



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: Claire Ricker, Secretary Ex Officio
Subject: Update to Environmental Design Review, 190 & 192-200 Mass Ave, Arlington, MA, Docket #3650
Date: February 23, 2023

This memo is provided as an update to the last memo provided on January 19, 2023. The following items were provided by the Applicant since the last hearing:

- Document indicating responses to ARB requests from January 23, 2023 hearing;
- Updated application forms, including parking and dimensional form;
- Updated site plan set, dated February 17, 2023;
- Updated floor plans and renderings;
- Layout and materials plan, revised February 17, 2023; and
- Specifications for indoor bicycle parking racks and outdoor wall sconces.

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

Lighting

- *Provide a lighting study / lighting details, including the rear of building and ramp to parking garage, and information on lighting in the tandem parking area.*
Lighting specifications (S1, S2, S3) have been provided on Sheet B.01, and lighting locations are identified on Sheet A.101 of the updated floor plans and renderings package. The tandem parking has been removed and replaced with a bicycle storage area, also shown on Sheet A.101.

Facade / exterior

- *Provide more detail on elevations, including showing the abutting properties on Mass Ave, Lake, and Chandler Streets for context, and identifying the location of louvers for air intake and exhaust.*

See Sheets AV1 and AV2 for existing conditions and the proposed building within the context of the site. Updated elevations identifying the louvers have been provided on Sheet A-300.

- *Eliminate the arch / clock tower*

The arch and clock tower has been eliminated as requested.

- *Review and/or revise the following exterior elements:*

- *Look at pilaster height given that there is no longer a balcony at that location;*
- *Reduce brick parapets on 4th floor;*
- *Consider a granite base;*
- *Adjust the building coloration with regard to the heaviness of grey facade and cornice detailing; and*
- *Find a way to use more modern design/lines on the canopy over the residential entrance.*

See elevations on Sheets A-300 and A-301 for revised conditions.

- *Consider opening up the storefront to the courtyard or terrace from the restaurant*
See Sheet A.101 for revised conditions.

- *Provide material samples*

The applicant will provide these at the February 27, 2023 hearing.

- *Provide an additional rendering showing the view for someone travelling north on Chandler St.*

See Sheet AV2 of the updated floor plans and rendering package for revised conditions.

Necessary roof details

- *Center the mechanical on the roof, or at least move it away from the edge of the roof (perhaps between the stairwell and elevator);*
- *Show mechanical details on renderings and elevations;*
- *Provide solar dimensions and roof dimensions; and*
- *Add restaurant venting details on roof.*

See sheet A.105 of the updated floor plans and renderings for revised roof details. The mechanical systems have been moved to the center of the roof (mechanical details are not visible on A-300 and A-301; in their document indicating responses to the ARB's requests, the applicant indicates that the cornice height obscures the equipment). The cover sheet of the

updated floor plans and renderings shows that 3,168 of 6,290 square feet (50.4%) of the roof area is dedicated to solar, which is confirmed on Sheet A.105. Finally, a restaurant exhaust is identified in the center of the roof plan.

Consider providing a green roof at the step back

This has been provided as indicated on Sheet A.104 of the updated floor plans and elevations.

GFA and FAR

- *Clarify if the basement meets the definition of the basement based on the Zoning Bylaw for the purposes of calculating FAR / GFA*

The applicant's calculation of FAR and GFA is described in the document indicating responses to ARB requests, and on the cover sheet of the update floor plans and renderings. The applicant may wish to clarify the difference between GFA on the cover sheet and the GFA used to calculate the percentage of usable and landscaped open space.

Parking and garage details

- *Provide dimensions of parking space; details on driveway slope; ceiling heights for the basement and a section of the building at the parking ramp; flip van access clearance area with the parking space access to the stair; add screening to the parking area; consider removing one row of the tandem parking and giving it back to the retail space (and potentially adding another retail space).*

See Sheet A.100 for parking details at the basement level and Sheet A.101 for parking details at the ground level. The applicant has provided parking space dimensions. Driveway slope details are provided in the section on Sheets A.100 and A.400; the latter also indicates floor to ceiling heights for the subterranean garage. The layout of the accessible parking space has been revised.

On Sheet A.101, it is noted that a metal grade enclosure is provided for the ground-level parking. Tandem parking has been replaced with storage for 32 bicycles and an enlarged space for retail tenant B (+277sf). The revised parking plan additionally increases the space for retail tenant A by 302sf.

- *Provide details on the operation of the garage door and whether there will be audible warning signals.*

The applicant has indicated that the garage door will be a quiet rolling door with no audible signals, lights, or sirens. Additionally, the door is set back from the sidewalk to ensure that a vehicle length can be accommodated between the sidewalk and the garage door.

Bike parking

- *Provide more bike parking -- 45 long-term spaces are required for residential; if provided in the garage by moving the utility closet, please try to do so without reducing the commercial area; use inverted U bike racks or pole and hoop racks for exterior*

A total of 48 long-term spaces are provided: 32 spaces where the tandem vehicle parking once was, and an additional 16 spaces in the subterranean parking area (see Sheets A.100 and A.101). Short-term bicycle parking will be provided via inverted U-racks off of Mass Ave (Sheet C-502 of the updated site plans), and long-term bicycle parking is provided via a stackable bike rack as shown in the specifications on Sheet B.01.

Site

- *Provide a calculation for the required rear yard setback so the board can determine if a waiver should be provided*

The site has an unusual condition in that it is a corner lot with three front yards; this condition is not explicitly accounted for in the Zoning Bylaw. Per the definition of Lot Line, Rear, and the illustration on page 2-24 of the Zoning Bylaw, determination of the rear and side yard of a corner lot is at the owner's discretion. The applicant has indicated that the area of the property *not* abutting a right of way is a side yard.

- *Provide a narrative related to the trash removal process*

Sheet A.101 indicates that the trash room has been relocated to the first floor off the parking area. The contracted trash removal company would be required to wheel the trash bins from that room.

- *Detail the process for loading and unloading commercial tenants / moving trucks for residents*

The applicant has provided this information on page 3 of the document indicating their response to ARB questions. The applicant has reached out to DPCD to discuss the process by which a loading zone with limited hours could be designated on Chandler Street.

- *Can the transformer be moved somewhere other than the rear yard setback?*

The applicant has indicated that this is not possible given site constraints.

- *Trees being planted by the proponent -- will irrigation system be provided?*

An irrigation system is not proposed.

- *Alleyway -- is buffer a fence or stockade fence or all plantings*

Sheet L-101 of the updated site plans indicates that a buffer of shrubs is to be provided along the side yard, along with the additional screen fence as shown on Sheet C-102.

Submit a TDM plan along with the request for a reduction in parking

- *Unbundle parking from rent*

The TDM plan is provided on page 3 of the applicant's document indicating responses to ARB requests. The plan includes:

1. Unbundling parking from rent;
2. Providing additional hanging bicycle racks on the walls above the vehicle parking; and
3. Working administratively with DPCD to determine an appropriate method for encouraging future (to be determined) commercial tenants to use active or public transportation. DPCD notes that staff have worked with this applicant to satisfy similar TDM requirements on other projects, and concur that this latter point is largely dependent on the eventual tenants of the commercial spaces and their hours of operation.

Abutter Outreach

Set up a time to meet with abutters before the next meeting

The applicant has reached out to abutters to hold meetings to discuss their questions and concerns. Thus far, one meeting has been held, and another scheduled during the day on Monday, February 27.