

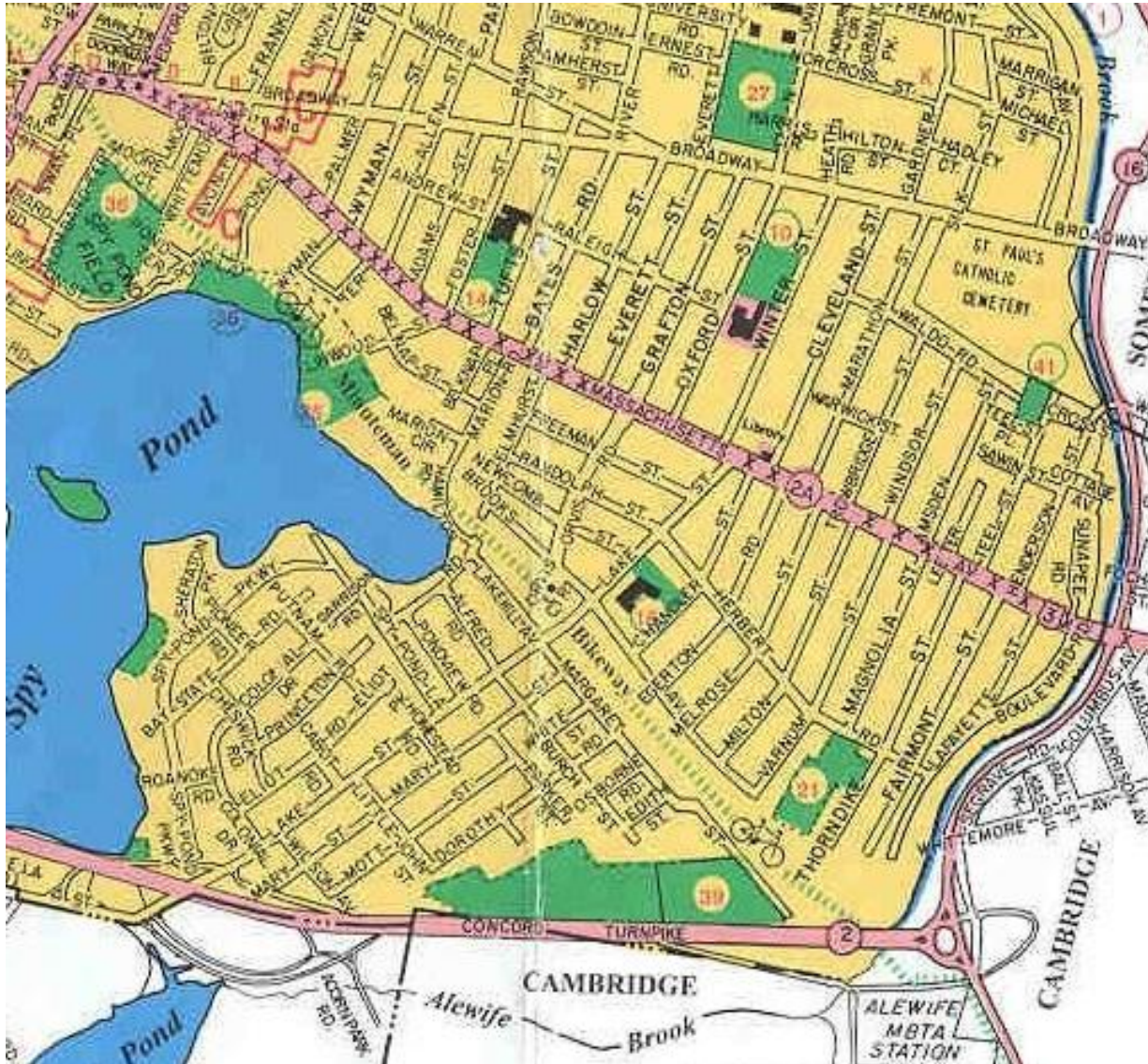
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# The Broadway Corridor Design Competition

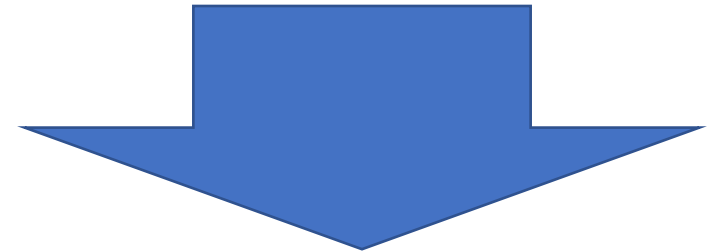
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# What Do We Want East Arlington to Look Like in 2040?



Broadway Corridor Study – 2019  
Housing Choice Act / MBTA Communities – 2020  
Design Competition - 2022



**INNOVATIVE SUSTAINABLE DISTRICT**

Features might include:

- Linear parks & bike lanes
- Walkability designs
- Storm water management with street tree swales
- More access to daylight
- More trees, public open space
- Energy efficient built environment

# Let's Start Now To Think about the Neighborhoods We Want in 2040!

*A “Design Competition” among professional architects, designers, and planners from the region will give the town innovative visions and will help energize and shape our town-wide conversation on the future of the Broadway Corridor.*

Note: This is a search for alternative visions for the future; not for plans and schematic designs for today.

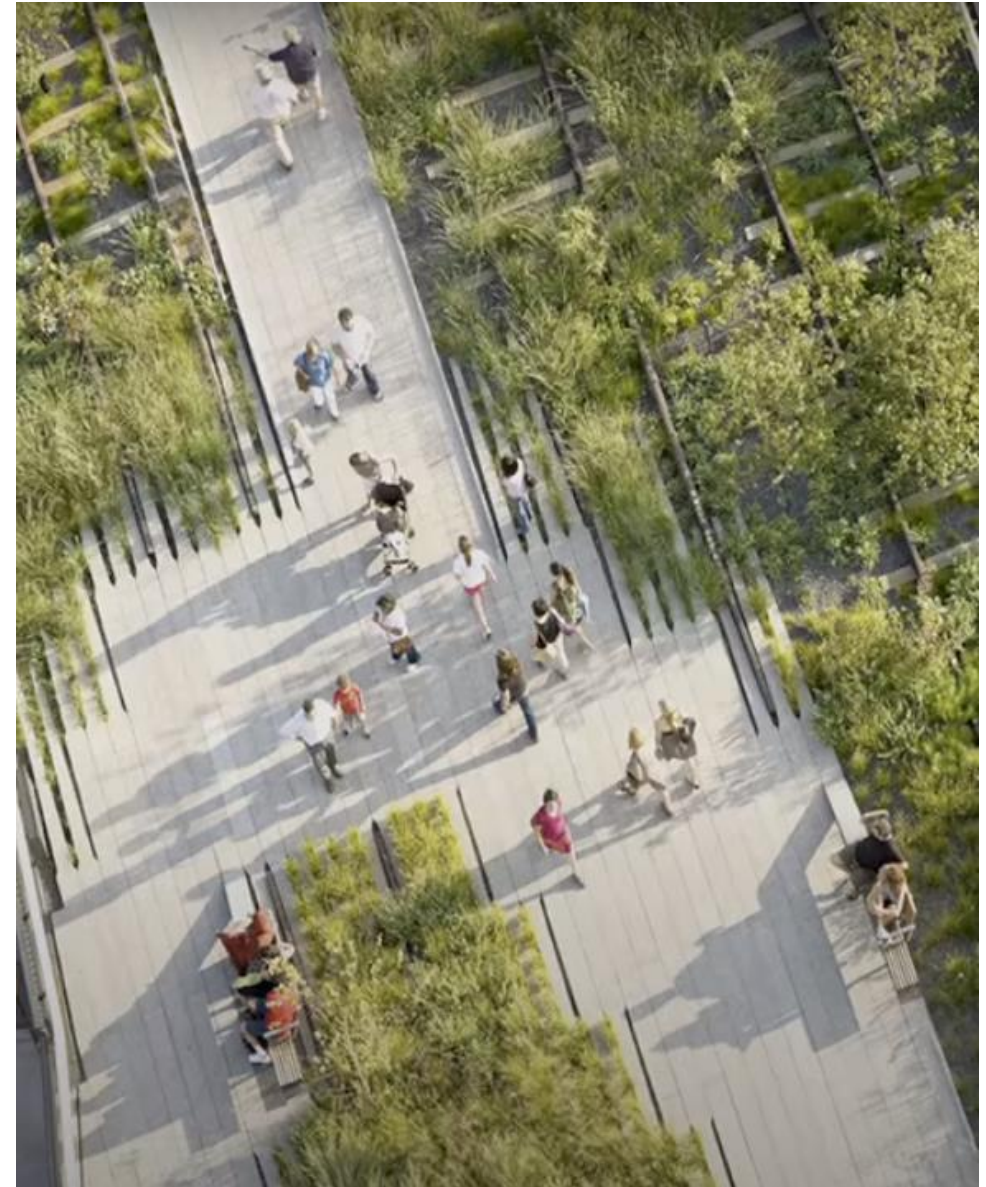
# Design Competition “Sample Standards”

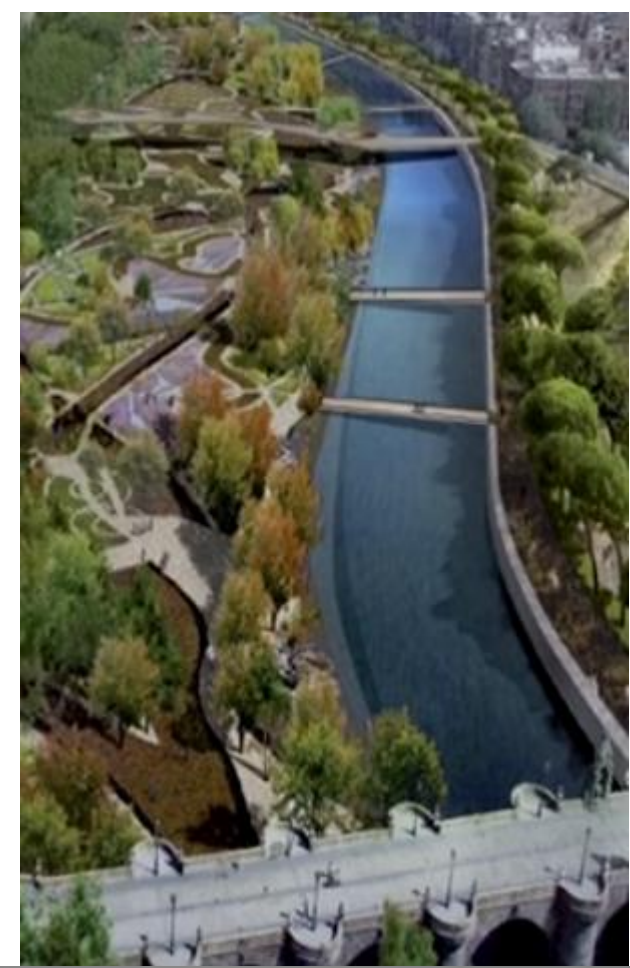
*Identify ways in the Broadway Corridor area where the Town can encourage the following use characteristics for the future 2040+:*

- 50 to 200 residential units per project, enhancing a mix of people, diversity of housing styles, and prices
- 25%+ of units affordable according to regional AMI standards
- Building to LEED or Net Zero requirements (or beyond!)
- Use of solar and other alternative energy sources
- Consider 75% studio and one-bedroom units
- Mixed use space including businesses such as cafe, etc.
- Best density planning for FAR to accommodate housing needs and sustainability goals such as average 3.2 floor-area ratio (FAR)
- Access to daylight for buildings (see: <https://youtu.be/YAeCvUZmUrl>)
- Inclusion of microgrid (see: <http://integratedgrid.com/wp-content/uploads/2017/01/8a-Maitra-Microgrid-Design-Consideration.pdf>) for power or other sustainable power supplies
- Public space with permeable materials to facilitate storm water retention
- Best transit options for corridor. Maximize the transit corridor benefits provided by the location near several bus routes, the subway at Alewife, and the Green Line Extension, light-rail stop.
- Inclusion of open space, trees, walkability features
- Preservation of ecological features and natural environment



# Linear Parkways





# Storm Water & Resiliency



# Different Layout Encourages Walkability

Less Attention to Cars, More to People.





## New Models of Housing

Buy it once and take it with you to other parts of the country.

Public/private grow centers





# Prospecting for Participants

## Design Competitors

Boston Society of Architects

Boston Architectural College

Sasaki Foundation

MIT School of Architecture

MIT Dept. of Urban Studies & Planning

Wentworth Institute

Northeastern College of Arts, Media, Design

Mass College of Art

Harvard Graduate School of Design

Architecture firms – members of BSA

# The Competition

- Designers are expected to address as many goals/targets as they can in creative and visual ways, such as drawings, sketches and/or models.
- The designs that are more comprehensive with regard to number of goals addressed in the whole physical will likely, but not necessarily, rank higher. Visionary thinking is a virtue.

*(Note: Summaries of community discussions on this project will be available for registrants.)*

# Design Competition: Awards

- Judging will be coordinated by the Civic Engagement Group, a Town of Arlington committee under Envision Arlington (<https://www.arlingtonma.gov/town-governance/boards-and-committees/envision-Arlington>)
- Up to 3 winners will receive a \$300 (max) award from the Town of Arlington *(while the financial rewards are meager, organizers hope designers will find the opportunity to be heard and seen by a community actively working to develop dialogue and reshape its future built environment will be an incentive to participate!)*
- Winners will be invited to present their work at a Town-wide forum
- Submissions will be used to generate conversations as the Town Planning Department begins a major update of the Arlington Master Plan

# Design Competition: Then What?

*With the support of the Town, we could:*

- Shape new approaches to planning and zoning for the area, or the entire Town, to accomplish design goals
- Waive or adjust height, density and set back requirements
- Offer a speedy approval process to attract owner/developer teams who propose creative new approaches to housing, transit and land-use in their design plans

# Calendar Deadlines

**February 22**

Town-wide zoom discussion for community ideas

**March 2**

Public solicitation for Designers begins

**April 8**

Registration in Design Competition closes

**May 20**

Design Competitors present results to Judges

**June 1**

Judges announce winners and schedule the Town-wide Forum

# Registration Information

## April 8

Registration for Design Competition closes

Send intent to register to CEG, “Civic Engagement Arlington [civicengagementarl@gmail.com](mailto:civicengagementarl@gmail.com)”

Include your name, firm name (if applicable), team members (if applicable) and contact (phone and email) information

## May 20

Design Competitors present results to Arlington Judges

## June 1

Judges announce winners and Civic Engagement Group organizers schedule the Town-wide Forum

(for more information, email [BarbaraThornton1@gmail.com](mailto:BarbaraThornton1@gmail.com), put “**Design Competition**” in subject line)

# 2021 Town Meeting approved the following resolution for a Design Competition.

## **Article to Propose a Broadway Corridor Design Competition to Encourage the Development of New Housing Styles Appropriate for Arlington (Warrant Article 81)**

The purpose of this article is to see if the town will vote to allow the Town to plan and sponsor a design competition to encourage new housing and mixed-use construction in the Broadway Corridor area of Arlington. This warrant article builds on findings from the Fall 2019 [Broadway Corridor Study](https://www.arlingtonma.gov/home/showdocument?id=48436) (<https://www.arlingtonma.gov/home/showdocument?id=48436>) and creates a "demonstration area project" ....or take any action related thereto.

**(This is the Town Meeting approved warrant article that led to the Design Competition)**