

10/2/23 Scenarios

Town of Arlington Redevelopment Board
MBTA Communities Technical Assistance
October 2, 2023

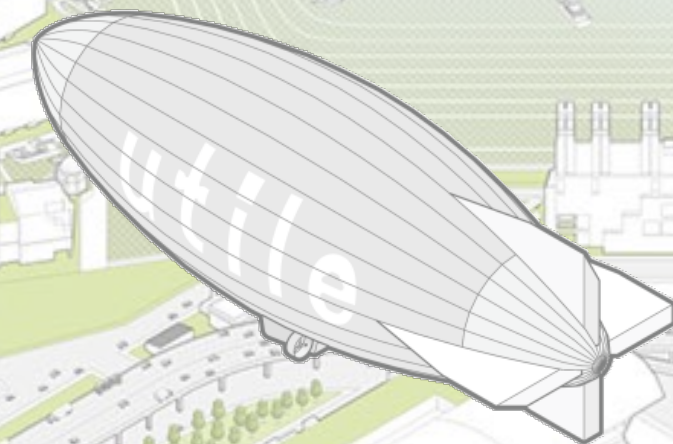


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Town of Arlington Redevelopment Board Update Materials
October 2, 2023

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1. 10/2 Scenarios Based on 9/11 Feedback

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- b. 10/2 Scenario 2a - NMF 3 Stories & Min. Parking
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- e. 10/2 Scenario 3a.2 - Remove Mass Ave parcels East of Orvis Rd, NMF 3 stories
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1. Compliance Comparison & Decision Points

- a. Compliance Comparison
- b. Decision Points for Consideration

9/11/23 ARB Alternatives

Alternative 1

East Arlington:

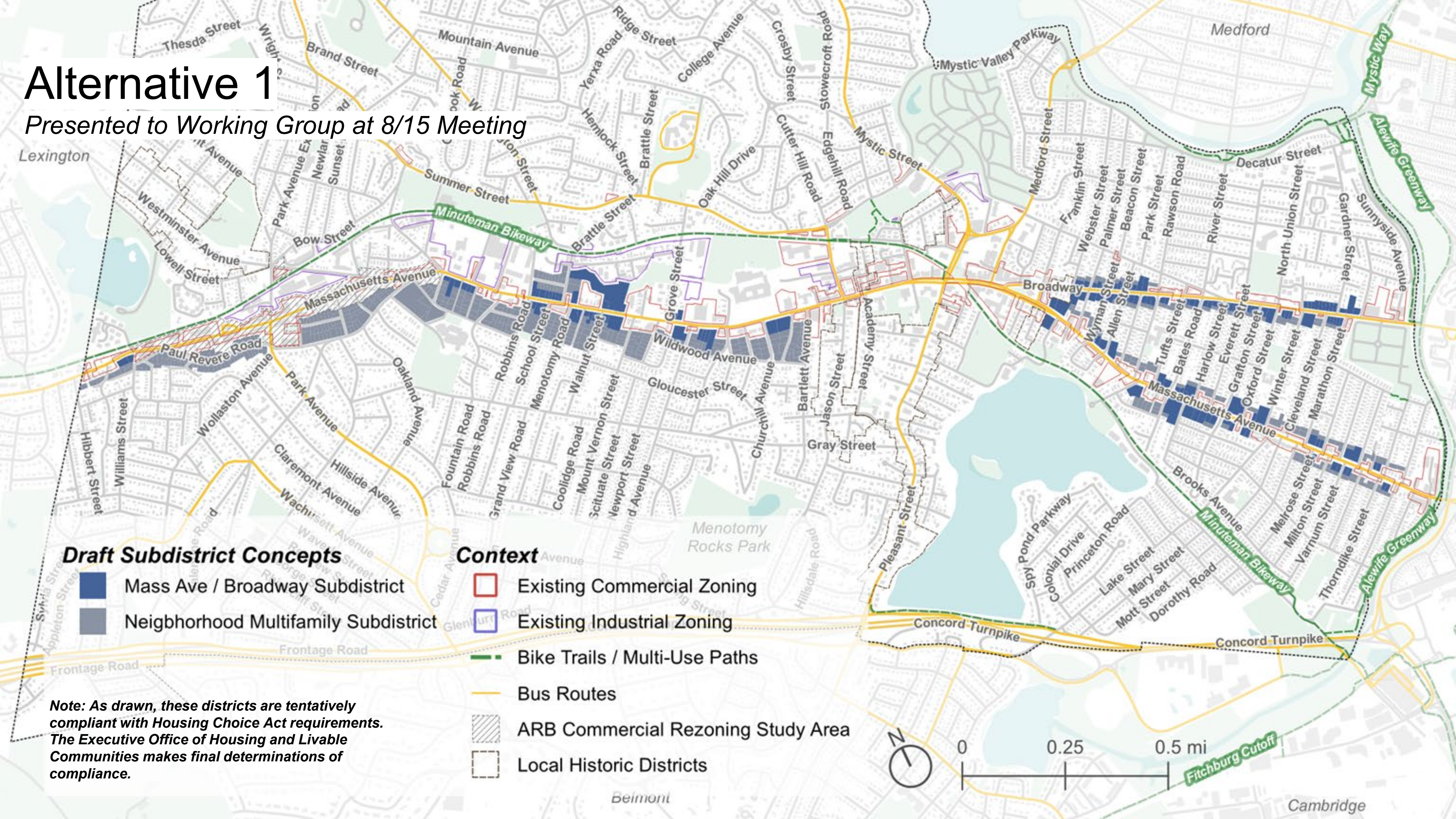
- Maintain the Mass Ave Broadway district on parcels directly abutting the Avenues, avoiding the existing commercial district
- Limit the depth of the Neighborhood family district to approximately 150' from the Avenues and/or 1 to 2 parcels behind parcels abutting the Avenues to create a transitional height zone to the R-1 and R-2 districts.
- Fill in additional parcels as required to maintain contiguity of the overall East Arlington districts

Arlington Center / Arlington Heights



- Maintain the Mass Ave Broadway district on parcels directly abutting the Avenues, avoiding the existing commercial district
- Maintain the depth of the Neighborhood Family District of approximately 350' on average from the Avenues, drawing the boundary around complete blocks where possible, avoiding industrial zones
- Extend the Neighborhood Family District **west to the Town line**

Alternative 1

Presented to Working Group at 8/15 Meeting



Draft Subdistrict Concepts

-  Mass Ave / Broadway Subdistrict
-  Neighborhood Multifamily Subdistrict

Context

-  Existing Commercial Zoning
-  Existing Industrial Zoning
-  Bike Trails / Multi-Use Paths
-  Bus Routes
-  ARB Commercial Rezoning Study Area
-  Local Historic Districts

Note: As drawn, these districts are tentatively compliant with Housing Choice Act requirements. The Executive Office of Housing and Livable Communities makes final determinations of compliance.

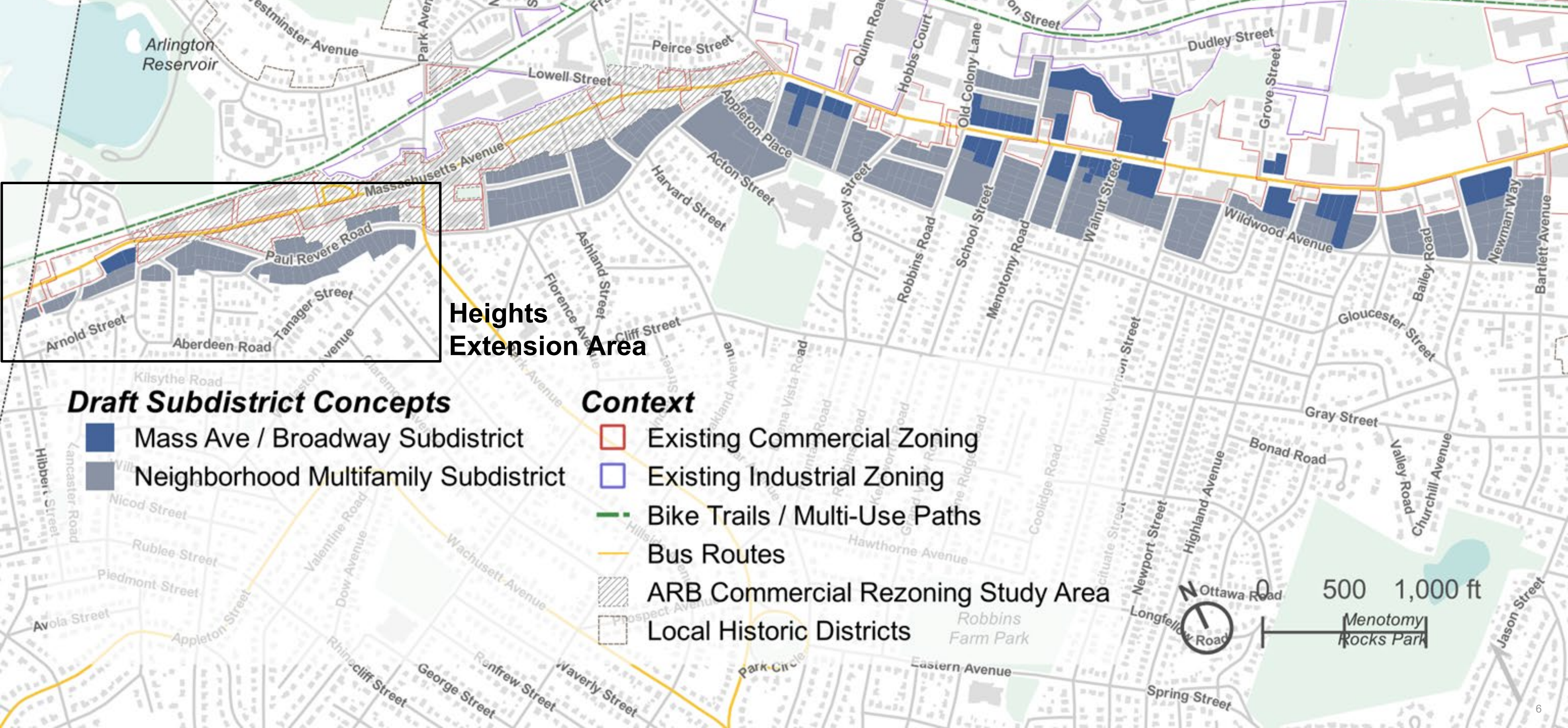


Beimont

Cambridge

Alternative 1 – Arlington Center / Arlington Heights

Presented to Working Group at 8/15 Meeting



**Heights
Extension Area**

Draft Subdistrict Concepts

- Mass Ave / Broadway Subdistrict
- Neighborhood Multifamily Subdistrict

Context

- Existing Commercial Zoning
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Alternative 1 – Model Outputs

Subdistrict	Model Inputs					Model Outputs		
	Max. Height (stories)	Setbacks (feet)			Min. Open Space (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density*
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	15'	5'	20'	40%	26.9 ac	2,202	81.9 units/ac
Mass Ave/Broadway - Center/Heights	4	15'	5'	20'	40%	13.3 ac	1,123	89.1 units/ac
Mass Ave/Broadway - Heights Extension	4	15'	5'	20'	40%	0.5 ac	45	90 units/ac
Neighborhood MF - East Arlington	4	15'	10'	20'	60%	15.2 ac	872	57.4 units/ac
Neighborhood MF - Center/Heights	4	15'	10'	20'	60%	45.7 ac	2,569	56.2 units/ac
Neighborhood MF - Heights Extension	4	15'	10'	20'	60%	7.5 ac	457	60.9 units/ac
Modeled Totals						109.1 ac	7,268	67 units/ac
Target for Compliance						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

* Note: The denominator used to calculate District Density may be slightly different from the total district area. The Housing Choice Act defines types of land which must be removed from the density denominator (such as wetlands, Title V setbacks, water bodies, etc.) and types of land which must be included in the density denominator (such as rights of way, public lands, etc.) See <https://www.mass.gov/doc/compliance-guidelines-for-multifamily-zoning-districts-under-section-3a-of-the-zoning-act/download> for more information.

Alternative 2

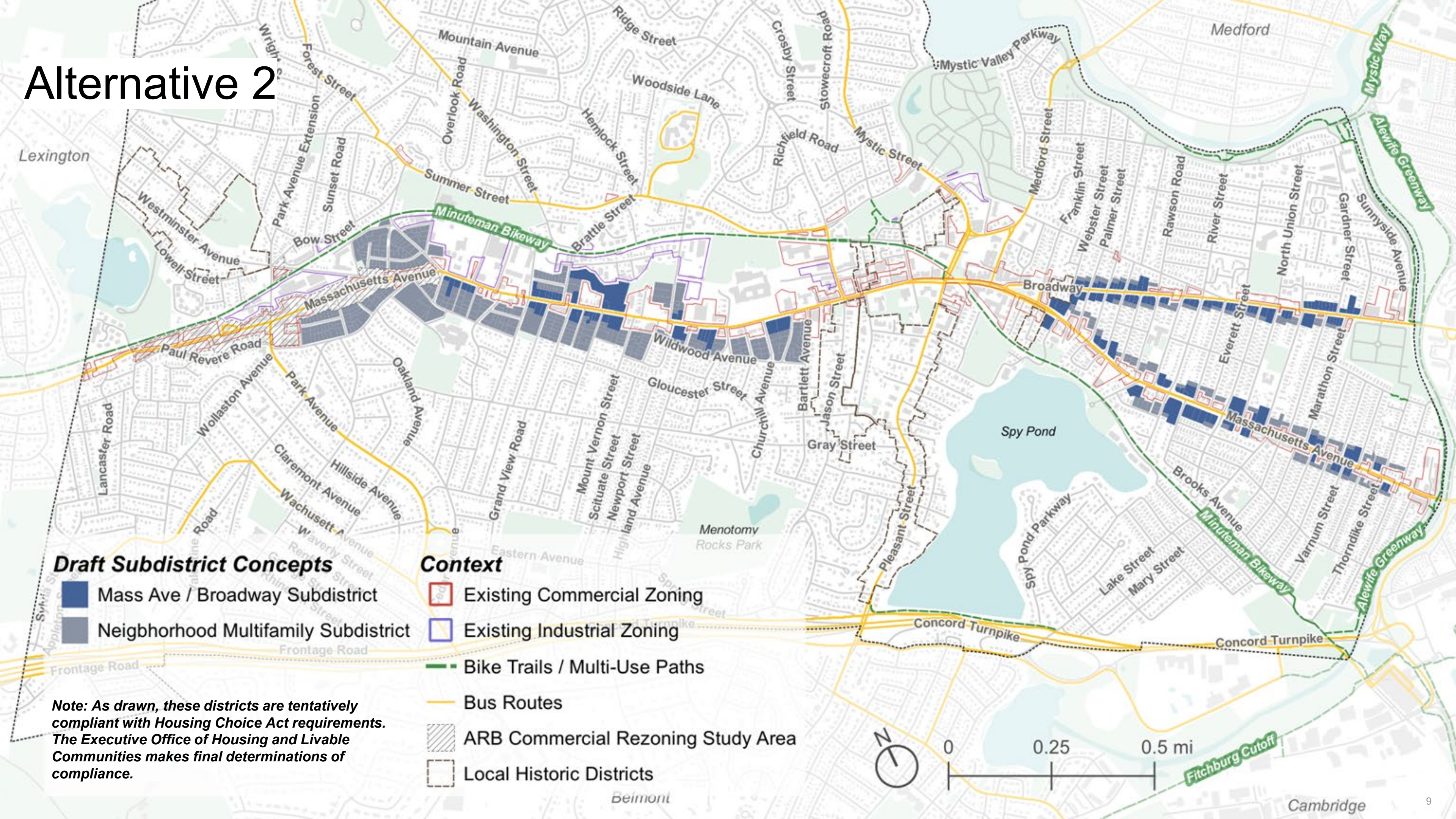
East Arlington: (same as Alternative 1)

- Maintain the Mass Ave Broadway district on parcels directly abutting the Avenues, avoiding the existing commercial district
- Limit the depth of the Neighborhood family district to approximately 150' from the Avenues and/or 1 to 2 parcels behind parcels abutting the Avenues to create a transitional height zone to the R-1 and R-2 districts.
- Fill in additional parcels as required to maintain contiguity of the overall East Arlington districts



Arlington Center / Arlington Heights

- Maintain the Mass Ave Broadway district on parcels directly abutting the Avenues, avoiding the existing commercial district
- Maintain the depth of the Neighborhood Family District of approximately 350' on average from the Avenues, drawing the boundary around complete blocks where possible, avoiding industrial zones
- Extend the Neighborhood Family District **north of Mass Ave to include Grove St. and Forest St. / Clark St. / Peirce St. area**

Alternative 2



Draft Subdistrict Concepts

-  Mass Ave / Broadway Subdistrict
-  Neighborhood Multifamily Subdistrict

Context

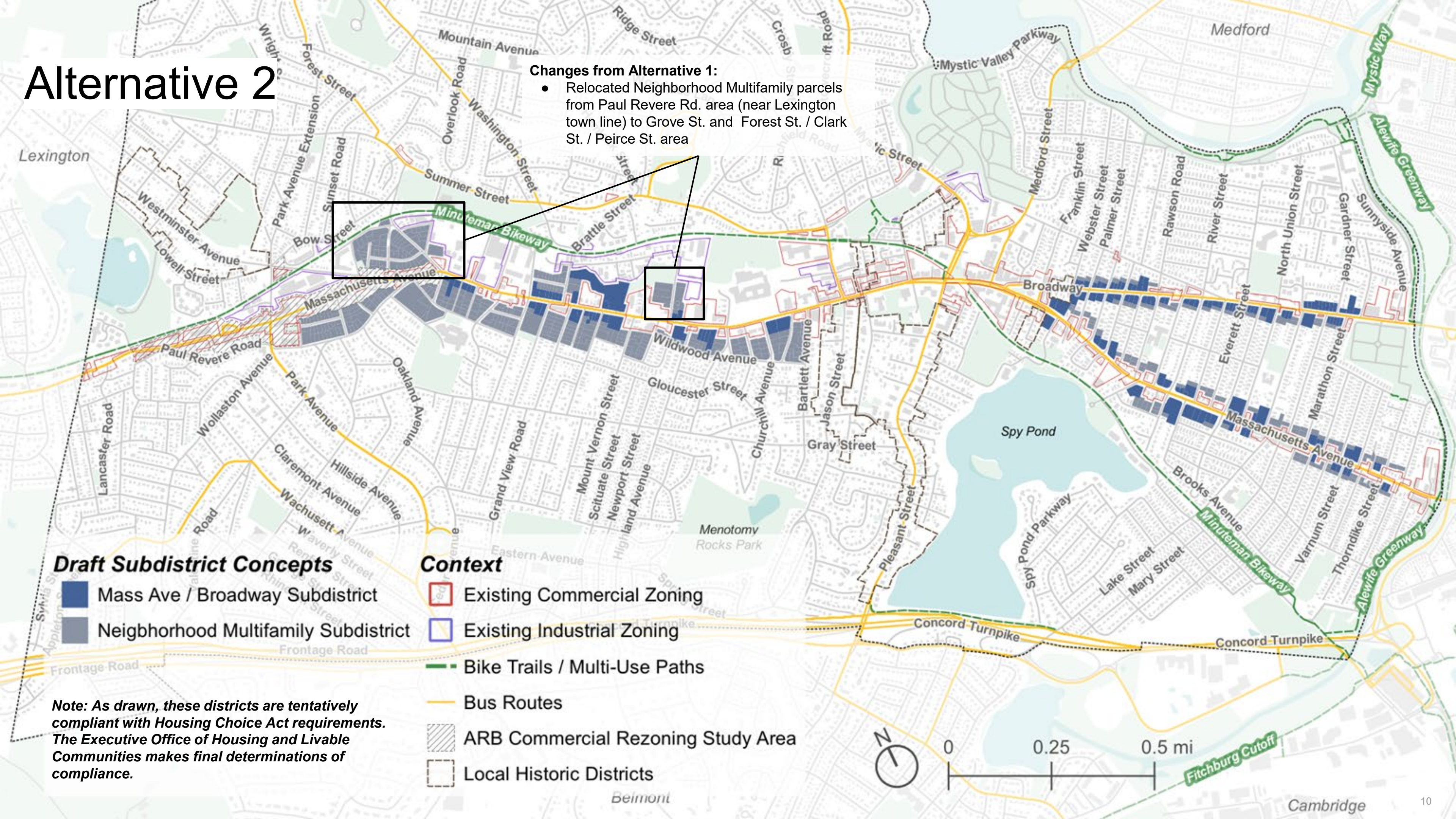
-  Existing Commercial Zoning
-  Existing Industrial Zoning
-  Bike Trails / Multi-Use Paths
-  Bus Routes
-  ARB Commercial Rezoning Study Area
-  Local Historic Districts

Note: As drawn, these districts are tentatively compliant with Housing Choice Act requirements. The Executive Office of Housing and Livable Communities makes final determinations of compliance.



Alternative 2

- Changes from Alternative 1:**
- Relocated Neighborhood Multifamily parcels from Paul Revere Rd. area (near Lexington town line) to Grove St. and Forest St. / Clark St. / Peirce St. area



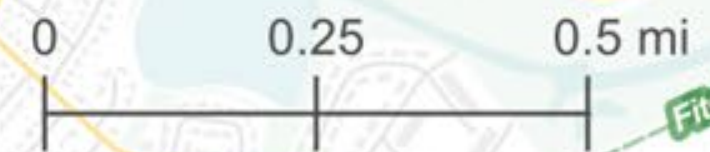
Draft Subdistrict Concepts

- Mass Ave / Broadway Subdistrict
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Context

- Existing Commercial Zoning
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Note: As drawn, these districts are tentatively compliant with Housing Choice Act requirements. The Executive Office of Housing and Livable Communities makes final determinations of compliance.



Alternative 2

- Changes from Alternative 1:**
- Relocated Neighborhood Multifamily parcels from Paul Revere Rd. area (near Lexington town line) to Grove St. and Forest St. / Clark St. / Peirce St. area

Forest St /
Clark St /
Peirce St Area

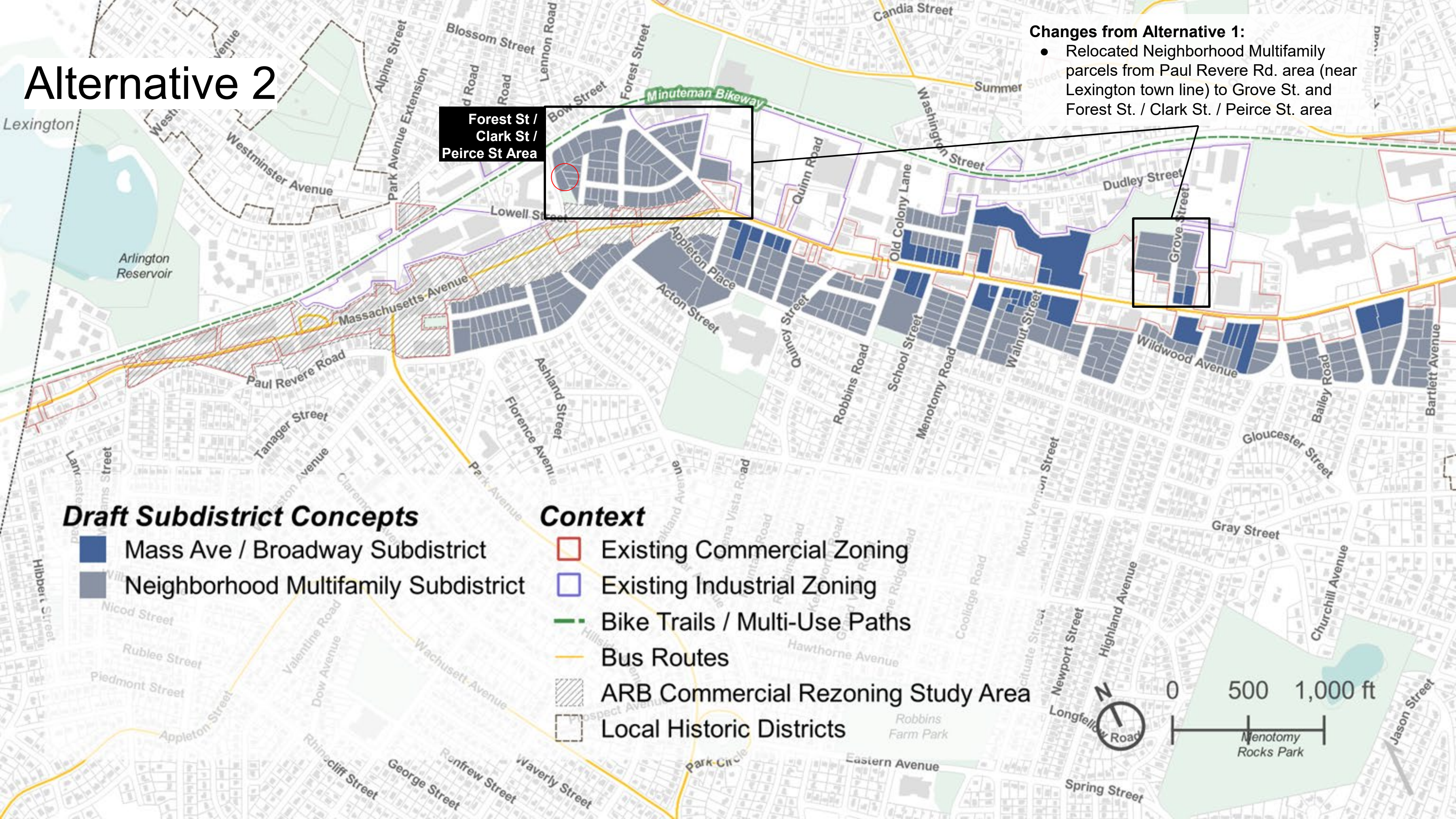
Grove St

Draft Subdistrict Concepts

- Mass Ave / Broadway Subdistrict
- Neighborhood Multifamily Subdistrict

Context

- Existing Commercial Zoning
- Existing Industrial Zoning
- Bike Trails / Multi-Use Paths
- Bus Routes
- ▨ ARB Commercial Rezoning Study Area
- Local Historic Districts



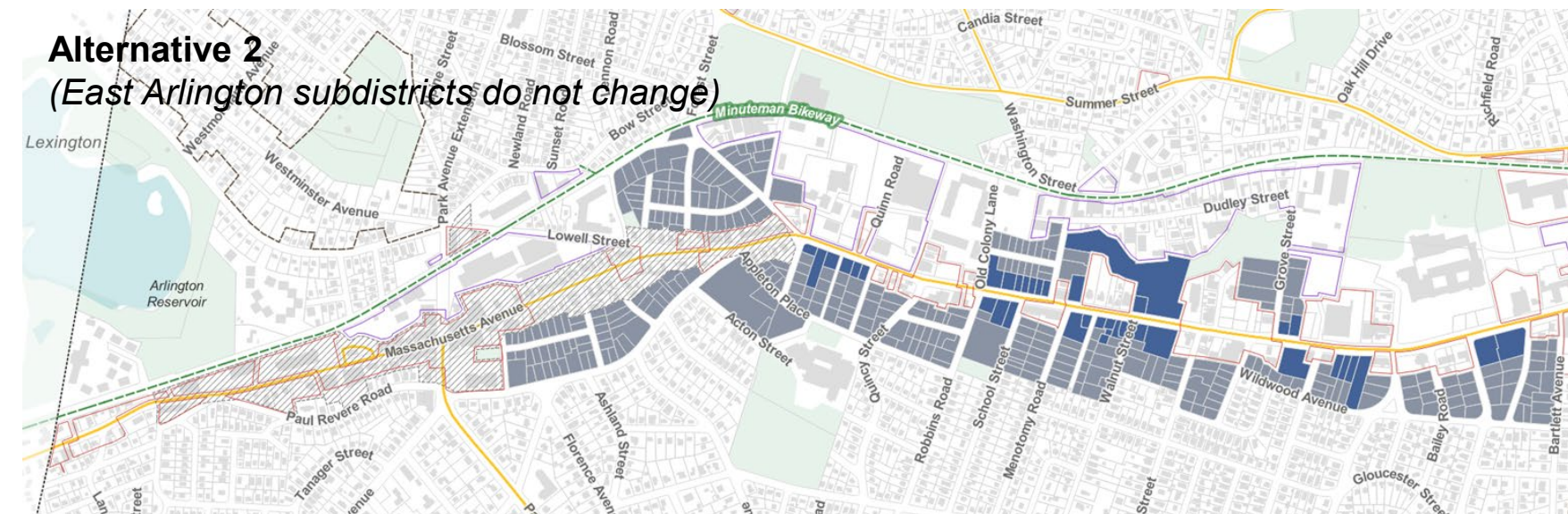
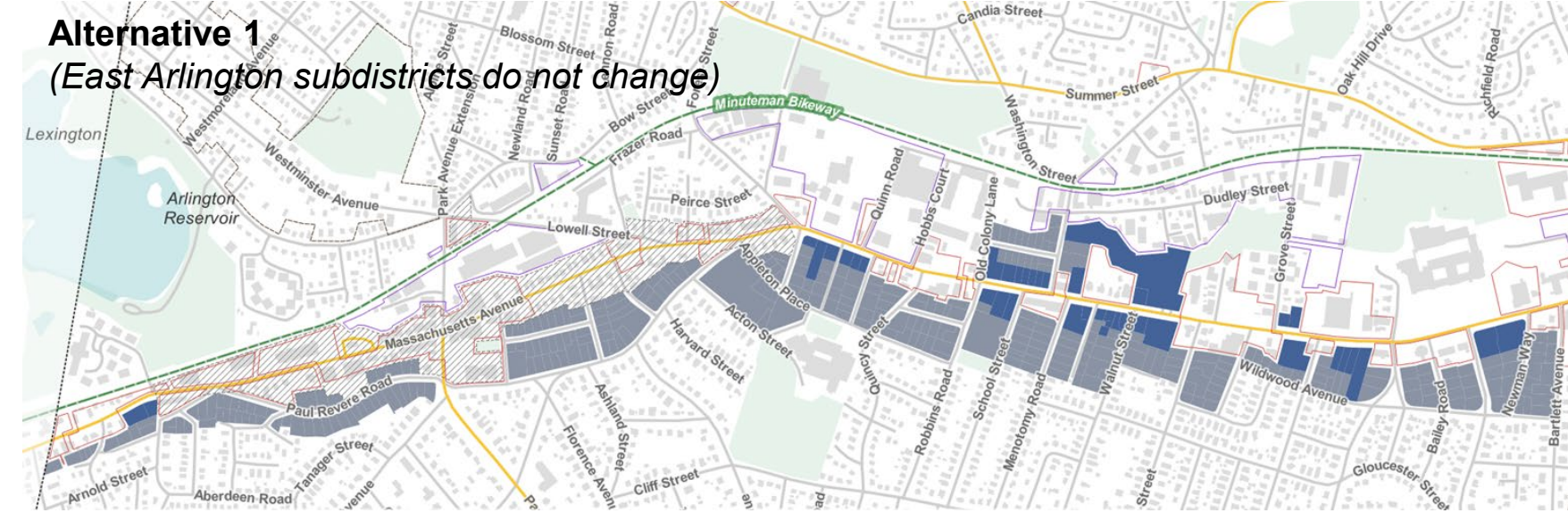
Alternative 2 – Model Outputs

Subdistrict	Model Inputs					Model Outputs		
	Max. Height (stories)	Setbacks (feet)			Min. Open Space (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	15'	5'	20'	40%	26.9 ac	2,202	81.9 units/ac
Mass Ave/Broadway - Center/Heights	4	15'	5'	20'	40%	13.3 ac	1,123	89.1 units/ac
Neighborhood MF - East Arlington	4	15'	10'	20'	60%	15.2 ac	872	57.4 units/ac
Neighborhood MF - Center/Heights	4	15'	10'	20'	60%	48.6 ac	2,739	56.4 units/ac
Neighborhood MF - Forest St / Clark St / Peirce St	4	15'	10'	20'	60%	11.2 ac	455	44.6 units/ac
Modeled Totals						115.2 ac	7,391	65.1 units/ac
Target for Compliance						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

* Note: The denominator used to calculate District Density may be slightly different from the total district area. The Housing Choice Act defines types of land which must be removed from the density denominator (such as wetlands, Title V setbacks, water bodies, etc.) and types of land which must be included in the density denominator (such as rights of way, public lands, etc.) See <https://www.mass.gov/doc/compliance-guidelines-for-multifamily-zoning-districts-under-section-3a-of-the-zoning-act/download> for more information.

Summary of 9/11/23 Alternatives

Scenario	Model Outputs		
	District Area	Modeled Multifamily Unit Capacity <i>(open space % used as proxy for setbacks)</i>	Modeled Gross District Density
Alternative 1	109.1 ac	7,268	67 units/ac
Alternative 2	115.2	7,391	65.1 units/ac
Target for Compliance	32 ac	2,046	15 units/ac



10/2/23 Scenarios

Addressing 9/11 Suggestions and Feedback Received:

- Change Neighborhood Multifamily from 4 to 3 stories
- Change parking to 1 space per unit minimum
- Eliminate parcels east of Orvis Street
 - Eliminate parcels on Mass Ave but retain/add just enough NMF behind them for contiguity on both sides of avenue
 - Eliminate all parcels east of Orvis

Scenario 1- NMF 3 Stories

Subdistrict	Model Inputs					Model Outputs		
	Max. Height (stories)	Setbacks (feet)			Min. Open Space (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	15'	5'	20'	40%	26.9 ac	2,202	81.9 units/ac
Mass Ave/Broadway - Center/Heights	4	15'	5'	20'	40%	13.3 ac	1,123	89.1 units/ac
Neighborhood MF - East Arlington	3	15'	10'	20'	60%	15.2 ac	639	42 units/ac
Neighborhood MF - Center/Heights	3	15'	10'	20'	60%	48.6 ac	2,037	41.9 units/ac
Neighborhood MF - Forest St / Clark St / Peirce St	3	15'	10'	20'	60%	11.2 ac	329	32.3 units/ac
Modeled Totals						115.2 ac	6,330	54.9
Target for Compliance						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

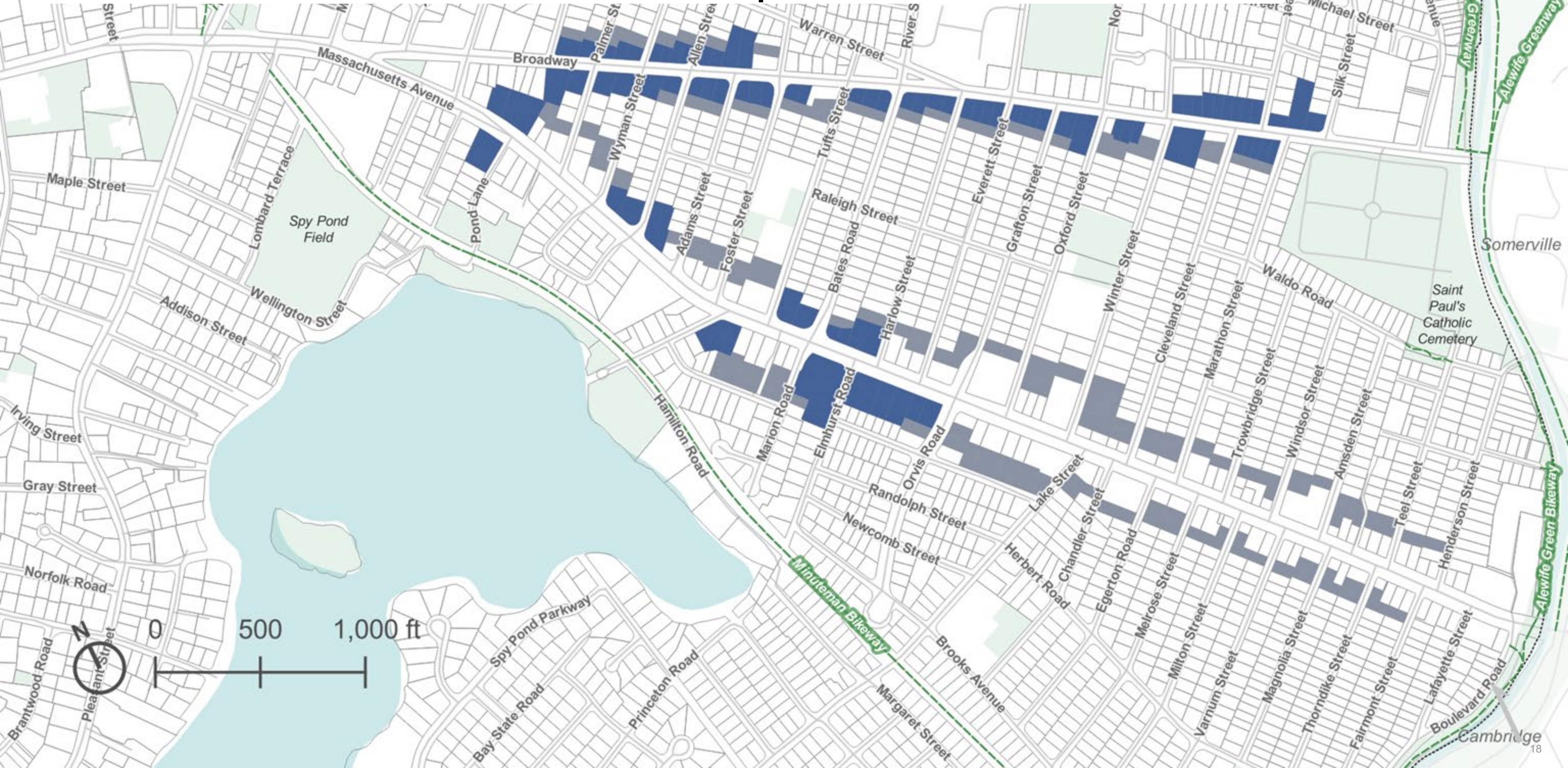
Scenario 2a - NMF 3 Stories & Min. Parking

Subdistrict	Model Inputs						Model Outputs		
	Max. Height <i>(stories)</i>	Min. Parking Spaces/Unit	Setbacks <i>(feet)</i>			Min. Open Space <i>(to account for setback areas)</i>	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
			Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	1	15'	5'	20'	40%	26.9 ac	1,180	16.6 units/ac
Mass Ave/Broadway - Center/Heights	4	1	15'	5'	20'	40%	13.3 ac	611	21.7 units/ac
Neighborhood MF - East Arlington	3	1	15'	10'	20'	60%	15.2 ac	334	22 units/ac
Neighborhood MF - Center/Heights	3	1	15'	10'	20'	60%	48.6 ac	1,057	48.5 units/ac
Neighborhood MF - Forest St / Clark St / Peirce St	3	1	15'	10'	20'	60%	11.2 ac	169	43.9 units/ac
Modeled Totals							115.2 ac	3,351	29.1
Target for Compliance							<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

Scenario 2b - NMF 4 Stories & Min. Parking

Subdistrict	Model Inputs						Model Outputs		
	Max. Height <i>(stories)</i>	Min. Parking Spaces/Unit	Setbacks <i>(feet)</i>			Min. Open Space <i>(to account for setback areas)</i>	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
			Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	1	15'	5'	20'	40%	26.9 ac	1,180	16.6 units/ac
Mass Ave/Broadway - Center/Heights	4	1	15'	5'	20'	40%	13.3 ac	611	21.7 units/ac
Nighborhood MF - East Arlington	4	1	15'	10'	20'	60%	15.2 ac	465	23.6 units/ac
Nighborhood MF - Center/Heights	4	1	15'	10'	20'	60%	48.6 ac	1,442	29.7 units/ac
Nighborhood MF - Forest St / Clark St / Peirce St	4	1	15'	10'	20'	60%	11.2 ac	241	30.6 units/ac
Modeled Totals							115.2 ac	3,939	34.2
Target for Compliance							<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

Scenario 3a - Remove Mass Ave parcels East of Orvis Rd



Scenario 3a.1 - Remove Mass Ave parcels East of Orvis

Add NMF parcels where needed to maintain contiguity

Subdistrict	Model Inputs					Model Outputs		
	Max. Height (stories)	Setbacks (feet)			Min. Open Space (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	15'	5'	20'	40%	21.5 ac	1,707	79.3 units/ac
Mass Ave/Broadway - Center/Heights	4	15'	5'	20'	40%	13.3 ac	1,123	89.1 units/ac
Neighborhood MF - East Arlington	4	15'	10'	20'	60%	18.7 ac	1,113	59.4 units/ac
Neighborhood MF - Center/Heights	4	15'	10'	20'	60%	48.6 ac	2,739	56.4 units/ac
Neighborhood MF - Forest St / Clark St / Peirce St	4	15'	10'	20'	60%	11.2 ac	455	44.6 units/ac
Modeled Totals						113.3	7,137	63.9
Target for Compliance						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

Scenario 3a.2 - Remove Mass Ave parcels East of Orvis

Add NMF parcels where needed to maintain contiguity

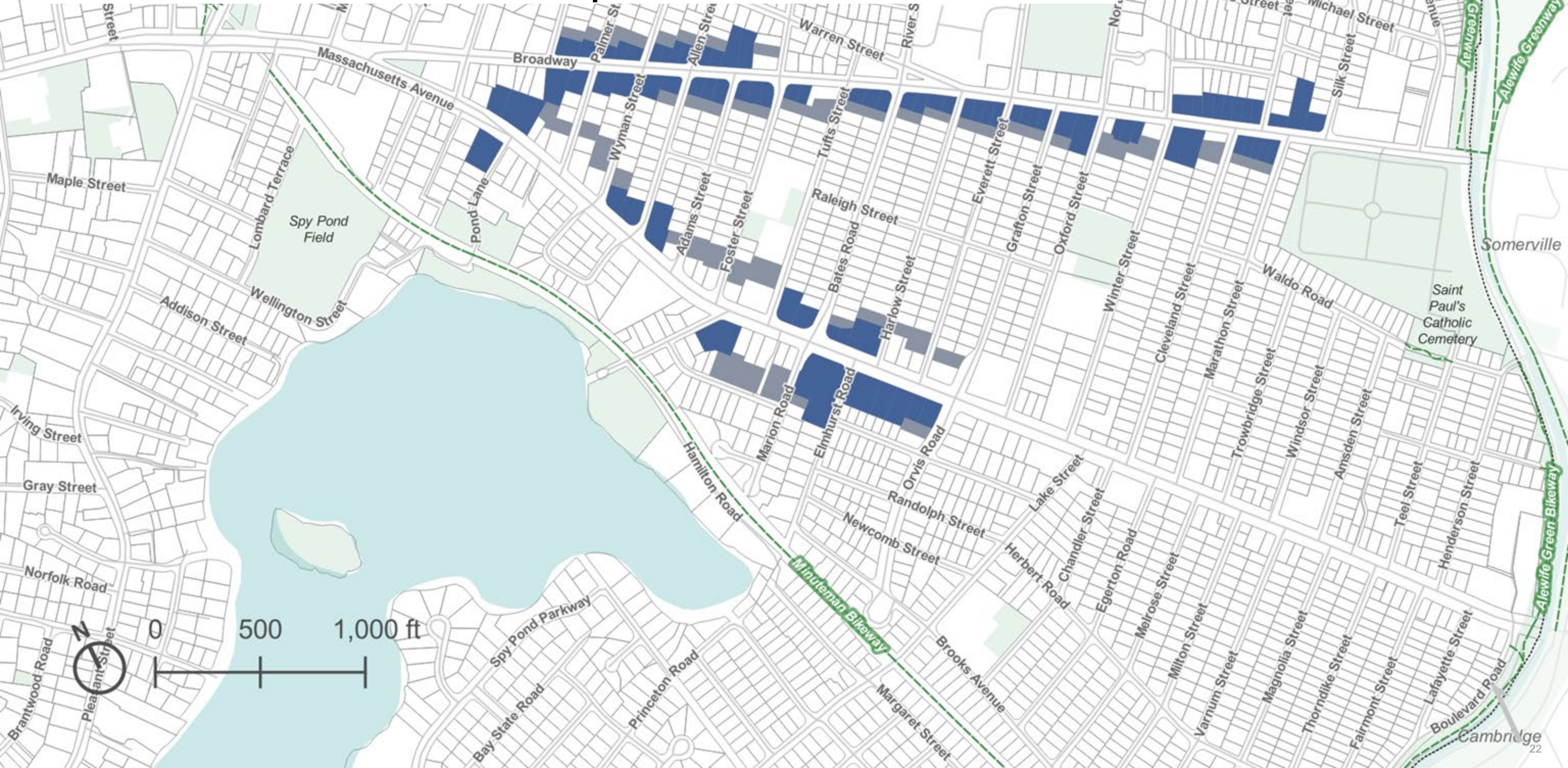
Subdistrict	Model Inputs					Model Outputs		
	Max. Height (stories)	Setbacks (feet)			Min. Open Space (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	15'	5'	20'	40%	21.5 ac	1707	79.3 units/ac
Mass Ave/Broadway - Center/Heights	4	15'	5'	20'	40%	13.3 ac	1,123	89.1 units/ac
Neighborhood MF - East Arlington	3	15'	10'	20'	60%	18.7 ac	816	59.4 units/ac
Neighborhood MF - Center/Heights	3	15'	10'	20'	60%	48.6 ac	2,037	41.9 units/ac
Neighborhood MF - Forest St / Clark St / Peirce St	3	15'	10'	20'	60%	11.2 ac	329	32.3 units/ac
Modeled Totals						113.3	6,012	53.9
Target for Compliance						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

Scenario 3a.3 - Remove Mass Ave parcels East of Orvis

Add NMF parcels where needed to maintain contiguity

Subdistrict	Model Inputs						Model Outputs		
	Max. Height <i>(stories)</i>	Min. Parking Spaces/Unit	Setbacks <i>(feet)</i>			Min. Open Space <i>(to account for setback areas)</i>	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density <i>(units/ac)</i>
			Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	1	15'	5'	20'	40%	21.5 ac	916	42.6
Mass Ave/Broadway - Center/Heights	4	1	15'	5'	20'	40%	13.3 ac	611	48.5
Neighborhood MF - East Arlington	3	1	15'	10'	20'	60%	18.7 ac	431	23
Neighborhood MF - Center/Heights	3	1	15'	10'	20'	60%	48.6 ac	1,057	21.7
Neighborhood MF - Forest St / Clark St / Peirce St	3	1	15'	10'	20'	60%	11.2 ac	169	16.6
Modeled Totals							113.3	3,184	28.5
Target for Compliance							<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

Scenario 3b - Remove all parcels East of Orvis Rd



Scenario 3b.1 - Remove all parcels East of Orvis Rd

Subdistrict	Model Inputs					Model Outputs		
	Max. Height (stories)	Setbacks (feet)			Min. Open Space (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	15'	5'	20'	40%	21.5 ac	1707	79.3 units/ac
Mass Ave/Broadway - Center/Heights	4	15'	5'	20'	40%	13.3 ac	1,123	89.1 units/ac
Nighborhood MF - East Arlington	4	15'	10'	20'	60%	9.5 ac	546	57.3 units/ac
Nighborhood MF - Center/Heights	4	15'	10'	20'	60%	48.6 ac	2,739	41.9 units/ac
Nighborhood MF - Forest St / Clark St / Peirce St	4	15'	10'	20'	60%	11.2 ac	455	32.3 units/ac
Modeled Totals						104.1	6,570	64.1
Target for Compliance						32 ac	2,046	15 units/ac

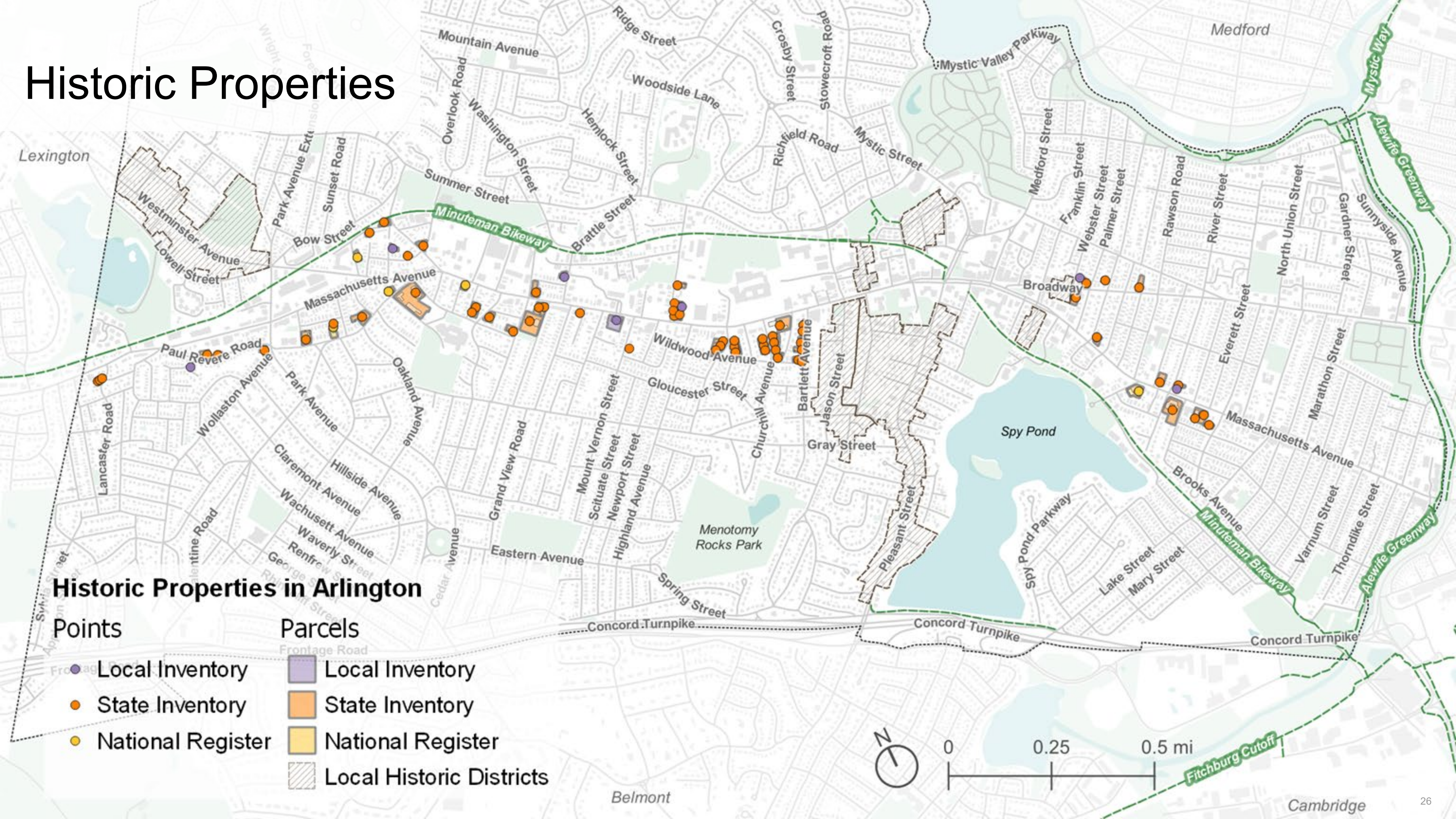
Scenario 3b.2 - Remove all parcels East of Orvis Rd

Subdistrict	Model Inputs					Model Outputs		
	Max. Height (stories)	Setbacks (feet)			Min. Open Space (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density (units/ac)
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	15'	5'	20'	40%	21.5 ac	1707	79.3
Mass Ave/Broadway - Center/Heights	4	15'	5'	20'	40%	13.3 ac	1,123	89.1
Neighborhood MF - East Arlington	3	15'	10'	20'	60%	9.5 ac	398	41.8
Neighborhood MF - Center/Heights	3	15'	10'	20'	60%	48.6 ac	2,037	41.9
Neighborhood MF - Forest St / Clark St / Peirce St	3	15'	10'	20'	60%	11.2 ac	329	32.3
Modeled Totals						104.1	5,594	54.6
Target for Compliance						32 ac	2,046	15 units/ac

Scenario 3b.3 - Remove all parcels East of Orvis Rd

Subdistrict	Model Inputs						Model Outputs		
	Max. Height (stories)	Min. Parking Spaces/Unit	Setbacks (feet)			Min. Open Space (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density (units/ac)
			Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	1	15'	5'	20'	40%	21.5 ac	916	42.6
Mass Ave/Broadway - Center/Heights	4	1	15'	5'	20'	40%	13.3 ac	611	48.5
Neighborhood MF - East Arlington	3	1	15'	10'	20'	60%	9.5 ac	213	22.4
Neighborhood MF - Center/Heights	3	1	15'	10'	20'	60%	48.6 ac	1,057	21.7
Neighborhood MF - Forest St / Clark St / Peirce St	3	1	15'	10'	20'	60%	11.2 ac	169	16.6
Modeled Totals							104.1	2,966	29
Target for Compliance							32 ac	2,046	15 units/ac

Historic Properties



Historic Properties in Arlington

Points

- Local Inventory
- State Inventory
- National Register

Parcels

- Local Inventory
- State Inventory
- National Register
- Local Historic Districts



Historic Properties

Property Type	Number within a 3A Subdistrict Being Considered	Number Including East of Orvis Rd.
National Register	5	6
State Inventory	65	68
Local Inventory	69	72
TOTAL	73	76

Compliance Check & Decision Points

Compliance Check

Scenario	Model Outputs		
	Unit Capacity	Acreage	Modeled Density (units/acre)
9/11 ARB Meeting Alternative 1	7,268	109.1	67
9/11 ARB Meeting Alternative 2	7,391	115.2	65.1
10/2 Scenario 1 - NMF 3 Stories	6,330	115.2	54.9
10/2 Scenario 2a - NMF 3 Stories & Min. Parking	3,351	115.2	29.1
10/2 Scenario 2b - NMF 4 Stories & Min. Parking	3,939	115.2	34.2
10/2 Scenario 3a.1 - Remove Mass Ave parcels East of Orvis Rd, NMF 4 stories	7,137	113.3	63.9
10/2 Scenario 3a.2 - Remove Mass Ave parcels East of Orvis Rd, NMF 3 stories	6,012	113.3	53.9
10/2 Scenario 3a.3 - Remove Mass Ave parcels East of Orvis Rd, NMF 3 stories & Min. Parking	3,184	113.3	28.5
10/2 Scenario 3b.1 - Remove all parcels East of Orvis Rd, NMF 4 stories	6,570	104.1	64.1
10/2 Scenario 3b.2 - Remove all parcels East of Orvis Rd, NMF 3 stories	5,594	104.1	54.6
10/2 Scenario 3b.3 - Remove all parcels East of Orvis Rd, NMF 3 stories & Min. Parking	2,966	104.1	29
COMPLIANCE TARGET	2046	50	15

Decision Points for Consideration

- 1. Confirm preferred approach to Neighborhood Multifamily Stories - 3 or 4 stories?**
- 2. Confirm preferred approach to Orvis Rd future rezoning carve-out**
 - a. Remove All Parcels East of Orvis Rd (allows for holistic rezoning of that portion of the corridor)
 - b. Maintain NMF East of Orvis Rd
- 3. Determine which of the two alternatives presented on 9/11 are preferred**
 - a. Alternative 1 (Paul Revere Rd. area near Lexington town line)
 - b. Alternative 2 (Grove St. / Forest St. / Clark St. / Peirce St. area north of Mass Ave)
- 4. Determine where you'd like to land on parking requirements**
 1. Determine if you'd like to require 0, 0.5, or 1 parking space per unit in each subdistrict
 2. Consider giving developments with affordable housing relief from the parking requirements as part of the proposed bonus structure
- 5. Consider removing historic properties from the zone**

Thank You!

