



Mass Ave/Appleton Design Review Committee

07-08-21

Town of Arlington

Department of Planning & Community
Development

Remote Meeting and Ground Rules

- Remote meeting script
- Confirm committee members are here
- Please use “Raise Hand” function to comment
- Start with committee members before public comments (except for public comment period)
- Recorded Meeting



Agenda

1. Welcome and Opening of Remote Meeting, including Ground Rules
2. Approval of Minutes of May 27, 2021 (to be deferred)
3. Public Comment Period
4. Updates: Written Public Comments Received, Public Outreach, and Follow-Up from Last Meeting
5. Review Updated Concepts from Green International and Come to Consensus on Final Short-Term Design for the Area
6. Discuss Next Steps and Set Next Committee Meeting Dates
7. Adjourn



Public Comment Period



Goal of this Meeting

- Review updated design concepts and information prepared by Green International. Come to consensus on which design concept to carry forward as a recommendation to Select Board, with tweaks if necessary.



Correspondence/Comments

- 13 comments received between 05-27-21 and 07-08-21 (email and phone message)
- Summary of themes:
 - Continued concern of safety of Mass Ave/Appleton intersection and need for action
 - Opposition from several abutters and adjacent businesses to proposed Mass Ave parking restrictions, especially between Appleton Place and Burton Street
 - Protect cyclists along the corridor and through the intersection
 - Advocacy for Option 2 of the new concepts
 - Technical suggestions (signage, further study, pavement markings)



Follow Up/Public Engagement

- Met with Green International to discuss next steps and incorporate feedback received at the previous meeting and from public comments
- Community meeting yesterday (July 7) with abutters/businesses to discuss concerns about possible parking restrictions and newly updated concepts
 - Notes from this meeting:
 - Businesses and residents concerned about parking loss
 - Option 1 is preferred over Option 2
 - Need to slow down all traffic
 - General agreement on Appleton Place one-way away from Mass Ave
 - Warning for cars and cyclists of downhill going eastbound
 - See if there is space to pass cars waiting to turn left westbound
 - There needs to be a full traffic signal installed here ASAP



Considerations in Developing New Concepts

- Strong concerns about both parking loss for abutters/businesses and for improving cyclist safety
- Left turn lane brings in complications and impacts space available for parking/bike lanes
- Keep short-term elements to pavement markings, signage, and temporary materials (flex posts) that could be implemented this year
- Focus on reducing vehicle speeds during left turning movements and in general through the Mass Ave/Appleton intersection
- Improvements may not be perfect but are better than leaving things as they are



Recommendation/Implementation Process & Timeline

- Committee makes recommendations to Select Board, Board must approve, Town Departments implement (short-term)
- Next Board meetings: July 19, August 9, September 13
- If additional public engagement needed, extends timeline
- May be most feasible to have recommendation for August 9 meeting
- Waiting until Board meeting in September limits time available to implement this year
 - Generally, most construction activities end mid-November due to weather



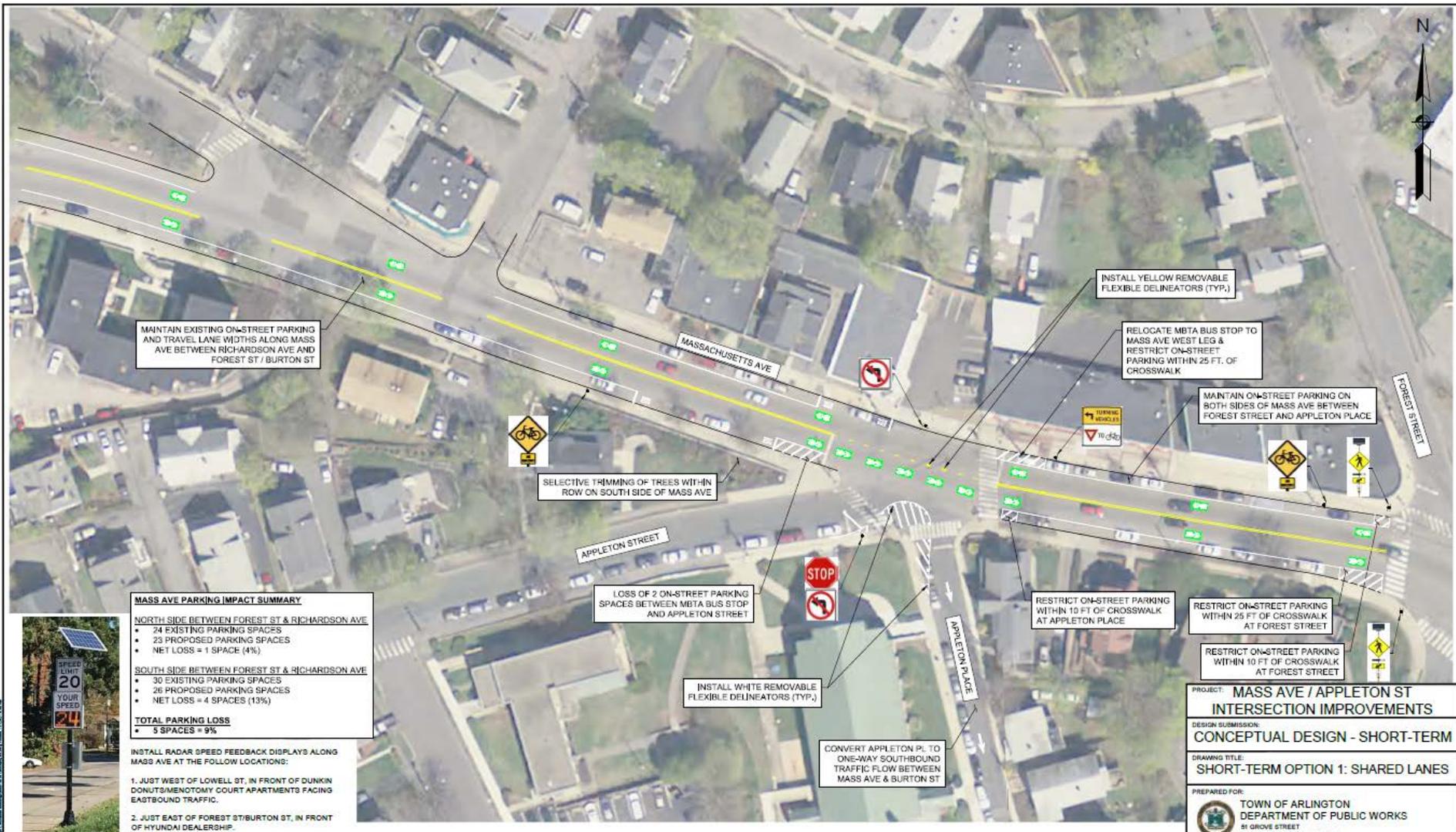
Updated Concepts from Green International

- Two concepts posted (revised from previous concepts)
 - Short Term Improvements Alternate 1 (Shared Lanes)
 - Short Term Improvements Alternate 2 (Bike Lanes)

Also:

- Pros and cons of concepts





MASS AVE PARKING IMPACT SUMMARY

NORTH SIDE BETWEEN FOREST ST & RICHARDSON AVE

- 24 EXISTING PARKING SPACES
- 23 PROPOSED PARKING SPACES
- NET LOSS = 1 SPACE (4%)

SOUTH SIDE BETWEEN FOREST ST & RICHARDSON AVE

- 30 EXISTING PARKING SPACES
- 26 PROPOSED PARKING SPACES
- NET LOSS = 4 SPACES (13%)

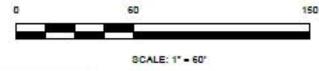
TOTAL PARKING LOSS

- 5 SPACES = 9%



- INSTALL RADAR SPEED FEEDBACK DISPLAYS ALONG MASS AVE AT THE FOLLOW LOCATIONS:
1. JUST WEST OF LOWELL ST, IN FRONT OF DUNKIN DONUTS/MENOTOMY COURT APARTMENTS FACING EASTBOUND TRAFFIC.
 2. JUST EAST OF FOREST ST/BURTON ST, IN FRONT OF HYUNDAI DEALERSHIP.

MASSACHUSETTS AVE / APPLETON STREET / APPLETON PLACE
SHORT-TERM INTERSECTION IMPROVEMENTS
OPTION 1: SHARED LANES



PROJECT: MASS AVE / APPLETON ST INTERSECTION IMPROVEMENTS

DESIGN SUBMISSION:
CONCEPTUAL DESIGN - SHORT-TERM

DRAWING TITLE:
SHORT-TERM OPTION 1: SHARED LANES

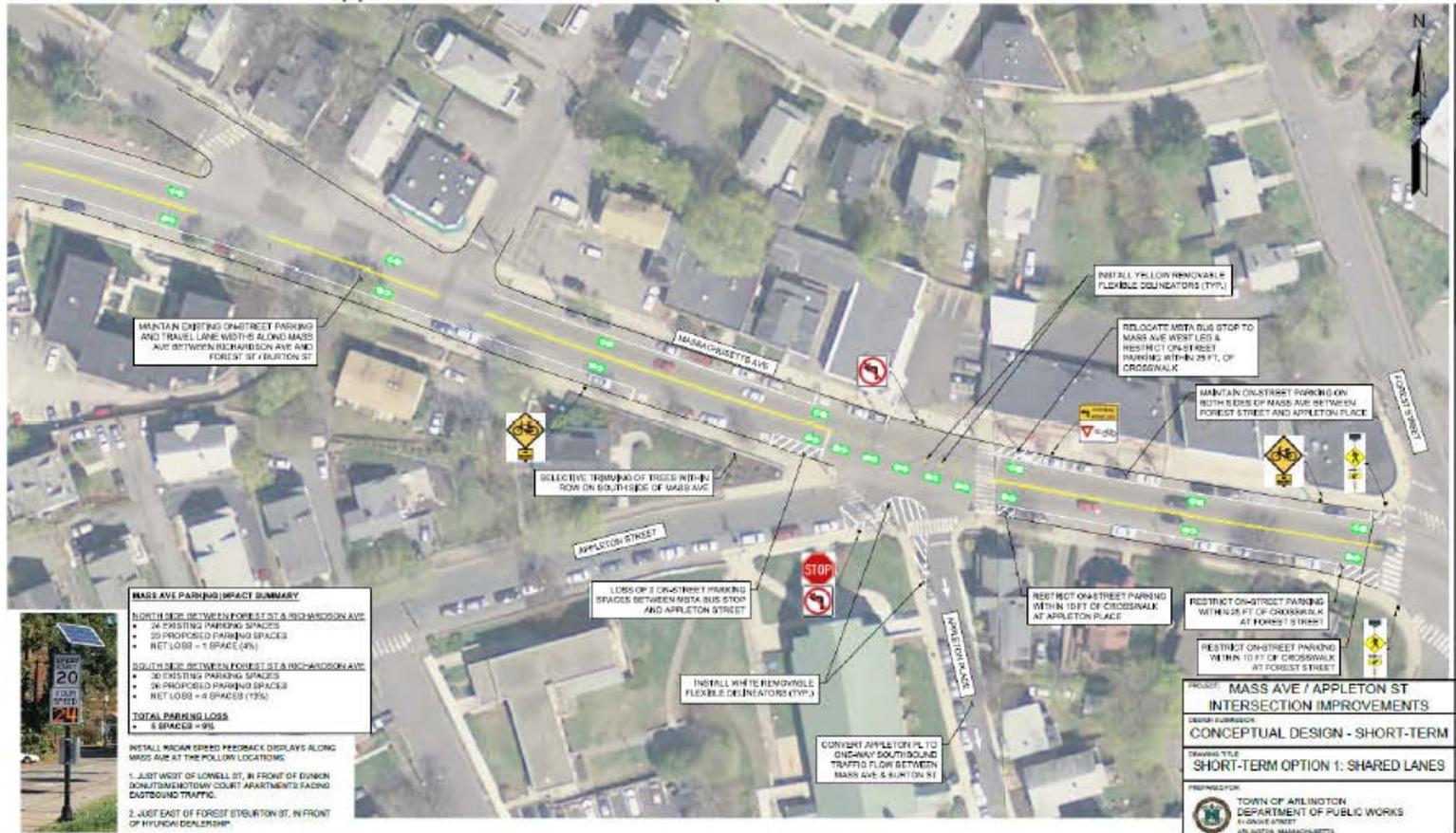
PREPARED FOR:
**TOWN OF ARLINGTON
DEPARTMENT OF PUBLIC WORKS
81 GROVE STREET
ARLINGTON, MASSACHUSETTS**

PREPARED BY:
**GREEN INTERNATIONAL AFFILIATES, INC.
TRANSPORTATION / STRUCTURAL / WATER RESOURCES / CIVIL/SITE
239 LITTLETON ROAD, SUITE 3 WESTFORD, MA 01886
978.923.0450 | www.greenintl.com**

SCALE: AS NOTED	DESIGNED BY: JG	SHEET NO. 1 of 1
DATE: 7/20/21	DRAWN BY: JG	
PROJECT NO. 20107	CHECKED BY: WW	



Town of Arlington Massachusetts Avenue / Appleton Street Intersection Improvements

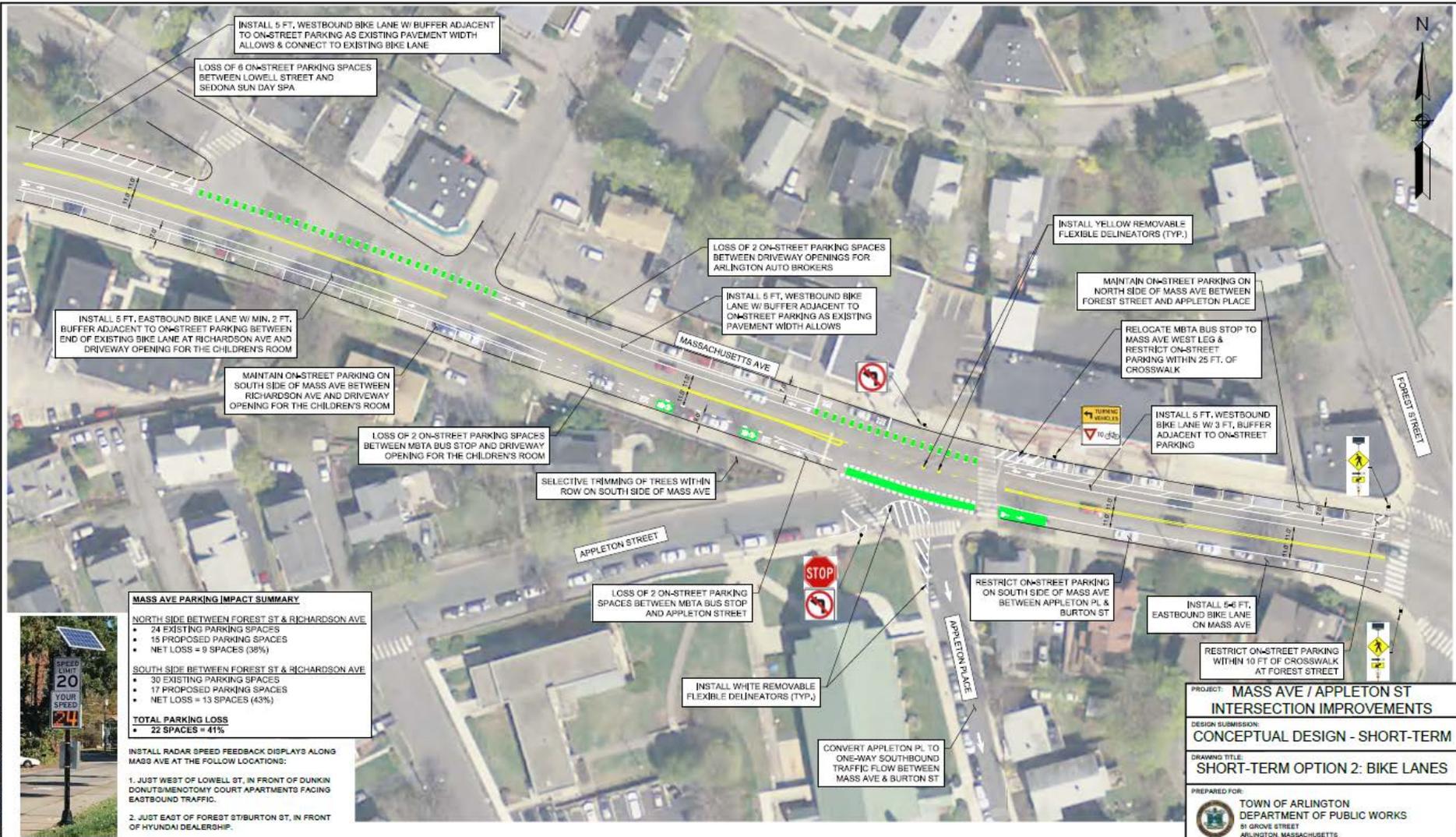


Pros

- Places bikes toward center of EB travel lane in more visible location for WB left-turns
- Maintains majority of on-street parking on Mass Ave
- Tree trimming and on-street parking restrictions at SW corner of Mass Ave / Appleton St increase visibility
- Relocates WB MBTA bus stop to far side of intersection, increasing visibility at ped. crossing at Appleton Pl
- Tighter intersection, more defined turning movements
- Ped crossing improvements at Forest St
- Reduces vehicle speeds on Mass Ave approaching intersection

Cons

- No on-road space designated for bikes
- Minor impacts to Mass Ave on-street parking supply
- Solar glare still limits visibility of EB through vehicles and bicyclists for WB left-turns



MASS AVE PARKING IMPACT SUMMARY

NORTH SIDE BETWEEN FOREST ST & RICHARDSON AVE
• 24 EXISTING PARKING SPACES
• 15 PROPOSED PARKING SPACES
• NET LOSS = 9 SPACES (38%)
SOUTH SIDE BETWEEN FOREST ST & RICHARDSON AVE
• 30 EXISTING PARKING SPACES
• 17 PROPOSED PARKING SPACES
• NET LOSS = 13 SPACES (43%)
TOTAL PARKING LOSS
• 22 SPACES = 41%

- INSTALL RADAR SPEED FEEDBACK DISPLAYS ALONG MASS AVE AT THE FOLLOW LOCATIONS:
1. JUST WEST OF LOWELL ST. IN FRONT OF DUNKIN DONUTS/MENOTOMY COURT APARTMENTS FACING EASTBOUND TRAFFIC.
 2. JUST EAST OF FOREST ST/BURTON ST. IN FRONT OF HYUNDAI DEALERSHIP.



MASSACHUSETTS AVE / APPLETON STREET / APPLETON PLACE
SHORT-TERM INTERSECTION IMPROVEMENTS
OPTION 2: BIKE LANES

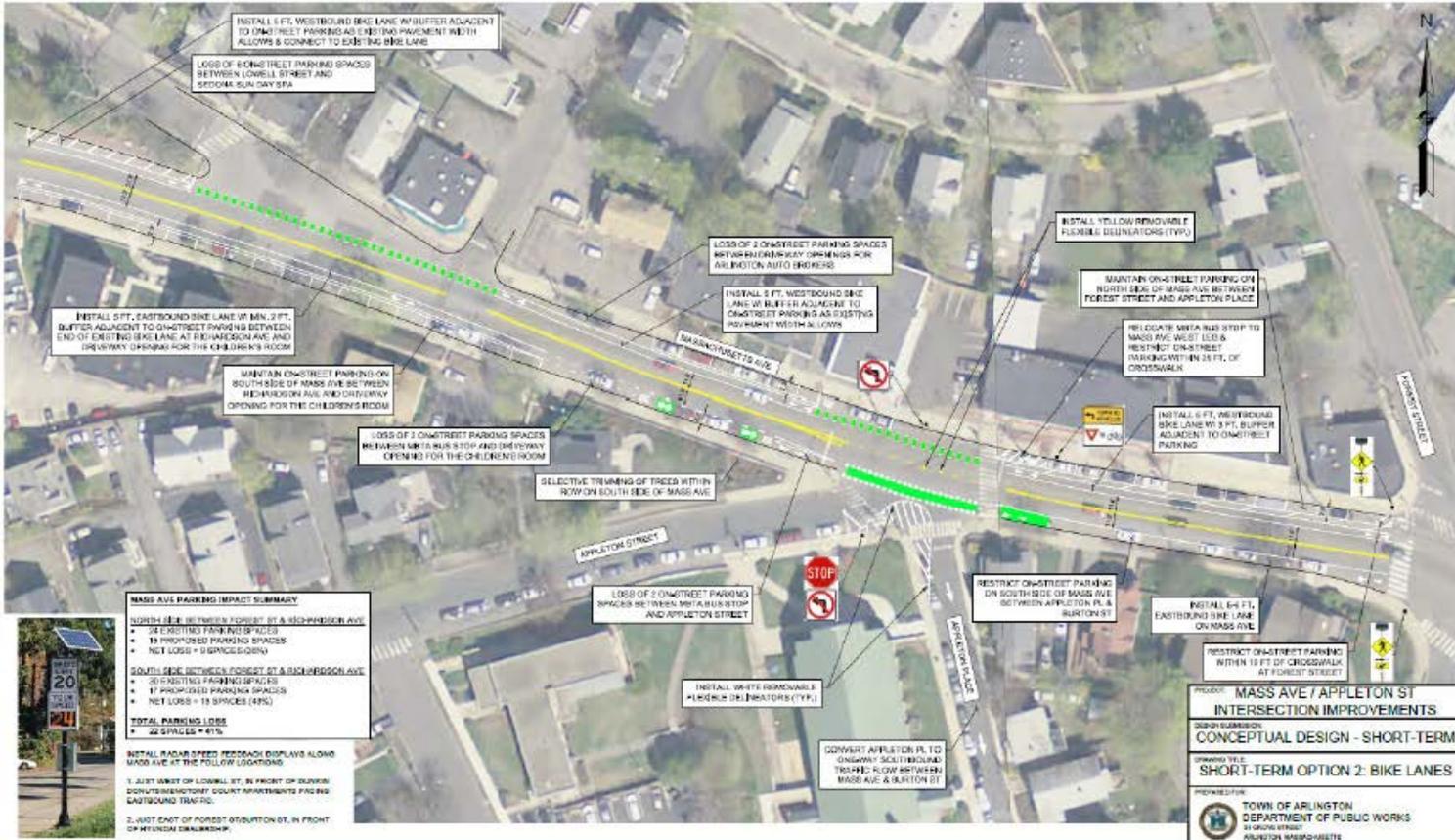


SCALE: 1" = 60'

PROJECT: MASS AVE / APPLETON ST INTERSECTION IMPROVEMENTS		
DESIGN SUBMISSION:		
CONCEPTUAL DESIGN - SHORT-TERM		
DRAWING TITLE:		
SHORT-TERM OPTION 2: BIKE LANES		
PREPARED FOR:		
TOWN OF ARLINGTON DEPARTMENT OF PUBLIC WORKS 51 GROVE STREET ARLINGTON, MASSACHUSETTS		
PREPARED BY:		
GREEN INTERNATIONAL AFFILIATES, INC. TRANSPORTATION STRUCTURAL WATER RESOURCES CIVIL/SITE 239 LITTLETON ROAD, SUITE 3 WESTFORD, MA 01586 978.552.0482 www.giaonline.com		
SCALE: AS NOTED	DESIGNED BY: JG	SHEET NO. 1 of 1
DATE: 7/2/2021	DRAWN BY: JG	
PROJECT NO: 20107	CHECKED BY: WW	



Town of Arlington Massachusetts Avenue / Appleton Street Intersection Improvements



MASS AVE PARKING IMPACT SUMMARY

NORTH SIDE OF MASS AVE BETWEEN LOWELL ST. & HENDERSON AVE.

- 26 EXISTING PARKING SPACES
- 13 PROPOSED PARKING SPACES
- NET LOSS = 13 SPACES (49%)

SOUTH SIDE BETWEEN FOREST ST & HENDERSON AVE.

- 35 EXISTING PARKING SPACES
- 17 PROPOSED PARKING SPACES
- NET LOSS = 18 SPACES (51%)

TOTAL PARKING LOSS

- 31 SPACES = 41%

INSTALL RADAR SPEED REDUCTION DISPLAYS ALONG MASS AVE AT THE FOLLOW LOCATIONS:

1. JUST WEST OF LOWELL ST. IN FRONT OF BURTON CONDOMINIUMS/TOWN COURT APARTMENTS FACING EASTBOUND TRAFFIC.
2. JUST EAST OF FOREST STREET ON ST. IN FRONT OF MFCOM CHURCH.

PROJECT: MASS AVE / APPLETON ST
INTERSECTION IMPROVEMENTS

SECOND SUBMISSION
CONCEPTUAL DESIGN - SHORT-TERM

DESIGNED BY: SHORT-TERM OPTION 2: BIKE LANES

PREPARED FOR:
TOWN OF ARLINGTON
DEPARTMENT OF PUBLIC WORKS
BY GREG VERNER
ARLINGTON, MASSACHUSETTS

Pros		Cons
<ul style="list-style-type: none"> • Separates vehicles and bikes on Mass Ave • Partially fills existing gap in bike lanes on Mass Ave • Tree trimming and on-street parking restrictions at SW corner of Mass Ave / Appleton St increase visibility • High visibility EB bike crossing 	<ul style="list-style-type: none"> • Relocates WB MBTA bus stop to far side of intersection, increasing visibility at ped. crossing at Appleton Pl • Tighter intersection, more defined turning movements • Ped crossing improvements at Forest St • Reduces vehicle speeds on Mass Ave approaching intersection 	<ul style="list-style-type: none"> • Significant impacts to Mass Ave on-street parking supply • Solar glare still limits visibility of EB through vehicles and bicyclists for WB left-turns



APPLETON PLACE – ONE-WAY TRAFFIC FLOW

One-Way Northbound		One-Way Southbound	
Pros	Cons	Pros	Cons
<ul style="list-style-type: none"> Does not relocate vehicles exiting Appleton Pl onto Mass Ave to Burton St where sight distance is a concern Eliminates one potential conflict between WB left-turn and EB through vehicle Eliminates one potential “right-hook” conflict between EB right-turn vehicle and EB through bicyclist 	<ul style="list-style-type: none"> Conflicts still exist between traffic exiting Appleton Pl and traffic along Mass Ave Conditions for exiting traffic will be more difficult after installing WB left-turn lane Access to Church from Mass Ave is restricted Difficulty accessing handicap parking space serving Church on west side of Appleton Pl 	<ul style="list-style-type: none"> Maintains access to Church from Mass Ave Maintains convenient access to handicap parking space serving Church on west side of Appleton Pl Eliminates conflicts within intersection between traffic exiting Appleton Pl and traffic along Mass Ave 	<ul style="list-style-type: none"> Adds vehicles to Burton St exiting onto Mass Ave where sight distance is a concern Solar glare still limits visibility of EB through vehicles/bicyclists for WB left-turns Potential “right-hook” conflict between EB right-turn vehicle and EB through bicyclist still exists in Short-Term Alternative 2 (bike lanes)

Discussion



Next Steps & Committee Meeting Dates

- Next Steps:
 - Public outreach and data collection in support of final concept
 - Understand costs, capacity and timeline for implementation
 - Recommendation to Select Board on short term-improvements
 - Town implements short-term improvements; Committee begins determining longer-term improvements and process
- Next meeting - timing
- Adjourn

