

From: [Maria Scibelli Greenberg](#)
To: [Riverdale](#); [Adrianna Henriquez](#)
Subject: Fwd: Riverdale
Date: Friday, January 31, 2020 4:24:06 PM

Hi Adrianna,
Please forward this to the members of ZBA. If it is too late for the Feb 5th meeting please let me know and I'll resubmitted for the next public meeting for Riverdale.
Thanks

Maria Scibelli Greenberg
City Councilor Ward 1

From: Maria Greenberg <mariasgreenberg@gmail.com>
Sent: Friday, January 31, 2020 3:16 PM
To: Maria Scibelli Greenberg
Subject: Riverdale

[**DO NOT OPEN** links/attachments unless you are sure the content is safe.]

Dear Zoning Board of Appeal Members,

Unfortunately I will not be able to attend the public hearing scheduled for Feb 5th regarding the Riverdale project. So, I would like to submit my thoughts about this project in writing. I would first like to express how appreciative I am on how the developers of this project have been so available and responsive to the concerns of the neighbors and Ward councilors. So far I consider this to truly be a "friendly 40B".

There are still some continuing concerns that myself and the neighborhood would like to be addressed.-

A primary issue is the traffic on California st and the increasing congestion at the intersection of California st and Bridge st. As you may know there has been an increasing number of large developments (including a newly proposed 40B project of 253 units in Watertown) over the Charles river in Watertown and Waltham, consequently the Newton side has been subject to increasing traffic flow. It was reassuring to see the following in initial Traffic Impact Assessment for Riverdale:

" The Proponent will engage with the City in its ongoing efforts to improve traffic operations at the Bridge Street signalized intersection and will offer proportional funding assistance to advance these improvements, subject to further review. The Proponent is also developing a comprehensive Transportation Demand Management (TDM) program to take full advantage of the Site proximity to the Charles River multi-use path and area public transportation and proposes membership in the Watertown Transportation Management Association (TMA) to facilitate and encourage alternatives to automobile use."

I'd like to have a firm commitment all aspect of their transportation management plan including help fund improvements to the intersection of California st and Bridge st. In additions improvements should be made to the appearance of Riverdale st itself as it is the entrance to this development.

I also have concerns with the overall design of the two residential buildings. As the UDC

noted in their Jan 8th meeting: "Regarding a sense of place for the community the Riverdale project has the appearance of a generic type found in Boston region. The overall appearance has the look of a building with thin veneer rather than solid sustainable materials. The front of the building is very flat and lacks detail and as a result looks more like a cooperate office. It would help to provide some depth to the exterior facade and add elements that make it look like the residential use that it is."

Myself, Councillor Leary and many of the neighbors are in totally agreement with the UDC. This neighborhood of Nonantum deserves a project that will stand the test of time and offer sense of place that respects and reflect its environs- its history and the Charles River.

I'd appreciate the ZBA keeping the concerns expressed in mind when deliberating this project.

Thank you,
Maria Greenberg