

## Arlington Special Town Meeting — Motion to Amend

**ARTICLE NO. 12**

**Dated:** 10/15/2023

I, Kristin L. Anderson, do hereby submit the following Motion to Amend Article 12:

To amend the recommended vote of the Redevelopment Board by making the following changes to improve the mixed-use development incentives in the Mass Ave / Broadway Multifamily Overlay District, as requested by the Chamber of Commerce.

So that **Section 5.9.4.E.1** reads as follows (additions are underlined and removals are in strikeout):

E. Bonuses 1) In the MBMF Overlay District, for properties abutting Massachusetts Avenue, where the ground floor at street level will be at least 60% occupied by eating and drinking establishments, businesses services, childcare, or retail uses, there are no residential units on the ground floor at street level, the second floor will be at least 40% occupied by childcare, health, business, professional, or medical services, and the frontage is at least 80% occupied by said non-residential uses, the maximum height is 6 stories and 78 feet, and the front yard setback requirement is reduced to 0 feet. In the MBMF Overlay District, for properties abutting Broadway, where the ground floor at street level will be at least 60% occupied by eating and drinking establishments, businesses services, childcare, or retail uses, there are no residential units on the ground floor at street level, and the frontage is at least 80% occupied by said non-residential uses, the maximum height is 5 stories and 65 feet, and the front yard setback requirement is reduced to 0 feet.

### **Comment:**

In their 10/02/23 letter to the Redevelopment Board, **Arlington's Chamber of Commerce requested "increasing the first floor percentage requirement on zero foot setback buildings and incentivize second floor commercial space."**

Arlington is lacking adequate and available commercial spaces for local entrepreneurs to move their businesses out of their basements. At the same time, Arlington residents are lacking local jobs within walking distance of their homes. And there is a great need for walkable access to daycare, medical services, and many other types of services that businesses provide.

This amendment increases the commercial use requirement for the up-to six story mixed-use developments in the MBMF Overlay on Mass Ave. It does not affect the up-to five story mixed-use developments in the MBMF Overlay on Broadway.

Additionally, this amendment does not affect compliance, as the incentivized mixed-use bonus stories are not included in the state's compliance calculation model.

Respectfully submitted,

*/s/ Kristin L. Anderson*

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[Kristin L. Anderson, Precinct 11]

Date Voted: \_\_\_\_\_

Action Taken: \_\_\_\_\_