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To: zba@town.arlington.ma.us  
Date: Fri, 30 Dec 2022 19:59:27 -0500  
Subject: Support for 1021-25 Mass Ave

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Hello,

I just wanted to write to the Zoning Board of Appeals in favor of the proposed 40B development at 1021-25 Mass Ave. As someone who lives near the project site and a Town Meeting Member from Precinct 17, I think this is an excellent proposal for additional housing, including Affordable housing, with strong access to public transit and the bike path and in a walkable area. Constructing more, denser housing in such areas is important to address our housing crisis and to address climate change, and so I encourage the ZBA to work with the developer to make this project possible and avoid anything that would reduce the number of units in the development.

I do want to mention several factors relevant to this particular proposal. The biggest one is flooding: as the project is near Mill Brook in an area that floods frequently, it's important to make sure that all flooding impact from this project is properly accounted for and that this will have no negative impact on nearby residents in

flood conditions.

Secondly, I recall that the project was originally slated to include uplighting that would normally be disallowed. I think there are good reasons for Arlington's lighting regulations, and it doesn't seem like an absence of uplighting would negatively affect this project's viability, so it seems like this project should conform to the normal regulations regarding uplighting.

Lastly, while I understand and respect the concerns of some residents regarding the removal of a mature tree, the reality is that not building dense housing in places like Arlington results in more trees getting cut down further away from the city and more negative environmental impacts in terms of increased car usage and less energy-efficient home styles. Thus, while I wish that the tree didn't have to be removed, it seems to me the benefit strongly outweighs the costs and that the developer can ensure that the plantings as part of this project will over time recover the ecological value lost here.

Thank you for your time and your service to the town,  
~Xavid Pretzer  
Precinct 17