

From: JO ANNE PRESTON

Sent: Saturday, September 9, 2023 10:12 PM

To: Claire Ricker

Subject: Objections to the Working Groups' rezoning plans

Dear members of the ARB,

I would like to request that you vote against both plans submitted to you by the Working Group for the following reasons:

- 1) These plans for rezoning Arlington are environmentally destructive. Making capacity for new housing through rezoning for that number of buildings at such density will create heat islands all along Mass. Ave. and Broadway and the contiguous neighborhoods. Inadequate setbacks mean a critical loss to the tree canopy and the building heights allowed will mean hot air will be trapped between the buildings creating dangerous heat islands throughout Arlington.
- 2) The plans are socially elitist in that they are overwhelming for market rate luxury housing which are not affordable to many. The reduction in parking alone means working class residents will not be able to work at jobs which require attendance at times and places not serviced by the MBTA. This arrangement then violates Arlington's commitment to inclusion.
- 3). These plans are financially ruinous for Arlington. As a University of North Carolina researcher Helen Ladd found, in communities that are already densely settled (like Arlington), a significant increase in population leads to municipal costs which are out of control.

I ask that the plan to be submitted to the state only include the capacity for the state mandated number of units, 2048, and that they include 15 feet setbacks and strict limits on heights.

Sincerely,

Jo Anne Preston

Town Meeting Member Precinct 5