



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 09-08-2003**

**Arlington Redevelopment Board**  
Minutes of September 8, 2003

Members Present: Roland Chaput  
Ed Tsoi  
Nora Mann  
Barry Faulkner  
Lynne Lowenstein (arrived 9:30)

Also Present: Kevin O'Brien, Secretary ex officio  
Laura Wiener, Director of Housing  
Joey Glushko, Planner

The meeting was convened at 8:07 by Roland Chaput for a public hearing on the application by Cingular Wireless to amend its special permit for a wireless communications facility at 37 Drake Road. Ralph Collaruso and Kevin Brewer representing Cingular presented the changes they wished to make to the existing facility in order to increase the capacity of the antennae. On a motion by Ed Tsoi, seconded by Nora Mann, the Board voted 4 – 0 to grant the amendment. Kevin O'Brien mentioned to the Board that there was an inconsistency in the original permit and in the documents relating to the proposed amendment in that uses 5.11,a, 5.11,b and 5.11,c are mentioned in various parts of the documents. There was never any confusion about what was being proposed and where it would be located, therefore he recommended that he consult with Town Counsel to determine what the correct use should be and enter it into the record. On a motion by Ed Tsoi, seconded by Nora Mann, the Board voted 4 – 0 to support that action.

At 8:24 the Chairman called upon Brett Donham of Donham and Sweeney Architects to present the drawings of Boston Federal Savings Bank at 870 Massachusetts Avenue for 100% review. Brett Donham referred to the brick sample which had been displayed at the site indicating that it was the same brick color as the high school which is across the street. He indicated that he had not been able to get a sample of the metal roof color, but that in light of the Board's objection to the bright red color proposed by the bank, he was looking for a dull green color, but was getting some resistance from the bank. Brett Donham hoped that the Board would grant 100% review, then later approve the roof color. In response to a question, he indicated that the electrical transformer had been moved and two of the air conditioning condensers had also been moved.

Roland Chaput asked if the transformer could be screened. Brett Donham said that they could put a fence around it. Ed Tsoi asked about changes to the landscaping in light of the moved equipment. Brett Donham mentioned that they hadn't made any changes, but will lose some plants and that there was the opportunity to include additional screening plants. Ed Tsoi asked if the bank locked its parking lot at night or would it be open for public use. He indicated that the Board would not like to see an after hours parking prohibition. It was pointed out in this regard that the Board approves only the signs shown on the plans and additional signs would require Board approval. Jeffrey Sarra of Batten Bros. Sign Advertising presented a sample of the type of sign that would be used at the bank. Ed Tsoi suggested that the sign would look better in the hemisphere above the sign band, but wouldn't require the bank to place it there.

Ed Tsoi moved with a second from Nora Mann to accept the 100% review, but that the applicant had to resubmit the corrected landscape plan noting that the applicant was at risk if it committed to a roof color without the Board's approval. The motion was carried 4 –0.

Being a bit ahead of schedule the Board considered the minutes of the August 25, 2003 meeting and accepted them on a motion by Nora Mann with a second from Ed Tsoi. The vote was 3 – 0, with Barry Faulkner abstaining because he had not been present at the meeting.

The Board then discussed a communication from Board member Lynne Lowenstein concerning a Dr. Gruber and his

possible interest in establishing a medical use at the Symmes Hospital site. The Board opined that at this point he should be instructed to contact the developers who had submitted statements of qualifications.

At 9:15, the Board began deliberation of the statements of qualifications. Lynne Lowenstein arrived at 9:30 to take part in the deliberations. Measuring the statements against the criteria in the RFQ, the Board chose four of the eight developer teams to receive a request for proposals. The four are: A.E. Fish; Baran/Keen/Hammes; Archstone Communities and Diversified Funding.

At 9:55, the Board discussed the draft RFP with Ken Schwartz of VHB. It was established that the Board did not want to weight the criteria. Ed Tsoi suggested a list of criteria that he derived independently of the draft and asked that it be considered. The are:

1. Compliance with SAC recommendations
2. Strong economic pro forma and financing
3. Definitive phasing plan showing when and where development will be completed
4. Merit of design – structures and landscaping, and unifying principle
5. Merit of three most relevant similar projects
6. Reputation of specific individuals assigned to development team
7. Desirable description of uses, area assigned, and economic level (described in matrix form to aid comparison)

It was discussed that the Board wanted to be able to have a comprehensive view of each proposal including the monetary return; they wanted fewer, clearer criteria. The Board discussed the idea of having a pre-proposal meeting with the applicants and it was decided to arrange that. The Board noted that three of the four teams selected to receive an RFP had the same architect. Noting that this may cause a problem for the teams, it was decided to let the teams know that it was possible to change team members.

Ed Tsoi asked for a schedule of events for the Symmes project from now through Town Meeting. It was decided to prepare a second draft of the RFP for the September 15 meeting.

In light of the two preceding discussions Barry Faulkner moved and Nora Mann seconded a motion to ask A.E.Fish, Baran/Keen/Hammes, Archstone Communities, and Diversified Funding to submit proposals based on the totality of the submission of qualifications but to allow a change in team members, which must be confirmed by a date to be determined. The motion carried 5 – 0.

Kevin O'Brien was directed to notify the developer teams and to send the text of the notification to Board members for comment.

The meeting adjourned at 11:15.

Respectfully submitted,

Kevin O'Brien