

**Arlington Redevelopment Board
November 21, 2016 Minutes
Central School, Main Room – 7:30pm**

This meeting was recorded by ACMi.

PRESENT: Andrew Bunnell (Chair), Kin Lau, Mike Cayer, David Watson

ABSENT: Andrew West

STAFF: Laura Wiener

GUESTS: Mary Winstanley, O'Connor, Krattenmaker O'Connor & Ingber P.C.; Pam Hallet, Housing Corporation of Arlington; Clifford Boehmer, Davis Square Architects; Paul Warkentin, Davis Square Architects, Howard Muise, Transportation Advisory Committee.

Correspondence:

The Chairman opened the meeting at 7:30pm and turned to the first agenda item, Continuation of Public Hearing for EDR Special Permit for Docket #3520, 117 Broadway, Housing Corporation of Arlington, to allow Mixed-Use containing commercial and residential uses in the B4 Vehicular Oriented Business District, under Section 7.13 of the Table of Use Regulations. Mary Winstanley O'Connor, Attorney for proponent, introduced Clifford Boehmer, Architect and Paul Warkentin, Architect, Davis Square Architects. Changes since the prior meeting include a more retail friendly design, additional plantings, bike parking, and transformer placement as well as a comprehensive Transportation Demand Management (TDM) plan. Mr. Watson applauded the proponent on substantial project plan improvements and asked that a plan B be put in place if Zipcar was unsuccessful. Mr. Bunnell re-opened public comment.

Kim Fetchell of 46 Marion Rd. asked that additional bike security be considered. Mr. Bunnell closed public comment.

Mr. Bunnell read the revised special permit conditions and further revisions were made by Board members.

Mr. Cayer moved to approve EDR Special Permit, Docket #3520, 117 Broadway. Mr. Lau seconded. All voted in favor. (4-0)

Mr. Bunnell opened the next item on the agenda Continuation of public hearing, EDR Special Permit for Docket #3519, 19R Park Avenue, Housing Corporation of Arlington, to allow new construction of a residential property in the R-7 Apartment District--High Density zone. Mary Winstanley O'Connor, Attorney for proponent, acknowledged that the TAC comments were received but stated they would not be reporting on traffic tonight. The TAC report was sent to HCA's traffic consultant for review. Mr. Bunnell asked that the requested changes to the plans be presented first. Clifford Boehmer, Architect, and Paul Warkentin, Architect, Davis Square Architects presented on behalf of the applicant. Mr. Boehmer explained that the neighborhood and building materials were considered when refining the institutional look as well as overall scale. He further stated that extensive shadow studies and perspective views were completed. Mr. Warkentin shared the redesign of the corner building. He addressed the suggestion of a gable roof and felt that this design would add height creating a massive facade. Additional perspective views from Lowell Street, Minuteman Bikeway, and Park Ave were shared. Additionally, Mr. Warkentin shared shadow studies which included winter and summer solstice perspectives. Mr. Cayer recognized the intention to scale down the overall look of the corner building and could see the intent of a three family compatible design. Mr. Lau appreciated the progress and asked for clarification on driveway grade and transformer placement. Further, he noted the placement of shrubs and a fence separating the parking lot and abutting neighbors. Mr. Watson expressed concerns about the building's height and asked if a street elevation comparison was conducted. Further concern of the winter morning shadows was expressed. Howard Muise, Chair, Transportation Advisory Committee, shared comments prepared by the Transportation Advisory Committee (TAC) related to the Applicant's Traffic Impact Report. Comments included that the traffic may have been overstated because it did not take into consideration the proximity to the bike path and other TDM measures being proposed. The primary issue raised by Mr. Muise was

driveway access and its impact on surrounding streets. Mr. Bunnell thanked Mr. Muise for TAC's helpful work and noted that traffic would be taken up at the next continuation of the hearing when the Applicant's traffic consultant could be present. Mr. Bunnell appreciated the accessible path from Lowell Street to the bike path and asked what type of lighting was being considered. He further expressed concern for the building height and suggested refining the corner building. Mr. Bunnell opened the hearing to public comment.

Don Mills of 33 Bow St. thought the design from the bike path was uninviting and inquired about the building maintenance. Lisa Heinz of 14 Sunset Rd spoke in favor of the project and inquired about acoustical screening. Laura Desmond of Lowell Street Place expressed concern for the height of the building and resident safety on the bike path. Alexandra Rowell of 88 Westminster Ave. asked where the surrounding residents would access the bike path. Gary Kalajian of 24 Nourse Street would prefer a neighborhood design. John Leonard Town Meeting Member, Precinct 17, expressed concern about the traffic impact. Mary Anne Morrison of 56 Pine Ridge Rd. and HCA Board Member spoke in favor of the project. Kim Fetchel of 46 Marion Rd. and St. Paul Lutheran Church spoke in favor of the project. Dave Bearben of 2 Reservoir Rd. expressed concerns about parking. Christine Bevilacqua of 34 Forest Street and Janice Bakey of Fountain Rd. expressed support for the project. Chris Rowell of 88 Westminster Ave. expressed concerns about height. Ed Trembley of Lowell Street expressed concern about building elevation and parking. Mr. Bunnell closed public comments and stated additional comments could be emailed to the Board. Public comment will be reopened at the next meeting.

Mr. Cayer motioned to continue the public hearing, EDR Special Permit for Docket #3519, 19R Park Avenue, Housing Corporation of Arlington to December 5, 2016. David Watson seconded. All voted in favor. (4-0)

The meeting was adjourned at 9:50. (4-0)