

July 26, 2023

Dear Members of the Zoning Board of Appeal and the Housing Corporation of Arlington,

We are writing to you as concerned Michael Street residents and other abutters to the 10 Sunnyside Ave. building project. We are pleased that the Town is committed to providing affordable housing in Arlington. We recognize that the property on Sunnyside Avenue is a reasonable place to develop for that purpose.

However, we remain deeply concerned about the size of the project, and its inevitable effects on our quiet, child-centered neighborhood. Michael Street and its environs is currently a safe space for children to ride bikes, play street hockey and run around with their friends. Most of the traffic on Michael Street comes from abutters, who know to look out for children.

We are concerned that the Sunnyside project will:

- Create safety and parking issues on Michael Street, by (in the short term) construction crews, and (ongoing) by 10 Sunnyside residents who do not have adequate parking available on-site. Michael St. is narrow. Parked cars already create difficulty for residents to get out of their driveways and make it impossible for two-way traffic to pass on the street.
- Increase travel challenges on Sunnyside Ave—a road which is already too narrow for cars to pass if there are any parked vehicles. The problem will just be multiplied once sidewalks are created, additionally narrowing the street.
- Create shade and light pollution issues on neighboring houses.
- Establish a precedent for five-story buildings to be built in this area.
- Increase the activity of rats and other vermin in the area, particularly during construction and if the building does not adequately address trash management (as has been a concern at other HCA properties).
- Hamper snow-removal in the area—to where will snow be removed from the Sunnyside development?
- Increase commuter foot traffic on Broadway, which is poorly maintained between Sunnyside and Route 16 during the winter on both sides of Broadway, often resulting in icy, dangerous conditions.

We recognize that the project is going to move forward regardless of our significant concerns as to the size and scope of the building. We ask that you consider the following neighborhood requests and suggestions as you move forward:

- Could the solicitors evaluate another economic alternative to reduce the size of the building, such as renting at a higher price for higher incomes? There is still a need for affordable rent, not only in the 60K income bracket, and there is another huge building under construction nearby that would target that range.
- To decrease the mass of the building: if it is not possible to decrease the number of stories, could the ceiling heights for each story be shortened? Typical ceiling heights in this area are 7.5 ft. Every inch of ceiling decrease will make the building that much shorter, possibly preventing shade effects on neighboring solar panels.


- Please include all residents of Michael Street in the "neighborhood construction update" meetings, not just abutters.
- Please prevent contractor parking on Michael Street.
- Please address rodent problems without using rat poison, which could harm the neighboring owls and eagles. Rat poison travels up the food chain, killing off the predators of rodents, resulting in more rodents.
- Could the HCA commit in writing that in the future, overnight street parking permits/stickers will not be issued to allow 10 Sunnyside residents to park on Michael Street?
- Make Michael St. one-way towards Sunnyside (except for abutters) or a dead end at Sunnyside to reduce cross-traffic and non-resident parking.

We look forward to your response. Future communication regarding this letter can be addressed to Monique Chaplin at mochap2@yahoo.com. Thank you for your consideration.

Signed,

Name	Address	Signature
MONIQUE CHAPLIN	35 MICHAEL ST	<i>[Signature]</i>
MARY McCARTNEY	35 Michael St	<i>[Signature]</i>
Yvette Cavanaugh	32 Michael St	<i>[Signature]</i>
Melody Wolfe Thomas	28 Michael St	<i>[Signature]</i>
Maria Summ	27 Michael St	<i>[Signature]</i>
Karina Liendo	39 Michael St	<i>[Signature]</i>
Erin Almond	36 Michael St	<i>[Signature]</i>
Tracie Crowley	43 MICHAEL ST	<i>[Signature]</i>
David Casano	29 SUNNYSIDE AVE	<i>[Signature]</i>
Boraca Oliver	43 SILK ST	<i>[Signature]</i>
Bridget Enos	47 silk	BRIDGET ENOS
Bill Mahony	41 silk St	<i>[Signature]</i>
ASIA KEPKA	17 SILK ST	<i>[Signature]</i>
ELIZABETH McCAFFIGAN	34 SILK ST	<i>[Signature]</i>
Erin Almond	47 Silk St	JAMES ENOS

[Signature] 24 Michael St. Erin Almond
 Steve Almond 24 Michael St. *[Signature]*
 Paul Gray 43 Silk St Paul Moniz
 Susan Mary 43 Silk St Susan Moniz
 Kyle Moniz 43 Silk St Kyle Moniz
 Brennan Cavanaugh 32 Michael St Brennan Cavanaugh
 James 43 Silk St Jordan Moniz
 Sandra Hutchinson 36 Michael St Sandra Hutchinson

Harold J. Allen Sr. 22 Sunnyside Av. 
ARLINGTON Fuel Corp

Leah Broder 44 Michael St. 

Miguel Monte Cabré 44 Michael St 