

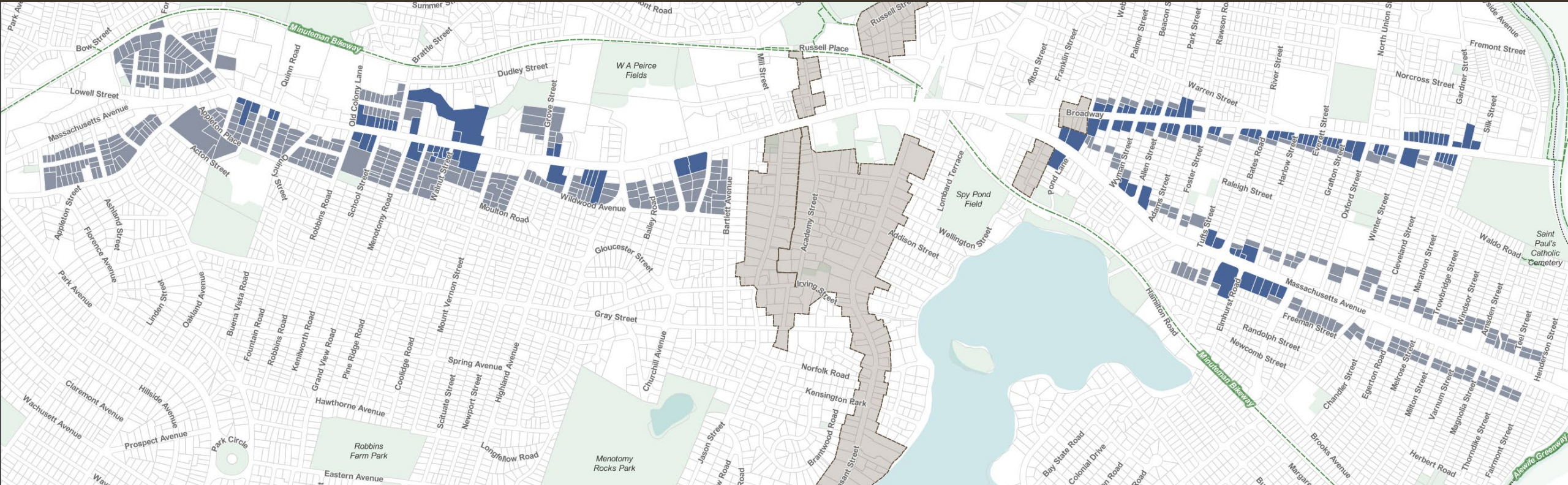
# Amendment to Article 12

presented by Kristin L. Anderson



## Encouraging Greater Commercial Growth in Arlington

# The Redevelopment Board has created pathways for future commercial growth in the Heights, the Center, & East Arlington.



# Article 12 Incentivizes Mixed-Use Development along Mass Ave and Broadway

<i>Incentives</i>	<i>Mixed-Use</i>
<i>Mass Ave</i>	+2 stories  0 ft front setback
<i>Broadway</i>	+1 story  0 ft front setback
<i>Neighborhood</i>	N/A

### **Article 12 Mixed-Use Incentive:**

Requires 60% commercial use on the ground floor.

### **This Amendment:**

Requires 60% commercial use on the ground floor, plus 40% commercial use on the second floor of mixed-use buildings on Mass Ave.

**“... in most cases, the 60% requirement will result in spaces that are too small for the types of businesses and retail that support needs of the local population.”**



### **Financially Feasible.**

On Broadway, the financially feasible development incentive is a one story bonus and 0 foot front setback in exchange for 60% ground floor commercial use.

This Amendment only applies to the 50+ parcels fronting Mass Ave, where the bonus is 0 foot front setback and 2 stories. This leaves feasibility intact for mixed-use on Broadway.

Because the bonus is two floors on Mass Ave, 60% ground floor business use and 40% second floor commercial use remains financially feasible.

## **The Result.**

Encourage & Increase Commercial Use on Mass Ave by updating the bonus to be equal to the financially feasible Broadway mixed-use incentive.

**Greater Commercial Growth  
& walkable access to new businesses.**

**VOTE YES on the Anderson Amendment to Article 12.**