

From: "Jenny Raitt" <JRaitt@town.arlington.ma.us>
To: "JO ANNE PRESTON" <ja-preston@comcast.net>
Cc: "Mary Muszynski" <MMuszynski@town.arlington.ma.us>, abunnell@town.arlington.ma.us, klau@town.arlington.ma.us, dwatson@town.arlington.ma.us, ebenson@town.arlington.ma.us
Date: Mon, 25 Mar 2019 16:23:32 -0400
Subject: Re: Comments on amendments to zoning bylaws

Jo Anne,

Thank you for your comments.

Best,
Jenny

Jennifer Raitt
Director, Department of Planning and Community Development
Town of Arlington
730 Massachusetts Avenue
Arlington, Massachusetts 02476
781-316-3092

From: JO ANNE PRESTON <ja-preston@comcast.net>
To: jraitt@town.arlington.ma.us
Date: Mon, 25 Mar 2019 15:59:53 -0400 (EDT)
Subject: Comments on amendments to zoning bylaws

Dear Mr, Bunnell,

I would like to ask the Redevelopment Board not to support the current amendments to the zoning bylaws as submitted to Town Meeting and give more time to study the effects on Arlington as Newton has recent done.

My objections to the proposed changes are rooted in academic research done at M.I.T. and published recently Urban Affairs Review this January, 2019.. The researcher Yonah Freemark conducted a study of the outcome of upzoning (similar to what has been proposed for Arlington) and four only land speculation, higher housing costs, including higher rents.

This well-regarded study informs all of us that more time should be devoted to evaluated the effects of these proposed zoning changes on Arlington.

He writes: "If the product of upzoning in no change in construction levels but increase in property transactions values, including for existing housing units [higher rents], the policy should have negative consequences in upzoned neighborhoods that rapidly become more expensive. . ."

This study and the ease in which developers can evade the inclusionary provision by dividing the property before sale, having a brother buy one- half, waiting two years, etc.

mean very little or no more affordable housing for Arlington while giving up much land that might make that possible.

Five story buildings allowed under these density zoning changes will not make our business centers vibrant. Belmont Center and Harvard Square have retail stores going out of business for the same reasons that Arlington retail is struggling --- people are increasing turning to the internet.

Accessory units, as revealed at the Residential Study Group meeting by the head of Inspectional Services, can not be monitored. He also said the Fire Chief opposes them as formulated under the article since he has not even been consulted about the fire safety implications.

For these and the reasons, these amendments should be given more time for community and town input and I recommend you do not approve them.

Jo Anne Preston