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To: ZBA

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Dear Arlington Zoning Board,

My name is Cindy Hession and I am a tenant living at 47 Sunnyside Ave in East Arlington. As I was unable to join the May 2nd neighborhood Zoom call, I am emailing to share feedback and thoughts on the 10 Sunnyside Ave Housing Authority project. First, I do wish to note that my thoughts are my own, and do not reflect my landlord's thoughts on this matter.

**Overall, I am supportive of the plans to build Affordable Housing at 10 Sunnyside.** I believe these units are much needed in Arlington and will help numerous people and families in need. The planned construction is located near public transit, a grocery store, a walking path, and more. However, after careful review of the project assessment and plans, **I wish to express concerns for tenant safety due to ongoing street congestion near 10 Sunnyside.**

As the plans indicate, this end of Sunnyside Ave is largely zoned for businesses and automotive. We have Arlmont Fuel Company immediately next to 10 Sunnyside, as well as a number of gyms across the street at 1 Broadway. There are also various landscapers who frequent and utilize the parking lot between Boyle's Automotive and the 1 Broadway gym building.

During the day, various vehicles from Arlmont Fuel and the landscapers park on either side of the street in front of and near 10 Sunnyside Ave. This is generally manageable and not excessive. In the afternoon and evening (from 4pm-8pm+), however, the gyms become particularly busy. This is when the street congestion becomes dangerous for both drivers and pedestrians alike, as clients typically park their cars on both sides of the street. The cars extend from the corner at Broadway and continue all the way down towards Boyle's Automotive. This parking situation creates a one-lane road near 10 Sunnyside. Adding in that the Broadway-Sunnyside intersection is a blind corner from all directions, it is extremely difficult (and dangerous) to turn into or exit Sunnyside, especially when cars are parked on both sides at the corner. I myself have been nearly rear-ended, or experienced a head-on, when turning into Sunnyside in the evening on multiple occasions, as well as nearly hitting bikers or pedestrians both at the corner and while driving down Sunnyside. I have also seen this happen to other drivers and pedestrians multiple times.

Separately from the corner, while the street at 10 Sunnyside is typically less busy on the weekends (particularly on Sundays when the Fuel company and gyms are closed), there are days when special gym events are held. As a result, there is a significant influx of cars, with gym clients often parking on both sides in front of 10 Sunnyside and beyond Boyle's Automotive into the Sunnyside Ave neighborhood (sometimes as far as Marrigan St). On these days, the congestion is even worse and lasts for much of the day, not just at night.

In summary, the street and parking area around 10 Sunnyside is very congested much of the time and can be dangerous for both pedestrians and drivers. This leads me to two main concerns for this project:

1) **Concern for tenants - including drivers, bikers, and pedestrians - as they arrive and leave 10 Sunnyside.** Based on the design graphics, the front entrance and garage entrance appear to be right where Arlmont vehicles, landscapers, and gym clients currently park at various times, particularly at peak hours. Are there plans to address the street parking situation I have described here, perhaps with designated spots and/or parking limits, etc.?

2) **Concern for neighborhood residents during 10 Sunnyside construction.** Parking at the end of Sunnyside will undoubtedly be impacted or eliminated during the construction phase. This could lead to business and gym client vehicles parking lalong Broadway and into the Sunnyside neighborhood. If the latter, this would make an already considerably narrow street more congested and dangerous (particularly the 43-51 Sunnyside stretch). How is the impact on parking going to be addressed, and mitigated, during 10 Sunnyside construction? And have the gyms been included in discussions on the 10 Sunnyside project and the effect on parking?

Thank you for taking the time to read my thoughts and consider these concerns. As I said, I very much support the plan for building Affordable Housing at 10 Sunnyside. However, I am also concerned for tenant safety due to the street congestion (which continues to be problematic in this area), and also for how the displacement of this congestion will be mitigated during construction. I look forward to hearing from you and hope to join a neighborhood Zoom call on 10 Sunnyside in the future.

All the best,  
Cindy Hession  
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