

From: Anton Rapetov

Sent: Tuesday, August 05, 2025 9:56 PM

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

Cc: Claire Ricker

Subject: Support for 126 Broadway Development Proposal

Dear Honorable Members of the Arlington Redevelopment Board,

I am writing in strong support of the proposed development at 126 Broadway in the MBTA-C Broadway Multi-Family Housing Overlay District.

This project is exactly what Arlington residents hoped for when they supported the MBTA-C Overlay District:

- **Good addition of houses** – The project has 14 proposed units, which is a good increase in housing for this lot size. The units are smaller than most existing units in Arlington, which means they will likely be more affordable even at the market rate. The project also has three deeply affordable units.
- **New commercial unit** - Arlington, at the moment, badly needs more commercial spaces.
- **Sustainable transportation options** – The plan includes 22 bike parking spaces, supporting environmentally friendly transportation and reducing reliance on cars.

My understanding is:

- The developers are seeking relief from the minimum car parking requirement, which makes sense given the building's proximity to public transportation and its emphasis on bike parking. This is the kind of transit-oriented development that aligns with our community's goals.
- The proposal may also require relief for the commercial unit size. While the commercial unit might not meet the minimum size under current rules, it would still activate the street frontage and bring new vibrancy to the area. Requiring a bigger commercial unit might kill the project, since there isn't much space available.

Overall, this project embodies the vision behind the MBTA-C Overlay District—more housing options, affordable units, and sustainable transportation choices—and I urge you to approve it.

Thank you for your consideration.

Sincerely,

Anton Rapetov

438 Massachusetts Ave. Apt 220

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