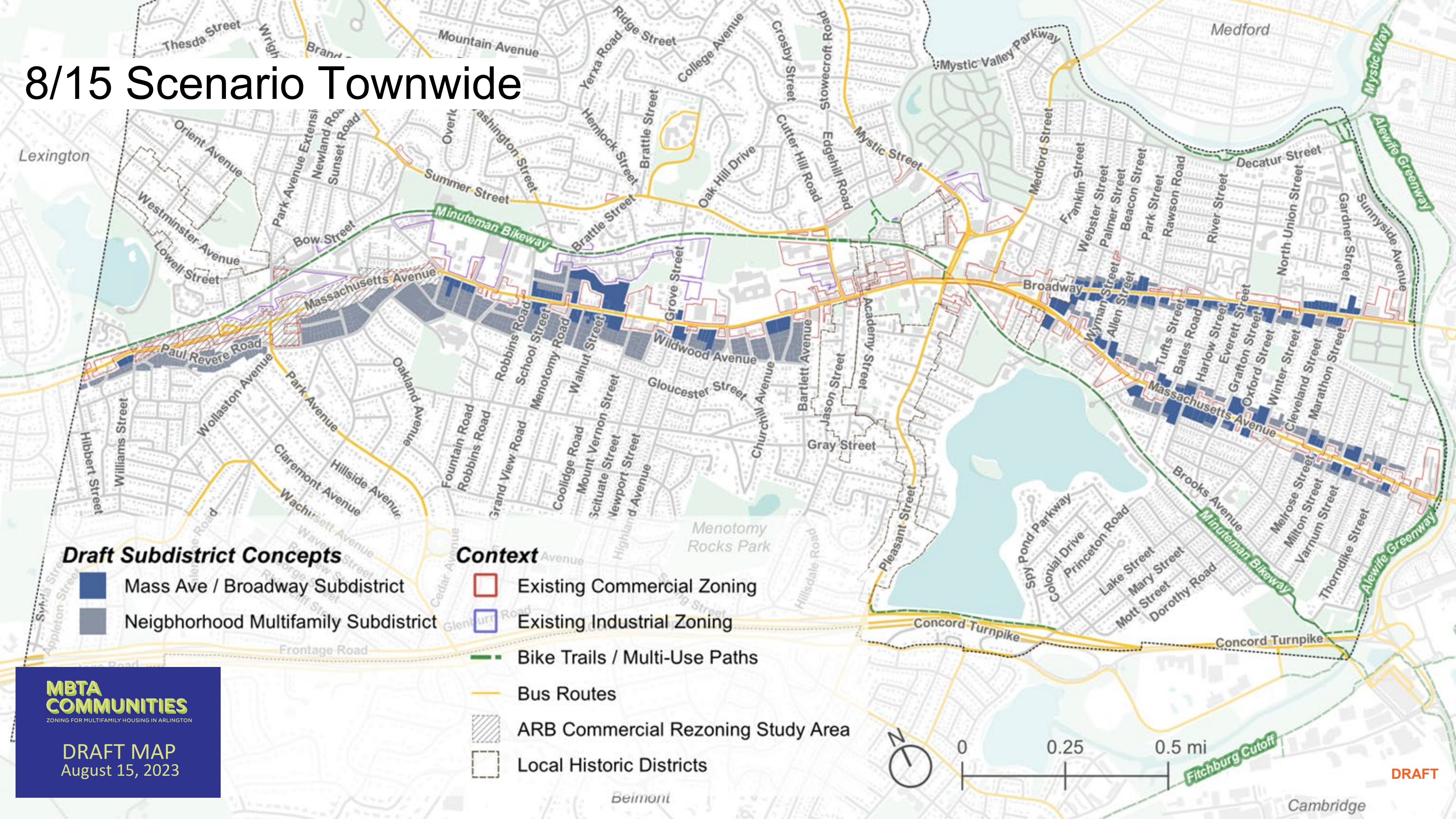


8/15 Scenario Townwide



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

**MBTA
COMMUNITIES**
ZONING FOR MULTIFAMILY HOUSING IN ARLINGTON

DRAFT MAP
August 15, 2023

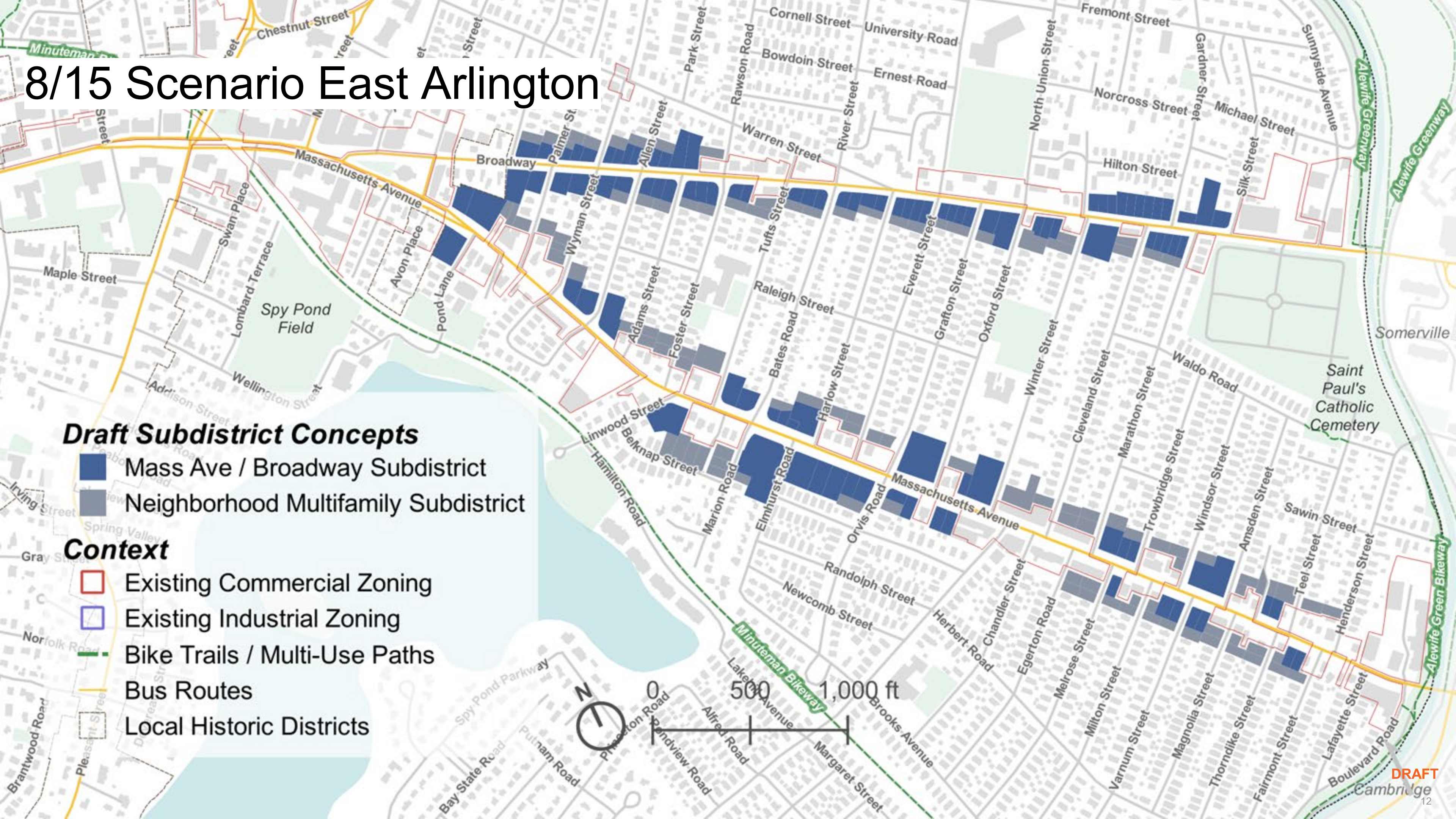


0 0.25 0.5 mi

Fitchburg Cutoff

DRAFT

8/15 Scenario East Arlington



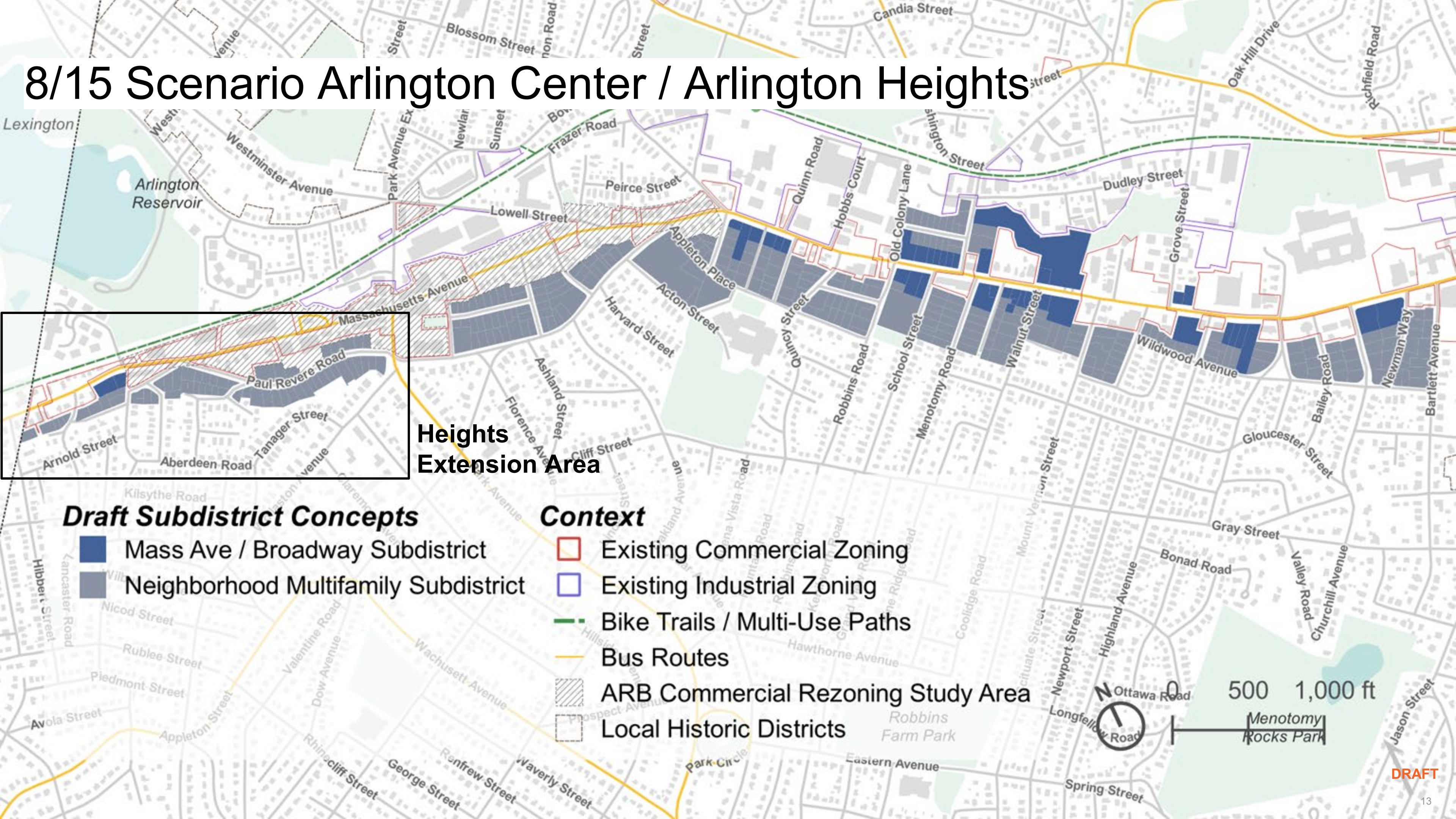
Draft Subdistrict Concepts

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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



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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
Modeled Totals						109.1 ac	7,268	67 units/ac
Target for Compliance						<i>32 ac</i>	<i>2,046</i>	<i>15 units/ac</i>