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Date: Thu, 3 Nov 2022 21:35:32 -0400
Subject: Comments and questions for Docket 3717 80 Broadway

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Don Seltzer

To: Arlington Redevelopment Board
From: Don Seltzer
Subj: Docket #3717 80 Broadway

I would like to submit the following questions for the applicant regarding the latest plans for 80 Broadway.

1. Is the applicant asking the ARB to grant a variance on the front yard setbacks? On drawing A0, the applicant correctly notes that bylaw 5.3.8 requires that corner lots have front yard setbacks that match the adjoining R2 lots, which is 20' on both the Broadway and Winter street frontages. The plans however show zero setback on Broadway and only 2' on Winter St.

Note that the existing building on the lot is compliant, with front yard setbacks of 27' and 35'.

2. Is the applicant asking the ARB to grant a variance for 5.3.17 on upper story setbacks? 5.3.17 requires an upper story setback of at least 7.5' along all street frontages. This setback is not being provided along Winter St.

5.3.8	CORNER LOTS- FRONT YARD SETBACK MATCHES ADJOINING LOTS, R2 @ 20'
5.3.17	4TH FLOOR SETBACK ARE X> 7.5' OK
5.3.21D	LANDSCAPE OPEN SPACE .1X 7,243 SF RES= 724 SF REQ'D
	USEABLE OPEN SPACE .2X 7,243 SF RES= 1,448 SF(541 SF OPENS SPACE CAN BE DECK)
6.1.4	OFF STREET PARKING

3. Could the applicant provide the detailed numbers that support the declaration of only 7,243 sf of residential gross floor area?

The 1st floor residential lobbies, staircases, etc comprise at least 800 sf.

The 2nd floor residential area is approx 1900 sf.

The 3rd and 4th floor residential areas are each 3054 sf.

The 5th floor residential area is approx 1500 sf

Total residential gross floor area is approx 10,300 sf, not 7234 sf as calculated by applicant. Does the applicant understand that total residential area is not just the sum of the interior apartment units but also includes hallways, stairwells, elevators, etc?

4. Required Usable Open Space is about 2000 sf based upon the corrected residential area. Is the applicant asking the ARB for a variance to provide zero Usable Open Space?

In asking the ARB to count the fifth floor roof deck as Usable Open Space, is the applicant aware that 5.3.18 specifically limits such accounting to *'open space on a roof not more than 10 feet above the level of the lowest story used for dwelling purposes'*.

Will the applicant be revising their Impact Statement which currently declares *'The Property will contain the landscaped and usable area required by the Arlington Zoning Bylaw.'*?

5. Could the applicant provide the Board with corrected and more detailed solar impact drawings A2.10 - A2.13? These drawings incorrectly show Broadway as running North to South, more than 60° off from reality. These drawings omit any detail of the affected properties, notably the array of solar panels on the roof of 88 Broadway.



The Board should be aware that on the morning of Nov 7, the shadow of the proposed 55' high building extends all the way to Oxford St.

6. Is the applicant aware of 5.3.12 A, Traffic Visibility across Street Corners, and 5.3.12 B Visibility for Driveways? The Broadway sidewalk is a major pedestrian route, including school children attending Thompson Elementary School. Because of the lack of any front yard setback of the building, drivers exiting the parking area are completely blind to any approaching pedestrians on the sidewalk. Similarly, the lack of proper setbacks limits the visibility across the corner with Winter St to less than required by 5.3.12A.

7. Could the applicant explain the calculations of the ratio of solar panel area to total roof area? In particular, the figure of 2917 sf of total roof area appears to be significantly underestimated.

I hope that the Board will give proper consideration to the answers to these questions.

Don Seltzer