

Arlington Special Town Meeting — Motion to Amend
Loreti Amendment 3

ARTICLE NO. 12

Dated: October 19, 2023

I, Christopher Loreti, do hereby submit the following Motion to Amend the Redevelopment Board's (ARB) recommended vote under Article 12:

To remove paragraph 3 under 5.9.4.E. Bonuses:

~~3) In the MBMF Overlay District, one additional story may be added for projects that are minimum LEED Gold certified or equivalent level of an alternate green building standard reviewed and approved by the Redevelopment Board.~~

and renumber the succeeding paragraph accordingly.

Comment:

This amendment will remove the one-story bonus for projects that are at least LEED Gold certified. It is generally considered poor public policy to provide a bonus to someone for doing what they would do anyway without an incentive. A significant fraction of the projects that come before the ARB today already meet the LEED Gold standard; providing this incentive is unnecessary. In addition, with this easily achievable bonus in place, it is unlikely that developers will make use of the bonus for meeting affordability targets.

Respectfully submitted,

/s/ Christopher Loreti

Precinct 7

Date Voted: _____

Action Taken: _____