MBTA COMMUNITIES "VISIONING KIT" WORKSHEETS

SHEET D: Participant Visioning Worksheet

Question 1: Opportunities for Consensus (answer this BEFORE the discussion)

What would help bring Arlington residents together to create a district where multifamily housing is allowed by right? What are the challenges? What do you think most people could agree on?

Question 2: Goals for New Housing

Let's discuss the goals we each might have regarding creating new housing in Arlington. How important are each of the following to you? Rank 1-5, with 1 as the most important.

	Importance				
	Most				**Least**
Encourage multifamily housing on commercial corridors.	1	2	3	4	5
Encourage multifamily housing in the neighborhoods next to commercial corridors.	1	2	3	4	5
Encourage multifamily housing in all neighborhoods in town.	1	2	3	4	5
Encourage multifamily housing near public transit stops.	1	2	3	4	5
Encourage multifamily housing near the bike path.	1	2	3	4	5
Encourage multifamily housing near Route 2.	1	2	3	4	5
Avoid locating multifamily housing near flood-prone areas.	1	2	3	4	5
Avoid locating multifamily housing in the core of our three business districts unless it includes ground floor commercial space.	1	2	3	4	5
Other (elaborate below)	1	2	3	4	5

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Question 3: Bonuses for Providing Community "Goods"

Many communities provide bonuses like additional height/stories or parking reductions for new development that includes features desired by the community, such as additional affordable housing, shared community spaces, and ground floor commercial space. If the town were to include bonuses in MBTA Communities zoning, what features should be incentivized? Rank 1-5, with 1 as the most important.

	Importance				
	Most				**Least**
Encourage multifamily housing that includes mixed use (e.g., first floor commercial or other business).	1	2	3	4	5
Encourage multifamily housing that has more affordable units than 15% (the proportion required in Arlington's inclusionary zoning bylaw).	1	2	3	4	5
Encourage sustainable building practices beyond those already required.	1	2	3	4	5
Encourage new shared community spaces, such as small parks and plazas.	1	2	3	4	5
Encourage additional greenery, such as street trees, roof gardens, and other landscaped open space.	1	2	3	4	5
Other (elaborate below)	1	2	3	4	5

Question 4: Let's Get Specific.

What types of housing would you like to see more of in Arlington (e.g., three and four family buildings, larger apartment buildings, etc.)? Where should allow and/or encourage more housing to be located? Answer in writing or by marking up the map on the next page (whatever you're most comfortable with).

Question 5: Opportunities for Consensus, Revisited

What are the top opportunities for consensus about the MBTA Communities district(s)? Any other thoughts? (to be answered as a group)
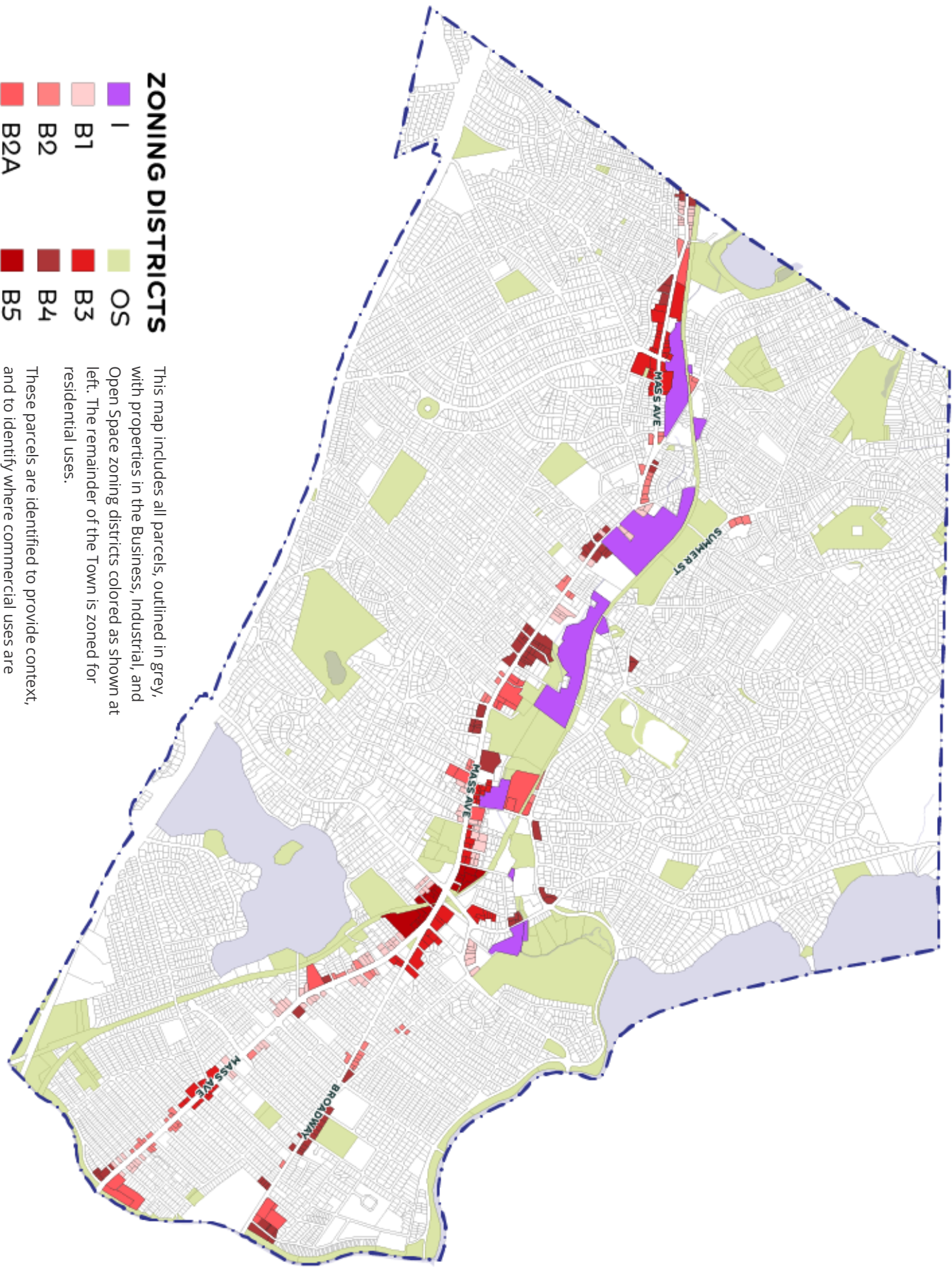
ZONING DISTRICTS

- **I**
- **B1**
- **B2**
- **B2A**
- **OS**
- **B3**
- **B4**
- **B5**

This map includes all parcels, outlined in grey, with properties in the Business, Industrial, and Open Space zoning districts colored as shown at left. The remainder of the Town is zoned for residential uses.

These parcels are identified to provide context, and to identify where commercial uses are allowed. The Town is not interested in converting any Open Space properties to housing.

MASS AVE

SUMMER ST

MASS AVE

MASS AVE

BROADWAY