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September 18, 2019

Jennifer Raitt, Director  
Department of Planning and Community Development  
730 Massachusetts Ave. Annex  
Arlington, MA 02476

RE: 19R Park Ave (Downing Square) and 117 Broadway  
Arlington, MA  
DSA Project No. 16045

Dear Ms. Raitt:

In accordance with the conditions of the Special Permit decisions for 19R Park Ave (Downing Square) and 117 Broadway, we are submitting our current set of 95% complete drawings for review by the ARB. While we are doing some final coordination of details prior to submission for a building permit, we do not anticipate that those issues will have any impact on the appearance of the buildings. Following is a list of items requested in the decisions, and where each can be found in the drawings:

19R Park Ave:

- Exterior Lighting – See sheets A-E100 and B-E100, Electrical site plans.
- Landscaping – See sheet C-3, Planting Plan.
- Bike Racks – Bike Storage room shown on sheet B-A101. See attached 'Dero' product information for detail of bike rack, capacity to be (2) 8' sections for 18 bicycles.
- Sidewalk Materials & Dimensions – See sheet C-1, Layout and Materials Plan.
- Exterior Materials - Identified on elevations A-A201-2 & B-A201-3. Additional colored elevations are attached and color samples of materials will be brought to the hearing.
- Signs - Building A to have lettering identifying as 'Downing Square', shown on elevation sheet A-A201.

117 Broadway:

- Exterior Lighting – See sheet C-1 indicating pole mounted light; style shall be similar to that at the Downing site. (Building-mounted lighting is shown on sheet E201.)
- Landscaping – See sheet C-3, Planting Plan.
- Bicycle Racks – Exterior Bike Storage area shown on sheet A101. See attached 'Dero' product information for detail of rack, capacity to be (2) 8' sections for 18 bicycles.
- Sidewalk Materials & Dimensions – See sheet C-1, Layout and Materials Plan.

- Exterior Materials - Identified on elevations A201-4. Additional colored elevations are attached and color samples of materials will be brought to the hearing.
- Signs – Identifying signage for the first floor commercial space will be designed by the prospective tenant in accordance with Town requirements.

I hope that I have provided the information you were looking for. If there is anything else you need, or if you have any additional questions, please contact me.

Sincerely,  
DAVIS SQUARE ARCHITECTS, INC.



Paul Warkentin, Associate

Attachments:

Downing Square 95% drawings  
117 Broadway 95% set  
Downing Square – colored elevations  
117 Broadway – colored elevations  
'Dero' Bicycle Rack product information

Cc: Pam Hallett, Housing Corporation of Arlington