

From: Chris Vrotsos

Sent: Monday, September 11, 2023 2:58 PM

To: Rachel Zsembery; Eugene Benson; Kin Lau; Stephen Revilak; Ashley Maher

Subject: MBTA Community's Working Group Tonight - Citizen Concerns

Dear Arlington Redevelopment Board,

I hope this email finds you doing well. I am a longtime Arlington resident (30+ years) as is my mother (50+ years). We live on Milton Street and care about our community which is why we are reaching out to you. We are alarmed to hear of the MBTA Community's Working Group plans/proposals being put forth as they relate to MBTA Communities legislation.

As you may know in order for the town of Arlington to comply with the MBTA Communities legislation it need only add 2,046 units to the density overlay. However, the MBTA Working Group (WG) seems to be designing for something much larger--- 4,000 units. This could mean 4,000 new residents or 8-16K new residents. We just can't predict. Thousands of new residents would be a burden to our infrastructure and quality of life.

Below are specific questions and concerns about the proposed MBTA Communities density overlay to be included in the public comment section of tonight's meeting.

QUESTIONS, SCENARIOS and CONCERNS

1. With 4,000 units to be added to Arlington, it wouldn't necessarily mean only an additional 4,000 people living in Arlington, it could be double or triple that amount. Also, we can't guarantee this will happen over decades because there is a push to build now to deal with the housing crisis and unhoused individuals.
2. How will this plan control and/or the town prevent many people building or redeveloping simultaneously?
3. How will this plan and/or the town control a developer making high-priced units? Even if developers are legislatively restrained, won't that discourage building in our area?
4. Do we definitively know that police, fire, schools, and our infrastructure can handle this population increase?
5. What feasibility studies has Arlington conducted to measure preparedness for this plan's population and unit increases?
6. More people equals more pollution of the noise, waste, air nature. While there may be legislation for pollution, how enforceable is this? How lengthy and tedious is this process for an ordinary citizen who doesn't have the time or financial resources to ensure their neighbor complies? These steps also create animosity towards neighbors as well.
7. Noise pollution is a problem when builders, leaf blowers, contractors are involved. It's not controlled now, what makes us think it will be better with 4k+ people more?

8. Won't limiting parking for multifamily housing increase delivery of food, online orders, and rideshare traffic? Has this been considered?
9. The MBTA. My experiences and the news reports on poor MBTA services are legion and longstanding. Riders will tell you the realities, not one person who works for the MBTA. Every day there new reports about the T's low performance of the Red, Orange, Blue lines as well as buses. Reports of late trains, broken doors, and signal problems coupled with slow zones are chronic. I get alerts on my phone and read stories on WBUR, [Boston.com](https://www.boston.com), WCVB, and WBZ. The problems with the T are decades long and deeply rooted. How will more people riding crowded (dangerously so) trains and buses be a good thing?

Thank you for considering our concerns.

Sincerely,
Chris and Maria V.
Milton Street
4th Precinct
East Arlington