



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

Public Hearing Memorandum

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, 1207-1211 Massachusetts Avenue, Arlington, MA
Docket #3602

Date: July 2, 2020

This memo is provided as an update to the last memo provided on May 14, 2020. The following items have been provided relative to this application:

1. The applicant provided an updated Traffic Impact and Access Study which was conducted in February 2020 and finalized in June 2020 by BSC Group. The study addresses key intersections in relation to this proposal as well as potential impacts on adjacent streets. The conclusion notes that the level of impact to streets and study area intersections is minimal and mitigation would not be needed.

The study notes the issues related to an area intersection. The Select Board formed a committee to study that intersection at Mass Ave and Appleton Street to devise solutions to address longstanding safety concerns. We can anticipate short-term roadway improvements while also awaiting long-term solutions. These solutions are likely to be beneficial to this intersection and subsequently to help address any increased traffic volume, pedestrians, and bicyclists.

2. The applicant provided a letter regarding available spaces for employees. The applicant did not provide any letter regarding layover parking for tour buses; Both the employee and tour bus shared parking agreements need to be incorporated into an amended Transportation Demand Management proposal.

3. The plans illustrate where patrons are dropped off and picked up. The plans also illustrate where and how delivery vehicles will load and unload, as well as the turning radius onto Clark Street from the project site.
4. The applicant provided a letter regarding the floor area ratio (FAR). The applicant has not provided calculations specific to the bonus provisions or open space.
5. The applicant provided a grading plan with spot elevations. The shadow study was updated according to those spot elevations.
6. The applicant provided an update plan showing sidewalk upgrades adjacent to the curb cut on Clark Street.
7. The applicant eliminated the secondary signage on Clark Street.
8. The applicant provided a photometric plan based on three lighting fixtures. Specifications are in the plan schedule.