



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum - Update

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: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 1500 Massachusetts Avenue, Arlington, MA
Docket #3633

Date: October 27, 2020

This memo is provided as an update to the last memo provided on October 14, 2020. The following items have been updated pursuant to this application:

- Environmental Design Review narrative
- Statement of Intent
- Dimensional Charts
- Plan Set and Presentation Boards, October 27, 2020, from MFDS A+P

These items address the following items discussed by the Board:

- Improve access to the usable open space;
- Provide double hung windows on the side and rear elevations to be consistent with elevations and rendering;
- Restructure first floor as all office space;
- Improve side and rear elevations;
- Provide fencing around retaining wall and slope;
- Use permeable pavers in driveway;
- Update Transportation Demand Management Plan to include employee shower, one EV charging station, and one parking space per unit; and
- Provide signage plan.

With regard to the Board's request for the applicant to consider adding space on the roof for solar panels and a deck, the applicant concluded that the stairway construction required for a

route to the roof deck would impact available apartment space for some units. The applicant prefers not to reduce rentable space. The applicant also determined that there is limited space available for rooftop solar panels. The space is limited due in part to the setback required relative to any roof equipment, including condensers.

The applicant should provide a more detailed update regarding any of the above items at the continued hearing.