

Arlington – DPW Facility
WSE Project No. 2170997

March 23, 2021

Arlington Redevelopment Board
730 Mass Ave. Annex
Arlington, MA 02476

**Re: *Environmental Design Review
Arlington Municipal Facility
49 and 51 Grove Street***

Dear Members of the Arlington Redevelopment Board:

On behalf of the Town of Arlington, Weston & Sampson Engineers, Inc. is hereby enclosing supplemental information for the above project in response to the comments received at the February 22, 2021 Arlington Redevelopment Board meeting. Below is a summary of the questions raised at the meeting with the associated responses. Support documentation has been attached to this letter to supplement the responses below.

Comment 1: The Arlington Redevelopment Board (ARB) indicated that the exterior “Wave” bicycle rack is not compliant with the Town’s Bike Rack Guidelines. The Town requested that Weston & Sampson review the guidelines and provide bicycle racks which meet these guidelines.

Response 1: The proposed bicycle rack’s shape and layout has been revised to a standard “U-Shape” in compliance with the Town of Arlington’s “Bicycle Parking Guidelines”. Please see associated reference sketch attached to this letter.

Comment 2: The ARB requested that one of the parking spaces along Grove Street be changed to a handicap parking space. Weston & Sampson to review if there is adequate space to provide a code compliant handicap parking space on Grove Street.

Response 2: Due to the clearance requirements associated with an on-street accessible parking space, namely the 5-ft width aisle clearance adjacent to the space, would result in a remaining sidewalk width that is insufficient for minimum code standards. A review of relocating the building siting in order to accommodate an accessible parking space at the street location, has determined that this would negatively impact the DPW operational clearance requirements.

Comment 3: The ARB requested that we consider moving the location of the interior bicycle parking area closer to the administration area to allow for easy access to the shower area.

Response 3: The location of the interior bicycle parking area has been reviewed with the DPW based

on the intended use of the facility. As shown on the attached plan A101, the interior bicycle storage area is located in an alcove off the employee circulation corridor with direct access to the outside on the east side of the building. This location limits potential conflicts with staff entering/exiting via the employee pedestrian entrance on the west side of the building. This location provides direct access from the bicycle storage area to the locker/shower/toilet area as shown by the dashed red line and is within a reasonable distance for personnel using these facilities.

Comment 4: The ARB requested that additional details related to the proposed signage be provided demonstrating compliance with the Zoning Bylaws.

Response 4: The proposed facility signage is provided at three locations, as follows:

- a. Monument sign at facility entrance
- b. Building sign at the front building elevation along Grove Street
- c. Canopy sign at the building's main entrance

All proposed signage is in compliance with the Town of Arlington's Zoning Bylaws, as outlined in the attached three sketches associated with the three referenced signage locations.

Comment 5: The ARB provided some feedback related to the aesthetics of Building E. The ARB requested that Weston & Sampson evaluate alternatives to assist in breaking up the massing using features that could potentially create vertical bays along the façade.

Response 5: A proposed modification to the exterior siding material color and pattern, at the two-story Administration portion of the building fronting on Grove Street, has been studied and is attached to this letter for the Board's review and consideration. The proposed patterning of the terra cotta panel siding and the layout of the two types of panel profile and color has been modified to introduce a vertical element to mitigate the horizontal / linear quality of the front elevation and to emulate a sequence of building bays, as proposed to address the Board's concerns and review comments. Please refer to the attached building elevation study sketches.

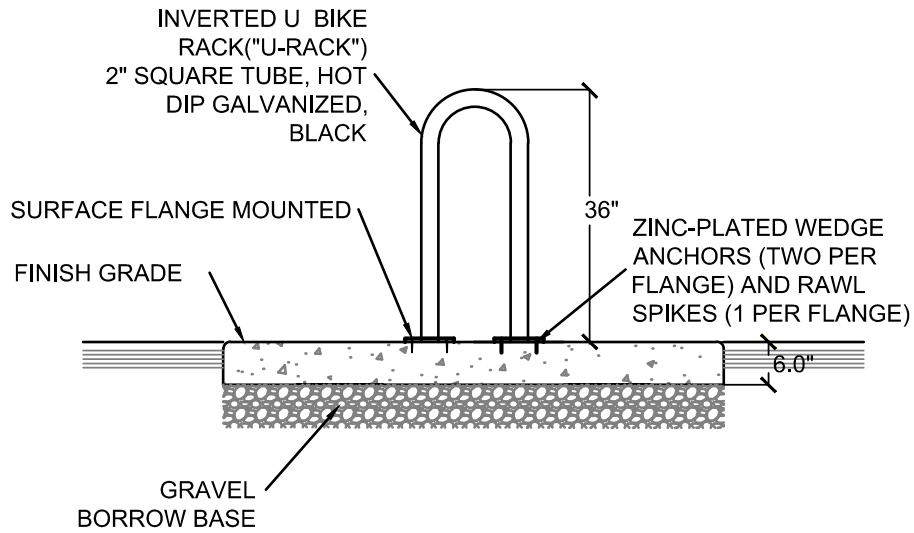
If you have any questions regarding this submittal, please feel free to contact me at (978)-532-1900.

Very truly yours,

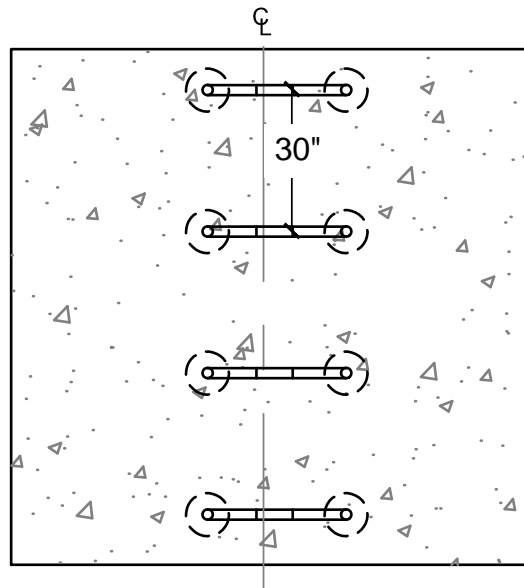
WESTON & SAMPSON

David Steeves

David Steeves, Project Architect



ELEVATION VIEW



PLAN VIEW

5 BIKE RACK DETAIL

SCALE: N.T.S.

BIKE RACK DETAIL

TOWN OF ARLINGTON, MA
PUBLIC WORKS FACILITY

51 GROVE STREET
ARLINGTON, MA



Weston & Sampson[®]

Weston & Sampson Engineers, Inc.
100 Foxborough Blvd Suite 250
Foxborough, MA 02035
(508) 698-3034 (800) SAMPSON
www.westonandsampson.com

Drawn by: EC Proj. Mgr.: DS

Date: 3/23/21

Sheet No.: C807

Issued In:

SKC-1

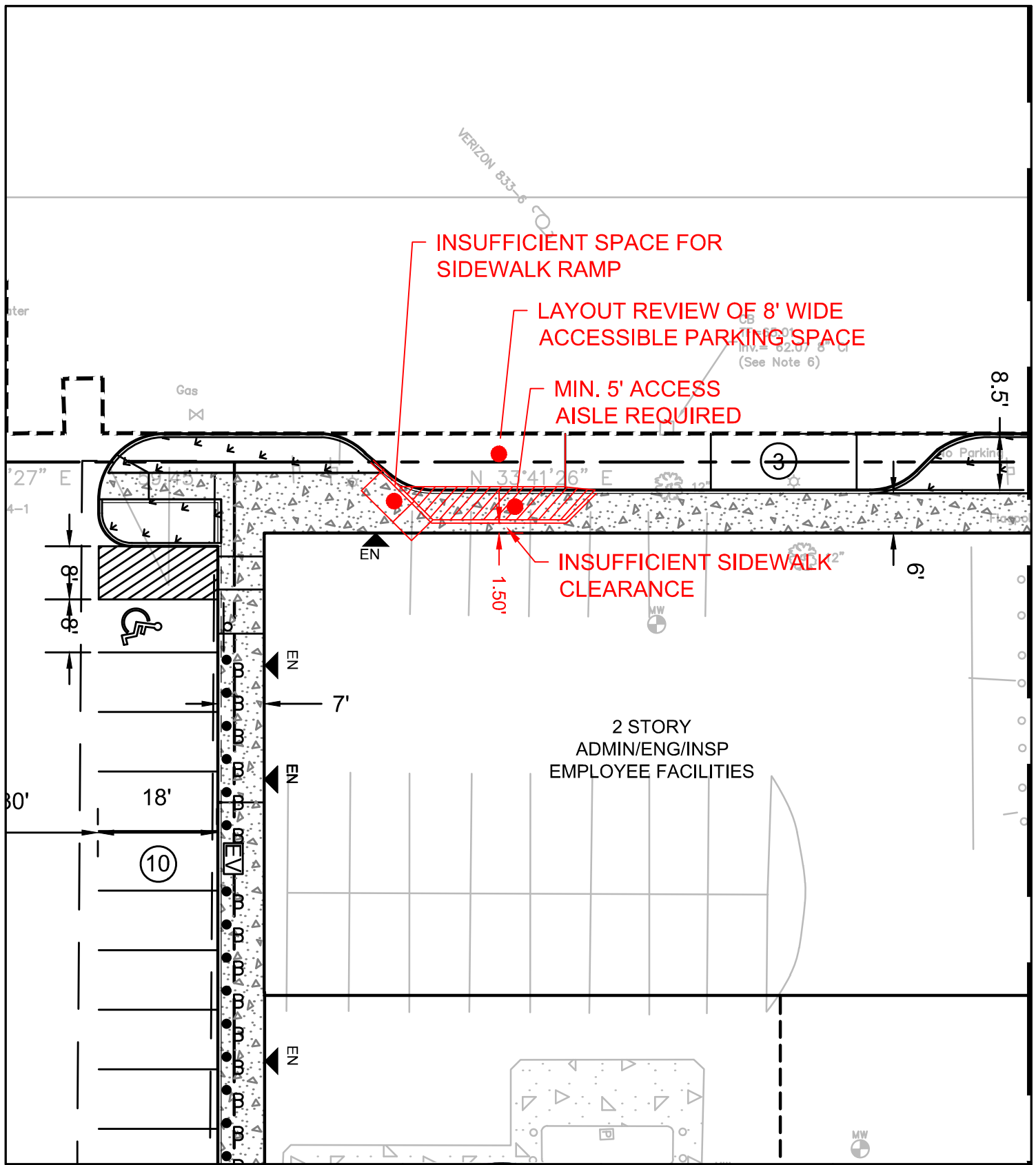
VERIZON 833-5...

INSUFFICIENT SPACE FOR SIDEWALK RAMP

LAYOUT REVIEW OF 8' WIDE ACCESSIBLE PARKING SPACE

MIN. 5' ACCESS AISLE REQUIRED

INSUFFICIENT SIDEWALK CLEARANCE



STREET ACCESSIBLE SPACE

TOWN OF ARLINGTON, MA
PUBLIC WORKS FACILITY

51 GROVE STREET
ARLINGTON, MA



Weston & Sampson[®]

Weston & Sampson Engineers, Inc.
100 Foxborough Blvd Suite 250
Foxborough, MA 02035
(508) 698-3034 (800) SAMPSON
www.westonandsampson.com

Drawn by: EC Proj. Mgr.: DS

Date: 3/23/21

Sheet No.: C502

Issued In:

SKC-2

FLOOR PLAN GENERAL NOTES:

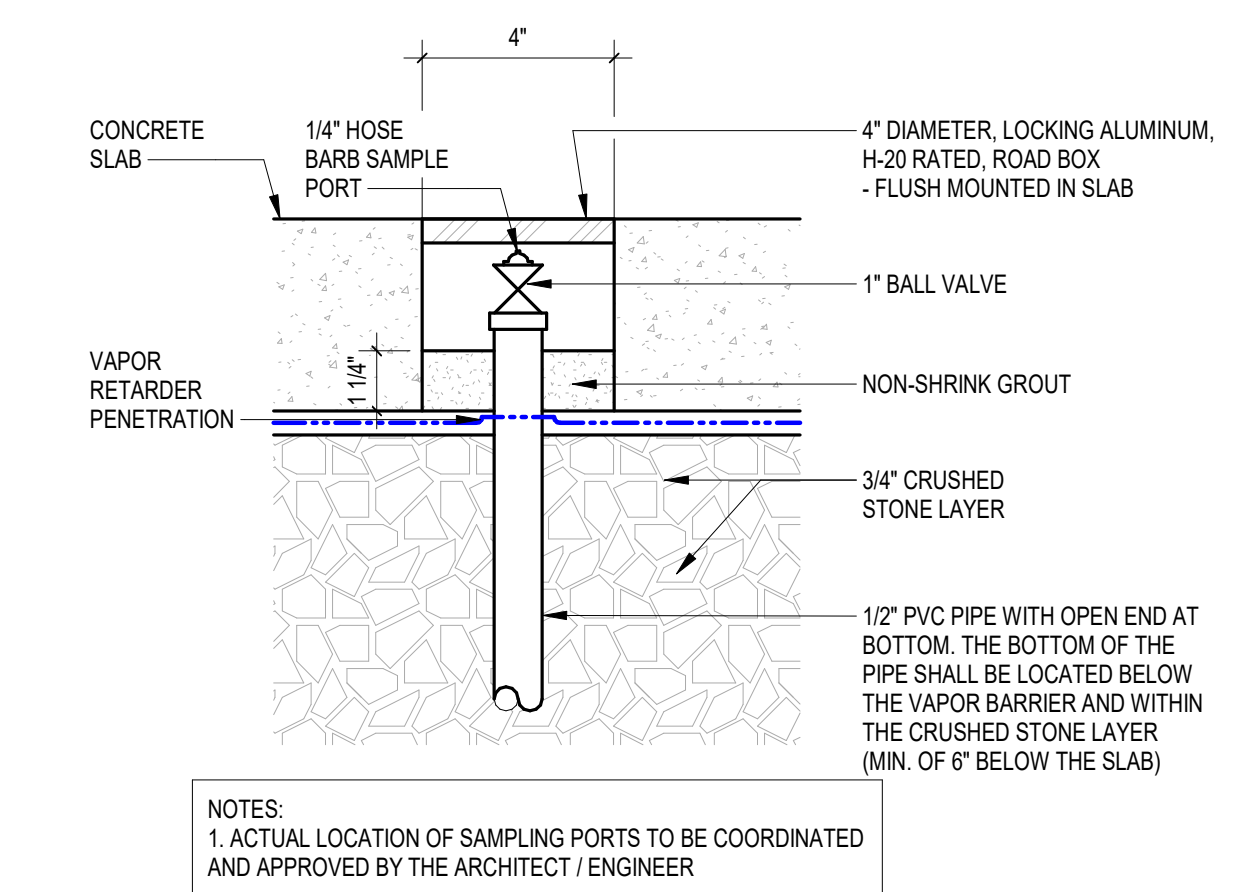
- EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE Q DRAWINGS FOR MORE INFO.
- FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.
- F.E. = FIRE EXTINGUISHER.
F.E.C. = FIRE EXTINGUISHER CABINET
○ BRACKET MOUNTED
□ CABINET MOUNTED (SEMI-RECESSED) - SEE DETAIL 6 / A913
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED OTHERWISE.
- SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.
- BOLLARD:
○ EB. EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS)
□ IB. INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL 1 / A831)
- FLUME SEPARATION PARTITION. SEE A031 - FLUME SEPARATION ASSEMBLY, TYPE F, FA, AND FB.
- CONTRACTOR TO PROVIDE BLOCKING IN WALLS AT ALL TV LOCATIONS. BLOCKING SHALL COVER A MINIMUM 8' X 8' AREA CENTERED ON THE PROPOSED TV LOCATION. REFER TO TC SERIES DRAWINGS FOR LOCATION OF TV'S.

MEZZANINE GENERAL NOTES

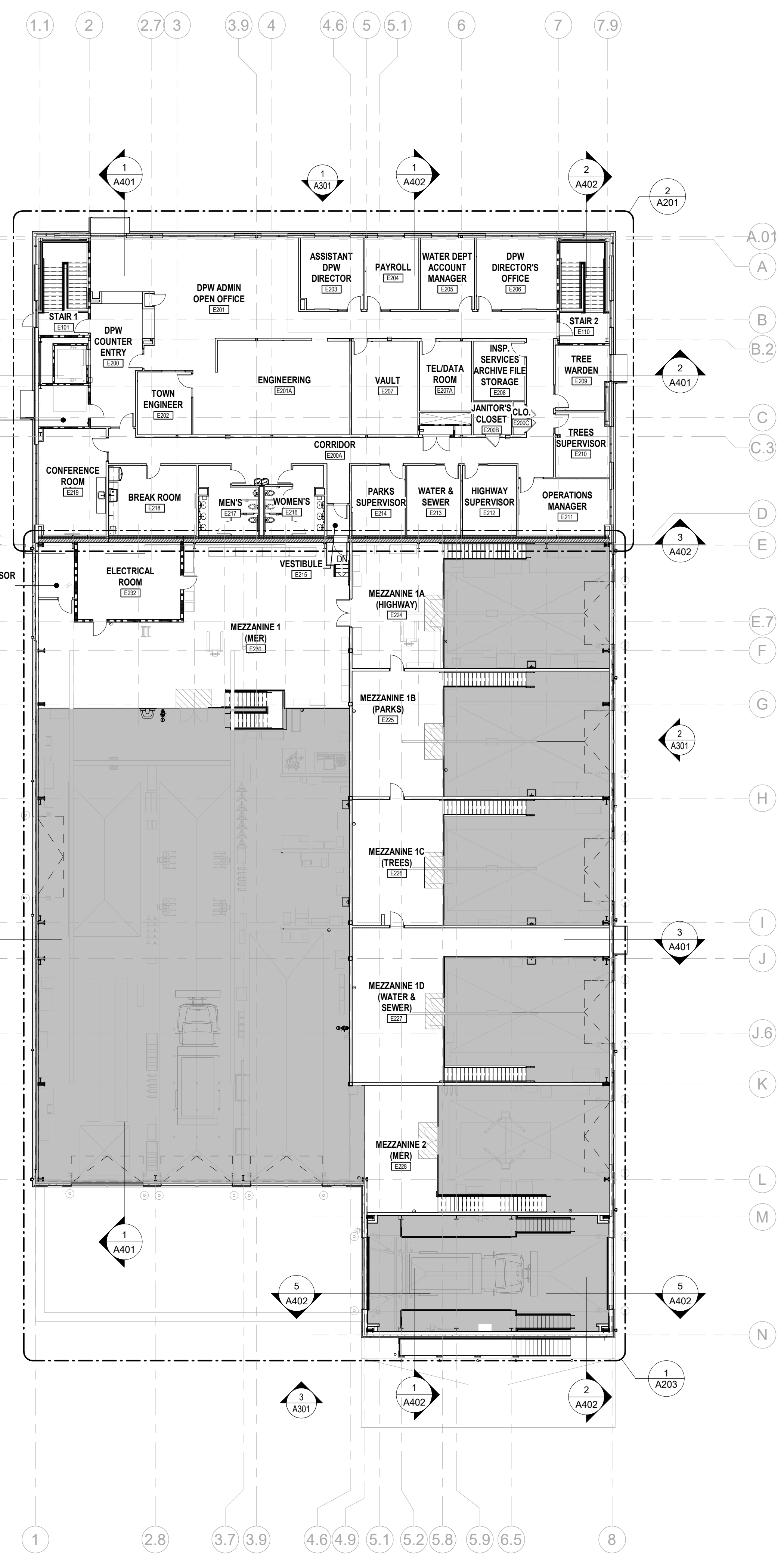
- AT EACH MEZZANINE SWING GATE LOCATION, PROVIDE 4" H (RED) LETTER SIGNAGE AT MEZZANINE FASCIA TO READ: 200LBS/SF MAXIMUM MEZZANINE LOADING
- PROVIDE 6'-0" SWING GATE TO MATCH ADJACENT RAILING SYSTEM AT EACH LOCATION INDICATED.
- PROVIDE SAFETY CHAIN PER OSHA STANDARDS AT EACH SWING GATE.
- PROVIDE SAFETY YELLOW PAINT AT MEZZANINE FLOOR AT EACH SWING GATE, AS INDICATED.
- COORDINATE EXACT LOCATION WITH MECHANICAL, STRUCTURAL AND EQUIPMENT REQUIREMENTS.
- DO NOT RUN ANY UTILITIES BELOW GATES EXPOSED AND MOUNTED TO WALLS.
- PROVIDE TIE-OFF POINT FOR OSHA FALL ARREST SYSTEM NEAR MEZZANINE SWING-GATE ON PRIMARY STRUCTURAL ELEMENT.

UNDERSLAB RIGID INSULATION LEGEND:

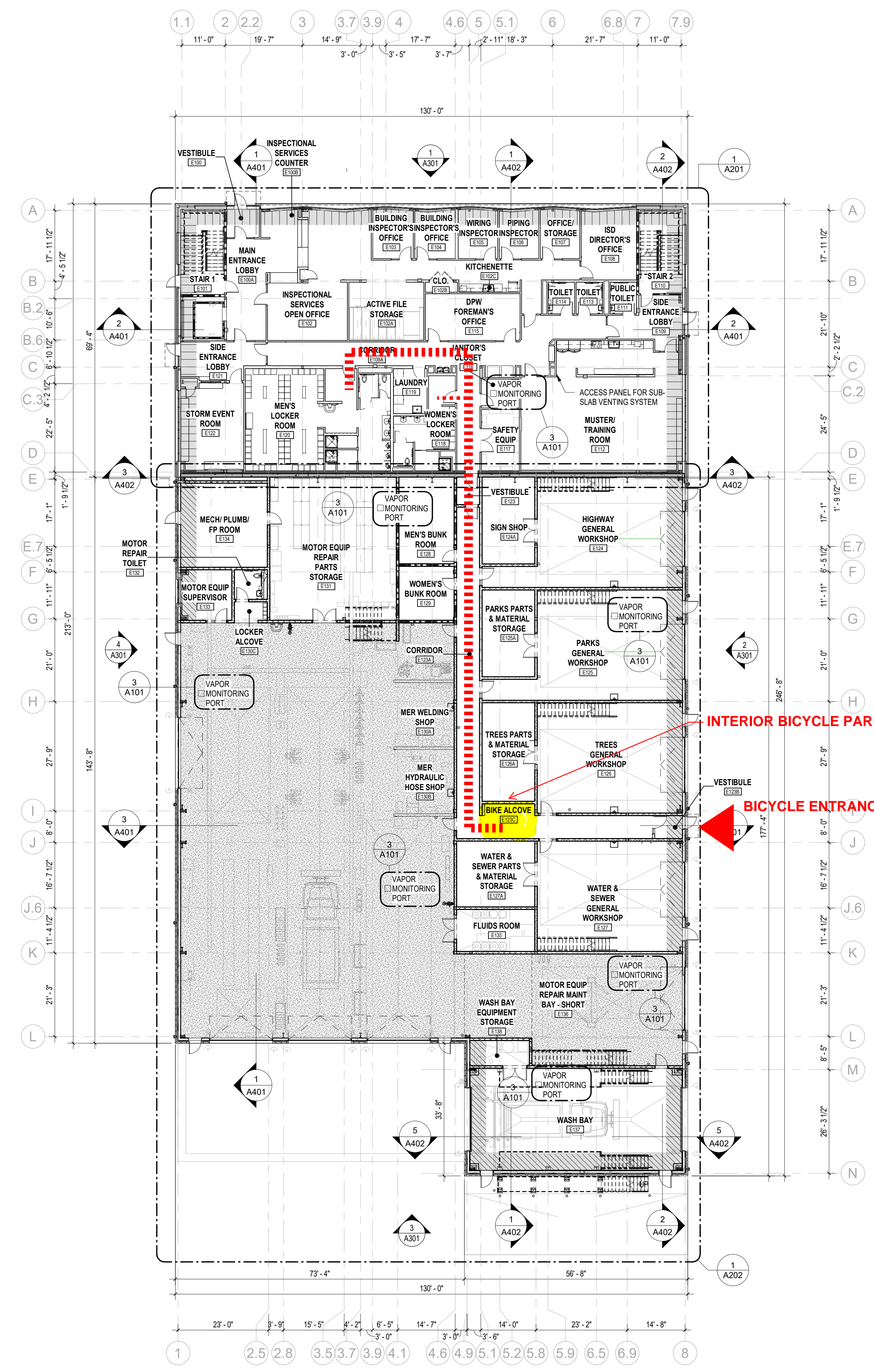
- a) R-10 RIGID INSULATION
- STANDARD COMPRESSIVE STRENGTH - 25 PSI
- 4'-0" HORIZONTAL FROM FOUNDATION WALL INWARDS
- 4'-0" VERTICAL ON EXTERIOR SIDE OF FOUNDATION WALL
- b) R-10 RIGID INSULATION
- HIGH COMPRESSIVE STRENGTH - 60 PSI
- 4'-0" HORIZONTAL FROM FOUNDATION WALL INWARDS
- 4'-0" VERTICAL ON EXTERIOR SIDE OF FOUNDATION WALL
- c) R-15 RIGID INSULATION
- HIGH COMPRESSIVE STRENGTH - 60 PSI
- COMPLETELY UNDER SLAB
- DOWN TO TOP OF FOOTING ON EXTERIOR SIDE OF FOUNDATION WALL
- REFER TO 10, 11 & 12 / A413 FOR TYPICAL RADIANT HEATED SLAB VAPOR RETARDER DETAILS



3 VAPOR MONITORING PORT DETAIL
3" = 1'-0" 1/ A101

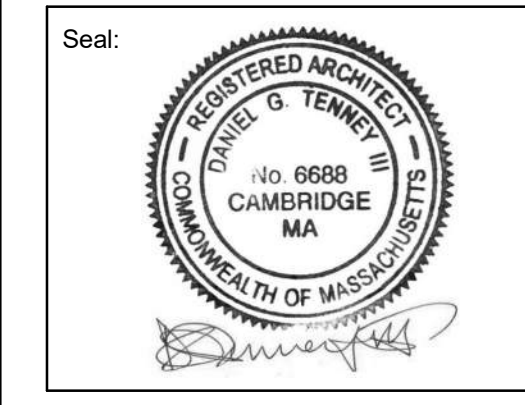
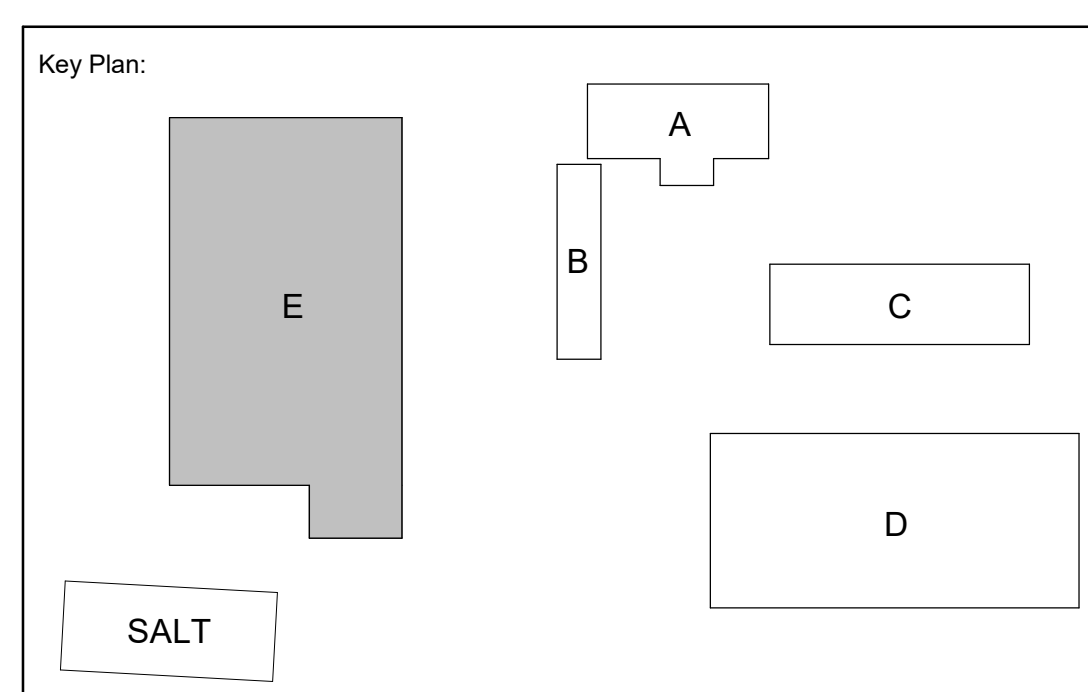


2 OVERALL SECOND FLOOR PLAN
1/16" = 1'-0" 1/ A301



1 OVERALL FIRST FLOOR PLAN
1/16" = 1'-0" 2/ A1.03

INTERIOR BICYCLE PARKING
BICYCLE ENTRANCE



Revisions:

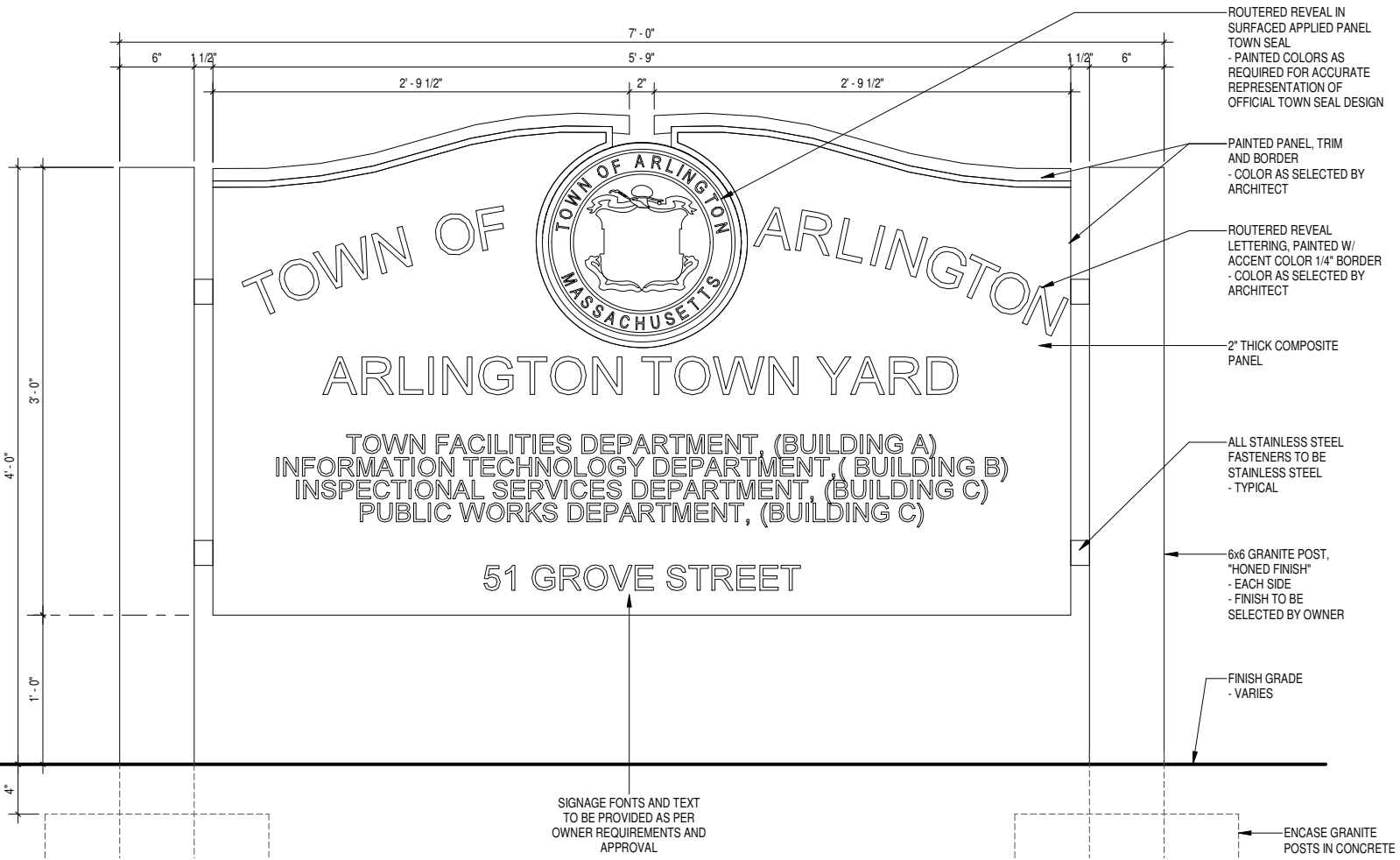
Rev	Date	Description

PROGRESS PRINT
DATE: 1/29/2021 10:43:56 AM
NOT FOR CONSTRUCTION

Issued For: BID DOCUMENTS
PROJECT TRUE

SCALE: AS NOTED
Date: JANUARY 22, 2021
Drawn By: JL
Reviewed By: DJS
Approved By: JJA
W&S Project No: 2170997

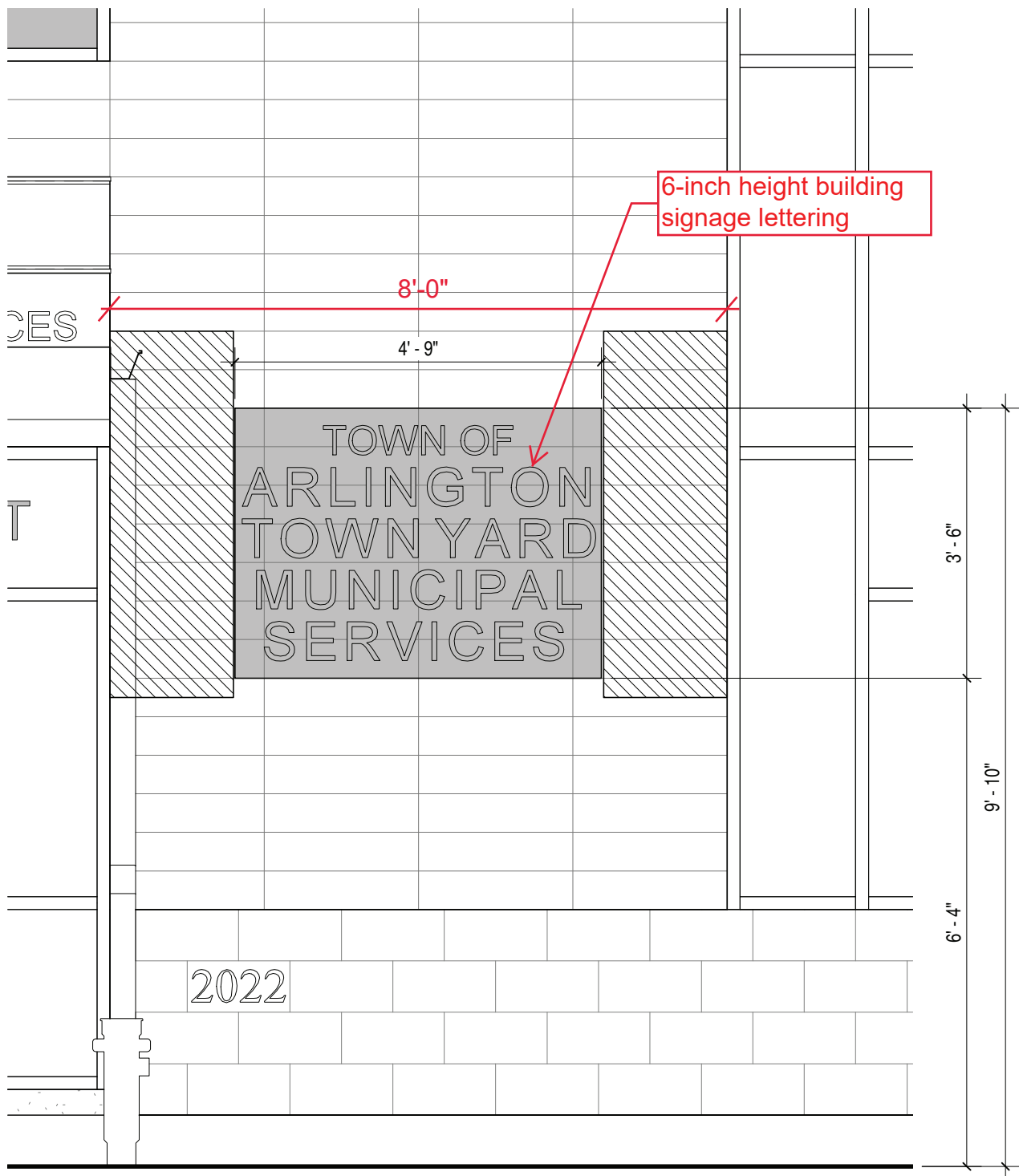
Drawing Title:
**VOLUME III,
BUILDING E**
OVERALL FLOOR
PLANS
Sheet Number:
A101



Free-standing Facility Monument Sign

Complies with Arlington Zoning Bylaw 6-37:

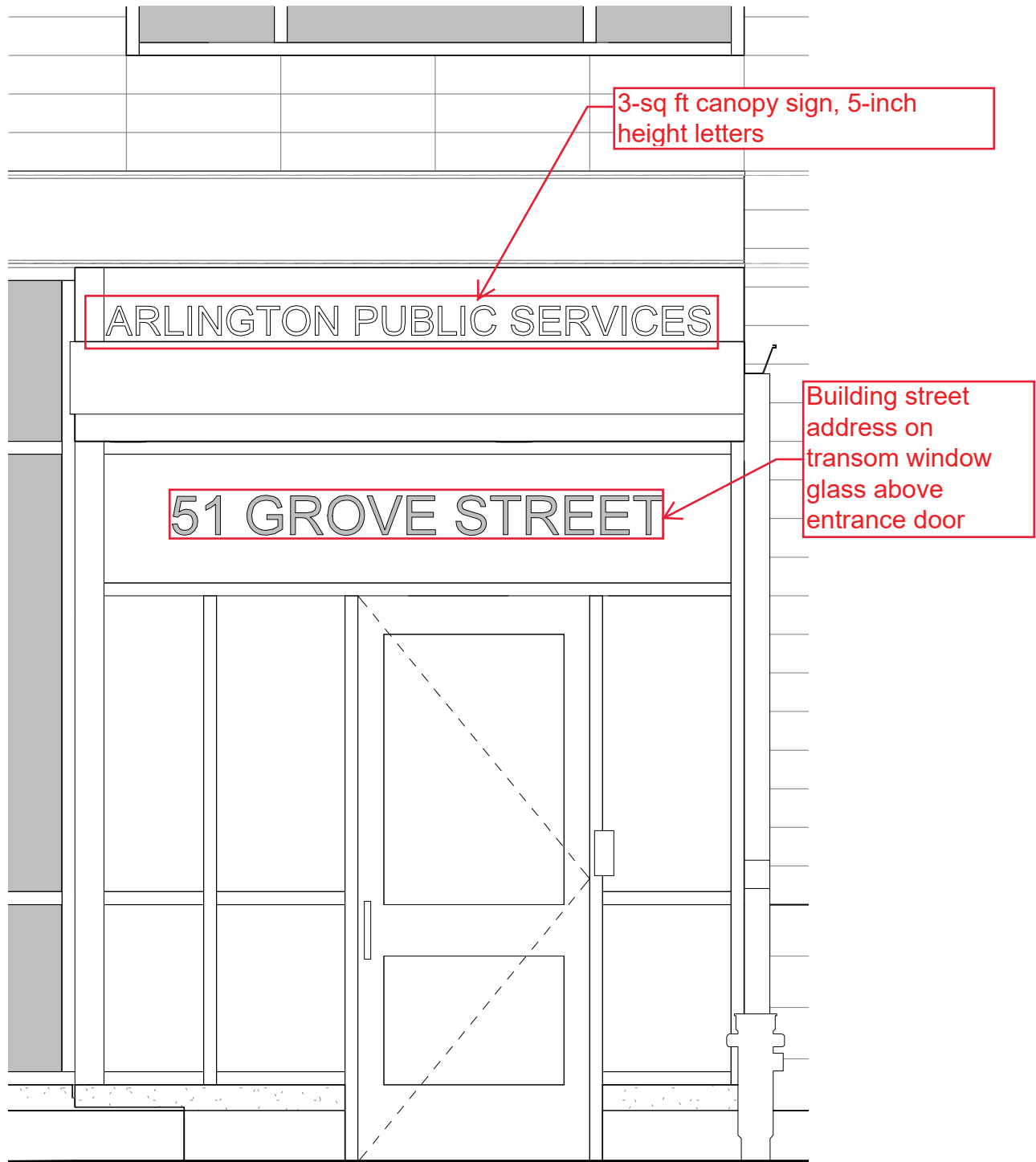
- 1. One sign provided for facility**
- 2. Height of sign 4'-6", below maximum 6' height requirement**
- 3. Sign is 20-sq ft, below maximum 24-sq ft requirement**



Front Elevation, Building Signage

Complies with Arlington Zoning Bylaw Sections 6-34, 6-35:

- 1. One wall sign, as permitted**
- 2. Height of sign is 10-ft, in compliance with 25-ft maximum height requirement**
- 3. Sign area is 17-sq ft, in compliance with maximum 40-sq ft area requirement**
- 4. Sign width is 4'-9", positioned within 8-ft width building element, in compliance with 60% maximum width sign coverage of building section.**



Front Entrance Canopy Signage

Allowed per Arlington Zoning Bylaw Section 6.2:

- 1. Total of 3-sq sf, complies with requirement of 1-sq ft per linear foot of sign, (sign is 8 ft in length).**

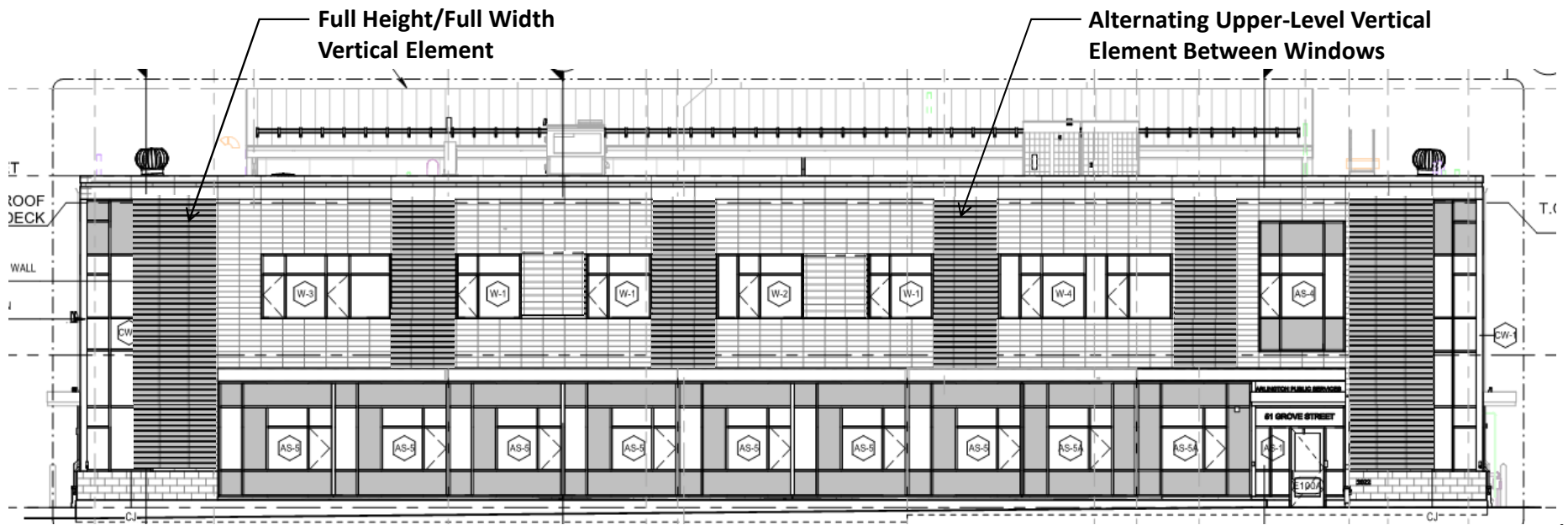
Town of Arlington
Town Yard Facility - Building E
Front Elevation

- This plan represents the front elevation of the proposed new Building E as submitted in the January 2021 Environmental Design Review package
- The following sheets (Sheet 2 – 8) represent a series of elevation studies developed to identify potential modifications to the elevations to address the comments received at the February 22, 2021 Arlington Redevelopment Board meeting



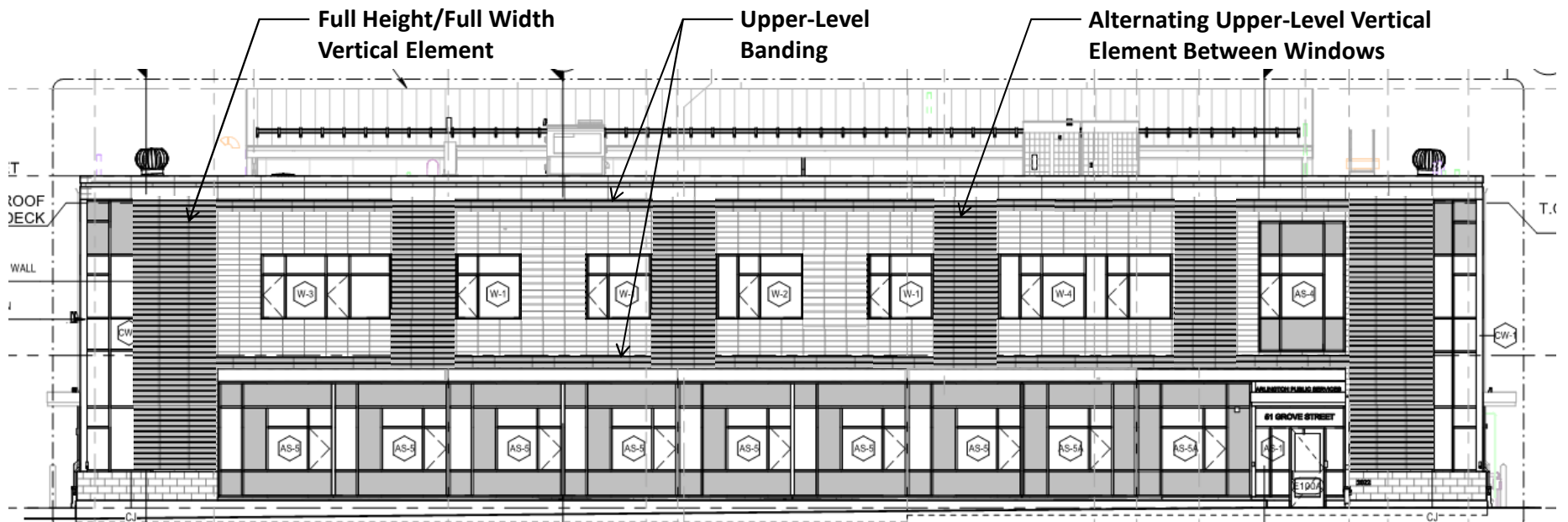
Town of Arlington
Town Yard Facility - Building E
Front Elevation

- Introduction of alternating vertical elements at upper-level between windows using alternate material profile and/or color
- Introduction of full height / full width vertical elements using alternate material profile and/or color at entrance towers



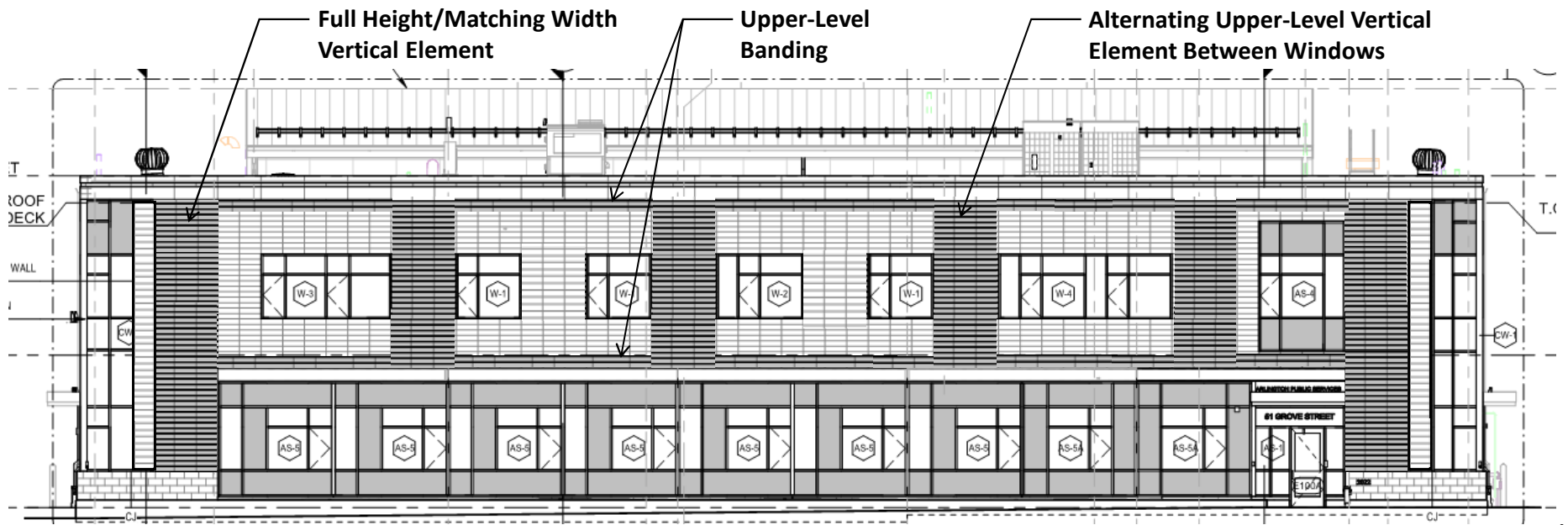
Town of Arlington
Town Yard Facility - Building E
Front Elevation

- Introduction of alternating vertical elements at upper-level between windows using alternate material profile and/or color
- Introduction of full height / full width vertical elements using alternate material profile and/or color at entrance towers
- Banding on upper level using alternate material profile and/or color to further accentuate bay pattern



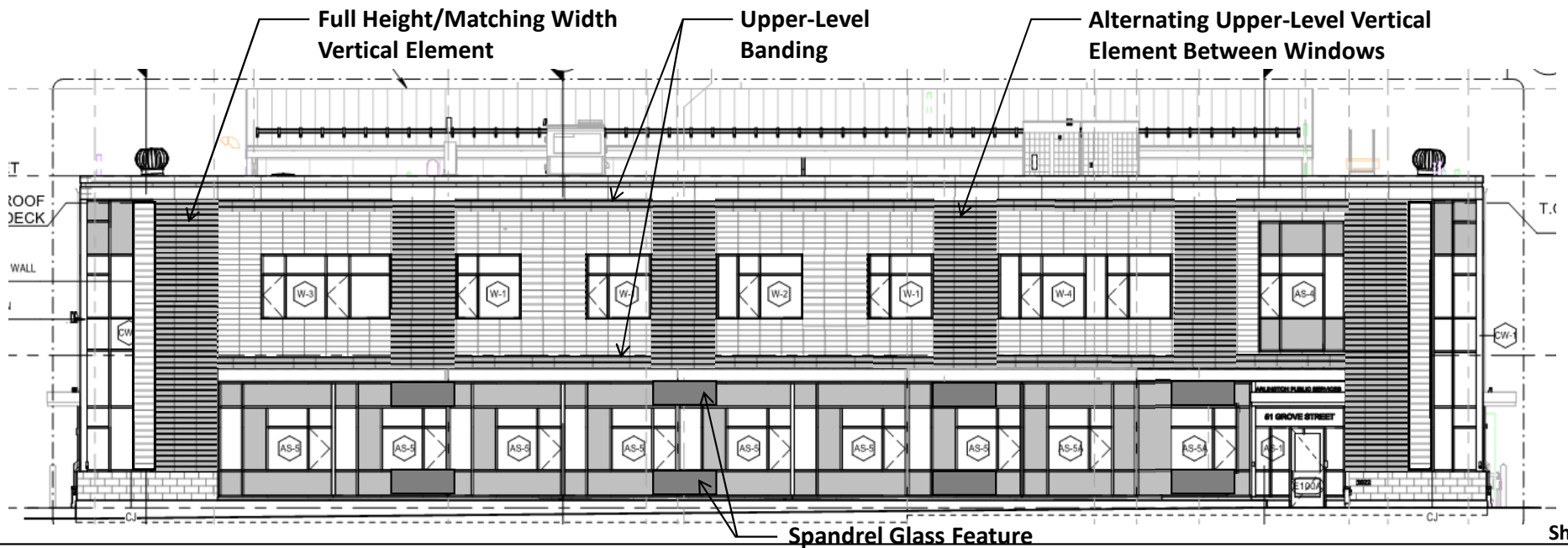
Town of Arlington
Town Yard Facility - Building E
Front Elevation

- Introduction of alternating vertical elements at upper-level between windows using alternate material profile and/or color
- Introduction of full height / matching width vertical elements using alternate material profile and/or color at entrance towers
- Banding on upper level using alternate material profile and/or color to further accentuate bay pattern



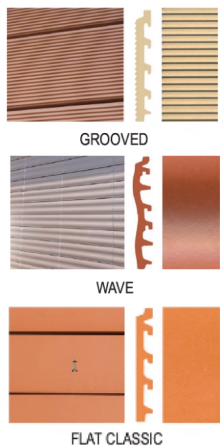
Town of Arlington
Town Yard Facility - Building E
Front Elevation

- Introduction of alternating vertical elements at upper-level between windows using alternate material profile and/or color
- Introduction of full height / matching width vertical elements using alternate material profile and/or color at entrance towers
- Banding on upper level using alternate material profile and/or color to further accentuate bay pattern
- Use of colored spandrel glass feature on lower-level storefront to extend vertical elements along entire facade



Town of Arlington
Town Yard Facility - Building E

03/23/2021



Material Profile Examples



Sample Photo of Alternate
Profile / Color Use



Town of Arlington - Town Yard Building E - FRONT ELEVATION



Town of Arlington - Town Yard Building E - SIDE ELEVATION