

Good Evening Christian.

Thank you for informing my community about the upcoming Zoning Board Meeting on the proposed development at 1165 Mass Ave, as we've been hoping for more feedback since the initial community meeting in June of 2020.

While there are many aspects to consider with a development of this scale, in an area as complex and in-flux as Ryder Street, there are three main topics that I'd appreciate being considered:

1. **Safety:** Ryder Street today is already an incredibly challenged and dangerous environment from a traffic standpoint. The mix of uses, from heavy machinery and rushing commercial trucks to packs of wandering middle schoolers and kids learning to ride their bikes is a dangerous recipe, even before you consider the fact that our street is a glorified parking lot with no design controls in place. Why we would consider exacerbating this problem with additional traffic, when no clear need has been stated is something I would like to clarify before someone gets hurt.
2. **Concurrent Developments:** I noticed [this](#) report on-line which highlighted another prospective development on the adjacent Lalicata property. Either one of these developments alone would constitute a big impact to the neighborhood but both could overwhelm and disproportionately burden our tiny neighborhood if not considered in total. While we welcome many of the ideas put forth in that vision document, we want to understand how these two developments are coordinating both with one another, AND with the abutting residents to ensure that the design accommodates and accounts for all needs.
3. **Stewardship:** Progress is not painless, and we certainly expect some level of disruption to our neighborhood as these projects get developed, but that burden gets to be shared and it's important for me as a neighbor to understand how my property value and daily life will be protected before, during and after this development. I'll spare you the list of specific concerns here, but did share them in the attached document, along with some additional detail around my previous two concerns.

Being new to the zoning/permitting process I'm not sure how many of these topics are pertinent to Tuesday's meeting, but wanted to share them in advance as my community is very nervous not just about the impact itself, but being steamrolled in the process, as we have yet to feel heard and included in the design itself.

It's my hope that we can find a way to collaborate and make this neighborhood a community gateway and collecting point for Arlington's wonderful resources, including its people.

Thank you in advance for your consideration and please don't hesitate to reach out if you have any questions, thoughts or concerns.

Look forward to meeting you virtually on Tuesday.

Sincerely,
Alex