



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 07/11/2011

Minutes of Monday, July 11, 7:00pm
 Arlington Redevelopment Board
 2nd Floor Conference Room, Town Hall Annex
 Approved : August 15, 2011

Present: ~Michael Cayer, Ted Fields, Bruce Fitzsimmons (Chairman), Christine Scypinski, Andy West

Also present: ~Carol Kowalski, Budge Upton

SYMMEs

The Board reviewed schedules and process for pursuing discussion with Upton & Partners pursuant to the Board's July 7 vote to enter a 21-day exclusive negotiating period with Upton & Partners. That period would end July 28. The Board agreed to change its meeting from July 25 to July 26 to ensure that all ARB members could be present for action on a possible agreement.

WORK TRACKING REPORT

The Chairman then turned to the ARB's work tracking report. Mr. Fields agreed to review the Request for Proposals draft for the lease at 23 Maple Street.

The three commissions involved with the Cooke's Hollow plan should meet with the ARB in October if a zoning bylaw amendment is to be considered for 2012. The Board asked for more detail from Town Counsel concerning who would file the warrant article, and whether the Board would have to file it, or simply support it, considering Massachusetts General Law requirements on bringing a defeated zoning bylaw amendment back to Town Meeting.

Mr. Fitzsimmons noted that several committees have ARB members as liaisons. The Board asked Ms. Kowalski to make a master list for the Board, and to keep the liaisons on the Work Tracking Report.

The Town is contracted with the Dukakis Center at Northeastern University for their Economic Development Self Assessment Tool. The ARB would like to review the invitee list for the Economic Development Self Assessment Tool meeting planned for the fall.

The August 8 ARB meeting was cancelled.

Mr. West asked for contact information for the architect on 30-50 Mill Street to ensure that the design change to the exterior stair landing from the access ramp would be provided, as agreed in the 100% design approval.

The Board reviewed the draft zoning map prepared by GIS Coordinator Adam Kuroski. Ms. Kowalski would provide the Board with a preliminary zoning analysis of the Mugar property. The Board suggested that more densely developed districts would be shown in more saturated colors. They also suggested adding "100 year flood" as "flood zone A" for consistency with the bylaw. They would like the Mill Brook added and labeled. The Board asked that a Master Plan work session be added to the Work Tracking Report, as well as meeting minutes.

On a motion duly made and seconded, the meeting adjourned at 8:12pm.

Respectfully submitted,
 Carol Kowalski
 Secretary ex Officio

Documents considered in this meeting: work tracking update.

-----Arlington Redevelopment Board, tracking update 7/11/11
 Changes since 4/6/11 in **BOLD**

1. Symmes: **ARB voted to negotiate with Upton & Partners exclusively for 21 days. As of 7/8 PNC Bank is still under contract with Jefferson Apartment Group to purchase the note. Upton &**

2. EDR's

- **Check parking allocation, 24 Massachusetts Avenue, Alewife Plaza for Board to consider restaurant use**
 - **Affirm/enforce special conditions on 971 Massachusetts Avenue for public access, 1395 Massachusetts Avenue for merchant parking.**

3. **Building Leases**

Lease terms:
 NFI (23 Maple Street) - **RFP process required 6/30/11 (no more extension periods). Market rent appraisal due on 23 Maple and Central School. Proposal submitted to keep long-term state tenants Dept of Mental Health, Department of Developmental Services. Need ARB member designee for negotiation. Competing with Cummings Park in Woburn.**

A tour of the Central School for was held for the ARB, the rent appraiser, and the Town Manager.

4. Annual Town Meeting.

Cemetery use in conservation land bylaw failed. It can be presented again in 2012 only if the ARB reports on it favorably, other wise it would have to wait two years.

5. ARB Admin: **Contract services for some building admin duties.** David Berry's position will not be filled.

6. ARB Planning: **Draft zoning map is ready for Board review.**

7. **Commercial Development Study,**~ Arlington Center priority focus. Sign Sense update. Capital request submitted for studies and design for Broadway Plaza improvements.

Economic Development Assessment Tool

http://www.northeastern.edu/dukakiscenter/resources/economic_development/

Arlington has contracted with the Northeastern University Dukakis Center to undergo its Economic Development Assessment Tool analysis to expand business in Arlington. Next step: information input session with Arlington economic and business leaders.

8. **Mill Brook District and Linear Park**~(ARB members on committee - West.) **Staff and GIS Coordinator used GPS to map Mill Brook corridor planning issues.** ARB received report 6/14/10. Director's Recommendations due.: J. Glushko to prepare table to document conditions, ownership, opportunities for connections, water quality improvements, etc. at each segment, corresponding with a GIS map of the data.

9. **Mass Ave Corridor Project.** The Town received 25% approval of our~plans for the Mass. Ave. redesign project.~ The Board of Selectmen also voted in June to advance the project.~ The next step is~to~develop more detailed design plans (75%), which include landscape and streetscape plans.~ The Mass. Ave. Review committee is meeting on July 20 to review a draft landscape/streetscape plan.~ After that meeting, the Department will meet with some of the businesses in key locations to get their input on the

landscape/streetscape plan. ~ We anticipate submitting 75% documents to MassDOT Highway Division in the fall.

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9. Board to update webpage.

ARB Draft Meeting Schedule through 2011

July 25, August 8 August 22, September 12, September 26, October 3, October 17, November 7, November 21, December 5, December 19