

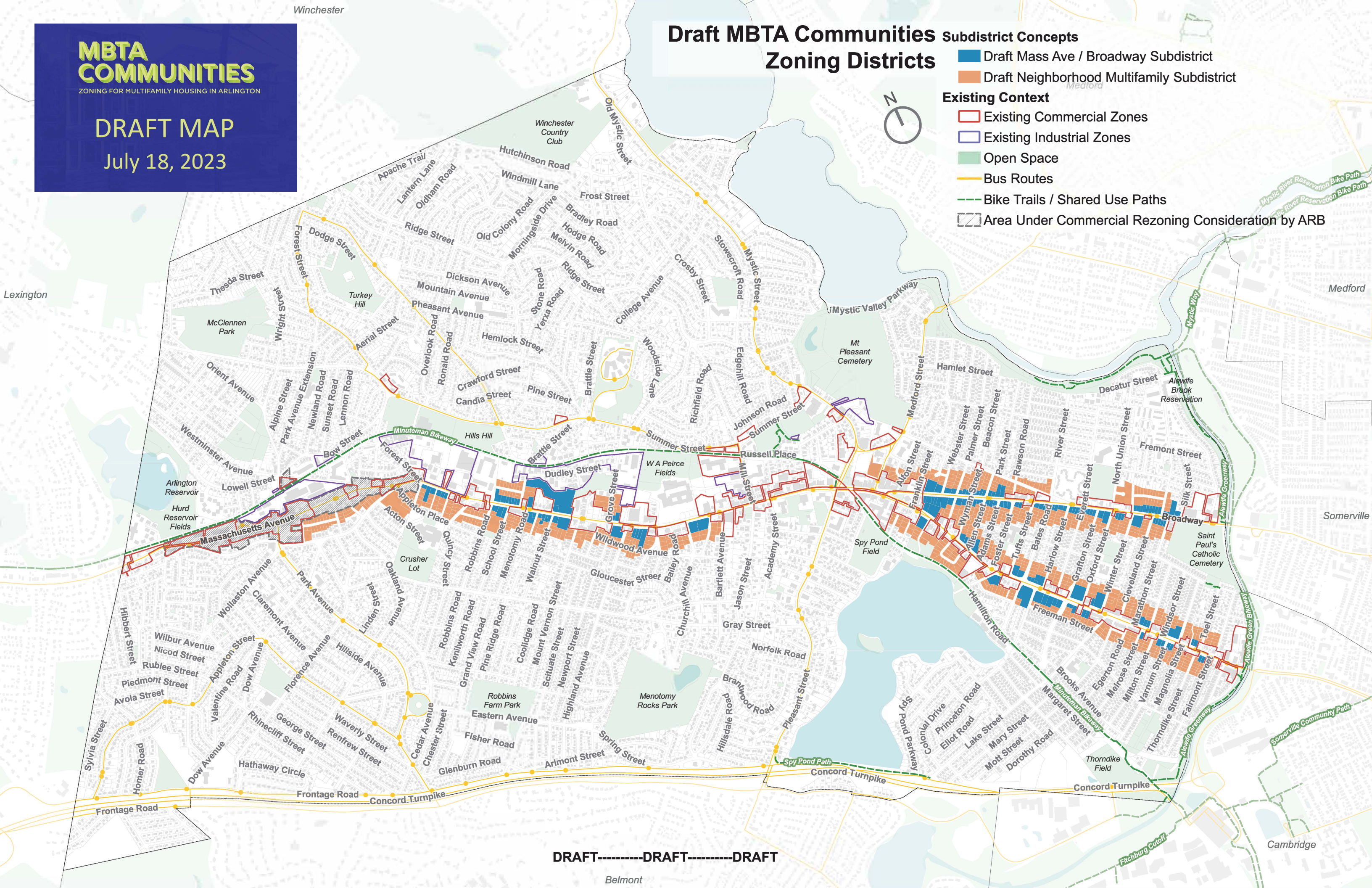
MBTA COMMUNITIES
ZONING FOR MULTIFAMILY HOUSING IN ARLINGTON

DRAFT MAP
July 18, 2023

Draft MBTA Communities Zoning Districts

- Subdistrict Concepts**
- Draft Mass Ave / Broadway Subdistrict
 - Draft Neighborhood Multifamily Subdistrict

- Existing Context**
- Existing Commercial Zones
 - Existing Industrial Zones
 - Open Space
 - Bus Routes
 - Bike Trails / Shared Use Paths
 - Area Under Commercial Rezoning Consideration by ARB



DRAFT-----DRAFT-----DRAFT

Scenario 1- No Unit/Acre Max

- Mass Ave/Broadway Dimensions:
 - No minimum parking requirement
 - Max 4 stories
 - 0' Front, 10' Sides, 20' Rear

- Neighborhood Multifamily Dimensions:
 - No minimum parking requirement
 - Max 3 stories
 - 10' Front, 10' Sides, 20' Rear

NOTE: Dimensional standards noted here reflect only BY-RIGHT RESIDENTIAL minimum standards. The compliance model does NOT account for any optional bonuses that may be included in the final zoning bylaw.

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	Mass Ave/Broadway Subdistrict	Neighborhood Multifamily Subdistrict				
District Acreage	40.3	114.6	0.0	0.0	0.0	154.9
District Density Denominator	39.5	114.6	0.0	0.0	0.0	154.1
Final Unit Capacity per District	4,733	9,889	0	0	0	14,622
DU/AC	119.8	86.3	0.0	0.0	0.0	94.9

Scenario 2 - 50 Units/Acre Max

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	Mass Ave/Broadway Subdistrict	Neighborhood Multifamily Subdistrict				
District Acreage	40.3	114.6	0.0	0.0	0.0	154.9
District Density Denominator	39.5	114.6	0.0	0.0	0.0	154.1
Final Unit Capacity per District	1,766	4,900	0	0	0	6,666
DU/AC	44.7	42.8	0.0	0.0	0.0	43.3

Draft district concepts are tentatively compliant with Section 3A (Housing Choice Act) requirements, pending full review and determination of compliance by Executive Office of Housing and Livable Communities (formerly known as the Department of Housing and Community Development)