



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice February 11, 2019

The Arlington Redevelopment Board will meet Monday, February 11, 2019 at 7:30 PM in the **Charles Lyons Hearing Room, Town Hall, 2nd Floor, 730 Mass. Ave., Arlington, MA 02474**

1. Organizational meeting – ARB Rules and Regulations Rule 2 - Board Officers

7:30 p.m. - 7:40 p.m. Board will elect a Chairperson and a Vice Chairperson

2. Proposed amendments to make minor administrative corrections to Floodplain District and Inland Wetland District sections of the Zoning Bylaw Arlington Regulations for Wetland Protection Section 31, Climate Change Resilience

7:40 p.m. - 8:10 p.m. Board and staff discussion with Nathaniel Stevens, Chair, Arlington Conservation Commission and Emily Sullivan, Environmental Planner/Conservation Agent

3. ARB-submitted Warrant Articles for 2019 Annual Town Meeting Board-approved Outreach Schedule/ Plan, including advertised Public Hearings

8:10 p.m. - 8:45 p.m. Staff presentation and board discussion

4. Updates to existing Arlington Design Standards and Warrant Article requesting appropriation of funds to create Residential Design Guidelines

8:45 p.m. - 9:00 p.m. Staff presentation and board discussion

5. Progress on Master Plan and Housing Production Plan implementation, including current work of Master Plan Implementation Committee subgroups and working groups (Zoning Bylaw Working Group, Historic and Cultural Resources Working Group, Mill Brook Study Group, and Residential Study Group)

9:00 p.m. - 9:30 p.m. Staff presentation and board discussion

6. Adjourn

9:30 p.m. - Adjourn



Town of Arlington, Massachusetts

Proposed amendments to make minor administrative corrections to Floodplain District and Inland Wetland District sections of the Zoning Bylaw Arlington Regulations for Wetland Protection Section 31, Climate Change Resilience

Summary:

7:40 p.m. - 8:10 p.m. Board and staff discussion with Nathaniel Stevens, Chair, Arlington Conservation Commission and Emily Sullivan, Environmental Planner/ Conservation Agent

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_2_-_Arl_Regs_for_Wetlands_Protection_Section_31.pdf	Arlington Regulations for Wetlands Protection Section 31

REGULATIONS – WETLANDS PROTECTION

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Section 1 - Introduction and Purpose

A. Introduction. These regulations are promulgated by the Town of Arlington Conservation Commission pursuant to the authority granted to it under the Town of Arlington Wetlands Protection Bylaw (hereinafter referred to as the "Bylaw"). These regulations complement and implement the Bylaw and shall have the force of law upon their effective date. These regulations set forth additional definitions, regulations and performance standards necessary to protect the

(2) The Conservation Commission may grant a variance from these rules and regulations when necessary to avoid so restricting the use of the property as to constitute a taking of private property without compensation. The Commission may request an opinion from Town Counsel or other legal consultant at the expense of the applicant as to whether the application of the Bylaw to a particular case will result in a taking of property without compensation.

Section 29 - Areas of Critical Environmental Concern

A. Any areas within the Town of Arlington which have been designated as Areas of Critical Environmental Concern by the Secretary of Energy and Environmental Affairs, Commonwealth of Massachusetts, are so designated due to the particularly unique environmental factors that affect such areas and that highlight the unique importance of each area so designated.

B. As a result of such designation, it is incumbent upon the Commission to be even more diligent in its review of projects proposed within such areas. The highest standards of scrutiny as to the impact of any proposal are required shall be exercised by the Commission.

C. Further, close scrutiny shall be given by the Commission to any proposals involving an application of new pavement or newly installed other impervious materials within any area less than 100 feet from bordering vegetated wetland, bank, beach, and meadow.

Section 30 – Wildlife Habitat

The Town of Arlington accepts and adopts the definitions, requirements, and performance standards for wildlife habitat as specified in the Massachusetts Department of Environmental Protection’s Wetlands Regulations in 310 CMR 10.00.

Section 31 – Climate Change Resilience

A. The impacts of climate change can adversely affect each Resource Area’s ability to provide and promote the resource area values protected by the Bylaw. (See definitions of “adaptation” and “alter” and “impacts of climate change” in Section 4 above). Resource Areas are critical to building a community’s resilience/adaptation to the impacts of climate change due to their ability to provide for flood control, storm damage prevention, and other Resource Area Values.

B. The Applicant shall, to the extent practicable and applicable as determined solely by the Commission, integrate considerations of adaptation planning into their project to promote climate change resilience so as to protect and promote resource area values into the future. These considerations are especially important in Land Subject to Flooding (floodplain) and Riverfront Area and other Resource Areas which protect the interest of Flood Control and Storm Damage Prevention, including Adjacent Upland Resource Areas. These Resource Areas may be directly impacted by extreme weather events expected to be more prevalent or more intense due to climate change, in surface runoff of pollutants, and in wildlife habitat due to changes in temperature.

The Applicant shall consider the project's adaptation to potential climate change impacts by addressing the following:

- (1) Describe project design considerations to limit storm and flood damage during extended periods of disruption and flooding as might be expected in extreme weather events. See Vegetative Wetlands Section 21, Land Subject to Flooding Section 23, and Adjacent Upland Resource Area Section 25, of these Regulations.
- (2) Describe project stormwater surface runoff, which may increase due to storm surges and extreme weather events, and how this will be managed / mitigated to prevent pollution (including nutrients from fertilizers, roadway runoff, etc.) from entering the resource area with consideration of eliminating impervious surfaces as feasible. See Stormwater Management Section 33 of these Regulations.
- (3) Describe project vegetation / planting plans and other measures to improve the resiliency of the wildlife habitat of the resource area to withstand potential temperature and rainfall changes (drought and excess) due to climate change. See Vegetation Removal and Replacement Section 24 of these Regulations.
- (4) Describe measures to protect proposed structures and minimize damage to structures due to the impacts of climate change.

Section 32 - Ecological Restoration Projects

The Commission may allow ecological restoration projects as defined and provided in 310 CMR 10.00.

Section 33 - Stormwater Management

A. Work or activity specified in a request for determination of applicability or an application for a permit and subject to the Bylaw shall meet, at a minimum and to the extent practicable, the best management practices for stormwater management as set forth in the Stormwater Standards of the Massachusetts Department of Environmental Protection. The Commission may in its sole discretion require the applicant to provide a runoff plan and calculations using the "Cornell" method, and based on the ten-year, fifty-year and one-hundred-year-flood frequency event period. Calculations shall show existing and proposed runoff conditions for comparative purposes and include a narrative on the proposed project's impact on climate change resilience of the resource area (see Section 31).

B. The requirements of this section shall be met commensurate with the nature, scope, type, and cost of the proposed project or activity

Section 34 - Severability; Compliance With Court Decisions

A. The invalidity of any section or provision of the Bylaw or of these regulations shall not invalidate any other section or provisions thereof, nor shall it invalidate any permit which previously has been issued.

B. If any Court of the Commonwealth shall invalidate any provisions of the Bylaw or of these regulations, the Conservation Commission may promulgate additional rules and regulations or present to the next Town Meeting after such invalidations, amendments to the Bylaw or regulations which are designed to comply with any Court decision invalidating such provisions or regulations, as the case may be.

Section 35 - Effective Date

The effective date of these rules and regulations shall be March 1, 2018, and the provisions of these rules and regulations shall apply to all work performed, and all applications or requests for determination of applicability received on or after that date.

[Editor's notes: Regulations first approved January 4, 2001; revised: June 2001, September 20, 2001; February 2005; April 7, 2005; September 16, 2010; January 20, 2011; June 4, 2015; and March 1, 2018.]



Town of Arlington, Massachusetts

ARB-submitted Warrant Articles for 2019 Annual Town Meeting Board-approved Outreach Schedule/ Plan, including advertised Public Hearings

Summary:

8:10 p.m. - 8:45 p.m. Staff presentation and board discussion

ATTACHMENTS:

Type	File Name	Description
		2019 ATM ARB Submitted Warrant Articles and
Reference Material	Agenda_Item_3_-_2019_ATM_ARB_Submitted_Warrant_Articles_and_Other_Proposed_Zoning_Town_Bylaw_Amendments.pdf	Other Proposed Zoning Town Bylaws Amendments
Reference Material	Agenda_Item_3_-_Outreach_Plan_02-05-19.pdf	Outreach Plan 02-05- 2019

**2019 ANNUAL TOWN MEETING ARB-SUBMITTED WARRANT ARTICLES and
OTHER PROPOSED ZONING BYLAW/ TOWN BYLAW AMENDMENTS**

(1) ZONING BYLAW AMENDMENT/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.

(Inserted at the request of the Redevelopment Board)

(2) ZONING BYLAW AMENDMENT/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.

(Inserted at the request of the Redevelopment Board)

(3) ZONING BYLAW AMENDMENT/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.

(Inserted at the request of the Redevelopment Board)

(4) ZONING BYLAW AMENDMENT/ 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.

(Inserted at the request of the Redevelopment Board)

(5) ZONING BYLAW AMENDMENT/UPPER-STORY BUILDING STEP BACKS

To see if the Town will vote to amend the Zoning Bylaw to adjust the upper-story building step back beginning at the fourth story level or 40 feet above grade by amending SECTION 5.3.17. UPPER-STORY BUILDING STEP BACKS and by amending SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS paragraph C to refer to four stories; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

(6) ZONING BYLAW AMENDMENT/REDUCED HEIGHT BUFFER AREA

To see if the Town will vote to amend the Zoning Bylaw to reduce the height buffer area to 25 to 50 feet depending on orientation and to identify the specific requirements to allow application of the higher height limit by amending SECTION 5.3.19. REDUCED HEIGHT BUFFER AREA; or take any action related thereto.
(Inserted at the request of the Redevelopment Board)

(7) ZONING BYLAW AMENDMENT/CORNER LOT REQUIREMENTS

To see if the Town will vote to amend the Zoning Bylaw to add a requirement for corner lots in the R4 through R7 Districts and all Business Districts which requires the minimum street yard to be equal to the front yard depth required by amending SECTION 5.3.8. CORNER LOTS AND THROUGH LOTS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

(8) ZONING BYLAW AMENDMENT/APARTMENT BUILDING PARKING REQUIREMENTS

To see if the Town will vote to amend the Zoning Bylaw to reduce the parking requirements for apartment buildings by amending SECTION 6.1.4. TABLE OF OFF-STREET PARKING REGULATIONS to reduce the minimum number of spaces to 1 space per dwelling unit; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

(9) ZONING BYLAW AMENDMENT/PARKING REDUCTION APPLICABILITY

To see if the Town will vote to amend the Zoning Bylaw to include the R7 District in SECTION 6.1.5. PARKING REDUCTION IN BUSINESS, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

(10) ZONING BYLAW AMENDMENT/ACCESSORY DWELLING UNITS

To see if the Town will vote to amend the Zoning Bylaw to allow accessory dwelling units the R0 and R1 Zoning Districts by amending SECTION 2 DEFINITIONS to define accessory dwelling units; amending SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to include the use in the table of uses; and creating a new section, SECTION 5.9.2. ACCESSORY DWELLING UNITS, containing standards for accessory dwelling units; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

(11) ZONING BYLAW AMENDMENT/ SIGN REGULATIONS

To see if the Town will vote to amend the Zoning Bylaw to update the sign regulations in its entirety by; amending SECTION 2 DEFINITIONS to remove and replace the definitions associated with signs, and amending SECTION 6.2 SIGNS to remove and replace the sign regulations in its entirety, or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

(12) ZONING BYLAW AMENDMENT/FLOODPLAIN DISTRICT

To see if the Town will vote to amend the Zoning Bylaw to update the Floodplain District regulations by amending SECTION 5.7 FLOODPLAIN DISTRICT by making minor corrections to the bylaw in order to be consistent with the Conservation Commission's Town of Arlington Bylaw for Wetland Protection and other associated regulations; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

(13) ZONING BYLAW AMENDMENT/INLAND WETLAND DISTRICT

To see if the Town will vote to amend the Zoning Bylaw to streamline and update the Inland Wetland District regulations by amending SECTION 5.8 INLAND WETLAND DISTRICT by making minor corrections to the bylaw in order to be consistent with the Conservation Commission's Town of Arlington Bylaw for Wetland Protection and other associated regulations; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

(14) ZONING BYLAW AMENDMENT/REVIEW OF RELIGIOUS AND EDUCATIONAL USES

To see if the Town will vote to amend the Zoning Bylaw to clarify the process by which the Town reviews religious and educational uses by;

1. Amending SECTION 3.4 ENVIRONMENTAL DESIGN REVIEW to remove paragraph J referring to religious and educational uses;
2. Adding a new SECTION 3.5 RELIGIOUS AND EDUCATIONAL USE REVIEW that codifies an administrative review process that is consistent with M.G.L. Chapter 40A, Section 3;
3. Amending SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to clarify notes which refer to educational and religious uses;
4. Amending SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS to clarify notes which refer to educational and religious uses; and
5. Amending SECTION 5.6.3. USE REGULATIONS FOR MU, PUD, I, T, AND OS DISTRICTS to clarify notes which refer to educational and religious uses; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

(15) ZONING BYLAW AMENDMENT/BICYCLE PARKING

To see if the Town will vote to amend the Zoning Bylaw to update the bicycle parking standards by amending SECTION 6.1.12. BICYCLE PARKING to remove and replace the section in its entirety; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

(16) ZONING BYLAW AMENDMENT/CORRECTING CITATION ERRORS

To see if the Town will vote to amend the Zoning Bylaw to correct section references and other typographical errors in;

1. Correcting reference to Section 5.5 in SECTION 3.2.2. POWERS;
2. Correcting reference to Section 5 in SECTION 3.3.4. SPECIAL PERMIT CONDITIONS;

3. Correcting references to Section 8.13 and Section 10.11 in SECTION 3.4.4. ENVIRONMENTAL DESIGN REVIEW STANDARDS;
 4. Correcting reference to Section 3.05 in SECTION 5.8.3. APPLICABILITY; and
 5. Correcting reference to Section 9.06 in SECTION 5.8.4. PERMITTED USES;
- or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amendments submitted by registered voters and Town Manager:

(17) ZONING BYLAW AMENDMENT/AFFORDABLE HOUSING REQUIREMENTS

To see if the town will vote to amend the Zoning Bylaw by increasing the affordability requirements contained in Section 8.2 AFFORDABILITY REQUIREMENTS, (such that a greater number of units of affordable would be required for certain projects); or take any action related thereto.

(Steve Revilak and 10 Registered Voters)

(18) ZONING BYLAW AMENDMENT DEFINITION OF STORY, HALF

To see if the Town will vote to amend the Zoning Bylaw to amend the definition of Story, Half by amending SECTION 2 DEFINITIONS to reduce the defined height of a half story from 7 feet 3 inches to 7 feet so that the definition reads “Story, Half: A story which is under a gable, hipped, or gambrel roof, where less than one half the floor area measured from the underside of the roof framing to the finished floor below has a clear height of 7 feet or more.”

(Elizabeth Pyle and 10 Registered Voters)

(19) ZONING BYLAW AMENDMENT/DRIVEWAY SLOPE

To see if the Town will vote to amend the Zoning Bylaw to amend the maximum allowable driveway slope by amending SECTION 6.1.10.A. LOCATION OF PARKING SPACES to require that the maximum allowable driveway slope cannot exceed 15% for the entire length of said driveway so that the provision reads “Any driveway leading to off-street parking on a lot shall not exceed 15% downward slope for the entire length of said driveway, except by Special Permit.”

(Elizabeth Pyle and 10 Registered Voters)

(20) BYLAW AMENDMENT/BILLBOARDS AND SIGNS

To see if the Town will vote to amend the Town Bylaws, Title V, Article 1 “Billboards and Signs: Restrictions on Use,” by removing paragraphs A through I to support consolidation of the sign regulations in the Zoning Bylaw, or take any action related thereto.

(Inserted at the Request of the Town Manager)

(21) BYLAW AMENDMENT/NOTICE OF DEMOLITION

To see if the Town will vote to amend the Town Bylaws to include trees subject to the Tree Protection and Preservation Bylaw as requiring a notice of demolition by amending TITLE VI, BUILDING REGULATIONS, ARTICLE 7, NOTICE OF DEMOLITION to include reference to the removal of trees subject to the Tree Protection and Preservation Bylaw in paragraphs A and B.

(Elizabeth Pyle and 10 Registered Voters)

Outreach Plan for ATM 02-05-19

Meetings	
<i>ARB Public Hearings</i>	
Senior Center, Main Room, 27 Maple St	Mar. 4, 7:30 PM
Senior Center, Main Room, 27 Maple St	Mar. 11, 7:30 PM
Senior Center, Main Room, 27 Maple St	Mar. 18, 7:30 PM
Senior Center, Main Room, 27 Maple St	Mar. 25, 7:30 PM
<i>Neighborhood Meetings targeted to Town Meeting Members, open to the public</i>	
Peirce	Thurs. 3/28, 7PM
Thompson	Wed. 4/3, 7PM
Hardy	Thurs. 4/4, 7PM
Brackett	Wed. 4/10, 7PM
<i>Meetings with MPIC, ZBWG, HPIC, and RSG</i>	Ongoing
<i>Meetings with all merchant associations</i>	Ongoing
<i>Meetings with property owners, associations</i>	Ongoing
<i>Office Hours</i>	
Town Hall Annex, First Floor Conference Room	Mar. 14, 5-7PM
Town Hall Annex, First Floor Conference Room	Mar. 21, 5-7PM
Town Meeting Member direct outreach	
<i>Personal contact with TMMs and other stakeholders</i>	March, April
<i>Town Meeting email announcements</i>	1 and 2 weeks before each public event
<i>Mailing to Town Meeting Members with information about all upcoming meetings and public hearings</i>	February and following Town election to reach new TMMs
<i>Town Meeting Members targeted outreach mailing and email</i>	March through Town Meeting
Media Outreach	
<i>Community newsletters</i>	Ongoing
<i>Neighborhood Facebook pages</i>	Ongoing

Outreach Plan for ATM 02-05-19

<i>Town website updates</i>	Ongoing
<i>Advocate, Patch, Globe North</i>	February, March, April
<i>YourArlington</i>	February, March, April
<i>PowerPoint presentations</i>	February, March, April
<i>Editorials</i>	March, April
<i>ACMi interviews</i>	March, April
<i>Amendment Guide document</i>	March, April
<i>Expanded FAQ sheet, as needed</i>	TBD
<i>Town notices via email</i>	1 and 2 weeks before each public event
<i>Twitter and Facebook</i>	starting 2 weeks before events



Town of Arlington, Massachusetts

Progress on Master Plan and Housing Production Plan implementation, including current work of Master Plan Implementation Committee subgroups and working groups (Zoning Bylaw Working Group, Historic and Cultural Resources Working Group, Mill Brook Study Group, and Residential Study Group)

Summary:

9:00 p.m. - 9:30 p.m. Staff presentation and board discussion

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Agenda_Item_5_-_HPP_Implementation_Table_02-07-19.pdf	HPP Implementation Table 02-07-2019
▢	Reference Material	Agenda_Item_5_-_ImplementationTable_Updated_02-07-19.pdf	Implementation Table Updated 02-07-2019

Housing Production Plan Implementation Table

Implementation Strategies		Responsible Entities		Time Frame	Status
		Lead	Support		
#1	Use zoning to actively encourage housing production on identified developable sites along commercial corridors and in other smart growth locations	ARB	DPCD	Ongoing	DPCD continually meets with property owners to explore potential development opportunities; Zoning amendments for multifamily housing to be considered at 2019 ATM; Arlington Heights Neighborhood Action Plan includes zoning recommendations to be implemented
#2	Amend zoning to facilitate development of a range of housing types	ARB	DPCD	Ongoing	Amendments for multi-family zoning and ADUs will be considered at 2019 ATM; ARB policy to encourage more 3-bedroom units in new developments
#3	Amend dimensional regulations to facilitate multifamily and mixed-use development in commercial areas and other smart growth locations	ARB	DPCD	Long Term	Mixed-use zoning amendments adopted in 2016; Further zoning amendments for multi-family and mixed-use will be considered at 2019 ATM
#4	Amend inclusionary zoning to encourage production of units affordable to households with a wider range of incomes, including middle incomes	ARB	DPCD	Medium Term	Citizen Petition will be considered at 2019 ATM to adjust inclusionary zoning
#5	Create an overlay district to allow introduction of residential development to select light industrial/commercial areas to facilitate mixed-income mixed-use development	ARB	DPCD	Medium Term	TBD

Housing Production Plan Implementation Table

#6	Create affordable family housing through new construction or conversion of existing 2-3-bedroom market-rate units	DPCD	HCA	Medium Term / Ongoing	Working with HCA, Kimball Farmer House was renovated for affordable housing; DPCD works closely with HCA on opportunities, including Downing Square, 117 Broadway, and Westminster properties; 1 new inclusionary zoning unit to be added
#7	Modify parking requirements to encourage housing production through mixed-use development to encourage housing production in commercial areas and other smart growth locations	ARB	DPCD	Short Term	Parking reduction incentives adopted in 2016; Zoning amendments for multi-family and mixed-use will be considered at 2019 ATM to reduce parking requirement to 1 space per unit and include R7 in TDM reductions
#8	Assess what types of supportive housing are needed for Arlington's seniors and people with physical and cognitive disabilities, and take steps to facilitate their development	DPCD	COA	Medium Term	TBD
#9	Preserve long-term affordability of existing deed-restricted units, especially at Millbrook Square	DPCD		Short Term	DPCD completed annual monitoring activities; Millbrook Square term of affordability was extended to 2032.
#10	Expand and promote housing assistance programs to support income-eligible homeowners	DPCD	COA	Short Term	The Arlington Home Improvement Program was expanded to structures with up to 4 units.
#11	Maximize resources and services that enable seniors to continue living in the community, and coordinate with other non-housing services to support aging in community	COA		Short Term	Social service network is established in Arlington; however, cannot provide total wrap around services to clients. Additional partners and funding is necessary.

Housing Production Plan Implementation Table

#12	Explore mechanisms to facilitate creation of affordable homeownership opportunities through the HCA, community land trust model, or partnership with other private non-profit organization(s)	DPCD	HCA	Medium Term	DPCD works closely with HCA on opportunities, but TBD.
#13	Work with the Community Preservation Committee to encourage continued allocation of greater than the state-mandated minimum 10% of annual CPA fund revenues to community housing initiatives	DPCD	CPC	Short Term	The CPC continues to fund community housing initiatives.
#14	Establish a Municipal Affordable Housing Trust Fund under M.G.L. Chapter 44 in order to utilize local housing funds swiftly as opportunities arise	DPCD	ARB, Select Board	Medium Term	TBD
#15	Form a HPP Implementation Committee and raise community awareness about affordable housing need and activities in Arlington in order to make progress towards housing goals	DPCD		Short Term	New members of the HPIC were appointed by the ARB in mid- to late-2018. The HPIC will prepare a 2019 action plan to direct their activities for this year. Last educational forum was in May 2018; Current CHAPA-led engagement initiative has held 2 meetings

MASTER PLAN IMPLEMENTATION SCHEDULE											
		Action	Master Plan Elements(s)	Lead Entity	Support	Approximate Timeline	Town Meeting Action Required	Resources Needed	In Progress	Completed	Notes
IN PROGRESS											
ARB LEAD	1	Reduce the number of uses that require a special permit; replace some special permits with a system of uses by right subject to performance standards. (2)	LU	ARB	A-TED, BOS	Near-Term	Yes	Consultant & Existing Staff (Technical assistance funding received from EOEEA to review multifamily uses)	MAPC hired in Spring 2018 to review multifamily uses	Reconsider after multifamily amendments are considered at Spring TM	
	2	Consolidate and redefine the business zoning districts on Massachusetts Avenue. (3)	LU, ED	ARB	A-TED, BOS	Near-Term	Yes	Zoning Bylaw Working Group & Existing Staff (utilize TM appropriation)	Working with ZBWG, staff will complete	Work will be completed in 2020	
	3	Create commercial and industrial district design guidelines and incorporate them by reference in the Zoning Bylaw. (4)	LU, ED	ARB	Staff	Near-Term	Yes	Existing Staff	Guidelines created, need to incorporate into bylaw	ARB to consider updating design standards prior to incorporation	
	4	Amend the Zoning Bylaw to provide redevelopment incentives in all or selected portions of the business districts on Massachusetts Avenue, Broadway, and Medford Street (incentives may include more than zoning). (5)	LU, ED	ARB	BOS	Near-Term	Yes	Consultant & Existing Staff (Technical assistance being provided by MAPC for Arlington Heights visioning project which will include recommendations regarding redevelopment)	Recently received action plan from MAPC; Work to be completed by Spring 2019		
	5	Amend the Zoning Bylaw to strengthen bicycle parking regulations in and adjacent to business districts and multifamily developments. (14)	T, H, ED	ARB	BAC	Near-Term	Yes	Existing Staff & Volunteers	Beginning in Fall 2018	For approval at 2019 ATM	
	6	Create a comprehensive plan for the Mill Brook study area. (17)	LU, OS, ED, H, HCRA, T	ARB	CC, BOS	Near-Term	No	Existing Staff & Volunteers	Study Group is working on revising Corridor Plan	Work to be completed by Spring 2019	

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DPCD LEAD	7	Work with DHCD to determine Arlington's status under the Chapter 40B 1.5 percent land area rule. (8)	H, LU	PCD	TMgr, BOS	Near-Term	No	Existing Staff	Town's determination denied, appeal decision is expected Summer 2018	TBD	
	8	Study and consider amending set-backs, floor-area-ratios and other techniques that could address concern for neighbor impacts of new large homes constructed in existing established residential neighborhoods. (21)	H, LU	PCD	ARB, HC	Near-Term	Possibly	Existing Staff & Volunteers	Residential Study Group will be begin work Summer 2018	Work to be completed by Spring 2019	
	9	Review and strengthen demolition delay bylaw; consider bylaw amendment for procedures and administration of demolition delay. Consider technical administrative support to HC for Demolition Delay. (27)	HCRA, LU	PCD	ARB, HC	Near-Term	Yes	Existing Volunteers & Staff	Special Town Meeting referred question to Residential Study Group	Work to be completed by Spring 2019	
DPW LEAD	10	Initiate a complete, safe Sidewalks Plan town-wide, in coordination with the Safe Routes to School (SRTS) program. Prioritize improvements for new and existing sidewalks. (12)	T, PS	DPW/ PCD	APS, TAC	Near-Term	No	Existing Staff	Beginning in Fall 2018	Request for funding for mobility plan at 2019 ATM	
	11	Adopt a plan for future sidewalk paving design treatments according to density and road geometry, consistent with the Sidewalks Plan. (13)	PS, T	DPW	PCD	Near-Term	No	Existing Staff	Beginning in Fall 2018	TBD	
	12	Develop a plan for universal access to recreation facilities, parks, and trails. (20)	PS, OS	DPW, PRC	DC	Near-Term	Yes	Existing Staff & Volunteers	An ADA Self Evaluation and Transition Plan will begin spring 2019		
	13	Develop a Tree Inventory and Management Plan, to include locations for new and replacement trees, planned maintenance, and appropriate tree species selection. (22)	OS, ED, H	DPW	Tree Comm.	Near-Term	No	Existing Staff &, Volunteers	In progress	TBD	
	14	Work with MassDOT, DCR and City of Cambridge to improve the efficiency of Massachusetts Avenue/Route 16 signal in Cambridge. (57)	T	DPW	TAC	Mid-Term	No	Existing Staff and Consultants	In progress using Barr Foundation grant to implement BRT elements	Outcome of pilot to be evaluated in Fall 2018 with recommendations in early 2019	

		Action	Master Plan Elements(s)	Lead Entity	Support	Approximate Timeline	Town Meeting Action Required	Resources Needed	In Progress	Completed	Notes
	15	Work with the MBTA to reduce bus bunching and improve the efficiency of bus service. (59)	T	DPW/ PCD/ TAC	N/A	Mid-Term	No	Existing Staff and Consultants	In progress using Barr Foundation grant to implement BRT elements	Outcome of pilot to be evaluated in Fall 2018 with recommendations in early 2019	
	16	Add bicycle lanes on Massachusetts Avenue from Swan Place to Pond Lane to connect lanes created by the Massachusetts Avenue Rebuild Project and the Arlington Safe Travel Project. (71)	T	BAC, TAC	Long-Term	Yes	TBD	Existing Staff and Consultants	Identified as part of the Mass Ave Concept Plan	TBD	
BOS LEAD	17	Implement the recommendations in the 2014 Arlington Center parking study. (15)	T, PS, ED	BOS	ARB, DPW	Near-Term	No	Existing Staff	In progress		
TMGR LEAD	18	Establish asset management policies and institute a regular process for evaluating need to retain Town-owned properties; institute surplus property policy. (54)	PS	TMgr	BOS, CPC	Mid-Term	No	Existing Staff & Volunteers	An internal Long-Range Land Management Committee was convened and will be recommending policies	Expected Report Fall 2018	
HC LEAD	19	Complete a comprehensive historic resources inventory and survey, including buildings, structures and landscapes. (18)	HCRA, ED	HC	PCD	Near-Term	Possibly	Consultant	Consultant has been hired to begin work in Summer 2018	Will be completed in Spring 2019	
CURRENT ONGOING ACTIVITIES											
	20	Allocate CDBG and CPA resources to meet local housing needs and work toward meeting Town's affordable housing goal of 1.5 percent land area for affordable housing (or 10 percent affordable units, if achievable sooner). (16)	H, LU	BOS	PCD	Ongoing	Yes	Existing Staff	This action is part of the Housing Production Plan.		
	21	Monitor parking trends in all commercial districts. (33)	T, ED	BOS	TAC, DPW, APS	Ongoing	No	Existing Staff	In progress		

		Action	Master Plan Elements(s)	Lead Entity	Support	Approximate Timeline	Town Meeting Action Required	Resources Needed	In Progress	Completed	Notes
CURRENT ONGOING ACTIVITIES	22	Include bicycle friendly design and technology in new road projects. (58)	T	DPW	BAC, TAC	Ongoing	No	TBD	In progress through Complete Streets policy		
	23	Allow and promote development of new collaborative work spaces to attract small business ventures, innovative companies, entrepreneurs, and currently home-based businesses. (61)	ED	PCD, BOS	A-TED	Ongoing	No	Existing staff	Use is allowed, promotion occurring through staff efforts		
	24	Revisit East Arlington commercial district parking study from Larry Koff & Associates Commercial Center Revitalization Study. Identify deficiencies (if any) and develop parking management strategies. (74)	T, ED	BOS	TAC, DPW, APS	Ongoing	Possibly	Existing Staff	In progress		
	25	Adopt a policy that recognizes and conveys the importance of Arlington's arts, culture and historical significance in economic development and tourism. (90)	HCRA, ED	BOS	A-TED, PCD, HC	Ongoing	No	Existing Staff & Volunteers	Town adopted an Arts and Culture Action Plan in 2017		
	26	Address the quality and condition of aging housing stock, including financial assistance programs for homeowners and landlords, as part of Housing Production Plan. (81)	H	PCD	BOS	Ongoing	Possibly	Existing funding	This action is part of the Housing Production Plan.		
	27	Revisit the recommendations contained in the Commercial Center Revitalization Study and implement where compatible with Master Plan recommendations. (75)	ED, LU, PS	Multiple (see narrative)	Multiple	Ongoing	Yes	Existing Staff	In progress		
ANNUAL REPORTING											
NIG	28	Develop a Master Plan Implementation Plan, including measurable indicators of progress, times of completion/ milestones, responsible parties, public involvement. (35)	ALL	PCD	ARB	Annual Reporting	No	Existing Staff	In progress		
	29	Develop schedule and reporting program on Implementation progress. (36)	ALL	PCD	ARB	Annual Reporting	No	Existing Staff	MPIC reports on implementation via Town Meeting Reports		

		Action	Master Plan Elements(s)	Lead Entity	Support	Approximate Timeline	Town Meeting Action Required	Resources Needed	In Progress	Completed	Notes
ANNUAL REPORT	30	Integrate master plan implementation within the Board of Selectmen/Town Manager annual goal-setting process. (76)	ALL	TMgr	BOS	Annual Reporting	No	Existing Staff	Occurred in 2016, 2017, 2018 goal-setting processes		
	31	Work with appropriate town committees to assist with an annual process of evaluating master plan implementation and identifying potential amendments to the plan, as appropriate. (77)	ALL	TMgr, PCD	BOS, ARB, Vision 2020	Annual Reporting	No	Existing Volunteers & Staff	In progress		
	32	Integrate master plan recommendations and implementation actions with the goals, objectives, and action plan of the Town's current Open Space and Recreation Plan. (78)	OS, PS	OSC	CC, PCD	Annual Reporting	No	Existing Volunteers & Staff	In progress		
NEEDS TO BE ASSIGNED/REASSESSED											
ARB LEAD	33	Consider mechanisms to ensure a balance of housing and a significant business component in future mixed use buildings. (7)	LU, ED	ARB	Staff	Near-Term	Yes	To be discussed	TBD		
	34	Consider Zoning Bylaw amendments to allow flexibility in dimensional requirements and use regulations for projects that will preserve historic properties. (28)	LU, HCRA	ARB	Staff	Near-Term	Yes	Consultant	TBD		
	35	Review open space requirements in Zoning Bylaw. Consider roof gardens and other usable open space. (38)	LU, OS	ARB	ZBA	Near-Term	Yes	Existing Staff & Volunteers	Revisions to open space requirements for multi-family and mixed use being considered at 2019 ATM		
	36	Evaluate amending the Zoning Bylaw to allow Transfer of Development Rights (TDR), identifying both sending areas and receiving areas. (50)	LU, H, OS	ARB	CC, PCD	Mid-Term	Yes	Consultants	TBD		
	37	Consider establishing Neighborhood Conservation Districts with design review standards for architecture, mature trees and landscaping, open space, walkways, and other features. (43)	LU, NR, HCRA	ARB, HC	Staff	Mid-Term	Yes	Consultant	TBD		

		Action	Master Plan Elements(s)	Lead Entity	Support	Approximate Timeline	Town Meeting Action Required	Resources Needed	In Progress	Completed	Notes
	38	Pursue strategies to protect vacant land in the southeast corner of Arlington near Alewife Station and Thorndike Field. (52)	LU, OS	ARB	CC, OS	Mid-Term	Yes	Consultant	TBD		
	39	Update Industrial district zoning to reflect current needs of today's industrial and innovation uses and markets. (60)	ED, LU	ARB	ED	Mid-Term	Yes	TBD	TBD		
	40	Identify and implement priority development areas and priority preservation areas. (66)	LU	ARB	PCD	Mid-Term	Yes	Consultant	TBD		
DPCD LEAD	41	Use more native and natural choices for landscaping on Town-owned properties; consider replacement of some grass areas with native groundcovers; consider a bylaw to require more native landscaping for new developments. (40)	OS, PS	PCD	CC, DPW	Mid-Term	Yes	Existing Staff & Volunteers	TBD		
	42	Identify and promote locations suitable for high-quality office buildings or an innovation park, and amend the Zoning Bylaw as necessary to encourage them. (45)	ED, LU	PCD	ARB	Mid-Term	Yes	Existing Staff, Consultant	TBD		
	43	Work with a non-profit entity to function as a TDR land bank. (51)	LU, H, OS	PCD	CC, OSC	Mid-Term	Possibly	Consultant, Existing Staff	TBD		
	44	Develop long-term capital improvement and maintenance plans for town-owned historic buildings, structures, parks, cemeteries, and monuments. (53)	HCRA, CPC, PS	PCD	HC, BOS, PCD, DPW	Mid-Term	Yes	Consultant	TBD		
	45	Install wayfinding signage for public parking lots, including maps and parking limits. Post regulations and policies on Town's website. (80)	T, ED	PCD	DPW	Ongoing	Yes	TBD	TBD		
	46	Act on 2000 and 2001 Town Meeting votes to acquire the Mugar Land. (93)	LU, OS, PS	PCD	OSC, BOS	Ongoing	Yes	Existing Staff, Volunteers; Funding	TBD		
	47	Address ADA requirements, improved lighting, signs and signalization at street crossings, for the Minuteman Bikeway to give more visibility to pedestrians and bicyclists, and speed control to drivers. (23)	T, OS, PS	DPW	DC, BAC	Near-Term	Yes	Consultant	An ADA Self Evaluation and Transition Plan will begin spring 2019		
	48	Identify intersections with pedestrian safety issues and prioritize improvements for problem intersections. (29)	T	DPW	TAC	Near-Term	Yes	TBD	TBD		

		Action	Master Plan Elements(s)	Lead Entity	Support	Approximate Timeline	Town Meeting Action Required	Resources Needed	In Progress	Completed	Notes
DPW LEAD	49	Study and develop a plan for addressing Arlington's long-term cemetery needs. (32)	PS	DPW	BOS	Near-Term	Yes	TBD	TBD		
	50	Consider additional staffing and funding to maintain the Town's outdoor facilities: parks, recreational, and open spaces. (44)	OS, PS	DPW	PRC, OSC	Mid-Term	Yes	Funding	Assistant Recreation Director has been hired.		
	51	Identify options for, and resolve, the Town's land needs for snow storage and other emergency needs. (48)	PS	DPW	BOS	Mid-Term	Yes	Consultant	TBD		
	52	Provide safe connections between the Minuteman Bikeway and the three main commercial centers. Equip corridors with wayfinding signage to direct path users between the path and the commercial centers, including a map directory of local businesses along the path. (55)	T, OS, ED	DPW	TAC, TMgr	Mid-Term	Yes	Consultant, construction spending	TBD		
	53	Develop a plan to review the condition of private ways and work with residents for a program to improve condition of private ways. (56)	T, PS	DPW	CPC	Mid-Term	Yes	TBD	TBD		
	54	Consider establishing an open space, parks, and recreation facilities maintenance manager position. (65)	OS, PS	DPW	CC, PRC, PCD	Mid-Term	Yes	Funding (New Position)	TBD		
	55	Address street tree problems, including the replacement of trees lost due to age, storms and the failed survival of many newly planted trees. Coordinate tree care between the Town and property owners. (83)	PS, OS	DPW	BOS	Ongoing	Yes	Additional Funding	TBD		
	56	Develop a plan and schedule to reduce unnecessary roadway pavement in Town street intersections. (84)	PS	DPW	PCD	Ongoing	No	Existing Staff	TBD		
HC LEAD	57	Study the benefits of Certified Local Government (CLG) designation for the Arlington Historical Commission. (30)	HCRA	HC	BOS	Near-Term	No	Existing Staff & Volunteers	TBD		
	58	Place preservation restrictions on town-owned historic properties not already protected. (64)	HCRA, PS	HC, BOS	PCD	Mid-Term	Yes	TBD	TBD		
	59	Consider designating single-building historic districts. (62)	HCRA	HC	HDC	Mid-Term	Yes	TBD	TBD		

		Action	Master Plan Elements(s)	Lead Entity	Support	Approximate Timeline	Town Meeting Action Required	Resources Needed	In Progress	Completed	Notes
	60	Develop and install identifying and educational signage for historic structures and locations. (87)	HCRA	HC, HDC, A-TED	BOS	Ongoing	Yes	Consultant	TBD		
BOS LEAD	61	Consider a Parking Management Study for Arlington Heights. (34)	T, ED	BOS	TAC, DPW	Near-Term	Yes	Consultant	TBD		
	62	Adopt a plan to reduce congestion on north/south roads connecting to Route 2, including consideration of new technology and business models. (67)	T	BOS	TAC, PCD	Mid-Term	No	Existing Staff & Volunteers	TBD		
	63	Promote policies that support Arlington's magnet businesses, which boost the overall health of the business districts. (82)	ED	BOS	A-TED	Ongoing	Possibly	Existing Staff & Volunteers	TBD		
	64	Develop regional cooperative relationships to support the maintenance and care of Arlington's water resources, most of which are shared with neighboring communities. (88)	OS	BOS, TMgr	CC, ABC/ FG	Ongoing	No	Existing Volunteers	TBD		
	65	Adopt a policy to employ recognized preservation standards when maintaining and repairing the Town's historic properties. (92)	HCRA, ED, PS	BOS, TMgr	DPW, ARB, HHS	Ongoing	No	Existing Staff & Volunteers	TBD		
	66	Identify actions to further reduce Combined Sewer Overflows into Alewife Brook. (94)	OS	BOS, TMgr.	DPW, BOH	Ongoing	Possibly	Existing Staff & Consultant	TBD		
TMGR LEAD	67	Establish a Planned Preventive Maintenance (PPM) program for all Town-owned buildings and infrastructure, including energy efficiency. (31)	PS	TMgr	DPW, BMC	Near-Term	Yes	Consultant, Existing and New Staff	TBD		
	68	Perform a space needs analysis for Town-owned buildings, including the schools. (68)	PS	TMgr	PCD	Mid-Term	Yes	Consultant & Existing Staff	TBD		
	69	Increase budgets for outdoor facilities maintenance. (85)	PS, OS	TMgr	DPW	Ongoing	Yes	Additional Funding	TBD		
	70	Develop and strengthen relationship with Arlington's neighboring communities to address projects with regional impacts. (89)	OS	TMgr, BoS	PCD	Ongoing	No	Existing Staff & Volunteers	TBD		
OSC LEAD	71	Identify and study small parcels of open space that could be acquired with Community Preservation Act funds. (41)	NR, OS	OSC	Staff	Mid-Term	Yes	Existing staff & volunteers	TBD		
TAC LEAD	72	Conduct a parking study of residential neighborhoods, starting in East Arlington, of both unregulated all day parking and overnight parking. (47)	H, LU, T	TAC	Staff	Mid-Term	Yes	Consultant	TBD		

		Action	Master Plan Elements(s)	Lead Entity	Support	Approximate Timeline	Town Meeting Action Required	Resources Needed	In Progress	Completed	Notes
CC LEAD	73	Create a bylaw to prevent the use of identified invasive species of trees, shrubs, and other plants on Town property and streetscapes. (63)	OS	CC	BOS, DPW	Mid-Term	Yes	TBD	TBD		
PRC LEAD	74	Develop a feasible plan for acquiring the state-owned Ed Burns arena. (73)	PS	PRC	BOS	Long-Term	Yes	TBD	TBD		
APS LEAD	75	Continue to support and expand the Safe Routes to School program to encourage more biking and walking to school. (79)	T	APS	BOS, TAC	Ongoing	Yes	TBD	TBD		
MULTIPLE LEAD	76	Prepare maintenance and management plan to support preservation of civic buildings and historic resources (i.e., art, documents, sculpture, historic objects); promote a sense of place for historic districts and landscapes. (86)	HCRA	HC, DPW, CPC	BOS	Ongoing	Yes	Consultant	TBD		
ON HOLD INDEFINITELY											
ON HOLD INDEFINITELY	77	Advocate to further extend the MBTA Green Line Extension to Mystic Valley Parkway. (72)	T, ED	BOS	ARB, TAC	On Hold Indefinitely	No	TBD	Current terminus is to College Ave	Unlikely that further GLX will occur until after 2023	
	78	Expand the storefront and sign enhancement program. (91)	ED, LU	PCD	BOS	On Hold Indefinitely	No	Existing Staff	CDBG funds will be eliminated in upcoming program year. No current plan for continuing Town support of program.		
ACTIONS COMPLETED											
	79	Recodify and update the Zoning Bylaw. (1)	LU, OS	Bylaw recodification completed at February 12, 2018 Special Town Meeting. AG approved on June 12, 2018 and it is posted online.							
	80	6. Amend the Zoning Bylaw to clarify that mixed-use development is permitted along sections of Massachusetts Avenue, Broadway, and Medford Street, and clarify regulations and procedures. (6)	LU, ED, H	Mixed-use zoning adopted at Spring 2016 Annual Town Meeting.							
	81	Study and plan for increasing the supply of smaller, "over-55" active senior market-rate housing and for affordable or subsidized housing to meet Arlington's population trends. (9)	H	Housing Production Plan includes strategies to create smaller housing units for priority populations, including seniors, as part of locally-adopted and DHCD-approved plan.							
	82	Create a Facilities Manager position; transfer the maintenance budget and building maintenance personnel from the School Department to Facilities Manager. (10)	PS	Town created Facilities Director position and hired first director in 2017.							

		Action	Master Plan Elements(s)	Lead Entity	Support	Approximate Timeline	Town Meeting Action Required	Resources Needed	In Progress	Completed	Notes
Actions Completed	83	Create an Affordable Housing Plan (Housing Production Plan) and submit to DHCD for approval under Chapter 40B. (11)	LU, H			Housing Production Plan locally-adopted and DHCD-approved November, 2016.					
	84	Seek Massachusetts Survey and Planning Grant funds to complete historic resources survey. (19)	HCRA			Inventory update has been submitted to Massachusetts Historical Commission.					
	85	Implement the Community Preservation Act funding process. (24)	OS, H, HCRA, PS			CPA funding process established by Town Meeting in 2016.					
	86	Determine "right size" parking requirements based on actual parking need for different commercial centers. (25)	T, LU, H, ED			Zoning parking reduction adopted for high-density residential, business, and industrial districts.					
	87	Amend the Zoning Bylaw to update parking requirements. (26)	H, PS, T			Parking requirements updates at Spring 2016 and Spring 2017 Town Meetings.					
	88	Select an Implementation Committee of interested MPAC members to oversee implementation in first year, with new members added for subsequent years. (37)	ALL			MPIC formed in Fall 2015.					
	89	Adopt a complete streets policy to accommodate all street users when improving public streets and sidewalks. (39)	LU, T, PS, ED			Complete Streets Policy and 5-Year Prioritization Plan adopted in 2016.					
	90	Study methods of regulating the removal of mature trees on private property; research and consider methods used in other communities. (42)	LU, NR, OS			Tree Bylaw approved at Spring 2016 Annual Town Meeting.					
	91	Update Arlington's sustainability action plan and address Arlington's concerns about flooding and climate change adaptation. (46)	OS			MVP Planning Grant is complete; Summary of Findings issued in May 2018 and MVP Action Grant received to implement actions.					
	92	Evaluate aging-in-place needs as part of Housing Plan. (49)	H			Complete					
	93	Prepare a feasibility study for an updated Community Center/Senior Center. (69)	PS			Complete					
	94	Review the extension of the regional bikeshare program into Arlington. (70)	T			Launched June 2018					