



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Kelly Lynema, Secretary Ex Officio

Subject: Environmental Design Review, 18-20 Belknap Street, Arlington, MA, Docket #3704

Date: July 21, 2022

This memo is provided as an update to the last memo provided on July 7, 2022. The following items were provided by the Applicant since the last hearing:

- Updated Dimensional and Parking Information and Open Space/Gross Floor Areas Worksheet, no date.
- Updated site plan, dated July 18, 2022.
- Architectural plans, including original floor plans and elevations, and proposed floor plans and elevations, no date.
- Email to Kelly Lynema from Chris Manley describing applicant's response to ARB requests, dated July 21, 2022.

These items address the follow-up items requested by the ARB as follows:

- *A site plan demonstrating that the prior existing conditions (pre-construction) had 0% usable open space – include dimensions.*
The updated site plan demonstrates that the front yard dimensions were 19.5 feet deep by 41.3 feet wide, which does not meet the requirements for usable open space. Prior to construction the rear yard was completely paved with impervious paving materials.

- *Building footprint dimensions for existing and new on sheet A-03*
Existing floor plans and dimensions have been provided on Sheet A-04, and proposed floor plans and dimensions have been provided on Sheets A-07, A-08, and A-09.
- *Floor area dimensions broken down by level (basement through half story) illustrating how they were calculated*
Existing floor area dimensions and FAR have been provided on Sheet A-04, and proposed floor area dimensions and FAR calculations have been provided on Sheet A-07.
- *Building height dimensions on sheet A-06; dimensions should be consistent with those provided on the Open Space/Gross Floor Area Information worksheet.*
Existing building heights have been provided on Sheets A-05 and A-06. The proposed building height has not been identified on Sheets A-10 and A-11.
- *Third story plans and elevations showing the upper story dimensions: include dimensions in square feet of which areas have a floor to ceiling height of greater than and less than 7' 0", include roof slope on elevation (note the required roof slope of a minimum of 2:12) and an illustration and calculation of compliance with the 1/2 story requirements*
The upper story dimensions are provided on Sheet A-05, demonstrating that the half story is less than 50% of the second floor area. The roof slope dimensions provided on Sheet A-11 indicated that the proposed dormers meet the minimum 2:12 roof slope requirement described in the definition of a half story.
- *Updated calculations for Floor Area Ratio using Section 5.3.22 of the Zoning Bylaw. Show equations for both existing and proposed.*
Existing floor area dimensions and FAR have been provided on Sheet A-04, and proposed floor area dimensions and FAR calculations have been provided on Sheet A-07.
- *Identify where short term and long term bicycle parking will be located; long term bicycle parking must be inside the structure. 1.5 long-term bicycle parking spaces are required per dwelling unit (6 total), and 0.10 short-term spaces are required per dwelling area (1 total).*
The Applicant has proposed to locate short-term bicycle parking in the front yard setback; however, the details of the bicycle rack fixture have not been provided. A total eight long-term bicycle parking locations are proposed in the basement level of the building (two spaces per unit).
- *A site plan showing the location of screening per Section 6.1.11(D).*
The Applicant has proposed to install a privacy fence around the rear perimeter of the site as shown on the updated site plan. Per Section 6.1.11(D), if a five to six foot high fence is installed, a five foot setback with appropriate plantings would be required

adjacent to the side and rear yard parking areas. The setback area has not been identified in the updated site plan.

- *On site plan or other diagram, identify location of curbing or perimeter landscaping on usable open space.*

The Applicant has proposed to install a crushed stone buffer along the perimeter of the usable open space in the rear yard, and also proposes to plant shrubs along the perimeter of the open space. Dimensions of the buffer area and landscaping details (shrub species, etc.) have not been provided.

- *Consider modifying wood fencing in the front of the house to make the appearance less imposing from the street.*

The Applicant has indicated they are considering a lower fence than what was originally proposed. Details of the modified fencing such as fencing height or materials have not been provided.

- *Provide clarification of the setback with regard to the window wells per Section 5.3.9(B).*

The updated site plan indicates that the front window wells are set back 21.3 feet from the property line.