

From: Kristin Anderson

Sent: Monday, September 11, 2023 8:34 AM

To: Rachel Zsembery; Eugene Benson; Kin Lau; Stephen Revilak; Ashley Maher

Cc: Claire Ricker; Jim Feeney; MBTA Communities; Eric Helmuth; Stephen DeCoursey; Len Diggins; John Hurd; Diane Mahon; Beth Locke

Subject: MBTA Communities Housing Plan: Arlington's Businesses & Future Commercial Growth

Dear Director of Planning & Community Development, Chair of the Redevelopment Board, Members of the Redevelopment Board, Members of the MBTA Communities Working Group, Town Manager, Members of the Select Board, and Executive Director of the Chamber of Commerce,

My name is Kristin Anderson. I am a Town Meeting Member and I run a business in the Industrial Zone in the Heights.

Having attended every MBTA Communities Working Group meeting since May, I can attest that the Department of Planning and Community Development, the town's consultant Utile, and the MBTA Communities Working Group have expended significant effort in creating the new MBTA Communities housing plan for the Town.

Thank you to everyone who has worked so hard on the new housing plan!

Arlington needs zoning for more housing. The current iteration of the MBTA Communities housing plan achieves that and there are many good ideas in the new housing plan that are worth supporting.

However, this has been a planning effort without any input from Arlington's Director of Economic Development, as that position has remained unfilled throughout the MBTA Communities planning process. The Director of Economic Development is a crucial seat at Town Hall, especially at a time when changes are being proposed that will affect the future of our town. As a result of this unfilled role, there has not been a pro-business voice at the MBTA Communities Working Group meetings.

The MBTA Communities Housing Plan District alternatives before us now require two key improvements:

Protection for all of the town's businesses and allowance of future commercial growth.

Arlington needs commercial space for services that are important to our residents, including: medical services, child daycare, grocery stores, law offices, museums, animal daycare, beauty salons, art studios, ambulances, pharmacists, bakeries, florists, gyms, optometrists, massage therapists, cafes, theaters, funeral homes, dentists, appliance repair, and the list goes on! Businesses provide local jobs and make Arlington a town worth living in. Local businesses make our neighborhoods more walkable and reduce reliance on cars.

All existing businesses must be protected. Please remove from the new MBTA Communities Housing Districts all parcels where Arlington's businesses exist. This is

important not only for our existing businesses, but also for Arlington’s future commercial growth.

Do not add to the housing districts additional parcels that include any of Arlington’s businesses, whether zoned Business, Industrial, or Residential. Allow that space for future commercial growth.

Here is a list of addresses where businesses exist that are currently included in the current iteration of the town’s MBTA Communities Housing Overlay.

Please remove these parcels from the new MBTA Communities housing districts.

SITE_ADDR	USE_DESC	ZONING
70 -72 MASS AVE	Mixed Use (Primarily Residential, some Commercial)	R2
244 MASS AVE	Mixed Use (Primarily Residential, some Commercial)	R2
220 MASS AVE	Mixed Use (Primarily Residential, some Commercial)	R6
347 MASS AVE	Mixed Use (Primarily Residential, some Commercial)	R6
271 MASS AVE	Mixed Use (Primarily Residential, some Commercial)	R6
846 MASS AVE	Mixed Use (Primarily Residential, some Commercial)	R6
279 MASS AVE	Mixed Use (Primarily Commercial, some Residential)	R6
232 -242 MASS AVE	Small Retail and Services stores (under 10,000 sq. ft.)	R6
275 MASS AVE	General Office Buildings	R6
339 MASS AVE	General Office Buildings	R6
1012 MASS AVE	General Office Buildings	R6
1008 -1010 MASS AVE	General Office Buildings	R6
1026 MASS AVE	General Office Buildings	R6
281 MASS AVE	Medical Office Buildings	R6

1068 A MASS AVE	Commercial Condominium	R6
1068 B MASS AVE	Commercial Condominium	R6
1070 A MASS AVE	Commercial Condominium	R6
1070 B MASS AVE	Commercial Condominium	R6
1072 A MASS AVE	Commercial Condominium	R6
1072 B MASS AVE	Commercial Condominium	R6
1074 MASS AVE	Commercial Condominium	R6
1064 MASS AVE	Commercial Condominium	R6
929 -931 MASS AVE	Mixed Use (Primarily Residential, some Commercial)	R5
925 -927 MASS AVE	Mixed Use (Primarily Commercial, some Residential)	R5
1071 MASS AVE	Small Retail and Services stores (under 10,000 sq. ft.)	R3

Arlington needs more space for businesses now. A growing population will need more services that our businesses can provide.

Please show your support for Arlington's Existing Businesses and Commercial Growth.

Protect all of Arlington's Businesses and Commercial Space!

Best wishes,

Kristin Anderson
12 Upland Road West