



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

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## 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, 99 Mass Ave, Arlington, MA, Docket #3728  
**Date:** March 2, 2023

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This memo is provided as an update to the last memo provided on December 1, 2022. The following items were provided by the Applicant since the last hearing:

- Updated site diagram, floor plans, and elevations
- Shadow study

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

- *Explore relocating the building signage to above the front entry;*  
The building identification sign has been moved from above the stair tower to immediately above the front entry (see Sheet A2.1).
- *Adjust the scale of the cornice between the office space use and residential use;*  
The cornice separating the two floors has been reduced in width as shown on Sheets A2.1 and A2.1a.
- *Consider adjusting the window pattern on the residential unit on the Lee Terrace façade (Lee Terrace);*  
This is addressed on Sheet A2.2. The previous middle column of windows on the front half of the residential unit has been eliminated and the width of the two proximate windows has been increased.

- *Add parking dimensions to the site plan;*  
Parking dimension indicating six 8'6" by 18' tandem parking spaces are provided on Sheet Z0.2.

Additionally, the proposed bicycle parking locations have been adjusted. Regarding long-term bicycle parking, the applicant has proposed storage lockers capable of accommodating two bicycles adjacent to the vehicle parking. An additional two long-term bicycle parking spaces are proposed to be located inside the building and accessed through the ramp to the Ground Floor Plan as shown on Sheet EX1.1. Short term bicycle parking is provided for four bicycles at the corner of Massachusetts Avenue and Lee Terrace through two hitch-style posts (see Sheet Z0.1).

- *Consider an electric heat source;*  
Heat and cooling sources are not indicated.
- *Consider Level 2 charger for electric vehicles;*  
EV charger stations have not been identified in the parking area.
- *Please provide a shadow study to understand shadow impact on abutters;*  
A shadow study has been provided. Note that there is no difference between shadows cast by the existing vs. the proposed building on the properties two parcels away (the nearest R2 properties).
- *Clarify the cladding materials – standing seam, aluminum, or light hooded copper;*  
Cladding materials have not been identified.
- *Consider reducing the size of the parapet on upper levels and the height at the stair tower;*  
Sheet A2.1a indicates a reduced parapet and shorter building height at the stair tower.
- *Consider going down to five parking spaces or somehow introducing 122 feet of landscaped open space;*  
The applicant is providing 186 square feet of new landscaped area consisting of permeable ground cover along the rear and side property lines.
- *Replace the hexagonal window with the pattern of the other windows on the structure;*  
A double-hung window is proposed in place of the preexisting hexagonal window (see Sheet A2.1).
- *Revise the dimension of the projection above the office entrance.*  
Revised entry designs are shown on Sheet A2.1 and A2.1a.