



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476

781-316-3090

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July 15, 2025

882-892 Massachusetts Avenue LLC
c/o John Murphy
400 Massachusetts Avenue, Ste. B
Arlington, MA 02476

RE: 882-892 Massachusetts Avenue
Redevelopment Board Special Permit, Docket #3625

Dear Mr. Murphy:

The Decision of the Arlington Redevelopment Board (ARB), dated July 20, 2020, regarding the development of 882-892 Massachusetts Avenue in Arlington included a number of conditions which have not yet been met. These conditions have been discussed at subsequent meetings between yourself and the ARB, as well as in numerous communications between yourself and staff of the Department of Planning and Community Development (DPCD). The issues which still need to be addressed include:

- **Signage** – Special Condition 6 of the July 2020 Decision states: “The owner shall file an application for all building and property signage for review and approval by this Board.” The current commercial tenant has two large signs in the window which have not been approved. In addition, a significant portion of the first-floor windows are covered in opaque window film. According to Arlington’s Zoning Bylaw (ZBL) Section 5.5.2.B.(4), the required minimum transparency of the ground floor façade visible from a public right-of-way is 60%, so fully opaque film is not allowed. Certain exceptions can be made for tenant uses that require privacy, but such exceptions must be approved by the ARB.
- **Open Space** – Special Condition 8 states: “The owner shall install amenities for building residents, including outdoor seating, an outdoor grill, a garden for use by the tenants, and appropriate landscaping, shade, and/or other amenities encouraging outdoor use in the usable open space.” To date, no such usable open space has been installed.
- **Vehicle Parking** – Per Special Condition 9, the applicant submitted a Transportation Demand Management (TDM) plan that included the following provision: “Tenants who wish to park in the lot will be charged a fee of \$50 per month, except in the case of tenants who are renting deed-restricted affordable housing units.” The applicant must provide proof, in the form of parking rental contracts, that such a fee is currently being charged to tenants utilizing the building parking lot.



- **BlueBikes Memberships** – An additional provision of the TDM plan states: “Provide a membership for BlueBikes to all tenants to encourage the use of bicycle rentals.” The applicant must provide proof that a BlueBikes membership has been provided to all tenants.
- **Bicycle Storage** – An additional provision of both the TDM plan and the Zoning Bylaw (ZBL) is that covered and secured bicycle parking and storage must be provided. The approved plans included 34 indoor bicycle parking spaces, and 10 outdoor parking spaces. The plans show two areas of short-term bicycle parking, but only one has been installed. In addition, photos provided to the ARB via correspondence from the public indicate that the long-term indoor bicycle parking is in violation of the ZBL. According to ZBL Sections 6.1.12.F and 6.1.12.G, bicycle parking spaces cannot require that bicycles be hung with one or both wheels suspended, be lifted off the ground, or be carried up or down steps or stairs. The existing bicycle storage installed by the developer requires bicycles to be lifted and hung.
- **Updated Façade Design Plan** – Special Condition 10 states: “The owner shall submit an updated facade design plan, particularly for the corner entrance to the residences, including building color schemes, for review and approval by the Department of Planning and Community Development.”
- **Lighting** – General Condition 1 states that lighting plans shall be subject to the approval of the ARB. The developer did submit a lighting plan, but it had extremely limited information and did not indicate the types of lights to be installed or whether they are dark-sky compliant. The developer must submit a complete photometric exterior lighting plan and cut sheets for the installed exterior lighting.
- **Fencing** – The approved plans required the removal of a chain link fence along an existing concrete wall along the west side of the property. The concrete wall was removed, but the chain link fence is still in place.
- **Crosswalk** – The approved plans required the installation of a six-foot-wide white thermoplastic crosswalk across the driveway, which has not been installed.
- **Exterior Vents** – The ARB requested that the exterior vents on the Mass Ave side of the building be changed out to flush mounted vents and painted to match the building as shown on the approved project elevations.
- **Color of First-floor Storefront Material** – The ARB requested that the color of the first-floor storefront be painted a darker color as shown on the approved project elevations.
- **Color of Trim Painting** – The ARB requested that the color of the building trim be painted to match the approved project elevations.

Please submit a Plan of Action to rectify these listed items to DPCD Assistant Director Sarah Suarez at 781-316-3096 or ssuarez@town.arlington.ma.us by August 5, 2025. The Plan of Action must include



specific dates by which all the listed items will be addressed, including specific actions to be taken and materials or equipment to be used, as appropriate. Please also schedule a time to attend an upcoming ARB meeting by the end of September. Possible dates include Monday, August 11, September 8, and September 15.

Failure to comply with this request and address all the above issues will result in notification to the Building Commissioner that the project is out of compliance with the Special Permit which may have implications for the occupancy permit and may result in the reopening of the Special Permit by the ARB.

If you have any questions, please contact DPCD Director Claire Ricker at 781-316-3092 or cricker@town.arlington.ma.us.

Thank you,

Rachel Zsemlery
Chair, Arlington Redevelopment Board

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