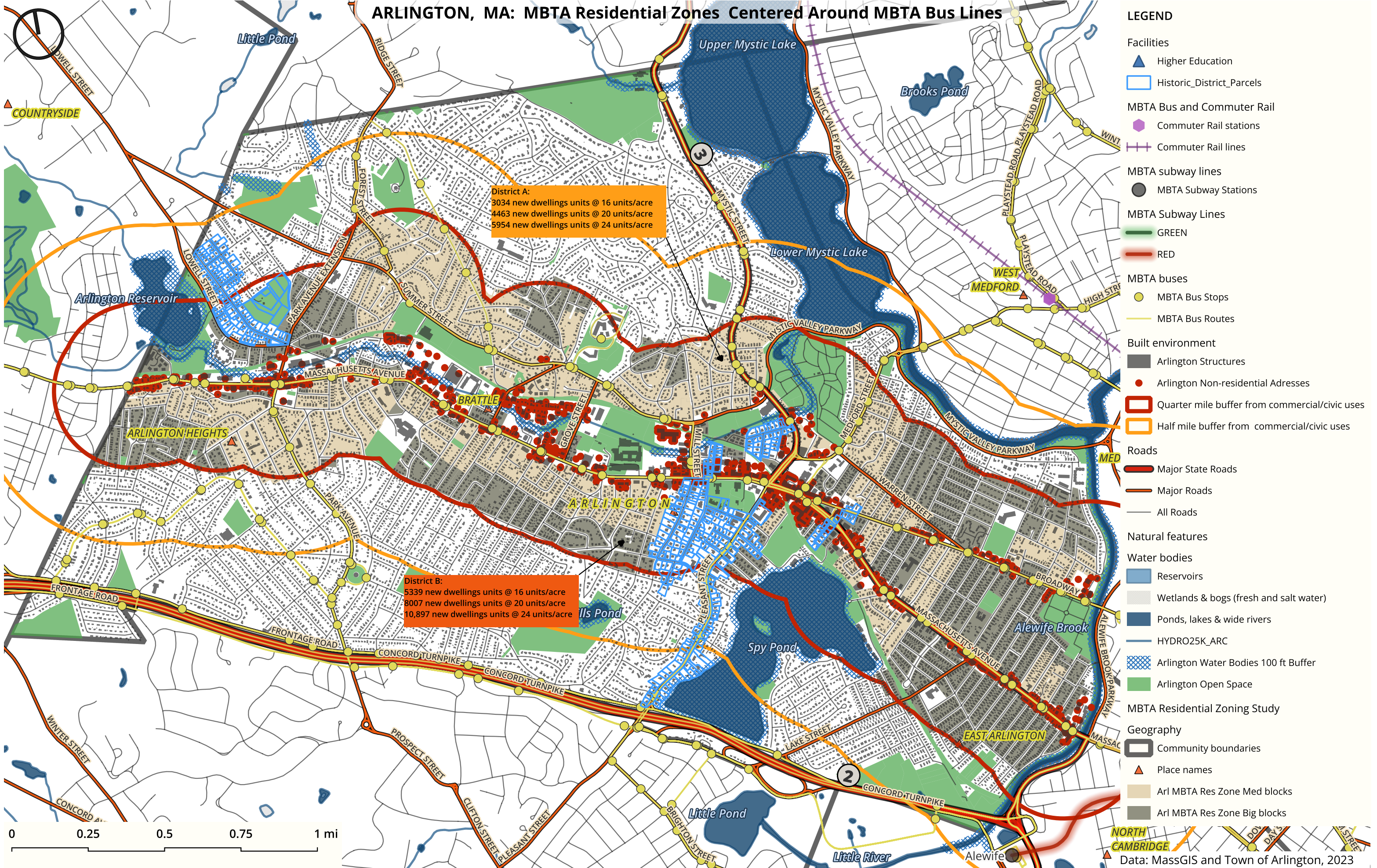


ARLINGTON, MA: MBTA Residential Zones Centered Around MBTA Bus Lines



LEGEND

Facilities

- Higher Education
- Historic_District_Parcel

MBTA Bus and Commuter Rail

- Commuter Rail stations
- Commuter Rail lines

MBTA subway lines

- MBTA Subway Stations

MBTA Subway Lines

- GREEN
- RED

MBTA buses

- MBTA Bus Stops
- MBTA Bus Routes

Built environment

- Arlington Structures
- Arlington Non-residential Adresses
- Quarter mile buffer from commercial/civic uses
- Half mile buffer from commercial/civic uses

Roads

- Major State Roads
- Major Roads
- All Roads

Natural features

Water bodies

- Reservoirs
- Wetlands & bogs (fresh and salt water)
- Ponds, lakes & wide rivers
- HYDRO25K_ARC
- Arlington Water Bodies 100 ft Buffer
- Arlington Open Space

MBTA Residential Zoning Study

Geography

- Community boundaries
- Place names
- Arl MBTA Res Zone Med blocks
- Arl MBTA Res Zone Big blocks

Scale: 0 0.25 0.5 0.75 1 mi

Data: MassGIS and Town of Arlington, 2023

From: Edwin Fields
Date: Tue, Jun 13, 2023 at 9:06 PM
Subject: Alternate proposed MBTA Residential Zoning districts

Hello,

I'm a professional planner and former ARB member (2011-13) living in Arlington. I've enclosed a proposed map of two alternate MBTA Residential zoning districts for consideration by the MBTA Residential Working Group. These districts lie parallel to the Mass Ave commercial and civic corridor, and also extend along the Summer Street, Mystic Ave. and Broadway MBTA bus corridors. They avoid the Mill Brook flood plain between Mass Ave and Summer Street, but are close to the central and western sections of the Minuteman bikeway. All lots in these districts lie within a quarter-mile of businesses, commercial enterprises, civic facilities and institutional uses. Finally, these potential zones avoid historic districts in Arlington Center and the Heights. Details of these proposed districts include:

Medium MBTA Residential Zone:

- 438 acres
- 4389 existing homes
- +3034 net new dwellings @ 16 units/acre

Large MBTA Residential Zone:

- 982 acres
- 9823 existing homes
- +5339 net new dwellings @ 16 units/acre

Thanks for forwarding these to the Working Group, and for considering these in the Group's deliberations. Please email me with any questions on these proposals.

Thanks,
Ted Fields
Renfrew Street
fields.edwin@gmail.com