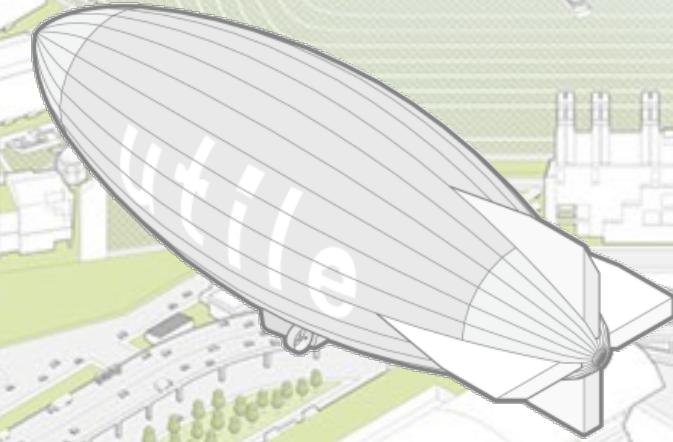


# 8/15 Draft HCA Districts Update

Arlington - MBTA Communities Technical Assistance



# Agenda

## **1. Previously Presented Scenarios**

- a. Alternatives A1/A2 (4 and 3 Story Scenarios)
- b. Alternative B1 (Tiered Scenario)

## **2. 8/15 Map Update**

- a. Townwide
- b. East Arlington
- c. Arlington Center / Arlington Heights
- d. District/Area Model Output Summary

## **3. Summary of Scenarios**

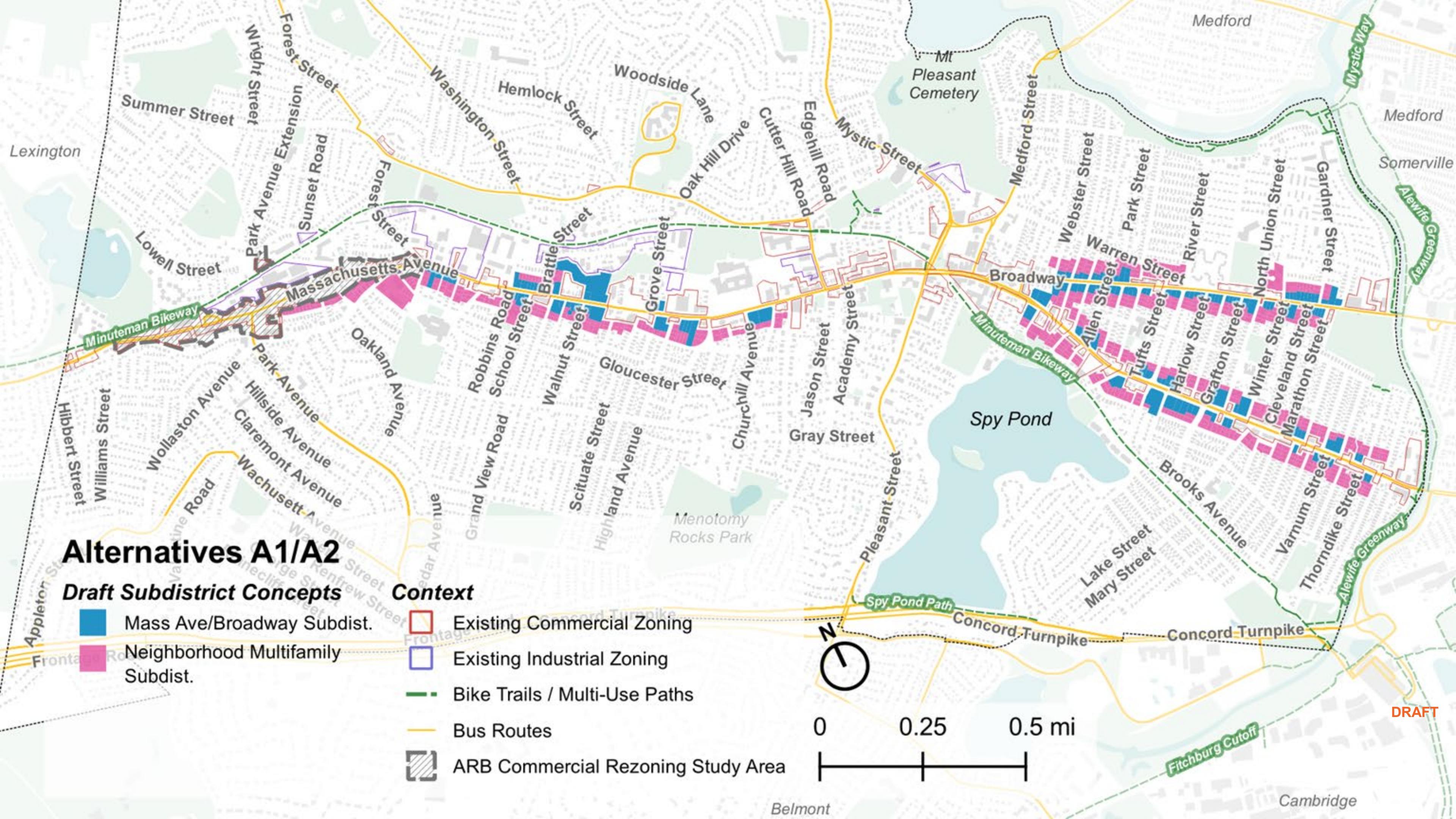
# Previous Scenarios

Presented at August 8th Working Group Meeting

# 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



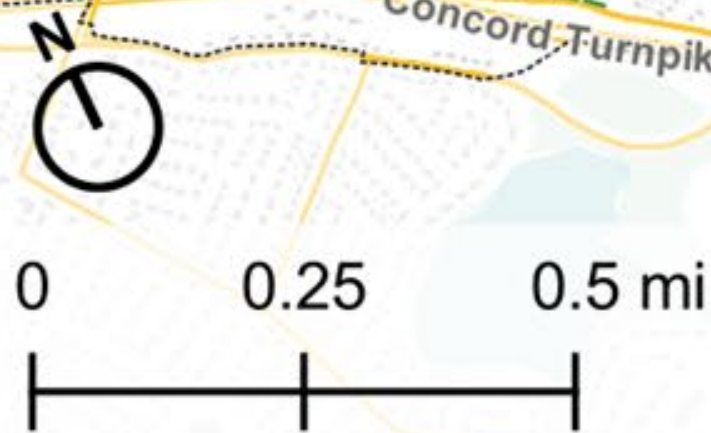
# Alternatives A1/A2

## 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



**DRAFT**


# Alternative B1: Tiered

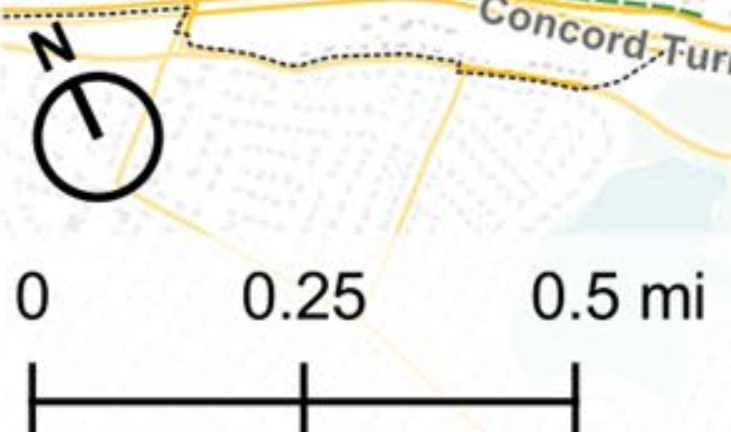
Reduced neighborhood multifamily subdistrict size

Height transition 4 stories → 3 stories within neighborhood multifamily subdistrict

# Alternative B1 - Tiered

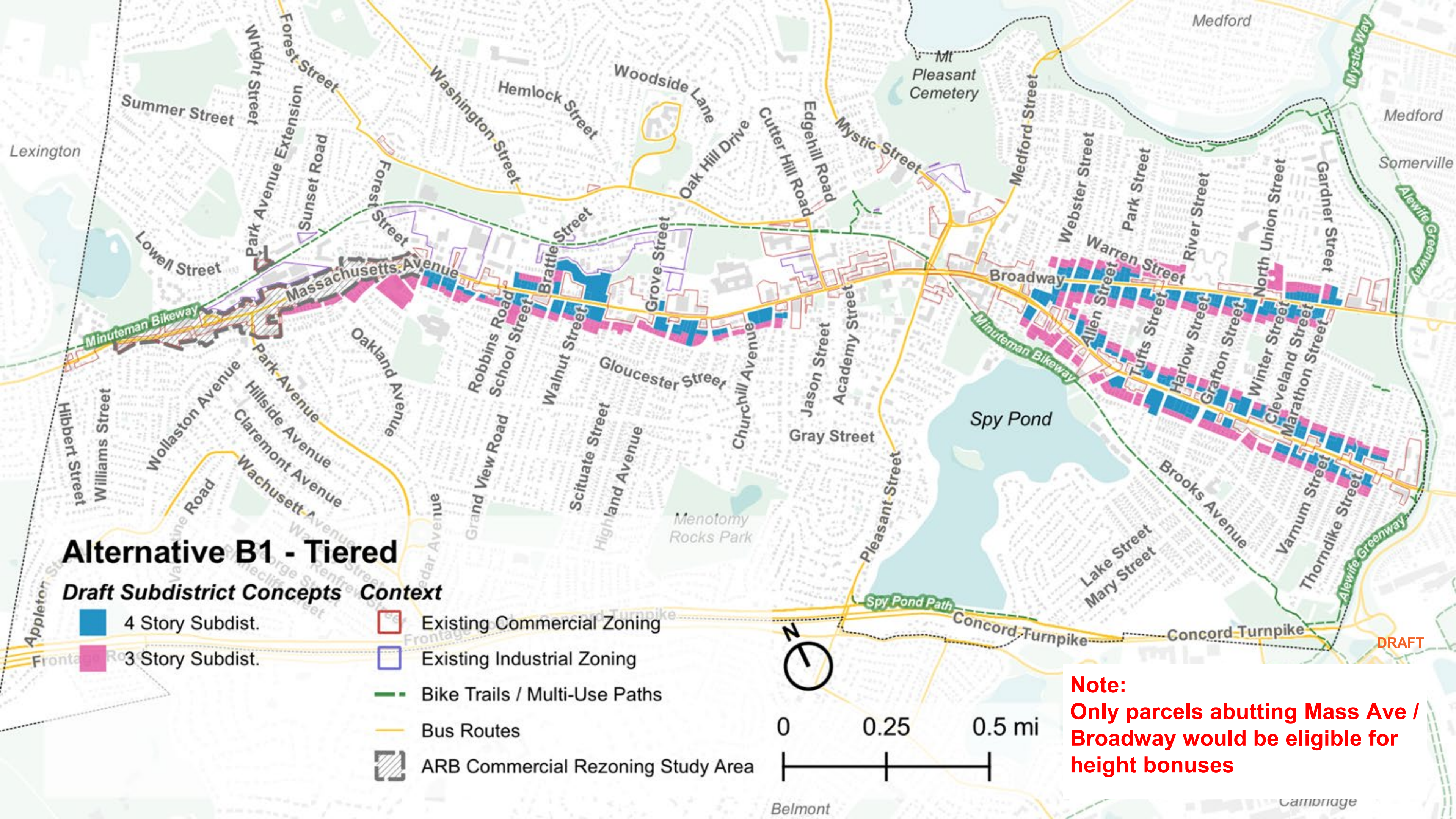
## Draft Subdistrict Concepts Context

-  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

DRAFT



# 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
<b>Base Scenario:</b> 7/25 mtg	175.0 ac	10,957	62.9 units/ac
<b>Alternative A1:</b> 4 story	113.2 ac	7,574	67.3 units/ac
<b>Alternative A2:</b> 3 story	113.2 ac	6,463	57.4 units/ac
<b>Alternative B1:</b> tiered	115.1 ac	7,201	62.9 units/ac
<b>Target for Compliance</b>	32 ac	2,046	15 units/ac

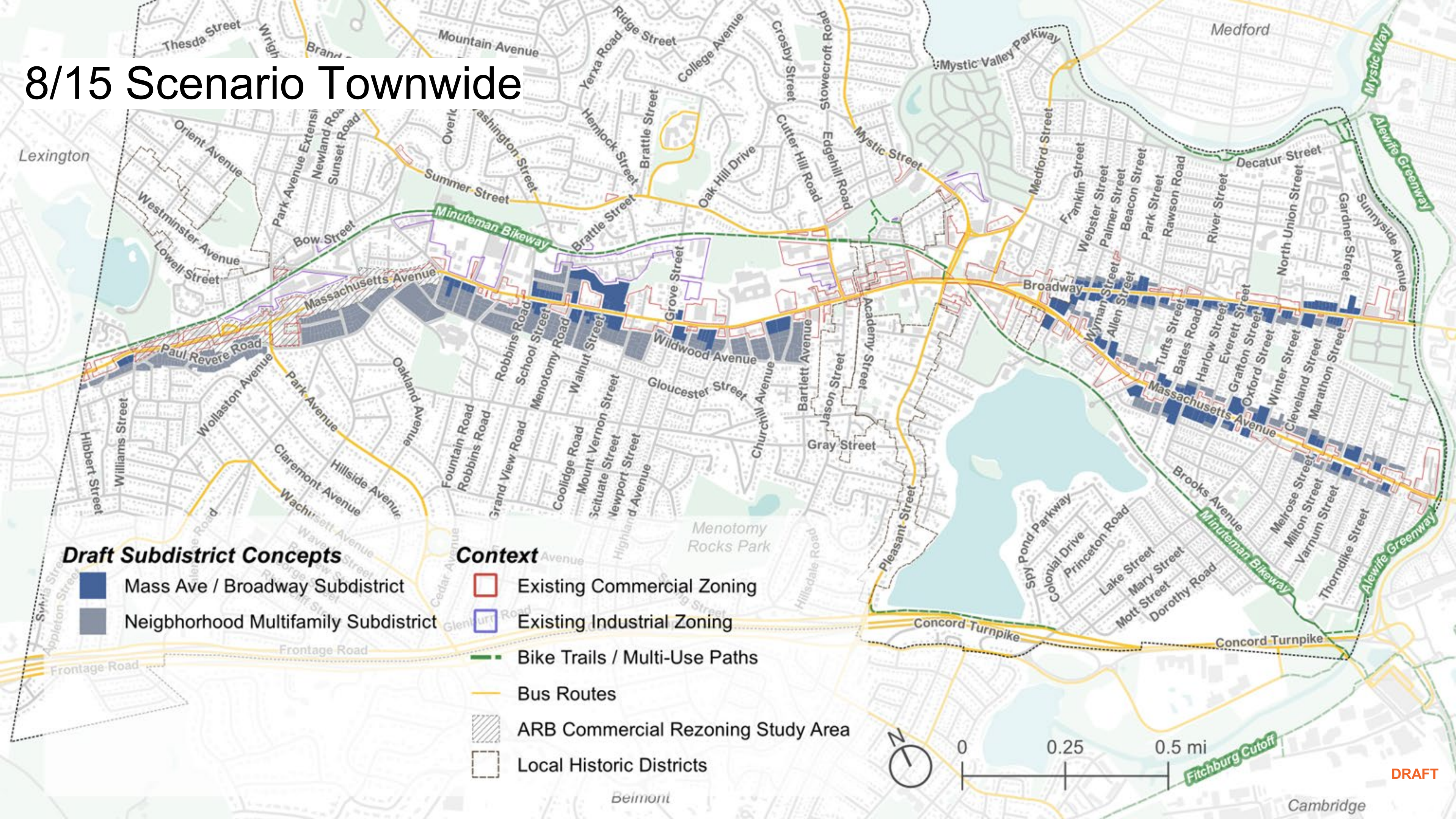


# 8/15 Update

# 8/15 Scenario - Working Group Feedback

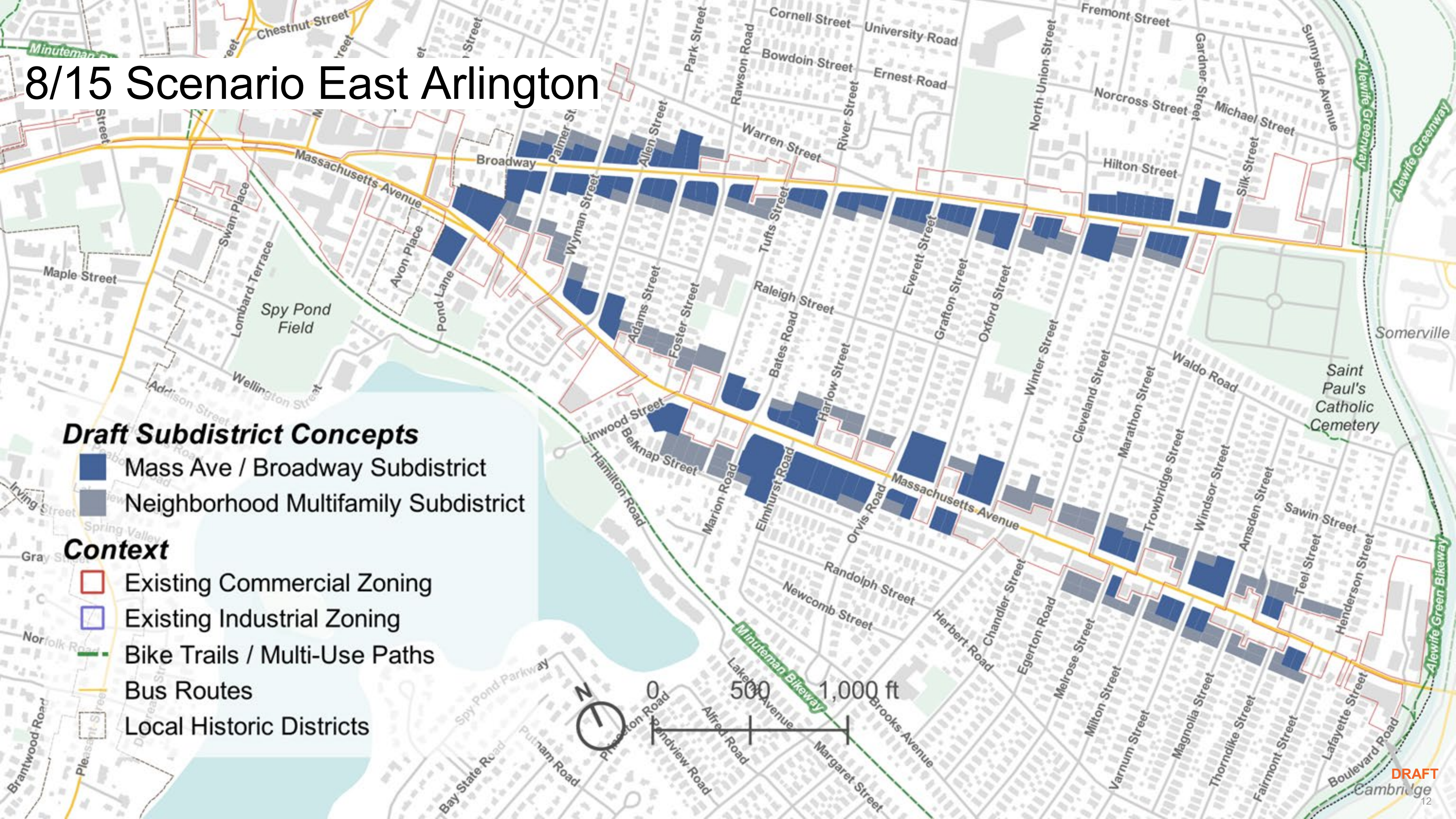
1. Revert to 7/25 “Base” Scenario for Center /Heights
2. Extend Center /Heights to Lexington line
3. Scale back East Arlington to the area depicted in the previous Alternative B1 tiered scenario (approximately one parcel behind the Avenues and/or approximately 150’, plus parcels required to maintain contiguity)

# 8/15 Scenario Townwide



DRAFT

# 8/15 Scenario East Arlington



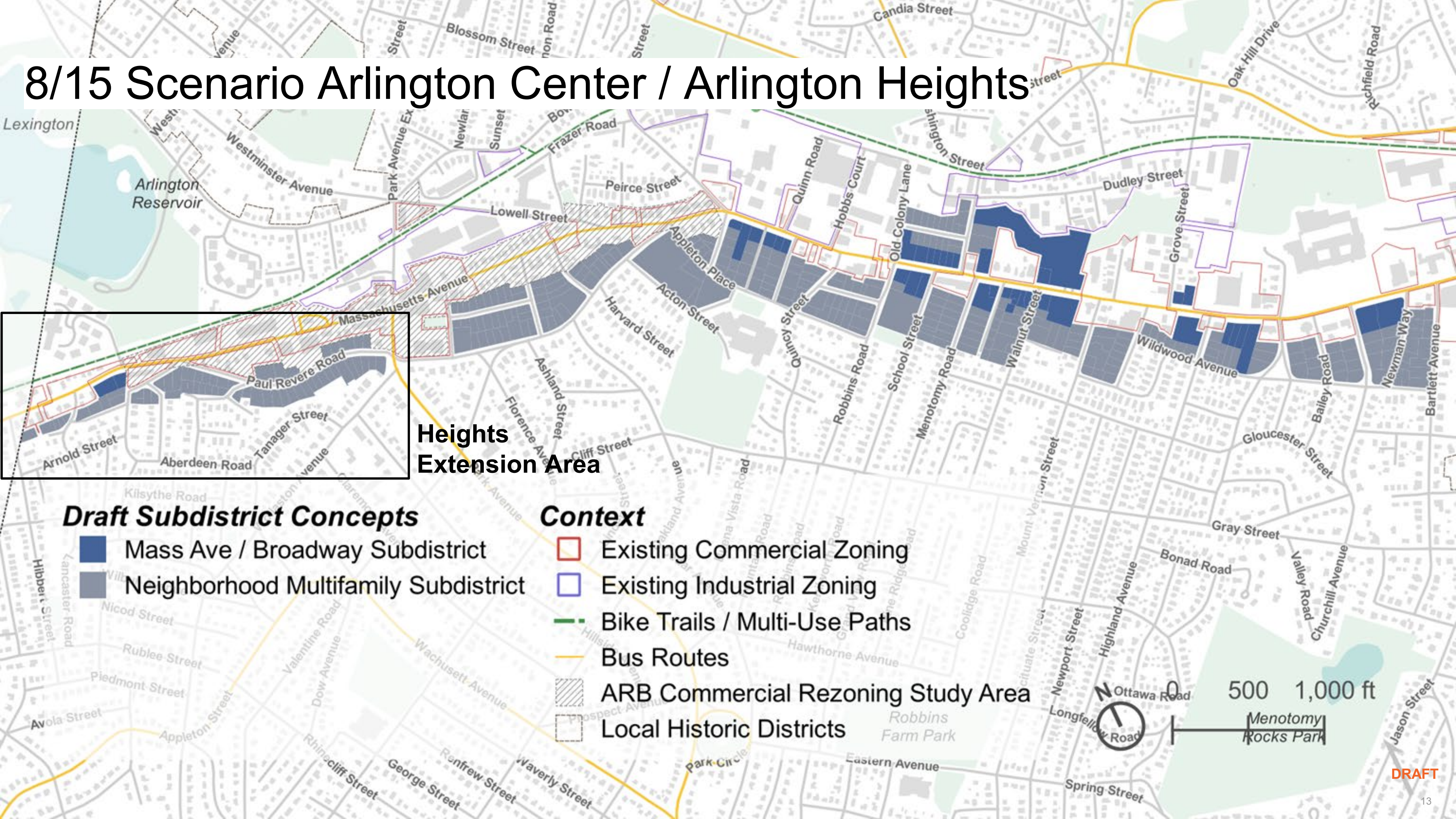
## Draft Subdistrict Concepts

- Mass Ave / Broadway Subdistrict
- Neighborhood Multifamily Subdistrict

## Context

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

# 8/15 Scenario Arlington Center / Arlington Heights



**Heights  
Extension Area**

## Draft Subdistrict Concepts

- Mass Ave / Broadway Subdistrict
- Neighborhood Multifamily Subdistrict

## Context

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



**DRAFT**

# 8/15 Update - Model Outputs

Subdistrict	Model Inputs					Model Outputs		
	Max. Height <i>(stories)</i>	Setbacks <i>(feet)</i>			Min. Open Space <i>(to account for setback areas)</i>	District Area	Modeled Multifamily Unit Capacity	Modeled Gross District Density
		Front	Side	Rear				
Mass Ave/Broadway - East Arlington	4	15'	5'	20'	40%	26.9 ac	2,202	81.9 units/ac
Mass Ave/Broadway - Center/Heights	4	15'	5'	20'	40%	13.3 ac	1,123	89.1 units/ac
Mass Ave/Broadway - Heights Extension	4	15'	5'	20'	40%	0.5 ac	45	90 units/ac
Neighborhood MF - East Arlington	4	15'	10'	20'	60%	15.2 ac	872	57.4 units/ac
Neighborhood MF - Center/Heights	4	15'	10'	20'	60%	45.7 ac	2,569	56.2 units/ac
Neighborhood MF - Heights Extension	4	15'	10'	20'	60%	7.5 ac	457	60.9 units/ac
<b>Modeled Totals</b>						<b>109.1 ac</b>	<b>7,268</b>	<b>67 units/ac</b>
<b>Target for Compliance</b>						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>

# 8/15 Update - Model Outputs

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%	26.9 ac	2,202	81.9 units/ac
Mass Ave/Broadway - Center/Heights	4	15'	5'	20'	40%	13.3 ac	1,123	89.1 units/ac
Mass Ave/Broadway - Heights Extension	4	<b>Center/Heights portion (excluding "Heights Extension Area", see Slide 13) of Mass Ave / Broadway District meets 50% rule:</b>			40%	0.5 ac	45	90 units/ac
Neighborhood MF - East Arlington	4	<ul style="list-style-type: none"> <li>66.5 ac / 109.1 ac = <b>61% of total land area</b></li> <li>3692 units / 7,268 units = <b>51% of total unit capacity</b></li> </ul>			60%	15.2 ac	872	57.4 units/ac
Neighborhood MF - Center/Heights	4	15'	10'	20'	60%	45.7 ac	2,569	56.2 units/ac
Neighborhood MF - Heights Extension	4	15'	10'	20'	60%	7.5 ac	457	60.9 units/ac
<b>Modeled Totals</b>						<b>109.1 ac</b>	<b>7,268</b>	<b>67 units/ac</b>
<b>Target for Compliance</b>						<b>32 ac</b>	<b>2,046</b>	<b>15 units/ac</b>

# Summary of Alternatives

	Scenario	Model Outputs		
		District Area	Modeled Multifamily Unit Capacity <i>(open space % used as proxy for setbacks)</i>	Modeled Gross District Density
<i>Previously Presented Scenarios</i>	<b>Base Scenario:</b> 7/25 Meeting	175.0 ac	10,957	62.9 units/ac
	<b>Alternative A1:</b> 4 story	113.2 ac	7,574	67.3 units/ac
	<b>Alternative A2:</b> 3 story	113.2 ac	6,463	57.4 units/ac
	<b>Alternative B1:</b> tiered	115.1 ac	7,201	62.9 units/ac
<b>8/15 Update: Today</b>		<b>109.1 ac</b>	<b>7,268</b>	<b>67 units/ac</b>
<b>Target for Compliance</b>		<b>32 ac</b>	<b>2,046</b>	<b>15 units/ac</b>



# 8/15 Scenario - Key Takeaways

1. Overall capacity and acreage reduced to 65% of 7/25 Base Scenario
2. Center / Heights District (excluding the extension which is not contiguous) satisfies the 50% requirement
3. Central / Heights areas (including the extension) are **68% of total acreage** and **51% of total unit capacity**

Thank You!



# Summary of MBTA Communities Proposal to the Redevelopment Board



August 15, 2023  
Town of Arlington MBTA Communities Working Group

# Guiding Principles

These principles are informed by public input and existing plans, including the Master Plan, Housing Production Plan, Fair Housing Action Plan and the Equity Audit

- Encourage more housing in a variety of sizes and price points
- Encourage housing located near public transit
- Encourage housing to provide a customer base in support of local businesses
- Encourage vibrant and enjoyable streets
- Ensure district is spread across Arlington
- Ensure compliance with MGL c. 40A § 3A (The MBTA Communities Act)

# Subdistricts

The properties included in the proposed map are divided into three subdistricts:

## Mass Ave

Properties with frontage on Mass Ave

## Broadway

Properties with frontage on Broadway

## Neighborhood

Properties without frontage on either Mass Ave or Broadway

# Dimensional Controls

	Setbacks			
Subdistrict	Front	Side	Rear	Stories
Mass Ave	15'	5'	20'	4
Broadway	15'	5'	20'	4
Neighborhood	15'	10'	20'	4

Height of a story for this proposal is 13'

4-story buildings trigger elevator and other accessibility requirements

# Bonuses for Mass Ave/Broadway Subdistricts: Overview

## Commercial

Height and setback bonus for ground floor commercial

## Affordable

Height bonus for exceeding 15% affordable housing

## Environmental

Height bonus for “SITES Gold” certifiable (100 points)

<https://www.usgbc.org/resources/sites-rating-system-and-scorecard>

# Bonuses: Details

	Height & Setback Bonuses			
Subdistrict	Commercial	Affordable	Environmental	Max Stories
Mass Ave	+2 and 0' Front	+1 or +2	+1	6
Broadway	+1 and 0' Front	+1	+1	5
Neighborhood	—	—	—	4

All + bonuses are of additional stories.

Commercial bonus also includes a front setback bonus

Bonuses may be 'stacked' only up to the max stories listed



# Affordable Housing Requirements

Require economic feasibility analysis and approval by Executive Office of Housing & Livable Communities (EOHLC)

If approved, affordable housing requirements will match Arlington's existing inclusionary zoning policy

All projects of 6+ units will include 1 in 6 (15%) affordable units

Rental: priced at 60% AMI but eligible for households up to 70% AMI

Ownership: priced at 70% AMI but eligible for households up to 80%

AMI

AMI: Area Median Income <https://www.hud.loans/hud-loans-blog/what-is-area-median-income-ami/>

# Affordable Housing Bonuses

Base Scenario:

15% of units are Affordable

+1 Story Bonus:

22.5% of units are Affordable

+2 Story Bonus:

25% of units are Affordable

Bonuses are only available on Mass Ave and Broadway

15% Base Scenario requires EOHLC approval

# Parking Requirements

Parking Maximum:

1 space per unit

No Parking Minimum for Residential or Commercial

# Process From Here

- Finish drafting regulations based on this proposal (DPCD)
- Submit the map, regulations and compliance spreadsheet to the state for pre-adoption review (DPCD)

Pre-adoption review will give the ARB and Town Meeting high confidence that we have met our compliance obligations.

- Public Hearings (Arlington Redevelopment Board)
- Precinct Meetings (Town Meeting Members)
- Town Meeting (Beginning October 17th)