

February 24, ARB meeting

**Thank you
Patricia Worden**

At the December presentation of the draft MIT Broadway Report the increased trees recommendations and the pictures were good but there were a number of serious errors and misconceptions.

The report is financially and environmentally irresponsible. It makes no estimate of the devastating financial consequences on increased school population in the overcrowded 500-student Thompson School.

One of the student leaders said that the reason they were recommending increased dense housing was because in all of Arlington there are only 93 units of affordable housing and so Arlington must build more housing. But this is wrong – the Planning Department surely could have informed them that Arlington has over a thousand subsidized affordable housing units and about two thousand more naturally affordable units. There are 175 affordable family units provided by the Arlington Housing Authority just down the street from Broadway.

In response to my concern that the Report could lead to massive evictions and displacement in Arlington the student leader said that no zoning changes would be recommended. But we can see that was not correct.

This final Broadway Report DOES recommend massive dimensional density rezoning. So what happened? The Report's recommendations are very similar to the Planning Department and Metropolitan Area Planning Council's recommendations of last year which were rejected by Town Meeting. So the Report is just same old – same old.

The Broadway Report opposes recommendations of the Town's Hazard Mitigation Report. It even chooses as its focus site for dense multistory housing the Sunyside-Mirak-Lahey area - an area across the street from a FEMA designated flood prone region and endangered by global warming. It also ignores the Hazard Report's recommendation to acquire available open space for recreation and floodwater storage.

I'm sure there are some who like the report - landowners, architects, construction and real estate interests including their lawyers – but none of the Broadway residents I have spoken to likes it and some are horrified.

The Report is simply a Manifesto for Misery.

Thank you