



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

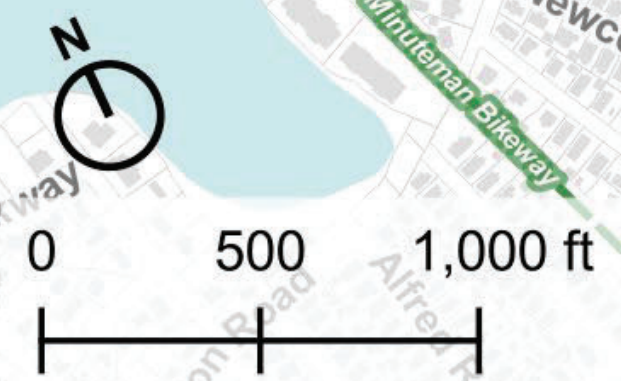
# Alternative B1 - Tiered

## Draft Subdistrict Concepts

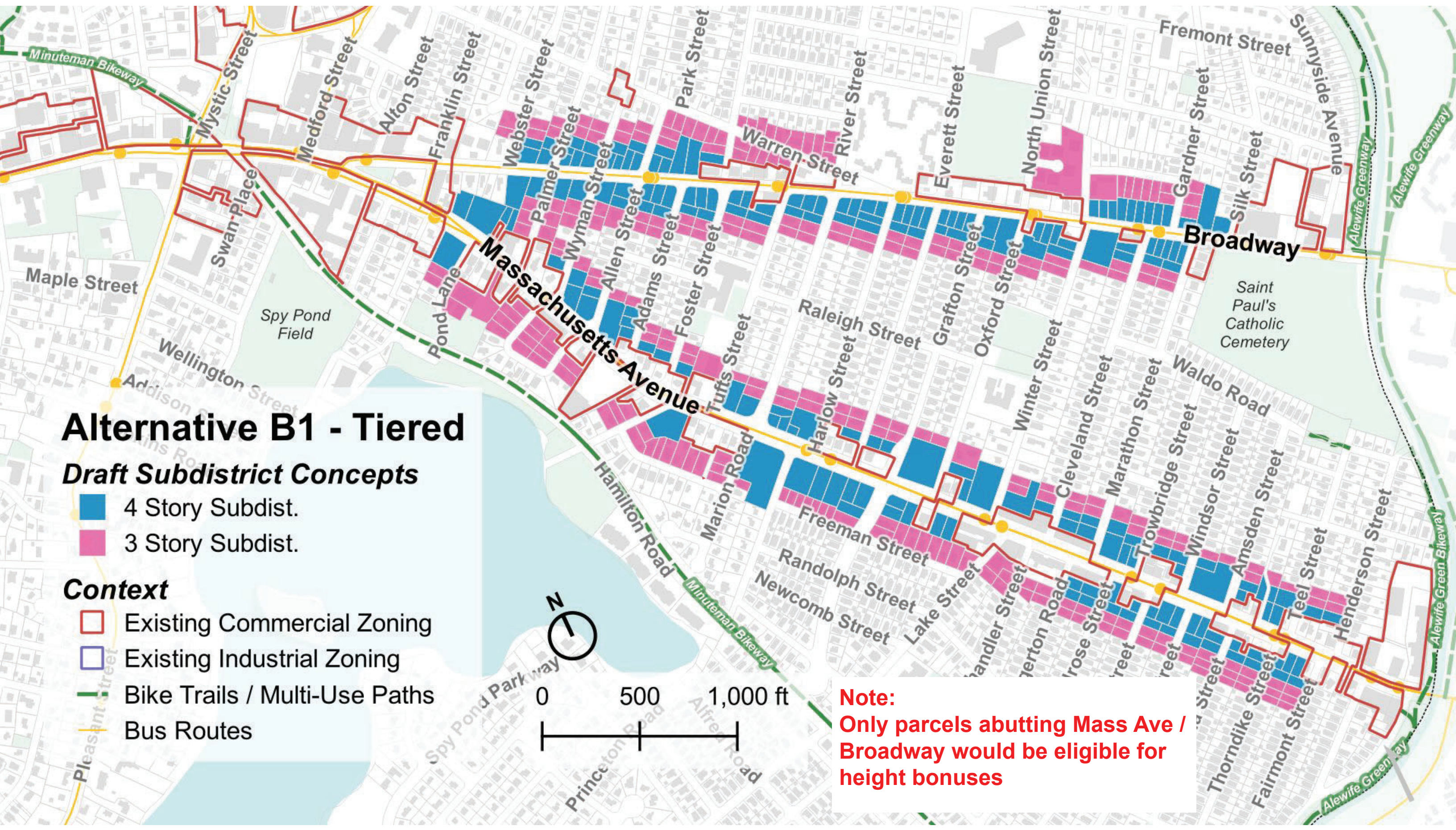
-  4 Story Subdist.
-  3 Story Subdist.

## Context

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





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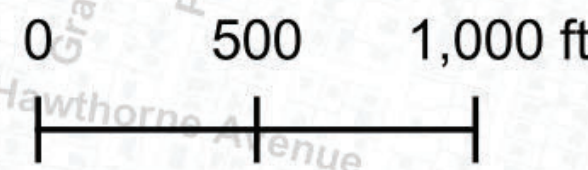
# Alternative B1 - Tiered

## Draft Subdistrict Concepts

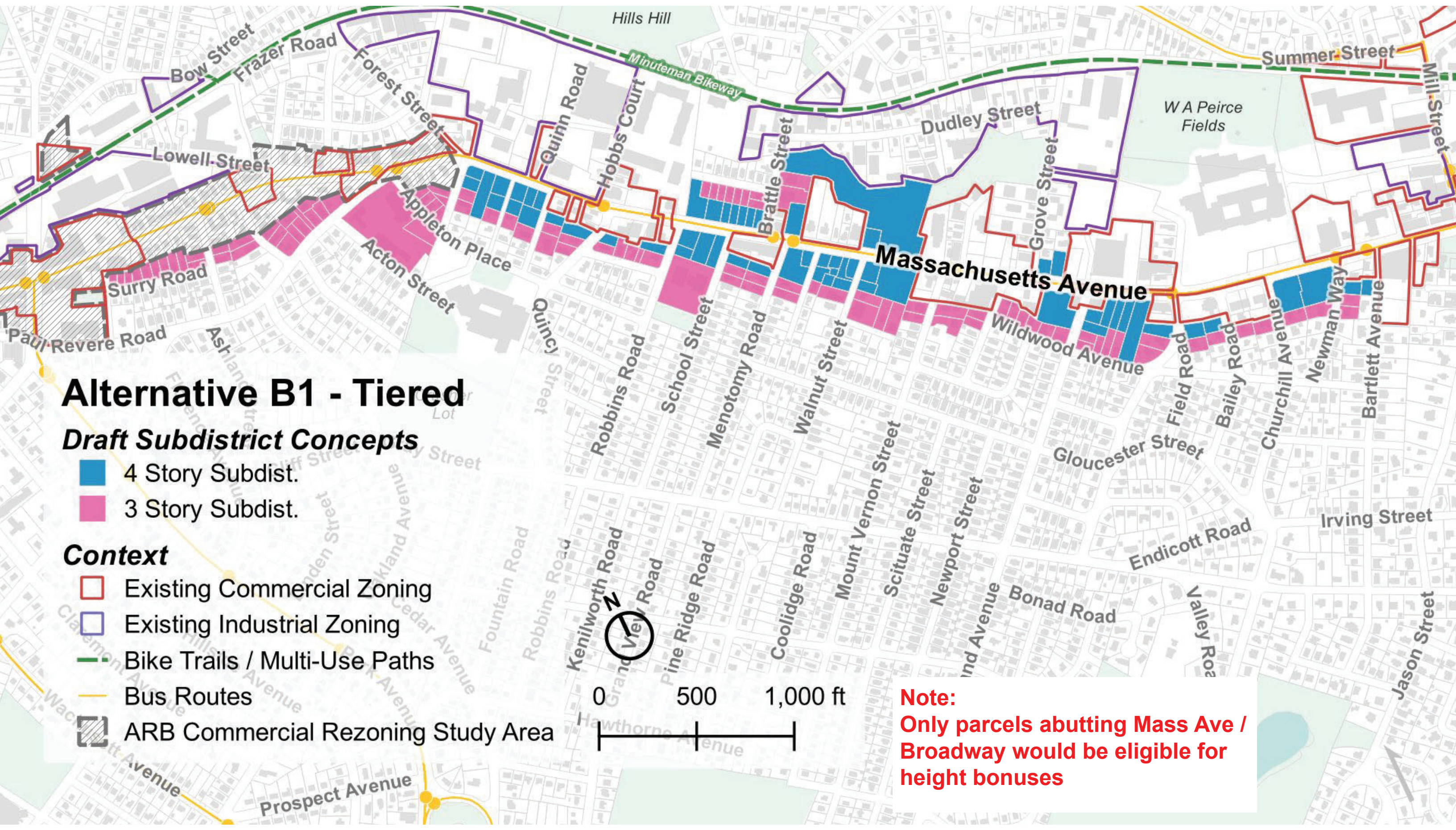
-  4 Story Subdist.
-  3 Story Subdist.

## Context

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



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# 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
<b>Modeled Totals</b>						<b>115.1 ac</b>	<b>7,201</b>	<b>62.9 units/ac</b>
<b>Target for Compliance</b>						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>