



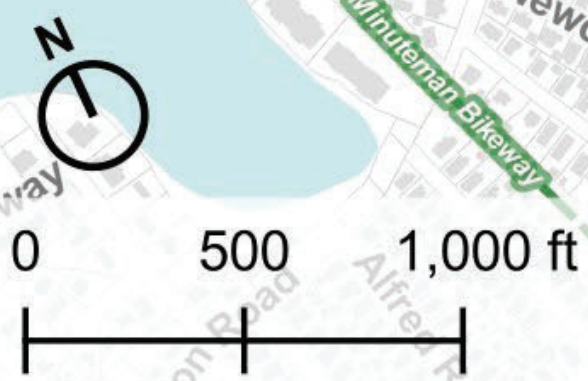
Base Scenario

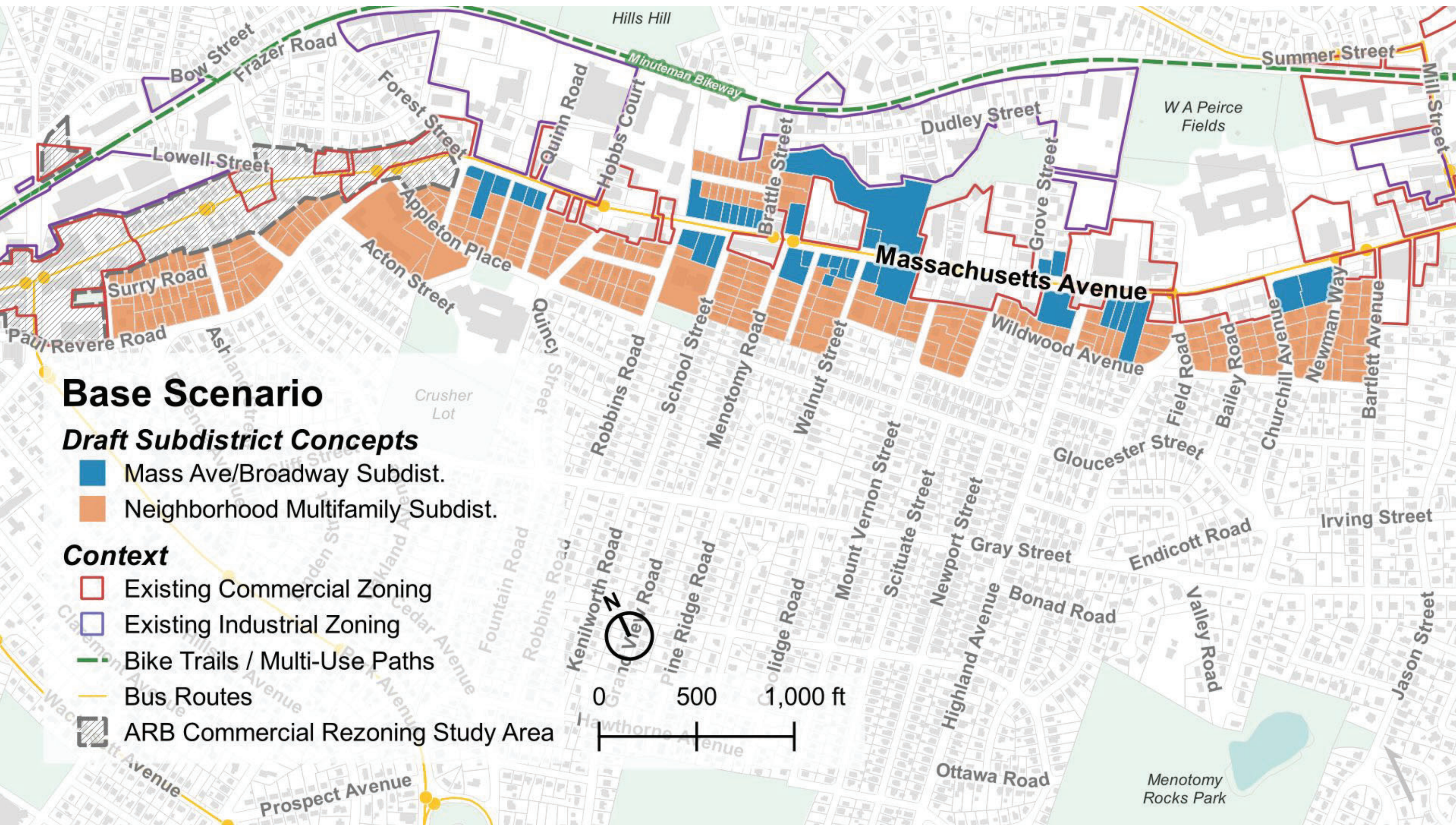
Draft Subdistrict Concepts

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

Context

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





Base Scenario

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- 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

0 500 1,000 ft



Menotomy Rocks Park

Hills Hill

W A Peirce Fields

Crusher Lot

Bow Street
Frazer Road

Summer Street

Lowell Street

Forest Street

Quinn Road

Hobbs Court

Minuteman Bikeway

Dudley Street

Surry Road

Appleton Place

Acton Street

Quincy Street

Robbins Road

School Street

Menotomy Road

Brattle Street

Walnut Street

Massachusetts Avenue

Grove Street

Wildwood Avenue

Field Road

Bailey Road

Churchill Avenue

Newman Way

Bartlett Avenue

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

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						32 ac	2,046	15 units/ac

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>