



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, 34 Dudley Street, Arlington, MA, Docket #3690

Date: May 11, 2022

This memo is provided as an update to the last memo provided on April 26, 2022. The following items were provided by the Applicant since the last hearing:

- Updated site plan set, dated May 9, 2022.
- Updated renderings, dated May 9, 2022.
- Updated sign package, dated May 9, 2022.
- Solar design plan, dated May 9, 2022.
- Plans showing truck turns, dated May 6, 2022.
- Limit of work sketches, dated May 6, 2022.

These items address the follow-up items requested by the ARB as follows:

Building Design:

- *The Board requested that the applicant consider integrating vertical lines of the gutters with the façade design, if not recessing them and ensuring that façade relates to the opposite façade of building.*
The applicant provided options for the board to review regarding the integration of gutters on the façade.

- *The Board requested that the applicant provide a material sample of the mesh screening material in rear of building. The Board also requested a design plan for what image would be printed on the panels*

A material sample was provided to the Department of Planning and Community Development. The applicant also provided updated renderings.

Signage:

- *The Board requested that the applicant eliminate the monument sign.*
The monument sign has been eliminated.
- *The Board requested that the applicant eliminate the illumination from office sign or better describe the need for an illuminated sign.*
The office sign is no longer shown as being illuminated.

Site Design:

- *The Board requested that the applicant replace bike racks shown with inverted U racks*
The plans show inverted U bike racks.
- *The Board requested that the applicant show the limit of construction work in relation to parcel boundaries*
The applicant provided a plan showing the limit of work and coordinated with the Parks and Recreation Commission regarding the scope of work.

Circulation:

- *The Board requested that the applicant adjust the Transportation Demand Management plan to include a shower for employees instead of carpooling.*
The applicant provided a plan showing a shower for employees.
- *The Board requested that the applicant provide a plan showing truck turning radius for largest allowable truck (26' box truck)*
The applicant provided a plan showing how a 26' box truck can maneuver on site.

Sustainability:

- *The Board requested that the applicant provide additional information on solar array on roof; show solar on the roof plan.*
The applicant provided a plan showing how a solar PV electric generation system could be installed on the new building.