



Arlington, MA

Economic Analysis Of Industrial Zoning Districts

Zoning Recommendations

October 19, 2020

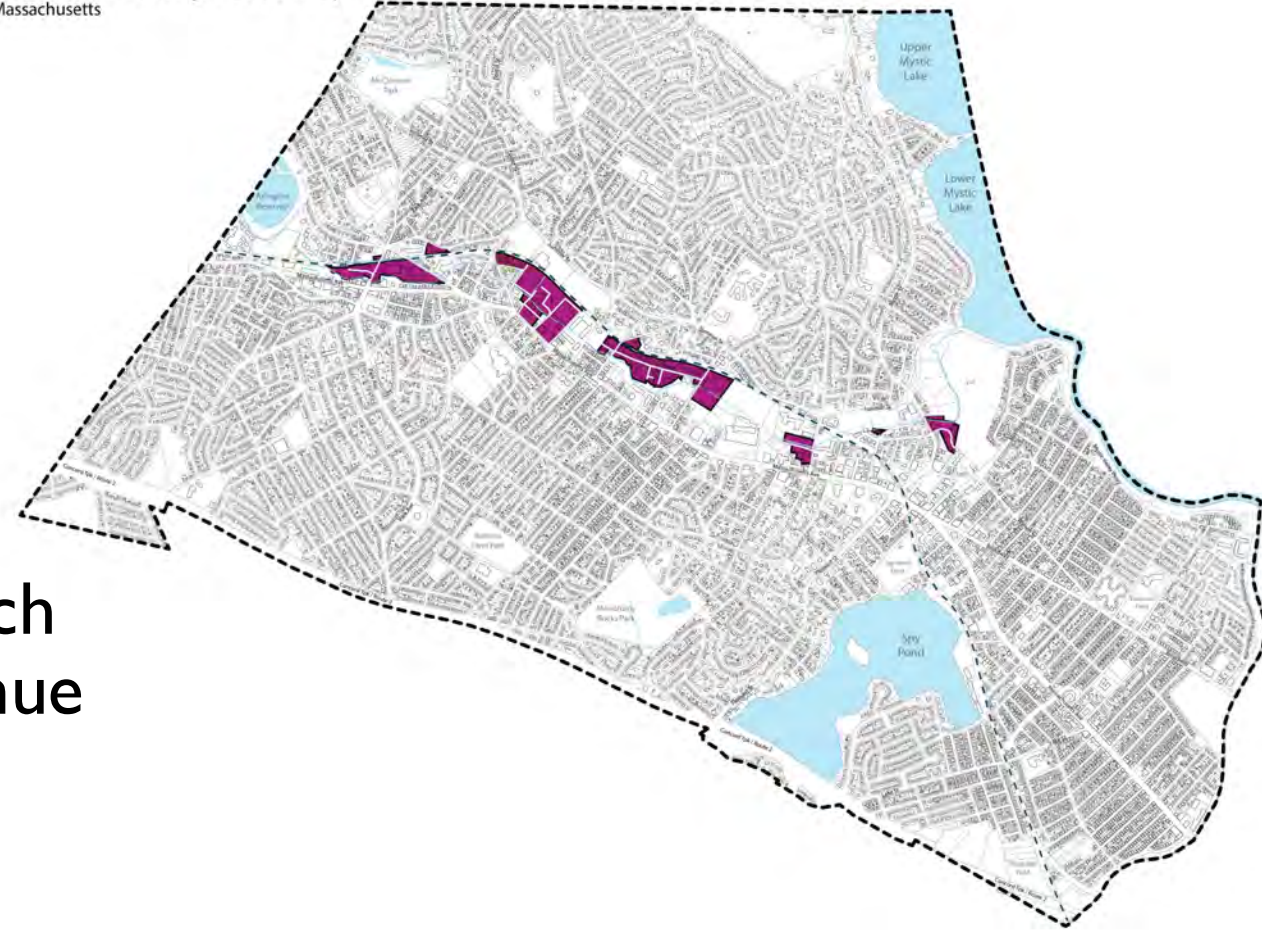
Agenda

- Goals and Background
- Process to Date
- Translating Concepts to Draft Zoning
- Draft Zoning

Project Goals

- Position Arlington to attract new businesses and jobs in emerging growth industries to the Industrial District; and
- Create opportunities through which Arlington can realize greater revenue with strategic amendments to the Zoning Bylaw and Zoning Map.

Industrial District Study - Base Map
Arlington, Massachusetts



Project Background

September 2019:

RFP for an Economic Analysis of Industrial Zoning Districts released.

RKG Associates and Harriman selected as contractor.

December 2019:

Project Kickoff.

2020:

Completion of an economic analysis.

Preparation of zoning recommendations.

Public Engagement – Video Presentation and Survey.

Preparation of draft zoning amendments.

Zoning Bylaw Working Group

Mike Byrne

Adam Chapdelaine

Pamela Heidell

Charles Kalaskas

Christian Klein

Steven Revilak

David Watson

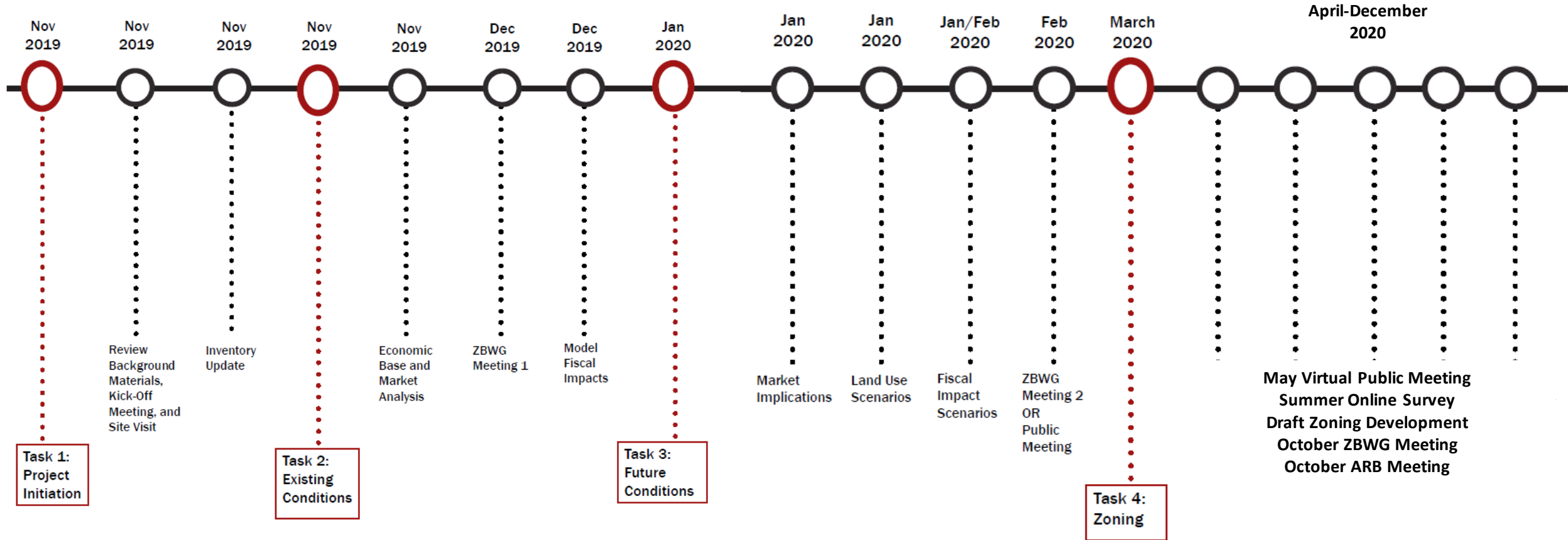
Ralph Willmer

John Worden

Jenny Raitt

Erin Zwirko

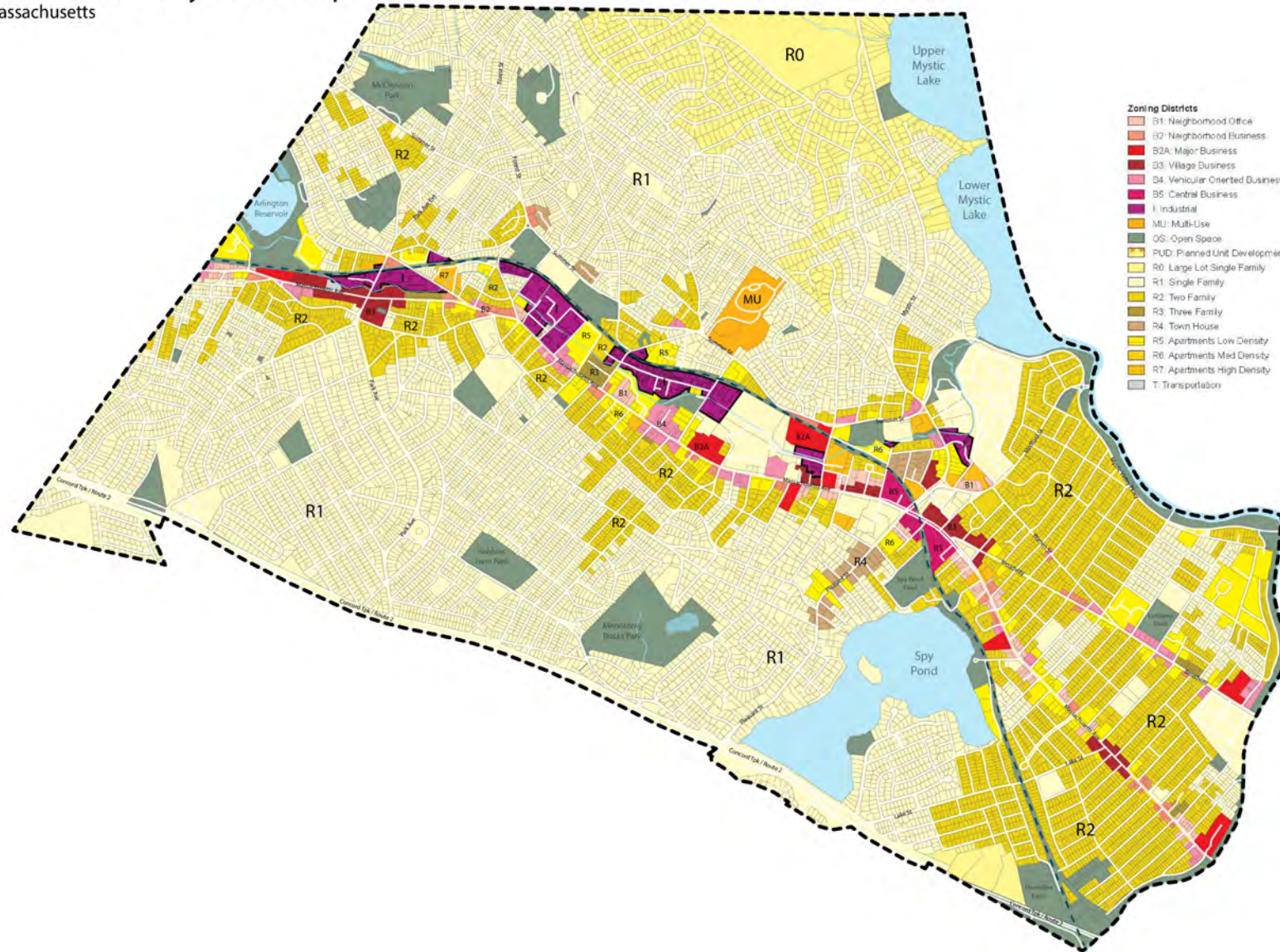
Timeline



An aerial photograph of Arlington, Virginia, showing a mix of industrial and residential areas. In the foreground, there are several large industrial buildings, including a prominent white building with a grid-like roof structure, and a large parking lot filled with cars. The background shows a dense residential neighborhood with many houses and trees. The city skyline is visible in the far distance under a clear blue sky.

Arlington's Industrial Zones – Market Findings

Industrial District Study - Base Map Arlington, Massachusetts



All Parcels
12,632

Industrial
91

All Parcels
100%

Industrial
0.7%

Total Taxable
Square Feet of
Development
48,662,105

Industrial
566,952

Total Taxable
Square Feet of
Development
100%

Industrial
1.2%

Total Acreage
3,508

Industrial
43

Total Acreage
100%

Industrial
1.2%

Arlington's Industrial Real Estate

Auto Repair & Supplies
Contractor Condominiums
Lumber Yards
Manufacturing
Manufacturing Offices
Storage & Warehousing
Distribution
Research & Development
Manufacturing Warehouses

69
properties

520,000
built square feet

\$23.84 million
assessed built value

\$71.10 million
assessed total value

- 24 are auto repair facilities, 22 storage/warehousing
- Average structure is 7,530 square feet (warehouses 18,700, auto supply 1,450)
- Buildings worth just \$46 per square foot
- Across just 28 acres, this equates to over \$2.5 million per acre



Redevelopment Pressures



How are Arlington's Industrial Districts Competing?

"Cost is a huge issue. If we hadn't bought here when we did, we'd be pushed out beyond I-495."

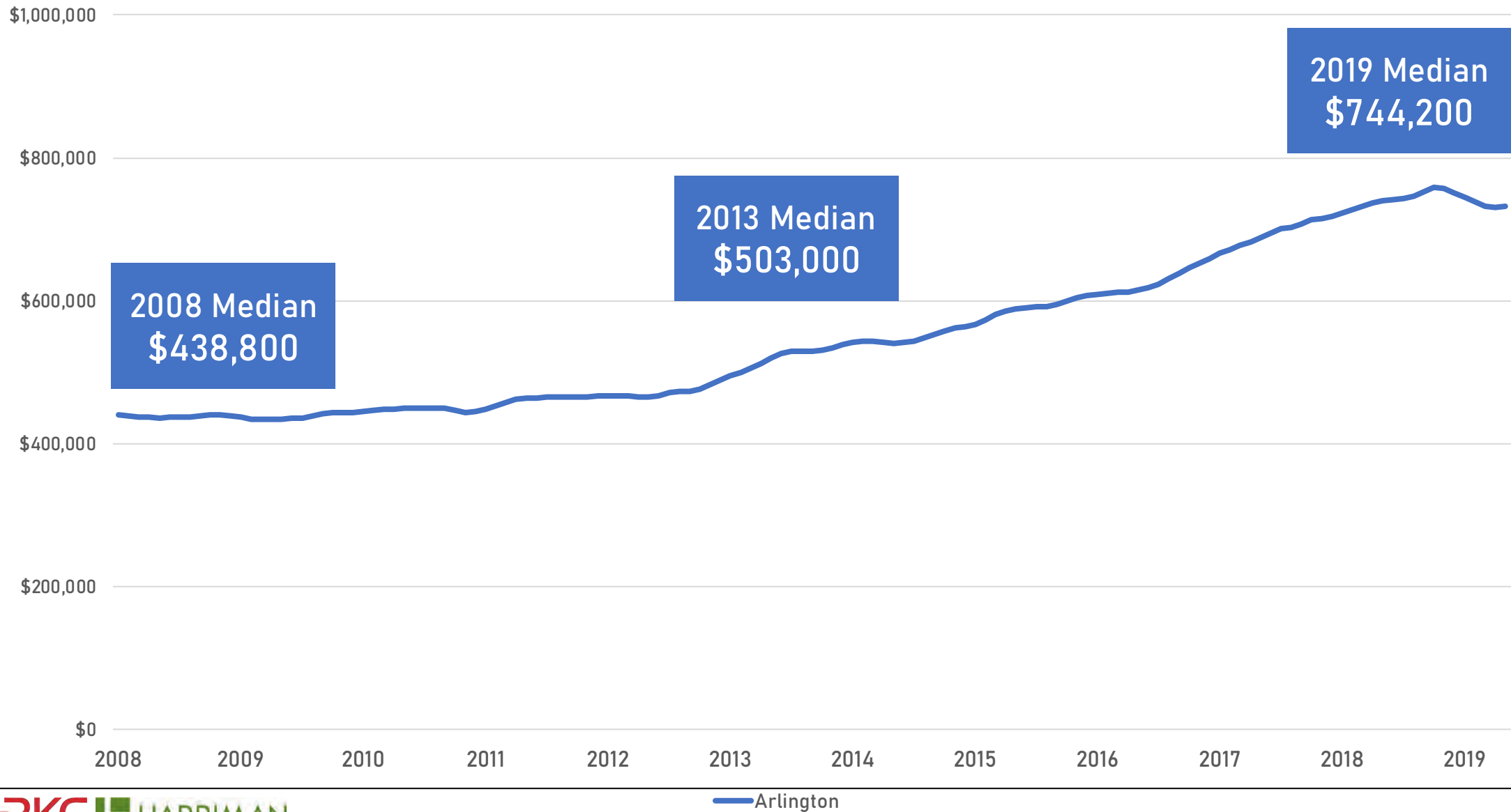
"Locating right next to residents presents a lot of challenges, especially for more traditional industrial companies."

"I moved my business here because I live here... I walk to work in ten minutes. It's awesome."

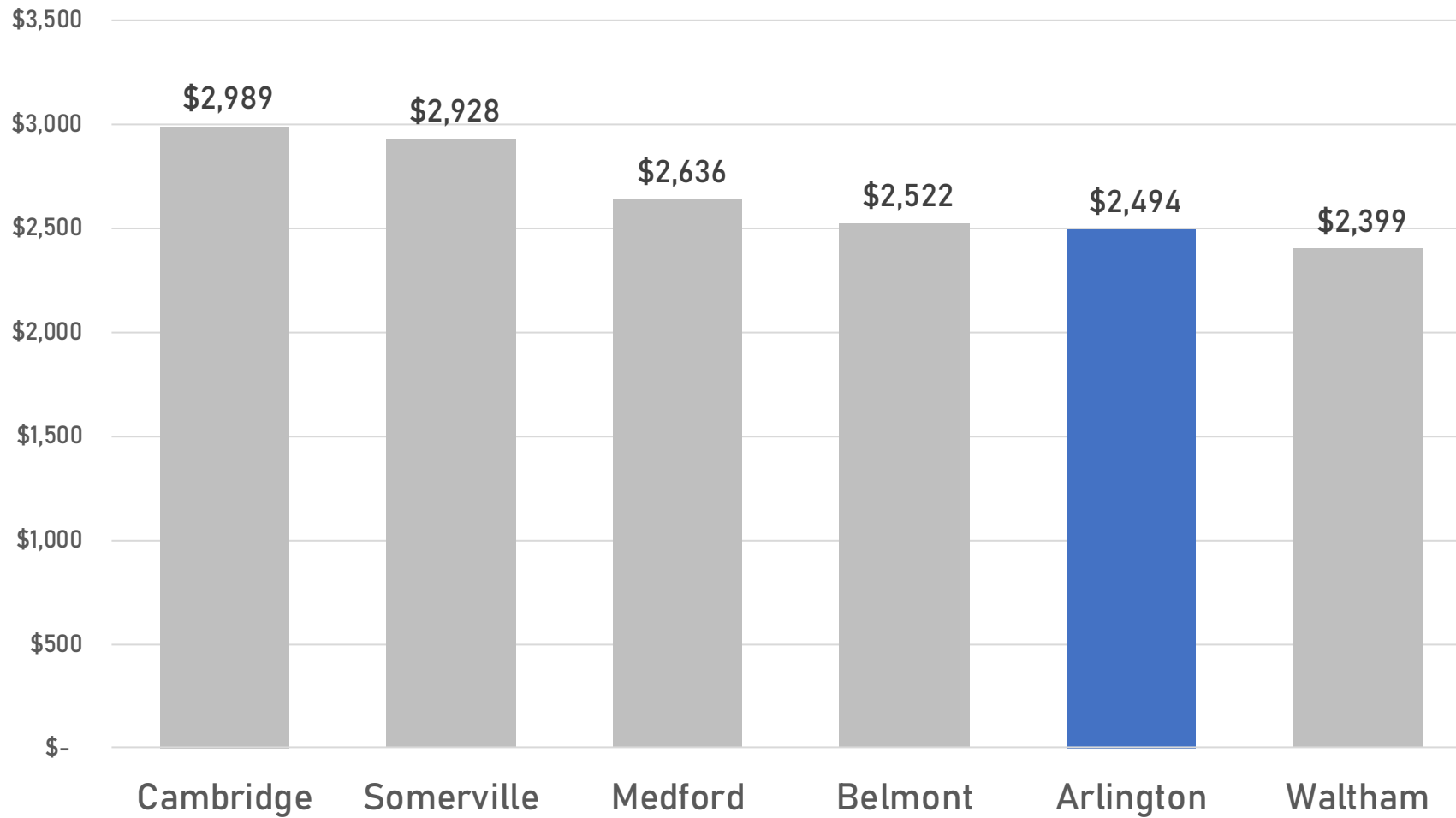
"We had to get creative with parking. We lease spaces from other companies and sometimes use public lots overnight."

"There's a shortage of commercial real estate. If a business owner sells, they might be sending 100 workers out to work an hour from here"

Median Home Value Trend



Median Monthly Rent, 2019



What kind of demand for commercial space could emerge in Arlington?

Middlesex County Projected New Jobs, Present to 2029

Selected job growth categories, 4-Digit NAICS

	Jobs 2018	Net New Jobs by 2029	Space Required
Middlesex County Total	1,035,000	85,000	21,250,000 sf
Scientific Research & Development Serv.	49,800	19,000	4,750,000 sf
Management of Companies	33,000	10,000	2,000,000 sf
Colleges, Universities & Prof. Schools	66,700	8,900	1,790,000 sf
Management & Scientific Consulting Serv.	22,600	6,300	1,270,000 sf
Restaurants	53,300	5,400	940,000 sf
Computer Systems Design	44,200	3,700	735,000 sf

Sources: EMSI Industry Table Projections; US Bureau of Labor Statistics; RKG Associates.

Arlington today comprises

1%

of Middlesex County jobs



“Fair Share”



Potential demand for

+/- 200,000 sf

of commercial space
over 10 years

Gauging the potential for Lab/Research & Development

Tetragenetics “Arlington’s first biotech firm” Moved from Cambridge in 2015

- Upper management already lived in Arlington
- Larger space than could be afforded in Cambridge
- Concrete floors, garage doors for supporting large equipment
- Biotech by special permit in Arlington since 2012



Mass BioReady
Bronze



Sources: Mass Biotechnology Council; The Patriot Ledger

Key Takeaways

Arlington's relatively small job base mostly consists of lower-paying jobs held by residents of other communities.

Existing jobs in industrial zones are highly diverse, with most in sectors that pay above the town average salary.

Middlesex County's hot housing market is exerting pressure on industrial zones – especially those with aged structures.

Firms in legacy industrial sectors are struggling to financially justify Arlington rents.

Higher-tech industrial firms may see Arlington as a desirable, less-expensive option, although recruitment may be a challenge.



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Arlington's Industrial Zones – Proposed Zoning

Concept to Draft

Proposed

- Uses
- Dimensional standards
- Development standards
 - Bonus for additional height
 - Parking and site treatment
 - Sustainability

Considerations

Development standards

Developer vs. tenant

Enforceable

Temporary vs. permanent

Relationship of cost to benefit

Relationship of private benefit to public impact

Proposed Uses

Industrial



<https://azbigmedia.com/real-estate/big-deals/industrial/analysis-light-industrial-sites-take->

Office



<https://www.levyarchitects.com/2021>

Breweries, Distilleries, and Wineries



<https://growlermag.com/how-open-or-damn-close-able-seedhouse-brewery/>

Mixed Use (Office and Industrial)



<https://www.stevelaursen.com/2-mixed-use-industrial-buildings-get-the-green-light-on->

Food Production Facilities



<https://www.meatpoultry.com/articles/19949-john-soules-foods-to->

Proposed Uses

Flex Spaces



<https://leechangroup.com/inland-empire/ontario-ca-light->

Work Only Artist Studio



<https://art.gmu.edu/facilities/>

Maker Space



<https://www.facebook.com/pg/nebraskainnovationstudio/events/>

Vertical Farming



<https://www.wyomingpublicmedia.org/post/vertical-harvest->

Proposed Development Standards

- Buildings must be solar-ready
 - ARB can adjust height and setbacks to allow the installation of equipment for renewable energy
- Yards
 - Buildings no more than 10 feet from the front lot line
 - Low-impact stormwater management
- Transparency and Access
 - Ground floor windows
 - Equal treatment of all façades
 - Connections from public sidewalk to front entry;
- Lighting
 - Dark-Sky friendly

Solar-ready building design, as the name suggests, refers to designing and constructing a building in a way that facilitates and optimizes the installation of a rooftop **solar** photovoltaic (PV) system at some point after the building has been constructed. www.nrel.gov

Proposed Development Standards

Pedestrian Amenities (Choices)

Choose 1



<https://www.showcase.com/4957-allison-pky-vacaville-ca-95688/18095269/>

OR



<http://www.landscapearchitecture.com/datsheet/tournesolsiteworks/tournesolsiteworks.html>

+

Choose 1



<https://www.pinterest.ch/pin/140807925826545553/>

OR



<http://cbbel.com/madison-street-streetscape/>

OR



<https://artfulrainwaterdesign.psu.edu/project/southwest->

Proposed Height Bonus

Choose 1

Vegetated Landscape



<https://www.youtube.com/watch?v=6XApzoTZS6k>

Highly Reflective



<https://www.networx.com/article/reflective-roof-coatings-for-asphalt-roof>

Solar power



<https://www.everguardsolar.com/uncategorized/is-ballast-mounted-solar-right-for-your-flat-roof/>

High Albedo Concrete



<https://www.buildings.com/article-details/articleid/21182/> title=are-cool-pavements-all-they-re-cracked-up-to-be-

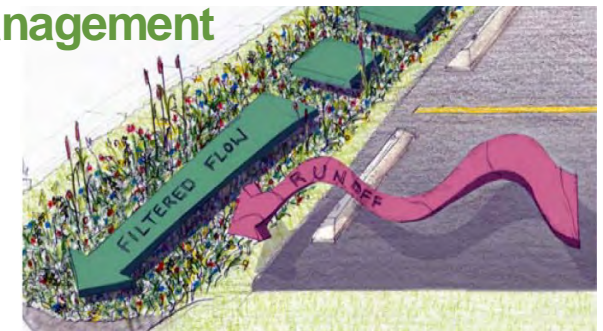
Blue roof



Unknown



100% On-site Stormwater Management



Parking Lot Landscaping Ordinance-Village of Glenview

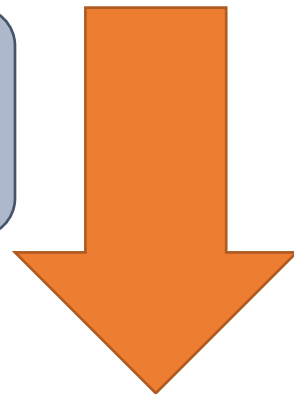
Parking Standards

- Pervious surfaces for excess parking
- Required for impervious surfaces
 - High-albedo surface
 - Shade (trees or solar panels)
- Encouraged
 - Rain gardens, bioswales, etc.
 - Electric vehicle charging stations

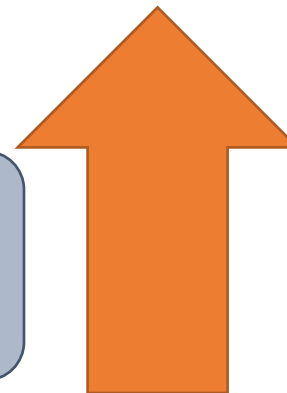


<https://waylandstudentpress.com/51402/articles/solar-panels-installed-in-whs-parking-lots/>

Parking Spaces for
CARS



Parking Spaces for
BIKES



Recommended Modifications

- Section 2. Definitions
 - New definitions of appropriate uses
 - Recommended clusters of definition types
- 5.3.17 Upper Story Setbacks
 - Remove requirement for upper story setbacks
- 5.6.2 Dimensional and Density Regulations
 - Includes new development standards
 - Includes standards for additional height
- 5.6.1.B.1 New definitions of Industrial District
- 5.6.2 Dimensional and Density Regulations
 - Remove requirement for upper story setbacks
 - Establishes amenity requirements for increased height
- 5.6.3 Table of Uses
 - Establishes new uses and review/approval threshold
- Section 6. Parking
 - 6.1.4 Reduce parking for manufacturing
 - 6.1.10 Specifies location of parking on site
 - 6.1.11 Establishes additional requirements for parking design
 - 6.1.12 Increase bicycle parking spaces to match those of cars



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