

Resolution:
Broadway Corridor Design
Competition

Article 81

Article to Propose a Broadway Corridor Design Competition to Encourage the Development of New Housing Styles Appropriate for Arlington

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](#), and creates a "demonstration area project"...or take any action related thereto.

Notes:

Purpose: Build on the need to provide a broader range of mid-priced housing types for single and two person households, and to maximize the transit corridor benefits provided by the location near major bus routes and the subway at Alewife and the planned green line subway stop.

Situation: The Broadway Corridor Study by MIT DUSP students in 2019 found that 71% of the current residential units in the study area are inhabited by only one or two people. That housing, mostly over 60 years old, was designed to house more people in larger families. We need to build new units appropriate for the peoples' needs who are now using those family size units. There is clearly an unmet market for housing for individuals and couples in that area. There is also a market in Arlington for older residents who want to stay in town but want a smaller unit that may be handicapped accessible, near public transit and near shopping and cafes.

Design Competition Standards:

Identify site(s) in the Broadway Corridor area where the Town can encourage the following use characteristics:

- 50 to 200 residential units per project
- 25% of units affordable according to regional standards
- Building to LEED or Net Zero requirements
- 75%-100% one bedroom units
- mixed use space including cafe, etc.
- Average FAR 3.2
- Access to daylight for buildings (see: <https://youtu.be/YAeCvUZmUrl>)
- No height restrictions, waive other residential zoning restrictions
- Inclusion of microgrid (see: <http://integratedgrid.com/wp-content/uploads/2017/01/8a-Maitra-Microgrid-Design-Consideration.pdf>) for power
- Public space with permeable materials to facilitate storm water retention
- The winning project could build with a long term loan from a local bank and financing assistance from the Town. Additional points would be given for more middle income and certified affordable units. Town would waive height, density and set back requirements and offer a speedy approvals process to attract owner/developer teams who will suggest creative new approaches to housing in Arlington.
- Projects within the new MBTA Transit Zone could be built "as of right".