

To: Arlington Redevelopment Board
Cc: Claire Ricker, DPCD Director
From: Owners of 100 Everett Street #2
Date: August 7th, 2025.
Re: 126 Broadway Site Plan Review

Greetings,

We are Sarah Coleman and Nazmy Abaskharoun, owners of 100 Everett Street, #2, Arlington, MA 02474. We purchased our home in October of 2018.

We are sharing our comments and questions regarding the application filed on June 26, 2025 by Stephen Maimone and Thomas McDonagh, 126 Broadway LLC, 77 Oak Street, Suite B3, Newton, MA 02464.

As supporters of the MBTA communities act, we welcome the developer's and the town's efforts to build more housing in Arlington to address our region's housing crisis and contribute to our town's vibrancy. As neighborhood residents and direct abutters to the proposed development, we have some comments and concerns we would like to highlight:

Project scale:

The project seems very aggressive for the lot. It will tower over our home which includes the second and third floors of 100 Everett Street. We have sky lights on our third floor into the ceilings of our master bedroom and bathroom. A 5-floor building covering almost the entire site with very little setback will have clear visibility through our sky lights, and could potentially block sunlight. The four story structures of the Arlington Eats building (117 Broadway) and the new development at 80 Broadway are more harmonious with the existing streetscape. Increasing the setback at the rear of the proposed structure (as was done for the front) for the upper levels may also dampen the effect of the scale of the building versus abutting structures.

Parking:

The project includes 14 residential units and only six parking spaces. Arlington also prohibits overnight parking. There was a significant increase in parked cars on Everett Street after Arlington EATS moved into its new building at 117 Broadway. When Arlington EATS hosts public hours, the volume of cars parked near the corner of Broadway and Everett is high. Sometimes it is difficult getting into and out of our driveway at 100 Everett Street because cars can park on both sides of the street and the street is tight. Nearby streets such as Harlow Street permit street parking only on one side, not both sides. This facilitates traffic flow and provides extra space for cars to enter and exit driveways. So already Everett is quite tight many hours of the day. Adding a building with 14 units and a large commercial space on the first floor will have an adverse affect on the parking space available on Everett Street. The town should

consider how to mitigate parking issues on neighboring streets due to the presence of an additional business.

The present state of the site:

The owners of 126 Broadway have made little effort toward avoiding the current structure becoming an eye sore. Firstly, they commenced work before having the required permits - as evidenced by a STOP WORK ORDER posted on 126 Broadway on April 3rd after the owners tore off the exterior siding. Additionally, the yard has not been cared for and the grass is several feet high. The developer should consider measures to provide regular maintenance to the site, even in the absence of on-going development.

Broadway/Everett St. Intersection safety:

The corner of Everett St. and Broadway is dangerous and heavily trafficked by pedestrians, cyclists, and vehicles. Safety concerns at this intersection have been neglected for years.

Countless elementary school children and their families cross it daily on a year round basis to access the Thompson school, Lussiano Field, North Union Park, and the North Union Spray park. The town has been unable to maintain a reliable crossing guard presence, with Arlington Police often having to fill in when they can, which only occasionally happens.

The dangers at this intersection are caused by:

- 1) High speed vehicular traffic on Broadway, accelerating from the nearby North Union/Broadway intersection lights, and the Warren St./Broadway intersection stop sign. The proximity of these other intersections ensures that cars are generally accelerating, and not in a disposition to decelerate when they reach the Everett St. / Broadway intersection.
- 2) The intersection is wide with no median or speed mitigation measures, allowing vehicles to traverse it at high speed.
- 3) Increased traffic induced by the presence of businesses at the intersection such as Arlington Eats and Eli's Gas Station.
- 4) The building setback to the sidewalk for the Arlington Eats building (117 Broadway) was reduced when the building was re-developed, and parking spots were added closer to the intersection. The reduced setback from the sidewalk hampered pedestrian visibility to vehicles heading south on Everett St. while crossing Broadway. The additional parking spots closer to the intersection also hampered the visibility of cars trying to cross the intersection to other vehicular traffic.

The proposed reduced setbacks from the sidewalk and additional parking for 126 Broadway will exacerbate safety concerns at the intersection, especially at the southern corner of the Everett St./Broadway intersection. The town should consider improving the safety of all users of the intersection in conjunction with the 126 Broadway development. Measures such as a raised intersection to slow down vehicular traffic, and pedestrian triggered flashing crosswalk lights for improved awareness could help mitigate these safety concerns.

Timing of the hearing:

One of us will be out of town on Monday, August 11, 2025 so will not be able to attend the rescheduled hearing. In addition, many direct abutters will be traveling during the last weeks of August. Because of this inopportune late summer scheduling when many residents are out of town, we encourage the town committee to continue the August 11th hearing to a date in September. Given that the developer was afforded more time to work on their application and the opportunity to delay the hearing, the same courtesy should be afforded to town residents, and particularly direct abutters, to voice their opinions in person.

In addition to the above concerns, we have some questions:

- How will demolition be handled so as to not allow hidden hazardous materials to impact abutting residences including our home?
- How will lighting be designed to minimize glare and any negative impact on the abutting residences?
- I understand the need for the upper stories along Broadway to step and attempt to create variation in the façade, as well as break up the height of the building, but the design is not very successful if that is the intent.
 - There is a lot happening between setbacks, overhangs, and balconies along Broadway, all within a few stories. Can this be simplified in a more elegant way, and how does the proposed design address the current and future context of our neighborhood's culture?
 - The 126 Broadway corner lot has 2 primary facades which should be treated equally. It may be more contextually appropriate and respectful to the abutting residences for the upper stories along the rear lot to also step back allowing for a better transition in scale between the building proposed for 5 story and the abutting 3 story buildings as well as to address any considerations for privacy.
- What steps will developer take to mitigate possible rodent issues that may arise from the loading dumpster?

We look forward to learning about the developer's next steps to responding to town residents' concerns and questions.

Sincerely,
Sarah Coleman & Nazmy Abaskharoun.
100 Everett St. Apt. 2, Arlington MA, 02474