



**Town of Arlington, Massachusetts**  
Department of Planning & Community Development  
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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**Public Hearing Memorandum - Update**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

**Subject:** Environmental Design Review, Docket #3646  
1416-1420 Massachusetts Avenue

**Date:** March 11, 2021

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This memo is provided as an update to the last memo provided on February 17, 2021. The following items have been updated pursuant to this application:

- Cover letter to Erin Zwirko, dated March 8, 2021, including a narrative;
- Proposed Site Plan, prepared by Bohler Engineering, dated January 21, 2021, revised March 5, 2021;
- Architectural Elevation, prepared BKA Architects, dated March 8, 2021;
- Sign Package, prepared by AGI, dated January 12, 2021, revised January 14, 2021;
- Proposed Floor Plan, prepared by Citizens, dated March 5, 2021; and
- LEED Narrative & Checklist, prepared by BKA Architects, dated March 8, 2021.

These items address the following items discussed by the Board:

- Reorientation of the building toward Massachusetts Avenue and improvement of the façade;
- Reduce the amount of parking to increase open space;
- Identify the interior space for bicycle storage;
- Improve the LEED score;
- Update signage plan; and
- Consider planting additional trees.

The applicant will report on considering solar panels for the building and discussion with the Engineering Division regarding the stormwater management system during the hearing.

Should the Board make a decision on the EDR application, the following findings and conditions are recommended:

Findings

1. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

General Conditions

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board at the time when future operators are identified. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
6. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
7. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.