



Mass Ave/Appleton Design Review Committee

10-04-21

Town of Arlington

Department of Planning & Community
Development

Remote Meeting and Ground Rules

- Remote meeting notice
- 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, and July 8, 2021
3. Summary of Events Since Last Meeting and Overview of Mass Ave/Appleton Area Parking Study
4. Review and Provide Feedback on Modified Option 2 for Green International and Select Board
5. Next Steps
6. Adjourn



Goal of this Meeting

- Review Modified Option 2 developed by Green International. Provide feedback for Green, Town and Select Board in advance of Board meeting next week.



Summary of Recent Events

- July 8: Mass Ave/Appleton DRC recommended Short-Term Option 2: Bike Lanes to the Select Board
- September 13: Board is presented Option 1 (Shared Lanes) and Option 2, Board approves Option 1 with request for parking study of area as described in DPCD report
- After 9/13: Town reaches out to Green International to determine if another option could be developed to include bike lanes and fewer parking impacts
- Upcoming: Board reviews Modified Option 2 to potentially supersede Option 1; parking data collection occurs



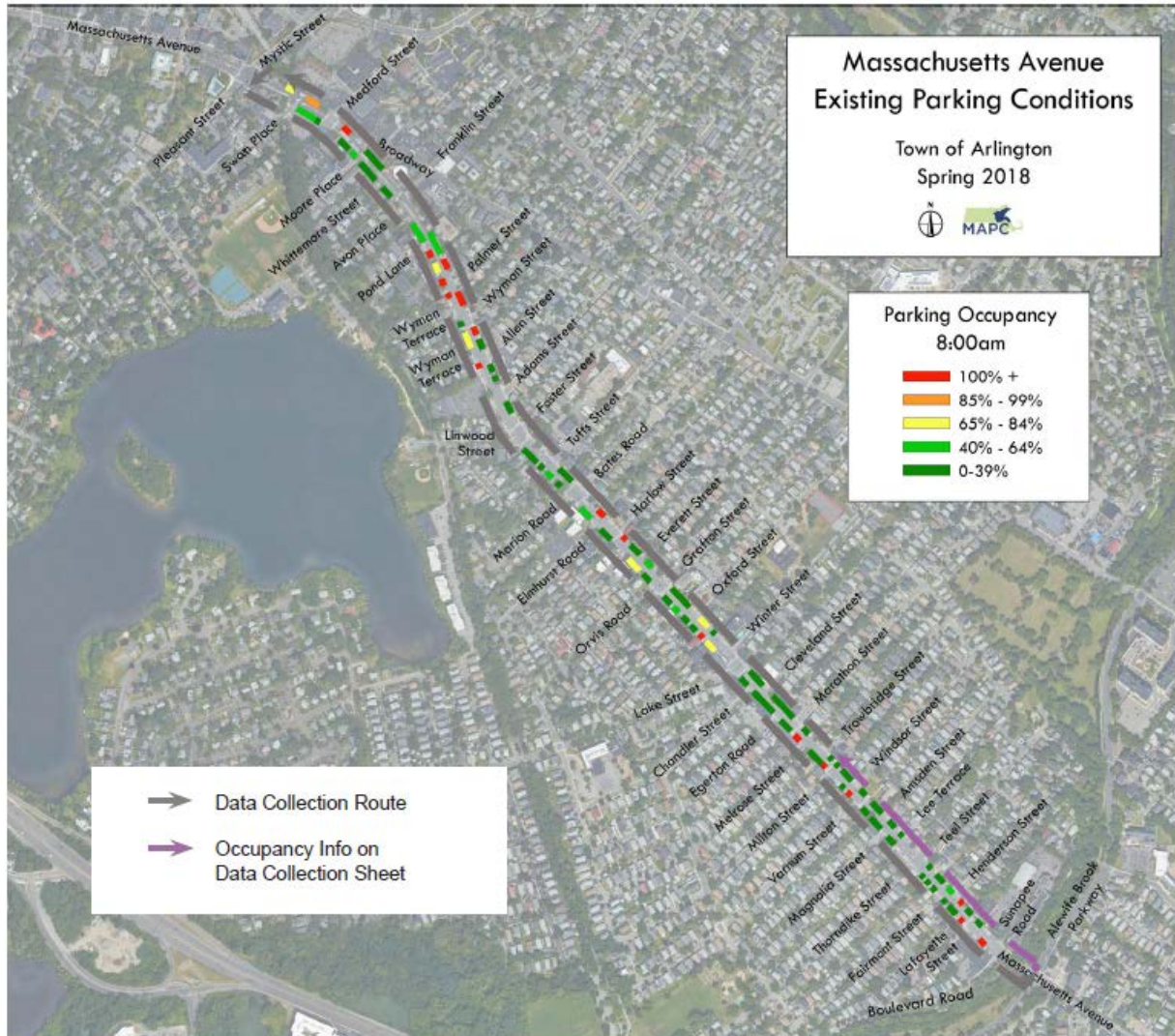
Parking Study Scope

- Utilizing Metropolitan Area Planning Council (MAPC) guidance and methodology for collecting data on parking utilization and turnover
- Same methodology used in Bus Rapid Transit pilot in East Arlington
- Area defined in report to Board on 9/13
 - Includes on-street public parking spaces less than a five-minute walk from main commercial area on north side of Mass Ave between Appleton Place and Forest/Burton Streets
- Data to be collected during the week during the morning, afternoon, and middle of the day



Parking Study Scope

MAPC Example from BRT Pilot



Parking Study Scope

MAPC Example from BRT Pilot

Arlington Data Collection
Wednesday, May 9

Parking Space	Stripe?	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM
<i>Start on Mass Ave at Route 16, heading towards Arlington Center</i>						
No Parking						
<i>Cross Sunapee Road</i>						
Bus Stop						
<i>Driveway</i>						
2 Hour 1	Y					
2 Hour 2	Y					
<i>Crosswalk WITH CURB EXTENSION</i>						
2 Hour (assume) 1	Y					
2 Hour (assume) 2	Y					
<i>Driveway</i>						
2 Hour 1	Y					
<i>Cross Henderson Street</i>						
2 Hour 1	Y					
2 Hour 2	Y					
<i>Driveway</i>						
2 Hour 1	Y					
2 Hour 2	Y					
2 Hour 3	Y					
<i>Driveway</i>						
2 Hour 1	Y					
<i>Cross Teel Street</i>						
No Standing						
Crosswalk						
<i>Driveway</i>						
Bus Stop						
<i>Cross Lee Terrace (looks like driveway)</i>						
2 Hour 1	Y					
<i>Driveway</i>						
2 Hour 1	Y					
2 Hour 2	Y					
2 Hour 3	Y					
<i>Cross Amsden Street</i>						
2 Hour 1	Y					
2 Hour 2	Y					
2 Hour 3	Y					
2 Hour 4	Y					
<i>Crosswalk WITH CURB EXTENSION</i>						
2 Hour 1	Y					
2 Hour 2	Y					
<i>Cross Windsor Street</i>						
30 Min 1	Y					
30 Min 2	Y					
30 Min 3	Y					
30 Min 4	Y					
<i>Driveway</i>						
15 Min 1	Y					
<i>Crosswalk WITH CURB EXTENSION</i>						
Unsigned	Y					
<i>Cross Trowbridge Street</i>						
Bus Stop						
<i>Driveway</i>						
Hydrant						
Unsigned	N					



Parking Study Scope

Mass Ave/Appleton Parking Supply Review



Parking Study Scope

- Questions for committee members on Parking Study details:
 - Times of day with highest parking demand?
 - Days of week with highest parking demand?
 - Specific areas with high demand or illegal parking?
 - Any other thoughts or comments on study scope?



Modified Option 2

- Posted to meeting calendar page
- Feedback for Select Board October 13 meeting
- Implementation to take place very shortly thereafter





INSTALL 5 FT. WESTBOUND BIKE LANE W/ BUFFER ADJACENT TO ON-STREET PARKING AS EXISTING PAVEMENT WIDTH ALLOWS & CONNECT TO EXISTING BIKE LANE

LOSS OF 6 ON-STREET PARKING SPACES BETWEEN LOWELL STREET AND SEDONA SUN DAY SPA

INSTALL 5 FT. WESTBOUND BIKE LANE W/ BUFFER ADJACENT TO ON-STREET PARKING AS EXISTING PAVEMENT WIDTH ALLOWS

LOSS OF 2 ON-STREET PARKING SPACES BETWEEN DRIVEWAY OPENINGS FOR ARLINGTON AUTO BROKERS

INSTALL YELLOW REMOVABLE FLEXIBLE DELINEATORS (TYP.)

INSTALL 5 FT. EASTBOUND BIKE LANE W/ MIN. 2 FT. BUFFER ADJACENT TO ON-STREET PARKING BETWEEN END OF EXISTING BIKE LANE AT RICHARDSON AVE AND DRIVEWAY OPENING FOR THE CHILDREN'S ROOM

MAINTAIN ON-STREET PARKING ON SOUTH SIDE OF MASS AVE BETWEEN RICHARDSON AVE AND DRIVEWAY OPENING FOR THE CHILDREN'S ROOM

APPROXIMATE LOCATION OF PROPOSED HOTEL DRIVEWAY LOOP

CONSTRUCTION OF PROPOSED HOTEL DRIVEWAY WILL RESULT IN LOSS OF 2 ADDITIONAL ON-STREET PARKING SPACES

RELOCATE MBTA BUS STOP TO MASS AVE WEST LEG & RESTRICT ON-STREET PARKING WITHIN 25 FT. OF CROSSWALK

LOSS OF 2 ON-STREET PARKING SPACES BETWEEN MBTA BUS STOP AND DRIVEWAY OPENING FOR THE CHILDREN'S ROOM

SELECTIVE TRIMMING OF TREES WITHIN ROW ON SOUTH SIDE OF MASS AVE

RESTRICT ON-STREET PARKING WITHIN 10 FT OF CROSSWALK AT FOREST STREET

LOSS OF 2 ON-STREET PARKING SPACES BETWEEN MBTA BUS STOP AND APPLETON STREET

INSTALL WHITE REMOVABLE FLEXIBLE DELINEATORS (TYP.)

RESTRICT ON-STREET PARKING WITHIN 10 FT OF CROSSWALK AT APPLETON PLACE

INSTALL 5 FT. EASTBOUND BIKE LANE W/ 1-2 FT. BUFFER ADJACENT TO ON-STREET PARKING

RESTRICT ON-STREET PARKING WITHIN 25 FT OF CROSSWALK AT FOREST STREET

CONVERT APPLETON PL. TO ONE-WAY SOUTHBOUND TRAFFIC FLOW BETWEEN MASS AVE & BURTON ST

MASS AVE PARKING IMPACT SUMMARY

NORTH SIDE BETWEEN FOREST ST & RICHARDSON AVE

- 22 EXISTING PARKING SPACES
- 13 PROPOSED PARKING SPACES
- NET LOSS = 9 SPACES (38%)

SOUTH SIDE BETWEEN FOREST ST & RICHARDSON AVE

- 30 EXISTING PARKING SPACES
- 24 PROPOSED PARKING SPACES
- NET LOSS = 6 SPACES (20%)

TOTAL PARKING LOSS

- 15 SPACES = 28%

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

1. JUST WEST OF LOWELL ST, IN FRONT OF DUNKIN DONUTS/MONUMENTARY 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
MODIFIED OPTION 2: BIKE LANES**



PROJECT	
MASS AVE / APPLETON ST INTERSECTION IMPROVEMENTS	
DESIGN SUBMISSION:	
CONCEPTUAL DESIGN - SHORT-TERM	
DRAWING TITLE:	
MODIFIED OPTION 2: BIKE LANES	
PREPARED FOR:	
TOWN OF ARLINGTON DEPARTMENT OF PUBLIC WORKS 91 GROVE STREET ARLINGTON, MASSACHUSETTS	
PREPARED BY:	
GREEN INTERNATIONAL AFFILIATES, INC. TRANSPORTATION / STRUCTURAL / WATER RESOURCES / CIVIL/STE 230 LITTLETON ROAD, SUITE 3 WESTFORD, MA 01886 978.923.0400 www.greenintl.com	
SCALE: AS NOTED	DESIGNED BY: JG
DATE: 06/20/21	DRAWN BY: JG
PROJECT NO.: 20107	CHECKED BY: WW
SHEET NO.	
1 of 1	

Discussion



Next Steps

- Next Steps:
 - DPCD to transmit Committee comments to Select Board/Town Manager
 - Board meets October 13 to decide on final short-term option
 - Town implements striping and signage changes from final option as soon as possible
 - DPCD collects parking data for study, analyzes and reports out to Board
 - Town determines funding and timeline for long-term design project
- Next meeting: TBD
- Adjourn

