

Memorandum

To: Arlington Redevelopment Board
From: ABC Beer Inc. d/b/a Arlington Brewing Company
Re: Special Permit Application via EDR for 15 Ryder St. - continuance response

Thank you for your feedback and opportunity to address questions that arose at our initial hearing on February 24. We would like to add the following information and clarification to our original application.

Parking and Loading Area Design

In response to the Board's comments regarding our parking lot and loading area layout, we have reworked the design to enhance functionality, improve safety, and eliminate conflicts between parking and deliveries.

Key updates to our plan are as follows:

- **Reduction in Number of Parking Spaces:** Notwithstanding the fact that we would be able to provide affidavit testimony that parking has occurred in front of the building since at least the late 1970's to the present, we have removed the 3 previously proposed parking spots located in the front yard while maintaining the required minimum of 17 spaces.
- **Loading Area Relocation:** After extensive discussions with the landlord and evaluation of several alternatives, we have determined that moving the fence or leasing additional parking space is not possible. However, the landlord has agreed to allow delivery vehicles to enter through the gate, unload in the yard behind our leased premises, and exit via the Artemis driveway. This eliminates conflicts between deliveries and customer parking while improving safety by preventing delivery vehicles from backing up on Ryder Street.
- **Secure Yard Access:** Following deliveries, the gates will be closed and locked to maintain security. Since keeping them open for customer access is not possible, all passenger vehicles will turn around in our lot and exit via Ryder Street.
- **Improved Delivery Access:** We have added an aisle aligned with the building's roll-up door, allowing deliveries to be brought inside without obstructing parked cars.
- **Updated Delivery Hours:** With the improvements to the loading configuration, we will update our delivery hours to be 9 AM – 3 PM, Monday through Friday. Trash and recycling will be scheduled for a regular weekday pickup between 8-11 AM when the taproom is not open to customers.
- **Compact Parking Spaces:** To comply with zoning requirements while maintaining necessary capacity, we request approval for three compact parking spaces per section 6.1.11C(11) of the zoning bylaw. This adjustment accommodates site constraints while avoiding parking in the front yard.

Please see the updated site and vehicular traffic plans for more information, which also show the location of EV ready parking spots and a rideshare pickup zone. We believe this revised layout directly addresses the Board's comments while improving operations, enhancing safety, and preserving compliance with zoning requirements.

Parking Supply

In response to the Board's inquiries regarding our projections for customer transportation modes, parking requirements, and the impact on neighborhood parking, we have gathered data from comparable businesses, including Medford Brewing Company, assessed local parking availability, and explored potential solutions with town officials.

Customer Transportation Projections

Based on insights from similar establishments and our own past experience operating pop-up taprooms, we anticipate that up to three-quarters of our customers will arrive on foot or by bike:

- **Walking:** Medford Brewing Company, which has a nearly identical seating capacity (99 seats vs. our 100) but only eight parking spots, reports that over 60% of its customers walk to their establishment. This aligns with our experience at The Roasted Granola and The Mill Café, where the majority of visitors arrived on foot.
- **Biking:** Given our proximity to the Minuteman Bike Path, we estimate that 10-15% of our customers will arrive by bike during warmer months (spring, summer, and fall).
- **Driving:** We expect the remaining customers to arrive by car, relying primarily on nearby street parking along Massachusetts Avenue.

Bike Parking

Please see the attached cut sheet for more details about the proposed bike shed.

Parking Availability and Impact on the Neighborhood

To ensure sufficient parking without disruption to the surrounding area, we conducted an assessment of local parking capacity and traffic patterns:

- **Street Parking:** We identified more than 90 on-street parking spots along Mass Ave within a five-minute walk of the brewery, which we believe will be sufficient to accommodate our expected customer traffic.
- **Observational Study:** At the invitation of Alex Tee, we observed parking and traffic conditions during a high-traffic event—the AHS playoff hockey game on March 1. While Ryder Street was congested, Mass Ave street parking remained largely unused, suggesting that parking issues in the area are more a matter of enforcement and signage rather than supply.
- **Discussions with Town Officials:** In a meeting with Town Manager Jim Feeney on March 4, we explored the possibility of utilizing DPW yard space for public, employee, or

customer parking. While the town is leasing some parking short-term, long-term commitments are unable to be made at this time due to ongoing uncertainty concerning town land use. We will continue to engage with the town on this issue and advocate for solutions that benefit the neighborhood as a whole.

Measures to Promote Alternative Transportation and Responsible Parking

To further reduce automotive traffic on Ryder Street and encourage customers to use alternative modes of transportation, we will:

- **Promote Walking & Biking:** Encourage customers to walk or bike via our website and social media.
- **Host Bike-Friendly Events:** Host events that integrate pedestrian and bicycle use of the Minuteman Bike Path.
- **Direct Drivers to Mass Ave Parking:** Inform customers about nearby parking options and encourage them to park along Mass Ave.
- **Encourage Responsible Patron Behavior:** Remind customers to be mindful of noise, safety, and parking regulations to maintain a positive relationship with the neighborhood.
- **Enforcement of Tow-Away Zones:** Enforcement of illegally parked cars in designated tow zones has been inconsistent. We will actively monitor and ensure compliance with no-parking areas to discourage improper parking and maintain safe, accessible spaces for all visitors.

Employee Parking

We have contacted the following businesses to inquire about leasing parking spaces for our employees.

Business	Result
ABCJ Land (existing landlord)	None Available
Skyline Northeast	None Available
Arlington DPW Yard	None Available
Swiftly Printing	Request Pending
Devito Funeral Home	None Available
Mirak Automotive	Request Pending
St Athanasius Church	Request Pending

In the event that we are unable to secure employee parking, our employees will utilize existing on-street parking in the surrounding neighborhoods (not Ryder St or Beck St). We have spoken with several business owners and managers about their parking experience and learned that

Heights Pub, Town Tavern, Donut Villa employees all utilize on-street parking in their respective neighborhoods. Given the nature of the overall limited parking in Arlington, we believe that this common practice is a viable alternative to employees parking in our lot.

Hours of Operation

We understand and appreciate the Board's comments regarding noise and potential disturbances to the surrounding neighborhood. Our goal is to operate as a welcoming, community-oriented gathering place—not a late-night party venue.

Unlike bars or nightclubs that prioritize high alcohol consumption, our focus is on providing a curated craft beer experience that emphasizes quality over quantity. Craft beer is a premium product with a higher price point, which naturally results in lower overall consumption per patron. This fosters a relaxed atmosphere where customers savor their drinks rather than consume large volumes.

This neighborhood is a vibrant mixed-use area, supporting both residential and commercial activity. We are committed to being a respectful and responsible neighbor, but it's important to recognize that a thriving community naturally includes some level of activity and noise. The zoning for this area allows for businesses like ours, which contribute to a lively and walkable environment where residents can enjoy local amenities. Our presence aligns with the town's vision for a balanced, evolving neighborhood that supports both quality of life and economic vitality.

As a responsible business, we recognize the importance of aligning our operating hours with both customer demand and neighborhood considerations. Our original application outlined maximum possible hours of operation, but we anticipate that our actual hours will be more limited based on real demand, which is not possible to accurately predict until we are operating. Nonetheless, we have proactively adjusted our proposed opening and closing times to address comments from neighbors and the board:

Proposed Taproom Hours:

- **Monday – Thursday:** 11 AM – 10 PM
- **Friday:** 11 AM – 11 PM
- **Saturday:** 9 AM – 11 PM
- **Sunday:** 9 AM – 10 PM

Proposed Beer Garden Hours:

- **Daily:** Open - 10 PM
- No live music in beer garden after 8 PM

Our experience operating pop-up taprooms suggests that later hours on Fridays and Saturdays allow patrons to extend their evening in a quiet, relaxed manner. Earlier hours will focus on food service, including lunch on weekdays and brunch on weekends. Our beer garden operations will

fully comply with the town's noise ordinance and ensure we are respectful of our neighbors. To further uphold these standards, we have acquired a sound level meter and will actively monitor noise levels to ensure they remain within the town's established limits.

Additionally, we may extend hours for special events, such as:

- Major sporting events (e.g., Super Bowl, World Series, local teams in playoffs, World Cup)
- Major community events (e.g., Town Day, Porchfest, Election Day)
- Other events as approved in advance by the ARB or its designee

We are deeply committed to fostering a positive relationship with our neighbors. Our customers are local residents who value a comfortable, community-oriented space to gather, not a nightlife destination. We will continue to encourage responsible patron behavior and remain responsive to any concerns that may arise.

Exterior Facade and Lighting

Please see the attached updated architectural plans for the following updates

- Extended high-impact exterior cladding to 8 foot height
- Updated elevations with color renderings and indication of mural location
- Moved parking lot lights from roof top to a position lower on the facade
- Lighting plan showing light levels of exterior lighting. Our fixture selections took into account Article 14 Section 3, regulation of outdoor lighting, of the town's ordinance. The lighting levels achieved by the proposed fixtures are in compliance with the IES regulations for parking lot and for dim lit outdoor dining. The Building mounted fixtures can be shielded and angled to further prevent unreasonably bright light from shining upon or onto any street or nearby property whether directly or by creating unreasonably bright glare.

Odors

Please see the attached Rooftop Equipment Plan for more details showing the interaction of kitchen exhaust and building HVAC systems. The placement of equipment has been designed so as to avoid blowing kitchen exhaust into the neighboring residential areas.

Signage

Please refer to the attached drawings for signage details submitted for the board's approval.

Smoking

Our entire property will be designated non-smoking. Signage indicating that Arlington Brewing Company is a no-smoking business will be installed at strategic locations, including at the entrances to our taproom and beer garden.

LEED Checklist

Please see the attached revised LEED checklist. After consulting with external advisors and conducting a detailed review of the LEED requirements, we identified additional points that align with the Massachusetts Stretch Energy Code and Arlington's Zero Fossil Fuel Mandate. This updated checklist more accurately reflects the sustainability measures incorporated into our project.

Landscaping

We conducted a phone call with Tim Lecuivre, Arlington's Tree Warden, on March 6. After reviewing our plans, his feedback was very positive. Tim suggested we replace the flowering dogwoods along Ryder St with a different tree that will perform better in close proximity to the road. He suggested a number of different trees that would be suitable and we have selected Pink Flair Cherry trees from his list of recommendations to replace the dogwoods.

Arlington Brewing Company is committed to being a responsible and engaged member of the community, ensuring that our planned facility at 15 Ryder St. aligns with local zoning regulations and community expectations. Our revised proposal reflects thoughtful consideration of neighborhood comments, sustainability efforts, and economic contributions to Arlington. We believe our brewery will not only enhance the town's vibrant culture but also provide a welcoming space for residents and visitors alike. We appreciate the opportunity to address any questions and look forward to working to bring this vision to life.

Respectfully Submitted,
Tom Allen
Founder & President
Arlington Brewing Company