

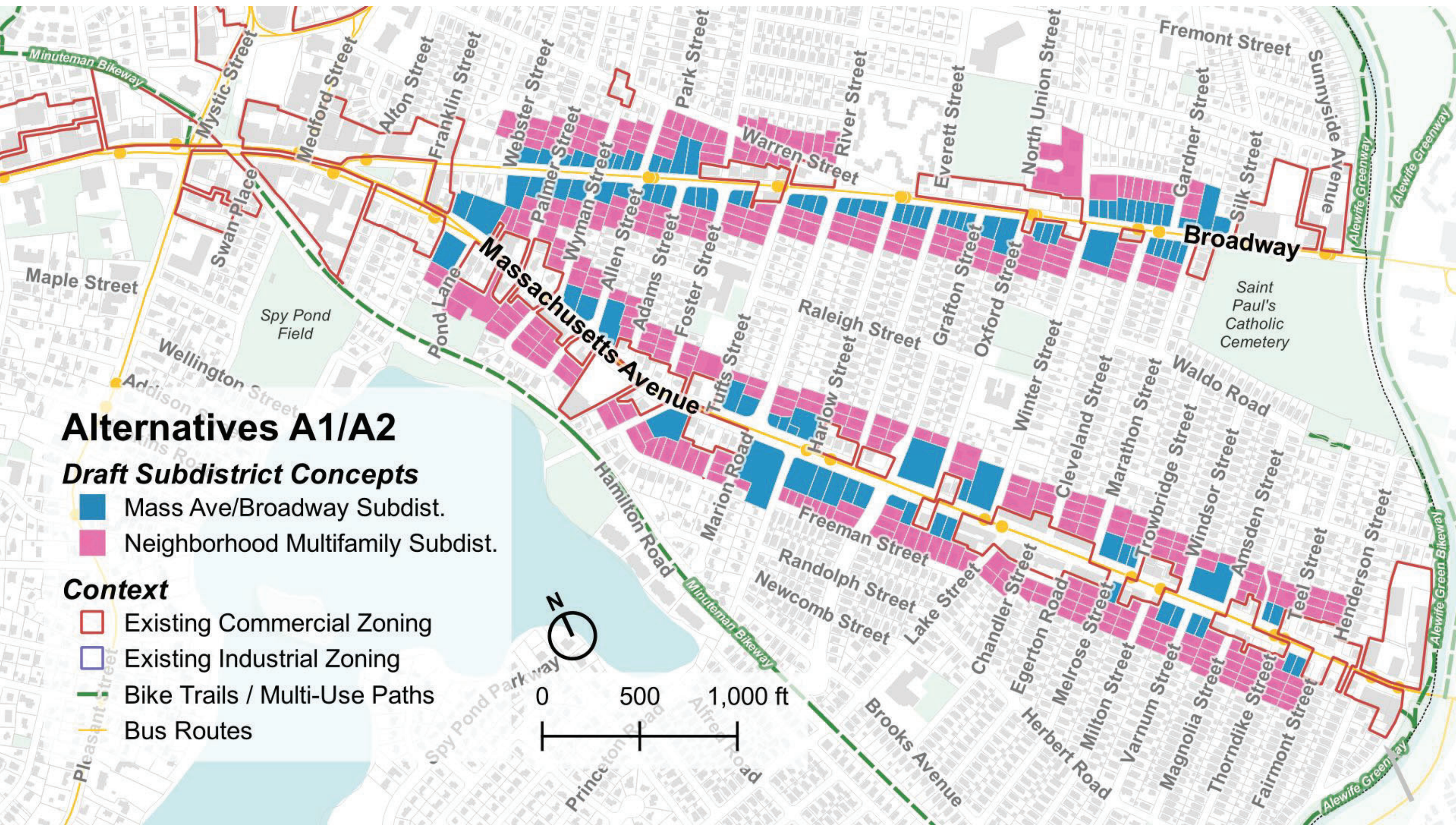
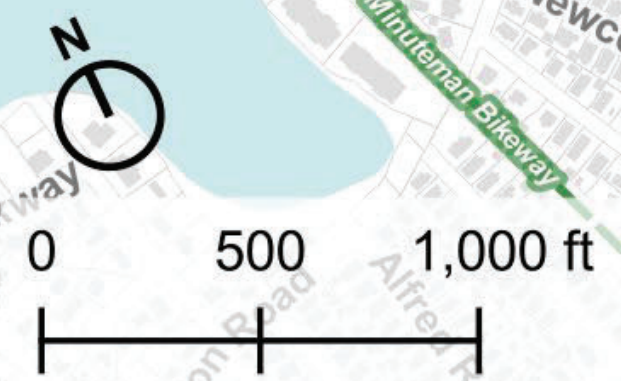
Alternatives A1/A2

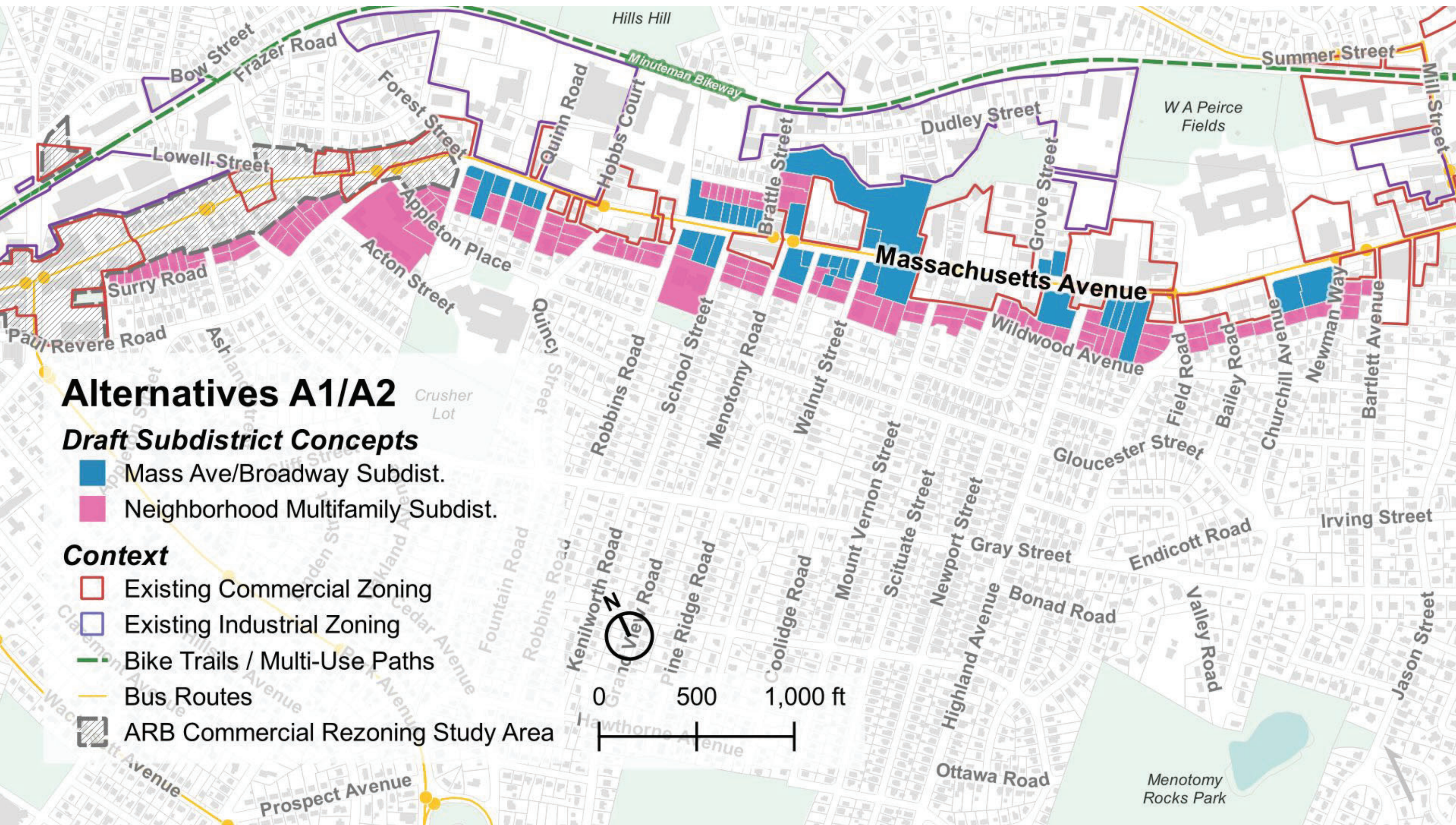
Draft Subdistrict Concepts

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

Context

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





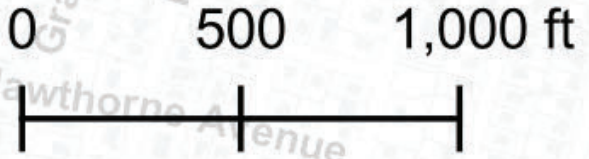
Alternatives A1/A2

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>