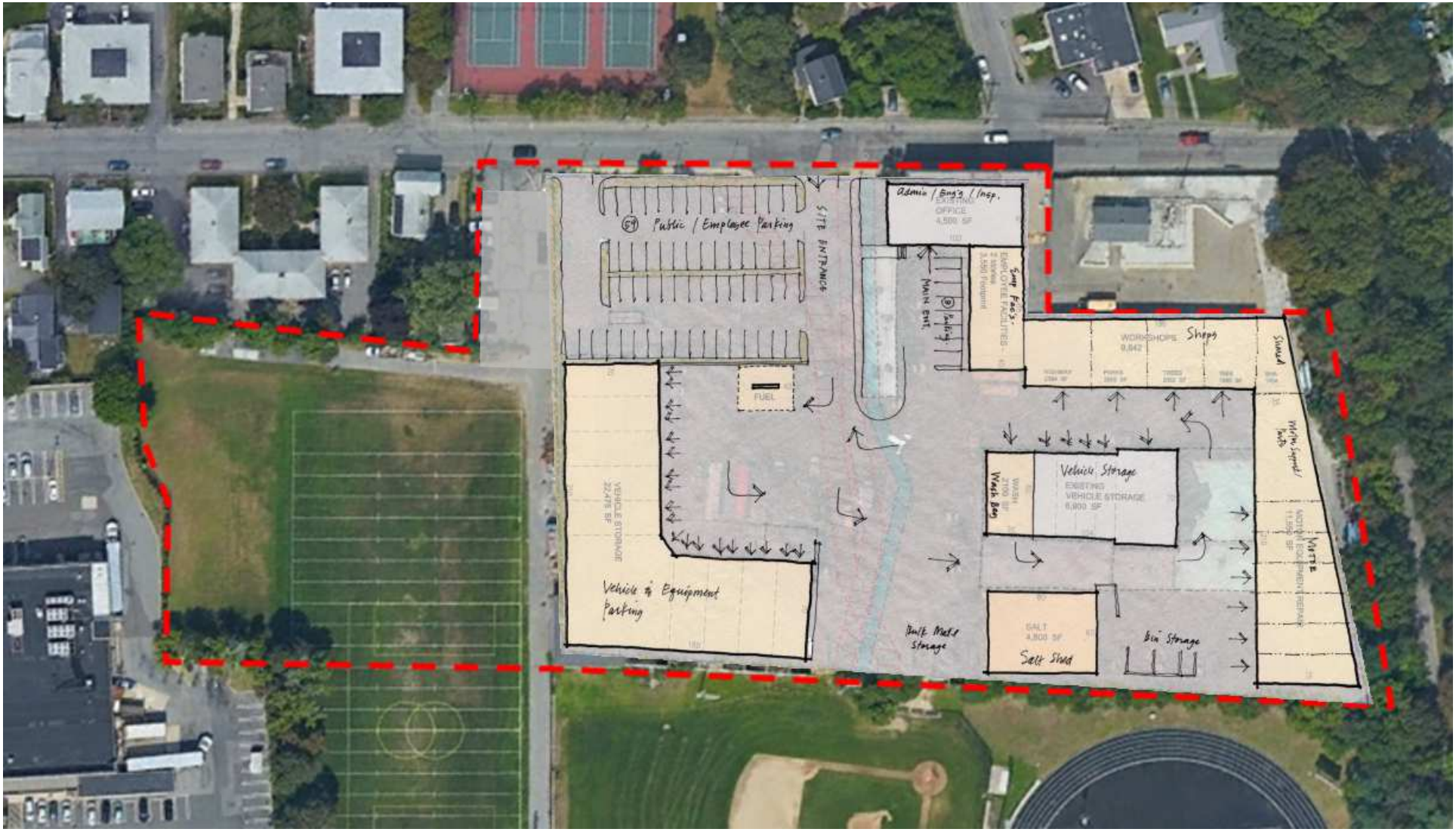
Initial Concepts for DPW and ISD



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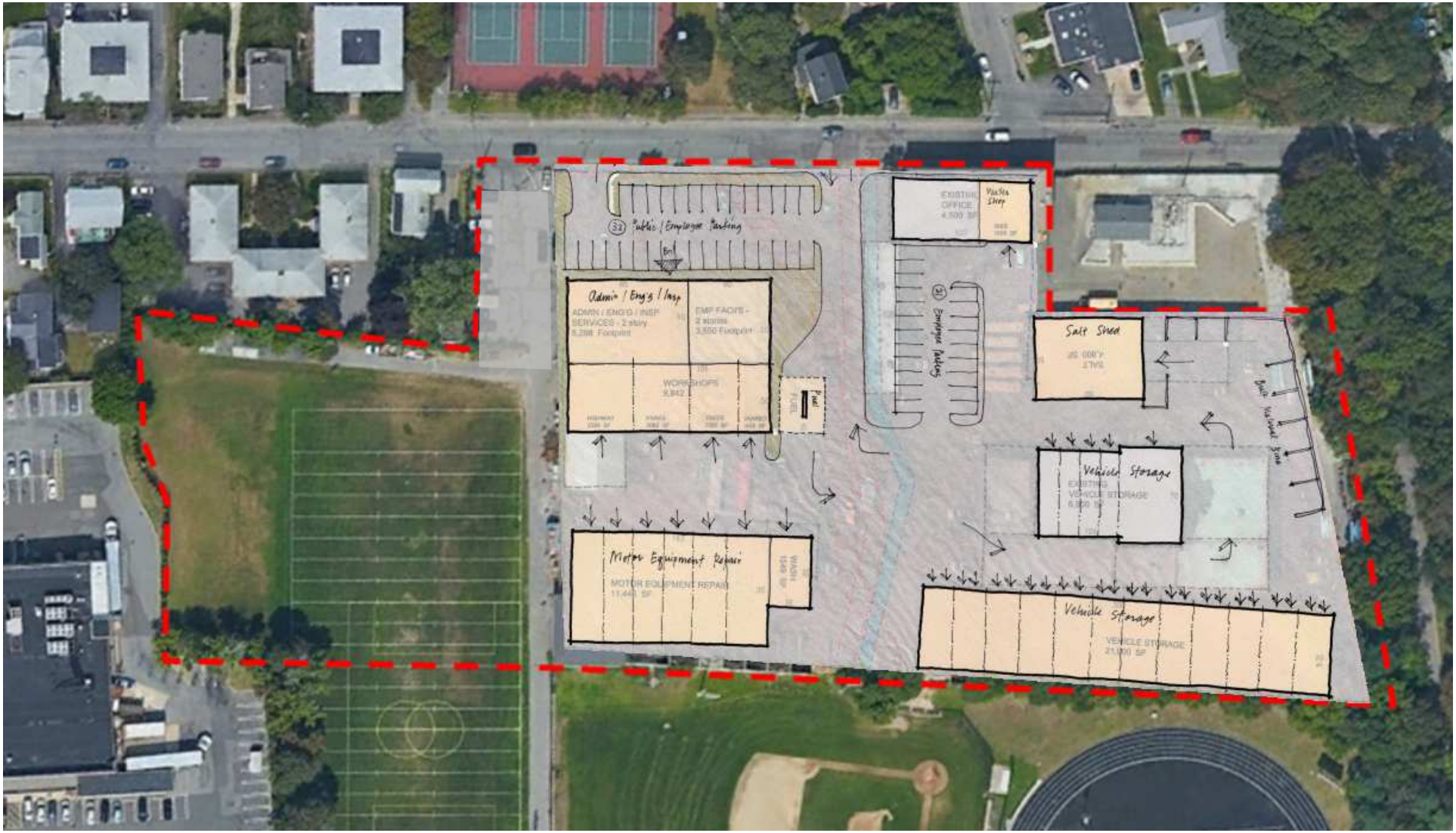
Initial Concepts for DPW and ISD



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Program Modifications to Accommodate Municipal Campus

- **Town Requested that the Facilities and IT Departments be relocated from the High School to the DPW site**
  - Addition of approximately 11,000 SF of building space
  - Addition of 30 more parking spaces for IT, Facilities, and visitors

- **Concept Considerations**
  - Evaluated existing 4.4-acre DPW parcel to determine if it could accommodate the additional program
  - Site was not suitably sized to accommodate additional building program and parking
  - Evaluated expansion options to include use of a portion of the adjacent field area
    - Decision was made with the High School project team to located a central parking area on the former practice field area and provide a 3rd access point to the school
    - Field area was historically used for industrial purposes (large gas storage tank location)
    - Site has historic contamination and DEP engineered and contact barriers

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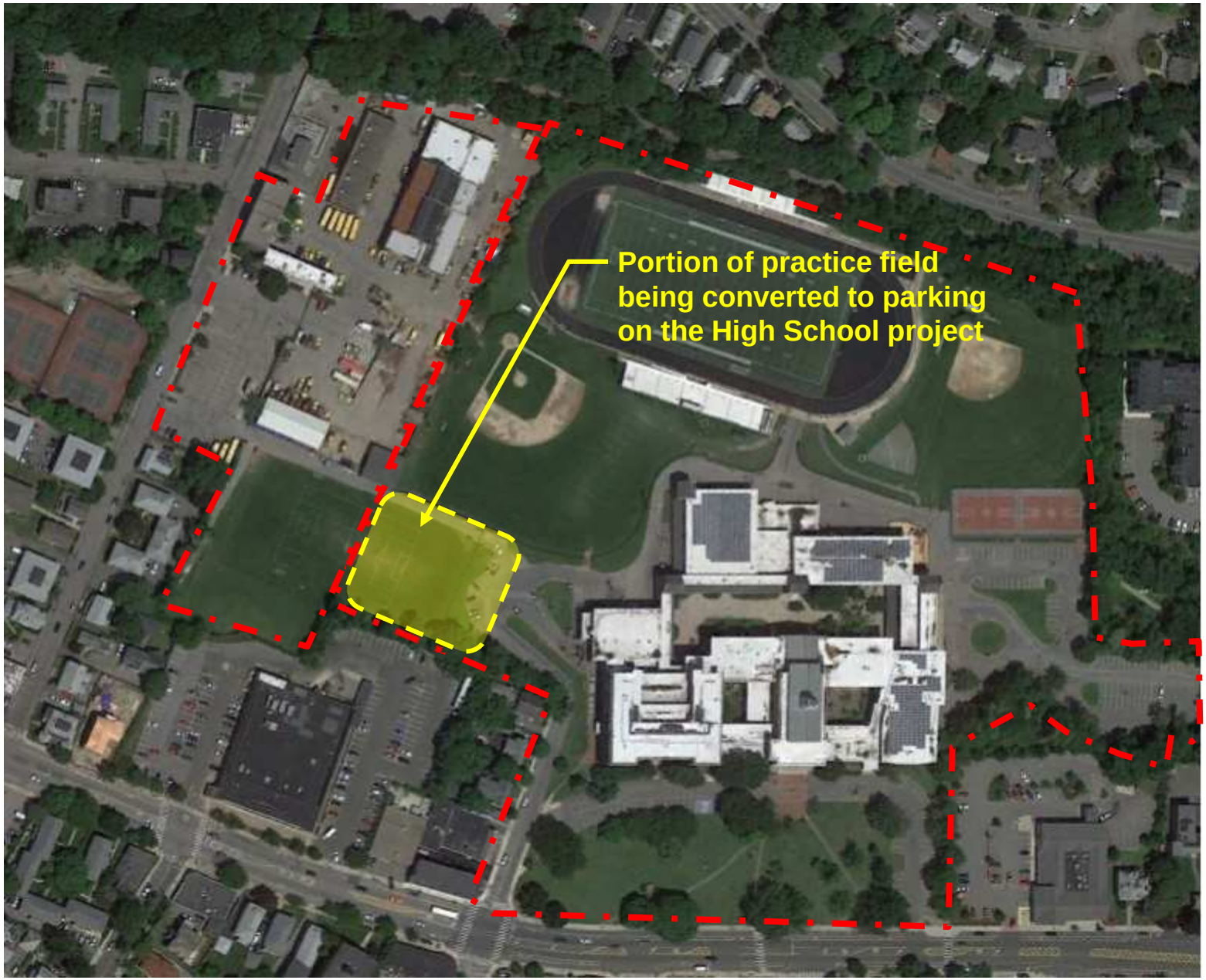

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Massachusetts DEP Site Constraints

1.2.1 ADPW Yard Direct Contact Barrier

Under the Temporary Solution for the ADPW Yard, the entire surface of the ADPW Yard including the existing buildings have been defined as a Direct Contact Barrier (DCB).

The barrier systems will be maintained to reduce the potential for erosion from surface runoff, settlement of the underlying material, adverse weather conditions, vehicular traffic, and from damage by burrowing animals. The Engineered Barriers and Direct Contact Barriers will be maintained and will be routinely inspected by the Town and/or the Trust to prevent exposure(s) to underlying contaminated soil through direct contact, ingestion, and/or inhalation. Inspection and maintenance activities will be performed in accordance with Table 2-1 of this OMMP.

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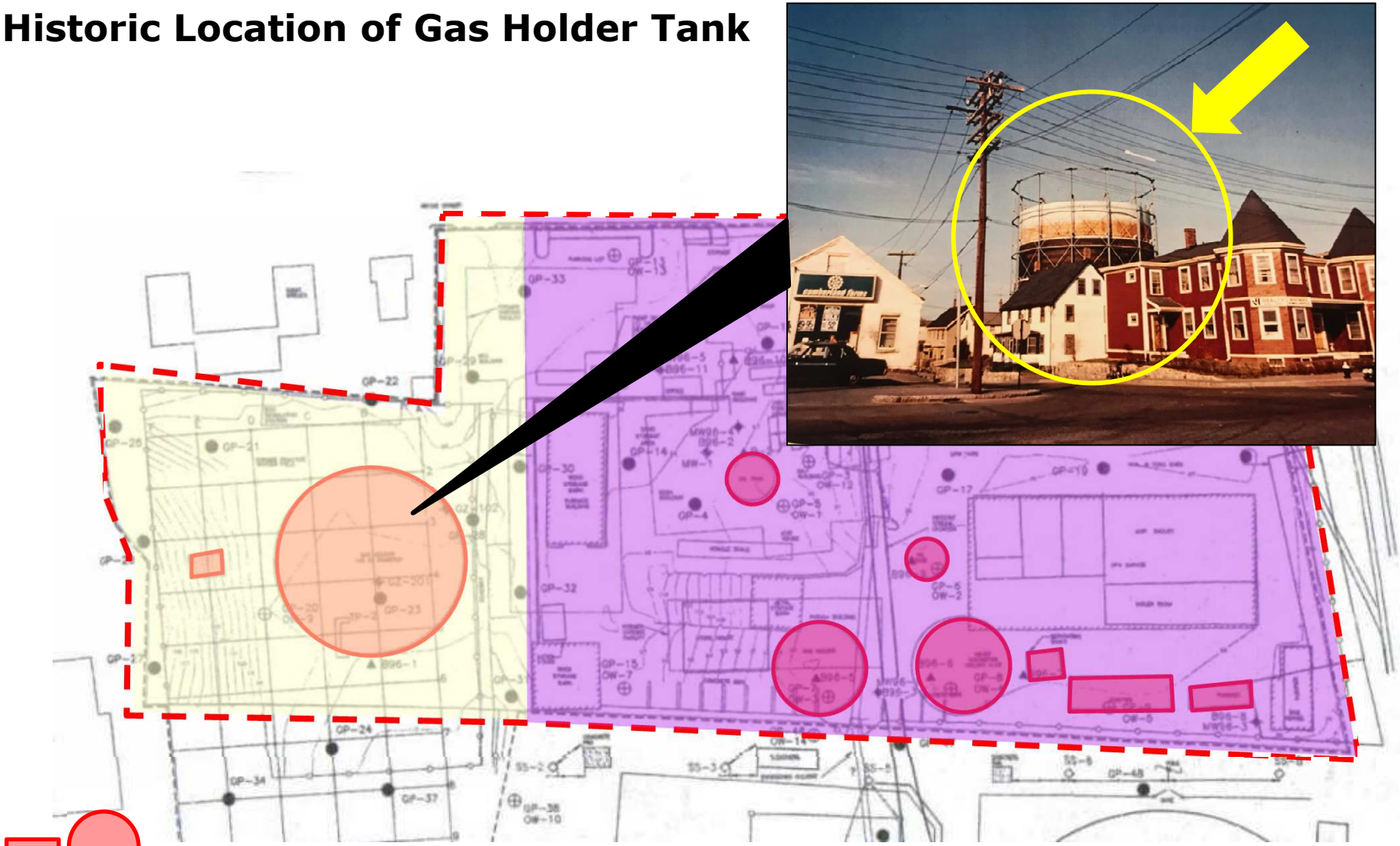
Historic Location of Gas Holder Tank



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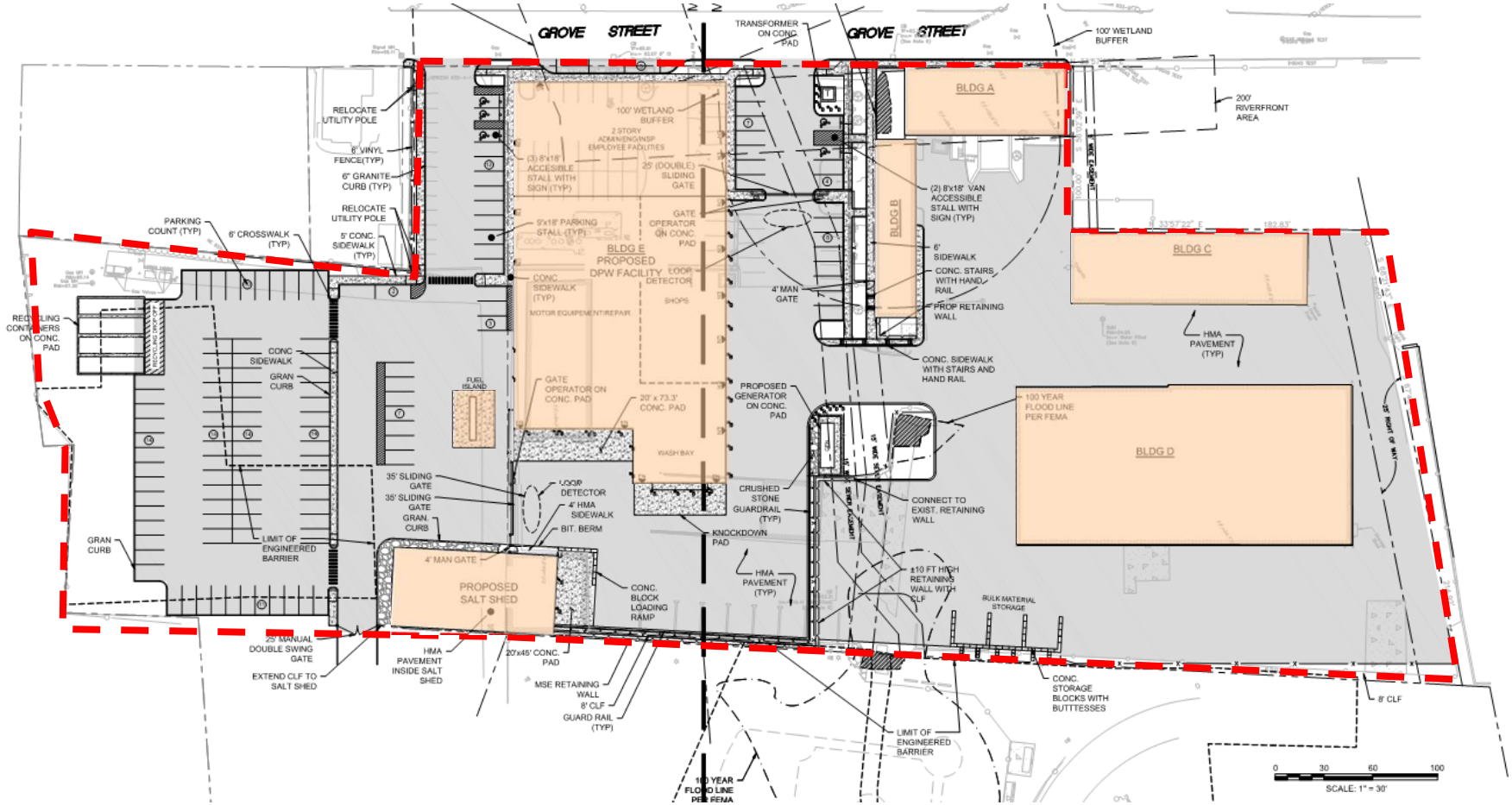
Proposed Municipal Facility Site Plan

New / Renovated Structures



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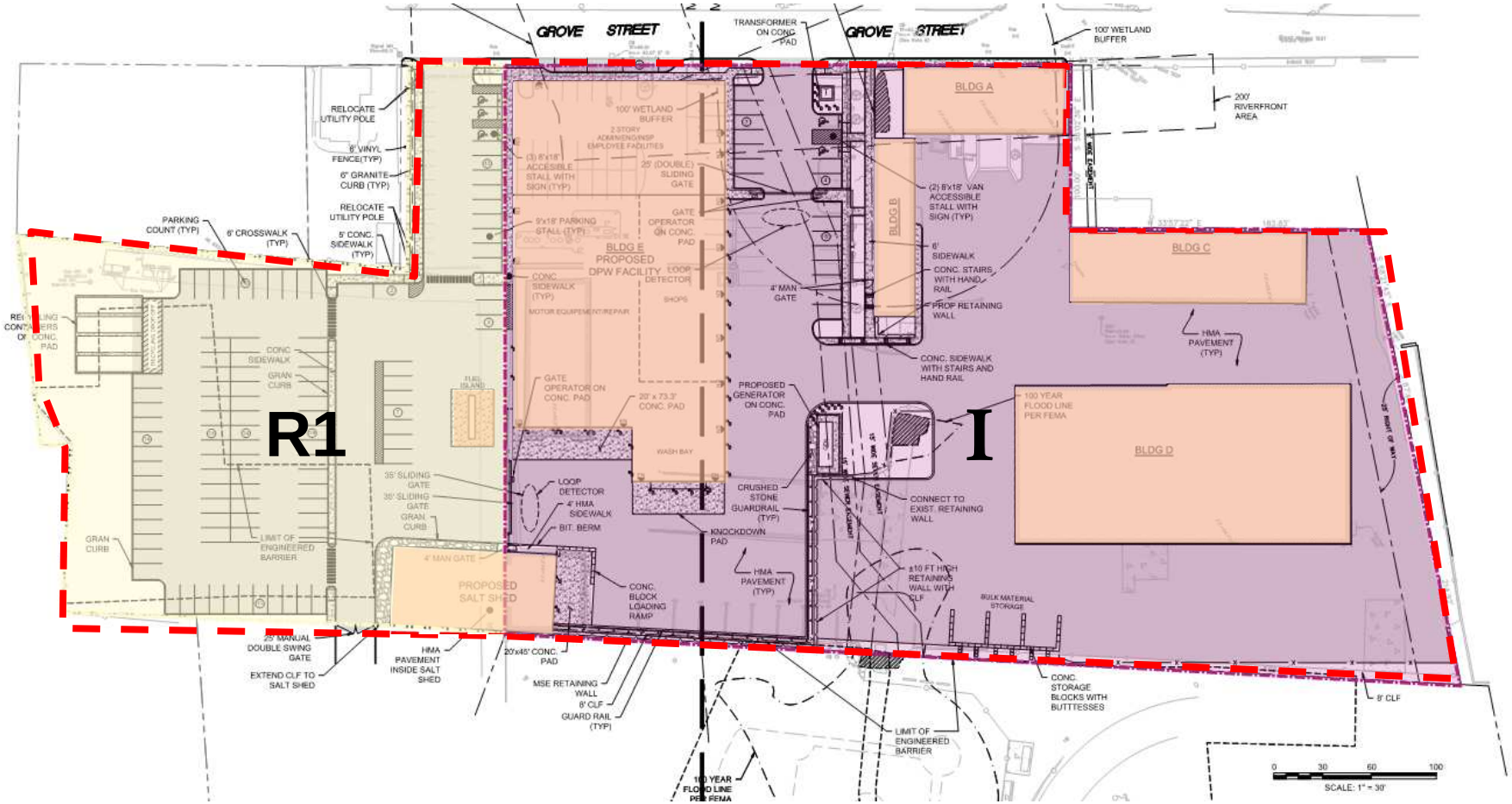
Proposed Municipal Facility Site Plan

- Current Zoning with (I) Industrial and (R1) Single Family



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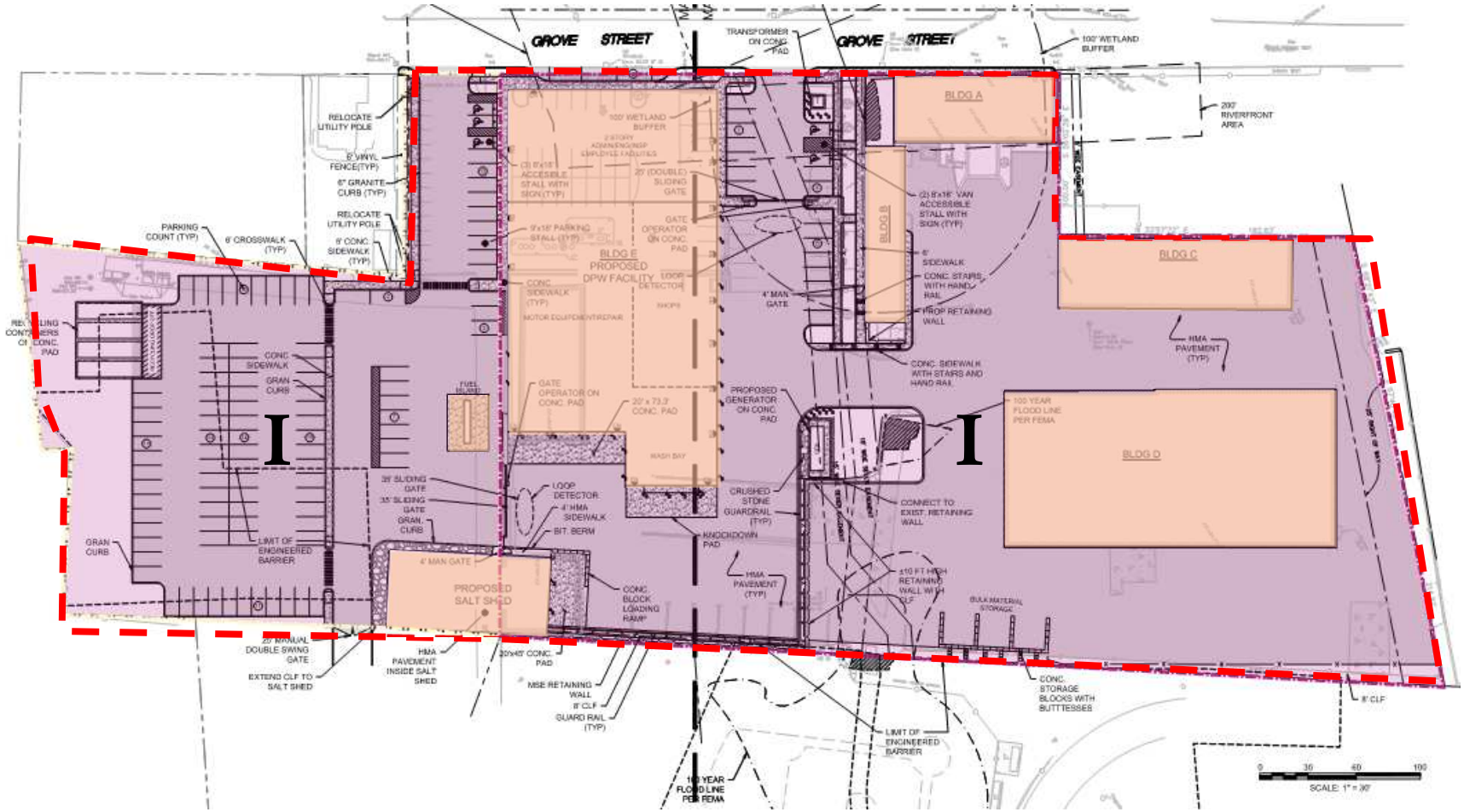
Proposed Municipal Facility Site Plan

- Proposed Zoning - (I) Industrial



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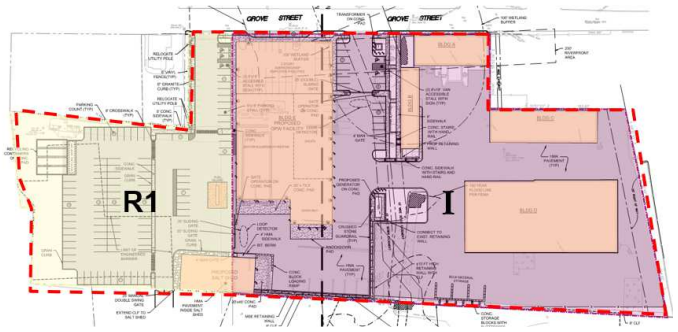
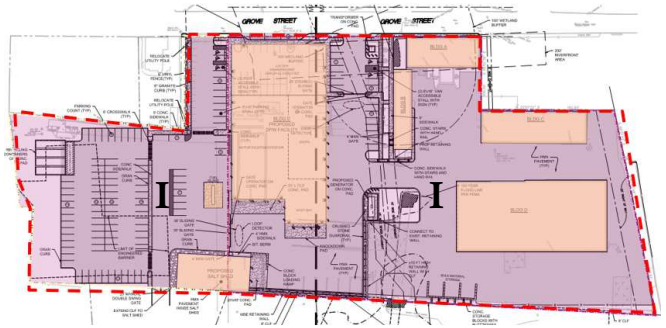
Program Modifications to Accommodate Municipal Campus

- The Town is requesting that Lot 54/0003/0002.B be changed from Zoning District R1 to I.
- The requested change is consistent with the historic use of the parcel for industrial purposes as evident by the gas tank location and historic contamination.
- The site cannot be used for residential use due to the existing historic contamination.
- Decision was made with the High School project team to located a central parking area for both projects on the practice field area and to provide a 3rd access point to the school.
- This will provide the Town with a consistent Zoning District for the Town Yard/Municipal Facility allowing the Town to meet the project goals and apply the appropriate and consistent zoning criteria based on the use of the site.
- This zoning change will support the development of the new Municipal Facility which houses operations used to support essential services provided to the Town on a daily basis.





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THANK YOU