An aerial architectural rendering of a city, likely Arlington, Massachusetts. The scene is dominated by a dense grid of buildings, ranging from low-rise residential structures to tall, modern skyscrapers. The buildings are rendered in a light, sketchy style with some greenery interspersed. In the upper right corner, a large, grey, elongated blimp or airship is flying over the city. The background shows a body of water with several sailboats and a larger ship. The overall color palette is muted, with greys, whites, and soft greens.

Arlington 3A Zoning District Scenarios

Arlington - MBTA Communities Technical Assistance

District Map & Model Parameter Alternatives: August 8, 2023

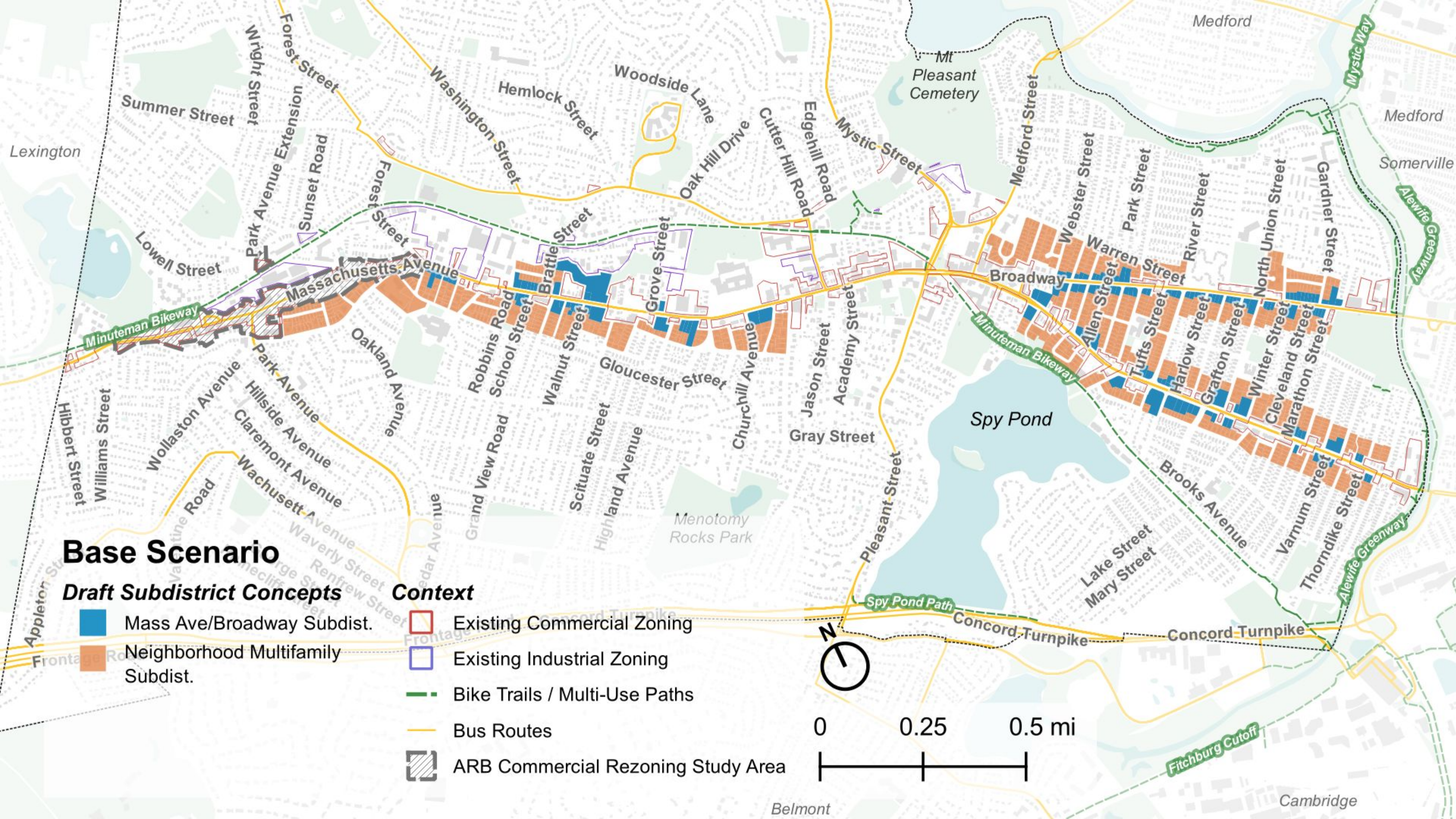
Base Scenario (presented at 7/25 public meeting)

Neighborhood Multifamily Alternatives

- **Alternative A1: 4 story Neighborhood Multifamily**
- **Alternative A2: 3 story Neighborhood Multifamily**
 - Reduced neighborhood multifamily subdistrict size (~250' off corridors)
- **Alternative B1: tiered**
 - Reduced neighborhood multifamily subdistrict size (~250' off corridors)
 - Height transition 4 stories → 3 stories within neighborhood multifamily subdistrict

Base Scenario

Presented at 7/25 public meeting



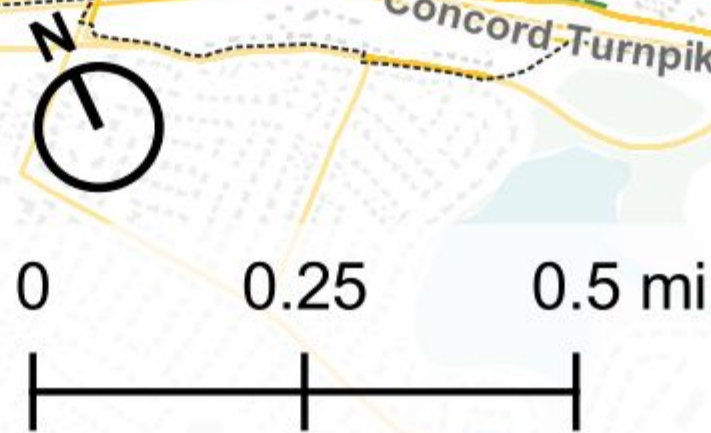
Base Scenario

Draft Subdistrict Concepts

- Mass Ave/Broadway Subdist.
- Neighborhood Multifamily Subdist.

Context

- Existing Commercial Zoning
- Existing Industrial Zoning
- Bike Trails / Multi-Use Paths
- Bus Routes
- ARB Commercial Rezoning Study Area





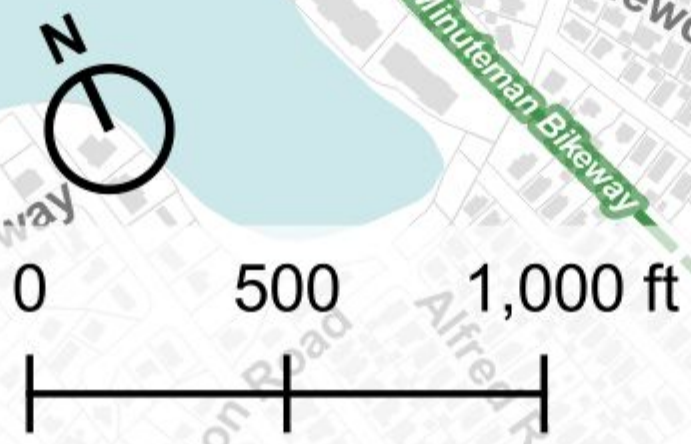
Base Scenario

Draft Subdistrict Concepts

- Mass Ave/Broadway Subdist.
- Neighborhood Multifamily Subdist.

Context

- Existing Commercial Zoning
- Existing Industrial Zoning
- Bike Trails / Multi-Use Paths
- Bus Routes

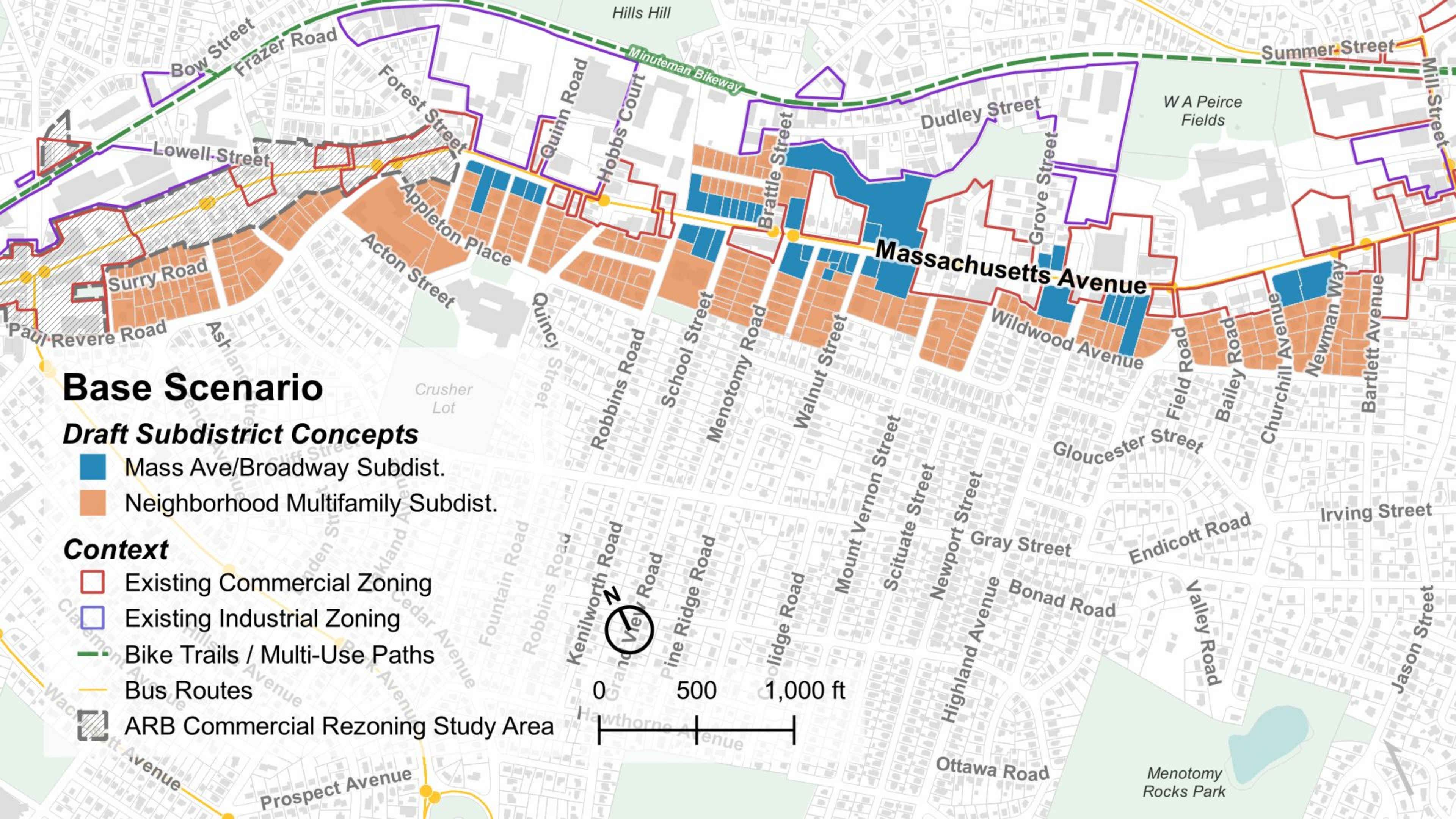


Saint Paul's Catholic Cemetery

Broadway

Massachusetts Avenue

Spy Pond Field



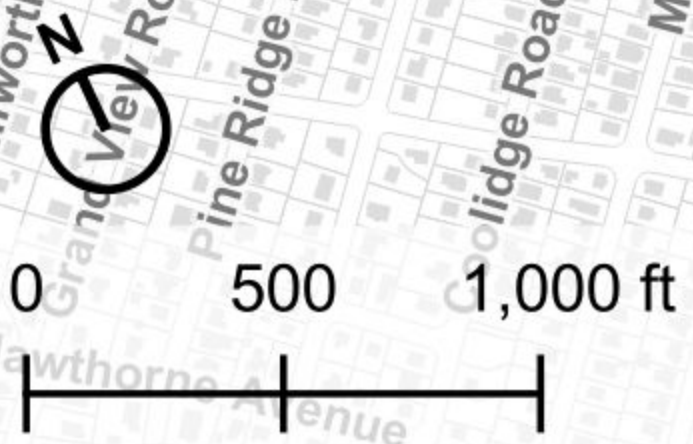
Base Scenario

Draft Subdistrict Concepts

- Mass Ave/Broadway Subdist.
- Neighborhood Multifamily Subdist.

Context

- Existing Commercial Zoning
- Existing Industrial Zoning
- Bike Trails / Multi-Use Paths
- Bus Routes
- ARB Commercial Rezoning Study Area



Massachusetts Avenue

W A Peirce Fields

Menotomy Rocks Park

Hills Hill

Minuteman Bikeway

Summer Street

Bow Street
Frazer Road

Forest Street

Quinn Road
Hobbs Court

Dudley Street

Lowell Street

Appleton Place
Acton Street

Brattle Street

Grove Street

Surry Road

Ashland Street

Quincy Street

Robbins Road

School Street

Menotomy Road

Walnut Street

Wildwood Avenue

Field Road

Bailey Road

Churchill Avenue

Newman Way

Bartlett Avenue

Crusher Lot

Gloucester Street

Irving Street

Kenilworth Road

Grand View Road

Pine Ridge Road

Collidge Road

Mount Vernon Street

Scituate Street

Newport Street

Gray Street

Bonad Road

Endicott Road

Valley Road

Jason Street

Wachusett Avenue

Prospect Avenue

Ottawa Road

Base Scenario - with Min. Open Space

Neighborhood Multifamily Subdistrict is defined based on ~350' buffer off corridors

Subdistrict	Model Inputs				Model Outputs			
	Max. Height (stories)	Setbacks (feet)			Min. Open Space (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	10'	5'	20'	40%	26.8 ac	2,202	82.2 units/ac
Mass Ave/Broadway - Center/Heights	4	10'	5'	20'	40%	14.6 ac	1,123	81.4 units/ac
Neighborhood MF - East Arlington	4	10'	10'	20'	60%	88.6 ac	5,063	57.1 units/ac
Neighborhood MF - Center/Heights	4	10'	10'	20'	60%	45 ac	2,569	57.1 unit/ac
Modeled Totals						175 ac	10,957	62.9 units/ac
Target for Compliance						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

NOTE: INPUT INTENDED AS A PROXY FOR SETBACKS ONLY - NOT PART OF ACTUAL ZONING

Base Scenario - with Max. Lot Coverage

Neighborhood Multifamily Subdistrict is defined based on ~350' buffer off corridors

Subdistrict	Model Inputs				Model Outputs			
	Max. Height (stories)	Setbacks (feet)			Max. Lot Coverage (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	10'	5'	20'	60%	26.8 ac	2,224	83.7 units/ac
Mass Ave/Broadway - Center/Heights	4	10'	5'	20'	60%	14.6 ac	1,266	91.7 units/ac
Neighborhood MF - East Arlington	4	10'	10'	20'	40%	88.6 ac	5,377	60.7 units/ac
Neighborhood MF - Center/Heights	4	10'	10'	20'	40%	45 ac	2,707	60.2 units/ac
Modeled Totals						175 ac	11,594	66.6 units/ac
Target for Compliance						32 ac	2,046	15 units/ac

NOTE: INPUT INTENDED AS A PROXY FOR SETBACKS ONLY - NOT PART OF ACTUAL ZONING

Base Scenario - with neither Min Open Space nor Max Lot Coverage

Neighborhood Multifamily Subdistrict is defined based on ~350' buffer off corridors

Subdistrict	Model Inputs				Model Outputs			
	Max. Height (stories)	Setbacks (feet)			Max. Lot Coverage / Min. Open Space	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	10'	5'	20'	-	26.8 ac	2,949	110 units/ac
Mass Ave/Broadway - Center/Heights	4	10'	5'	20'	-	14.6 ac	1,548	112.2 units/ac
Neighborhood MF - East Arlington	4	10'	10'	20'	-	88.6 ac	10,440	117.8 units/ac
Neighborhood MF - Center/Heights	4	10'	10'	20'	-	45 ac	5,276	117.2 units/ac
Modeled Totals						175 ac	20,213	116 units/ac
Target for Compliance						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

Lot Coverage

Definition & Model Options

- **Open Space***: Includes all unbuilt area (including setbacks)
- **Max Building Coverage**: Building footprint only
- **Max Building Coverage + Parking**: Building footprint + surface parking area
- **Max Lot Coverage**: All of the above + any additional ground-plane impervious area

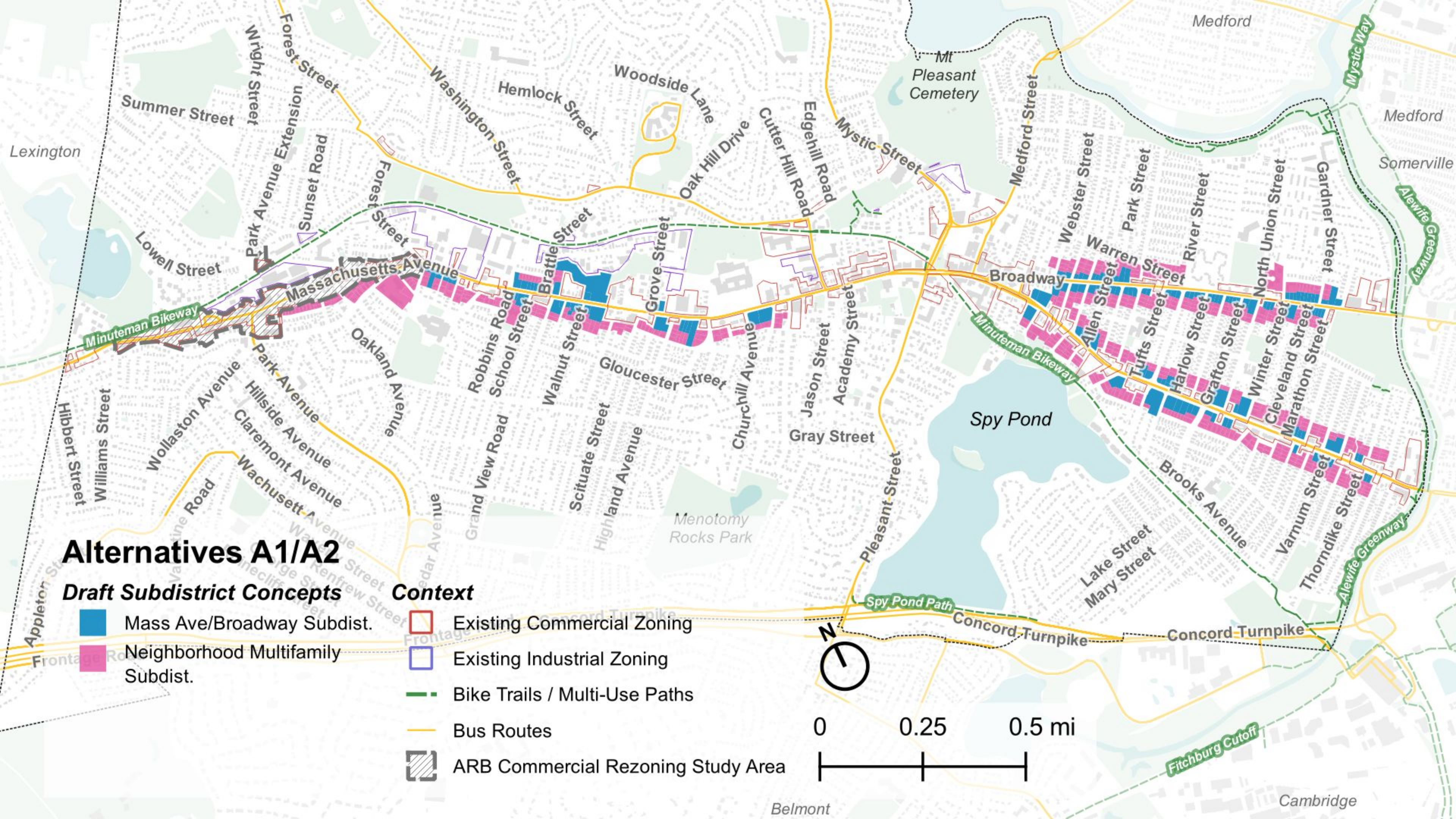
**By default, the model assumes a 20% minimum open space before calculating unit capacity. This is intended to account for the area taken up by setbacks. The actual area encompassed by the proposed setbacks almost always requires more than 20% of the parcel to be calculated as open space*

Neighborhood Multifamily Alternatives

Alternatives A1/A2: 4 Stories & 3 Stories

Substantially reduced MF district size (~250' off corridors)

4 stories and 3 stories tested within neighborhood multifamily subdistrict



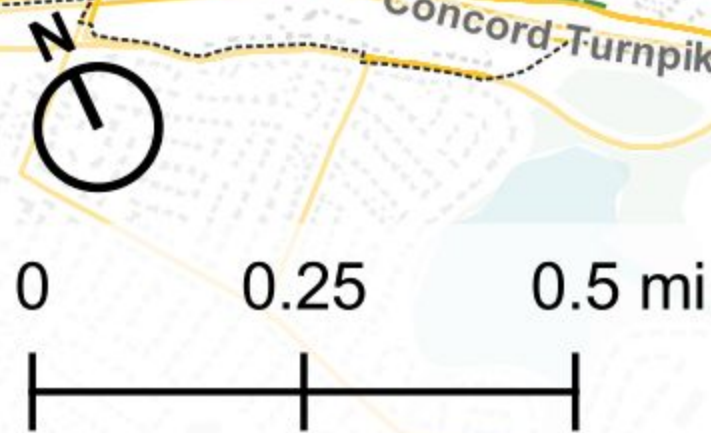
Alternatives A1/A2

Draft Subdistrict Concepts

- Mass Ave/Broadway Subdist.
- Neighborhood Multifamily Subdist.

Context

- Existing Commercial Zoning
- Existing Industrial Zoning
- Bike Trails / Multi-Use Paths
- Bus Routes
- ARB Commercial Rezoning Study Area



Belmont

Cambridge

Medford

Medford

Somerville

Lexington

Spy Pond

Menotomy
Rocks Park

Mt
Pleasant
Cemetery

Fitchburg Cutoff

Mystic Way

Alewife Greenway

Alewife Greenway

Minuteman Bikeway

Minuteman Bikeway

Spy Pond Path

Concord Turnpike

Concord Turnpike

Hibbert Street

Williams Street

Wollaston Avenue

Hillside Avenue

Claremont Avenue

Wachusett Avenue

Wachusett Avenue

Wachusett Avenue

Wachusett Avenue

Wachusett Avenue

Wachusett Avenue

Wachusett Avenue

Wachusett Avenue

Wachusett Avenue

Wachusett Avenue

Wachusett Avenue

Oakland Avenue

Robbins Road

School Street

Walnut Street

Gloucester Street

Churchill Avenue

Jason Street

Academy Street

Gray Street

Pleasant Street

Brattle Street

Grove Street

Oak Hill Drive

Cutter Hill Road

Edgell Road

Mystic Street

Medford Street

Webster Street

Park Street

River Street

North Union Street

Gardner Street

Webster Street

Warren Street

Park Street

River Street

North Union Street

Gardner Street

Webster Street

Allen Street

Tufts Street

Harlow Street

Grafton Street

Winter Street

Cleveland Street

Marathon Street

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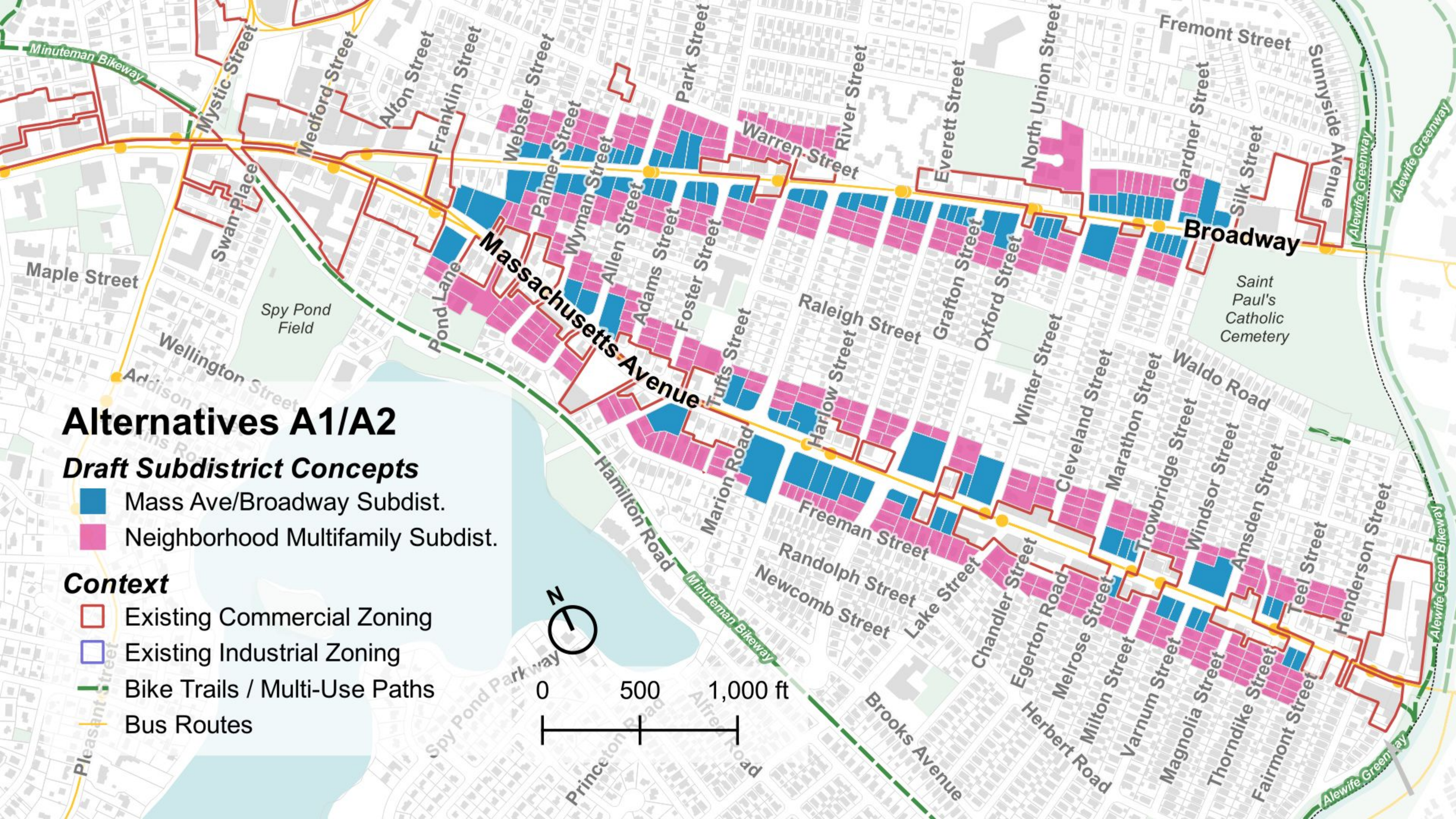
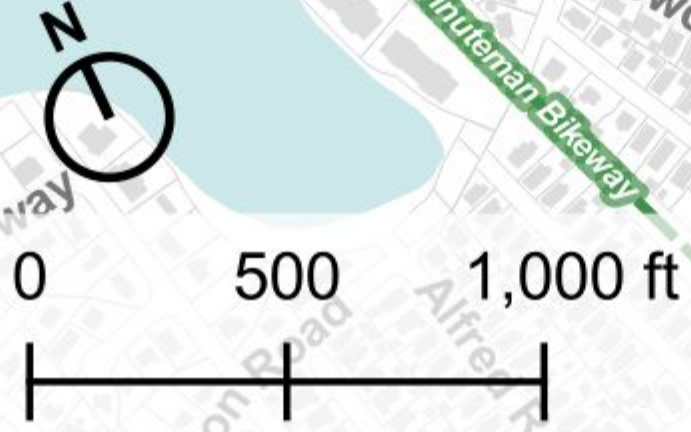
Alternatives A1/A2

Draft Subdistrict Concepts

- Mass Ave/Broadway Subdist.
- Neighborhood Multifamily Subdist.



Context

- Existing Commercial Zoning
- Existing Industrial Zoning
- Bike Trails / Multi-Use Paths
- Bus Routes



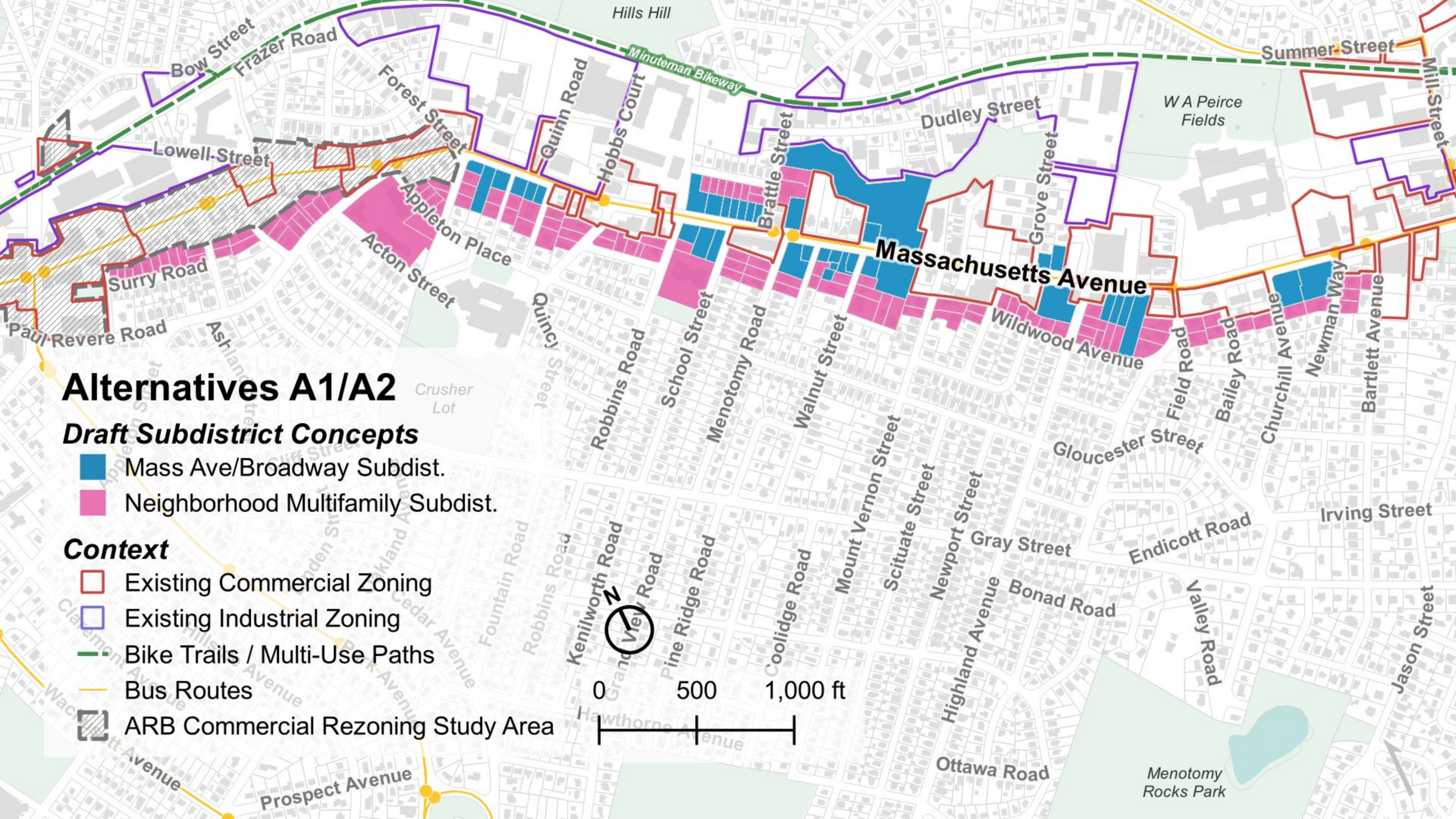
Alternatives A1/A2

Draft Subdistrict Concepts

-  Mass Ave/Broadway Subdist.
-  Neighborhood Multifamily Subdist.

Context

-  Existing Commercial Zoning
-  Existing Industrial Zoning
-  Bike Trails / Multi-Use Paths
-  Bus Routes
-  ARB Commercial Rezoning Study Area



Alternative A1 - 4 Story Neighborhood Multifamily Subdistrict

Subdistrict	Model Inputs					Model Outputs		
	Max. Height (stories)	Setbacks (feet)			Min. Open Space (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	15'	5'	20'	40%	26.8 ac	2,202	82.2 units/ac
Mass Ave/Broadway - Center/Heights	4	15'	5'	20'	40%	14.6 ac	1,123	80.8 units/ac
Neighborhood MF - East Arlington	4	15'	10'	20'	60%	49.5 ac	2,915	58.9 units/ac
Neighborhood MF - Center/Heights	4	15'	10'	20'	60%	22.3 ac	1,334	59.8 units/ac
Modeled Totals						113.2 ac	7,574	67.3 units/ac
Target for Compliance						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

Alternative A2 - 3 Story Neighborhood Multifamily Subdistrict

Subdistrict	Model Inputs					Model Outputs		
	Max. Height (stories)	Setbacks (feet)			Min. Open Space (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	15'	5'	20'	40%	26.8 ac	2,202	82.2 units/ac
Mass Ave/Broadway - Center/Heights	4	15'	5'	20'	40%	14.6 ac	1,123	80.8 units/ac
Neighborhood MF - East Arlington	3	15'	10'	20'	60%	49.5 ac	2,137	43.2 units/ac
Neighborhood MF - Center/Heights	3	15'	10'	20'	60%	22.3 ac	1,001	44.9 units/ac
Modeled Totals						113.2 ac	6,463	57.4 units/ac
Target for Compliance						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

Alternative A2 - 3 Story Neighborhood Multifamily Subdistrict

Note:
Center/Heights would qualify as a minimally compliant stand-alone district

Subdistrict	Max. Height (stories)	Front	Side	Rear	Setback (for setback areas)	Model Outputs		
						District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
Mass Ave/Broadway - East Arlington	4	15'	5'	20'	40%	26.8 ac	2,202	82.2 units/ac
Mass Ave/Broadway - Center/Heights	4	15'	5'	20'	40%	14.6 ac	1,123	80.8 units/ac
Neighborhood MF - East Arlington	3	15'	10'	20'	60%	49.5 ac	2,137	43.2 units/ac
Neighborhood MF - Center/Heights	3	15'	10'	20'	60%	22.3 ac	1,001	44.9 units/ac
Modeled Totals						113.2 ac	6,463	57.4 units/ac
Target for Compliance						32 ac	2,046	15 units/ac







Alternative B1: Tiered

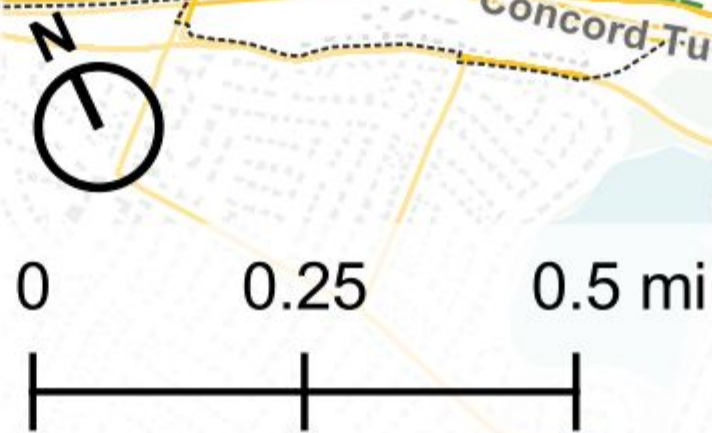
Reduced neighborhood multifamily subdistrict size

Height transition 4 stories → 3 stories within neighborhood multifamily subdistrict

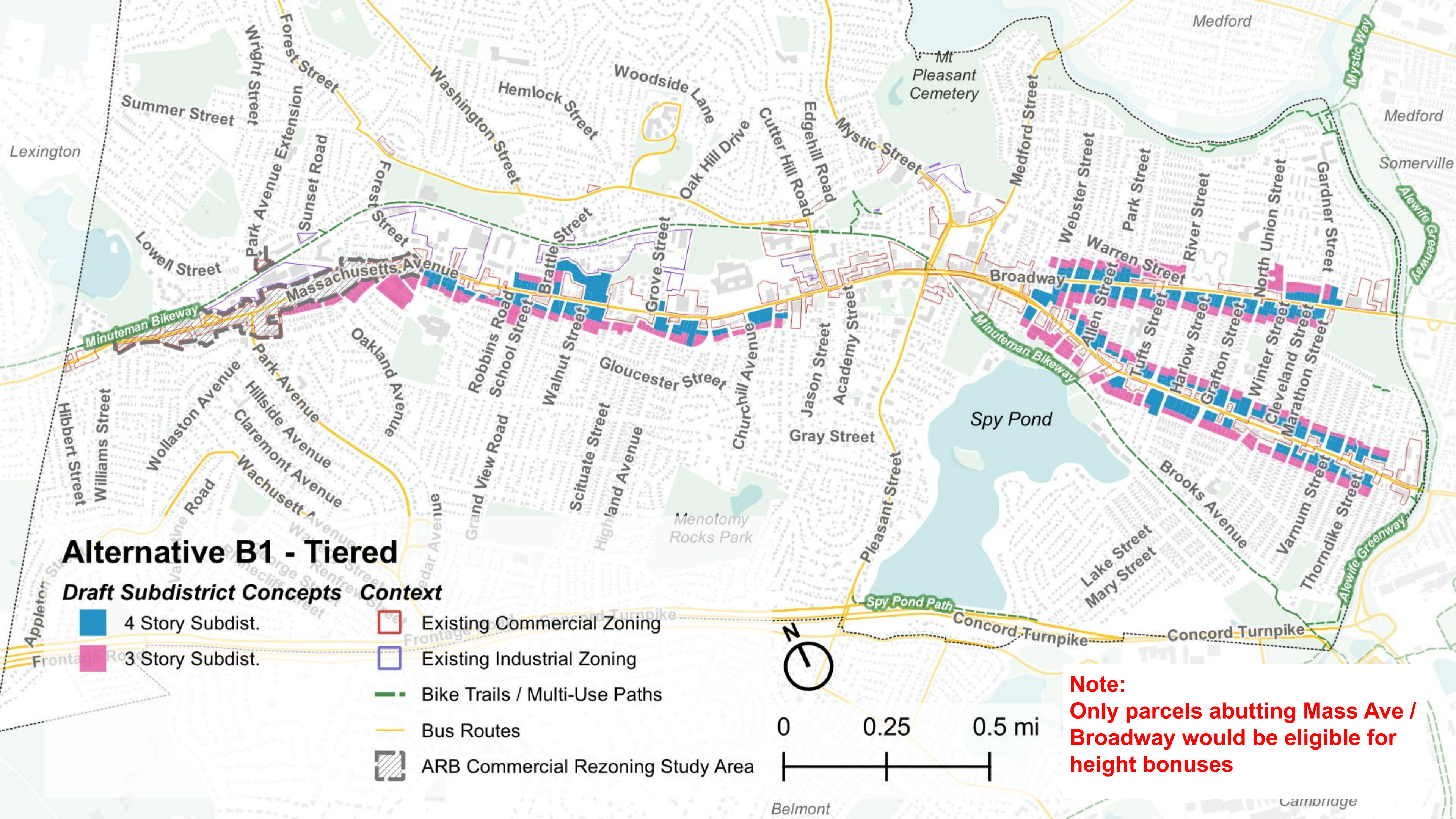
Alternative B1 - Tiered

Draft Subdistrict Concepts Context

-  4 Story Subdist.
-  3 Story Subdist.
-  Existing Commercial Zoning
-  Existing Industrial Zoning
-  Bike Trails / Multi-Use Paths
-  Bus Routes
-  ARB Commercial Rezoning Study Area



Note:
Only parcels abutting Mass Ave /
Broadway would be eligible for
height bonuses



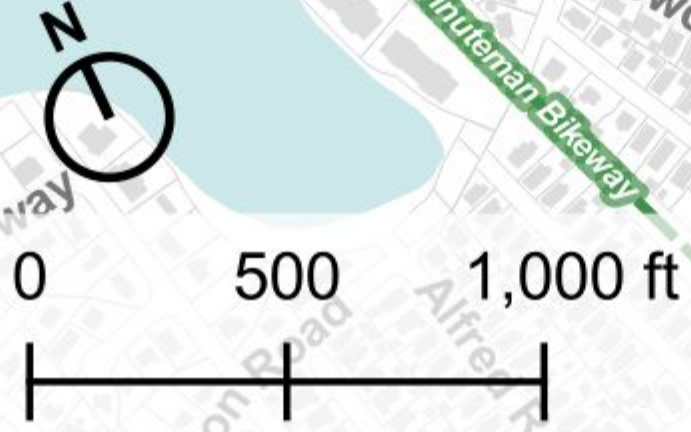
Alternative B1 - Tiered

Draft Subdistrict Concepts

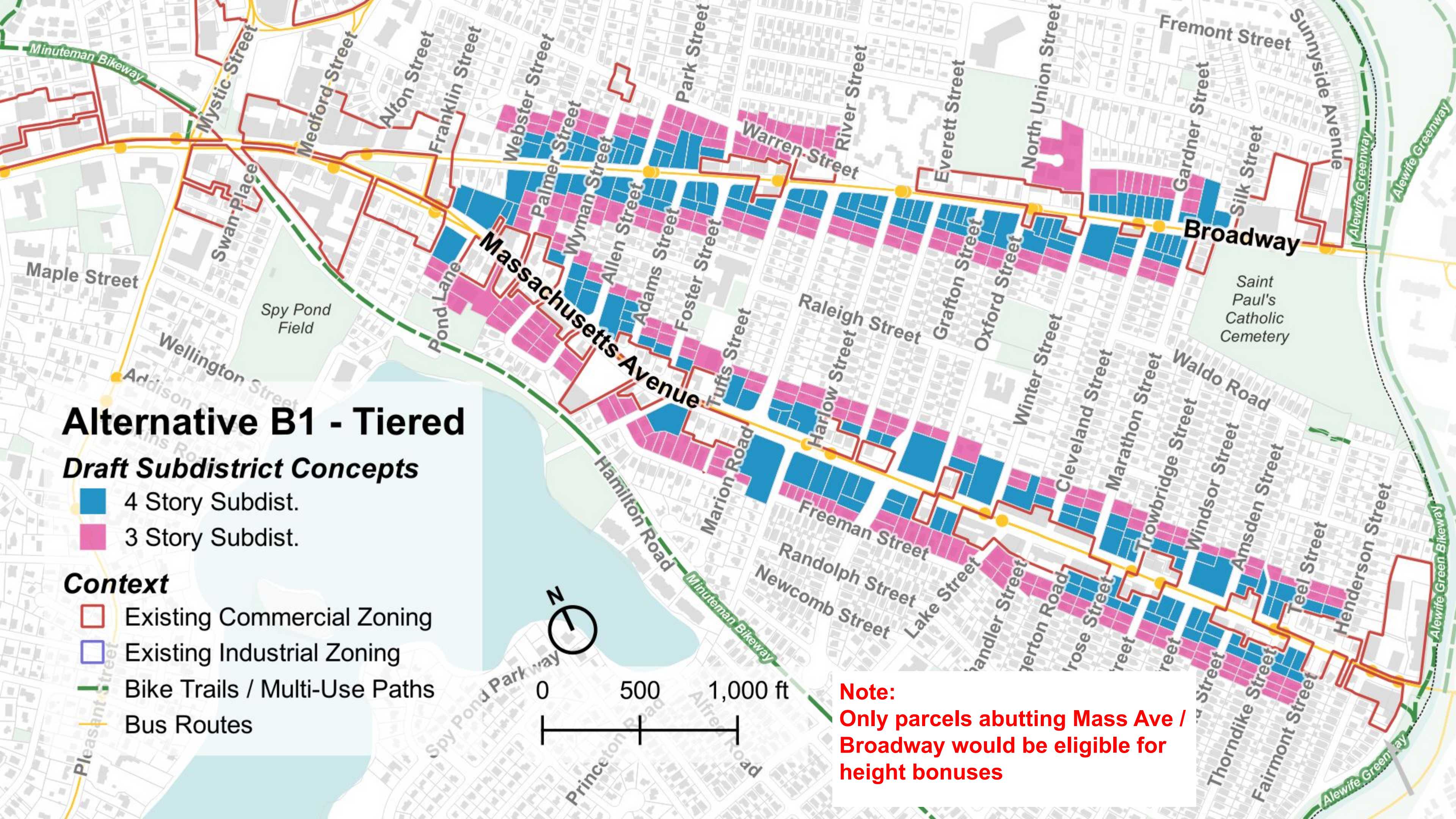
- 4 Story Subdist.
- 3 Story Subdist.

Context

- Existing Commercial Zoning
- Existing Industrial Zoning
- Bike Trails / Multi-Use Paths
- Bus Routes



Note:
Only parcels abutting Mass Ave /
Broadway would be eligible for
height bonuses



Alternative B1 - Tiered Draft Subdistrict Concepts

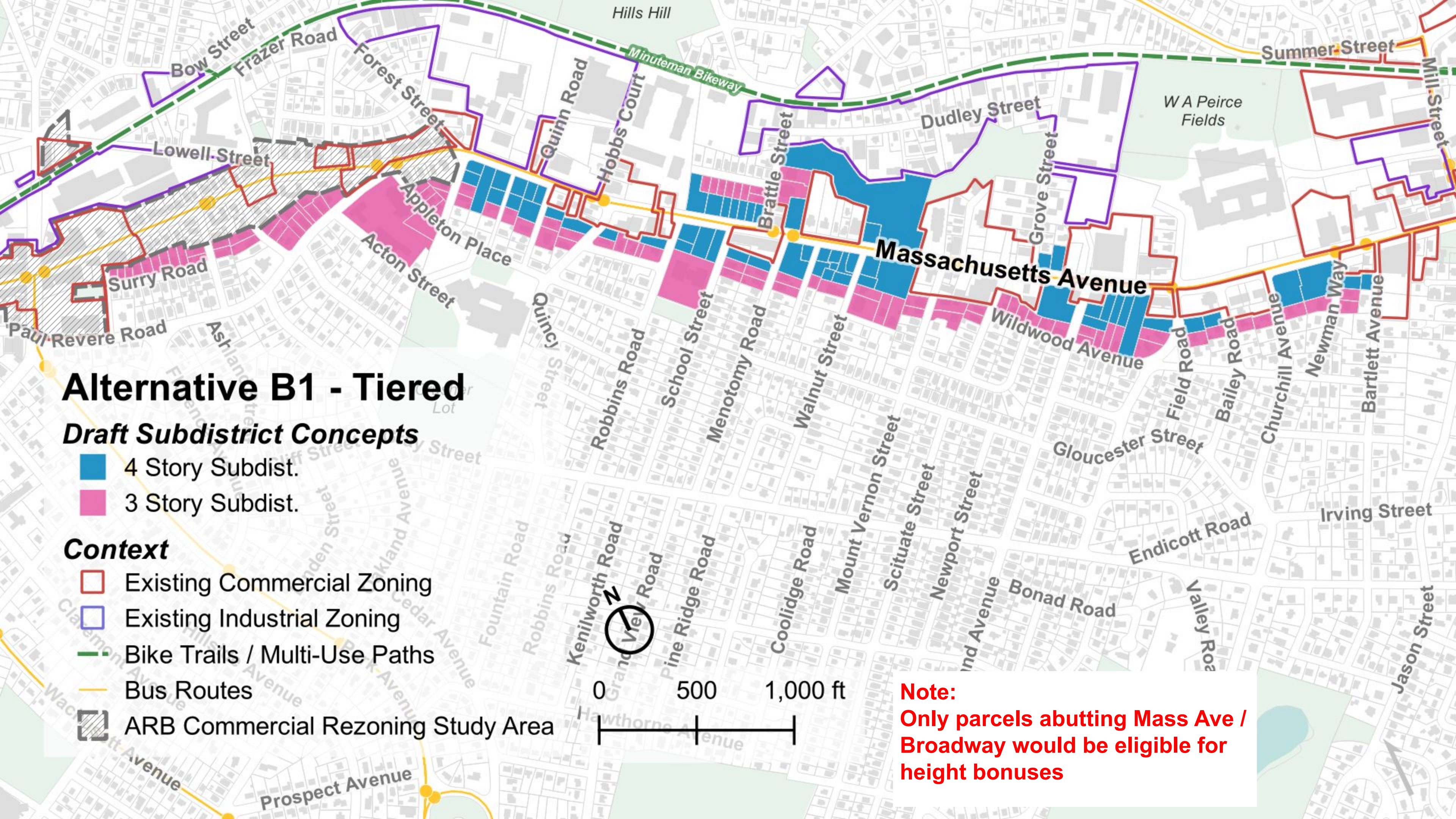
- 4 Story Subdist.
- 3 Story Subdist.

Context

- Existing Commercial Zoning
- Existing Industrial Zoning
- Bike Trails / Multi-Use Paths
- Bus Routes
- ARB Commercial Rezoning Study Area



Note:
Only parcels abutting Mass Ave /
Broadway would be eligible for
height bonuses



Alternative B1 - Tiered

Subdistrict	Model Inputs					Model Outputs		
	Max. Height (stories)	Setbacks (feet)			Min. Open Space (to account for setback areas)	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
		Front	Side	Rear				
4 Story Subdistrict- East Arlington	4	15'	5'	20'	40%	41.7 ac	3,306	79.3 units/ac
4 Story Subdistrict - Center/Heights	4	15'	5'	20'	40%	17.3 ac	1,424	85.8 units/ac
3 Story Subdistrict - East Arlington	3	15'	10'	20'	60%	38.3 ac	1,615	42.1 units/ac
3 Story Subdistrict - Center/Heights	3	15'	10'	20'	60%	17.8 ac	856	48.1 units/ac
Modeled Totals						115.1 ac	7,201	62.9 units/ac
Target for Compliance						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

Summary of Alternatives

Subdistrict	Model Outputs		
	District Area	Modeled Multifamily Unit Capacity (<i>open space % used as proxy for setbacks</i>)	Modeled Gross District Density
Base Scenario: 7/25 mtg	175.0 ac	10,957	62.9 units/ac
Alternative A1: 4 story	113.2 ac	7,574	67.3 units/ac
Alternative A2: 3 story	113.2 ac	6,463	57.4 units/ac
Alternative B1: tiered	115.1 ac	7,201	62.9 units/ac
Target for Compliance	32 ac	2,046	15 units/ac

Thank You!

