

Dear Honorable Members of the Arlington Conservation Commission,

I am writing to express my strong objection to Arlington Land Realty's (hereby the Developer) intention to build "Thorndike Place" on the wetland region behind Dorothy Road in East Arlington. The plans to build a large apartment complex and parking garage on one of the last remaining parcels of open land and natural habitat in town, in an area that routinely floods, is environmentally sensitive and densely populated-- is absolutely not suitable for development in a time of rapid climate change.

The East Arlington neighborhood is prone to flooding, and local concerns of neighborhood flooding has been recorded in writing and in photos, including sump pump over-usage at residences near the Project, has been documented for years. Local concerns of flooding are also supported by historical response to the neighborhood from Arlington Fire Department that the flooding occurs more than once a year and that the water table frequently rises. It is well known that other large apartment complexes in the area who have been granted approval to build now experience frequent flooding, e.g., the Vox on 2 apartments on the other side of the wetland region-- and their parking garages are even above ground. It is unethical to build Thorndike Place given the body of evidence that the area is subject to frequent flooding, and the health and safety hazards it poses for current and future residents. The frequency and severity of extreme weather events and rapid climate change are exceeding that of expert projections, so we can only expect that flooding and weather disasters will only exponentially increase (see United Nations IPCC 2022 report). How will this unpredictable, unavoidable, and dramatic increase be accounted for in calculations made today?

The Property currently is densely populated with trees that absorb the water. Given the removal of significant trees and vegetation that absorb water and displacement of earth from the build, how does one know – for certain – that the requirements around this compensatory flood storage will remediate the flooding concerns raised by the Local Community?

Inappropriately building on this location will make flooding and litigation associated with flood damage increase cost for the town of Arlington. There may also be increased costs for maintaining or upgrading the local sewage system and other Arlington town services. In addition, increased flooding may decrease or completely eliminate the use of Thorndike Field for school sports.

Given the Developer's decades of neglect of maintaining the Property, which includes littering of human waste, drugs and drug paraphernalia, and piles of trash, it is clear that the Developers have no interest in environmental concerns. What are the consequences to hold the Developer accountable, and how will they be enforced?

The Developers spent years in public hearings of the Arlington ZBA giving inconsistent and inaccurate measurements of their proposed complex and underground garage and compensatory flood storage plans for an area surrounded by wetlands which routinely

experiences flooding. There has been a pattern of continued lack of transparency from the Developer, who has continued to ignore the environmental concerns of the local community.

I thank the Conservation Commission for your consideration of the issues above and for your dedication to the town of Arlington, both present and future generations.

A. Yuan
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