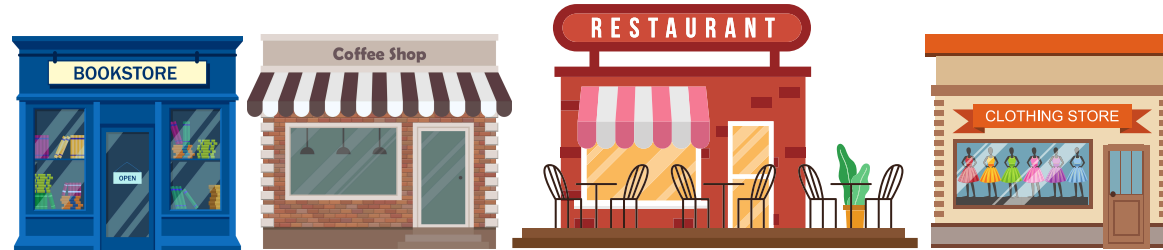


Arlington Heights Business District Community Engagement Forum

Department of Planning and Community Development



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Arlington Heights Business District Community Engagement Forum

Agenda

Goals for Today

Background

Current Zoning

Proposed Zoning

Proposed Dimensional Changes

Questions

Arlington Heights Business District Community Engagement Forum

End Goal: To create one entirely new business district to replace the existing four business districts and Transportation zoned areas and consider rezoning 40 Park Ave, 50/60 Lowell as site specific Planned Unit Development.

Why? Because the through past studies we learned that having 4 commercial zoning districts in Arlington Heights is confusing, unnecessary, and does not lead to the development of a cohesive business district and additionally consider mixed uses for the former 'Gold's Gym' site.

Community Engagement to date:

Heights Spring Fling, May 2024

Town Day, September 2024

Arlington Heights Neighborhood Action Plan (2019)

ARLINGTON HEIGHTS NEIGHBORHOOD ACTION PLAN

Prepared for the Town of Arlington, Massachusetts
by the Metropolitan Area Planning Council

April 2019



Background: *Arlington Heights business corridor has regularly been identified as an opportunity area for expanding business, multi-family housing and mixed-use development. In this study the Town worked with MAPC to analyze the zoning and make recommendations to remove regulatory barriers and encourage appropriate development.*

2 Public Forums held in May and October 2018

Key Recommendations

1. Create one entirely new business district to replace the existing four business districts and Transportation zoned areas.
2. Re-zone part of the existing Industrial District (40 Park Ave, 50/60 Lowell) as a Planned Unit Development.
3. Review the existing Design Standards to ensure they reflect neighborhood specifics.
4. Work with the MBTA to better utilize the bus turn-around lot.

Arlington Heights Neighborhood Action Plan (2019)

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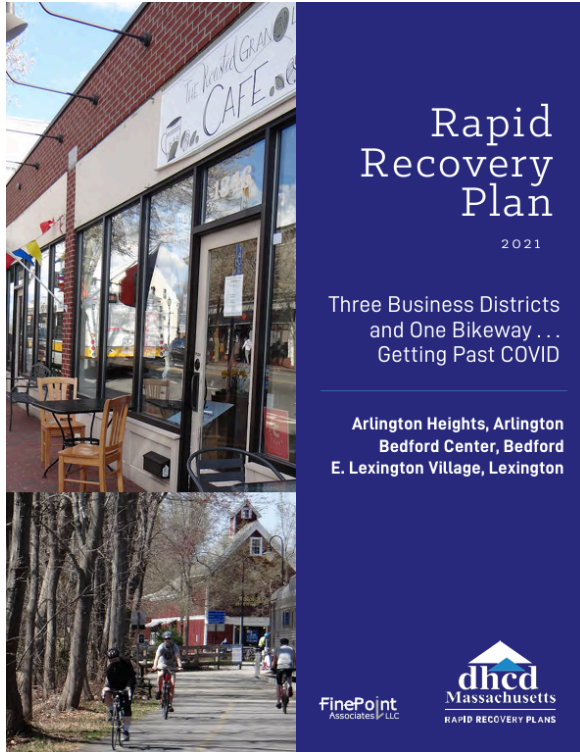


Accomplished and Ongoing Recommendations:

- Work with the MBTA to better utilize the bus turn-around lot.
 - Potential mural site
 - Ongoing conversations with their property management firm
- Coordinate with the implementation of the Arts and Culture Action Plan to plan locations of murals to provide visual interest and identity for the Heights.
 - You Are Loved Mural by Alex Cook (2023)
- Explore ways in which creative placemaking projects can bring vitality to the Heights
 - Haiku in the Heights (2021) by Arts Arlington
 - Outdoor dining expansion

Rapid Recovery Plan (2021)

Three Business Districts and One Bikeway...Getting Past COVID

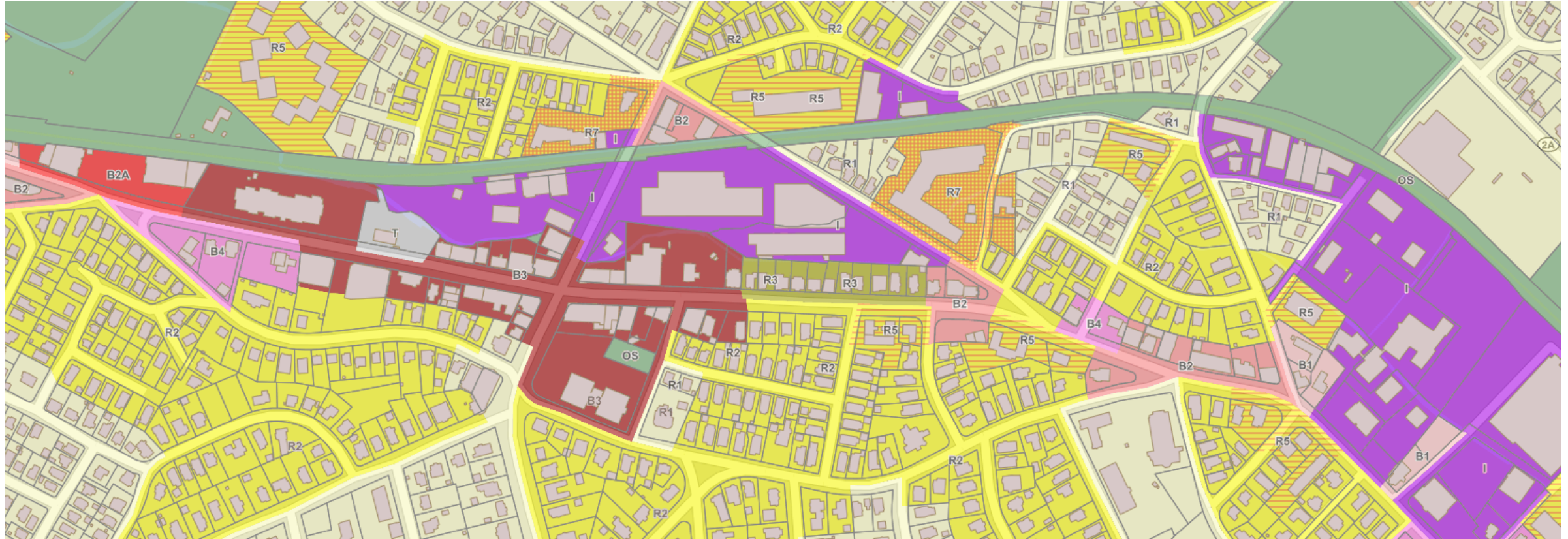


Objective: *To develop a set of recommended projects/actions to assist the Business Districts in Arlington Heights, East Lexington and Bedford Center recover from COVID, be more vibrant than ever, and expand focus on the “Bikeway User” market segment.*









Accomplished and Ongoing Recommendations

- Install additional bike and pedestrian amenities
 - 18 new bicycle racks (2024)
- Design and install wayfinding signage and other elements to encourage Bikeway users to patronize the Business Districts (ongoing)
- Engage with the MBTA to explore ways to activate/revitalize the underutilized Bus Depot property (ongoing)
- Create a mural program for public locations (2023)

Current Zoning for Arlington Heights

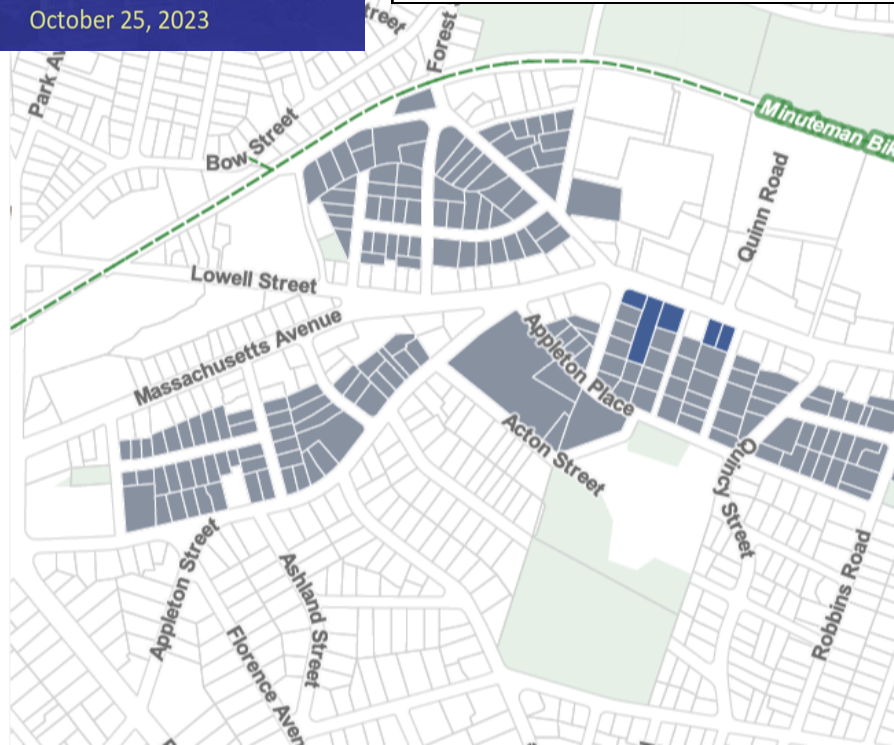
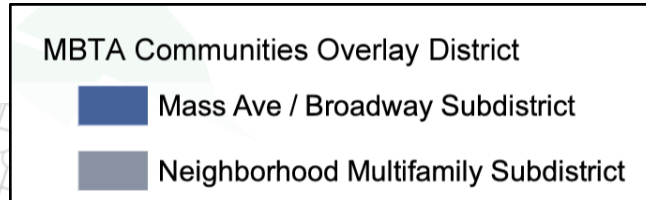


ZONING LEGEND

	Industrial		Transportation		Open Space
	B3 Village Business		B2A Major Business		Residential*
	B4 Vehicular Oriented Business		B2 Neighborhood Business		

*multiple residential zoning areas

MBTA Communities & Arlington Heights Business District

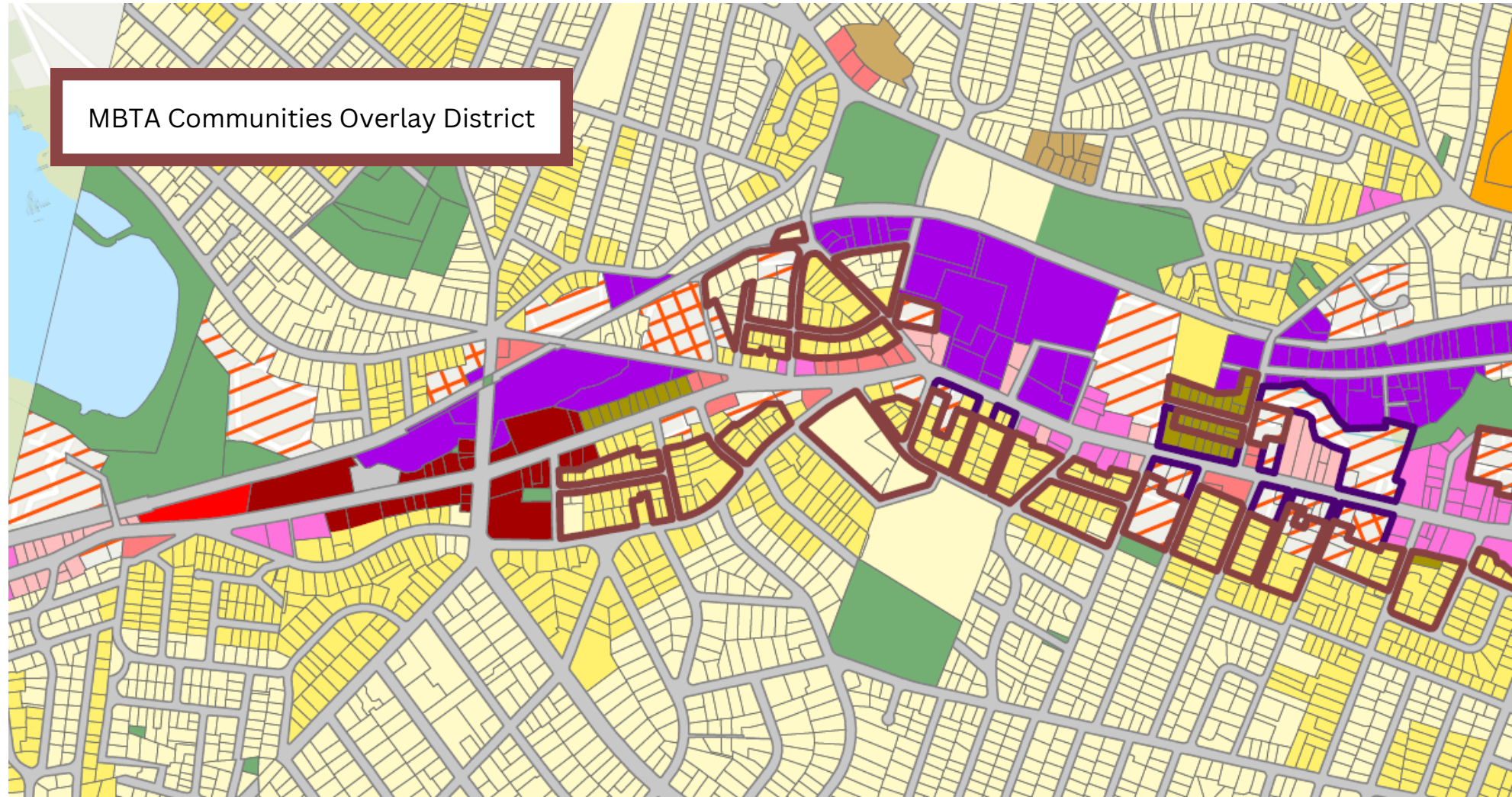


- Mass Ave/Broadway Subdistrict
 - Max Height: 6 stories*
- Neighborhood Multifamily Subdistrict
 - Max Height: 3 stories*

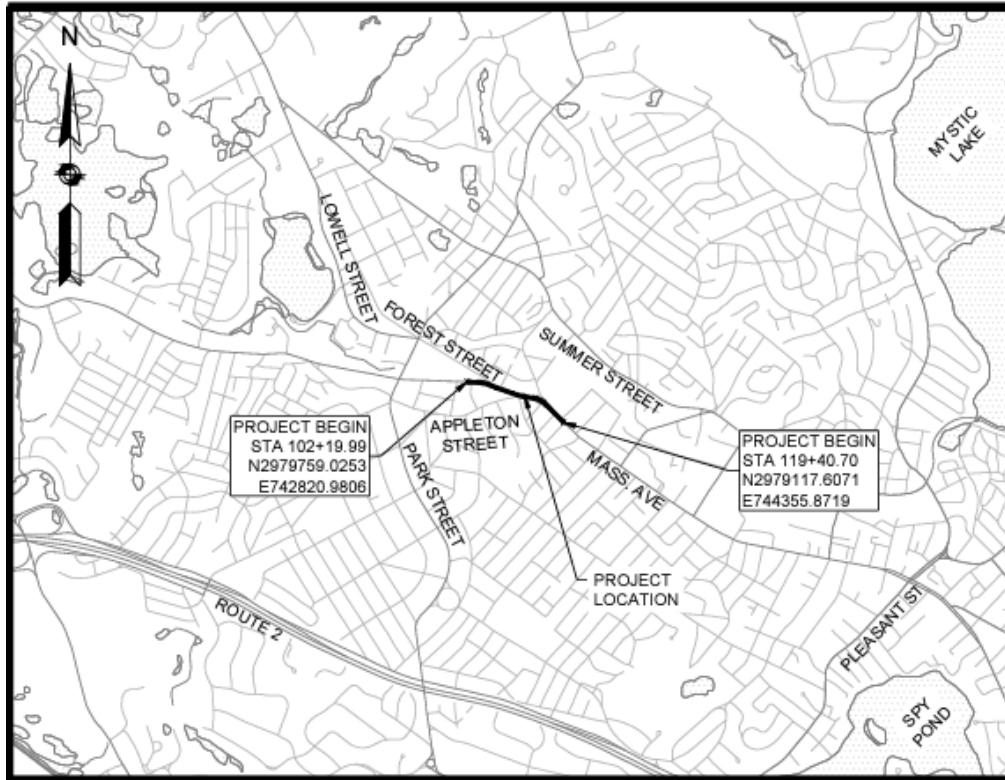
*Height maximums are earned through bonuses via increased affordable housing or inclusion of ground floor commercial space. Existing upper-story step-back requirements apply (7.5 feet above the third floor).

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

MBTA Communities & Arlington Heights Business District



Mass Ave + Appleton & Arlington Heights



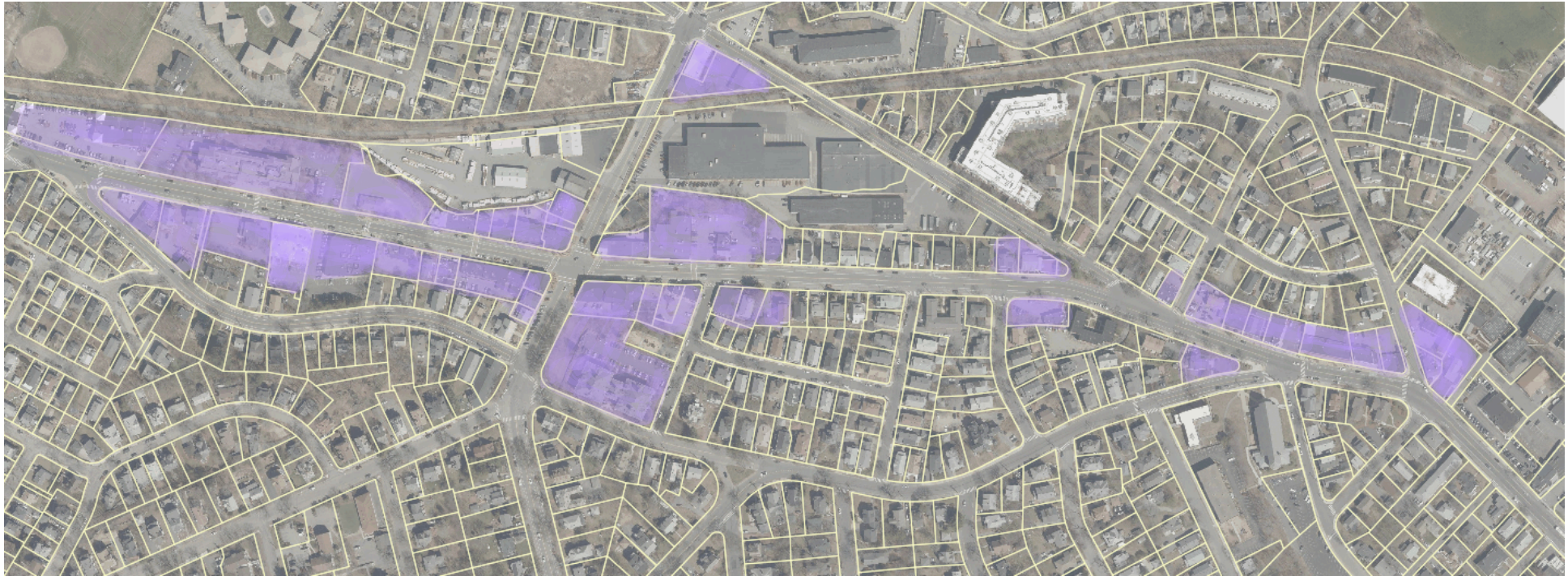
Town recently was awarded \$4 million through the state's MassWorks Infrastructure program to construct improvements along the public right of way on Massachusetts Avenue between Richardson Ave and Quinn Rd.

The total project cost is about \$8 million. The Town is currently working with their consultant on the project to review potential phasing options as well as value engineering measures aimed at reducing total project cost.

The earliest any construction would take place is summer 2025.

Arlington Heights Business District Proposed Zoning

New Arlington Heights Business District Zone



Mock up map for illustrative purposes

Arlington Heights Business District Proposed Zoning

Key Differences from Existing Zoning

Indicated use changed in at least one of the four business districts to be included in this summary.

Allowed by Right

Office
Library, museum, art gallery (public)
Essential utility, transportation or comms services
Wireless Communication Facility
Mixed-Use
Radio or television studio

Allowed by Special Permit (used to be by-right)

Institutional/Educational Non-exempt use (i.e.
driving school, music, dance)
Municipal or non-profit recreation building
Veterinary/animal care
Auto service station

No Longer Allowed

**(used to be allowed either by right or by SP in
at least one Business District)**

Single family dwelling
Two-family dwelling
Six or more single-family dwellings
Three-family dwellings
Townhouse
Agricultural uses
Drive-in restaurant
Wholesale business in an enclosed facility
Municipal public works
Storage of vehicles
Light Industrial (all uses, i.e. laundry, printing,
plumbing, truck service)

Arlington Heights Business District Proposed Zoning

40 Park Ave, 50/60 Lowell

Existing Industrial

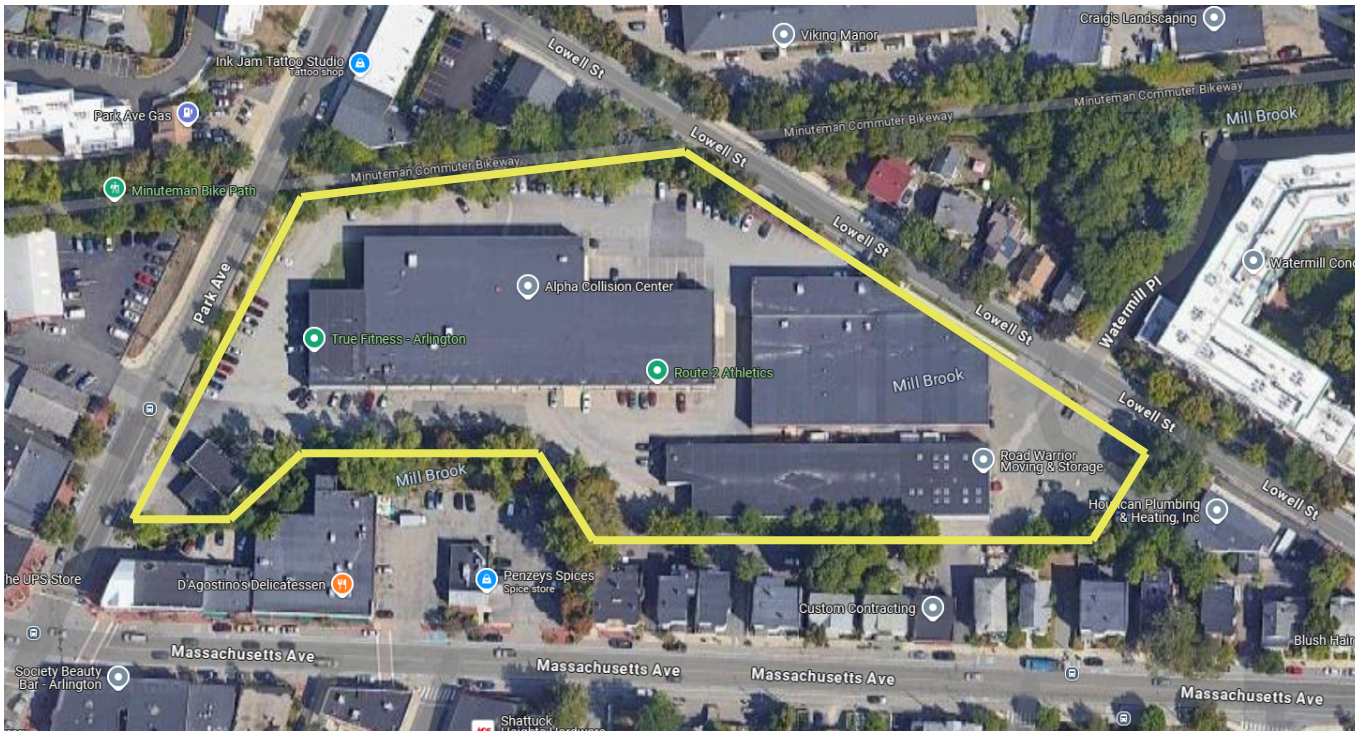


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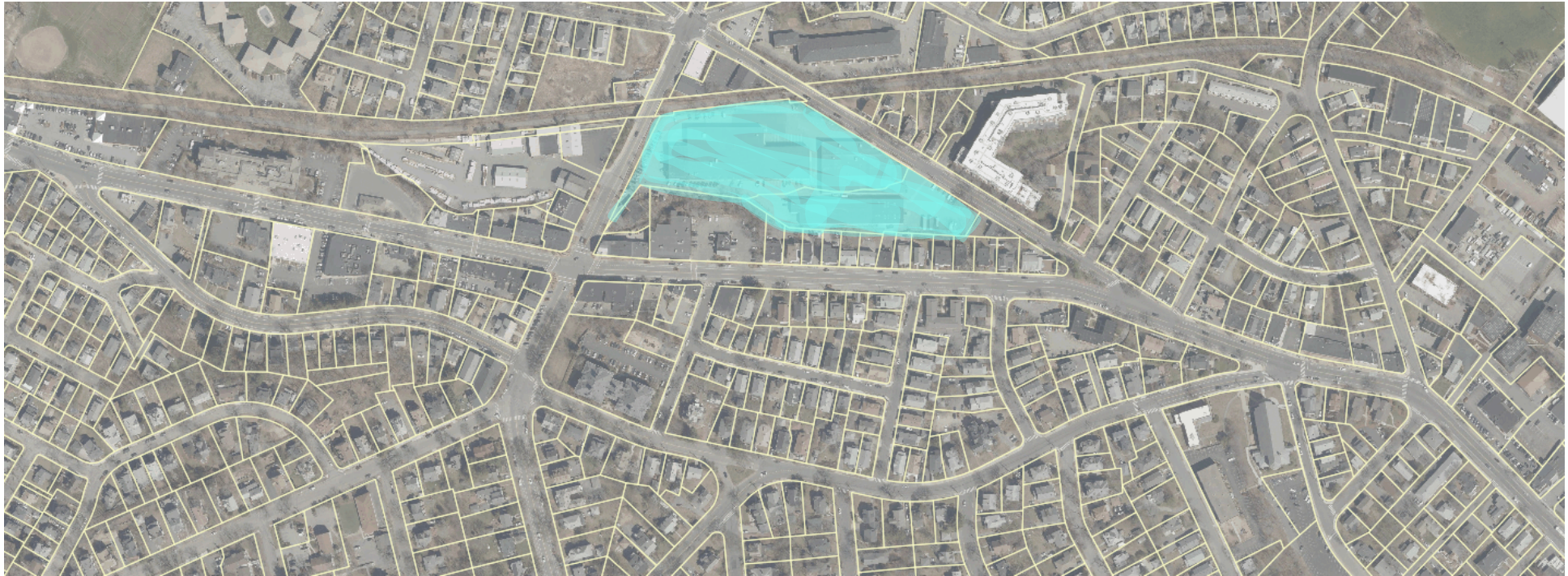
The Site:

- 4 acres
- 6 commercial units
- Abuts both Mill Brook and Minuteman Bikeway
- Privately owned
- NOT included in MBTA Communities Overlay
- Currently zoned industrial
- One of the largest sites for future redevelopment

Arlington Heights Business District Proposed Zoning

New Planned Unit Development

Existing Industrial to PUD-AH



Mock up map for illustrative purposes

Arlington Heights Business District Proposed Zoning

Key Differences from Existing Zoning

From Industrial to PUD-AH

Allowed by Right

Townhouse
Community center, youth club, adult education
Library, museum, art gallery (public)
Municipal or nonprofit recreation facility
Essential Services
Veterinary/animal care
Retail >3,000 sf
Professional, Business or Medical office >3,000 sf
Artisanal fabrication
Artistic/creative production
Mixed-Use
Up to three dwelling units in a building containing a
business or service use

Allowed by Special Permit

(used to be by-right)

Cable television studio

No Longer Allowed

(used to be allowed either by right or by SP in PUD)

Single family dwelling
Single-room occupancy building
Dormitory
Municipal public works
Bus, transit, railroad station
Motor vehicle sales
Automobile repair shop
Car wash facility
Auto service station
Funeral home
Wholesale in enclosed facility
Renting of up to three rooms
Accessory private garage for noncommercial vehicles
Physician or Clergy office within a resident with up to 1
nonresident employee

Dimensional Analysis

Consolidated Dimensionals for Single Family Detached Dwelling (SF); Two Family Dwelling (TF); Duplex Dwelling (Duplex); Three Family Dwelling (3F); Townhouse/Apt. Bldg; Mixed Use													
Use	Zone	Min. Lot Area SF	Lot Area Per DU SF	Lot Frontage FT	Front Yard	Side Yard	Rear Yard	Max Height FT	Max Stories	FAR	Landscaped Open Space	Usable Open Space	Maximum Lot Coverage
SF, TF, Duplex, 3 F	B2	6,000	2,500	60	20	10	20	35	2.5	.75	10%	30%	--
	B2A	6,000	2,500	60	20	10	20	35	2.5	.75	10%	30%	--
	B3	6,000	2,500	60	20	10	20	35	2.5	.75	10%	30%	--
	B4	6,000	2,500	60	20	10	20	35	2.5	.75	10%	30%	--
Townhouse/Apt. Bldg	B2	5,000	1,450	50	20	10	20	35	3	1.0	10%	20%	--
	B2A												
	B3	20,000	600	100	15+(H/10)	(H+L)/6	(H+L)/6	60/40	5/3	1.4	10%	20%	--
	B4												
Apartments on street w/ ROW =<50 ft.	B2												
	B2A	20,000	1,450	100	15	10+(L/10)	30	35	3	.80	10%	25%	--
	B3												
	B4	20,000	1,450	100	15	10+(L/10)	30	35	3	.80	10%	30%	--
Apartments on street w/ ROW >50 ft.	B2												
	B2A	20,000	700	100	15+(H/10)	(H+L)/6	(H+L)/6 at least 30 ft	40/35	3/3	1.20	10%	20%	--
	B3												
	B4	20,000	700	100	50	15+(H/10)	(H+L)/6 at least 30 ft	40/20	5/3	1.4	10%	20%	--
Mixed-use <= 20,000 sf	B2	--	--	50	--	--	10+(L/10)	50	4	1.5	10%	See 5.3.21	--
	B2A	--	--	50	0	0	10+(L/10)	60/50	5/4	1.5	--	See 5.3.21?	--
	B3	--	--	50	0	0	(H+L)/6	60/50	5/4	1.5	--	See 5.3.21	--
	B4	--	--	50	0	0	10+(L/10)	60/40	5/4	1.5	10%	See 5.3.21	--
Mixed-use >20,000 sq. ft	B2	>20,000	1,450	50	0	0	10+(L/10)	40	3 (See 5.3.17C)				--
	B2A	>20,000	700	50	0	0	10+(L/10)	50/40	4/3	1.0	10%	See 5.3.21	--
	B3	>20,000	600	50	0	0	(H+L)/6	50/40	5/3	1.4	10%	See 5.3.21	--
	B4	>20,000	700	50	0	0	10+(L/10)	50/40	3/3	1.0	10%	See 5.3.21	--
Other Permitted Use	B2	--	1,450	50	--	--	10+(L/10)	35	2.5	1.0	10%	See 5.3.21	--
	B2A	--	1,450	50				35	3	1.0	20%/10%	See 5.3.21	--
Any other permitted use <20,000 sq. ft.	B3	--	600	50	--	--	(H+L)/6	60/40	5/3	1.0	20%	See 5.3.21	--
Any other permitted use >=20,000 sq. ft.	B3	20,000	600	50	--	--	(H+L)/6	60/40	5/3	1.4			--
Other Permitted Use	B4	--	--	50	--		10+(L/10)	35	3	1.0	10%	See 5.3.21	--

Proposed Zoning Dimensions

Min. Lot Area	5,000 sf	All uses, consistent across district
Lot Area/DU	800 sf	Most likely will be more limited by other site factors
Lot Frontage	30 ft	
Front Yard	Varies – Contextual with adjacent properties	
Side Yard	0 ft	
Rear Yard	20 feet	
FAR	2.0	
Max Height	60 ft., 5 stories by right (but 1 story less if subject to height buffer)	

Arlington Heights Business District Proposed Zoning

Questions

- *What uses proposed by MAPC should be excluded or included?*
- *What else would you like to see in Arlington Heights?*
- *What does the future of Arlington Heights look like to you?*
- *What new or different uses would compliment the existing businesses in the Heights?*

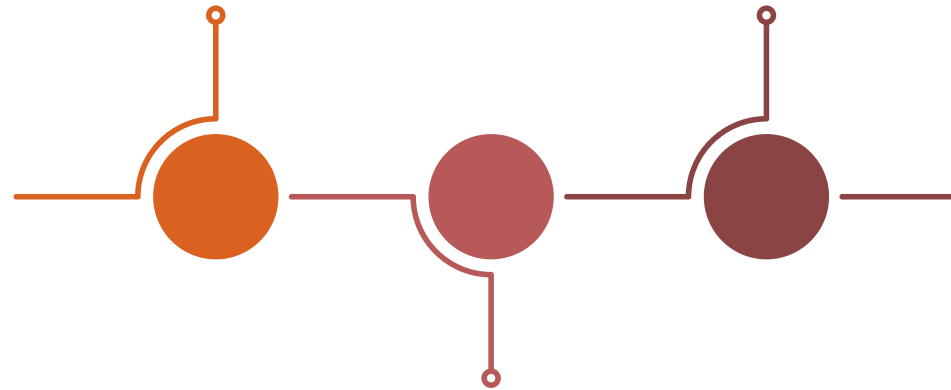
Arlington Heights Business District Proposed Zoning

What's Next?

Started with Arlington Heights Neighborhood Action Plan engagement in 2018...

Drafting of a zoning article and map

Revision, ARB



*Solicitation of feedback,
further public outreach*

Passing zoning bylaw changes at Spring Town Meeting 2025

Arlington Heights Business District

This presentation will be made available online.

Thank you for coming!

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