

June 18, 2023

To: MBTA Communities Working Group
From: Mette Aamodt

Subject: B1 Districts

Definition

5.5.1 A: B1: **Neighborhood Office District**. In the Neighborhood Office District, the predominant uses include one- and two-family dwellings, houses with offices on the ground floor, or office structures which are in keeping with the scale of adjacent houses. Primarily located on or adjacent to Massachusetts Avenue, this district is intended to encourage preservation of **small-scale structures** to provide contrast and set off the higher-density, more active areas along the Avenue. Mixed-use buildings without retail space are allowed in this district. **The Town discourages uses that would detract from the desired low level of activity**, consume large amounts of land, or otherwise interfere with the intent of this Bylaw.

Issues

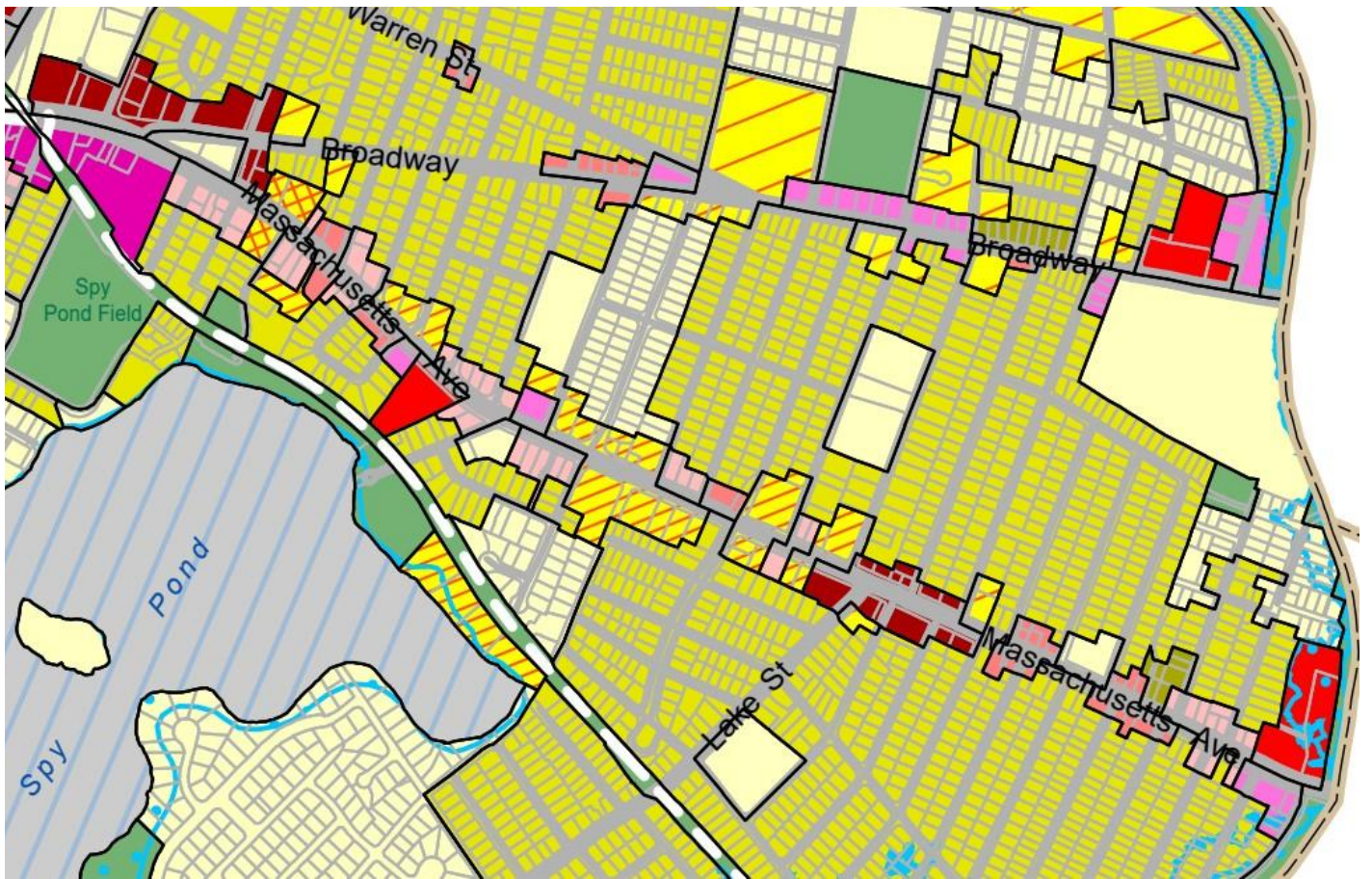
- “Neighborhood Office District” suggests something in neighborhoods or secondary corridors, not along the town’s major transportation and commercial corridor.
- Scale is “one- and two- family dwellings,” “small-scale structures” or similar, which is not consistent with the town’s goals for density along Mass Ave.
- “Desired low level of activity” is inconsistent with current plans and goals.
- This district represents 83 small to medium parcels along Mass Ave, 48 of which are in East Arlington.
- Multi-family is not allowed in this district. Inefficient land use.

Proposal

Add a line in R1 and R2 districts allowing specific uses like professional office, etc. when the parcel faces secondary roads like Park Ave, Summer Street, Mystic Street, Lake Street, Medford Street, Pleasant Street, Bates Road, River Street and Warren Street. Remove B1 districts from the code. Rezone current B1 areas with new MBTA Communities multi-family housing zone.

This change to R1 and R2 is similar to what many other surrounding towns and cities allow. It would drastically increase the amount of space for neighborhood offices while freeing up valuable real estate on Mass Ave for multifamily housing. Also simplifies our zoning code.

Zoning Map - East Arlington



B1 Districts are in light pink - 48 Parcels along Mass Ave in East Arlington shown on this map

Examples



Mass Ave between Everett and Harlow



Mass Ave between Marion and Linwood



Mass Ave between Foster and Adams



Mass Ave between Orvis and Lake



Mass Ave between Oxford and Winter



Mass Ave between Henderson and Teel