

Public Hearing for Town Meeting Warrant Articles 6, 7, 8, & 9

Arlington Redevelopment Board

March 11, 2019



Introduction to Articles



Master Plan & Housing Production Plan

- Planning for change will result in healthy neighborhoods, a strong local economy, enhanced civic amenities, and a better quality of life for current and future residents and businesses.
- If Arlington wants to provide for a broader range of housing types and mixed uses, taller buildings and a reduction in square feet per dwelling unit may be desirable in selected areas.
- Amend on-site open space requirements for certain uses in business districts to promote high value redevelopment and alternative green areas such as roof gardens.
- Visual preference survey identified desires of the community; Zoning audit identified barriers to those desires.
- Threats and opportunities were translated into Goals and Strategies.
- Led to the creation of the Housing Production Plan
 - Diversify housing stock on major corridors while protecting open space and lower-density residential neighborhoods



Housing Production Plan

- Arlington is an economically diverse place
- Housing prices are increasing faster than incomes
- Housing is older and in need of updating
- There is unmet demand for housing both in terms of number of units, type, and affordability.



Master Plan Implementation

- Amendments allowed mixed-use and parking reductions in 2016
- Limited results (30 residential and 6 commercial units):
 - 117 Broadway (2016)
 - 87-89 Broadway (2017)
 - 483 Summer Street (2017)
 - 887 Mass Ave (2017)
- Recodification in 2018



Proposed Amendments

- Mismatch between Zoning Bylaw requirements and built environment, particularly lot size
- The number of requirements and limitations suppresses opportunities for property owners in R4, R5, R6, R7 and the Business Districts for multifamily and mixed-use development
- **Well designed:** good design is incorporated through existing Special Permit Environmental Design Review and Design Standards.
- **Multimodal:** Active transportation is a priority in these amendments, not to design around one transportation mode.
- **Amenities and housing diversity:** amendments would occur in districts with ample access to existing parks and green spaces, public and people places, heritage preservation and integration, community and cultural facilities, civic facilities. Housing diversity should include a range of housing types, tenure, and prices.



Zoning Project

1. Zoning Analysis
2. Parcel Analysis
3. Massing Studies
4. Recommendations
5. Build Out Analysis, Visualizations, & Shadow Study



Medium & High Density Residential Districts and Business Districts



Zoning Districts	
	B1: Neighborhood Office
	B2: Neighborhood Business
	B2A: Major Business
	B3: Village Business
	B4: Vehicular Oriented Business
	B5: Central Business
	R4: Town House
	R5: Apartments Low Density
	R6: Apartments Med Density
	R7: Apartments High Density



Arlington Parcel Zoning Analysis

Minimum Lot Size Per Unit Existing Zoning

Meets Minimum Lot Size Per Unit

- + No
- + Yes
- + All Open Space
- + Lakes and Ponds

Minimum Lot Size Per Unit - Extg Zoning

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	51	84%
Nonconforming parcels	10	16%
R Districts		
Total parcels	95	100%
Compliant parcels	40	42%
Nonconforming parcels	55	58%

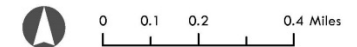
Includes parcels with existing residential or mixed use.

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111
(617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT, Town of Arlington

September 2018



Minimum Lot Size Per Unit Requirements (sq.ft.)

Use	Zone	Extg Zoning
Townhouse	R4	2,500
	R5	1,450
Apartment or Townhouse	B2	1,450
	B2A, B4 (street <50')	1,450
	R6	700
	B2A, B4 (street >50')	700
	B3	600
	R7, B5	550
Mixed Use	All B lots <20,000 sqft	0
	B2 (lot >20,000 sqft)	1,450
	B2A, B4, B5 (lot >20,000)	700
	B3 (lot >20,000 sqft)	600

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Arlington Parcel Zoning Analysis

Minimum Lot Size Per Unit Zoning Changes

Meets Minimum Lot Size Per Unit

- + No
- + Yes
- + All Open Space
- + Lakes and Ponds

Minimum Lot Size Per Unit -

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	60	98%
Nonconforming parcels	1	2%
R Districts		
Total parcels	95	100%
Compliant parcels	69	73%
Nonconforming parcels	26	27%

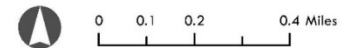
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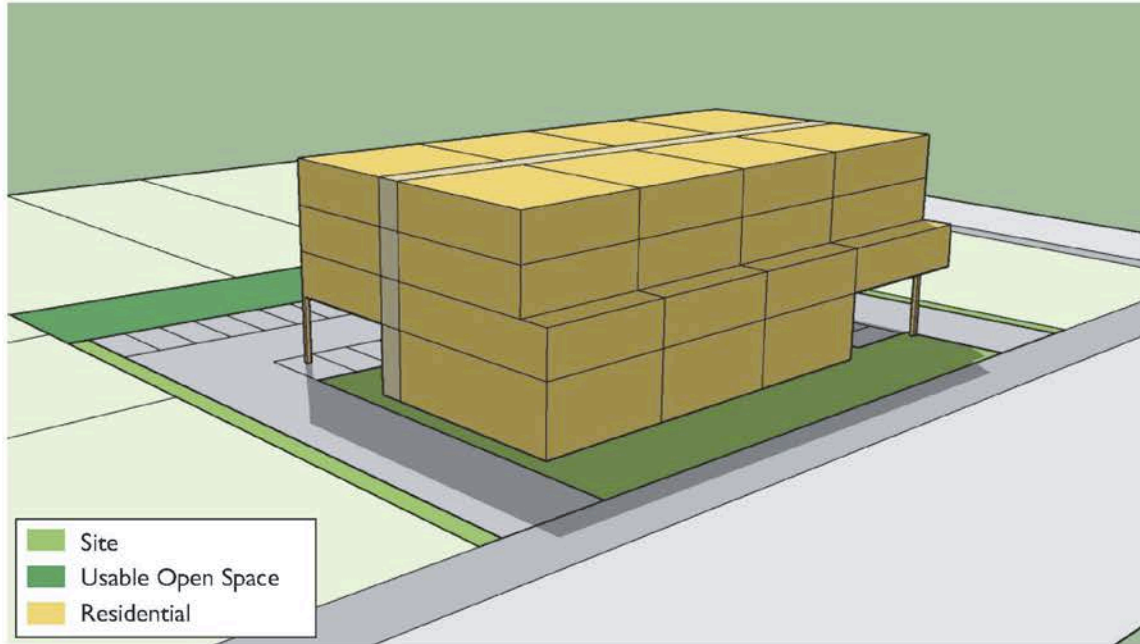


Minimum Lot Size Per Unit Requirements (sq.ft.)

Use	Zone	Extg Zoning	Example 2
Townhouse	R4	2,500	1,000
	R5	1,450	1,000
	B2	1,450	1,000
Apartment or Townhouse	B2A, B4 (street <50')	1,450	1,000
	R6	700	700
	B2A, B4 (street >50')	700	700
	B3	600	600
	R7, B5	550	550
Mixed Use	All B lots <20,000 sqft	0	0
	B2 (lot >20,000 sqft)	1,450	1,000
	B2A, B4, B5 (lot >20,000)	700	700
	B3 (lot >20,000 sqft)	600	600

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EXTG R7 ZONING

BUILDOUT

.73 acre site
 28 units
 35 parking spaces

USABLE OPEN SPACE

15% gross res. area (5,000 sq.ft.)

FRONT YARD

20' (varies based on height)

HEIGHT BUFFER

4 stories w/in 100-200' of R2 district

FAR

1.5

PARKING

Varies; 1.0-2.0 per unit, w/ possible transportation and affordable housing reductions

MOST CONSTRAINING FACTOR:

Parking

OTHER MAJOR CONSTRAINTS:

Yards, Height buffer





CONCEPTUAL MIXED USE DEVELOPMENT

Typical Mixed Use Site, B4 District

Arlington, MA



ARB Public Hearing, March 11, 2019



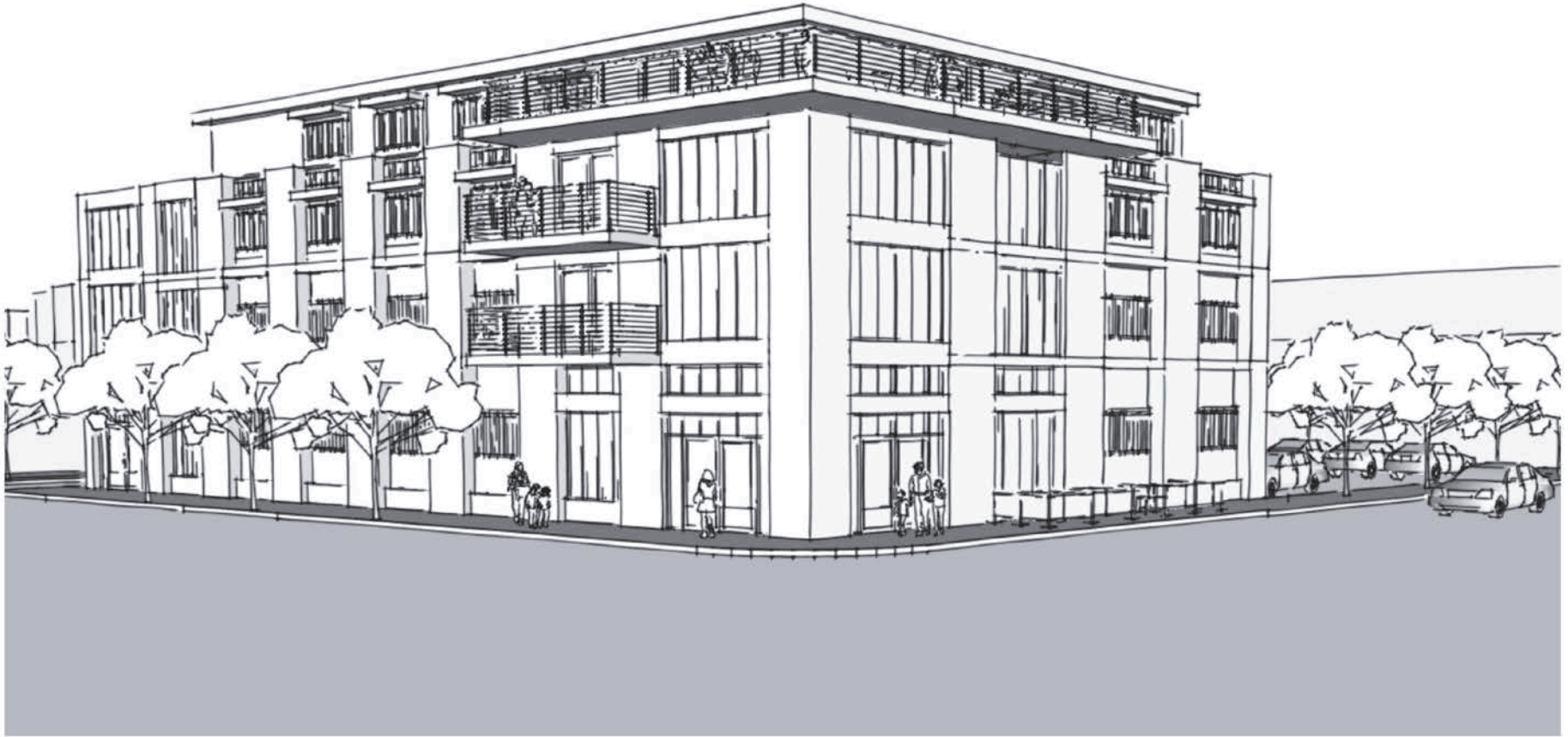
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Typical Mixed Use Site, B4 District

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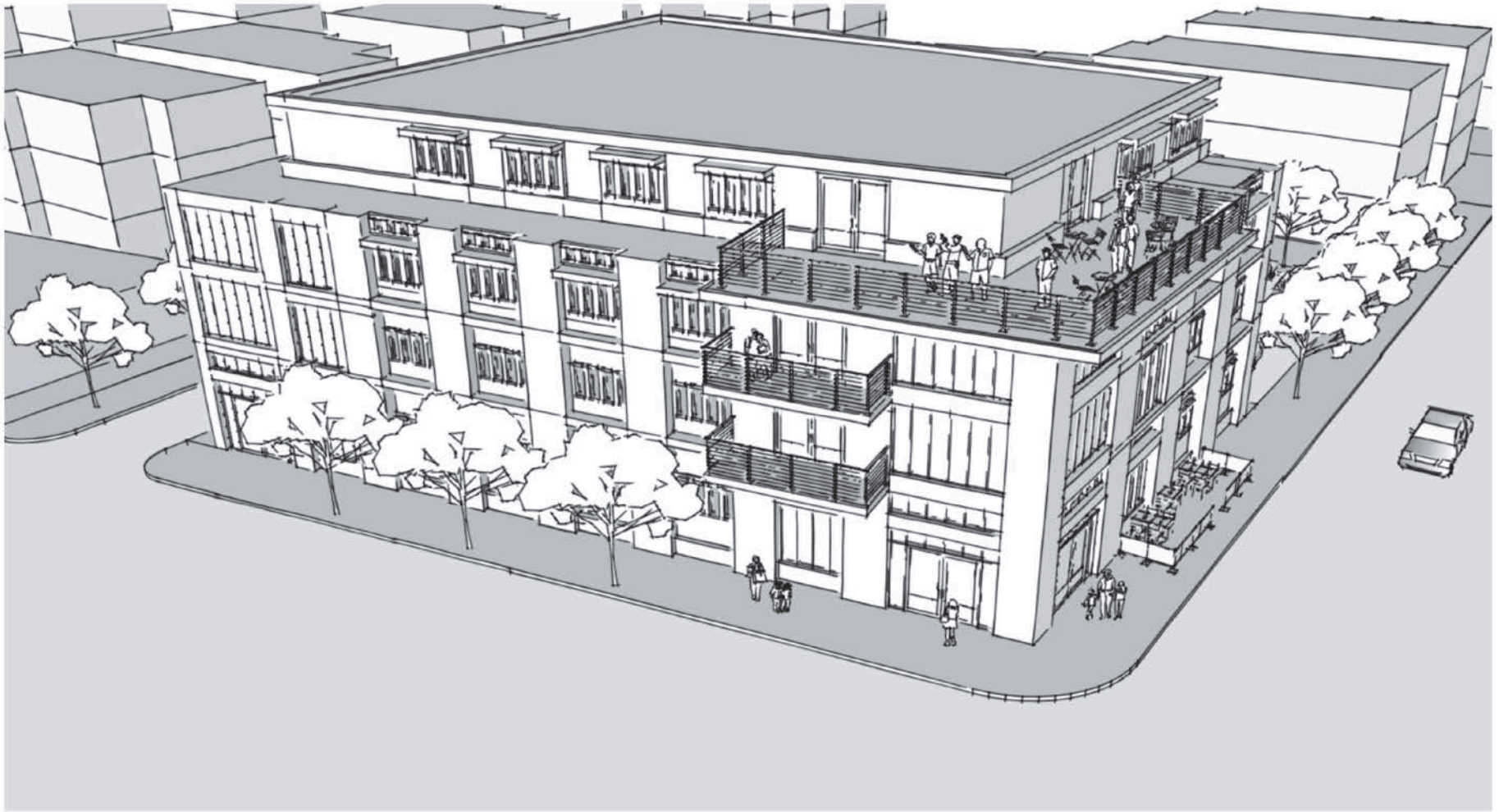
CONCEPTUAL RESIDENTIAL DEVELOPMENT

Typical Residential Site, R5 District

Arlington, MA



ARB Public Hearing, March 11, 2019



CONCEPTUAL RESIDENTIAL DEVELOPMENT

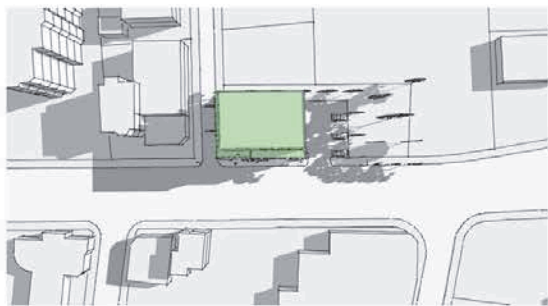
Typical Residential Site, R5 District

Arlington, MA

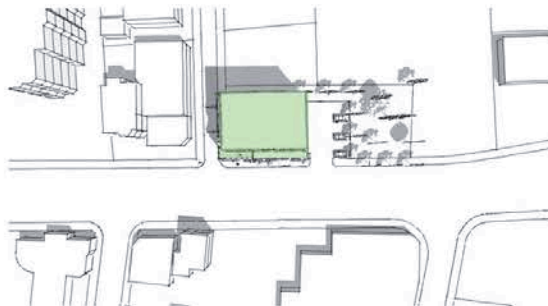


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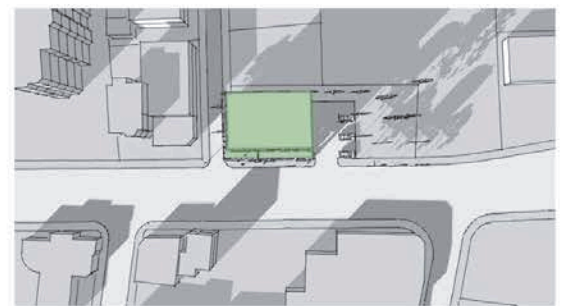
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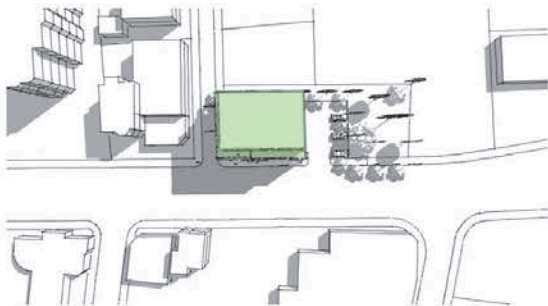


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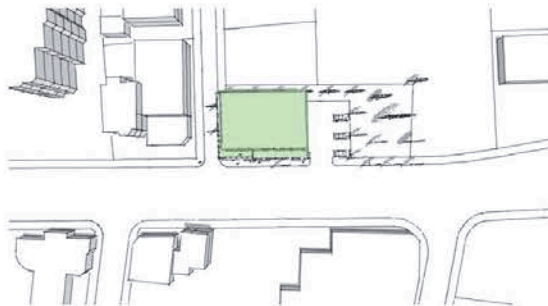


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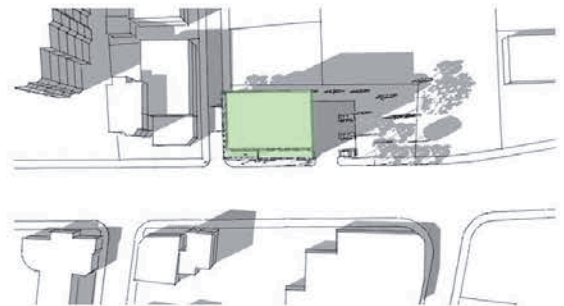
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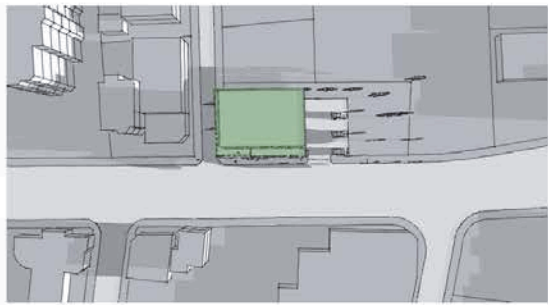


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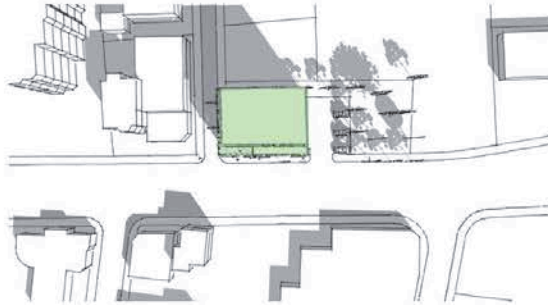


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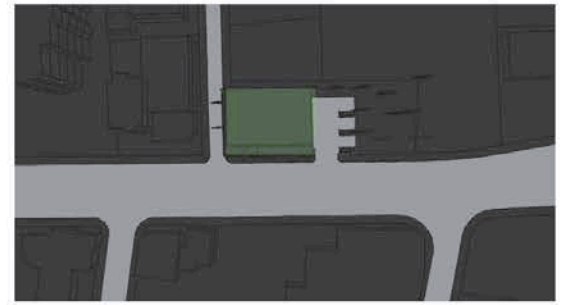
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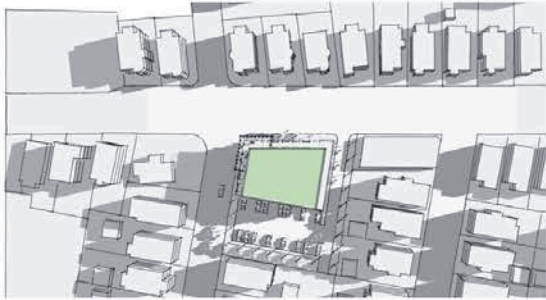
Typical Mixed Use Site, B4 District

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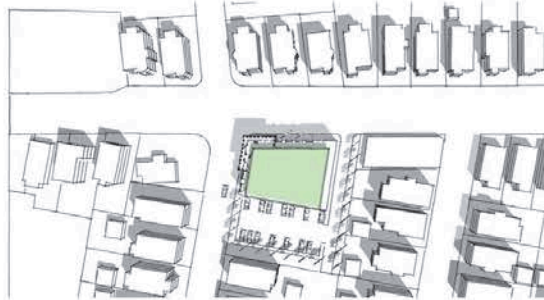


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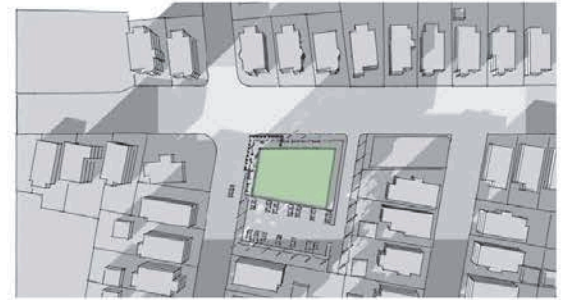
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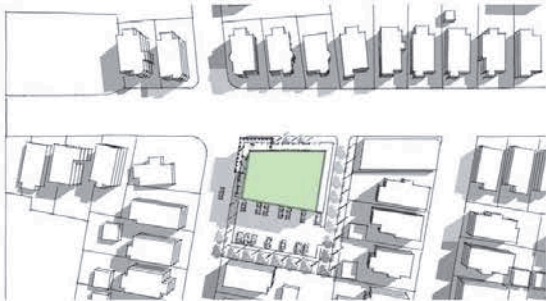


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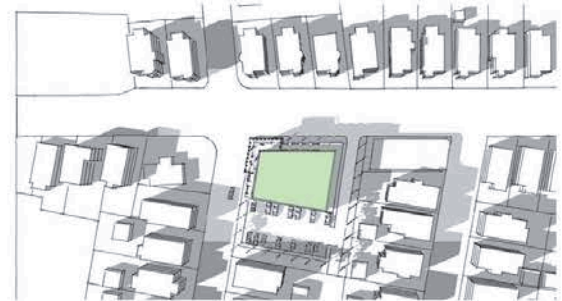
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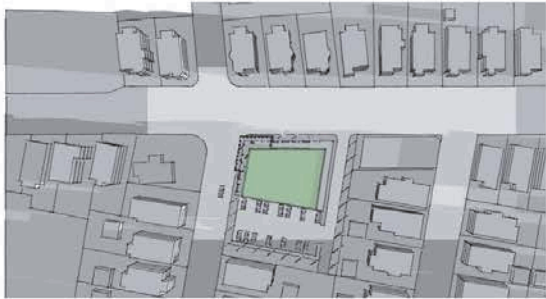


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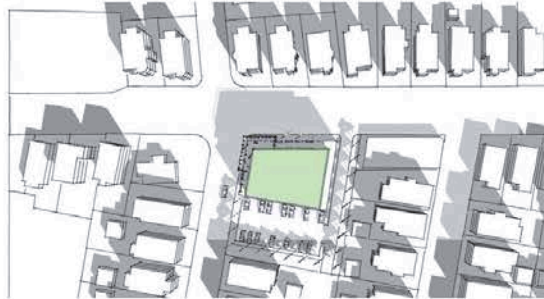


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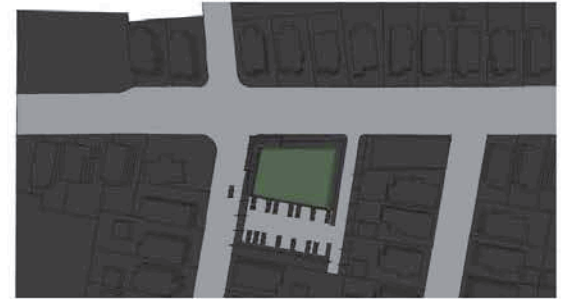
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Typical Residential Site, R5 District

Arlington, MA



Build Out Analysis - Residential

District	Total Allowed Units	Total Allowed Affordable Units	Total Projected Units	Total Projected Affordable Units
R4	233	35	252	38
R5	1,274	191	1,911	287
R6	1,225	184	1,911	287
R7	486	73	729	109
B1	596	89	777	117
B2	490	74	592	89
B2A	355	53	533	80
B3	997	149	1,389	208
B4	990	149	1,380	207
B5	340	51	474	71
Total	6,986	1,048	9,948	1,492



Build Out Analysis – Commercial

District	Total Commercial Square Footage
R4	0
R5	0
R6	0
R7	0
B1	129,500
B2	84,500
B2A	166,500
B3	226,500
B4	225,000
B5	77,250
Total	909,250

- Current occupancy rate in Arlington is 98.8%*
- Commercial space is not allowed in residential districts in the proposed amendments

* Costar.com



Articles 6 and 7

- Addresses the mismatch between ZBL and built environment
 - Min. Lot Area
 - Min. Frontage
- Makes adjustments to increase possibility of multi-family and mixed-use development
 - Min. Lot Area per Unit
 - Max. Floor Area Ratio
 - Max. Height and Stories
 - Min. Setbacks



Article 6: Density and Dimensional Requirements for Multi-family Uses

To see if the Town will vote to amend the Zoning Bylaw to change the density and dimensional requirements for multi-family uses in the R4, R5, R6, and R7 Districts by: 1. Amending SECTION 5.4.1. DISTRICTS AND PURPOSES to revise descriptions of the R5, R6, and R7 Districts; 2. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area, minimum lot area per unit, and minimum lot frontage for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District; 3. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to adjust the front yard, side yard, and rear yard for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District; and 4. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet, maximum stories, and maximum floor area ratio for townhouse structures and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District; or take any action related thereto.



Article 7: Density and Dimensional Requirements for Mixed-Use

To see if the Town will vote to amend the Zoning Bylaw to change the density and dimensional requirements for mixed-use in the B Districts by: 1. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area per unit for mixed-use on lots greater than 20,000 square feet in the B2 District; 2. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the front yard and side yard requirements for mixed-use in the B1 District; 3. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet and maximum stories for mixed-use in the B1, B3, and B5 Districts; and 4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum floor area ratio for mixed-use in all of the Business Districts; or take any action related thereto.



Article 8

- Amendments aim to increase multi-family in R4, R5, R6, R7, and Business districts and mixed-use development in Business districts
 - Flexibility in achieving open space on a lot by:
 - removing fixed dimensional requirement in usable open space
 - allowing roofs developed for the residents as a contribution to open space



Article 8: Open Space Requirements for Multi-family Uses and Mixed-Use

To see if the Town will vote to amend the Zoning Bylaw to adjust the open space requirements for multi-family uses and mixed-use to eliminate the requirement for usable open space and increase the requirement for landscaped open space by: 1. Amending SECTION 2 DEFINITIONS for landscaped open space; 2. Amending SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS paragraph D; 3. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for multi-family uses; and 4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for mixed-use; or take any action related thereto.



Article 9

- Amendments aim to increase multi-family in R4, R5, R6, R7, and Business districts and mixed-use development in Business districts
 - Expands the number of individual units in a townhouse structure, but does not change definition
 - Maintains ratio of individual units to length of structure
 - Allows smaller, lower minimum square footage homes



Article 9: Townhouses

To see if the Town will vote to amend the Zoning Bylaw to clarify references to townhouse and to increase the size of a townhouse structure by; 1. Amending SECTION 5.3.14. TOWNHOUSE STRUCTURES paragraph A to increase the size of a townhouse structure to not exceed 200 feet or 8 townhouses in length; 2. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure; 3. Amending SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to remove references to townhouse and replace with townhouse structure; 4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure; 5. Amending SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS to remove references to townhouse and replace with townhouse structure; and 6. Amending SECTION 5.6.3. USE REGULATIONS FOR MU, PUD, I, T, and OS DISTRICTS to remove references to townhouse and replace with townhouse structure; or take any action related thereto.

