

Section 3.2.16 Compliance with Master Plan

The Project was designed in accordance with the goals and policies set out in the Master Plan adopted by the Arlington Redevelopment Board on February 4, 2015 (hereinafter referred to as the “Master Plan”). One of the professionals involved in the creation of the Master Plan, David Gamble of Gamble Associates, LLC, an urban design and planning firm, was and is integrally involved in the design of the Project. Further, the Project as proposed, comports with the goals and objectives of the Town’s Housing Production Plan and the Open Space and Recreation Plan 2015-2022 – Goals and Objectives.

Land Use, Housing and Traffic Circulation

The Project is a mixed-use development that includes 25% affordable housing units on Massachusetts Avenue, a well-established commercial area. The one hundred thirty (130) units contain a mix of studios, one, two and three bedrooms for a range of incomes, family sizes and needs. In the Housing Production Plan prepared by the Metropolitan Area Planning Council and adopted by the Select Board and Arlington Redevelopment Board in 2016, the Council concluded that it was a priority to integrate affordable units in a range of housing types into the fabric of Arlington’s existing neighborhoods through redevelopment of certain underutilized properties and reuse of existing buildings. This Project comports with this conclusion. In fact, the Council specifically identified 1165R Massachusetts Avenue as such a location.

The Project will preserve the “streetcar suburb” character of Arlington’s residential neighborhoods by its integration into the fabric of Massachusetts Avenue and the availability of public transportation and bicycle access to Massachusetts Avenue and the Minuteman Bike Way. Additionally, the walking trail proposed along the Mill Brook and the residential amenity space proposed for the Project provide for social interaction, a sense of community and a neighborhood experience. The interior and exterior amenity space will provide ample space for residents to meet, play and grow.

As set out in the detailed and thorough traffic impact report prepared by Nitsch Engineering, the proposed project will result in a negligible increase in traffic, the roadways will safely, adequately and efficiently manage the flow of traffic in and out of the site and most importantly, the developer will maximize other modes of transportation, including the use of bicycles, ride sharing and public transportation. As detailed in the Nitsch Engineering traffic impact report, the Project was designed to: (a) enhance mobility; (b) increase safety by maximizing transit, bicycle and pedestrian access; and (c) enhance bicycle connectivity.

In the Master Plan, the committee concluded that: (a) the Massachusetts Avenue corridor has the capacity for growth, particularly mixed-use growth and is accessible to neighborhoods throughout the Town; (b) the Town’s growth management priorities must include Massachusetts Avenue and the Mill Brook area; (c) the Town has a limited number of developable parcels of which this site is one; and (d) Mill Brook has the potential to result in transformative change, as evidenced by the enhancements for the area proposed by the developer. Master Plan, p. 8.

The Project will be particularly attractive to people who work in Cambridge and Boston given the availability of bus service on Massachusetts Avenue. The Project is also attractive to seniors, who will find its proximity to restaurants, grocery stores, personal service shops and medical providers’ offices convenient and easily accessible. The mix of residential units will appeal to seniors who are looking to

downsize and remain in Arlington, to families and to lower income households that would qualify for the affordable units.

Moreover, the Project provides seniors and those with physical or cognitive disabilities that require single-story and barrier-free residences, accessible space to live and enjoy their homes. This Project will be entirely handicapped accessible and ADA compliant.

As noted in the Master Plan, housing diversity and affordability are essential to a well-rounded economy. Redevelopment opportunities such as the Project, which includes Work Bar, which is adjacent to the Project at 1167 Massachusetts Avenue and provides remote workspace and offices, is an appropriate fit with the Project and provides an advantageous redevelopment opportunity. Master Plan, p. 105. The availability of Work Bar will afford residents of the Project the ability to live and work onsite.

Historical and Cultural Features

The Project will be repurposing certain of the existing historic structures in this former mill site. Specifically, the developer proposes to retain two of the existing mill buildings and repurpose them for housing. Two buildings onsite are not adaptable for reuse due to wood-boring insect damage and low ceiling heights that do not comply with code requirements.

The development of the site will enhance the Mill Brook area by, among other things, removing structures presently covering the brook and showcasing the beauty of the Mill Brook by creating a walking trail and providing informational markers, detailing the history of the Mill Brook during the height of the industrial period in Arlington. The Mill Brook Corridor Study Group, a subcommittee of the Master Plan Committee, outlined several priorities and recommendations to improve the Mill Brook area, including reducing surface areas covered by pervious materials, identifying new opportunities for access to Mill Brook creating safe, accessible and attractive walking paths and gathering areas along the Mill Brook corridor as development opportunities arise, expanding and improving connections between Minuteman Bike Way and various corridors and implementing landscaping improvements near the Mill Brook.

The Project incorporates the priorities and recommendations suggested by the Mill Brook Corridor Study Group.

The Project as designed, protects and enhances the physical beauty of the Mill Brook. The substantial improvements along the Mill Brook will provide recreational space and connectivity to the Minuteman Bike Way for residents.

Sustainability and Environmental Features

This Project will incorporate many sustainable construction features, including without limitation:

- Prefabrication of wood wall panels to improve efficiency and reduce waste. Prefabricate sheet metal ductwork
- Prefabricate plumbing systems where possible.
- Separation of recycled materials at the transfer stations in lieu of multiple dumpsters, etc.
- Scheduling and coordination of subcontractors to increase efficiency and avoid re-mobilizations, etc.
- Promote worker carpooling to reduce vehicle emissions and reduce on-site parking constraints.
- Incorporate and monitor SWPPP plans and activities on-site.
- Incorporating recycled products for building materials

- Protect building and materials from potential moisture issues
- Indoor air quality management including temporary construction filters and covering open-ended ductwork as noted below.
- No smoking will be permitted in or adjacent to the buildings
- Provide adequate air movement when required for construction activities requiring proper ventilation.
- Keep jobsite maintained and free from trash, construction debris and limit dust levels.

END OF SECTION