

**Arlington Redevelopment Board**  
**Town Hall Annex, 2nd Floor Conference Room**  
**Monday, September 23, 2019**  
**Meeting Minutes**

This meeting was recorded by ACMi.

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

**STAFF:** Jennifer Raitt, Director of Planning and Community Development

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

The Chair thanked Don Seltzer for submitting his research for the Board to review. The Chair said that Mr. Seltzer will have time on the agenda to present his findings during the October 7, 2019 meeting.

The Chair then introduced the first agenda item, 19R Park Ave and 117 Broadway – review of final plans and specifications. The Chair introduced Pam Hallett, Executive Director of the Housing Corporation of Arlington, to present the projects. Ms. Hallett introduced Paul Warkentin from Davis Square Architects, who is the principal architect working on these projects. Ms. Hallett said that she is there to share the final drawings and specifications to be able to start construction in the fall. Mr. Warkentin reviewed the site plans for 19R Park Ave./Downing Square including lighting, landscaping, and access to the bikeway. Mr. Warkentin reviewed the updated plans for 117 Broadway including the landscaping and the building facade. Ms. Hallett said that 117 Broadway will have one tenant, Arlington Eats, which was formerly known as the Arlington Food Pantry. Mr. Lau asked about the types of windows and the plan to divide the entry between the front entrance and the corner. Mr. Warkentin said that they are two entries, including one on the corner. Ms. Raitt asked about the interior lighting and signage. Mr. Warkentin said that there is not a lot of signage planned at this moment. Ms. Hallett said that they usually do not have signage on the HCA's buildings. Ms. Hallett said that if they do decide to include signage they will submit their plans to the ARB. Ms. Zsemlery suggested leaving enough of a sign band in order to differentiate between residential and commercial signage in the future.

Mr. Warkentin explained that they plan to have two bike storage systems; an exterior gated locked system and a hanging rack system. Mr. Watson said he appreciates the thought put into the bike parking. Since this project started there have been new bike parking regulations adopted by the Town. Mr. Watson said that the hanging bike system is explicitly not permitted by the new bike parking bylaw. Mr. Watson explained that this is a new regulation that was introduced after this project was submitted. Mr. Watson said that the Town also has a new regulation for the amount of bike parking that should be required. Mr. Watson asked about the plans for bike parking at Downing Square. Mr. Watson said he was going to suggest working with the Planning Department to get as close as possible to complying with the new bylaw. Mr. Warkentin explained that Downing Square will have two 8 foot units accessed from the outside, completely enclosed. Mr. Watson said that under the new guidelines, if they were applicable in this case, would require closer to 50 bike parking spaces. Mr. Warkentin said that they have capacity on the site for more exterior bike parking.

Ms. Zsemlery asked about the coloration of the façade on the Downing Square building. Ms. Zsemlery said that she likes the way the vertical elements are being used to break up the façade. Ms. Zsemlery asked if the shiplap bands would continue above to mimic the façade on the smaller building and to unify the two buildings. Mr. Lau concurred with Ms. Zsemlery.

Mr. Benson asked about adding street trees on Everett Street. Ms. Hallett and Mr. Warkentin said that there is not enough space on the existing sidewalk. The Chair said that there will be no new conditions added for these projects, but it would be very nice to have street trees. Ms. Raitt said that in upcoming conversations, Department staff and Housing Corporation of Arlington can discuss future street tree plantings. Mr. Lau said he is very happy that this project is moving ahead.

The Chair reminded everyone that this is not a public hearing but he opened the meeting so that those in attendance could ask questions.

Brian (last name not clear on recording) said that as recipient of assistance from the Housing Corporation of Arlington, he wanted to thank the Housing Corporation of Arlington for their work to bring forward these much-needed projects.

Steve Revilak said that he is looking forward to welcoming HCA to the neighborhood and said that the work that the Organization has done to provide affordable housing in Arlington is very commendable.

The Chair suggested a motion to approve special permit #3519, general condition #1 being met. Mr. Lau motioned to approve special permit #3519 general condition #1 being met, Mr. Watson seconded, all voted to approve 5-0.

The Chair suggested a motion to approve special permit #3520, general condition #1 being met. Mr. Watson motioned to approve, Ms. Zsembery seconded, all voted to approve 5-0.

The Chair introduced the second agenda item, Meeting Minutes for 8/12/19. The Chair suggested a motion to approve the 8/12/19 meeting minutes as amended, Mr. Lau motioned to approve the minutes as amended, Mr. Watson seconded, approved 4-0 (Mr. Benson abstained).

The Chair introduced the last agenda item, Open Forum. The Chair explained that the Board will take public comment at this time but will not make decisions on anything that comes before them during this period.

Steve Revilak said he wanted to review the results of the housing survey Envision Arlington conducted during Town Day. Mr. Revilak asked if it would be best to wait and present his results on 10/7/19, the same evening that the Town Manager is presenting. The Chair said that would be best to present Mr. Revilak's summary at the same meeting as it would be a better opportunity for a dialogue between more stakeholders in Town. The Chair asked Mr. Revilak to submit his documents for the Board to review and to be made part of the record for the 10/7/19 meeting.

Don Seltzer said he would like to comment regarding the "Heights Hotel" proposal and the Select Board hearing for a neighboring property where there are discussions about a potential liquor store. The Select Board asked the applicant for the liquor license to provide a traffic study. Mr. Seltzer said that he wanted to make the Redevelopment Board aware that both applicants have been asked to provide the same report. Mr. Seltzer asked if both applicants should be made aware that the Town is requesting both applicants to provide the same report. Ms. Raitt stated that her Department is aware and will be coordinating issuance of a report.

Mr. Watson thanked Mr. Seltzer for providing the information he prepared for the Board and for his participation in meetings and public hearings. The Chair thanked Mr. Seltzer for providing his documentation. The Chair said that he will give Mr. Seltzer the first opportunity to speak at the 10/7/19 meeting. The Chair said they would like to have more of a dialogue at the meeting about the process and what the end result might be.

The Chair suggested a motion to adjourn the meeting. Mr. Lau motioned to adjourn, Mr. Watson seconded, all voted to approve 5-0.

Meeting Adjourned