

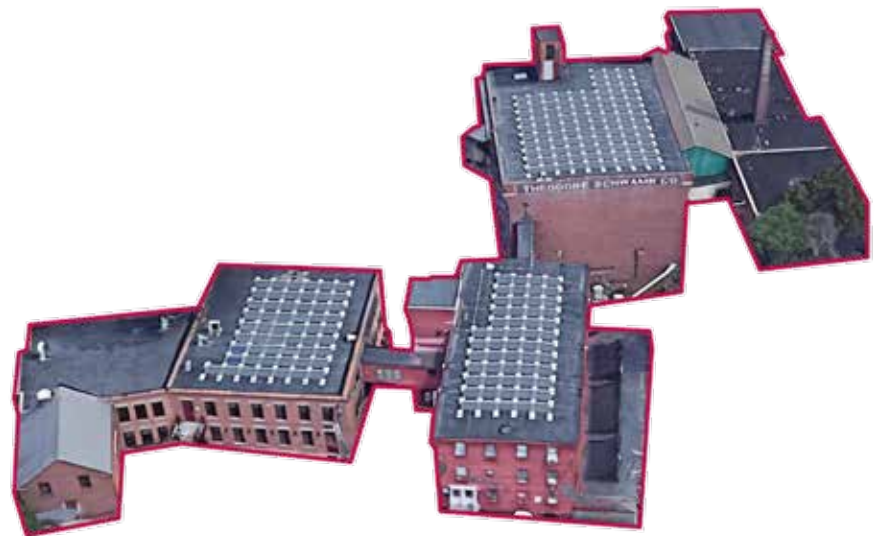


The Redevelopment of 1165R Massachusetts Avenue, Arlington

Development Concept

Presentation to the Arlington Select Board

June 29, 2020





DEVELOPMENT TEAM

Property Owner
Mirak Properties
438 Mass Ave #127
Arlington, MA 02474
Tel 781.641.2495
Contact: Julia Mirak

Developer
Spaulding & Slye Investments
One Post Office Square, Suite 2600
Boston, Massachusetts 02109
Tel 617.531.4244
Contact: Daniel St. Clair

DESIGN TEAM

Architect
Bargmann, Hendrie + Archetype, Inc.
9 Channel Center Street
Boston, MA 02210
Tel 617.350.0450
Contact: Joel Bargmann

Landscape Architect
Kyle Zick Landscape Architecture
36 Bromfield Street, #202
Boston, MA 02108
Tel 617.451.1018
Contact: Kyle Zick

Urban Planning
Gamble Associates
678 Massachusetts Avenue, #502
Cambridge, MA 02139
Tel 617.292.9912
Contact: David Gamble

The building and Mill Brook are an important part of the town's industrial legacy. This project proposes to take advantage of and enhance man-made and natural features in a distinctive and publicly accessible way.



1165R Massachusetts Avenue, Building #1

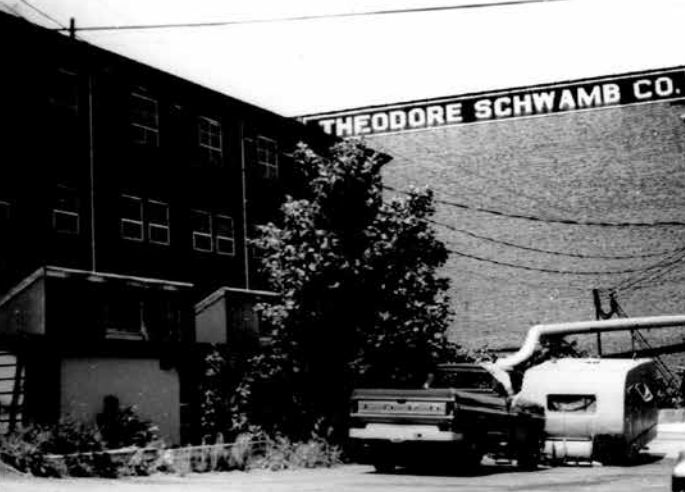
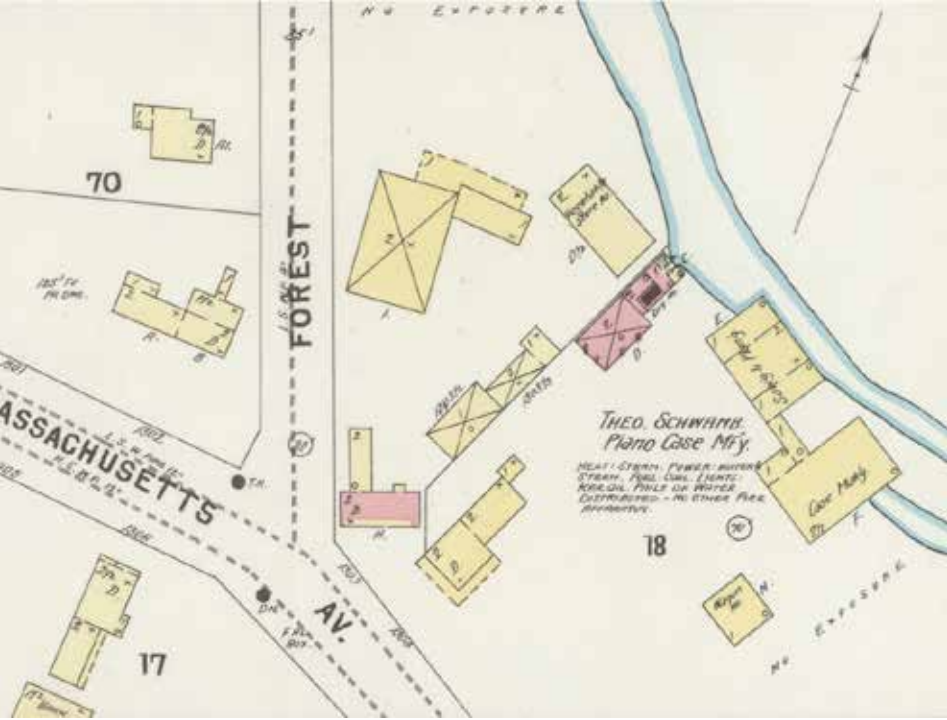


Mill Brook

HISTORY

THE MILL BROOK SITE

The site is reached from Massachusetts Avenue that originated as regional trail routes of the Native Americans. It was laid out as a colonial highway by the mid 17th century. Mill Brook was the site of at least 4 mill privileges granted to local residents between the 17th century and the turn of the 19th century. Mill Brook factories produced wood, grain, fabrics, spices, drugs, tools and picture frames. The factories were complemented by settlements of workers’ housing. The 1165 site was occupied by mills powered by Mill Brook since at least the early 19th century. Construction of the Arlington Reservoir in 1872 ended most water-powered activity on Mill Brook. Mill Brook was channeled between stone walls by the WPA during the Great Depression and the mill ponds were filled in by mid 20th century.



THE THEODORE SCHWAMB PIANO MANUFACTURING COMPANY

The front property was developed by the Theodore Schwamb Piano Manufacturing Company starting in 1871 when the land to the north of Mill Brook was purchased. The company was incorporated in 1897 and experienced rapid growth. In 1905, land to the north of Mill Brook was purchased to provide direct access to the nearby Boston & Maine Railroad line to provide for the delivery of lumber to the plant. The company made wooden piano cases up until the 1920’s. In the early 1920’s the company produced 4,000 piano cases per year and was one of the largest businesses in Arlington.



Due to the rise of home entertainment from new technologies such as radio, the demand for piano declined in the 20s. In 1928 the company converted to the production of architectural millwork such as window sills, door frames and moldings, continuing until 1972. Today the buildings host a multitude of small businesses and studios.



THE BUILDINGS

The first of the extant buildings was constructed on the south side of Mill Brook between 1871 and 1875. It was a piano case factory. The first building was powered by water but was converted to steam power in 1881. North of Mill Brook, the 4-story and most substantial building on the site, was constructed in 1905 as a woodworking and storehouse building. The Engine Room followed in 1906.

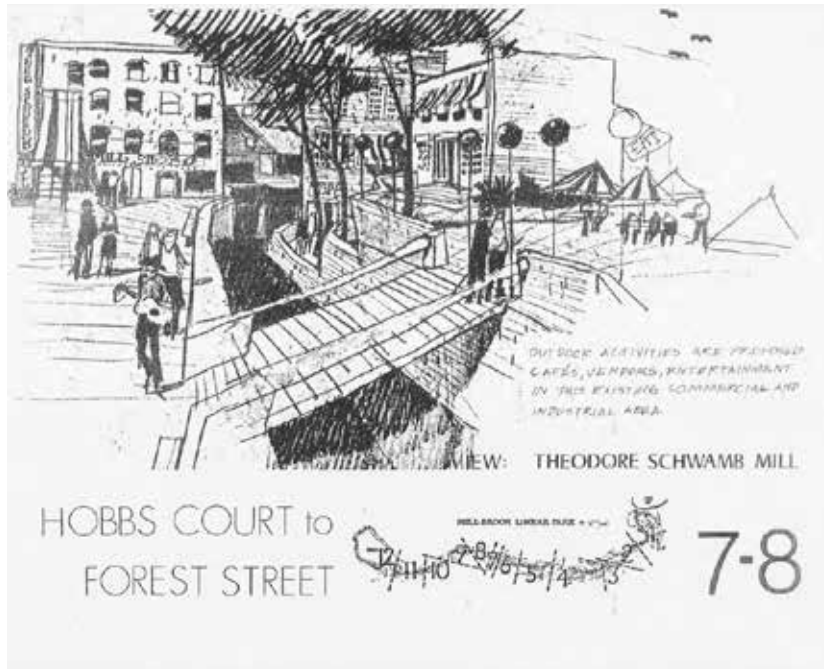
The Woodworking and Storehouse and Engine Room buildings are notable form their assertive massing, decorative brickwork and window detailing. They are modest but handsome examples of late 19th and early 20th century industrial construction. The Case Factory is now aluminum clad and the most altered structure with extensive changes to fenestration and siding.



THE MILL DISTRICT
1977

Our work incorporates information contained in previous Arlington reports.

The best planning initiatives build on prior efforts and advance the thinking.



In 1977, an initial planning effort was conducted by the Town of Arlington that suggested redeveloping properties along the Mill Brook to create additional housing opportunities.



MILL BROOK LINEAR PARK REPORT
2010



There are areas where the Town can and should accommodate greater density and development.

In 2010, further planning studies were conducted, which identified the Mill Brook, Minuteman Bike Path, and Massachusetts Avenue as primary development corridors.

ARLINGTON MASTER PLAN

Public Process



Gamble Associates has been selected to ensure consistency between past and current master plan efforts. Through a series of public forums, tours, and workshop sessions, valuable feedback was gained into residents concerns, priorities, and aspirations for the town.

ARLINGTON MASTER PLAN

Public Process



In 2014, a robust public outreach effort was undertaken with the aim of producing a new, town-wide master plan for Arlington.

This resulted in the 2015 Arlington Master Plan, which identified primary principals to guide future growth and development.

ARLINGTON MASTER PLAN

2015

“**Arlington’s Master Plan** envisions civic connections that encourage social interaction and foster a sense of community. We have incorporated these concepts into the proposed development.




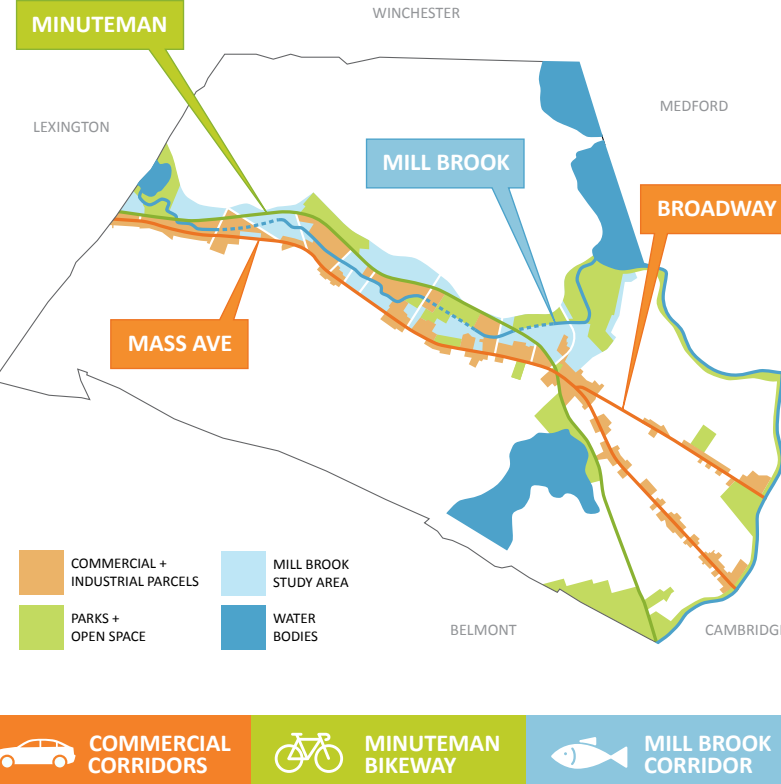
- 1 Open spaces and Corridors that link neighborhoods
- 2 Living and working opportunities for all
- 3 Stewardship and promotion of our historic heritage
- 4 Cultural and recreational resources that provide shared experiences
- 5 Natural systems in ecological balance
- 6 A walkable public realm where residents meet their neighbors



Three sites along the three corridors were studied in greater depth, exploring what their redevelopment could mean for the corridors and for the larger surrounding community. One of these sites was 1165R Massachusetts Avenue and the Mirak site.

DESIGN STANDARDS

2015

| DESIGN STANDARDS TOWN OF ARLINGTON | PRIMARY CORRIDORS OF ARLINGTON | PURPOSE |
|--|--|---|
| <p>A POCKET GUIDE TO DEVELOPMENT ALONG ARLINGTON'S PRIMARY CORRIDORS</p> <p>DRAFT AUGUST 7, 2015</p>  <p>architecture urban design</p> <p>GAMBLE ASSOCIATES</p> <p>Prepared for the Town of Arlington, MA Dept. of Planning and Community Development</p> <p>Adopted _____</p> |  <p>Mass Ave and Broadway connect the town from east to west, defining the town's three primary commercial centers: Arlington Heights, Arlington Center, and East Arlington.</p> <p>The Minuteman Bikeway is a regional open space amenity. It is used for commuting as well as linking many of Arlington's cherished parks and recreational spaces</p> <p>The Mill Brook is a largely hidden and untapped natural resource with great potential for place-making. The abutting neighborhoods have a legacy of "working and making" things</p> | <p>Arlington's Design Standards were created to enhance the economic vitality of the Town through attractive and consistent design. They have been created as an outgrowth of the goals identified in the Arlington Master Plan (adopted February, 2015) under economic development, historical and cultural resource areas, and public facilities and services. These Design Standards are envisioned as a first step in updating the Zoning ByLaw, and they are tailored specifically to Arlington by focusing on the primary geographies unique to Arlington: Massachusetts Avenue and Broadway, The Mill Brook, and the Minuteman Bikeway.</p> <p>By increasing the build-out potential of commercial and industrial properties along these corridors, the Town can leverage economic development to enhance its tax base and preserve and maintain Arlington's historic structures and cultural heritage. In this way, Arlington is directing its resources to areas with the greatest need and potential. Collectively, these corridors function as "priority development areas" within Arlington, helping to focus growth in already developed areas with good access to public transit, and diminish development pressures elsewhere in town.</p> <p>These Standards articulate fundamental principles that influence the character of buildings and their spaces. These Standards are to anticipate projects that accommodate a variety of uses. They address building placement and orientation, height and setbacks, parking strategies and signage, among others. They are tools to help regulate form and clarify expectations for both developers and the public at large. By following these Standards, projects will complement one another, resulting in a cohesive public experience.</p> <p>For more information, please contact: Dept. of Planning and Community Development Arlington Town Hall 730 Massachusetts Ave. Arlington MA 02476 (781)-316-3090</p> |

The 2015 Arlington Masterplan also recommended the creation of Design Guidelines for the redevelopment of sites along the town's primary corridors.

1165R MASSACHUSETTS AVENUE DEVELOPMENT PRINCIPLES

1. NATURAL SYSTEMS

Leverage the presence of the existing Mill Brook waterway to reinforce a sense of place while mitigating impervious site conditions and addressing storm water runoff needs.

2. HISTORY

Celebrate and integrate major components of historical buildings into a new development project.

3. LINKAGES

Enhance connections between development and open spaces to link places together.

4. DENSITY

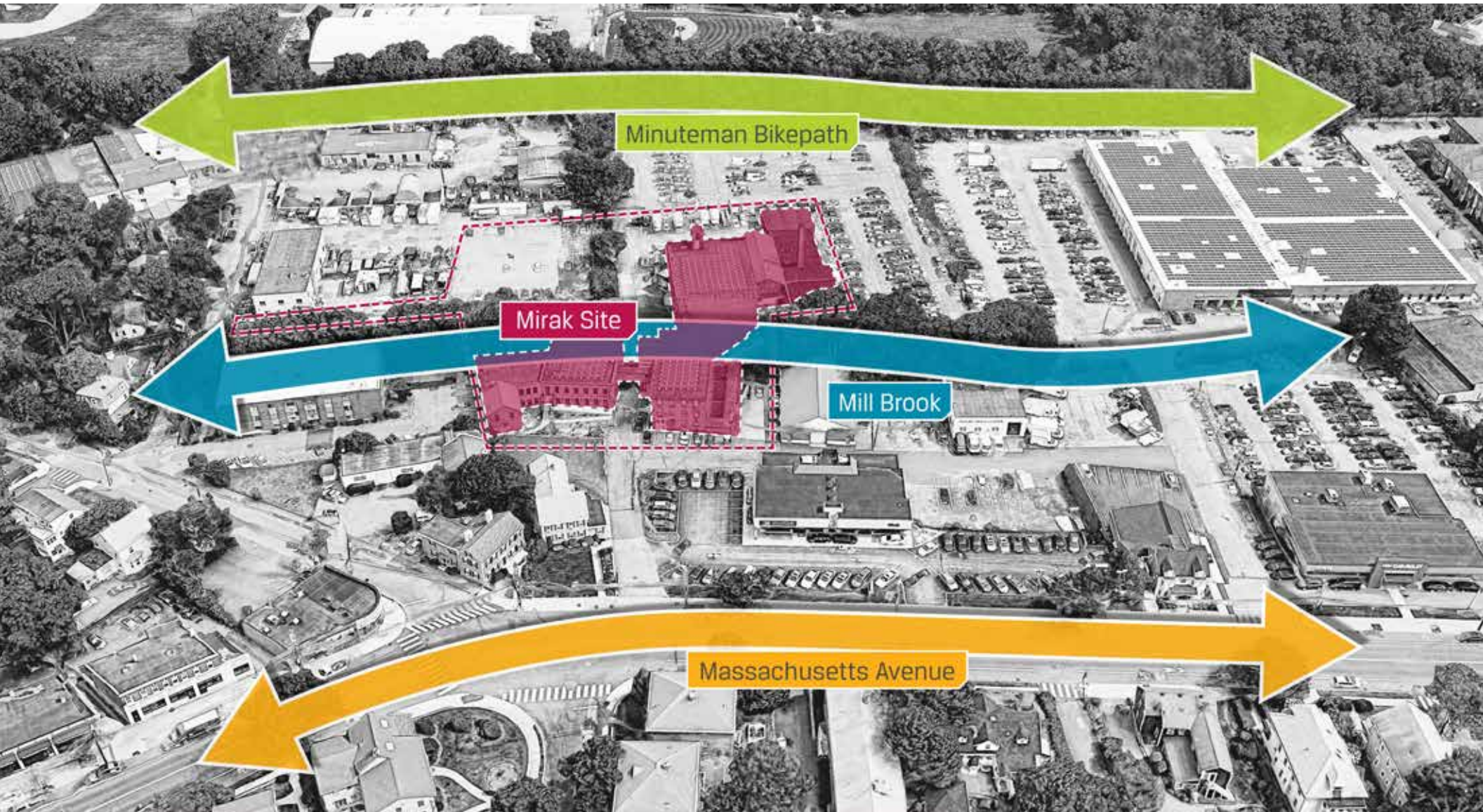
Increase residential and mixed-use development intensity along the town's primary commercial corridors.



The redevelopment of the property should be guided by the principals identified in the Design Guidelines.

PARALLEL CONNECTIONS

1165R sits conveniently between Massachusetts Avenue, Mill Brook and the Minuteman Bike Trail, benefiting from parallel pathways that define and connect Arlington.



PROPOSED USES AT 1165R MASSACHUSETTS AVENUE



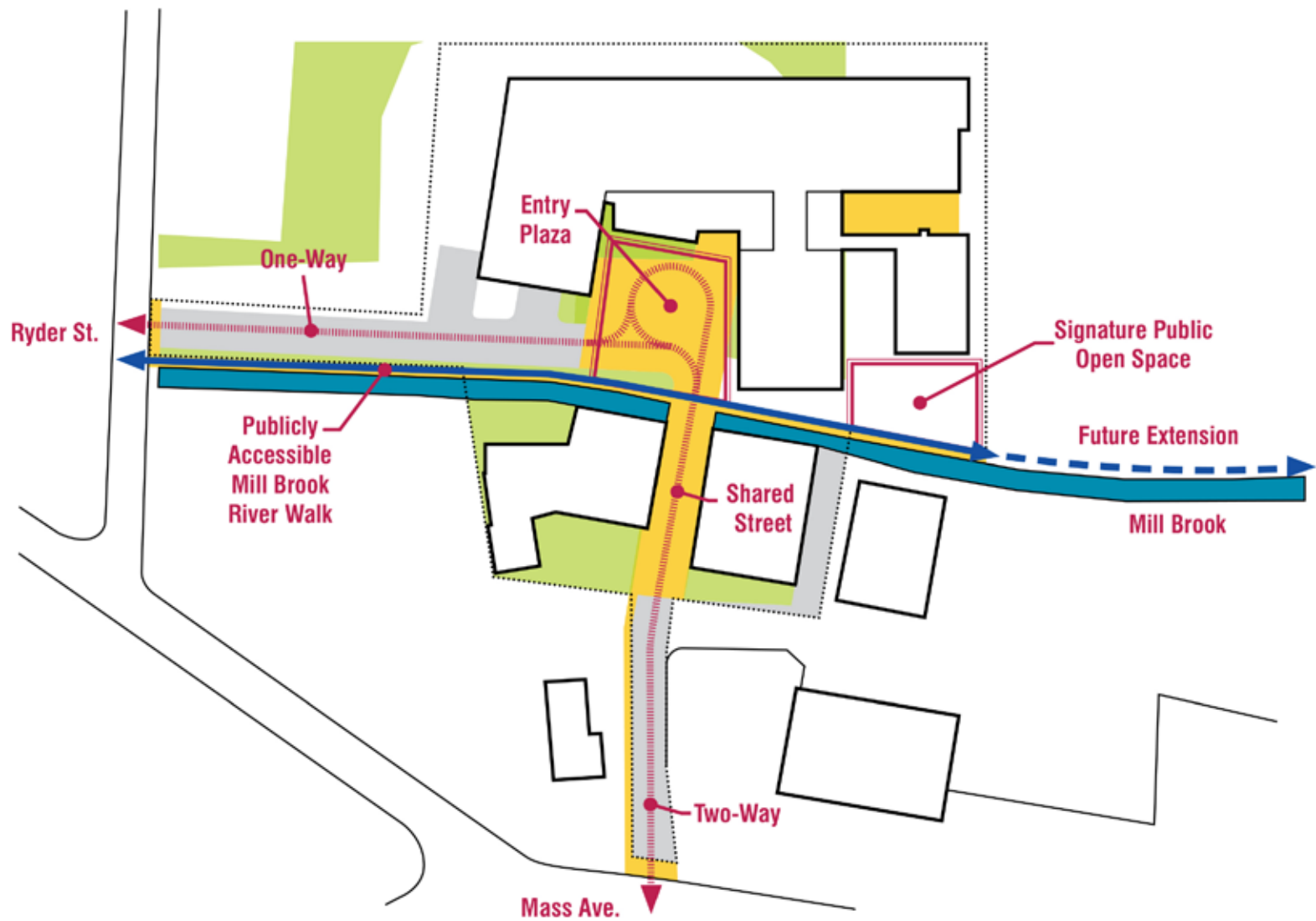
PROPOSED DEVELOPMENT



1165R Massachusetts Avenue Site Plan with Proposed New Building

LINKAGES

Enhance Connections Between/Along Open Spaces



VISUAL 3D DIAGRAM OF THE PROPOSED PROJECT

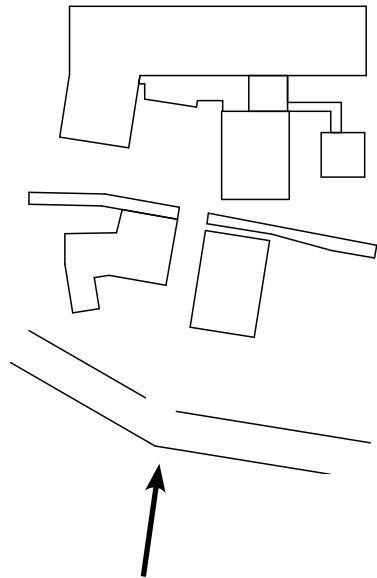


Project consists of: 130-140 Apartments
130-140 Parking Spaces
8,000 sf of Amenity Space

LINKAGE AND GATEWAYS OF 1165R TO MASSACHUSETTS AVENUE

Corridors that link commercial, residential and natural environments. These linkage corridors enhance connections both physical and personal.

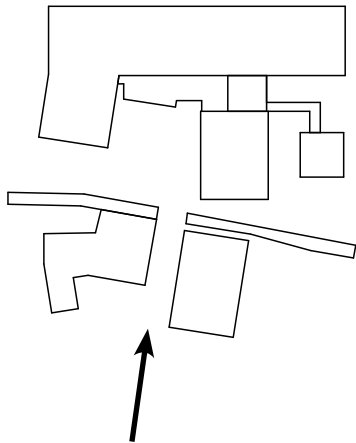
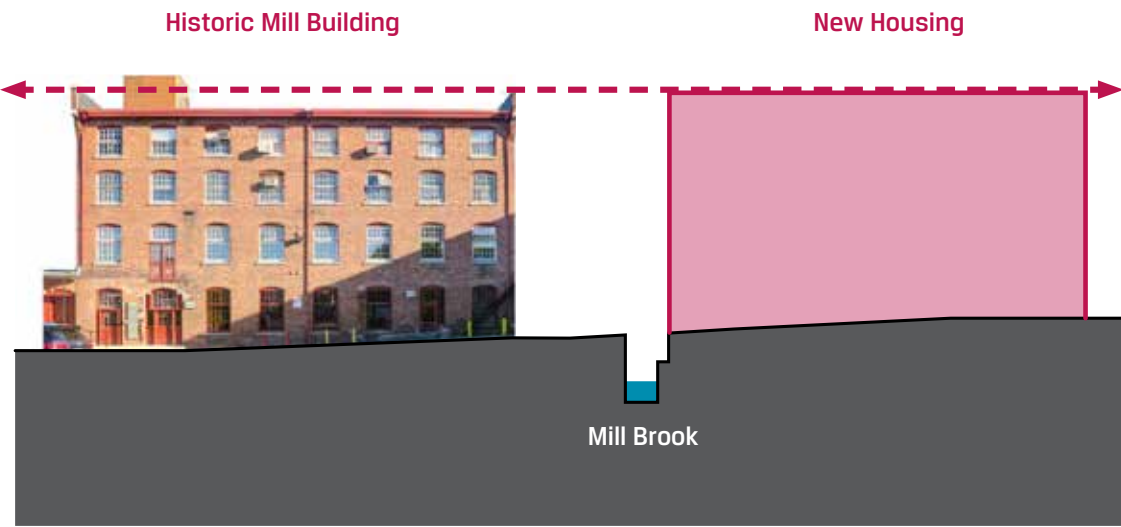
Strengthening gateways with assemblage of new and existing buildings and renovated historic buildings.



GATEWAYS AND HISTORY

The project integrates major historical buildings into the new project, including the existing mill building, the Engine Building, and juxtaposing new construction with Workbar to create a gateway.

Calibrating new buildings to the height of existing ones helps to blend the old and new, creating a harmonious relationships between them.



View at “entry” to 1165R, creating a gateway by juxtaposing new and historic structures

WIDENING THE BRIDGE Existing



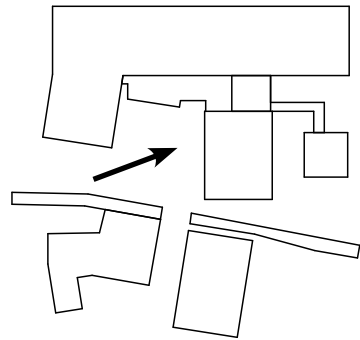
WIDENING THE BRIDGE Proposed



COURTYARD AND APARTMENT ENTRY

Wherever possible, the project integrates historical buildings into the new project, including the existing Mill Building, the Engine Building, and juxtaposing new construction with Workbar to create a gateway.

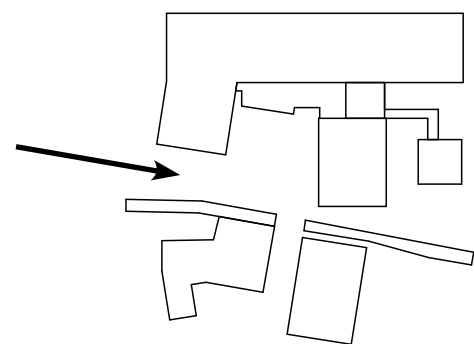
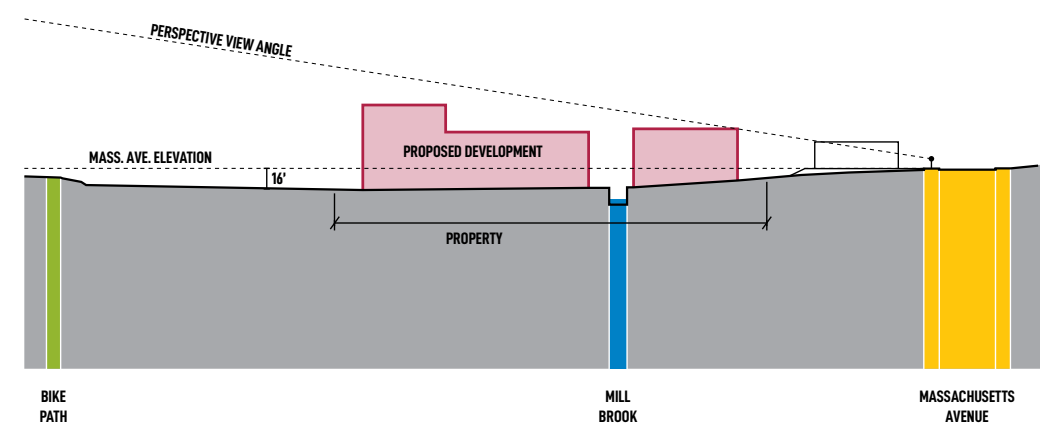
The main entrance to the new apartment buildings is through an archway in the existing brick wall of the mill building and into a lobby space where the texture and authenticity of the old is set off by the crispness of the new. This idea is consistent at the entrance courtyard where new walls meet old walls and create an outdoor meeting space and a new barrier-free connection to the Mill Brook walkway.



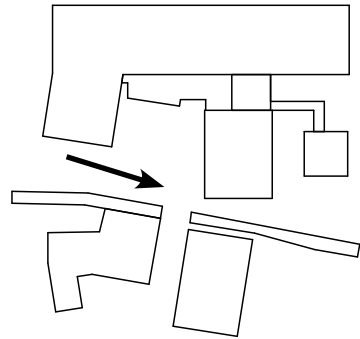
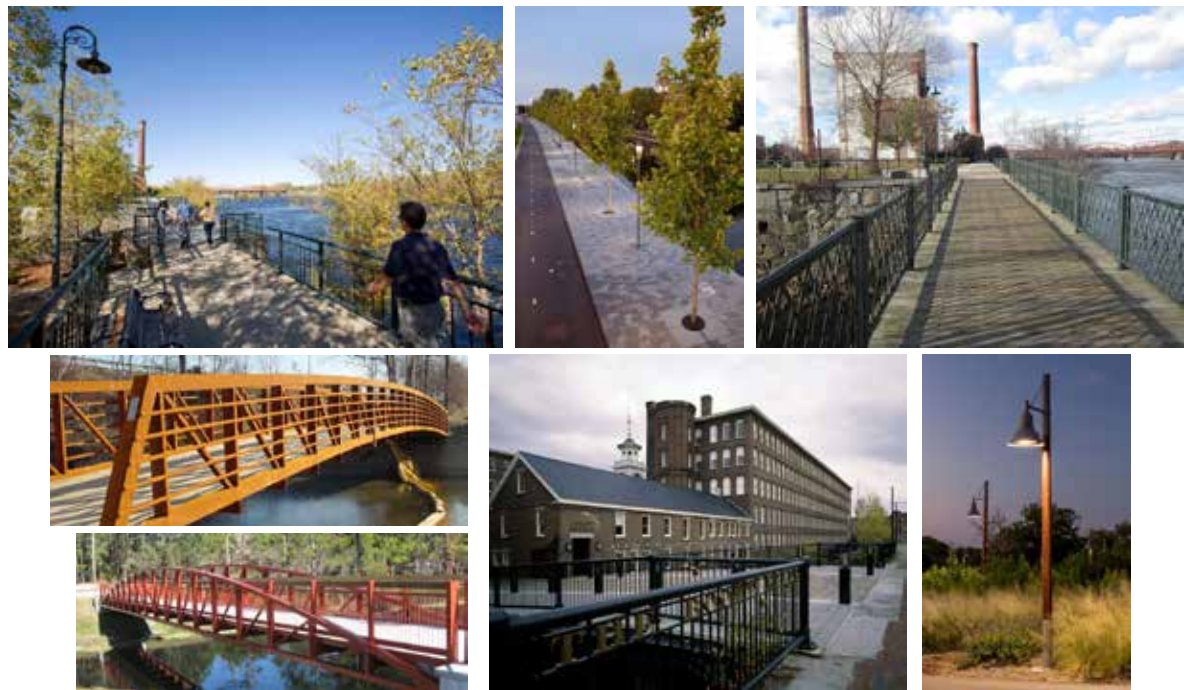
MILL BROOK NATURAL SYSTEMS

Leverage the presence of existing historic and natural elements to reinforce a sense of place and improve impervious conditions and stormwater run-off. The development connects a parking lot site to 18,000 sf of vegetated green space.

The project takes advantage of the natural change in elevation from both Massachusetts Avenue and the Bike Path towards the Mill Brook, concentrating the tallest buildings at the lowest elevation to diminish their apparent height.



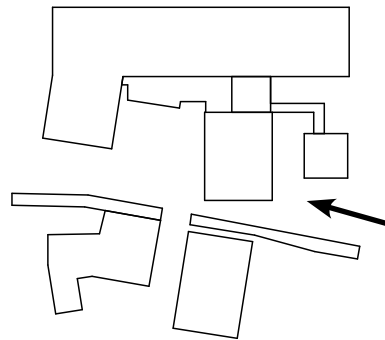
MILL BROOK: A WALKABLE PUBLIC REALM



View to Mill Brook, lengthening the existing waterway to reinforce a sense of place with integration of historic buildings

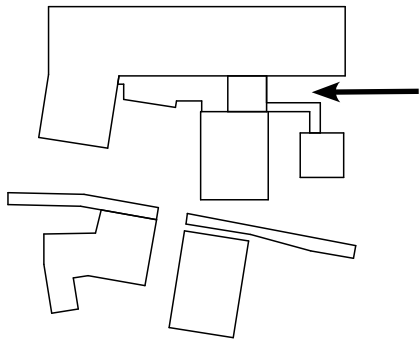
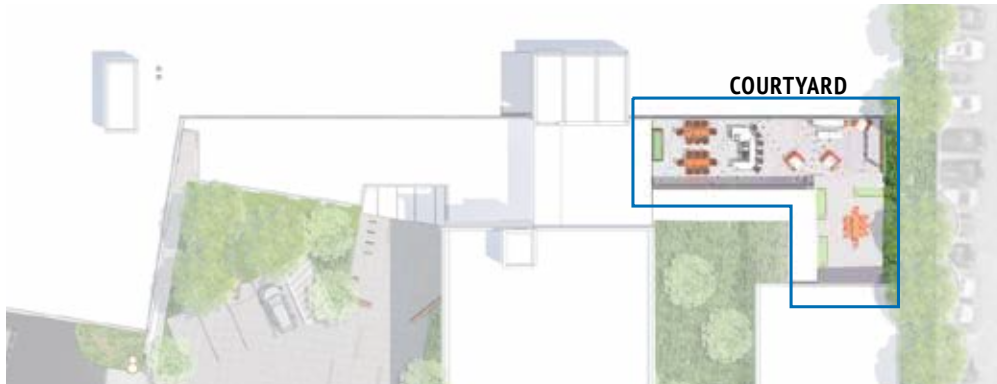
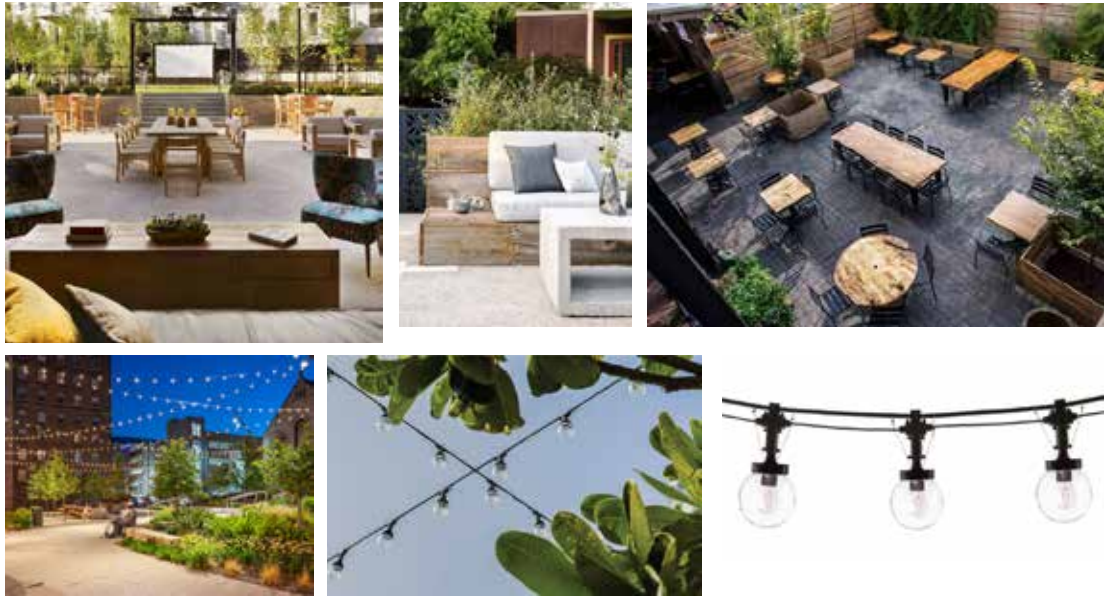
OPEN SPACE CREATED ADJACENT TO MILL BROOK

Open spaces and corridors set a precedent for linking existing and future neighborhoods. This restores the landscape to create an ecological balance, creating a walkable public realm where residents meet their neighbors.



COURTYARD

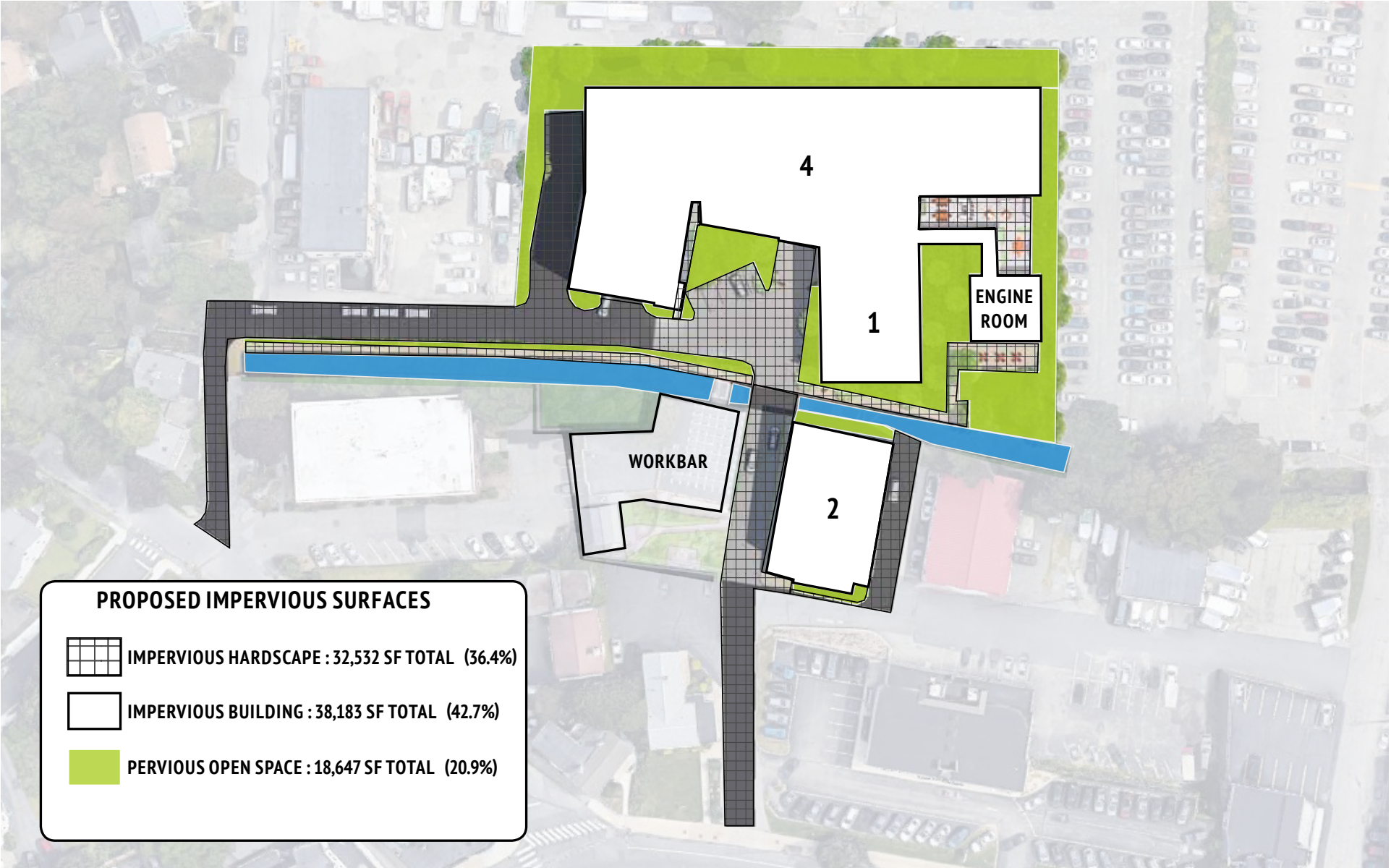
The courtyard is accessible to residents of 1165R and is designed as a part of an amenity space ensemble. The goal is to integrate indoors and outdoors to enhance connections. These associated open spaces can alleviate perceived density.



IMPERVIOUS SURFACES Existing



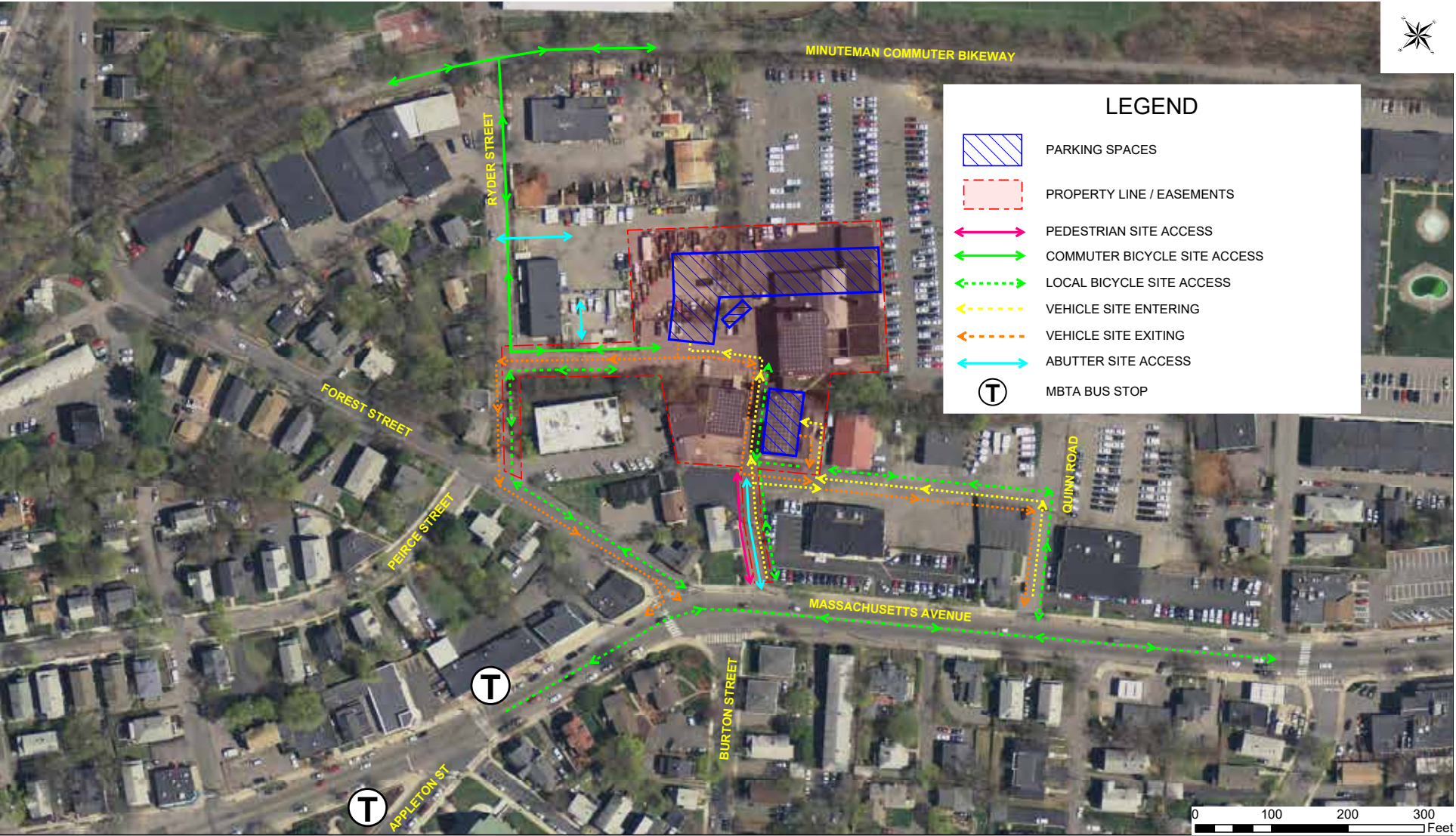
IMPERVIOUS SURFACES Proposed



TRAFFIC ACCESS Existing



TRAFFIC ACCESS Proposed



PROJECT BENEFITS

PUBLIC REALM Creates a diversity of exterior spaces that highlight the site’s historic resources, improves the ecological conditions of the site and provides improved access to the Mill Brook (Mill Brook pathway, Building drop off court, Engine Room plaza and residential courtyard).

CONNECTIVITY Creates a connection between the Mass. Avenue commercial and transit corridor, Mill Brook and the bikeway that link neighborhoods with a walkable public realm.

ADAPTIVE REUSE Celebrates and restores Arlington’s historic resources - including making the adjacent Workbar an integrated element of the urban design

RESILIENCY Integrates natural and man-made systems in an improved ecological balance, reducing impervious surfaces

SUSTAINABILTY Utilizes fossil-free fuel source for heating, cooling and cooking, solar potential

ACCESSIBILITY Widens the access driveway to the site with a for enhanced vehicular and pedestrian access and upgrades the Mill Brook bridge for Public Safety vehicles.

ECONOMIC DEVELOPMENT Results in a mixed-use development program of:

- 130 – 140 Apartments
- 25% of apartments will be affordable
- 130 – 140 parking spaces (95% covered)



**We've already succeeded with Workbar...
...just imagine what's to come!**