



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: April 26, 2022

This memo is provided as an update to the last memo provided on March 24, 2022. The following items were provided by the Applicant since the last hearing:

- Updated architectural and site plan set, including site preparation plan, layout and materials plan, grading, drainage, and erosion control plan, utility plan, site details, floor plans, lighting plan, and exterior elevations, dated April 21, 2022.
- Updated renderings, dated April 21, 2022, and one additional rendering showing the view from Wellington Park, undated.
- Security Plan, dated April 12, 2022.
- Updated sign package, dated March 31, 2022.
- Stormwater Report, revised April 21, 2022.
- Phase I Environmental Site Assessment, dated October 26, 2021.
- Phase II Limited Subsurface Investigation, dated February 7, 2022.

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

Building Design:

- *Improve design and articulation of all sides of the building through glazing, masonry, opening up rear diagonal wall of building by adding windows, or adding metal screening / industrial fabric / scrims.*

Windows have been added to the top floor of the front (Dudley Street) façade of the building. On all façades, the pre-finished metal pencil rib panels proposed in the original application have been replaced with white, light gray, medium gray, charcoal, and beige EFIS. The height of the brick veneer along the ground floor on all sides of the building has been increased to align with the height of the entry doors. A four-story vertical band of windows has been added to the side and rear façades. Three four-story fabric screens have been added along the rear of the building (Sheets A-201 and A-202; renderings).

- *Consider capping the building or somehow breaking down the visual scale.*
A pre-finished metal coping cap has been added to the roof of the building (Sheet A-201 and A-202).
- *Add more definition or articulation to the large white EFIS panel on the right-side façade.*
The area within the large white EFIS panel on the right-side façade has been detailed with windows and a mix of charcoal and beige EFIS (Sheet A-201 and renderings).
- *Consider relocating the Dudley Street façade from its current location to over the actual front entrance and/or provide an awning treatment or increasing glazing at the corner near the front entry to visually pull it from the façade.*
The front entrance is in its original location, however the EFIS and brick veneer has been replaced by additional windows/glazing (Sheet A-201 and renderings).
- *Move rain leaders from exterior to interior or better incorporate into building design.*
The rain leaders have not been changed, apart from the removal of one leader on the rear of the building (Sheet A-202).
- *Provide new rendering of the rear façade as shown from Wellington Park with more accurate location and vegetation / trees.*
A new rendering has been provided, showing the existing trees separating the project site from Mill Brook and Wellington Park.

Signage:

- *Comply with requirements in Section 6.2.*
The building and site signage has been reduced to a wall sign over the front entry and a monument sign on the front left corner of the property. The wall sign is proposed to be 39.4 square feet, below the 40 square feet maximum for businesses in the Industrial Sign District. Lettering will be illuminated through LED internally illuminated channel letters. The monument sign is proposed to be in the same location as was previously proposed, which complies with the Zoning Bylaw (Sheet C3.01). At 23.2 square feet, the proposed non-illuminated monument sign complies with the sign height and sign area requirements in the Zoning Bylaw.

An illuminated office sign has been proposed for installation along the interior (driveway-facing) side of the entry to the sales office (Sheet C3.01). Per Section 6.2.1.E (3), non-

illuminated signs providing incidental information are exempt provided they do not exceed six square feet in sign area – under this provision of the Zoning Bylaw, the office sign may not be internally illuminated, but the Board may find that this illuminated sign is necessary and allow it.

- *Eliminate monument sign.*

The monument sign has been redesigned from the illuminated rectangular sign that was originally proposed to a wide pole-mounted, non-illuminated monument sign.

- *Move main wall sign to above front door rather than over parking and driveway area.*

The single remaining wall sign has been relocated from the area over the driveway to the area immediately above the front entry door.

Site Design:

- *Update lighting plan to show reduction of rear light pull from 14 feet to 12 feet.*

The applicant should provide details about the level of illumination provided by the two rear lights.

- *Continue fencing along rear of site to eliminate light spill.*

A six-foot high, single-sided wooden stockade fence is shown across the entire rear yard of the site (Sheet C3.01 and C6.01).

- *Add plantings / shrubs along the side façade.*

A line of *ilex glabra* shrubs has been introduced along the side façade, extending back nearly to the rear of the building (Sheet L1.01).

Parking and Circulation:

- *Move outdoor, short-term bike parking toward front of parking area, closer to entrance, ensure safe parking area.*

The updated plan shows an eight-foot wide by six-foot deep bicycle parking pad with two bike racks (parking for four bicycles) adjacent to the Dudley Street sidewalk in front of the building (Sheet C3.01 and C6.01).

- *Add one additional indoor bike parking space*

The updated plan shows six covered bicycle parking spaces are located at the rear of the parking lot. Overall, the number of short- and long-term bicycle parking spaces provided has increased from 11 to 12 (Sheet C3.01).

- *Meet the minimum vehicle parking requirement after the Board's allowable reduction (24 spaces)*

The total square footage of the proposed building has been reduced to 92,858 square feet, for which a total 93 parking spaces are required. The ARB may choose to reduce the parking requirement to 25% of the required spaces, which if granted would allow the applicant to meet the parking requirement by providing 23 spaces.

The applicant is providing 23 parking spaces (18 standard and four compact spaces), plus four loading bays (Sheet C3.01).

- *Confirm location of HP accessible space complies with MA AAB regulations*
The HP van accessible space has been moved from the rear of the parking lot to the parking space immediately adjacent to the sales office (Sheet C3.01).
- *Confirm whether maximum 24' long trucks are feasible or consistent and standard truck sizes and describe mechanism to communicate requirement to storage users.*
This information has not been provided.
- *Consider lowering driveway width from 24'.*
The proposed driveway width has not been changed from the 24 feet proposed in the original application (Sheet C3.01).

Sustainability and Stormwater:

- *Install solar panels. Follow up with Talia Fox, Sustainability Manager, re: programs for commercial property owners to install solar panels on roof.*
Applicant followed up with Talia Fox and was provided detailed information about potential programs. The update plans do not show solar panels on the roof plan (Sheet A-106).
- *Confirm that stormwater requirement (retain and treat 100% of stormwater on site) is being met or otherwise satisfied.*
The applicant provided an updated Stormwater Management Report. Pages 5-6 of the report provide detailed narrative on how stormwater is captured, pretreated, and treated through the proposed stormwater management system prior to being released to two existing design points at Dudley Street and Mill Brook.

Additional documents requested:

- *21E Phase I and Phase II Environmental Site Assessments.*
These documents have been provided.
- *Security Plan.*
The security plan has been provided.
- *Updated traffic counts relative to same use in other communities and to reflect usage during peak usage times.*
The applicant has not provided this information.

Applicant was responsive to comments from the Board in the prior hearing. Applicant has addressed some of the standing issues that might be addressed in another round of materials or could be addressed in the decision.

One area where questions remain is around the stormwater. Applicant has filed with the conservation commission and is still under review.

Board comments:

Kin: No issues with exterior gutters, they break up the scale. Would like them to look at it more and integrate the vertical lines with the EFIS design. More harmonious integration.

Fence along back – good. Bushes along west side yard – good. Signage – great. Still has an issue with the monument sign – not appropriate here. Meant for more rural areas or along highways – people won't be relying on the monument sign. Renderings don't show it, and it looks good that way. Supportive of the project, with a few tweaks we're there.

Gene: Appreciates changes and commitment to solar on the roof. Looks forward to more details.

Lease agreement for use of the space – anticipate putting truck size limitation into the lease agreement? Yes, could be implemented. **CONDITION. TRUCK SIZE AND NO PARKING ON THE STREET.**

Why is office sign illuminated? Need?

Melisa:

Struggling with use. Doesn't fit in with intention or character of the neighborhood. Doesn't feel like making comments on a project she doesn't approve of.

Steve: Wave shaped bike rack. **Consider inverted u rack instead. More stable.**

How would moving truck navigate into the loading dock and leave afterward. Yes.

TDM to implement for this project? Preferential parking for carpooling. Covered bike parking and employee space inside. Stipend to employees who do not drive.

Preferential parking spaces are right next to accessible space (SP1).

Rachel: Struggling with the rain leaders. They fight with the current articulation. Prefer integrated leaders, if need to be kept on exterior want to see them more integrated with an articulation of the EFIS or some other vertical element. Look at the façade and then that façade should reflect the other façade as well.

Don: Disability commission appreciative of redesign of parking area for HP spot. Code requirements for path of egress from the building, safe areas of refuge for communication. Clarify what is meant by a 26' truck. Just the cargo area? New parking layout, spacing of support columns, clearings between the columns. 26' rental truck wheel radius.

Ann: Concerned about size and massing of the building so close to mill rook and wellington park, especially because it's on a hill above the park. Trees, fencing, landscaping good, but concerned about size. Concerned about panels on back side. Are they reflective?

Thomas: Concerns about parking turning radius. Can a truck of that safely turn onto Dudley St? Is fill necessary for the site? WRT stormwater, it's not being retained if it's being discharged into the brook. Shadows. Work on Town owned land?

Truck turning radius

26' box truck – action length is 34.5 feet. Will work on sign to limit size of actual truck going in there and how to clarify the size of the truck.

Panels: Plastic mesh, partially open, small grid of pattern on the plastic. Image is of a few trees but it would not be reflective.

Fill: Yes. Grading up slightly for parking area, but not substantial fill amount.

Kin: 1) request continuance to resolve issues. If VHB can overlay a truck turning radius on diagrams that would be helpful.

3) Submit mesh screen on back for board to review.

Gene: 10x10 grid system

Melisa: Use.

Steve: TDM, instead of preferential carpool space, include a shower for employees. (Better for cyclists). Also wants to see a turning diagram for a 26' box truck. Not concerned about special purpose of building.

WRT stormwater management, what size of storm

Request by board:

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May 16 – will be a town meeting evening, start at 6:30 – 7:45. Materials due by Wednesday prior (may 11).

Eliminating 5/23 meeting. Gene missing meeting on June 6. Holding meeting on 5/23 for now. Can cancel in the future.

Two in June (6 and 20th) .