

To: Arlington Redevelopment Board  
CC: Claire Ricker, DPCD Director  
From: Alexandra Lee, Harlow Street resident and 32-year Arlington taxpayer  
Date: July 30, 2025  
RE: Proposal for Building at 126 Broadway

The purpose of this memo is to **request the postponement of the August 11 hearing of** the Arlington Redevelopment Board concerning the proposed building at 126 Broadway in East Arlington. Scheduling such an important meeting in the middle of August when many residents are out of town prevents many concerned community members from attending the hearing.

In addition to requesting that the meeting be postponed, I am sharing some comments and questions about the application filed on June 26, 2025, by Stephen Maimone and Thomas McDonagh, 126 Broadway LLC, 77 Oak St, Suite B3, Newton, MA 02464.

The multifamily zoning changes recently adopted and allowed on Broadway open the door for a much more robust community process about what is being proposed along the entire corridor. Responding to the plans of one developer at a time does not allow for cohesive planning along Broadway.

This proposal seems overly aggressive for this site on the corner of a residential street that consists of smaller scale two-family houses. The plans appear to indicate a building that would cover almost the entire site with very little setback.

Adding a large commercial space on the first floor begs the question of unoccupied commercial space on other lots. The development at 80 Broadway, while much more aesthetically pleasing than this proposal, has sat empty since its construction. What indications are there that commercial spaces will be filled at the proposed 126 Broadway lot?

In addition, a proposal of 14 residential units with allowances for only six parking spaces on site seems woefully inadequate. There is no overnight parking allowed in this area and the typical ratio for units to parking is much closer to one space to one unit, isn't it?

The plans indicate that several large existing trees will remain on site. However, if the building is so close to the lot line, it isn't clear that this would be possible without significantly compromising the health of the trees.

The size and scale of the building show shade studies that substantially impact the properties of the neighbors.

Finally, consideration must be made for pedestrian safety in this area as many, many neighborhood children cross the street at that corner to get to Thompson School. A commercial space would likely bring more traffic, increasing danger to children.

Please postpone the August 11<sup>th</sup> public hearing. It is imperative that our community closely examine the impact of this project's oversized scale before any approvals are granted. Ensuring that the hearing is held when residents have returned from vacation would be an excellent step toward engaging the community in this critical issue. Housing growth and density are important for Arlington but must be considered in context of existing conditions.

Thank you for your consideration. My neighbors and I look forward to your response.

Cc:

Clarissa Rowe

Betty Stone

Lauren and Sarah Scott

Dexter and Yael Beals

Angela and Sean Alton

Anna Precht

Adam Fischer

Tom Robertson

Sheelah Ward

Abigail and Scott Rice

Andi Doane

Susan Dorson

Natasha Strom

Johanna Niles

Shalini Sreedhar

Carolyn Schneyer