

# Mill Brook Linear Park Report



Current Conditions



Challenges



Opportunities

Prepared by the Mill Brook Linear Park Study Group

April 2010

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## **Introduction**

This report examines the feasibility and possibilities for developing a linear park along Mill Brook, an important ecological and historical feature of Arlington. At one time, there were nine mills and seven millponds along the brook, which flows eastward from the Arlington Reservoir to Lower Mystic Lake and is part of the Mystic River watershed.

Four Town-owned recreational and conservation areas are accessible along Mill Brook—Reservoir/Hurd Fields, Wellington Park, Cooke’s Hollow, and Meadowbrook Park. The brook also flows through the Town’s Mt. Pleasant Cemetery.

This study looks at opportunities to link these areas together in a greenway with pedestrian facilities and access that will help restore the environmental and visual qualities of Mill Brook, and provide enhanced recreational opportunities for Arlington’s residents. Other Town-owned lands that intersect with the brook’s course, but are now culverted and thus inaccessible, include the Arlington High School property and Buzzell Field.

Mill Brook is formed by the confluence of Munroe and Sickle Brooks (a.k.a. Cataldo Brook), which flow south and east from Lexington and meet next to the Arlington Reservoir. Arlington’s Great Meadows in East Lexington is a large wetland that contributes to the source and flow of water in Mill Brook. Munroe Brook was dammed in the early 1870s to form the Arlington Reservoir, and spillways now control the amount of water discharged into Mill Brook near the Lexington boundary.

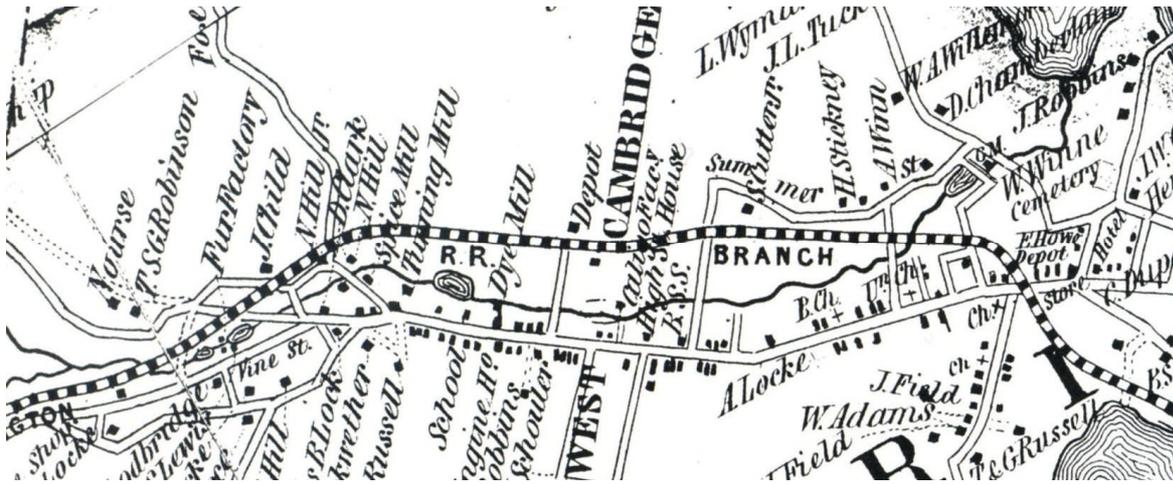
Mill Brook drops about 140 feet on its way from the Reservoir to Lower Mystic Lake over a distance of about 2.7 miles. Mill Brook flows parallel to Massachusetts Avenue and the Minuteman Bikeway eastward to Arlington Center, where the brook turns northeastward to cross Mystic Street and flow through Mount Pleasant Cemetery into Lower Mystic Lake. More than 40 percent of the brook is culverted and 30 percent is channelized but exposed. Only a few short sections of the brook are in a natural condition. The entire brook is in need of substantial restoration and remediation to improve biodiversity, water quality, drainage and flood control.

About 35 percent of the land within 100 yards of the brook is owned by the Town of Arlington, and these public areas are used primarily for open space and recreational activities (e.g., playing fields, tennis courts, climbing wall, playgrounds, and parks). The areas not owned by the Town are largely industrial and commercial properties, a few historical sites, and several residential neighborhoods.

## **A Brief History**

The Mill Brook was originally a natural waterway. The English settled in the area in 1635, and by 1637 they began the first of several man-made changes to the brook. Captain George Cooke erected the milldam near what is today's Mystic Street, to fill his grist millpond. The first of many modifications to the Arlington section of the nearby Mystic River began in the 1650s, with the building of a causeway that served as a tidal milldam.

Mill Brook supported a series of dams and a chain of millponds from Arlington Heights to Mystic Street. There were as many as nine mills operating on the brook at one time: for grinding (e.g., grain, spices, material for drugs, paints, and dyes) and other kinds of manufacturing (e.g., wood turning, cloth printing, knives, saw blades). At one time the brook was also considered ideal for industrial waste disposal, and thus a good location for the first plant of the West Cambridge Gas Light Co. in the 1850s (in the "new" section of Mount Pleasant Cemetery).



1852 Map of Mill Brook and vicinity

When the Arlington Reservoir was built as a water supply in 1871, the reduction of water volume in Mill Brook caused many mill owners to convert to steam power, or to abandon their locations altogether. Mill Brook has been channelized, diverted, and culverted in various ways at various times over the centuries for purposes ranging from directing water flow for manufacturing use, to flood control, to the creation of playing fields. What were once the main industrial features of the map of Arlington—its broad millponds—are now some of the main recreational features of the Town.

### **Past and Current Planning for a Mill Brook Linear Park**

Proposals for restoring Mill Brook and creating a park on its banks date back to the 1920s. The Town's Comprehensive Plan of 1926 recommended a series of pocket parks along the Mill Brook. Responsive to the plan, the Town acquired the Wellington Park property (3.0 acres) in the 1930s and Cooke's Hollow (0.7 acres) in the 1970s. A 1977 study project for the Arlington Conservation Commission by then-Tufts University student Miriam (Mia) Gutfreund de Lehrer prepared a general plan for developing such a linear park, responsive to the pocket parks format (see Appendix A and the map on pages 8 and 9).

As subsequent development occurred in the Mill Brook area, some special permit approvals were "conditioned" with requirements that could contribute to the linear park concept. Direction and momentum for the park has always been fragmented, however, and the Town has not persevered to bring the park to fruition, as other priorities of the community prevailed.

Arlington Park and Recreation Commission activities focusing on the Wellington Park area in 2007 brought renewed interest to the linear park concept. With support from the Planning Department and Redevelopment Board, as well as the Town's Open Space Committee, the Conservation Commission, and the Arlington Land Trust, general interest has again been heightened. The Historical Commission and the Historical Society have also joined the discussions.

An ad hoc group organized by the Open Space Committee has begun to document the Mill Brook corridor: determining parcel lines, lot ownerships, and current uses; photo-documenting the conditions of the brook and its nearby built neighborhood; and outlining the potential for additional and enhanced access. The committee includes a landscape architect, a planner, an architect, and others working on "next steps" as part of a report to be incorporated into other Townwide planning efforts.

Related current initiatives include the Town's Open Space and Recreation Plan for 2007–2014, which addresses many issues and opportunities in the Mill Brook corridor. The Town is also working with the Metropolitan Area Planning Council on the Battle Road Scenic Byway program and the Freedom's Way corridor linking historical sites in Arlington and surrounding towns. The Arlington Redevelopment Board's Commercial Development Plan being prepared by Larry Koff & Associates is another important analysis that overlaps with the Mill Brook corridor at key locations and offers opportunities for continued collaboration.

### **Benefits of Enhancing Mill Brook and Creating a Linear Park**

Five types of benefits could be realized from creating a linear park along Mill Brook with associated improvements to the streambed and banks.

**1) Environmental benefits** from improving water quality through better monitoring of stormwater overflows and other contaminants; cleaning the streambed and banks of trash; and designing landscape improvements to create a more visually appealing greenway.

**2) Recreational benefits** to provide safe and attractive walking and gathering areas for Town residents. The Minuteman Bikeway provides some of these same benefits, but has become somewhat problematic for walkers, especially those pushing carriages with small children, the elderly, and other less agile walkers. Collisions between bicyclists, rollerbladers, skateboarders, and walkers also occur regularly. This highly used facility would be improved by diverting some of the walkers to a parallel linear path only for pedestrians along Mill Brook.

**3) Flood control benefits** from enlarging the capacities of some areas of restricted flow in a redesign and "daylighting" of some of the brook. There are several areas of chronic flooding along the brook during storm events.

**4) Economic benefits** resulting from creation of attractive views and gathering areas around which new or expanded businesses could be focused. Mill Brook comes quite close to Massachusetts Avenue, where many Arlington businesses are located. Some redevelopment

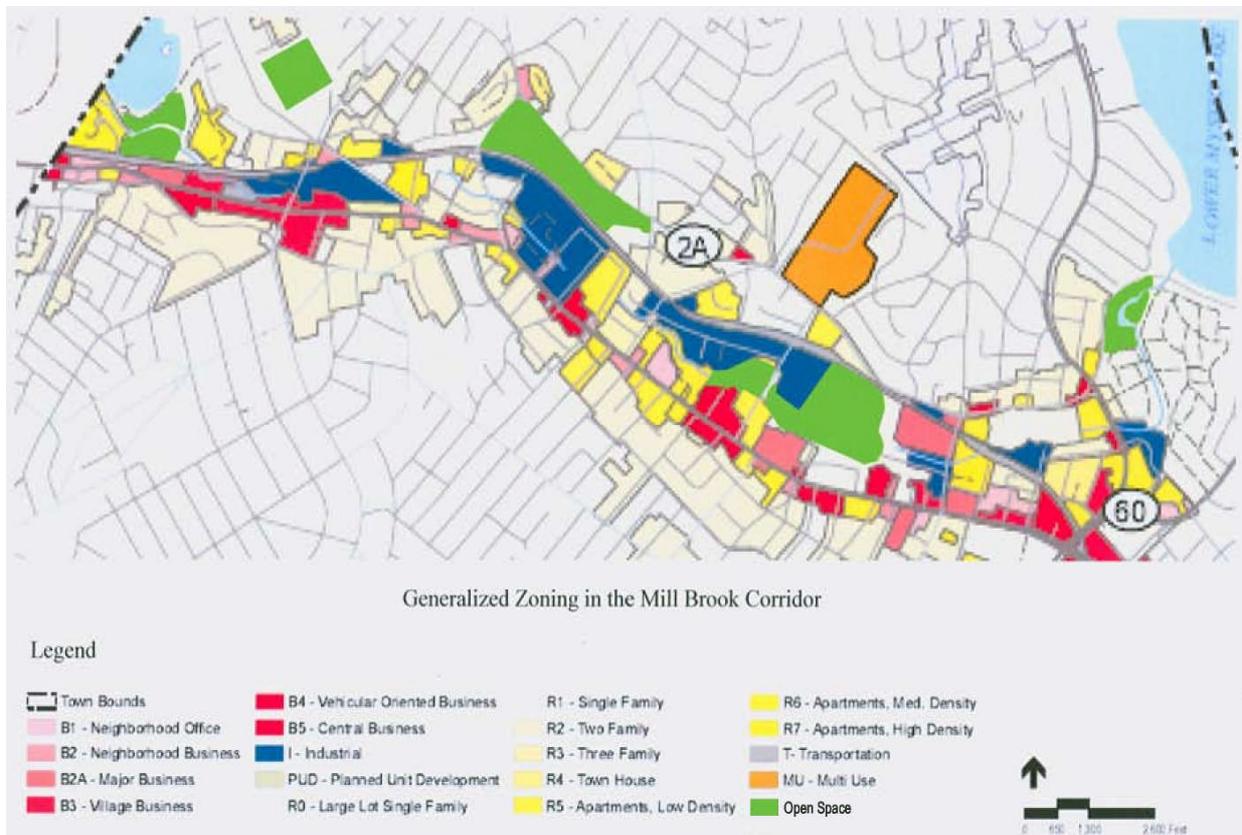
opportunities for key properties could incorporate elements of a linear park along Mill Brook into site designs and amenities for businesses.

**5) Transportation benefits** from providing better pedestrian and bicycle links to public transportation facilities such as the Arlington Heights MBTA Bus Terminal and bus stops along Massachusetts Avenue, and to the Minuteman Bikeway.

### Land Characteristics and Issues

Land uses along Mill Brook are quite varied, ranging from high- and medium-density residential uses to retail and office uses, to industrial, institutional, cemetery, recreational, and open space uses. Included among the key sites on or near the brook are the Arlington Reservoir swimming and natural areas, Reservoir/Hurd Fields (baseball and soccer), the historic Old Schwamb Mill and Theodore Schwamb mill, the Summer Street Sports Complex, Wellington Park, Arlington High School and its numerous sports fields, Buzzell Field, Cooke’s Hollow Park, Mt. Pleasant Cemetery, and Meadowbrook Park.

Mill Brook’s connections with Arlington’s industrial and commercial past and present are reflected in the land use pattern along the brook and in its corridor. Industrial uses exist, especially in the Brattle/Dudley Street area, and retail and office uses are found in the Mill Street area and along Massachusetts Avenue, especially in Arlington Heights.



There are 109 parcels of land along Mill Brook. The Town of Arlington owns 16 of these parcels, accounting for about 35 percent of the land area. Most of this land is dedicated to recreational uses in four sites (Reservoir/Hurd Fields, several Arlington High School fields, Wellington Park, and Buzzell Field). The other 65 percent is in private ownership with a variety of residential, commercial, and industrial uses. Residential land parcels are generally small, less than 10,000 square feet each, but some of the commercial parcels cover more than an acre. A table of parcels is included in Appendix B.



There are 50 storm drain outlets into Mill Brook along its 2.7 mile course, as documented in Town records by the Department of Public Works (see Appendix C). These outlets contribute to degraded water quality because they carry contaminants picked up from pavements and other surfaces during storm events. The adoption of improved maintenance practices would allow contaminants, sand, and other debris to be captured and removed before the water carrying them is discharged into the brook. Installing the devices and employing best management practices for the storm drains is one of the major improvements that can be made to the brook, perhaps starting with a pilot project.

*Storm drains emptying into Mill Brook*

### **Current Conditions, Challenges, and Opportunities**

Committee members researched and compiled the following descriptions of seven discrete sections of the Mill Brook corridor. Each section includes information on current conditions and challenges to making it more accessible and attractive as a passive recreational area, as well as opportunities to overcome those challenges.

1. Arlington Reservoir to Park Avenue
2. Park Avenue to Forest Street
3. Forest Street to Brattle Street
4. Brattle Street to Grove Street
5. Grove Street to Mill Street
6. Mill Street to Mystic Street
7. Mystic Street to Lower Mystic Lake

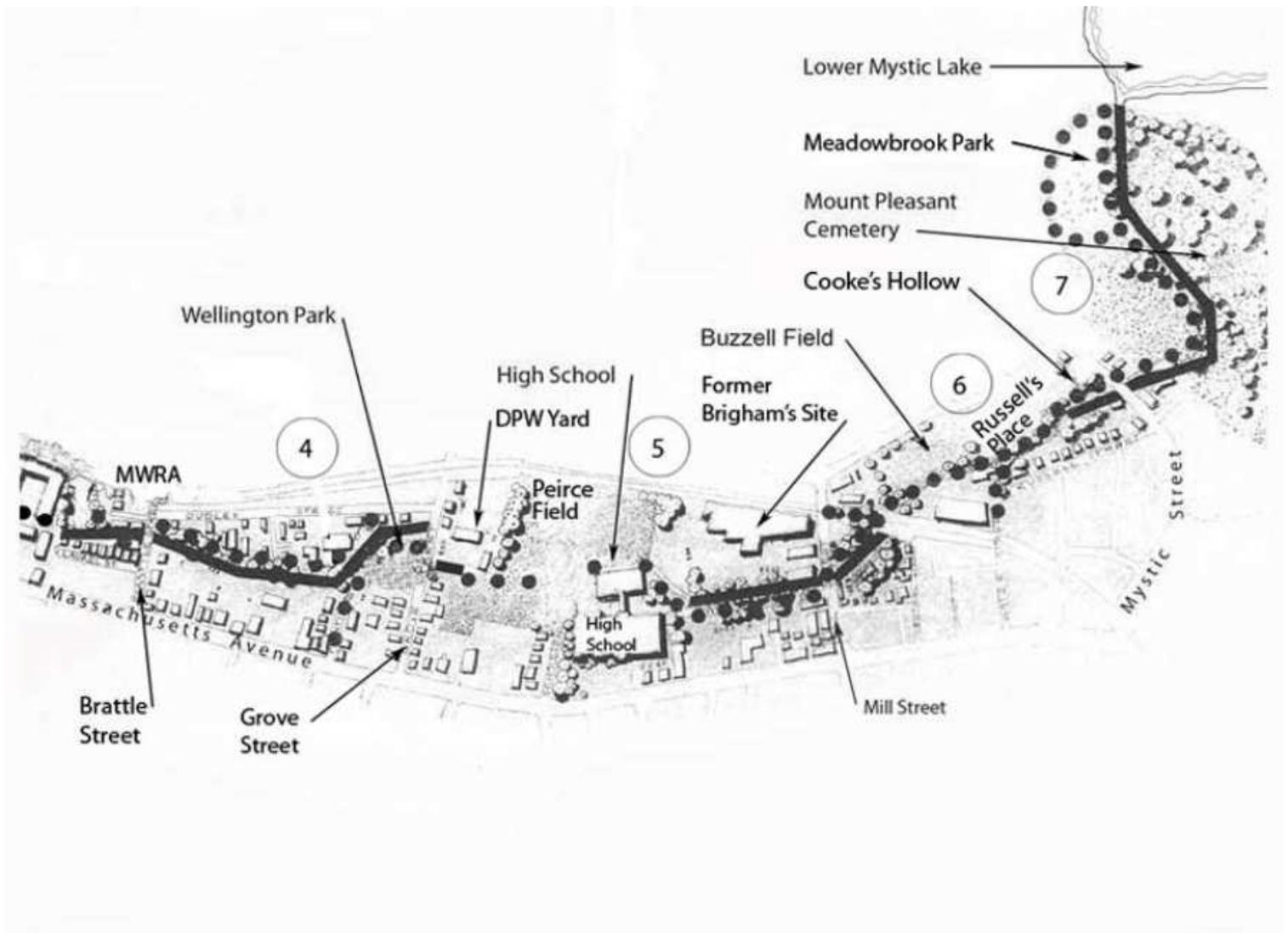


## Plan - Mill Brook Linear Park

Conceptual Plan by Mia Lehrer

Revised by Lisa Decker

- Mill Brook Corridor
- ▬ Mill Brook - Visible Sections

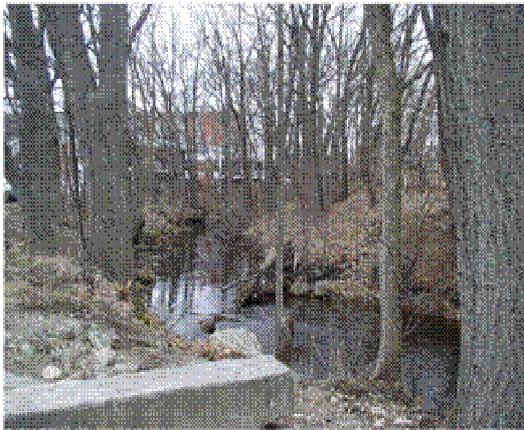


## Section 1. Arlington Reservoir to Park Avenue

### Current Conditions and Challenges

Mill Brook is formed in Arlington Heights by the confluence of Sickle Brook (a.k.a. Cataldo Brook) coming out of Arlington's Great Meadows in Lexington and Munroe Brook, which flows both into and out of the Arlington Reservoir. Just before the confluence, a low concrete bridge crosses Sickle Brook between Drake Village and the Reservoir dam. The outflow from the Reservoir is controlled by an adjustable gate near this area, which is under the management of the Arlington's Department of Public Works.

*Mill Brook as it emerges from the Arlington Reservoir.*



For about its first 1,000 feet, Mill Brook snakes roughly eastward between Town-owned properties. It follows the contours of the Reservoir and is bordered on the south by Drake Village, a housing complex owned by the Arlington Housing Authority for many elderly and other residents, and by Hurd/Reservoir athletic fields, managed by the Recreation Department. Both sides of this section are bordered by a thin line of trees. On the north side the bank is high and steep (it is the Reservoir dam) and does not allow direct access to the brook.

On the south side there is a chain-link fence between Drake Village and the brook, with a gate at the bridge and a narrow dirt footpath between the fence and the brook. Erosion has partially exposed the concrete footings of some of the fence posts (#3–9 counting from the bridge). A couple of posts may be in danger of toppling soon. There is no fence between the Hurd Field parking area and the brook, though several concrete barriers create an unattractive obstruction to brook access. Another chain-link fence runs between the brook and the playing field. Though it may be necessary to keep balls (and kids chasing them) out of the brook, it is unattractive and not well kept. This fence and the trees around it are severely overgrown with oriental bittersweet.

About two-thirds of the way along Hurd Field (between Hurd and Reservoir fields), a bridge across Mill Brook allows access to the Reservoir recreational area to the north. This concrete and stone structure has four large pipes (about 2 feet in diameter) under the paved walkway. The concrete is starting to crumble in some places and the pipes are an obstruction point for leaves, branches, and other debris. During increasingly frequent flooding events the water often flows over or bypasses the bridge.

A few dozen yards beyond the bridge, the new (2005) emergency spillway from the Reservoir empties into Mill Brook from the north. The spillway is partially paved with vertically set hollow cement blocks. When it was constructed, the hollows were filled (and somewhat overfilled) with gravel. Soon after construction, a large storm caused water to flow through the spillway, sweeping

gravel down over the unpaved area and into Mill Brook. The gravel was removed from the brook, and the remaining gravel in the hollow spaces of the concrete blocks does not appear to pose further problems. Over time soil may collect and plants grow in the hollows of those blocks, as they have in the original spillway.

On the south side of the brook, from the bridge eastward, the line of trees widens somewhat. Past the corner of Hurd Field the brook used to curve south, but the developer that built the Colonial Village apartment complex in the 1960s moved the brook and forced it into a right-angle turn in a vertical concrete and stone channel running along the western edge of the development. This unnatural flow causes regular flooding problems. Water cannot move quickly in a right-angle turn, so when the brook is high and water comes rushing from the Reservoir spillway toward Colonial Village, it hits the concrete wall head-on and pours into the adjacent parking lot, rather than continuing south through the channel. Splash-over from smaller storms is contained in the parking lot by an unattractive row of sandbags. Large storms in recent years, however, have dumped several feet of water into the lot and flooded basements in the adjacent buildings.

*Mill Brook makes a right turn at Colonial Village.*



The right angle could be eliminated by digging a more natural, curved channel for the brook through the wooded area, and possibly creating a retention pond. The Arlington Conservation Commission would be involved in any such work, and any trees removed in the process would have to be replaced according to commission regulations. An engineering study could determine whether a sufficient curve could be obtained without taking some land from the playing fields (which could potentially require moving or eliminating the Reservoir Field baseball diamond). The chain-link fence in this area also has patches of severe bittersweet infestation, and should be part of any remediation work.



*Mill Brook runs in a channel along a parking lot at Colonial Village.*

At the southern end of the Colonial Village property the concrete channel makes two other sharp turns, which together send the brook flowing east again between Colonial Village and a large historic farmhouse. The channel flows south again, making a wide angle before the east end of Colonial Village. After a few yards the brook flows through a culvert under the Minuteman Bikeway to continue east on the south side of the bikeway, bordering the Sunrise Assisted Living property. Fencing and overgrown vegetation prevent direct access to the brook along this section.

The brook continues flowing east behind the MBTA Bus Station, which is the end of bus routes 77 and 79, and a link to routes extending into Lexington. The brook is in a narrow channel as it passes alongside the Arlington Coal and Lumber Company to the north and behind a row of businesses located on Massachusetts Avenue to the south. At Park Avenue the brook passes into a culvert under the roadway. During flood conditions, this culvert backs up and water flows over the lumber yard and on to the bikeway.

### Opportunities

At the beginning of Mill Brook on the north side, the Reservoir recreational area has an attractive and popular walking path along the top of the dam (although not right along the brook). The potential exists for additional landscaping and the placement of benches overlooking the brook. A habitat garden is already being planned for an area close to the new footbridge and spillway.

On the south side, something needs to be done about the Drake Village fence before too long. It could be shored up in place, possibly by a wall to stop erosion, or it could be moved a bit inland, leaving room to create an improved path along the brook and stabilize the slope so that it doesn't erode further. The parking area is in serious need of upgrading. Alternatives should be investigated to minimize runoff into the brook and help prevent erosion.

Possibilities exist to create a walking path along the whole length of this area, with a line of (existing) trees between the path and the brook. With access to the bikeway, playing fields, and the Reservoir, this Town-owned property should be viewed as a key starting point for a Mill Brook Linear Park with the potential for educational (historic, natural, etc.) signage, bulletin boards, and other amenities.

Along the north side of Hurd Field, creating a path would require moving or removing fencing and clearing overgrown vegetation. This idea should be evaluated during the reconstruction of the playing fields (a proposed project within the Park & Recreation Commission 10-Year Capital Plan). The bittersweet and other invasive plants should be eliminated in the process, and a plan should be considered to replant hearty native plants that can withstand minimal maintenance. On both sides of the brook east of the bridge, natural areas could be cleaned up and some beautiful pocket parks could be created. Some trees would have to be cut and brush and invasives cleared. Alternatives for re-routing the brook to eliminate the right angles should be evaluated at the same time as other planning for the fields.

On the east side of the playing fields, across the brook from Colonial Village and the farmhouse, a defined path should be created to draw foot and bike traffic along the outer edge of the playing fields to connect the bikeway with the Reservoir and Mount Gilboa neighborhood to the north of the brook. A track has been worn through the grass of the playing fields in a straight line from the bridge to the bikeway, which creates unsafe conditions for soccer and baseball players. An obvious travel route around the perimeter would redirect most walkers away from the playing fields.

Access to the brook is currently blocked between this part of the bikeway and Park Avenue, so bicyclists and walkers would have to use the bikeway or Massachusetts Avenue to get to the next

section of any Mill Brook Linear Park segment. A new path along the brook here presents an opportunity to provide enhanced pedestrian access to the MBTA Station, and there could be opportunities to open the rear of these businesses to provide views of the brook. The attractiveness of the brook must be increased as an incentive for this to happen.

The channeling of the brook creates limited flow capacity, and flooding has occurred on the adjacent Arlington Coal and Lumber Company property, as well as in Colonial Village. Perhaps replacing the several sharp angles with a more natural channel starting at Hurd Field and continuing to Park Avenue could prevent flooding and help to improve the accessibility and attractiveness of this stretch of the brook.



*Flooding at Colonial Village in March, 2010*



*The brook passing into a culvert under Park Avenue*



*Bridge between Hurd and Reservoir Fields across Mill Brook allowing access to the Reservoir Recreational Area*



*Minuteman Bikeway bridge crossing Mill Brook behind the Sunrise Assisted Living Facility on Mass. Avenue.*

## Section 2. Park Avenue to Forest Street

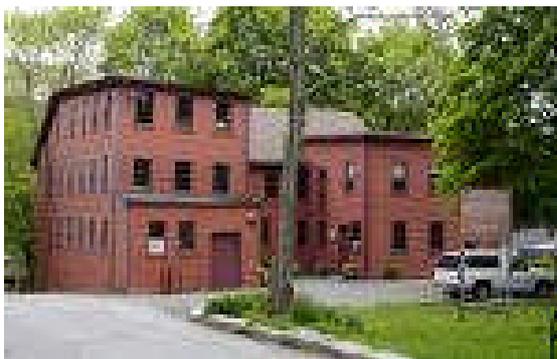
### Current Conditions and Challenges

This section is typical of how the brook has changed in many areas. More than 80 percent of the brook is hidden from view, either by heavy growth of trees and shrubs or by man-made culverts and channels that reach as deep as six feet in many places.

East of Park Avenue, Mill Brook continues to pass behind businesses on Massachusetts Avenue and along the southern boundary of the property where Gold's Gym is located. The brook flows in a natural course for about 600 feet until it passes into a culvert under a large commercial building and its adjacent parking lot. The brook continues under Lowell Street and emerges at the Watermill Place condominium property, where the banks are landscaped with boulders, wood mulch, and some landscaped plantings. This treatment provides a welcome relief to the usual neglected and constricted stream banks. The brook passes under Mill Lane into an open channel behind the historic Old Schwamb Mill, but disappears again in a culvert through a residential neighborhood until it reappears in a deep channel between parts of Frazer and Peirce streets, and then passes under Forest Street.

Behind the mill building are interesting remains of a water control sluiceway that was probably used to control the flow of water after it came out of what was an underflow waterwheel in the basement of the mill. This was the original source of power for the many belt-linked machines located in the mill, which still manufactures wooden oval picture and mirror frames.

For several hundred years, a number of mills operated along the whole length of the brook, relying on the energy force of the swift running water to turn huge water wheels and divert water through sluiceways. Early arrivals to the area in the mid-1600s set up grist mills to grind corn and later to saw lumber. Later mills expanded to provide milling services for spices, dyes, and fur dressing. In the late 1800s, other mills produced items such as saws, edge tools, calico cloth, wood turnings, and piano cases.



*The Old Schwamb Mill*

All of the working mills except for the Old Schwamb Mill have disappeared, due in part to construction of a large upstream reservoir, which significantly reduced the source and flow of water. Many mill owners converted to steam boilers. Although this was a major and costly adaptation, a side benefit was that the transfer to steam eliminated the somewhat unreliable flow of water during a drought or heavy rainstorm. Steam power was subsequently replaced by electricity.

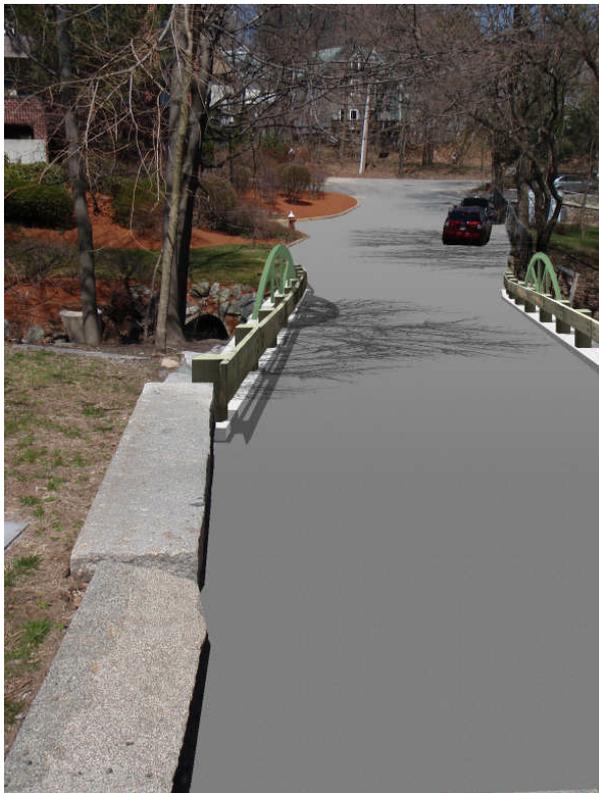
However, competition from other areas in the United States finally forced most of the mills to shut down. Only the Old Schwamb Mill remains today, still manufacturing oval picture frames. At one time it also produced straight frames for the emerging photo industry. It is now the oldest operating manufactory in the country.

The mill owners of Arlington were important contributors to the growth of the Town of Arlington. Their efforts in the 1800s and early 1900s provided a stable economic basis for the town to flourish. However, with the demise of the mills, the Town gradually turned first to agriculture (truck garden farms) and then into a predominantly residential community. The loss of the mills created a drastic change in the landscape along Mill Brook.

### Opportunities

There are opportunities for businesses on Massachusetts Avenue and Park Avenue to incorporate the brook into their redevelopment plans. Views of the brook are evident from parking lots at Penzey's Spices and the Gold's Gym property, and attractive viewing areas could be created behind other businesses on Massachusetts Avenue. These enhancements could include seating areas where food and drinks are served as part of the business activities already conducted there.

At the Old Schwamb Mill and along Mill Lane there is an opportunity to construct a small pocket park where visitors could sit on picnic tables or benches and enjoy a portion of the brook in its almost natural state. The historic and cultural aspects of the brook could be highlighted with signage and through cooperation with existing educational programs at the mill. Limited parking space is available, and this area is readily accessible to both Massachusetts Avenue and the Minuteman Bikeway. Access to some other sections along the brook here would be difficult because they are on private residential property.



*Illustration of Mill Lane, as it will look when current construction is complete, as it passes over Mill Brook between the Old Schwamb Mill and the Watermill Place Condominiums.*

### Section 3. Forest Street to Brattle Street

#### Current Conditions and Challenges

From the east side of Forest Street, Mill Brook flows in a narrow channel through both residential and industrial areas. It passes first through a short residential stretch and then into a culvert under Ryder Street. It reappears in an open channel that flows past a condominium building on Ryder Street and then enters the Mirak industrial area. Access in this area is limited by the private property uses, overgrown vegetation, and fencing along the channel's edge.

The Theodore Schwamb Mill at 1165-1167 Massachusetts Avenue includes several former mill buildings. The brook flows through an open channel for most of its course here, but runs under a roadway behind an overhead walkway between two buildings of the mill complex. The brook opens up again on the east side of the Theodore Schwamb building, passing through parking lots and industrial land behind the buildings. The brook is visible from various tracts abutting the Mirak car dealerships and service center off Quinn Road.

Along Quinn Road and Old Colony Lane, Mill Brook is culverted again as it passes under two apartment/condominium complexes and adjacent parking areas. The brook emerges again in a deep, narrow channel as it passes between a row of medium-density detached residential units located on Laurel Street and the Massachusetts Water Resources Authority (MWRA) pumping station accessed from Brattle Street. Just before it passes under Brattle Street, it again borders residential properties on both sides for a short distance.



*(Left) Looking east from Forest Street into the Mill Brook channel between private residences.*



*(Left) The brook continues in an open channel for most of its course through the former Theodore Schwamb mill complex*

## Opportunities

This section is in the center of the Mill Brook corridor, so it is crucial to the entire plan. Most of this area is zoned industrial or multifamily. Its primarily private ownership and largely industrial/commercial uses mean that negotiations with current large landowners will be critical to success (i.e., the Mirak auto dealerships, Old Colony condos, and the MWRA).

Parts of the brook are either channelized or culverted, and most are inaccessible because they are on private property or surrounded by large parking lots, industrial buildings, or apartment/condo buildings. Private ownership combined with the state-owned MWRA property may pose some problems in land assembly for future redevelopment. Some culverted sections of brook might be very difficult to reopen. Some open sections of brook are in need of cleanup—especially around the Mirak parking areas, due to trash in the brook, suspicious outflows, and potential pollution sources.

New businesses and mixed housing-commercial uses seem most likely in this section, and they could help to create a new, lively area for activities that take advantage of the brook, such as restaurants or other businesses that want some outdoor views and access to new walking paths. There is great potential for additional artist studios and other small business activities in some of the older industrial buildings.

There is currently good access to both the Minuteman Bikeway and Massachusetts Avenue at several places (Ryder Street, Old Colony apartments, Brattle Street), and these routes could be enhanced by new development and landscaping.



*Mill Brook is culverted under the parking lot of the Old Colony apartment/condominium building. A stormwater drain discharges directly into the brook.*



*View from Brattle Street west toward the Life Line building and a small house (22 Brattle Street) on right.*

## Section 4. Brattle Street to Grove Street

### Current Conditions and Challenges

From Brattle Street, Mill Brook meanders in a natural stream toward Wellington Park and Grove Street. The brook is uncovered and its banks are heavily wooded and overgrown on both sides. Some of the banks are steep and can be difficult to navigate on foot. On the south side Mill Brook is bordered by condominium complexes fronting on Massachusetts Avenue, with Mill Brook as their rear property line; on the north side are a few houses and many small-scale industrial properties accessed from Dudley Street.

One of the many outflows into the brook can be seen behind the condominium properties, while on the north side there is a great deal of debris, including piles of rocks, cement blocks, asphalt, bricks, fencing, and other trash. Approximately halfway between Brattle and Grove streets, a wooden bridge spans the brook allowing access in both directions. The bridge was built during the development of one of the Mass. Ave. condominiums (The Rembrandt). Construction of the bridge was, in fact, a condition of the developer's building permit. The bridge is in relatively good condition, though it does have some graffiti. The fencing along the south side of the brook is falling and in disrepair.



*Brattle Street seen in the distance*



*Wooden bridge spanning the brook*

Past the bridge on the north side, the banks are fairly steep, and rubble and debris from the industrial properties here are perched precariously. There is a real danger that rocks and rusted metal could end up cascading down the banks and into the brook, taking trees and brush with them. Downstream from the bridge, the brook is channelized within sloped cement and rock walls in need of major repair. The fence, overgrown with invasive weeds, separates the brook from the Wellington Park area.

On the south bank near the bridge, access to the brook is available from Prentiss Road, which connects to Mass. Ave. Two buildings on Prentiss Road appear underutilized, and the land is



*Walls and fences along the brook need major repairs*

overgrown and not maintained. Much of the land that borders both sides of the brook in this area is owned by the Town of Arlington, but has been neglected.

Emerging from the overgrown thicket of weeds, Wellington Park is an active recreational area with access from Grove Street. The park borders the south bank of the brook, separated by dilapidated chain-link fencing, and contains a climbing wall, several tennis courts, and a playground. An adventure course was installed recently, but the tennis courts are quite old and in need of renovation, and the playground equipment is sparse and no longer meets current code or equipment standards.

Near the intersection of Dudley and Grove streets, the brook is narrowly channeled between a single-family residence and the parking lot of an apartment building. A fence overgrown with vegetation blocks the view from Grove Street to the brook. The brook then flows under Grove Street and emerges on the other side into a narrow channel on the Town's DPW property. The brook flows under the public works building and parking area toward the high school fields.

### Opportunities

In this section of Mill Brook, many opportunities exist to improve public access and create additional walking paths, recreational facilities, and viewing areas. Creating a walking path along the north bank from Brattle Street to the wooden bridge is a real possibility. Thinning undergrowth and clearing fallen trees and debris could be done with the cooperation and input of the abutting residential and business property owners. An attractive natural walking space could be better delineated and maintained.

There are some beautiful natural clearings and open areas along the way that have the potential to be developed into sitting and/or brook viewing areas. With lovely views both upstream and down, the area around the bridge could be developed into a welcoming entry point, easily accessible from Mass. Ave. and with handicapped access as well. The two abutting Prentiss Road properties should be investigated for potential alternative uses and/or long-term redevelopment plans that could be guided toward making the area an attractive destination.

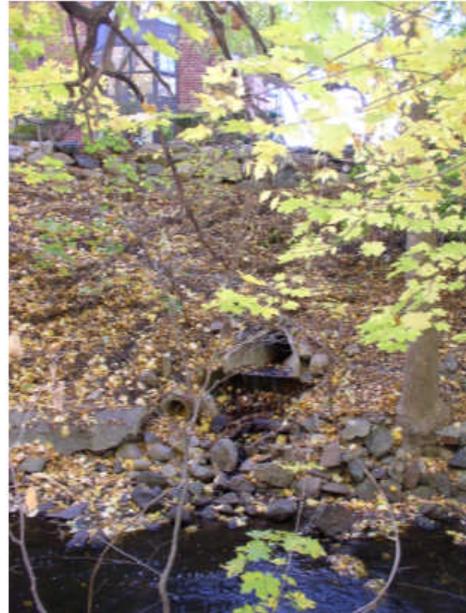
The undeveloped land adjacent to Wellington Park, owned by the Town of Arlington, is connected to the bridge, Prentiss Road, and Grove Street through the park. It could be cleared and used to expand the park. A project exists within the Park & Recreation Commission's 10-year Capital Plan to renovate the Wellington Park and Playground. Once this project comes up in the funding cycle and is approved by Town Meeting, design plans will include upgrading the play equipment and park furnishings. The project will also provide the opportunity to evaluate alternatives to open up and better expose the brook as a feature of the park.

The north side of the brook between the bridge and Grove Street presents a challenge due to its steepness, although there is potential to create a walking trail there. An entry to this area from Dudley Street could be explored. The area would require clean-up, erosion control, and a commitment from abutting businesses to clear debris and remedy unsafe conditions that exist along their property lines.

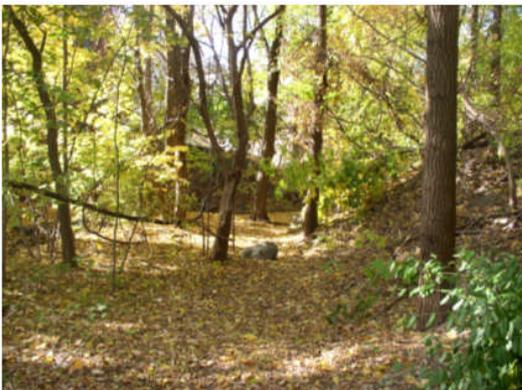
This entire segment of Mill Brook from Brattle Street to Grove Street presents tremendous potential to highlight the brook in its natural, uncovered state. A vibrant, renewed park and recreational area would be accessible to the Minuteman Bikeway, Mass. Ave., and the High School on the east side of Grove Street.



*Mill Brook flows in its natural course through much of this section*



*One of 50 storm water outfalls along the banks of Mill Brook*



*A natural clearing that has the potential to be developed into a sitting and/or brook viewing area*

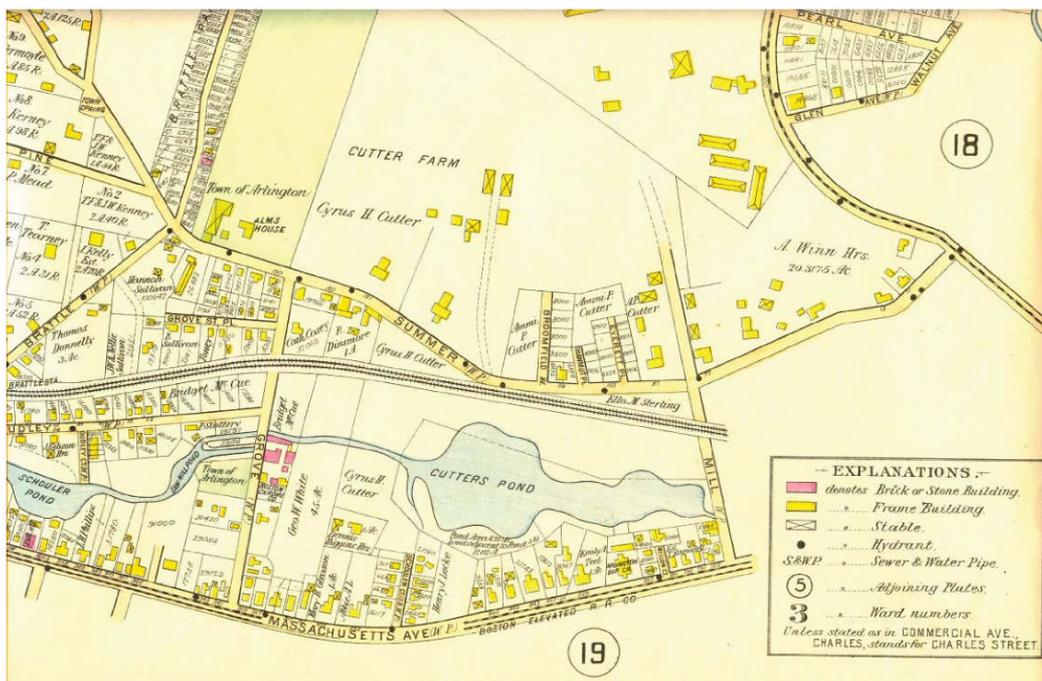


*Wellington Park bordering the south bank of Mill Brook before it crosses Grove Street*

## Section 5. Grove Street to Mill Street

### Current Conditions and Challenges

Continuing from the culvert under Grove Street and Arlington's DPW yard, Mill Brook is visible briefly at the edge of the Arlington High School baseball field, and then returns to a culvert under the Arlington High School property. The brook resurfaces in an open channel at the east end of the High School parking lot near a small pocket park, and then parallels Millbrook Drive to Mill Street, passing near the former Brigham's office and restaurant and an office building at 22 Mill Street. It passes under Mill Street into the Millbrook Square residential development.



1889 Map Showing the Site of the High School and Playing Fields on Cutters Pond

Although the brook is not visible through much of this section, any nearby redevelopment should acknowledge the relationship to the brook and take account of its underground channel. Opportunities for daylighting some sections should also be considered. Historical indicators could be placed around the High School and/or along the Minuteman Bikeway to document the location of the brook, the former Cutters Pond, and other lost landmarks. Pedestrian and bike connections should be established to connect the bikeway, the High School property, the pocket park, Millbrook Drive, and Mass. Ave.

The High School parking lot is a large paved area extending along the northern bank up to the basketball courts. The overlook to the brook could be improved with a landscaped area that could be an extension of the nearby pocket park. There is a large grass island at the center of the drop-off area and parking lot, all of which could be reconfigured and landscaped to create a more cohesive park design.



The pocket park bordering on the former Brigham’s parking lot along the northern edge of the brook is in disrepair with broken streetlights and vandalized benches. Nonetheless, the setting is very pleasant with plenty of shade trees and a well-paved path. One side of the park slopes gently down to the brook providing the opportunity for access to the water’s edge.

The Millbrook Drive area gives the feeling of its old industrial past and historic mill buildings. There is a pleasant street vista between the brook to the north and the landscaped parking areas and wooded bank to the south. An

*Mill Brook as it emerges from the High*

attractive sidewalk along the brook side is lined  
*School parking lot and fields*

with a nice row of trees in a border zone with brick paving and granite.

A bridge divides the Millbrook Drive zone of the brook into two sections. The square shape of the bridge opening allows views through and a better appearance than other circular concrete culverts, which have a “drain pipe” connotation. This bridge could use some repair work, and some design sensitivity to the brook crossing with improvements to signage and handrails. The bridge could also be refitted with brick or concrete pavers to identify it as a special section of roadway.



*The High School parking lot: Millbrook Drive enters on the right. The brook overlook is to the center and the pocket park entry is to the left.*



*Millbrook Drive as it approaches the High School loses some of the more attractive street paving and lighting it has to the east.*

West of the bridge the brook edges are overgrown on both sides. On the north side, the bank is shallow so it transitions more gently to the pocket park, and there are some little sandy areas along the brook. There are several willows including one large prominent tree at the end of this zone. The overlook at this end could be a beautiful spot to view the brook. Right now it is simply a parking lot with a chain link fence.

The visitor parking area for 20-22 Mill Street and a Town lot runs along the south side of Millbrook Drive. The edge is a steep, heavily wooded, bank leading up to the rear yards of the Mass Ave. commercial properties, including the CVS building now under construction. This wooded zone buffers the Mass. Ave buildings and balances the south side of Millbrook Drive to create a park-like street. The wooded bank is not well maintained and is often full of trash and fallen trees. Streetlights are broken.



*View from Brigham's Bridge looking west*



*Brigham's Bridge and entrance into pocket park*



*Looking west toward Brigham's Bridge*



*Looking west toward the High School*



*(Top) View east on Millbrook Drive*

*(Bottom) The back of the sporting goods store View west toward the High School*

The Mill Street building entrance has a dramatic overlook to the brook with an outside sitting area. This handsome, four-story brick building, originally the Frost Insecticide Company, was completed in 1909. Its front sidewalk on Mill Street has a large brick paved area with an impressive sycamore tree that is more than 100 years old. It is actually two conjoined structures. Number 20 (closest to the brook) was started in 1908 and completed by 1909. Number 22 (the matching addition on the north side) was started about 10 years later. The complex was built by the Frost Insecticide Company, which had its offices there, but also housed a diverse line of other businesses owned by the company. The building had some warehousing operations for Frost Insecticide, but it was used mostly by renters to store furniture and other items. The Arlington Storage Company is advertised in the 1910 Arlington directory as having a "new brick building" and offering "cheaper than city rates."

The second half of the building doubled its square footage and was built circa 1918. It bore the number 22 Mill Street address, often shown as 20-22 Mill Street. The 1908 building was classified as brick construction, whereas the circa 1918 addition was classified as "fireproof" construction.

The sycamore tree is definitely older than the building. Although it might have been a little tricky to work around it during construction, doing so would have been very important to Harold L. Frost. Preserving it was professional advertising of sorts, because Frost was a "forester"—what we might term an arborist today—who held a B.S. degree from the Mass. Agricultural College (today's UMass Amherst). The Frost Insecticide Company got its start on Central Street, and the former Cutter Mill property on Mill Street appears to have been as much a real estate and business venture as anything else. The businesses are not known to have ever made use of waterpower from Mill Brook.

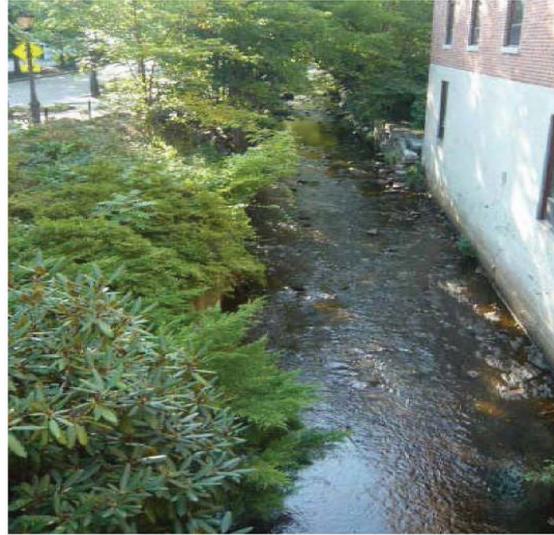
Frost's insecticide products and techniques were in great demand in the early 20<sup>th</sup> century battle against the gypsy and brown tail moths, as well as other agricultural pests. Spraying equipment and other types of agricultural machinery (e.g., for orchards, such as apple picker/sorters) were part of Frost's product lines.

A 1998 slide lecture showed via contemporary slides that the tree is the same already mature specimen depicted in a circa 1920 postcard of the Frost Insecticide Company (page 78 of a 1997 book "Images of America: Arlington," beneath an image of the Cutter Mill building that it replaced). Across Millbrook Drive on the southwest corner is Holovak & Coughlin Sporting Goods. This two-story brick building from 1929 also contributes to the historic, industrial feel of the area.

The Mill Street intersection is a picturesque setting that provides an important public exposure and access to Mill Brook, and is close to the intersection of Mill Street and the Minuteman Bikeway. The intersections could be improved to reinforce brook access with signage, and the bridge could be enhanced with handrails, a special sidewalk, and street paving. The 22 Mill Street Bridge entry shows how buildings can take advantage of the brook landscape.



*View of the pedestrian bridge from the brook*



*View west from the pedestrian bridge*



*(Left) Drain pipes feed into the brook*



*(Right) Brigham's Bridge needs repairs*

### Opportunities

As mentioned above, this section of Mill Brook, which is now largely hidden under the Town DPW yard and High School property, could be brought back to life with appropriate signage and historical material. It would be interesting to think about how future development at the Town Yard could uncover a section of Mill Brook, though it seems unlikely that any section of the High School area could be reopened.

The pocket park section east of the High School has the potential to be a significant piece of the Mill Brook Linear Park network, as an enhanced public resource and a buffer between the brook and the Brigham's site. It also makes a nice transition from the High School parking lots and fields. The overlook could be a beautiful spot to view the brook, but now it is simply a parking lot with a chain link fence.



It would be good to establish a connection between the bikeway and this park, possibly along the west side of the Brigham's parking lot at the border with the High School. It would also be nice to have even a small piece of the park extend across the brook overlook where it goes back underground, to create a connection to Millbrook Drive. Other improvements could be made to the broken streetlights, benches stripped to the frames, trash barrels, signage, and plantings.

Millbrook Drive is already an attractive section of the brook. It has a nice urban park feel, combining a handsome streetscape with paving and street lights that could be extended up to the High School to replace the dilapidated chain link fence. The steep wooded bank along the south side backing up to the Massachusetts Avenue properties is a key feature as it creates a park-like edge to compliment the brook landscape, but it needs maintenance.



*Views north and south along Mill Street*

The 22 Mill Street parking garage is a negative element. Future development should encourage this structure to be replaced or modified so that people can

experience that side of the brook. In the short run, improved landscaping and better maintenance of the garage façade would help. The wooded bank along the south side of Millbrook Drive is important to maintaining the park-like setting.

The Mill Street intersection, Millbrook Drive, and the pocket park can be improved and become wonderful and distinctive pieces of the Mill Brook Linear Park. Small improvements, such as replacing streetlights and benches and upgrading signage, could have a significant effect. More ambitious upgrades such as new paving and bridge repair could follow. Reducing runoff into the brook by detention and bio-filtering should be encouraged to improve the water quality. Connections from Mill Brook to the bikeway and Massachusetts Avenue should be investigated so that Mill Brook becomes part of the experience of both the bikeway's recreational spine and also the Avenue's commercial corridor.

The redevelopment of the Brigham's site will be a key opportunity for the Mill Brook Linear Park. Future development should seek to respect and improve the brook landscape. Continuation of the pocket park into the redeveloped site would encourage more access to the brook.

## Section 6. Mill Street to Mystic Street

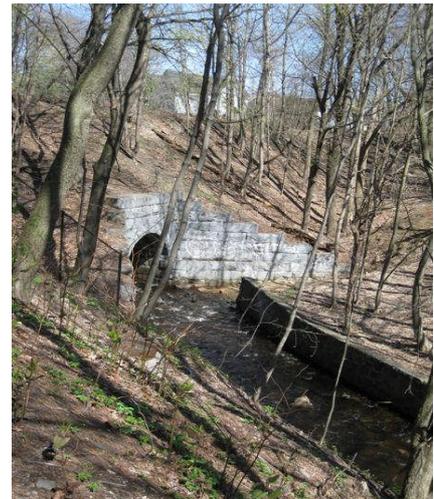
### Current Conditions and Challenges

Mill Brook is uncovered as it emerges and flows eastward from a culvert under Mill Street. The area is heavily vegetated and bordered by an apartment complex on the south. A pedestrian path parallels alongside and above the north bank of the stream from Mill Street to the point where the brook enters a large masonry construction about twenty feet below the surrounding land. There is a rather dilapidated sitting area with a bench where one can view the stream. Twenty-two steps connect the path to the bikeway, allowing some access, but creating an obstacle to elderly or handicapped walkers.



*Arlington Catholic High School Playing Fields*

Mill Brook flows underground for about 1,000 feet under the Buzzell playing fields and a separate field belonging to Arlington Catholic High School, both built on former millponds that had been drained and filled many years ago. There is considerable pedestrian traffic through both playing fields and a major pass-through point at the end of Water Street, which leads to Russell Street and the bikeway, and eventually to the point where the brook appears again at Cooke's Hollow. Water Street once continued along the top of a milldam to Summer Street.



*View from a path looking downstream to where Mill Brook goes underground for its journey to Cooks' Hollow. The bikeway is at the top of the slope above the opening.*

Mill Brook exits the culvert under the playing field at the western end of Cooke's Hollow park, behind an Arlington Housing Authority apartment building, and creates a six-foot waterfall (the only one in Arlington). The Arlington Community Safety Building (headquarters of the Police Department) also abuts the park. With access from Mystic Street Cooke's Hollow provides some park space and a pedestrian path along the northern side of the brook. Limited on-street parking is available along Mystic Street.

*Steps that lead down from the bikeway to a rather dilapidated sitting area with a bench where one can view the stream. An asphalt path runs above the brook from here to Mill Street.*



## Opportunities

The walking path bordering the brook between Mill Street and the stairs to the bikeway could use some attention to make a more attractive walking and sitting area. The long culverted stretch under the playing fields could also benefit from new amenities such as historic signage to highlight the former mill ponds.

The Cooke's Hollow conservation area offers the best opportunity for improvements in this section of the corridor. The Arlington Conservation Commission and the Arlington Cemetery Commission have already joined together to undertake a feasibility study for its redevelopment. In recent years, the condition of Cooke's Hollow has deteriorated. The banks along Mill Brook have suffered erosion, paths have deteriorated, and invasive and other undesirable plant species



*Cooke's Hollow Conservation Area*

have taken over to create an uninviting environment. The Conservation Commission sought and received some capital planning funds to develop Cooke's Hollow in a manner responsive to contemporary needs.

Meanwhile, the Cemetery Commission was looking for areas near the Mt. Pleasant Cemetery for additional space as the cemetery approaches its current capacity. Specifically, the Cemetery Commission wished to provide an area for the cremated remains of residents who wished to be interred in Arlington.

The two commissions in late 2008 discovered that they had complementary goals and that by combining efforts they could work to achieve them sooner and more efficiently. With the help of the Planning Department and the Town Manager, and input from the Historical Commission, the two commissions hired a landscape architect/engineering firm to help plan for the restoration of Cooke's Hollow as a conservation and historical area that would also include areas for placement of cremains.

In early 2009 almost a dozen firms submitted proposals to undertake this feasibility study. The Town awarded the contract to Waterfield Design Group of Winchester. In developing the feasibility study, Waterfield is also tasked with considering the broader objective of a Mill Brook Linear Park in the Cooke's Hollow area.

Waterfield has surveyed and inventoried the current conditions of Cooke's Hollow and is in the process of developing a Preliminary Feasibility Study. Waterfield is also exploring the possibility of extending its design into a portion of the adjacent Arlington Catholic High School practice field to enhance pedestrian access. The preliminary study, which will be presented at a public hearing, will present several possible design options, with rough cost estimates for each. The preferred option will be studied in further detail in the Final Feasibility Study, which also will be presented at a public hearing. The Final Feasibility Study will include more detailed cost estimates and plans, as well as permit and regulatory requirements.

## Section 7. Mystic Street to Lower Mystic Lake

### Current Conditions and Challenges

After crossing under Mystic Street in a culvert, Mill Brook continues in a channel between several commercial properties, some of which are immediately adjacent to the brook edge and prevent any pedestrian access. A pedestrian path might be possible along the southern bank with acquisition of some easements, although the banks are quite steep and in many places reinforced with stone blocks.

The brook then flows through parts of Mt. Pleasant Cemetery and is visible, but not very accessible because the banks are very steep and sometimes walled. There are many opportunities for vehicle access and parking, so visitors can walk around easily.

Mill Brook then meanders through Meadowbrook Park, which has been restored but remains a distressed wetland as it collects all the debris that washes down the brook. It is a good place to observe birds and other wildlife, though, and is one of the most natural spots along the brook. The spring herring runs also come into this area. It is possible for pedestrians to walk along either side of the park, but not through it, because of the wetlands and stream channel. The walking paths are in need of maintenance work. Cemetery roads provide vehicle access along the western and southern sides.

Mill Brook flows out of the wetlands and under the Mystic Valley Parkway before emptying into the Lower Mystic Lake. Downstream from the wetland the banks are steep, rocky, and eroded. There is a pedestrian path along the lake side of the parkway, although crossing at this location is dangerous. A major MWRA elevated sewer line between the parkway and Meadowbrook Park restricts pedestrian passage. The remains of a dam that was used to flood Meadowbrook Park for winter ice skating are also visible.



*Mount Pleasant Cemetery*



*The brook meandering through Meadowbrook Park*

## Opportunities

Mt. Pleasant Cemetery is a large, peaceful, nicely landscaped area of Arlington that could be enjoyed by more walkers and others seeking a place for quiet contemplation and enjoyment of nature. The brook seems to be an underappreciated element of the landscape, but its visibility could be enhanced and access to its banks made easier to enjoy in some sections.

Better signage directing people from Mystic Street and through the cemetery toward Meadowbrook Park would also increase awareness of that wetland and wildlife area. A pedestrian bridge leading from the park over the Mystic Valley parkway would also greatly improve safety and accessibility to the state-owned land around the lake and nearby Mystic River.



*Mill Brook exits Arlington into Lower Mystic Lake under the Mystic Valley Parkway*

## **Future Directions**

The opportunities identified in this report need to be studied further in a more detailed examination of the problems and costs that would be encountered in remediating the brook, including removing discarded materials and improving the water quality. Such a study could also include preliminary designs for paths, parking areas, landscaping, and hydrological features as part of a comprehensive linear park project. Graphics developed in the study could be used to help publicize and gain support for the project. The study would further explain the five types of benefits that would result from a linear park. To recap these are environmental, recreational, flood control, economic and transportation benefits.

The Mill Brook Study Group recognizes the importance of coordinating its work with other Town entities involved with the implementation of related plans and studies. These include the Town's current Open Space and Recreation Plan, 2007-2014; the Massachusetts Avenue commercial development study; the Cooke's Hollow rehabilitation proposal; and the Ten-Year Capital Plan of the Park and Recreation Commission, which includes improvements to Wellington Park and other sites along Mill Brook; ongoing water quality and flood control management efforts of the Department of Public Works; and other Town, regional, and state organizations, including the Mystic River Watershed Association and the Massachusetts Department of Conservation and Recreation.

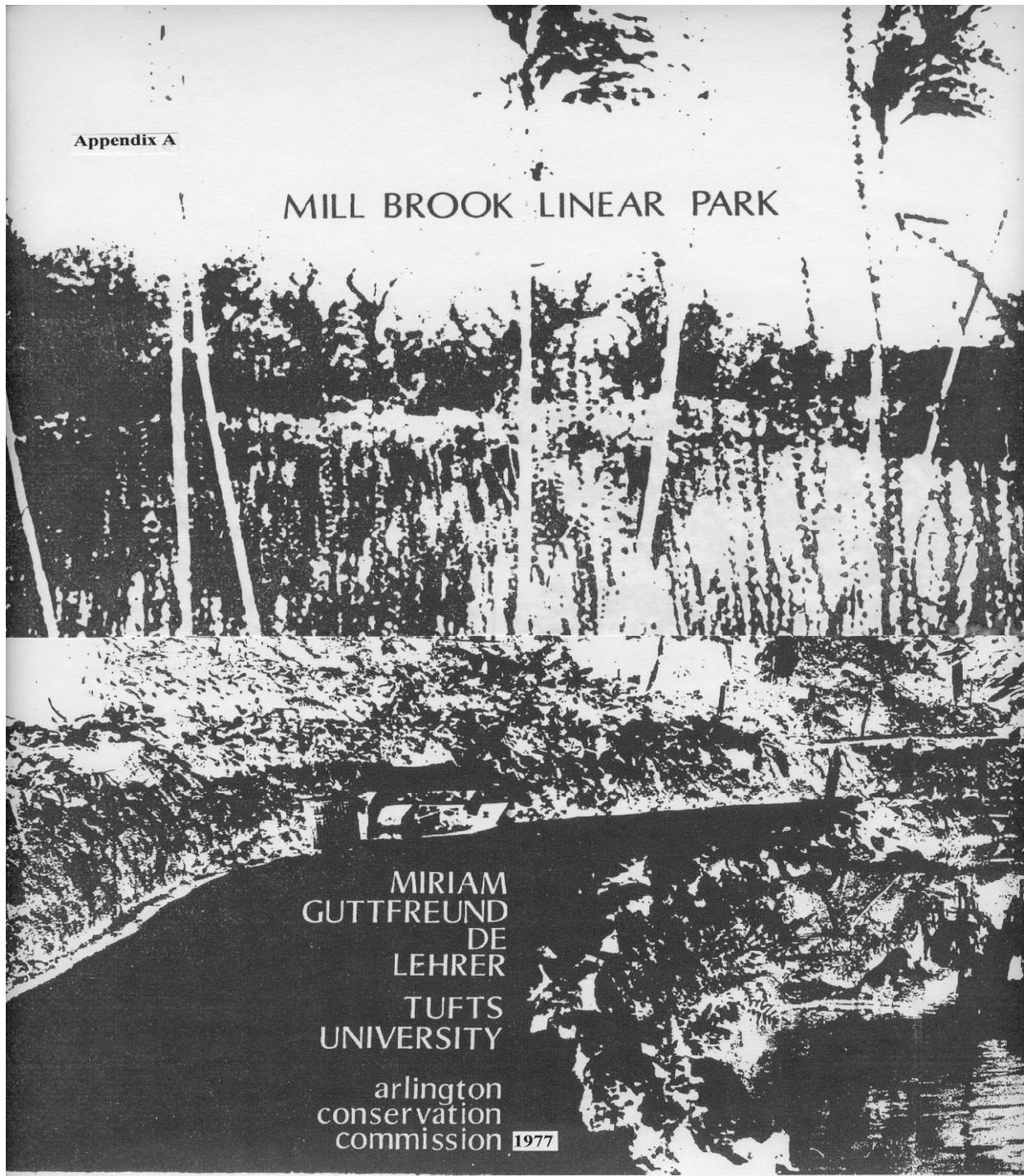
The Town's Planning Department and the Redevelopment Board have begun to discuss a Mill Brook overlay zoning district as a way to provide incentives for developers to build desirable facilities that might include space for further economic development and for public facilities such as open space, recreation and public transportation. The ARB's commissioned commercial development study could provide some inputs into such zoning amendments. Incentives often include increasing allowable building heights and lot coverages in exchange for provision of developer-funded open space and recreation facilities. Walking paths could be one such facility type provided in future projects adjacent to the brook.

It is premature to begin investigating funding sources for Mill Brook projects, but such sources might be available for water quality and stormwater drainage improvements. Other funding sources might be available for transportation, conservation and recreation projects.

## **Appendices**

- A. Mill Brook Linear Park: 1977 Report by Mia Lehrer (see separate document)
- B. Table of Land Parcels
- C. Listing of Storm Drains Discharging into Mill Brook

## Appendices



(See separate document)

Appendix B: Table of Land Parcels

Mill Brook Linear Park Planning Group									
Abutters to the Mill Brook									
Section 1 - Reservoir to Park Avenue									
Map	Block	Lot	St. number	St. Name	Owner	Address, Non-resident owner	Parcel size Sq. ft.	Zoning District	2009 Use
62	A	4A	16-38	Drake Rd.	Arlington Housing Auth.		186,710	R6	Housing
61	A	4		Arlington Reservoir	Town of Arlington		925,214	R1	OpenSpace
61	A	3		Hurd Field	Town of Arlington		196,020	R1	Recreation
61	A	2A	1477	Mass. Ave	Wiggins		32,058	R1	FarmHouse
61	A	2B/11	176	Lowell St.	Colonial Village		189,157	R5	Condos
60	A	11A	1395	Mass. Ave	Sunrise Ass't Living	7092 West Park Dr., McLean, VA 22102	85,185	R7	Assisted Living
60	A	11	1389	Mass. Ave	MBTA	500 Arborway, Jamaica Plain, MA 02130	110,330	T	BusTerminal
60	A	10	1367-81	Mass. Ave	VAM Corp	PO Box 223, Arlington, MA 02476	6355	B3	Business
60	A	9A	1365	Mass. Ave	G. V. Realty Corp		2937	B3	Offices
60	A	8B	1349-57	Mass. Ave	Arlington Coal and Lumber	41 Park Ave., Arlington, MA 02476	5566	B3	Business
60	A	8A	1341-47	Mass. Ave	DonahueBernard Tr.	27 Carville Ave., Lexington, MA 02421	7213	B3	Business
60	A	7A		Park Ave	Town of Arlington			OS	Open Space
60	A	5	53A	Park Ave	Arlington Coal and Lumber		1748	B3	Business
60	A	4	47-53	Park Ave	Arlington Coal and Lumber		6400	B3	Business
62	A	2	41-45	Park Ave	Arlington Coal and Lumber		99267	I	Lumber Storage

Mill Brook Linear Park Planning Group									
Abutters to the Mill Brook									
Section 2 - Park Ave. to Forest St.									
Map	Block	Lot	St. number	St. Name	Owner	Address, Non-resident owner	Parcel size Sq. ft.	Zoning District	2009 Use
59	A	10B	40	Park Ave.	Kritsepis		7525	I	DryCleaning
59	A	12	30	Park Ave.	Jason Terr. LLC		128,457	I	Gym/Industrial
59	A	11	1309-23	Mass. Ave.	1309-23 Mass. Ave. LLC	12 Pepper Hill Dr., Winchester, MA 01890	9,839	B3	Business
59	A	10D	1293-1305	Mass. Ave.	P & D Realty		38,698	B3	Business/pkg
59	A	19	50	Lowell St.	30 Park Ave. Assoc. LLC	60 Lowell St., Arlington, MA 02476	67,900	I	Industrial
58	F	1A	1	Watermill Place			99,429	R7	Residential Condos
58	G	8/9	17	Mill Lane	Schwamb Mill Pres. Tr.		15,900	R7	Historic Mill
58	G	1	24	Locke St.	Dick		2241	R1	Residential
58	G	2	22	Locke St.	McDevitt		4870	R1	Residential
58	H	1	28	Clark St.	Barrett		8004	R1	Residential
58	H	8	25	Clark St.	Aupperlee		6890	R2	Residential
58	H	9B	34	Clark St.			7100	R5	Residential
58	H	9C	2-16	Frazer Rd.			22,140	R5	Residential
58	H	11	29	Locke St.			6180	R2	Residential
58	H	12A	22	Frazer Rd.	Iamello		7448	R1	Residential
58	H	13A	26	Frazer Rd.	Mgram/Romano		7323	R1	Residential
58	H	14	30	Frazer Rd.	Beda		9900	R1	Residential
58	I	3	23-25	Clark St.	Eichorn		7707	R2	Residential
58	I	4	50-52	Forest St	Sheehan		6801	R3	Residential
58	I	5	48	Forest St	Krain		7236	R4	Residential
58	I	6	44-46	Forest St	Gibian		7138	R5	Residential
57	C	1	40-42	Forest St	Doble		7289	R2	Residential
57	C	2	36-38	Forest St	Thompson		6149	R2	Residential
57	C	3	34	Forest St	Toulopoulos		10,793	R2	Residential
57	C	7	19-21	Peirce St.	Calorusso		7737	R2	Residential

Mill Brook Linear Park Planning Group									
Abutters to the Mill Brook									
Section 3 - Forest St. to Brattle St.									
Map	Block	Lot	St. number	St. Name	Owner	Address, Non-resident owner	Parcel size	Zoning	2009 Use
							Sq. ft.	District	
57	B	7A	35	Forest St.	Rainer Gasche		7000	R1	
57	B	8	23	Forest St.			10,890	R2	Residential Condo's
57	B	10B	1165-67	Mass. Ave.	Arlington Center Garage		136,082	I	Theodore Schwamb Mill
57	B	16	1165	Mass. Ave.	Yukon Realty LLC		26,567	I	Auto Dealer
57	B	16A	1155R	Mass. Ave.	Yukon Realty LLC		16,111	I	Industrial use
57	B	16B	1151R	Mass. Ave.	Yukon Realty LLC		20,979	I	Industrial use
57	B	19		Quinn Rd lot	Yukon Realty LLC		9,593	I	Parking for Funeral Home
56	A	5	20	Hobbs Ct.	Paul Caruso	71 Morningside Dr.	18,150	I	
56	A	7		Quinn Rd.	Yukon Realty LLC	1125 Mass. Ave.	30,336	I	Auto Servicing
56	B	1/2B/8		Old Colony Lane			188,696	R5	Residential Condos
56	B	25	33	Laurel St.	Mary Scott		6,326	R3	
56	B	26	29	Laurel St.	Jeanne Dillon		5,498	R3	
56	B	27	25-27	Laurel St.	Michele Oshima		4,119	R3	
56	B	28	21-23	Laurel St.	Thomas McDonough		3755	R3	
56	B	29	17-19	Laurel St.	Rebecca Chetham		3395	R3	
56	B	30	13-15	Laurel St.	Carl/Roy Magnuson	16 Argyle Rd., Arl., 02476	3966	R3	
56	B	31	9-11	Laurel St.	Antonio/Anna Pozzia	95 Williams St., Arl., 02476	4452	R3	
56	B	34	18-20	Brattle St.	Geo./Lorraine Geannaris	11 Sheraton Pk., Arl., 02474	6936	R3	
56	B	35	22-26	Brattle St.	Boast		5521	R3	Ambulance Services
56	B	38		MWRA Pump Sta.	MWRA	20 Somerset St., Boston, 02108	79,144	I	MWRA pump station

Mill Brook Linear Park Planning Group									
Abutters to the Mill Brook									
Section 4 - Brattle St. to Grove St.									
Map	Block	Lot	St. number	St. Name	Owner	Address, Non-resident owner	Parcel size	Zoning	2009 Use
							Sq. ft.	District	
55.B	A		993	Mass. Ave.			155,280	R6	Residential Condos
55.B	B		995	Mass. Ave.				R6	Residential Condos
55.C	A		975	Mass. Ave.			36,875	B4	Residential Condos
55	B	28A	corner lot	Dudley/Brattle	Anthony/Valerie Deehan	60 Buckmaster Dr., Concord, Ma 01742	4361	I	
55	B	29A	76	Dudley St.	Francis/Beatrice Lynch		5559	I	
55	B	30A	66	Dudley St.	Castelluccio/LoRusso		14,732	I	
55	B	30B	60	Dudley St.	Mark/Gary Santini		13,347	I	
55	B	31B	9	Dudley St. Pl.	Mary Marino/Ed Farrell	43Dudley St., Arl., MA 02476	33,507	I	
55	B	34	14	Dudley Ct.	Howard Lowre/Camillo Leobruno		9590	I	
55	B	39A	36R	Dudley St.	Bruce Greene/Louise Johnson		9805	I	
55	B	39B	34	Dudley St.	Dudley St. Tr./Ed Whalen		33,430	I	
55	B	3	22	Prentiss Rd.	David/ James Wilfert		10,224	B4	
55	B	1A	32	Prentiss Rd.	Elaine Ward		6429	B4	
54	A	22/23A			Town of Arlington		129,098	OS	Wellington Park
54	A	24A	44	Grove St.	Mithilesh Sharma		4589	R1	
54	A	25A		Dudley St.			5539	I	
54	A	26	8	Dudley St.	Donald Leone/Frank Pannesi	246 Waverly Ave., Watertown, MA 02472	8211	R5	
54	A	27	14	Dudley St.	Donald Leone/Frank Pannesi	247 Waverly Ave., Watertown, MA 02472	6700	R5	
54	A	28	22	Dudley St.	Donald Leone/Frank Pannesi	246 Waverly Ave., Watertown, MA 02472	2222		

Mill Brook Linear Park Planning Group									
Abutters to the Mill Brook									
Section 5 - Grove St. to Mill St.									
Map	Block	Lot	St. number	St. Name	Owner	Address, Non-resident owner	Parcel size Sq. ft.	Zoning District	2009 Use
54	C	2A,2B,2C	51	Grove St.	Town of Arlington		259,035	I	Town Yard
53	B	7A	895	Mass. Ave.	Town of Arlington		341,284	R1	Arlington High School
53	B	7B		Peirce Field	Town of Arlington		390,802	R2	Peirce Field
52	B	4A	22	Mill St.	Michael/Marjorie Fitzpatrick		54,035	I	Office condo's
52	B	4B		Mill Brook Dr.	Town of Arlington		25,397	R1	Parkland
52	B	5		Mill Brook Dr.	Town of Arlington		79,246	R1	Parkland

Mill Brook Linear Park Planning Group									
Abutters to the Mill Brook									
Section 6 - Mill St. to Mystic St.									
Map	Block	Lot	St. number	St. Name	Owner	Address, Non-resident owner	Parcel size Sq. ft.	Zoning District	2009 Use
51	B	1G	17	Mill St.	CMJ Management Co.		105,850	R7	Apartment complex
51	B	4	25-27	Mill St.	25-27 Mill St. Tr.		5523	R7	Townhouse
51	B	5	29	Mill St.	Adamian Constr.		2640	R7	Offices
51	B	6		Minuteman Bikeway	MBTA		11,500	OS	Bikeway
51	C	1	78	Summer St.	Vill. Of Cutter's Mill		42,756	R6	Residential Condo's
50 A	A			Russell Place			83,840	R6	Residential Condo's
63	D	17A		Summer St.	Town of Arlington		222,173	OS	Buzzell Field
63	D	2		Summer St.	Archdiocese of Boston	24 Medford St., Arl., MA 02474	98,450	R1	Arl. Cath. H.S. - practice field
63	D	3A,B							
63	D	4A	94	Mystic St.	Town of Arlington		23,779	R7	Cooke's Hollow Area
63	D	5B		Cooke's Hollow	Town of Arlington		6826	OS	Cooke's Hollow Area
63	D	5C	88	Mystic St.	Boston Edison		6570	B3	Electrical Substation

Mill Brook Linear Park Planning Group									
Abutters to the Mill Brook									
Section 7 - Mystic St. to Lower Mystic Lake									
Map	Block	Lot	St. number	St. Name	Owner	Address, Non-resident owner	Parcel size	Zoning	2009 Use
							Sq. ft.	District	
49	A	15A	87	Mystic St.	87 Mystic LLC		40,282	I	Armstrong Ambulance
49	A	16A	91	Mystic St.	Mystic St. LLC	1010 Mass. Ave.	16,250	I	Industrial Condos
49	A	17A		Mt.Pleasant Cemetery	Town of Arlington		76,281	R1	Cemetery
49	A	21		Mt.Pleasant Cemetery	Town of Arlington		86,000	R1	Cemetery
46	A	12		Mt.Pleasant Cemetery	Town of Arlington		2,255,762	R1	Cemetery
64	C	6		Mt.Pleasant Cemetery	Town of Arlington		335,000	R1	Cemetery
64	C	7		Meadow Brook Park	Town of Arlington		396,396	OS	Meadow Brook Park

### Appendix C: Storm Drainage into Mill Brook

<u>Street Location</u>	<u>Drainage Site #</u>	<u>Drain Pipe Diameter (inches)</u>	<u>Street Location</u>	<u>Drainage Site #</u>	<u>Drain Pipe Diameter (inches)</u>
<b>Section 1 - Reservoir to Park Avenue</b>			<b>Section 4 - Brattle St. to Grove St.</b>		
Drake Rd/Drake Village	079000	15	Brattle St.	112000	18
Arlington Reservoir	080000	30	Dudley St.	111000	10
Arlington Reservoir	081000	18	Highland Fire Station/Walnut St.	113000	20
Mass. Ave. - Arl. Heights	078000	24	Mass. Ave./Mt. Vernon St	114000	15
Park Ave. Culvert	077000		Mass. Ave./Wellington Pk.	115000	20
Park Ave. Culvert	075000	30	Grove St.	116000	15
Park Ave. Culvert	076000		Dudley St./Grove St.	105000	42
			Dudley St./Grove St.	106000	36
<b>Section 2 - Park Ave. to Forest St.</b>			<b>Section 5 - Grove St. to Mill St.</b>		
Lowell St.	139000	72	Grove St./Town Yard (DPW)	107000	
Mill Lane	085000	15	Peirce Field - Arlington High School	108000	18
Mill Lane	137000		Mill Brook Drive	121000	36
Mill Lane	093000	18	Mill Brook Drive	128000	
Locke St.	086000	12	Mill Brook Drive	129000	
Clark St.	087000	12			
Forest St.	088000	12	<b>Section 6 - Mill St. to Mystic St.</b>		
Forest St.	092000	18	Mill St.	061000	24
			Cutter's Mill Condo's	060000	12
<b>Section 3 - Forest St. to Brattle St.</b>			Buzzell Field/Cutter's Mill Condo's	050000	18
Forest St.	089000		Water St.	025000	15
Ryder St.	090000		Brookdale Rd./Arl. Catholic Field	049000	12
Ryder St.	091000	30	Mystic St./Cooke's Hollow	024000	12
Minuteman Bikeway	098000	30			
Ryder St.	119000	24	<b>Section 7 - Mystic St. to Lower Mystic Lake</b>		
Ryder St.	120000	36	Mystic St.	048000	15
Hobbs Ct.	118000	24	Mt. Pleasant Cemetery	022000	21
Laurel St.	117000	24	Mt. Pleasant Cemetery	021000	36
Laurel St.	109000	24	Mt. Pleasant Cemetery	023000	36
Brattle St.	110000	18	Mystic Valley Parkway	044000	18
			Mystic Bank	043000	24

**Note:** Some pipe diameters are not shown because they were not in the town records.