

1025 Mass Avenue

The Residences at Mill Brook Condominium

January 26, 2023

Presentation to Arlington Zoning Board of Appeals

Arlington Zoning Board of Appeal

- Site and Context
- Proposed Building Changes
- Street Level Views
- Aerial Views
- Detailed Studies

Site and Context

Project Site

Direct Abutters

Neighborhood Context



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the cause or misrepresentation of the data.

Scale: 1" = 200'

Printed on 10/24/2022 at 11:03 AM

Town of Arlington, MA



























Proposed Building

Elevation Changes

Materials and Expression

Floor Plan Changes

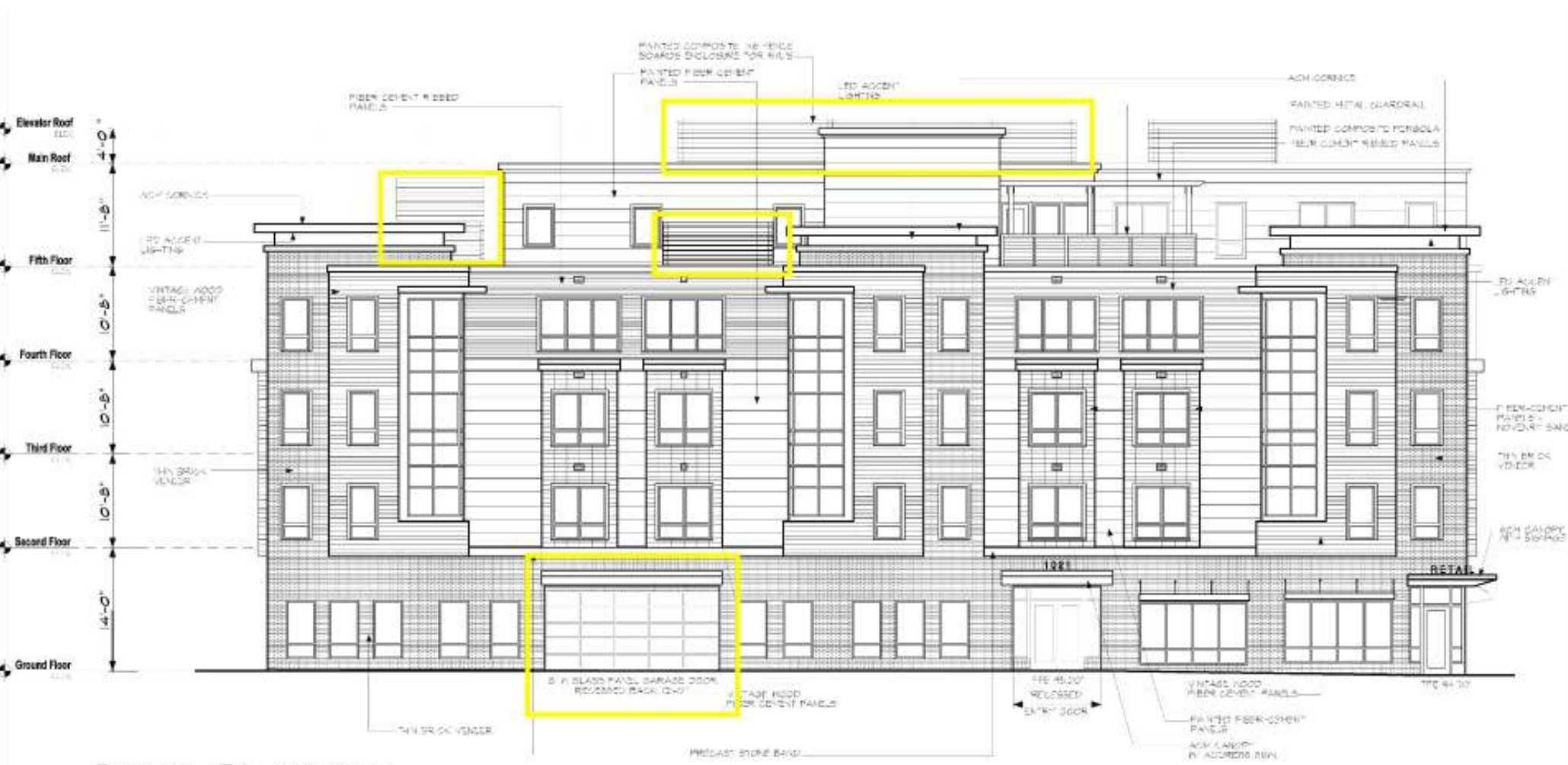
Elevation Changes

Garage Doors

Roof Screens

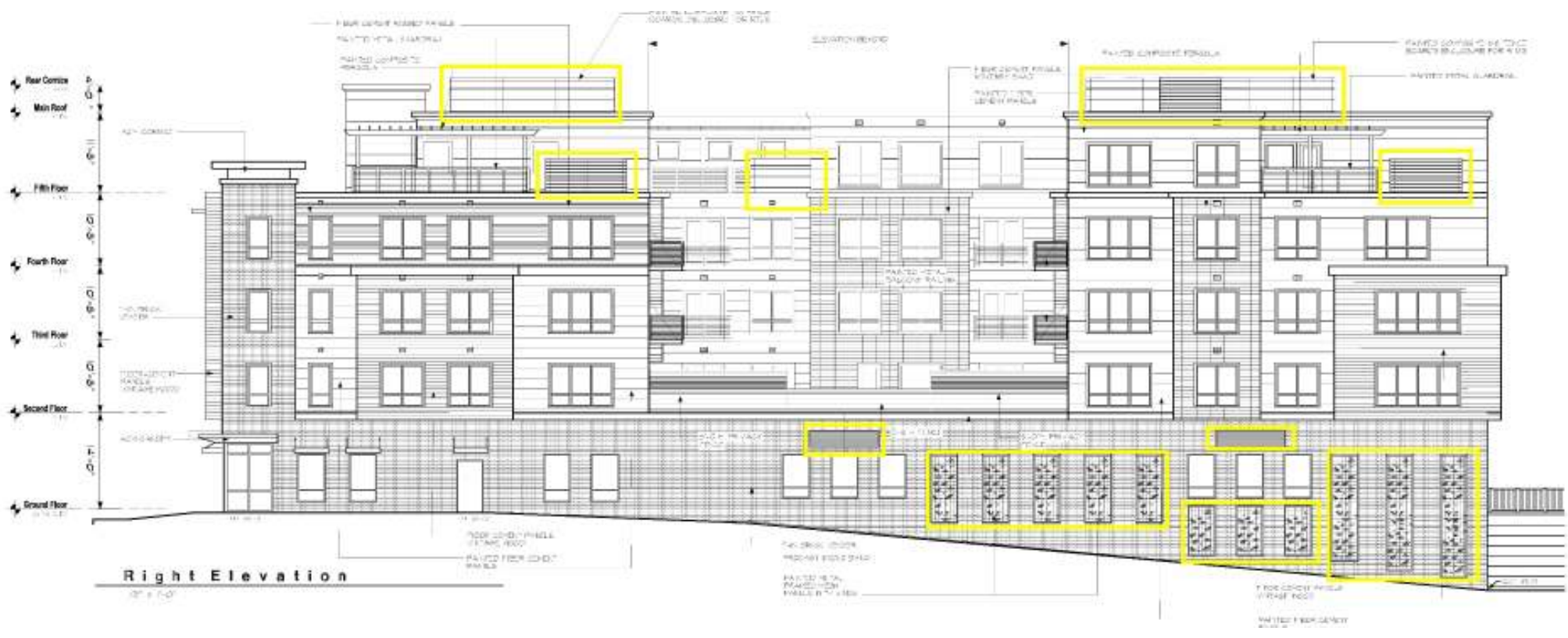
Garage Louvers

Green Screen Panels



Front Elevation

1/8" = 1'-0"



Right Elevation

1/8" = 1'-0"



Materials and Expression

Building Base

Corner Bays

Infill Areas

1021 Massachusetts Avenue Proposed Exterior Materials

1025 Mass Ave LLC
18 Wheeling Avenue
Woburn, MA
January 20, 2023



HARRISON MULHERN ARCHITECTS





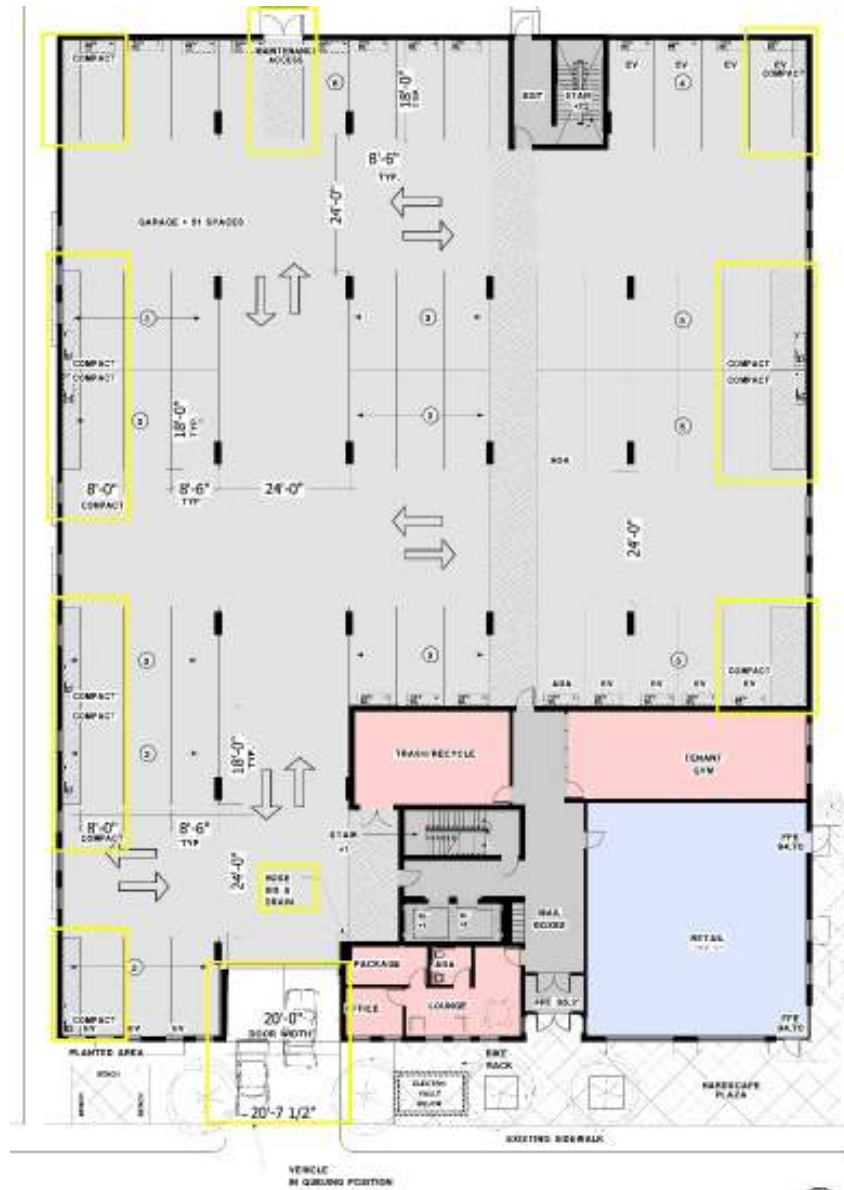


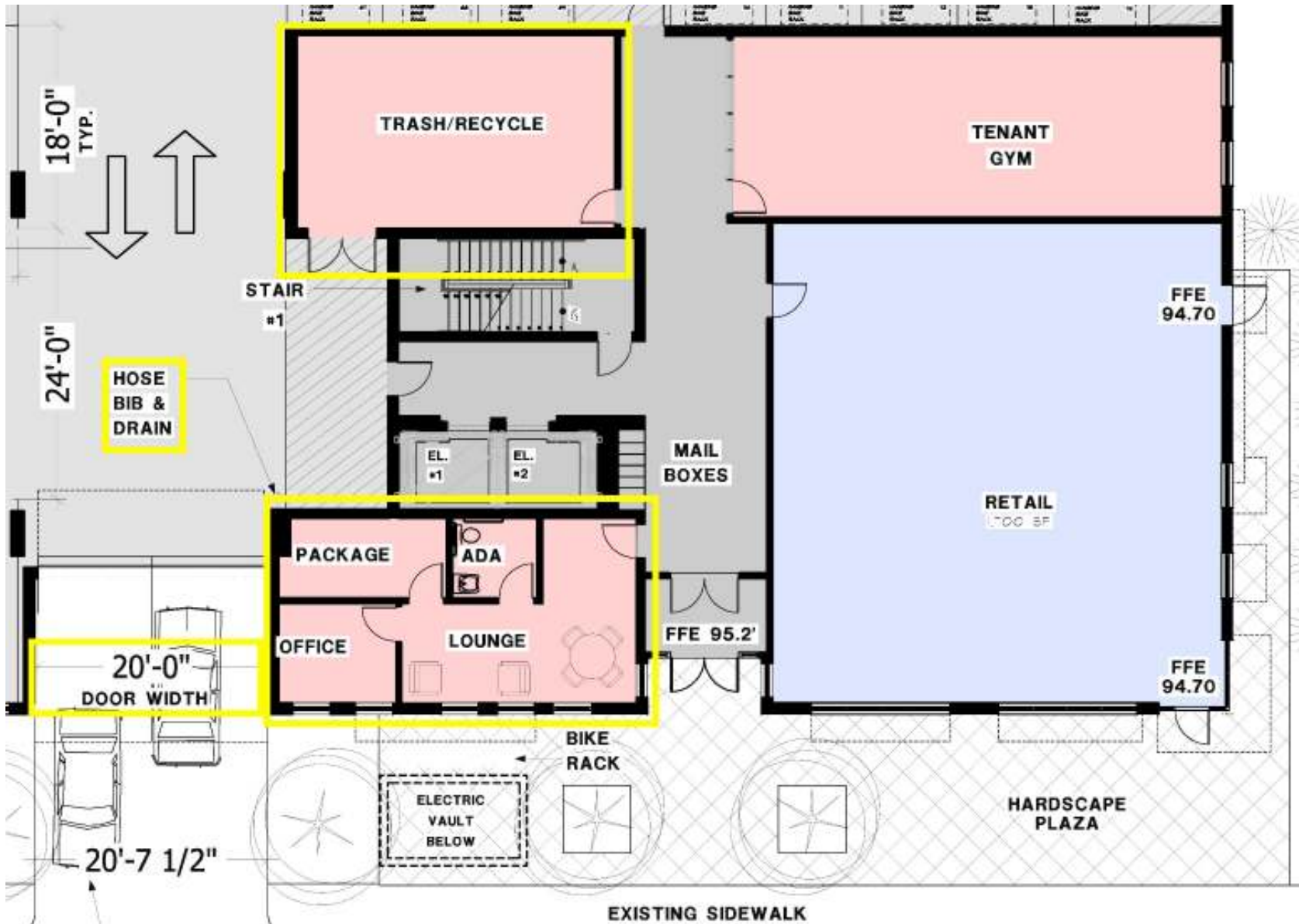
Plan Changes

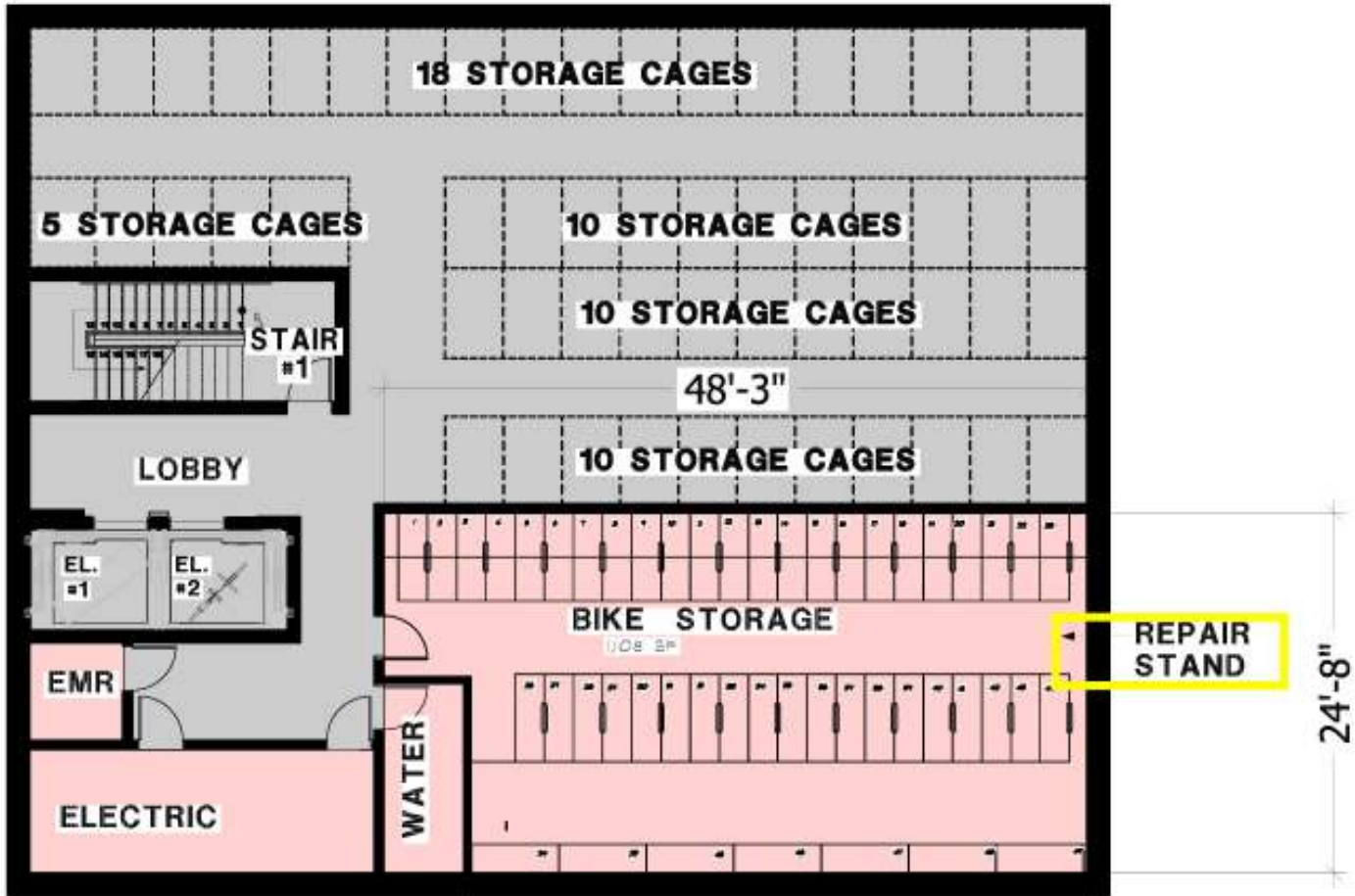
Garage

Lobby

Roof Levels

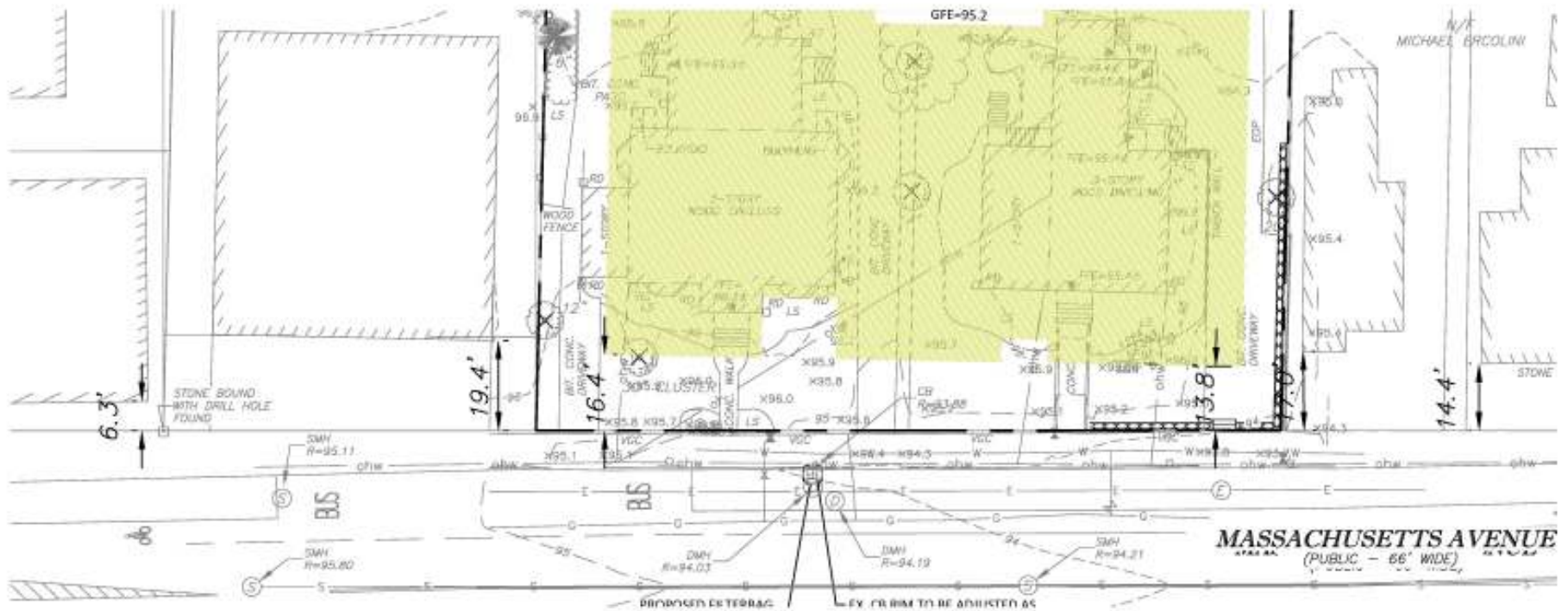






ELECTRIC VAULT

42'-3"



GFE-95.2

MICHAEL BROCOLINI

STONE SOUND WITH DRILL HOLE FOUND

19.4'

16.4'

13.8'

14.4'

SMH R=95.11

SMH R=95.80

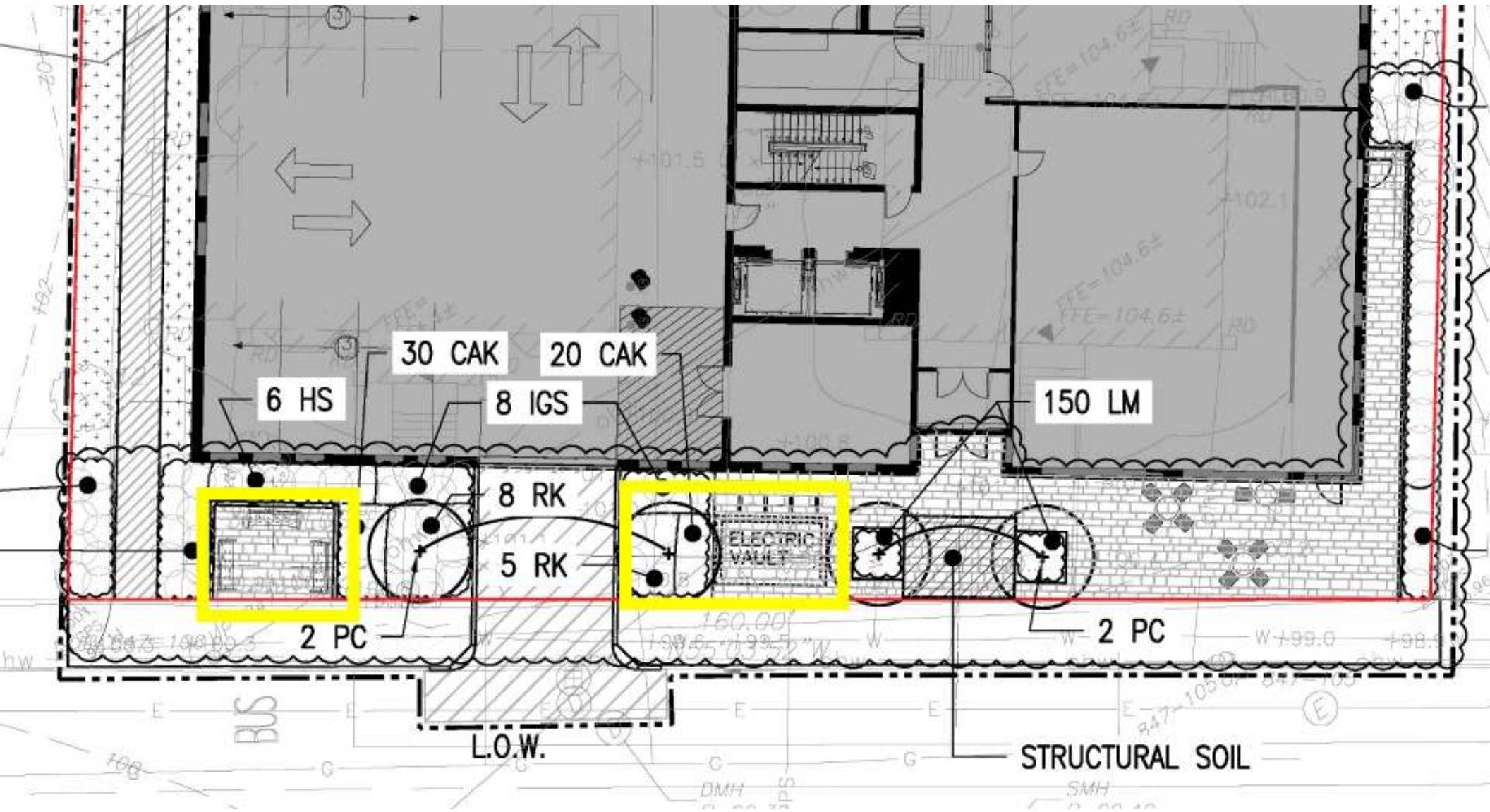
SMH R=94.03

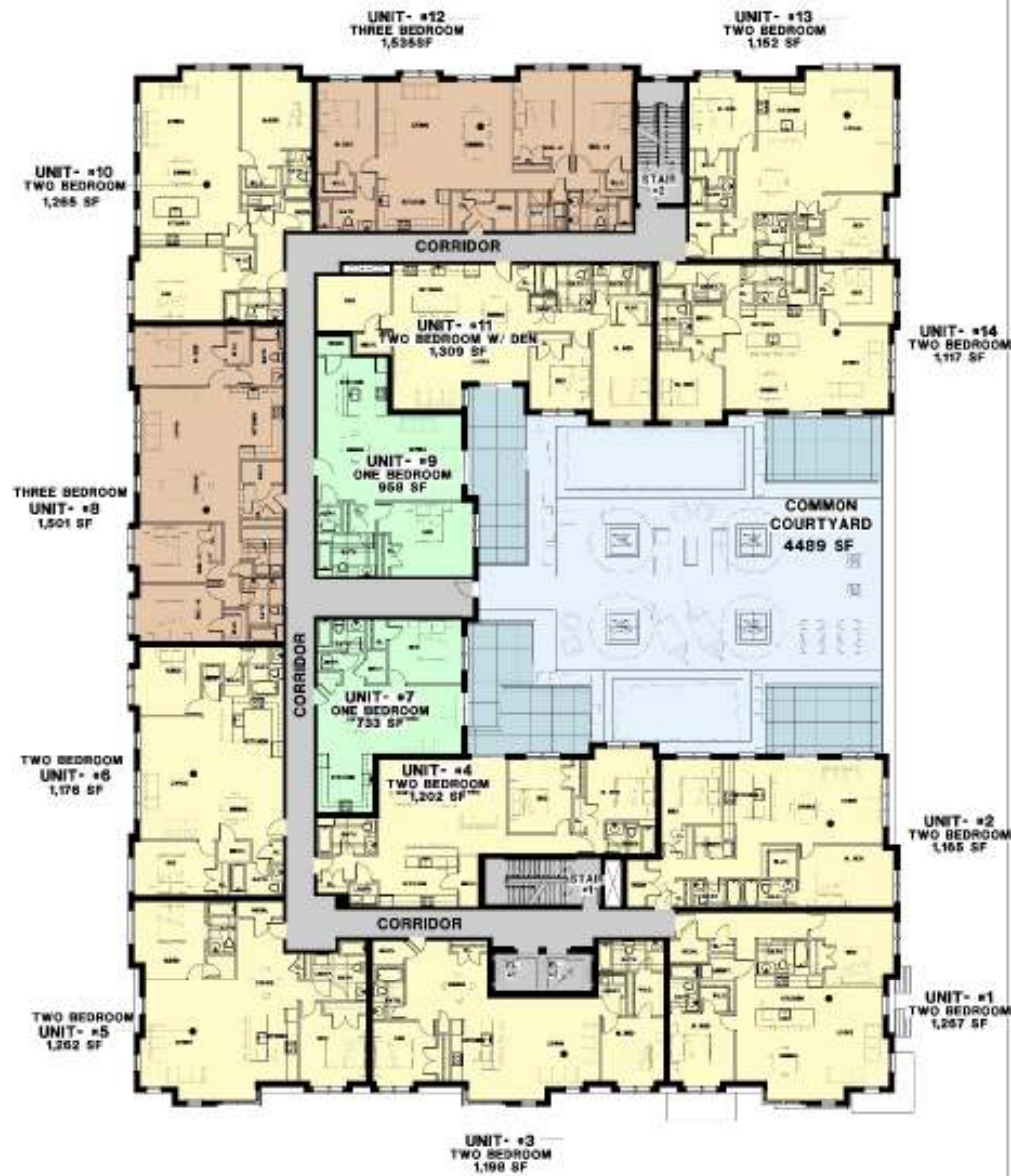
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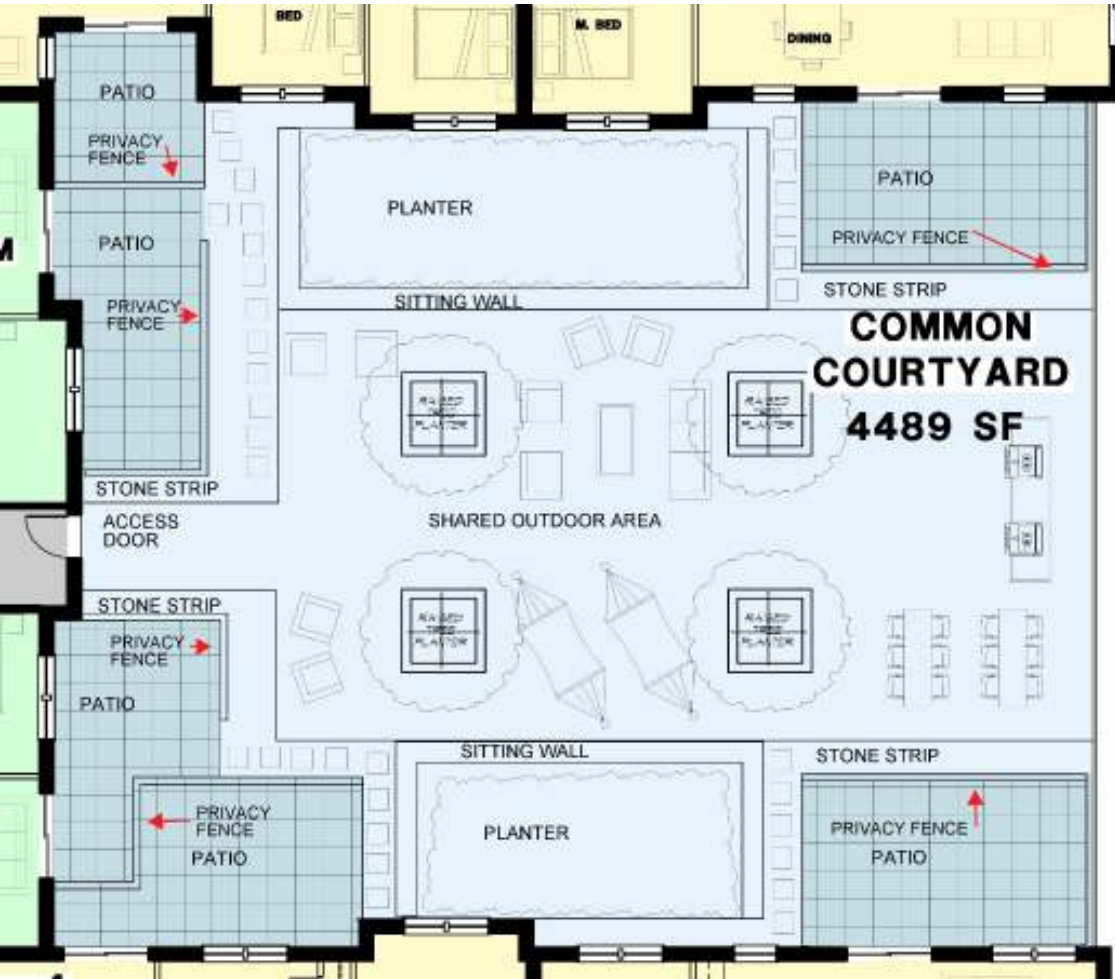
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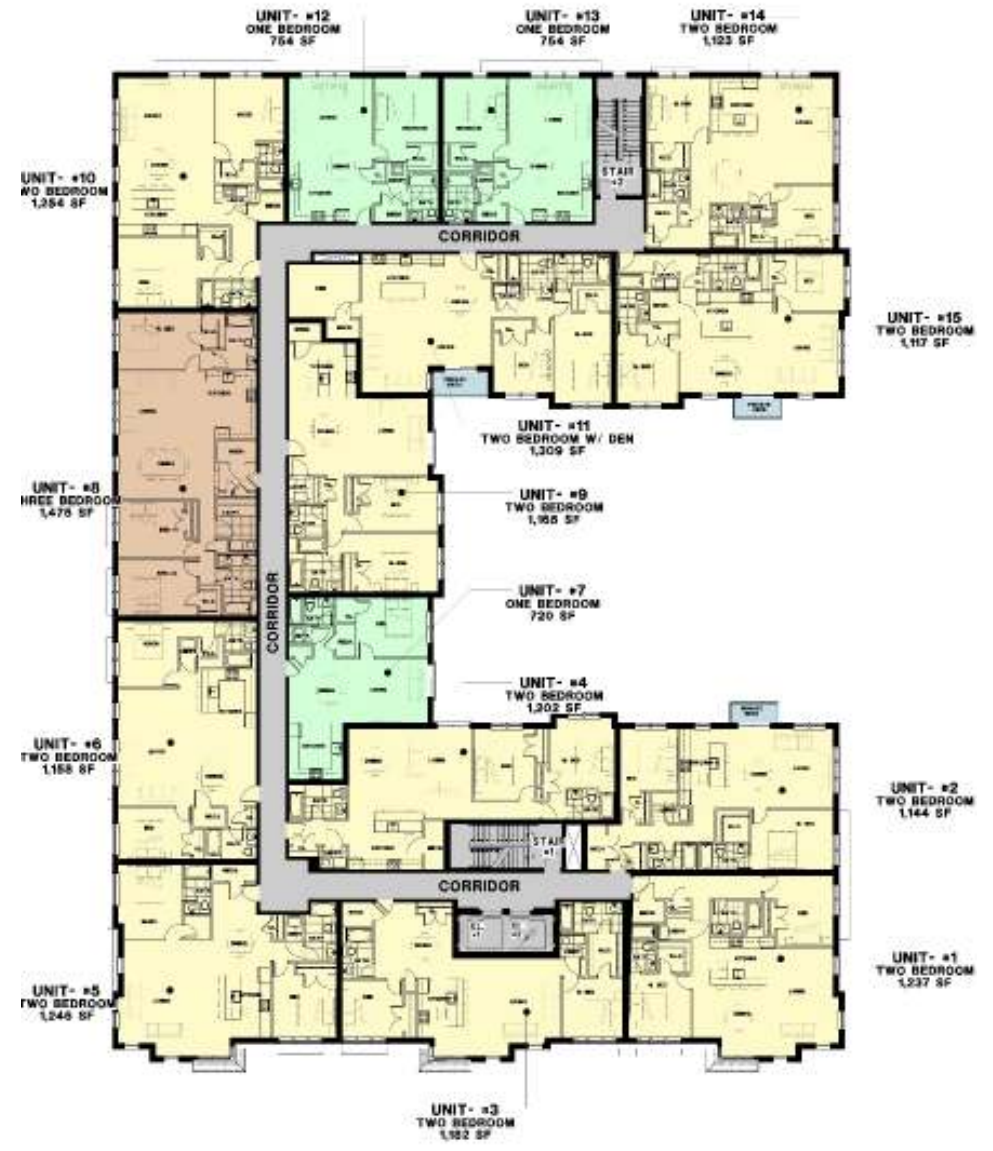
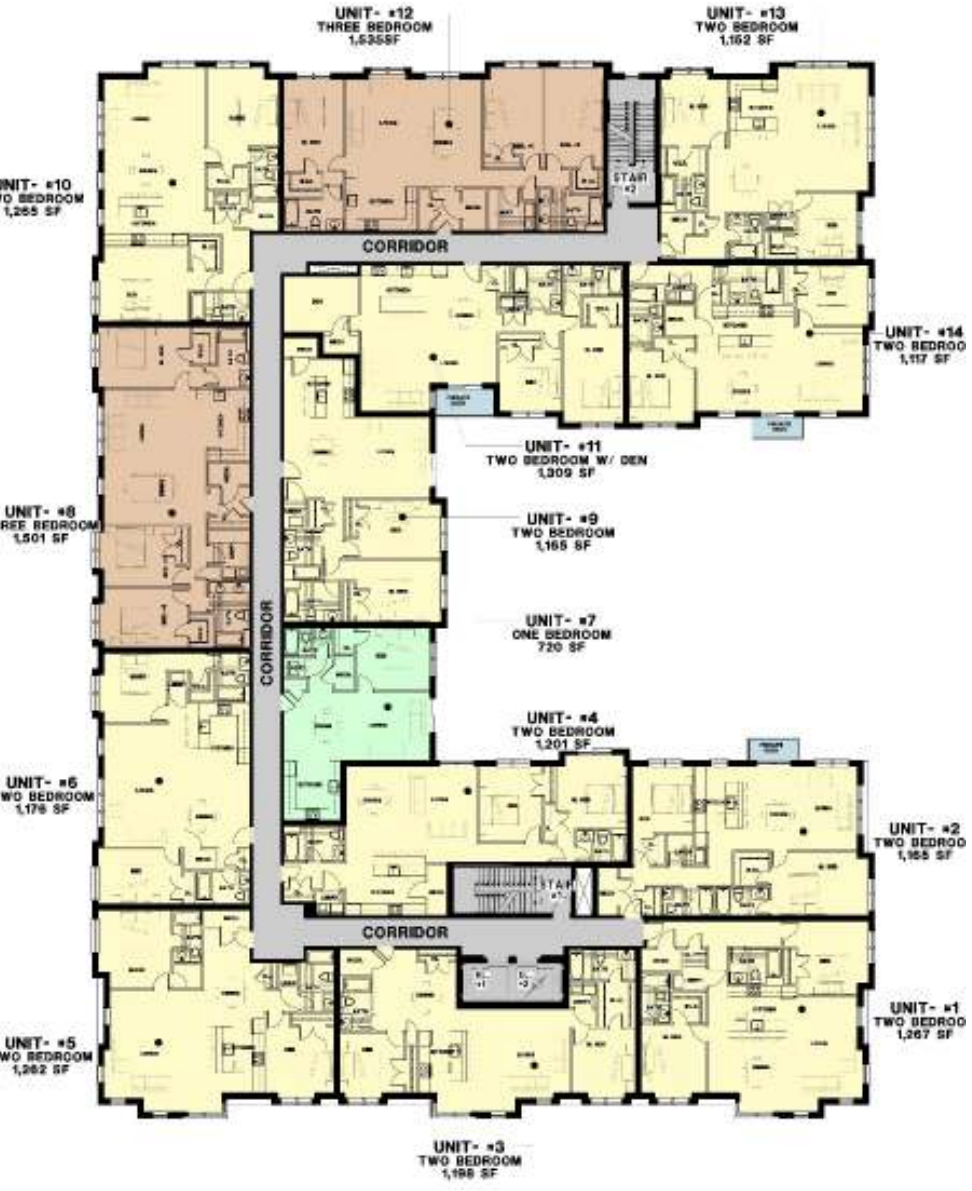
MASSACHUSETTS AVENUE
(PUBLIC - 66' WIDE)

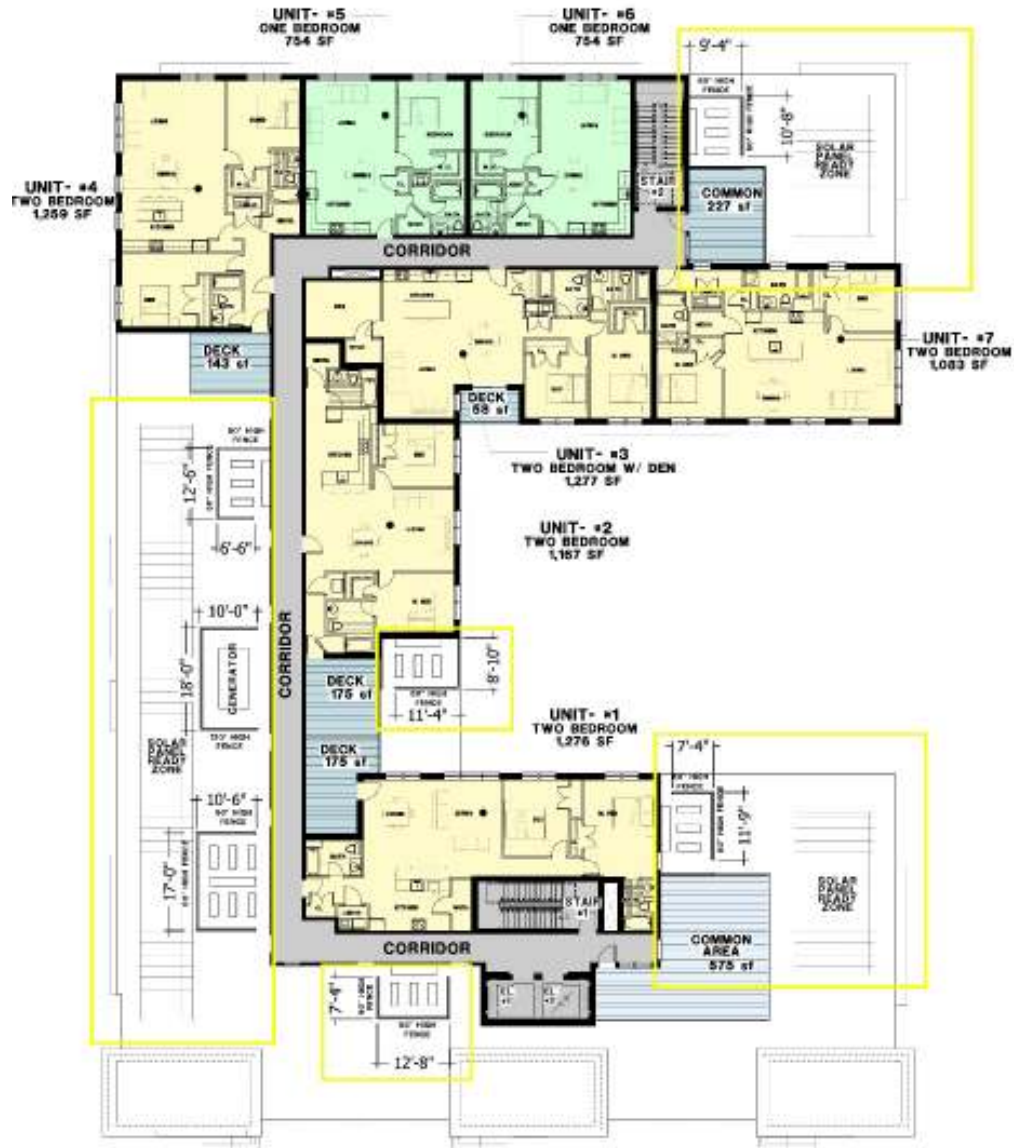
PROPOSED EX TERRACE EX CURB TO BE ADJUSTED AS

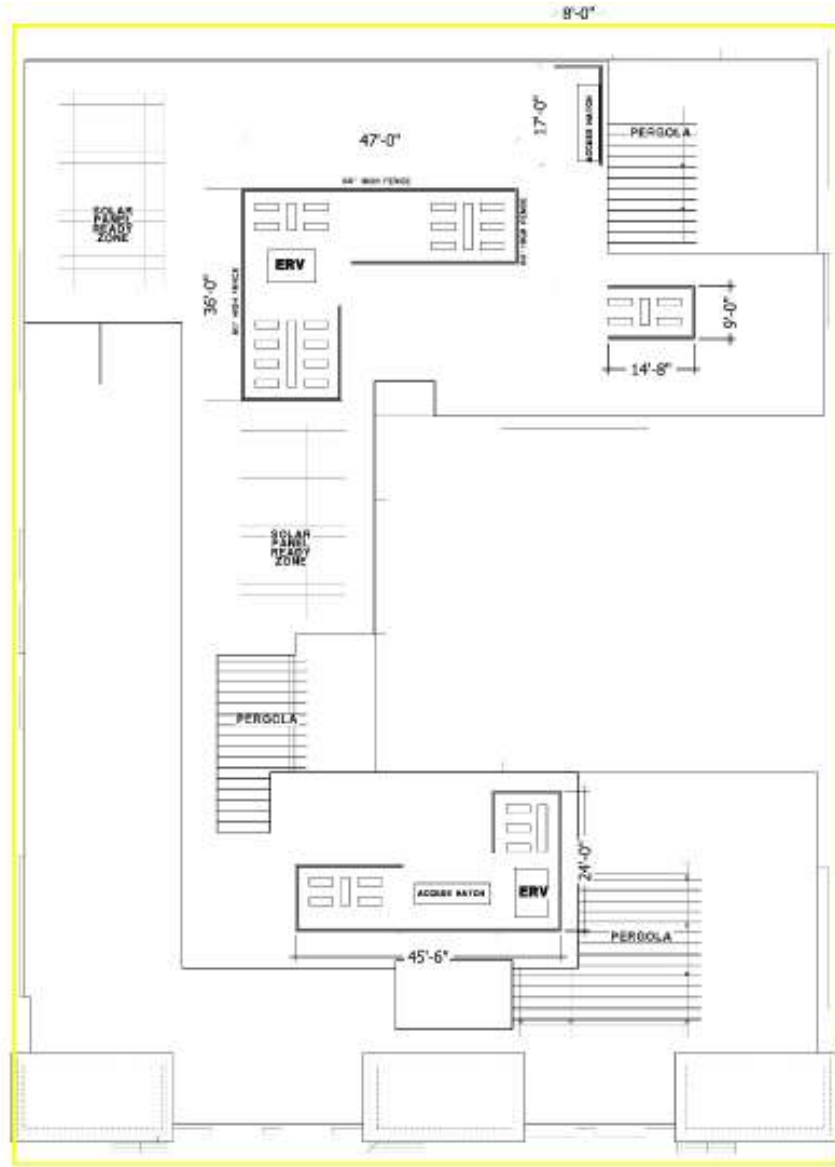












Street Views

Before and After

Massachusetts Avenue

Brattle Street

Millbrook Condominium Parking Area



































Aerial Views

Before and After

Bird's Eye Rendering

From Around the Compass

From Across the Street























Detailed Studies

Photometric Plan

Solar Study

Landscape Views

Photometric Study



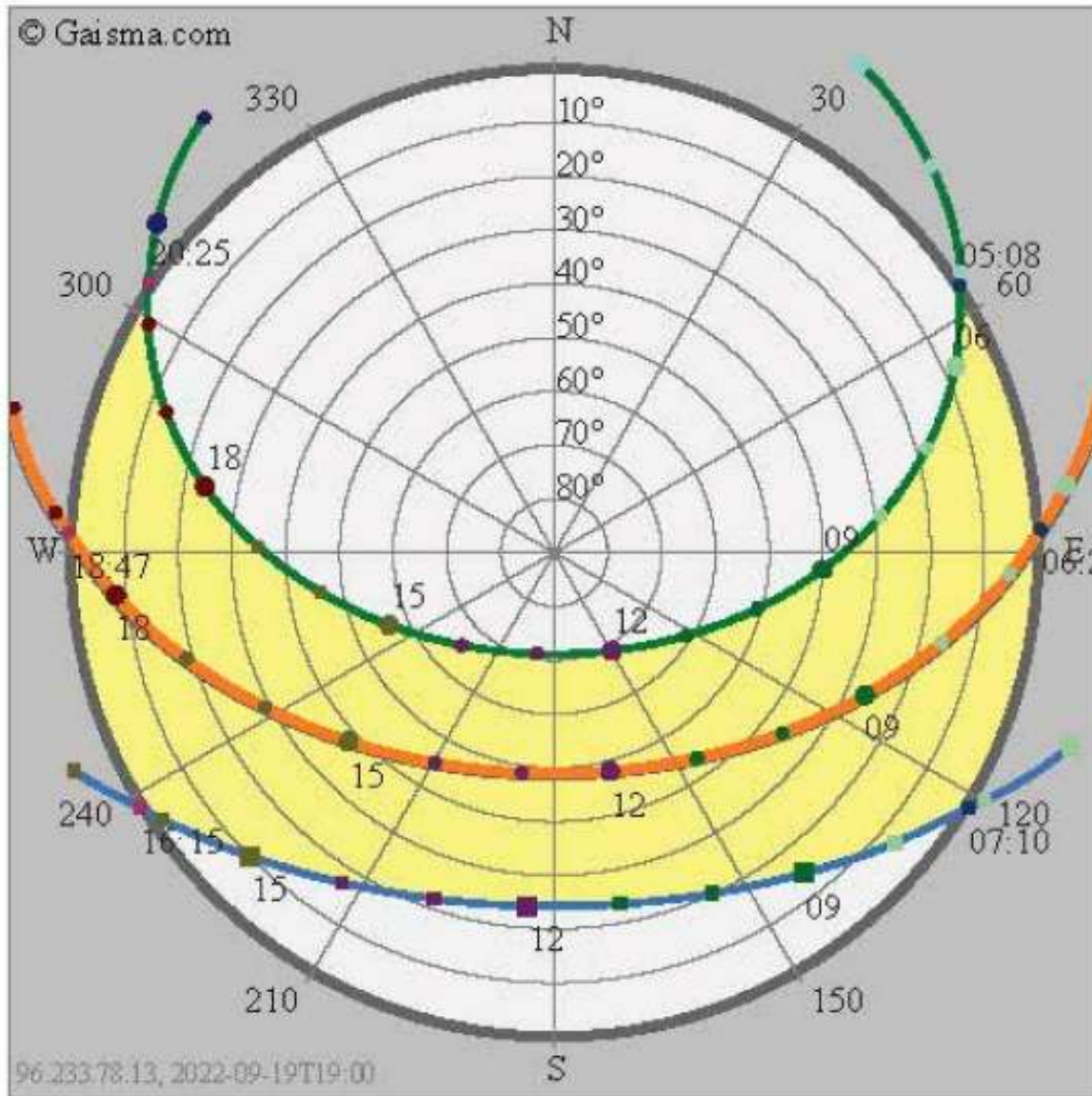
Solar Study

Latitude 42.25.12.44 North

Longitude 71.10.08.08 West

Elevation 125 feet

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96.233.78.13, 2022-09-19T19:00

Sun path

Today

June solstice

December solstice

Annual variation

Equinox (March and September)

Sunrise/sunset

Sunrise

Sunset

Time

00-02

03-05

06-08

09-11

12-14

15-17

18-20

21-23

PROPOSED BUILDING

35'-0" HIGH BUILDING



9am - December 21



12pm - December 21



3pm - December 21



SUN SHADE DIAGRAMS

PROPOSED BUILDING

35'-0" HIGH BUILDING



9am - March 21



12pm - March 21



4pm - March 21



SUN SHADE DIAGRAMS

PROPOSED BUILDING

35'-0" HIGH BUILDING



9am - June 21



12pm - June 21



4pm - June 21



SUN SHADE DIAGRAMS

Landscape Views

Kyle Zick Landscape Architecture













HARRISON MULHERN ARCHITECTS
611 MAIN STREET, SUITE 200, P.O. BOX 438
WINCHESTER, MA 01890

TEL: 781-726-3786

January 20, 2025

Mr. Christian Klein, Chairman
Arlington Board of Appeals
23 Maple Street
Arlington, MA 02476

Re: 1021-1025 Massachusetts Avenue
Response to Architectural Peer Review

Dear Mr. Klein,

At the request of Maggiore Development, we have reviewed the January 7, 2025 letter from Davis Square Architects assessing our design for their project at 1021 Massachusetts Avenue. Having met with the development team and reviewed the recommendations in detail, we offer the following clarifications and responses to the issues raised in that letter, following the format of the original document.

5. a. Orientation of building in relation to parking areas, open space, and on-site amenities
 - The outdoor area to the north of the building is intended as an amenity for the use of the residents of the building and their guests.
 - The public portion of the second level outdoor space will be separated and screened from the private patios at the same level by a combination of landscaped areas and six foot high privacy fencing.
- b. Function, use and adequacy of open space and landscaped areas
 - North Yard
 - According to KZLA, the designer of the rear area, the walkway grades in the landscaped area meet the requirements of the Massachusetts Architectural Access Board
 - As suggested to address Conservation Commission matters, the walkways in the rear area are stone dust. The walk along the west side of the building is binuminous concrete. These materials will provide a durable walking surface and allow for stone removal.
 - The intent is to develop the north outdoor area as a space for the passive enjoyment of the outdoors by the residents. The area above the storm water retention system is designed as an open meadow, with wildflowers and grasses meant to grow tall. Active play in this area will interfere with the quiet enjoyment of the outdoor area. The projected population of school aged children at this building is six for all age groups. Wellington Park and Robbans Farm Park, both

