
Comments for Monday Dec. 19 ZBA hearing on 1021-1025 Mass Ave

2 messages

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Thu, Dec 15, 2022 at 1:07 PM

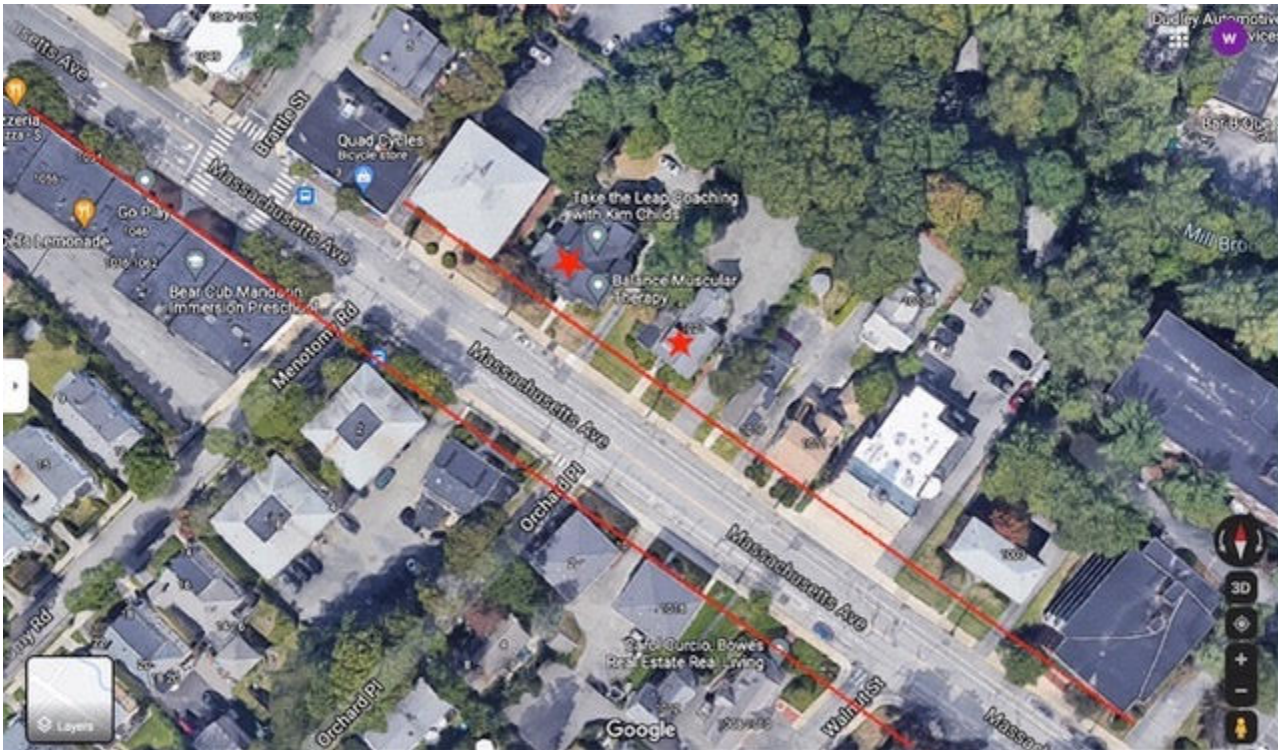
To: Christian Klein <cmqklein.alist@gmail.com>, zba@town.arlington.ma.us

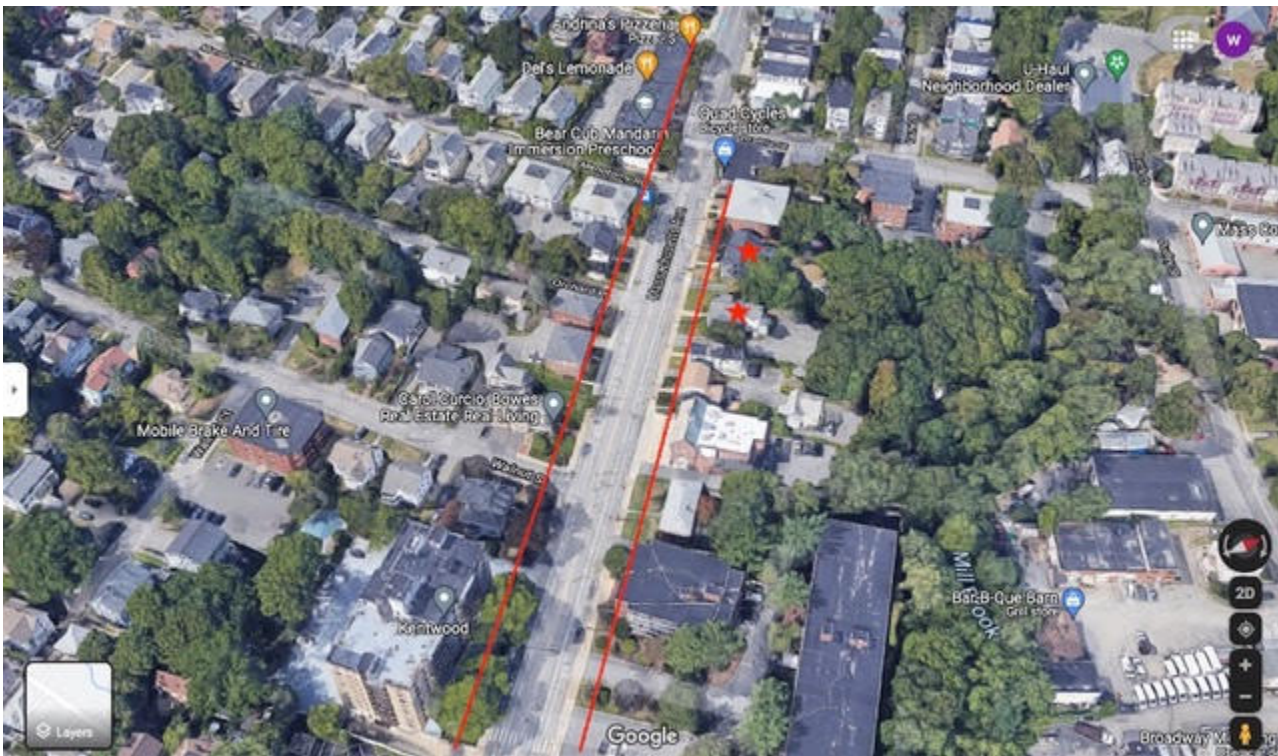
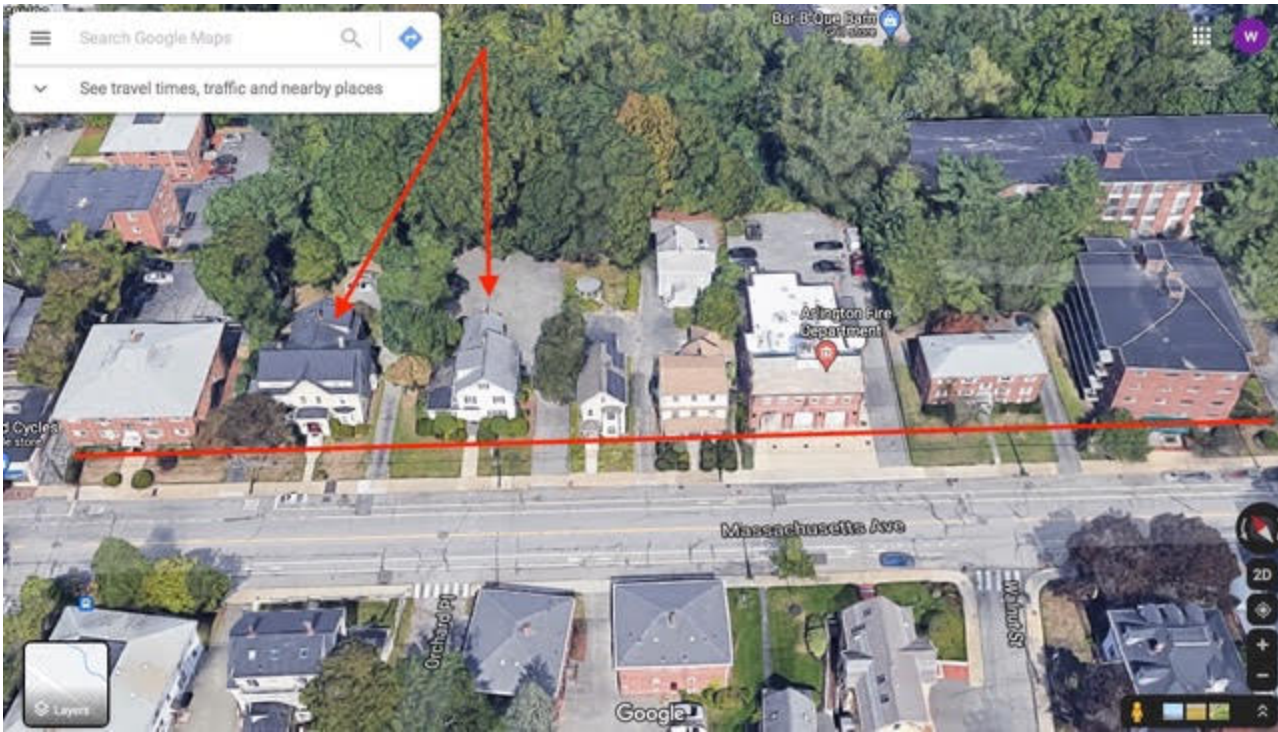
Dear Members of the Zoning Board of Appeals:

I've been thinking more about how to integrate this large project into a block of primarily 2.5 story houses and low-rise apartment buildings, and have a few thoughts on two visual issues:

1. Setbacks and Trees

I'm including a map view showing setbacks along the block, and also street views. This block has exactly one street tree, which is not in great shape. Existing front setbacks are planted mainly with shrubs, and a few small ornamental trees. Shade is a real issue on this block, which contains apartments, subsidized housing, and small business concerns located mostly in older houses, plus the Highland Ave. fire station. It needs more street facing greenery, not less. One public comment letter to this Board recommended a zero front setback, but this would be a step in the wrong direction here. Our Master Plan emphasizes the importance of open space, not just for residents, but to improve the appearance of mixed use areas for the community, and to enhance the pedestrian experience. The Tree Committee suggests a setback here sufficient to allow trees, as well.





2. Appearance of Structure

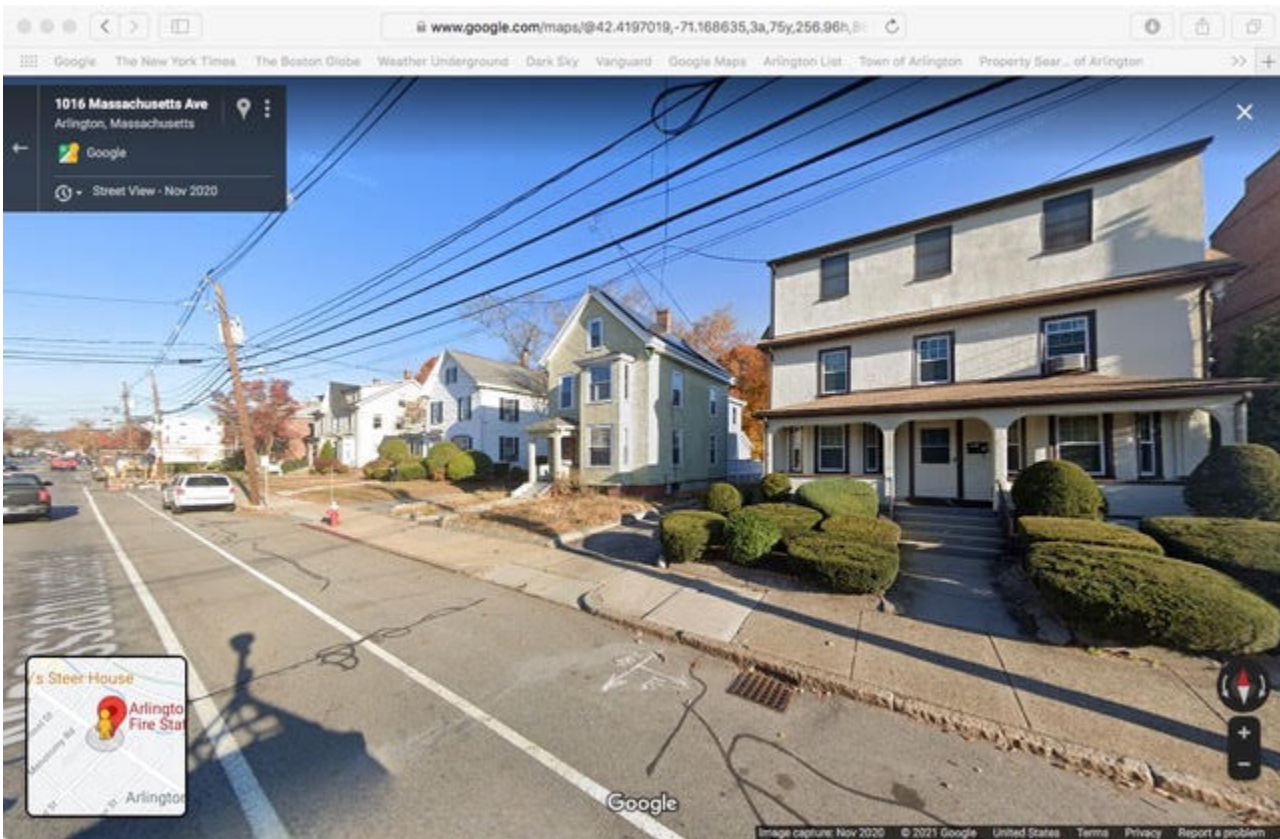
As mentioned in a previous letter, this is a very large building for this block. The current elevation also shows a building more suited to a town center. Anything that allows it to better fit the existing street scape will make for a more successful build. This will be here for a long time, and the nearby residents deserve the most appropriate structure possible. I'm attaching some pix of existing conditions, and a few of similar scale buildings that might serve as inspiration, including one previously sent, to get them all in one document. (Please note that there are no storefronts opposite the site, as erroneously stated in another public comment letter.)

Existing Conditions:

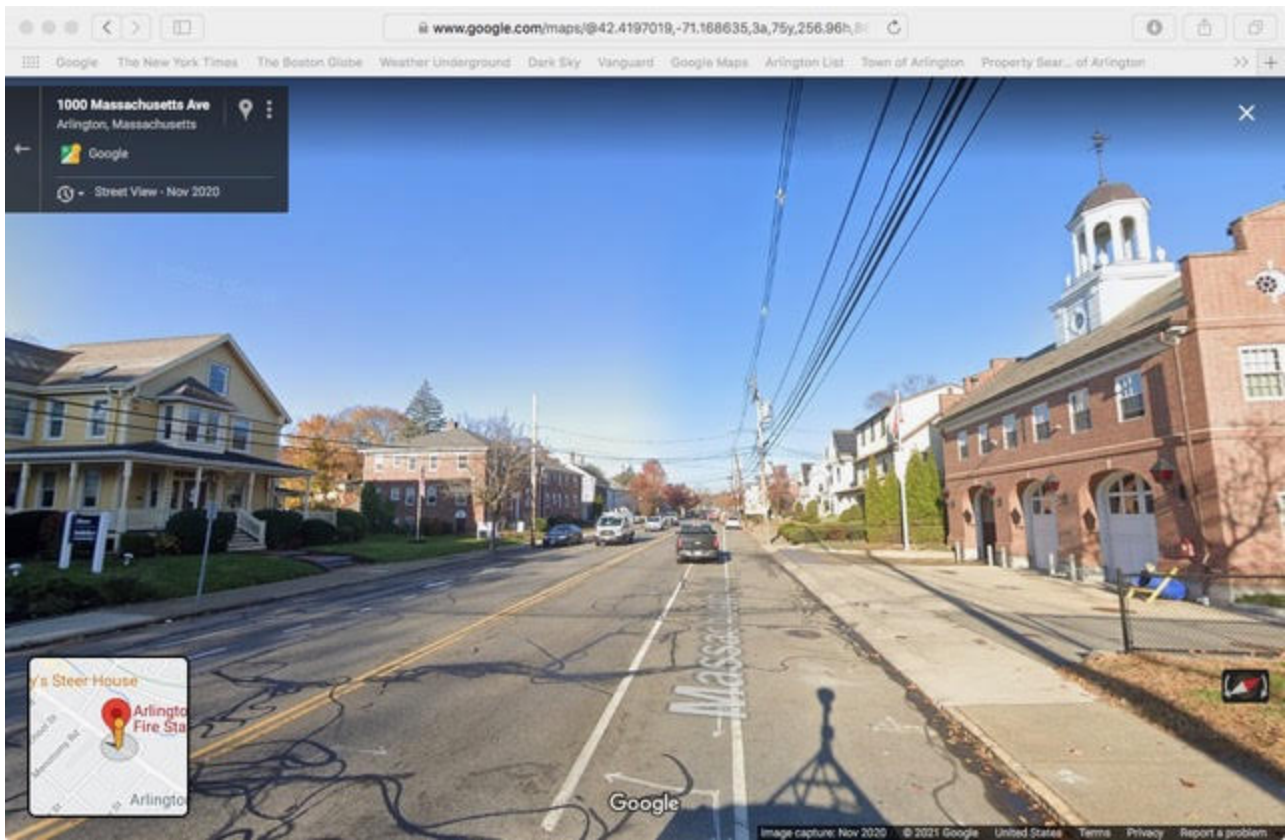
A. Opposite side of Mass Ave



B. Same side of Mass Ave



C. Looking NW



Ideas:

D. Beacon St, Cambridge/Somerville line



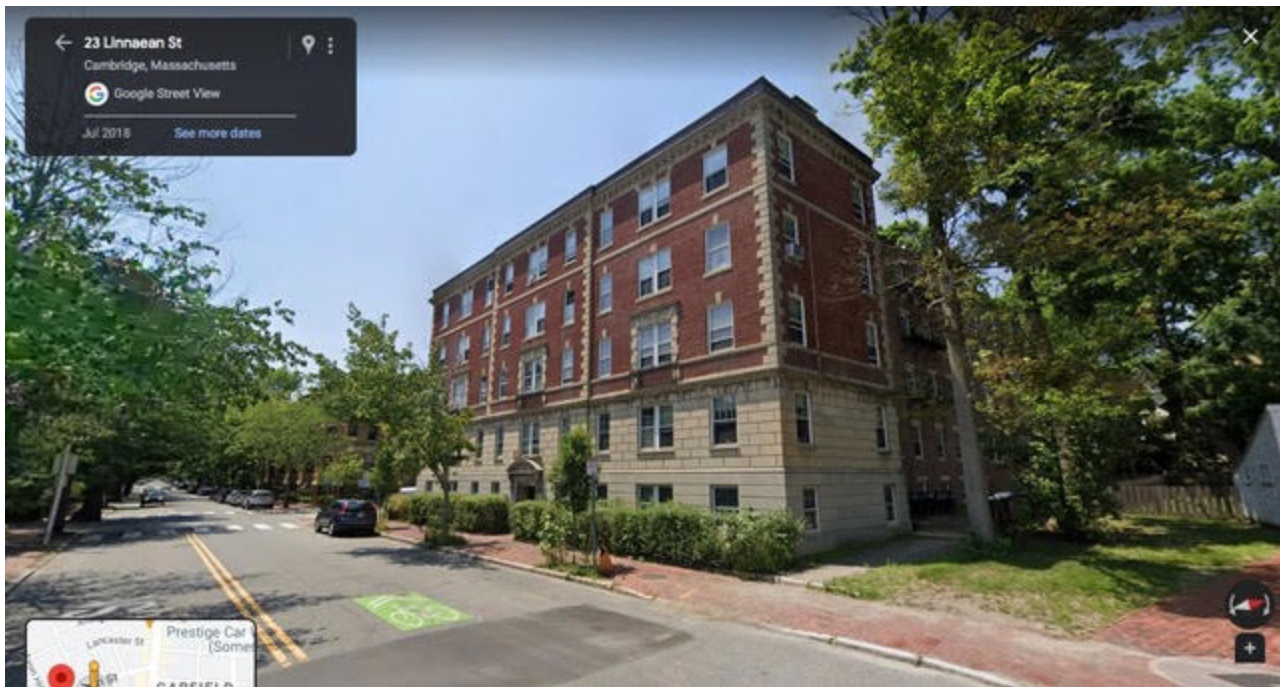
E. Harvard Sq



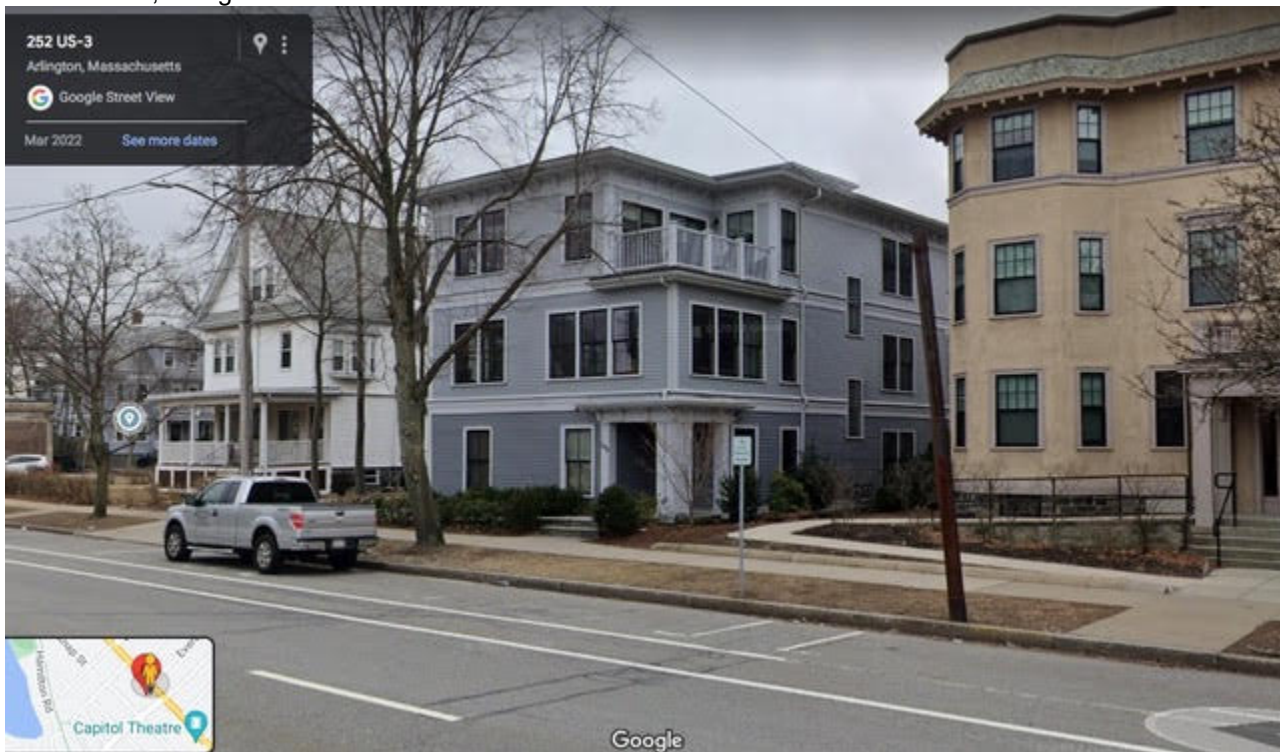
F. Linnaean St, Cambridge



G. Linnaean St, Cambridge



H. Mass Ave, Arlington



I respectfully ask you to take these comments into consideration as you continue to assess this application.

Thank you for all your work, and best wishes—
Wynelle

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