



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, 99 Mass Ave, Arlington, MA, Docket #3728
Date: March 23, 2023

This memo is provided as an update to the memos provided on December 1, 2022 and March 2, 2023. The following items were provided by the Applicant since the last hearing:

- Updated zoning analysis, site diagram, and roof plan

These items address the follow-up items requested by the ARB at the March 6, 2023 meeting as follows:

- *A calculation of landscaped open space to make sure the prior nonconformity is not being increased by the proposal;*

Between the landscaped area around the perimeter of the site and the new permeable pavers proposed for the walkway, the applicant has proposed an increase in landscaped open space from 5% to 13.2% (+506 square feet). Sheet Z0.2 provides details on how the applicant calculated landscaped open space.

- *Updated specifications on metal panel (the material with the reveal was preferred);*

The applicant will provide updated specifications or a sample of the metal panel at the 3/27/23 meeting.

- Identifying / moving the second bike rack to the exterior;

Sheets Z0.1 and Z0.2 provide details on the additional bike rack, which is proposed to be located along the walkway next to the rear of the building.

- *A roof plan showing solar panels provided on at least 50% of the roof;*

Sheet ROOF demonstrates that 873 square feet of roof area will be dedicated to solar panels; this comprises 55% of the total roof area.

- *Adding fencing along plan west edge of the parking area;*

The proposed fencing is noted in a red dashed line on Sheet Z0.2, and is proposed for the site perimeter from the walkway to the rear corner of the parcel.

- *A planting schedule using the Town of Arlington native planting schedule, and provide shrubs on the plan west side of the building.*

All proposed plantings are listed on the “Recommended Native Plant Materials List” produced by the Arlington Conservation Commission. Three of the plantings proposed for the plan west side of the building – Witch-Hazel, Inkberry, and Arrowwod Viburnum – are shrubs.