



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 V. Ricker, Secretary Ex Officio
Subject: Environmental Design Review, 821 Mass Ave, Arlington, MA, Docket #3798
Date: March 6, 2025

This memo is provided as an update to the previous memo provided to the ARB at the Board meeting on January 13, 2025. The following items were provided by the Applicant since the last hearing:

- Updated Impact Statement, dated March 10, 2025.
- Updated architectural renderings, dated March 10, 2025.
- Updated materials sheets, dated March 10, 2025.
- Updated FAR calculations, dated March 10, 2025.
- Lighting Plan, dated July 29, 2024

These materials address the follow-up items requested by the ARB at the Board meeting on January 13, 2025, as follows:

Building Design:

- *The Board requested revised plans related to building design and articulation:*
 - *reducing the number of materials or identifying a primary material*

Updated material sheets have been provided. Materials include a brick façade, header and sill treatment, and fiber cement façade paneling.

- *taking another look at the building architecture relative to the adjacent properties, possibly including the roofline, the volume of the façade, removing the fins and using a different screening element between the balconies, breaking down the scale*

Updated architectural renderings and elevations have been provided that show the removal of the fin and add screening elements

- *reconsidering the east façade that faces the church as almost a second front façade, because it is so visible from Mass Ave, including a consideration of how the two façades meet at the southeast corner*

Updated architectural renderings and elevations have been provided that show how the two facades meet at the southeast corner.

FAR Calculations:

- *The Board requested an updated application, including an update to the full dimensional table, specifically identifying where the entire parcel, including the CVS, is referenced, versus where the new building and its site alone are being referenced;*

The updated FAR calculations for the entirety of the parcel and the building site exclusively have been provided.