Dear Town Meeting Members,

We have proposed a very simple amendment to the main motion of Article 12 to increase the maximum building height in the Neighborhood Multi-Family District from three stories and 35-feet to four stories and 46-feet. If approved, this would return the main motion to align with the recommendations of the MBTA-C Working Group. While we appreciate the ARB's efforts on Article 12 and wholeheartedly support the whole effort, we think that the process and reasoning behind the Working Group's proposal was sound and deserves reconsideration. While we cannot mandate that these desirable outcomes occur, we can create favorable conditions that make them more likely.

Some brief points in favor of the fourth floor:

- **Elevators**

  From the Working Group Report: "Buildings that are 4 stories or taller will have an elevator and meet other accessibility requirements. This was a major driver behind the Working Group choosing to allow by-right residential to be 4 stories tall in all subdistricts. We have heard from many community members that a lack of housing with elevators and other accessibility features is a barrier to residents with different abilities finding housing, and a barrier for seniors looking to downsize and stay in Arlington."
- **Inclusionary Zoning**

  Taller buildings are more likely to have more than six units, and thus be more likely to trigger the 15% affordable-unit requirements of our Inclusionary Zoning bylaw. While we are unlikely to see a lot of new income-restricted units with either three or four floor limits in this district, every little bit helps.
- **Building Code**

  Buildings with three or more units are treated differently by the building code than one and two family houses. Some of the additional requirements, such as sprinklers, are highly desirable, but add to construction costs. Defraying those costs over more units, as a high floor limit would allow, helps contain construction costs.

This amendment would raise the capacity of the MBTA overlay district from 3,216 to 3,844, an increase of 628 units.

We ask for your support of this amendment and for your support of the main motion.

Sincerely,

James Fleming, Precinct 4

Alexander Bagnall, TMM, Precinct 9