

Monique Chaplin <mochap2@yahoo.com>

To: eschwarz@housingcorporarlington.org; ZBA
Cc: Mary McCartney <marymccartney@yahoo.com>

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Dear members of the Housing Corporation of Arlington and the Zoning Board of Appeals,

We are writing to you as concerned abutters to the proposed 10 Sunnyside affordable housing proposal.

We strongly agree that Arlington needs more affordable housing. However, we are extremely concerned about the size and scope of the proposed project.

Sunnyside Ave is already a challenging road to navigate, not only during rush hour traffic, but essentially at any time. The road is narrow and visibility when entering or exiting Broadway is challenging if there is anyone parked nearby on either Sunnyside or Broadway. The possibility of 43 additional units on this street is deeply concerning. We are also concerned that the project provides insufficient parking on site, which will result in tenants parking their cars on the already narrow roads in this neighborhood.

We understand that a traffic assessment has been conducted, and raise issue with its findings. We respectfully ask that members of HCA and the ZBA try driving on Sunnyside and Broadway at rush hour during the week to experience the challenges first-hand.

We support the plan for affordable housing to be developed on the 10 Sunnyside location, but are concerned that five stories and 43 units is just too many for this street and this neighborhood. If it were possible to down-scale the project to three stories, we would be in full support.

Thank you for considering our concerns.

Monique Chaplin and Mary McCartney
Michael Street