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Redevelopment Board Minutes 07/23/2012

Arlington Redevelopment Board

July 23, 2012

2nd Floor Conference Room, Town Hall annex - 7:00 p.m.

PRESENT: Mike Cayer, Ted Fields, Bruce Fitzsimmons (Chair), Christine Scypinski, Andrew West

ABSENT:

STAFF:

<p>AGENDA ITEM: Symmes, redeveloper Approval, The Shelter Group</p>
<p>DISCUSSION: David Holland of Shelter Group presented the Redeveloper's Statement for Public Disclosure. Mr. Fields asked for lender requirements of equity contribution of 20%, and whether that was coming out of cash. Mr. Holland replied that it was. He then explained that Shelter Development will own land and improvements; Shelter Group is the managing member of Shelter Development. Each Brightview project has its own ownership entity.</p>
<p>VOTE: Mr. Cayer then moved to accept the Exhibit F financial disclosure. Mr. Fields seconded and all voted in favor.</p>
<p>DOCUMENT USED: Exhibit F, Part I Redeveloper's Statement for Public Disclosure, Shelter Development, LLC (undated) signed by David Carliner, Executive Vice President</p>
<p>AGENDA ITEM: Symmes, 100% design approval, The Shelter Group, assisted living</p>
<p>DISCUSSION: Erik Anderson, Pro Con, described details of architectural design, as per the Board's previous comments:</p> <ul style="list-style-type: none"> a) More battens b) new horizontal element at water table, widen front entry and covered area for rocking chairs c) Added three front patios d) Added window to front e) increased proportions on eave third story above garage f) on elevation 3, A.2 new pergola and shed roof over exit door g) back of building second floor Alzheimer's unit, add lattice and glass; allows air, view and security. Three season deck. h) East elevation, shifted windows for walls behind beds instead of windows. Air conditioning through-wall units are still on less-visible elevations. <p>Mr. Fitzsimmons noted the roof of entrance doesn't match to gable. Mr. Anderson wanted to add focal point to include detail there. Mr. West said it was fine in his view. Mr. Cayer asked about batten detail in lower windows appearing different in the rendering compared with the elevation drawing. Mr. Anderson agreed to detail the windows as shown in the rendering. He then showed cement board and batten and stone samples.</p>