



## **Town of Arlington, MA Redevelopment Board**

### **Agenda & Meeting Notice March 18, 2019**

The Arlington Redevelopment Board will meet Monday, March 18, 2019 at 7:30 PM in the **Senior Center, Main Room, 1st Floor, 27 Maple Street, Arlington, MA 02476**

#### **1. Public Hearing, 2019 Annual Town Meeting**

7:30 p.m. - 10:30 p.m. ARTICLE 10 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.

#### ARTICLE 11 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.

#### ARTICLE 12 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.

#### ARTICLE 13 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.

#### ARTICLE 14 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.

ARTICLE 21 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.

- A brief introductory presentation will be provided
- Board members and members of the public will be provided time to ask questions and comments

**2. Meeting Minutes to be distributed prior to meeting**

10:30 p.m. - Board members will review and approve meeting minutes  
10:40 p.m.

**3. Adjourn**

10:40 p.m. - Adjourn

**4. Correspondence received:**

Re: Changes to Arlington Density via email from Eric Rolfe 03-12-19

Re: Comments to ARB Re: Zoning via email from Katherine Levine Einstein 03-13-19

Re: ARB Zoning Articles via email from Dr. David Einstein 03-13-19

Comment from Arlington EATS on Zoning Proposal via email from Parke Wilde and Andi Doane 03-14-19

ARB Hearings Comments - From March 11 and on general process via email from Carl Wagner 03-18-19

Re: Proposed Zoning Articles for 2019 via email from Steve McKenna 03-18-19

Testimony for ARB Density Zoning Amendments via email from Patricia Worden 03-18-19

Letter from Don Seltzer



## **Town of Arlington, Massachusetts**

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### **Public Hearing, 2019 Annual Town Meeting**

#### **Summary:**

7:30 p.m. - 10:30  
p.m.

#### **ARTICLE 10 ZONING BYLAW AMENDMENT/UPPER-STORY BUILDING STEP BACKS**

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#### **ARTICLE 13 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.

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#### **ARTICLE 21 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.

- A brief introductory presentation will be provided
- Board members and members of the public will be provided time to ask questions and comments

**ATTACHMENTS:**

|   | Type                  | File Name   | Description                                     |
|---|-----------------------|---|---|
| ▣ | Reference<br>Material | Agenda_Item_1_-_ATM_2019_Articles_10_11_12_13_14_Draft_03-14-19.pdf | ATM 2019 Articles 10 11 12 13 14 Draft 03-14-19 |
| ▣ | Reference<br>Material | Agenda_Item_1_-_Bicycle_Parking_Amendments_03-14-19.pdf             | Bicycle Parking Amendments 03-14-19             |



## **2019 Annual Town Meeting Draft Zoning Bylaw Amendments**

### **Public Hearing Draft**

### **Articles 10, 11, 12, 13, and 14**

**March 14, 2019**

### **Introduction and Overview**

The Arlington Redevelopment Board (ARB) is the Town's Planning Board, under M.G.L. Chapter 41 § 81. There are five members of the Board. Four are appointed by the Town Manager and the fifth is a gubernatorial designee appointed by the Massachusetts Department of Housing and Community Development. The Board serves as the Town's special permit granting authority for projects which require an Environmental Design Review (EDR) as identified in the Zoning Bylaw. The ARB is also the Town's Urban Renewal Authority under M.G.L. Chapter 121; with Town Meeting approval, the Board may hold property to improve and rehabilitate them to meet community development goals.

The members of the ARB are as follows:

Andrew Bunnell, Chair, (Term through 1/31/2020)

Kin Lau, Vice Chair (Term through 1/31/2022)

Eugene Benson (Term through 1/31/2020)

David Watson (Term through 9/22/2023)

Jennifer Raitt, Director of the Department of Planning and Community Development, serves as Secretary Ex-Officio to the ARB.

In accordance with the provisions of the Town of Arlington, Massachusetts Zoning Bylaw and Massachusetts General Laws Chapter 40A, a public hearing will be held by the Arlington Redevelopment Board (ARB) on **Monday, March 4, 2019, Monday, March 11, 2019, Monday, March 18, 2019, and Monday, March 25, 2019, all beginning at 7:30 P.M.** in the **Central School, 27 Maple Street, Main Room, Arlington, Massachusetts**. The ARB will hear public comments on the proposed amendments to the Zoning Bylaw. After receiving public comments, the ARB will make recommendations on the proposed amendments for Annual Town Meeting, which will begin on Monday, April 22, 2019.

In addition, informal office hours will be held on Thursdays, March 14 and March 21, 5 PM-7 PM, in the Town Hall Annex First Floor Conference Room. Finally, the Department of Planning and Community Development (DPCD) will also hold neighborhood meetings tentatively scheduled for March 28 at Peirce School, April 3 at Thompson School, April 4 at Hardy School, and April 10 at Brackett School, all beginning at 7 PM. These dates are still pending confirmation from the School Department.

**The draft language of the proposed amendments to the Zoning Bylaw was made available on Thursday, February 14, 2019. Since that date, some revisions have been made, which can be viewed herein in track changes.** Copies may be obtained in the Department of Planning and Community Development on the first floor of the Town Hall Annex, Monday through Wednesday, 8:00 a.m. to 4:00 p.m.; Thursday, 8:00 a.m. to 7:00 p.m.; and Friday, 8:00 a.m. to 12:00 p.m. or viewed and downloaded from the Redevelopment Board webpage of the Town's website at [www.arlingtonma.gov](http://www.arlingtonma.gov).

Contact Erin Zwirko, Assistant Director of Planning and Community Development, at 781-316-3091 or [ezwirko@town.arlington.ma.us](mailto:ezwirko@town.arlington.ma.us) with any questions or comments.

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**ARTICLE 10**

**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)

**Amend SECTION 5.3.17. UPPER-STORY BUILDING STEP BACKS to adjust the upper-story building step back beginning at the fourth story level or 40 feet above grade:**

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**5.3.17 Upper-Story Building Step Backs**

For buildings more than ~~three~~ four stories in height, an additional 7.5-foot step-back (upper-story building setback) shall be provided beginning at the ~~third~~ fourth story level or ~~30~~ 40 feet above grade, whichever is less. The upper-story step back shall be provided along all building elevations with street frontage, excluding alleys.

**Amend SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS paragraph C to refer to four stories:**

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**5.3.21 Supplemental Requirements in the Business and Industrial Districts**

C. Upper-Story ~~Setbacks~~ Building Step Back. In any district where the maximum building height exceeds ~~three~~ four stories, upper-story building ~~setbacks~~ step backs shall be required. See 5.3.17 for Upper-Story Building Step Back ~~requirements~~ requirement.



## Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

### ARTICLE 11

### 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)

**Amend SECTION 5.3.19. REDUCED HEIGHT BUFFER AREA 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:**

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#### 5.3.18 Reduced Height Buffer Area

- A. When two different maximum height limits are specified for the same zoning district in any Table of Dimensional and Density Regulations in this Section 5, the lower limit shall apply to any lot or part of a lot located in a height buffer area unless a finding of the Board of Appeals or the Arlington Redevelopment Board, as applicable, determines that the location, based on site-specific factors, or if the Applicant demonstrates to the satisfaction of the Board of Appeals or the Arlington Redevelopment Board, as applicable, that proximity to it is determined as a specific finding of a special permit that the properties in the adjacent R0, R1, R2, or OS district would not be adversely affected due to existing use or topographic condition will not be detrimental based upon criteria established in Section 3.3.3 and Section 3.3.4. A height buffer area is defined as a lot or part of a lot which is located at a lesser distance from any land, not within a public way, in an R0, R1, R2 or OS district than the following:

| Land in R0, R1, R2, OS is located  | Lower height shall apply             |
|--|--------------------------------------|
| Between northwest and northeast  | Within <del>200</del> <u>50</u> feet |
| Easterly, between northeast and southeast, or westerly between northwest and southwest | Within <del>150</del> <u>35</u> feet |
| Southerly, between southeast and southwest   | Within <del>100</del> <u>25</u> feet |

**ARTICLE 12**

**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)

**Amend SECTION 5.3.8. CORNER LOTS AND THROUGH LOTS 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:**

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**5.3.8 Corner Lots and Through Lots**

- A. A corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the adjoining lots. However, in the R4, R5, R6, and R7 districts and all of the business (B) districts, a corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the district in which the street frontage is located.

**Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use**  
**Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.**

**ARTICLE 13**

**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)

**Amend SECTION 6.1.4. TABLE OF OFF-STREET PARKING REGULATIONS to reduce the minimum number of spaces to 1 space per dwelling unit for apartment buildings:**

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**6.1.4 Table of Off-Street Parking Regulations**

| Use                     | Minimum Number of Spaces  |
|-------------------------|---|
| <b>Residential Uses</b> |   |
| Apartment building      | <del>1 space per efficiency dwelling unit; 1.15 space per 1-bedroom dwelling unit, 1.5 spaces per 2-bedroom dwelling unit, and 2 spaces per 3 or more bedroom dwelling unit; 1 space per dwelling unit</del> and 1 space per 5 units of public housing for the elderly. |

**ARTICLE 14**

**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)

**Amend the Zoning Bylaw to include the R7 District in SECTION 6.1.5. PARKING REDUCTION IN BUSINESS, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES:**

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**6.1.5 Parking Reduction in Business, Industrial, and Multi-Family Residential Zones**

The Board of Appeals or Arlington Redevelopment Board, as applicable, may allow the reduction of the parking space requirements in the R5, R6, R7, Business, and Industrial Zones to 25 percent of that required in the Table of Off-Street Parking Regulations if the proposed parking is deemed adequate and where Transportation Demand Management practices are incorporated, as evidenced by a Transportation Demand Management Plan approved by the Special Permit Granting Authority. [...]

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.

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#### 6.1.12 Bicycle Parking

- A. ~~Bicycle parking spaces shall be provided for any development subject to Section 3.4, Environmental Design Review and any use requiring eight or more vehicle parking spaces under Section 6.1.4. The bicycle parking requirement will be determined based on the number of motor vehicle parking spaces which have been permitted by the Board of Appeals or Arlington Redevelopment Board, as applicable. The requirements of this section may be modified by the applicable Board if it finds that for the use and location, a modification is appropriate and in the best interest of the town.~~
- B. ~~When bicycle parking is required, there will be one bicycle parking space per 15 motor vehicle spaces under Section 6.1.4. The computed number of bicycle parking spaces will be rounded up to the nearest whole number of bicycle spaces. Bicycle parking spaces shall be provided in addition to motor vehicle parking spaces.~~
- C. ~~When bicycle parking is required, there will be a minimum of two spaces provided, and not more than 20 bicycle spaces will be required at a single site.~~
- D. ~~A bicycle rack or bicycle storage fixture or structure shall accommodate a bicycle six feet in length and two feet wide. Bicycle racks or storage fixtures must be secured against theft by attachment to a permanent surface. Bicycle parking apparatus shall be installed in a manner that will not obstruct pedestrian or motor vehicle traffic.~~
- E. ~~To the extent feasible, bicycle parking shall be separated from motor vehicle parking to minimize the possibility of bicycle or auto damage.~~
- F. ~~The following uses are exempt from bicycle parking requirements: places of worship, cemetery, funeral home, automotive repair shop, car wash, or gas station.~~

A. Bicycle parking ~~spaces~~ shall be provided for any development subject to Section 3.4, Environmental Design Review and any use requiring eight or more vehicle parking spaces under Section 6.1.4. The Board of Appeals or the Arlington Redevelopment Board, as applicable, may modify the requirements of this Section based on specific conditions unique to the proposal.

A-B. Bicycle parking as required by this Section refers to the accessory storage of bicycles (which may include trailers or other customary accessories) in a secure manner that allows for quick and convenient access, storage, and removal of the bicycles by users who are making trips to or from the associated principal use. Bicycle parking shall be maintained exclusively for the parking of bicycles and not for the storage of other objects unrelated to bicycle use or for other purposes, as long as the use exists which the facilities were designed to serve. Bicycle parking facilities designed in accordance with this Section shall be available for use at all times when the associated principal use is in operation, except when access may be restricted for necessary maintenance from time to time.

B-C. When bicycle parking is required long-term and short-term bicycle parking spaces shall be provided:

- (1) Long-term bicycle parking shall be intended primarily to serve residents, employees, or other persons who would require storage of a bicycle for a substantial portion of the

**Public Hearing Draft with Track Changes, Article 21: Zoning Bylaw Amendments for Bicycle Parking**  
**Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.**

day, for an overnight period, or for multiple days; however, it may serve other bicycle users as needed. Long-term bicycle parking is typically located within an enclosed, limited-access area designed so as to protect bicycles from precipitation and from theft.

- (2) Short-term bicycle parking shall be intended primarily to serve visitors, such as retail patrons, making trips of up to two hours to a particular use; however, it may serve other bicycle users as needed. Short-term bicycle parking is typically located in a publicly accessible area near pedestrian entrances to the use they are intended to serve.

~~C.D.~~ The minimum number of bicycle parking spaces shall be as set forth in the following table. The computed number of bicycle parking spaces will be rounded up to the nearest whole number.  
When bicycle parking is required, there shall be a minimum of two bicycle spaces provided.  
Bicycle parking spaces shall be provided in addition to the off-street parking space requirements of Section 6.1.4.

| <u>Use</u>   | <u>Minimum Number of Long-Term Bicycle Parking Spaces</u>                                  | <u>Minimum Number of Short-Term Bicycle Parking Spaces</u>                                 |
|--|--|--|
| <b><u>Residential Uses</u></b>   |  |  |
| <u>Single-, two-, or three-family dwelling</u>   | <u>No minimum</u>  | <u>No minimum</u>  |
| <u>Apartment building</u>  | <u>1 space per dwelling unit</u>   | <u>0.10 spaces per dwelling unit</u>   |
| <u>Assisted living residence</u>   | <u>0.5 spaces per dwelling unit</u>  | <u>0.05 spaces per dwelling unit</u>   |
| <u>Single-room occupancy building</u>  | <u>1 space per dwelling unit</u>   | <u>0.10 spaces per dwelling unit</u>   |
| <u>Group home</u>  | <u>0.5 spaces per bed</u>  | <u>0.05 spaces per bed</u>   |
| <b><u>Business or Industrial Use</u></b>   |  |  |
| <u>Hotel/motel</u>   | <u>0.02 spaces per sleeping room</u>   | <u>0.05 spaces per sleeping room</u>   |
| <u>Other retail or service use</u>   | <u>0.10 spaces per 1,000 sq. ft. of gross floor area</u>                                   | <u>0.60 spaces per 1,000 sq. ft. of gross floor area</u>                                   |
| <u>Office, business or professional</u>  | <u>0.30 spaces per 1,000 sq. ft. of gross floor area</u>                                   | <u>0.50 spaces per 1,000 sq. ft. of gross floor area</u>                                   |
| <u>Wholesale business and storage</u>  | <u>0.80 spaces per 1,000 sq. ft. of gross floor area</u>                                   | <u>0.06 spaces per 1,000 sq. ft. of gross floor area</u>                                   |
| <u>Manufacturing, Light</u>  | <u>0.80 spaces per 1,000 sq. ft. of gross floor area</u>                                   | <u>0.06 spaces per 1,000 sq. ft. of gross floor area</u>                                   |
| <u>Office, medical or clinic</u>   | <u>0.30 spaces per 1,000 sq. ft. of gross floor area</u>                                   | <u>0.50 spaces per 1,000 sq. ft. of gross floor area</u>                                   |
| <b><u>Institutional, Educational Use</u></b>   |  |  |
| <u>Auto sales, similar retail and service establishments with extensive display areas that are unusually extensive in relation to consumer traffic</u> | <u>0.08 spaces per 1,000 sq. ft. of gross floor area</u>                                   | <u>0.06 spaces per 1,000 sq. ft. of gross floor area</u>                                   |
| <u>Hospital</u>  | <u>0.20 spaces per 1,000 sq. ft. of gross floor area</u>                                   | <u>0.10 spaces per 1,000 sq. ft. of gross floor area</u>                                   |
| <u>Nursing home</u>  | <u>0.5 spaces per bed</u>  | <u>0.05 spaces per bed</u>   |
| <u>Non-exempt educational use</u>  | <u>0.30 spaces per classroom or 0.015 spaces per auditorium seat, whichever is greater</u> | <u>1.70 spaces per classroom or 0.085 spaces per auditorium seat, whichever is greater</u> |

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|   |   |  |
|---|---|--|
| <u>Other school</u>   | <u>0.30 spaces per classroom or 0.015 spaces per auditorium seat, whichever is greater</u>                              | <u>1.70 spaces per classroom or 0.085 spaces per auditorium seat, whichever is greater</u> |
| <b><u>Public, Recreational or Entertainment</u></b>   |   |  |
| <u>Municipal facility</u>   | <u>0.30 spaces per 1,000 sq. ft. of gross floor area</u>  | <u>0.50 spaces per 1,000 sq. ft. of gross floor area</u>                                   |
| <u>Indoor Motion Picture Theater, restaurant, gymnasium, auditorium or similar place of public assembly with seating facilities</u> | <u>0.20 spaces per 1,000 sq. ft. of gross floor area</u>  | <u>1 space per 1,000 sq. ft. of gross floor area</u>                                       |
| <u>Health club or indoor athletic facility</u>  | <u>0.10 spaces per 1,000 sq. ft. of gross floor area</u>  | <u>1 space per 1,000 sq. ft. of gross floor area</u>                                       |
| <b><u>Utility, Transportation, Communications</u></b>   |   |  |
| <u>Public utility</u>   | <u>0.08 spaces per 1,000 sq. ft. of gross floor area</u>  | <u>0.06 spaces per 1,000 sq. ft. of gross floor area</u>                                   |
| <u>Transportation terminal</u>  | <u>0.08 spaces per 1,000 sq. ft. of gross floor area</u>  | <u>0.06 spaces per 1,000 sq. ft. of gross floor area</u>                                   |
| <b><u>Other Uses</u></b>  |   |  |
| <u>Mixed-use</u>  | <u>Sum of uses computed separately</u>  |  |
| <u>Any other use permitted in this Bylaw</u>  | <u>Closest similar use as shall be interpreted to be covered by this table, as determined by the Building Inspector</u> |  |

~~D. When bicycle parking is required, there shall be a minimum of two spaces provided, and not more than 30 bicycle spaces shall be required at a single site. The first ten bicycle parking spaces shall reduce the minimum number of off-street parking spaces required in Section 6.1.4 by one space. Each additional ten bicycle parking spaces so provided shall further reduce said off-street parking space requirement by one space, to a maximum reduction of 3 off-street parking spaces.~~

E. The general requirements for bicycle parking shall be:

- (1) A bicycle rack or bicycle storage fixture or structure shall accommodate a bicycle at least six feet in length and two feet wide;
- (2) Bicycle racks or storage fixtures must be secured against theft by attachment to a permanent surface;
- (3) Bicycle parking apparatus shall be installed in a manner that will not obstruct pedestrian or motor vehicle traffic;
- (4) To the extent feasible, bicycle parking shall be separated from motor vehicle parking to minimize the possibility of bicycle or auto damage; and
- (5) Bike racks or posts shall be capable of securing a standard bicycle frame and one wheel using a common U-type security lock without the need to remove either wheel. Bicycle racks designed to hold a bicycle by its front wheel alone shall not be considered to meet the bicycle parking requirements of this Section.

**Public Hearing Draft with Track Changes, Article 21: Zoning Bylaw Amendments for Bicycle Parking**  
**Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.**

F. Bicycle parking designed in the following manner shall not be permitted, unless otherwise allowed by the Special Permit Granting Authority:

- (1) Storage that requires bicycles to be lying down or requiring a kickstand to remain upright;
- (2) Bicycles that must be hung with one or both wheels suspended in the air; or
- (3) Bicycles that must be lifted off of the ground or floor without any physical assistance.

G. The location of bicycle parking spaces shall ~~follow~~ comply with the following requirements:

~~(1) When off-street parking is provided in a garage or is covered, long-term bicycle parking shall be provided in a garage, covered, or inside a building in proportion to the number of garaged or covered off-street parking spaces on the site; and~~

(1) Short-term bicycle parking shall be located within 50 feet of the main entrance of a building or no further away than the nearest off-street parking space, whichever is closer;

(2) Long-term bicycle parking shall be provided within the building containing the use that it is intended to serve, or within a structure that is no more than 200 feet from the main entrance of a building. The parking serving multiple uses or buildings may be pooled into a single secure area, enclosure, or facility; and

(3) While requirements in this Section may not be satisfied within individual residential dwelling units, residents may bring bicycles into their individual dwelling unit for storage.

H. The requirements of this Section may be reduced to the extent that the applicant can demonstrate the regulation is unnecessarily stringent due to:

(1) The characteristics of the use, structure, or facility makes the use of bicycles unlikely;

(2) The characteristics of the site or area preclude the installation of bicycle parking; and/or,

~~(2)~~(3) Results from a documented survey of bicycle parking use in similar situations.





## Town of Arlington, Massachusetts

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### Correspondence received:

#### Summary:

Re: Changes to Arlington Density via email from Eric Rolfe 03-12-19

Re: Comments to ARB Re: Zoning via email from Katherine Levine Einstein 03-13-19

Re: ARB Zoning Articles via email from Dr. David Einstein 03-13-19

Comment from Arlington EATS on Zoning Proposal via email from Parke Wilde and Andi Doane 03-14-19

ARB Hearings Comments - From March 11 and on general process via email from Carl Wagner 03-18-19

Re: Proposed Zoning Articles for 2019 via email from Steve McKenna 03-18-19

Testimony for ARB Density Zoning Amendments via email from Patricia Worden 03-18-19

Letter from Don Seltzer

#### ATTACHMENTS:

| Type               | File Name  | Description   |
|--------------------|--|---|
| Reference Material | Correspondence_-_RE_Changes_to_Arlington_Density_via_email_from_Eric_Rolfe_03-12-19.pdf                                | Re: Changes to Arlington Density via email from Eric Rolfe 03-12-19                               |
| Reference Material | Correspondence_-_RE_Comments_to_ARB_RE_Zoning_sent_via_email_from_Katherine_Levine_Einstein_03-13-19.pdf               | Re: Comments to ARB Re: Zoning via email from Katherine Levine Einstein 03-13-19                  |
| Reference Material | Correspondence_-_RE_ARB_Zoning_Articles_via_email_from_Dr._David_Einstein_03-13-19.pdf                                 | Re: ARB Zoning Articles via email from Dr. David Einstein 03-13-19                                |
| Reference Material | Correspondence_-_Comment_from_Arlington_EATS_on_Zoning_Proposal_via_email_from_Parke_Wilde_and_Andi_Doane_03-14-19.pdf | Comment from Arlington EATS on Zoning Proposal via email from Parke Wilde and Andi Doane 03-14-19 |
| Reference Material | Correspondence_-_ARB_Hearings_Comments_-_From_March_11_and_on_general_process_via_email_from_Carl_Wagner_03-18-19.pdf  | ARB Hearings Comments - From March 11 and on general process via email from Carl Wagner 03-18-19  |
| Reference Material | Correspondence_-_RE_Proposed_Zoning_Articles_for_2019_via_email_from_Steve_McKenna_03-18-19.pdf                        | Re: Proposed Zoning Articles for 2019 via email from Steve McKenna 03-18-19                       |
| Reference Material | Correspondence_-_Testimony_for_ARB_Density_Zoning_Amendments_via_email_from_Patricia_Worden_03-18-19.pdf               | Testimony for ARB Density Zoning Amendments via email from Patricia Worden 03-18-19               |
| Reference Material | Letter_from_Don_Seltzer.pdf  | Letter from Don Seltzer   |

Material \_Testimony\_for\_ARB\_Density\_Zoning\_Amendments\_via\_email\_from\_Patricia\_Worden\_03-18-19.pdf

Amendments via  
email from  
Patricia Worden  
03-18-19

Reference  
Material MAPC\_Studies\_package.pdf

Correspondence  
Letter from Don  
Seltzer

From: "Jenny Raitt" <JRaitt@town.arlington.ma.us>  
To: "Eric Rolfe" <eric@flynnrolfe.com>  
Cc: <ebenson@town.arlington.ma.us>, <abunnell@town.arlington.ma.us>,  
<klau@town.arlington.ma.us>, <dwatson@town.arlington.ma.us>,  
<MMuszynski@town.arlington.ma.us>  
Date: Tue, 12 Mar 2019 10:46:58 -0400  
Subject: Re: Changes to Arlington Density

Eric,

Thank you for your comments.

Best regards,  
Jenny

Jennifer Raitt  
Director of Planning and Community Development  
781-316-3092

On Mar 12, 2019, at 10:25 AM, Eric Rolfe <[eric@flynnrolfe.com](mailto:eric@flynnrolfe.com)> wrote:

Eric Rolfe  
214-926-6563 (mobile)

Begin forwarded message:

**From:** "Erin Zwirko" <[EZwirko@town.arlington.ma.us](mailto:EZwirko@town.arlington.ma.us)>  
**Date:** March 12, 2019 at 10:10:24 AM EDT  
**To:** "Eric Rolfe" <[eric@flynnrolfe.com](mailto:eric@flynnrolfe.com)>  
**Subject:** Re: Changes to Arlington Density

Hi Eric,

Thank you for your comments. If you would like to submit your comments to the record, please send the comments to the ARB members:

[ebenson@town.arlington.ma.us](mailto:ebenson@town.arlington.ma.us)  
[abunnell@town.arlington.ma.us](mailto:abunnell@town.arlington.ma.us)  
[klau@town.arlington.ma.us](mailto:klau@town.arlington.ma.us)  
[dwatson@town.arlington.ma.us](mailto:dwatson@town.arlington.ma.us)  
[awest@town.arlington.ma.us](mailto:awest@town.arlington.ma.us)  
[jraitt@town.arlington.ma.us](mailto:jraitt@town.arlington.ma.us)

Thank you,

Erin

Erin Zwirko, AICP, LEED AP  
Assistant Director  
Department of Planning and Community Development  
Town of Arlington  
direct: 781-316-3091  
[ezwirko@town.arlington.ma.us](mailto:ezwirko@town.arlington.ma.us)

From: Eric Rolfe <[eric@flynnrolfe.com](mailto:eric@flynnrolfe.com)>  
To: [ezwirko@town.arlington.ma.us](mailto:ezwirko@town.arlington.ma.us)  
Cc: Eric Rolfe <[eric@flynnrolfe.com](mailto:eric@flynnrolfe.com)>  
Date: Mon, 11 Mar 2019 21:56:40 -0400  
Subject: Changes to Arlington Density

I refer to your request for feedback on several zoning amendments.  
I was not able to attend the public meeting this evening.

I am not in favor of increasing the population density in Arlington, and oppose the "second major initiative" supposedly "to address the lack of housing diversity in the community". I do not think these changes will benefit the citizens of Arlington.

I'm also opposed to "proposed zoning amendments to allow accessory dwelling units in the R0 and R1 residential districts". I do not think these changes will benefit the citizens of Arlington.

We are facing rising costs for maintaining our schools, infrastructure, senior center, etc. We are facing increasing congestion on our roads. Increasing our population will only increase the pressure on our town, changing it's character without a significant benefit to our citizens.

Eric Rolfe

Katie,

Thank you for your comments.

Best,  
Jenny

Jennifer Raitt  
Director of Planning and Community Development  
781-316-3092

> On Mar 13, 2019, at 7:44 AM, Katherine Levine Einstein <[katherine.einstein@gmail.com](mailto:katherine.einstein@gmail.com)> wrote:

>

> Dear Arlington Redevelopment Board,

>

> I write to you in strong support of the proposed zoning amendments. I am a resident of Arlington Heights, recent member (for two years) of the Housing Plan Implementation Committee, and, professionally, an urban and housing policy researcher. These amendments are well-thought-out measures to provide much-needed additional housing to the Arlington community. We are facing a regional housing crisis, and the only path forward is to build more housing. The town has made strong commitments via its Housing Production Plan and participation in the Metro Mayors Coalition to do its part to alleviate our regional housing shortage. These articles represent an inclusive step towards maintaining accessibility. On a personal note, I have absolutely loved the amazing community I have found in Arlington for my young family; I am proud to live in a community that is taking regulatory steps to make it more inclusive for new individuals and families, rather than trying to preserve exclusive access to public goods by freezing development. Thanks to the ARB for thinking regionally and inclusively.

>

> Best,

>

> Katherine Levine Einstein

From: "Jenny Raitt" <JRaitt@town.arlington.ma.us>  
To: "Einstein,David \ (HMFP - HMFP Medicine)\ " <deinstei@bidmc.harvard.edu>  
Cc: <abunnell@town.arlington.ma.us>, <KLau@town.arlington.ma.us>,  
<ebenson@town.arlington.ma.us>, <DWatson@town.arlington.ma.us>,  
<MMuszynski@town.arlington.ma.us>  
Date: Thu, 14 Mar 2019 06:57:44 -0400  
Subject: Re: ARB Zoning Articles

Mr. Einstein,

Thank you for your comments.

Best,  
Jenny

Jennifer Raitt  
Director of Planning and Community Development  
781-316-3092

On Mar 13, 2019, at 8:58 PM, Einstein,David (HMFP - HMFP Medicine)  
<[deinstei@bidmc.harvard.edu](mailto:deinstei@bidmc.harvard.edu)> wrote:

Dear Ms. Raitt and Arlington Redevelopment Board:

I'm writing to express my strong support of the proposed zoning changes allowing greater development density.

As a resident and homeowner in Arlington Heights, I know from personal experience how difficult it can be to obtain housing in the greater Boston area, and I would love to see Arlington commit to providing much-needed additional housing.

Secondly, I am an oncologist, and I regularly see the financial impact of a cancer diagnosis and ensuing treatment on my patients. I have had patients who were just barely able to make ends meet, but then, after a cancer diagnosis, were suddenly unable to work and simultaneously faced accumulating medical bills. Since housing and rental costs make up a huge amount of a typical Boston area household's budget, these patients quickly find themselves functionally or truly homeless. I have written letters to housing agencies explaining the need for stable housing during cancer treatments, but to no avail—there is simply not enough subsidized housing available. I would hope to see my hometown contributing positively to housing availability.

Many thanks,  
David

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David J. Einstein, MD  
Genitourinary Oncology Program  
Beth Israel Deaconess Medical Center  
Harvard Medical School

Center for Life Sciences 440A  
P 617.667.2100 / 617.735.2063  
F 617.735.2060

Parke, Andi, and Arlington EATS,

Thank you for your comments on the proposed zoning amendments.

Best,  
Jenny

Jennifer Raitt  
Director, Department of Planning and Community Development  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, Massachusetts 02476  
781-316-3092

From: Parke Wilde <parke.wilde@tufts.edu>  
To: ebenson@town.arlington.ma.us, abunnell@town.arlington.ma.us, klau@town.arlington.ma.us, dwatson@town.arlington.ma.us, jraitt@town.arlington.ma.us  
Cc: Andi Doane <ADoane@town.arlington.ma.us>, Erin Zwirko <EZwirko@town.arlington.ma.us>, Whitney Demetrius <wdemetrius@chapa.org>  
Date: Thu, 14 Mar 2019 11:49:11 -0400  
Subject: Comment from Arlington EATS on Zoning Proposal

Dear ARB members:

Arlington EATS is the town's food pantry and food distribution organization ("Food for all Arlington residents in need") and sponsor of the annual [Beats for Eats](#) event (upcoming March 23 in Arlington Town Hall).

The board has been following the town's zoning proposal with interest. Arlington EATS is submitting this public comment.

**Housing Affordability is Critical for Food Security.** Arlington EATS has long recognized that housing affordability is a critical issue that affects the risk of food insecurity and hunger for people in our community. We have noted with interest the [proposal](#) from Arlington's Department of Planning and Community Development for several zoning changes, with a goal of improving housing affordability. We support the principle of zoning for diverse unit sizes for a healthy and economically diverse community. We encourage community members to thoughtfully consider the town's zoning proposals, remembering the needs of low-income and working people as a priority.

Thank you for your work on this issue!

Parke Wilde (Arlington EATS board member)  
cc: Andi Doane (Arlington EATS executive director)

--

Parke Wilde  
Professor  
Friedman School of Nutrition Science and Policy, Tufts University  
150 Harrison Ave., Boston, MA 02111  
617-636-3495 (voice), 339-368-2975 (cell), [parke.wilde@tufts.edu](mailto:parke.wilde@tufts.edu)  
Book and blog: [www.usfoodpolicy.com](http://www.usfoodpolicy.com)



Begin forwarded message:

**From:** C Wagner <[cawagner@hotmail.com](mailto:cawagner@hotmail.com)>  
**Date:** March 18, 2019 at 3:16:37 PM EDT  
**To:** "[ABunnell@town.arlington.ma.us](mailto:ABunnell@town.arlington.ma.us)" <[ABunnell@town.arlington.ma.us](mailto:ABunnell@town.arlington.ma.us)>,  
"[EBenson@town.arlington.ma.us](mailto:EBenson@town.arlington.ma.us)" <[EBenson@town.arlington.ma.us](mailto:EBenson@town.arlington.ma.us)>,  
"[KLau@town.arlington.ma.us](mailto:KLau@town.arlington.ma.us)" <[KLau@town.arlington.ma.us](mailto:KLau@town.arlington.ma.us)>,  
"[DWatson@town.arlington.ma.us](mailto:DWatson@town.arlington.ma.us)" <[DWatson@town.arlington.ma.us](mailto:DWatson@town.arlington.ma.us)>  
**Cc:** Jenny Raitt <[jraitt@town.arlington.ma.us](mailto:jraitt@town.arlington.ma.us)>,  
"[achapdelaine@town.arlington.ma.us](mailto:achapdelaine@town.arlington.ma.us)" <[achapdelaine@town.arlington.ma.us](mailto:achapdelaine@town.arlington.ma.us)>,  
"Mary Krepelka" <[mkrepelka@town.arlington.ma.us](mailto:mkrepelka@town.arlington.ma.us)>  
**Subject:** ARB Hearings Comments - From March 11 and on general process

Dear Members of the ARB:

I am writing to you with serious concerns over the pro-density articles that the Town Department of Planning and Community Development has put before you with the support of the Town Manager. Thank you for the work you do to serve and protect the residents and the Town of Arlington as you consider these serious matters.

The Articles, in total, push Arlington to change to be a denser more urban place. The Articles were drafted by outside organizations (MAPC and CHAPA) without the serious involvement or input of the town's residential and business owners and renters - the town's most important stakeholders, the tax payers. Even meetings with the public following the creation of the draft Articles were highly flawed - ARB meetings have not allowed the public to speak and Director Raitt's Jan 10 public forum didn't allow the public...to have a forum... after we were shown some summary material at 4 stations.

It appears that Oct 11 ARB meeting would have been the main place that someone who lives or works here could have had meaningful impact on changing or improving the Articles. But the public was not well informed at all before the drafting. In recent ARB meetings, it has been troubling that it appears Director Raitt has not supplied your board with adequate materials for you to judge either - and yet the pace of these radical changes has been far too quick, according to former ARB member Chris Loreti. This is especially concerning, since the Articles seek to change the nature of the R4-R7, B1-5 and Accessory Apartment (2 units in R0/R1) related areas. In other words the Articles essentially change the town that we all moved into because we liked it the way it is.

An argument made at a Dec 13 CHAPA-led meeting which didn't appear on the town's website list of meetings, and by which an invitation list was maintained by the Dept of Planning, was that new development will be great because it will help low and middle income renters - and the audience was largely represented by those people.

Yet the articles don't refer to affordability and in fact would worsen affordability in many ways. First, by allowing smaller 5000 lots and 1,000 sf units on these smaller lots, developers will be able to avoid Arlington's existing inclusionary requirement for affordable apartments. (starting at the 6th unit built). Second, multiple data shows that the effect of adding density

through 'upzoning' and removing zoning protections results in displacement of businesses and apartment dwellers and the moving out of existing property owners - in other words, the new developments bring in 'luxury condos', higher priced apartments and tear-down McMansions taking all the old lawn and yard space. Those that leave go because the average Arlington (2017) rent of about \$1500/mo is replaced by \$3,000/mo units (such as at 887 Mass Ave).

Arlington is already cheaper to live in than all the contiguous communities except Medford - on a rental and home price value basis. This is why I moved back here with my new wife in 1998, and I expect why you and your families came here, too. We essentially are the 6th 'affordable unit' for the towns around us!

Arlington is already the 2nd densest town, and 12th densest community of any kind in all of Massachusetts. We should recognize that increasing any density would only help outside interests - and not help the people who already pays taxes and live here - and we ask you to respect that solemn role - to protect us. Anything else and I can begin to understand why a motion has been submitted to change the ARB into an elected body - elected by the people who would be affected by the changes you are deciding upon.

**I am, therefore, asking you as a body to vote NO ACTION on all of these pro-density articles submitted to you by the Dept of Planning and the Town Manager.** The townspeople, including myself, want to believe and trust that you are working in our interest and to preserve our stake in the town.

Thank you very much,  
Carl Wagner  
Edgehill Road  
TM Member, Precinct 11

cc:  
Jennifer Raitt, Director, Planning and Community Development

Adam Chapdelaine, Town Manager  
Members of the Select Board

DATE: March 18, 2019

TO: The Arlington Redevelopment Board

RE: Proposed Zoning Changes Articles 6- 14

FROM: Stephen McKenna, 4 Upland Road, Arlington, MA

---

Zoning is very technical and strategic. It is an integral part of the economic growth and future of Arlington and the Planning Department has put forth proposed zoning articles that will guide the Town of Arlington through the proper growth the town needs and that will be done in a sensitive and responsible way. If we cannot redevelop and revitalize our main corridors such as Mass Avenue, Broadway and Summer Street; then where?

This will generate much needed income for the town and will substantially help absorb the costs needed to rebuild our high school and other infrastructures throughout the town. Otherwise, we will all see continued and substantial increases in our taxes. Our aging population that own homes in town are already feeling the pressure of tax increases. Are we really going to continue to place the burden on every home owner?

**The proposed zoning by law changes do the following:**

- 1. Creates newer business opportunities**
- 2. Creates growth for existing businesses in town**
- 3. Creates much needed housing stock**
- 4. Creates newer housing stock built to today's standards, providing safer and more modern housing**
- 5. Creates more housing for our aging population that wants to downsize and stay in town**
- 6. Creates more needed affordable housing units**
- 7. Creates more income for the town**

These proposed zoning changes are critical to the revitalization of Arlington as well as the continued economic growth and prosperity of our town. It will provide sensitive development opportunities for older, functionally obsolete properties along our main corridors allowing them to become more relevant and meet demands of our local businesses as well as the lifestyle needs for the citizens of Arlington.

Most of the properties along Mass Ave and Broadway were built prior to the 1930's and it's time to rejuvenate these properties and the proposed zoning by laws will allow that to happen. Much of our retail and mixed use properties are so small and older that businesses cannot thrive. Most of our vacant store fronts are older, smaller spaces that do not meet the requirements for new businesses that want to come into Arlington, but don't because the space does not exist. We need vibrant, new spaces developed in town to generate successful long standing businesses.

PAGE TWO

Arlington only needs to look to our neighbors in Lexington when years ago they realized the need for new and functional mixed use development. Lexington Center has not lost its character or sense of history and businesses are thriving. Long term residents moved out of their larger homes and into residential housing in the center, supporting local businesses and the community.

Belmont is in the midst of many new development opportunities creating more housing, retail and office space meeting the demands of the community. By allowing new zoning changes, Lexington and Belmont created much needed tax income to support town services. Arlington needs to vote and approve these zoning changes so we can stay competitive and relevant in order to sustain our long term viability.

Approving these zoning changes will provide more housing for our aging population and generate much needed housing for multiple types of households that will not overburdened our schools. It will also provide more affordable housing as required in our zoning by laws.

These proposed zoning changes are not random acts to destroy the fiber of our town. They are well thought out, specific, and reasonable plans as researched and determined by our Planning Department to better the community. These proposed zoning changes will not create a wall of darkness as some have described. They are sensitive to its neighbors and neighborhoods.

New development will not be steam rolled as some have stated. Each development opportunity will require a hearing and will need to meet all of the specific zoning requirements and will require approval from the ARB.

Finally, Arlington is surrounded by major universities, hospitals, hi tech and bio tech industries. We are located in the hub of an area full of growth and prosperity and we are surrounded by towns that have recognized it and have made similar changes to strengthen and better their communities.

The Arlington Planning Department knows the importance of these changes and they have spent countless hours researching and determining how critical the revitalization of our main corridors are to Arlington's future. The Planning Department is filled with dedicated people serving our community. They are highly educated and trained professionals with degrees in planning and urban development and I think it's time we trust them and let them do the jobs they were hired to do.

Respectfully,

**Stephen McKenna**  
**4 Upland Road**  
**Arlington, MA**

From: "Jenny Raitt" <JRaitt@town.arlington.ma.us>  
To: "Patricia Worden" <pbworden@hotmail.com>  
Cc: <ABunnell@town.arlington.ma.us>, <DWatson@town.arlington.ma.us>,  
<klau@town.arlington.ma.us>, <ebenson@town.arlington.ma.us>,  
<awest@town.arlington.ma.us>, <MMuszynski@town.arlington.ma.us>  
Date: Mon, 18 Mar 2019 15:22:00 -0400  
Subject: Re: Testimony for ARB Density Zoning Amendments

Patricia

Thank you for your comments.

Best,  
Jenny

Jennifer Raitt  
Director of Planning and Community Development  
781-316-3092

On Mar 18, 2019, at 2:34 PM, Patricia Worden <[pbworden@hotmail.com](mailto:pbworden@hotmail.com)> wrote:

**Please enter the following into the record for March 11 Arlington Redevelopment Board hearing on zoning amendments**

Please acknowledge receipt

**Testimony of Patricia B. Worden regarding ARB Hearing on Density Articles**

Please find in boldface below an exact transcript of the oral testimony I gave at the ARB Hearing on March 11, 2019. But prior to that please include in your record the following observations: Several individuals testified at the hearing who identified themselves as Housing Plan Implementation Committee members (of which I am a member but decided it would be inappropriate to state that in my oral presentation). The relevance and propriety of the HPIC membership in the context of ARB Hearings on zoning density amendments in the warrant is questionable. The Committee has apparently been in existence since 2017. But the membership during that time is not clear. The first meeting of the current Committee was on February 4, 2019 and the density articles have never been discussed by its members. There are only two sets of minutes for the HPIC during the two years during which it has allegedly been in existence. This makes it difficult, if not impossible to know what has been discussed and by whom. Transparency is lacking.

**Oral Testimony of Patricia Barron Worden, Ph.D. at ARB Hearing March 11,2019**

**The only kind of housing Arlington need is affordable housing. That's not just my opinion – you will see it in the housing recommendation in the Master Plan which I have handed out.—pages 88-89. There is nothing in these articles which requires affordable housing. In fact they would do the opposite. The claim that we need more diversity and so need more housing is also the opposite of what the MP says which is on page 77 and – I quote – you can see it on your cell phones –“Arlington is unique among Boston's inner suburbs for its diverse housing stock.” There is nothing in the MP indicating that affordable housing requires decrease in Usabe open space or increase in density.**

**These ARB-MAPC density articles are a dream for developers. If approved by TM they will be a disaster for Arlington residents and businesses who are renting. 39% of dwelling units in Arlington are rentals. That is a very high number compared to other nearby towns. Our Town leaders need to protect the rights and housing stability of this group not exploit them for developers. 40% of Arlington renters pay less than \$1,500 per month in Arlington's housing pool for rent. That is even less than the rent for inclusionary units which is \$1,647 for a 2 bedroom unit. The going rent for new 2-bdroom units is about \$3,000. The shock for Arlington renters would be palpable and many would have to leave or would be evicted as is happening in Boston with its push for density and luxury units. People who can't afford the rent increases are being evicted in Boston at the rate of 43 per day according to the Boston Sunday Globe Magazine of February24. Ironically many of the luxury units are unoccupied.**

**There is no way that any inclusionary zoning or density bonus is going to accommodate the many market rate renters who are likely to be unable to afford the higher rents coming with this density gentrification. One must remember that 80% of Arlington renters are currently paying less than \$1,999 per year for Arlington's reasonable market rate units.**

**Raising rents for Arlington' businesses is going to result in a loss of these and with them the tax revenue which they produce. Replacing them with housing is going to bring large infrastructure and school costs. The rush to fill up every available space with crammed luxury apartments making street walls of buildings like the one at 887 Massachusetts Avenue at Arlington High School is going to remove our opportunities for attracting commercial and entrepreneurial businesses.**

**The Master Plan is also very clear about the importance of Usable open space. These ARB amendments are brutal in their Zero requirement for open space which is the absolute opposite of many statements in the MP. Page 34 of the Master Plan states “*Usable open space in the village centers is***

*critical*. This can take place on individual lots (such as dining terraces, forecourts, etc.) and collective spaces such as plazas, commons, greens, and pocket parks. These usable open spaces are a significant draw to the districts...”- page 34

When the ARB consultant was asked if children at these new mixed use buildings with no open space would have to play on the sidewalk. The consultant said – No- they would play in the park. When she was asked to name a park she said they would play on the Minuteman Bikeway.

**This desire for usable open space became very clear to me when attending the meetings for the Master Plan – I believe I attended all of them. The outstanding Arlington site which attendees frequently brought up – the Walgreen’s site in East Arlington was one which residents for all over Arlington had hopes for. If the structure on that site were at the sides and not the rear then there would be a view from Massachusetts Avenue of our lovely Spy Pond – what many envisioned was opening up that view with structures at the sides of the lot including ground floor indoor and outdoor dining facilities and some enhancing lawn and trees and planters. But what the ARB consultants have come up with for that site if it is ever available is zoning that bring us - you can probably find it in their buildout – a monstrous humongous building Maxed out in every dimension and looming over the Avenue completely blocking any view of Spy Pond for all Arlingtonians except for the occupants of the luxury units.**

**This is a perfect example of awful Plans MAPC wants to bring to us.**

**Please don’t let them do it to Arlington.**

Patricia Barron Worden, Ph.D.

former Member and Chair, Arlington School Committee

former member and Chair, Arlington Housing Authority

former Charter Member, Arlington Human Rights Commission

Town Meeting Member, Precinct 8

<pbw testimony for ARB hrgs March 2019.doc>



Since January, the Redevelopment Board and residents have been asking for the promised Visualizations and Shadow studies, to better understand how the proposed zoning changes will impact neighborhoods. We have repeatedly been told that MAPC was working on them and they would be made available soon.

They finally did appear, belatedly, at Monday's hearing. What we saw was deeply disappointing. Rather than a meaningful visualization of an actual Arlington location, we were shown some casual artist's sketches of a fictional neighborhood in a fictional city. Nothing about the streets, the settings, the scale of the surrounding buildings bore any resemblance to Arlington. It was a Sim City fantasy world.

A few particular criticisms:

- Most of the background buildings have been depicted as large three story flat roofed structures in order to suggest a uniformity of shape and scale. In reality, these side streets feeding the main corridors are residential with one and two family homes
- All of the lots are shown as being square, with generous setbacks. In reality, many lots have a narrow dimension
- The example building shown does not even conform with the MAPC vision of an extended street wall with minimal gaps. Instead we are shown an isolated building surrounded by open landscaped lots
- Many of the sidewalks shown in these images are unnaturally wide for Arlington
- The residential model is a careless edit of the mixed use business district version. The artist even left in the sidewalk cafe
- The residential model has zero setback front yards
- The balconies overhanging the sidewalks are inconsistent with Arlington's zoning laws.
- The upper story setbacks are not reflective of the proposed changes

The only thing 'Arlington' about these drawings is the small label in the lower corner.

Ten depictions of the same building from slightly different angles is not useful content. It is simply filler material to hide the shallowness of the submitted work product.

The shadow study examples are even worse. Also set in some Sim City neighborhood, they lack any dimensional information. Some of the shadows shown

are clearly inaccurate for our latitude - perhaps it was meant to be Sim City, Florida. The only useful information to be obtained from this 'study' is that winter shadows are longer than those of summer.

As a resident, I am disappointed that our tax dollars have been wasted on this useless nonsense. For our Board members, I hope that your professionalism has been offended by such an unsatisfactory work product being submitted from our consultant so late in the decision process. It adds nothing to our understanding of these proposed zoning changes and the impact on Arlington neighborhoods. It also raises questions of the technical expertise of our consultants and how seriously they have attempted to understand Arlington's neighborhoods beyond some lines on a zoning map.

If a developer applying for a special permit for a single building had submitted such materials for consideration, I expect that the Board would have politely told him to come back when it had been done properly. In this case, with the serious overhaul of our zoning laws and the intrinsic character of the town at stake, it is orders of magnitude more important to be deliberate in the approval process and to get it done right.



Don Seltzer  
Irving St