

East Arlington Complete Neighborhood

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What We Learned

- **Housing affordability challenges**
- Limited “places to go” on-foot
- **Lack of public transportation** options and an overwhelmed system
- **Pollution of Alewife Brook**
- Some vacant and **underutilized** properties, resulting in ‘inactive’ streets
- **Unsafe intersection** at the Broadway/Warren fork

Opportunities

- Establishing East Arlington as a **“Complete Neighborhood”**
- Emphasizing accessible **connections to old/new open spaces**; between **civic functions**
- Fostering **Transit-Oriented Communities**
- Creating space for a mix of **small-scale and medium-scale commercial** activities
- Identifying sites for **future (affordable) housing development**

Affordable Arlington - Broadway for All Budgets!

- ***Diversify*** Housing Supply
 - Increase Housing Density at Arlington Housing Authority Site + East Arlington Gateway
- ***Lower*** Commuting Costs
 - Improve Pedestrian Walkability and Bicyclist Accessibility on the Broadway Corridor
 - Walkability on School-to-School Network
- ***Increase*** Public (i.e. **Free!**) Amenities
 - Public Library branch and open space at Warren Fork
 - Activate Alewife Greenway Bike Path to create an attractive outdoor space
 - Public Realm Programming along School-to-School Network

Strategy

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Nodes

- Broadway Plaza
- Warren Fork
- East Arlington Gateway

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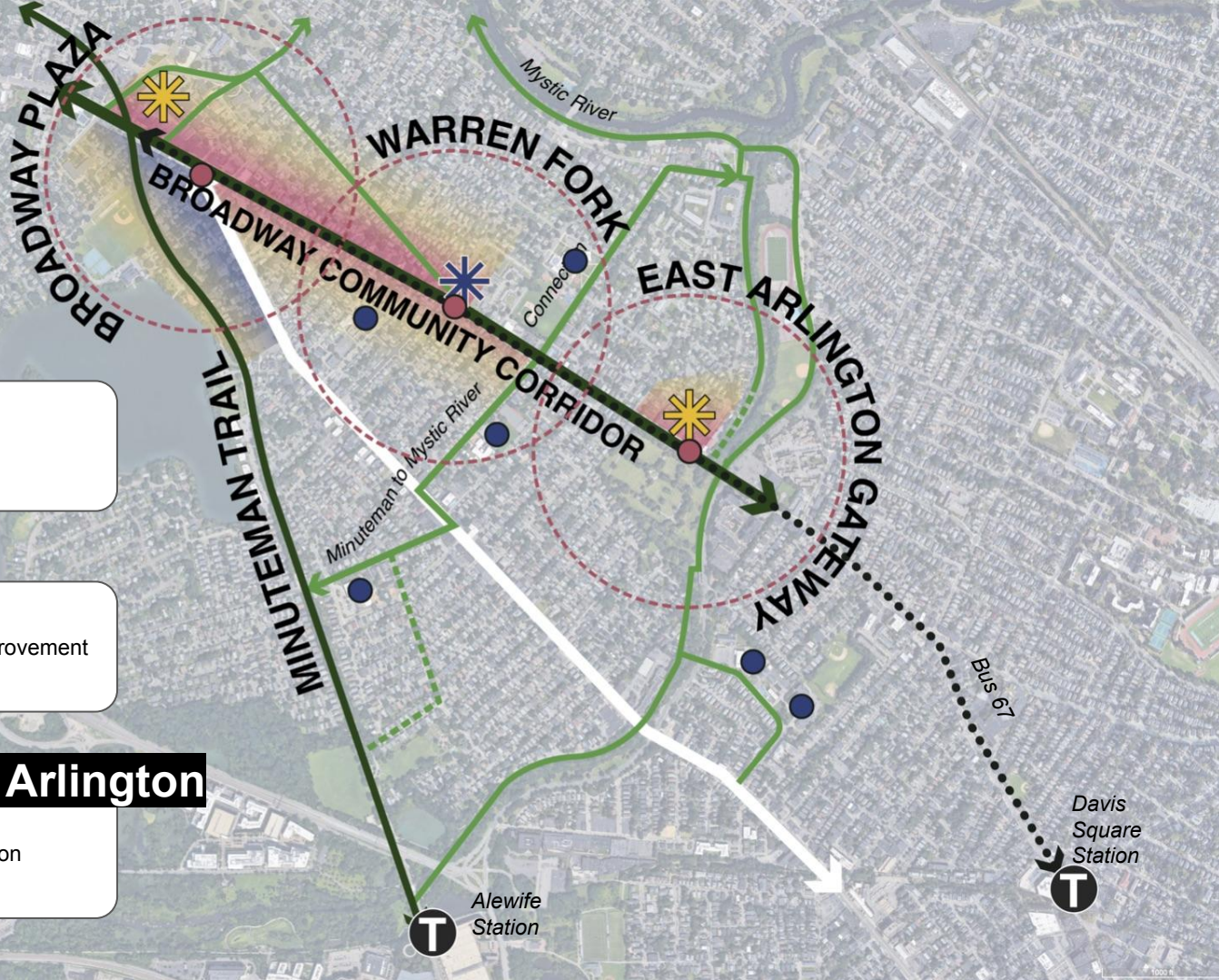
Corridor

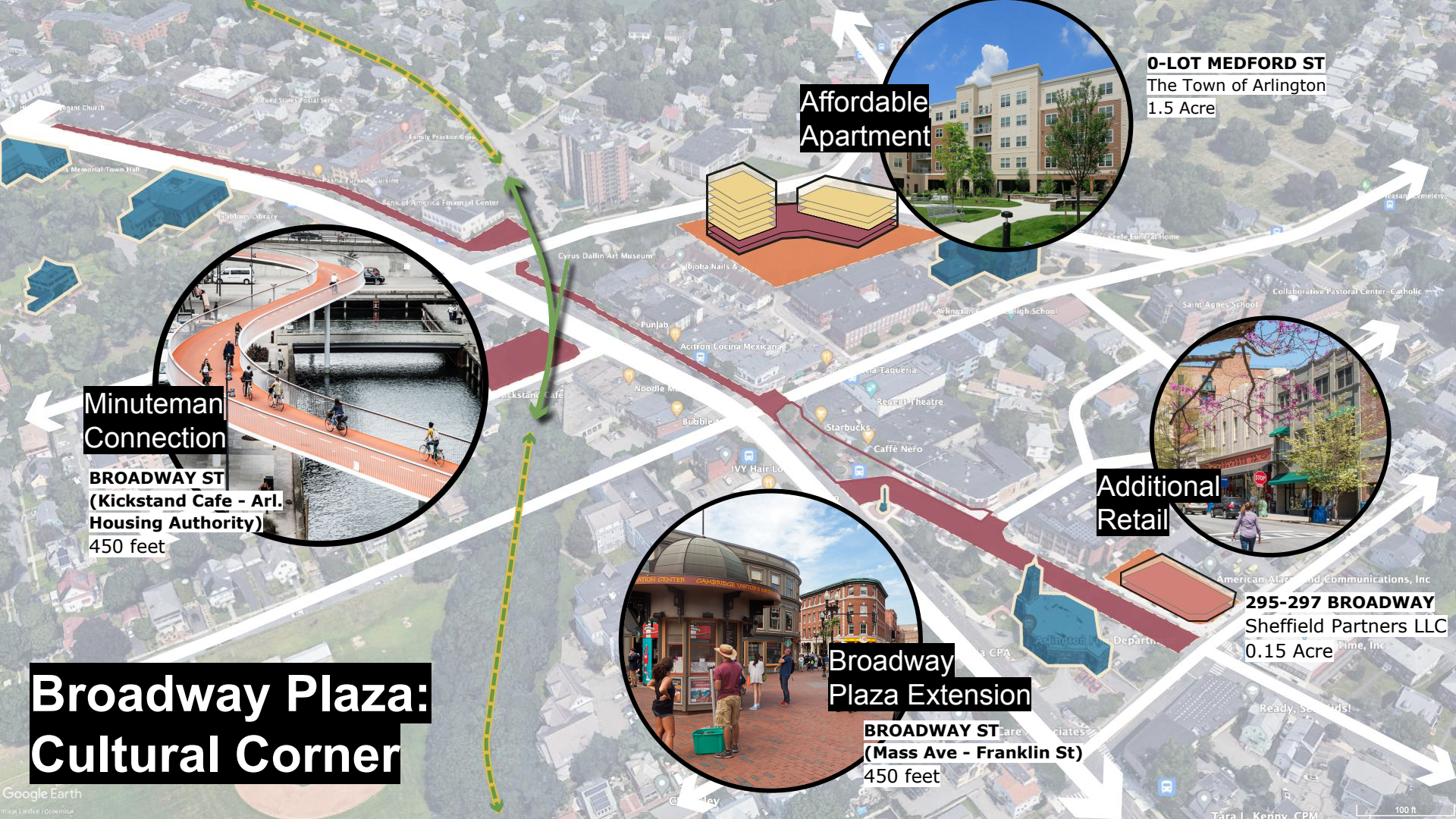
- Complete Street Program
- Amenities & Commercial Improvement
- Affordable Housing Provision

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Connected East Arlington

- Bike & Walk Last Mile
- Minuteman - Mystic Connection
- Slow Street





**Affordable
Apartment**

0-LOT MEDFORD ST
The Town of Arlington
1.5 Acre

**Minuteman
Connection**

BROADWAY ST
(Kickstand Cafe - Arl.
Housing Authority)
450 feet

**Broadway Plaza:
Cultural Corner**

**Additional
Retail**

295-297 BROADWAY
Sheffield Partners LLC
0.15 Acre

**Broadway
Plaza Extension**

BROADWAY ST
(Mass Ave - Franklin St)
450 feet

Warren Fork: Local Neighborhood Hub



Realigned intersection
with new civic building
and open space



Streetscape improvements to
foster connectivity between
schools



Additional pedestrian
street crossings
across Broadway for
improved accessibility



Medium density housing
(3 - 5 stories) and
small-scale commercial



East Arlington Gate: Vibrant Commercial Destination

Diversify housing stock by adding high-density residential on-site

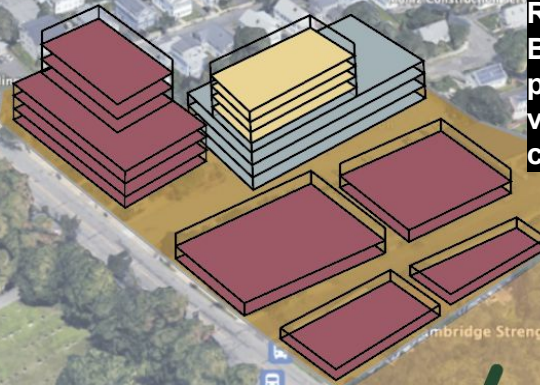


Expand Arlington's Tax Base with a diverse mix of large- and medium- sized tenants, as well as new residents.



Revitalize and reconnect to Alewife Brook as a local destination for outdoor recreation

Rezone to meet Broadway's commercial potential and allow for a vibrant mixed-use community





Complete Street

Separated Bike Lane
Improved Bus 67 Reliability
Safer Intersection



Minuteman - Mystic River Slow Street

Separate timing for school commute
Different street materials
'Bike Bus Program'



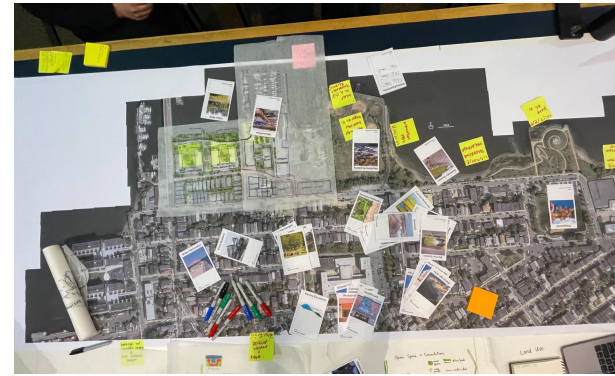
Improved Access to Open Spaces

Alewife Brook Connection
Mystic River Connection
Davis Square Connection



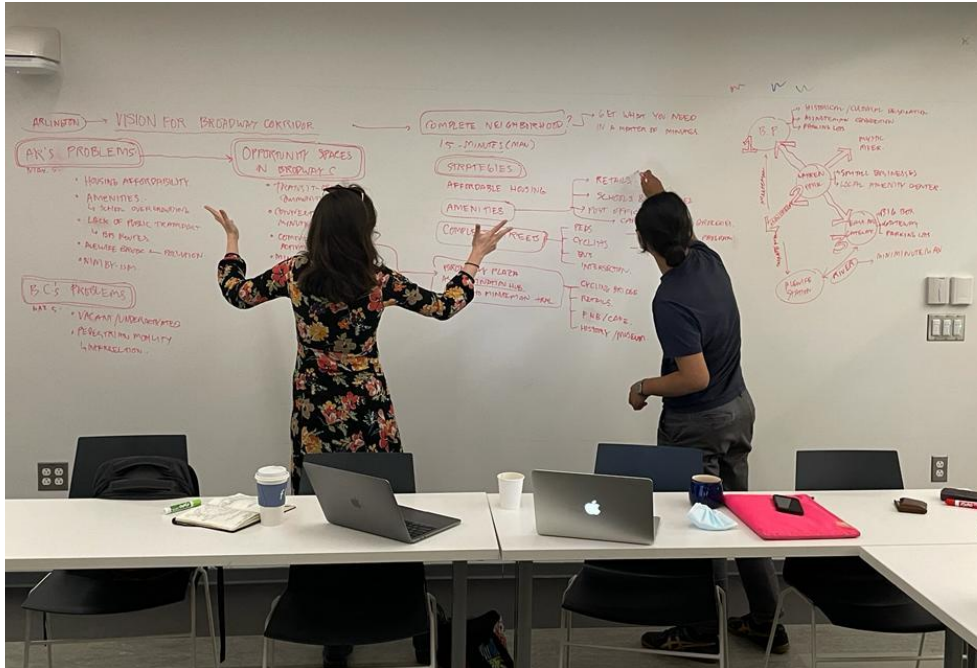
Connected East Arlington

Local Arlington - Broadway for You!



- ***Engaged and Interactive*** Programming Study
 - Determine exact programs and mix through engagement with East Arlington residents
- ***Accessible*** Participation Options
 - Provide in-person and virtual opportunities for providing ideas and feedback
- ***Transparent*** Implementation Process
 - Establish easy-to-find tab on Arlington city website to track progress of Broadway

Thank you!



Jay, Daniel, and Shannon envisioning Arlington's Broadway Corridor



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