

Arlington Heights Planning Project Community Forum

October 4, 2018

Facilitated by The Metropolitan Area Planning Council

Funded by the Barr Foundation, and MA District Local Technical Assistance Program



Welcome!

Arlington Heights Project Steering Committee

Arlington Park and Recreation Dept.

Arlington Department of Planning and Community
Development

Arlington Public Works Dept.

Housing Corporation of Arlington

Old Schwamb Mill

Sunrise Senior Living

Support Arlington Heights

The MAPC Region

Minuteman Advisory Group on Interlocal Coordination (MAGIC)

North Suburban Planning Council (NSPC)

North Shore Task Force (NSTF)

Inner Core Committee (ICC)

MetroWest Regional Collaborative (MetroWest)

South Shore Coalition (SSC)

South West Advisory Planning Committee (SWAP)

Three Rivers Interlocal Council (TRIC)



0 2.5 5 Miles

Dover is in Three Rivers and South West Subregions.
Milton and Needham are in Inner Core and Three Rivers Subregions.



Tonight's Agenda

Actions to Achieve Your Vision for Arlington Heights

Project Background

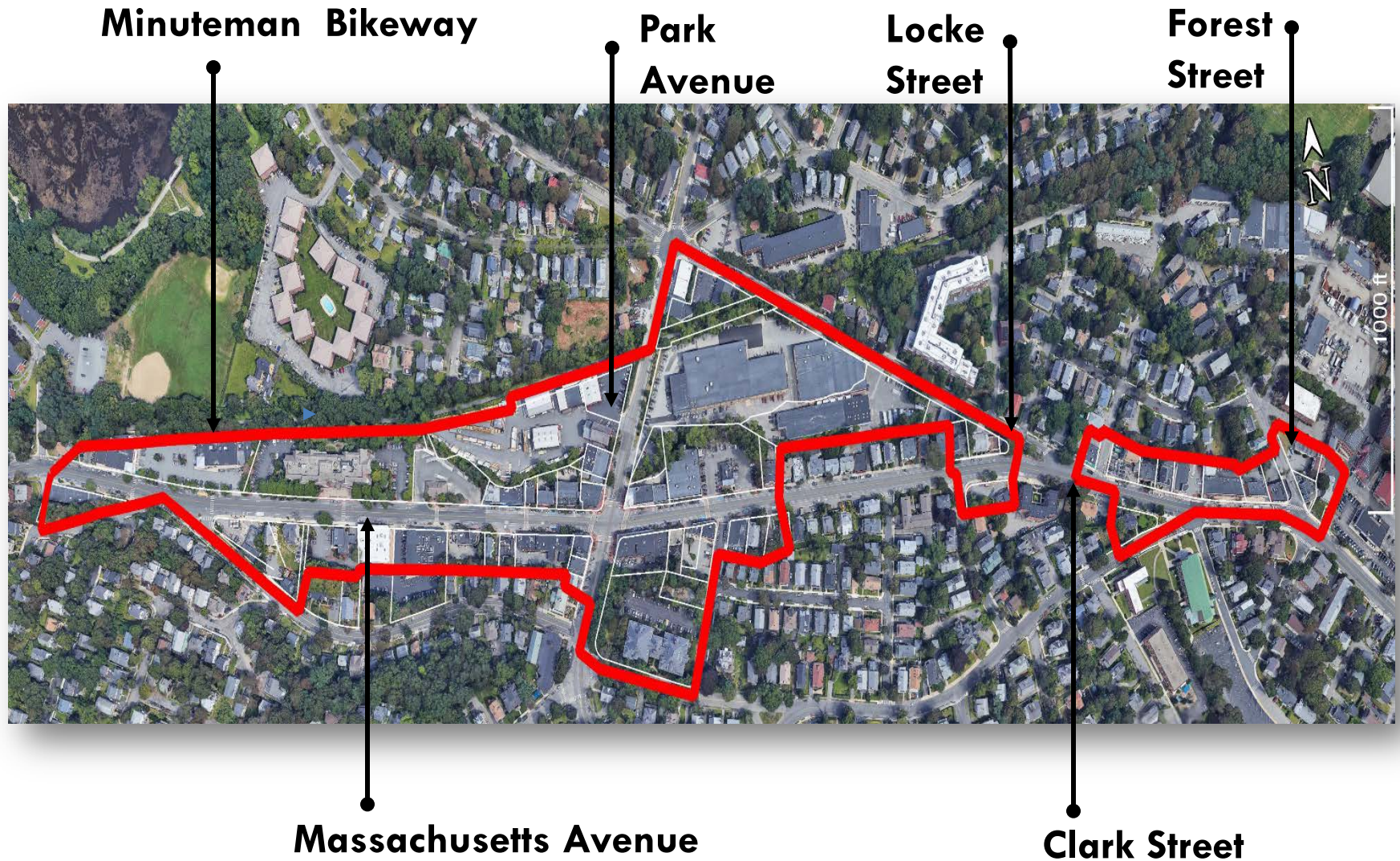
May Forum: What You Said

Draft Recommendations to Achieve the Vision

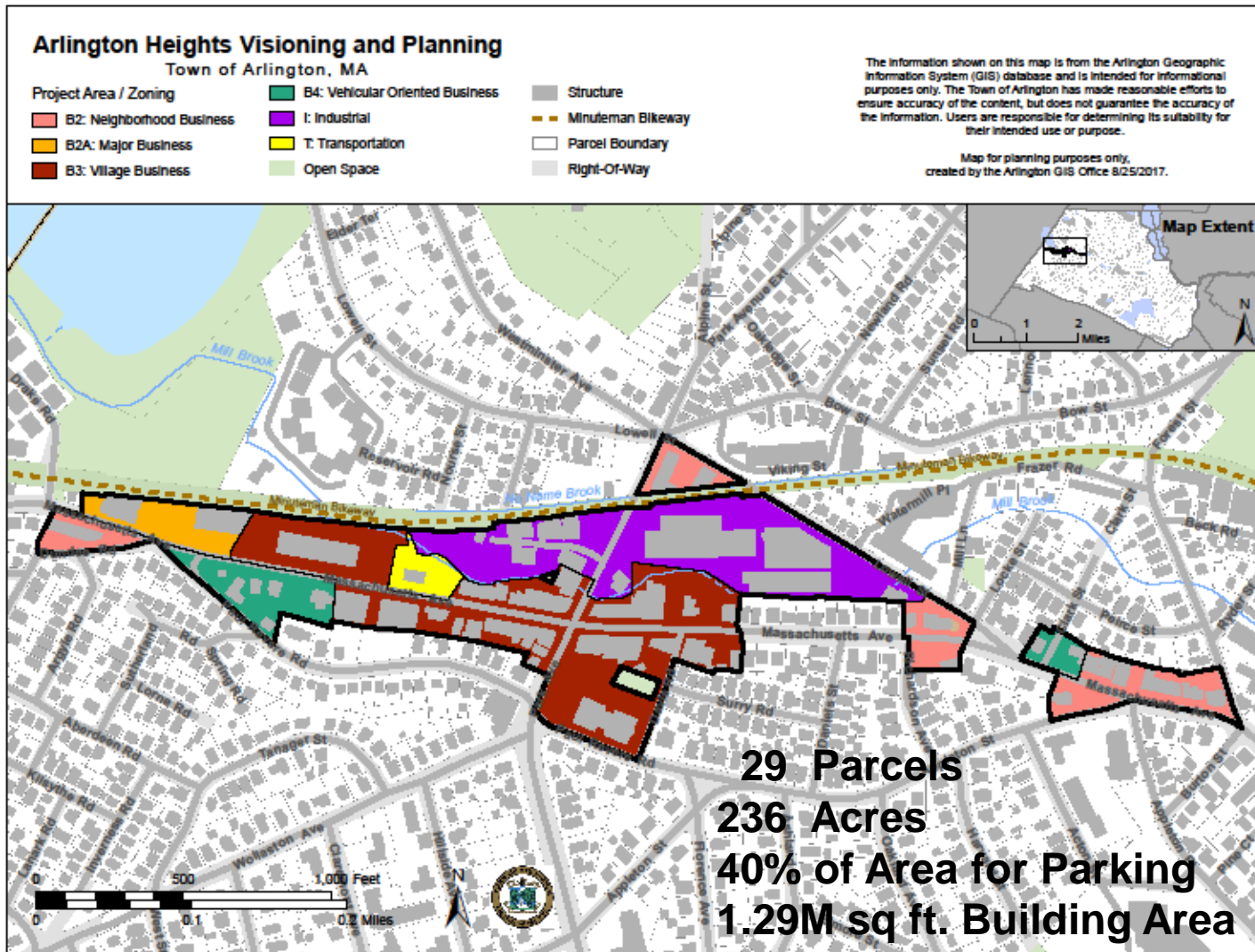
Table Exercise

Next Steps

Project Study Area



Project Study Area



Planning Process





Building on Previous Planning

Arlington Master Plan Goals for Arlington Heights

- Expand Housing Options
- Encourage Higher Density Mixed Use
- Enhance access to Minuteman Bikeway

Arlington Housing Production Plan

Integrate affordable units in a range of housing types into the fabric of Arlington's existing neighborhoods through redevelopment of certain underutilized properties and reuse of existing buildings.

Support Arlington Heights

- Survey 2016
- Facebook Page with 800 members

An informed guesstimate

34+ potential stores



If you can capture

- 3% of untapped disposable income of 101,108 households within 15 minute drive +
- worker lunch/commute spending of 3-5% of 109,380 workers within 15 minutes

If the right conditions are set by the town

34+ STORES, DEPENDING ON SIZE

14,800 to 36,500 sf	7-18 restaurants
3,400 to 35,600 sf	2-18 clothing stores
5,200 to 13,600 sf	2-7 miscellaneous “other” stores

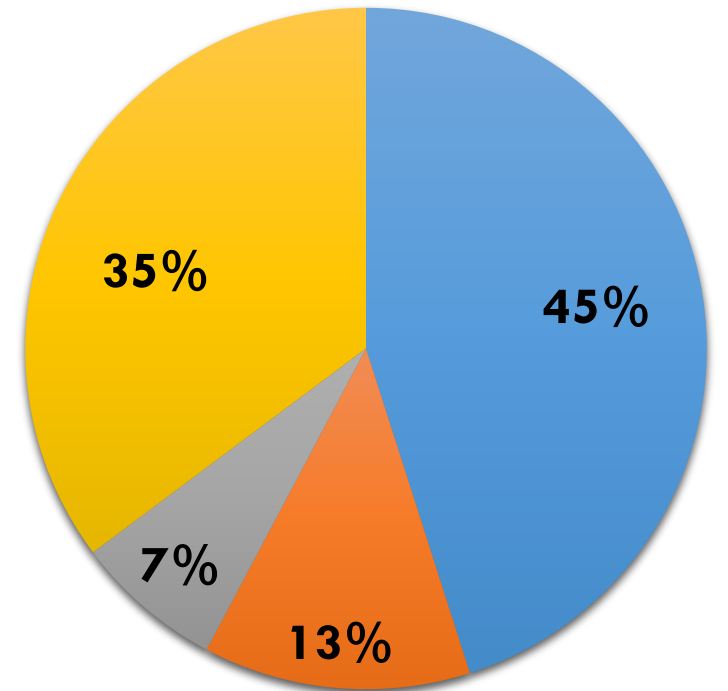
May Forum: Is that you?





Favorite Businesses and How I Get There

Pensey's	14
Walgreens	7
Trader Joe's	31
Starbucks	7
Wanamakers	21
D'Agostino's	17
Prime Butcher	3
Cookie Time (Lakota)	9
Balich's	4
Szechuan Dumpling	4
Wonder Yoga	5
Pets Unleashed	3
Thai & Son	4
La Posada	3
Banks	4
Salon	6



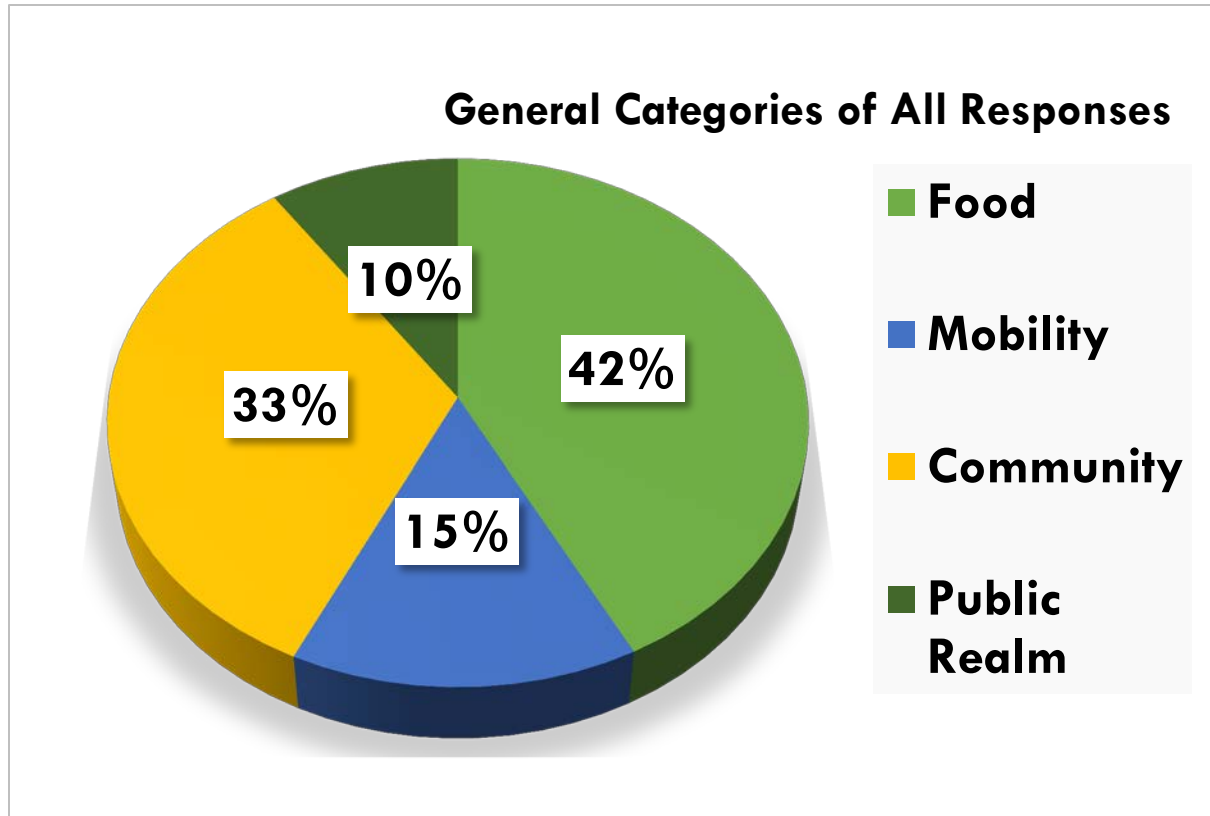
■ Walk ■ Bike ■ Bus ■ Car

May Forum: What are the Assets?



Stores
Trader Joe's
Bikeway or path
Community
Public Transportation
Clean, neat feel
Residential Aspect
Parking
Retro Feel
Restaurants
Accessibility
Penzey's
Bus Routes
Cookie Time (Lakota)
Hardware Store
Walk-ability
Reservoir
Schools
Neighbors/Neighborhood
Parks

May Forum: What is Missing?



**Restaurants/Pubs, Parking, Cafes, Community Events, Stores, Farmers Markets, Brewery/Winery, Bike Racks, Signage, Ice Cream Shop, Appearance, Walkability
Public Art/Music, Outdoor Seating, Library, Gathering Place, Bakery, Housing, Diversity**



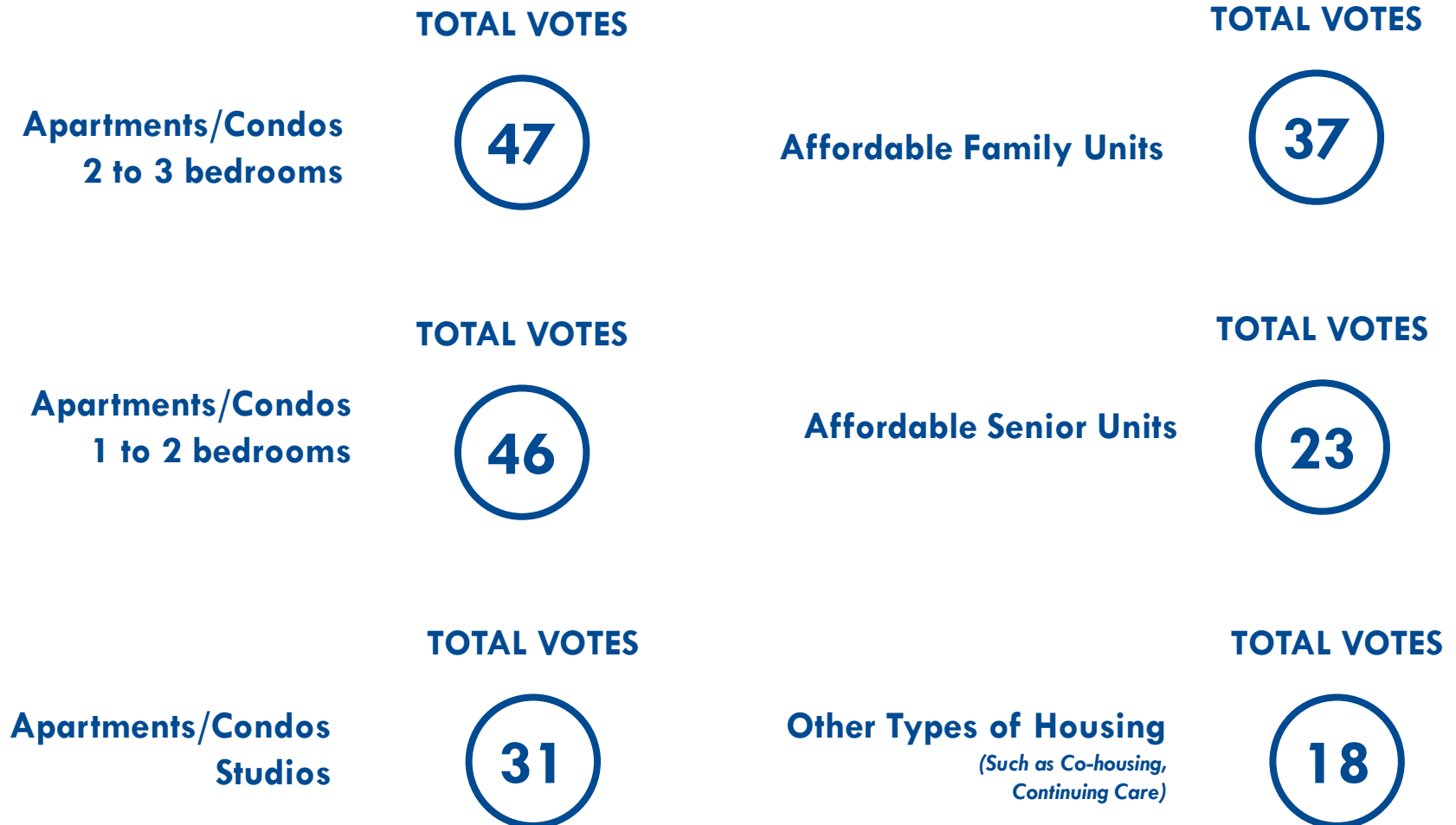
May Forum: What Are the Opportunities?

- Children's Library and spaces
- Storefront enhancements and better signage
- Bike path access & signage
- Better promotion of historical artworks
- A wine bar with music, a real and comfy diner, and create an outdoor dining space
- Re-use of vacant industrial buildings for restaurants and retail in updated storefronts and possibility for 2nd floor offices, apartments and better use of upstairs for apartments

ARLINGTON HEIGHTS PLANNING PROJECT

DIRECTIONS: Indicate your first, second, and third choices for housing types in Arlington Heights

HOUSING TYPES (RESULTS)



ARLINGTON HEIGHTS PLANNING PROJECT

BUILDING STYLES (RESULTS)



Village



Courtyard



Classical



Mansard



Block



Definitely
Yes

Yes

No

Definitely
No

ARLINGTON HEIGHTS PLANNING PROJECT

DIRECTIONS: Choose your first and second choices for the heights of new construction in town.

BUILDING HEIGHTS (RESULTS)

Single Story



5

Three stories



53

One and a half stories



21

Four stories



24

Two stories



41

Five to six stories
(depending on location)



9

ARLINGTON HEIGHTS PLANNING PROJECT

DIRECTIONS: Indicate whether you would support the listed amenities

AMENITIES (RESULTS)

I would support these kinds of amenities in Arlington Heights:

Outdoor Seating At Restaurants



YES

72



Public Art



Credit: APA



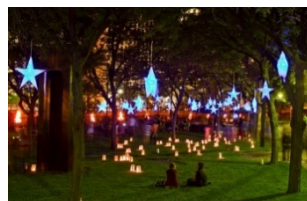
YES

67

NO

4

Gathering Spaces For Community



YES

72



Connections between Mass Ave/Stores/Minuteman



YES

73





May Forum: Vision Statements

- *Keep a more walkable character*
- *Mixed use zoning*
- *Community events, arts and culture, more vibrant*
- *Gathering area, keep vintage community feeling*
- *Balance the “small town feel” with modern amenities*
- *A Place to go to meet friends for lunch or dinner*
- *Design so it has a clear visual town center identity*

- *Synergistic retail, green/sustainable development, a clearly defined aesthetic that matches community character, as of right mixed use, housing varieties increased, accessibility throughout and retail that is current, matches, keeps pace with surrounding demographic and attracts new residents*

Arlington Heights Vision Statement

Vision



Implementation



Massachusetts Ave Arlington Heights, Mass.

How can the Town use your Vision to improve Arlington Heights?

- Zoning Regulations

For uses, dimensions, parking, signage

- Other Recommendations

Signage, outdoor seating, space for arts

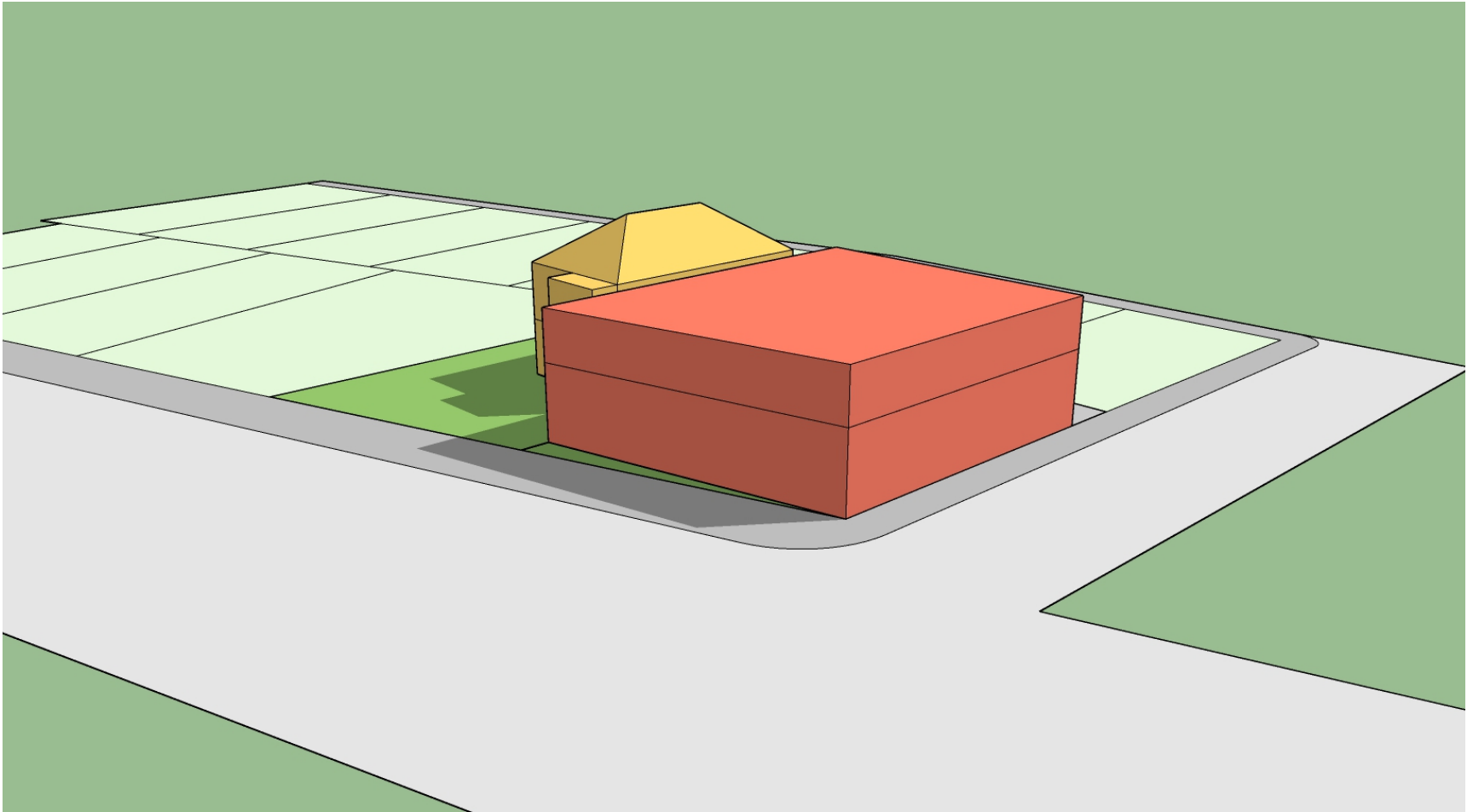
General Recommendations

- Utilize the Design Standards for new projects
- Ensure permitting processes are business-friendly
- Work with the MBTA to better utilize the existing bus turn-around area
- Examine pedestrian experiences along Mass Ave: crosswalks, bus shelters, traffic calming
- Strengthen existing efforts to advance the recommendations

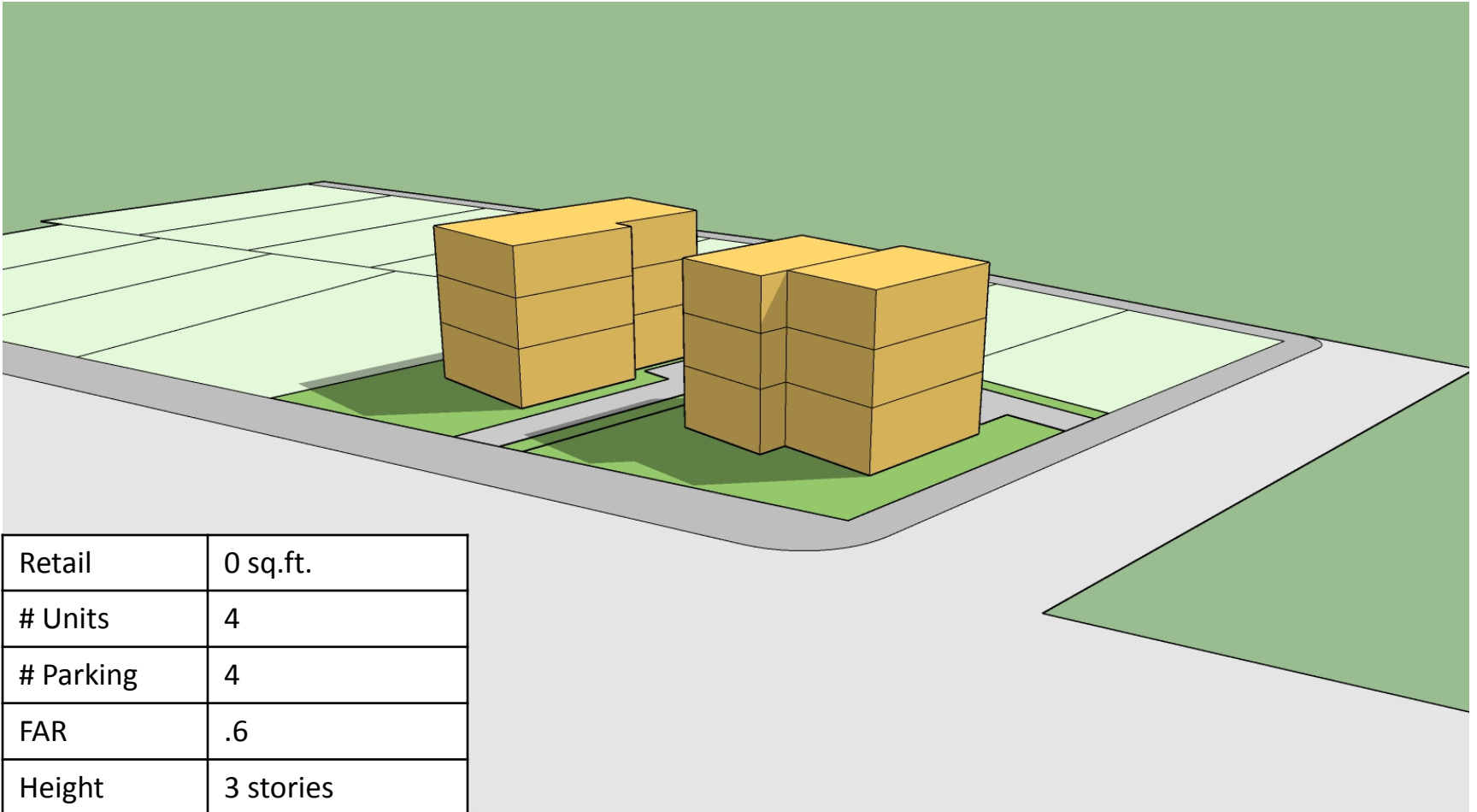
Zoning Recommendations

- Consolidate 4 business zones into one specifically for Arlington Heights
- Allow mixed use as of right up to 10 units
- Allow more uses as of right
- Adjust dimensional requirements
- Revise open space requirements
- Update the Sign Bylaw
- Apply Planned Unit Development zoning for the 4-acre Gold's Gym site

Existing Buildings

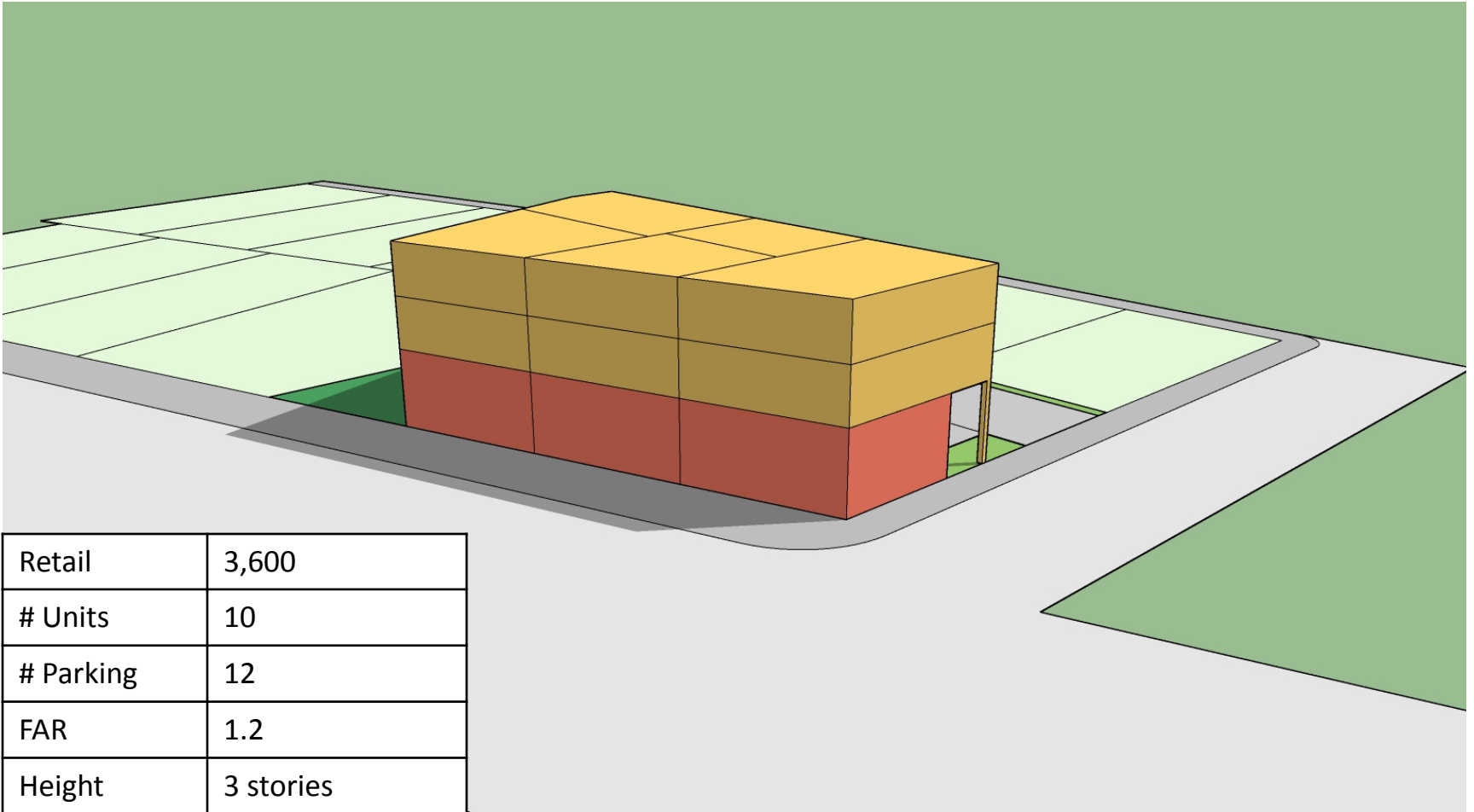


Existing Zoning As of Right



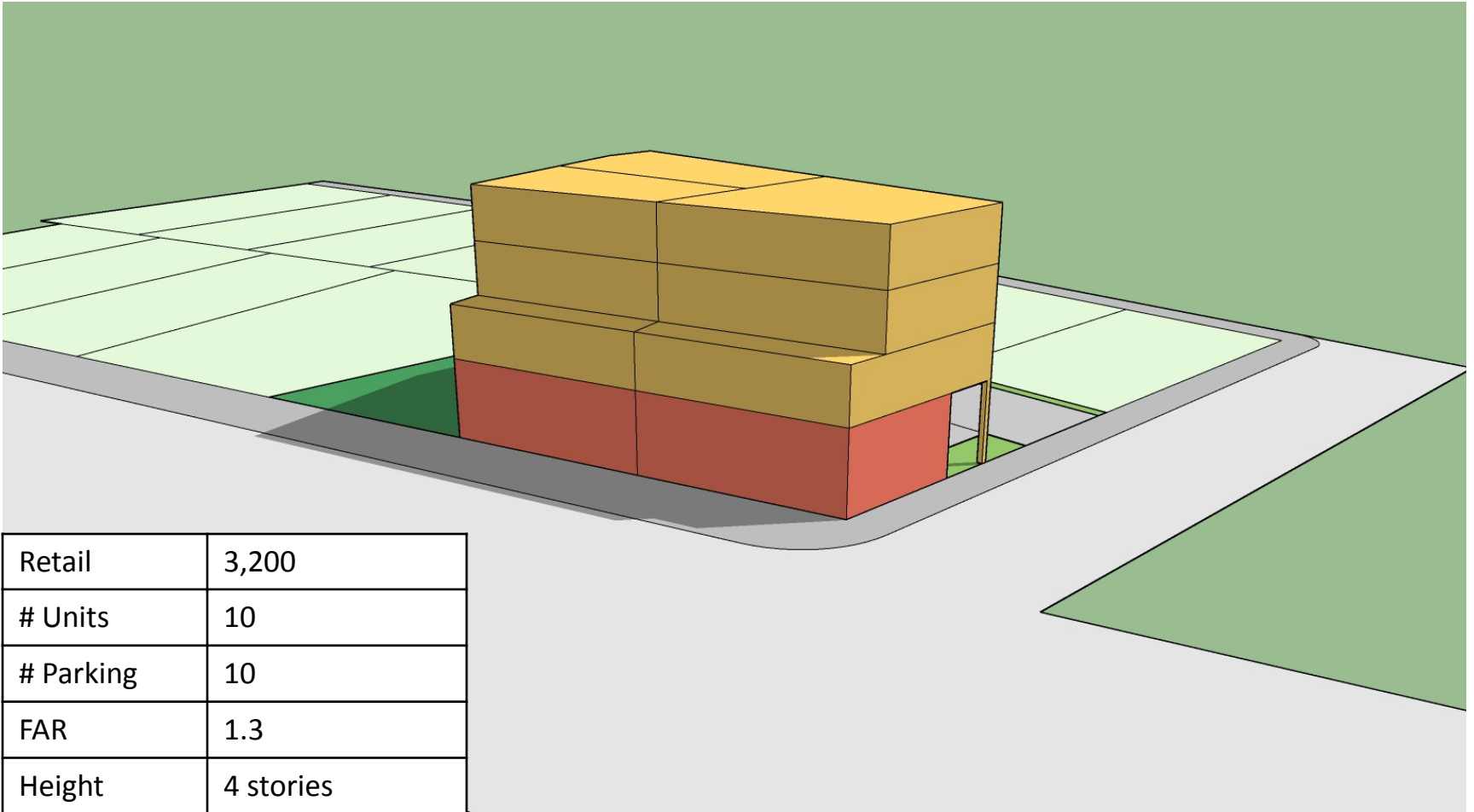
Retail	0 sq.ft.
# Units	4
# Parking	4
FAR	.6
Height	3 stories
Usable Open Space	2,300 sq.ft.
Limiting Factor	No Mixed Use

Proposed Zoning As of Right



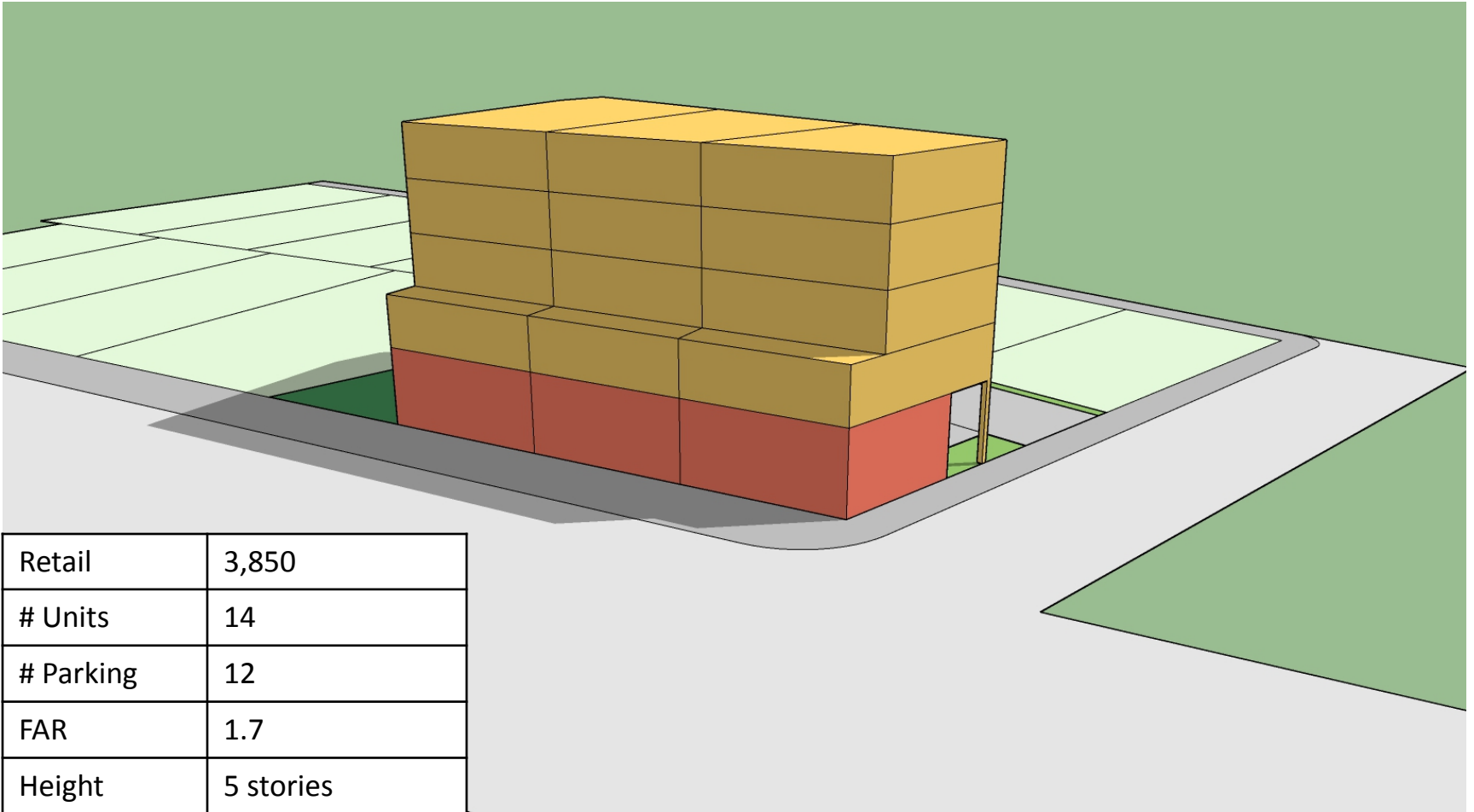
Retail	3,600
# Units	10
# Parking	12
FAR	1.2
Height	3 stories
Usable Open Space	1,000
Limiting Factor	Number of units, parking

Existing Zoning Special Permit



Retail	3,200
# Units	10
# Parking	10
FAR	1.3
Height	4 stories
Usable Open Space	2,200 sq.ft.
Limiting Factor	Usable open space, parking

Proposed Zoning Special Permit



Retail	3,850
# Units	14
# Parking	12
FAR	1.7
Height	5 stories
Usable Open Space	1,400
Limiting Factor	



Zoning Calculations

Image #	Zoning	By right/SP?	Retail sqft	# Units	# Parking	FAR	Height	Limiting factor
1	Current zoning	By right	0	4	4	0.6	3 stories	No mixed use by right
2	Proposed zoning	By right	3600	10	12	1.2	3 stories	Number of units, parking
3	Current zoning	Special permit	3200	10	10	1.3	4 stories	Usable open space and parking
4	Proposed zoning	Special permit	3850	14	12	1.7	5 stories	

Table Exercise

Select a “Table Captain” to prepare a brief report-out and make sure the final design is taped down

Arrange the pieces (as many or as few as you like) on the map to show your priorities to redevelop the site. You can also use markers.

Consider:

- What uses would you like to see?
- How much of each use would you like?
- Where would you like to see each use?
- Open spaces, connections, art? Whatever you want!

Report out key issues/points from each table

View the plans and provide feedback

There are no correct or incorrect ideas!

Have fun!

- Review Feedback
- Finalize Recommendations
- Report to Town

Thank you, and Good Evening



Thank you!

If you have more questions or
comments please contact

Ali Carter

Economic Development Coordinator

acarter@town.Arlington.ma.us

Tel: (781) 316-3095