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January 19, 2023

Re: Testimony Opposing 40B Project at 1021-1025 Massachusetts Avenue

This second January Testimony is in addition to that which I submitted in October, December and January 8. Please include it in my ZBA testimony opposing the 40B Development at 1021 -1025 Massachusetts Avenue.

To: Zoning Board of Appeals

Dear Chairman Klein and Members of the Board,

PLEASE NO BETRAYAL OF ARLINGTON'S CLIMATE GOALS

This 40B project would be very damaging for Arlington. It would create a disastrous precedent for future development. For likely damage-please look at my testimony and other critiques or consultant report of the project:

<https://www.arlingtonma.gov/home/showpublisheddocument/63499/638087133675670000>

to find out what's wrong with it. There you will see that the huge building project is hostile to climate control endeavors of the Town and State.

The project has no adequate steps to control outrageous earthwork and construction damage. the current natural

water drainage of the site on the riparian land at Mill Brook would be ruined; there is a lack of good energy systems; inadequate local sediment control; questionable quality, strength, and structure of the huge planned retaining wall which would be subjected to very great hydrostatic pressure during storms; destruction of existing buildings, one of them historic, with huge loss of embodied energy; at least 50 more automobiles and their pollution would be coming and going at the site. Would there be there a requirement for adequate charging stations for electric vehicles? Plans show shocking disregard for the welfare of potential occupants in that emergency vehicles canNOT access the sides or rear of the building – only the front. The building is simply much too large for the lot . It is a HUGE APARTMENT BUILDING MASQUERADING AS A MIXED USE BUILDING THUS AVOIDING APPROPRIATE SETBACKS AND PUSHING IT CLOSE TO THE STREET. The garage exit/entrance is only a few yards from the street posing danger at busy commuting times for pedestrians, schoolchildren and possible back-up problems impeding fire and emergency vehicles' trajectory from the Highland Fire station which is a neighbor of the property. There would be possible damage to municipal infrastructure. Important also is the project's ***lack of Passive House energy attributes or systems such as air pump or geothermal technology.*** The new construction itself will be damaging in the extreme. The

project lacks plans to enable Net Zero or sustainable operational features. But I want to focus on just one aspect and that is Climate change

Irresponsible Projects such as this contribute to the existential threat to our world from global warming. Threats include:

humanitarian crises including possible destruction and death from public health scourges of air pollution resulting from wildfires famine, floods, mass migrations, increase in insect-borne tropical diseases; desertification and water loss; agricultural disruption and famine which is drought-related; damage from burning of fossil fuels; hurricanes and floods which are increasingly violent; inundation of coastal areas causing mass migration of people and animals; extinctions; and direct deaths from extreme heat. As individuals we can

and must each do what we can to prevent this ongoing climate damage as we should But so also must community leaders such as our Select Board (SB) to make enough of a difference. Recently our region in Massachusetts has experienced one of the highest rankings in the country for average maximum temperature for 2022 compared to the same period in earlier years.

The clear- cutting of 80 trees would cause climate damage and the area would probably become a heat island which is a public health hazard. Excessive financial gain from land exploitation

seems to be the primary goal of this 40B project. Essentially the project would be destruction by developer together with SB denial of Climate Hazards and other risks.

Today, buildings are responsible for almost 40% of global energy-related carbon emissions which must be reduced and yet this 40B project uses fossil fuel for its heating system.

In August of 2021 the SB unanimously endorsed Arlington's Net Zero plan. It promotes policies developed over 20 years to reduce greenhouse gas pollution involving work by the Clean Energy Futures Committee and feedback from over 1,000 Arlington residents. The report presented a roadmap for Net Zero buildings. One of the priorities in the roadmap was to PROHIBIT FOSSIL FUEL HEATING IN NEW CONSTRUCTION.

Obviously the SB in its unanimous endorsement of this strategy was fortunately talking the talk. But are they willing to walk the walk? Talk without action is cheap.

Town Meeting approved a bylaw that would, under certain circumstances prohibit fossil fuel infrastructure in new construction. This bylaw passed as part of Warrant Article 5 at the November 2020 Town Meeting. Recently [Sen. Friendman, and Rep. Garballey sponsored HD 225](#) (An Act authorizing the town of Arlington to adopt and enforce local regulations restricting the use of fossil fuels in certain construction) [See:](#)

Sen. Cindy Friedman (4th Middlesex)
<https://malegislature.gov/Legislators/Profile/CFF0/Bills>

Do the Select Board members plan to ignore the will of the people regarding restrictions in fossil fuel use in new construction?

Perhaps the SB members forgot their unanimous endorsement of their Net Zero policy. But you as our Zoning Board of Appeals Board now have the opportunity – indeed the obligation - to correct that mistake by either refusing to award the Comprehensive Permit or by requiring that the plan should not use fossil fuel heat – that together with other safeguards. Please use this opportunity to protect Arlington and the climate.

Thank you,

Patricia B. Worden, Ph.D.

Town Meeting Member

Former Chair, Arlington Housing Authority, Arlington School Committee

Former Charter Member Arlington Human Rights Commission,
Arlington Affordable Housing Task Force