

Dear Members of the ZBA -

I am a resident of the East Arlington neighborhood that is directly impacted by the proposed Mugar Development.

Please add this to public comment.

The ZBA draft letter *the ZBA claims to* "appropriately address...matters of local concern" including, but not limited to the incompatibility of the development to the residential area, traffic, parking & flooding. The ZBA has **not** provided any information to neighbors to demonstrate how this draft plan addresses any of the concerns raised.

Our same concerns stand, as previously submitted.

1. I urge the ZBA to **allow at least a full week to review the ZBA's draft proposal** in full for public comment. The public has not been provided sufficient advance notice (less than 19 hours).

2. I urge the ZBA **directly to provide information to the public on how "conditions" in the draft letter address our concerns**. Again, based on my initial review, these conditions DO NOT address our concerns.

- Flooding is well-known pervasive problem in this area and well-documented. This development will exacerbate flooding concerns in the neighborhood. The underground trash room at Thorndike Place will flood. Rats (dead and alive) will float in contaminated flooded waters. Vehicles will be submerged in the floods and totaled.
- Traffic studies are not based in today's reality - as they were performed before the Lake Street pedestrian/bike path crossing and during a pandemic when many are working from home. Post-pandemic, **expect an increase in traffic** as more people will begin traveling by car instead of public transportation to reduce their risk of exposure to COVID-19 and its variants. It's ridiculous to believe 172 units will generate ~30 vehicle trips during the rush hours. This does not include the additional delivery services or visitors (personal and professional) that will be added to the neighborhood traffic patterns.

3. I caution the ZBA to **not be swayed by the "Mugar Donation"** of the land donation & payments to the town. We do not know the extent of contamination on this property that has been neglected for decades by the Mugar family. Simply, I recall the Oak Tree developers themselves at one of the original town meetings at Town Hall (2015?) indicated they knew the culverts on the Mugar property are blocked, exacerbating neighborhood flooding and they would clean them out if the town allowed this project to move forward. This plan is corrupt with a pay-off.

4. I urge the ZBA to **find more appropriate alternatives** for supporting Arlington's efforts to improve access to Affordable Housing. This is important work. The current scope of the Mugar development houses vulnerable populations in a well-known flood plain. **Housing vulnerable populations in a well-known flood plain is wrong for everyone**. The intent of improving Affordable Housing in Arlington at this site will have detrimental impacts on the people it's purporting to support.

5. I urge the ZBA to **perform an audit on all public comments received to ensure every voice has been submitted into public record**. I ask this as my prior letter required two submissions - and the responsibility was placed on me to identify that my public comment was not captured by the ZBA. I am concerned others have had this occur as well. Capturing public comment is the ZBA's responsibility to ensure its integrity.

Respectfully submitted,
Heather Keith-Lucas
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