

**From:** Stephen Revilak (TMM, Precinct 1)

**Date:** May 7, 2026

**Re:** Article 53 - mixed use buildings permitted in the last year

Much of the discussion around Article 53 has focused on the size of commercial spaces in mixed-use buildings. As such, I would like to provide Town Meeting with a list of mixed-use buildings that the Arlington Redevelopment Board has permitted in the last year. One building was permitted in the Major Business (B2A) District and three were permitted in the Mass Ave/Broadway Multifamily (MBMF) District. These are listed in the following table, with square footages provided by the Department of Planning and Community Development.

| <b>Address</b>     | <b>District</b> | <b>Commercial sq. ft.</b> |
|--------------------|-----------------|---------------------------|
| 1513-1519 Mass Ave | B2A             | 930                       |
| 840 Mass Ave       | MBMF            | 3375                      |
| 259 Broadway       | MBMF            | 1785                      |
| 126-128 Broadway   | MBMF            | 3568                      |

Together, these total 9658 square feet of new commercial space; 930 in the B2A district and 8728 in the MBMF district.

Given the inter-relationship between off-street parking requirements and the size of ground floors in mixed-use buildings, there are two other factors that Town Meeting may find relevant:

- The applicant for 1513-1519 Mass Ave did not request a parking reduction, but chose to provide the minimum number of off-street parking spaces required by the Zoning Bylaw.
- The three MBMF applicants provided transportation demand management plans, and received parking reductions on the order of 50% (give or take).

Respectfully submitted,

s/Stephen Revilak/

Precinct 1