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Subject: Concern about zoning articles proposed

Hi - I live in Arlington Heights and I want to express my concern about the new zoning articles being proposed. I do not think these should be passed this year in any manner.

Primarily, I think that the zoning changes introduced in 2016 have not yet been taken advantage of and these additional changes are too much too soon. Many are complaining about the building at 887 Mass Ave; we as a town should see whether more structures similar to that are built under our current zoning rather than push even more dense zoning changes. I'm concerned that allowing "multi-use" 5 story buildings will lead to developers building 4 stories of apartments over a vacant storefront and there will be no incentive to rent that storefront to anyone. I don't like that it would also encourage tearing down of existing, smaller scale, less expensive housing to build these structures. I think the reduction in parking space requirement to 1 per unit is a bad idea. Certainly we can say that "if people need parking they will choose to rent where it is available" but I think it's more likely someone will choose to rent there because it is more affordable, then complain that they need parking and should be issued a street parking spot. Arlington is not *that* transit friendly.

Thank you for reading.
Jenny Mauger