

**ARLINGTON REDEVELOPMENT BOARD / SYMMES ADVISORY COMMITTEE
MINUTES
March 6, 2003**

Bailey	Dohan*	Lowenstein*	Tsoi*
Carey*	Greeley	Mann*	Walkinshaw
Carr-Jones*	Faulkner*	Reedy*	Worden*
Chaput	Foskett*	Rehrig*	
DeCoursey	Friedman*	Simmons	

*Indicates Present

Participants: Alan McClennen, Director of Planning and Community Development
Scott Schilt, Vanasse Hangen Brustlin Consultant Team
John Maher, Arlington Town Counsel

Nora Mann, Acting Arlington Redevelopment Board Chairman, called the joint meeting to order at 7:15 p.m.

LETTER FROM LAHEY CLINIC: Mr. Maher brought to the meeting's attention a letter he received from Dr. Barrett, the CEO of Lahey, encouraging the Town in its efforts and reaffirming his intention to remain at the Symmes site.

PUBLIC MEETING COMMENTS: Mr. Tsoi commended the SAC on their 13 February Public Meeting presentation. Dr. Worden announced that she could not support any of the three alternative scenarios produced by VHB for the Public Meeting.

SPECIAL TOWN MEETING RECOMMENDED VOTE: Mr. McClennen gave an overview presentation of the primary instruments for developing the Special Town Meeting recommended vote. He began with a review of the Urban Renewal Plan written in January 2001. Copies of the Plan were distributed and each section of the document was described. Mr. McClennen requested that ARB and SAC members study the Plan, specifically Section II. A. Objectives of the Plan, in the context of what has been learned since it's writing.

The following printed materials were also distributed and described by Mr. McClennen:

- 1) Table of Dimensional and Density Regulations (Section 6.00), showing intensity of development information for Arlington zoning districts R6, R7, B5 and H,
- 2) Boundary Description and Property Map, showing the height buffer area for the Symmes site,
- 3) Town of Arlington Zoning Bylaw Section 6.13 - Height Regulations for Reduced Height Limits in Height Buffer Areas,
- 4) Table of Apartment and Condominium Complexes Built after 1975, showing comparative unit, lot size and floor area ratio information for local projects,
- 5) Letter to the Arlington Redevelopment Board and Mr. McClennen from the Arlington Housing Authority, regarding additional operating budget construction estimates and total construction cost information on their proposal to construct housing on the Symmes site.

REDEVELOPMENT BOARD MEETING SUMMARY: Ms. Mann summarized the discussion and decisions reached at the 3 March 2003 ARB meeting regarding the Symmes planning process. She communicated that at the meeting, the ARB set an immediate goal of

clearly articulating measurable performance specifications and use expectations for the Symmes site. This information would then be used to amend the Urban Renewal Plan for presentation to Town Meeting and development of the RFP. Mr. Tsoi defined the three components of the RFP as: objectives of the development, proposed development guidelines and controls, and process.

Ms. Mann reported that a decision was also made at the meeting that zoning changes for the site be made after proposals are received from developers. She argued that by waiting to rezone, the town could offer developers more flexibility and options for creativity, and Town Meeting could then be approached for approval of zoning changes with a specific proposal in hand. SAC and ARB members discussed the relative merits of including zoning in the RFP versus defining zoning after receiving developer proposals.

After comments from other meeting attendees were heard, Mr. Foskett reiterated the need for agreed-upon objectives and guidelines, and requested that all SAC members review the recommendations of their constituent groups for discussion at the next SAC meeting.

ADDITIONAL BUSINESS: Mr. Rehrig submitted a memo from the Public Use Working Group regarding recommendations for a scenic vista park and preferred uses for the ridge parcel on the Symmes site.

On motion, the meeting adjourned at 9:30 p.m.