

## MEMORANDUM

**TO:** Jennifer Raitt  
Director of Planning and Community Development  
Town of Arlington

**FROM:** Bryan Zimolka, PE, ENV SP

**DATE:** May 13, 2021

**RE:** 1165R Mass Ave Apartments – Traffic Peer Review Comment Responses  
Nitsch Project #13990

Dear Ms. Raitt:

Nitsch Engineering (Nitsch) has reviewed the Traffic Peer Review letter from BETA Group, Inc, dated May 6, 2021. Nitsch offers the following comment responses to the remaining outstanding comments, which reflect the revisions that have been made to the Traffic Impact Report (TIR) and to the Site Layout Plan. Please see the attached TIR and exhibits.

### Site Access, Circulation, and Parking

T2. *The Revised Site Plan (C-301), dated April 13, 2021, provides signage suggesting vehicles departing the Site may only turn left onto Ryder Street, though bicycles and pedestrians may travel right towards the bikeway. The one-way (ENTER) driveway from Mass Ave will be accommodated with an update to the private business signage. The connector road between Building 2 and the Workbar will be two-way, approximately 21.5 feet wide. Southbound vehicles, destined to Mass Ave, will be required to turn left towards Quinn Road. BETA notes that the proposed plan accommodates the left turn only condition by striping a LEFT TURN arrow and ONLY markings within a paver area that appears to represent a crosswalk. Recommend shifting these markings out of the crosswalk. Recommend locating “DO NOT ENTER” sign for the West Driveway on the far side of the intersection (closer to the speed bump) to clarify where restriction exists.*

R2. The project team agrees with BETA’s comment to relocate the pavement markings outside the crosswalk and to relocate the DO NOT ENTER sign to the southwest corner of the West Driveway/Quinn Road Connector intersection. The revised Site Layout Plan, dated May 13, 2021, shows these changes.

T3. *Appended plans suggest the drive aisles have been widened to 24 feet and up to 27 feet 6 inches. This width better accommodates travel and parking maneuvers throughout the structure when compared to the previous plans. However, this configuration has come with the expense of reducing the length and width of some parking spaces, which are labelled as Compact. BETA notes that the use of compact spaces is discouraged as current vehicle styles and trends do not adequately fit the “compact” style. This leads to larger vehicles attempting to utilize smaller spaces which reduces the efficiency of the parking facility. See the Institute of Transportation Engineers’ Traffic Engineering Handbook, 7<sup>th</sup> Edition for further discussion.*

*The updated plans further define the location of Workbar daytime and night time spaces, which are all proposed on the lower level.*

R3. The use of compact spaces is a standard practice for urban parking lot and garage design. According to the Town of Arlington Zoning Bylaw, compact parking spaces are permitted that are at least 8 feet by 16 feet. The Board of Appeals may grant a special permit allowing up to

20% of the spaces in a parking lot or garage to be sized for compact cars. The current combined parking garage design accommodates 124 total parking spaces; 14 of which are compact spaces (approximately 11%). Therefore, it is recommended that the Town of Arlington grant a special permit allowing the proposed compact spaces.

## Traffic Impact Report Review

### Proposed Future Conditions

*T28. BETA finds the offsite mitigation related to roadway paving and sidewalk reconstruction to be appropriate. While it is understood that much of the existing site constraints are existing conditions, the proposed travel characteristics of the site are changing. The proposed project plan will involve residents coming and going at any hour, plausibly returning overnight. Any existing obstruction within the travel roadway that cannot be moved should be protected and lit such that motorists can maneuver around them without hazard. For bicycle access, the response states that the Ryder Street connector "is proposed to be improved with new accessible pedestrian and bicycle pathways". It is unclear from the April 30th site plan how bicycle access is accommodated on this connector driveway.*

R28. The revised Site Layout Plan has been revised to show sharrows indicating a shared vehicle/bicycle travel way with bicycle accommodations in both directions on the Ryder Street connector driveway. Due to the limited right-of-way and the necessary pedestrian and parking accommodations, exclusive bicycle lanes are not capable of being provided. In the last ZBA meeting, Steve Revilak, who is on the Arlington bicycle committee and ZBA, said this was an acceptable means of accommodating bicycles on the Ryder Street connector.

### General Comments

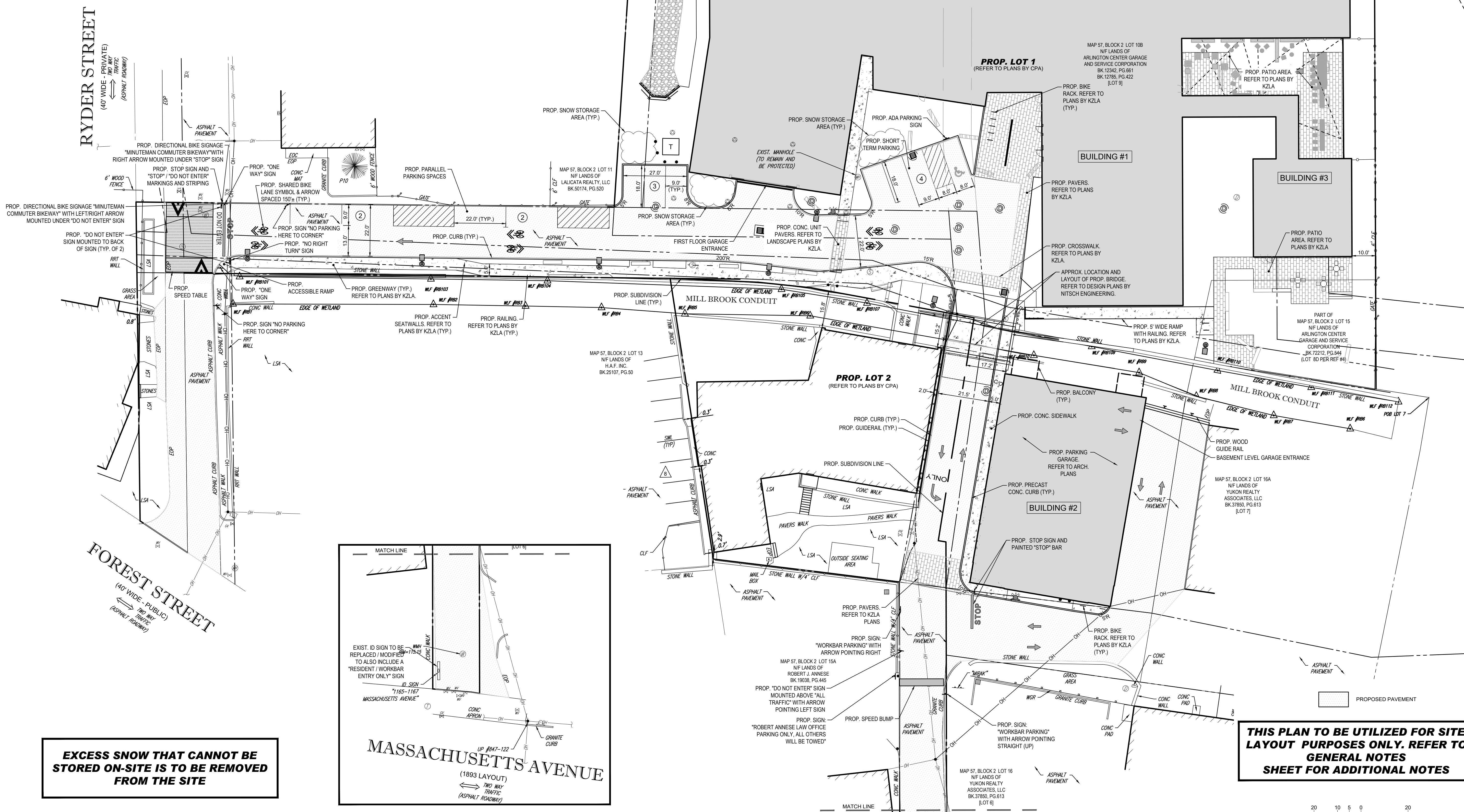
*T41. Sight distance West along Ryder Street is limited primarily due to the intersection of Forest Street (150 feet from the driveway) and existing on-street parking.*

*The proposed Speed Table is not shown on the Site Layout Plan. A speed bump is proposed for the Mass Ave Driveway at Quinn Road Connector.*

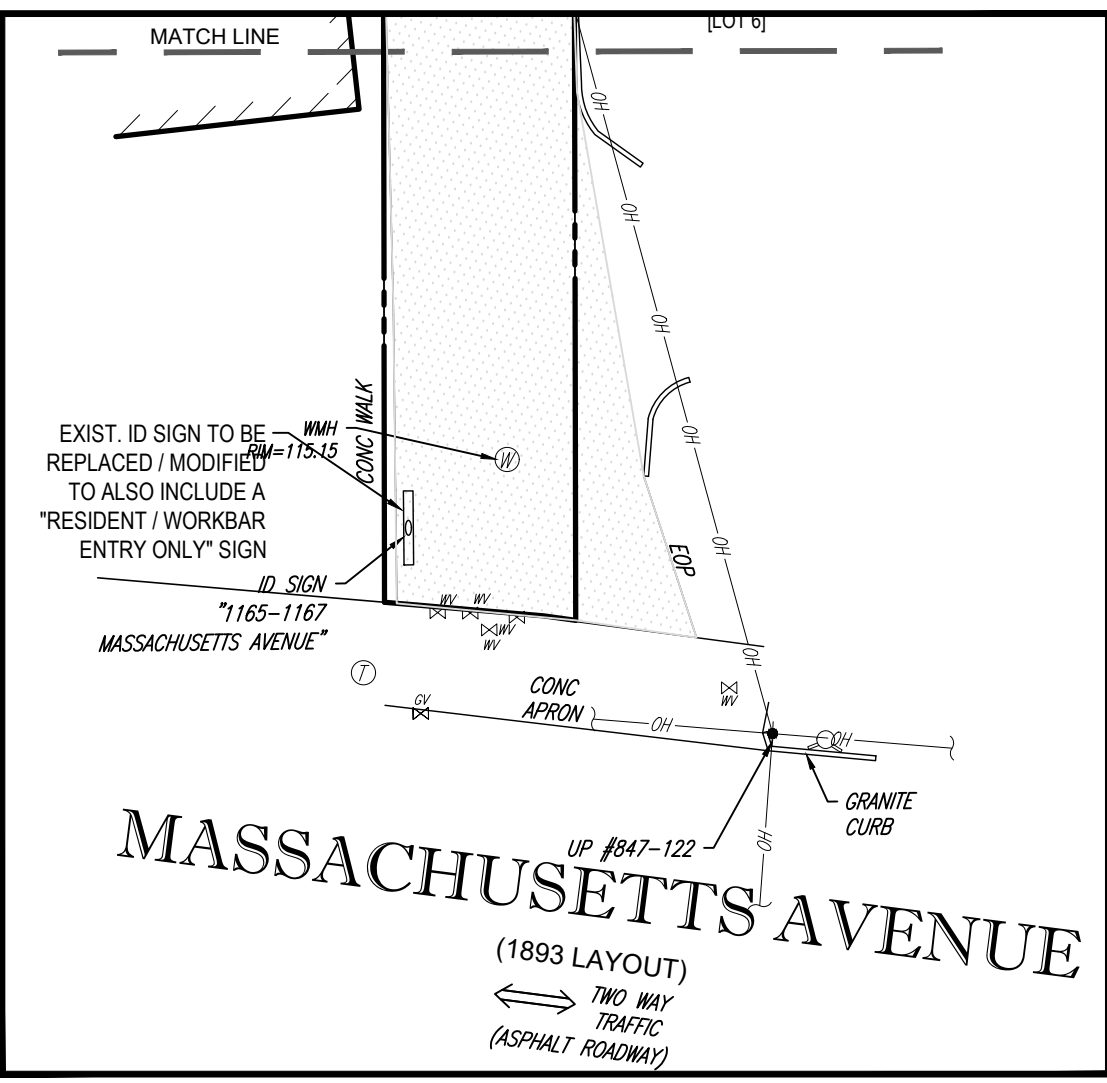
R41. The speed table that was shown on the previously submitted Site Layout Plan has been called out and more clearly identified on the revised Site Layout Plan, dated May 13, 2021.

The Sight Distance description has been revised in the TIR.

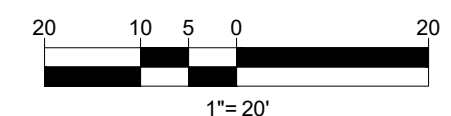




**EXCESS SNOW THAT CANNOT BE STORED ON-SITE IS TO BE REMOVED FROM THE SITE**



**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	3/10/20	REVISED BUILDING 2 & GRADING	BFJ
2	06/15/20	SITE PLAN & GRADING	JMJ
3	07/15/20	CONSERVATION COMMISSION	JMJ
4	08/21/20	CONSTRUCTION PHASING	AWP
5	10/05/20	ZBA SUBMITTAL PROGRESS SET	JMJ
6	04/01/21	ZBA COMMENT RESPONSE	AWP
7	04/13/21	UPDATED SIGNAGE	CFD
8	05/13/21	WATER LINE AND SIGNAGE	RMM

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**PERMIT SET**

PROJECT No.: W191330  
 DRAWN BY: JMJ  
 DATE: 02/17/2020  
 CAD ID: W191330-CVL-8

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**1165R MASS MA PROPERTY LLC**

PROPOSED RESIDENTIAL DEVELOPMENT  
 1165R MASSACHUSETTS AVE.  
 MIDDLESEX COUNTY  
 TOWN OF ARLINGTON, MA  
 MAP #57, BLOCK #2, LOT #10B  
 AND PART OF LOT #15

**BOHLER**  
 352 TURNPIKE ROAD  
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 Phone: (508) 480-9900  
 Fax: (508) 480-9080  
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**J.G. SWERLING**  
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 MASSACHUSETTS LICENSE No. 41697  
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 RHODE ISLAND LICENSE No. 11425

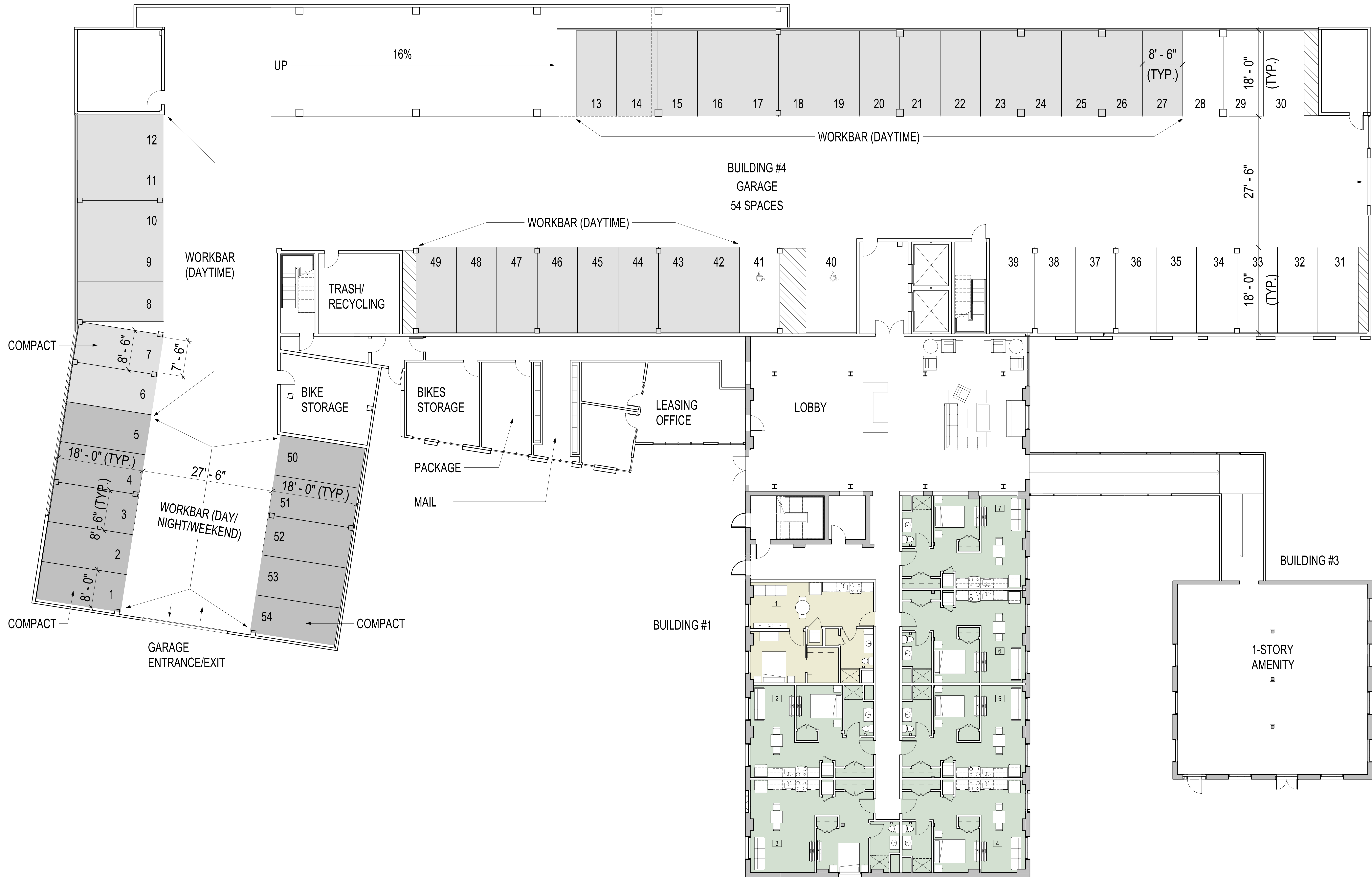
SHEET TITLE:  
**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-301**

REVISION 8 - 05/13/21

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REVISIONS

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DRAWING TITLE  
**Building #1, #3,  
 #4 First Floor  
 Plan**

DRAWING INFORMATION

DATE OF ISSUE	April 22, 2021
DESCRIPTION	Mass Housing
SCALE	1/8" = 1'-0"
PROJECT #	3428.00
FILE NAME	[3428.rvt]
DRAWN BY	Michael Barker

DRAWING NUMBER  
**A004**

2 Building #4 First Floor



REVISIONS

1	
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5	DATE

DRAWING TITLE  
**Building #1, #4  
 Second Floor  
 Plan**

DRAWING INFORMATION

DATE OF ISSUE	April 22, 2021
DESCRIPTION	Mass Housing
SCALE	1/8" = 1'-0"
PROJECT #	3428.00
FILE NAME	[3428.rvt]
DRAWN BY	Michael Barker

DRAWING NUMBER  
**A005**



REVISIONS

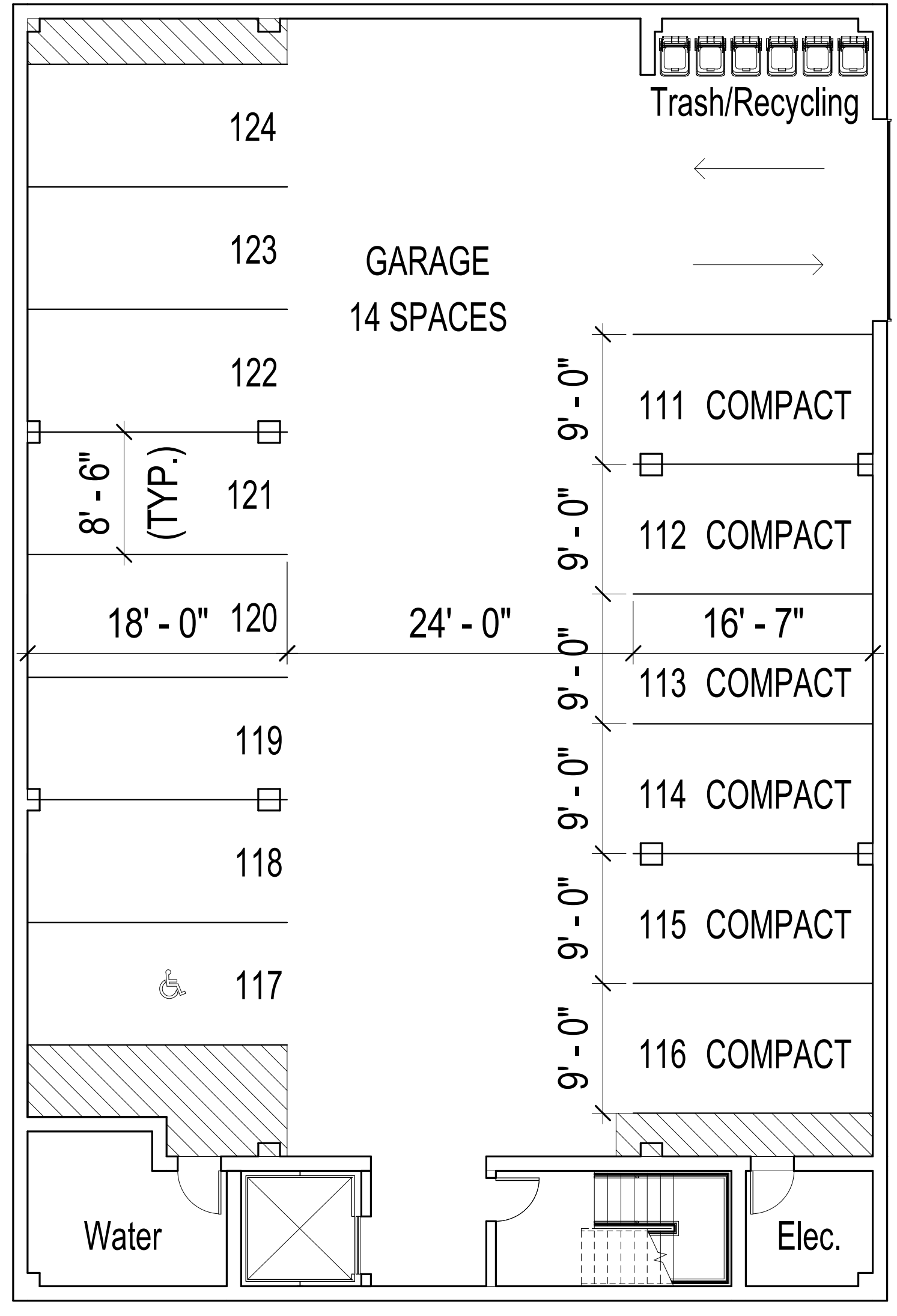
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DRAWING TITLE  
**Building #2  
 Floor Plans**

DRAWING INFORMATION

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SCALE	1/8" = 1'-0"
PROJECT #	3426.00
FILE NAME	[3426.rvt]
DRAWN BY	Michael Barker

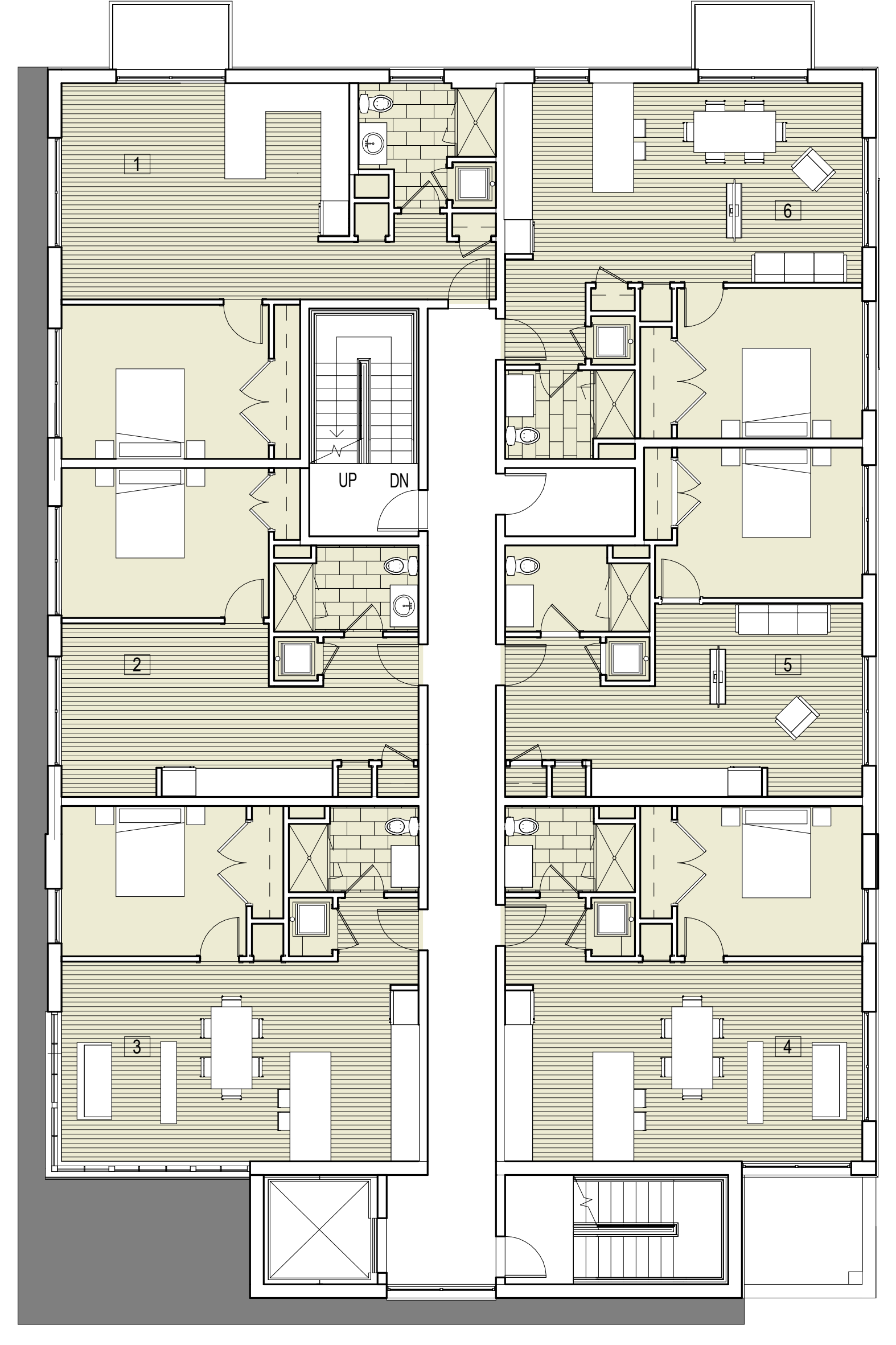
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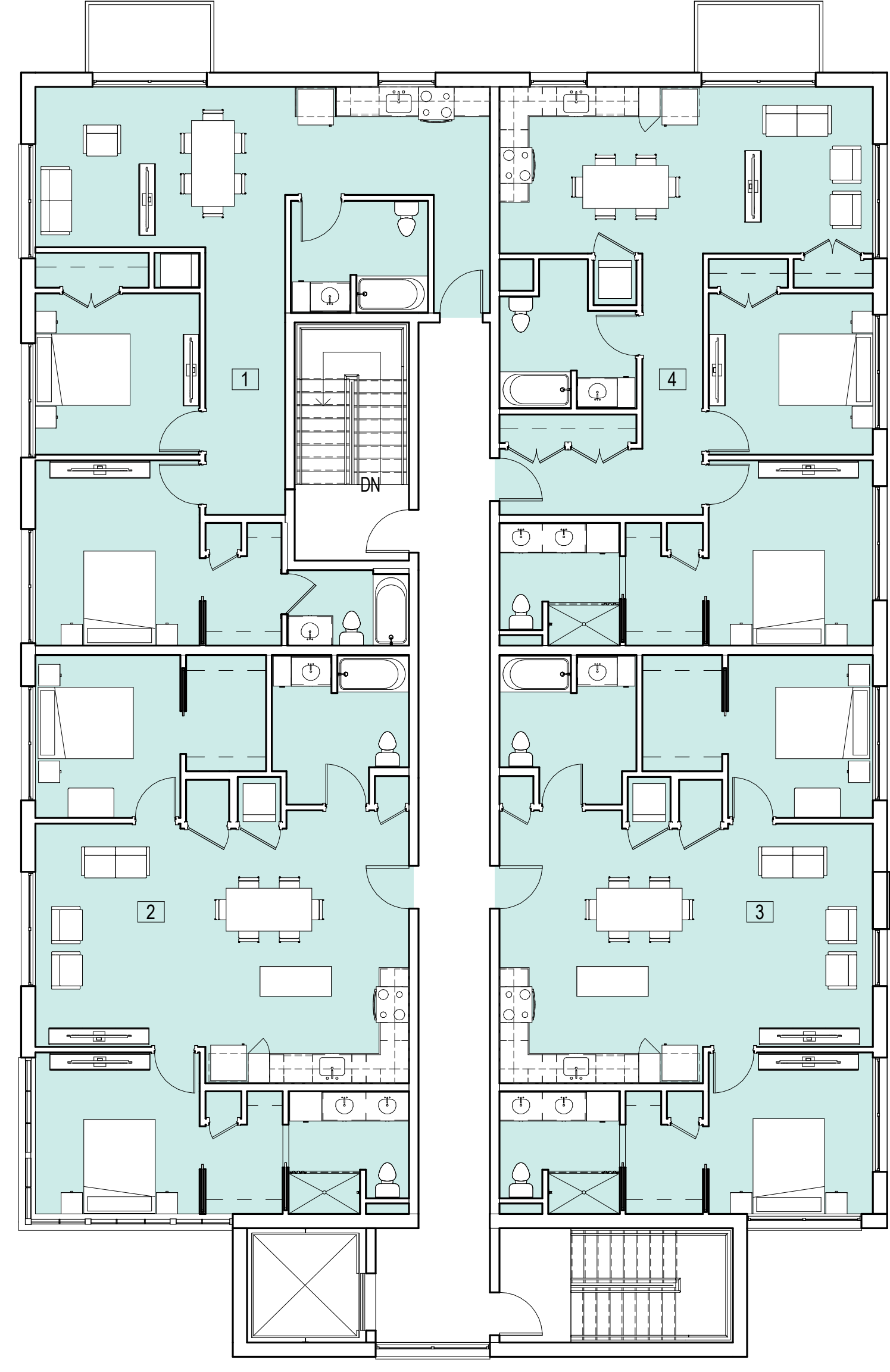
1 Building #2 Parking Plan



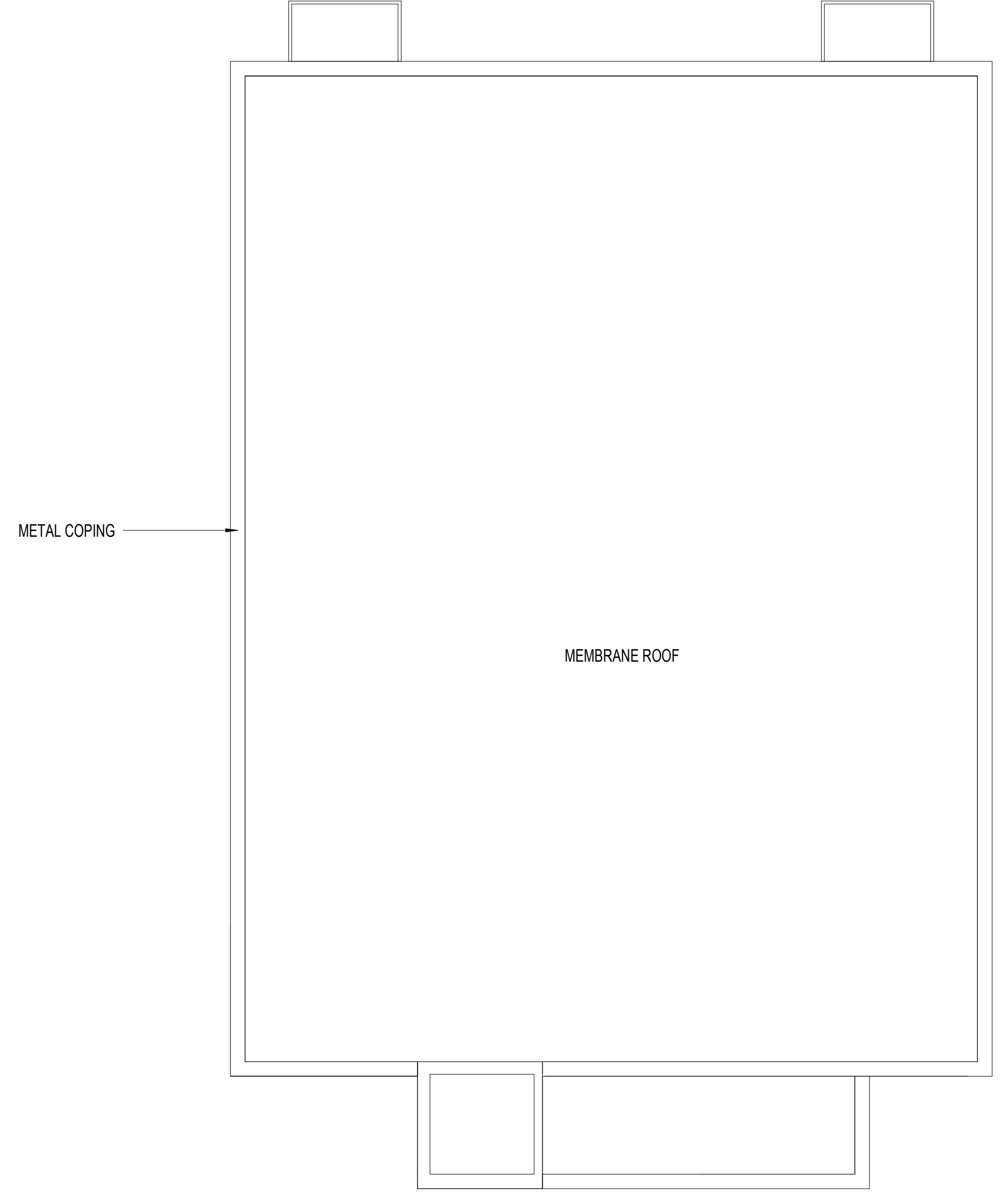
2 First Floor Plan



3 Typical Floor Plan 2-4

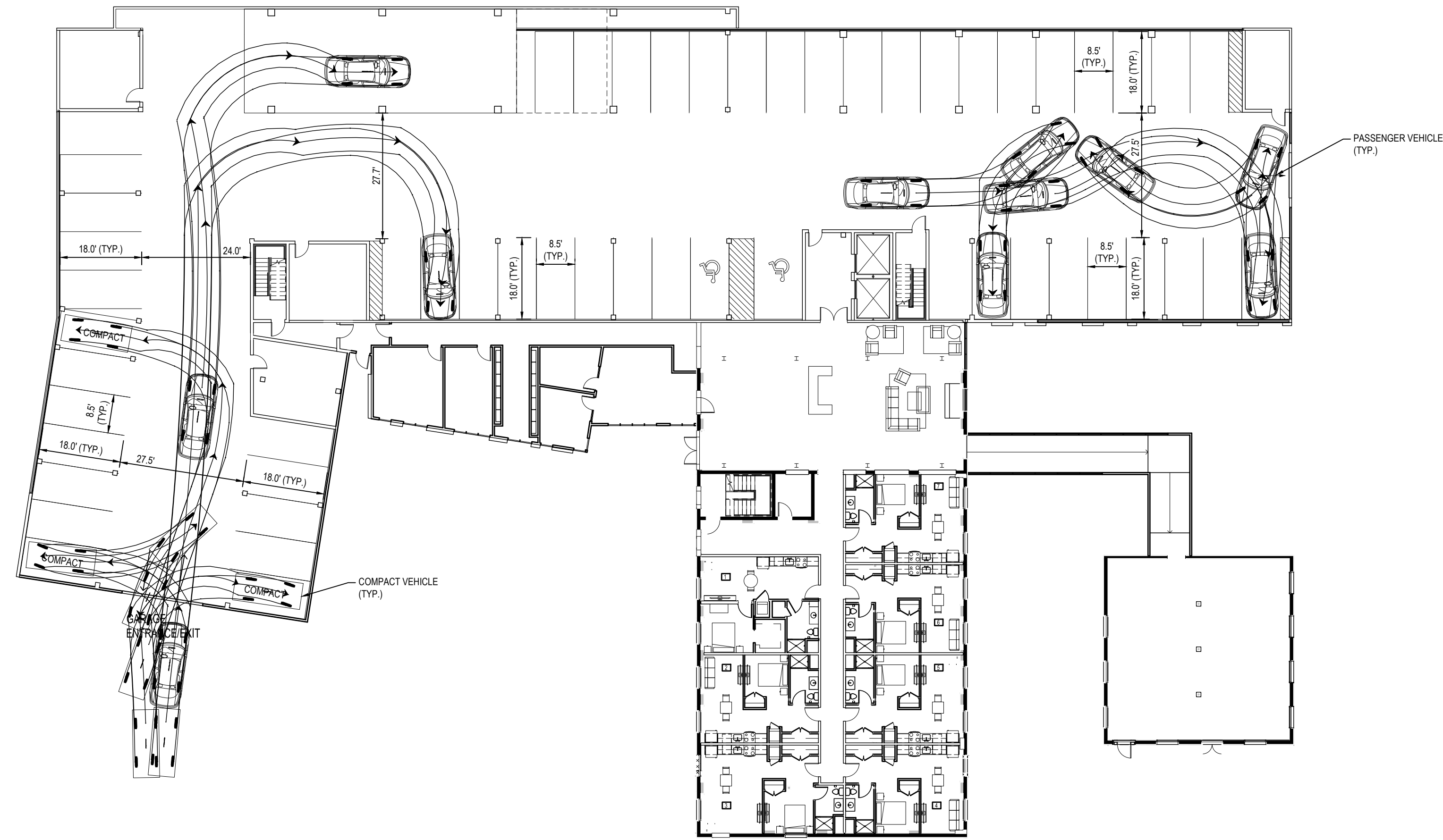


4 Building #2 Fourth Floor Plan

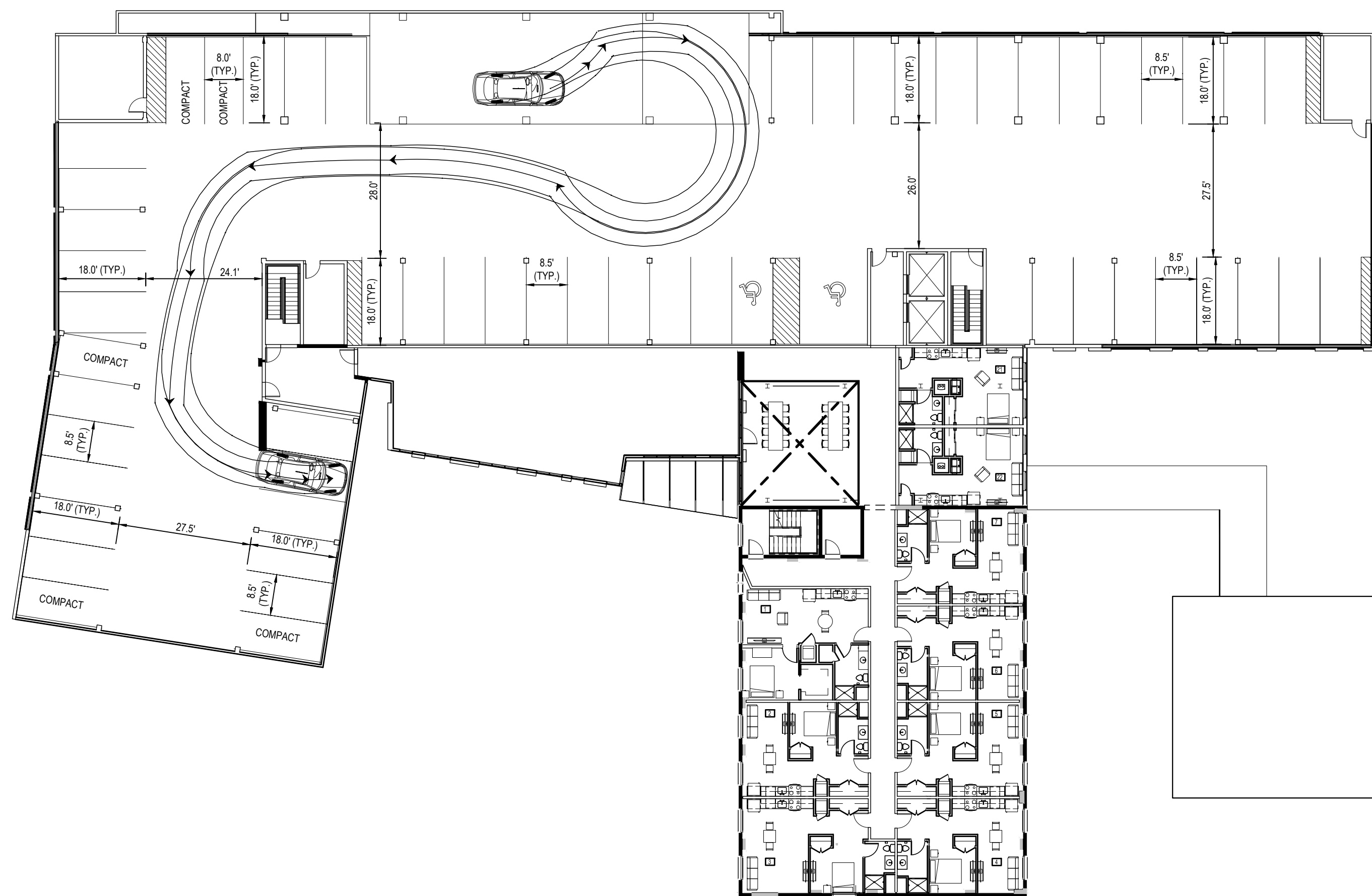


5 Building #2 Roof

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**BUILDING 4 FIRST FLOOR**



**BUILDING 4 SECOND FLOOR**

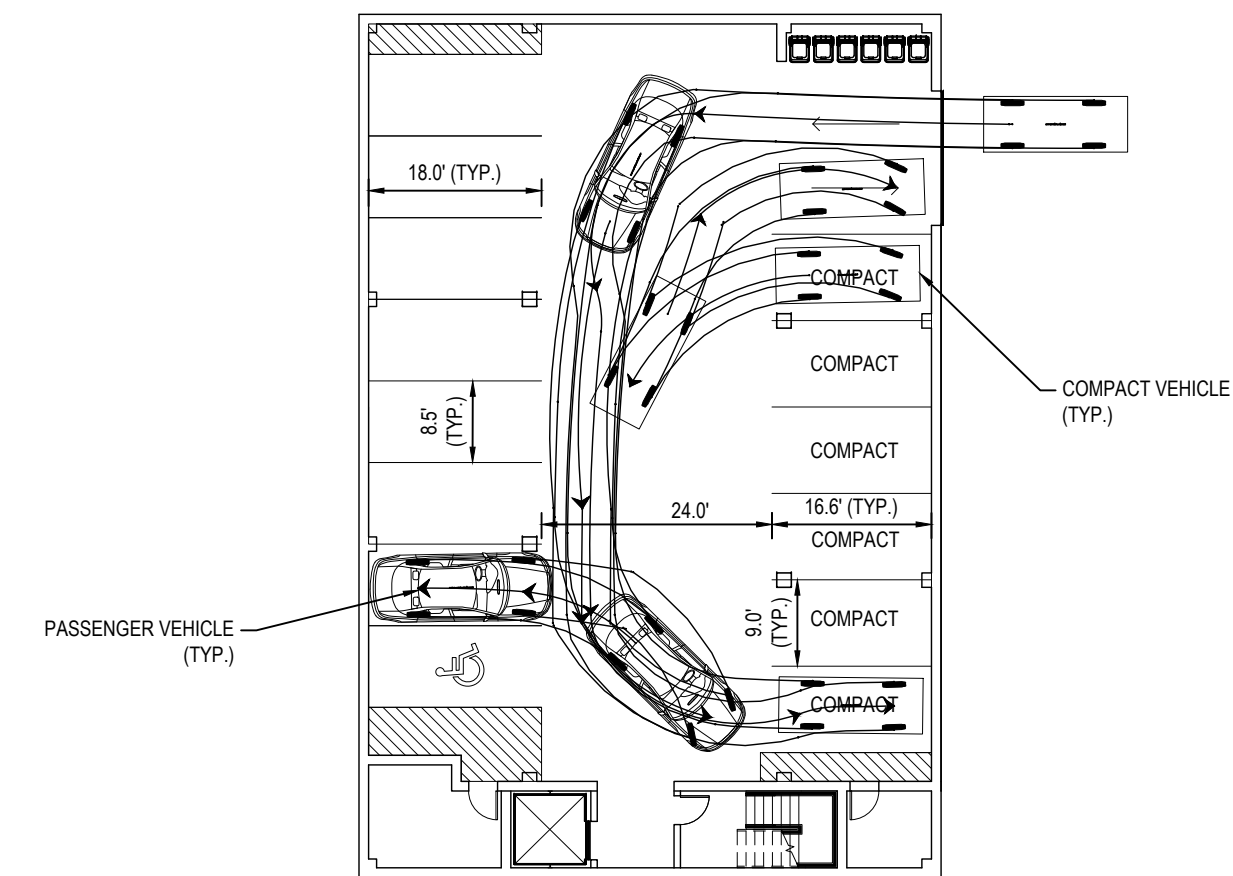
PASSENGER VEHICLE (TYP.)

COMPACT VEHICLE (TYP.)

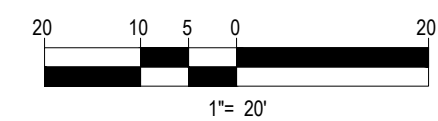
PASSENGER VEHICLE (TYP.)

COMPACT VEHICLE (TYP.)

**BUILDING 2 FIRST FLOOR VIEW #2**



**BUILDING 2 FIRST FLOOR VIEW #1**



REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	04/09/21	BUILDING REVISIONS	CFD	RMM
2	04/26/21	REV. PER CLIENT COMMENTS	CFD	RMM
3	04/29/21	GARAGE UPDATES	CFD	RMM

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**PRELIMINARY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W191330  
 DRAWN BY: AWP  
 CHECKED BY: JMJ  
 DATE: 03/03/2021  
 CAD I.D.: W191330-GARAGE EXHIBIT3

PROJECT:  
**PROPOSED EXHIBIT PLAN**  
 FOR  
**1165R MASS MA PROPERTY LLC**  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 1165R MASSACHUSETTS AVE.  
 MIDDLESEX COUNTY  
 TOWN OF ARLINGTON, MA  
 MAP #57, BLOCK #2, LOT #10B  
 AND PART OF LOT #15

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 MAINE LICENSE No. 13818  
 CONNECTICUT LICENSE No. 20115  
 RHODE ISLAND LICENSE No. 11425

SHEET TITLE:  
**130 UNIT GARAGE VEHICLE TURNING EXHIBIT**

SHEET NUMBER:  
**1**

REVISION 3 - 04/29/21