

From: **Don Seltzer**

Date: Sat, Aug 9, 2025 at 10:16 AM

Subject: Correspondence - 126 Broadway Affordability and Accessibility

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

Cc: Disability Commission, Claire Ricker

To: Arlington Redevelopment Board

Comments regarding 126 Broadway

Affordability -The applicant is to be commended for complying with the Inclusionary Affordable bylaw in both letter and spirit.

The 3 proposed affordable units meet the state requirement for minimum size.

The two 1B and one 2B units are a fair representation of the type of units in the building. Unlike other recent ARB reviewed projects, the affordable units are not the smallest in the building, nor limited to the least desirable floors/locations. They are in fact *"dispersed throughout the development and shall be comparable to market rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms and external appearance."*

Accessibility - The entire building is accessible, with an elevator providing access to every floor. The entrance from the street is good, and all apartments appear to meet dimensional requirements of state law 521 CMR. There are accessible routes to all public and common areas, with the possible exception of the proposed location of the dumpster.

However, there is a problem with the location of the accessible parking space. State law (23) is clear that this space *"shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance."* In the proposed plans, this space is shown as the furthest from the entrance to the building. It is furthermore unconscionable to make this handicap accessible space the only one located outside, completely exposed to the elements. Is it fair that the only resident expected to shovel out their space in winter is the one with mobility disabilities?

The applicant should be aware that State law (10.3) requires that the number of HP spaces not be limited, *but shall be provided in sufficient numbers to meet the needs of the dwelling unit occupants.*

It should be anticipated that there could be two residents of the apartments that require an accessible parking space, and the owner must comply with those requests. With the limited number of spaces proposed, it seems that each HP space will require the reduction of total number of spaces. The Transportation Demand Management Plan for this project should specify how this situation will be handled.

Thank you for your consideration,

Don Seltzer