Town of Arlington, MA
Redevelopment Board

Agenda & Meeting Notice
November 18, 2024

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, November 18, 2024, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Friday, November 15, 2024, at 12:00 pm. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Monday, November 18, 2024 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:30 pm The Board will review and vote on meeting minutes from October 21, 2024.

2. 2025 Meeting Schedule

7:35 pm The Board will discuss and possibly vote to adopt their 2025 meeting schedule.

3. Public Hearing: Docket #3798, 821 Massachusetts Ave (continued from October 21, 2024)

7:50 pm The Board will vote to continue the hearing to a future date.

4. Public Hearing: Docket #3348, 821-837 Massachusetts Ave (continued from October 21, 2024)

7:55 pm The Board will vote to continue the hearing to a future date.

5. Public Hearing: Docket #3810, 149 Pleasant St (continued from October 7, 2024)

8:00 pm The Board will vote to continue the hearing to December 2, 2024.

6. Public Hearing: Docket #3823, 1349-1357 Massachusetts Ave

8:05 pm Notice is herewith given that an application has been filed on October 21, 2024, by Arlington Coal & Lumber, 41 Park Ave, Arlington, MA 02474, to open Special Permit Docket #3823 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to renovate, repair, and expand the existing ground floor retail space

and basement of the property located at 1349-1357 Massachusetts Ave, Arlington, MA, in the B3 Village Business District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

7. Open Forum

8:45 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made, the night of the presentation. There is a three-minute time limit to present a concern or request.

8. New Business

9:00 pm

9. Adjourn

9:15 pm (Estimated)

10. Correspondence Received

34 Dudley St:

- W. Evans, 11/11/2024

Arlington Heights rezoning:

- W. Evans, 11/04/2024
- L. Wiener, 11/13/2024

Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm The Board will review and vote on meeting minutes from October 21, 2024.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	10212024_DRAFT_Amended_Minutes_Redevelopment_Board.pdf	10212024 DRAFT Amended Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, October 21, 2024, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Stephen Revilak

ABSENT: Shaina Korman-Houston

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

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The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

September 16, 2024, minutes of the joint Redevelopment Board / Select Board meeting – The Board members made one edit to the draft minutes. The Chair requested a motion to approve the minutes as amended. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

October 7, 2024, minutes – The Board members made no changes to the draft minutes. The Chair requested a motion to approve the minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Public Hearing: Docket #3348, 821-837 Massachusetts Ave.**

The Chair explained that the Board is reopening Special Permit Docket 3348, originally from 2009, as amended in 2019, for the sole purpose of amending special condition 5, which reads as follows: "The Atwood House shall remain at its present location on the site, and reasonable and diligent efforts shall be used to maintain its present condition to prevent any damage from the elements or otherwise, until it is redeveloped. It is acknowledged that ten parking spaces behind the Atwood House are reserved for its use. It is further acknowledged that the plan of the site leaves space behind the Atwood House to accommodate a possible future expansion of the structure, and that no use of that portion of the site will preclude such an expansion. Redevelopment of the house will require the amendment of this special permit, regardless of whether the proposed use of the structure is allowed by right or by special permit (as such are listed in the Arlington Zoning Bylaw). No requests to move or demolish the house by amending this special permit will be made within 24 months of the date of issuance of this permit."

The Chair proposed a motion using language suggested by Town Counsel: that the Board's decision regarding Docket #3348, issued on or about April 13, 2009, as amended by the Board's decision on or about November 4, 2019, be further amended by modifying special condition #5, as set forth in the Board's 2009 decision, which allows the Board's consideration of Docket #3798. Mr. Benson expressed concern that the language of the motion would remove an important condition from the previous decision regarding this property. He suggested that the motion specify that the modification of special condition #5 be consistent with the Board's decision in Docket 3798, the current Special Permit application regarding 821 Mass Ave before the Board. He further suggested that the Board not modify Docket 3348 until they vote on Docket 3798. The Chair said that the Board would not need to vote on the specific modifications to special condition #5 at this meeting, only to re-open the Docket in order to consider such modifications. Mr. Benson said the proposed wording did not indicate what was modified. Mr. Revilak suggested simplifying the wording of the motion to say only that the Board would re-open Docket 3348 to consider modifications to special condition #5.

The Chair asked for a motion to re-open Docket #3348, issued on April 13, 2009, and amended on November 4, 2019. Mr. Benson so moved, Mr. Lau seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Public Hearing: Docket #3798, 821 Massachusetts Ave (continued from July 1, 2024).**

Ms. Ricker explained that this is a continuance of a hearing from July. In July, the Board asked for several items of additional material to be provided by the applicant, which have been provided.

The applicant was represented by attorney Mary Winstanley O'Connor and architect Andres Rojas. Ms. Winstanley O'Connor noted that at the previous hearing, the Board had asked to see the CVS lease for the property at 833 Mass Ave, but the lease is proprietary and cannot be shared. She reviewed the section regarding the uses that are excluded and cannot be put in at 821 Mass Ave, and it includes any business that would directly compete with CVS – a health and beauty aids store, a greeting card and gift store, a candy store, a store offering one-hour photo processing, a vitamin store, a pharmacy (mail-order or on-site), a doctor prescribing pharmaceuticals, or a dollar store. She also noted that the lease provides for both the CVS and the occupants of 821 Mass Ave to use the existing curb cut next to the CVS.

Ms. Winstanley O'Connor also said that she consulted with area realtors about whether there is a market for office space in Arlington. They said that since the pandemic, there is very little demand for office space in Arlington. She made property owner Geoffrey Noyes aware of this fact, and he is changing his focus to use the commercial space at 821 Mass Ave for retail rather than office use.

Mr. Rojas responded to issues raised at the previous meeting and listed the materials provided to the Board since that meeting:

- Photogrammetric plan showing the locations of exterior lights
- LEED checklist showing that the proposal meets the silver standard
- Stormwater management plan
- Renderings of the project
- Materials specifications and materials
- Elevations and photographs of existing structure
- Site plan and elevation along Mass Ave
- Shadow study
- Drawing showing distance of proposed structure from neighboring church
- Solar assessment and plan, including photovoltaic panels on 50% of the roof area, and possibly on some of the parking
- Site plan showing an EV charging station
- Approval from the Fire Department regarding the ability of a ladder truck to reach the rear of the proposed building
- Plan showing new street trees every 25 feet

Mr. Rojas said that Daniel Hager, an arborist from Hartney Greymont, viewed the Austrian pine on the site and provided a report. He said that the tree shows signs of insects and fungal infection, and it is misshapen due to poor pruning. He did not see value in the tree. Mr. Rojas noted that his company includes landscape architecture, and they are willing to work around valuable trees to preserve them. But neither he nor Mr. Hager deemed the Austrian pine to be a tree worth saving. They feel that it is more important that the building meet the street frontage on Mass Ave to fit with the buildings around it in terms of urban design in that area, than it is to preserve a misshapen tree that probably does not have a long life expectancy. Mr. Hager's report was provided to the Board.

Mr. Rojas said that they have not yet submitted a mechanical plan, but they will do so. They intend to use solar for some of the electric power. Their site plan shows the location of the condensing units on either side of the building. The owner has not yet hired a mechanical engineer. The roof plan shows the location of venting. Their plans also show the trash and recycling enclosure, surrounded by a fence, for the use of both commercial and residential tenants. It is in proximity to CVS's trash enclosure.

Mr. Rojas said that they intend to repair the fence between the property and the Church next door.

Mr. Rojas said that the plans show the type of railings for the balconies. The roof has a high parapet, not railings. The parapet slopes inward, so nothing could fall from the top onto the street below.

At the previous meeting, the Board suggested removing the four parking spaces immediately behind the building to use it as open space. The owner is unwilling to do so, because that would leave them with only five spaces for the residential and commercial units. Tenants cannot park in the CVS lot, and the owner wants to make sure that there is enough parking for those who live and work in the building. One space has already been removed for the trash enclosure. The five spaces along the side of the parking lot have access to EV chargers. The plans also include indoor bicycle parking, as well as outdoor bicycle racks.

The applicant also provided a new site survey showing the FAR calculations and lot coverage for the entire parcel.

At the previous meeting, Mr. Lau requested that they look at moving the staircase to one side. They considered doing so, but moving it to one side would eliminate valuable space in the residential units. They feel that the ground floor commercial space will work for one larger tenant, even with the staircase in the middle, and it will also work for two smaller tenants.

Because they do not yet know who the commercial tenant(s) will be, they cannot submit a signage plan. They intend to do so once the tenants are identified, and they have no problem with that being made a condition of the decision.

Mr. Rojas showed the Board samples of the physical materials they intend to use.

Mr. Revilak asked for confirmation that it will be an all-electric building, and Mr. Rojas said that it would.

Mr. Revilak asked how much bicycle parking would be provided. Mr. Rojas said there would be six indoor spaces and three outdoor racks.

Mr. Benson noted that one of the EDR standards says that the development should be related harmoniously to the use, scale, and architecture of existing buildings in the vicinity. He does not see how the proposed building relates harmoniously to either of the buildings on either side of it. Mr. Rojas said that they did not think it was appropriate to have it look like either the CVS building or the church. In terms of massing, size, and location, they tried to find a balance between the CVS and the church.

Mr. Benson noted that he did not ask for the CVS lease in its entirety, just for excerpts about what commercial uses are not allowed at 821 Mass Ave, where the leasehold lines are, and that occupants and visitors of 821 Mass Ave are allowed to use the CVS curb cut and to drive around the CVS to the parking lot. He said that he would like something in writing from Ms. Winstanley O'Connor answering those questions and summarizing those provisions of the lease. Ms. Winstanley O'Connor agreed to provide that.

Mr. Benson asked how well-lit the area behind the CVS is, and Ms. Winstanley O'Connor replied that it is well illuminated at night.

Mr. Benson asked how they chose the color of the board that divides the balconies, since it does not match any other colors used on the proposed building or neighboring buildings. Mr. Rojas replied that they wanted to use an accent color so that the building would not be monochromatic. He noted that the same color would be used in the soffits above the balconies.

Mr. Lau said that the proposed building is not at all contextual. He does not expect the applicant to use the same materials as the church or the CVS, but they should carry some of the lines or scale across. They could have moved the building closer to Mass Ave and used some of the same scale as the CVS for the first-floor retail. They could also have mimicked the shape of the windows of the church. The building can be modern but still make connections to the buildings around it, but right now it sticks out and does not fit into its context at all.

Mr. Lau also asked for the height of the trellis, because it will have solar panels on top of it, so it needs to be high enough that no one underneath will be able to touch any of those wires. Mr. Rojas replied that the solar panels will be installed in such a way that there will be no exposed wiring. Mr. Lau said that he wants to make sure that the height of the trellis as approved does not later need to change due to the solar panels, as that will affect the appearance of the building from the street.

The Chair said that her biggest concern is the façade facing the church. Although it is on the side of the building, it will be prominently visible to people walking or driving down Mass Ave from the east, and it is a large blank façade. The CVS building and the church both have long horizontal elements, which could be integrated into this façade. That would both integrate this building better with its neighbors and break up the blank façade. The east and west elevations look like clapboard, which would be more appropriate than the panelboard actually being used. The windows also look very flat, with no trim to give them any dimension.

The Chair also noted that they need to provide a sign band; the front façade of the commercial space(s) is currently all glass. Mr. Rojas said that they are considering on-glass signage. The Chair noted that on-glass signage is difficult to do well because it requires a raceway, and Arlington does not allow cabinet signs.

The Chair said that she does not want to see any chain link fencing on the property, which is proposed for the along the back of the property, between the trees abutting the parking lot and the church's property.

The Chair also said that because the condensing units are so close to Mass Ave, they will need to be fully screened.

Mr. Lau said that the cooling units on the side facing the church are problematic, because they're so close to the playground at the church, and he would like to see them moved to the roof.

Mr. Benson said that he appreciates that the building is close to Mass Ave with setbacks comparable to CVS. He noted that the buffer between this building and the church's lot line is supposed to be at least 15 feet because the church's property is in a residential zone, but many parts of the building are closer than that. He acknowledged that the 15-foot buffer may not be a good idea when the abutting property is not a residential use, but it is in the bylaw, and he does not think that the Board can grant them relief from the requirement. Mr. Revilak, Mr. Lau, and the Chair said that they understand the bylaw differently and think that in this case, a 15-foot buffer is not required.

The Chair opened the floor for public comment, noting that public comment would be limited to a total of 20 minutes:

- Asia Kepka, 17 Silk Street, Precinct 1 – She is alarmed about the tree canopy the Town is losing. The report states that the Austrian pine is stressed, but she thinks that all the trees in Town are stressed. She is afraid that if the tree is cut down and the new trees planted are not taken care of, they could be lost, leading to a heat island. It is unfortunate that this prime space on Mass Ave has been neglected for so long, and she is concerned that the owner will not take care of anything new on the property either, including new trees.
- Michael Ruderman, 9 Alton St – He has been following what's happening with this site for 25 years, since he was on the Historical Commission. The Commission deemed this property as one to be preferably preserved, because it stands as a marker of a time when someone of means and reputation in Arlington would think that the most appropriate place in Town to build a mansion would be Mass Ave. That era ended not too long after the construction of the Atwood House. The 2009 and 2019 decisions regarding this property do not mention the condition of the Atwood House, but the 2024 EDR memo says that "the property has deteriorated over time to the point where restoration is infeasible," and refers to "trespassers and other individuals who may have visited the site for purposes which could result in potential commission of criminal and civil offenses." The property has clearly not been properly secured over the last 15 years, and the owner has been engaging in what the historical preservation community calls "demolition by neglect."
- Don Seltzer, formerly of Arlington, now living at Harvest Circle, Lincoln – Many of his neighbors have mobility limitations, but still live full, active, and independent lives. This was made possible by federal and state laws that regulate architectural barriers in new construction. This proposed replacement for the Atwood House is in flagrant violation of state law. In 1998, HUD wrote, "The Fair Housing Act gives people with disabilities greater freedom to choose where they will live and to visit friends and relatives. It proactively addresses the needs of an evolving population, looking ahead at future needs. With the aging of the population and the increase in incidence of disability that accompanies aging, significant numbers of people will be able to remain in and safely use their dwellings longer." One in six Arlington residents are 65 years old or older. The Board can choose to ignore this issue and pass it along to the Inspectional Services Department to reject the application for a Building Permit, or the building could be built and then have to appear before the state Architectural Access Board and the process could drag on for years.

- Peter Bermudes, 19 Belknap Street – The fact that the agenda and meeting notice describes the project as "demolition of an existing building and construction of a mixed-use building in its place" without mentioning the destruction of a centuries-old tree is a gross oversight and a failure to fully describe this project to the public. Several Board members have mentioned creating architectural connections between the proposed building and its neighbors. The church has a tree on its east side, so salvaging the tree at 821 Mass Ave might help with creating a connection to neighboring buildings.
- Marina Popova, 255 Ridge Street – There have been three health assessments of the tree, and not one says that it is unhealthy. They say that it shows signs of stress and neglect, but the fact that it has persevered and survived decades of neglect shows that it is very strong. This species of tree can live for up to 500 years. The 15-foot buffer should be enforced because it is part of the bylaw. And if it is enforced, there is plenty of space for the tree. The EDR-1 requirement is that the landscape to be preserved as far as is possible, not as far as is convenient. It is possible to save the tree, because the plans presented in 2020 did so. Ms. Popova presented to the Board 441 signatures of people who signed a petition to save the tree.
- Wynelle Evans, Orchard Place, Town Meeting Member – This is not about only one tree. Seven recent projects that have gone before the Board have led to the loss of over 100 trees. This project will mean the removal of at least 10 more trees on the property, in addition to the Austrian pine. This is not sustainable; Arlington cannot keep losing its trees.
- Peter Bloom, 15 Jason Terrace – He does not think that the tree is misshapen. It's visible for quite a distance from multiple sides; Mass Ave has very few trees with that kind of character and presence. He is surprised that the developer would not consider preserving it, and he hopes the Board will reconsider allowing it to be removed. He is also sad that the Atwood House is being removed; it fits well with the church next to it, and the proposed building does not.
- Susan Stamps, Tree Committee – The Tree Committee had some internal disagreement as to how to respond to this issue, so she is speaking for herself, not the Committee. She would like to see the tree saved. None of the assessments of the tree indicated that it could not be saved. Considering how long the tree has been there and its size, it is worth saving. At the last hearing, she suggested that the building be moved to the west in order to avoid the tree. She cannot tell from the drawings how many street trees will be planted; the bylaw requires a street tree every 25 feet. Whatever trees are planted, the developer should be required to water and care for them for three years.

The Chair closed public comment. She addressed several of the questions and issues raised:

- The Tree Warden did not characterize the Austrian pine as a tree that definitely could be saved. He was concerned about the feasibility of treating the stress and fungal issue due to the location near Mass Ave.
- The Board is concerned about whether the tree could be saved even if the building is shifted, due to the stress of construction and the size of the root system.
- The current plans do show multiple street trees because the Board requested that from the developer.

Mr. Revilak noted that in considering Special Permit applications, he always considers the state's de-carbonization goals. In 2020, the Executive Office of Energy and Environmental Affairs published a document called "The Massachusetts 2050 Decarbonization Roadmap," which includes an entire chapter dedicated to the state's forests. Massachusetts has about 3.3 million acres of forest, just under 64% of the state's land area, which absorbs about 7% of the state's emissions. The other 93% of the greenhouse gases stay in the atmosphere, so we have to reduce emissions. Arlington's biggest source of emissions is buildings. The proposed building will meet LEED silver requirements, have solar panels, and meet the specialized stretch code. Compared to what's there currently, it will have a significantly smaller greenhouse gas emissions footprint. The second biggest source of emissions is transportation, particularly cars. In most places in Massachusetts and the rest of the country, transportation is the largest source of emissions. Residents of Arlington drive on average 1,500 miles per year less than other residents of Massachusetts. This location is close to many amenities and public transportation, so it will enable its occupants to use forms of transportation other than private cars. Progress is never perfect, but in terms of the long-term goal of decarbonization, this project moves in the right direction.

Mr. Benson asked Mr. Rojas how many street trees would be planted. Mr. Rojas replied that nine new street trees would be planted along Mass Ave. He also noted that eight trees would be removed, including the Austrian pine. One tree will

be transplanted, and fourteen new trees will be planted. Mr. Benson noted that because the property includes the CVS as well as the Atwood House, the developers will plant new street trees approximately every 25 feet across the entire length of the property along Mass Ave. He said that it is not helpful to look at trees at a single moment in time, because trees are constantly changing. He does not know exactly when the new trees planted on the site will begin to absorb more carbon and provide more shade than the current trees on site, but we do know that there is a problem with health of the Austrian pine. We also know that the Austrian pine does not cast any shade onto the sidewalk or Mass Ave.

The Chair summarized the items the Board would like to receive from the developer:

- Provide written confirmation of the types of retail that are prohibited by the CVS lease,
- Provide written confirmation that the tenants of 821 Mass Ave have full access through the drive aisle by CVS to the parking in the rear of the building,
- Provide an indication of the height of the roof trellis,
- Add additional dimensional articulation around the windows and on the side façades, especially the side facing the church,
- Consider the language around the front deck for the second and third levels,
- Consider the context of the neighborhood,
- Review the renderings and the elevations so that they match and are clear as to the use of siding or panelized material,
- Review and identify a location for commercial tenant signage on the first floor,
- Consider moving the condensing units on the east side of the building to the roof,
- Provide screening for the condensing units on the west side,
- Ensure that the new fence between the church and 821 Mass Ave is a material other than chain link.

Mr. Benson asked Mr. Seltzer to email the Board to explain why he thinks that the proposed building is in violation of accessibility requirements.

The Chair asked for a motion to continue Docket 3798, 821 Mass Ave, to Monday, November 18, 2024. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair asked for a motion to continue Docket 3348, 821-837 Mass Ave, to Monday, November 18, 2024. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 4 – Public Hearing: Docket #3821, 1513-1515 and 1517-1519 Massachusetts Ave.**

Ms. Ricker explained that the applicant proposes to demolish the existing single-family and two-family buildings and construct one mixed-use building containing nine residential units and one commercial unit on the property located at 1513-1515 and 1517-1519 Massachusetts Ave, in the B1 Neighborhood Office District. They are seeking relief from several dimensional requirements, including the front, side, and rear setbacks, the Floor Area Ratio (FAR), and from bicycle parking requirements.

The applicants were represented by attorney Matt Eckel, architect Eric Zachrison, and owner Gene Bernshtein from IG Investments. Mr. Eckel explained that they are seeking to combine two lots into a single lot. Each lot currently has a residential building, and they are proposing to demolish them and erect a new mixed-use building with nine residential units, one of which is affordable, and one commercial unit, which IG Investments intends to use as its office. They propose nine parking spaces, 16 interior long-term bicycle parking spaces, and four exterior short-term bicycle parking spaces. The site is located just a few properties from the Lexington border and abuts the Minuteman Bikeway in the rear. The neighborhood is a mix of residential, commercial, and mixed-use buildings. The project includes six two-bedroom units, one two-bedroom unit with an office, and two three-bedroom units. All units would have access to a private deck and interior washer-dryer. The units average about 1,162 square feet, ranging from 880 to 1,620 square feet.

Mr. Eckel noted that they originally proposed a four-story building but have reduced it to three stories. Because of the reduction in size, along with an increase in bicycle parking, they now meet bicycle parking requirements. They also meet open space requirements; because the property is zoned B1, open space is calculated based on the lot size, rather than square footage. When calculated based on lot size, they are proposing 26% open space, exceeding the 20% required.

Mr. Eckel explained that the applicants are seeking relief from the setback requirements on all four sides. In the B1 district, the required setbacks are 20 feet in the front, 10 on the sides, and 10 in the back. They are proposing a four-foot front setback, which they feel is appropriate due to the building's location on Mass Ave as part of an active streetscape. The proposal includes an eight feet setback on the left and seven feet on the right; the side yards are a combination of permeable walkway and landscaping. The rear property line is angled, so the rear setback on the first floor ranges from six to thirteen feet. The upper floors contain balconies, the closest of which is only 3 inches from the property line.

The existing buildings on the site are both residential buildings. One is a two-family, and the other is a single-family that is in a state of disrepair and is set quite far back from the street.

They are proposing a combination of fencing and landscape buffering with a mix of shrubs, trees, and perennials. They have included a landscape plan with all the species they plan to include.

Parking will be in a garage structure on the main floor of the building, entered from Mass Ave, with nine parking spaces, one for each residential unit. EV charging will be available.

Mr. Zachrison explained that the front elevation has wood or wood-like paneling as accents at the entrances and behind the balconies. The right and left sides have windows but minimal accents. The rear decks will also be accented. He showed the Board examples of the colors and materials they intend to use. He also shared an image of a rendering of the building on site, showing how it would look in its surroundings.

Mr. Lau asked if the building would include a roof deck. Mr. Zachrison said that they had originally intended to include a smaller fourth floor with a walk-out deck, but when that was removed, the roof deck was removed as well.

Mr. Lau said it is supposed to be a mixed-use building, that only half of the first floor shows any connection to the street. The residential entrance to the lobby and the entrance to the office space are on the right half of the first floor; the left half has a large garage door and a large door to the mechanical area, both of which will mostly be closed, and that section of the first floor has no windows. As a result, the overall building does not activate the streetscape in the way that a building with commercial space on the first floor usually does, with large entryways and windows. He would like to see more commercial frontage on the street-facing façade.

Mr. Lau noted that the garage is fully enclosed, so it will need to be ventilated for safety. He asked where the intake and exhaust louvers will be, noting that they will be large and make a lot of noise, and they will have to blow out exhaust somewhere, either toward the neighbors or toward the bike path. He suggested making the garage open rather than enclosed. It can be secured without being fully enclosed.

Mr. Lau asked how the rear patio will be accessed. Mr. Zachrison replied that the garage has rear doors, which will open to a staircase going down to the patio, because the rear of the building is at a lower grade than the front. Mr. Lau said that a patio only accessible through the garage seems unlikely to be used. Mr. Zachrison replied that they anticipate that tenants will use their private decks rather than the shared patio. He said that it will primarily be a green space that will look appealing to people on the bike path, more than a usable space for the tenants. It will be screened from the bike path by landscaping but will not have a fence. Mr. Bernshtein said that they would like to build direct access to the bike path for the tenants. Mr. Lau said that doing so would be difficult because the MBTA would have to approve any official access. He expressed concern that the rear of the building would be too easily accessible from the bike path, and suggested a fence, along with more landscaping, rather than a patio.

Mr. Lau said that he would like to see a diagram of the roof showing where the solar panels as well as condensers and other mechanical equipment will be.

Mr. Lau said that the elevations are relatively bland. He would like to see more details to increase visual interest, particularly on the front elevation.

Mr. Revilak asked if the residential units would be rental units or condominiums. Mr. Bernshtein said that their intent is to sell them as condos, while using the commercial space for IG Investments.

Mr. Revilak agreed with Mr. Lau that the commercial space should have more frontage on Mass Ave; right now, it seems like an insignificant part of the building.

Mr. Revilak noted that in the B1 district, the maximum floor area ratio (FAR) is 0.75, and their proposal is more than double the maximum, which is a big difference.

Mr. Benson asked how many residential units are currently in the two existing buildings on the property. Mr. Bernshtein replied that there are only two units, both in the two-family building. The single-family building has not been used for some time.

Mr. Benson explained that the Board is in the process of a rezoning plan for the business districts of Arlington Heights, to be voted on at 2025 Annual Town Meeting. They do not yet know the details and how these particular parcels will be affected, but the applicants may be better off waiting until the outcome of that process, especially with regard to the maximum FAR.

Mr. Benson asked the applicants to submit a separate page showing how the open space was determined. He also noted that the zoning bylaw requires at least 50% solar on the roof. Zoning Bylaw Section 6.4 and the Board's Rules and Regulations 14.8 outline what must be submitted to the Board regarding solar. He asked that they submit the required documentation.

Mr. Benson also noted that for the business districts, the bylaw has a required minimum transparency from the public right of way on the first floor of 60%. The first-floor plans do not come close to meeting that requirement, which is related to what Mr. Lau said earlier about how much of the first floor is closed off and not engaged with the streetscape.

Mr. Benson said that the only other time that the Board has encountered the issue of FAR, they determined that they did not have the authority to change the FAR requirement, which is a significant problem for this proposal.

Mr. Benson noted that the Commercial Design Guidelines have a section on buildings that abut the Minuteman Bikeway. Developments that turn their back on the bikeway are discouraged, and the proposed building appears to do that. He also noted that the drawing of the first floor shows doors leading out the back from the garage, but the rear elevation does not show those doors.

Mr. Benson noted that public shade trees are required every 25 feet, but no trees are shown on the current plans, so they will need to be added. He also noted that the LEED Checklist they provided has a lot of maybes, and they need to update it with what they actually intend to do. They also need to provide a LEED narrative to go with it. He also noted that their submission does not include a stormwater drainage plan, which is required. He also said that he is unable to tell from the renderings what the facades will actually look like.

The Chair asked if the windows would be operable, and the applicants said that they would. She also asked which unit would be designated affordable; they said that they have not determined that. She explained that the state has minimum size requirements for affordable units and that DPCD could provide them with those requirements.

The Chair asked if they would be able to create an accessible parking space, and the applicants said that they would look into doing that. Mr. Benson noted that they should check with the Architectural Access Board about whether a nine-unit building would require one or two parking spaces.

The Chair said that they will need to submit a signage plan for the commercial space. It is difficult to see from the current plans where a sign would go. She also noted that the plans do not include the complete dimensions of the commercial space, particularly the width, and she asked that all dimensions be submitted.

The Chair said asked if the venting for the laundry and plumbing would be handled through the roof, noting that the Board would not allow that to be done through the front of the building.

Mr. Lau said that he was unsure if the Board had a way of granting relief to allow the building of a fourth floor, despite the B1 zoning requirements. He thinks that a fourth floor would make sense at this location and would like to see a larger building with more units, including an additional affordable unit. Mr. Benson said that he does not think that the Board has the authority to allow an additional floor. He again noted that after the Arlington Heights rezoning process is complete, there may be more flexibility. Mr. Bernshtein said that from a financial perspective, they cannot afford to wait that long. If the Board cannot grant them relief for this proposal or something similar, they would probably have to build something like four luxury townhomes, and he thinks that Arlington would be better served by what they are currently proposing.

Mr. Revilak noted that the B1 district poses a unique set of challenges in terms of its restrictions, and it might make sense to file zoning bylaw amendments relating to the B1 district requirements, in addition to the Arlington Heights rezoning. Mr. Benson said that the Board has previously discussed whether the B1 designation makes sense anymore.

Mr. Benson said that he and the other Board members like the idea of the building, but the idea unfortunately does not fit with the existing zoning.

Mr. Eckel said that the first floor includes such a narrow commercial area and so little commercial frontage largely because of the need to include nine parking spaces as the bylaw requires. If they can reduce the number of parking spaces with a Transportation Demand Management plan, that would give them more flexibility with the first floor and the commercial space.

The Chair said that she would ask the current Town Counsel for his interpretation about whether the Board can grant relief from FAR and height requirements. Mr. Revilak noted that in general, the Board has been able to grant relief for smaller aspects of a project – open space, parking, etc. – but not for FAR and number of stories, the two requirements that determine overall size.

The Chair opened the floor to public comment:

- Don Seltzer, formerly of Arlington, now living at Harvest Circle, Lincoln – He noted that none of the current parking spaces are designated as accessible, but state law requires that if a tenant needs an accessible space, they must be accommodated, so the original design needs to be flexible enough to enable such spaces to be created. In the current design, for every accessible space created, another space will likely be lost. If the current design does not include accessible spaces, it may have to be redesigned and the number of spaces reduced as new tenants move in, which would be problematic if condos have been purchased along with parking spaces. He also noted that bylaws require at least five feet of driveway visibility on either side of a driveway, but the front of the building, including the garage entrance, is only set back 3.9 feet.
- Asia Kepka, 17 Silk Street – She attended a previous hearing for 1500 Mass Ave, a nearby property, where ledge was encountered in the parking lot excavations, making providing parking more difficult. She noted that as the Board members add requirements to projects, it can lead to unintended consequences that cause long-term problems for the owners and developers.

The Chair reiterated that she would ask Town Counsel Michael Cunningham for a current interpretation of the zoning bylaw about whether the Board is allowed to offer relief on FAR and/or height. She then summarized the issues that the Board would like to see addressed:

- Add commercial frontage that interacts with the street.
- Meet the 60% first-floor transparency requirement for mixed-use.
- Show intake and exhaust louvers for the garage, or make the parking open.
- Think about the security of the rear space.
- Show rear egress in rear elevation.
- Indicate where solar and mechanical equipment will go on the roof.
- Articulate the elevation and contextualize façade.
- Show how open space was calculated.
- Add public shade trees per zoning bylaw.
- Include an updated LEED checklist and narrative.
- Ensure that they have the ability to create accessible parking.
- Indicate that the venting will be through the roof, not any of the facades.
- Indicate the affordable unit location, or indicate that they will comply with the state minimum square footage requirements for the affordable unit.
- Indicate the width of the commercial space.
- Indicate the sign location for the commercial space.
- Review the Commercial Design Guidelines for the commercial district.

The Chair asked for a motion to continue the public hearing for Docket #3821, 1513-1515 and 1517-1519 Mass Ave, to December 2, 2024. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 5 – Debrief of Joint Meeting with Select Board.**

Mr. Lau proposed waiting until the Board's retreat to discuss the items raised at the joint meeting with the Select Board. The other Board members agreed.

The Chair moved to **Agenda Item 6 – Arlington Master Plan Update (AMPUp) Advisory Committee.**

Ms. Ricker explained that a member of the AMPUp Advisory Committee resigned from the Committee because he moved out of Arlington, so another member needs to be appointed. Rebecca Gruber was next on the list of applicants to be on the committee. She served on the MBTA Communities Working Group, where she did a lot of effective community outreach, and she is well known to the Board members. Mr. Revilak agreed that Ms. Gruber was a huge help with the MBTA Communities process, and he thinks she will be a good addition to the AMPUp Advisory Committee. The other Board members agreed.

The Chair asked for a motion to approve the appointment of Rebecca Gruber to the Arlington Master Plan Update Advisory Committee. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 7 – Open Forum.**

The Chair opened the floor to public comment. Seeing no one who wished to speak, she closed Open Forum.

The Chair moved to **Agenda Item 8 – New Business.**

Ms. Ricker explained that because the AMPUp Advisory Committee received more responses than expected to the RFP for the Master Plan Update consultant, the Committee decided to create a smaller Selection Committee to review the applications, rather than attempt to do it as a whole group. The Selection Committee consists of Ms. Ricker, the two ARB representatives to the Advisory Committee, and four additional members of the Advisory Committee. The Selection Committee is in the process of finalizing the selection criteria, which they will use to narrow the selection to three finalists, with whom they hope to schedule interviews as soon as possible.

Ms. Ricker said that DPCD staff will host a public meeting about the rezoning of the Arlington Heights Business District on Tuesday, October 29, 2024, at 6:30 pm, at Peirce Elementary School. Staff will present the proposal from the Metropolitan Area Planning Council (MAPC) from several years ago, as well as zoning changes that have happened since then, and they will ask for public feedback about what type of zoning changes community members would like to see.

The Chair said that the Board has traditionally held a retreat in the fall – a meeting outside their usual schedule at which they can discuss the warrant articles they would like to bring to Annual Town Meeting, as well as other goals for the coming year. All the Board members agreed to the morning of Saturday, December 14, with Saturday, December 7, as the backup date. Ms. Ricker said that she would contact Ms. Korman-Houston to confirm that she can make one of those dates.

Mr. Revilak noted that the hearing for Docket 3821 made clear that the B1 district has shortcomings. When the Board proposed increases in FAR, they were applied to zoning districts B2 through B5, but not to B1. He would be interested in making two dimensional changes to the B1 requirements: allowing an FAR of 1.5 and adjusting the setback requirements. The setback requirements essentially indicate that B1 is not a district in which buildings are expected to activate the streetscape, and he does not think that is the message that the bylaws should send about any business district. Mr. Lau proposed deleting the B1 district entirely, as it does not seem to serve a useful purpose any longer. The Chair said that the Board probably needs to have a larger conversation about the B districts in general, but that will probably not happen that year. Mr. Revilak said that he would also like to see neighborhood businesses allowed in residential neighborhoods, so that everyone in Arlington could actually walk to local businesses.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned** at **10:15 pm**.

Town of Arlington, Massachusetts

2025 Meeting Schedule

Summary:

7:35 pm The Board will discuss and possibly vote to adopt their 2025 meeting schedule.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Proposed_Meeting_Schedule_2025.pdf	Proposed ARB Meeting Schedule 2025

ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

2025 Proposed Meeting Schedule

In general, the ARB meets on the 1st and 3rd Monday at 7:30 p.m. of every month. Monday holidays or other events may cause this schedule to change. If there are no pressing agenda items meetings may be cancelled.

January 13	July 7
January 27	July 21
February 10	August 4 *(tentative)*
February 24	September 8
March 10	September 15
March 24	October 6
April 7*	October 20
April 21*	November 3
May 5*	November 17
May 19*	December 1
June 2	December 15
June 16	

** Subject to Town Meeting schedule*

NOTE: Holidays in 2024 include the following:

- January 1 – New Year's Day
- January 20 – Martin Luther King Jr. Day
- February 17 – Presidents' Day
- April 15 – Patriot's Day
- April 12 – first night of Passover
- May 26 – Memorial Day
- June 19 – Juneteenth
- July 4 – Independence Day
- September 1 – Labor Day
- September 22-24 – Rosh Hashanah
- October 1-2 – Yom Kippur
- October 13 – Indigenous People's Day
- November 11 – Veteran's Day
- November 27 – Thanksgiving
- December 25 – Christmas Day

Town of Arlington, Massachusetts

Public Hearing: Docket #3823, 1349-1357 Massachusetts Ave

Summary:

8:05 pm Notice is herewith given that an application has been filed on October 21, 2024, by Arlington Coal & Lumber, 41 Park Ave, Arlington, MA 02474, to open Special Permit Docket #3823 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to renovate, repair, and expand the existing ground floor retail space and basement of the property located at 1349-1357 Massachusetts Ave, Arlington, MA, in the B3 Village Business District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	1349-1357_Mass_Ave_-_LEED_Checklist_10-17-2024.pdf	1349-1357 Mass Ave - LEED Checklist 10-17-2024
🗋	Reference Material	1349-1357_Mass_Ave_-_Revised_EDR_Application_10-17-2024.pdf	1349-1357 Mass Ave - Revised EDR Application 10-17-2024
🗋	Reference Material	1349-1357_Mass_Ave_-_Existing_Plans___Photos_10-17-2024.pdf	1349-1357 Mass Ave - Existing Plans & Photos 10-17-2024
🗋	Reference Material	1349-1357_Mass_Ave_-_Plans___Drawings_10-17-2024.pdf	1349-1357 Mass Ave - Plans & Drawings 10-17-2024
🗋	Reference Material	1349-1357_Mass_Ave_-_Bicycle_Parking_10-17-2024.pdf	1349-1357 Mass Ave - Bicycle Parking 10-17-2024
🗋	Reference Material	1349-1357_Mass_Ave_-_Sign_Diagram_10-17-2024.pdf	1349-1357 Mass Ave - Sign Diagram 10-17-2024
🗋	Reference Material	1349-1357_Mass_Ave_-_Specifications_and_Materials_10-17-2024.pdf	1349-1357 Mass Ave - Specifications and Materials 10-17-2024
🗋	Reference Material	2024-11-12_EDR_Memo_Docket_3823_1349-1357_Mass_Ave.pdf	EDR Memo Docket 3823 1349-1357 Mass Ave

LEED for Existing Buildings v2.0
Registered Building Checklist

Project Name:
Project Address:

Yes	?	No			
3			**Sustainable Sites**		**14** Points
Y			Prereq 1	**Erosion & Sedimentation Control**	Required
Y			Prereq 2	**Age of Building**	Required
			Credit 1.1	**Plan for Green Site & Building Exterior Management -** 4 specific actions	1
			Credit 1.2	**Plan for Green Site & Building Exterior Management -** 8 specific actions	1
			Credit 2	**High Development Density Building & Area**	1
1			Credit 3.1	**Alternative Transportation -** Public Transportation Access	1
1			Credit 3.2	**Alternative Transportation -** Bicycle Storage & Changing Rooms	1
			Credit 3.3	**Alternative Transportation -** Alternative Fuel Vehicles	1
			Credit 3.4	**Alternative Transportation -** Car Pooling & Telecommuting	1
			Credit 4.1	**Reduced Site Disturbance -** Protect or Restore Open Space (50% of site area)	1
1			Credit 4.2	**Reduced Site Disturbance -** Protect or Restore Open Space (75% of site area)	1
			Credit 5.1	**Stormwater Management -** 25% Rate and Quantity Reduction	1
			Credit 5.2	**Stormwater Management -** 50% Rate and Quantity Reduction	1
			Credit 6.1	**Heat Island Reduction -** Non-Roof	1
			Credit 6.2	**Heat Island Reduction -** Roof	1
			Credit 7	**Light Pollution Reduction**	1

Yes	?	No			
			Water Efficiency		**5** Points
Y			Prereq 1	**Minimum Water Efficiency**	Required
Y			Prereq 2	**Discharge Water Compliance**	Required
			Credit 1.1	**Water Efficient Landscaping -** Reduce Potable Water Use by 50%	1
			Credit 1.2	**Water Efficient Landscaping** - Reduce Potable Water Use by 95%	1
			Credit 2	**Innovative Wastewater Technologies**	1
			Credit 3.1	**Water Use Reduction -** 10% Reduction	1
			Credit 3.2	**Water Use Reduction -** 20% Reduction	1

Yes	?	No			
7			**Energy & Atmosphere**		**23** Points
Y			Prereq 1	**Existing Building Commissioning**	Required
Y			Prereq 2	**Minimum Energy Performance** - Energy Star 60	Required
Y			Prereq 3	**Ozone Protection**	Required

***Note for EAc1:** All LEED for Existing Buildings projects registered after June 26th, 2007 are required to achieve at least two (2) points under EAc1.

5			Credit 1	**Optimize Energy Performance**	1 to 10
				Energy Star Rating - 63	1
				Energy Star Rating - 67	2
				Energy Star Rating - 71	3
				Energy Star Rating - 75	4
			5	Energy Star Rating - 79	5
				Energy Star Rating - 83	6
				Energy Star Rating - 87	7
				Energy Star Rating - 91	8
				Energy Star Rating - 95	9
				Energy Star Rating - 99	10
			Credit 2.1	**Renewable Energy -** On-site 3% / Off-site 15%	1
			Credit 2.2	**Renewable Energy** - On-site 6% / Off-site 30%	1
			Credit 2.3	**Renewable Energy** - On-site 9% / Off-site 45%	1
			Credit 2.4	**Renewable Energy** - On-site 12% / Off-site 60%	1
1			Credit 3.1	**Building Operation & Maintenance -** Staff Education	1
1			Credit 3.2	**Building Operation & Maintenance -** Building Systems Maintenance	1
			Credit 3.3	**Building Operation & Maintenance -** Building Systems Monitoring	1
			Credit 4	**Additional Ozone Protection**	1
			Credit 5.1	**Performance Measurement -**Enhanced Metering (4 specific actions)	1
			Credit 5.2	**Performance Measurement -**Enhanced Metering (8 specific actions)	1
			Credit 5.3	**Performance Measurement -**Enhanced Metering (12 specific actions)	1
			Credit 5.4	**Performance Measurement**- Emission Reduction Reporting	1
			Credit 6	**Documenting Sustainable Building Cost Impacts**	1

Yes	?	No			
4			**Materials & Resources**		**16** Points
Y			Prereq 1.1	**Source Reduction & Waste Managemen** - Waste Stream Audit	Required
Y			Prereq 1.2	**Source Reduction & Waste Management** Storage & Collection	Required
Y			Prereq 2	**Toxic Material Source Reduction** Reduced Mercury in Light Bulbs	Required
			Credit 1.1	**Construction, Demolition & Renovation Waste Management** Divert 50%	1
1			Credit 1.2	**Construction, Demolition & Renovation Waste Management** Divert 75%	1
			Credit 2.1	**Optimize Use of Alternative Materials**- 10% of Total Purchases	1
			Credit 2.2	**Optimize Use of Alternative Materials**- 20% of Total Purchases	1
			Credit 2.3	**Optimize Use of Alternative Materials**- 30% of Total Purchases	1
			Credit 2.4	**Optimize Use of Alternative Materials**- 40% of Total Purchases	1
			Credit 2.5	**Optimize Use of Alternative Materials**- 50% of Total Purchases	1
			Credit 3.1	**Optimize Use of IAQ Compliant Products** - 45% of Annual Purchases	1
			Credit 3.2	**Optimize Use of IAQ Compliant Products** - 90% of Annual Purchases	1
			Credit 4.1	**Sustainable Cleaning Products & Materials**- 30% of Annual Purchases	1
1			Credit 4.2	**Sustainable Cleaning Products & Materials**- 60% of Annual Purchases	1
			Credit 4.3	**Sustainable Cleaning Products & Materials**- 90% of Annual Purchases	1
1			Credit 5.1	**Occupant Recycling**- Recycle 30% of the Total Waste Stream	1
			Credit 5.2	**Occupant Recycling**- Recycle 40% of the Total Waste Stream	1
			Credit 5.3	**Occupant Recycling**- Recycle 50% of the Total Waste Stream	1
1			Credit 6	**Additional Toxic Material Source Reduction**- Reduced Mercury in Light Bulbs	1

Yes	?	No			
7			**Indoor Environmental Quality**		**22** Points
Y			Prereq 1	**Outside Air Introduction & Exhaust Systems**	Required
Y			Prereq 2	**Environmental Tobacco Smoke (ETS Control**	Required
Y			Prereq 3	**Asbestos Removal or Encapsulation**	Required
Y			Prereq 4	**PCB Removal**	Required
1			Credit 1	**Outside Air Delivery Monitoring**	1
			Credit 2	**Increased Ventilation**	1
			Credit 3	**Construction IAQ Management Plan**	1
			Credit 4.1	**Documenting Productivity Impacts**- Absenteeism & Healthcare Cost Impacts	1
			Credit 4.2	**Documenting Productivity Impacts**- Other Productivity Impacts	1
1			Credit 5.1	**Indoor Chemical & Pollutant Source Control**- Reduce Particulates in Air System	1
			Credit 5.2	**Indoor Chemical & Pollutant Source Control**- Isolation of High Volume Copy/Print/Fa	1
1			Credit 6.1	**Controllability of Systems** - Lighting	1
1			Credit 6.2	**Controllability of Systems** - Temperature & Ventilation	1
			Credit 7.1	**Thermal Comfort** - Compliance	1
			Credit 7.2	**Thermal Comfort** - Permanent Monitoring System	1
1			Credit 8.1	**Daylight & Views** - Daylight for 50% of Spaces	1
			Credit 8.2	**Daylight & Views** - Daylight for 75% of Spaces	1
1			Credit 8.3	**Daylight & Views** - Views for 45% of Spaces	1
			Credit 8.4	**Daylight & Views** - Views for 90% of Spaces	1
			Credit 9	**Contemporary IAQ Practice**	1
			Credit 10.1	**Green Cleaning**- Entryway Systems	1
			Credit 10.2	**Green Cleaning**- Isolation of Janitorial Closets	1
1			Credit 10.3	**Green Cleaning**- Low Environmental Impact Cleaning Policy	1
			Credit 10.4	**Green Cleaning**- Low Environmental Impact Pest Management Policy	1
			Credit 10.5	**Green Cleaning**- Low Environmental Impact Pest Management Policy	1
			Credit 10.6	**Green Cleaning**- Low Environmental Impact Cleaning Equipment Policy	1

Yes	?	No			
			Innovation & Design Process		**5** Points
			Credit 1.1	**Innovation in Upgrades, Operation & Maintenance**	1
			Credit 1.2	**Innovation in Upgrades, Operation & Maintenance**	1
			Credit 1.3	**Innovation in Upgrades, Operation & Maintenance**	1
			Credit 1.4	**Innovation in Upgrades, Operation & Maintenance**	1
			Credit 2	**LEED™ Accredited Professional**	1

Yes	?	No		
21			**Project Totals (pre-certification estimates)**	85 Points

Certified: 32-39 points, **Silver:** 40-7 points, **Gold:** 48-63 points, **Platinum:** 64-85

ARLINGTON REDEVELOPMENT BOARD Revised **10-17-24**
Application for Special permit Under Environmental Design review

Submission by **Arlington Coal and Lumber**
Property 1349-**1357 Massachusetts** Ave Arlington, MA 02474

TABLE OF CONTENTS

Supplemental Documents

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

Application Cover Sheet (project and property information, applicant information)

Dimensional and Parking Information Form (see attached)

Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
  - An analysis for solar energy system(s) for the site detailing layout and annual production;
  - The maximum feasible solar zone area of all structures; and,
  - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
  - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.

Proposed landscaping *(may be incorporated into site plan)*

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

Plans for sign permits, if signage is an element of development proposal

Stormwater management plan

(for stormwater management during construction for projects with new construction)

SketchUp Compatible Model, if required

Application fee

(See Rule 12 of the ARB Rules and Regulations for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: 3823

____ Special Permit Granted Date: _____

____ Received evidence of filing with Registry of Deeds Date: _____

____ Notified Building Inspector of Special Permit filing Date: _____

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

1. Property Address 1349-1357 Massachusetts Avenue

   Assessors Block Plan, Block, Lot No. Map 60-1-8B Zoning District B3 Village Business

2. Deed recorded in the Registry of deeds, Book _____, Page _____

   or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

3. Present Use of Property (include # of dwelling units, if any)

   Merchantile on Basement and 1st Level, 2 Apartment Units on 2nd Level

4. Proposed Use of Property (include # of dwelling units, if any)

   Merchatile on Basement and 1st Level, 2 Apartment Units on 2nd Level

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:

   Name of Applicant(s) Arlington Coal & Lumber (Robert McNamara- Contact)

   Organization Arlington Coal & Lumber

   Address 41 Park Ave (Street) Arlington, Ma 02474 (City, State, Zip)

   Phone 781-643-8100 Email bobmcnamara@wilmbuild.com

2. **Applicant Interest:** the applicant must have a legal interest in the subject property:

   ☑ Property owner ☐ Purchaser by land contract

   ☐ Purchaser by option or purchase agreement ☐ Lessee/tenant

3. **Property Owner** ☑ Check here if applicant is also property owner

   Identify the person or organization that owns the subject property:

   Name _____ Title _____

   Organization _____ Phone _____

   Address _____ (Street), _____ (City, State, Zip)

   Phone _____ Email _____

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name William Hubner Title Architect

Organization Incite Architecture Phone 781-862-3444

Address 1620 Massachusetts Ave, Lexington, MA 02420
Street City, State, Zip

Phone 781-862-3444 Email bill@incitearchitecture.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

N/A

section(s) title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

N/A

section(s) title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that Arlington Coal & Lumber is the owner ☑ or occupant ☐ or purchaser under agreement ☐ of the property in Arlington located at 1349-1357 Massachusetts Ave which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☑ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):

[signature], PRESIDENT

41 PARK AVENUE, ARLINGTON MA 02476
Address

978-265-5350 (CELL)
Phone

Arlington Coal & Lumber
1349-1357 Mass Ave mixed use building
Project Description

26 September 2024

Prepared for an Environmental Design Review
Cover Sheet
Applicant Information, item 7.

The current building is old, tired and generally in need of updating. Recent upgrades have been made to the two second floor apartments and they are not part of this proposal. The current building has a design flaw that the owner would like to rectify with the proposed renovations. Part of the retail store-front exterior enclosure does not align with the exterior face of the foundation wall. It angles inboard resulting in a challenging waterproofing condition that has resulted in moisture infiltration and damage in the foundation wall and basement space. Replacing the angled wall with a new one aligning with the foundation wall below and the second floor façade above will alleviate the awkward condition.

The proposal is to renovate and slightly expand (29 S.F.) the existing ground floor retail space. The basement space, which is used for mechanical equipment and inventory storage, requires structural and cosmetic repairs and systems upgrades. The two one-bedroom apartment spaces that occupy the second floor of the building are to remain as-is.
The entire front façade and part of the left side façade are also to be renovated. Part of the current store-front glazed wall angles in from the left corner of the building to the recessed entry doors. The proposal is to maintain the recessed entry but square off this section of storefront to be parallel to the second floor façade and to align with the glazed wall to the right of the recessed entry. This change will result in the additional 29 S.F. of interior space at the ground floor. The existing building occupies the proposed footprint in regards to the basement and second floor structures. It is one of the goals of the proposed renovations to have the entire ground floor wall align with the structural front of the building.

All new store-front glazing and exterior finishes for the renovated facades are proposed. Other improvements include updated mechanical systems for the retail space and basement, upgraded fire protection sprinkler system for the entire building, fully insulated exterior walls and the addition of a HCP accessible toilet room.

DIMENSIONAL AND PARKING INFORMATION

Property Location: Arlington, Massachusetts

Zoning District: B3 Village Business

Applicant: Arlington Coal & Lumber

Address: 1349-1357 Massachusetts Avenue

Present Use/Occupancy: No. of Dwelling Units:
Merchantile, 2 Apartment Units

Uses and their gross square feet:
Apts .1528 Sq Ft, Retail 1st 1528 Sq Ft, Bsmt. 838 Sq Ft Total 3894 Sq Ft.

Proposed Use/Occupancy: No. of Dwelling Units:
Merchantile, 2 Apartment Units

Uses and their gross square feet:
Mixed use

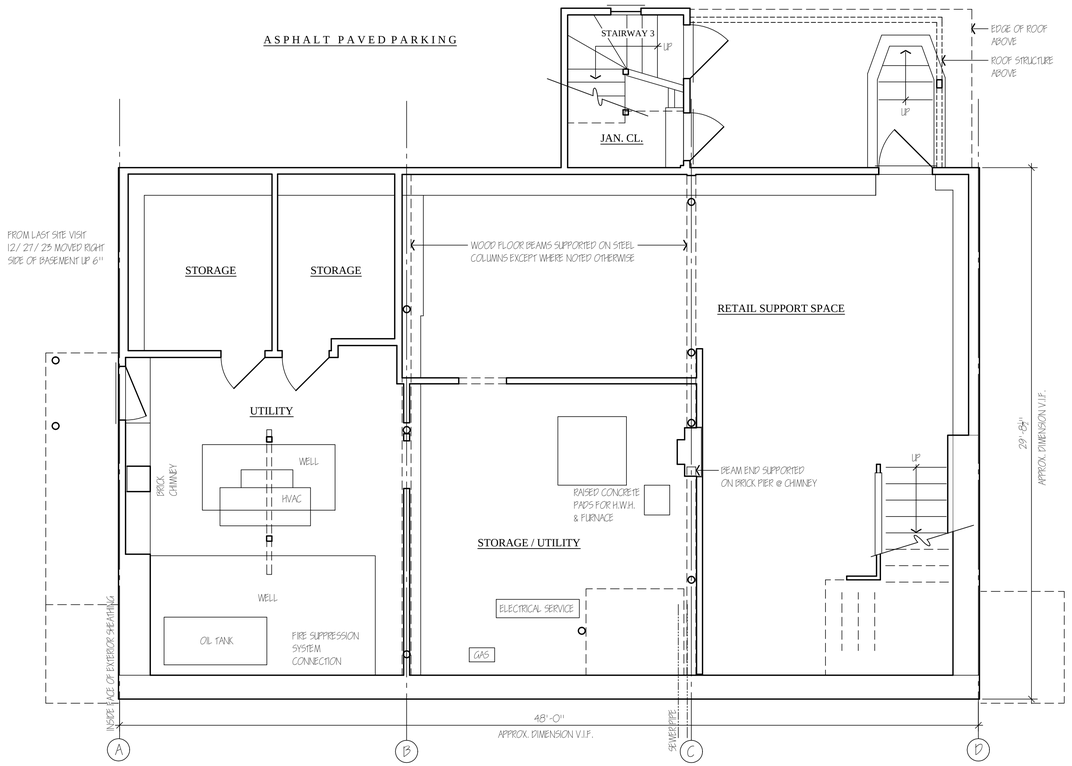
		Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use	
Lot Size		5566	5566	min.	N/A (<20,000)
Frontage		63.85' +/-	63.85' +/-	min.	50'
Floor Area Ratio[1]		1.429	1.419	max.	3(Mixed Use < 20,000 Sq Ft)
Lot Coverage (%), where applicable				max.	
Lot Area per Dwelling Unit (sf)		2783	2783	min.	N/A
Front Yard Depth (feet)		2'	2'	min.	0'
Side Yard Width (feet)	right side	0'	0'	min.	0'
	left side	7'	7'	min.	0'
Rear Yard Depth (feet)		43.26'	43.26'	min.	10'
Height	stories	2	2	stories[2]	5
	feet			Feet	60'
Open Space (% of G.F.A.)[3]				min.	0
	Landscaped (sf)	~560	~560	(sf)	15%
	Usable (sf)	0	86 (Patio)	(sf)	N/A
Parking Spaces (#)[4]		4	4	min.	? (2 res, 5 retail)
Parking Area Setbacks (feet) *(where applicable)*				min.	
Loading Spaces (#)		0	0	min.	0
Bicycle Parking[5]	short term	0	(2 Indoor, 2 Outdoor)	min.	0
	long term	N/A	N/A	min.	0

[1] FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.
[2] Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.
[3] Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.
[4] See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.
[5] See Section 6.1.12, Bicycle Parking, or refer to the Bicycle Parking Guidelines.

Arlington Coal & Lumber 26 September 2024
1349-1357 Mass Ave mixed use building
Impact Statement

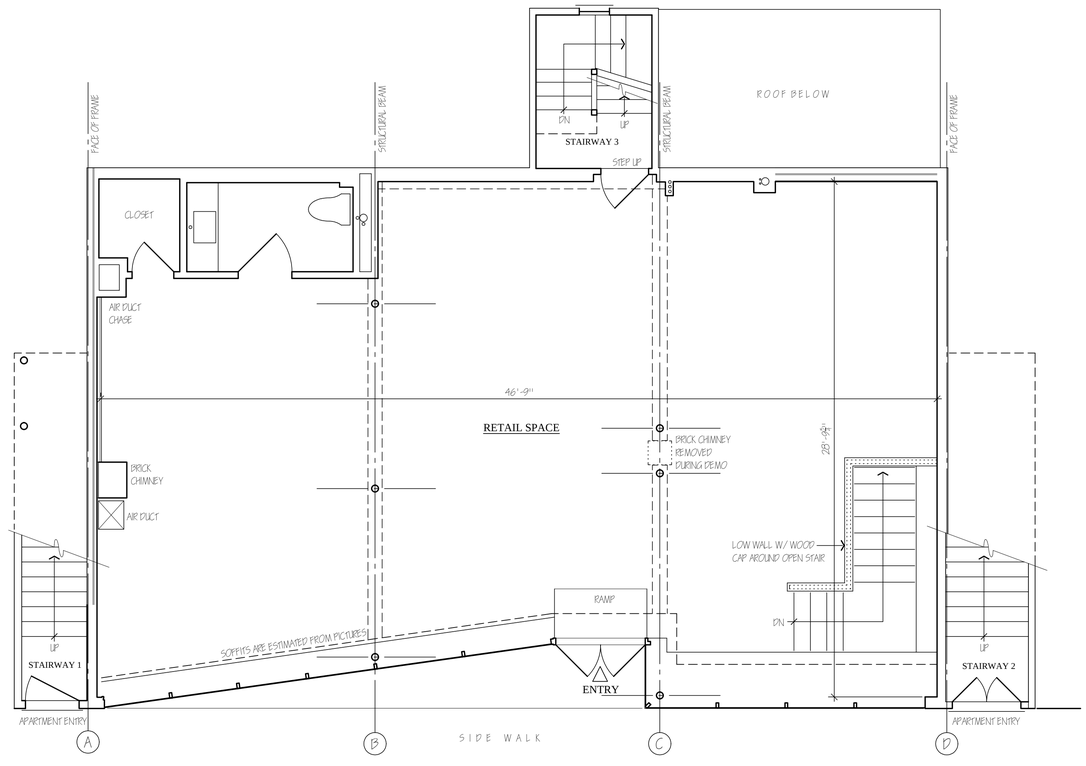
Prepared for an Environmental Design Review 3.4.4

1. The renovations proposed do not affect the landscape of the site. Site wise, the exterior work involves reconstructing 18% of the Mass Ave storefront façade to align with the structural front of the building. This will result in 29 S.F. of the property's exterior hardscape becoming interior space. Other exterior improvements proposed are to replace 85 S.F. of asphalt under a roof covering at the back of the building with a concrete patio for employee use, and to rebuild the substandard areaway and steps that access the back entry to the basement.
2. The renovations proposed will maintain the use, scale and architecture of the existing building while correcting recognized substandard conditions; mostly materials deterioration and aesthetics.
3. Open spaces are to remain with the added benefit of creating a covered outdoor break area at the back of the building for establishment employees.
4. Circulation is to remain as is with the added benefits of improving the back entry to the basement, creating indoor bicycle storage (2 bicycles), providing a bike rack on the property and adding an inverted "U" rack at the sidewalk in front of the building.
5. Surface water drainage is to remain as is. During construction a siltation barrier will be provided along the rear and side property lines to contain particulate matter on site for proper removal.
6. No change to storm water facilities is anticipated.
7. Electrical service to the building is underground. Currently communications wiring is overhead at the back of the building. Sewage is disposed into the municipal system. Solid waste is stored in town bins and collected in the alley behind the building. No changes are proposed.
8. An area on the Mass Ave façade is designated for future tenant signage above the storefront parallel to the façade.
9. No exposed storage areas, machinery installations or utility building/structures are anticipated. Loading and unloading of goods associated with a retail establishment will be done at the rear of the building through an improved back entry door.
10. Existing entry and egress ways are to be maintained or improved as with the rebuilt back basement areaway and steps. New exterior lighting (with awareness to LEED standards) is to be proposed for site safety and security.
11. Not applicable
12. Not applicable
13. The applicant is not pursuing a LEED certification but intends to continue to be a good neighbor by renovating and maintaining this building in an environmentally conscious manner.



1 EXISTING BASEMENT PLAN

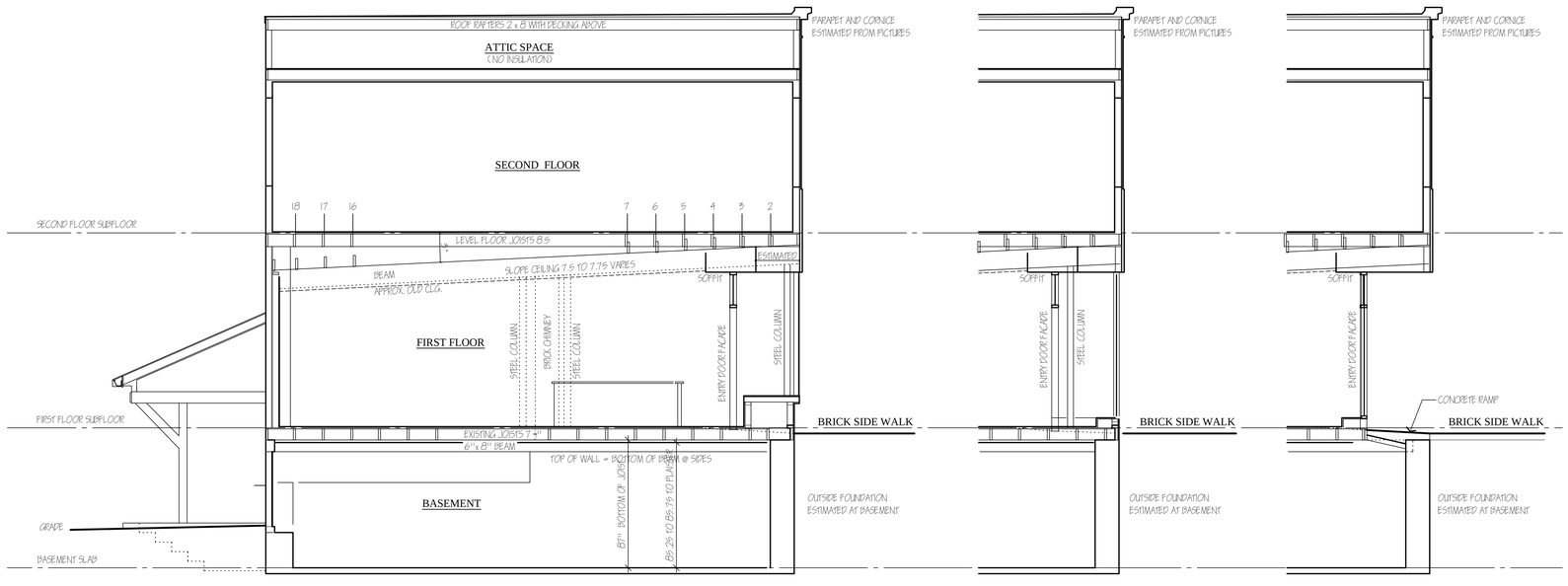
GROSS FLOOR AREA: 1,928 S.F.
(NOT INCLUDING APARTMENT STAIRWAY AT EACH SIDE)



MASSACHUSETTS AVENUE

2 EXISTING FIRST FLOOR PLAN

GROSS FLOOR AREA: 1,464 S.F.
(NOT INCLUDING APARTMENT STAIRWAY AT EACH SIDE)



3 EXISTING BUILDING SECTIONS

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Lexington, MA 02420
Tel: 781-862-3444
www.incitearchitecture.com

Sheet Title
EXISTING FIRST FLOOR PLAN
EXISTING BASEMENT PLAN
EXISTING SECTIONS

N

Job #

Project
PROPOSED RENOVATIONS
ARLINGTON COAL & LUMBER
1349-1357 MASS AVE
ARLINGTON, MA

Scale
1/4"=1'-0"

Date
10 MAY 2024

Revisions

Sheet
EC

Existing Condition Photos; Site Plan Key

1349-1357 Mass Ave.

1 West Side at South corner.

2 Front Facade view, looking North on Mass Ave.

3 1365 Mass Ave. (Adjacent Building)

4 1347 Mass Ave. (Adjacent Building.)

5 Buildings directly across the street. 1346, 1348-1354 Mass Ave.

6 Street View Looking West on Mass Ave.

7 Street View looking East on Mass Ave.

8 View from Park Ave.

9 Behind Mass Realty Trust.

10 Behind Mass Ave Realty Trust.

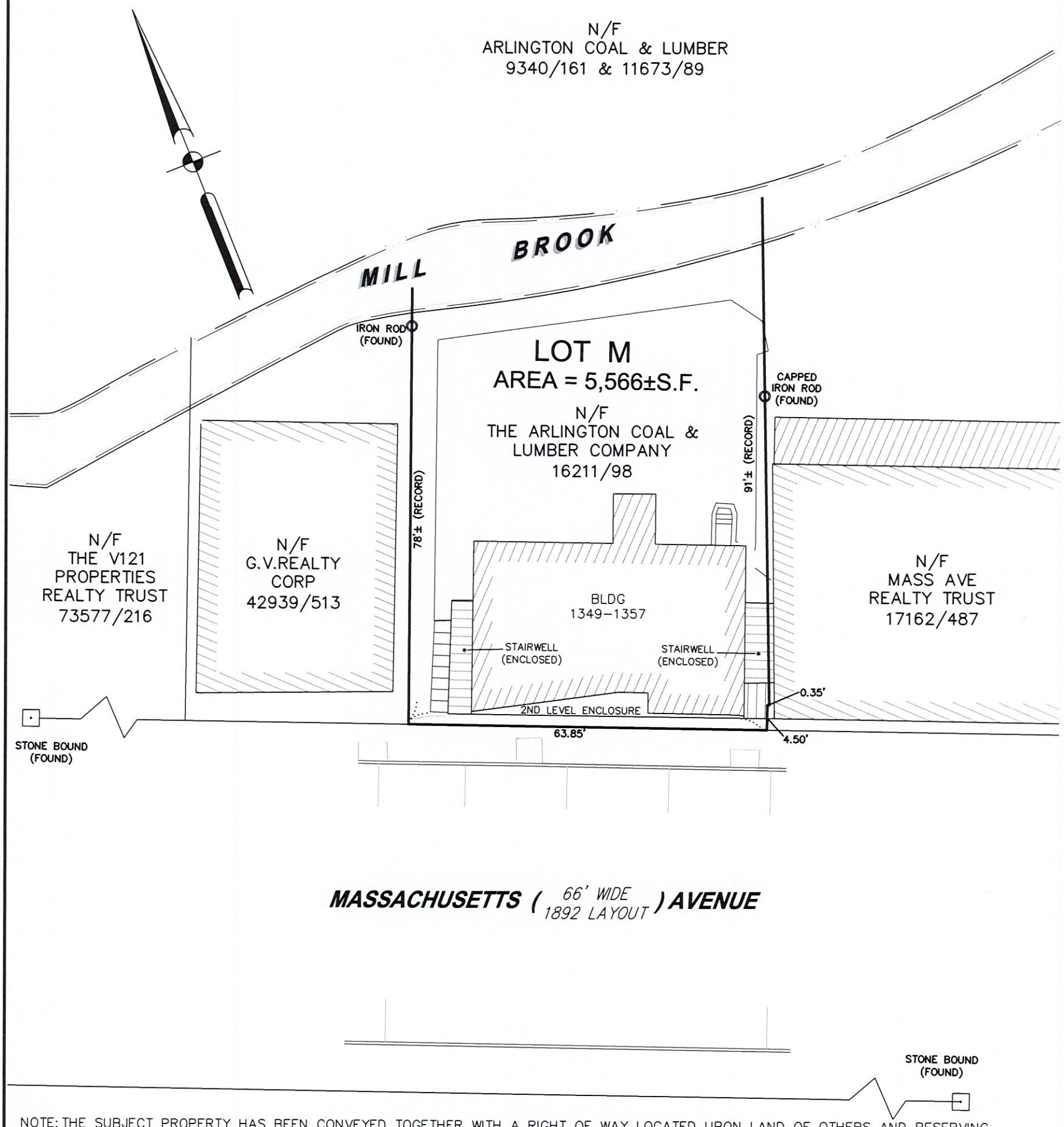
11 Rear Lot View looking East.

12 North Side (Back) View

13 Rear Lot Looking to the West.

14 Alley on West Side looking South.

OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES



NOTE: THE SUBJECT PROPERTY HAS BEEN CONVEYED TOGETHER WITH A RIGHT OF WAY LOCATED UPON LAND OF OTHERS AND RESERVING THE RIGHT TO MAINTAIN SO MUCH OF THE BUILDING WHICH MAY HAVE EXISTED AT TIME OF RECORD DEED.

THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

THIS LOT IS IN ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR ARLINGTON, MASS., DATED JUNE 4, 2010, COMMUNITY-PANEL NO. 250-217CO-416E. ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. ACCURATE DETERMINATION CANNOT BE MADE UNLESS A VERTICAL CONTROL SURVEY IS PERFORMED.

REFERENCES:

ASSESSOR ID# 60-1-8.B

DEED BOOK 16211 PAGE 98

PLAN RECORDED AS #137 OF 1948

PLAN RECORDED AS #122 OF 1947

PLAN RECORDED AS #180 OF 1947

PLAN RECORDED IN PLAN BOOK126 AS PLAN #4

PLAN RECORDED IN PLAN BOOK 210 AS PLAN #32

THE BUILDING SHOWN HAS BEEN LOCATED BY AN INSTRUMENT SURVEY PERFORMED BY THIS OFFICE ON DECEMBER 12, 2023.

COMMONWEALTH OF MASSACHUSETTS
DAVID J. DeBAY
33887
REGISTERED PROFESSIONAL LAND SURVEYOR

12/19/23

DAVID J. DeBAY, P.L.S. # 33887

FIELD: AB CALC: DSB DWN: DSB

PLOT PLAN
#1349-#1357 MASS AVE.
ARLINGTON, MASS.

PREPARED FOR: ARLINGTON COAL & LUMBER

DATE: DECEMBER 19, 2023 SCALE: 1"=20'

GPR
Engineering Solutions for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.
39 MAIN ST., SUITE 301, AYER, MA 01432
CIVIL & STRUCTURAL ENGINEERING • LAND SURVEYING & LAND PLANNING
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P:\11---\111088\DWG\SURVEY DWG\FINAL\111088_CPP_(1349-1357)_1A.DWG

111088

9th EDITION MASSACHUSETTS BUILDING CODE 780 CMR, CHAPTER 34 APPLIES

PROJECT SCOPE: [PHASE 1] INTERIOR RENOVATIONS OF EXISTING FIRST FLOOR & BASEMENT FOR RETAIL USE. [PHASE 2] RENOVATION OF THE EXTERIOR OF THE BUILDING INCLUDING RECONSTRUCTING THE 1st FLOOR STOREFRONT FENESTRATION TO ALIGN WITH THE EXISTING STRUCTURAL FACADE OF THE BUILDING PARALLEL TO MASS AVE.

CONSTRUCTION TYPE V-A

FIRST FLOOR AND BASEMENT FULLY SPRINKLED PER 903.3.1.1

USE OCCUPANCY CLASSIFICATION:
M - MERCANTILE AT FIRST FLOOR AND BASEMENT.
R-3 (2) ONE-BEDROOM APARTMENTS AT SECOND FLOOR.

TABLE 803.9 - INTERIOR WALL & CEILING FINISH
GROUP M FULLY SPRINKLERED, MAX RATING CLASS C IN ROOMS AND ENCLOSED SPACES, CLASS B IN INTERIOR EXIT STAIRWAY

SECTION 1004 - OCCUPANT LOAD
MERCANTILE AT GROUND FLOOR & BASEMENT = 30 GROSS S.F. / PERSON. SUBJECT SPACE 2,366 G.S.F. / 30 S.F. PER PERSON = 79 MAX OCCUPANTS.

SECTION 1005 - MEANS OF EGRESS SIZING
EXEMPT BY CHAPTER 34, 3404.1.1.
1005.3.1 - STAIRWAYS: MINIMUM WIDTH OF .3" PER PERSON 79 x .3" = 23.7" REQUIRED, 36" PROVIDED

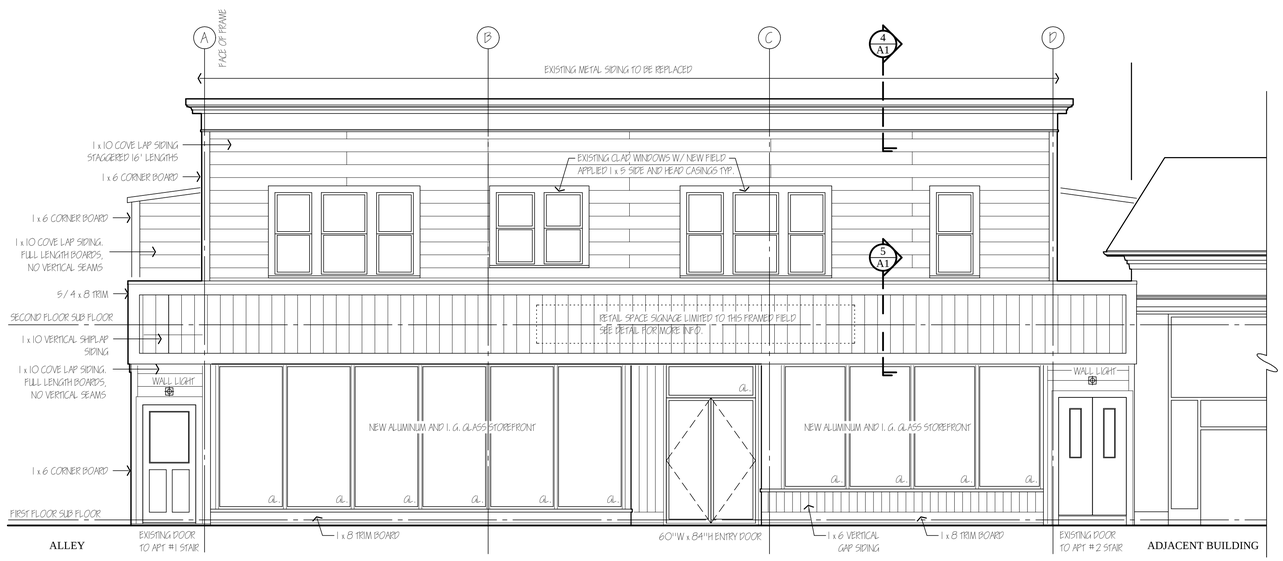
SECTION 1007 - ACCESSIBLE MEANS OF EGRESS
1007.1 - TWO MEANS OF EGRESS PROVIDED, MAIN ENTRY IS ACCESSIBLE.

SECTION 1014 - EXIT ACCESS
1014.3 - COMMON PATH OF EGRESS TRAVEL GROUP M W/ SPRINKLERS = 75' MAX. ACTUAL = 50' MAX.

SECTION 1016 - EXIT ACCESS TRAVEL DISTANCE
TABLE 1016.1 MAX. EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLERS = 250' MAX. ACTUAL = 55' MAX.

2012 IECC COMPLIANCE
BUILDING ENVELOPE IS AN EXISTING STRUCTURE AND NOT SUBJECT TO ALTERATION IN THE SCOPE OF THIS CONSTRUCTION. THE APPLICANT PROPOSES TO PROVIDE 3.5" OF CLOSED CELL FOAM INSULATION IN THE STUD BAYS OF THE EXTERIOR WALLS. MECHANICAL SYSTEMS TO COMPLY WITH IECC 2012, SEE MECHANICAL DRAWINGS FOR COMPLIANCE DETAILS

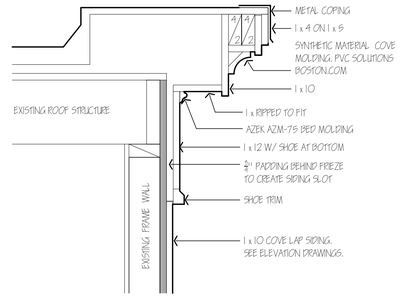
ELECTRICAL AND LIGHTING SYSTEMS TO COMPLY WITH IECC 2012, SEE ELECTRICAL DRAWINGS FOR COMPLIANCE DETAILS



1 MASS AVE FACADE

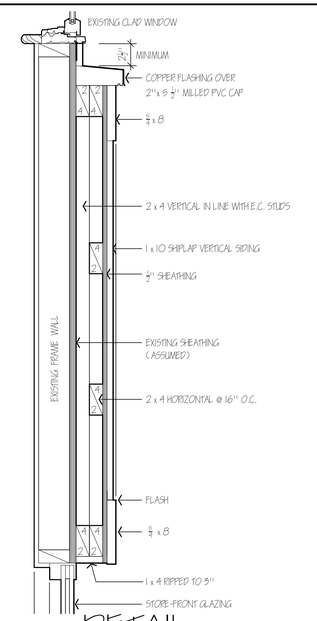
SIDING AND TRIM BOARDS BY TRU-EXTERIOR CO.
BORAL FLY-ASH MATERIAL

NO STRUCTURAL CHANGES TO THE BUILDING ROOF OR UNDERLYING PARAPET ARE ANTICIPATED. THE NEW FINISHES MAY NEED TO BE MODIFIED FROM THOSE SHOWN TO FIT THE EXISTING STRUCTURE. THE ARCHITECT WILL INSPECT THE UNDERLYING CONDITIONS AFTER THE EXISTING FINISHES ARE REMOVED AND REVISE THE DETAILS AS NECESSARY TO CONFORM TO THE EXISTING STRUCTURE. ALL EXPOSED TRIM TO BE TRU-EXTERIOR (BORAL) OR PVC.



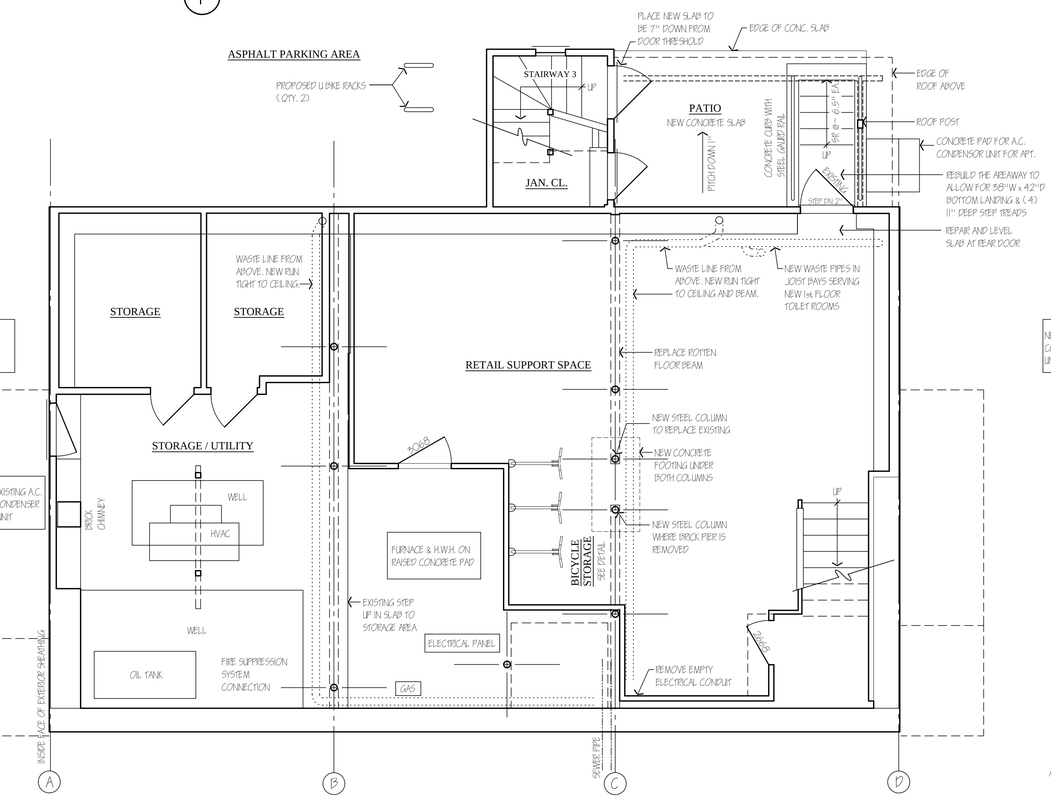
4 PARAPET DETAIL @ FRONT FACADE

1 1/2" = 1'-0" DET-6Q



5 DETAIL @ FRONT FACADE SIGNAGE FIELD

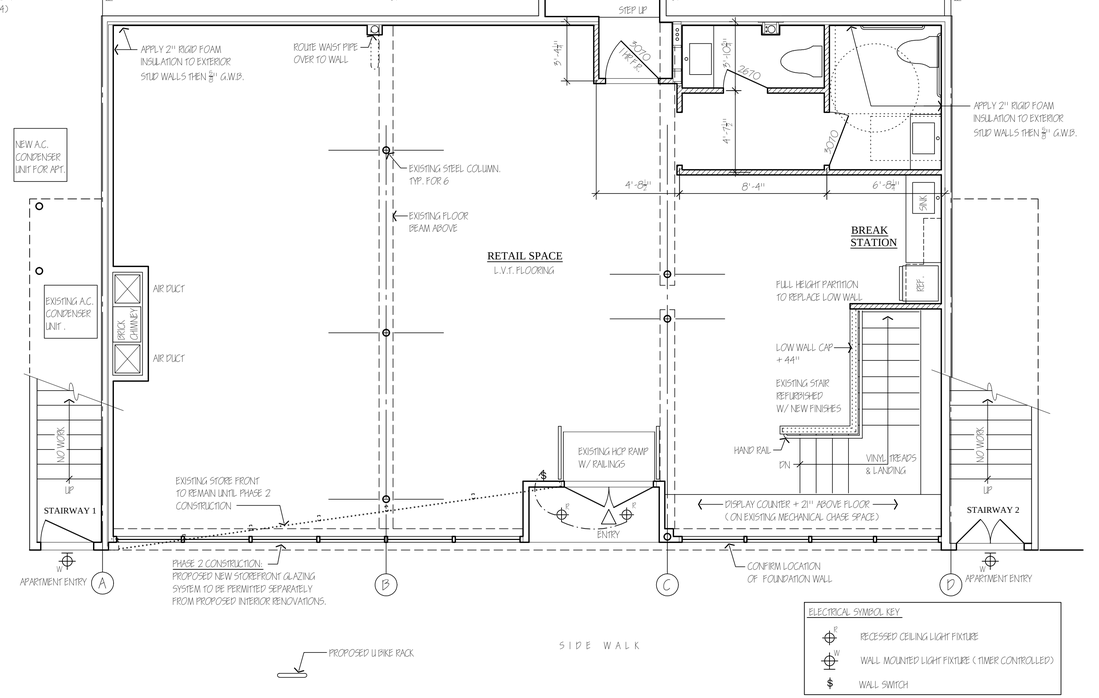
1 1/2" = 1'-0" DET-6Q



2 PROPOSED BASEMENT PLAN-EXISTING STRUCTURE MODIFIED

GROSS FLOOR AREA (CEILING HEIGHT >/ = 84" : 838 S.F. OCCUPANCY: 838 / 60 = 14
GROSS AREA (CEILING HEIGHT < 84" : 464 S.F. OCCUPANCY: 464 / 300 = 2

INSULATION NOTES:
EXTERIOR FRAME WALLS ARE 1 3/4" x 4" STUDS (ACTUAL) . FILL STUD BAYS W/ 3 1/2" CLOSED CELL FOAM.



3 PROPOSED FIRST FLOOR PLAN-EXISTING STRUCTURE MODIFIED

MASSACHUSETTS AVENUE

GROSS FLOOR AREA: 1,928 S.F. (NOT INCLUDING APARTMENT STAIRWAY AT EACH SIDE) BUILDING CONSTRUCTION TYPE V OCCUPANCY: 1,928 S.F. / 30 S.F. = 50 MAX. OCCUPANCY - MERCANTILE

DESIGNATES NEW 2 x 4 PARTITION

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Sheet Title
FIRST FLOOR PLAN
BASEMENT PLAN
FRONT ELEVATION
FACADE DETAILS (2 OF 4)

N

Job #

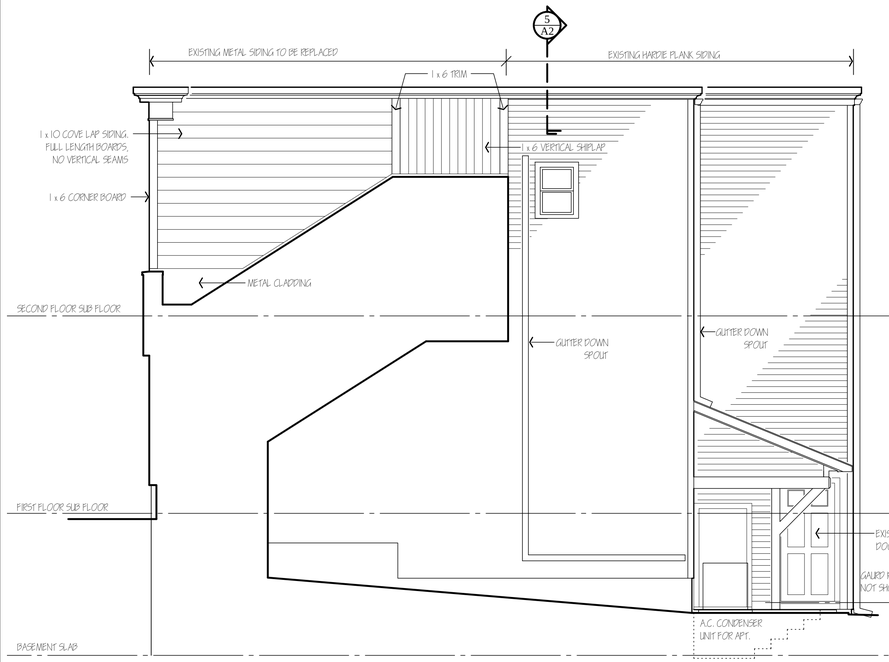
Project
PROPOSED RENOVATIONS
ARLINGTON COAL & LUMBER
1349-1357 MASS AVE
ARLINGTON, MA

Scale
1/4"=1'-0" U.N.O.

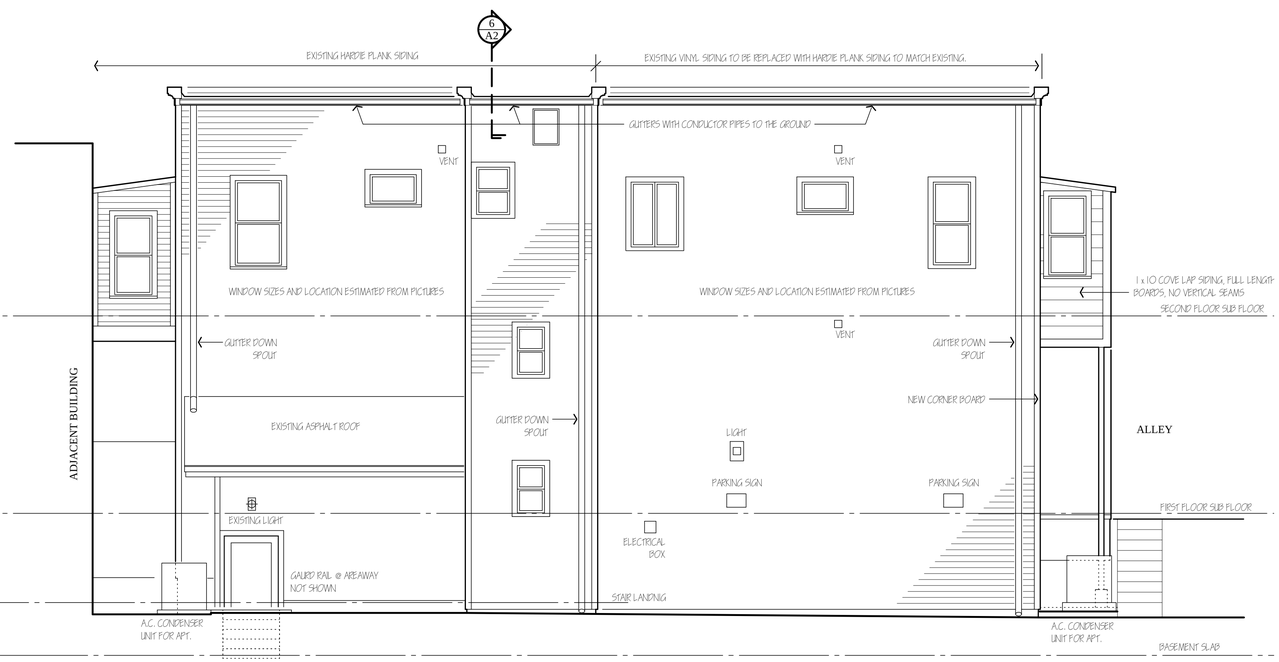
Date
10 MAY 2024

Revisions
19 SEPT 2024
17 OCT 2024

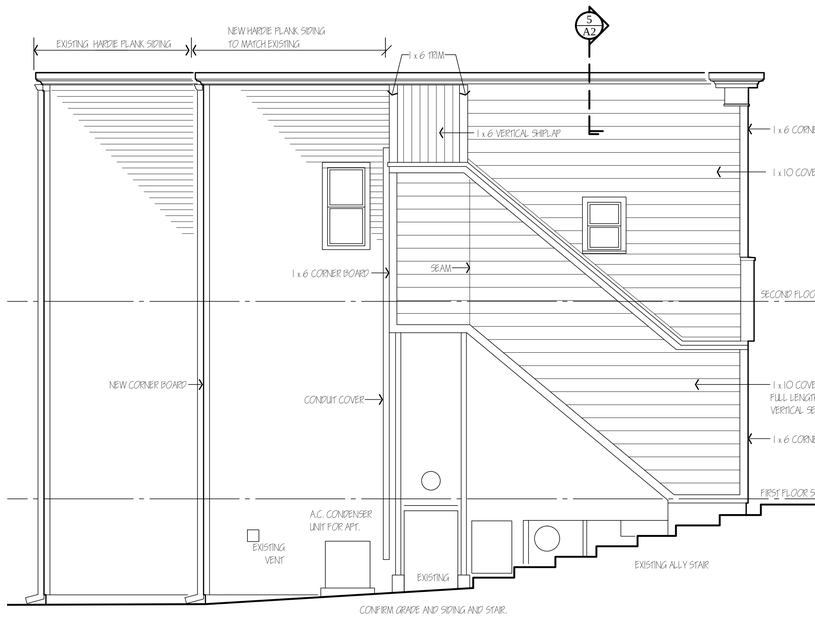
Sheet
A1



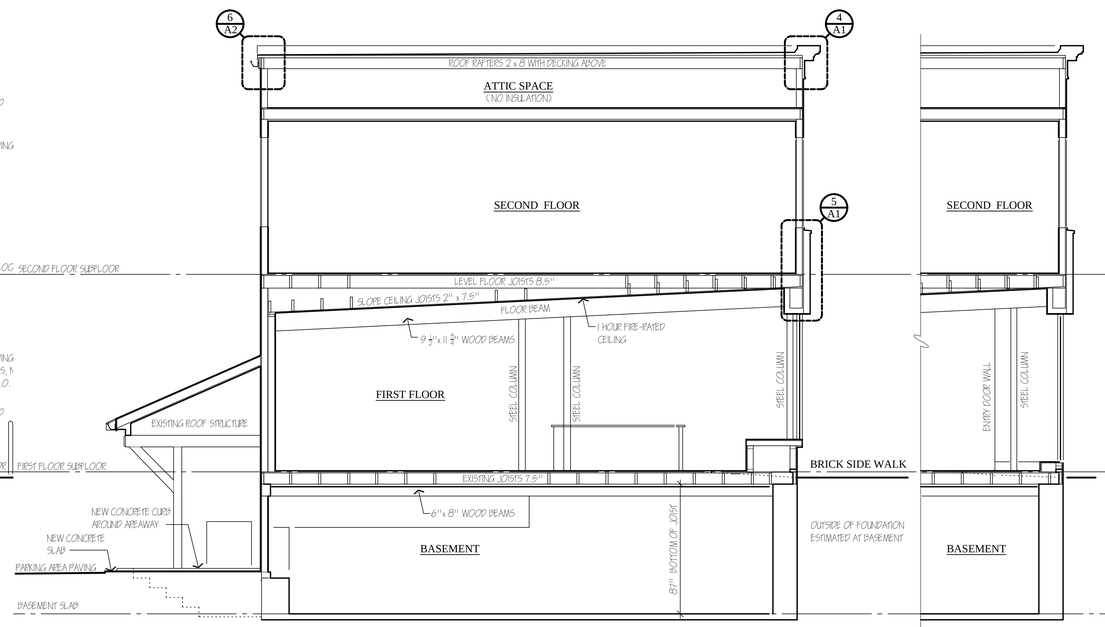
1 RIGHT SIDE ELEVATION



2 REAR ELEVATION

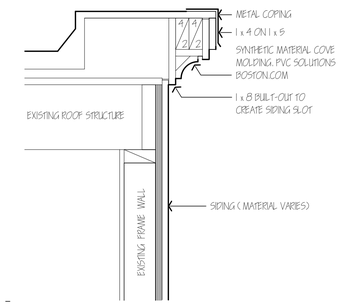


3 SIDE ELEVATION

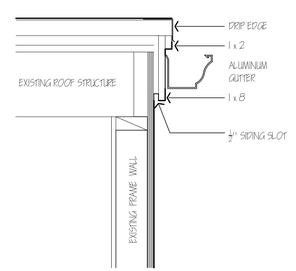


4 BUILDING SECTIONS

THESE SECTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY MUST BE REVIEWED BY A STRUCTURAL ENGINEER WITH THE FRAMING DIRECTION & STRUCTURAL MEMBER SIZES SPECIFIED BEFORE CONSTRUCTION CAN BEGIN.



5 EAVE DETAIL @ SIDE
1 1/2" = 1'-0" DET-6Q



6 EAVE DETAIL @ REAR
1 1/2" = 1'-0" DET-6Q

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Sheet Title
SIDE & REAR ELEVATIONS
SECTIONS
FACADE DETAILS (2 OF 4)

N

Job #

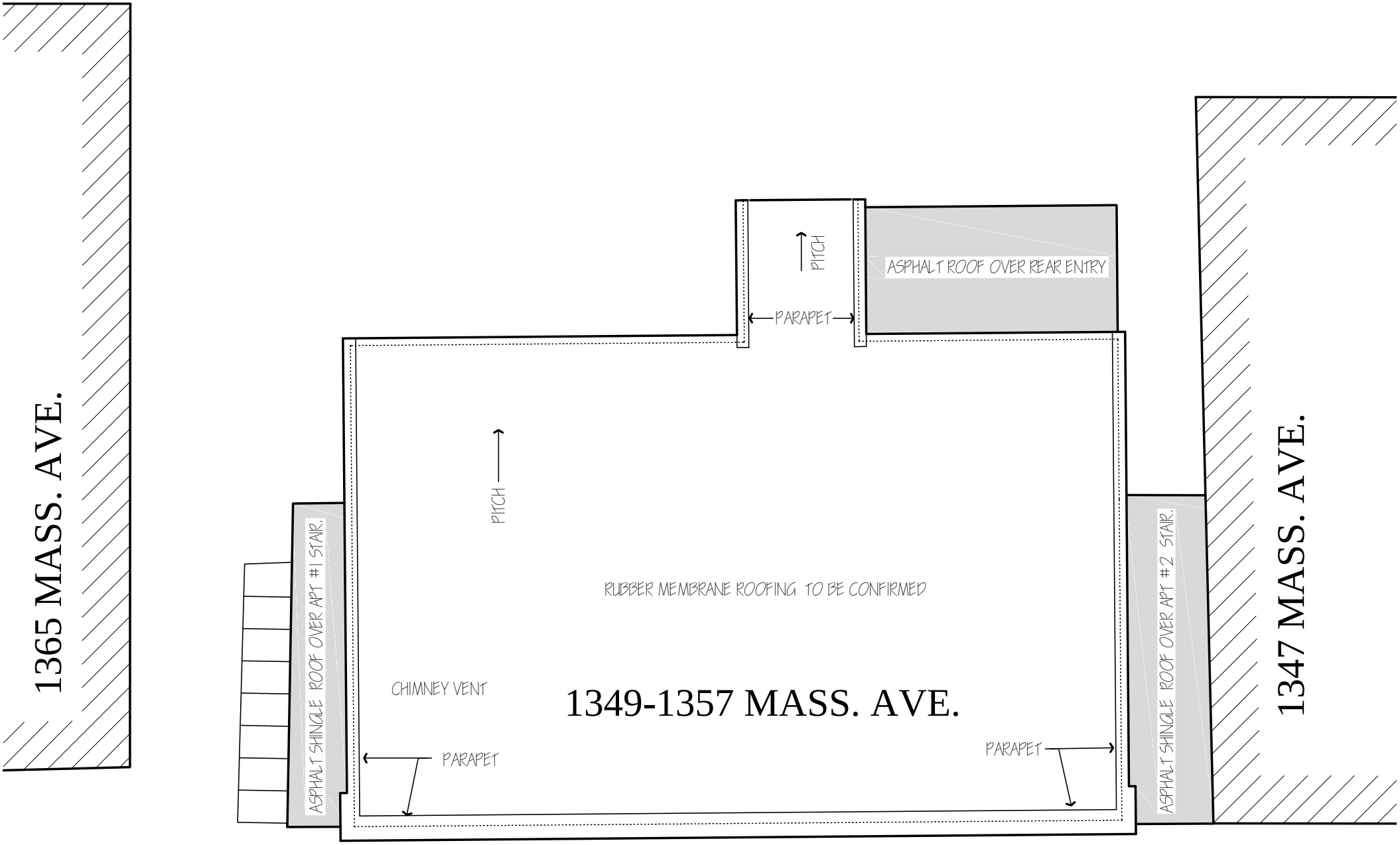
Project
PROPOSED RENOVATIONS
ARLINGTON COAL & LUMBER
1349-1357 MASS AVE
ARLINGTON, MA

Scale
1/ 4" = 1'-0" U.N.O.

Date
10 MAY 2024

Revisions
19 SEPT 2024

Sheet
A2



ROOF PLAN

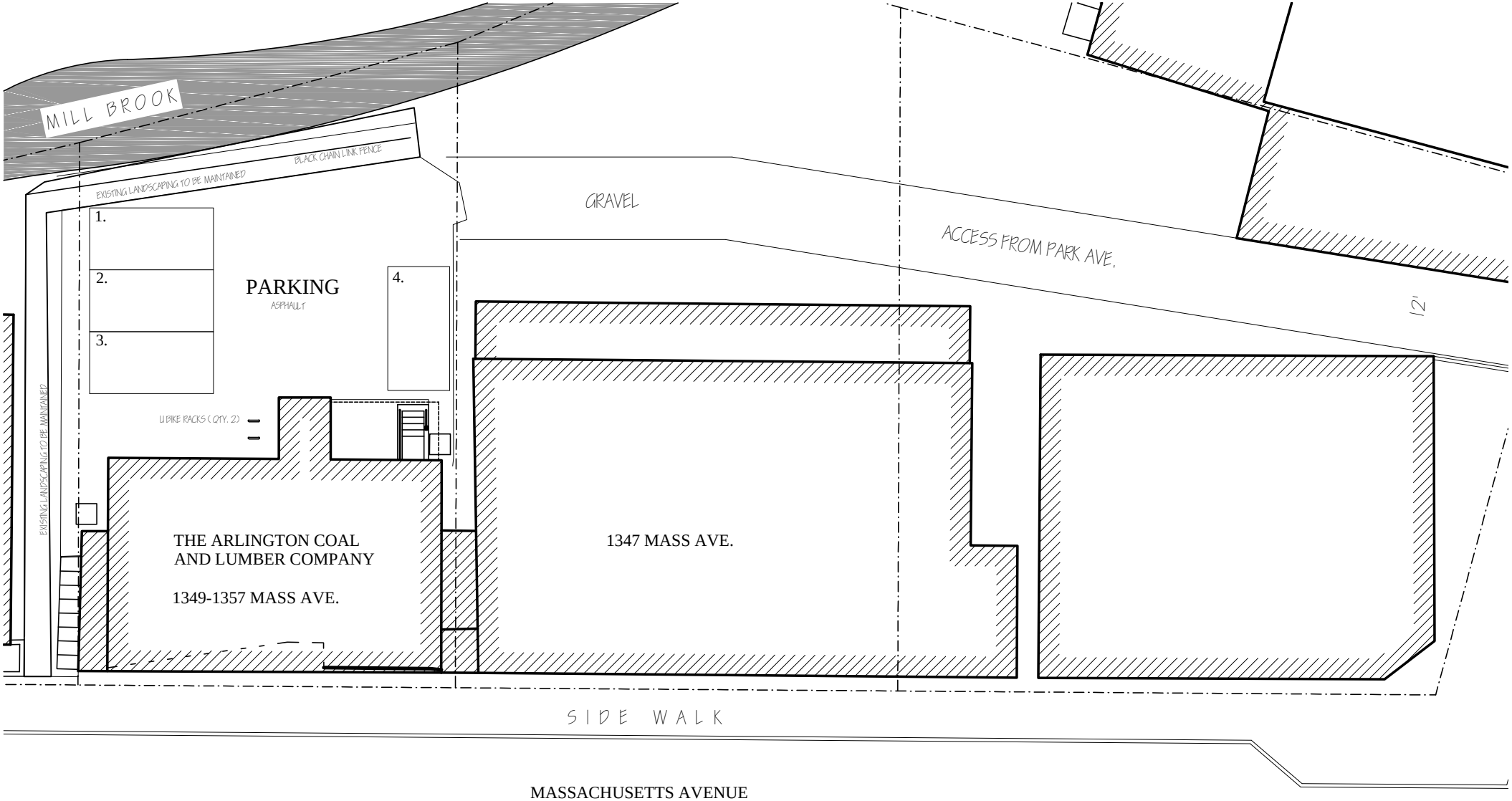
ASPHALT SHINGLE

RUBBER MEMBRANE ROOFING

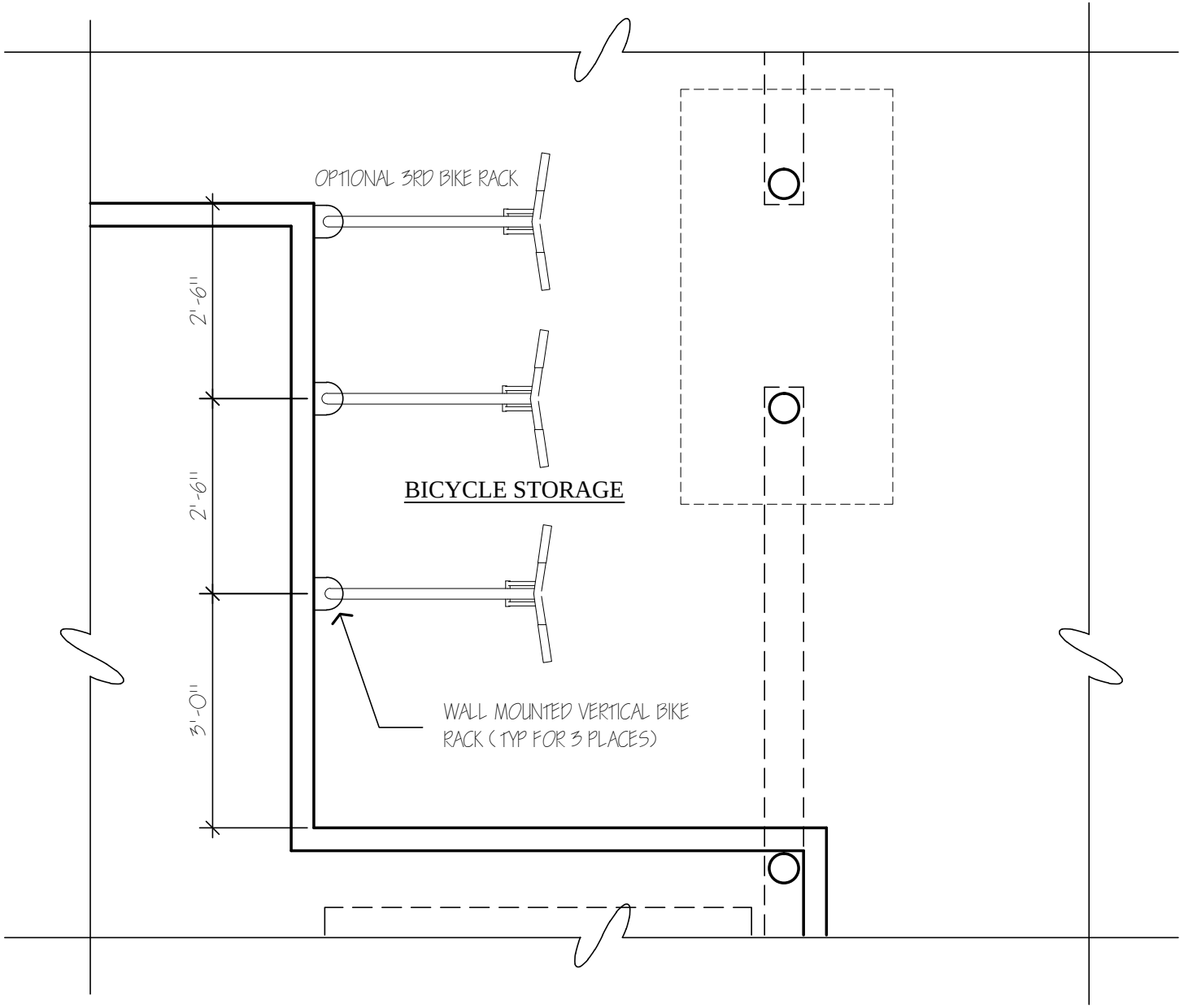
1

1/8" = 1'-0"


Naini Art Studio 2024



1" = 20' PARKING DIAGRAM 10-17-24



INDOOR BIKE STORAGE

1

1/2" = 1' - 0"

10-17-24

DET-20

PROPOSED BUILDING SIGN

1

10-17-24

BUILDING MOUNTED WALL SIGN: 18'-0" W x 2'-2" H
SIGN AREA: 39 SQ. FT.

BEGA

33 223

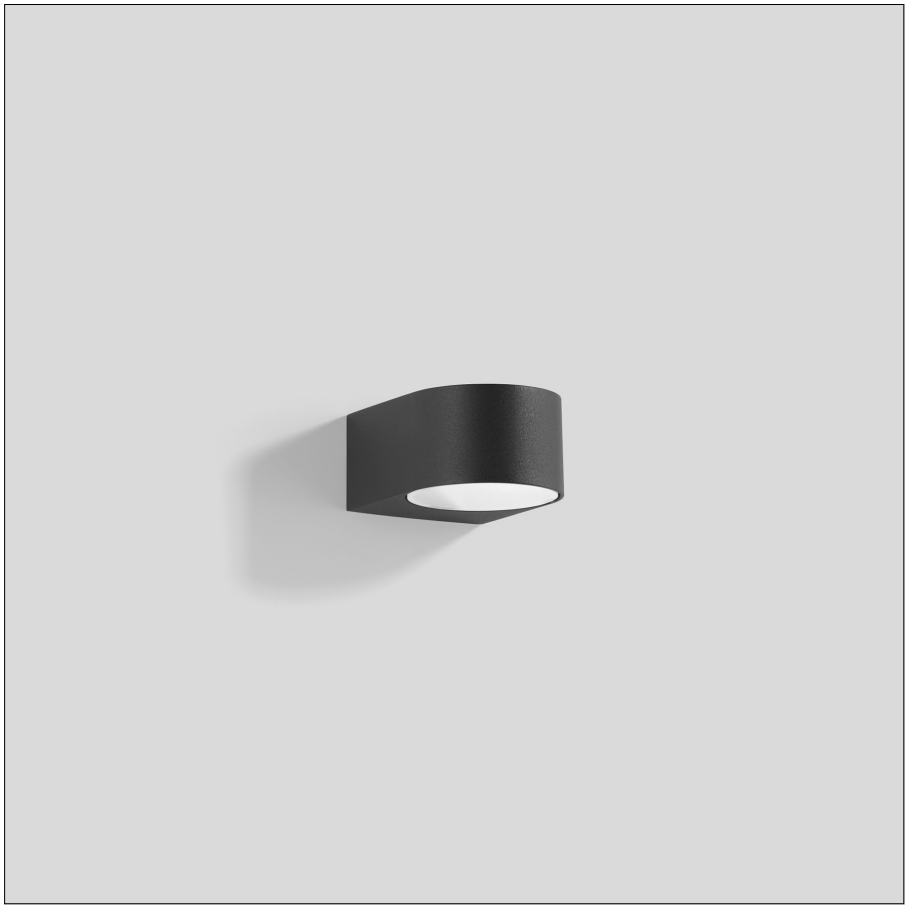
Wall luminaire

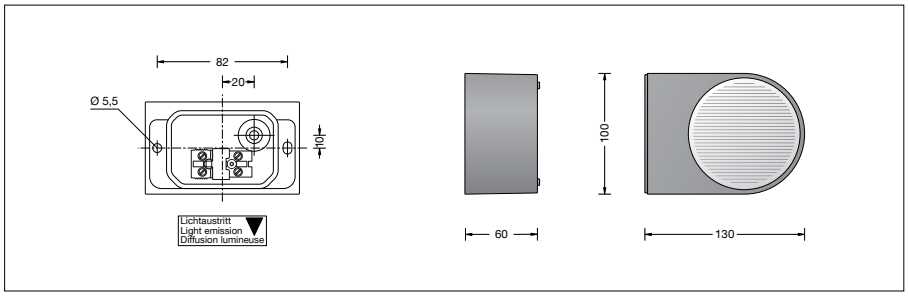
IP 65

Project · Reference number

Date

Product data sheet





Application
Wall luminaire with directed light.
The flush luminaire glass distributes the light broad and uniformly onto the mounting surface. The luminaire can be installed with the light distribution opening upwards or downwards.

Dark Sky
For installation with light emission downwards, the light from this luminaire is directed evenly and highly efficiently onto the surface to be illuminated. No light is emitted at all into the upper half-space of the luminaire.

Product description
Luminaire made of aluminium alloy, aluminium and stainless steel
BEGA Unidure® coating technology
Safety glass with optical structure
Silicone gasket
2 mounting holes ø 5.5 mm
Distance apart 82 mm
1 cable entry for mains supply cable up to ø 10,5 mm
Connecting terminal 2.5□ with plug connection
Earth conductor connection
BEGA Ultimate Driver®
LED power supply unit
220-240 V ∿ 0/50-60 Hz
DC 176-264 V
BEGA Thermal Switch®
Temporary thermal shutdown to protect temperature-sensitive components
Safety class I
Protection class IP 65
Dust-tight and protection against water jets
Impact strength IK06
Protection against mechanical impacts < 1 joule
– Safety mark
CE – Conformity mark
Weight: 0.75 kg
This product contains light sources of energy efficiency class(es) C

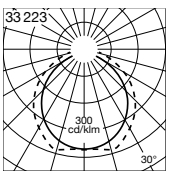
Lamp

Module connected wattage	3 W
Luminaire connected wattage	4.1 W
Rated temperature	t_a = 25 °C
Ambient temperature	$t_{a\,max}$ = 55 °C

33 223 K3

Module designation	LED-0291/830
Colour temperature	3000 K
Colour rendering index	CRI > 80
Module luminous flux	550 lm
Luminaire luminous flux	365 lm
Luminaire luminous efficiency	89 lm/W

Light distribution



Service life · Ambient temperature
Rated temperature t_a = 25 °C
LED psu: > 50,000 h
LED module: > 200,000 h (L 80 B 50)
100,000 h (L 90 B 50)

Ambient temperature max. t_a = 55 °C (100 %)
LED psu: 50,000 h
LED module: 81,000 h (L 80 B 50)
100,000 h (L 70 B 50)

Ratio of luminous flux

Luminous flux upper half-space	0 %
Luminous flux lower half-space	100 %

BUG rating according to IES TM-15-07:
0–0–0
CEN Flux Code according to EN 13032-2:
51–84–97–100–100

Inrush current
Inrush current: 7.8 A / 112 µs
Maximum number of luminaires of this type per miniature circuit breaker:
B 10 A: 38 luminaires
B 16 A: 61 luminaires
C 10 A: 64 luminaires
C 16 A: 102 luminaires

Lighting technology
Luminaire data for the DIALux lighting design program for outdoor lighting, street lighting and indoor lighting, as well as luminaire data in EULUMDAT and IES format are available on the BEGA website at www.bega.com.

Article No. 33 223
Colour graphite or silver
graphite – article number
silver – article number + **A**

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — The 4", 6" and 8" Wafer™ LED Downlight with Switchable White provides high-quality light output and efficiency featuring a switch for easy color temperature adjustment - while eliminating the need for recessed housings. The innovative, slim design allows for easy retrofit, remodel or new construction installation from below the ceiling. The Wafer LED downlight is wet location listed – making it ideal for use in a breadth of outdoor residential, hospitality, commercial and multifamily applications. The LED module maintains at least 70% light output for 50,000 hours.

CONSTRUCTION — Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. FT4 plenum rated cable connector to connect from module to remote driver box. IC rated driver with convenience and value of two remote selectable color temperature options, each with a setting choice to chose either 2700K, 3000K, and 3500K or 3000K, 4000K, and 5000K using the switch. The isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (6) 14 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 4", 6" or 8" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 4-1/4" for the WF4, 6-1/4" for the WF6 and 8-1/4" for the WF8. Suitable for installation in t-grid and drop ceiling applications WF8643 Pan. 3" plenum space required for installation of the remote driver box.

OPTICS — Edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space.

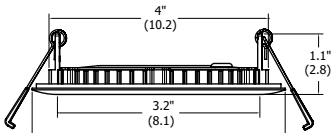
ELECTRICAL — Connect directly to 120V Class-2 (CAN ICES-005 (B) / NMB-005 (B))LED driver. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% with most standard incandescent dimers (see list of approved dimmers). Replaces 65W incandescent (WF4), 75W incandescent (WF6) or 100W incandescent (WF8).

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® certified. Wet location. Air Tight certified in accordance with ASTM E283-2004. NOM Certified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

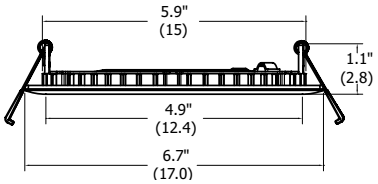
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

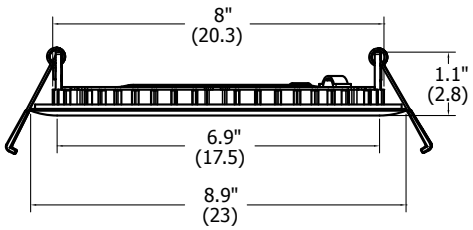
WF4

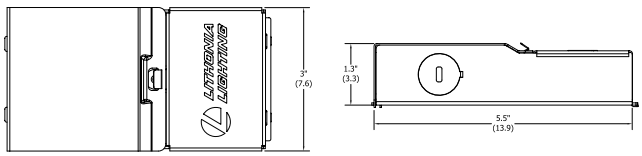


WF6



WF8





Wafer LED Recessed Downlight

WF4/WF6/WF8 4", 6"and 8" LED Switchable White Color Temperature

IC/Non-IC
New Construction/Remodel

WET LOCATION™ · DIMMABLE LED · ENERGY STAR · TITLE 24 PART 6 · 3500K 4000K 5000K · 2700K 3000K 3500K

Matte black

Brushed nickel

Oil-rubbed bronze

WF4 Specifications	
Aperture:	3.2 (8.1)
Ceiling opening:	4.2 (10.7)
Overlap trim:	4.7 (12.0)
Height:	1.1 (2.8)

WF6 Specifications	
Aperture:	4.9 (12.4)
Ceiling opening:	6 (15.2)
Overlap trim:	6.7 (17)
Height:	1.1 (2.8)

WF8 Specifications	
Aperture:	6.9" (17.5)
Ceiling opening:	8" (20.4)
Over lamp trim:	8.9" (22.5)
Height :	1.1" (2.8)

All dimensions are inches (centimeters) unless otherwise indicated.

WF4/WF6/WF8 Switchable White 4", 6" or 8" LED Wafer Module

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).**

Example: WF4 LED 30K40K50K 90CRI MW

WF4	LED			
Series	**Lamp**	**CCT/W/Lumens[1]**	**CRI**	**Finish**
WF4 4" wafer-thin LED downlight	**LED** LED	**27K30K35K** 2700K/10.5W/730L 3000K/10.5W/800L 3500K/10.5W/780L **30K40K50K** 3000K/10.5W/750L 4000K/10.5W/810L 5000K/10.5W/790L	**90CRI** 90CRI	**MW** Matte White **MB** Matte Black **BN** Brush Nickel **ORB** Oil-Rubbed Bronze

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).**

Example: WF6 LED 30K40K50K 90CRI MW

WF6	LED			
Series	**Lamp**	**CCT/W/Lumens[1]**	**CRI**	**Finish**
WF6 6" wafer-thin LED downlight	**LED** LED	**27K30K35K** 2700K/14W/1040L 3000K/14W/1150L 3500K/14W/1110L **30K40K50K** 3000K/14W/1090L 4000K/14W/1190L 5000K/14W/1120L	**90CRI** 90CRI	**MW** Matte White **MB** Matte Black **BN** Brush Nickel **ORB** Oil Rubbed Bronze

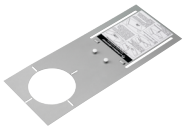
ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).**

Example: WF8 LED 30K40K50KT 90CRI MW

WF8	LED			
Series	**Lamp**	**CCT/W/Lumens[1]**	**CRI**	**Finish**
WF8 8" wafer-thin LED downlight	**LED** LED	**30K40K50K** 3000K/20W/1690L 4000K/20W/1850L 5000K/20W/1820L	**90CRI** 90CRI	**MW** Matte white

Notes
1 Total system delivered lumens.

Accessories: *Order as separate catalog number.*	
WF4 PAN R12	4" new construction pan, retail pack of 12
WF6 PAN R12	6" new construction pan, retail pack of 12
WF8643 Pan U	Universal new construction pan
WFJB U	Remodel joist bar
WFEXC6 SW3PIN FT4	3-Pin 6ft Cable
WFEXC10 SW3PIN FT4	3-Pin 10ft Cable
WFEXC20 SW3PIN FT4	3-Pin 20ft Cable
WF4GR MW JZ	4" round oversized trim ring
WF6GR MW JZ	6" round oversized trim ring
WF8GR MW JZ	8" round oversized trim ring



WF4 PAN R12 4" new construction pan, retail pack of 12

WF8643 New Construction Pan

WF6 PAN R12 6" new construction pan, retail pack of 12

Remodel Joist Bar

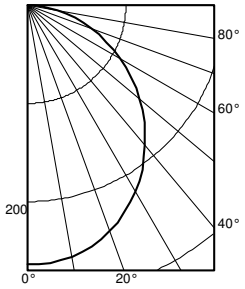
WFEXC6 Cable

DOWNLIGHTING: One Lithonia Way, Conyers, GA 30012 Phone: 1-800-705-SERV (7378) www.lithonia.com

PHOTOMETRICS

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

WF4 LED 27K30K35K, 2700 K LEDs, input watts: 11, delivered lumens: 732, LM/W=67, test no. ISF 36826P1



	Ave	Lumens
0	264	
5	264	25
15	254	72
25	233	107
35	204	127
45	168	129
55	129	115
65	89	88
75	50	53
85	14	16
90	0	

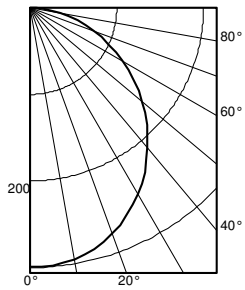
Zone	Lumens	% Lamp
0° - 30°	203.9	27.8
0° - 40°	331.3	45.2
0° - 60°	575.9	78.7
0° - 90°	732.2	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	732.2	*100.0

*Efficiency

pf				20%					
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	8.7	6.8	4.4	15.3	0.9
10.0	4.7	9.3	2.3	20.8	0.5
12.0	2.9	11.7	1.5	26.4	0.3
14.0	2.0	14.2	1.0	31.9	0.2
16.0	1.4	16.7	0.7	37.5	0.1

WF4 LED 27K30K35K, 3000 K LEDs, input watts: 10, delivered lumens: 830, LM/W=83, test no. ISF 36826P2



	Ave	Lumens
0	299	
5	299	28
15	288	81
25	264	122
35	232	144
45	190	147
55	147	131
65	101	99
75	56	60
85	16	18
90	0	

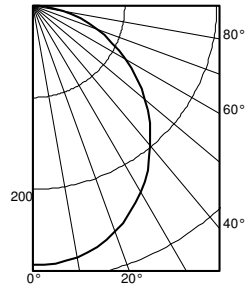
Zone	Lumens	% Lamp
0° - 30°	231.3	27.8
0° - 40°	375.7	45.2
0° - 60°	653.2	78.7
0° - 90°	830.4	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	830.4	*100.0

*Efficiency

pf				20%					
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	9.9	6.8	4.9	15.3	1.0
10.0	5.3	9.3	2.7	20.8	0.5
12.0	3.3	11.7	1.7	26.4	0.3
14.0	2.3	14.2	1.1	31.9	0.2
16.0	1.6	16.7	0.8	37.5	0.2

WF4 LED 27K30K35K, 3500 K LEDs, input watts: 10, delivered lumens: 784, LM/W=78, test no. ISF 36826P3



	Ave	Lumens
0	282	
5	282	27
15	272	77
25	249	115
35	218	136
45	180	139
55	138	123
65	95	94
75	53	56
85	15	17
90	0	

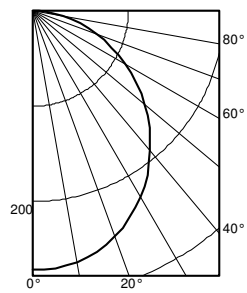
Zone	Lumens	% Lamp
0° - 30°	218.2	27.8
0° - 40°	354.5	45.2
0° - 60°	616.4	78.7
0° - 90°	783.6	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	783.6	*100.0

*Efficiency

pf				20%					
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	9.3	6.8	4.7	15.3	0.9
10.0	5.0	9.3	2.5	20.8	0.5
12.0	3.1	11.7	1.6	26.4	0.3
14.0	2.1	14.2	1.1	31.9	0.2
16.0	1.5	16.7	0.8	37.5	0.2

WF4 LED 30K40K50K, 3000 K LEDs, input watts: 11, delivered lumens: 753, LM/W=68, test no. ISF 36826P4



	Ave	Lumens
0	271	
5	271	26
15	261	74
25	240	110
35	210	131
45	173	133
55	133	119
65	91	90
75	51	54
85	15	17
90	0	

Zone	Lumens	% Lamp
0° - 30°	209.7	27.8
0° - 40°	340.7	45.2
0° - 60°	592.3	78.7
0° - 90°	753.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	753.0	*100.0

*Efficiency

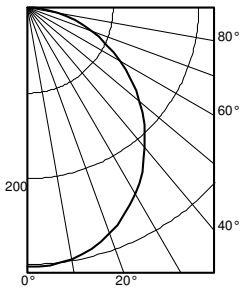
pf				20%					
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	9.0	6.8	4.5	15.3	0.9
10.0	4.8	9.3	2.4	20.8	0.5
12.0	3.0	11.7	1.5	26.4	0.3
14.0	2.1	14.2	1.0	31.9	0.2
16.0	1.5	16.7	0.7	37.5	0.1

PHOTOMETRICS

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

WF4 LED 30K40K50K, 4000 K LEDs, input watts: 11, delivered lumens: 840, LM/W=76, test no. ISF 36826P5



	Ave	Lumens
0	303	
5	302	29
15	291	82
25	267	123
35	234	146
45	193	148
55	148	132
65	102	100
75	57	60
85	16	18
90	0	

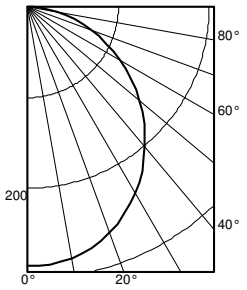
Zone	Lumens	% Lamp
0° - 30°	233.9	27.8
0° - 40°	379.9	45.2
0° - 60°	660.5	78.7
0° - 90°	839.7	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	839.7	*100.0

*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

				50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC		
8.0	10.0	6.8	5.0	15.3	1.0		
10.0	5.4	9.3	2.7	20.8	0.5		
12.0	3.4	11.7	1.7	26.4	0.3		
14.0	2.3	14.2	1.1	31.9	0.2		
16.0	1.7	16.7	0.8	37.5	0.2		

WF4 LED 30K40K50K, 5000 K LEDs, input watts: 10, delivered lumens: 791, LM/W=79, test no. ISF 36826P6



	Ave	Lumens
0	285	
5	285	27
15	274	77
25	252	116
35	221	138
45	181	140
55	140	125
65	96	95
75	54	57
85	15	17
90	0	

Zone	Lumens	% Lamp
0° - 30°	220.5	27.8
0° - 40°	358.1	45.2
0° - 60°	622.6	78.7
0° - 90°	791.6	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	791.6	*100.0

*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

				50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC		
8.0	9.4	6.8	4.7	15.3	0.9		
10.0	5.1	9.3	2.5	20.8	0.5		
12.0	3.2	11.7	1.6	26.4	0.3		
14.0	2.2	14.2	1.1	31.9	0.2		
16.0	1.6	16.7	0.8	37.5	0.2		

ENERGY DATA

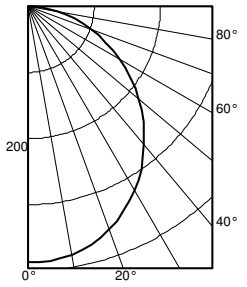
WF4 LED 27K30K35K			
Color Temperature	2700K	3000K	3500K
Lumens	730	800	780
CRI	90	90	90
Rated wattage	10.7	10.1	10.4
Lu/Watts	68.2	79.2	75.0
Min. starting temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.97	0.97	0.97
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120V	120V	120V
Input current	0.09A	0.09A	0.09A

WF4 LED 30K40K50K			
Color Temperature	3000K	4000K	5000K
Lumens	750	810	790
CRI	90	90	90
Rated wattage	10.6	10.6	10.1
Lu/Watts	70.8	76.4	78.2
Min. starting temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.97	0.97	0.97
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120V	120V	120V
Input current	0.09A	0.09A	0.09A

PHOTOMETRICS

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

WF6 LED 27K30K35K, 2700K LEDs, input watts: 14, delivered lumens: 1074, LM/W=77, test no. ISF 36826P7



	Ave	Lumens
0	387	
5	387	37
15	372	105
25	342	157
35	299	187
45	246	190
55	189	169
65	130	128
75	73	77
85	21	24
90	0	

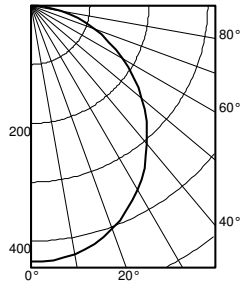
Zone	Lumens	% Lamp
0° - 30°	299.1	27.8
0° - 40°	485.9	45.2
0° - 60°	844.8	78.7
0° - 90°	1074.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1074.0	*100.0

*Efficiency

pf		20%								
pc		80%			70%			50%		
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		104	99	96	101	98	94	97	94	91
2		90	84	78	88	82	77	85	80	75
3		79	71	65	78	70	64	75	68	63
4		70	62	55	69	61	54	67	59	54
5		63	54	47	62	53	47	60	52	46
6		57	48	41	56	47	41	54	46	41
7		51	43	36	51	42	36	49	42	36
8		47	38	33	46	38	32	45	38	32
9		43	35	29	43	35	29	41	34	29
10		40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	12.8	6.8	6.4	15.3	1.3
10.0	6.9	9.3	3.4	20.8	0.7
12.0	4.3	11.7	2.1	26.4	0.4
14.0	2.9	14.2	1.5	31.9	0.3
16.0	2.1	16.7	1.1	37.5	0.2

WF6 LED 27K30K35K, 3000K LEDs, input watts: 13, delivered lumens: 1207, LM/W=93, test no. ISF 36826P8



	Ave	Lumens
0	435	
5	435	41
15	418	118
25	384	177
35	336	210
45	277	213
55	213	190
65	146	144
75	82	87
85	24	27
90	0	

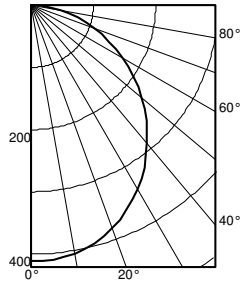
Zone	Lumens	% Lamp
0° - 30°	336.1	27.8
0° - 40°	546.1	45.2
0° - 60°	949.4	78.7
0° - 90°	1207.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1207.0	*100.0

*Efficiency

pf		20%								
pc		80%			70%			50%		
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		104	99	96	101	98	94	97	94	91
2		90	84	78	88	82	77	85	80	75
3		79	71	65	78	70	64	75	68	63
4		70	62	55	69	61	54	67	59	54
5		63	54	47	62	53	47	60	52	46
6		57	48	41	56	47	41	54	46	41
7		51	43	36	51	42	36	49	42	36
8		47	38	33	46	38	32	45	38	32
9		43	35	29	43	35	29	41	34	29
10		40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	14.4	6.8	7.2	15.3	1.4
10.0	7.7	9.3	3.9	20.8	0.8
12.0	4.8	11.7	2.4	26.4	0.5
14.0	3.3	14.2	1.6	31.9	0.3
16.0	2.4	16.7	1.2	37.5	0.2

WF6 LED 27K30K35K, 3500K LEDs, input watts: 14, delivered lumens: 1141, LM/W=82, test no. ISF 36826P9



	Ave	Lumens
0	411	
5	411	39
15	396	112
25	363	167
35	318	198
45	262	202
55	201	180
65	138	136
75	78	82
85	22	25
90	0	

Zone	Lumens	% Lamp
0° - 30°	317.8	27.8
0° - 40°	516.2	45.2
0° - 60°	897.5	78.7
0° - 90°	1141.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1141.0	*100.0

*Efficiency

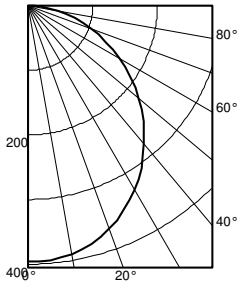
pf		20%								
pc		80%			70%			50%		
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		104	99	96	101	98	94	97	94	91
2		90	84	78	88	82	77	85	80	75
3		79	71	65	78	70	64	75	68	63
4		70	62	55	69	61	54	67	59	54
5		63	54	47	62	53	47	60	52	46
6		57	48	41	56	47	41	54	46	41
7		51	43	36	51	42	36	49	42	36
8		47	38	33	46	38	32	45	38	32
9		43	35	29	43	35	29	41	34	29
10		40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	13.6	6.8	6.8	15.3	1.4
10.0	7.3	9.3	3.7	20.8	0.7
12.0	4.6	11.7	2.3	26.4	0.5
14.0	3.1	14.2	1.6	31.9	0.3
16.0	2.3	16.7	1.1	37.5	0.2

PHOTOMETRICS

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

WF6 LED 30K40K50K, 3000K LEDs, input watts: 14, delivered lumens: 1099, LM/W=79, test no. ISF 36826P10



	Ave	Lumens
0	396	
5	396	38
15	381	107
25	350	161
35	306	191
45	252	194
55	194	173
65	133	131
75	75	79
85	21	24
90	0	

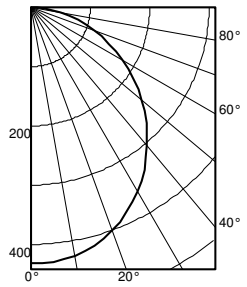
Zone	Lumens	% Lamp
0° - 30°	306.1	27.8
0° - 40°	497.2	45.2
0° - 60°	864.4	78.7
0° - 90°	1099.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1099.0	*100.0

*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	13.1	6.8	6.5	15.3	1.3
10.0	7.0	9.3	3.5	20.8	0.7
12.0	4.4	11.7	2.2	26.4	0.4
14.0	3.0	14.2	1.5	31.9	0.3
16.0	2.2	16.7	1.1	37.5	0.2

WF6 LED 30K40K50K, 4000K LEDs, input watts: 13, delivered lumens: 1199, LM/W=92, test no. ISF 36826P11



	Ave	Lumens
0	432	
5	432	41
15	416	117
25	382	176
35	334	209
45	275	212
55	212	189
65	145	143
75	81	86
85	23	26
90	0	

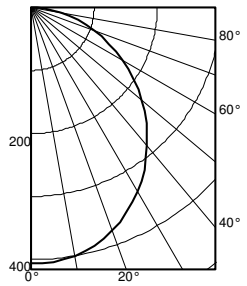
Zone	Lumens	% Lamp
0° - 30°	333.9	27.8
0° - 40°	542.4	45.2
0° - 60°	943.1	78.7
0° - 90°	1199.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1199.0	*100.0

*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	14.3	6.8	7.1	15.3	1.4
10.0	7.7	9.3	3.8	20.8	0.8
12.0	4.8	11.7	2.4	26.4	0.5
14.0	3.3	14.2	1.6	31.9	0.3
16.0	2.4	16.7	1.2	37.5	0.2

WF6 LED 30K40K50K, 5000K LEDs, input watts: 14, delivered lumens: 1127, LM/W=81, test no. ISF 36826P12



	Ave	Lumens
0	406	
5	406	39
15	391	110
25	359	165
35	314	196
45	258	199
55	199	177
65	136	135
75	77	81
85	22	25
90	0	

Zone	Lumens	% Lamp
0° - 30°	313.9	27.8
0° - 40°	509.9	45.2
0° - 60°	886.5	78.7
0° - 90°	1127.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1127.0	*100.0

*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	13.4	6.8	6.7	15.3	1.3
10.0	7.2	9.3	3.6	20.8	0.7
12.0	4.5	11.7	2.3	26.4	0.4
14.0	3.1	14.2	1.5	31.9	0.3
16.0	2.2	16.7	1.1	37.5	0.2

ENERGY DATA

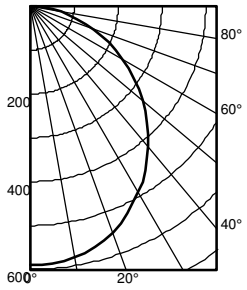
WF6 LED 27K30K35K			
Color Temperature	2700K	3000K	3500K
Lumens	1070	1150	1110
CRI	90	90	90
Rated wattage	14.1	13.4	13.9
Lu/Watts	75.9	85.8	79.9
Min. starting temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.98	0.98	0.98
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120V	120V	120V
Input current	0.12A	0.12A	0.12A

WF6 LED 30K40K50K			
Color Temperature	3000K	4000K	5000K
Lumens	1090	1190	1120
CRI	90	90	90
Rated wattage	13.8	13.4	13.9
Lu/Watts	79.0	88.8	80.6
Min. starting temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.98	0.98	0.98
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120V	120V	120V
Input current	0.12A	0.12A	0.12A

PHOTOMETRICS

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

WF8 LED 27K30K35K _ 2700K LED's, input watts: 21, delivered lumens: 1638, LM/W=78, test no. ISF 36826P43



	Ave	Lumens
0	590	
5	590	56
15	568	160
25	521	240
35	457	285
45	376	290
55	289	258
65	198	196
75	111	118
85	32	36
90	0	

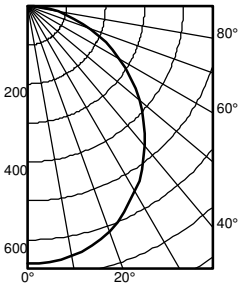
Zone	Lumens	% Lamp
0° - 30°	456.2	27.8
0° - 40°	741.1	45.2
0° - 60°	1288.4	78.7
0° - 90°	1638.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1638.0	*100.0

*Efficiency

pf / pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

Mounting Height	Inital FC Center Beam	50% beam - 63.5° Diameter	50% beam - 63.5° FC	10% beam - 108.5° Diameter	10% beam - 108.5° FC
8.0	19.5	6.8	9.8	15.3	1.9
10.0	10.5	9.3	5.2	20.8	1.0
12.0	6.5	11.7	3.3	26.4	0.7
14.0	4.5	14.2	2.2	31.9	0.4
16.0	3.2	16.7	1.6	37.5	0.3

WF8 LED 27K30K35K _ 3000K LED's, input watts: 19, delivered lumens: 1834, LM/W=96,test no. 36826P44



	Ave	Lumens
0	661	
5	661	63
15	636	179
25	584	269
35	511	319
45	420	324
55	324	289
65	222	219
75	125	132
85	36	40
90	0	

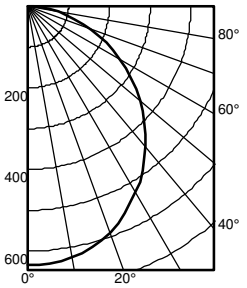
Zone	Lumens	% Lamp
0° - 30°	510.8	27.8
0° - 40°	829.7	45.2
0° - 60°	1442.6	78.7
0° - 90°	1834.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1834.0	*100.0

*Efficiency

pf / pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

Mounting Height	Inital FC Center Beam	50% beam - 63.5° Diameter	50% beam - 63.5° FC	10% beam - 108.5° Diameter	10% beam - 108.5° FC
8.0	21.9	6.8	10.9	15.3	2.2
10.0	11.8	9.3	5.9	20.8	1.2
12.0	7.3	11.7	3.7	26.4	0.7
14.0	5.0	14.2	2.5	31.9	0.5
16.0	3.6	16.7	1.8	37.5	0.4

WF8 LED 27K30K35K _ 3500K LED's, input watts 21, delivered lumens: 1761, LM/W=83, test no. 36826P45



	Ave	Lumens
0	635	
5	634	60
15	610	172
25	560	258
35	491	306
45	404	311
55	311	277
65	213	211
75	120	127
85	34	39
90	0	

Zone	Lumens	% Lamp
0° - 30°	490.4	27.8
0° - 40°	796.7	45.2
0° - 60°	1385.1	78.7
0° - 90°	1761.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1761.0	*100.0

*Efficiency

pf / pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

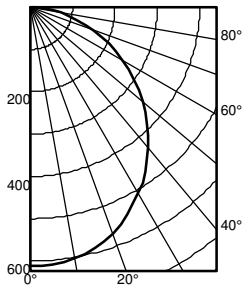
Mounting Height	Inital FC Center Beam	50% beam - 63.5° Diameter	50% beam - 63.5° FC	10% beam - 108.5° Diameter	10% beam - 108.5° FC
8.0	21.0	6.8	10.5	15.3	2.1
10.0	11.3	9.3	5.6	20.8	1.1
12.0	7.0	11.7	3.5	26.4	0.7
14.0	4.8	14.2	2.4	31.9	0.5
16.0	3.5	16.7	1.7	37.5	0.3

DOWNLIGHTING: One Lithonia Way, Conyers, GA 30012 Phone: 1-800-705-SERV (7378) www.lithonia.com

PHOTOMETRICS

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

WF8 LED 30K40K50K_3000K LED's, input watts: 20, delivered lumens: 1698, LM/W=85, test no. ISF 36826P46



	Ave	Lumens
0	612	
5	612	58
15	589	166
25	540	249
35	473	295
45	389	300
55	300	267
65	206	203
75	115	122
85	33	37
90	0	

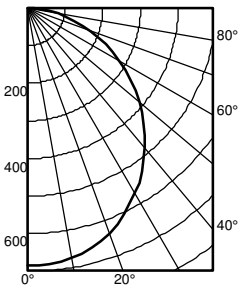
Zone	Lumens	% Lamp
0° - 30°	472.9	27.8
0° - 40°	768.2	45.2
0° - 60°	1335.6	78.7
0° - 90°	1698.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1698.0	*100.0

*Efficiency

pf	80%			20%					
pc				70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	20.2	6.8	10.1	15.3	2.0
10.0	10.9	9.3	5.4	20.8	1.1
12.0	6.8	11.7	3.4	26.4	0.7
14.0	4.6	14.2	2.3	31.9	0.5
16.0	3.4	16.7	1.7	37.5	0.3

WF8 LED 30K40K50K _4000K LED's, input watts: 19.64, delivered lumens: 1900, LM/W=97, test no. ISF 36826P47



	Ave	Lumens
0	685	
5	684	65
15	659	186
25	605	278
35	530	330
45	436	336
55	335	299
65	230	227
75	129	137
85	37	42
90	0	

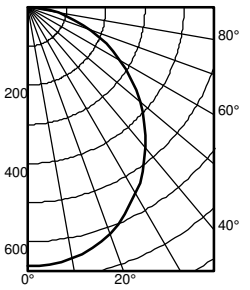
Zone	Lumens	% Lamp
0° - 30°	529.2	27.8
0° - 40°	859.6	45.2
0° - 60°	1494.5	78.7
0° - 90°	1900.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1900.0	*100.0

*Efficiency

pf	80%			20%					
pc				70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	22.6	6.8	11.3	15.3	2.3
10.0	12.2	9.3	6.1	20.8	1.2
12.0	7.6	11.7	3.8	26.4	0.8
14.0	5.2	14.2	2.6	31.9	0.5
16.0	3.8	16.7	1.9	37.5	0.4

WF8 LED 30K40K50K _5000K LED's, input watts 21, delivered lumens: 1839, LM/W=88, test no. ISF 36826P48



	Ave	Lumens
0	663	
5	662	63
15	637	180
25	585	269
35	513	320
45	422	325
55	324	289
65	223	220
75	125	132
85	36	40
90	0	

Zone	Lumens	% Lamp
0° - 30°	512.2	27.8
0° - 40°	832.0	45.2
0° - 60°	1446.5	78.7
0° - 90°	1839.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1839.0	*100.0

*Efficiency

pf	80%			20%					
pc				70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	99	96	101	98	94	97	94	91
2	90	84	78	88	82	77	85	80	75
3	79	71	65	78	70	64	75	68	63
4	70	62	55	69	61	54	67	59	54
5	63	54	47	62	53	47	60	52	46
6	57	48	41	56	47	41	54	46	41
7	51	43	36	51	42	36	49	42	36
8	47	38	33	46	38	32	45	38	32
9	43	35	29	43	35	29	41	34	29
10	40	32	27	39	32	27	38	31	26

		50% beam - 63.5°		10% beam - 108.5°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	21.9	6.8	11.0	15.3	2.2
10.0	11.8	9.3	5.9	20.8	1.2
12.0	7.3	11.7	3.7	26.4	0.7
14.0	5.0	14.2	2.5	31.9	0.5
16.0	3.6	16.7	1.8	37.5	0.4

WF8 LED 27K30K35K			
Color Temperature	2700K	3000K	3500K
Lumens	1630	1800	1740
CRI	90	90	90
Rated wattage	20.7	19.8	20.8
Lu/Watts	78.7	90.9	83.7
Min. starting temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.98	0.98	0.98
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120V	120V	120V
Input current	0.17A	0.17A	0.17A

WF8 LED 30K40K50K			
Color Temperature	3000K	4000K	5000K
Lumens	1690	1850	1820
CRI	90	90	90
Rated wattage	20.4	19.6	20.6
Lu/Watts	82.8	94.4	88.3
Min. starting temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.98	0.98	0.98
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120V	120V	120V
Input current	0.17A	0.17A	0.17A

LIGHTING PERFORMANCE DATA

WF4

LIGHTING PERFORMANCE DATA DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE	
Light Appearance (CCT) **Aspect de la lumière (CCT)**	
2700K soft white | blanc doux	
730 lumens | **70** lumens per watt	
3000K warm white | blanc chaud	
800 lumens | **76** lumens per watt	
3500K neutral white | blanc neutre	
780 lumens | **74** lumens per watt	
Watts	**10.5**
Color Accuracy (CRI) Précision des couleurs (CRI)	**90**

LIGHTING PERFORMANCE DATA DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE	
Light Appearance (CCT) **Aspect de la lumière (CCT)**	
3000K warm white | blanc chaud	
750lumens | **71** lumens per watt	
4000K cool white | blanc froid	
810 lumens | **77** lumens per watt	
5000K daylight | lumière du jour	
790 lumens | **75** lumens per watt	
Watts	**10.5**
Color Accuracy (CRI) Précision des couleurs (CRI)	**90**

WF6

LIGHTING PERFORMANCE DATA DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE	
Light Appearance (CCT) **Aspect de la lumière (CCT)**	
2700K soft white | blanc doux	
1070 lumens | **76** lumens per watt	
3000K warm white | blanc chaud	
1150 lumens | **82** lumens per watt	
3500K neutral white | blanc neutre	
1110 lumens | **79** lumens per watt	
Watts	**14**
Color Accuracy (CRI) Précision des couleurs (CRI)	**90**

LIGHTING PERFORMANCE DATA DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE	
Light Appearance (CCT) **Aspect de la lumière (CCT)**	
3000K warm white | blanc chaud	
1090 lumens | **78** lumens per watt	
4000K cool white | blanc froid	
1190 lumens | **85** lumens per watt	
5000K daylight | blanc neutre	
1120 lumens | **80** lumens per watt	
Watts	**14**
Color Accuracy (CRI) Précision des couleurs (CRI)	**90**

WF8

LIGHTING PERFORMANCE DATA DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE	
Light Appearance (CCT) Aspect de la lumière (CCT)	
2700K soft white | blanc doux	
1630 lumens | 82 lumens per watt	
3000K warm white | blanc chaud	
1800 lumens | 90 lumens per watt	
3500K neutral white | blanc neutre	
1740 lumens | 87 lumens per watt	
Watts	20
Color Accuracy (CRI) Précision des couleurs (CRI)	90

LIGHTING PERFORMANCE DATA DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE	
Light Appearance (CCT) Aspect de la lumière (CCT)	
3000K warm white | blanc chaud	
1690 lumens | 85 lumens per watt	
4000K cool white | blanc froid	
1850 lumens | 93 lumens per watt	
5000K daylight | lumière du jour	
1820 lumens | 91 lumens per watt	
Watts	20
Color Accuracy (CRI) Précision des couleurs (CRI)	90

steadyrack®

CLASSIC RACK

The original Steadyrack

Best for:
eBikes, Road, Hybrid, Small MTB and BMX.

The Steadyrack Classic Rack is designed to cater for a wide variety of bikes. It's easy to use and saves space through the unique pivoting action, allowing bikes to be overlapped closer together or closer to the wall. Nothing makes home bike storage as easy as the original Steadyrack Classic Rack whilst giving people back valuable space.

Space Saving

No Lifting

Easy to Use

Built to Last

Easy to Install

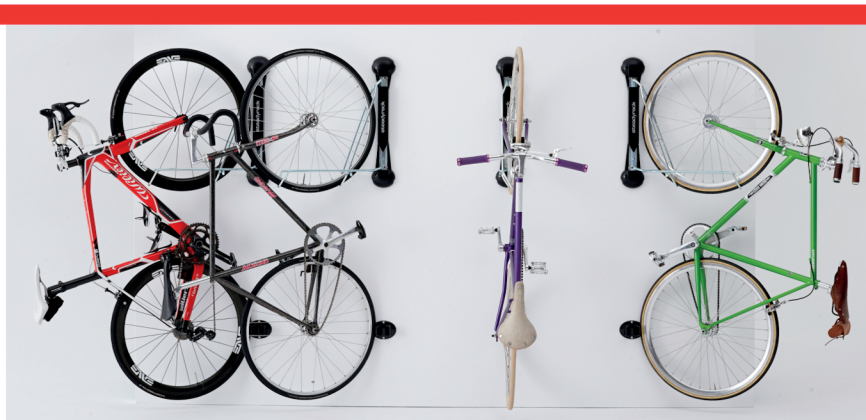
Protect Your Bike

Safe, Secure & Lockable

Australian Designed

- [x] Tires up to 2.1 inches
- [ ] Bikes with fenders/mudguards
- [x] Wheel diameter 20 - 29 inches

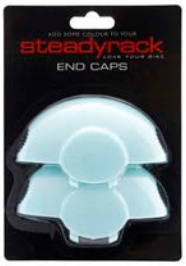
Max weight: 77lbs

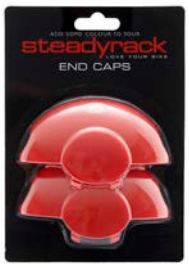


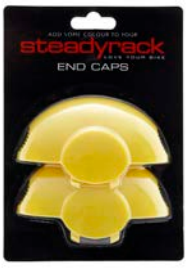
Add some colour to your Steadyrack!

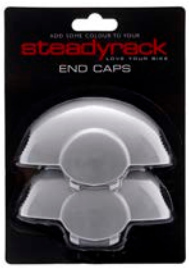
Steadyrack's Coloured End Caps allow you to customise your rack. Especially useful for identification where multiple bikes are stored.

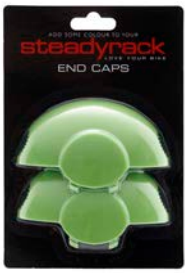
- Customise the colour of the rack to help identify or sort bike types.
- Add extra colour to your install.
- Simply replace the black caps with the new end caps.

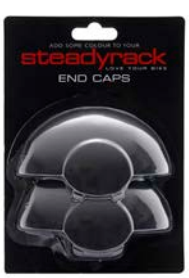












1-Loop Wave Style Bike Rack - 3 Bike Capacity, Black

More Images

Upscale stylish look for downtown shopping and business districts.

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH 1	PRICE EACH 3+	COLOR	IN STOCK SHIPS TODAY
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27	$230	$220	Black	1 ADD

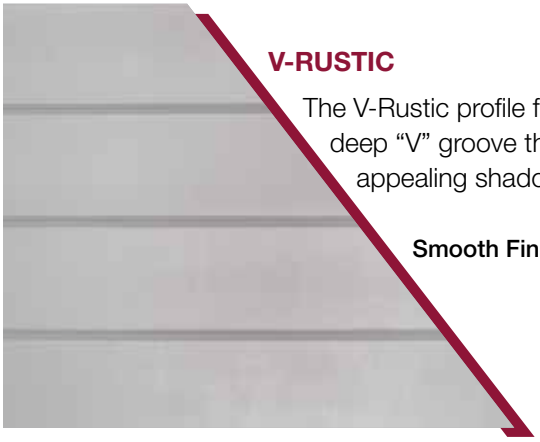
Additional Info | Parts | Shopping Lists | Request a Catalog

Craftsman Collection™

The TruExterior® Siding Craftsman Collection™ offers a variety of authentic, full-thickness profiles with bold, defined shapes and the natural aesthetic of traditional wood siding, all without the maintenance and upkeep associated with exterior wood products.

Six historically and architecturally accurate profiles—Channel, Channel Bevel, Cove/Dutch Lap, Nickel Gap, Shiplap and V-Rustic—are the ideal solution for homeowners who desire the look, feel and character of authentic wood siding while avoiding rotting, excessive swelling and termite attacks.

Pictured Top Left to Right: Channel Bevel, Nickel Gap
Pictured Bottom Left to Right: Nickel Gap, Channel Bevel

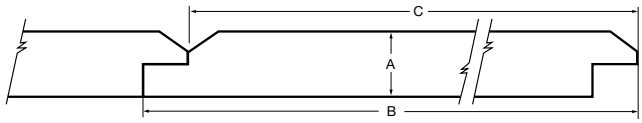


V-RUSTIC

The V-Rustic profile features a deep “V” groove that creates an appealing shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	5"
1 x 8	11/16"	7-1/2"	7"
1 x 10	11/16"	9-1/2"	9"

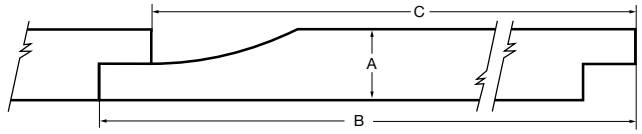


COVE/DUTCH LAP

The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32

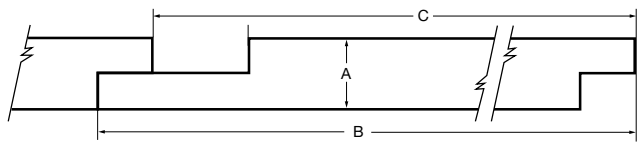


CHANNEL

The Channel profile’s wide groove creates a rich shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"

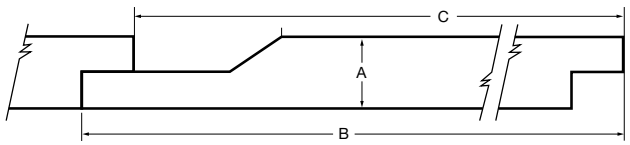


CHANNEL BEVEL

The Channel Bevel profile features a channel-style joint with an angled edge.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"



TruExterior Siding comes pre-primed and does require paint.

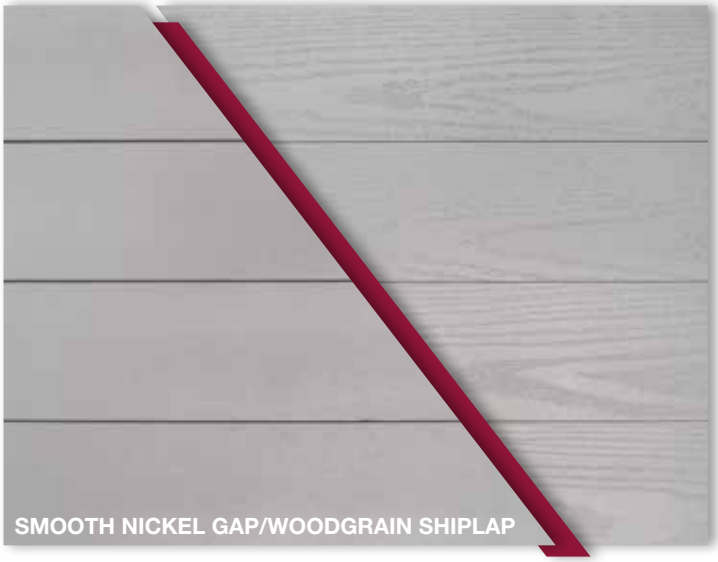
REVERSIBLE SHIPLAP-NICKEL GAP

TruExterior Siding & Trim's Reversible Shiplap/Nickel Gap siding panels offer two authentic, on-trend looks in one for increased versatility and convenience. The profile comes in two formats: one features smooth Nickel Gap on one side and woodgrain Shiplap on the other; the second combines woodgrain Nickel Gap with smooth Shiplap on the flip side. A rabbeted edge ensures panels install with authentic spacing depending on which side is installed—the tight joint appearance of Shiplap or the nickel-sized space of Nickel Gap. Four widths are available for 16 total profile combinations.

Finish Options:

- *Smooth Nickel Gap with Woodgrain Shiplap*
- *Woodgrain Nickel Gap with Smooth Shiplap*

Pictured: Smooth Nickel Gap



SMOOTH NICKEL GAP/WOODGRAIN SHIPLAP

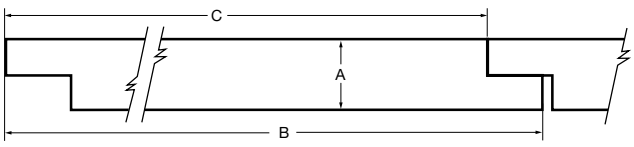
WOODGRAIN NICKEL GAP/SMOOTH SHIPLAP

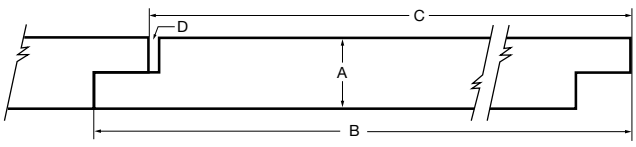
SHIPLAP GAP SIDE

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 4	11/16"	3-1/2"	3-3/32"
1 x 6	11/16"	5-1/2"	5-3/32"
1 x 8	11/16"	7-1/4"	6-13/16"
1 x 10	11/16"	9-1/4"	8-13/16"

NICKEL GAP SIDE

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)
1 x 4	11/16"	3-1/2"	3-3/32"	5/64"
1 x 6	11/16"	5-1/2"	5-3/32"	5/64"
1 x 8	11/16"	7-1/4"	6-13/16"	5/64"
1 x 10	11/16"	9-1/4"	8-13/16"	5/64"





TruExterior Siding comes pre-primed and does require paint.

Town of Arlington, Massachusetts

Department of Planning and 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, AICP Secretary Ex-Officio

Subject: Environmental Design Review, Docket #3823, 1349-1357 Massachusetts Avenue

Date: November 14, 2024

I. Docket Summary

This is an application by Robert McNamara, President, Arlington Coal and Lumber, 41 Park Ave, Arlington MA 02474, to open Special Permit Docket #3823 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

The applicant proposes to renovate the street façade and renovate and slightly expand the existing ground floor retail space located in a mixed-use building at 1349-1357 Massachusetts Ave, in the B3 Village Business District. The opening of the Docket is to allow the Board to review and approve the project under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

Materials submitted for consideration of this application include:

- Application for EDR Special Permit,
- Dimensional and Parking Information,
- Impact Statement,
- Site Plan,
- LEED Checklist,
- Architectural Drawings,
- Building sign detail.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

The requested mixed use is allowable by special permit in the B3 Village Business district. The Board can find this condition met.

2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

The requested use is essential and desirable. The 2015 Master Plan promotes mixed-use as a means to revitalize business districts, by bringing customers and street life to commercial areas. The Board can find this condition met.

3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The project maintains four existing vehicle parking spaces at the rear of the building. Parking is to be accessed via Park Street through the rear of the abutting properties.

Regarding bicycle parking, the project will install up to three new indoor bicycle parking spaces and two outdoor bicycle racks on the property. A “U” rack will also be installed at the Mass Ave façade for two short-term spaces. It is not expected that the proposed project will create undue traffic congestion or unduly impair pedestrian safety. The Board can find this condition met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The existing mixed use has been on the site for many years and has not overloaded any public utilities. The Board can find this condition met.

5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

There are no special regulations which apply to the proposed use. The Board can find this condition met.

6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

Mixed uses have been present in this neighborhood at this building and other nearby buildings for many years and do not impair the integrity or character of the neighborhood. The Board can find this condition met.

7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The addition of 29 ft^2 of commercial space to the mixed-use building will not cause an excess of mixed uses detrimental to the B3 Village Business district. The Board can find this condition met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The project site has an existing landscaped buffer along the rear and left side lot lines adjacent to the parking area. The buffer will not be removed or altered as part of the proposed construction. The Board can find this condition met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The project proposes reconstruction of 18% of the Mass Ave storefront façade to align with the structural front of the building (back of sidewalk), resulting in creation of an additional 29 ft^2 of interior commercial space. The renovated façade relates harmoniously to the other storefronts on this section of Mass Ave. The Board can find this condition met.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The site does not have any existing open space and none is proposed. The rear of the building is used for parking, except for a small, covered porch area next to the building that will be renovated with new surfacing and given to employee use. The parking area has an existing landscaped buffer and cannot be seen from the Mass Ave façade. The Board can find this condition met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Circulation for vehicles, bicycles, and pedestrians will remain as existing on the property. While the applicant is not required to install any bicycle parking, the proposal includes the addition of several bicycle parking spaces including up to three new indoor bicycle parking spaces and two outdoor bicycle racks on the property. A "U" rack will also be installed at the Mass Ave façade for two short-term spaces. The applicant has been asked to provide the proposed rack location on Mass Ave, and revised specifications for bicycle parking that meet the requirements of Section 6.1.12 of the Zoning Bylaw.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas. In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

Existing drainage systems will be used for surface water. While under construction, a siltation barrier will be provided along the rear and side property lines to contain particulate matter on-site. The rear of the building is within multiple conservation jurisdictions, including the regulatory floodway where no construction is permitted. However, replacement in kind can be sought through a minor permit from the Conservation Commission. Most importantly, there can be no rise in the elevation of the asphalt or replacement patio, and no introduction of new impervious surface.

6. EDR-7 Utility Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

Utility access will not change as a result of this proposal. The Board can find this condition met.

7. EDR-8 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The Applicant has proposed a wall sign for the Massachusetts Avenue façade of the retail storefront above the principal entry to the retail space, which is in the Business Sign District. The top of the sign would be mounted at a height of 12 feet 5 ¾ inches. The sign occupies less than the 60% maximum for the sign band area. The total area of the sign area as proposed does not exceed the maximum cumulative wall sign area of 40 ft^2.

Any future signage would be subject to review by the Department of Planning and Community Development, and possibly the Redevelopment Board, prior to the issuance of a sign permit.

8. EDR-9 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

There are no special features included in this proposal. The Board can find this condition met.

9. EDR-10 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The proposed project is designed in compliance with the Ninth Edition of the Massachusetts State Building Code and is accessible to first responders on at least two sides of the building. Cut sheets for new exterior lighting to be installed are included in the application. The Board can find this condition met.

10. EDR-11 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The building and property are not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington.* The Board can find this condition met.

11. EDR-12 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air, and water resources or on noise and temperature levels of the immediate environment.

The applicant proposes no new structures, hard surface, or ground coverage. The applicant proposes to remove asphalt from under a porch roof at the rear of the building and replace it with a cement pad but no new hardscape is proposed. The Board can find this condition met.

12. EDR-13 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

A LEED checklist was provided for this proposal; however, the Applicant does not intend to submit this project for certification. The Board can find this condition met.

IV. Findings

1. The applicant should request a waiver from this requirement in Section 6.1.12.G(3) of the Zoning Bylaw: *Bicycle parking must not require lifting bicycles off the floor or carrying bicycles up or down any steps or stairs.*

2. The ARB may find that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

V. Conditions

A. General

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development.

2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.

3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.

5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.

6. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development. The applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.

7. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.

8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.

9. Upon the issuance of the building permit, the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

10. Building signage shall be filed with and reviewed and approved by the Department of Planning and Community Development and Inspectional Services.

11. The applicant must comply with the conditions set forth herein, with the State Building Code, including the Town of Arlington requirements, and, where applicable, with the Massachusetts Architectural Access Board regulations.

Town of Arlington, Massachusetts

Correspondence Received

Summary:
34 Dudley St:
- W. Evans, 11/11/2024

Arlington Heights rezoning:
- W. Evans, 11/04/2024
- L. Wiener, 11/13/2024

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	34_Dudley_St_-_11112024_Evans__W.pdf	34 Dudley St - 11112024 Evans, W
🗋	Reference Material	Arl_Heights_-_11042024_Evans__W.pdf	Arlington Heights - 11042024 Evans, W
🗋	Reference Material	Arl_Heights_-_11132024_Wiener__L.pdf	Arlington Heights - 11132024 Wiener, L

From: Wynelle Evans
Sent: Monday, November 11, 2024 12:58
To: ConComm; Rachel Zsembery; Eugene Benson; Shaina Korman-Houston; Kin Lau; Stephen Revilak
Cc: Michael Ciampa
Subject: Construction issues at 34 Dudley St, docket 3690, affecting Mill Brook

Dear all,

I walked through Wellington Park over the weekend, and noticed a good bit of construction debris sliding down the slope behind 34 Dudley St toward the brook. The straw erosion control material also appears not to be fully contained by a berm at the bottom of the slope, along the western part of the area.

An employee at Summer St Auto/Bruce's Tire, which abuts the western property line, told me that they have had nails in their drive, and a lot of grit blowing onto customers' cars, but that conversations with the site manager have not led to an improvement.

I'd be grateful if the Conservation Commission and the Redevelopment Board could remind the builder of the terms of the Commission's approval, as noted in the March 24, 2022 EDR public hearing memo:

https://www.arlingtonma.gov/home/showpublisheddocument/60365/637840918205970000

On March 3, 2022, the Applicant presented a Notice of Intent for the project to the Arlington Conservation Commission. The Commission noted the impacts within the Riverfront Area to Mill Brook, 100-foot Adjacent Upland Resource Area, and buffer zone to the bank of the brook. The Applicant agreed to comply with any operation and maintenance conditions imposed by the Commission, add retainment trenches or berm at the limit of work to add to erosion controls during construction, and calculate the stormwater impacts using the NOAA+ standard.

Thank you for your work, and for your attention to this project.

Best wishes,
Wynelle

———————

Wynelle Evans
TMM, Pct. 14
781.859.9291 cell
evco7@rcn.com


RENTALS

From: Wynelle Evans
Sent: Monday, November 4, 2024 15:39
To: Claire Ricker; Katie Luczai
Cc: Rachel Zsembery; Eugene Benson; Shaina Korman-Houston; Kin Lau; Stephen Revilak; Sarah Suarez
Subject: some ideas for what Arlington Heights mixed use could look like

Dear all—

At the Oct. 29 AHNAP forum, a member of the public asked, "What would this new mixed use district look like?" Claire and Katie both agreed that visual examples would be a plus as the town considers this re-zoning.

One key to community acceptance will be respecting the findings of the 2019 Plan, in which the majority preference was for 3 stories and a traditional village feel. Consider protecting certain buildings to retain the texture of the area, such as the one at 1314-1328 Mass. Ave. Another key will be holding developers to a higher standard than we've seen in some recent mixed-use projects. Attractive, coherent design matters for community acceptance, I believe.

I found some pix of appealing mixed use areas (admittedly, subjective assessment here!), see images below. Elements they all share are lower heights, trees, and varied facades that still blend. This took a good bit of searching because so much new mixed-use is monotonous and generic, and on a much larger scale than would be appropriate in Arlington Heights.

I also found this video about Brandevoort, in the Netherlands, which gives an overview of how this planned city took shape. It's very appealing, with 22% affordable housing. Many ideas here about how varied facades, good design, quality materials, and 3-4 story heights work well to create an inviting streetscape; and about why styles with boxy shapes and plain facades are less successful. Well worth 12 minutes.

https://www.youtube.com/watch?app=desktop&v=DsFEhxuqoC8

Poundbury, UK is another example of a planned city that to my eye, really works. See especially the sections on sustainability, and affordable housing. "35% of homes being built are affordable housing for rent, shared ownership or discounted to open market sale."

https://poundbury.co.uk/

Brandevoort and Poundbury offer ideas for the possible PUD in the Heights, but also for how Mass Ave might develop.

Thank you for considering—
Wynelle

———————

Wynelle Evans
TMM, Pct. 14
781.859.9291 cell
evco7@rcn.com

EXAMPLES of smaller scale mixed use areas:

Basalt, CO

Nashville, TN

Ogden, UT

Wilmington NC

A historic district, but again, lower heights, mature trees, every storefront different. An inviting pedestrian experience.

City unknown, China

Arlington Redevelopment Board
Dept. of Community Development and Planning
Town Hall
730 Mass. Ave.
Arlington, MA. 02476

November 13, 2024

Re: Arlington Heights rezoning

Dear Redevelopment Board members,

I attended the recent public meeting about rezoning Arlington Heights to promote redevelopment and revitalization. I am in support of this effort. The area could benefit from upgraded buildings and the addition of residential units, to provide street life and more customers to patronize the businesses. New and revitalized businesses and restaurants will benefit all of the Town.

I have a couple of comments regarding the zoning that is being proposed. Two requirements, for lot area per dwelling unit and FAR, will greatly constrain the amount of housing that can be built, and could make the projects unbuildable.

The proposed limit of 800 sf per dwelling unit amounts to 6 units maximum on a 5000 square foot lot. One floor would have to be retail, leaving 4 stories, resulting in 2 units/floor. That requirement results in very large units, whereas all of our planning documents call for a variety of sizes and types of housing. People who choose to live in the commercial district might be more likely to be in smaller households, creating a mismatch between supply and demand. Our current mixed-use zoning has no minimum lot area per dwelling unit, in order to allow different sized, and in particular smaller, units to be built. Isn't the size of the building more important than the number of units?

An FAR of 2 also places an unnecessary limitation on development, and conflicts with allowing 5 stories of height. FAR of 2 allows 10,000 sf of floor area on a 5000 square foot lot. The five story limit means 2000 sf per floor. The proposed setbacks allow a floorplate much larger than 2000 square feet, if not for the FAR requirement. Since the cost of construction, and land, is so high, why not allow a bigger floor plate and more housing and commercial space to be built? Five stories cannot really be built with the proposed FAR requirement. Both this requirement and lot area per dwelling unit are contrary to form based code, where the parameters of development are defined, and what goes inside is not regulated.

My third comment involves the size of the district. I don't believe we should include the B1 district west of the Heights, toward the Lexington line, in this business district. The need for additional housing is so much greater than the need for additional retail space. Let's concentrate our commercial space within the business district, where people can park once and

visit multiple locations, and not encourage more driving and suburban sprawl, and more retail vacancies.

I appreciate your efforts to promote a new vision for Arlington Heights.

Sincerely,
Laura Wiener
73 Jason St.

Cc: Claire Ricker
Sarah Suarez
Katie Luczai