



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

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, 455-457 Massachusetts Avenue, Arlington, MA
Docket #3673

Date: October 21, 2021

This memo is provided as an update to the last memo provided on September 14, 2020. The following items were provided by the Applicant since the last hearing:

- Architectural and site plan sets, including elevations, schematics, renderings, and signage dated October 19, 2021
- A document responding to the Redevelopment Board's requests during the prior hearing.

These items largely address the follow-up items requested as follows:

- *Optimize residential unit layout, including locations of windows on alley units;*
Units A11 and A12 have been adjusted, and the alley-facing windows have been realigned to maintain privacy for the occupants. Unit A5 has remained in its prior configuration as a shared-light one-bedroom unit.
- *Introduce another chase on the Mass Ave side fronting buildings and provide required number of chases on Medford Street buildings;*
The applicant has provided additional locations for restaurant chases for Medford Street tenants as noted on sheet A1.02. A long-term tenant with a non-restaurant use has been identified for the former restaurant space on Mass Ave.
- *Provide information and/or samples on material selection;*
Material selections are noted in the applicant's response to the Redevelopment Board's

requests.

- *Indicate that roof will be solar ready and provide solar field potential on plans;*
The applicant has confirmed that the roof will be solar ready. Additionally, in their original application materials the applicant submitted a LEED Project Checklist indicating that the project would be eligible to receive one credit for active solar ready design. The Applicant should note this on the roof plan.
- *Provide additional detail on parking including, identification of EV charging station, ADA parking space, and whether parking is designated for residents only;*
Sheet C-102 of the revised site plan shows that the EV charging parking space is to be located in one of two parking spaces in the surface parking area, and that the ADA parking space will be van accessible. Resident-only parking signs have not been indicated in plan, however a sign is shown on the rendering on Sheet A9.04.
- *Explore potential for introducing trees onto property line;*
The applicant maintains their intent to plan a row of arborvitae as originally proposed. DPCD staff attended a site walk with the Applicant and note that there is insufficient space along the narrow grass strip, parking lot and adjacent parking lot for tree plantings without removing parking and reducing the travel aisle.
- *Provide a Transportation Demand Management (TDM) plan;*
At the direction of DPCD, the applicant is surveying existing tenants and their employees to determine the appropriate TDM methods from Section 6.1.5 of the Zoning Bylaw to include in a TDM plan. The plan can be submitted and approved administratively.
- *Provide a rendering of the rear of the structure, alleyway, and garage elevations;*
These materials may be found in the revised architectural plan set on Sheets A2.01, A2.02, A9.03, and A9.04.
- *Share details on commercial loading and delivery;*
At present, commercial loading and delivery takes place on Medford Street while the parklet is installed, and along Park Terrace during winter and spring months. The arrangement would remain the same under the proposal. DPCD staff attended a site walk with the Applicant and note the potential for a designated loading zone along Medford Street. This location will require further review and approval by the Arlington Police Department and Select Board.
- *Share details on dumpster enclosure;*
These details may be found on sheet C-503 of the revised site plan materials.
- *Indicate height of mechanical units relative to parapet;*

The exact heights of mechanical units has not been provided. The applicant notes that the parapets have been designed to conceal HVAC equipment from view from the sidewalks opposite the Medford Street and Massachusetts Avenue facades.

- *Provide a larger context on the site plan;*
This has been provided on Sheet FIG-1 of the revised site plan materials.
- *Provide a plan or guidelines for future tenant improvements to facade, treatment of the sign band, awnings, and signage; and*
The applicant has provided a sample preferred sign for future or replacement signage on Sheet A9.05 of the revised architectural plan set for Medford Street tenants. The applicant also indicated a preferred signage treatment for a future Mass Ave tenant. The applicant further noted clean up of abandoned hardware on both façades. Still outstanding is confirmation of how the applicant will repoint and paint the original building elements after removing additions and various façade treatments along the Mass Ave façade.
- *Correct the note on the site plan suggesting that Park Terrace is a private way.*
This has been addressed on Sheet C-102 of the revised site plan set.