



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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MEMORANDUM

To: Claire Ricker, Director, DPCD

From: John Alessi, Senior Transportation Planner, DPCD

Date: March 24, 2025

RE: Preliminary Review - Arlington Brewing Company Transportation Components

The purpose of this memorandum is to provide a preliminary review to the Arlington Redevelopment Board (ARB) of the transportation-related components of the proposed Arlington Brewing Company (ABC) at 15 Ryder Street.

It is my understanding that the ARB requested comments from DPCD at their February 24, 2025 meeting regarding the transportation-related components of the proposed Arlington Brewing Company at 15 Ryder Street. Based on the information provided in the special permit application, it appears that the proposed development raises questions regarding parking supply and loading areas that could impact Ryder Street. Based on my observations of the area, review of the special permit application, and conversations from direct abutters, I can provide the following preliminary comments regarding the proposed development.

Existing Conditions – Ryder Street

Ryder Street is a private way, meaning the abutting property owners are also the owners of the roadway, not the Town. All maintenance, improvements, and regulations are the responsibility of the abutting property owners. According to state law, the Town is legally not permitted to construct improvements to a private way using public funds. As such, Ryder Street currently lacks the typical streetscape components that one might see on a public way, such as sidewalks. It is also my understanding that there are persistent parking issues on the private way due to sporting events taking place at the Ed Burns Arena or Summer Street Field. Ryder Street also serves as a key access point to the Minuteman Bikeway and neighborhoods north of it, particularly for Ottoson Middle School students. It also appears that some properties have their own parking regulations outside of their homes, but the street lacks consistent parking regulations.

Comments

The ABC provided a memorandum to the ARB on March 17, 2025 outlining their responses to comments received at the February 25, 2024 meeting. The following is a summary of my comments on the various transportation areas provided in the 3/17/25 memorandum.

Parking Supply

The proposed ABC site would benefit from its direct proximity to the Minuteman Bikeway, allowing more potential customers to make their trip to the site by walking or biking. There are also 22 short-term bicycle spaces at the front of the building off of Ryder Street. This should provide ample space for those travelling by bike to park at the main entrance of the building. It also appears that the ABC is providing as many vehicle parking spaces as possible at the site. Although the number of spaces at the proposed site is smaller than those available at other businesses, the

ABC's proximity to the Minuteman Bikeway should offset parking demand with more customers opting to walk or bike to the site instead. It should also be noted that employee parking being located off-site should assist in freeing up more parking spaces. The ABC may consider providing street level temporary signage, such as an A-frame sign, that indicates whether the parking lot is full.

Loading Areas

The ABC proposes that delivery trucks will enter the site's parking lot to make deliveries and then exit via the Artemis driveway. This is an important improvement from their original application because the delivery trucks will no longer need to back up onto Ryder Street, which can create potential conflicts with vehicles or people walking and biking. The ABC also includes a proposed Rideshare Pickup/Dropoff area at the front of the building. This will help ensure consistency with curbside use and make it easier for patrons to visit the ABC without needing to drive and park at the site.

Recommendations

Based on the aforementioned comments, I recommend that the ARB consider the following recommendations for the site:

1. ***Implement consistent parking regulations on Ryder Street (near-term)*** – In order to ensure that overflow parking does not take place on Ryder Street, the abutting residents to the private way should agree upon a consistent parking regulation such as 'Resident Parking Only – All Others Towed.' This can also help address the issue of illegal parking during sporting events. Since Ryder Street is a private way, the adjacent property owners have the right to create and enforce their own parking regulations such as this.
2. ***Consider making improvements to Ryder Street through the Town's Betterment Process (long-term)*** – The Town's Betterment Process can be used to design and construct improvements to Ryder Street that could include new sidewalks and curb to accommodate the proposed ABC and existing vehicle/multi-modal traffic on Ryder Street. As mentioned beforehand, this is something that the adjacent property owners would have to agree to do and pay for, since the street is a private way.

Please note the information provided in this memorandum is based on a preliminary review of the ABC's special permit application. If you or others at the ARB have any follow-up questions, please do not hesitate to reach out.