

To: Arlington Redevelopment Board  
CC: Claire Ricker, DPCD Director  
From: Jason Haas, Co-owner of 105 Everett St.  
Date: August 3<sup>rd</sup>, 2025  
RE: Proposed Building at 126 Broadway

The purpose of this message is to bring forward some concerns with the development at 126 Broadway. I do this in good faith and in a spirit of inquiry, because I am new at understanding these proposals and this process.

To begin, several of my neighbors have expressed a concern about the timing of the Arlington Redevelopment Board meeting on August 11<sup>th</sup>. While I can be at the meeting, I am sympathetic to my neighbors' concerns, so I will lend my support to their request to move the meeting if possible.

My concerns and questions on the application filed June 26, 2025 by Stephen Maimone and Thomas McDonagh (126 Broadway LLC, 77 Oak St., Suite B3, Newton, MA 02464) are as follows:

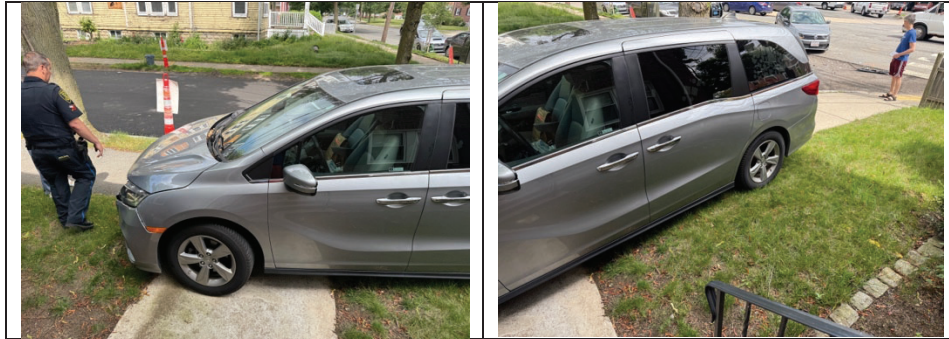
- Traffic, Sightlines, and Safety at the intersection of Broadway and Everett St.
- Drainage at the intersection
- Addressing the Affordable Housing Goals of the MBTA Communities Act
- Other Sundry Concerns

**Traffic, Sightlines, and Safety at the intersection of Broadway and Everett St.**

My primary concern as a parent and homeowner at this intersection is the way that traffic, sightlines, and other safety concerns will be impacted at this intersection. If I understand the application, the plan calls for only 6 off street parking spaces for residential fourteen units and one commercial unit. This is untenable in this corner as there are already two commercial entities on the other corners of this street (Eli's Garage and Arlington EATS, with my home as the other corner). Eli's parks cars on Broadway throughout the day as it finishes with them. When Arlington EATS has open shop hours, the parked cars often accumulate off street in front of the adjoining, abandoned Transmission Repair Garage. Should this land ever enter into proper use, the parking problem will already be at catastrophic levels. When Broadway is lined with cars, it can be very challenging to see traffic coming up and down Broadway. As this is a route that children take, in either direction, to the Thompson School and the Gibbs School, as well as, for now, the bus to Ottoson School during busy times of day, this parking issue is very serious, particularly as the crossing guard for this intersection is only there perhaps 50% of the required times. The

traffic is chaotic and insistent, with cars sometimes trying to speed around a car stopped for a child, as caused injury to the boy on Summer St. this spring. Additional commercial traffic and cars for the residents of fourteen units does not, to me, seem supportable.

Additionally, the parked cars on Broadway make it hard for cars driving on Everett to see to cross Broadway, and to be seen by cars headed south on Broadway. This past June, I heard a crash, and when I ran down to see if I could be of help, I was surprised to find that there was a minivan on my lawn. (See figures below).



*A minivan on the lawn of 105 Everett St. following an accident on  
6/19/2025*

As best I can determine, the minivan had been trying to cross Broadway and was hit by a sedan heading South. This sort of even happens with some regularity at the intersection, as cars trying to cross Broadway headed west must often try to shoot blind across the intersection, “peeling out” and revving their engines to take their best shot. While there are police reports and insurance filings for the accidents, there is not documentation of the near misses.

Possible resolution: I know that the town is in the process of receiving a grant to study and reimagine the Broadway corridor. I suggest that the building on this project or any project in this vicinity be forestalled until this study can be properly done. While it would be inappropriate for them to have any part in the process of hiring and conducting the study, they may be allowed to pay into hastening this work along. Once a proper infrastructural plan is developed, then bigger projects may be considered.

### **Drainage at the intersection**

I’m not an expert on drainage, but I have serious concerns with abandoning the absorptive capacities of the lawn for the paved parking lot space. The southwest corner of the Broadway/Everett St. intersection is reliably clotted with wet leaves in fall, ice & snow & water in winter, and giant puddles in spring. The rise and crown of Broadway especially deposits water in the curbcut and not the drain slightly to the south or the manhole to the

west in the crosswalk. I do my best to dig this curb out and keep it dry, but it is a fool's errand. A very young girl slid on her bike on the wet leaves this past fall on her way to the school. The loss of further absorption, worsening the drainage problem, is not acceptable.

Possible solution: As above with the traffic study, the developers should be subject to and possibly included in the forthcoming planning study.

### **Addressing the Affordable Housing Goals of the MBTA Communities Act**

Seeing that in the plans, the MBTA Communities Overlay rules for Affordable Units means that a 14 unit building yields only three affordable units, it brings these requirements under scrutiny. I know that when I and the community members I spoke to voted for the MBTA Communities implementation, we thought we were providing more opportunities for housing people who are struggling to find housing, not to create easy opportunities for developers.

Possible solution: I would like to advocate that when developers of large projects in the MBTA Communities Overlay areas seek variances on their projects, that the approval of those variances be subject to increasing the required number of affordable units. (I also think the town should consider requiring a higher percentage of affordable units over and above the MBTA Communities Act requirements).

### **Other Sundry Concerns**

Absent expertise, I will just add that I think that the town could do better than this development in many ways. I find the exterior unappealing, I am concerned that the old trees on the property will be removed, and I am concerned that a fourteen unit building for this space borders on exploitative. I know that the town had to place a Stop Work Order on their construction when a crew was removing the siding from the existing structure this past spring. The Dept. of Inspections informed me that they had the crew was approved for asbestos removal by the state, but attempts to follow up through the town's Department of Health have not resulted in a response.

To be concise, I voted for the MBTA Communities Act, and I approve of rebuilding for density and expanding housing options in town, especially affordable options. But I do not think that we need to roll over for exploitative developers to rent seek in our town. We should be working to make sure that, while we can be open for business to build the new housing, we can build thoughtfully and constructively with the community in mind.

Thank you for your time,

Jason Haas