



# REDEFINING THE BROADWAY CORRIDOR A 2040+ VISION

A PRESENTATION TO THE TOWN OF ARLINGTON  
CIVIC ENGAGEMENT GROUP (CEG)

MAY 20, 2022



## ASSESSING THE BROADWAY CORRIDOR TODAY...



... Streetscape needs improvement



... No delineation of different modes of transportation



... Green space is underutilized



... Not an inviting pedestrian thoroughfare



... Property use/type and density are random



... Commercial areas are lackluster

REDEFINING THE BROADWAY CORRIDOR

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## ASSESSING THE BROADWAY CORRIDOR TODAY... IDENTIFYING KEY ISSUES

Lacks a cohesive identity - tying it together as a corridor, to adjacent neighborhoods, or to the Town of Arlington as a whole

1

As a main local artery, it does not provide equal and consistent access for a variety of transportation modes - whether by foot, bike, bus, or car

2

Density is sporadic and haphazard

3

The diversity of uses (commercial, civic, institutional, residential, etc.) is sporadic and inconsistent

4

There are no central hubs along the corridor and the connection to Arlington Center could be greatly improved

5

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## THE BROADWAY CORRIDOR REDEFINED... IDENTIFYING KEY OPPORTUNITIES

**Do away with fossil fuels** - create a state-of-the art geothermal network throughout the neighborhood for heating and cooling

1

**Prioritize circulation for all** - reconstruct Broadway to better accommodate all modes of transportation and make better multimodal connections

2

**Concentrate higher density and mixed uses** - rezone Broadway to create more intentional living, working, recreational, and entertainment hubs

3

**Add more green** - prioritize green open space and parks as urban amenities

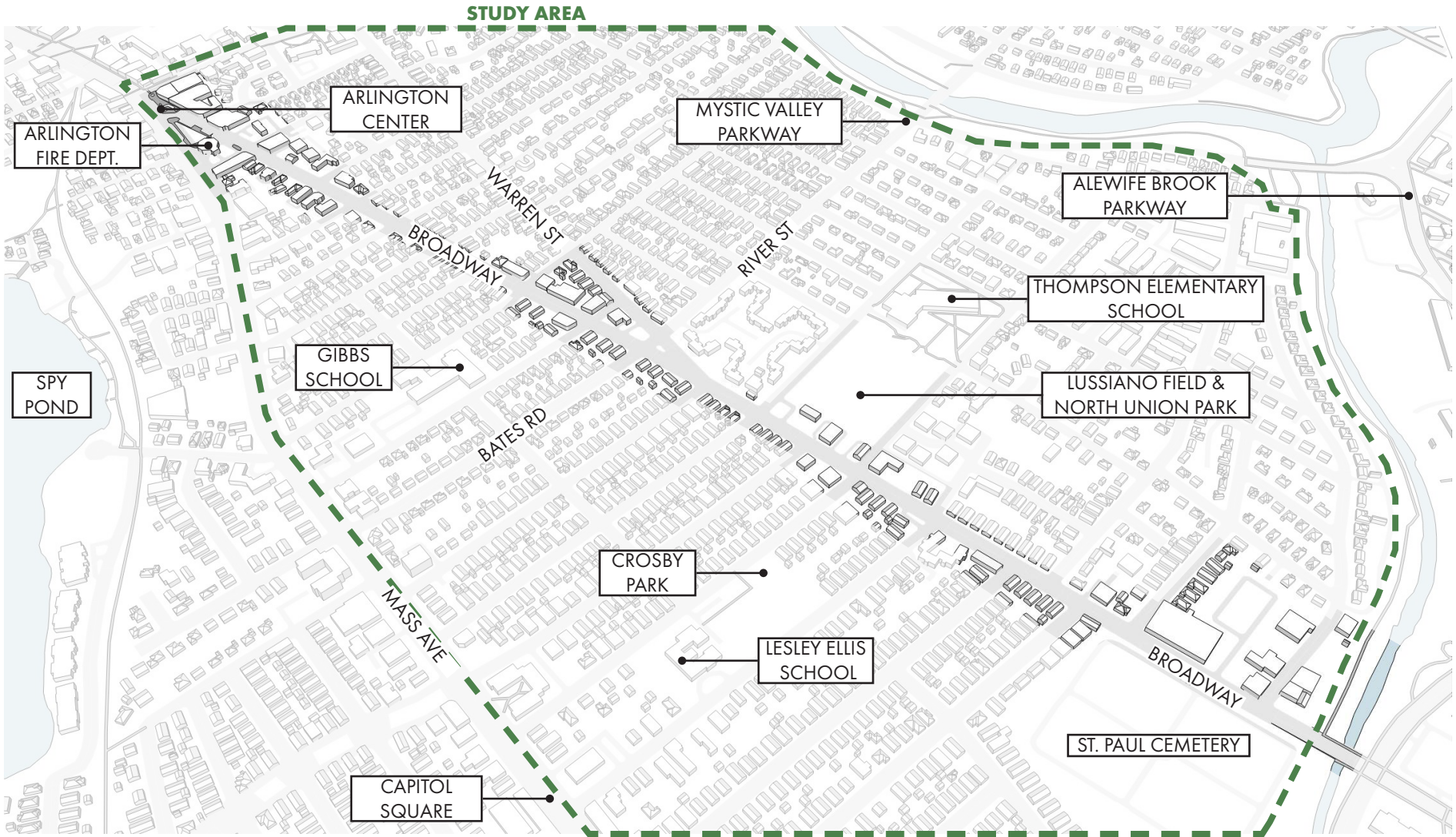
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**Create neighborhood centers** - Redesign key intersections and hubs including Warren/Broadway and Broadway at Arlington Center

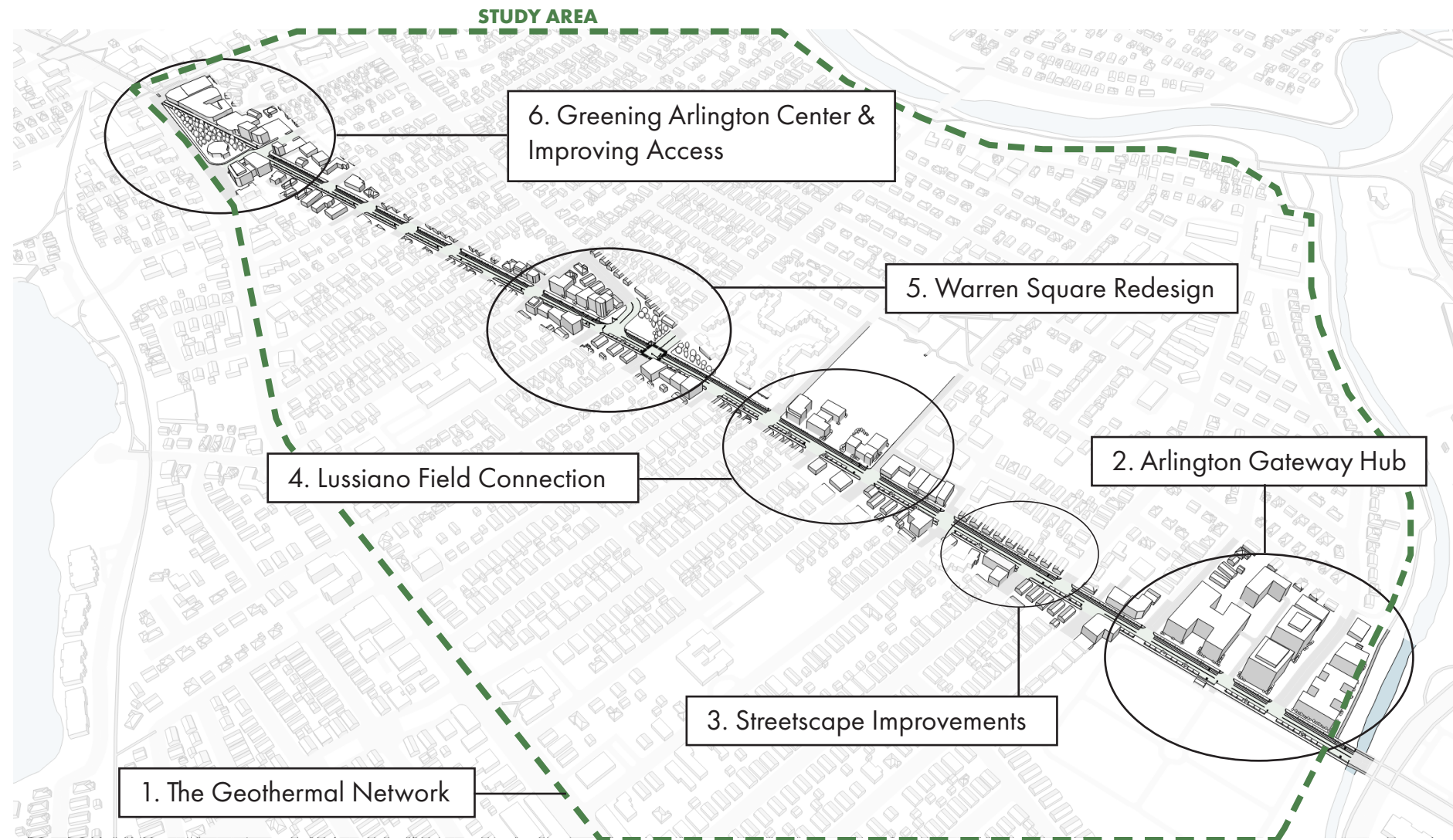
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THE BROADWAY CORRIDOR TODAY - STUDY AREA



# THE BROADWAY CORRIDOR REDEFINED - 6 KEY FOCUS AREAS



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# 1. THE BROADWAY CORRIDOR GEOTHERMAL NETWORK

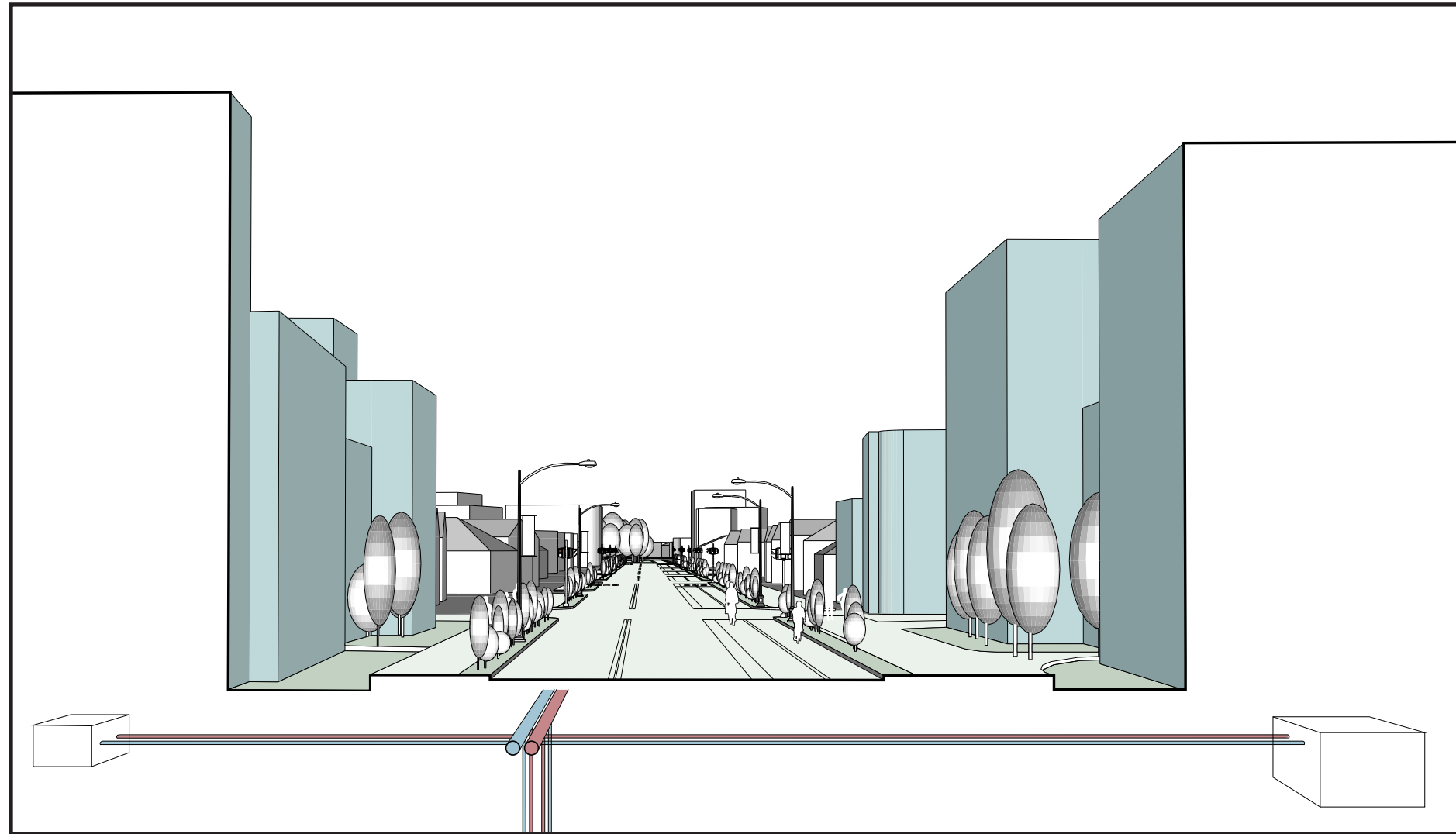
Perhaps the most prominent improvement, the geothermal network will provide natural ground-sourced heating & cooling to the entire neighborhood, doing away with dependency on fossil fuels.



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# 1. THE BROADWAY CORRIDOR GEOTHERMAL NETWORK



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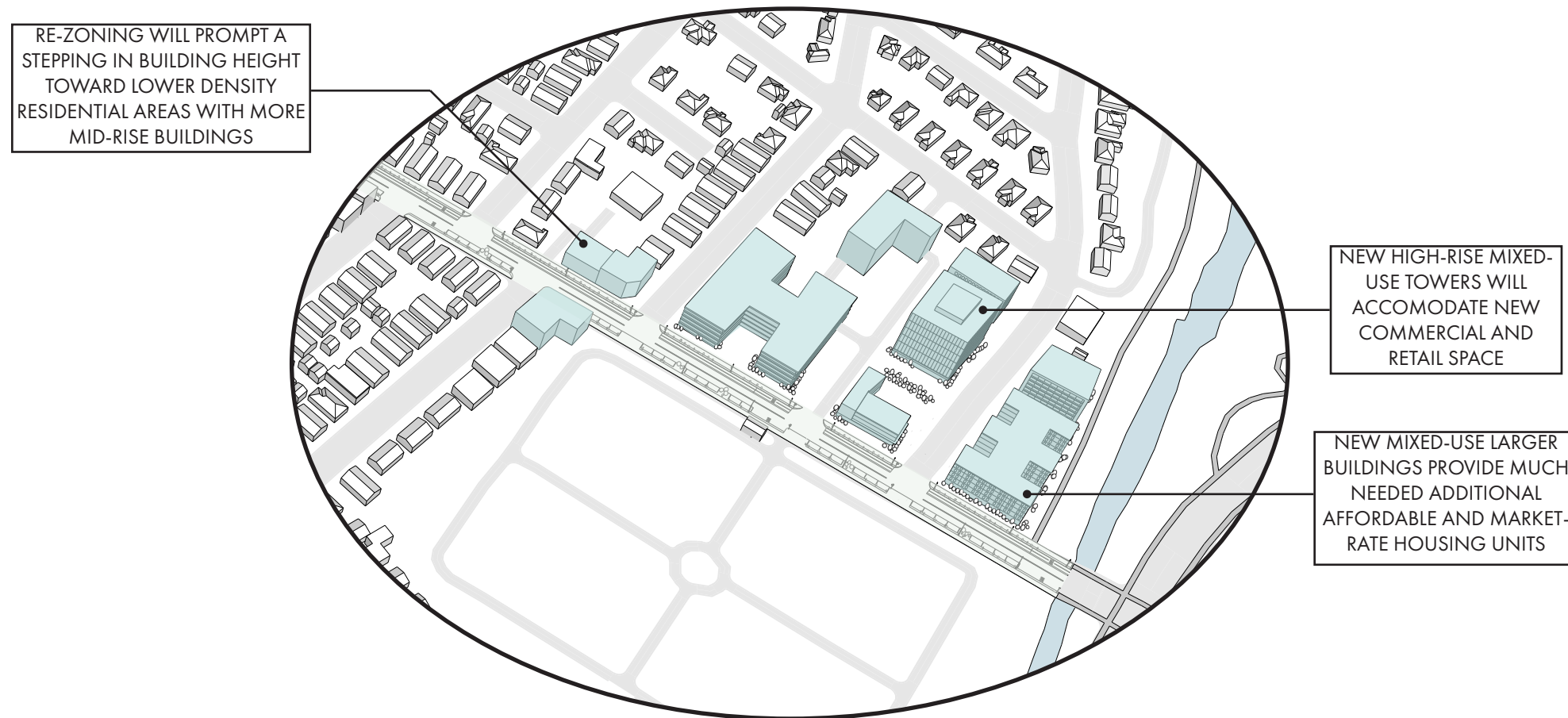
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## 2. THE ARLINGTON GATEWAY HUB

The Arlington Gateway district is a new mixed-use high density hub proposed at the entry to Arlington along the Broadway Corridor. Situated along the Alewife Brook opposite a high density residential area of north Somerville, the hub makes a statement as a prominent access point to the Town and redesigned Broadway Corridor while providing a new commercial and retail area in addition to much needed affordable and market-rate housing.



## 2. THE ARLINGTON GATEWAY HUB



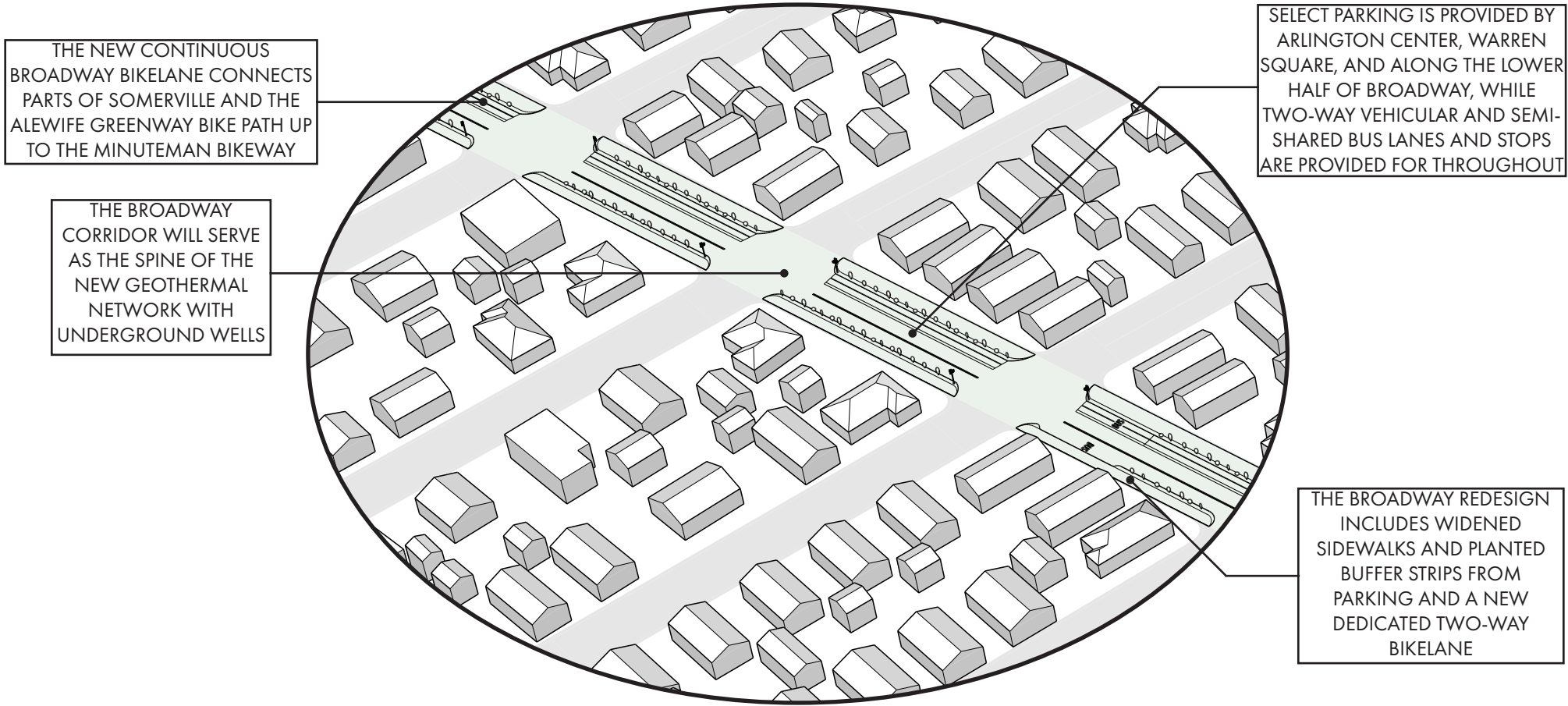
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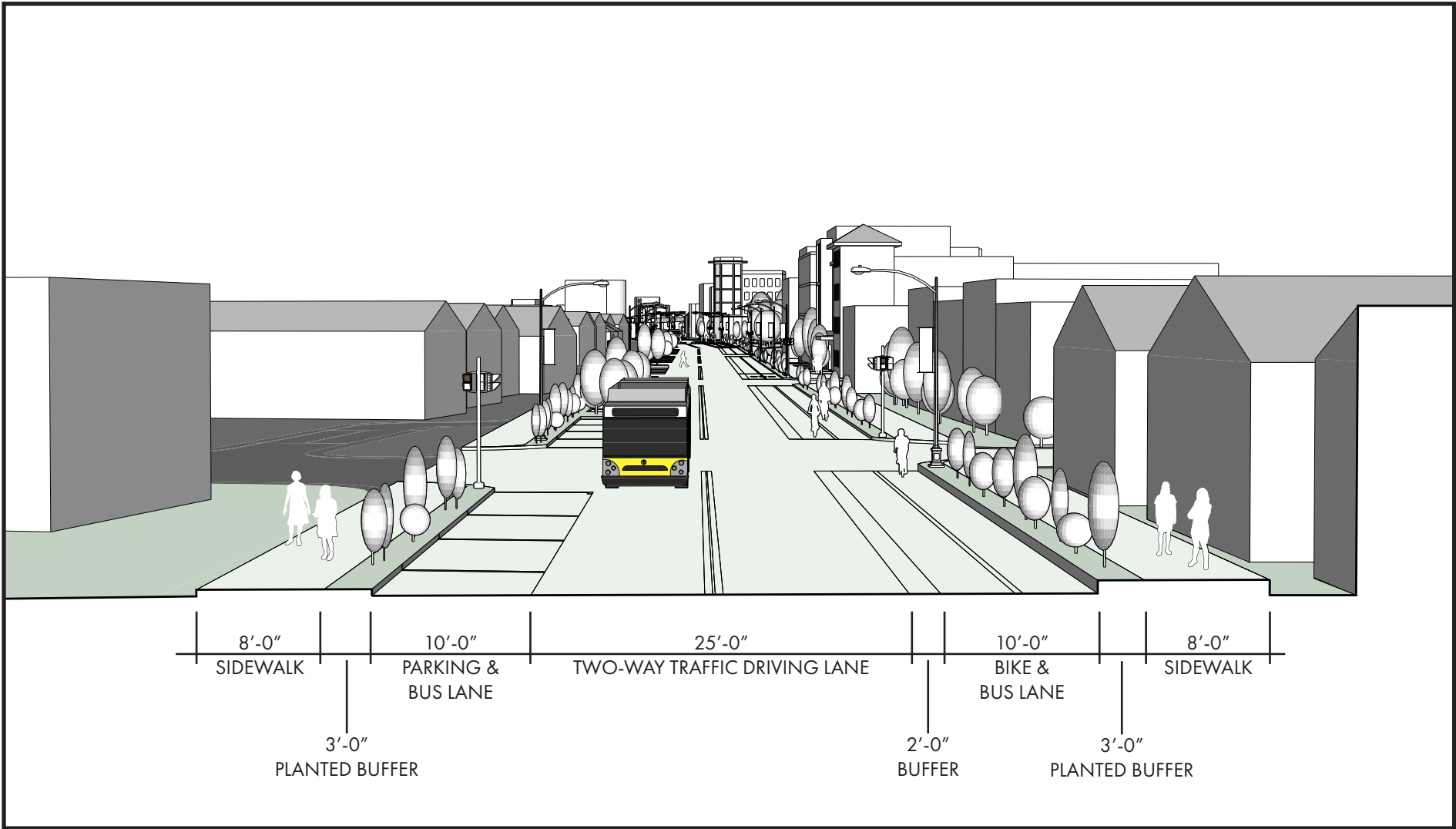


### 3. STREETSCAPE IMPROVEMENTS

The redesign of the Broadway Corridor streetscape establishes this newly revamped thoroughfare as a beacon of sustainability and a truly complete street. The streetscape improvements enhance the Corridor for all modes of transportation, with a new dedicated bikelane connecting Alewife Brook bike path to the Minuteman Bikeway as well as improved conditions for automobiles and buses.



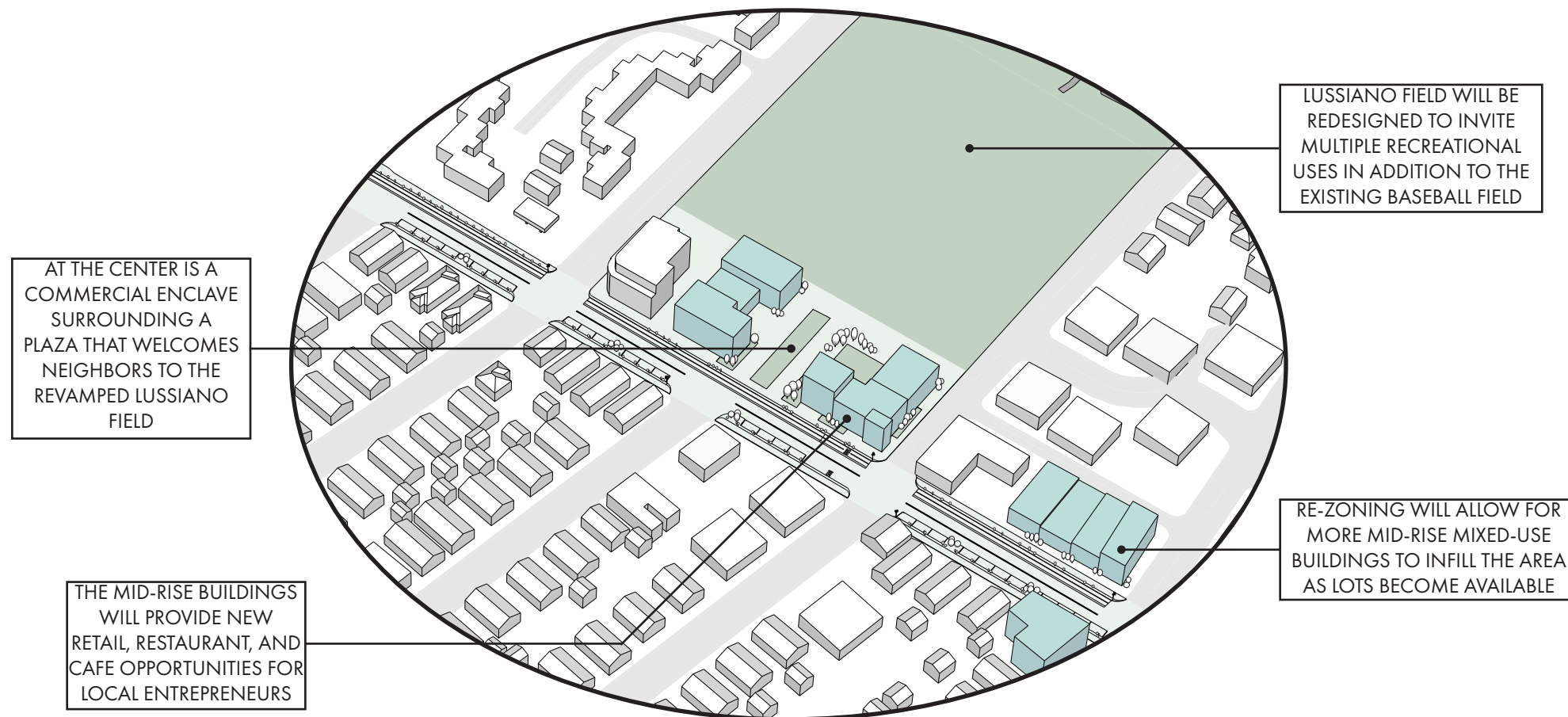
3. THE BROADWAY CORRIDOR COMPLETE STREET





## 4. LUSSIANO FIELD CONNECTION

Lussiano Field and North Union Park sit roughly halfway between Alewife Brook Parkway and Arlington Center along the Broadway Corridor. As prominent green spaces in the neighborhood, the redesign and upzoning proposed now provides direct access from Broadway. New mid-rise commercial and retail spaces invite neighbors off of the street into a community plaza that serves as a new entryway to Lussiano Field.



#### 4. LUSSIANO FIELD MID-RISE COMMERCIAL AREA

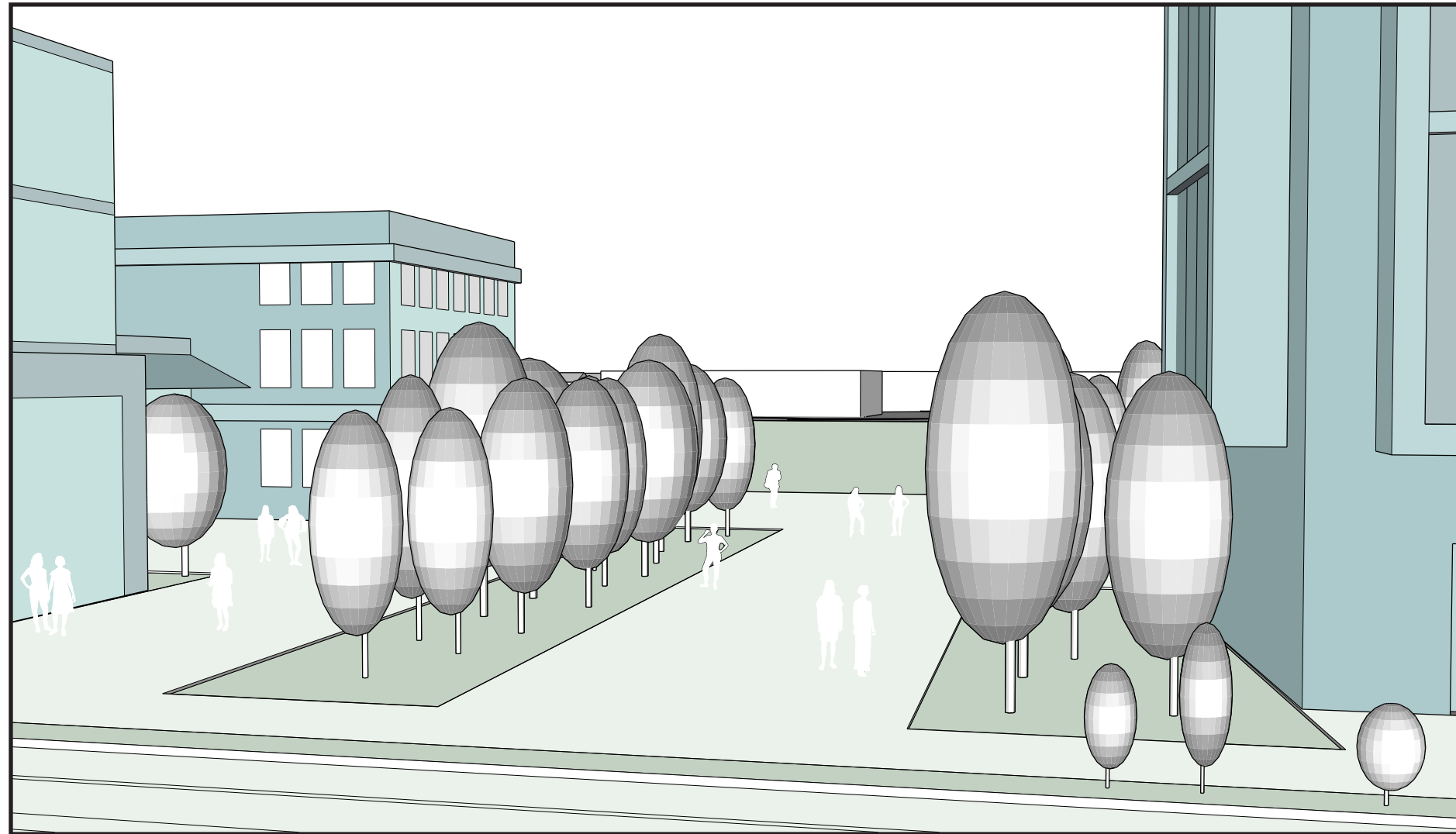


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#### 4. PLAZA ACCESS TO LUSSIANO FIELD

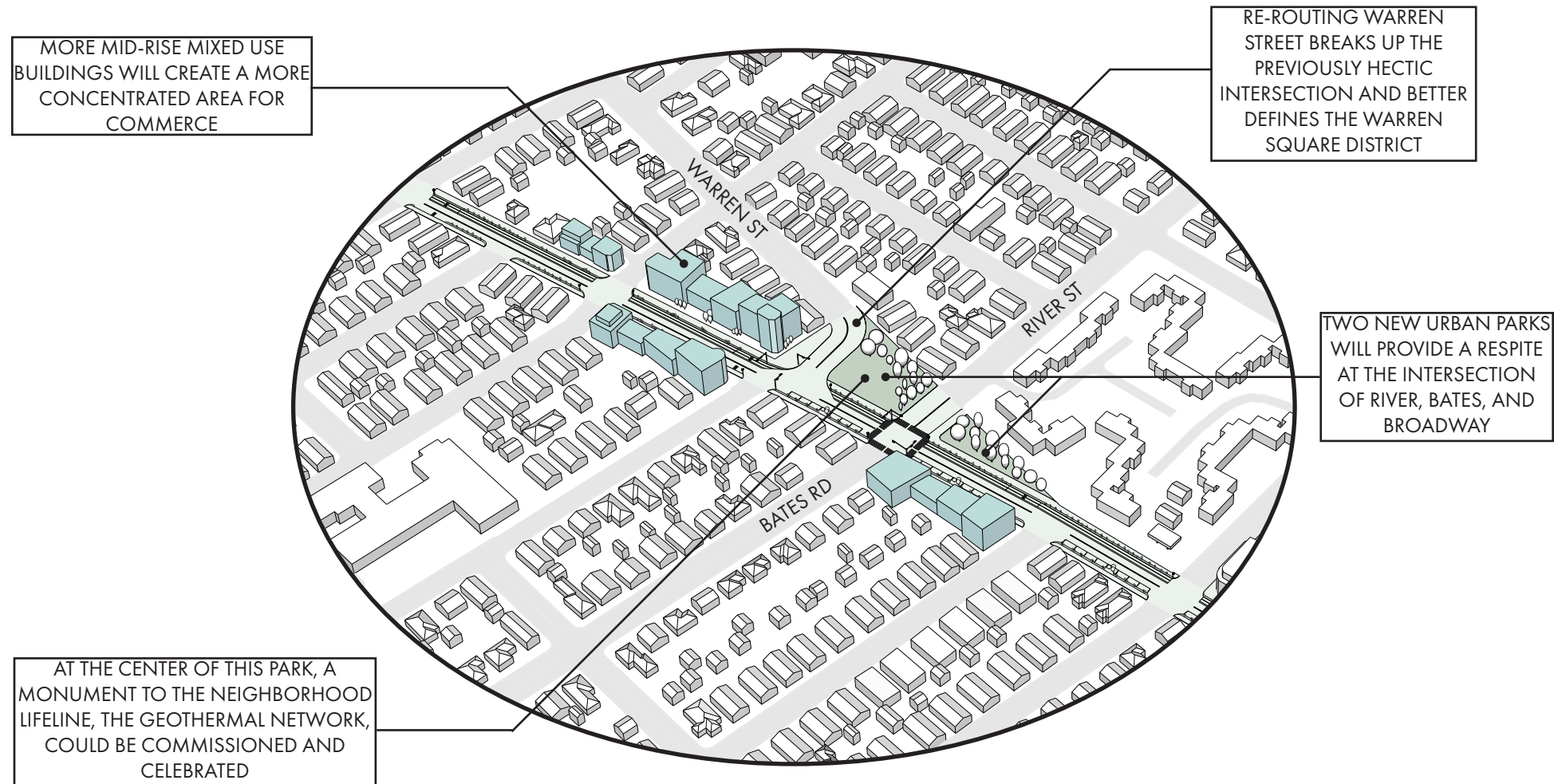


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## 5. WARREN SQUARE REDESIGN

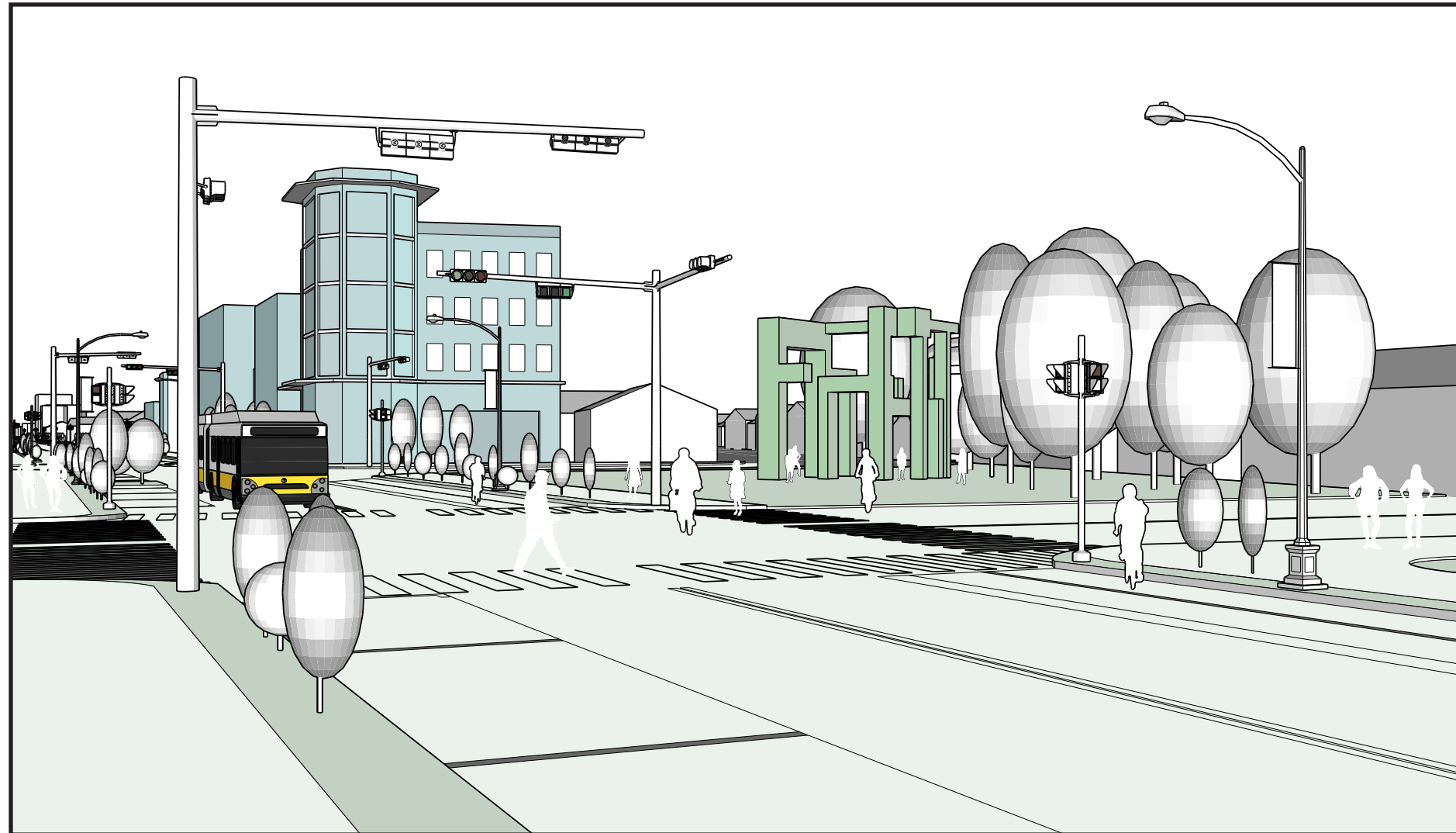
At a major intersection along the Broadway Corridor, Warren Square introduces improved navigation through busy thoroughfares, more open green space, and a more intentional mid-rise medium-density commercial hub. The redesign is centered around two new urban parks that help to better accommodate multimodal transportation from six converging roads.



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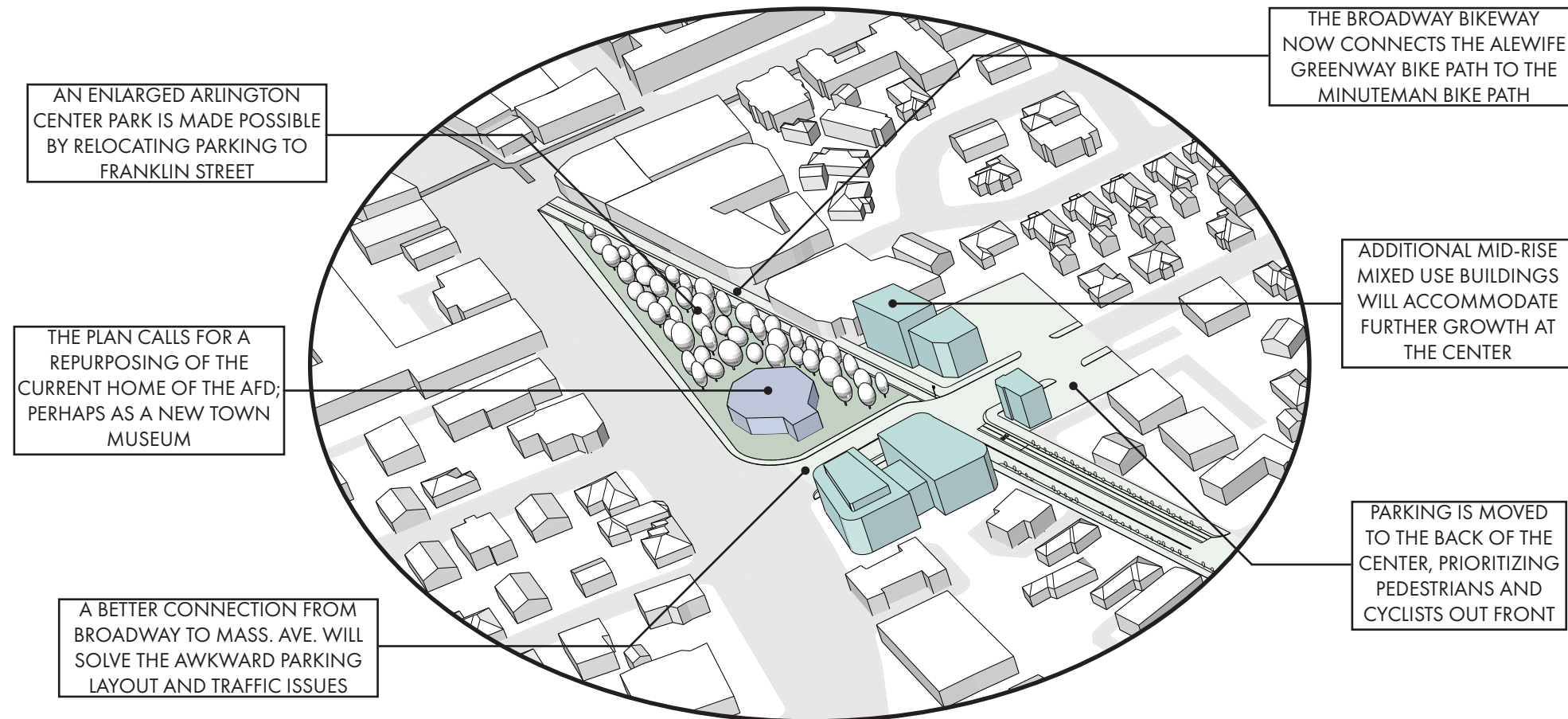
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## 6. ARLINGTON CENTER REDESIGN

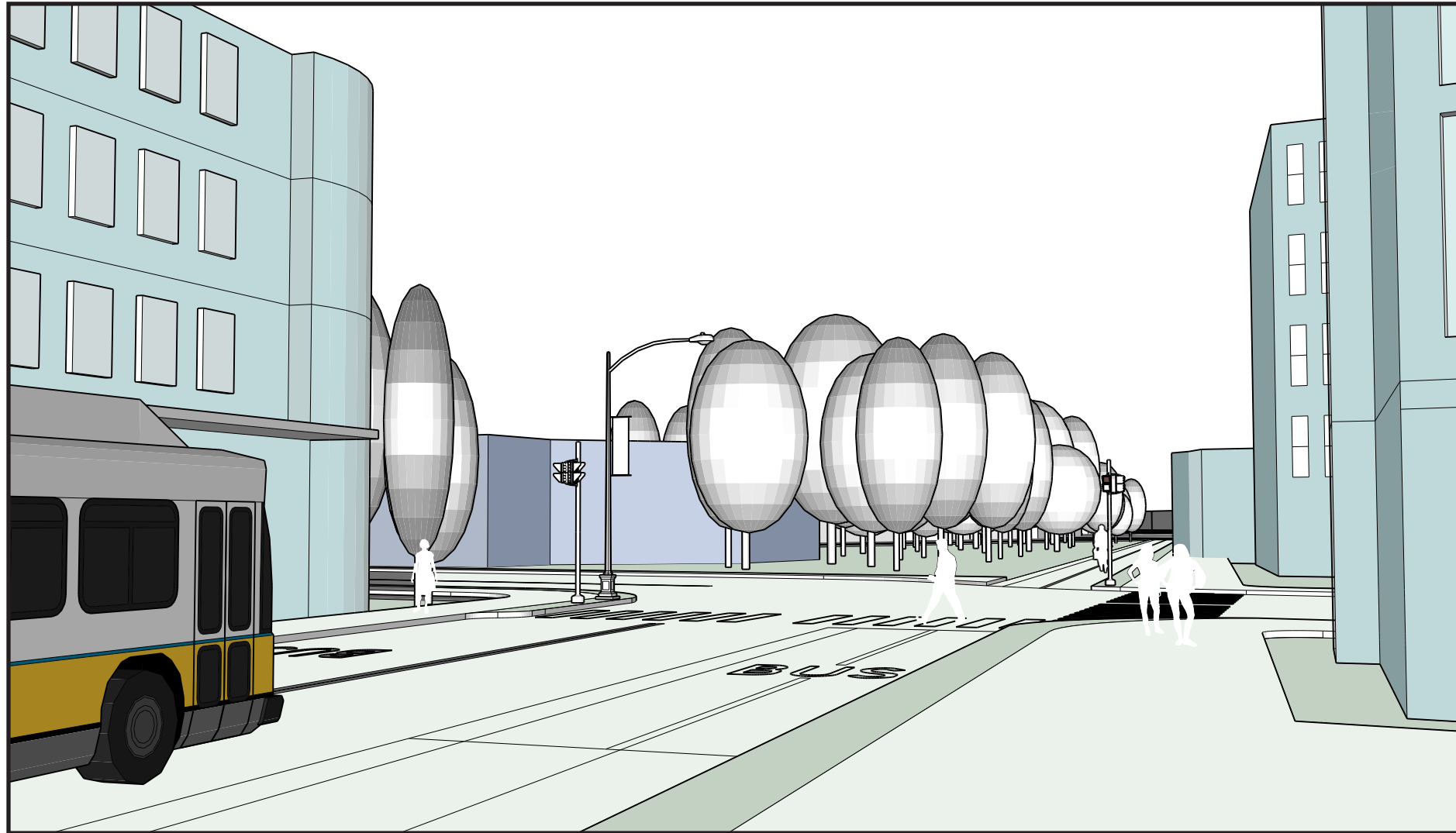
The redesign of Arlington Center involves an improved connection from Broadway to Mass. Ave., a better consideration for parking, and a new and expanded Center park. By relocating parking to Franklin Street, the area in front of existing Broadway commercial spaces is freed up for more park space as well as a continuation of the Broadway Bike Lane that now connects to the Minuteman Trail. Another feature of the plan involves converting the current Arlington Fire Dept. into a new Museum for the Town of Arlington at the heart of the Center.



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## 6. ARLINGTON CENTER REDESIGN



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## THE BROADWAY CORRIDOR REDEFINED... KEY TAKEAWAYS

**PRIORITIZE SUSTAINABILITY**

**1**

**MULTIMODAL TRANSPORTATION**

**2**

**INTENTIONAL PLACEMAKING**

**3**



**THANK YOU!**