

From: Talia Fox <tfox@town.arlington.ma.us>
Sent: Thursday, May 11, 2023 9:56 AM
To: Kelly Lynema <klynema@town.arlington.ma.us>
Subject: FW: Updated sunnyside statement

Hi Kelly,

The CEFC voted to allow Ryan Katofsky, as Chair, to make statements on behalf of the Committee for development review. Below is an updated version of the previous statement Ryan and I sent regarding 10 Sunnyside in light of that vote.

Please let me know if you have any questions!

Best,
Talia

From: Talia Fox
Sent: Friday, April 28, 2023 12:40 PM
To: Ryan Katofsky <rkatofsky@gmail.com>
Subject: Updated sunnyside statement

The CEFC commends HCA for the alignment of the 10 Sunnyside Avenue project with the Town's Net Zero Action Plan and climate mitigation goals. The project's pursuit of the highly energy-efficient Passive House standard would fulfill the requirement of the State's new Specialized Stretch Code, which Town Meeting adopted on April 24, 2023, with an effective date of January 1, 2024. The addition of solar photovoltaics (PV) to the HCA project also supports the Town's goals of maximizing local renewable energy production.

The CEFC has two recommendations for HCA.

1. The Stretch Code—automatically effective for Arlington's commercial buildings as of July 1, 2023—requires that 20% of parking spaces have wiring to support electric vehicle charging. The CEFC recommends that HCA also provide electrical capacity for future electric vehicle (EV) charging station expansion at 10 Sunnyside, with the goal of pre-wiring as many parking spaces as feasible to ensure that low-income residents have equitable access to charging.
2. The CEFC recommends that HCA clarify in its application the fuel sources for heating, ventilation, and air conditioning (HVAC), water heating, and appliances. These systems ideally should be all electric to align with the Town's net zero goals or, if systems are not all electric, pre-wiring should be provided for future electrification of these systems per the Specialized Stretch Code.

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