

MBTA COMMUNITIES

ZONING FOR MULTIFAMILY HOUSING IN ARLINGTON

DRAFT MAP

June 22, 2023

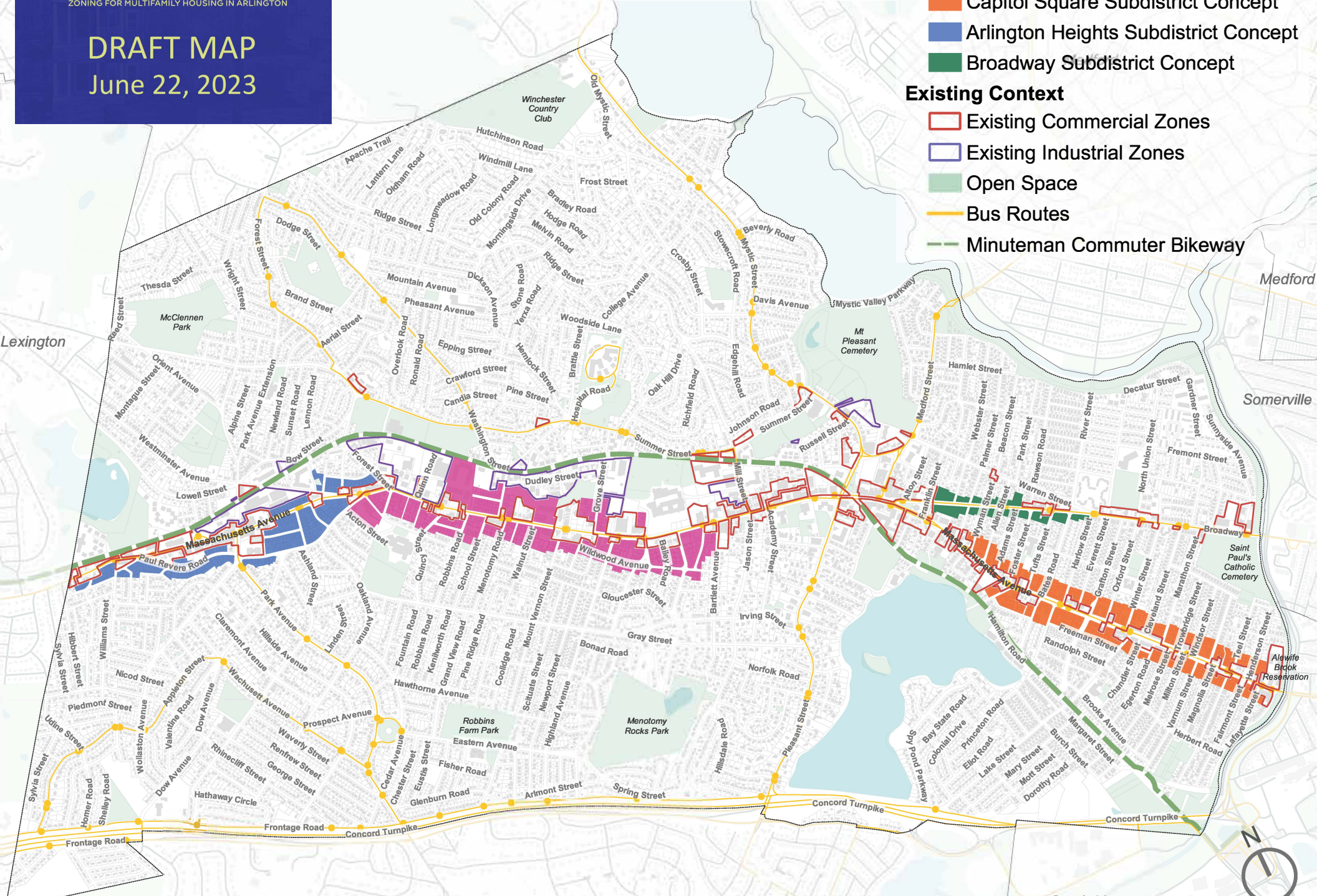
Draft MBTA Communities Zoning Districts

Subdistrict Concepts

- Arlington Center Subdistrict Concept
- Capitol Square Subdistrict Concept
- Arlington Heights Subdistrict Concept
- Broadway Subdistrict Concept

Existing Context

- Existing Commercial Zones
- Existing Industrial Zones
- Open Space
- Bus Routes
- Minuteman Commuter Bikeway



Scenario 1- 30 Unit/Acre Max

Other Dimensional Standards:

- Max 4 Stories
- Setbacks: 0' Front, 10' Sides, 20' Rear
- Minimum Parking: 1 Space / Unit

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	East Arlington V4	Arlington Heights V4	Arlington Center V4	Broadway V4		
District Acreage <i>(see note)</i>	39.0	27.5	56.5	10.7	0.0	133.7
District Density Denominator <i>(see note)</i>	39.0	27.5	56.5	10.7	0.0	133.7
Final Unit Capacity per District	963	626	1,346	223	0	3,158
DU/AC	24.7	22.8	23.8	20.8	0.0	23.6

Scenario 2 - No Units/Acre Max

Other Dimensional Standards:

- Max 4 Stories
- Setbacks: 0' Front, 10' Sides, 20' Rear
- Minimum Parking: 1 Space / Unit

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	East Arlington V4	Arlington Heights V4	Arlington Center V4	Broadway V4		
District Acreage <i>(see note)</i>	39.0	27.5	56.5	10.7	0.0	133.7
District Density Denominator <i>(see note)</i>	39.0	27.5	56.5	10.7	0.0	133.7
Final Unit Capacity per District	2,457	1,613	3,247	562	0	7,879
DU/AC	63.1	58.7	57.5	52.3	0.0	58.9