Fletcher Tilton PC
Attorneys at law

January 7, 2025

Redevelopment Board
Town of Arlington
730 Mass Ave., Town Hall Annex
Arlington, MA 02476

Re: 1513-1515 and 1517-1519 Massachusetts Ave, Arlington, Massachusetts

Chair Zsembery:

Please be advised that we represent the Applicant, IG Investments LLC, in connection with Special Permit, Docket #3821, for properties located at 1513-1515 and 1517-1519 Massachusetts Ave, Arlington, Massachusetts. Based upon our last hearing before your Board on December 2, 2024, several modifications have been made to the proposed project which are reflected on the plans and submission materials. Please find included a summary of Board comments and the Development Team's responses as well as specific updates to materials including:

1. Revised plan set including Existing Condition Photos, Site Plan, Floor Plans, Roof Plan, Elevations, Façade Design Plan, Façade Characteristics, Façade Materials and Products, Landscape vs Built Area (Open Space Calculation), Public Realm Interface, Landscape Elements, Landscape Plant Category, and Context Rendering;
2. Proposed Plot Plan;
3. Operations and Maintenance Plan;
4. Civil Engineering Design Narrative;
5. LEED Checklist;
6. Solar Assessment;
7. Lighting Plan;
8. Stormwater Report.

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Updates

The Development Team last appeared before the Arlington Redevelopment Board on December 2, 2024. At that meeting, the Team introduced the revised proposal which included a mixed-use building with five residential uses, one commercial space, and associated parking, bike parking, and landscaping updates. The Board appeared generally in favor of the changes and appreciated both the responsiveness to prior feedback as well as the ability to modify the project in such a timely manner. However, the Board did have several design questions as well as requests for additional information. Please see below a summary of the feedback received and the Team's responses:

Consider the overall fenestration, specifically the commercial space versus the parking area on the first floor.

> -The Team has reexamined the overall fenestration and made numerous updates. Specifically, the focus of the building on the first floor relates directly to the residential entrance and commercial entrance/occupiable space with the introduction of signage and large windows. The parking and sprinkler area is a continuation of the building materials above, which creates a distinct difference between active uses and parking and utility areas. Additionally, the windows at the various levels have been aligned.

Consider the openings to the parking area on the rear and left side of the building and include trim and detail to correctly show the opening.

> -Revisions have been made to the trim to denote a separation between the first and second floor and correctly show the opening.

Provide a solar energy assessment in accordance with the requirements in the Zoning Bylaw and the Board's Rules and Regulations.

> -A solar assessment has been completed by Great Sky Solar and has been submitted as a part of this package.

Provide a LEED checklist and narrative.

> -An updated LEED checklist has been provided and a LEED narrative has been completed and submitted as part of this package.

Provide a roof plan showing the location of mechanical equipment as well as venting from the interior units.

> -A roof plan has been submitted as part of the architectural package and is labeled "Roof View". The plan shows venting areas.

Provide a landscape plan including street trees, other landscaping, grading, and how water will flow off the site.

> -Multiple open space and landscape exhibits have been submitted. A full landscape package was completed by Verdant Landscape Architecture. The plans are labeled "Landscape vs Built Area", "Public Realm Interface", "Landscape Elements", "Landscape Plant Category".

The plans show the amount of open space, location of landscaping, and plant species. Water flow is shown on the Proposed Plot Plan and Operations & Maintenance Plan was completed by Spruhan Engineering, P.C.

Provide a lighting plan.

-A lighting plan was complete and submitted.

Provide information about a warning system for the driveway.

-A proposed mirror for incoming traffic has been located on the Proposed Plot Plan.

Update the site plan to show trash and recycling locations.

-The Site Plan within the Architectural set of plans shows the proposed trash and recycling area, which will consist of an enclosure. The location of the trash and recycling area allows for efficient storage and removal.

Provide updated drawings showing the location and size of commercial signage.

-The updated drawings propose signage for both the residential and commercial uses. The final size of the signage will comply with Arlington regulations and the Applicant welcomes the opportunity to further discuss the size, location, and design of the signage with the Board.

Provide an updated stormwater plan.

-An updated stormwater plan has been completed and submitted as part of this resubmission.

Please feel free to contact our office should you have any questions. Thank you.

Very truly yours,

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