

February 23, 2026

Arlington Redevelopment Board
730 Massachusetts Ave, Town Hall Annex, Arlington, MA 02474

RE: Emma's Court ARB Design Feedback and Responses

Below is a response to the request for additional information by the ARB members during the February 2, 2026 hearing (in italics). Project team responses are noted below each italicized item.

1. *The gross floor area of the ground floor commercial space in Building 1 did not equal at least 60% of the ground floor gross area.*

Response: The ground floor plan has been updated so that the gross floor area of the commercial space equals 60% of the gross floor area of the ground floor. Updated plan provided.

2. *The summary of project area and uses included discrepancies between the total number of units in Building 1 and the number of units per floor.*

Response: The summary has been updated to reflect the current square footages and number of dwelling units proposed.

3. *The dimensional and parking information worksheet noted 101 parking spaces as the baseline requirement.*

Response: This figure was revised to 88 to reflect the zoning requirement of 1 space per dwelling unit (57 existing units + 40 proposed = 97 spaces) reduced by 10 percent, pursuant to Section 8.2.4 (A), and rounded up to the nearest whole number. The multi-family overlay zoning does not require commercial parking for this project.

4. *It was noted that through-wall mechanical vents would likely not be approved.*

Response: There are currently no plans to include throughwall mechanical vents.

5. *A photometric lighting plan study was requested.*

Response: Site lighting was noted on the site and landscape plans. A photometric lighting plan study of light levels from these fixtures is provided in the updated documentation package.

6. *The solar system assessment was noted to be incomplete.*

Response: An updated solar system assessment is provided in the updated documentation package.

7. *It was requested that accessible parking spaces be identified.*

Response: An accessible parking space is shown in the revised site plan and Building 2 ground floor plan.

8. *A stormwater management / drainage plan was requested.*

Response: A stormwater management / drainage plan is included in the updated documentation package.

9. *A snow removal plan was requested.*

Response: A snow removal plan from HCA's vendor D. Muzzioli Associates is included as part of the updated submission package.

10. *A privacy fence should be included at abutting properties.*

Response: The included survey noted existing privacy fences located along the adjacent properties on the abutting properties. The site and landscape plans have been updated to include 6ft cedar privacy fencing on the project side of shared parcel lines, pending coordination with neighbors.

11. *Details on the two-tiered bike rack were requested.*

Response: Product data sheets for the design bike rack (Decker, by Dero) are included in the updated documentation package.

12. *It was recommended to further study different aspects of the architectural expression of Building 1, including:*

- a. *the articulation of the corner*
- b. *additional façade detailing, window frames, patterning*
- c. *a change in brick tone above the step back*
- d. *different cornice details at the step back and main roof*
- e. *switching the location of the laundry room and bike room*
- f. *the visual prominence of the Mass Ave entry*
- g. *direct access from the commercial space to the exterior*
- h. *direct access from the bike room to the exterior*

Response: Brick reveals have been added to emphasize the corner. Refinements were made to fenestration patterning. The brick tone is shown to be lighter at the upper two stories (this may be accomplished by varying the percentage of light and dark brick within a single brick mix). Two different cornice treatments were developed, with a thicker cornice at the step back and a narrower cornice at the main roof. Piers on the ground floor are shown clad in brick with only building entries highlighted with precast panels, to make them more prominent from the rest of the street level facade. The bike room is now located along Newman Way and the laundry room faces the courtyard. The bike room can be accessed via a side door, which is also how trash totes will be brought out of the building, so that both trash and bikes do not need to be brought through the main entry.

13. *The need for a signage band on Building 1 was discussed.*

Response: HCA plans to place signage in a window as shown in the updated perspective imagery. If a signage permit is required, one will be applied for.

14. *The potential to screen rooftop mechanical equipment was discussed.*

Response: Rooftop equipment reflective of the scale and type needed to service the building has been modeled and is not visible in the perspective

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imagery included in this package. Utile will continue to coordinate final equipment selections and placements to avoid visibility from the street. It is not preferred to add additional screening due to increased costs of construction and decreased solar PV area.

15. *The possibility that EOHLIC could require an elevator in Building 2 was raised, noting that if required, the headhouse should not be easily visible.*

Response: EOHLIC confirmed that an elevator will not be required in Building 2.

Thank you for your thoughtful consideration. We look forward to discussing this project further at the next public hearing.