

From: STEPHEN B <srbz@aol.com>
To: cmqklein@gmail.com, zba@town.arlington.ma.us
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Subject: 1021-1025 Mass Av Project Suggestions

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Re: 1021-1025 Mass Av Project Suggestions

Chair and Board Members,

There has been valid evidence presented to prevent this project from going forward.

However, if it does proceed, here are some suggestions to improve the outcome and reduce the impacts.

1. Lower the building 1 story into the ground.

The garage should NOT be at ground and sidewalk level.

This is a barren, sterile presentation to the street, reducing interaction with passers by.

Lowering the garage will reduce the actual visible size of the building and massing.

The building can easily be lowered as it is a downward sloping lot and already has foundation elements in what would be the basement level garage.

2. Set Garage Door back 20' from the edge of the sidewalk.

As currently designed, exiting cars would be part in and part out from under the garage door while waiting for pedestrians to clear the sidewalk.

As currently designed, entering cars would be blocking the sidewalk if they pull in and are waiting for the garage door to open.

3. Relocate the Common Courtyard to the front of the building, while still keeping it at the second floor level.

This will substantially reduce massing visibility from the Mass Av side.

This will reduce massing and imposing for neighboring 1017.

It will also add some activity to the streetscape.

There is little benefit having it on the side of the building.

Having it in the front will allow year round use, as it will not be shaded by the rest of the building.

4. Consider adding office space to the west side of the ground floor.

The east side has retail.

There is also need for medical, legal, professional, etc office space.

Having more doors on the front increases the interaction with the public.

The office space could solely be in the front, or could enter into a corridor for more space going deeper into the building.

5. The brick veneer should be Classic Red Brick, not gray or any other color.

Classic being the same common size historically used. Red being the standard medium to darker red seen on many buildings.

Classic red brick will look good on day 1 and look good in 200 years.

It will be compatible with nearby brick buildings.

Non-standard sizes and non-standard colors age poorly and can quickly become visually unpleasing.

6. The gray and cream colored fiber cement panels are “cheesy” looking. I’d suggest more brick or more conservative colors.

Thanks,

Stephen Blagden