

From: Rebecca Gruber

Sent: Wednesday, July 16, 2025 3:47 PM

To: Eugene Benson; Shaina Korman-Houston; Kin Lau; Steve Revilak; Rachel Zsembery

Cc: Claire Ricker; Jennifer Joslyn-Siemiatkoski

Subject: Support for development of 126 Broadway

Dear Honorable Members of the Redevelopment Board,

Thank you for allowing me to indicate my support for the development of 126 Broadway as a multi-family building in the MBTA-C Broadway Multi-Family Housing Overlay District.

126 Broadway is particularly exciting as, I think, the first substantial multi-family development in our MBTA-C Overlay District. If I correctly understand the submitted materials, this development will result in the creation of fourteen new units, including three that will be deeply affordable under our inclusionary zoning requirements.

I am particularly hopeful that even the market-rate units will be more affordable than much of Arlington's currently available housing stock since almost all of the units are relatively small--smaller than the potential size of an accessory dwelling unit.

I understand that the applicants may be asking the ARB for some relief in the minimum parking requirements. If that is correct, I hope the ARB will be supportive of that request. 126 Broadway is well located for easy access to public transit. (My quick look at the MBTA trip planner from 126 Broadway to Alewife or Harvard Square indicates several bus to T options within a one to six minute walk from 126 Broadway.) To my mind, easy access to public transit was one of the central tenets for the location of the MBTA Overlay District.

The development of 126 Broadway into the proposed multi-family building is in both scale and location what I hoped we would see in Arlington when I voted at Town Meeting in support of the MBTA-C Overlay District.

Thank you for all your efforts on behalf of the Town.

Sincerely,
Rebecca Gruber
215 Pleasant Street

P.S. Please include this letter as correspondence received.