



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice October 7, 2019

PLEASE NOTE THAT PUBLIC HEARINGS SCHEDULED FOR THIS EVENING HAVE CHANGED AS FOLLOWS: Docket 3348 - 833 MASSACHUSETTS AVENUE: CONTINUANCE REQUEST TO NOVEMBER and 4 Docket 3504 - 93 BROADWAY: WITHDRAWN WITHOUT PREJUDICE

The Arlington Redevelopment Board will meet Monday, October 7, 2019 at 7:30 PM in the **Town Hall Annex, 2nd Floor Conference Room, 730 Massachusetts Avenue, Arlington, MA 02476**

1. Discussion with property owner of 833 Massachusetts Avenue

- | | |
|-------------------------|--|
| 7:30 p.m. -
8:00 pm. | Board will meet with the property owner to discuss property known as The Atwood House <ul style="list-style-type: none">• Property owner will provide an update on the property• Board members will have a dialogue with the property owner |
|-------------------------|--|

2. Presentation: Housing in Arlington

- | | |
|--------------------------|---|
| 8:00 p.m. -
9:00 p.m. | <ul style="list-style-type: none">• Chair will acknowledge the following individuals who requested time to discuss materials related to this agenda item:
Don Seltzer
Steve Revilak• Presentation by and discussion with Adam Chapdelaine, Town Manager and Jennifer Raitt, Director of Planning and Community Development |
|--------------------------|---|

3. Appointment of Arlington Heights Neighborhood Action Plan Implementation Committee

- | | |
|--------------------------|---|
| 9:00 p.m. -
9:20 p.m. | <ul style="list-style-type: none">• Board members will meet and discuss matters related to the Implementation Committee with multiple applicants. |
|--------------------------|---|

4. Open Forum

- | | |
|--------------------------|--|
| 9:20 p.m. -
9:40 p.m. | <ul style="list-style-type: none">• Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three minute time limit to present a concern or request. |
|--------------------------|--|

5. Meeting Minutes (9/9)

- | | |
|--------------------------|---|
| 9:40 p.m. -
9:45 p.m. | <ul style="list-style-type: none">• Board will review draft minutes and may vote to approve them. |
|--------------------------|---|

6. Adjourn

9:45 p.m. - Adjourn

7. Correspondence received:

Correspondence A - Docket 3348 Continuance Request
Correspondence B - Docket 3504 Withdrawal Request
Correspondence D - Docket 3602 Extension Request



Town of Arlington, Massachusetts

Presentation: Housing in Arlington

Summary:

- 8:00 p.m. -
9:00 p.m.
- Chair will acknowledge the following individuals who requested time to discuss materials related to this agenda item:
Don Seltzer
Steve Revilak
 - Presentation by and discussion with Adam Chapdelaine, Town Manager and Jennifer Raitt, Director of Planning and Community Development

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_2_-_Hsg_Zng_Pres_ARB_09_09_19.pdf	Housing Presentation
▢ Reference Material	Correspondence_C_-_Revilak_Letter-to-ARB-for-Oct7th.pdf	Correspondence C - Revilak letter to ARB for Oct 7th
▢ Reference Material	Housing_-_Arlington_s_Needs_Seltzer_100719.pdf	Housing - Arlington's Needs_Seltzer 100719
▢ Reference Material	Presentation_to_ARB_100109_Thornton.pdf	Presentation to ARB_100109_Thornton
▢ Reference Material	Hanlon_Statement_to_ARB_October_7__2019.pdf	Hanlon Statement to ARB October 7, 2019
▢ Reference Material	Statement_of_Patricia_Worden_for_ARB_10-7-19_provided_by_email_on_11_6_19.pdf	Statement of Patricia Worden for ARB 10-7-19 provided by email on 11/6/2019

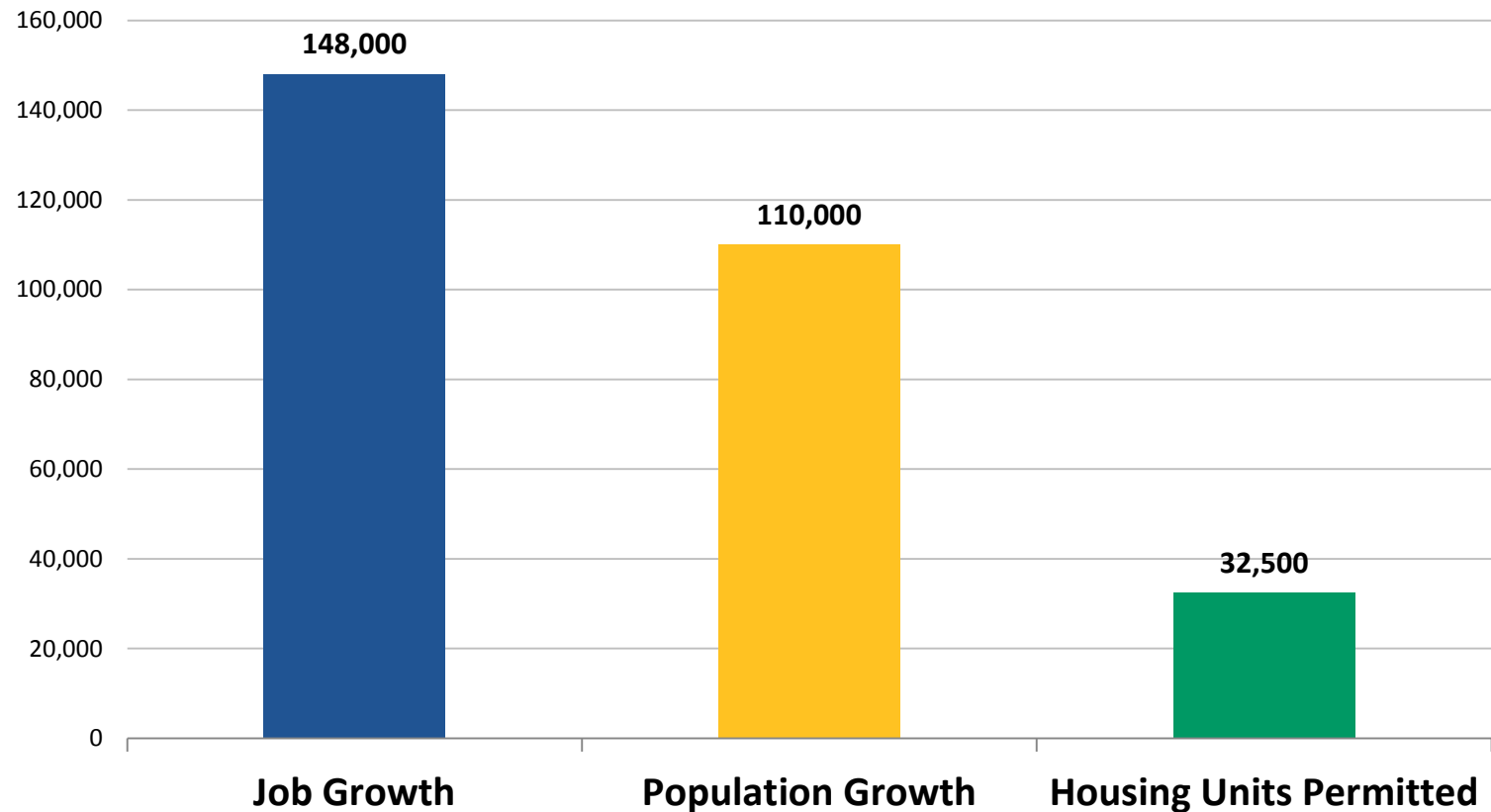
Housing In Arlington

Why Is This Our Issue & What Should
We Do About It?

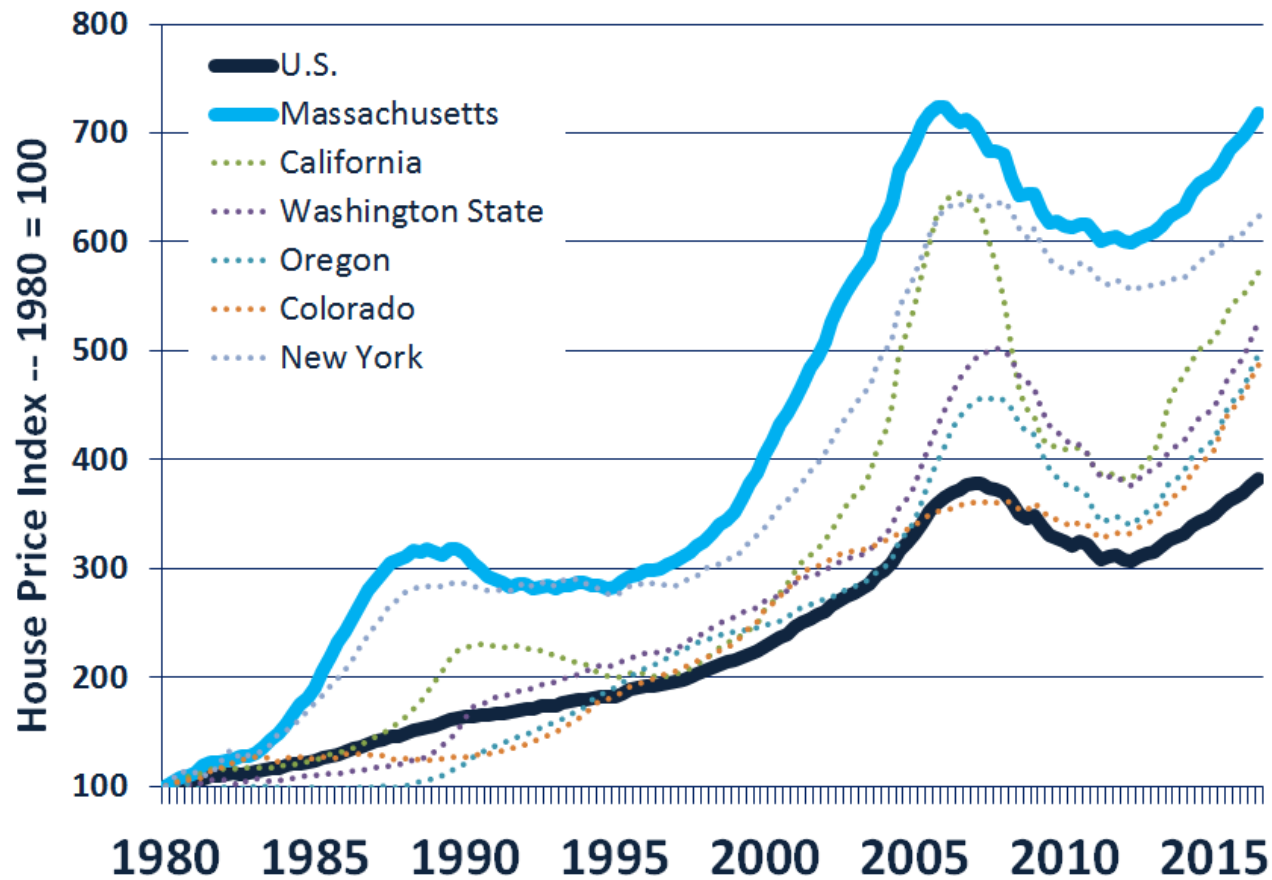
Overview

- The Housing Crisis
 - Regional Issues and Projections
 - Impacts on Arlington
- Potential Solutions
 - Maintain Current Efforts
 - Efforts of Metro Mayors Coalition
 - Tools for Addressing the Crisis in Arlington
- Next Steps

Growth in the Metro Mayors Coalition, 2010 - 2017



Home Prices Have Surged



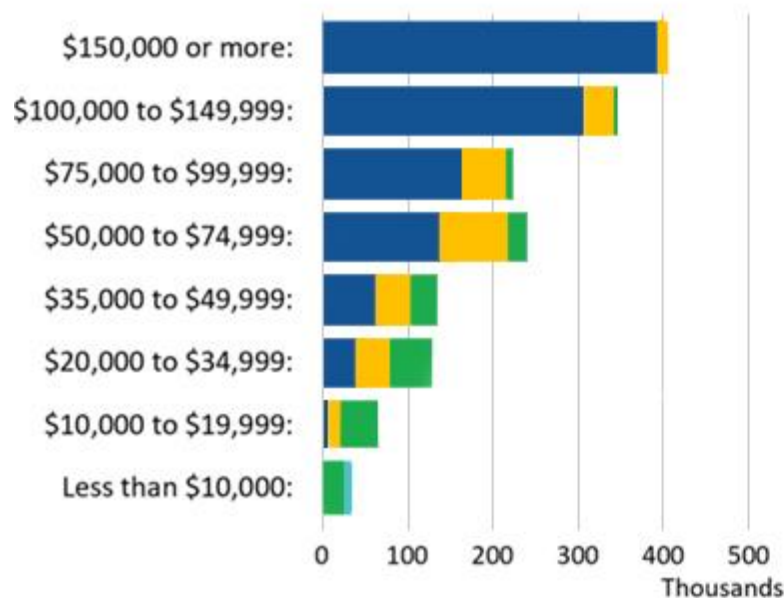
Data source: Federal Housing Finance Agency, House Price Index – All Transactions

Many Households Are Struggling With Affordability

182,801

Severely burdened owner households

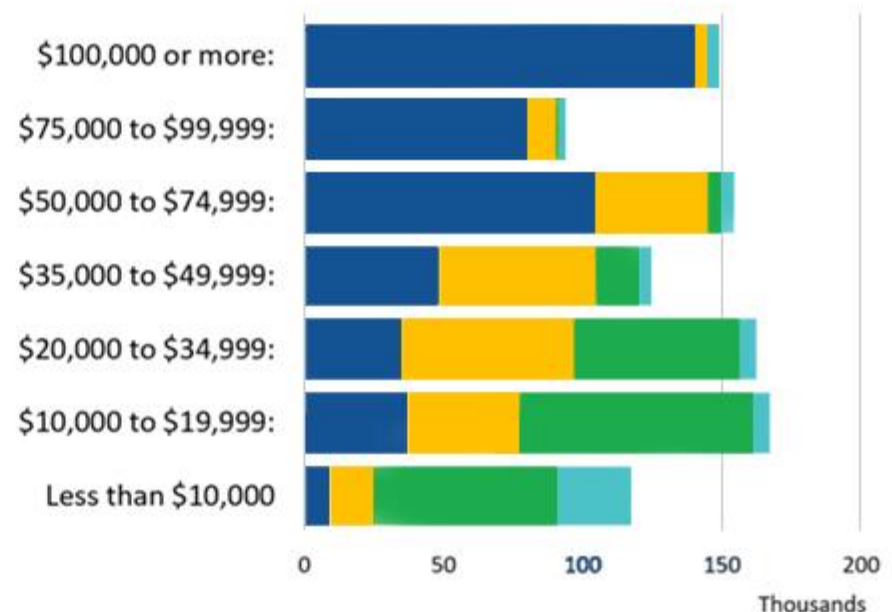
Households by ownership cost burden



230,585

Severely burdened renter households

Households by rent burden



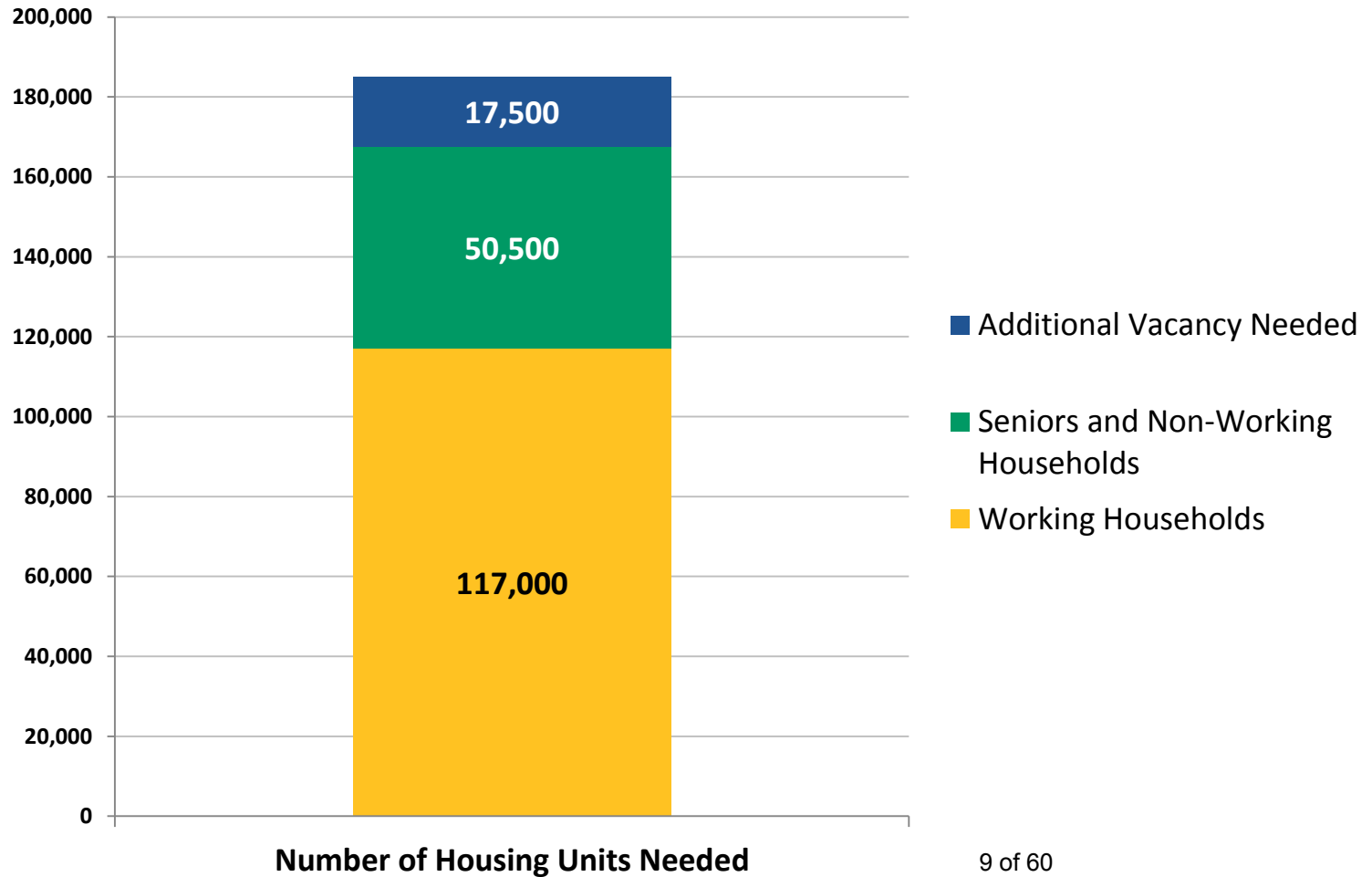
Not Burdened

Burdened (>30%)

Severely Burdened (>50%)

Not computed

Net Housing Unit Demand, 2015 – 2030, Metro Mayors Coalition



Arlington's Economic Diversity

ARLINGTON IS AN ECONOMICALLY DIVERSE PLACE.

**MORE THAN ONE IN FOUR
HOUSEHOLDS HAVE LOW INCOMES.**



**5,170 households have
low incomes¹**

27% of all households

Low income varies by household size. For a household of 2, low income is \$54,200. This is the most common household size in Arlington.

**ROUGHLY ONE IN TEN HOUSEHOLDS
HAVE EXTREMELY LOW INCOMES.**



2,100 households¹

11% of all households

For a household of 2, extremely low income is \$22,600.

Housing Prices in Arlington Are Increasingly Out of Reach

ONE IN THREE HOUSEHOLDS SPEND MORE THAN 30% OF THEIR INCOME ON HOUSING.



5,655 households¹
30% of all households

(Middle-income & low-income households alike spend a large portion of their income on housing.)

LOW-INCOME SENIORS SPEND AN EVEN HIGHER PROPORTION OF THEIR INCOME ON HOUSING.



972 low-income senior households (37% of all low-income seniors) spend more than 50% of their income on housing costs.¹

SALE PRICES ROSE FASTER THAN INCOME.



Buying a house is too expensive for current residents.²
sale price affordable to a median income household in Arlington is about \$310,000, but the median sale price of homes in Arlington was \$580,000 in 2015.

1,460 rental units were converted to condos between 2000 and 2014.

Condos often require greater funds to occupy than apartments. In 2000, there were over 7,800 rental units.⁴

Solutions - Efforts of Metro Mayors Coalition

- Established in 2001, the municipal officials in this group represent more than 1.4 million residents in the cities and towns of Arlington, Boston, Braintree, Brookline, Cambridge, Chelsea, Everett, Malden, Medford, Melrose, Newton, Quincy, Revere, Somerville, and Winthrop.
- Early work of the coalition focused on public safety and the creation and administration of the Shannon Grant.
- More recently, the coalition has worked on:
 - Climate Preparedness Taskforce
 - Opioid Working Group
 - Regional Housing Partnership

Solutions - Tools for Addressing the Crisis in Arlington

- Amendments to Inclusionary Zoning Bylaw
- Housing Creation Along Commercial Corridor
 - Mixed Use & Zoning Along Corridor
- Accessory Dwelling Units – Potential Age & Family Restrictions
- Stormwater & Climate Resiliency

Next Steps

- Select Board & ARB Hold Joint Meeting in Early Fall
- ARB Recommends Strategies to Pursue in Late Fall/Early Winter
- Public Engagement Throughout

111 Sunnyside Ave
Arlington, MA 02474
September 30, 2019

Arlington Redevelopment Board
730 Mass Ave.
Arlington, MA 02476

Hello Arlington Redevelopment Board,

I spent town day volunteering at one of Envision Arlington's tents, where we conducted an informal survey about housing-related issues. I'd like to present the results of this activity to the Redevelopment Board, along with a set of personal observations. I'm providing this information as an individual, and not on behalf of any group or organization.

Thank you for your time and attention.

Sincerely

Stephen A. Revilak

What's Important for Housing: A Community Conversation

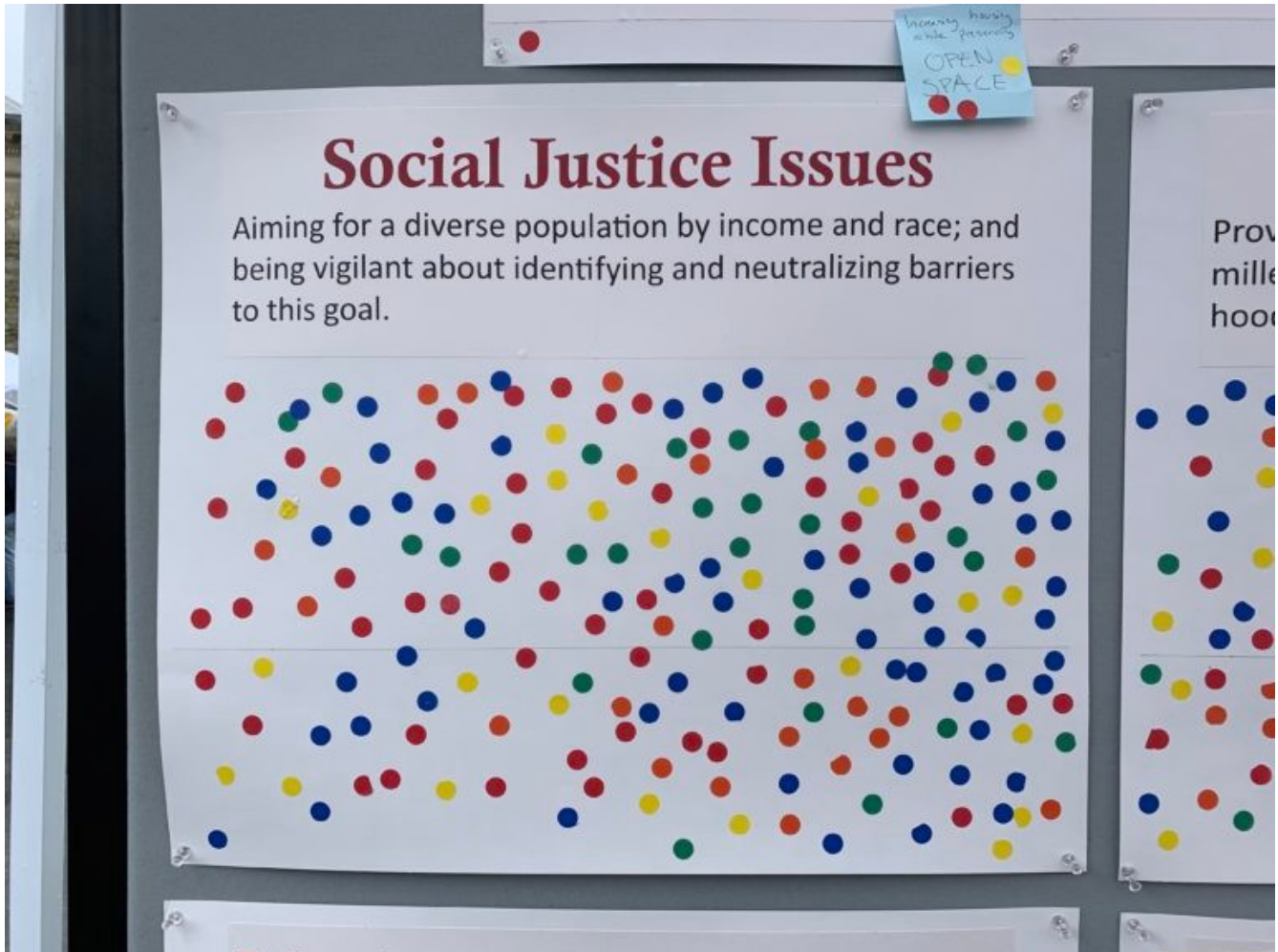


The housing survey at Envision Arlington's booth consisted of six poster boards, each with a housing-related topic. Participants were given three adhesive dots, and invited to place them on the topics they felt were most important. In addition, participants were given the opportunity to write comments on post-it notes, and place them on the boards as well.

At the end of the day, approximately 339 people placed 1017 dots on the board, along with 26 comments on post-it notes. (Some dots were placed on individual post-it notes; where that happened, I've counted the dot as belonging to the post-it note rather than the poster board.)

Social Justice Issues

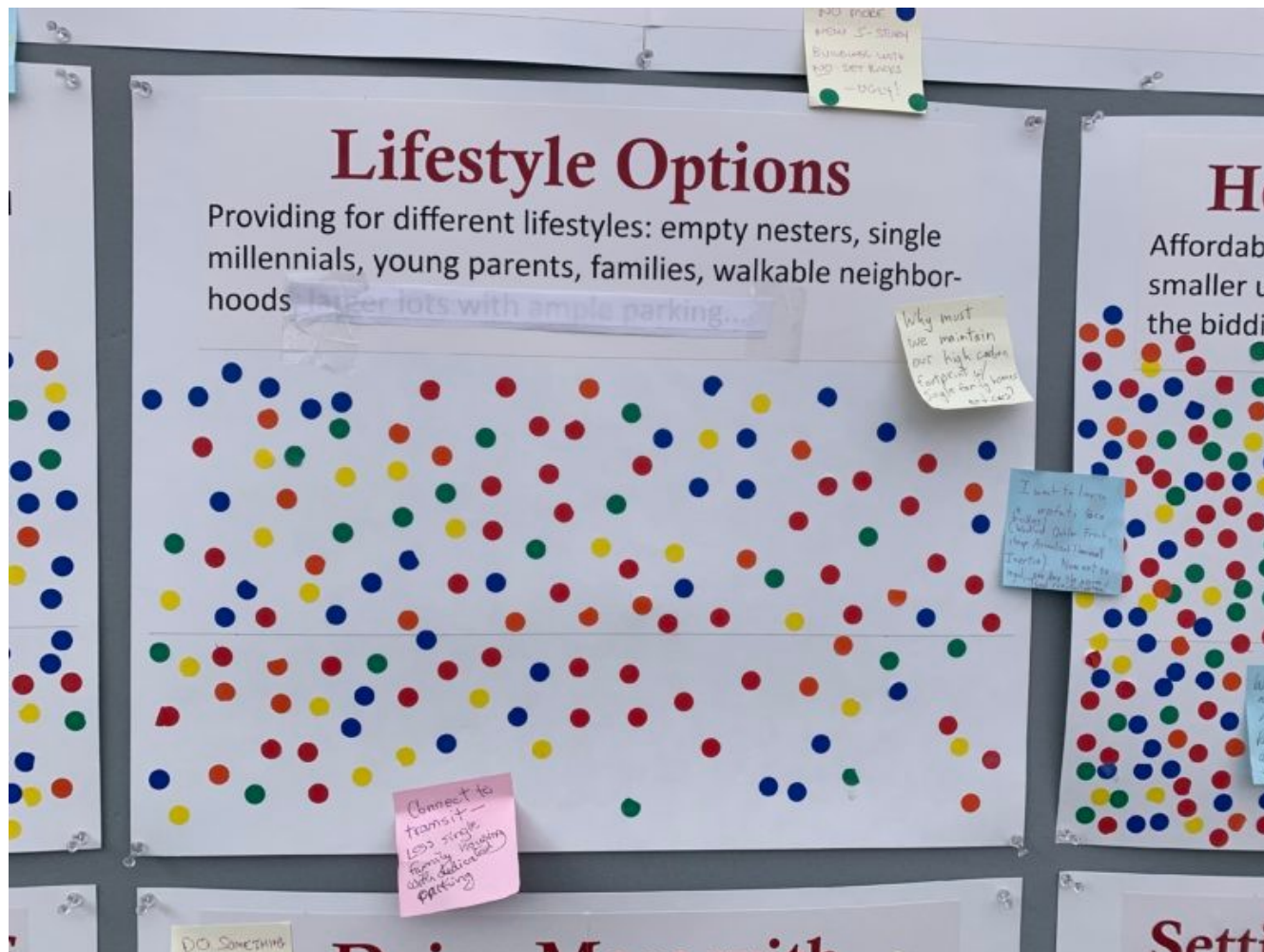
Aiming for a diverse population by income and race; and being vigilant about identifying and neutralizing barriers to this goal.



197 dots, plus a post-it note that reads "Increasing housing while preserving open space" (with three dots).

Lifestyle Options

Providing for different lifestyles: empty nesters, single millennials, young parents, families, walkable neighborhoods.

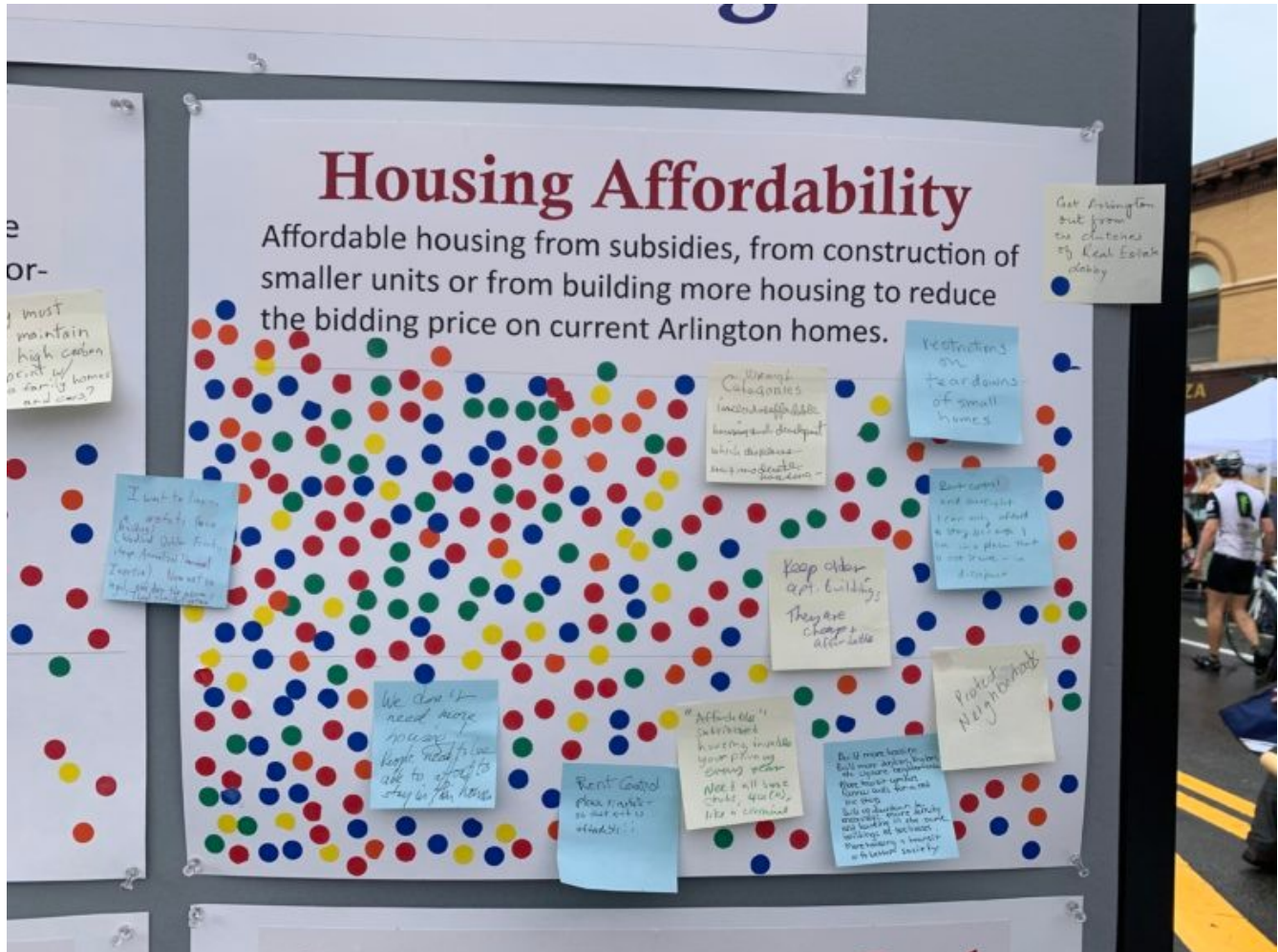


Lifestyle Options collected 149 dots and five post-it notes:

- No more new 5-story buildings with no setbacks. Ugly. (3 dots)
- Why must we maintain our high carbon footprint with single family homes and cars?
- I want to live in a wofati (eco building) (Woodland Oehler Freak-Cheap Annualized Thermal Inertia). Not so legal, one day the norm. Thank you Arlington.
- Connect to transit. Less single family housing with dedicated parking.

Housing Affordability

Affordable housing from subsidies, from construction of smaller units, or from building more housing to reduce the bidding price on current Arlington homes.



The Housing Affordability board generated the most activity: 308 dots and ten post-it notes.

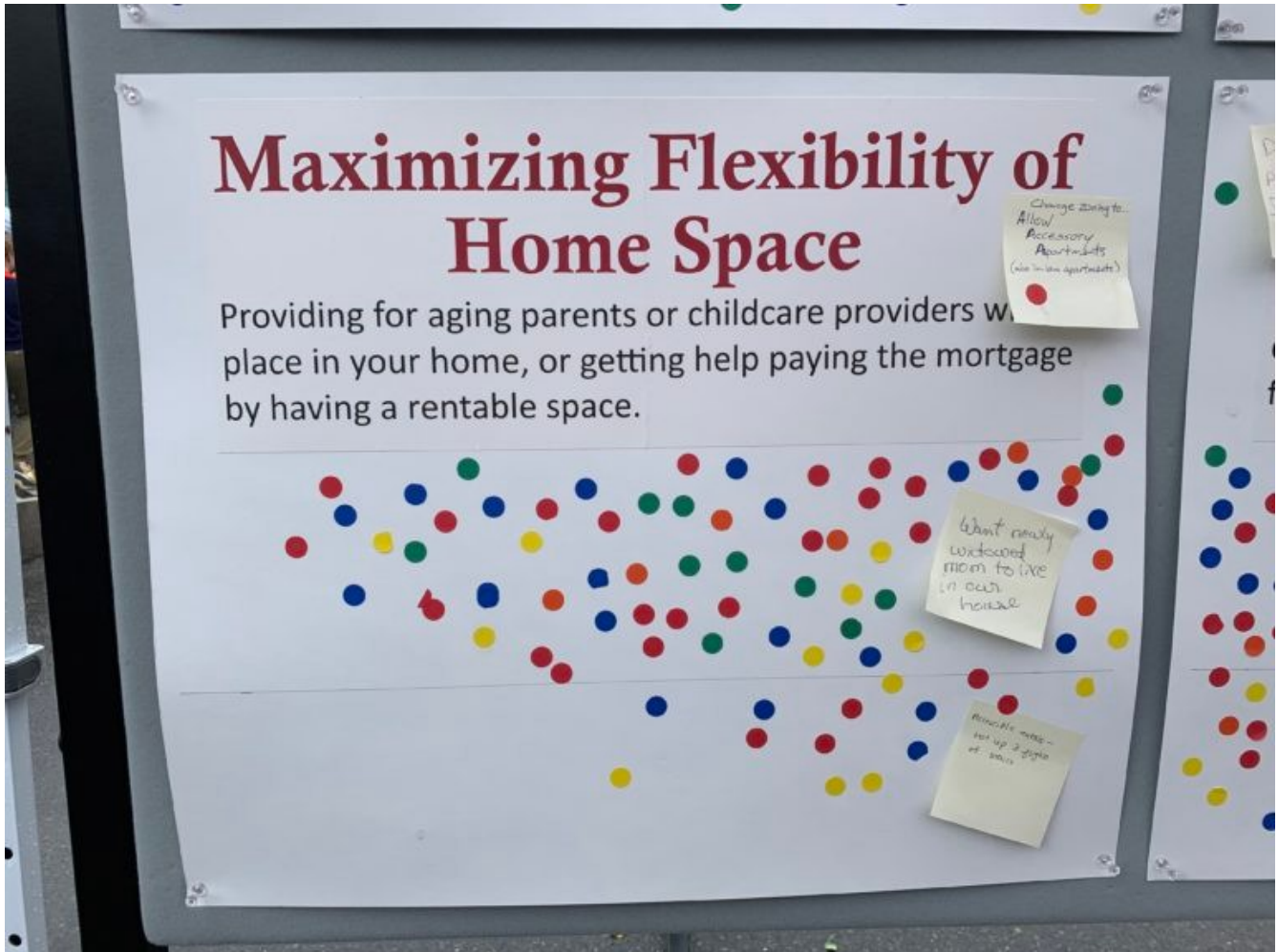
- We don't need more housing. People need to be able to afford to stay in their homes.
- Get Arlington out from the clutches of real estate lobby. (1 dot)
- Wrong categories. Includes affordable housing and development which displaces low and moderate income housing
- Restrictions on teardowns of small homes
- Keep older apartment buildings. They are cheap and affordable.
- Rent control and oversight. I can only afford to stay because I live in a place that is not secure and in disrepair.
- Rent control. Please reinstate so that rent is affordable.
- "Affordable" subsidized housing invades your privacy. Every year need all bank stubs, 401(k), like a criminal.

- Build more housing. Build more duplexes, triplexes, etc. Upzone neighborhoods. More transit corridors. Renew calls for a red line stop. Build up downtown to encourage more density and housing in the same buildings as businesses. More housing + transit = a better society.
- Protect neighborhoods

While this board drew the most responses, I think the comments make it clear that the topic of "affordability" means very different things to different people.

Maximizing Flexibility of Home Space

Providing for aging parents or childcare providers with a place in your home or getting help paying the mortgage by having a rentable space.

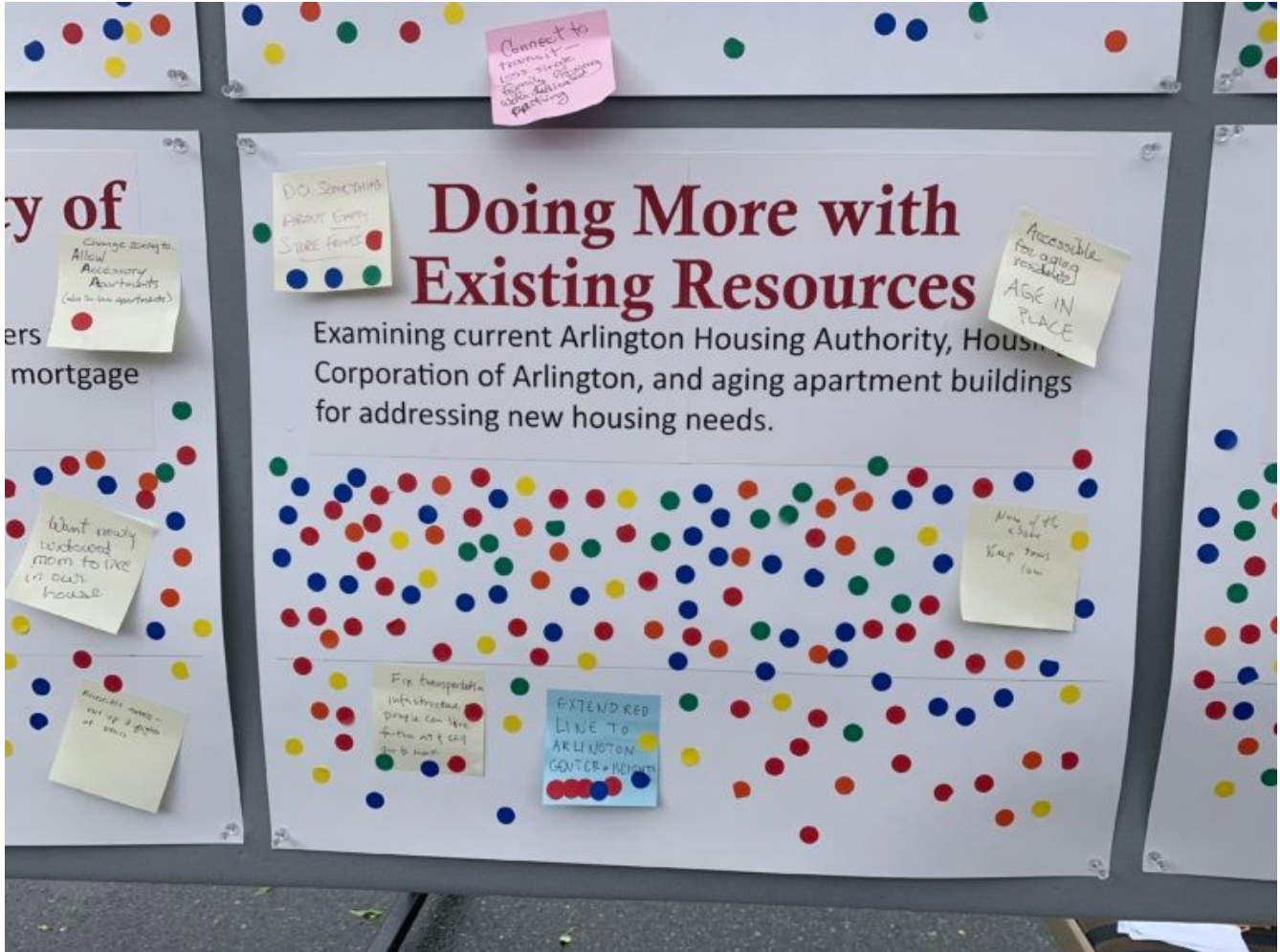


This board collected 81 dots and three post-it notes:

- Change zoning to allow accessory dwelling apartments (aka in-law apartments) (1 dot)
- Want nearby widowed mom to live in own house.
- Accessible rentals, not up 3 flights of stairs.

Doing more with Existing Resources

Examining current Arlington Housing Authority, Housing Corporation of Arlington, and aging apartment buildings for addressing new housing needs.

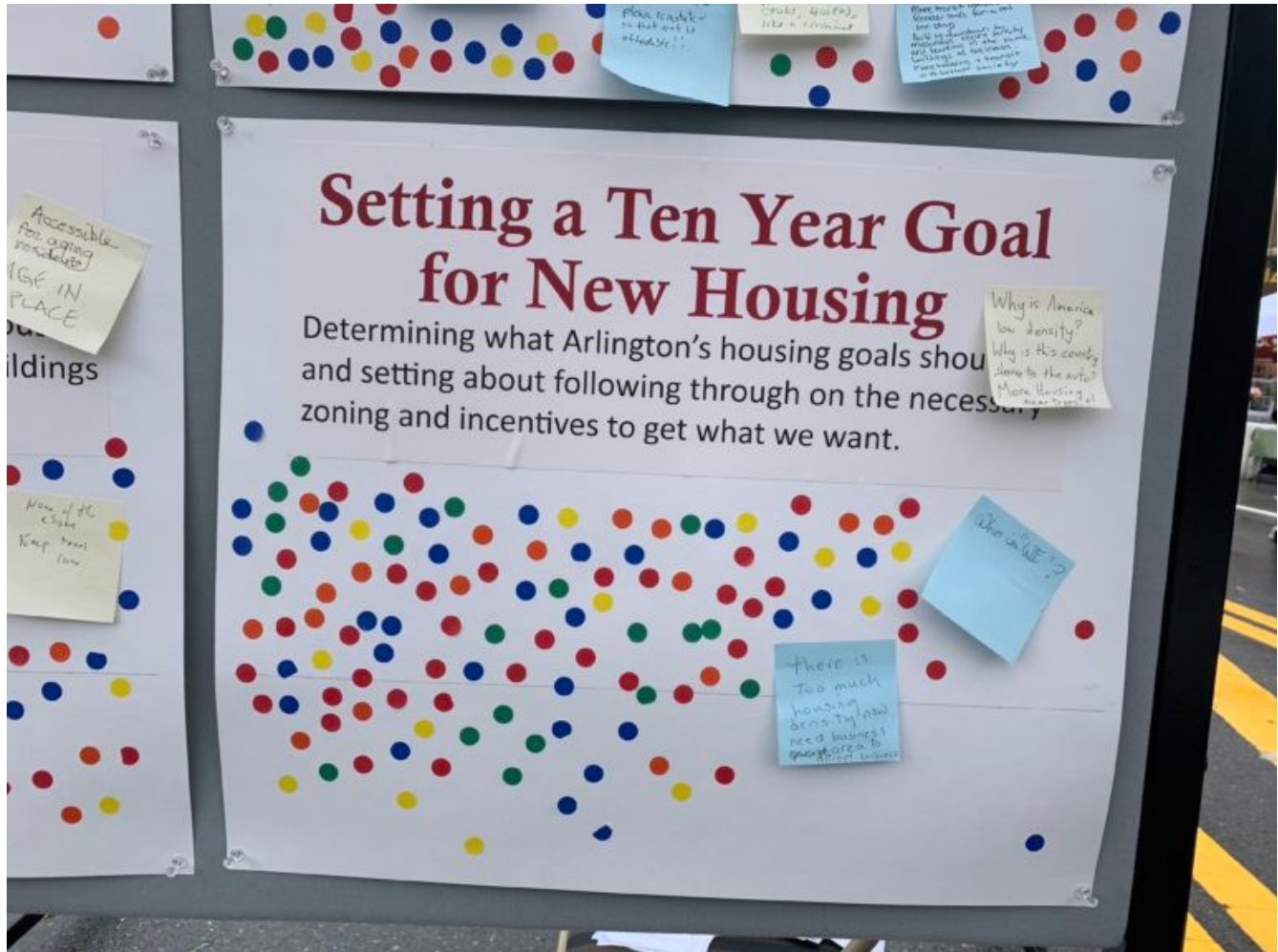


143 dots and five post-it notes:

- Fix transportation infrastructure. People can live farther out and still get to work. (4 dots)
- Extend red line to Arlington center and heights. (7 dots)
- None of the above. Keep taxes low. (1 dot)
- Accessible for aging residents. Age in place.
- Do something about empty store fronts.

Setting a ten-year goal for new housing

Determining what Arlington's housing goals should be, and setting about following through on the necessary zoning and incentives to get what we want.



119 dots and three post-it notes:

- Why is America low-density? Why is this country slave to the auto? More housing near transit!
- Who is "we"?
- There is too much housing density now. Need business area to attract business.

Personal Observations

As noted earlier, housing affordability (i.e., the cost of housing) generated the most responses. This is understandable: housing prices in Arlington (and the Metro Boston region in general) have been on an escalator ride up since about 2000. That's contributed to our current high cost of housing, and also to a form of gradual gentrification. When housing is more expensive than it was last year, a new resident in town has to make more money (or be willing to spend more on housing) than last year's new resident.

I observed at least two broad responses to this issue: one keeps the status quo, and hopes for a return to the inexpensive housing of decades past. The other advocates for more multi-family housing, and more transit-oriented development. It will be interesting to see how these dynamics play out in the future.

The post-it note that drew the most response read "Extend the red line into Arlington Center and Heights", and that was not the only comment which favored a red line extension into Arlington. At the same time, one commenter suggested "fixing our transportation infrastructure so people can live farther out and still get to work"; I read this as a request for more car-oriented suburbs (but with better roadways).

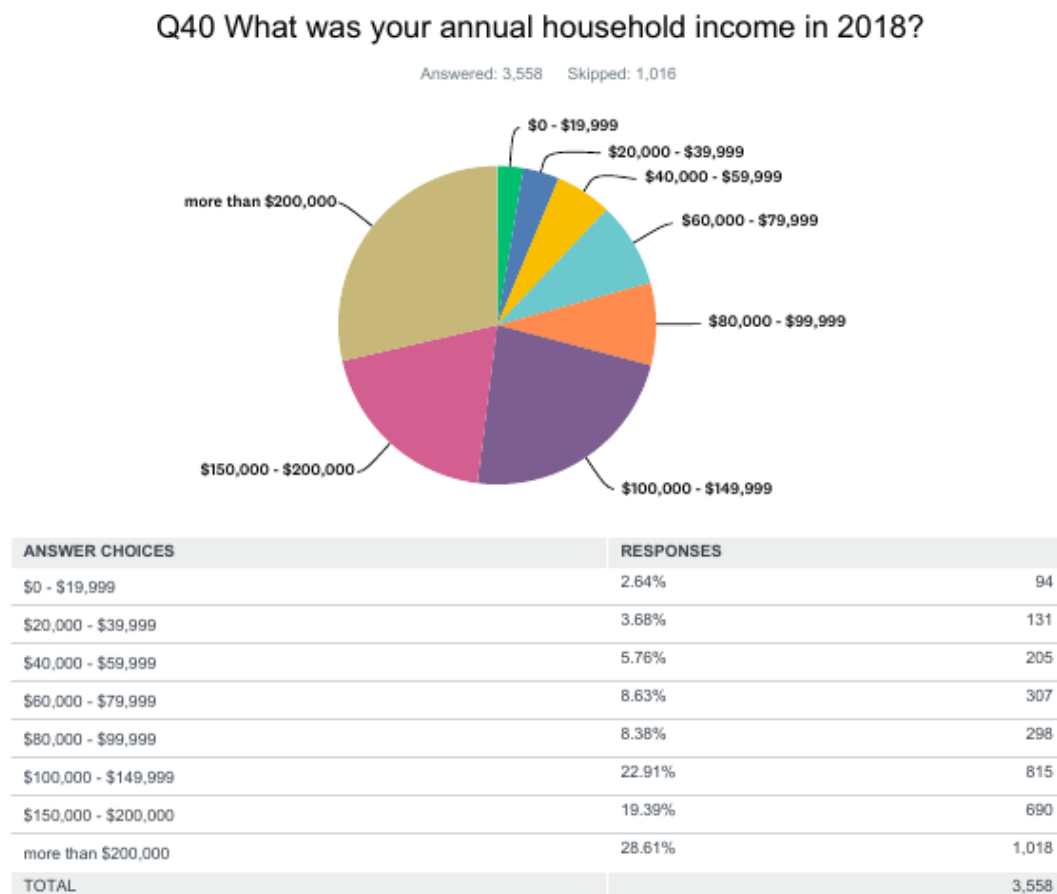
There's also recognition of the importance of older "naturally affordable" apartment buildings. Arlington was very pro-growth in the 1950s and 1960s; that's fortunate, because it allowed these apartments to be built in the first place. On the downside, we haven't done a good job of allowing new construction into the pipeline during recent decades. Buildings depreciate, so a new building is worth more than one that's ten years old, which is worth more than one that's twenty years old, and so on. At some point, our old apartments are likely to be refurbished or upgraded, and they'll become more expensive as a result.

This is only the beginning of the conversation, but at least we're getting it started.

Housing Affordability: Taking the Devil's Advocate Position

Despite the responses from town day, I recognize there's an argument that Arlington's increasing cost of housing isn't necessarily a problem, and the status-quo is a preferable position. Thus, I'd like to take a few moments to argue a Devil's Advocate position to affordability.

The most recent Envision Arlington survey¹ included several questions about demographics. Below are the responses to a question about household income:



The most common response was "more than \$200,000", with 1,018 out of 3,558 respondents choosing that option (28.6%, including myself). Also note that 71% of respondents (2523 out of 3558) report an annual household income of \$100,000 or more. Arlington is part of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, whose area median income is \$113,300.² Based on these survey results, I suspect that Arlington's median income is likely higher than the HUD metro area. Generally speaking, we are an affluent and well-educated community.

¹ <https://www.arlingtonma.gov/home/showdocument?id=47273>

² https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn?states=%24states%24&data=2019&inputname=METRO14460MM1120*Boston-Cambridge-Quincy%2C+MA-NH+HUD+Metro+FMR+Area&stname=%24stname%24&statefp=99&year=2019&selection_type=hmfa

To that end, one could say that Arlington's housing is, overall, "right priced" for the demographic that lives here. Page 19 of the town's 2018 annual report puts our average single-family home assessment at \$752,184.³ That amount of money works out to mortgage payments of just under \$4,000/month (assuming 20% down, a 30-year fixed-rate mortgage of 5%, our current tax rate of \$11.26, and \$800/year for insurance); a household that makes \$200,000 or more per year is capable of making those payments. Despite a 20-year upward trajectory in prices, there has been a market for Arlington homes, and those buyers likely represent a majority of current Arlington residents.⁴

Two decades of gentrification have brought benefits to the town. It's given us the resources to rebuild or renovate all of the elementary schools, the police station, and our fire stations. Construction of the new high school and DPW yard will start in a few months, along with renovations to the Central School building. The town library has expanded hours, we've increased staffing in numerous town departments, and are doing a better job of maintaining town facilities. Many residents benefit from these improvements, even those that lived here before gentrification began.

I would not be surprised if cost of living increases have caused some level of displacement. Displacement comes with clear short-term negative consequences (i.e., being forced to relocate), but there is evidence that displacement does not make people worse off over the long term.⁵

In short, these are all reasons why one could argue in favor of Arlington's status quo; our housing policies kind of work.

The downsides of doing nothing (and maintaining the status quo) are potential failures to meet regional housing needs, increased regional traffic congestion⁶, and a reduction in economic diversity (aka "Social Justice", which ranked second among the topics from the town day survey). These are some of the trade-offs we'll have to weigh.

3 <https://www.arlingtonma.gov/home/showdocument?id=46209>

4 Question 37 of Envision Arlington's last town survey was "Indicate the number of years lived in Arlington". 59% of respondents stated that they lived in town 15 years or less (myself included).

5 See *The Effects of Gentrification on the Well-Being and Opportunity of Original Resident Adults and Children*. Quentin Brummet and David Reed. July 2019. Retrieved from <https://www.philadelphiafed.org/-/media/research-and-data/publications/working-papers/2019/wp19-30.pdf>

6 See *Congestion in the Commonwealth*. MassDOT. Retrieved from <https://www.mass.gov/files/documents/2019/08/12/MassDOTCongestAug19Acc.pdf>. In particular, the "Housing and Land Use" section on pages 48--50.

Housing in Arlington

Arlington's Needs vs Regional Demands

185,000

- **October 2018 - Metro Mayors Coalition set a goal of 185,000 new housing units by 2030 for its 15 member communities**
- **Mayor Walsh declared that Boston's share will be 69,000 units**

Do the Math

- **That leaves 116,000 for the other 14 communities in the MMC. Current housing 338,000 units**
- **This would be a 34% increase in housing for every community**

Impact of 34% Increase on Arlington

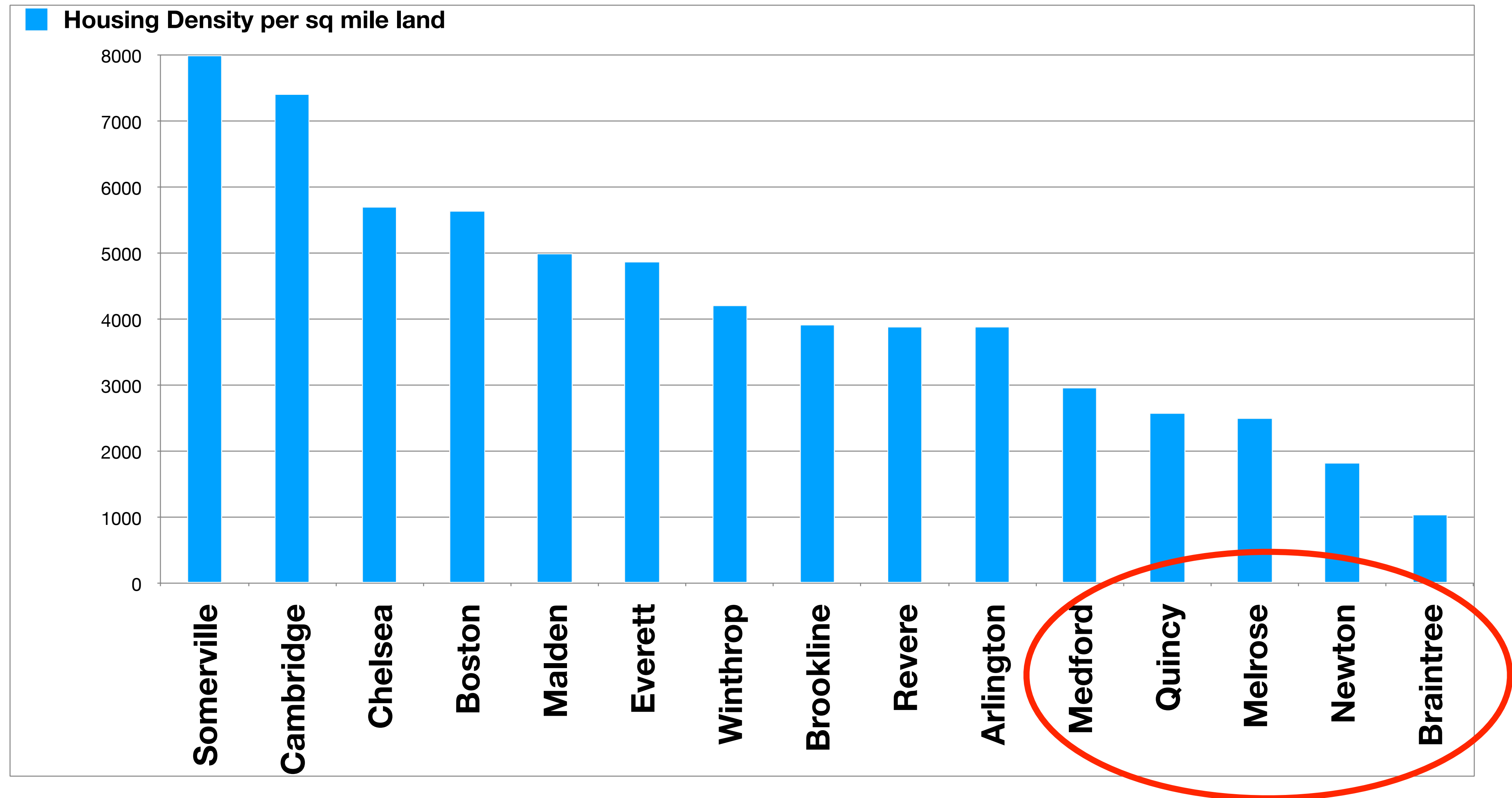
**A 34% increase for Arlington would be approximately 6,800 units.
Where would they go?**

- The R4 - R8 multi-family Residential zones currently have about 5,000 units. This 25% of Arlington's housing is concentrated in just 5% of its area.**
- Business districts could be cannibalized for housing**
- Fill in Spy Pond?**
- Seize Winchester Country Club by Eminent Domain?**

What would be the impact of such a population increase on our Town's infrastructure, particularly transportation and schools?

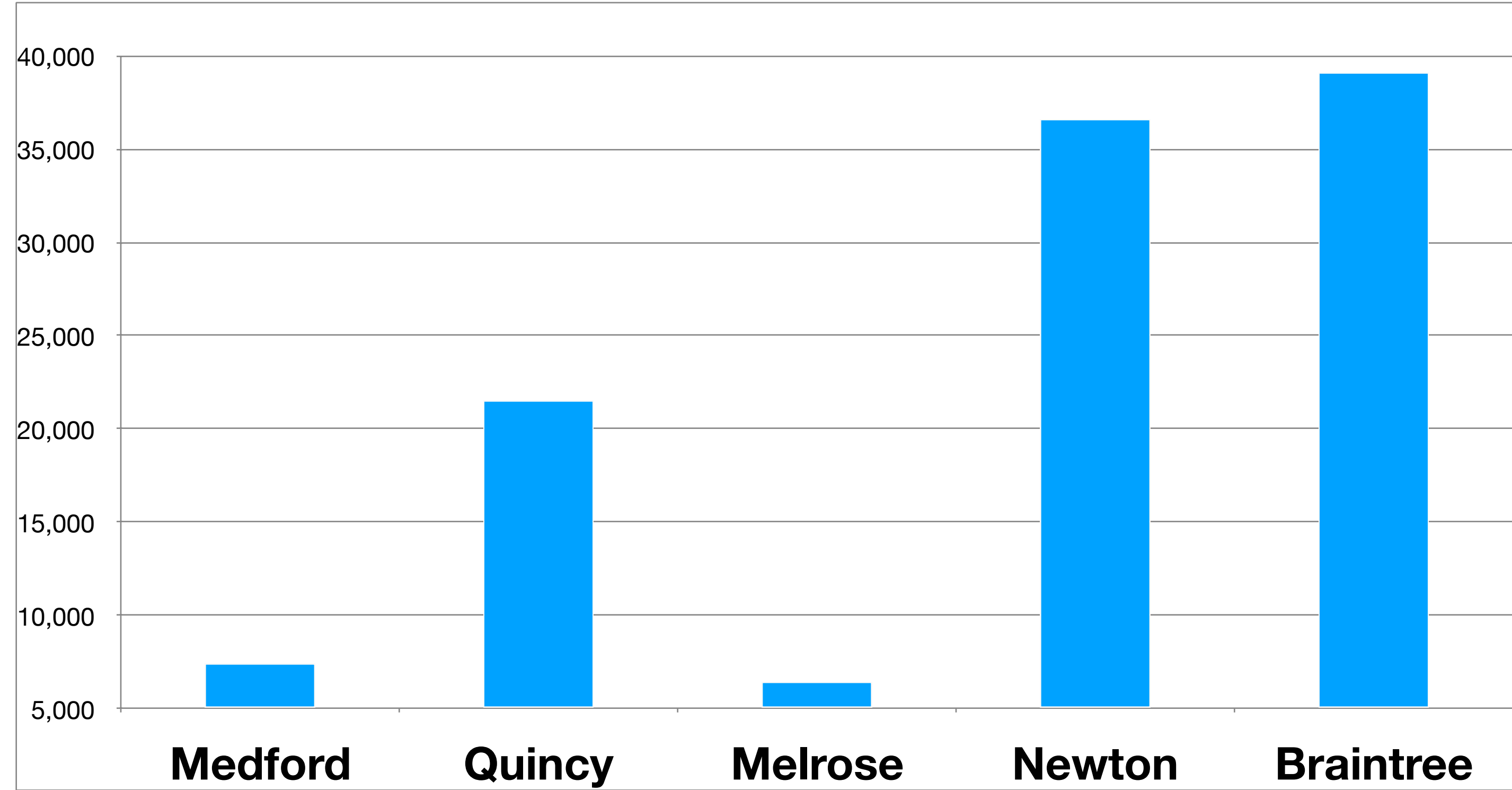
A Different Perspective on Regional Housing

Composition of the Metro Mayors Coalition



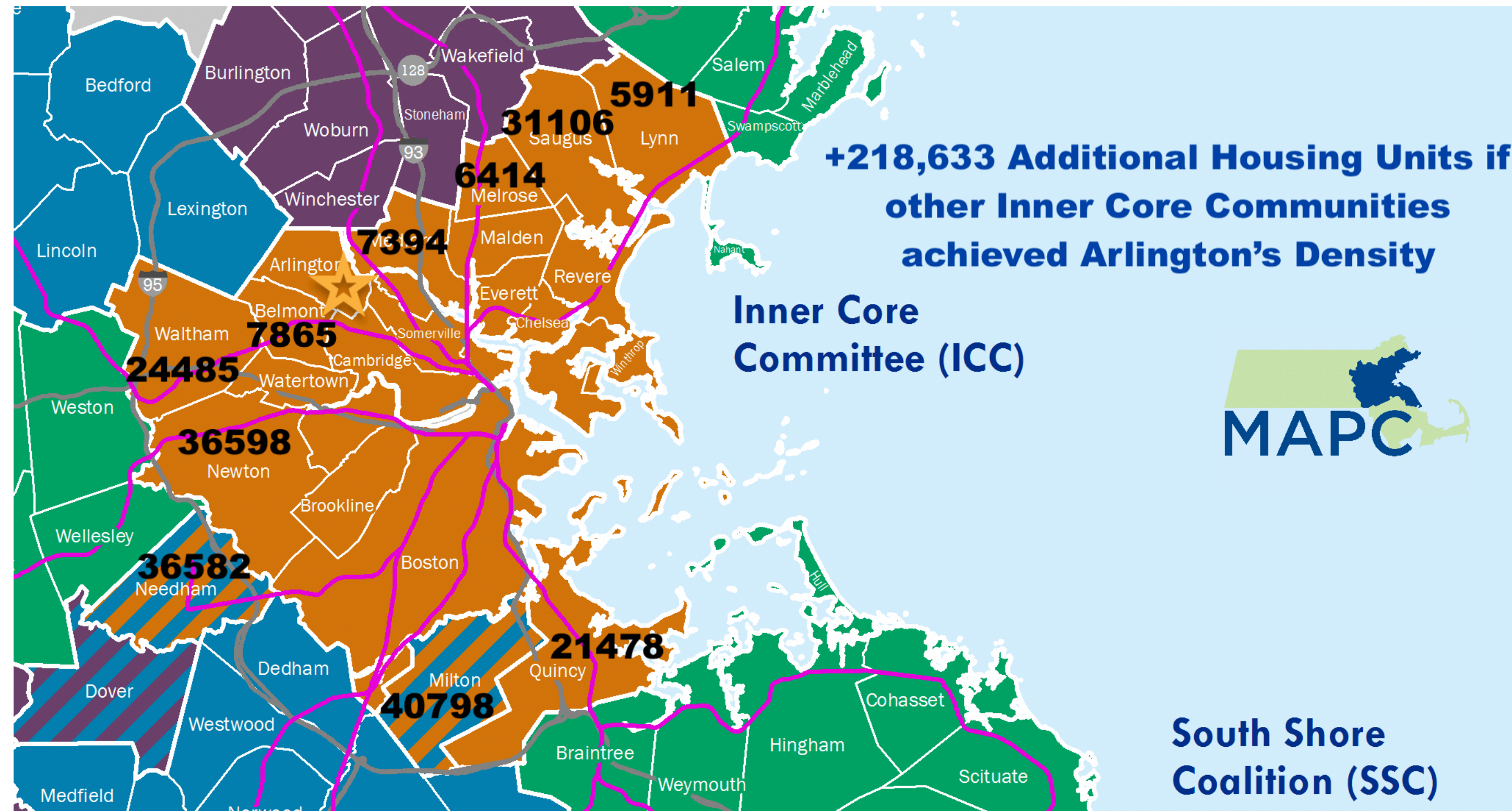
What If Other Communities Matched Arlington's Density

Additional Housing Units if other MMC cities built to Arlington's Density



Within the Metro Mayors Coalition, if Medford, Quincy, Melrose, Newton, and Braintree were to build out to Arlington's density, they would create **110,954** more housing units in the Greater Boston area.

What If Other Communities Matched Arlington's Density



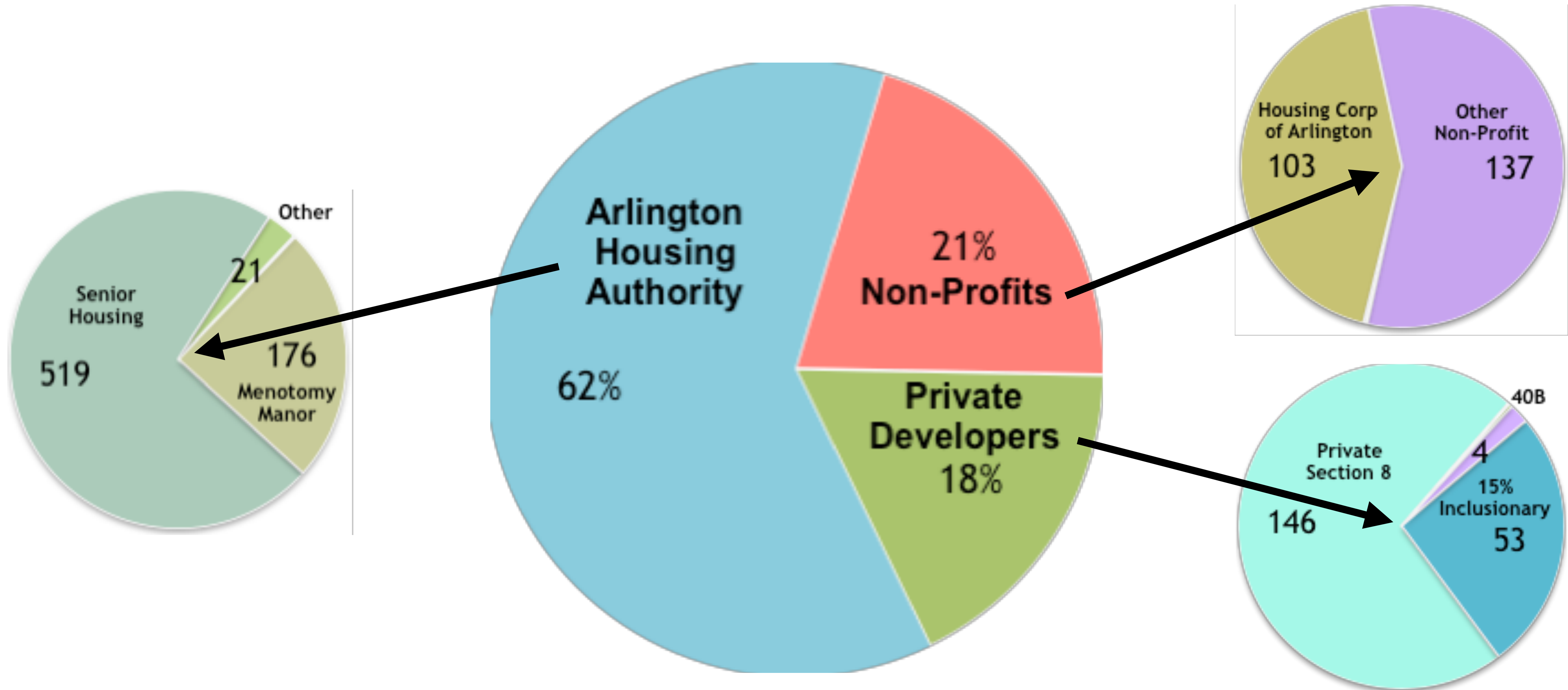
Within the MAPC Inner Core, if Lynn, Medford, Quincy, Melrose, Belmont, Waltham, Newton, Saugus, Needham, and Milton were to build out to Arlington's density, they would create **218,633** more housing units in the Greater Boston area.

Arlington has nothing to be ashamed about
We are already doing our fair share in the Region

What are Arlington's real needs?

- Affordable Housing, not more luxury apartments
- Protecting our shrinking Commercial base

Who Actually Creates Affordable Housing?



****Based upon approx 1100 units on the state Subsidized Housing Inventory list***

Who Actually Creates Affordable Housing?

Housing Corp of Arlington
48 apartments
100% Affordable



117 Broadway, mixed use



Downing Square

Recent Private Development
13 apartments
1 Affordable



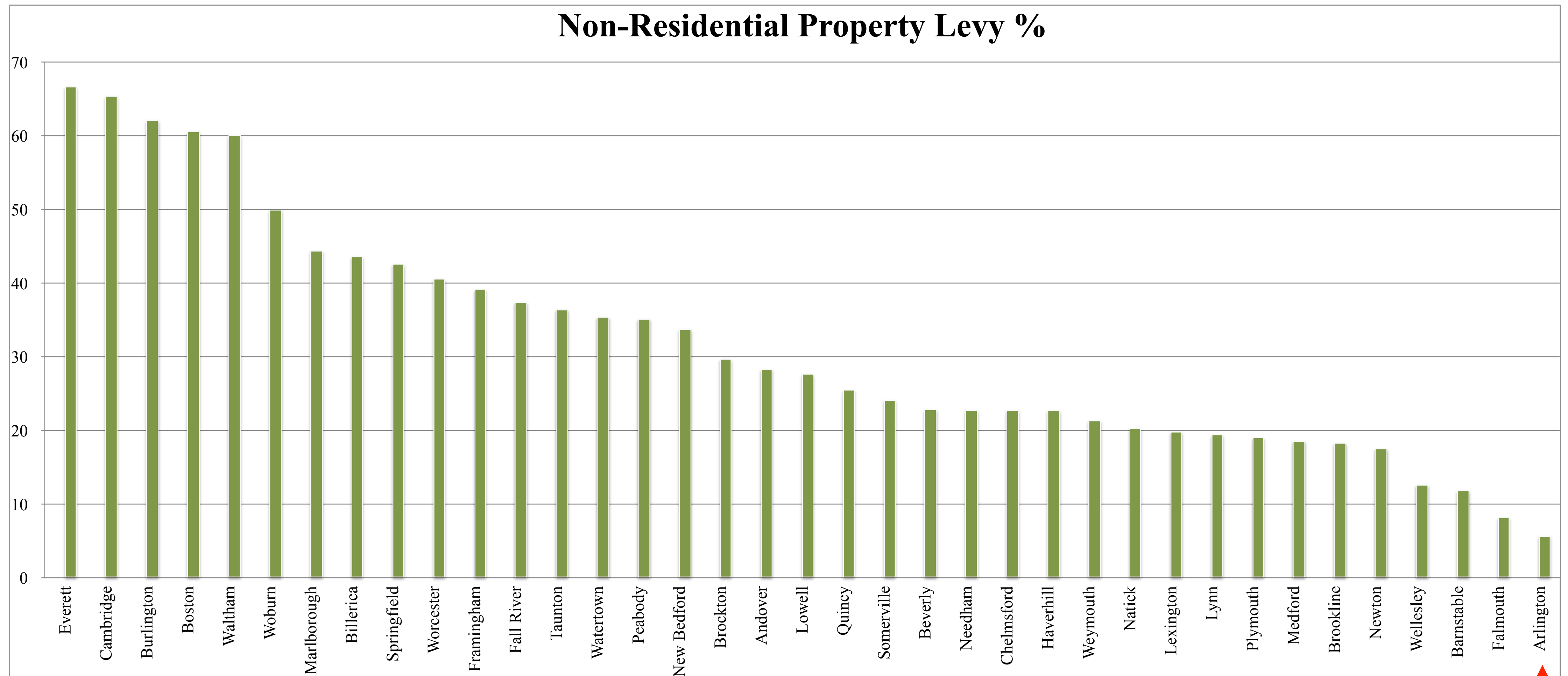
887 Mass Ave, mixed use



483 Summer St, mixed use

Don't Forget Arlington's Commercial Base

All Communities with total Property Tax Revenue > \$100M



**Mass Dept of Revenue, Division of Local Services 2019 data*

Don't Forget Arlington's Commercial Base

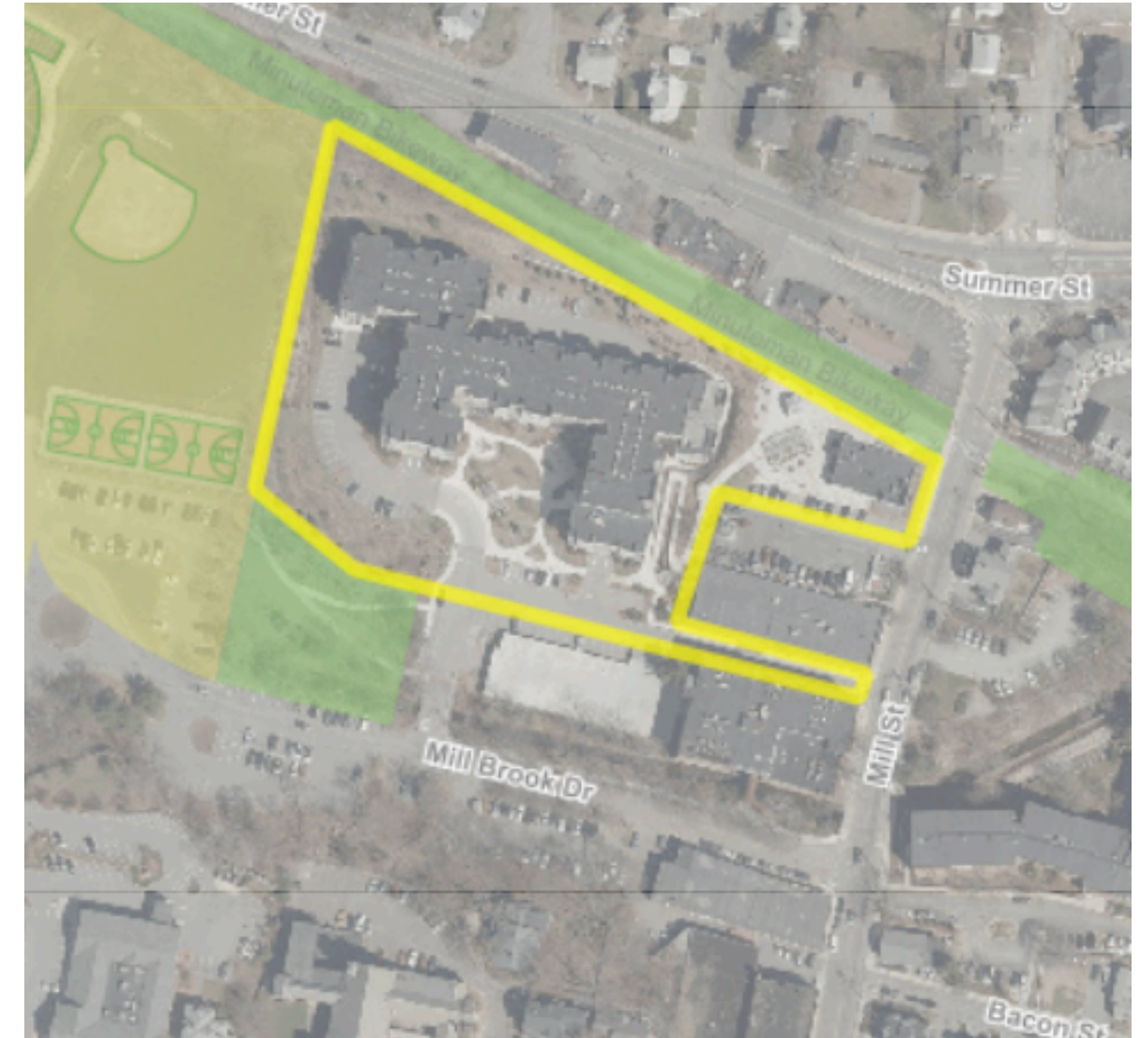
- **Collectively among the Metro Mayors Coalition 15 Communities, 47% of Property Tax Revenue is Non-residential**
- **Arlington Non-residential tax base is only 5.6%**
- **Converting any of our remaining Commercial tax base to Residential threatens long-term fiscal viability**

Case Study: Brigham Square Development

- 1995 - rezoned from Industrial to B2
- 1997 - rezoned from B2 to B2a
- 2010 - approval of Brigham Square housing development
- 116 units, 17 affordable
- 40 students in Arlington Public Schools

Cost to Educate 40 students: \$580,000

Current Property Taxes: \$470,000



Suggestions for Addressing the Issue in Arlington

Amendments to Inclusionary Zoning Bylaw

- Eliminate loopholes
- Increase the percentage of affordable units

Housing Creation Along Commercial Corridor

- Protect existing residents and businesses from displacement
- Insure against loss of commercial base

Accessory Dwelling Units

- Bring the Residential Study Group back to deal with the enforcement issues and unintended consequences

Stormwater & Climate Resiliency

- Preserve landscaped open space in redevelopment
- Change 'No worse than before' rule to a minimum standard

Presentation to Arlington Redevelopment Board's Oct. 7 Meeting on Housing

There are ample, demonstrable data and case studies to show that when a community operates in conjunction with a broader region to address planning and zoning issues that are good for the entire region, the individual communities as well as the entire region have healthier, more diverse populations and are more fiscally strong as a result. I'm happy to provide information in greater detail but would like to share some representative examples of communities creatively and successfully addressing social and financial goals through land use planning, zoning, and regional cooperation.

1. To diminish racial and economic segregation and eliminate concentrated poverty, Montgomery County, Maryland's inclusionary zoning law is an example of a success story.

Montgomery County has long been renowned as having the nation's most progressive mixed income housing policies. The Housing Opportunities Commission (the county's public Housing Authority and Housing Finance Agency) owns, rents, or administers an inventory of more than 44,000 housing units (most in mixed income neighborhoods), or about 12% of the total housing supply. One of Montgomery County's key tools is its Moderately Priced Dwelling Unit (MPDU) ordinance. Enacted in 1973, the MPDU law requires private developers to build mixed income housing everywhere. The law now covers any new subdivision town house complex or apartment complex with at least 20 housing units.

To help integrate the poorest households into middle class society the County law further specifies that one third of the MPDUs, or 5% of the total units built in a subdivision, must be available for rent or outright purchased by the Housing Opportunities Commission. The county's progressive policies have produced a remarkable social and economic transformation. In 1970 Montgomery County had the look of a classic suburb - wealthy and white. By 2010 Montgomery County had a rainbow look - 16.6% Black, 17% Hispanic, 13.9% Asian 3.2% mixed race and other and was still the 11th wealthiest County in America while becoming one of the nation's most racially and economically integrated communities. *

By providing housing for all occupational levels the County helped promote a diversified local economy centered on the Technology Corridor. In a generation Montgomery County has become a global center of biomedical in genetic research.

2. To control suburban sprawl and reverse urban disinvestment, Oregon's tough Land Use Act, as implemented by Portland Metro. is another example of a reform model.

With its Urban Growth Boundary, UGB, the Portland region has the most effective and unique integrated system of transportation and land use planning in the United States. its effectiveness is based on the Land Use Act of 1973 which required Oregon's 36 county governments to adopt sprawl limiting comprehensive land use plans that comply with 14 state goals. The county plans incorporated UGB's for Oregon's 242 municipalities that clearly divide urban from rural land. Its uniqueness rests in the fact that for the complex highly urbanized Portland region Portland Metro- the county's only directly elected regional government- is the Regional Planning Agency. Metro is governed by a president elected regionwide and a 6-member council elected directly from the six districts into which the region is divided. None can be elected officials of other governments. They in turn hire a professional chief operating officer.

One measure of the UGB's effectiveness is the region's balanced economic and social health. By preventing new development from occurring outward, the UGB focused much private investment inward to the central city in older suburbs the Portland region is one of the least ethnically and economically segregated societies in the United States. The city of Portland is a growing Aaa credit rated central city. None of its suburban municipalities is physically or socially distressed.

Beyond the government institutions, Oregon has developed a powerful citizens lobby. "1000 Friends of Oregon" serves as a watchdog over the entire process. As a result, Oregon has a broader and more knowledgeable citizen involvement in land use planning issues than has any other area of the United States. **

3. To reduce fiscal imbalances that result from uneven growth and socio-economic imbalances, Minnesota's Fiscal Disparities Plan is another good example of a regional focused reform agenda.

The Mall of America, the biggest mall in the United States, sits in suburban Bloomington MN yet every one of 186 municipalities and more than 100 school districts and special authorities in the 7 County Minneapolis - Saint Paul region shares in the millions of dollars in tax revenues generated by the giant mall.

The Twin Cities Fiscal Disparities Plan, the nation's largest regional tax-based sharing program, is the reason. Enacted in 1971, the Plan pools 40% of the increase in all communities commercial and industrial property valuations. All cities and townships keep their pre-1971 tax bases plus 60% of the annual growth. The pool is then taxed at a uniform rate and redistributed among all local government entities. The redistribution formula estimates each community's annual population and how its commercial and industrial tax base per capita compares with the regional per capita average. Poorer than average communities received more back from the fund than they contribute. Richer than average communities contribute more than they receive.

By 2011 the annual fiscal disparities fund amounted to \$544 million over 39% of all commercial and industrial property tax collected. The tax base sharing program narrows fiscal disparities between rich and poor communities. Without the plan, the disparity in tax base per capita among cities with more than 10,000 residents would be 10 to 1. The Fiscal Disparities Plan narrows the gap to 3 to 1 between richest and poorest communities. ***

Submitted by:

Barbara Thornton

Precinct 16, TMM

bthornton@assetstewardship.com

Footnotes:

- From Box 3.1: *Montgomery County: Mixing Up the Neighborhood*, in CITIES WITHOUT SUBURBS, A Census 2010 Perspective (4th edition) by David Rusk, 2013, Woodrow Wilson Center Press, page 124

** From Box 3.2: *Metro Builds Great Wall of Portland*, in CITIES WITHOUT SUBURBS, A Census 2010 Perspective (4th edition) by David Rusk, 2013, Woodrow Wilson Center Press. Page 128

*** From Box 3.3: *Twin Cities Region Shares Tax Base*, in CITIES WITHOUT SUBURBS, A Census 2010 Perspective (4th edition) by David Rusk, 2013, Woodrow Wilson Center Press page 130

Presentation to Arlington Redevelopment Board

October 7, 2019

Mr. Chairmen, members of the Board. I am Pat Hanlon, 20 Park Street, I am a Town Meeting Member from Precinct 5, an associate member of the Zoning Board of Appeals, and a member of the Residential Study Group, but tonight I speak only for myself. I have for many years taken an interest in land use and zoning issues, on the one hand, and housing on the other. I am here tonight to express my support for your working with the Select Board - and the citizens of Arlington- to devise a well-conceived, well-supported, and well-explained response to the regional housing crisis.

1. The existence of a regional housing shortage in the Boston metropolitan area is beyond question. [I moved here six years ago from the San Francisco area & felt quite at home.]
2. Failure to address the housing shortage may impair the region's competitiveness. It certainly will encourage people to move further from the city, exacerbating our world-class congestion and pumping huge amounts of greenhouse gases into the atmosphere.
3. The Mayors' Coalition commitment to generate 185,000 new housing units by 2030 is a dramatic step toward addressing the housing crisis.
4. I welcome this initiative. I don't know where it will lead, but this is a problem that we have an obligation to think through. We feel the effects of the regional housing crisis as much as others do – maybe more. We need to be part of the solution.
5. What would that mean?
 - a. This is a chance for us to address housing in a broad, multifaceted way. The problem is housing, and zoning is just one aspect of it. Increasing investments in affordable housing, possible tenant protections in the event of redevelopment, establishing a housing trust fund: all are potentially a part of the picture. Because of that your cooperation with the Select Board is especially helpful.
 - b. The new commitment is also an opportunity for fresh thinking. The main message of 2019 ATM was that the proposal presented to it did not seem sufficiently thought out and explained. In pulling the proposal, you undertook to go back to the drawing board. The challenge is to think this out again, not to give up.
 - c. It may be, for example, that a better way to address housing might be to focus on special areas of opportunity and develop overlay rules that make sense in a particular area but which might not be valid elsewhere in town.
6. It is important to recognize that the problem is not just affordability, though affordability is huge, but choice – as our HPP put it, a full range of housing options for all price points in the community. For example: seniors who no longer wish to live in homes with too many rooms and too many stairs lack alternatives that will enable them to stay in Arlington.

7. In working out solutions to the housing problem, and in presenting these to the public, important questions need to be answered. For example,
 - a. How would potential solutions affect housing production? How would new housing affect choices? How would it affect affordability, with both capital and small A? It is important to have a realistic assessment of how the market is likely to respond to zoning or other changes.
 - b. What are the fiscal and financial implications of providing more multifamily housing in smart growth corridors? The answer to this question needs to be based on up-to-date data and a robust model that considers the number of new units, the size of those units, and the timing of buildout.
 - c. To what extent do we expect housing production to involve redevelopment of existing multifamily housing? How would that affect the availability of affordable housing in the town? What would need to be done to protect current residents from displacement?
 - d. What are the environmental consequences of new housing production? We need to think both globally and locally, and we need to build into zoning changes a way of optimizing environmental impacts. We also need to be clear on what tradeoffs are acceptable and what tradeoffs are not. Housing is important, but it is not the only thing that is important.
8. You and the Select Board and many other board and committees are taking the first steps on a complex and adventurous journey. It won't be easy. You are beginning well, and I trust you will succeed.

What Arlington Needs

Patricia Worden, Jason St

Thank you Mr. Selzer for your very careful presentation

The only housing Arlington needs is affordable housing in addition to some elderly housing – that is -according to available information including Arlington’s Master Plan. Arlington’s affordable housing is increased best by leveraging funds we can easily access to purchase existing buildings and residences for renovation for affordable housing. Such funds include CPA, CDBG, federal HOME funds etc. That strategy will work even better when we establish an Affordable Housing Trust Fund, increased linkage fees for developers and Real Estate Transfer fees. The Inclusionary Zoning Bylaw helps but we need to counteract developers’ gaming that system. Arlington Redevelopment Board should better protect houses like the Atwood House for use as affordable housing.

Arlington needs more commerce and business. We should not change zoning to enable more market rate and luxury residential units costing us more in services – including schools - than the tax revenue they bring. Our residential real estate taxes are 94.4% of tax revenue –that is by far the highest of all metro communities. Our non-residential share is only 5.6%. whereas Boston’s non-residential tax share is 47% - nine times greater than ours. We cannot afford to burden Arlington residential taxpayers further with confiscatory real estate taxes to provide housing for much wealthier municipalities.

39% of Arlington residents are renters. Many spend more than 30% of income for rent even though Arlington rentals cost less than Somerville, Cambridge, Belmont, Watertown and sometimes less than government-subsidized rates. For

instance, for a 1-bedroom unit in Arlington the rent is just above \$1400. For a similar unit in Brookline the rent is over \$1,700. A new unit in either case is much more –at between \$2,000 and \$2,500. If we permit massive new construction of Mixed Use buildings then many renters who cannot afford newly constructed units would be displaced or evicted. In Boston evictions last year reached 43 evictions per day. We could have a tsunami of cries for help which Arlington cannot deal with – resources of Arlington Housing Authority (AHA) and non-profits e.g. Housing Corporation of Arlington would be overwhelmed with a tragic increase - likely hundreds of displaced families threatened with homelessness.

Thank you.



Town of Arlington, Massachusetts

Appointment of Arlington Heights Neighborhood Action Plan Implementation Committee

Summary:

9:00 p.m. - 9:20 p.m. • Board members will meet and discuss matters related to the Implementation Committee with multiple applicants.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_3_-_AHNAP_Implementation_Committee_memo_to_ARB.pdf	AHNAP Implementation Committee memo to ARB
▢ Reference Material	Agenda_Item_3_-_JFResume.pdf	JF Resume
▢ Reference Material	Agenda_Item_3_-_Robert.S.Davison.resume.10.1.19.pdf	Robert S. Davison Resume



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

To: Arlington Redevelopment Board

From: Jennifer Raitt, Director of Planning and Community Development/ ac

Date: October 2, 2019

RE: Arlington Heights Neighborhood Action Plan Implementation Committee

The Arlington Heights Neighborhood Action Plan Implementation Committee will oversee implementation of the Arlington Heights Neighborhood Action Plan (AHNAP), including recommendations related to zoning, design standards, parking, wayfinding, streetscape improvements, placemaking at the MBTA-owned Arlington Heights Busway, and other local regulations.

Members must represent the following: Planning and Community Development, Public Works, Park and Recreation Department, Arlington Chamber of Commerce, and the Housing Corporation of Arlington. There shall be at least two owners of businesses located in Arlington Heights and two representatives of non-profit organizations based in Arlington Heights. There shall be at least two members who are Arlington Heights residents. The Committee term shall be one year.

24 people responded to the call for committee members advertised on the Town's committee openings page, posted to Town Notices, and share on Town social media. This was a heartening and overwhelming response for the two positions allotted on the committee. After conducting interviews, we recommend the following slate of individuals for service on the committee:

- Ali Carter, Economic Development Coordinator, Department of Planning and Community Development;
- Michael Rademacher, Director, Department of Public Works;
- Stacey Mulroy, Director, Recreation Department;
- Paul Stanton, Owner of Sports Etc., Arlington Chamber of Commerce Board;
- Pamela Hallett, Executive Director, Housing Corporation of Arlington;
- Kristen Anderson, Forced Exposure (Business)
- Julie Horvath, Century 21 Adams KC (Business)
- Janet O'Riordan, Old Schwamb Mill (Nonprofit)

- Len Diggins, ACMi (Nonprofit)
- Jason Forney (Resident)
- Robert Davison (Resident)

Resumes of the recommended resident representatives are attached. We are requesting that the ARB appoint these eleven people to the AHNAP Implementation Committee.

Following committee appointments, we will convene the group and identify opportunities for further community engagement. Ali Carter, Economic Development Coordinator, will be overseeing the work of this committee. We will provide ongoing updates to the Board regarding the committee's progress.

Bruner/Cott

ARCHITECTS



Jason Forney, AIA, LEED AP

Principal

Jason Forney specializes in the design of high-performing contemporary architecture as well as the transformative reuse of existing structures. Jason has been the design leader on many of Bruner/Cott's signature projects. A focus on sustainable design has resulted in projects such as the Living Building Challenge certified R.W. Kern Center at Hampshire College as well as several LEED Gold and Platinum projects on campuses across the northeast.

Jason speaks about campus architecture, adaptive reuse, and sustainability at the American Institute of Architects National Convention, Preservation Massachusetts, the Boston Society of Architects' ABX Conferences, Harvard University, and Amherst College. Jason lives in Arlington, MA with his wife and two children.

Education

North Carolina State University, Bachelor of Architecture

North Carolina State University, Bachelor of Environmental Design

Professional Affiliations

American Institute of Architects (AIA)
Committee on Architecture for Education
Boston Society of Architects (BSA)
Northeast Sustainable Energy Association
US Green Building Council MA

Presentations/Lectures

AIA National
AASHE National Conference
Architecture Boston (ABX)
ERAPPA
Living Future Institute
NESEA Building Energy
SCUP National
Preservation Massachusetts
USGBC

Architectural Registration

MA, NY, CT, RI, PA, ME, GA

Selected Relevant Experience

HIGHER EDUCATION

Amherst College, Powerhouse, Amherst, MA
Dartmouth College, McLaughlin Cluster Residence Halls, Hanover, NH
Hampshire College, R. W. Kern Center, Amherst, MA
Hampshire College, Knowledge & Wellness Commons Study, Amherst, MA
Harvard University, Newell and Weld Boathouses, Cambridge and Boston, MA
Harvard University, Lavietes Pavilion, Boston, MA
Radcliffe Institute for Advanced Study, Knafel Center, Cambridge, MA
Lesley University, Lunder Arts Center, Cambridge, MA
Lesley University, Wendell Street Residence Halls, Cambridge, MA
Macalester College, Institute for Global Citizenship, St. Paul, MN
Mass Maritime Academy, New Residence Hall, Buzzards Bay, MA
MIT, Pierce Boathouse Renewal, Cambridge, MA
University of Maine, New Media & Wyeth Family Art Center, Orono, ME
Worcester State University, Chandler Village Study, Worcester, MA
Yale Divinity School Regenerative Village Study New Haven, CT
Yale University Divinity School Regenerative Village, New Haven, CT

MULTIFAMILY AND MIXED USE

Frost Terrace Affordable Housing, Cambridge, MA
Mt. Carmel Housing, East Boston, MA
The Viridian, Boston, MA

CULTURAL

Art Farm, Somerville, MA
Children's Museum and Theatre of Maine, Portland, ME
Huntington Theater, Boston, MA
MASS MoCA, Sol LeWitt Gallery, Phase II, North Adams, MA
MASS MoCA, Building 6, Phase III, North Adams, MA
Story Mill Museum, Bozeman, MT

EXECUTIVE SUMMARY

Senior-level creative director and strategist, leading teams in corporate and non-profit environments.

EXPERIENCE**Raytheon, Waltham, Massachusetts 8/2016 - present***Account Manager & Creative Strategist*

Provide creative leadership and consultation for the organization, working with customers to develop innovative and targeted communications. Oversee benchmarking and competitive analysis studies. Lead exploration of cutting-edge digital technologies and brand marketing solutions. Oversee account management function for Raytheon Advanced Media, managing high-profile customer relationships and leading outreach activities across business units. Responsible for building awareness of departmental processes to drive efficiencies, customer satisfaction, and strategic output.

Senior Creative Director

Oversaw and evolved Raytheon brand standards. Provided creative leadership on department output including design, digital, and video. Consulted with internal stakeholders to define overall strategy and determine creative approach for deliverables. Helped establish and define workflows and staffing structure for department. Developed creative strategies to support senior leadership communication goals.

MathWorks, Natick, Massachusetts 10/2007 - 7/2016*Creative Director*

Developed global brand identity standards. Provided creative leadership on a range of project types: integrated campaigns, digital, email, social, UI design, print, advertising, infographics, and video. Managed internal creative team including workload allocation and career development. Built vendor pool. Defined creative development process, workflow, and standards.

Robert Davison Design, Arlington, Massachusetts 10/2007 - present*Creative Consultant*

Provide freelance design and consulting services for academic and arts-based organizations. Clients include Colleges of the Fenway, Arlington Cultural Council, Massachusetts College of Art and Design.

Northeastern University, Boston, Massachusetts 9/1997 - 9/2007*Creative Director*

Led execution of institutional brand strategy to transform the University's reputation from a local safety school into a nationally recognized, top 50 ranked institution. Collaborated with academic and business units, including Admissions, Development, Provost, and Office of the President.

Interim Director of University Relations

Oversaw marketing and communications for the University. Managed seven departments (Alumni Magazine, Publications, Web Services, Photography, Public Relations, Conference & Events Planning, and faculty & staff newspaper.) Reported to President and served as member of senior leadership team.

Director of Publications

Determined strategy and overall creative approach for collateral. Managed design, editorial, and production teams. Oversaw \$1.5 million projects annually.

*Prior experience includes:***PJA Advertising and Marketing, Cambridge, Massachusetts***Design Director*

Established design department. Built agency's portfolio. Participated in new business development.

OTHER EXPERIENCE

Massachusetts College of Art and Design, Boston, Massachusetts 1997 - present
Senior Instructor

Advanced-level coursework in graphic design and visual communication. Areas of focus include conceptual development processes, market research methodologies, brand identity systems, environmental graphics, digital and offline graphics.

Massachusetts College of Art and Design, Boston, Massachusetts 2019 - present
Director, Alumni Leadership Council

Serve on the alumni board of directors, providing strategic direction and oversight of Alumni Association policies and outreach activities.

EDUCATION

Boston University, Boston, Massachusetts
Master of Fine Arts in Graphic Design. Recipient of Director's Scholarship

Massachusetts College of Art and Design, Boston, Massachusetts
Bachelor of Fine Arts in Graphic Design, with Distinction. Recipient of Morton Godine Fellowship

Yale University, Brissago, Switzerland
Program in Graphic Design. Faculty included Paul Rand, Armin Hofmann

Maine College of Art, Portland, Maine
Summer Institutes in Graphic Design. Faculty included Lucille Tenazas, Wolfgang Weingart, Michael Rock

RECOGNITION

Awards include:

- AIGA 365
- AIGA BoNE Show
- Admissions Marketing Awards
- Council for the Advancement and Support for Education (CASE)
- Graphic Design USA In House Design Awards
- Hatch Awards
- HOW Magazine Design Annual
- ID Magazine International Design Review
- Print Magazine Regional Design Annual
- Type Directors Club
- University and College Designers Association (UCDA)
- Webby Awards

Publications include:

- The Graphic Designers Guide to Clients, By Ellen Shapiro, Allworth Press
- 51 Posters: AIGA Boston, By Clifford Stoltze
- Promo 2, North Light Books
- Fresh Ideas in Promotion, North Light Books

Presentations include:

- Communication Design: Then and Now, Massachusetts College of Art and Design Panel Discussion
- Bringing Complex Stories to Life, Raytheon Global Business Services Forum
- Future-Model Web Design, Raytheon Global Communications Conference
- Project Analysis: Experiential Learning Website, CASE Design Institute
- Clients and Designers Panel, CASE Design Institute
- Stretching Your Creativity, National UCDA Conference

Exhibitions include:

- Above the Fold: Alumni Works In Design, Massachusetts College of Art and Design

INTERESTS

Kayaking, historic preservation, gardening



Town of Arlington, Massachusetts

Meeting Minutes (9/9)

Summary:

9:40 p.m. -
9:45 p.m.

- Board will review draft minutes and may vote to approve them.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_5_-_09092019_Draft_ARB_Minutes.pdf	09092019 Draft Meeting Minutes

Arlington Redevelopment Board
Monday, September 9, 2019, 7:30 p.m.
Town Hall Annex, Second Floor Conference Room
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Andrew Bunnell (Chair), David Watson, Eugene Benson, Kin Lau, Rachel Zsebery

STAFF: Jennifer Raitt, Director, Planning and Community Development and Erin Zwirko, Assistant Director

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair informed all in attendance that there were some schedule changes for this meeting. Agenda item number 4, the Housing in Arlington presentation, has been tabled until the October 7, 2019 ARB meeting as requested by Town Manager. The Chair said that the applicant for item number 2, the continued public hearing for docket #3348 for CVS at 833 Mass. Ave., has requested to continue their hearing until the October 7, 2019 meeting.

Mr. Lau motioned to continue the public hearing for docket 3348 until the October 7, 2019 meeting. Mr. Watson seconded, all voted in favor 5-0.

The Chair then introduced the first agenda item, Environmental Design Review, Public Hearing for Docket #3606, for First House LLC.

Mike Bettencourt who represents First House LLC introduced himself and Jim O'Rourke, and Tom Bernzoni. Mr. Bettencourt would like to open a pub style restaurant at 1314 Mass. Ave., the location of the former Five and Dime. Mr. Bettencourt said that the planned establishment will be similar to Mr. O'Rourke and Mr. Bernozi's establishment in Winchester.

The Chair said that he thinks this is a good use of an existing space. He asked how the applicants plan to mitigate smoke, noise, and food smells so they do not negatively impact the residents living above. Mr. O'Rourke said that ventilation with filters will be placed on the roof and it is efficient and quiet. The Chair asked about the plan for trash removal. Mr. O'Rourke said he is working with the landlord and the restaurant will obtain their own dumpster if necessary. The Chair asked about the plan for parking since the applicants will need a parking variance by the Board of Appeals because the restaurant has no off-street parking. Mr. Bettencourt said that the applicants plan to post signs in the restaurant stating that cars may be towed if parked in lots or spaces in neighboring private lots.

Mr. Lau asked how trash will be removed. He also asked about cooking oil storage and removal, and suggested that Mr. O'Rourke verify that oil can be stored in the building. Mr. Lau asked whether the front windows are operable. Mr. O'Rourke said that the windows be sliding, screened, with clear aluminum frames. Mr. Lau asked if bar lights will be hung in the front windows of the restaurant. Mr. O'Rourke stated that they do not plan to have any in Arlington. Mr. Lau asked what the required parking is and about the applicant's parking reduction request. The required parking is one space for every four seats, and Mr. Bettencourt said that they need to reduce the parking requirement to zero. Mr. Lau recommended that they consider employee parking, incentivizing employees to take public transportation or bike to work, and perhaps provide a shower facility for employees which would strengthen the variance request.

Mr. Watson stated the Heights is a walkable and bike-able area with a connection with the Minuteman Bikeway by Park Ave. Bike parking and bike rack availability is limited in the Heights. Mr. Watson said the Board may consider requiring the applicant to install bike parking a condition of the special permit. Mr. Watson said that the bike parking requirement for employees should be two long term spaces, preferably indoor secure bike parking, and suggested that the applicants consider a shower facility and lockers for employees who bike to work. Mr. Watson asked Ms. Raitt if there have been other restaurants who have requested the same parking variance in the past. Ms. Raitt said she found three cases on Mass. Ave with similar requests to the Board of Appeals to reduce the parking requirement to zero. Mr. Watson said that he feels that this restaurant could be a very nice addition to the neighborhood.

Mr. Benson said he agreed that the restaurant could be a nice addition to the neighborhood and the Town. Mr. Benson asked about section 12 of the applicant's proposal, sustainable building and site design. Mr. Bettencourt said

they will be able to present materials and design in the future. Mr. Benson said he would like the applicants to consider mini-splits for heating and cooling as an option and to provide a LEED checklist.

Ms. Zsembery said she is also very supportive of this as a business use in the Heights and that she is supportive of the applicant's future request for parking relief. Ms. Zsembery suggested painting the sign band on the storefront to match the building, similar to other businesses in the area. Ms. Zsembery asked if the existing storefront windows will be replaced. Mr. O'Rourke said that they will be replacing the windows with similar materials in black. Ms. Zsembery asked about loading. Mr. O'Rourke said that there is a second egress at the back of the building where deliveries will be made. Mr. O'Rourke said they expect two early morning food deliveries per week between 6:00 a.m. and 7:00 a.m.

The Chair opened the floor to comments from the public.

Bob Radochia asked what the hours of operation and if they plan to have live music. Mr. O'Rourke said the bar hours will be from 11:00 a.m. to Midnight and there are no plans for live music.

Sam D'Agostino asked about the parking. Ms. Zsembery said that she noted the parking availability in the Heights on her drive home from work at night. Ms. Zsembery found that there were still spaces available on Mass. Ave. and there was plenty of parking available on Park Ave. Mr. Lau said he agrees with Ms. Zsembery, but it is more difficult to find parking around noon. Mr. D'Agostino said he is concerned about restaurant customers parking in the area for extended periods of time. The Chair said that at the peak time for the restaurant will be later in the evening, when parking is available.

Mark (last name unclear on recording) noted that people double-park on Surry Road. He asked about future intersection changes at Paul Revere Road and how that might affect parking. The Chair explained that the applicant will need to apply to the Board of Appeals for a parking variance, which will coordinate with the Transportation Advisory Committee. He asked whether a variance is needed for the restaurant to stay open later than other businesses in the area.

Mr. D'Agostino's real estate partner from Sandwich, MA, is also concerned about parking and that if customers cannot get spaces, they will go somewhere else.

The Board discussed the following conditions:

- 1) Site plan including plans for the dumpster and landscape plan.
- 2) Advertise parking information, which should be included on website and on location, directing patrons and employees to available parking.
- 3) Roof plan with rooftop units and screening.
- 4) Transportation demand management plan.
- 5) Updates to sign band and painting.
- 6) Fulfillment of LEED by providing the checklist and consider energy efficient measures as part of the interior renovation.
- 7) Contribution to bike parking in the business district.

Mr. Lau moved to approve docket 3606 with the listed conditions as provided by the Director. Ms. Zsembery seconded, all voted to approve 5-0.

The Chair closed public hearing docket 3606. The Chair then opened the floor for the Open Forum portion of the meeting.

Patricia Worden stated that the Arlington Affordable Housing Task Force [which is now the Housing Plan Implementation Committee] found that Arlington needs affordable housing and senior housing. Ms. Worden said that additional market rate housing threatens the town financial stability. Development focus should be on commercial units instead of residential development, which pressures the schools. Mixed-use zoning should require at least 50% of the building for commercial uses. Ms. Worden also noted that the Residential Study Group was established to study the tear downs in Arlington. Ms. Worden recommends reviewing the information on page 88 of the Master Plan, which

recommends floor area ratio specifications should be instituted in the R1 and R2 districts, setbacks be increased for residential zones, and to add the definition of foundation to the zoning bylaw.

Don Seltzer brought a presentation regarding the Town Manager's housing presentation that was rescheduled to October 7, 2019. The Chair asked Mr. Seltzer to submit his information for the Board to review and to be included with the documentation for the October 7th meeting.

Jennifer Susse said that many people in town care about having housing diversity to create the kind of dynamic, inclusive town we want to live in. For both moral reasons and because of the housing crisis every community has to do their part. Ms. Susse said the most successful projects have had at least a year of big public forums to allow the community to express their concerns and to hear each other's perspectives.

Aram Hollman said he is concerned about Town Government and he gave the following examples: 1) The Redevelopment Board approved Article 16 then held [what Mr. Hollman called] an illegal meeting to change the vote to no action. 2) He is concerned that the Town recently found it owns the property where the former Disabled American Veterans club is located and later sold that property to a former Town Assessor. 3) In August someone found that the approved bylaws were not submitted to the Attorney General as required following Town Meeting. The laws cannot be implemented or enforced until the bylaw has been submitted. Mr. Hollman said these are examples of failure of Town Government.

Jo Anne Preston said she wishes the zoning changes that have been introduced will increase diversity but she feels the changes will actually reduce diversity. Ms. Preston said the current apartments on Mass. Ave. that are naturally occurring affordable housing will be replaced with luxury housing. She feels mixed-use is not mixed-use but luxury apartments with empty storefronts underneath in order to get some special zoning considerations, such as 887 Mass Ave. Ms. Preston said that she likes the ARB's focus on community participation and hopes other committees will do the same. Ms. Preston said that she feels that other meetings have been far too managed with outside groups running the meetings, which does not allow residents to express their options. Ms. Preston said that moving forward we have to have authentic community participation.

Wynelle Evans spoke about displacement in regards of housing plans. She said that an unintended consequence may be a net loss of affordable units. Ms. Evans said that there are no provisions in the current housing production plan to protect existing residents and small businesses. The garden apartments along Broadway and Mass. Ave. are targets for developers to be demolished in order to build new with market rate units. Ms. Evans said according to 2017 US Census community survey median rent in Arlington was \$1,593.00 per month and the 2018 HUD rent levels for a two-bedroom unit was \$1,647.00. Ms. Evans said right now Arlington has apartments renting below HUD rates that will be wiped out. Ms. Evans asked the board to keep this in mind and think about ways to protect the people who live here now. Ms. Evans added that 39% of the occupied units in Arlington are renters and of those 21% are seniors.

Alex Bagnall says he supports the ARB's efforts in the re-examination of Arlington's zoning. Mr. Bagnall said our country has used zoning laws as a racially explicit method of excluding people from communities. Up through 1968 and in 1972 Arlington declared moratorium on development and in 1974 recodified it's zoning to be exclusionary. Mr. Bagnall said the last 45 years of that zoning regulation has given Arlington the inflated housing prices we have now have and has resulted in the economic segregation. The current zoning plan needs to be reexamined in the light of that and affects that that has had. Mr. Bagnall said that the developers have built most of Arlington and to vilify them is a bit unfair.

The Chair closed the Open Forum portion of the meeting and introduced the last agenda item, the 7/1/2019 Meeting Minutes.

Mr. Benson said he feels that the meeting minutes should be more detailed; the minutes are more general than what he would like. Mr. Benson said that the minutes should include the specificity of changes that have been voted upon.

Mr. Benson moved to accept the minutes of 7/1/2019 Mr. Lau seconded, all voted to approve 5-0.

The Chair introduced meeting minutes for 7/22/2019. The Chair motioned to accept the 7/22/2019 minutes as amended. Mr. Benson moved to approve, and Mr. Watson seconded, all voted to approve 5-0.

The Chair clarified for future meetings that anyone who would like to speak during open forum is more than welcome, but if there are any materials to be presented that those materials be included as part of the agenda. The Chair said that he would like the Board and staff to have time to review any materials in advance so the Board is able to ask responsible and appropriate questions. Mr. Watson said that he thinks that this policy should also apply for public comment during public hearings. Mr. Benson suggested that this information about submitting materials for meetings be included on the ARB website. Mr. Benson also suggested implementing a time limit for each speaker during open forum.

Mr. Lau asked if he can request documentation ahead of the 10/7/2019 public hearing for 833 Mass. Ave. Mr. Lau said he would like to review police reports for the last 3 years at the neighboring property. Ms. Raitt said she plans to provide a memo from inspectional services including health and public safety commentary for the property. Ms. Raitt said that she will ask the police department if they can provide something in more detail.

The Chair moved to adjourn Mr. Lau motioned to adjourn and Ms. Zsembery seconded, all voted to approve 5-0.

Meeting Adjourned



Town of Arlington, Massachusetts

Correspondence received:

Summary:

Correspondence A - Docket 3348 Continuance Request

Correspondence B - Docket 3504 Withdrawal Request

Correspondence D - Docket 3602 Extension Request

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Correspondence_A_-_Docket_3348_Continuance_Request.pdf	Correspondence A- Docket 3348 Continuance Request
▢	Reference Material	Correspondence_B_-_Docket_3504_Withdrawal_Request.pdf	Correspondence B - Docket 3504 Withdrawal Request
▢	Reference Material	Correspondence_D_-_Docket_3602_-_Extension_Request.pdf	Correspondence D - Docket 3602 - Extension Request



Corporate Office
125 Samuel Barnett Boulevard
New Bedford, MA 02745

Northern New England
3 Bud Way #19
Nashua, NH 03063

October 1, 2019

Attn: Erin Zwirko
Town of Arlington

Re: CVS Pharmacy 833 Mass Ave: Continuance Request

Dear Erin Zwirko/Town of Arlington,

Please use this letter as a formal request for a continuance to the November meeting for the Special Permit for CVS Pharmacy, 833 Mass Ave. Arlington, MA.

Sincerely,

Gary McCoy
Account Executive
Poyant Signs
508-328-1457

Jennifer Raitt, Director
Planning and Community Development
730 Massachusetts Ave. Annex
Arlington, MA 02476

1 October 2019

RE: ARB Docket 3504

Mrs. Raitt,

As an authorized agent working on behalf of Springboard Schools Inc located at 93 Broadway in Arlington, I would like to request a withdrawal without prejudice of our application scheduled for the October 7th Redevelopment Board hearing.

Thank you,

Zeke Brown
MA Registered Architect

A handwritten signature in black ink, appearing to read "Zeke Brown", written in a cursive style.

October 3, 2019

Mr. Andrew Bunnell, Chairman

Town of Arlington

Redevelopment Board

703 Massachusetts Ave.

Arlington, Ma. 02476

Re: 1207 – 1211 Massachusetts Ave., Extension Request

Dear Mr. Bunnell:

We are continuing to revise our proposal based on the feedback we have received from the Board, staff and residents. However, at this time we do not believe we will complete our work in time to return as scheduled later this month.

Based on the above, we would like to extend our hearing to December 16, 2019, which will provide time for us to complete our revisions and review with staff prior to this proposed meeting date.

Therefore I respectfully request the Redevelopment Board grant this request.

Sincerely,

James Doherty, Trustee