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## Redevelopment Board Minutes 04/04/2005

Arlington Redevelopment Board  
Minutes of April 4, 2005

Members Present: Ed Tsoi  
Barry Faulkner  
Lynne Lowenstein  
Nora Mann at 9:05

Also Present: Kevin J. O'Brien, Secretary ex officio

ED Tsoi called the meeting to order at 8:05 p.m. and announced the opening of the public hearing on the application by Symmes Redevelopment Associates (SRA) for special permits to build a medical office building at the site of the former Symmes Hospital, 39 Hospital Road.

Patrick McMahon introduced the project which proposes to use the existing nurses residence building and add onto the rear to create a 26,000 sf medical office building. Ed Bradford of The Architectural Team presented the design of the building. Michael Roughan of Payette Associates explained how the interior worked as a medical office, and how it could be expanded if a tenant desired a larger building. Sandi Brock of Judith Nitsch Engineering explained how the utilities were routed on the site and explained the storm drainage system. Michael Radner of Michael Radner Design explained the landscaping that is proposed, stressing that an evergreen screen will be planted between the parking structure and the road and that new lighting will highlight the new entrance to the building.

Jake Upton, Project Manager for Symmes Redevelopment Associates, indicated that they have had talks with the MBTA and hope to establish a bus stop in front of the medical office building. He indicated that he was unsure about signage at this point and would have to wait until a tenant (or tenants) is selected to finalize a sign proposal. He said that they would like to start removing materials from the building and install a new roof as soon as possible.

Kevin O'Brien presented his Director's Report, explaining that SRA is seeking a permit for a 26,000 sf building; and, if a medical tenant wanted a larger building, SRA would have to return to the Board for an amendment to the special permit. He explained that the Board was considering this permit within the context of the proposed development of the whole Symmes Hospital site and would not grant the permit without considering the impact of the whole anticipated development. For example, storm water systems and traffic impacts would be considered for the entire development. He explained that traffic impacts would be reported on next week (4/11) and that the applicant has agreed to correct inflow and infiltration problems in the sanitary sewer system to mitigate the increased sewer flow generated by the entire proposed development.

Kevin O'Brien indicated that because the applicant was using an existing building, the front and right side required setbacks could not be met. The Board has the ability to adjust those setbacks. He explained that the zoning requirement for 50% of the building gross floor area was different from the greater requirement on this particular property; that 50% of the entire site be open space. Both standards must be met for the entire project, but each of the two permits must comply with the zoning standard. He pointed out that electrical power is delivered to the site on overhead line in the vicinity of the nurses residence building. The applicant proposes to use the existing overhead wires and put the utility lines underground from that point. The bylaw requires a loading zone, but none is shown on the plans. The Board may eliminate the requirement or ask the applicant to provide one.

Lynne Lowenstein asked how certain the MBTA service was. Ed Tsoi asked about air handlers and compressors and the level of noise. He had a concern about egress, asked about hours of operation, and suggested that the lot size accommodate enough open space to allow for the construction of a 40,000 sf building so that the applicant wouldn't have to change it later and maybe have to change the permit for the residential portion as well. He asked about hours of operation and appearance of main entrance. He wanted to see shielding of mechanical equipment for sound. Jake Upton explained the utility pathways within the building, and said that sound of mechanical equipment would be shielded because they planned a residence building very close by. He expected normal business hours and it depended on the tenants. He explained that in some building configurations, they need another stairwell for egress.

Paul Morrison asked about sound from mechanical room and noted that some houses were very close to road at bottom of Hospital Road

Joe Curro asked how stormwater system would be maintained. Sandi Brock explained that there would be a operations plan that the condo association would have to maintain.

Deborah Dill asked about stormwater – all ends up in Town system after a delay. What is square frontage of development? Jake answered that whether MOB is 26,000 or 40,000 sf, total is intended to remain 410,000 sf. Who owns MOB? SRA expects to sell it to medical provider. What does parking structure look like from Vista Park? Sandi Brock showed section through property, asked if hours might include evening. Might, depending on medical provider. Might building need special ventilation for medical use? Only if a State licensed use.

Haig Iskenderian asked if projected October '05 completion date meant size of building would be determined or would it be expanded later. Jake Upton answered that they would respond to market and a larger building might delay completion date.

Elaine Duffy asked about elevation of Vista Park. Michael Radner said it was at level of existing ambulance entrance. She asked if railings would be considered for sidewalk on Hospital Road – probably not. She said she understood Vista Park was about .6 acres. Was Town going to get something because it was less than 1 acre? Barry Faulkner replied that park was the size it was originally proposed to be, didn't meet Symmes Advisory Committee, but we accepted it.

Ed Tsoi suggested that applicant take photo from Vista Park location to show location of parking structure.

Brian Rehrig asked about parking if MOB were enlarged. Jake Upton replied that more parking would have to be constructed. Brian Rehrig also mentioned that machinery on roof should be shielded from sight and that he thought electrical service should be underground all the way from Summer Street.

Terry Dash asked what parking structure would look like from Vista Circle residences and asked for more description about stormwater system. Sandi Brock answered both questions.

Greg Jackmauh said he had problem with proposal in that it had no certified plot plan was more theoretical than practical. Kevin O'Brien explained that we have a certified plot plan, but the developer is also doing a new one. The Town asked the developer to hurry, but is deregistering a portion of the site which prevents the completion of a new certified plot plan. Ed Tsoi noted that at this stage of an application, there frequently are things missing. Barry Faulkner indicated that at this stage, it is easier to ask for changes, if things have not already gone too far.

Lee Ellis said most of his comments could wait until next week, but he was concerned about the view from Vista Circle.

Paul Morrison wanted to make sure that electrical lines were not moved to west side of Hospital Road. Sandi Brock assured him that they would not be moved and west side of Hospital Road would not move either.

At 10:30, Ed Tsoi recessed the hearing to continue on April 11, 2005 at 8:00 P.M. in the same location.

Kevin O'Brien reported to the Board on the zoning change the Housing Authority will request, Warrant Review program on April 20 – Barry will attend, and about Student Government Day on April 28.

The meeting adjourned at 10:40

Respectfully submitted,  
Kevin O'Brien, Jr.