

MBTA COMMUNITIES

ZONING FOR MULTIFAMILY HOUSING IN ARLINGTON

DRAFT MAP

July 11, 2023

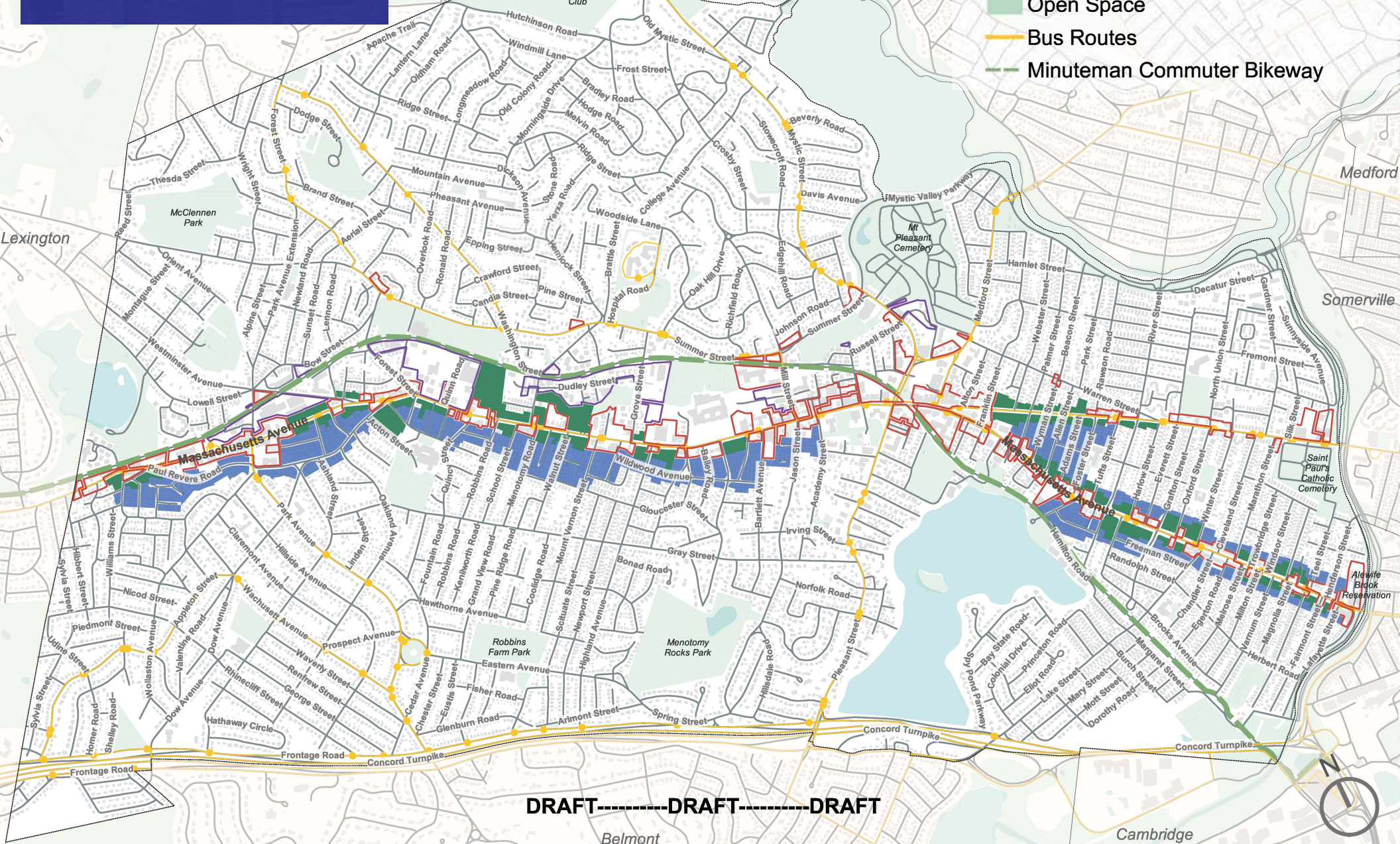
Draft MBTA Communities Zoning Districts

Subdistrict Concepts

- Mass Ave / Broadway District Concept
- Modified R2 Zone District Concept

Existing Context

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



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Scenario 1- 30 Unit/Acre Max

- Mass Ave/Broadway Dimensions:
 - 1 parking space / unit
 - Max 5 stories (conservatively, 60')
 - 0' Front, 10' Sides, 20' Rear

- Other Area Dimensions:
 - 1 parking space / unit
 - Max 3 stories (conservatively, 40')
 - 20' Front, 10' Sides, 20' Rear

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	East - Mass Ave/Broadway	East - Other	Center/Heights - Mass Ave/Broadway	Center/Heights - Other		
District Acreage (see note)	23.5	38.1	28.2	73.4	0.0	163.2
District Density Denominator(see note)	23.5	38.1	28.2	73.4	0.0	163.2
Final Unit Capacity per District	555	920	794	1,680	0	3,949
DU/AC	23.6	24.1	28.2	22.9	0.0	24.2

Scenario 2 - No Units/Acre Max

- Mass Ave/Broadway Dimensions:
 - 1 parking space / unit
 - Max 5 stories (conservatively, 60')
 - 0' Front, 10' Sides, 20' Rear

- Other Area Dimensions:
 - 1 parking space / unit
 - Max 3 stories (conservatively, 40')
 - 20' Front, 10' Sides, 20' Rear

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	East - Mass Ave/Broadway	East - Other	Center/Heights - Mass Ave/Broadway	Center/Heights - Other		
District Acreage (see note)	23.5	38.1	28.2	73.4	0.0	163.2
District Density Denominator(see note)	23.5	38.1	28.2	73.4	0.0	163.2
Final Unit Capacity per District	1,785	1,704	2,326	3,155	0	8,970
DU/AC	75.8	44.7	82.5	43.0	0.0	55.0