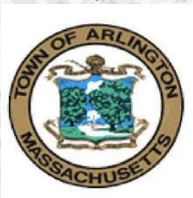


Broadway Corridor Planning Study

Demographics
Economic Development
Housing

Built & Natural Environment
Mobility
Community Engagement

ON BEHALF OF:



A detailed map of a residential neighborhood. The map shows a grid of streets with various names such as Harlow Street, Grafton Street, and Cleveland Street. Two schools are marked: Thomson Elementary School in the upper left and Lesley Ellis School in the lower left. A red banner is overlaid on the top left, and a white banner with red text is overlaid on the top center. The map uses a color palette of greens, yellows, and greys to represent different land uses and infrastructure.

01

Introduction

WHO ARE WE?

We are students from a graduate urban planning practicum course at MIT's School of Architecture & Planning, which develops practical skills in a real-world planning scenario.

We are 9 students from MIT itself and 1 student from Harvard.

Weiyi Cao
Chongqing, China

Vakhtang Kasreli
Tbilisi, Georgia

Peter Damrosch
Brooklyn, NY

Kendrick Manymules
Window Rock, AZ

John Fay
Quincy, MA

Ian Ollis
Johannesburg, S. A.

Ognyan Georgiev
Sofia, Bulgaria

Paulo C. A. Perez
Valparaiso, Chile

Griffin Kantz
Los Angeles, CA

Mary Hannah Smith
Phoenix, AZ



WHY BROADWAY?

We have been invited by the Town of Arlington to study the Broadway corridor and to collect ideas to address its current & future needs.

The corridor is mentioned in a number of town planning products (e.g. the 2015 Master Plan and the 2017 Arts & Culture Action Plan), though the Town of Arlington has yet to drill down and focus comprehensively on assessing and addressing its needs.

Our project is aimed at filling this gap in the research.

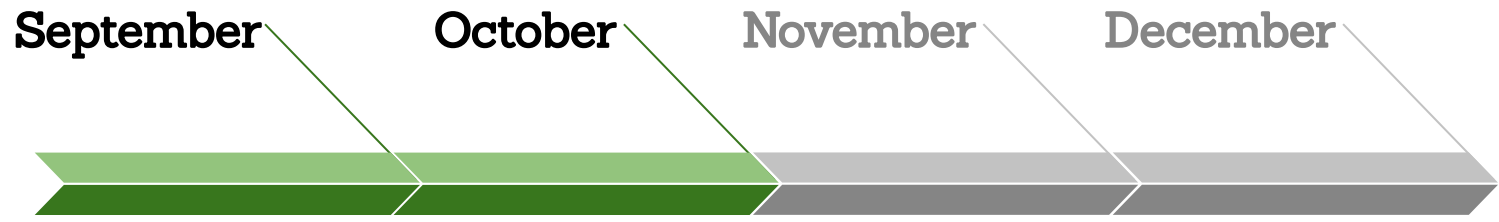


WHAT IS OUR ROLE?

After speaking to local residents, conducting an analysis of the area, and soliciting public input and feedback, we will offer suggestions in a written public document.

Our planning work will serve to inform town officials and representatives more thoroughly on the potential future of the Broadway corridor, though the suggestions will not be binding.





Initial Research

Meeting with the
Town Dept. of
Planning &
Community Dev'

Town Day

Assembling data

Public Outreach

Interviews, tabling,
community
workshop, email
outreach

(More on this later
in this presentation)

Outreach/Analysis

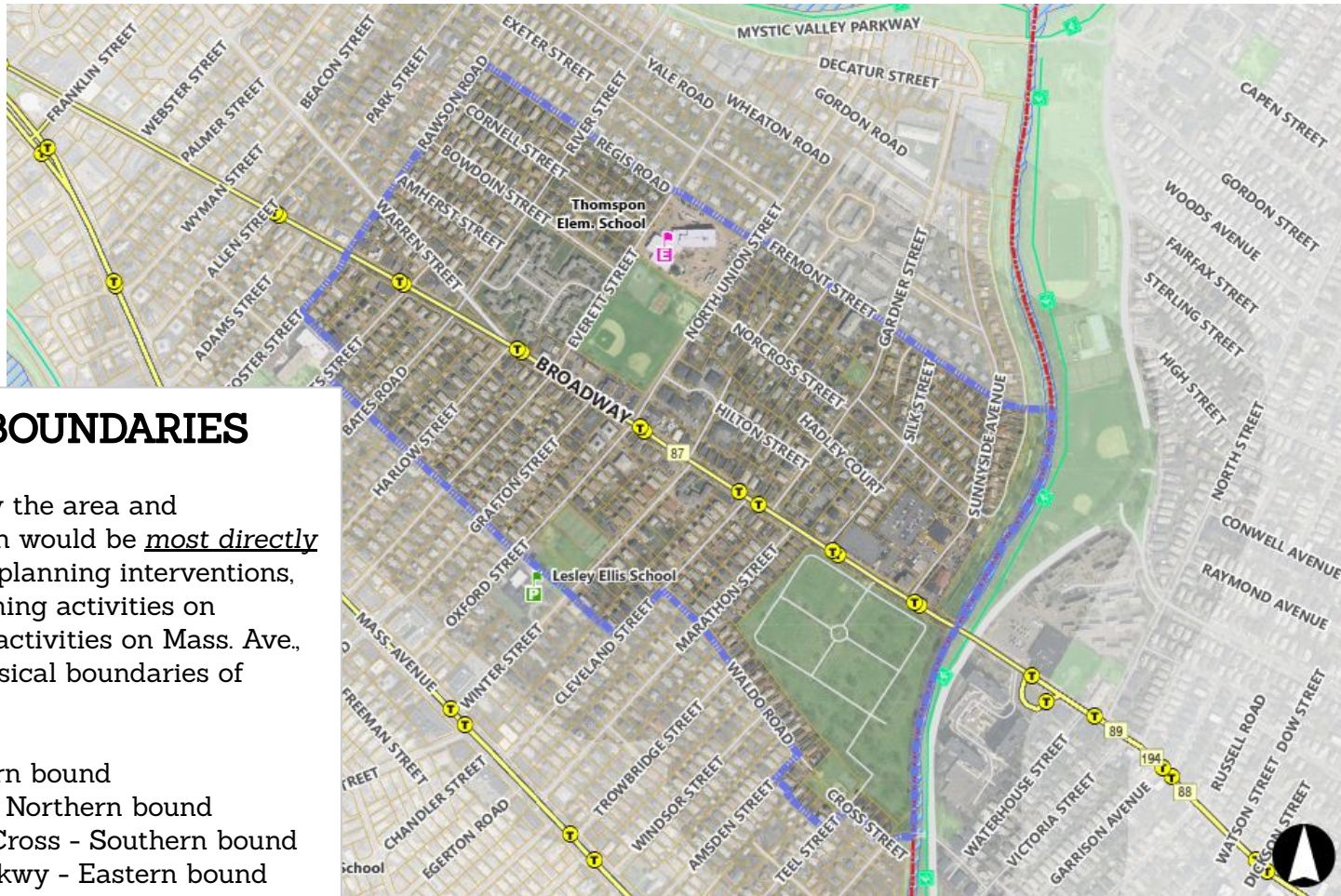
Following-up with
additional stake-
holders

Synthesizing
findings into
recommend-
ations

Final Report

Presenting to the
Arlington
Redevelopment
Board (ARB)

Creating a printed
report



SETTING BOUNDARIES

In order to study the area and population which would be most directly affected by any planning interventions, while distinguishing activities on Broadway from activities on Mass. Ave., we used the physical boundaries of roads.

- Rawson - Western bound
- Regis/Fremont - Northern bound
- Raleigh/Waldo/Cross - Southern bound
- Alewife Brook Pkwy - Eastern bound

02

Community Engagement





AREA RESIDENTS

We have held two tabling sessions thus far, asking for input on likes, dislikes, and areas for improvement along the corridor.

In total, we have spoken to 65 people so far.

LOCAL GROUPS

We have met with representatives from multiple organizations, including:

- Equitable Arlington
- Arlington Residents for Responsible Redevelopment
- Housing Corp. of Arlington

AREA BUSINESSES

We've been speaking with local businesses along the corridor as well and inquiring about their needs and the needs of their customers..



If we haven't yet met with you, we would love to find a time to talk! Email us at:

BroadwayArlington@Gmail.com

Sense of Community

- “The people here form a close community. They’re welcoming and get along really well.”
- “Everyone's very nice here. It’s like a family.”

Popular local businesses, both new & old

- “My Brother’s Place pizza is a neighborhood institution.”
- “The new day care across the street is really nice.”
- “It’s great that the food pantry is getting a new building.”

Unique Public Assets

- “I love Lussiano Park. I appreciate it as a chance to see the open sky.”
- “I’m really looking forward to the redesign of the playground.”

Street Design: Comfort, Safety, & Connectivity

- “I worry about kids going to school walking along Broadway. I don't think the cars slow down there.”
- “I'd like to see a safer bike path along Broadway.”
- “The traffic along River St. & Alewife can really back up, particularly in the morning.”

Housing: Options & Affordability

- “The housing market is really tight. Broadway could be a great place to help create more supply.”
- “There aren't enough good housing options for people with middle incomes.”
- “The main thing is housing. It's hard for people to just buy a piece of land and build on it. Everything needs a special permit.”

Amenities & Services Could be Better

- “It'd be great to bring more of the vibe of Arlington Center down here to the Broadway corridor.”
- “A little more places for both adults and kids to play would be great, like the board game store on Mass Ave. or a theater.”
- “The empty lots on Broadway are an issue.”
- “Why don't we have the kind of coffee shops and restaurants that others have?”

We are using this workshop, along with the other conversations we've had, to keep **developing our understanding of the Broadway corridor**, and to keep gathering **ideas for improvements that people might want to see**.

The experience of residents living and working in our area of interest is **critical to consider** when preparing suggestions for potential future scenarios.

The next sections present additional information that supplement these conversations, based on our research and observations from the corridor.

03

Housing & Economic Development





Broadway is a linguistically diverse area, with more than 12 categories of languages other than English spoken by 26% of its residents.

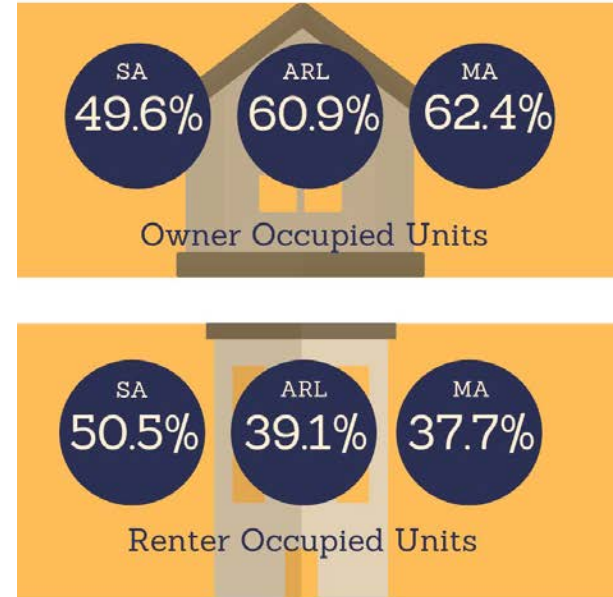
HOUSEHOLD SIZE

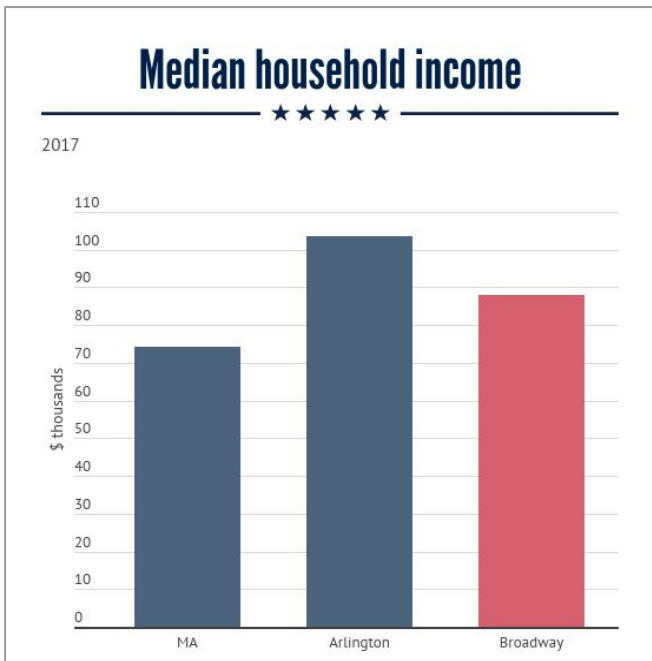


Households in the study area are similarly varied in size.



RENT OR OWN?





The cost of having a house

★★★★★



37%

Of households are cost-burdened and **spend over 30% of their monthly income on housing. 11% of households spend over 50%.** This includes renters, as well as owners.



\$ 2504

Is the median monthly cost of housing in Broadway corridor, **19% above the MA median.** For Arlington as a whole, the gap is even bigger - **\$ 2734 or 30% above the state median.**

Arlington is a great place to live, but is becoming harder to afford.

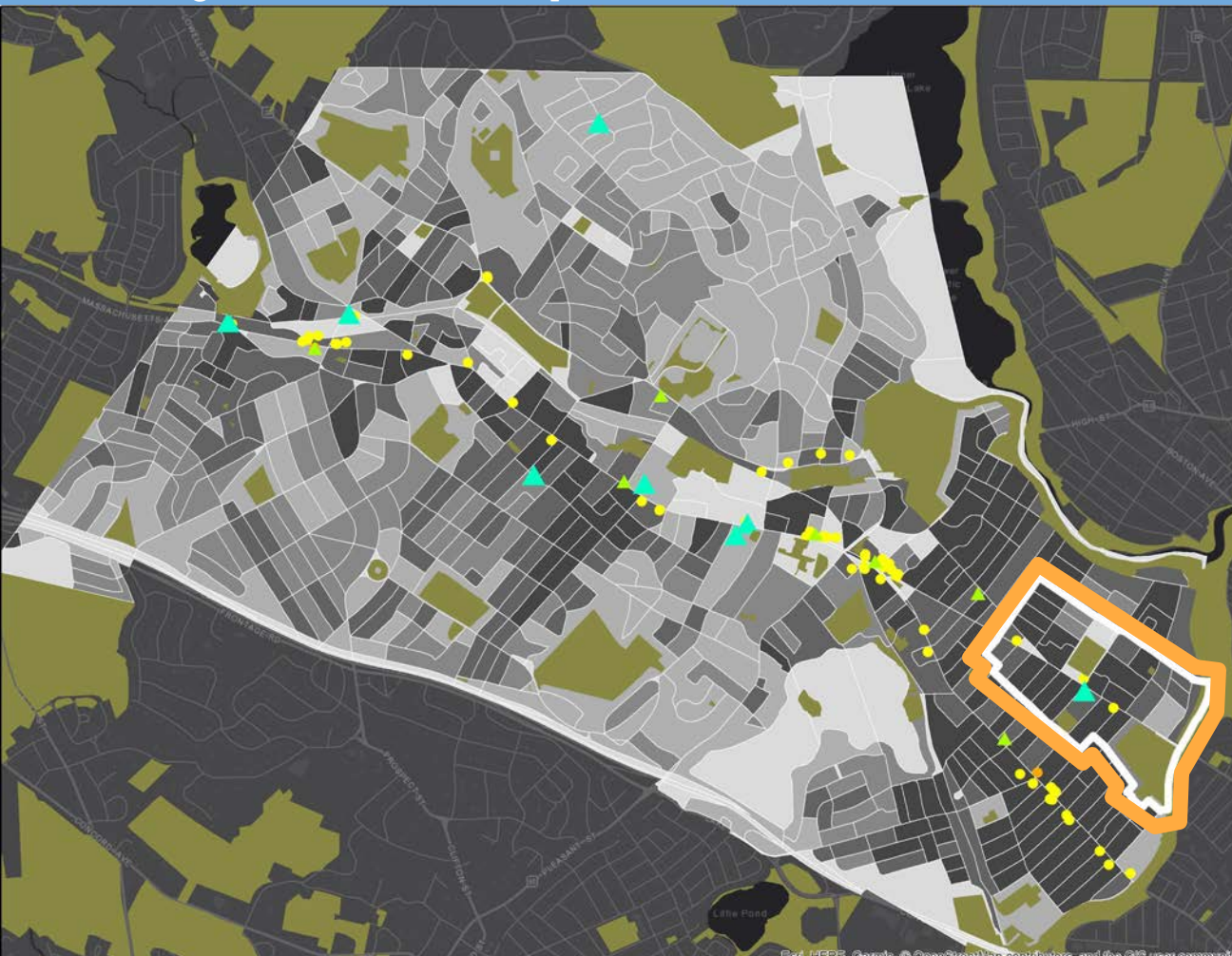
The median income in the study area, while above the statewide level, is below the median income for town as a whole.

Housing affordability, or the cost of buying or renting a home, is increasingly a problem for residents in Arlington, as in much of the Boston area.

The neighborhood around Broadway has been an important source for affordable housing in Arlington, and there's potential for even more.

MAKING THE BEST USE OF PROXIMITY

Broadway is centrally located in the densest area of Arlington, with great connectivity to Arlington Center and Somerville, but there aren't the same level of commercial amenities as in other parts of the town. Should that change?



Legend

- OPENSOURCE_POLY
- ▲ ConvenienceStore
- ▲ Supermarkets
- DrinkingPlaces
- EatingPlaces

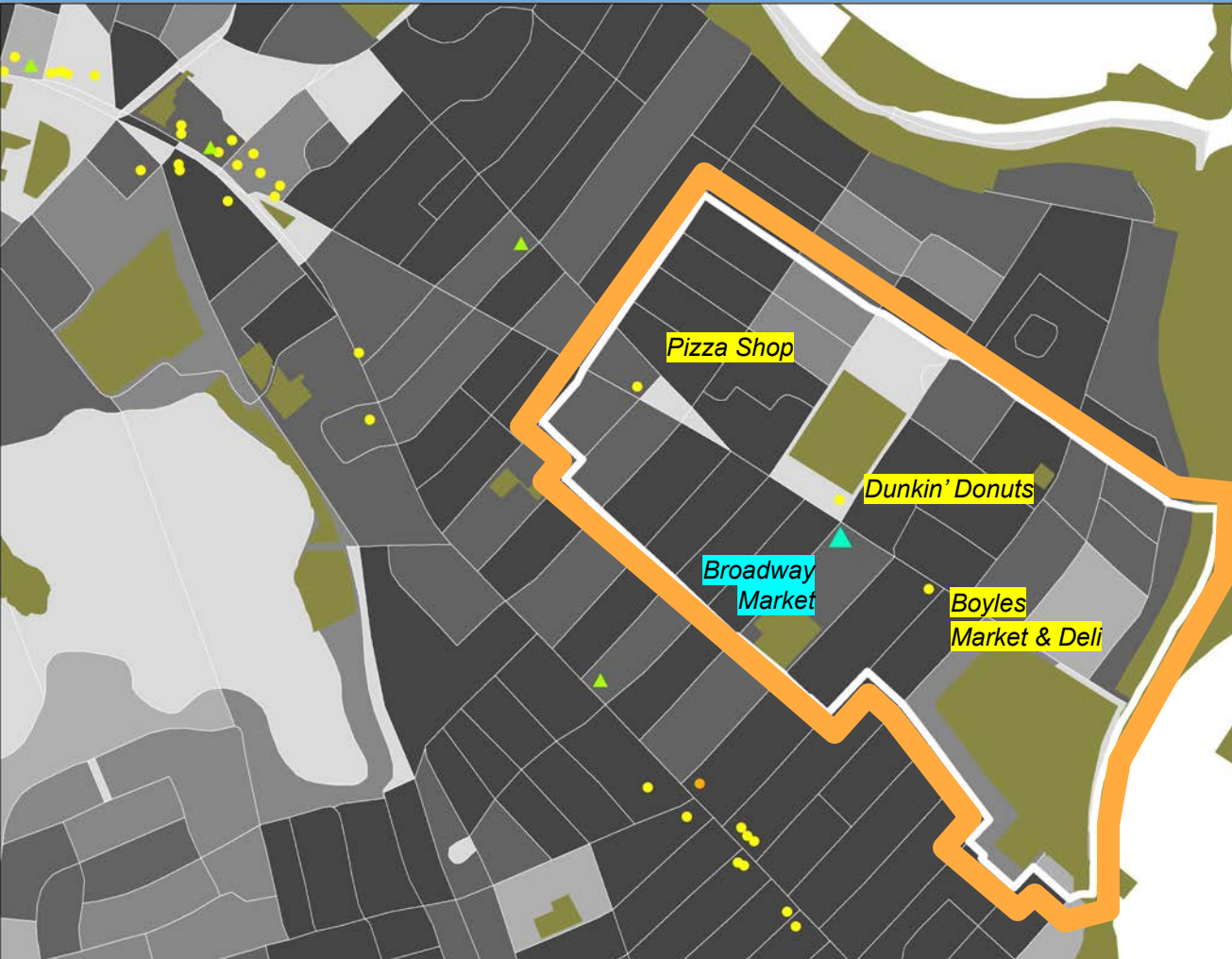
blocks

Population Density (per acre)

- 0.0 - 3.6
- 3.7 - 11
- 12 - 15
- 16 - 21
- 22 - 480

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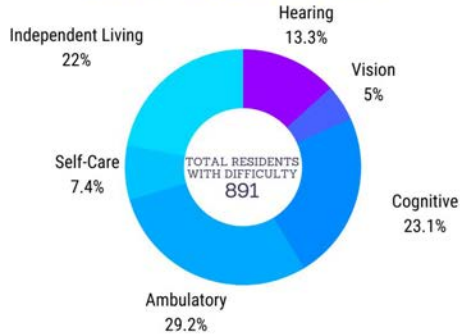
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04

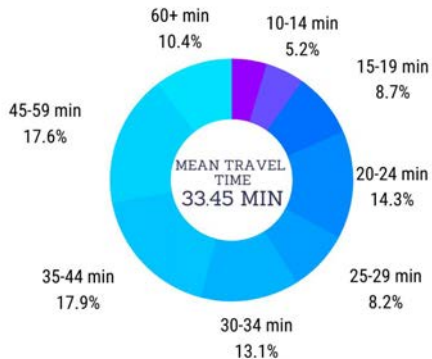
Mobility



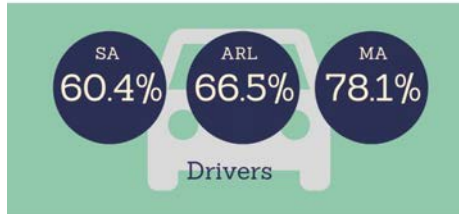
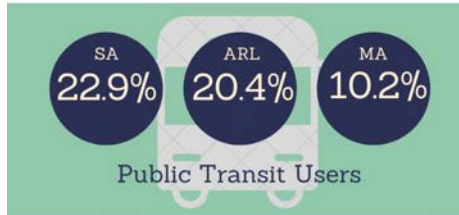
RESIDENTS WITH DISABILITIES



HOW LONG IS YOUR COMMUTE?



HOW DO RESIDENTS COMMUTE?



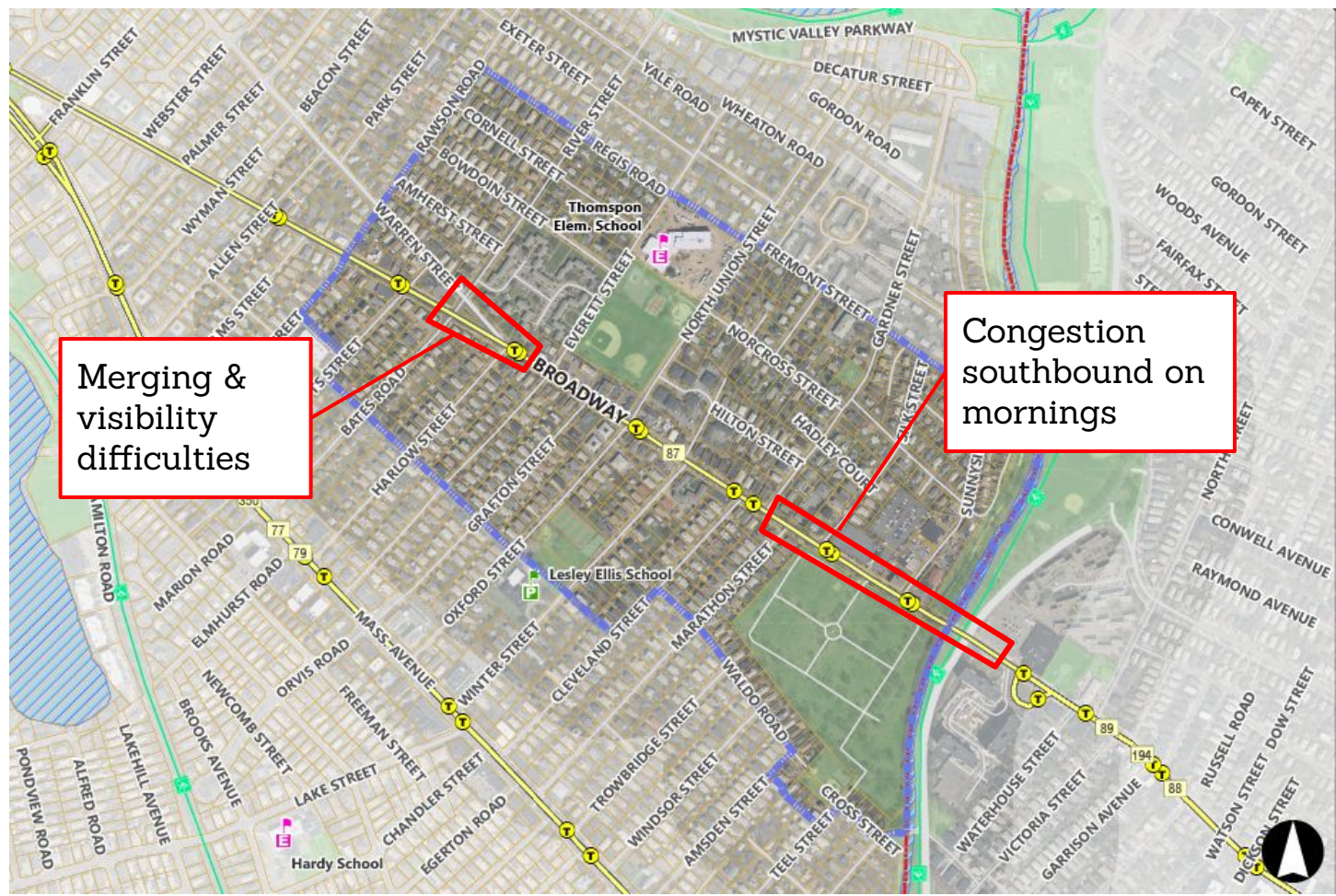
HOME-WORK COMMUTE

By far, most residents get to work by car. However, the Broadway corridor has a high percentage of bicyclists and transit riders.

Most residents do not work in Arlington -- they work in Boston, Cambridge, or Somerville.

Those who do work along Broadway mostly commute from other cities/towns.

Reliable, regional transportation is important for the corridor.



WALKABILITY

Where do people walk?

Corner markets, Stop & Shop, childcare centers, schools, bus stops, parks, Arlington Town Center, etc.

✓ Strengths:

- Sidewalks on every street
- (Somewhat) frequent crosswalks on Broadway
- Great tree shading on side streets

✗ Weaknesses:

- Long street width to cross
- Damage from tree roots
- Long distance to major retail
- Poor tree shading on Broadway
- Safety concerns at intersections

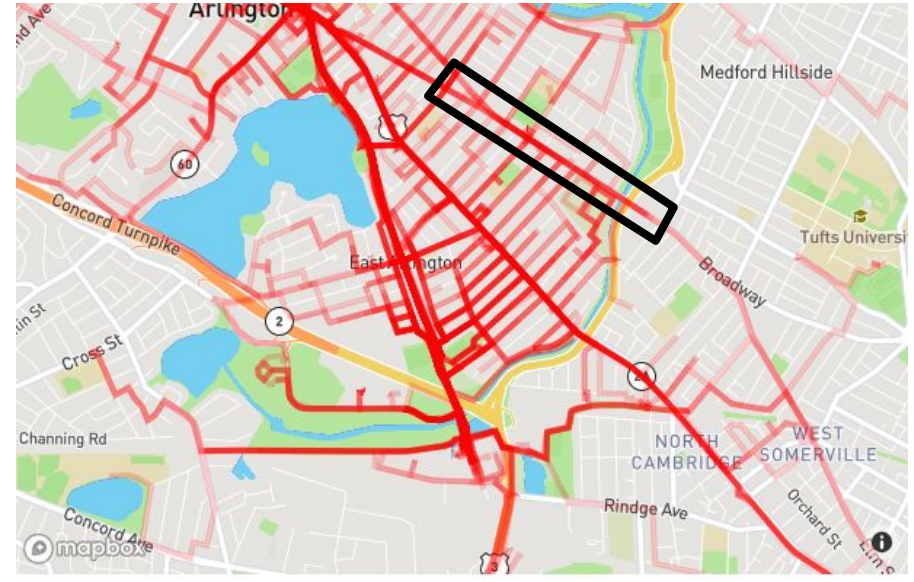
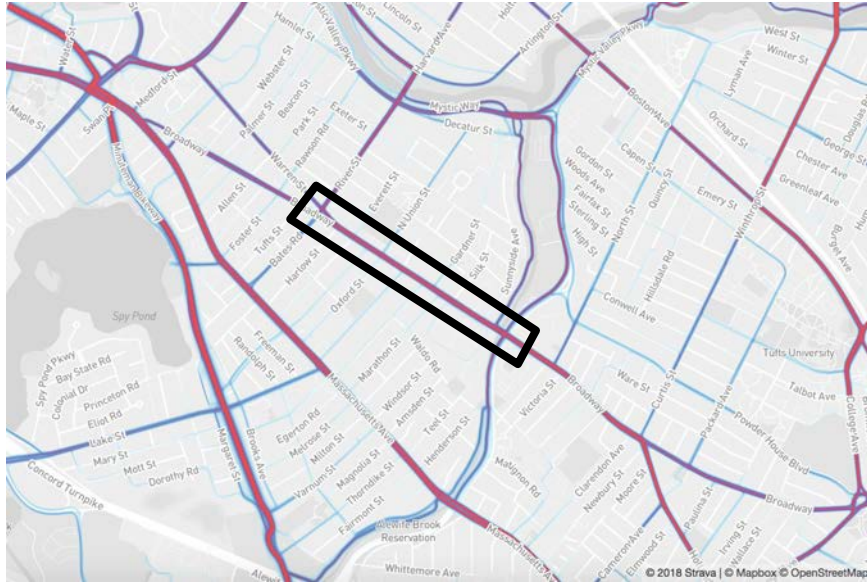


Crossing the intersection at Broadway and Warren St.-River St. can be difficult.



Curb extensions could help shorten crossing distances and slow traffic.

BICYCLING



STRAVA MAP

GPS data from biking smartphone app.

LIME BIKES

GPS data from dockless bikes.

BICYCLING

Not safe for all

Safe for all, but requires space



CURRENT CONDITIONS

42-44 ft wide; two traffic lanes
and parking on each side

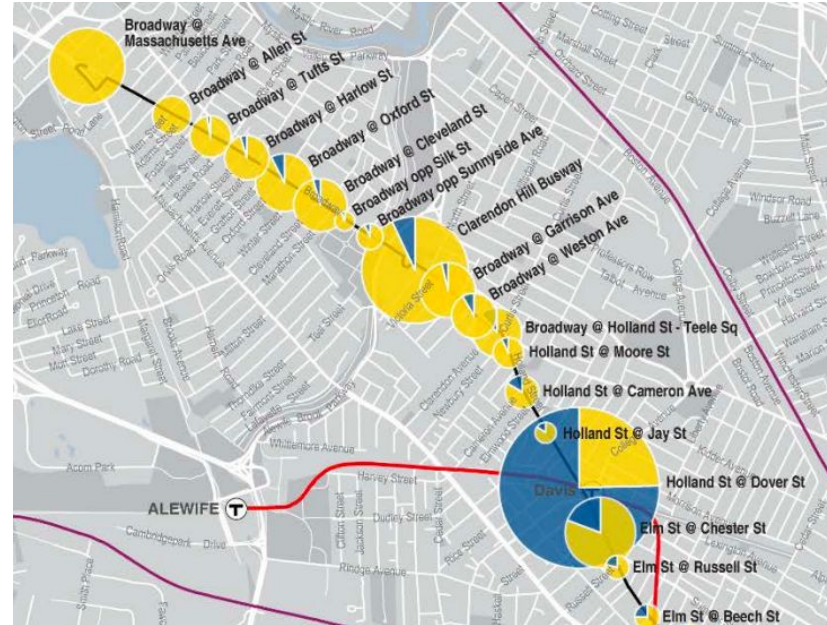


WHAT IS POSSIBLE?

Left: Arlington, VA
Right: Boulder, CO

TRANSIT

MBTA #87 (below) serves Broadway, whereas **#88** and **#89** start from Clarendon Hill. All three are heavily used, and are often crowded in the morning rush hour.



Morning On-boardings

Morning Off-boardings

TRANSIT



CURRENT CONDITIONS

Bus stop on Broadway.

WHAT IS POSSIBLE?

Benches and bus shelters elsewhere in Arlington and Somerville.

05

Built & Natural Environment



CURRENT ZONING & LAND USE



Showing:

- Study Area
- Town Border
- Public Trees
- Schools
- Parcels
- Bike Lanes
- Bike Paths
- Streets

Exterior Building

- Residential - Single Family
- Residential - Multi-Family
- Residential - Other
- Commercial
- Industrial
- Mixed Use - Primarily Res.
- Mixed Use - Primarily Com.
- Mixed Use - Other
- Other (Institution)
- Right-of-way
- Wetlands



ASSETS

- Tree lined streets
- Well-kept residential buildings
- Several neighborhood stores with active store fronts



OPPORTUNITIES

- Vacant lots or unused buildings
- Dead facades
- Parking surrounding buildings
- Large empty yards in front of apartment buildings
- Variety of forms, no unifying characteristics for buildings or their relationship to sidewalk

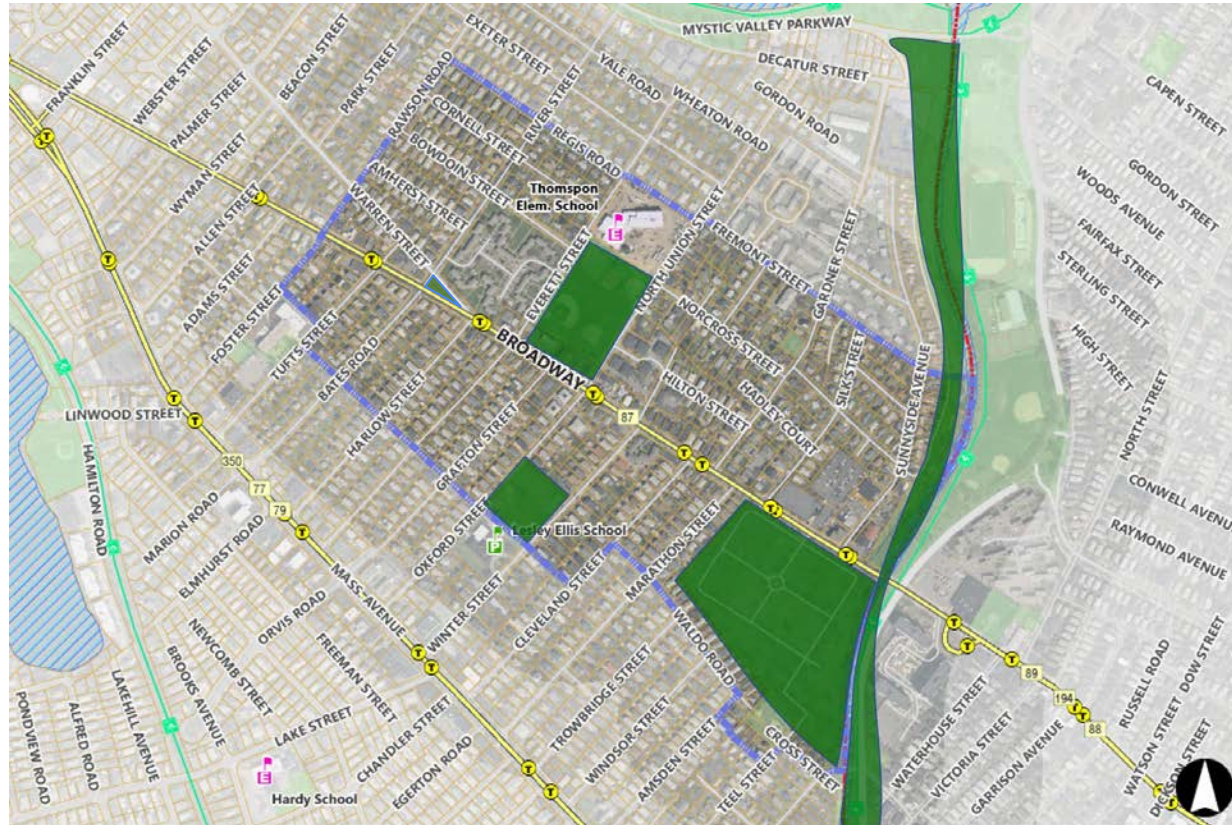


NEW VIBRANCY

- Learn to Grow Daycare
- Dunkin'
- 117 Broadway



Credit: Housing Corporation of Arlington



GREEN SPACE

- Residents have access to several green spaces in close walking distance
 - Alewife Brook
 - Cemetery
 - Crosby Park
 - Lussiano Park
 - Triangle at River St., Warren St. & Broadway intersection

- Lussiano Park is the largest recreational park, and is central to the study area



ENVIRONMENTAL CHALLENGES

- Three problems:
 - Flooding along Alewife Brook
 - Urban Heat Islands
 - Stormwater Contamination
- Any changes to neighborhood should address high volume of impermeable surfaces and the patchy tree canopy

06

Draft Goals



The cost of having a house



37%

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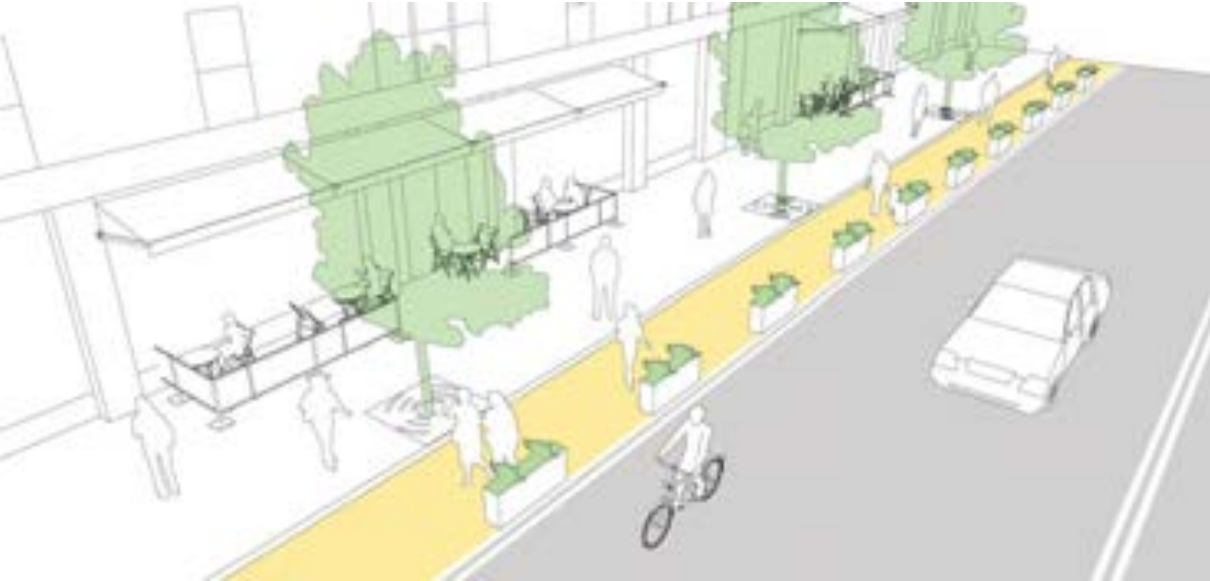


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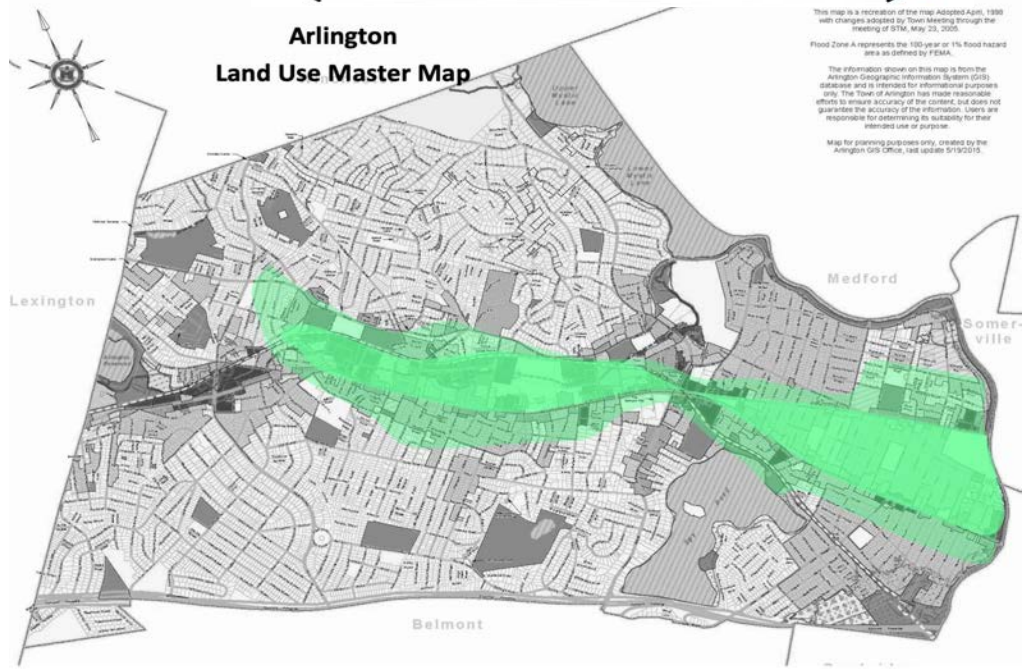
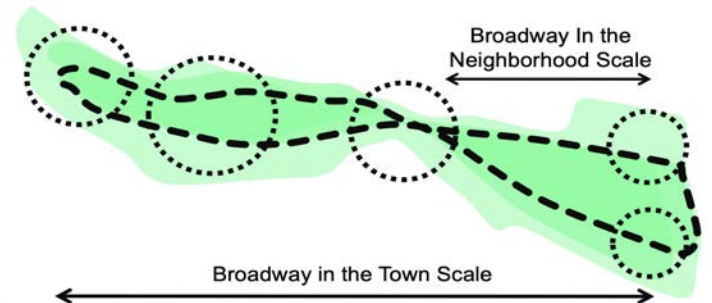
Housing Affordability & Variety

- Maintain a healthy housing supply that provides options for a range of incomes levels.



Safety & Walkability

- Ensure that the street design for Broadway is safe and comfortable for all users, while facilitating connections between the neighborhood, the town, and the wider region.



Vibrance & Quality of Life

- Build on the neighborhood feel of the corridor while enhancing the social, economic, and cultural opportunities that are locally available in the community.

The cost of having a house



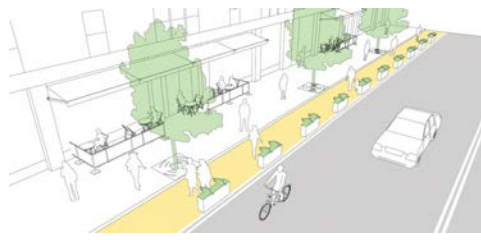
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Goal I
Housing Affordability & Variety

Goal II
Safety & Walkability

Goal III
Vibrance & Quality of Life

07

Focus Areas





Lussiano Field;
Arlington Food Pantry
East Cambridge Savings Bank;
Dunkin'

Lahey Health Primary Care;
Visiting Nurse and Community Care
ZipWall Dust Barrier System

Arlmont Fuel
Cambridge Strength and Conditioning
Boyle's Body Works

Broadway Streetscape



- Lahey Health building + mixed commercial and industrial uses
- Approx. 4 acres
- Parking lot is large, currently underdeveloped space
- Edge of neighborhood
- Proximity to Alewife Parkway = good transit and transportation access





THANK YOU

