



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice January 24, 2022

This meeting is being held remotely in accordance with the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, Section 20. Public comments will be accepted during the public comment periods designated in the agenda. Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to jraitt@town.arlington.ma.us by January 24, 2022 at 4:00 p.m. The Board requests that correspondence that includes visual information should be provided by January 21, 2022 at 12:00 p.m. Jennifer Raitt is inviting you to a scheduled Zoom meeting.

The Arlington Redevelopment Board will meet Monday, January 24, 2022 at 7:30 PM in the
Join via Zoom at <https://town-arlington-ma-us.zoom.us/j/88902873066>, Meeting ID: 889 0287 3066. To call in, dial 1-646-876-9923, 889 0287 3066 then #.

1. Organizational Meeting

7:30 p.m. Annual election of chair and vice-chair

2. Continued Public Hearing Docket #3665, 645 Massachusetts Avenue

7:35 p.m. Board will continue hearing Special Permit Docket #3665 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a Chase Bank location on the premises at 645 Massachusetts Avenue, Arlington, MA in the B5 Business District. The continued hearing provides for additional Board review and public comment on the project under Section 3.4, Environmental Design Review and Section 6.2, Signs.

Board will continue deliberations on this Special Permit and may vote.

3. Housing Plan

8:00 p.m. Board will review and may adopt Housing Plan

4. Zoning Warrant Articles for 2022 Annual Town Meeting

8:45 p.m. Board will discuss and vote to file zoning Warrant Articles for 2022 Annual Town Meeting

5. Committee Updates

9:15 p.m. Board members serving on various Town committees will provide updates

6. Central School (Community Center) renovation update/ completion

9:30 p.m. Staff will provide an update

7. Meeting Minutes (12/16/21, 12/20/21, 1/3/22)

9:40 p.m. Board will review and approve meeting minutes

8. Open Forum

9:45 p.m. Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three-minute time limit to present a concern or request.

9. Adjourn

10:05 p.m. Estimated time of adjournment



Town of Arlington, Massachusetts

Continued Public Hearing Docket #3665, 645 Massachusetts Avenue

Summary:

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Board will continue deliberations on this Special Permit and may vote.

ATTACHMENTS:

Type	File Name	Description
Reference Material	NEW_-_Agenda_Item_2_-_Updated_Memo_to_ARB_re_Docket_3665_01-19-22.docx	Updated Memo to ARB re Docket #3665 01-19-22
Reference Material	Agenda_Item_1_-_Memo_from_Town_Counsel_re_EDR_Process.pdf	Memo from Town Counsel re EDR Process 09232021
Reference Material	ARB_Letter_2022_01_18.pdf	01-18-2022 ARB Letter
Reference Material	Exhibit_A.pdf	Exhibit A
Reference Material	Exhibit_B.pdf	Exhibit B
Reference Material	20220114_Chase_Arlington_MA_Response_Package.pdf	01-14-2022 Chase Arlington MA Response Package
Reference Material	Correspondence_received_from_T._Kahmann_10-25-2021.pdf	Correspondence received from T. Kahmann 10252021
Reference Material	Request_for_Docket_3665_to_be_withdrawn_without_prejudice_received_from_R._Annese_10122021.pdf	10-12-21 Request for Docket #3665 to be withdrawn without prejudice received from R. Annese
Reference Material	Continuation_Request__Docket_3665__645_Massachusetts_Avenue_received_9-27-2021.pdf	9-27-21 Continuation request Docket #3665 645 Mass Ave to 10-25-21 meeting
Reference Material	Correspondence_received_from_J._Spiller_9-23-2021.pdf	Correspondence received from J. Spiller 09232021
Reference Material	Updated_Memo_to_ARB_re_Docket_3665_09-22-21.pdf	9-22-21 Updated Memo to ARB re Docket 3665
Reference Material	20210922_Memo_Banks_in_Arlington_Center.pdf	9-22-21 Memo Banks in Arlington Center
		9-18-21 Chase

- Reference
Material

Chase_Arlington_MA_-_Response_to_ARB_Meeting_Review_Comments.pdf
- Reference
Material

Correspondence_received_from_M._Guyton_09-14-2021.pdf
- Reference
Material

Correspondence_received_from__S._Tuttle_09-12-2021.pdf
- Reference
Material

Correspondence_received_from_S._Mraz__09-08-2021.pdf
- Reference
Material

Docket#_3665_Request_to_be_continued_to_9-27-21_meeting.pdf
- Reference
Material

Agenda_Item_1B_-_EDR_Public_Hearing_Memo_#3665_645_Mass_Ave.pdf
- Reference
Material

Agenda_Item_1B_-_645_Mass_Ave_Combined_Application.pdf
- Reference
Material

B95122_CHS.NB.961_Arlington_Mass_Ave_r3_r1.pdf

Arlington -
Response to
ARB Meeting
Review
Comments
Correspondence
received from
M. Guyton
09142021
Correspondence
from S. Tuttle
09122021
Correspondence
received from S.
Mraz 09082021
9-7-21
Continuation
request Docket
#3665 645 Mass
Ave to 9-27-21
meeting
8-24-21 Memo
to ARB re
Docket #3665
8-4-21 645
Mass Ave.
Combined
Application
Materials
Arlington Mass
Ave B95122
CHS.NB 961
created 6-17-21



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum - Update

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, Docket #3665
645 Massachusetts Avenue

Date: January 19, 2022

Summary: This memo is provided as an update to the previous memos provided on August 30, 2021 and September 22, 2021. It reiterates many comments in the September 22, 2021 memo, as the applicant requested to withdraw their application prior to the hearing continuation date of September 27, 2021. The applicant then chose to withdraw their request to withdraw and continue with the public hearing, which the Board agreed to do.

Applicant Response: The materials provided for the continued public hearing are not responsive to the ARB's comments. The Applicant provided the following materials:

- Cover letter to the Redevelopment Board from Attorney Robert Annese, dated January 18, 2022;
- Cover letter to the Redevelopment Board from Core States Group, dated January 14, 2022;
- Window and wall system specifications;
- Bike rack specifications;
- Proposed floor plan and renderings;
- Sign Submittal Package, prepared by Philadelphia Sign, dated June 17, 2021;
- Exhibit A: letter from Joe McGuire, Chief Financial Officer of Not Your Average Joe's, dated March 18, 2020; and
- Exhibit B: letter from Joe McGuire, Chief Financial Officer of Not Your Average Joe's, dated May 29, 2020.

At the August 30, 2021 hearing for Docket #3665, 645 Massachusetts Avenue, the Board requested that the Applicant install clear-glazed windows along the Massachusetts Avenue and David Lamson Way façades that align with the commercial district and use; move the proposed blade sign; maintain the existing sidewalk seating and planters from the prior tenant; address the rear access point for accessibility; and incorporate the required bike parking. The Board also asked the Applicant to provide a better description of their services and how they differ from similar business uses in Arlington Center.

Regarding the windows along the Massachusetts Avenue and David Lamson Way facades, the renderings and elevations in the sign package show that the gridded windows will be replaced with commercial windows. The applicant proposes to replace the gridded windows with double glazed, thermally broken, new Aluminum Frame windows with a black anodized finish window frame. Specifications on window type and glazing have been provided in Attachment 01.

With regard to signage, the Board can find that the request to move the proposed blade has been addressed.

Regarding sidewalk seating and planters, the applicant has revised the renderings and site plan to show seating and planters along the Massachusetts Avenue façade. The applicant proposes to install two exterior benches and eight planters (two on each end of each bench).

Per Section 6.1.12(D) of the zoning bylaw, the applicant is required to provide three short-term and one long-term bicycle parking spaces. The applicant has provided updated materials to show six short-term bicycle parking spaces on three “post and ring” style bicycle racks, exceeding the total parking spaces required by three. Two racks are to be installed along Massachusetts Avenue, and the third rack will be installed on David Lamson Way. A specification sheet for the bicycle rack is provided in Attachment 02.

Regarding long-term parking, the applicant proposes to provide space sufficiently large to park one bicycle in a locked employee lounge accessible only by bank personnel. The applicant should note that per Section 6.1.12(F), bicycle parking must not require bicycles to use a kickstand to remain upright, require that one or both wheels be suspended in air, or require that a bicycle be lifted off the ground or floor without any physical assistance unless there is a finding from the Board that unusual circumstances of a property prohibit any other such means of parking.

Regarding providing an accessible entrance at the rear of the building, the applicant concluded that the existing conditions prohibit their ability to improve accessibility through the rear entrance. The closest HP placard parking space to the main entry and ATM is in front of the Coldwell Banker property at 635 Massachusetts Avenue.

The applicant should confirm that the Massachusetts Avenue egress and accessible route conforms to ADA and AAB regulations.

The applicant should also provide information about the services they intend to provide at this location, as well as to answer questions regarding any market studies that were completed as part of the bank's decision to establish a branch at this location.

Finally, staff were asked to calculate the total linear feet of banks within Arlington Center. For economic development purposes, the Town defines the Arlington Center as 375 to 1056 Massachusetts Avenue; 283 to 327 Broadway; Medford, Mill, Mystic Streets; Schouler Court; Summer Street. Within these limits are a total of 264 commercial units¹.

There are a total of nine banks or ATMs in Arlington Center, or 3.4% of total commercial units. The table below provides the bank name, type, address, parcel frontage, and building width. Parcels on corner lots are indicated with an asterisk; for corner lots, the total parcel and building frontage along both streets are listed first, followed by the frontage specific to Massachusetts Avenue in parentheses.

Bank name	Type	Address	Parcel frontage (ft)	Street-facing building width (ft)
Chase Bank	ATM	323 Broadway	n/a ²	23
Leader Bank	Bank Branch	449 Mass Ave*	n/a ³	70 (26)
Cambridge Savings Bank	Bank Branch and Drive-up	626 Mass Ave*	285 (115)	187 (133)
Bank of America	Bank Branch	655 Mass Ave	51	48
Citizens Bank	Bank Branch and Drive-up	699 Mass Ave*	278 (151)	139 (82)
Brookline Bank	Bank Branch and Drive-up	856 Mass Ave*	204 (91)	135 (67)
Leader Bank	Residential Lending	864 Mass Ave*	218 (107)	154 (103)
TD Bank North	Bank Branch and Drive-up	880 Mass Ave*	408 (179)	182 (80)
Watertown Savings Bank	Bank Branch and Drive-up	980 Mass Ave*	268 (110)	155 (69)
TOTAL			1,712 (804)	1,093 (631)
* Corner lot				

Linear calculations have been estimated using the Town's GIS data. Should precise numbers be required, individual site plans would need to be requested from each property.

¹ According to Arlington Town Assessor Data. This figure does not include the 180 individual rental units and commercial condos within commercial properties like 22 Mill, 29 Mill, etc.

² Tenant in a structure with multiple units on one lot

³ Tenant in a structure with multiple units on one lot



**Town of Arlington
Legal Department**

Douglas W. Heim
Town Counsel

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Website: www.arlingtonma.gov

To: Arlington Redevelopment Board;
Jennifer Raitt, Director of Planning and Community Development

From: Douglas W. Heim, Town Counsel

Date: September 23, 2021

Re: Special Permit Process for EDR Applications

Members of the Arlington Redevelopment Board ("ARB" or "Board"), you inquired as to the appropriate process and standards for hearing special permit applications subject to Environmental Design Review ("EDR") under your purview; specifically, whether or not the Board should evaluate EDR standards under §3.4.4 if and when the Board (or some of its members) believes that a permit application should be denied for failure to satisfy the more general special permit criteria of §3.3.3. Articulated another way, should the Board essentially bifurcate its "regular" special permit criteria from its EDR standards to implement a rounded or "phased" permitting process where it anticipates a denial? As set forth fully below, this Office does not recommend adopting a phased special permit process for EDR-qualified applications at this time. If the Board were inclined to consider such an approach, it is recommended that your regulations and application materials be updated to more clearly reflect the purpose, parameters, and timing of phased or rounded special permit hearings.

Background and Context

To this Office's understanding, the specific context of the Board's inquiry is a pending special permit application before it subject to EDR which may or may not present an undesirable or excessive use under special permit criteria 3.3.3(B) and (G). Board members inquired whether an initial determination that the proposed use was undesirable and/or excessive might foreclose further review at hearing of EDR standards and form the sufficient basis for a denial. The Director of Planning and Community Development responded that the Board's current practice under the Zoning Bylaw and ARB is not to bifurcate your consideration and decision making, and that a denial should incorporate the Board's full consideration of EDR standards as well as baseline special permit criteria of § 3.3.3. The Board, through its Chair sought further review of the issue and the opinion of this Office.

The Bylaw, Rules & Regulations, & EDR

As noted in prior memos to the Board, you are a body of limited, but special jurisdiction, functioning as a Redevelopment Authority, Planning Board, and Special Permit Granting Authority (SPGA) through the lens of Environmental Design Review ("EDR") as codified in the Zoning Bylaw. Accordingly, approximately 10 percent of the Town's special permit applications are submitted to you, each involving commercial, industrial, larger scale residential, or mixed uses "which have a substantial impact on the character of the town and on traffic, utilities, and property values, thereby affecting the public health, safety and general welfare."

In order to accomplish your goals and realize the ARB's purpose as set forth in the Bylaw, the Board utilizes the more rigorous, but also more flexible and subjective toolkit of the EDR process, which adds to special permitting standards and processes established for predominantly (though not exclusively) residential uses currently governed by the Zoning Board Appeals ("ZBA"). Indeed, §3.4.3 of the Zoning Bylaw outlines a specific procedure for EDR projects which does not apply to "regular" special permits as follows:

Procedures

A. Application. Applicants shall submit an application for Environmental Design Review in accordance with the Arlington Redevelopment Board's ("Board") rules and regulations.

B. The Board shall hold a public hearing in *accordance with Section 3.3 of this Bylaw* and G.L. c. 40A, §§ 9 and 11.

C. The Board shall refer the application to the Department of Planning and Community Development ("Department"), which shall prepare and submit written reports with recommendations to the Board before or at the public hearing. The Board shall not take final action on the special permit application until it has received the Department's report or until 35 days have elapsed after submittal of the proposal to the Department. Failure of the Department to submit

written reports or to give an oral report at the public hearing shall not invalidate action by the Board.

D. A favorable decision by the Board shall require the votes of at least four members.

E. *The Board shall not deny a special permit under this Section 3.4 unless it finds that the proposed use does not comply with the Environmental Design Review Standards listed below to such a degree that such use would result in a substantial adverse impact upon the character of the neighborhood or the town, and upon traffic, utilities, and public or private investments, thereby conflicting with the purposes of this Bylaw.*

(emphasis added).

Reading §§ 3.4.3 (B) and (E) harmoniously suggests that EDR special permitting reflects a holistic approach whereby the ARB requires information fully responsive to both the Special Permit Criteria set forth in §3.3.3 and the twelve (12) EDR criteria set forth in §3.4.4. These requirements are echoed in Rule 14 of your Rules and Regulations, and further clarified by Rule 15, which states:

RULE 15 : BOARD DECISIONS

The ARB shall review the plans and may grant a special permit subject to the conditions and safeguards listed in the Arlington Zoning Bylaw *Section 3.3 and 3.3.4*. For stated reasons the ARB may deny approval of a special permit or may approve a special permit without a finding of hardship. As required by M.G.L. c. 40A, §9, a positive vote of at least four members of the Redevelopment Board is needed to issue a special permit. Upon the Board's approval, the Secretary Ex-Officio may sign decisions following a vote of the Board and file decisions per requirements of M.G.L. c. 40A. The final decision shall be emailed and may receive administrative corrections following the Board's votes.

(emphasis added).

Based on the Bylaw, ARB Rules and Regulations, your application requirements, as well as a review of a collection of past decisions of the Board (and c. 40A), it is clear that in any application for an EDR permit, the applicant must address all the Special Permit Criteria set forth in §3.3.3 *and* the twelve (12) EDR criteria set forth in §3.4.4; and further, any approval decision by the ARB must at least assess and address same.¹ The only question therefore is whether or not a denial (or anticipated denial) would be excused from the same process and standard if

¹ It may well be, and indeed several of your decisions reflect, that one or even several specific EDR standards are not central to the ARB's thinking on any given application, and/or that conditions on a permit focus on some EDR standards more than others.

rooted in a failure to satisfy §3.3.3. For the reasons discussed below, this Office concurs with the Director of Planning and Community Development's assessment that your best practice is to utilize the same process in any instance where denial is possible, but not objectively certain on the face of the application.

Analysis

As an initial matter, the nuance of denials under c. 40A should be noted. On one hand, c. 40A §9 provides that a Special Permit Granting Authority "shall cause to be made a detailed record of its proceedings, indicating the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and setting forth clearly the reason for its decision and of its official actions..." Further, a decision granting a special permit must include any findings required by the municipal ordinance or bylaw, as well as the findings required by the applicable provisions of the Zoning Act. *Sheehan v. Zoning Bd. of Appeals of Plymouth*, 65 Mass. App. Ct. 52, 56 (2005).

On the other, favorable actions require more vigorous support articulating the basis for the grant of a special permit than a denial of same. *Gamache v. Town of Acushnet*, 14 Mass. App. Ct. 215 (1982) (denial of variance based on town's policy against trailer parks is sufficient absent a clear record to the contrary); *Board of Aldermen of Newton v. Maniace*, 429 Mass. 726 (1999) (even failure to obtain requisite affirmative votes for a draft decision constitutes a sufficient basis for denial). Nonetheless, as a general rule of practice it should be rare that a process is determined by a potential (or even likely) outcome absent a very clear roadmap for fast-tracking a decision or failure to meet entirely objective threshold criteria. In other words, the difficulty in making a decision solely on the basis of §3.3.3 criteria is standardizing the Board's level of certainty that a vote on a subject criteria – the desirability or concentration of a particular use – preempts all further development of the record.

There are examples where boards and bodies adopt a "phased" or "rounded" process" whereby only some facets of an application are considered in different stages. Under such processes, applications essentially pass or fail (typically on a more narrow set of criteria) before proceeding on to the next stage of analysis with the specific goals identified and served by evaluating only portions of an application. In most of those cases however, there is no prejudicial impact of a denial akin to the two (2) year prohibition on repeat applications found in c. 40A §16. The ARB theoretically could implement such a process. However, at present the ARB's Rules and Regulations and application materials do not provide a clear roadmap for the goals, timing, or tools necessary of bifurcating EDR special permit applications into §3.3.3 analysis and *then* §3.4.4 analysis at some later phase.

For example, it is not clear when and how the Board would assess an application and take a vote to make a threshold determination on the baseline Special Permit criteria under §3.3 of the Zoning Bylaw. Would an unsuccessful motion to deny based solely on §3.3.3 criteria preclude later denial on the same grounds after application of EDR standards? If a member of the Board

has further bases for denial that have not yet been addressed on the record under EDR, may those concerns be articulated in the decision as well? Are they sufficiently supported in the record?

It is similarly unclear when and to what extent an applicant's response to EDR standards under §3.4.4 can help or hinder the Board's assessment of §3.3 criteria under a bifurcated review. Both your Bylaw and your Rules and Regulations imply interplay between these criteria. There may be circumstances where after the more robust application of EDR, a member of the ARB is persuaded or dissuaded that a given project is more or less responsive to being "essential or desirable to the public convenience or welfare" – one of the baseline §3.3.4 criteria. Similarly, the Board might be deterred by or impressed with an applicant's proposal with regard to EDR criteria "J" ("[w]ith respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties") in such a manner as to inform the desirability of the use under §3.3.3(B).

Moreover, while the standards for denials of special permit applications are more modest than approvals, in order to best defend its decisions and convey the basis for denials to future applicants, the Board may articulate any and all reasons for denial in the most comprehensive manner practicable. Alternately stated, if the Board is denying a permit for *both* causing an excess of use detrimental to the character of a neighborhood (3.3.3(G)) *and* negative findings with respect to relation of buildings to the environment (3.4.4(B)), such denial is all the better supported. Without engaging in EDR, it begs the question of why EDR supporting materials were required in the first instance and could undermine an otherwise valid denial with respect to any basis from the desirability of use (3.3.3(B)) to unduly impairing pedestrian safety (3.3.3(C)).

The foregoing should not be read to imply that the Board may not deny a special permit under EDR for one of the reasons set forth in §3.3.3 such as an excessive use, or that only EDR standards ought to form the basis for approval or denial to the exclusion of §3.3.3. Such a determination however typically involves some subjective, qualitative judgment, which may be informed positively or negatively by application of full EDR standards and process. There may also be rare instances where an application cannot reasonably proceed because the use requested is not permitted in a district and an applicant has submitted despite efforts to persuade them otherwise. This Office is sensitive to the demands upon the ARB's time and attention. It remains however in the Board's interest to fully examine EDR applications under a full EDR process unless objective or procedural denials are merited, and/or Rules and Regulations harmonious to the Zoning Bylaw are developed to support a bifurcated or staged application review.

Conclusion

For the reasons set forth herein, this Office agrees with the Director of Planning and Community Development's recommendation to assess Special Permit Applications before you with both "Special Permit" Criteria under §3.3.3 and EDR Standards under §3.4.4 before voting upon your decisions unless and until the Board commits to a more detailed bifurcated or phased process in your Rules and Regulations.

ROBERT J. ANNESE
ATTORNEY AT LAW

January 18, 2022

Rachel Zsembery, Chair
Arlington Redevelopment Board
730 Massachusetts Avenue Annex
Arlington, MA 02476

Re: 645 Massachusetts Avenue, Arlington, Massachusetts
Chase Bank Application under Environmental Design Review

Dear Chair Zsembery:

I am submitting on behalf of Chase Bank additional information and documentation with respect to the ARB hearing scheduled for Monday, January 24, 2022.

The additional submissions consist of a letter and a response from James Lalli, Director of Architecture for Core States Group the architectural firm which has been working with Chase Bank with respect to their application dated January 14, 2022, the substance of which addresses requests for further information by Jennifer Raitt of the Department of Planning and Community Development in a memo dated September 22, 2021 sent to the representatives of Chase Bank.

The response addresses the window issues raised in the memo and also makes reference to the specification section and product cut sheet in Attachment 01.

With respect to the request relating to sidewalk seating and planters, the response of the architect indicates exterior planters similar in the style of the existing planters will be located on each side of the exterior benches, two per side with respect to each bench and reference is made to Attachment 04 for a 3D rendering showing the location of the benches and the planters. The location of the benches and the planters would appear to enhance the street scape on Mass Ave on the sidewalk in front of the Chase building and create an open inviting area not for only customers of the bank but other individuals as well to use the benches in a relaxing manner.

The calculations with respect to short-term bicycle parking have also been addressed and that parking has been arranged and located so as not to impede or adversely impact pedestrian or motor vehicle traffic along Lamson Way. (See Attachment 03)

With respect to both long-term and short-term parking, the provisions of Section 6.1.12(e)(1-5) have been taken into account with respect to how both short-term and long-term bicycle parking have been designed on the site and demonstrates that each bicycle

rack or bicycle storage fixture or structure will accommodate a bicycle at least six feet in length and two feet wide.

In addition, the bicycle racks or storage fixtures will be secured against theft by attachment to a permanent surface and any bicycle parking apparatus will be installed in a manner that will not obstruct pedestrian or motor vehicle traffic.

Both the long term and short-term bicycle parking has been designed in a manner to separate bicycle parking from motor vehicle parking in order to minimize the possibility of bicycle or automobile damage and any bike racks or posts will 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. (See Attachment 02 Plus, with respect to bicycle post specifications)

Unfortunately, the applicant's architect has been unable to modify the accessibility at the rear entrance to the building as any exterior ramp of any kind would impede on the existing access area and the pedestrian sidewalk. Please see the response of James Lalli with respect to that issue in the last paragraph of his letter.

The 645 Massachusetts Avenue location is, of course, in close proximity to municipal as well as privately owned commercial parking; therefore, there should be no adverse parking impact in the proximity of the property if the Chase Bank location is approved. There appear to have been no adverse traffic problems with the prior restaurant use at the property with respect to the Not Your Average Joe's restaurant operation and a prior restaurant operation in past years.

In addition, individuals with disabilities would appear to have not had difficulties in accessing the prior restaurant use and it is not anticipated that would change with the change of use to a bank use.

Notwithstanding the number of banks either located in Arlington Center or near the 645 Massachusetts Avenue proposed location, it is the position of representatives of Chase Bank that there would still be valid reasons to have a bank located at the 645 Massachusetts Avenue property in part because Chase Bank has its own identity and its own customer base who would most assuredly partake of the services offered at the 645 Massachusetts Avenue location.

Chase would like to open a branch at the 645 Massachusetts Avenue location because it is on the main through fare through the Town and would be easily accessible to its customer base.

The bank use also would present an opportunity for the property owners to have a viable tenant given the present environmental and health travails that are adversely impacting commercial property owners in the Town.

For example, the most recent tenant at the property, Not Your Average Joe's, suspended rent payments in March of 2020 because of a significant drop in revenue due to circumstances revolving around COVID-19. (See Exhibit "A")

On May 29, 2020, representatives of Not Your Average Joe's indicated to the property owners that they would only be able to pay 6% of the monthly rent owed with respect to their lease obligation because of a drastic drop in revenue. (See Exhibit "B")

Subsequently on April 28, 2021, representatives of Not Your Average Joe's contacted the owners, and the lease was terminated because Not Your Average Joe's was not able to survive economically because of their drop in revenues due to COVID-19 and Omicron issues.

From and after that date, without success, Richard J. Ramsey, one of the principals of the owners made significant efforts to lease the space to either a restaurant use or another commercial use.

Prior to the Not Your Average Joe's lease being signed, Chase Bank had actually indicated an interest in leasing the property, but the owners chose to go with the restaurant use with no one anticipating the health and environmental issues which have occurred subsequent to the lease being signed.

There has been a chilling effect upon the willingness of business entrepreneurs to spend money starting up a business, particularly a restaurant, in a new location given the fact that many potential customers are declining to enter business premises where significant gatherings of people could occur because of potential health and environmental concerns.

Those concerns do not seem to be abating at the present time.

The Chase Bank application offers an opportunity for the owners to have a viable tenant occupying the property with a consistent payment of rent being generated so that the owners can continue to maintain the building properly and pay the property taxes and other expenses which was not the case with the prior restaurant use of the property.

Given the present health and environmental concerns, the applicant suggests to the Members of the Redevelopment Board that while it is important to take into account the standards to be applied under Environmental Design Review with respect to the use of the property, it is also important to consider the economic interests of not only the property owners of the 645 Massachusetts Avenue property but other commercial properties located in the Town when considering any application under Environmental Design Review so that there is not just a focus on "black letter" language in the Zoning Bylaw defining how the use of a property is to be determined but rather there should also be an emphasis on the property owners' interest, which after all, are the individuals or entities who/which carry the property economically through both good and bad times.

The applicant's architects have made a good faith effort to comply with the provisions of 3.4.4 i.e., the Environmental Design Review standards to the best extent possible with respect to the property site and suggest the following to the members of the Board:

1. The use requested is listed as a special permit use in the use regulations for the applicable district or so designated elsewhere in the Bylaw.
The property is in a B-5 Central Business zone and a bank use is allowed in this zone if approved by the ARB.
2. The requested use is essential or desirable to the public convenience or welfare. The language of this criteria is in the alternative and while many uses may not be essential to a particular site, it is suggested that a bank use and particularly a Chase Bank use, would be desirable to the public convenience or welfare for the reasons stated earlier in that Chase Bank has its own following and it will be convenient for its customers who in many instances will be residents of the Town to visit the Bank at the 645 Massachusetts Avenue property.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety for the reasons stated earlier in that the property is located both in close proximity to a private commercial parking area which in part serves the property and municipal parking facilities.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal systems which will adversely impact the health safety or general welfare.
5. Any special regulations for the use as maybe provided in the Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts nor be detrimental to the health safety or general welfare.
The proposed use will not impair the integrity of character of the district or adjoining districts but rather will fit in appropriately with the integrity or character

Rachel Zsembery, Chair
Arlington Redevelopment Board
January 18, 2022
Page 5

of the area with the physical characteristics of the building not changing substantially beyond those characteristics which have existed for many years.

7. The requested use will not by its addition to the neighborhood cause an excess of the use that could be detrimental to the character of the neighborhood.

While there are other banks in the area where the 645 Massachusetts Avenue proposed site is located, the addition of a Chase Bank at the property will not be detrimental to the character of the neighborhood but again will fit in with the character of the neighborhood and will serve the purpose of offering banking services to existing and new customers of Chase Bank giving them a central location within the heart of the Town to partake of banking services.

For all of the above reasons, the applicant respectfully requests that the members of the Arlington Redevelopment Board approve their request filed under environmental design review for use of the property for a Chase Bank location.

Respectfully,



Robert J. Annese

RJA/lms

Enclosures



Joseph McGuire
Chief Financial Officer

2 Granite Avenue, Suite 300
Milton, MA 02186
Direct Dial: (774) 213-2914
Fax: (774) 213-2899
Email: jmcguire@nyajoes.com

March 18, 2020

RE: Extraordinary Circumstances, rent and other expenses

Dear Landlord,

After enjoying positive comparable sales through January and February of this year, our restaurants are experiencing a sharp drop in revenue due to circumstances revolving around Covid-19. We are now being ordered by state or local authorities to suspend on-premises consumption of food and beverages at the vast majority of our locations.

Considering the likelihood that these unprecedented circumstances will continue for some time, we must suspend normal operations and rent payments at all our locations effective immediately. We understand our obligations under our lease, but it is our hope that under these extraordinary circumstances you will exercise patience and forbear from exercising any remedies under the lease. We commit to communicate regularly with you regarding our status, when we are able to return to regular operations and work with you to formulate a plan to return to regular rent payments.

We value our relationship with you, and hope that you will be patient with us as we work through these extraordinary events.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe McGuire', written over a horizontal line.

Joe McGuire, Chief Financial Officer



2 Granite Avenue, Suite 300
Milton, MA 02186
Direct Dial: (774) 213-2914
Fax: (774) 213-2899
Email: jmcguire@nyajoes.com

Joseph McGuire
Chief Financial Officer

May 29, 2020

Key West Realty LLC
Attn: Chris Lyons
63 Trapelo Road
Belmont
MA, 02478 01890

RE: Extraordinary Circumstances, rent and other expenses

Dear Landlord,

I write to follow up on our communication to you at the end of March. As of this writing, we have either paid or are about to pay all non-rent expenses related to our location under lease with you for April, May, and June. We are pleased to inform you that all property and casualty insurance premiums related to our leased premises are paid up to date.

We are opening many of our restaurants for take-out and delivery and have 10 locations that have opened in the back half of May, and we expect to open most of the rest by mid-June. We have implemented a slimmed down menu that delivers a bit better margin than our full menu, and are operating the locations with managers only – we do not see a financially sensible path to bringing back hourly employees until we have full access to our dining rooms.

Without the revenue generated by the dining room, we are simply unable to pay our regular rent. However, while we are operating at this reduced capacity (so far, at about 25 – 30% of previous revenue) we will remit 6% percentage rent. For those locations opened in May, we will remit this percentage rent in the first week of June. For those locations opened in June, we will remit this percentage rent in July. We do understand this is less than what is specified in the lease, but we believe that percentage rent plus expenses is a better solution than no rent, and we hope that you agree with this sentiment.

Considering these circumstances, and the likelihood that they will continue for some time, we have implemented this policy. We commit that we will regularly communicate with you regarding our status and plans, and when we are able to return to regular operations, our plan to return to regular rent payments.

We value our relationship with you, and hope that you will be patient with us as we work through these extraordinary events.

Sincerely,



January 14, 2022

Town of Arlington
Department of Planning & Community Development
730 Mass Ave. Annex
Arlington, MA 02476

Re: Application for Special Permit Review, 645 Massachusetts Avenue – Third Review

The whom it may concern;

We would like to thank you for the follow up comments and feedback to previous memo provided on August 30, 2021. To respond to the comments issued on September 22, 2021 by Jennifer Raiit, (Copy attached at the end of this report for reference), we offer the following, in conjunction with the attached revised documents:

Comment: The Board requested that the Applicant install clear-glazed windows along the street front façade that align with the commercial district and use; move the proposed blade sign; maintain the existing sidewalk seating and planters from the prior tenant; address the rear access point for accessibility; and incorporate the required bike parking. The Board also asked the Applicant to provide a better description of their services and how they differ from similar business uses in Arlington Center.

Comment: Regarding the windows along the Massachusetts Avenue and David Lamson Way facades, the renderings and elevations in the sign package show that the gridded windows will be replaced with commercial windows. It appears from the renderings that the glazing has also been addressed. Specifications on the window type and glazing have not been provided.

Response: The gridded windows will be replaced with new Aluminum Frame (Kawneer storefront system – Trifab Versa Glaze Line) with double glazed, thermally broken, glazing. Storefront frames will be a black anodized finish. More detailed information on the storefront system can be found in the provided specification section and product cut sheet in Attachment 01.

Comment: With regard to signage, the board can find that the request to move the proposed blade has been addressed.

Response: Comment satisfied.



Comment: Regarding sidewalk seating and planters, the applicant has revised the renderings to show seating and planters along the Massachusetts Avenue façade. The Applicant will need to provide updated site and/or floor plans indicating the locations of these items.

Response: Please reference the updated floor/site plan (attachment 03) showing location of outdoor seating and planters. Note that there are 2 proposed exterior benches along Massachusetts Ave façade. The style and material of the benches will be similar to the existing. Exterior planters with similar style of existing planters will be located on each side of exterior benches, 2 per side of each bench, along Massachusetts Ave. Also, please reference 3D rendering – (Attachment 04) for exterior views along Massachusetts Ave. and David Lamson Way.

Comment: Regarding bicycle parking, the applicant states that submission materials have been updated to show short term bicycle parking in front of the site. A bicycle rack is shown on the renderings on DRC Page 8 of the updated sign package. The applicant should update site and/or floor plans, accordingly, indicate amount of short-term bicycle parking provided. While the applicant indicates that long-term parking will be integrated into the project, the applicant will need to provide updated floor plans identifying the location, quantity and type of long-term bicycle parking. Bike Rack specifications for short-term parking are needed to determine compliance with Section 6.1.12.E.

Response: Short-Term Parking

Please refer to updated floor/site plan (Attachment 03) and 3D renderings (Attachment 04) for location of short-term bicycle parking. Note, per Town of Arlington Bicycle Parking Guidelines – minimum number of short-term spaces matrix – the number of required spaces for “Retail or Service Use” (0.60 spaces per 1,000 sq. ft. of gross floor area), is 3 bicycle parking spaces. This is calculated based on the proposed bank space of 3,826 square feet. Please refer to Attachment 02 and 04 showing location of (3) 2-bicycle parking bicycle racks. Each rack provides parking for 2 bicycles. Location of these is 2 along Massachusetts Ave, 1 along David Lamson Way, all are oriented so parked bicycles should not impede on pedestrian traffic. A product cut sheet for a “Post and Ring” style rack has been included for your reference, (attachment 02).

Response: Long-Term Parking

Please refer to updated floor/site plan (Attachment 03) for location of Long-term bicycle parking. Note, per Town of Arlington Bicycle Parking Guidelines – minimum number of long-term spaces matrix – the number of required spaces for “Retail or Service Use” (0.10 spaces per 1,000 sq. ft. of gross floor area), is 1 bicycle parking space. This is calculated based on the proposed bank space of 3,826 square feet. Bank employees needing access to long-term bicycle parking would be able to store a bicycle inside the employee lounge. Please refer to (Attachment 03) showing location of (1) bicycle storage located inside a secured/locked employee lounge with access to only bank personnel. Furthermore, bank hours of operation would be 8am to 5pm but if an employee would need to store a bicycle overnight, this location would be secure, out of the elements, and available for overnight or multiple days.

Comment: Regarding providing an accessible entrance at the rear of the building, the applicant concluded that the existing conditions prohibit their ability to improve accessibility through the rear entrance. The closest HP placard parking space to the main entry and ATM is in front of the Coldwell Banker property at 635 Massachusetts Ave.

The applicant should provide a more detailed update regarding any of the above items at the continued hearing.

Response: As stated previously, existing conditions really prohibit the ability to improve accessibility at this entrance. Furthermore, any improvement, such as an exterior ramp, would impede on the existing public access area and pedestrian sidewalk. Existing parking meters and trees along David Lamson Way would restrict pedestrian path if exterior ramp was added. In addition, there are multiple existing constraints that will limit the ability to make the rear door fully accessible, including impacts to the upper-level tenant entrance, existing Municipal parking lot, and sidewalk.

We look forward to the opportunity to meet with the board again to review this project. Please let us know if anything additional is required.

Sincerely,

James Lalli
Director of Architecture - Financial
908.462.9949 | jlalli@core-states.com

Trifab® VG (VersaGlaze®)

Trifab VG 450, 451 & 451T (Thermal) Framing Systems

Design Versatility
with Unmatched
Fabrication Flexibility



Preston Pointe, Louisville, KY

Architect: Potter & Associates Architects PLLC, Louisville, KY

Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab® VG (VersaGlaze) is built on the proven and successful Trifab platform – with all the versatility its name implies. Trifab set the standard and Trifab® VG improves upon it. There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus the confidence a tried and true framing system instills. Select from four glazing applications, four fabrication methods and multiple infill choices. Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

Aesthetics

Trifab® 450 has 1-3/4" sight lines and both Trifab® 451 and Trifab® 451T have 2" sight lines, while all three have a 4-1/2" frame depth. Designers can not only choose front, center or back glass planes, they can now add the versatility of multi-plane glass applications, thus allowing a greater range of design possibilities for specific project requirements and architectural styles. Structural Silicone Glazing (SSG) and Weatherseal options further expand the designer's choices.

Trifab® VG can be used on almost any project due to virtually seamless incorporation of Kawneer entrances, Sealair® windows or GLASSvent™ for visually frameless ventilators. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing owner, architect and installer with proven, tested and quality products from a single source supplier.

Economy

Trifab® VG offers four fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members. Provides the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings. Provides the option to pre-assemble multi-lite units using shear block clips under controlled shop labor conditions. Clips provide tight joints for transporting large units. Less field time is necessary to fill large openings.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – for multi-lite punched openings. Provide option for pre-assembled units for installation into single openings and controlled shop labor costs. Head and sill running through provide fewer joints and require less time to fill large openings.



Brighton Landing, Cambridge, MA
Architects: ADD Inc., Cambridge, MA
Glazing Contractors: Ipswich Bay Glass Company, Inc., Rowley, MA

Trifab® VG 450, 451 and 451T can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to the structural silicone glazed vertical mullions. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior, without the added labor of scaffolding or swing stages. Optional patented HP Flashing™ and HP Interlock

clip are engineered to eliminate the perimeter sill fasteners and their associated blind seals and are compatible with all glass planes.

Performance

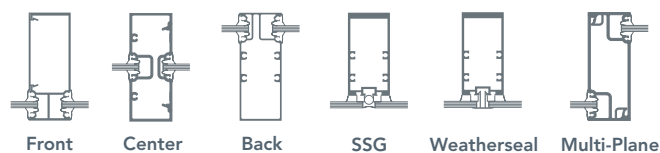
Kawneer's IsoLock™ Thermal Break option is available on Trifab® VG 451T. This process creates a composite section and prevents dry shrinkage.

U-factor, CRF values and STC ratings for Trifab® VG vary depending upon the glass plane application. Project specific U-factors can now be determined for each individual project. (See Kawneer Architectural Manual or Website for additional information)

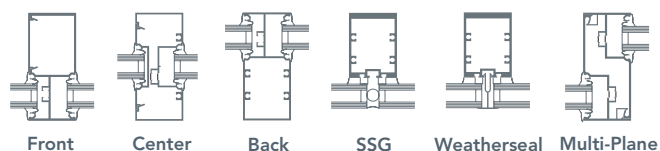
Performance Test Standards

Air Performance	ASTM E 283
Water	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

Trifab VG 450



Trifab VG 451/451T



Finishes

Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

BLACK ANODIZED ALUMINUM STOREFRONT

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555



1600 Wall System®1 / System®2

Imposing Statements –
Used Together
Or Independently



Knight Oil Tools Corporate Facility, Lafayette, LA
Architect: Donald J. Breaux Architect, Lafayette, LA
Glazing Contractor: Advantage Glass & Mirror, New Iberia, LA, with
installation assistance from DeGeorge Glass Company, Inc., Metairie, LA

Building on the proven success of Kawneer's 1600 Wall System® which set the standards for curtain wall engineering, 1600 Wall System®1 and 1600 Wall System®2 provide reliability with versatile features. Both are stick-fabricated, pressure glazed curtain walls for low-to-mid-rise applications and are designed to be used independently or as an integrated system to provide visual impact for almost any type of building.

- 1600 Wall System®1 is an outside glazed, captured curtain wall
- 1600 Wall System®2 is a Structural Silicone Glazed (SSG) curtain wall

Aesthetics

Even the smallest details of 1600 System®1/1600 Wall System®2 reflect the aesthetics and reliability that derive from Kawneer's precise engineering and experience. The joinery for both systems is accomplished with concealed fasteners to create unbroken lines and a monolithic appearance. When using optional, open back horizontal mullions, the fillers snap at the edge, producing an uninterrupted sight line.

Performance

Key aspects of 1600 System®1 and 1600 Wall System®2 are enhanced for higher performance. Pressure equalization has been designed into the system and all components are silicone compatible to provide superior longevity. For installations where severe weather conditions are prevalent, 1600 Wall System®1 has been large missile hurricane impact and cycle tested. Proven through years of high performance, both systems are tested according to industry standards:

Air Performance	ASTM E-283
Static Water Penetration	ASTM E-331
Dynamic Water Penetration	AAMA 501.1
Structural Performance	ASTM E-330
"U" Value, CRF	AAMA 1503.1
Sound Transmission Rating	ASTM E 90-90
Seismic Performance	AAMA 501.4

For the Finishing Touch

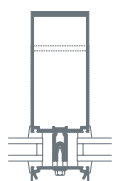
Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

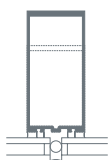
Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.



Hunter Henry Center at Mississippi State University,
Mississippi State, MS
Architect: Foil Wyatt Architects & Planners, P.A., Jackson, MS
Glazing Contractor: American Glass Company, Inc., Columbus, MS



1600 Wall System®1



1600 Wall System®2

1600 Wall System®1/1600 Wall System®2:

- for reliability
- for performance
- for versatility
- for a smooth, monolithic appearance
- for uninterrupted sight lines

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

 **KAWNEER**
AN ALCOA COMPANY



CHASE

SECTION 084113 – ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

1.7 PRE-INSTALLATION MEETING

- A. Convene pre-installation meeting with Architect of Record, General Contractor and fenestration installer one week before starting work of this section.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Handle products of this section in accordance with AAMA CW-10.
- B. Protect finished aluminum surfaces with wrapping. Do not use adhesive papers or sprayed coatings that bond to aluminum when exposed to sunlight or weather.
- C. Upon receipt of materials, installer shall examine the shipment for damage and completeness.
- D. Store materials in a clean, dry location, out of direct sunlight.
- E. Stack all materials to prevent damage and to allow for adequate ventilation.

1.9 PROJECT CONDITIONS

- A. Verify actual dimensions of Aluminum framed storefront openings by field measurements before fabrication and indicate field measurements on shop drawings.
- B. Coordinate the work with installation of firestopping components or materials.
- C. Install sealants within sealant manufacturer's required temperature and humidity conditions range. Maintain this minimum temperature during and 48 hours after installation.

1.10 WARRANTY

- A. See Section 017800 - Closeout Submittals, for additional warranty requirements.
- B. Correct defective Work within a five-year period after Date of Substantial Completion.
- C. Provide 10-year manufacturer warranty against degradation of exterior finish. Include provision for replacement of units with excessive fading, chalking, or flaking.

PART 2 - PRODUCTS**2.1 MANUFACTURERS**

- A. Basis-of-design product:
 - 1. Manufacturer: Kawneer Company Inc.; www.kawneer.com.
 - a. Exterior storefront framing system: Trifab® VG 451T, 2" x 4 1/2" extruded Aluminum framing, center-glazed, thermally broken with a 1/4" (6.4 mm) urethane separation mechanically and adhesively joined to Aluminum, designed in accordance with AAMA TIR-A8 and tested in accordance with AAMA 505.
 - b. Interior storefront partition system: Trifab® VG 451, 2" x 4 1/2" extruded Aluminum framing, center-glazed.
 - c. Entrance, Vestibule and exterior Employee Access doors: 500 Standard series; 1-3/4" thick, 5" top rails, 5" vertical stiles, 10" non-standard bottom rails, square glazing stops; match storefront framing finish.
 - d. Interior Employee Access doors: 190 Standard series; 1-3/4" thick, 2-1/4" top rails, 2-1/8" vertical stiles, 10" non-standard bottom rails, square glazing stops; match storefront framing finish.
 - e. Flush exterior doors ("Egress"): Flushline®; door face sheet shall be 0.062" (1.6 mm) Architectural quality 5005 alloy aluminum sheet, plain unpatterned.
- B. Substitutions: refer to Section 016000. Acceptance will be in written form, either as an addendum or modification, and documented by a formal change order signed by the Owner and Contractor.
 - 1. U.S. Aluminum, C.R. Lawrence Co.; www.crlawrence.com.
 - 2. Efcoc Corporation; www.efcocorp.com.
 - 3. Arcadia, Inc.; www.arcadiainc.com.

- B. Minimum manufacturer's warranty against failure of glass seal on insulating glass units, including interpane dusting or misting: 5 years. Include provision for replacement of failed units.
- C. Minimum manufacturer's warranty against excessive degradation of exterior finish: 10 years. Include provision for replacement of components with excessive fading, chalking, or flaking.
- D. Minimum installer's warranty against defective workmanship: 2 years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design: Kawneer Company, Inc., www.kawneer.com; 1600 Wall System 1.
 - 1. Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
 - 2. Cross-Section: 2-1/2 x 6 inch nominal dimension.
 - 3. Structurally Reinforced Members: Extruded aluminum with internal reinforcement of structural steel member.
 - 4. Outside glazed, with pressure plate and mullion cover.
 - 5. Finish shall be as noted in the drawings:
 - a. Class I AAMA 611 AA-M12C22A41 Clear anodic coating not less than 0.7 mils thick (Kawneer #14).
 - b. Class I AAMA 611 AA-M10C21A44 Black anodic coating not less than 0.7 mils thick (Kawneer #29).
- B. Substitutions: Refer to Section 016000.

2.2 MATERIALS

- A. Extruded Aluminum: ASTM B 221 (ASTM B 221M): 6063 alloy, T6 temper.
- B. Sheet Aluminum: ASTM B 209 (ASTM B 209M).
- C. Column Covers: Aluminum, 0.040 inch thick, finish to match curtain wall framing members.
- D. Fasteners: Aluminum, nonmagnetic stainless steel or other materials to be non-corrosive and compatible with aluminum window members, trim hardware, anchors, and other components.
- E. Anchors, Clips, and Accessories: Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
- F. Pressure Plate: Pressure plate shall be aluminum and fastened to the mullion with stainless steel screws.
- G. Reinforcing Members: Aluminum, nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
- H. Sealant: For sealants required within fabricated curtain wall system, provide permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.
- I. Thermal Barrier: Thermal separator shall be extruded of a silicone compatible elastomer that provides a minimum 1/4" (6.3) separation.
- J. Tolerances: Reference to tolerances for wall thickness and other cross-sectional dimensions of glazed curtain wall members are nominal and in compliance with AA Aluminum Standards and Data.
- K. Exposed Flashings: 0.032 inch thick aluminum sheet; finish to match framing members.
- L. Glazing: As specified in Section 088000.
- M. Glazing Gaskets: Type to suit application to achieve weather, moisture, and air infiltration requirements, and compliant with ASTM C864.

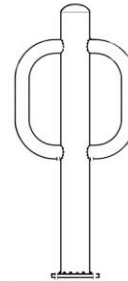
**FINISH:
BLACK**

Assembly Instructions

Two Bike Post



Bottom view

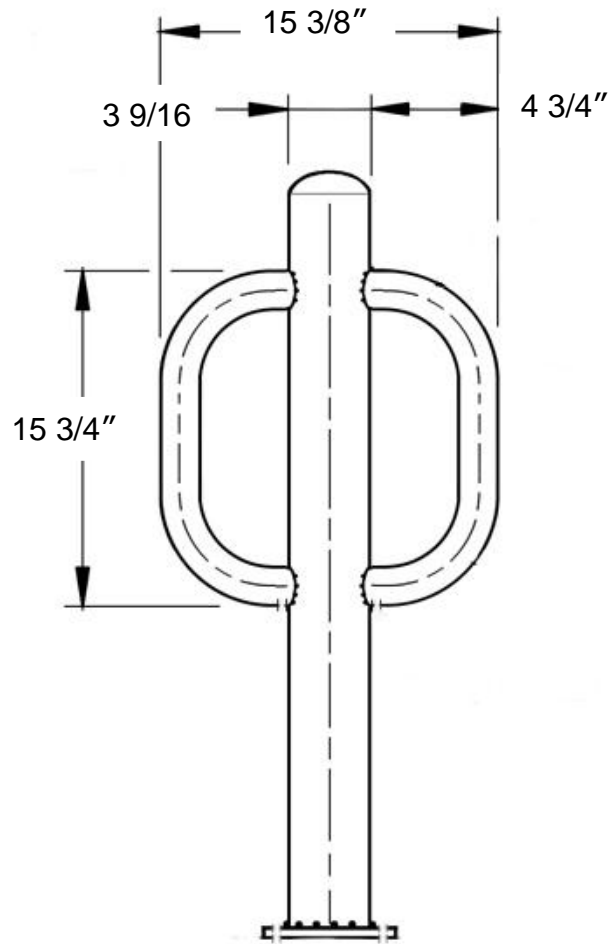


- Step 1:** Position the bike rack standing at the desired location and mark the four mounting holes
- Step 2:** Remove the bike rack and drill four holes at the marks for 1/2" diameter anchors. (Anchors are not supplied)
- Step 3:** Securely install the four anchors per the manufacturers instructions and mount the bike rack.

Tools required: (1) Power drill, (1) Carbide tipped masonry bit, Marking pen, (1) 3/8" Drive ratchet, (1) 9/16" Deep well socket

Specification Sheet

Two Bike Post

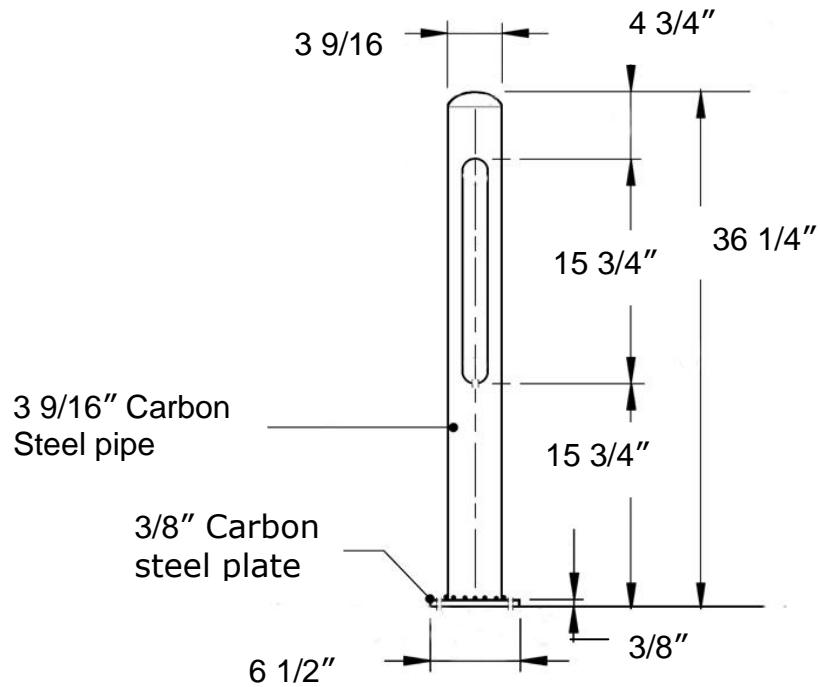


Front view

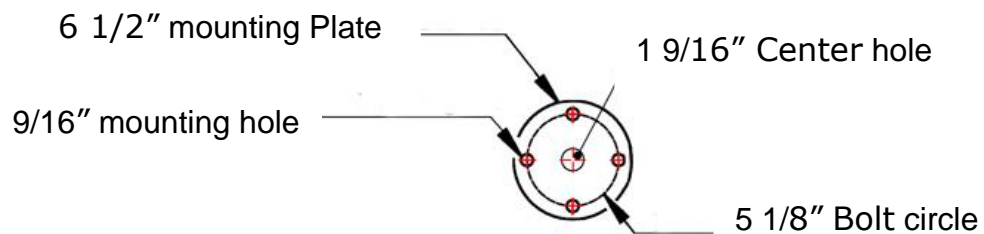
Material: Carbon steel

Finish: Powder coating

Two Bike Post



Side view



Bottom Plate view

PRODUCT CARE AND MAINTENANCE INSTRUCTIONS

To maintain the appearance of your powder coated product, regular care is recommended. Routine cleaning and prompt attention to scratches or cuts will help protect and prolong your product's finish.

HANDLING & INSPECTION

- Avoid damaging the metal's coating when handling the product. Damages such as scratches and cuts can leave the metal vulnerable to rust.
- Do not drag the product on the ground. Protect the product from being hit by heavy or sharp objects.
- Perform routine inspection every 3 to 6 months. Identify and repair issues early to avoid progression of damage. In coastal, industrial, and high-traffic environments, inspection and cleaning should be performed more frequently.
- Tighten loose parts and replace missing parts immediately.

CLEANING

- Perform routine cleaning every 3 to 6 months. Regular cleaning will extend the life of the product and maintain its optimum appearance.
 1. Clean the product with a diluted solution of mild detergent (such as dish soap) and warm water. Use a cloth or soft bristle brush to remove any accumulated dirt.
 2. After cleaning, rinse the surface thoroughly with clean water.
 3. Wipe dry with a soft cloth.
- NOTE:*
- *Never use abrasive cleaners, brushes, or steel wool to clean powder coated products.*
 - *Be sure to read all manufacturers' directions of the detergent to make sure it is safe for use on powder coated metal surfaces. A small test area should be checked first.*
 - *Do not let cleaning solution dry on the product's surface.*
 - Bird droppings should be cleaned off as soon as possible. They can be particularly damaging and lead to permanent staining and corrosion.

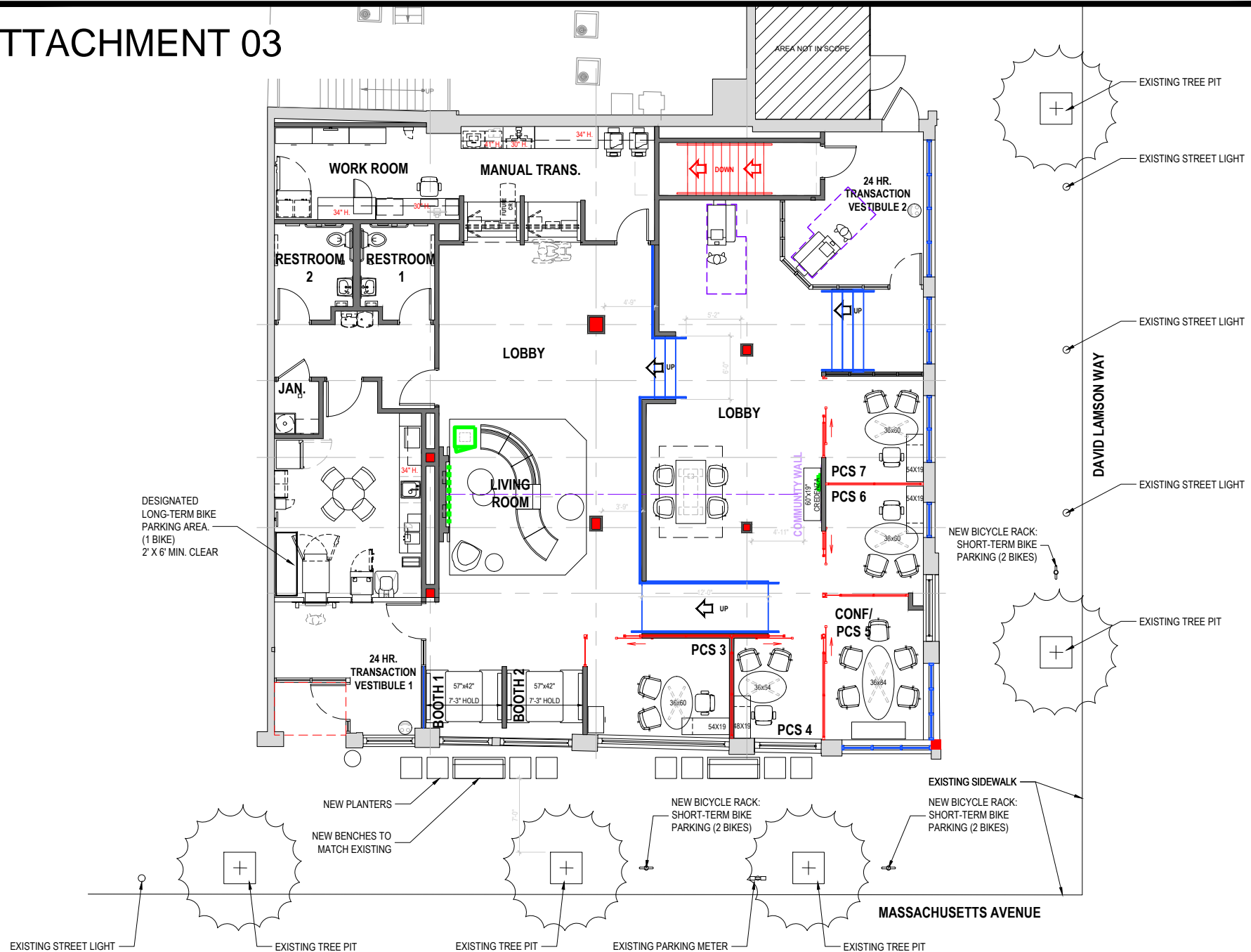
MINOR DAMAGE REPAIR

- To help prevent the exposure of metal to the elements, it is recommended to touch up any spots that encounter a scratch or chip. Rust should be removed as soon as possible to prevent worsening of damage.
 1. Thoroughly clean the areas (as described above).
 2. Use fine-grit sandpaper to lightly sand away any rust and then wipe off the surface.
 3. Apply an exterior metal primer to scuffed areas, ensuring that all exposed metal surfaces are sealed. Wait for the primer to dry completely.
 4. Apply a matching color paint that is specially formulated for metal to the primed areas.

GRAFFITI REMOVAL

- Clean the surface with 50% concentration of isopropyl alcohol (IPA) or a biodegradable graffiti-cleaning spray.
- Avoid using knives or hard scraping tools, as these may damage the product's surfaces.

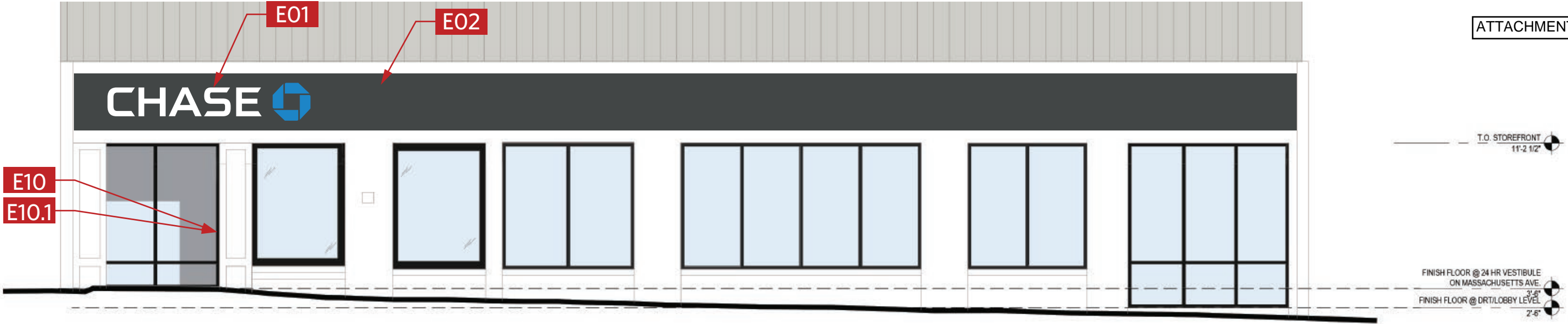
ATTACHMENT 03











South Elevation - Massachusetts Ave

SIGN E10 NOT SEEN FROM THIS ANGLE

10' 6-3/8"

18"

CHASE

1' 11-5/8"

3"

4-1/2"

LIF-WBO-18-LED

WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF

SCALE: NTS

TBD

3' 0"

NMP-XX

DARK NICKEL METAL PAN - DIMENSIONS TBD

SCALE: NTS

6"

9"

4-1/2"

ADA-EP

HANDICAPPED ENTRANCE PLAQUE

SCALE: NTS

CUST-VIN

MATCHING BLUE VINYL BACKER

SCALE: NTS

SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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East Elevation - David Lamson Way

10' 6-3/8"

18"

CHASE

1' 11-5/8"

3"

4-1/2"

LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

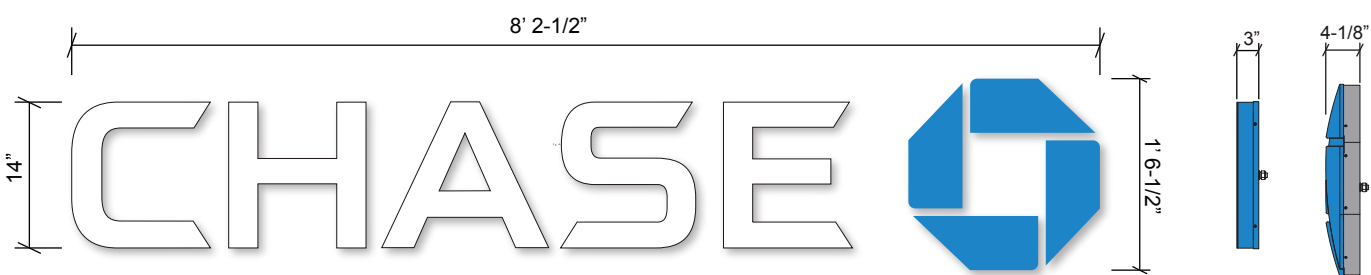
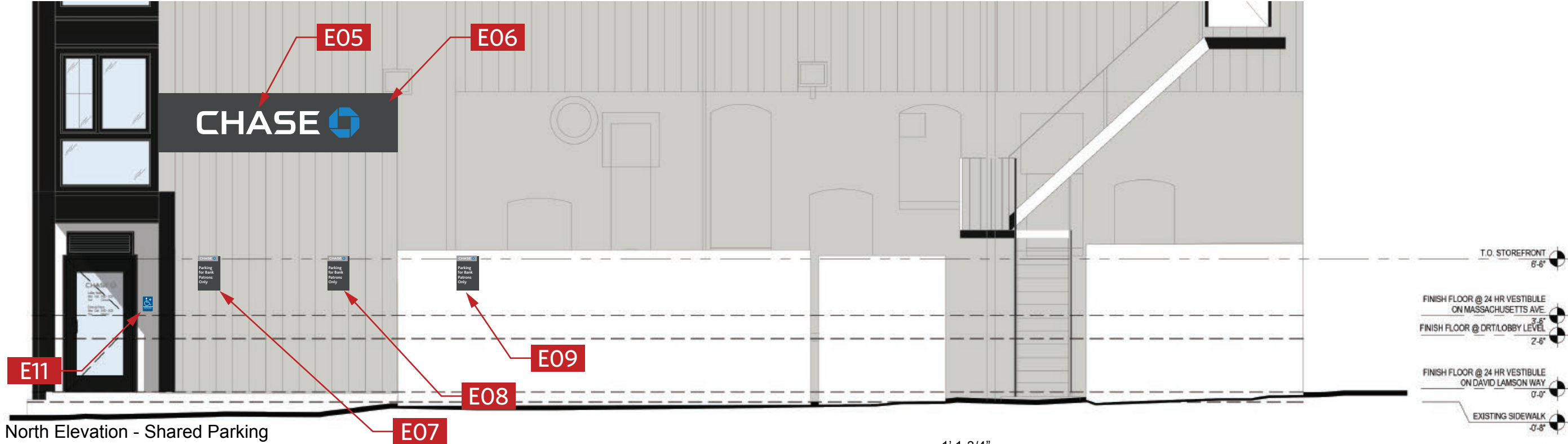


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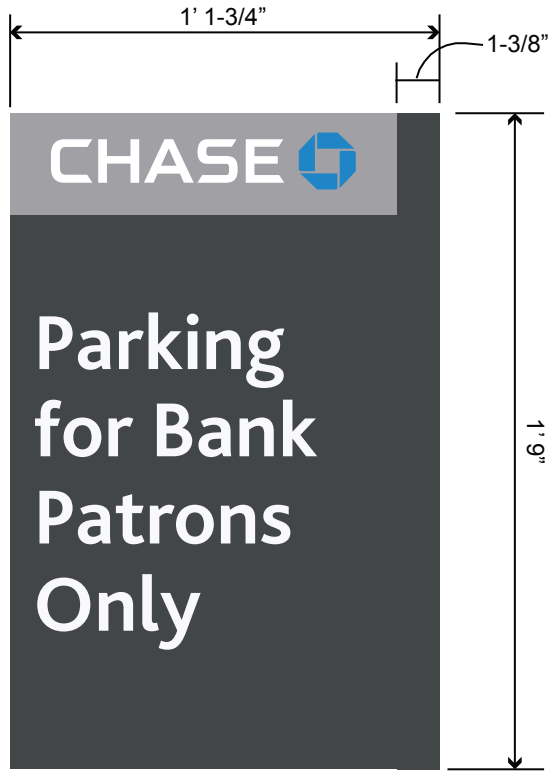
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LIF-WBO-14-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



TC-W-A-RE
WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF
SCALE: NTS



ADA-EP-NA
HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE
SCALE: NTS



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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ARCHITECTURAL RENDERING - CORNER ELEVATION



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

40 of 283

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

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DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

42 of 283

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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Survey Photos



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

43 of 283

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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Approach Photos



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

44 of 283

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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From: Tom Kahmann <tomkahmann@rcn.com>

Date: October 25, 2021 at 9:26:48 AM EDT

To: JRaitt@town.arlington.ma.us, ebenson@town.arlington.ma.us, KLau@town.arlington.ma.us, sreivilak@town.arlington.ma.us, mtintocalis@town.arlington.ma.us, zsembery@town.arlington.ma.us

Cc: ACarter@town.arlington.ma.us

Subject: Chase Bank Proposal for Average Joe's Location

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CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Another Bank Storefront in Arlington Center?

Bank Storefronts crowd out the uses that people actually want, and "deaden" the very places we are trying to enliven. 645 Mass Ave is larger and more prominent than many storefronts in Arlington Center. We can't lose it to yet another bank especially when many of us bank online now--the banks all want these locations simply as advertising their brand, and to compete with each other, not because they are "essential or desirable to the public convenience or welfare."

There are already nine banks within a short distance, even walking distance, to this location, so it's hardly desirable or necessary for the public convenience :

449 Mass Ave, Leader Bank

880 Mass Ave, TD Bank

626 Mass Ave, Cambridge Savings Bank

856 Mass Ave, Brookline Savings Bank

699 Mass Ave, Citizens Bank

655 Mass Ave, Bank of America

980 Watertown Savings Bank

864 Mass Ave, Leader Mortgage

905 Mass Ave, Citizens Bank ATM

833 Santander

325 Broadway, Chase ATM

Chase also has a full service branch a 6 minute drive from Not Your Average Joes

"essential or desirable to the public convenience or welfare". I don't think so....

Please do NOT let another large Bank Storefront come to the center and displace a potential restaurant site or other essential use.

From: "Robert Annese" <law@robertannese.com>
To: "Jennifer Raitt" <JRaitt@town.arlington.ma.us>
Cc: "Kelly Lynema" <KLynema@town.arlington.ma.us>, "Ian Heanue" <iheanue@peconsultingcorp.com>, "Marc Sides" <msides@core-states.com>, <richard.ramsey@wtphelan.com>, <brendan@noonanrealestate.com>, "Cabrera, Brooke C" <brooke.c.cabrera@chase.com>, "Buscemi, Dave" <dave.buscemi@jpmchase.com>, "Steve Tomasello" <stomasello@atlanticretail.com>, "Coral Silsbe" <Csilsbe@peconsultingcorp.com>, "McCool, Matthew J" <matthew.j.mccool@chase.com>
Date: Tue, 12 Oct 2021 16:54:24 -0400
Subject: Application Under Environmental Design Review for 645 Massachusetts Avenue i.e., Chase Bank Application

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Hi Jenny:

I have been retained by Chase Bank to represent the Bank with respect to the continued hearing scheduled for October 25, 2021.

I would be requesting that the current application i.e., Docket #3665 be withdrawn without prejudice as I would want to meet with my clients' representatives for the purpose of filing a new application with the ARB.

Would you please let me know whether this request will be granted.

Thank you.

Bob

Robert J. Annese, Esquire
1171 Massachusetts Avenue
Arlington, MA 02476
Telephone: 781-646-4911
Facsimile: 781-646-4910
law@robertannese.com

-

-

BE AWARE OF WIRE FRAUD – IF YOU RECEIVE AN EMAIL FROM OUR OFFICE REQUESTING THAT YOU WIRE FUNDS, YOU MUST CALL OUR OFFICE AND VERBALLY CONFIRM THE REQUEST PRIOR TO THE TRANSFER OF ANY FUNDS. WIRING INSTRUCTIONS WILL ONLY COME FROM OUR OFFICE. IF YOU RECEIVE INSTRUCTIONS FROM ANY OTHER PARTY (INCLUDING YOUR LENDER) CALL US IMMEDIATELY.

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46 of 283

||

From: Ian Heanue <iheanue@peconsultingcorp.com>
To: Jenny Raitt <JRaitt@town.arlington.ma.us>, Mary Muszynski <MMuszynski@town.arlington.ma.us>, Kelly Lynema <KLynema@town.arlington.ma.us>
Cc: "Marc Sides <msides@core-states.com>" <msides@core-states.com>, "Cabrera, Brooke C" <brooke.c.cabrera@chase.com>, "Steve Tomasello <stomasello@atlanticretail.com>" <stomasello@atlanticretail.com>, "brendan@noonanrealestate.com" <brendan@noonanrealestate.com>, "richard.ramsey@wtphelan.com" <richard.ramsey@wtphelan.com>
Date: Mon, 27 Sep 2021 19:45:46 +0000
Subject: Docket 3665, 645 Massachusetts Avenue

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Good Afternoon,

Please accept this email as an official request to have our special permit application (Docket #3665) for JPMorgan Chase NA Bank, at 645 Massachusetts Avenue, Arlington MA, continued to the October 25th, 2021 board hearing.

This continuance will allow the team time to prepare our response in greater detail and have Bank representatives present.

If you have any questions or require any additional documentation please feel free to reach out.

Thank You,

Ian Heanue



Project Expeditors Consulting Corp., WBE, WBENC Certified
Project Expeditors Inc, WBE, WBENC Certified
Faneuil Hall Marketplace
4 South Market Street
Suite S-4035, Third Floor
Boston, MA 02109
Office: 617-227-0159
Cell: 908-907-0484
Fax: 617-227-0501

From: Jonathans064 <jonathans064@gmail.com>
To: Jenny Raitt <JRaitt@town.arlington.ma.us>
Date: Thu, 23 Sep 2021 14:40:36 -0400
Subject: Re: 645 Massachusetts Avenue Arlington , please don't let another bank move to Arlington

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Hi ok if I email you more comments ? it actually is hard for me to do public speaking on Zoom,

1.

645 Massachusetts Avenue Arlington, wish could be another restaurant or store, not a bank, too many banks in Arlington and read application that Chase Bank wants to expand farther then the zoning requires.

2. 2-14 Medford Street Arlington, don't want a tall building to be built there, what about the small businesses that are located on that block? Gail Ann's Coffee Shop been there a long time, There are too many tall high rises in Arlington, Arlington is a town, don't want it to be a city. All ready is two hotels in Arlington, one in the Heights, and one next to Menotomy Grille. Already will be a tall building across from Stop and Shop, retail and Apartments.
Jonathan Spiller

Kindness makes the world a better place!

From: Jonathans064 <jonathans064@gmail.com>
To: jraitt@town.arlington.ma.us
Date: Wed, 8 Sep 2021 13:23:58 -0400
Subject: 645 Massachusetts Avenue Arlington , please don't let another bank move to Arlington

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Hi is too late to give feedback? please don't let another bank move in to Arlington, too ma h banks, bank on every corner, Leader Bank, Bank Of America, Citizens Bank, Cambridge Savings Bank.
Another restaurant should move in there os bar and kitchen in space,
where Not Your Average Joe's used to be,

https://www.arlingtonma.gov/Home/Components/News/News/11402/16?cftype=News&fbclid=IwAR1H9CF7S2_gHZQujAI80iCtbSfaG9CfPw7JjH2nQ_qPXxONXZ2ZMJC8sGw

Jonathan Spiller

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Kindness makes the world a better place!

| | |



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum - Update

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, Docket #3665
645 Massachusetts Avenue

Date: September 22, 2021

This memo is provided as an update to the previous memo provided on August 30, 2021. The materials provided for the continued public hearing are not responsive to the ARB's comments. The Applicant provided the following materials:

- Cover letter to the Redevelopment Board, dated September 18, 2021; and
- Sign Package, including elevations and renderings, prepared by Philadelphia Sign, revised September 9, 2021.

The Board requested that the Applicant install clear-glazed windows along the streetfront façade that align with the commercial district and use; move the proposed blade sign; maintain the existing sidewalk seating and planters from the prior tenant; address the rear access point for accessibility; and incorporate the required bike parking. The Board also asked the Applicant to provide a better description of their services and how they differ from similar business uses in Arlington Center.

Regarding the windows along the Massachusetts Avenue and David Lamson Way facades, the renderings and elevations in the sign package show that the gridded windows will be replaced with commercial windows. It appears from the renderings that the glazing has also been addressed. Specifications on window type and glazing have not been provided.

With regard to signage, the Board can find that the request to move the proposed blade has been addressed.

Regarding sidewalk seating and planters, the applicant has revised the renderings to show seating and planters along the Massachusetts Avenue façade. The applicant will need to provide updated site and/or floor plans indicating the locations of these items.

Regarding bicycle parking, the applicant states that submission materials have been updated to show short term bicycle parking in front of the site. A bicycle rack is shown on the rendering on DRC Page 8 of the updated sign package. The applicant should update site and/or floor plans accordingly, indicate the amount of short-term bicycle parking provided. While the applicant indicates that long-term parking will be integrated into the project, the applicant will need to provide updated floor plans identifying the location, quantity, and type of long-term bicycle parking. Bike rack specifications for short- and long-term parking are needed to determine compliance with Section 6.1.12.E.

Regarding providing an accessible entrance at the rear of the building, the applicant concluded that the existing conditions prohibit their ability to improve accessibility through the rear entrance. The closest HP placard parking space to the main entry and ATM is in front of the Coldwell Banker property at 635 Massachusetts Avenue.

The applicant should provide a more detailed update regarding any of the above items at the continued hearing.

Representatives from Chase Bank will be in attendance at the September 27, 2021 hearing to present information on the services they intend to provide at this location, as well as to answer questions regarding any market studies that were completed as part of the bank's decision to establish a branch at this location.

Finally, staff were asked to calculate the total linear feet of banks within Arlington Center. For economic development purposes, the Town defines the Arlington Center as 375 to 1056 Massachusetts Avenue; 283 to 327 Broadway; Medford, Mill, Mystic Streets; Schouler Court; Summer Street. Within these limits are a total of 264 commercial units¹.

There are a total of nine banks or ATMs in Arlington Center, or 3.4% of total commercial units. The table below provides the bank name, type, address, parcel frontage, and building width. Parcels on corner lots are indicated with an asterisk; for corner lots, the total parcel and building frontage along both streets are listed first, followed by the frontage specific to Massachusetts Avenue in parentheses.

¹ According to Arlington Town Assessor Data. This figure does not include the 180 individual rental units and commercial condos within commercial properties like 22 Mill, 29 Mill, etc.

Bank name	Type	Address	Parcel frontage (ft)	Street-facing building width (ft)
Chase Bank	ATM	323 Broadway	n/a ²	23
Leader Bank	Bank Branch	449 Mass Ave*	n/a ³	70 (26)
Cambridge Savings Bank	Bank Branch and Drive-up	626 Mass Ave*	285 (115)	187 (133)
Bank of America	Bank Branch	655 Mass Ave	51	48
Citizens Bank	Bank Branch and Drive-up	699 Mass Ave*	278 (151)	139 (82)
Brookline Bank	Bank Branch and Drive-up	856 Mass Ave*	204 (91)	135 (67)
Leader Bank	Residential Lending	864 Mass Ave*	218 (107)	154 (103)
TD Bank North	Bank Branch and Drive-up	880 Mass Ave*	408 (179)	182 (80)
Watertown Savings Bank	Bank Branch and Drive-up	980 Mass Ave*	268 (110)	155 (69)
TOTAL			1,712 (804)	1,093 (631)
* Corner lot				

Linear calculations have been estimated using the Town's GIS data. Should precise numbers be required, individual site plans would need to be requested from each property.

² Tenant in a structure with multiple units on one lot

³ Tenant in a structure with multiple units on one lot



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Arlington Redevelopment Board
From: Jennifer Raitt, Director, Department of Planning and Community Development/kl/ac
Date: September 22, 2021
RE: Linear Feet of Commercial Banks in Arlington Center

During the Redevelopment Board's August 30, 2021 hearing on Docket #3665 to establish a Chase Bank location within the storefront at 645 Massachusetts Avenue, staff were asked to calculate the total linear feet of banks within Arlington Center.

For economic development purposes, the Town defines the Arlington Center as 375 to 1056 Massachusetts Avenue; 283 to 327 Broadway; Medford, Mill, Mystic Streets; Schouler Court; Summer Street. Within these limits are a total of 264 commercial units¹.

There are a total of nine banks or ATMs in Arlington Center, or 3.4% of total commercial units. The table below provides the bank name, type, address, parcel frontage, and building width. Parcels on corner lots are indicated with an asterisk; for corner lots, the total parcel and building frontage along both streets are listed first, followed by the frontage specific to Massachusetts Avenue in parentheses.

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TOTAL			1,712 (804)	1,093 (631)
* Corner lot				

Linear calculations have been estimated using the Town's GIS data. Should precise numbers be required, individual site plans would need to be requested from each property.

¹ According to Arlington Town Assessor Data. This figure does not include the 180 individual rental units and commercial condos within commercial properties like 22 Mill, 29 Mill, etc.

² Tenant in a structure with multiple units on one lot

³ Tenant in a structure with multiple units on one lot



September 18, 2021

Town of Arlington
Redevelopment Board
730 Mass Ave. Annex
Arlington, MA 02476

Re: Application for Special Permit Review, 645 Massachusetts Avenue – Second Review

The whom it may concern;

We would like to thank the board for their time during the August 30, 20201 Arlington Redevelopment Board meeting. The input that was provided during this meeting was taken into consideration in preparation for our second appearance on the topic of the special permits requested for this site.

To respond to some of the comments issued, we offer the following, in conjunction with the attached revised documents:

Automobile Parking Relief: It appeared, from the response from the board, that they were in favor of granting this relief, on the grounds of the large municipal lot behind the proposed site and the presence of on-street parking in front. NO RESPONSE REQUIRED

Bicycle Parking Relief: Per the board, no relief would be granted on the bicycle parking requirement. THE SUBMISSION MATERIALS HAVE BEEN REVISED TO REFLECT SHORT TERM BICYCLE PARKING IN FRONT OF THE PROPOSED SITE. LONG TERM PARKING WILL BE INTEGRATED INTO THE PROJECT AS WELL TO MEET THE REQUIREMENT.

Special Permit for the Installation of a Bank:

Change of Use: Chase bank is seeking a special permit to allow for a bank use greater than 2,000 sf within the B5 District, as required by the zoning by-laws. Additionally, the previous use was a restaurant, requiring a change of use to the proposed bank (business) use. THE BOARD WAS SPLIT ON THE TOPIC. CHASE BANK REQUESTED A CONTINUATION IN ORDER TO ASSEMBLE ADDITIONAL PRESENTATION MATERIALS AND HAVE REPRESENTATIVES FROM CHASE BANK PRESENT TO DISCUSS THE PROJECT.

Façade: The board recommended changing the existing gridded windows to match the proposed new windows. THE RENDERINGS HAVE BEEN REVISED TO INCORPORATE THIS CHANGE

Sidewalk Amenities: The previously proposed plan reflected the removal of the existing benches and planters. The board recommended retaining this component of the exterior. THE RENDERINGS HAVE BEEN REVISED TO INCORPORATE THIS CHANGE



Accessibility: The board questioned why the vestibule at the rear of the building was not being made accessible and requested studying the addition of a ramp or a wheelchair lift. THERE ARE MULTIPLE EXISTING CONSTRAINTS THAT WILL LIMIT THE ABILITY TO MAKE THE REAR DOOR FULLY ACCESSIBLE, INCLUDING IMPACTS TO THE UPPER-LEVEL TENANT ENTRANCE, EXISTING (MUNICIPAL) PARKING LOT, AND SIDEWALK ALONG DAVID LAMSON WAY. IN SPITE OF THESE CONSTRAINTS, CHASE WILL CONTINUE TO ENDEAVOR TO STUDY THESE CONDITIONS AND EVALUATE THE VIABILITY OF AN ACCESSIBLE REAR ENTRANCE. PLEASE NOTE THAT THERE IS RESERVED ACCESSIBLE STREET PARKING ON MASS AVE NEAR THE FRONT ENTRANCE, WHICH WOULD PROVIDE ACCESS TO THE BANK AND ATM VESTIBULE.

Signage: The board was not in favor of the proposed blade sign. They believed the sign was not in keeping with other signage in the Central Business District as asked if we could consider moving the sign on the gray band along the alley side of the building. THE RENDERINGS HAVE BEEN REVISED TO INCORPORATE THIS CHANGE

We look forward to the opportunity to meet with the board again to review this project. Please let us know if anything additional is required.

Sincerely,

James Lalli
Director of Architecture - Financial
908.462.9949 | jlalli@core-states.com



South Elevation - Massachusetts Ave

SIGN E10 NOT SEEN FROM THIS ANGLE

10' 6-3/8"

18"

CHASE

1' 11-5/8"

3"

4-1/2"

LIF-WBO-18-LED

WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF

SCALE: NTS

TBD

3' 0"

NMP-XX

DARK NICKEL METAL PAN - DIMENSIONS TBD

SCALE: NTS

6"

9"

4-1/2"

ADA-EP

HANDICAPPED ENTRANCE PLAQUE

SCALE: NTS

CUST-VIN

MATCHING BLUE VINYL BACKER

SCALE: NTS

SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

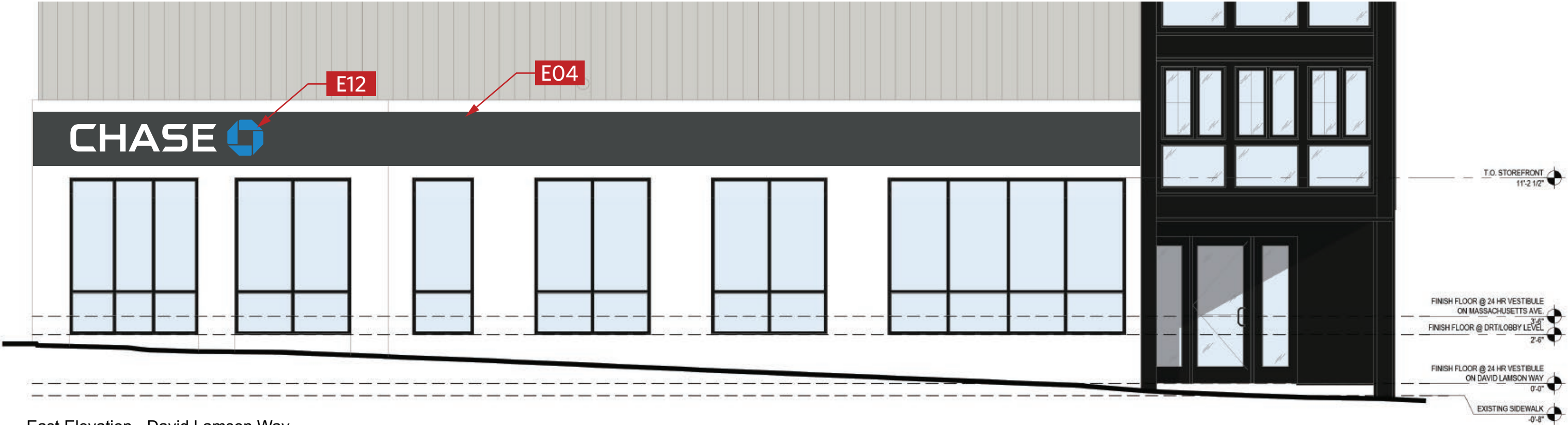
DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

PHILADELPHIASIGN

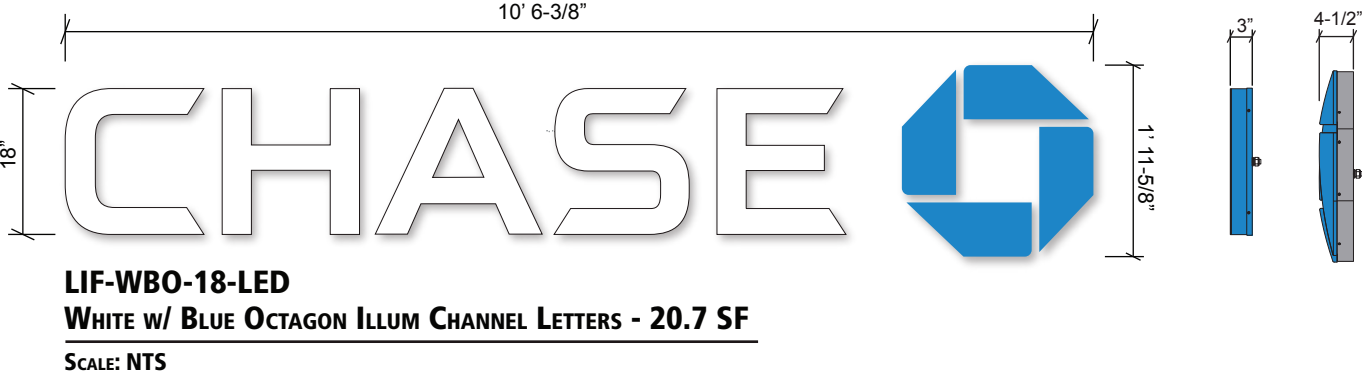
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East Elevation - David Lamson Way



LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



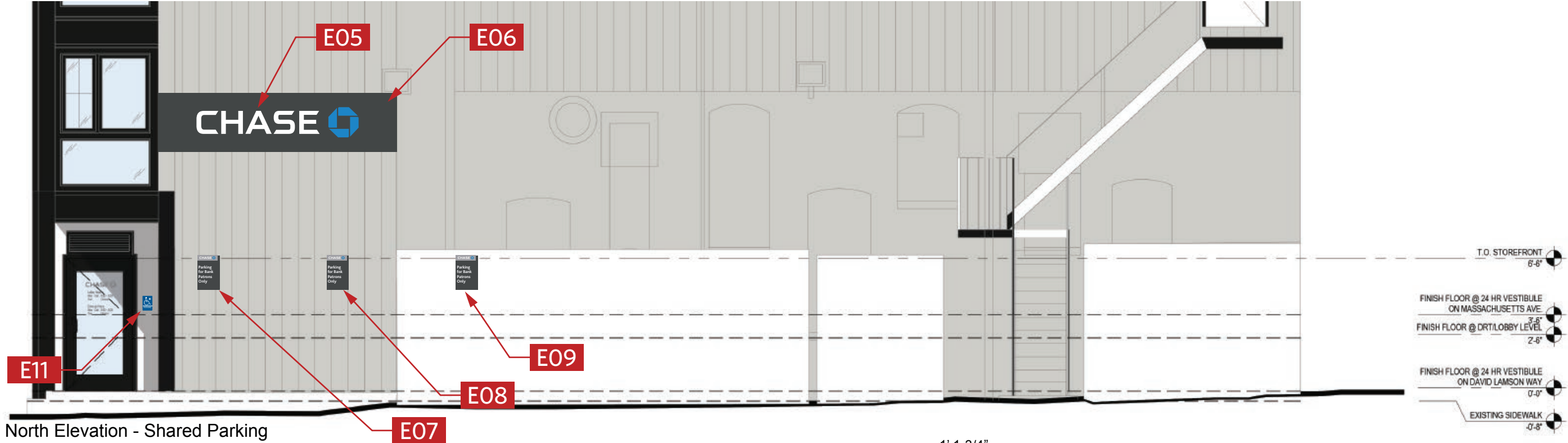
CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

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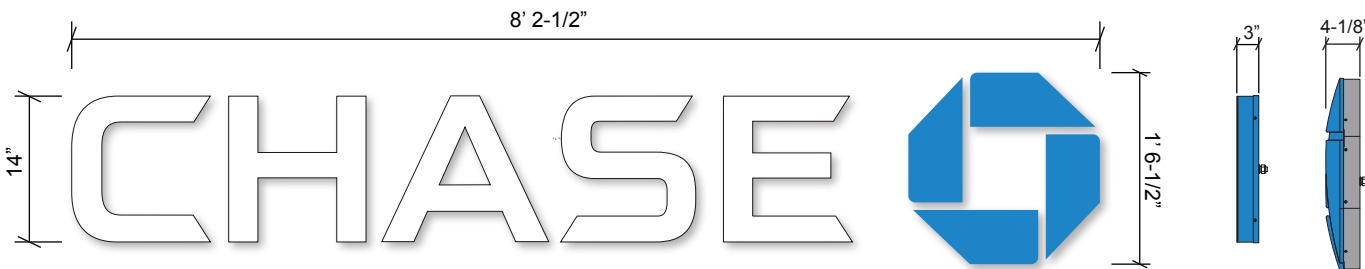
DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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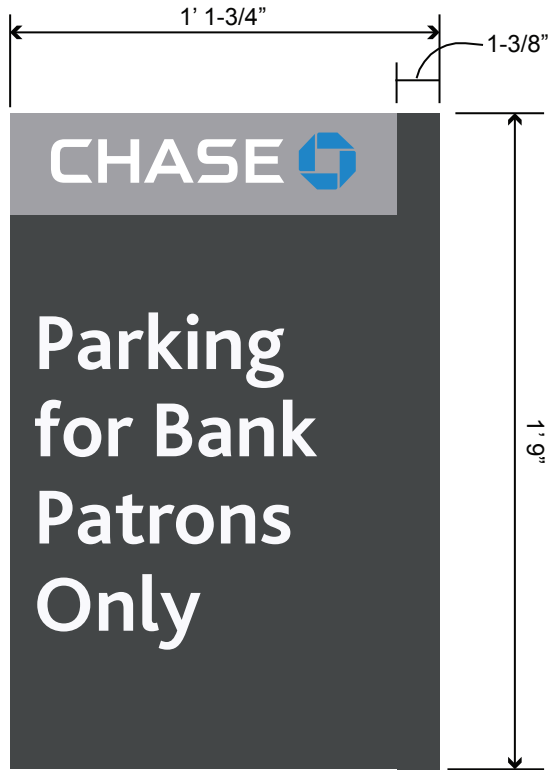
North Elevation - Shared Parking



LIF-WBO-14-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



TC-W-A-RE
WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF
SCALE: NTS



ADA-EP-NA
HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE
SCALE: NTS



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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ARCHITECTURAL RENDERING - CORNER ELEVATION



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

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DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

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DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

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DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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Survey Photos



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

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DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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Approach Photos



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645 Massachusetts Avenue
Arlington, MA 02476

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DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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From: "Matthew C. Guyton" <mcguyton@mit.edu>
Date: September 14, 2021 at 1:51:43 PM EDT
To: JRaitt@town.arlington.ma.us, ebenson@town.arlington.ma.us, KLau@town.arlington.ma.us, mtintocalis@town.arlington.ma.us, rzsembery@town.arlington.ma.us
Cc: srevilak@town.arlington.ma.us
Subject: Chase Bank - please deny

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Dear Redevelopment Board,

I am writing to ask you to deny the special permit for Chase Bank to replace Not Your Average Joe's.

As a frequent pedestrian in Arlington Center (especially around mealtimes), Not Your Average Joe's was what I consider an "anchor restaurant". You could walk out to the food destination of Arlington Center with the intention of patronizing one of the smaller restaurants, and if those restaurants were too busy, your backup plan could be to eat at Not Your Average Joe's, and vice versa. In this manner, the large restaurant helped drive business for the smaller restaurants. For this reason, I expect that if a restaurant does not soon replace NYAJ's, then Pasha and Thai Moon will soon go out of business. I realize that denying Chase's special permit won't bring NYAJ's back, but it will give up the opportunity for a new restaurant to open in this location before giving it a chance (and before the pandemic ends).

Frequently on our walks around the Center, my wife and I would complain about the prevalence of banks and how they ruin the walkable character of the town. The corner of Mass Ave and Pleasant has a plethora of financial institutions (listed going counterclockwise): Cambridge Bank, Coldwell Banker (not a bank, but sounds like one), Chase Bank requesting to go where NYAJ used to be, and Bank of America - leaving no good reason for pedestrians to walk to that part of the Center. Walking West up Mass Ave, the Citizen's Bank drive-thru exit creates a good place to get hit by a car, which makes me cautious when out with my young son. Walking further west up Mass Ave, the cluster of Brookline Bank, Leader Bank's lending center, and TD Bank creates another dead zone for pedestrians (made even worse by Lender Bank's large empty parking lot and crumbling brick planters that have sat unfixed for months). Keeping the Center a walkable area for pedestrians is important for businesses, because all customers are pedestrians. Banks violate this goal and are a poor use of space in the center of town.

Seeing a physical bank is like seeing a piece of history (and not in the good historical way that we strive for in Arlington). Does anyone still use physical bank locations? I have bought a house, refinanced it many times, and bought a car, all without ever visiting a physical bank location. I can't remember the last time I've physically been to a bank, and the last time I went, I was just there for a lollipop. I don't see how these locations are profitable for the banks, except that they serve as expensive billboards which would otherwise not be allowed in Arlington.

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Banks are ghost towns in the evening and make the area less walkable. I believe you should be trying to drive most of the banks out of the Center, not letting more banks in. If you let Chase bank replace NYAJ's, then you have essentially given up on having a vibrant welcoming town center in Arlington. (For the record, I'm not opposed to having Chase bank or any other bank in town - I just don't want to see them located at the main corner of Arlington Center).

-Matt Guyton

22 Irving St

From: Sarah Tuttle <s_g_tuttle@yahoo.com>
To: "jraitt@town.arlington.ma.us" <jraitt@town.arlington.ma.us>
Date: Sun, 12 Sep 2021 00:17:51 +0000 (UTC)
Subject: Comment on Proposed Chase Branch in Arlington Center

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To Whom It May Concern on the Redevelopment Board,

I am writing as a resident of Arlington regarding the proposed branch of Chase Bank where Not Your Average Joe's used to be on MA Ave in Arlington Center. I sincerely hope that the location does not become a bank of any sort. To be frank-- in Arlington we have so many banks. I am very, very tired of seeing so many store fronts taken up with financial institutions. The location of the property is one of the best in Arlington-- right across from the library, in the heart of the center, with a huge space. It should be used for something that the community can engage with-- not yet another bank. There is already a large Citizen's Bank on one side of the block, and a large Bank of America property on the other side. Yet another bank in such a prime real estate location would be a waste of an opportunity to invite a business with real value to residents. We need restaurants, shops, and other businesses that invite folks to linger in the center. Businesses that the community wants to patronize. Locations that are fun to browse, or comfortable to gather. We don't need yet another reason to drive by our most accessible, valuable commercial real estate.

Thank you for taking these comments into consideration.

Sincerely,
Sarah Tuttle

Resident-- Grove St. Arlington

----- Forwarded message -----

From: **Sarah Mraz** <sarahmraz@gmail.com>

Date: Wed, Sep 8, 2021 at 5:30 PM

Subject: Chase Bank proposal objection

To: <acarter@town.arlington.ma.us>

Dear Ali,

I am one of many residents deeply disappointed to learn that the beautiful spot formerly occupied by Not Your Average Joe's in Arlington Center is soon to become yet another bank. A big corporate bank- Chase. Bank of America is already in the same building. Furthermore a quick google search tells me there are already 29 physical banking locations (branches and/or ATM) in Arlington for a population of less than 50k in 2021, an online banking age.

Can't anything be done by town officials and the property owner to work together to select/attract a tenant that will contribute to the vibrancy of our community, especially in that key area?

The RDB hearing for this proposal is on 9/27 and I understand they will have very little power to oppose it.

I look forward to hearing from you on what to do next to advocate this tenant not move forward and other solutions be explored that will benefit the community and still provide the owner with rental income.

I understand Lexington changed its zoning laws in 2016 to limit banks and the like in their downtown areas. Is that being considered in Arlington?

Thank you,
Sarah Mraz
Chandler Street

From: "Jenny Raitt" <JRaitt@town.arlington.ma.us>
To: "Mary Muszynski" <MMuszynski@town.arlington.ma.us>
Cc: "Kelly Lynema" <KLynema@town.arlington.ma.us>
Date: 09/07/2021 11:18 AM
Subject: Fwd: Chase Bank - 645 Massachusetts Avenue, Arlington MA -Special permit

Please post to the ARB page.

Jennifer Raitt
Director, Department of Planning and Community Development
Town of Arlington

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Ian Heanue <iheanue@peconsultingcorp.com>
To: Jenny Raitt <JRaitt@town.arlington.ma.us>, Mary Muszynski <MMuszynski@town.arlington.ma.us>, Kelly Lynema <KLynema@town.arlington.ma.us>
Cc: Marc Sides <msides@core-states.com>, Kaitlyn Flynn <kflynn@core-states.com>
Date: Tue, 7 Sep 2021 14:42:38 +0000
Subject: Chase Bank - 645 Massachusetts Avenue, Arlington MA -Special permit

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Good Morning,

Please accept this email as an official request to have our special permit application (Docket #3665) for JPMorgan Chase Bank, at 645 Massachusetts Avenue, Arlington MA, continued to the next board meeting schedule on 9/27/2021.

We will work to have all updated documents submitted to your office by 9/22/2021 in order to meet the deadline for the 9/27 meeting.

If you have any questions or require any additional documentation please feel free to reach out.

Thank You,

Ian Heanue



Project Expeditors Consulting Corp., WBE, WBENC Certified

Project Expeditors Inc, WBE, WBENC Certified

Faneuil Hall Marketplace

4 South Market Street

Suite S-4035, Third Floor

Boston, MA 02109

Office: 617-227-0159

Cell: 908-907-0484

Fax: 617-227-0501



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 645 Massachusetts Ave, Arlington, MA
Docket #3665

Date: August 24, 2021

I. Docket Summary

This is an application by JP Morgan Chase Bank NA, 1111 Polaris Parkway, Columbus, OH to operate a bank and replace the signage at 645 Massachusetts Avenue property owned by Key West Realty LLC, 63 Trapelo Road, Belmont, MA 02478. The opening of the Special Permit is to allow the Board to review and approve the use as a commercial bank branch with greater than 2,000 square feet in the B5 Central Business District, renovations to the building, and alterations to the façade under Section 3.4 Environmental Design Review (EDR). The prior use was a restaurant, a use that has been at this location since at least the 1970s.

Materials submitted for consideration of this application:

- Application for EDR Special Permit dated August 4, 2021;
- Project Narrative by Core States Group, dated July 28, 2021;
- Existing and Proposed Floor Plans and Photographs, prepared by KMS, dated June 9, 2021;
- Dimensional and Parking Information Sheet;
- Parking Plan;
- Sign Submittal Package, prepared by Philadelphia Sign, dated June 17, 2021; and
- Quitclaim Deed dated September 7, 2007.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

A commercial bank of 2,000 square feet or more is allowed in the B5 Central Business District with a Special Permit under the jurisdiction of the ARB due to its location on Massachusetts Avenue. The Board can find that this condition is met.

2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

The use and the upgrades to the building and site are in the public's interest. However, banking uses can be found throughout the immediate area in Arlington Center, including four banks/ lending institutions and a number of stand-alone ATMs.

3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The proposed location is in the heart of Arlington Center. Many customers are likely to access this location by foot, bicycle, or use on-street parking along Massachusetts Avenue, or park in the public municipal lot behind the structure. The use will not impair pedestrian safety any more than the prior restaurant use. The Board can find that this condition is met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The bank does not have a high demand need for water or sewer. The Board can find that this condition is met.

5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

All such regulations are fulfilled.

6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

Multiple other banks are located within the vicinity and have had no detrimental impact on the integrity or character of the neighborhood, district, or adjoining districts, or on the health and welfare of the community. The Board can find that this condition is met.

7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

At present, there are four different bank branches and additional ATMs in Arlington Center. The site of this proposed use is directly adjacent to another bank branch location. The prior restaurant use contributed to an active, lively streetscape in the afternoon and evening and provided meals tax income to the Town, neither of which can be said of the proposed use.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The project site is developed, contains a multi-tenant building, and is entirely impervious. The landscaping around the perimeter of the site will remain in its current state. The Board can find that this condition is met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The existing storefront and entry will be renovated, and a second rear entry will be introduced. Additional windows will be introduced to the façade facing David Lamson Way, increasing the transparency of the ground floor. New signage will be introduced. These updates will rehabilitate the existing storefront consistent with the style of the building and neighborhood.

The applicant proposes to eliminate the awning over the Mass Ave and David Lamson Way façades of the building which was added by the prior tenant. The presence of awnings along Mass Ave is desirable, as they provide shelter for pedestrians in

inclement weather, are within the design vernacular of other storefronts along the corridor and mediate the stark façade of the structure.

The applicant should confirm that the “proposed new storefront” callout along David Lamson Way on floor plans on DRC pages 7 and 8 refer to the new commercial windows and not operable service windows.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There are no changes proposed to the existing building site and currently no open space on the project site. The Board can find that this condition is met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The number of parking spaces will increase from zero to three. The new use requires eight spaces, therefore the applicant requests relief from the Zoning Bylaw parking requirement. The site is adjacent to available on-street parking along Massachusetts Avenue and the public parking in the Railroad lot. The ARB has jurisdiction to reduce the number of parking spaces required by the Zoning Bylaw.

The applicant does not propose to add handicap parking, nor is the proposed rear entry to the building ADA accessible. Under this proposal, accessible access to the building would require parking along Mass Ave and travelling in the right of way until reaching a curb cut, or parking in the Railroad lot and circumnavigating the entire east and south sides of the building before reaching the accessible entry and designate one of the three parking spaces as HC accessible.

The circulation on the site will change with the addition of the second entry to the building off the Railroad lot. The application materials indicate an assumption that 50% of customers will use this entrance. The applicant is strongly encouraged to make the rear entry ADA accessible for the reasons described above.

Related to bicycle parking, the “office, business, or professional use” requires two long term and two short term bicycle parking spaces. The applicant has requested an exemption from the bike parking bylaw, citing bike racks along Massachusetts Avenue and in the Railroad lot as reasonable provision of parking. No long-term bicycle parking is indicated in the application.

The applicant should provide both indoor long-term bicycle parking for employees and short-term parking for visitors. The proximity of the business to the Minuteman Bikeway increases the demand for bicycle parking. For short term parking, the addition of a bike rack to the Massachusetts Avenue or the rear side of the building is recommended, which would support bicycle access to Arlington Center overall. Long term bicycle parking should be provided in an enclosed or covered area or inside the building. Further, indoor bicycle storage shall be included on the plan.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal. The Board can find that this condition is met.

6. EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There will be no changes to the utility service as a result of this proposal, which will affect only the interior of the building. The Board can find that this condition is met.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The project site is in the Business Sign District. The proposal exceeds the total number of signs allowable by right. The applicant submitted a sign package with a number of primary and incidental signs proposed:

- One wall sign with illuminated channel lettering located over the main entrance measuring 20.7 square feet;
- One wall sign with illuminated channel lettering located over the rear entrance measuring 12.7 square feet;
- One illuminated projecting sign measuring 8.17 square feet on each side;
- Three (3) wall mounted regulatory signs in parking area measuring 2 square feet each;
- One ADA entrance plaque measuring 0.25 square feet; and
- One ADA directional sign measuring 0.45 square feet.

The existing awning will be removed and the sign band across the Mass Ave and David Lamson Way façades will be covered with a dark nickel metal panel three feet in height.

While the narrative description addresses the two proposed wall signs, it does not describe the projecting sign, incidental signage, or other façade elements such as the new windows on David Lamson way and the dark nickel metal panels on all three facades.

Per Section 6.2.2(C), the ARB may grant a Special Permit to allow more than the number of signs allowed, “provided the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be allowed in the public interest.”

In terms of sign area, the two wall signs and the projecting sign comply with Section 6.2.5 of the Zoning Bylaw if the dark metal panels (E02, E03, and E06 in the sign package), for which dimensions are not provided, are not counted toward the total square footage of allowed signage. Dimensional information for the elements on all

three façades, including the mounting height of the projecting sign, are required to determine compliance with Sections 6.2.5(D)(8) and 6.2.5(D)(10).

Overall, the aggregate square footage of incidental signage exceeds what is allowed per Section 6.2.1(E)(3) by 0.076 square feet. The applicant has not proposed any window signage, however any intended signage including hours of operation and logos on entryways needs to be included in the sign package. Any additional window signage or incidental signage would add to the excess of the six feet of allowed incidental signage.

8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

There will be no adverse impacts on light, air and water resources, or on noise and temperature levels. The Board can find that this condition is met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The renovation of the space at 645 Massachusetts Avenue will conform to code requirements for safety and accessibility by emergency personnel and equipment. The Board can find that this condition is met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The building containing 645 Massachusetts Avenue is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission will review the proposal and this permit shall be conditioned on their approval.

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or

the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

There are no proposed changes (new structures, hard surface, ground coverage, or machinery) that will impact the microclimate. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The construction will be primarily indoors, and will prioritize energy efficient HVAC systems, plumbing fixtures, LED fixtures, and products incorporating low/no VOCs and recycled content. The Board can find that this condition is met.

IV. Conditions

1. The final sign, exterior material, and lighting plans shall be administratively approved by the Department of Planning and Community Development. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.

6. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

PLANNING & COMMUNITY
DEVELOPMENT

2021 AUG 11 10 2 18

Docket No. 3665

1. Property Address 645 Massachusetts Avenue, Arlington MA 02476
Name of Record Owner(s) Key West Realty LLC Phone _____
Address of Owner 63 Trapelo Road, Belmont MA 02478
Street City, State, Zip
2. Name of Applicant(s) (if different than above) JPMorgan Chase Bank NA
Address 1111 Polaris Parkway Columbus OH 43240 Phone c/o 617.874.0131
Status Relative to Property (occupant, purchaser, etc.) Occupant
3. Location of Property 645 Massachusetts Avenue, Arlington MA 02476 05-07-7
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 50073, Page 393;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____
5. Present Use of Property (include # of dwelling units, if any) Presently a restaurant
6. Proposed Use of Property (include # of dwelling units, if any) Proposed Commercial Bank Branch
7. Permit applied for in accordance with
the following Zoning Bylaw section(s) 3.4 Environmental design review
6.1.4 Table of Off-Street Parking Regulations
6.1.12 Bicycle Parking
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

RECEIVED

2021 AUG -6 AM 9:59

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

(In the statement below, strike out the words that do not apply)

The applicant states that _____ is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 645 Massachusetts Avenue, Arlington MA 02476 which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.


Matthew McCool - Vice President
JPMorganChase Bank, N.A.

Signature of Applicant(s)

100 International Dr. Floor 21
Baltimore, MD, 21202-4673, United States

Address

410-949-2150

Phone



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- X Dimensional and Parking Information Form (see attached)
- X Site plan of proposal
- NA Model, if required
- X Drawing of existing conditions
- X Drawing of proposed structure
- NA Proposed landscaping. May be incorporated into site plan
- X Photographs
- X Impact statement
- X Application and plans for sign permits
- NA Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

_____	Special Permit Granted	Date: _____
_____	Received evidence of filing with Registry of Deeds	Date: _____
_____	Notified Building Inspector of Special Permit filing	Date: _____

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location Corner of Mass Ave/David Lamson Way

Zoning District B-5

Owner: Key West Realty LLC

Address: 645 Massachusetts Ave

Present Use/Occupancy: No. of Dwelling Units:

Restaurant/Bar

Uses and their gross square feet:

6400 sf

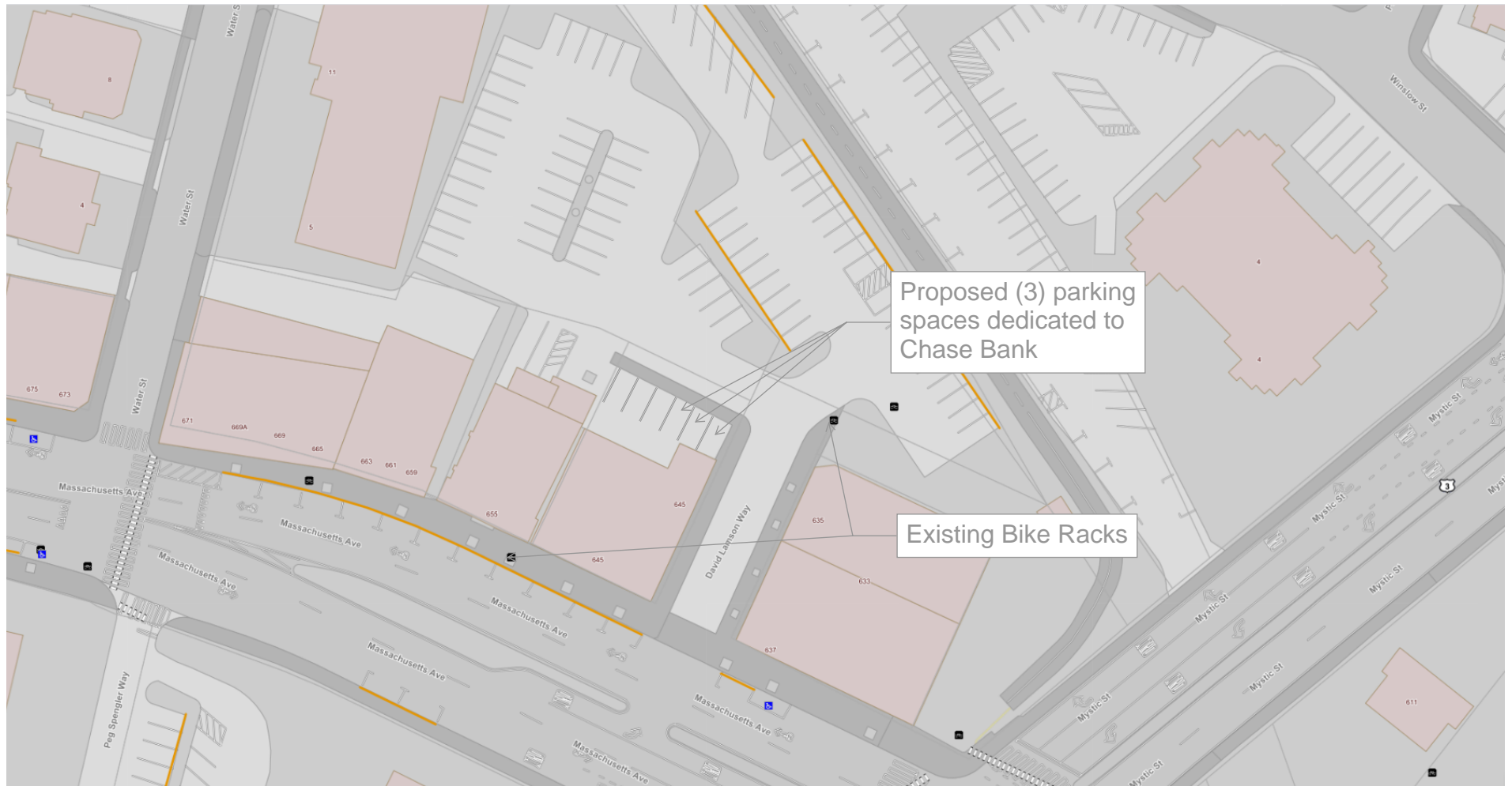
Proposed Use/Occupancy: No. of Dwelling Units:

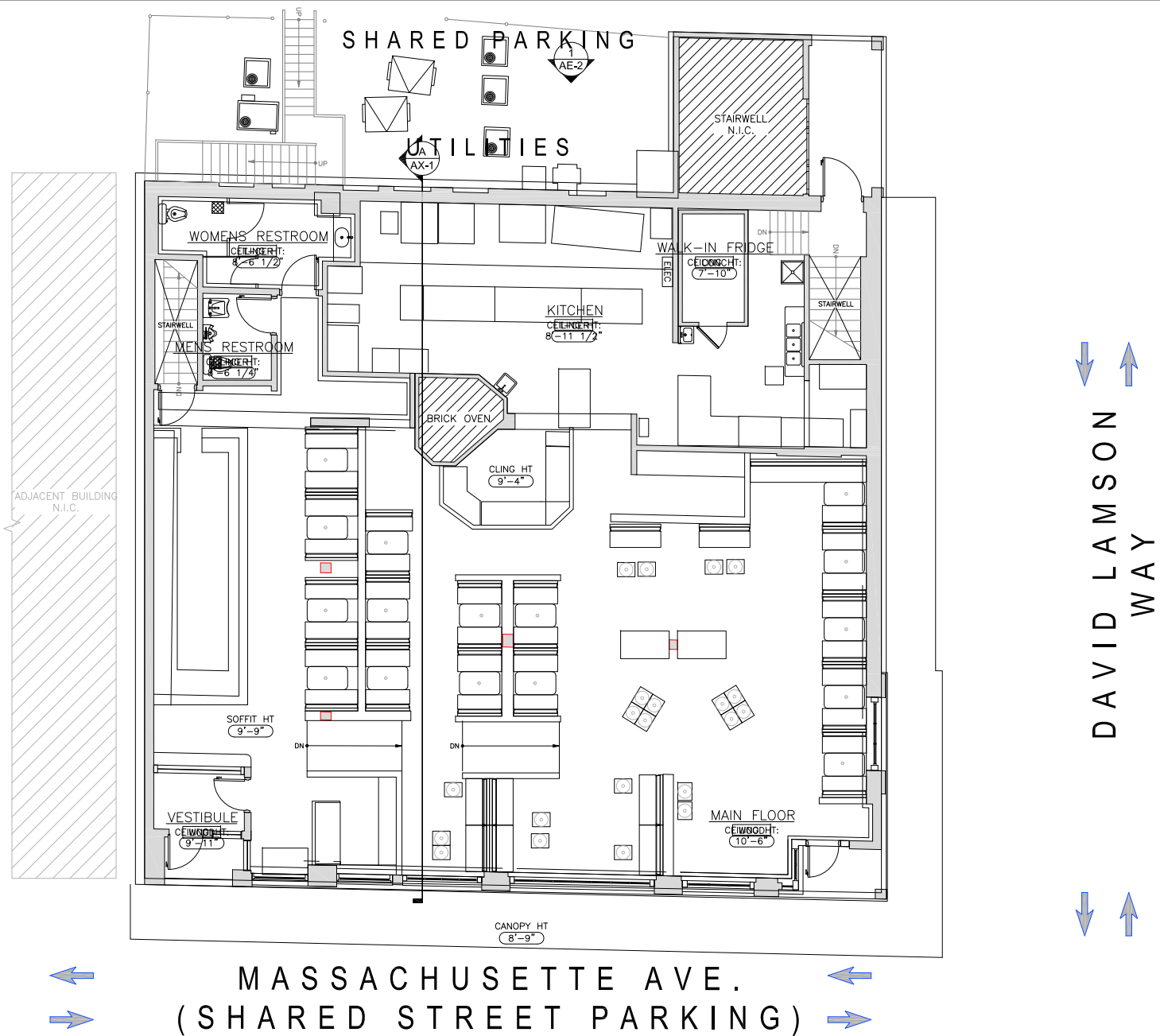
Financial Center > 2000sf

Uses and their gross square feet:

3826 sf (first floor only)

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	6400sf	3826sf	min. >2,000 sf (with special permit)
Frontage	63'-5"	63'-5"	min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable	N/A	N/A	max.
Lot Area per Dwelling Unit (square feet)	N/A	N/A	min.
Front Yard Depth (feet)	N/A	N/A	min.
Side Yard Width (feet) right side	N/A	N/A	min.
left side	N/A	N/A	min.
Rear Yard Depth (feet)	N/A	N/A	min.
Height			min.
Stories	2	2	stories Existing
Feet	31'-6"	31'-6"	feet Existing
Open Space (% of G.F.A.)			min.
Landscaped (square feet)	N/A	N/A	(s.f.)
Usable (square feet)	N/A	N/A	(s.f.)
Parking Spaces (No.)	0	3	min. 8 (based on 1 per 500sf)
Parking Area Setbacks (feet), where applicable	N/A	N/A	min.
Loading Spaces (No.)	0	0	min.
Type of Construction	IIIA		
Distance to Nearest Building	0-Adjacent	0-Adjacent	min. Existing





EXISTING FLOOR PLAN
ARLINGTON MASS AVE
 645 Mass Ave - Arlington, MA 02476

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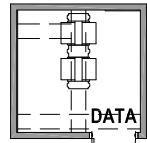


DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	AREA sq. ft.	NONE

DRC Page 6

INFORMATION ONLY

REPRESENTED FLOOR PLAN PRECEDES AOR'S FINAL DD / CODE COMPLIANCE VALIDATION. FINAL CONFIGURATION MAY VARY. NOTE TO AOR; DO NOT PROCEED WITH CONSTRUCTION DOCUMENTS IF THIS STAMP IS PRESENT.

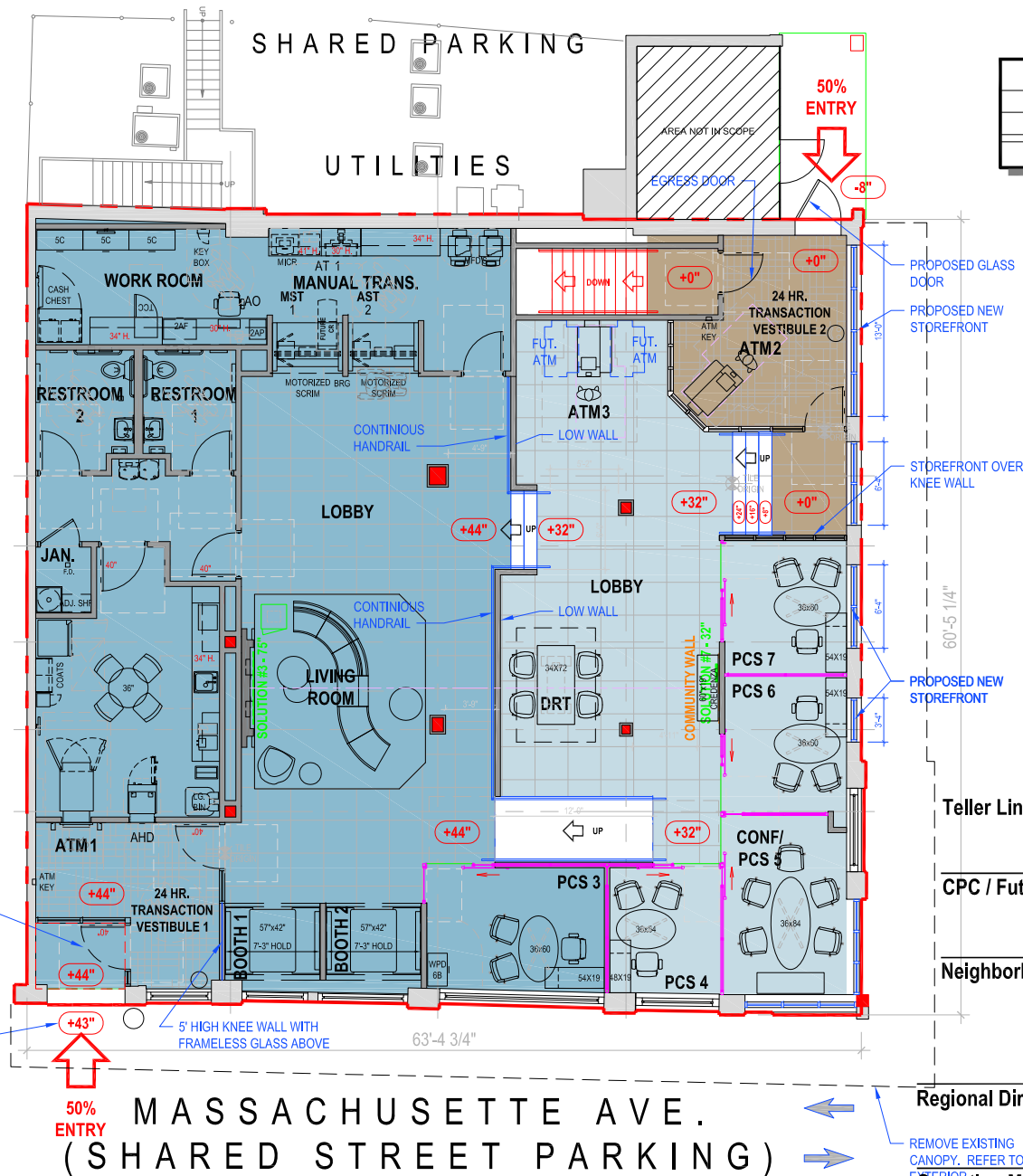


DATA AND ELECTRICAL ROOM IN LOWER LEVEL



ENSURE LEVEL LANDING & ADA ACCESS

VERIFY IN FIELD



AREA CALCULATIONS (S.F.)

RETAIL BANK - MAIN LEVEL	3826
LOWER LEVEL	3862
TOTAL (S.F.)	7688

DESIGN STANDARDS

20.3

HARDINESS ZONE 7A

OVERHEAD DOOR ACCEPTABLE *
* HARDINESS ZONES >= 7A

Teller Line BRG

YES ☐ NO ☐

CPC / Future CPC Office

Neighborhood Name

Regional Director (RD)

DATE

Operating Model Lead (OML)

DATE



PROPOSED FLOOR PLAN ARLINGTON MASS AVE

645 Mass Ave - Arlington, MA 02476

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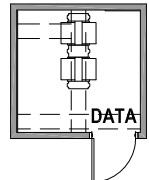


DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	SEE ABOVE	NONE

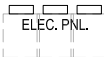
DRC Page 7

INFORMATION ONLY

REPRESENTED FLOOR PLAN PRECEDES AOR'S FINAL DD / CODE COMPLIANCE VALIDATION. FINAL CONFIGURATION MAY VARY. NOTE TO AOR; DO NOT PROCEED WITH CONSTRUCTION DOCUMENTS IF THIS STAMP IS PRESENT.

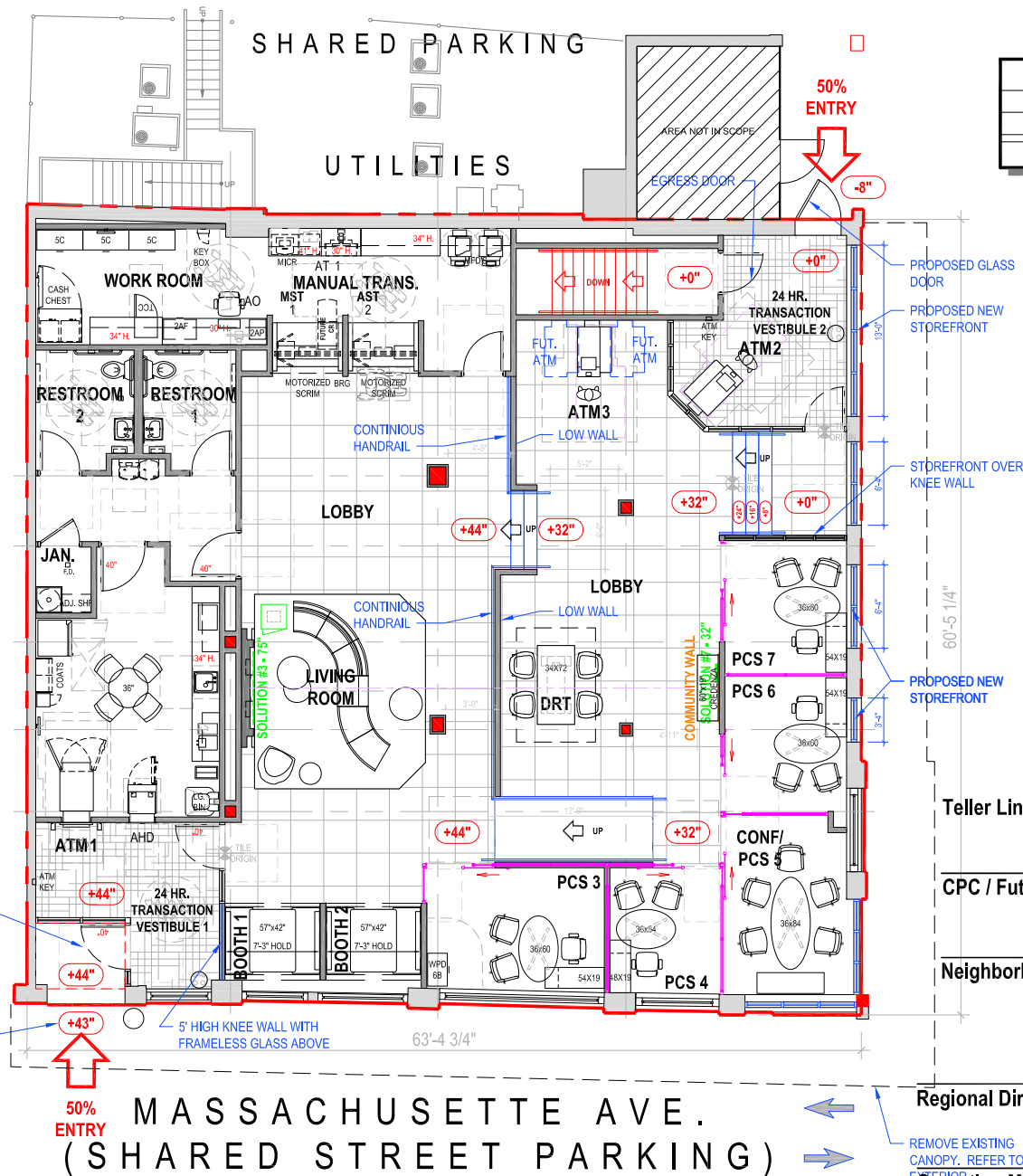


DATA AND ELECTRICAL ROOM IN LOWER LEVEL



ENSURE LEVEL LANDING & ADA ACCESS

VERIFY IN FIELD



AREA CALCULATIONS (S.F.)

RETAIL BANK - MAIN LEVEL	3826
LOWER LEVEL	3862
TOTAL (S.F.)	7688

DESIGN STANDARDS

20.3

HARDINESS ZONE 7A

OVERHEAD DOOR ACCEPTABLE *
* HARDINESS ZONES >= 7A

Teller Line BRG

YES ☐ NO ☐

CPC / Future CPC Office

Neighborhood Name

Regional Director (RD)

DATE

Operating Model Lead (OML)

DATE



PROPOSED FLOOR PLAN
ARLINGTON MASS AVE
645 Mass Ave - Arlington, MA 02476

87 of 283



DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	SEE ABOVE	NONE

DRC Page 8







Rear egress (Not ADA Compliant)

Tenant will have exclusive rights to 3/5 parking spots (TBD)



View from Massachusetts Ave



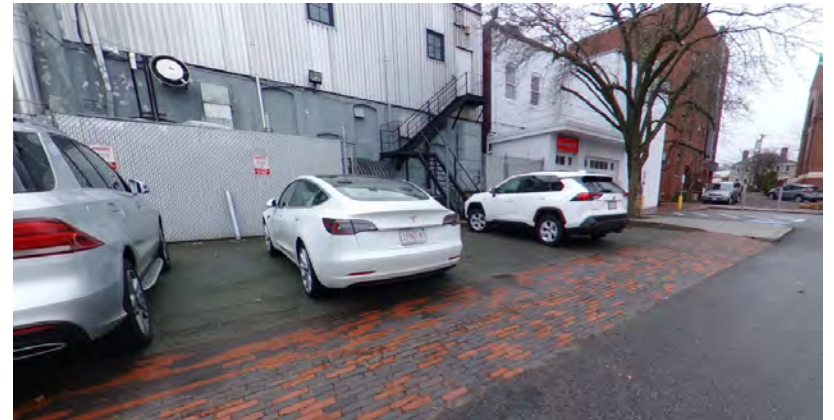
Views from David Lamson Way



View from
municipal
parking



Caldwell Bankers



Bank of America



Rear entrance







July 28, 2021

Town of Arlington
Redevelopment Board
730 Mass Ave. Annex
Arlington, MA 02476

Re: Application for Special Permit Review, 645 Massachusetts Avenue

The whom it may concern;

The following information is regarding a proposed Chase Bank facility at 645 Massachusetts Avenue, Arlington MA. The project will entail the installation of a new financial center in the location formerly occupied by Not Your Average Joe's restaurant and bar. The project will involve work on the first floor of the building and is an interior renovation, not exceeding the building limits.

Please see below, provided to meet the informational requests of the Petition for Special Permit under Environmental Design Review, per section 3.4 of the Arlington Zoning Bylaw for Applicability.

1. Preservation of Landscape: The proposed Chase Bank will be within the existing building limits. As such, the proposed project will not impact any of the existing landscape.
2. Relation of buildings to environment: The proposed project is largely contained in the first floor of the existing two-storey building, so the relationship of the existing building to the adjacent structures will be maintained. Additionally, exterior materials (largely brick) will be maintained, retaining the current building's character.
3. Open Space: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not alter any existing open space.
4. Circulation: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not alter any existing circulation. The bank will have two entrances, one in the front, one in the rear facing the parking lot.
5. Surface Water Drainage: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not impact any existing surface water drainage, nor will it contribute any new load to the drainage systems.
6. Utility Service: Chase Bank intends to reuse the existing utilities that were feed the prior tenant (Not Your Average Joe's). This includes electrical, gas, water, sewer, and fire sprinkler services.

The bank, in all likelihood, will use significantly less utilities and resources than the prior restaurant use.

7. Advertising Features: The bank is proposing a set of 18" internally illuminated channels over the entrance on Massachusetts Avenue. The bank is also proposing a set of 14" internally illuminated letters at the rear entrance, facing the parking lot. The (2) building letter sets comply with section 6.2.8 of the zoning by-laws. Refer to attached for additional information on the proposed signage package.
8. Special Features: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The bank proposes to remove the existing awning from the front and side of the building as part of the project. While the existing equipment area in the rear of the building is to remain, the bank use will require significantly less equipment, and will remove any of those features made obsolete by the conversion such as the exhaust system, exterior storage, and food waste containment.
9. Safety: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The existing life safety systems, including fire alarm and fire sprinkler, will be modified as needed based on the proposed work to maintain all current and required life safety requirements. The project will not impact the exterior sidewalks, posing no impact to public safety beyond the confines of the building.
10. Heritage: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The building will mostly maintain the existing building materials and character, as not to impact the character of the building or the streetscape.
11. Microclimate: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not pose any new impact on the microclimate of the area.
12. Sustainable building and Site Design: Chase Bank incorporates sustainable measures into their projects. While the building is not a LEED building Chase still takes measures in the form of energy efficient HVAC systems, efficient plumbing fixtures, LED light fixtures, and products incorporating low/no VOCs and recycled content.

In addition to the above, Chase bank is seeking relief on the parking requirements in the Zoning By-Laws. Section 6.1.4 of the By-Laws indicate that a business use would be required to provide 1 space per 500sf of gross floor area. Since the proposed Chase Bank space is 3,826sf on the first floor (customer floor), that would require 8 parking spaces. The landlord is providing the bank with 3 dedicated spaces for their use, which falls short of the 8 space requirement. Since the Chase Bank space has on-street parking directly in front along Massachusetts Avenue and a large municipal parking lot directly behind, Chase Bank is seeking relief from the requirement in the By-Laws.

Chase bank is seeking relief on the bicycle parking requirements in the Zoning By-Laws. Section 6.1.12 of the By-Laws indicate that a business use would be required to provide .3 spaces per 1000sf of gross floor area. . Since the proposed Chase Bank space is 3,826sf on the first floor (customer floor), that would require 1.2 spaces (rounds up to 2). Since the Chase Bank space has a bicycle rack in the sidewalk directly

in front along Massachusetts Avenue and 6 racks in the large municipal parking lot directly behind, as well as pay per ride bicycles, Chase Bank is seeking relief from the requirement in the By-Laws.

Please let us know should any further information be required.

Sincerely,

James Lalli
Director of Architecture - Financial
908.462.9949 | jlalli@core-states.com

Project Details

Project Name:	Arlington Mass Ave P373597	DND#:	0
Branch Name:		Region:	
Document Name:	20210701_Arlington Mass Ave_Brand Book_DRC PENDING.pdf	Market:	
DRC Date:	07/06/2021	Address:	
OVP#:	38100P373597	City:	
Program:	New Build Program	State:	
	<input type="checkbox"/> ATM - Offline	Zip:	
	<input type="checkbox"/> BBI - Offline		
	<input type="checkbox"/> Large Cap Retrofit		
	<input type="checkbox"/> Merch Only – Offline		
	<input checked="" type="checkbox"/> NB - Regular or Expansion		
	<input type="checkbox"/> Path		
Project Program:	<input type="checkbox"/> Path of Travel - Offline		
	<input type="checkbox"/> Relocations		
	<input type="checkbox"/> Retrofit - BAU - Offline		
	<input type="checkbox"/> Retrofit - Community - Offline		
	<input type="checkbox"/> Retrofit - Companion - Offline		
	<input type="checkbox"/> RSU		
	<input type="checkbox"/> Signage - Offline		
Project Type:	New Build Signage/Elevation		
Designer:	Kanishka Moham Salehi		
Status:	Approved		
Comment		By	On
AV Approved. If AV changes during any phase of the project contact Allison Howard		Allison Miche Howard	7/2/2021
Approver	Approval Status	Responded	
Ashlee Jo Kelly	Approved	07/08/2021 15:38	
Robert John Placek	Approved	07/06/2021 11:14	
Tiffany Anne McLeod	Approved	07/08/2021 08:24	

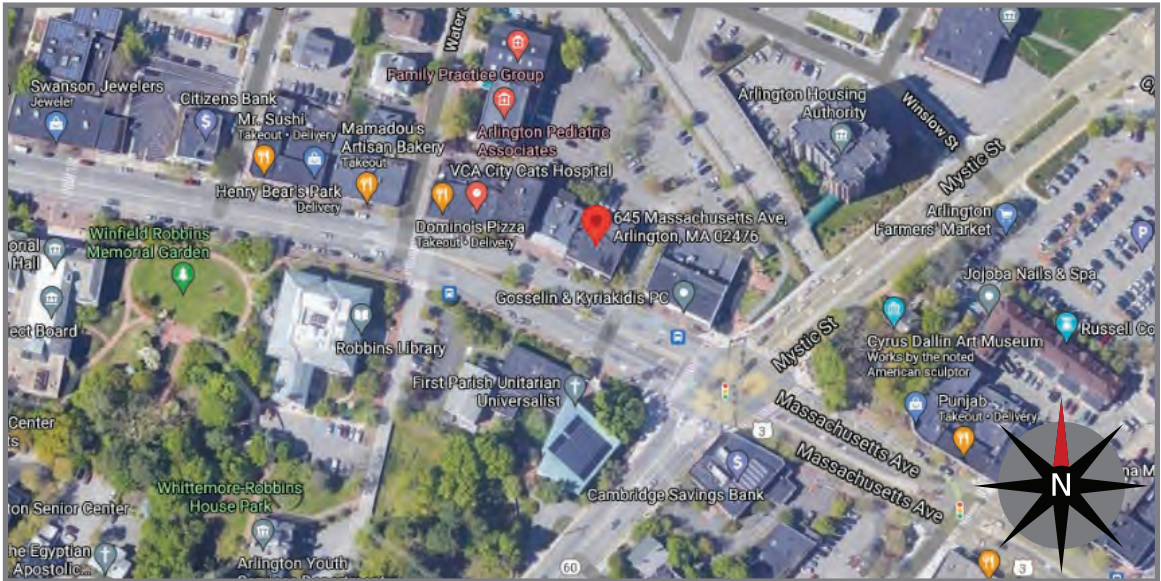
ARLINGTON MASS AVENUE

645 Massachusetts Avenue
Arlington, MA 02476



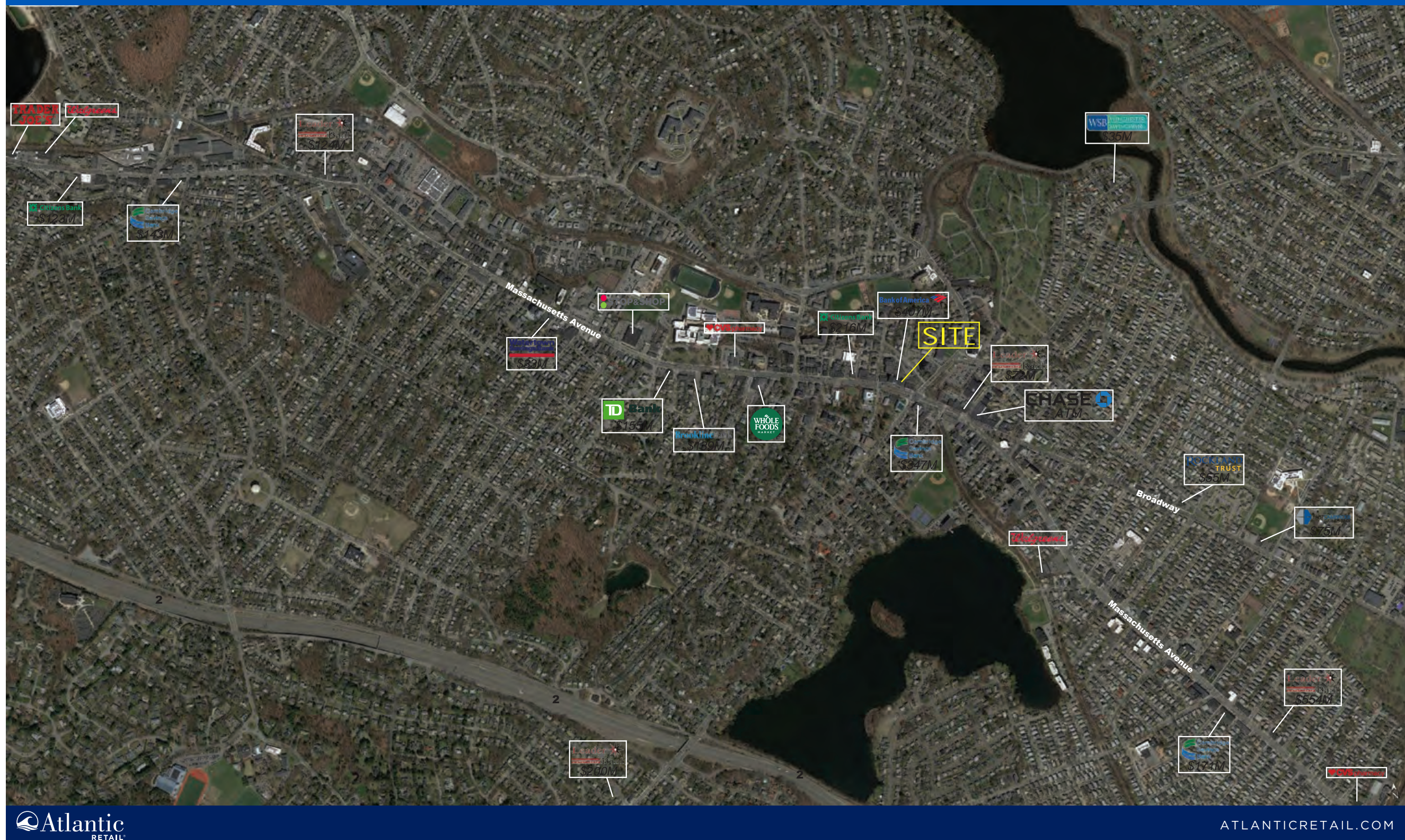
REVISION NOTES:

06.23.21	JM	Delete Octagons from All Awnings. Add Option 2, E12 and E13
07.01.21	RJW	Revised as noted.



B95122

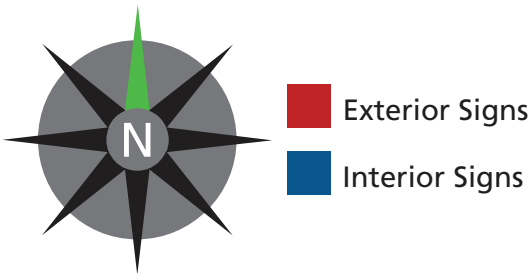
ARLINGTON, MA



Exterior Scope of Work

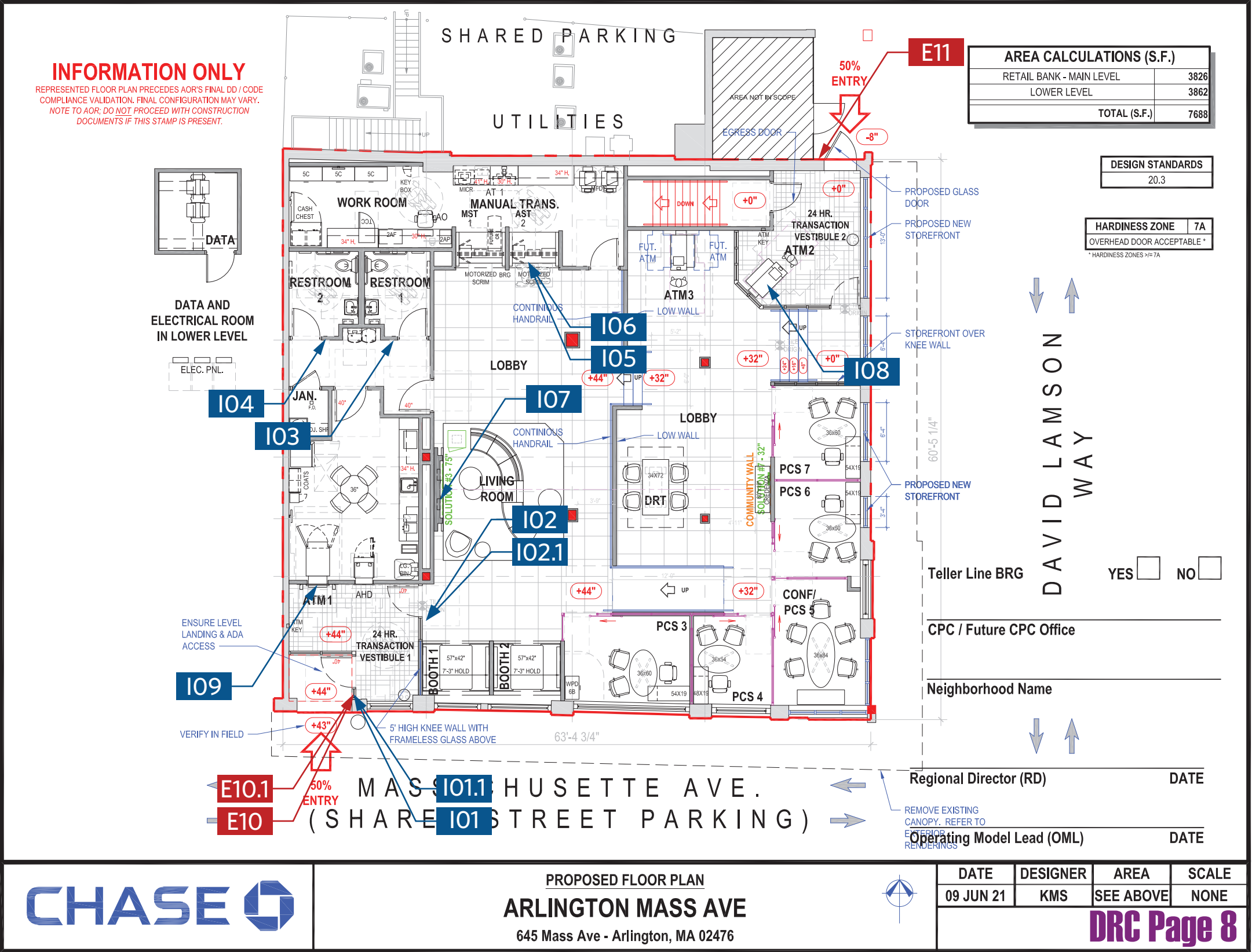
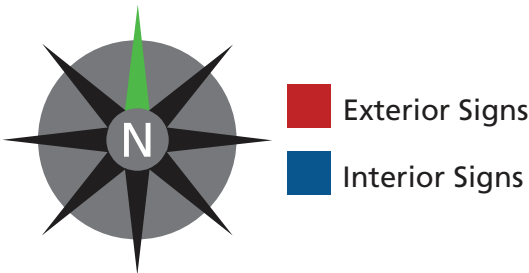
E01	LIF-R-BLK-18-LED	BLACK W/ BLUE OCT DAY/NIGHT ILLUM CHNL LTRS - TOP MTD RCWY	20.7sf
E02	NMP-XX	DARK NICKEL METAL PANEL	
E03	F-6	DOUBLE-FACED ILLUMINATED FLAG MOUNTED SIGN	8.2sf
E04	NMP-XX	DARK NICKEL METAL PANEL	
E05	LIF-WBO-14-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	12.7sf
E06	NMP-XX	DARK NICKEL METAL PANEL	
E07	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2sf
E08	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2sf
E09	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2sf

ALL SIGNS TO BE
REVIEWED/APPROVED
BY HRC



Floor Plan

Interior Scope of Work				
I01	ADA-EX	ADA HANDICAPPED EXIT PLAQUE		.25sf
I01.1	CUST-VIN	MATCHING BRONZE VINYL BACKER		
I02	ADA-EX	ADA HANDICAPPED EXIT PLAQUE		.25sf
I02.1	CUST-VIN	MATCHING BRONZE VINYL BACKER		
I03	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE		1.4sf
I04	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE		1.4sf
I05	ADA-TW	ADA TELLER WALL SIGN		.1sf
I06	ADA-TW-ALS	ADA TELLER WINDOW - ASSISTIVE LISTENING SYSTEM		.1sf
I07	TPL-BTR-B-24	24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON		4sf
I08	eATM-PANEL-SINGLE-SIDE-CAR	BRANDING PANEL FOR SINGLE SIDE CAR eATM 3.0		
I09	SUR-TTW-U-4-TP	ILLUMINATED THIN PROFILE ATM SURROUND		33sf
E10	ADA-EP	ADA HANDICAPPED ENTRANCE PLAQUE		.25sf
E10.1	CUST-VIN	MATCHING BLUE VINYL BACKER		
E11	ADA-EP-NA	ADA HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE		.38sf



CHS.NB.961 - Arlington Mass Avenue

645 Massachusetts Avenue
Arlington, MA 02476

103 of 283

DESIGNER - JM

CREATED - 06.17.21

DRAWING - B95122

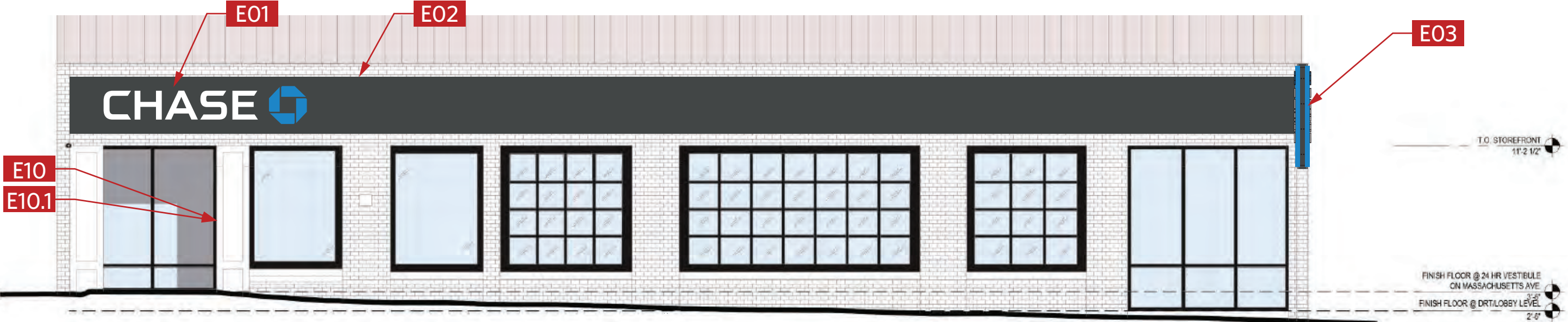


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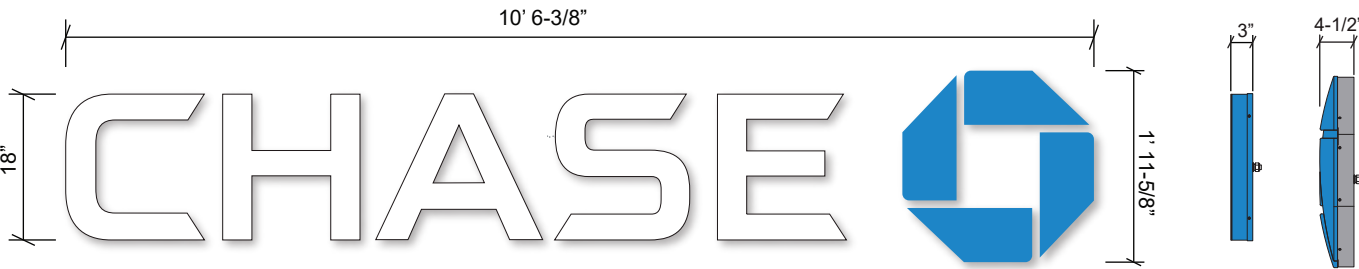
707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065
P: 856-829-1460 • F: 856-829-8549 • WEB: <http://www.philadelphiasign.com>

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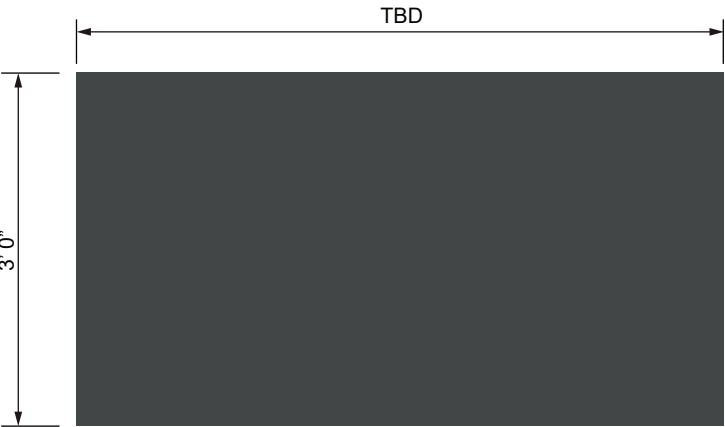


South Elevation - Massachusetts Ave

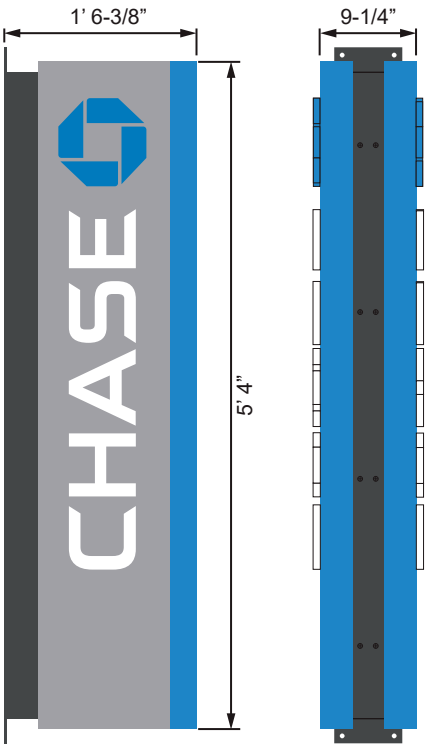
SIGN E10 NOT SEEN FROM THIS ANGLE



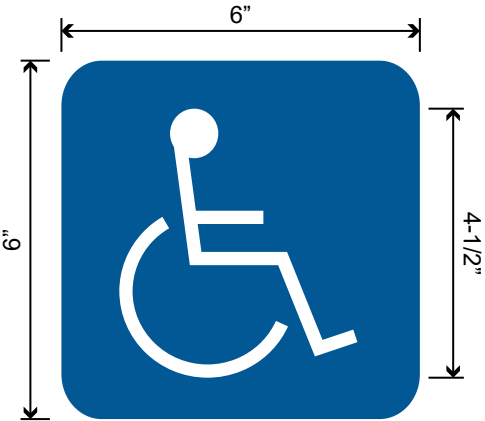
LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



F-6
ILLUMINATED FLAG SIGN
SCALE: NTS



ADA-EP
HANDICAPPED ENTRANCE PLAQUE
SCALE: NTS

CUST-VIN
MATCHING BLUE VINYL BACKER
SCALE: NTS



SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

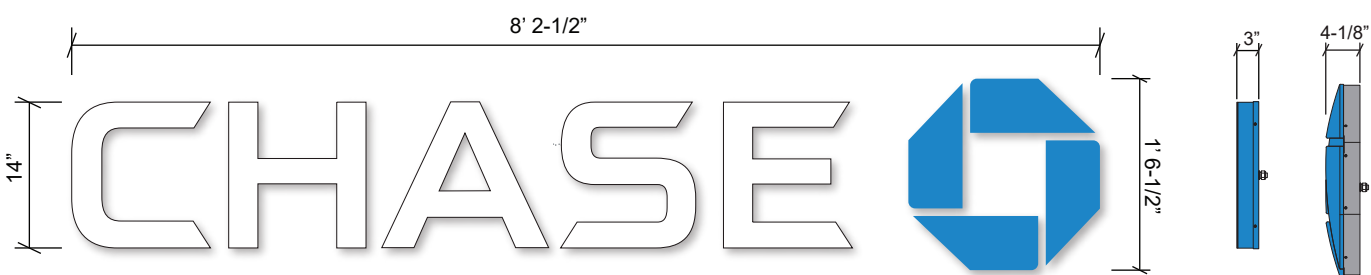
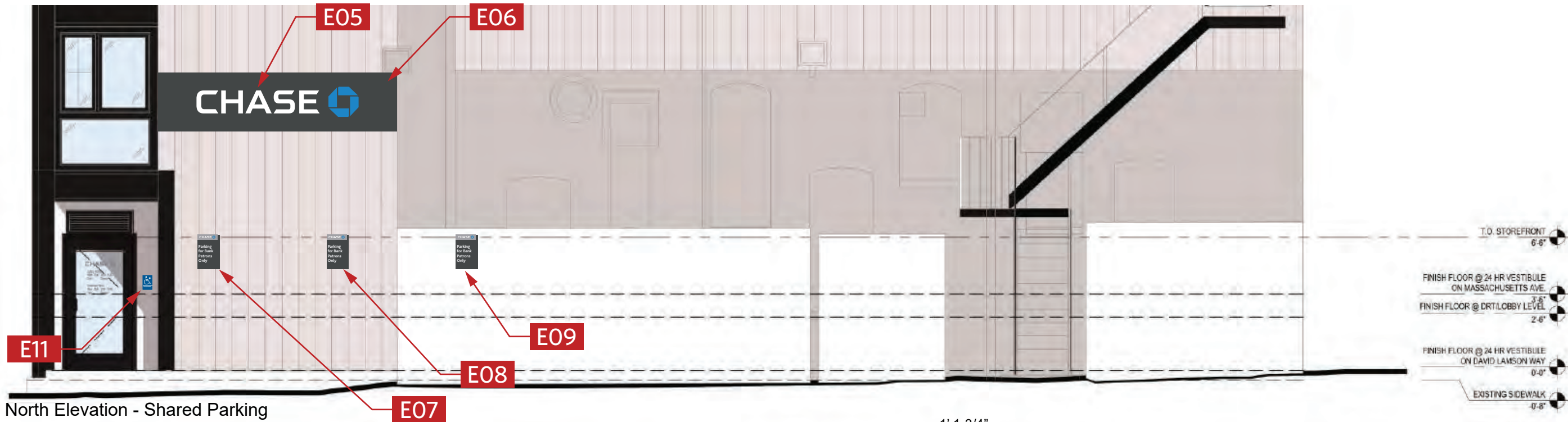


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P: 856-829-1460 • F: 856-829-8549 • WEB: <http://www.philadelphiasign.com>

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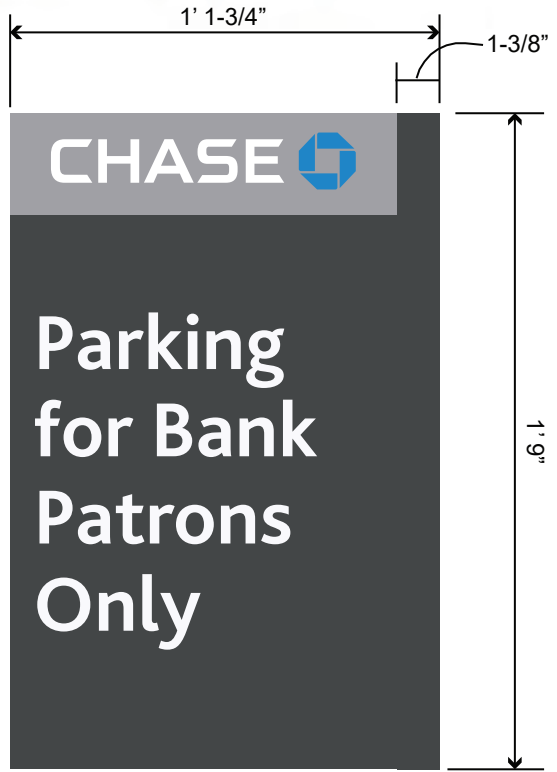
NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



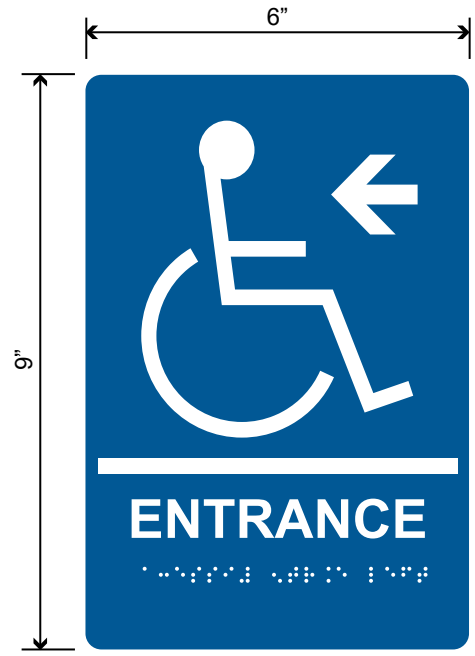
LIF-WBO-14-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



TC-W-A-RE
WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF
SCALE: NTS



ADA-EP-NA
HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE
SCALE: NTS



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE
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ARCHITECTURAL RENDERING - CORNER ELEVATION



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

107 of 283

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



CHS.NB.961 - Arlington Mass Avenue

645 Massachusetts Avenue
Arlington, MA 02476

108 of 283

DESIGNER - JM

CREATED - 06.17.21

DRAWING - B95122



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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION



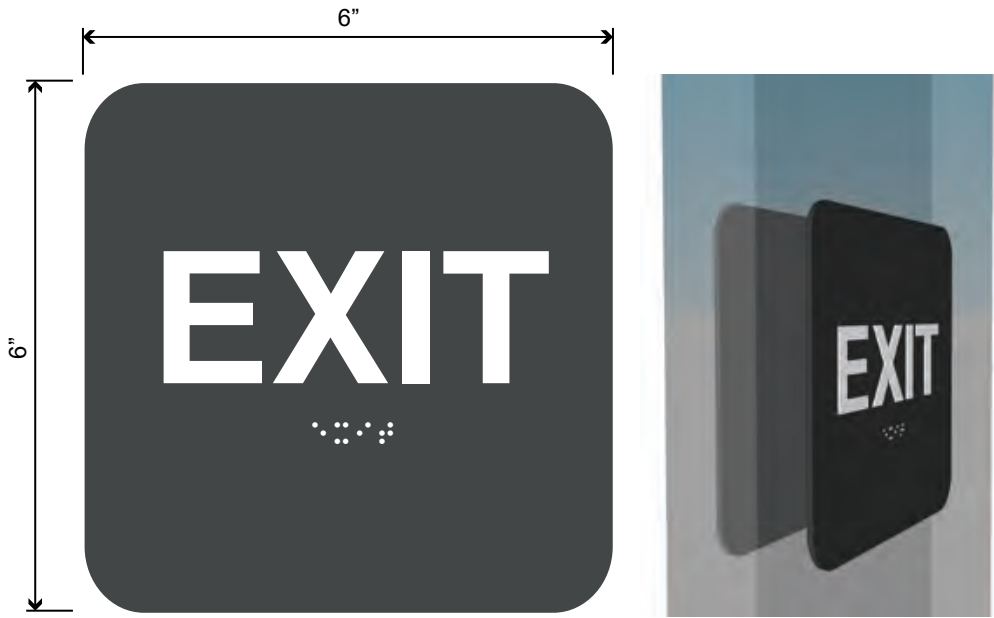
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Arlington, MA 02476

109 of 283

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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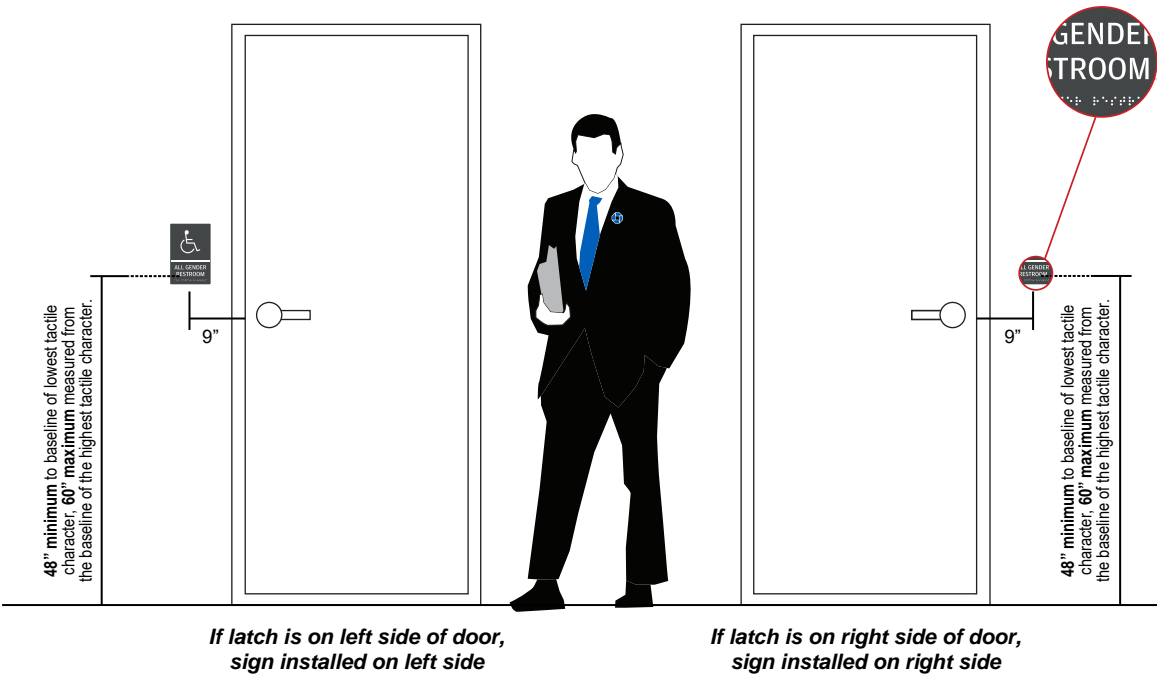
ADA-EX
HANDICAPPED EXIT PLAQUE
SCALE: NTS

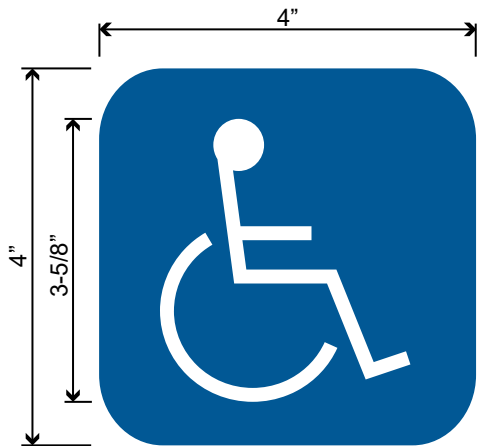
**SIGN I01 MOUNTS
BACK-TO-BACK WITH
SIGN E10.**

CUST-VIN
MATCHING BRONZE VINYL BACKER
SCALE: NTS

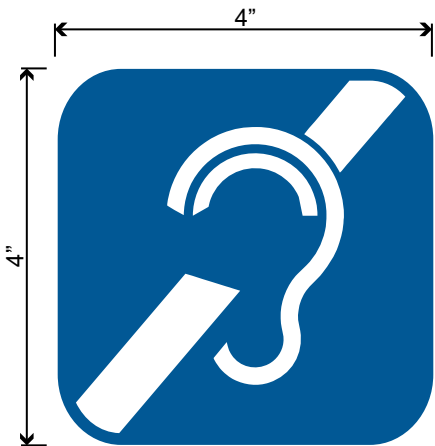
ADA-RRAG-A-G All Gender Neutral Restroom Signage
for Restrooms that **ARE** Accessible

- Tactile sign identifying an accessible restroom entrance.
- Mounted on the wall, next to the door, on the latch side of the door.
- Acrylic tactile signs designed to meet Federal ADA 2010 ADAAG standards.





ADA-TW
ADA TELLER WALL SIGN
SCALE: NTS



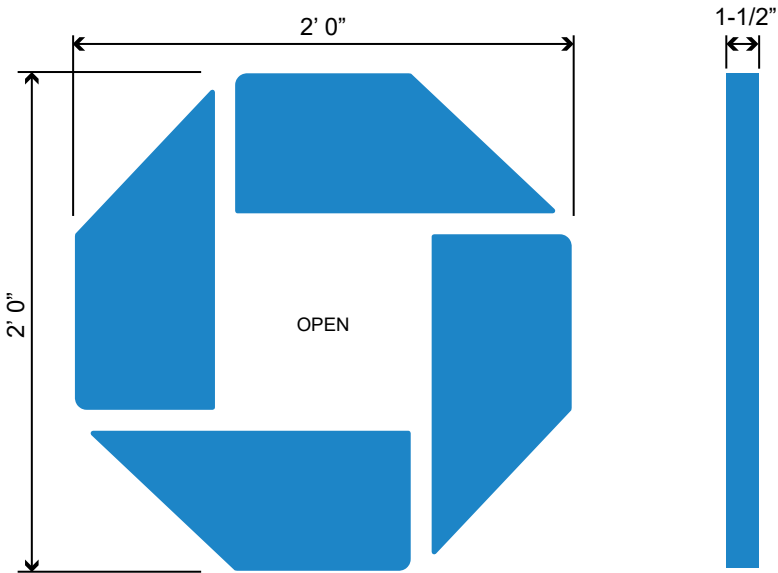
ADA-TW-ALS
ADA TELLER WALL SIGN - ASSISTIVE LISTENING SYSTEM
SCALE: NTS



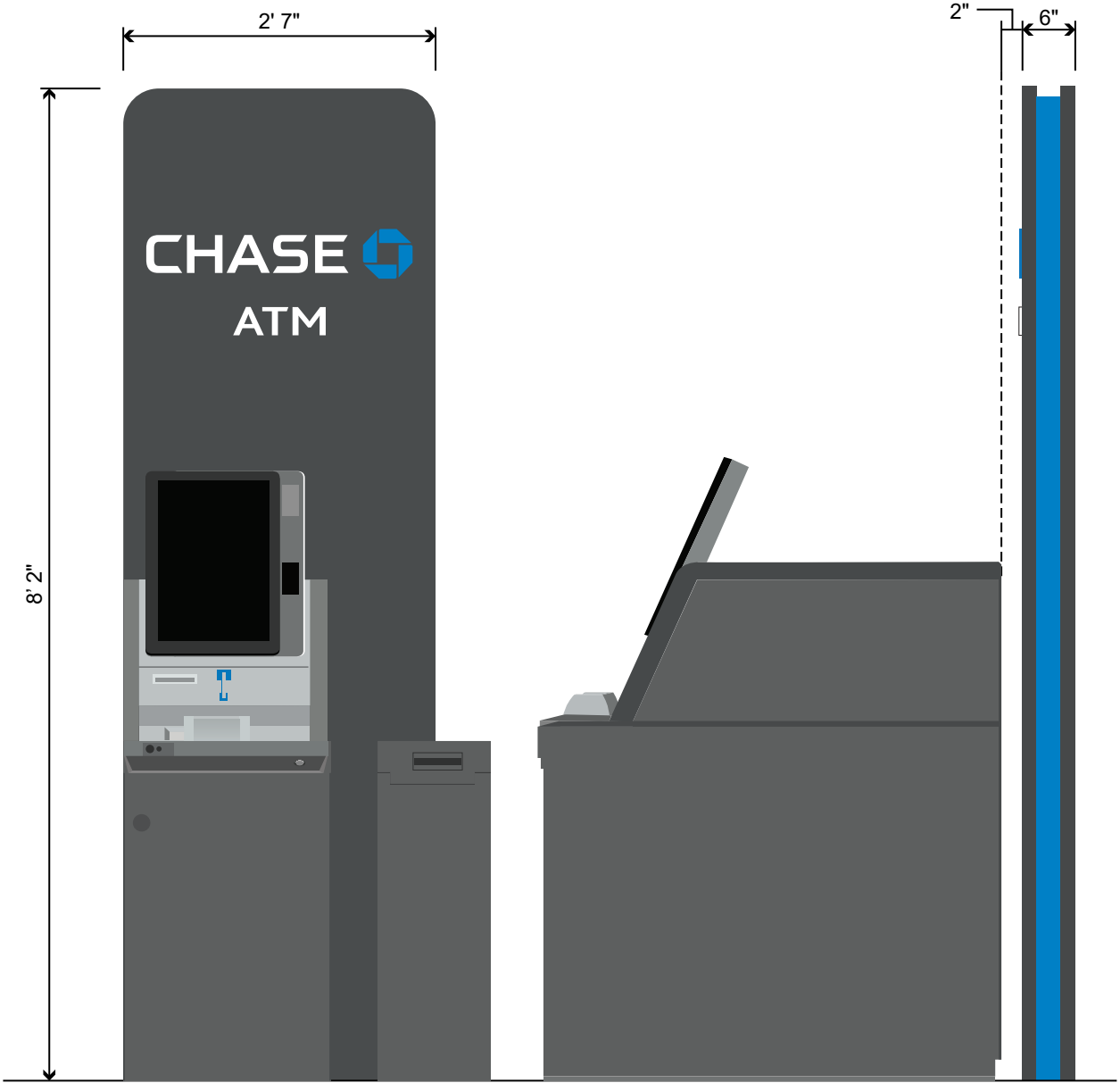
**Placement at Modular Teller Stations
with Bullet-Resistant Glass**



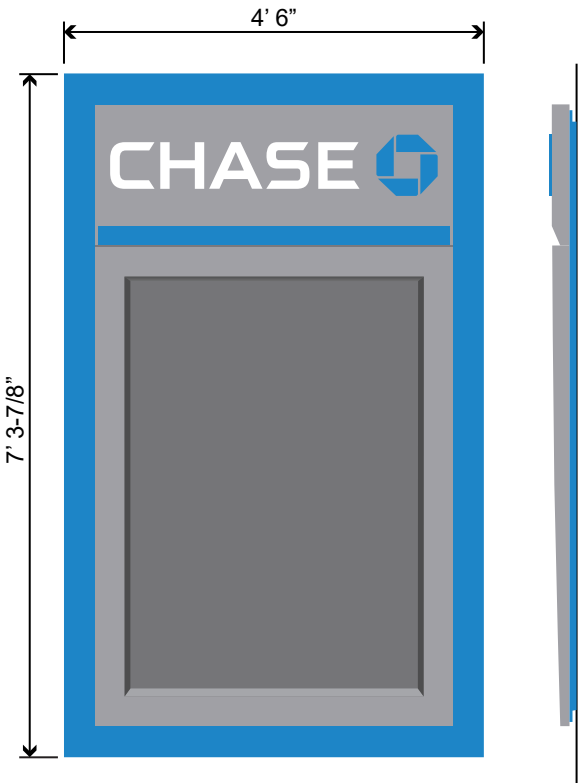
For Reference Only



TPL-BTR-B-24
24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON - 4SF
SCALE: NTS
NOTE: Octagon to be Purchased from Bitro.



eATM-PANEL-SINGLE-SIDE-CAR
BRANDING PANEL FOR SINGLE SIDE CARE eATM 3.0
SCALE: NTS



SUR-TTW-U-4-TP
THIN PROFILE ATM SURROUND - 33SF
SCALE: NTS



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Arlington, MA 02476

DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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Survey Photos



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Approach Photos



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Code Allowances - Completed by Sign Vendor	
General Info	
Zoning Designation	B-5, Central Business
Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	Downtown location not suitable for F/S signs
Are temporary banners allowed? If so, for how long?	n/a
Are fly guys allowed? If so, for how long?	n/a
Primary Ground Sign	
Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed?	Downtown location not suitable for F/S signs
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements)	n/a
List the set back requirements.	n/a
Building Sign	
Prototypical FS branch - Will code allow our standard illuminated bldg. sign package (30" letterset on front & sides, 24" letterset on the rear)? Please list size and locations of signs allowed.	1 sign per street, no SF limitations; no flashing/blinking
If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements)?	n/a
In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination).	n/a
Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements.	25% window area
ATM Topper- does this count against our overall allowable sf.? Is illumination allowed?	ATM signs subject to review and approval
Are decorative logos allowed (EFIS octagon)? Does it count against overall SF?	n/a
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	Downtown location not suitable for F/S signs
If not, what are the variables/restrictions?	n/a
Awnings / ATM Sunscreens	
Are branded awnings allowed?	yes
What if any restrictions are there (Illumination, color/materials, min & max projection)?	8' clearance, no SF limitation, see add'l comments
Are ATM sunscreens allowed? Do they count against overall SF?	ATM signs subject to review and approval
Other Governing Agencies	
Identify other governing agencies that could override code (ARB, HRB, PUD, etc) and list the known restrictions.	ALL SIGNS TO BE REVIEWD AND APPROVED BY the ARLINGTON HISTORICAL COMMISSION
Permitting / Variance Process	
What is the application process and timing for variance approval ? What are the variance application fees?	2-3 months
What is the likelihood of being granted a variance with this municipality?	25%
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF? List provisions.	no flashing/blinking. NO SIGNS TO BE ILLUMINATED FROM 12am - 6am
Additional Comments	
Please list any additional comments	Permitted by the following categories of signs: wall sign, window sign, awning sign



Bk: 50073 Pg: 393 Doc: DEED
Page: 1 of 2 09/07/2007 04:01 PM

QUITCLAIM DEED

645 Mass. Ave. LLC, a Massachusetts limited liability company with a principal place of business at 11 Pepper Hill Drive, Winchester, MA 01890 for ONE MILLION NINE HUNDRED FIFTY THOUSAND and 00/100 (\$1,950,000.00) DOLLARS consideration paid grants to Key West Realty LLC, a Massachusetts limited liability company with a principal place of business at 63 Tropelo Road, Waltham, MA with quitclaim covenants the land and buildings thereon situated in Arlington, Middlesex County, Massachusetts and now numbered 645 to 651 Massachusetts Avenue and shown on a plan of "Land in Arlington, Mass., Boston & Maine Railroad to Myer Dana, E. D. Chapman, R. E. Engr. June 1922" recorded with Middlesex South District Deeds Book 4534, End, and bounded and described as follows:

SOUTHWESTERLY by said Massachusetts Avenue, as now laid out and existing, 64 feet;
NORTHWESTERLY by land now or late of Menotomy Trust Company, 100 feet;
NORTHEASTERLY by land now or formerly of Boston & Maine Railroad, 64 feet; and
SOUTHEASTERLY by other land now or formerly of Boston & Maine Railroad, 100 feet.

Containing about 6,400 square feet according to said plan.

Be any or all of said measurements or contents more or less or however otherwise said premises may be measured, bounded or described.

Together with the right to sue for the ordinary purposes of a passageway to and from the granted premises, the existing passageway on the Southeasterly side of the granted premises, said passageway being shown on said plan and extending 100 feet Northeasterly from Massachusetts Avenue.

Subject to and with the benefit of easements, rights, restrictions and agreements of record so far as now in force and applicable.

For title, see deed recorded with Middlesex South District Registry of Deeds at Book 49471, Page 543.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/07/2007 04:01 PM
Ctrl# 099332 27101 Doc# 00168668
Fee: \$8,892.00 Cons: \$1,950,000.00

645 MASS. AVE. LLC

By:

Donald A. Calareso, Manager

CLARK, HUNT AND EMBRY
55 CAMERIDGE PARKWAY
CAMBRIDGE, MA 02142

COMMONWEALTH OF MASSACHUSETTS

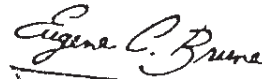
Middlesex, ss.

On this 7th day of September, 2007, before me, the undersigned notary public, personally appeared 645 Mass. Ave. LLC by Donald A. Calareso, its Manager, proved to me to be the person whose name is signed on the preceding or attached document, through satisfactory evidence of identification, namely, a driver's license issued by the State of Massachusetts bearing the photographic image of the face and signature of Donald A. Calareso, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary PublicMichael G. Gault
My Commission Expires: March 14, 2008

SAWDOX\Bank_RE\RE\06423\00009\00010931.DOC



Attest Middlesex S. Registrar

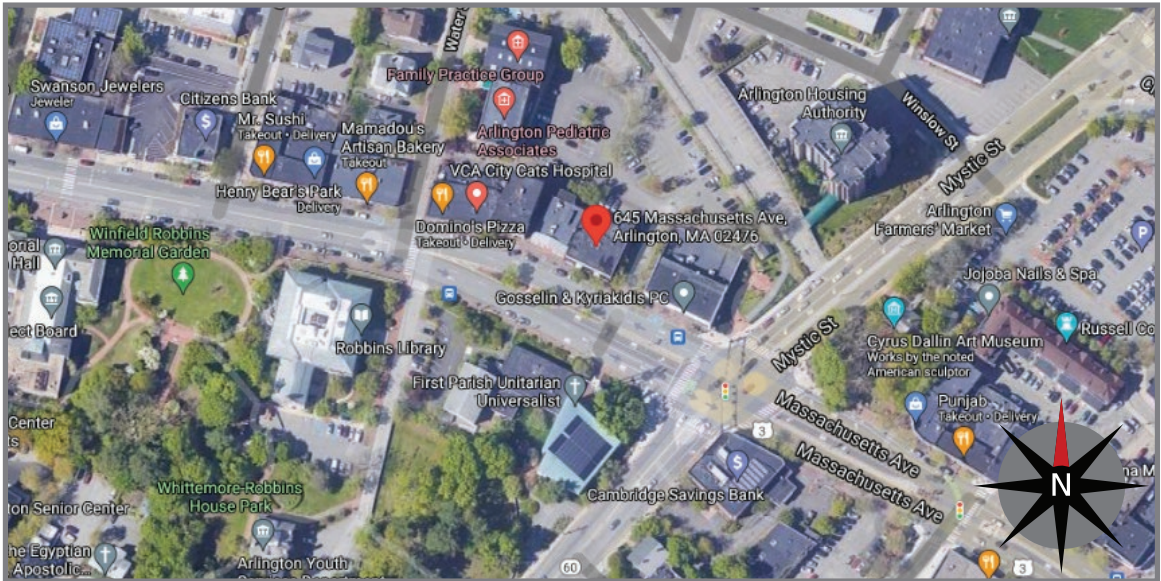
ARLINGTON MASS AVENUE

645 Massachusetts Avenue
Arlington, MA 02476



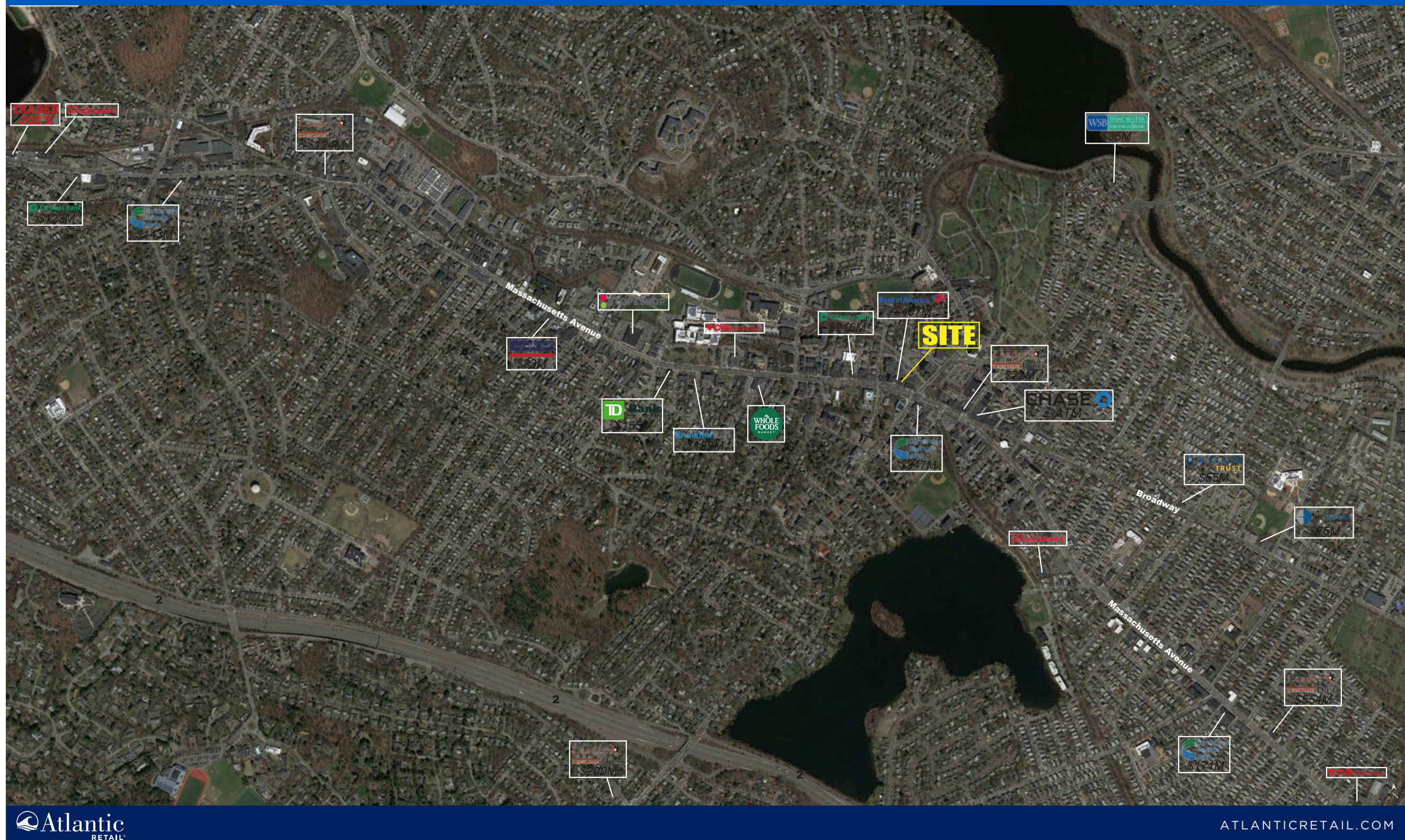
REVISION NOTES:

06.23.21	JM	Delete Octagons from All Awnings. Add Option 2, E12 and E13
07.01.21	RJW	Revised as noted.
09.09.21	RJW	Delete E03, add lettersets & elevations.



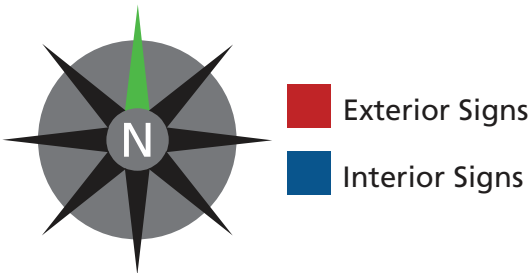
B95122

ARLINGTON, MA



Exterior Scope of Work			
E01	LIF-WBO-18-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	20.7SF
E02	NMP-XX	DARK NICKEL METAL PANEL	
E04	NMP-XX	DARK NICKEL METAL PANEL	
E05	LIF-WBO-14-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	12.7SF
E06	NMP-XX	DARK NICKEL METAL PANEL	
E07	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (Re-ENGINEERED)	2SF
E08	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (Re-ENGINEERED)	2SF
E09	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (Re-ENGINEERED)	2SF
E12	LIF-WBO-18-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	20.7SF

ALL SIGNS TO BE
REVIEWED/APPROVED
BY HRC



CHS.NB.961 - Arlington Mass Avenue

645 Massachusetts Avenue
Arlington, MA 02476

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DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122



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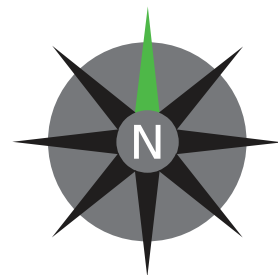
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Floor Plan

Interior Scope of Work

I01	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
I01.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
I02	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
I02.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
I03	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
I04	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
I05	ADA-TW	ADA TELLER WALL SIGN	.1SF
I06	ADA-TW-ALS	ADA TELLER WINDOW - ASSISTIVE LISTENING SYSTEM	.1SF
I07	TPL-BTR-B-24	24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON	4SF
I08	eATM-PANEL-SINGLE-SIDE-CAR	BRANDING PANEL FOR SINGLE SIDE CAR eATM 3.0	
I09	SUR-TTW-U-4-TP	ILLUMINATED THIN PROFILE ATM SURROUND	33SF
E10	ADA-EP	ADA HANDICAPPED ENTRANCE PLAQUE	.25SF
E10.1	CUST-VIN	MATCHING BLUE VINYL BACKER	
E11	ADA-EP-NA	ADA HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE	.38SF



Exterior Signs

Interior Signs



CHS.NB.961 - Arlington Mass Avenue

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Arlington, MA 02476

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DESIGNER - JM

CREATED - 06.17.21

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PHILADELPHIA **SIGN**

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South Elevation - Massachusetts Ave

SIGN E10 NOT SEEN FROM THIS ANGLE

10' 6-3/8"

18"

CHASE

1' 11-5/8"

3"

4-1/2"

LIF-WBO-18-LED

WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF

SCALE: NTS

TBD

3' 0"

NMP-XX

DARK NICKEL METAL PAN - DIMENSIONS TBD

SCALE: NTS

6"

9"

4-1/2"

ADA-EP

HANDICAPPED ENTRANCE PLAQUE

SCALE: NTS

CUST-VIN

MATCHING BLUE VINYL BACKER

SCALE: NTS

SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.



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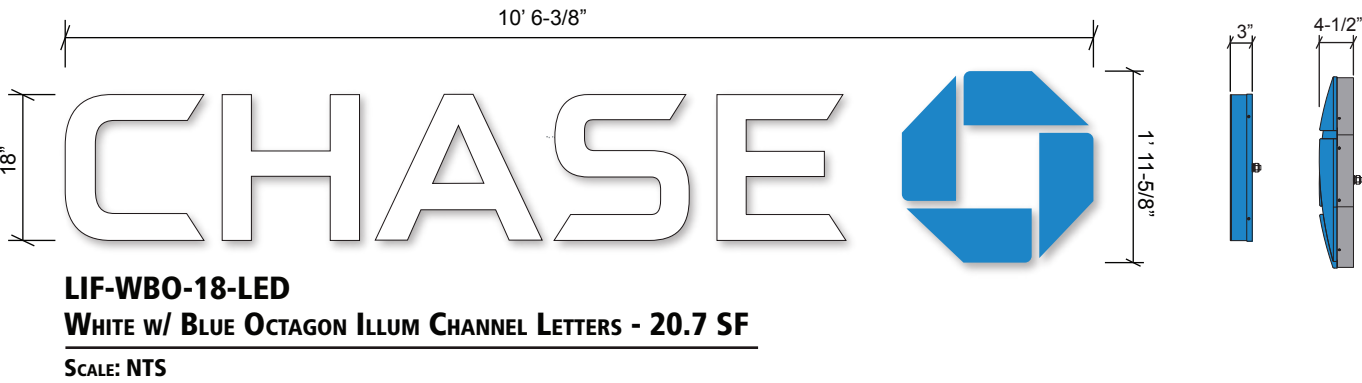
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East Elevation - David Lamson Way



LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



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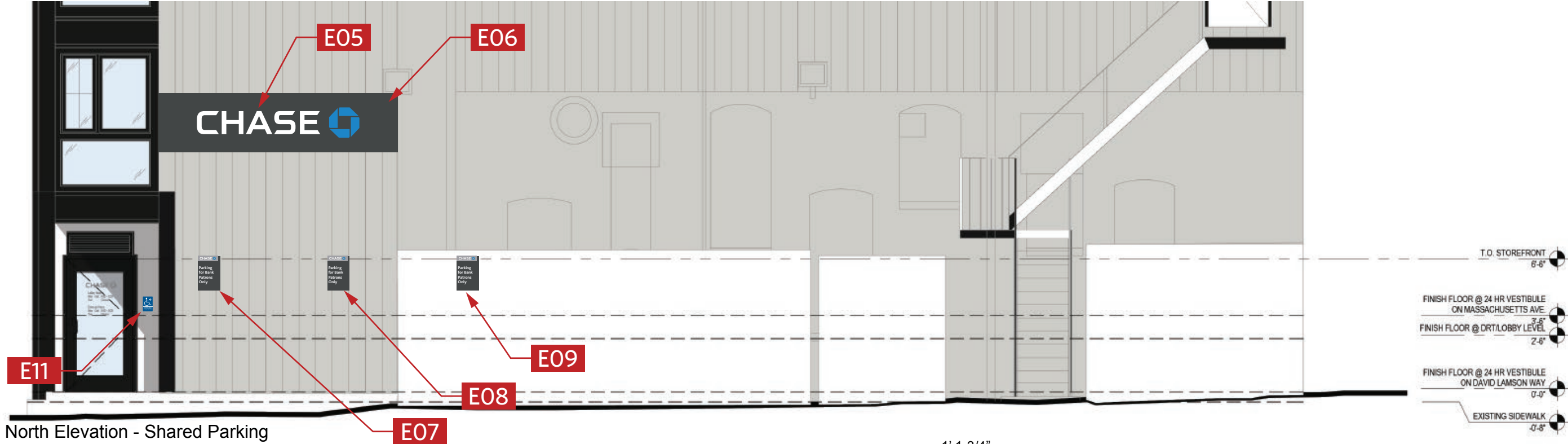


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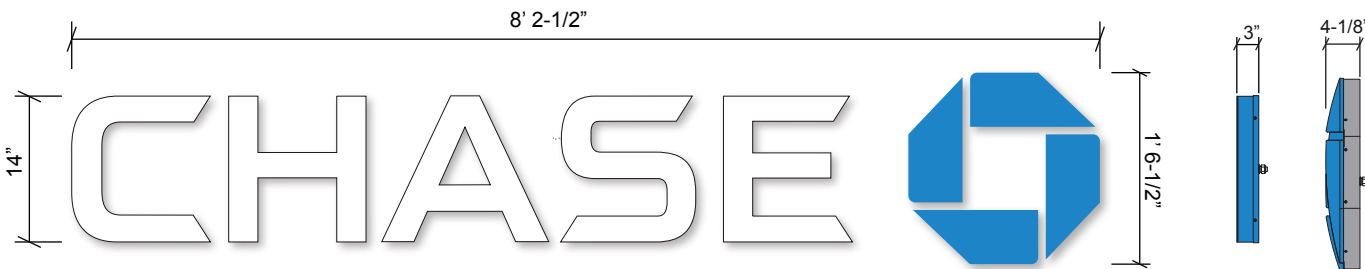
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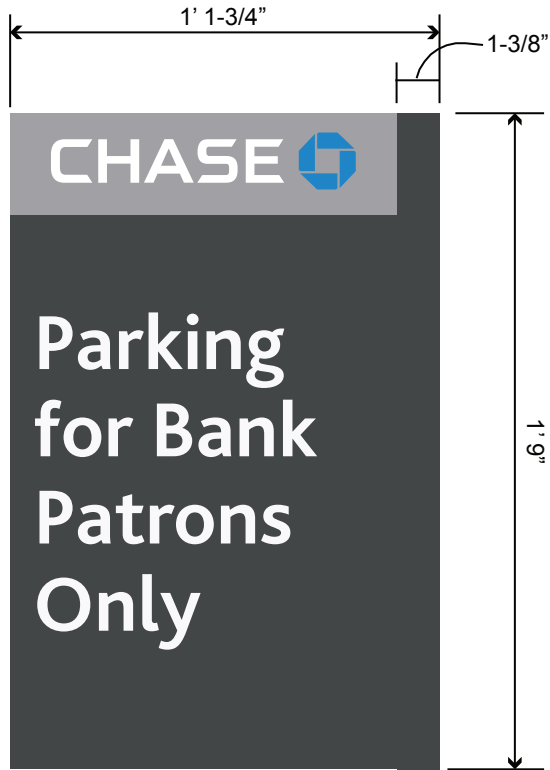
North Elevation - Shared Parking



LIF-WBO-14-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



TC-W-A-RE
WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF
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HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE
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ARCHITECTURAL RENDERING - CORNER ELEVATION



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645 Massachusetts Avenue
Arlington, MA 02476

126 of 283

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CREATED - 06.17.21
DRAWING - B95122



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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION



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Arlington, MA 02476

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DESIGNER - JM

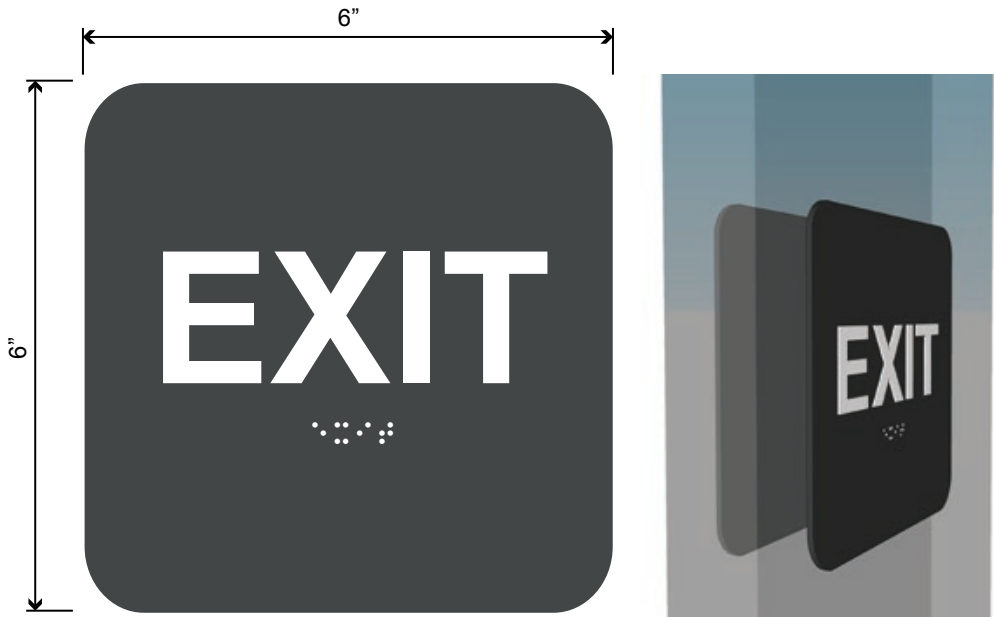
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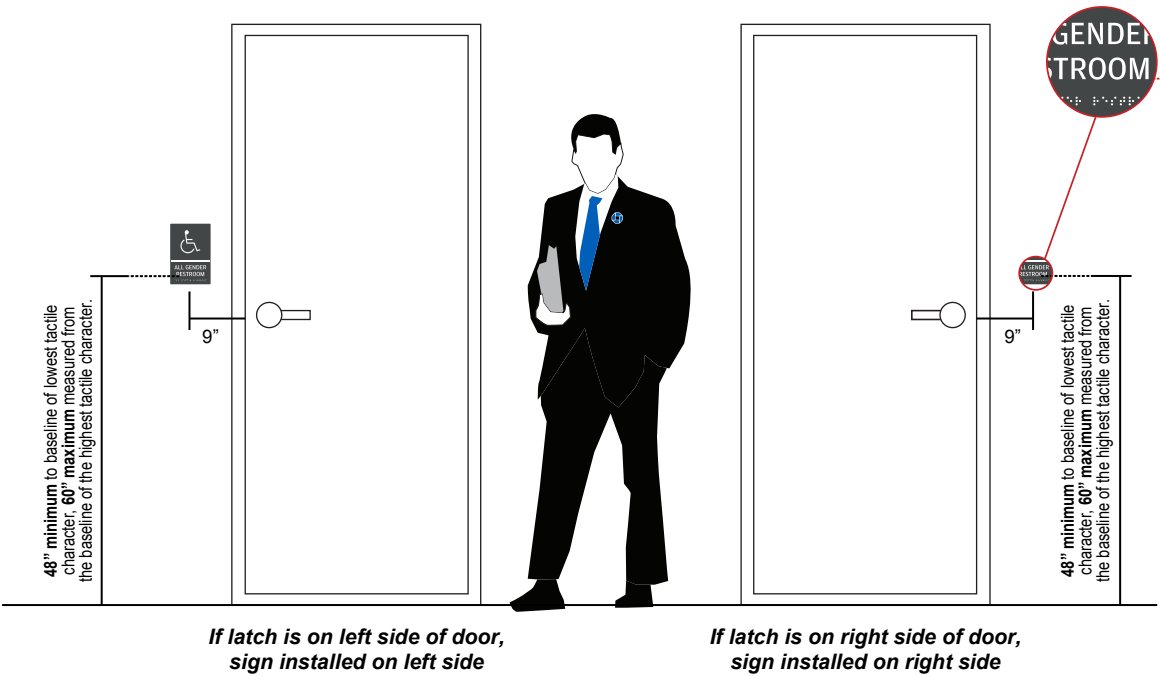
ADA-EX
HANDICAPPED EXIT PLAQUE
SCALE: NTS

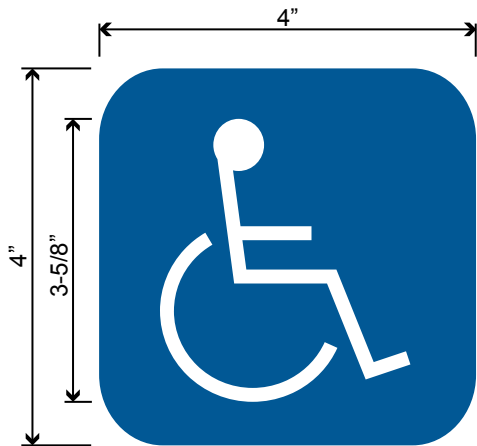
**SIGN I01 MOUNTS
BACK-TO-BACK WITH
SIGN E10.**

CUST-VIN
MATCHING BRONZE VINYL BACKER
SCALE: NTS

ADA-RRAG-A-G All Gender Neutral Restroom Signage
for Restrooms that **ARE** Accessible

- Tactile sign identifying an accessible restroom entrance.
- Mounted on the wall, next to the door, on the latch side of the door.
- Acrylic tactile signs designed to meet Federal ADA 2010 ADAAG standards.





ADA-TW
ADA TELLER WALL SIGN
SCALE: NTS



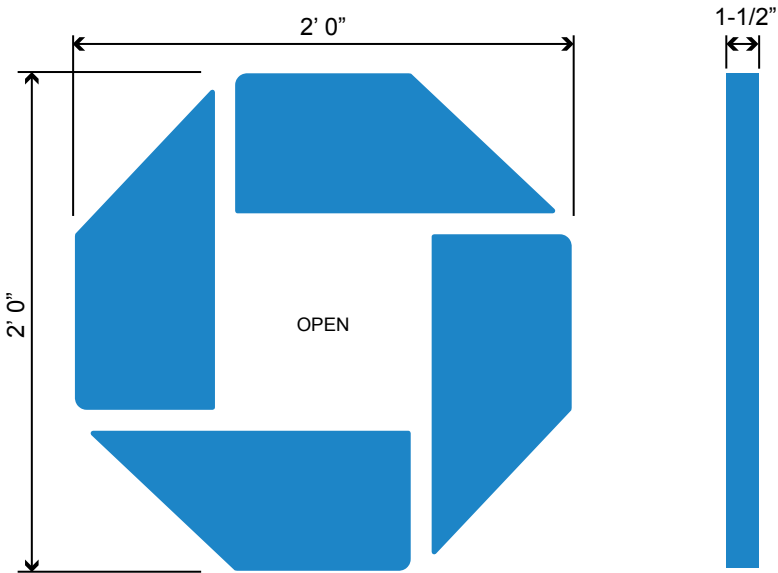
ADA-TW-ALS
ADA TELLER WALL SIGN - ASSISTIVE LISTENING SYSTEM
SCALE: NTS



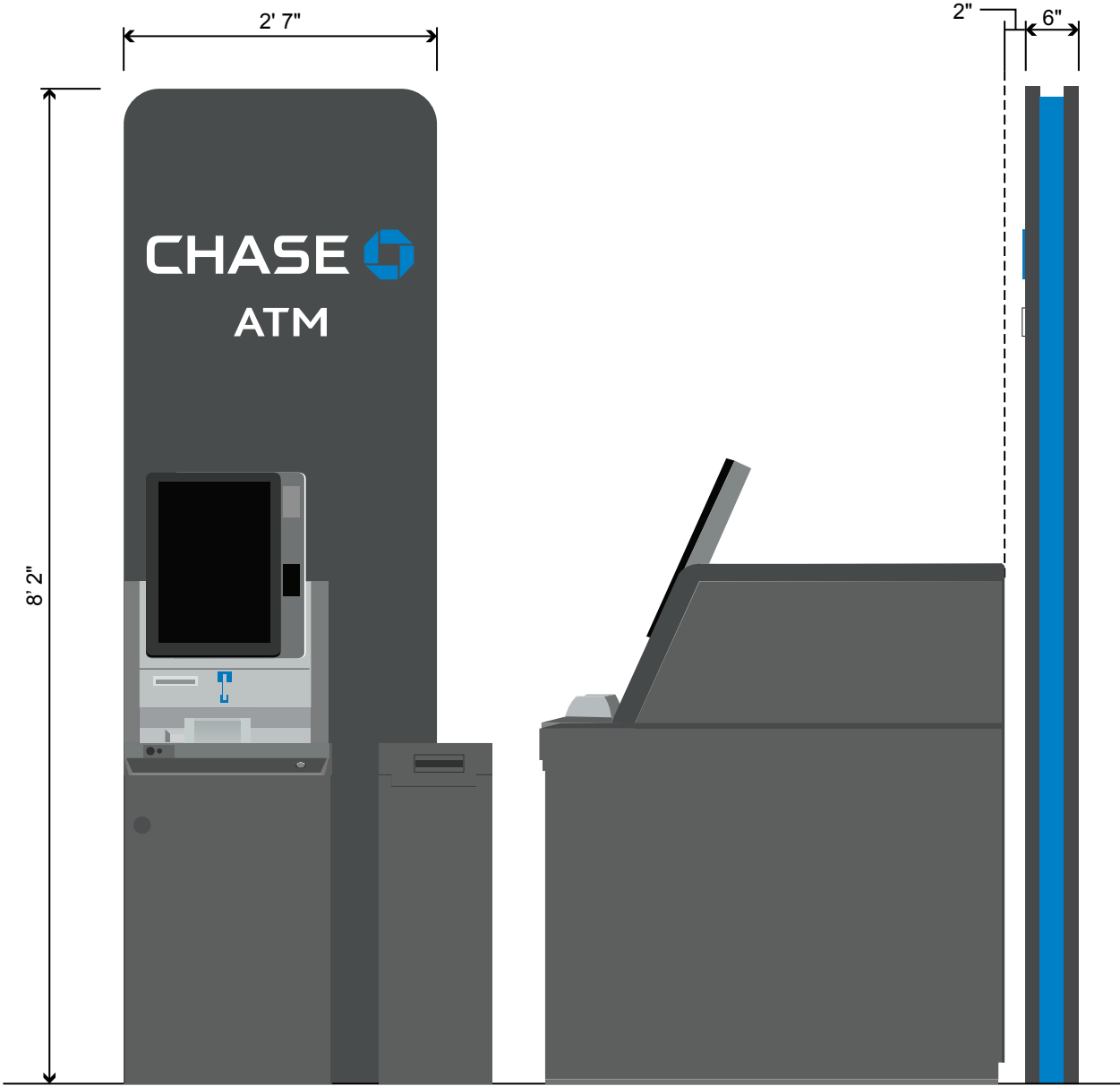
**Placement at Modular Teller Stations
with Bullet-Resistant Glass**



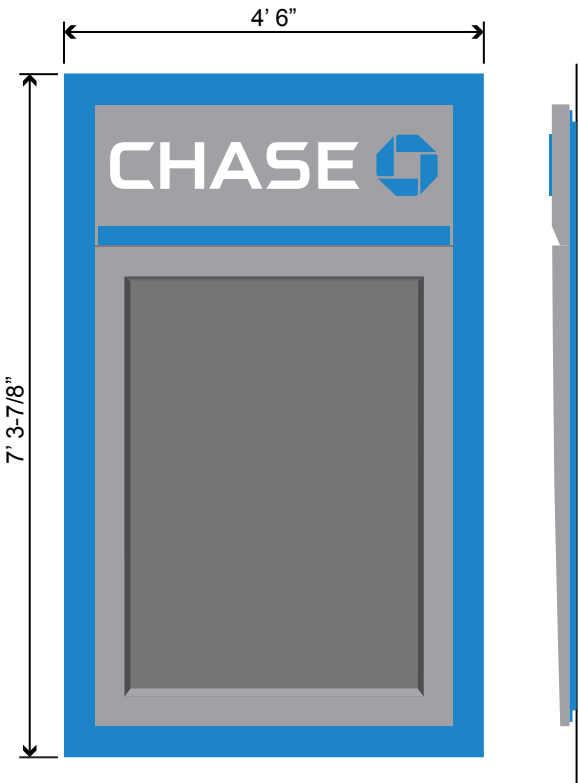
For Reference Only



TPL-BTR-B-24
24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON - 4SF
SCALE: NTS
NOTE: Octagon to be Purchased from Bitro.



eATM-PANEL-SINGLE-SIDE-CAR
BRANDING PANEL FOR SINGLE SIDE CARE eATM 3.0
SCALE: NTS



SUR-TTW-U-4-TP
THIN PROFILE ATM SURROUND - 33SF
SCALE: NTS



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Survey Photos



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Approach Photos



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Code Allowances - Completed by Sign Vendor	
General Info	
Zoning Designation	B-5, Central Business
Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	Downtown location not suitable for F/S signs
Are temporary banners allowed? If so, for how long?	n/a
Are fly guys allowed? If so, for how long?	n/a
Primary Ground Sign	
Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed?	Downtown location not suitable for F/S signs
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements)	n/a
List the set back requirements.	n/a
Building Sign	
Prototypical FS branch - Will code allow our standard illuminated bldg. sign package (30" letterset on front & sides, 24" letterset on the rear)? Please list size and locations of signs allowed.	1 sign per street, no SF limitations; no flashing/blinking
If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements)?	n/a
In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination).	n/a
Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements.	25% window area
ATM Topper- does this count against our overall allowable sf.? Is illumination allowed?	ATM signs subject to review and approval
Are decorative logos allowed (EFIS octagon)? Does it count against overall SF?	n/a
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	Downtown location not suitable for F/S signs
If not, what are the variables/restrictions?	n/a
Awnings / ATM Sunscreens	
Are branded awnings allowed?	yes
What if any restrictions are there (Illumination, color/materials, min & max projection)?	8' clearance, no SF limitation, see add'l comments
Are ATM sunscreens allowed? Do they count against overall SF?	ATM signs subject to review and approval
Other Governing Agencies	
Identify other governing agencies that could override code (ARB, HRB, PUD, etc) and list the known restrictions.	ALL SIGNS TO BE REVIEWD AND APPROVED BY the ARLINGTON HISTORICAL COMMISSION
Permitting / Variance Process	
What is the application process and timing for variance approval ? What are the variance application fees?	2-3 months
What is the likelihood of being granted a variance with this municipality?	25%
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF? List provisions.	no flashing/blinking. NO SIGNS TO BE ILLUMINATED FROM 12am - 6am
Additional Comments	
Please list any additional comments	Permitted by the following categories of signs: wall sign, window sign, awning sign



Town of Arlington, Massachusetts

Housing Plan

Summary:

8:00 p.m. Board will review and may adopt Housing Plan

ATTACHMENTS:

Type	File Name	Description
Reference Material	Agenda_Item_3_-_Arlington_Housing_Plan_Draft_01-10-2022_reduced.pdf	Arlington Housing Plan Draft 01-10-22
Reference Material	Correspondence_received_from_J_Weinstein_012122_re_HPP.pdf	Correspondence from J. Weinstein received 012122 re HPP
Reference Material	Correspondence_received_from_D_Seltzer_012322_re_HPP.pdf	Correspondence from D. Seltzer received 012322 re HPP
Reference Material	Correspondence_received_from_S._Blagden_01242022_re_HPP.pdf	Correspondence from S. Blagden received 01242022
Reference Material	Correspondence_received_from_T._Danielczik_received_01242022_re_HPP.pdf	Correspondence from T. Danielczik received 01242022 re HPP



Five-Year Strategies to Increase the Supply of Affordable Housing in All Arlington Neighborhoods

In Compliance with 760 CMR 56.03(4)



Arlington Housing Plan 2022-2027

Five-Year Strategies to Increase the Supply of Affordable Housing in All Arlington Neighborhoods

In Compliance with 760 CMR 56.03(4)

Prepared for:
Town of Arlington

By:
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Housing Production Plan Implementation Committee
Leonard Diggins
Karen Kelleher
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Stephen Revilak
Patricia Worden

ARLINGTON HOUSING PLAN 2022-2021

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Introduction

BACKGROUND

On September 2, 2021, Arlington's Zoning Board of Appeals (ZBA) approved the comprehensive permit application for a 124-unit, mixed-use development at 1165R Massachusetts Avenue. The decision was a notable achievement not only for the project's contribution to Arlington's Subsidized Housing Inventory (SHI), but also for the collaboration between the applicant and the Town, ongoing neighborhood engagement, early outreach to elected officials, and dedication and attention to detail from the ZBA throughout the permitting process. From the beginning, the Select Board noted its encouragement over "the many ways in which the project is consistent with goals and recommendations submitted relative to the site in the Arlington Master Plan, Housing Production Plan, Open Space Plan, and the Mill Brook Corridor Report."¹

The approval 1165R Massachusetts Avenue came on the heels of several housing policy and zoning amendments approved by Town Meeting. In 2020, Town Meeting authorized the formation of a Municipal Affordable Housing Trust. A year later (2021), Town Meeting rallied behind a citizen petition proposal to allow accessory dwelling units on an "as of right" basis. At the same Town Meeting, Arlington opened its Industrial Districts to new uses, including "artists' mixed-use," or a combination of residential and production space for working artists. Arlington has also created and staffed a Diversity, Equity, and Inclusion Division within the Health and Human Services Department, and that office sponsored a community conversation about housing equity in July 2021, focusing on the relationship of Arlington's just-finished Fair Housing Action Plan and this Housing Plan.

Neither the outcome of the 1165R Mass Ave Chapter 40B application nor Town Meeting's support of policy and zoning changes to increase housing choice and address fair housing were a given. Local conversations about housing choice, zoning, Chapter 40B, and housing developers have historically been complex and at times fraught with conflict, even throughout the development of the prior Housing Production Plan that the present plan updates. Just prior to the adoption of the 2016 Housing Production Plan, Arlington Land Realty LLC filed a Chapter 40B "Project Eligibility" application with MassHousing to build Thorndike Place, 219 mixed-income homes on the "Mugar" property, a nearly 18-acre site abutting Thorndike Field in Arlington and a short walk from the site to the Minuteman Bikeway to the Alewife Red Line Station. In contrast to the Town's response to 1165R Mass Ave, the filing with MassHousing sparked considerable opposition in Arlington. For many

¹ Arlington Select Board, Re: 1165R Massachusetts Avenue, Arlington, MA, 8/31/20. Accessed at <https://www.arlingtonma.gov/home/showpublisheddocument/52829/637353553868030000>



years, the Town and conservation-minded residents had hoped to acquire the Mugar land or steer its eventual development in a way that would preserve most of the open land there.

Facing the prospect of a large, unwanted Chapter 40B development, Arlington hired the Metropolitan Area Planning Council (MAPC) and a consultant to prepare a Chapter 40B Housing Production Plan in October 2015. By the end of that year, MassHousing had issued a Project Eligibility Letter (PEL) to Arlington Land Realty LLC. In August 2016, the developers filed a Chapter 40B Comprehensive Permit application with the Arlington Zoning Board of Appeals (ZBA). The Town argued that it met the statutory “general land area minimum” of 1.5 percent. Both requests for safe harbor were rejected by DHCD. It would take a few years of legal proceedings with DHCD and the Housing Appeals Committee (HAC) before the ZBA resumed its public hearing for Thorndike Place. By the time the hearing closed in October 2021 and a decision made in November 2021, Thorndike Place was 136 homes, including six two-family dwellings and a 124-unit apartment development for people 62 years and over.

The years of wrangling about Thorndike Place may seem inconsequential and far removed from this new Arlington Housing Plan, but that is not true. In fact, the recent policy and zoning amendments described above and the permitting for 1165R Mass Ave and Thorndike Place unfolded in the background throughout the process of developing the Arlington Housing Plan. Each of these in turn has influenced many of the sentiments heard during the community engagement process.

Affordable Housing: The Third Rail

Public antipathy toward Chapter 40B makes it hard for affordable housing advocates to build public support for creating new affordable homes. Arlington is not alone in its seemingly pervasive dislike for a law people consider an affront to home rule. To complicate matters, the word “advocacy” seems to have more than one meaning in Arlington. Often it is disconnected from realistic actions to create the homes that low- or moderate-income people need, instead promoting actions that would most likely do the opposite – however unintended that may be. Developing housing for any market and at any price point in Arlington can be complicated, slow, and very expensive, and it becomes even more expensive with prolonged, uncertain permitting or abutter appeals.

“We spend too much time romanticizing our old crumbling houses with lead paint.”

Notes from an Arlington resident’s Meeting in a Box, August 2021.

Many Arlington residents seem resistant to the idea that their own Zoning Bylaw acts as an impediment to affordable housing. Throughout the development of this Housing Plan, many of the most vocal participants blamed Town staff, the Town’s elected officials, the consulting team, developers, and even Chapter 40B – despite Arlington’s remarkably



limited experience with comprehensive permits until the application to build Thorndike Place. They maintain that Arlington has plenty of “naturally occurring” affordable housing which, if preserved, will meet the community’s current and future housing needs. People decry single-family and two-family teardowns, and understandably so. However, in a mature, highly desirable suburb like Arlington, housing values play a significant role in building family wealth. For some residents who bought decades ago when the housing market was quite different, the value they expect to gain from resale is the only viable option they have for retirement and an inheritance for their children. Sometimes the homes demolished today came from a different era of code requirements, too.



HCA’s “Downing Square” affordable homes under construction, July 2021. (Photo by David Hagan.)

Arlington has just one non-profit housing developer which is also a community development corporation, the Housing Corporation of Arlington (HCA). Since being established in 1990, HCA has created and preserved more than 160 affordable homes with limited funding and a handful of staff. The Arlington Housing Authority (AHA) manages five public housing developments and administers rental assistance vouchers, but it has not actively pursued new housing development in a long time and lacks resources to manage the properties it already owns. Increasing the supply of low- or moderate-income housing is constrained not only by Arlington’s limited vacant land inventory, but also its shortage of affordable housing development capacity, oft-stated distrust of for-profit developers, limited

community-based leadership for affordable housing, and the elephant in the room, its Zoning Bylaw. The regulatory barriers that exist today have deep roots, and not unlike excavating a Banyan tree, the deep roots of restrictive land use regulations can be very difficult to remove.

Looking Ahead

There is evidence that the winds have begun to change in Arlington and other Boston Metro Area towns with similar tensions about housing. Arlington is among the 173 MBTA communities that may need to comply with the “Housing Choice Bill,” Chapter 358 of the Acts of 2020: Governor Baker’s legislative victory to boost housing production throughout the Boston Metro Area. This means that eventually – when DHCD issues guidelines for the MBTA community section of the new law – Arlington may need to establish a zoning district for as-of-right multifamily housing that meets these requirements.



- Allow a minimum gross density of 15 units per acre;
- Be located not more than ½ miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable;
- Not impose age restrictions on the occupants of the multifamily units; and
- Be suitable for families with children.

In the near future, applications from MBTA communities for grants that support public projects such as MassWorks (Executive Office of Housing and Economic Development) or Housing Choice Community Capital Grants (Department of Housing and Community Development) will be evaluated based in part on compliance with the Housing Choice Bill's multifamily zoning requirement.

In addition to new opportunities under the Housing Choice Bill, Arlington's neighbors and other cities and towns in the region are taking meaningful steps to increase housing choices and remove regulatory burdens. For example, in 2020, Cambridge created a "100 Percent Affordable Housing Overlay" (AHO) district to encourage developers to create new, permanently affordable homes. To qualify for AHO regulatory incentives, a project must offer all the proposed units as affordable to households with incomes between 80 and 100 percent of Area Median Income (AMI). Within the AHO, eligible projects automatically qualify for an increase in building height and double the residential floor area otherwise allowed in the underlying district. The AHO also provides for an expedited review. In efforts to remove fair housing barriers, Brookline has reduced its inclusionary zoning "local preference" requirement from 70 percent to 25 percent of the affordable units in new developments. Newton is expected to do the same. In its decisions for 1165R Mass Ave and Thorndike Place, the ZBA made the affirmative choice that "no local preference shall be applicable."²

WHY HAVE A CHAPTER 40B HOUSING PRODUCTION PLAN?

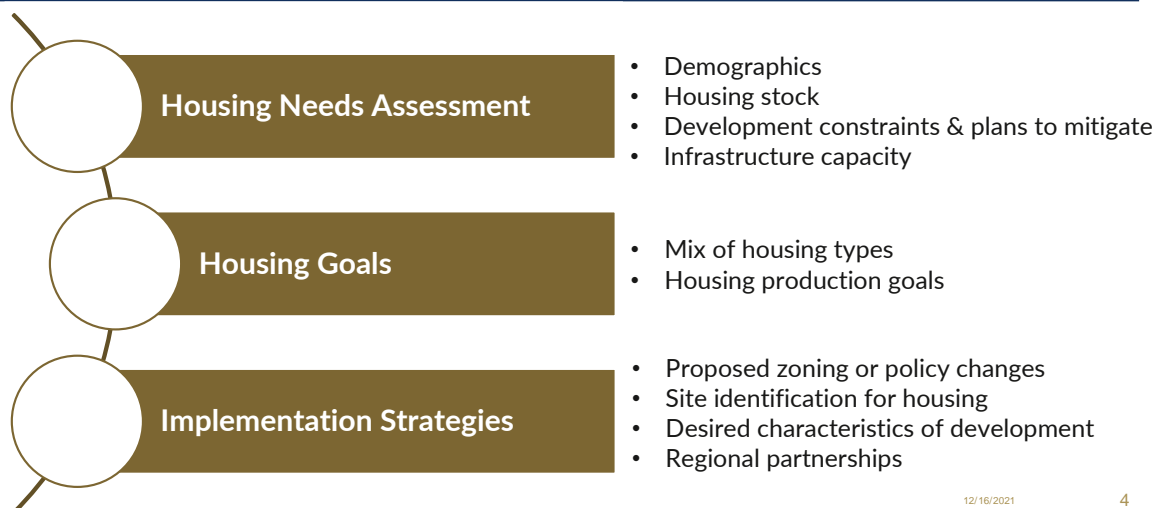
The Arlington Housing Plan has been prepared to meet all the requirements of a Chapter 40B Housing Production Plan under DHCD's regulations and guidelines.³ A Housing Production Plan describes a community's housing needs using data from sources such as the Town, the U.S. Census Bureau, housing market reports, municipal records, and community interviews. Using this analysis of the supply and demand of affordable housing and potential barriers to further housing development, the Housing Production Plan sets a series of qualitative and quantitative affordable housing goals. Based on these goals, the plan lays out implementation strategies. A completed Housing Production Plan requires approval by the Massachusetts Department of Housing and Community Development (DHCD) in order for a town to rely on it as a later basis seeking plan certification.

² "Local preference" means giving local residents priority status to lease or buy new affordable housing units. Under existing state policy, a city or town may ask DHCD to allow up to 70 percent of the affordable units in new developments to be designated as local preference units. When the units are eventually offered for rent or sale through a housing lottery, the local preference selection process gives eligible applicants a better chance of getting a unit than other, non-local applicants.

³ G.L. c. 40B, §§ 20-23 and 760 CMR 56.00.



PLAN COMPONENTS



While many types of housing needs may be considered, the primary purpose of the Housing Production Plan is to help communities reach the 10 percent statutory minimum under Chapter 40B, i.e., that 10 percent of total year-round housing units will be deed-restricted to be affordable for low- or moderate-income households.⁴ In general, Chapter 40B recognizes “affordable housing” to homes affordable for a household with income at or below 80 percent AMI. Whether a community has reached the 10 percent minimum is determined by the Chapter 40B Subsidized Housing Inventory (SHI), a periodically updated list of all affordable units recognized by DHCD.

The Arlington Housing Plan creates opportunities for the Town to:

- Analyze demographic and housing data for an understanding of where Arlington is today, where it has been, and where it needs to go;
- Identify local housing needs and how those needs relate to conditions throughout the region;

⁴ Chapter 40B also provides that even if a community does not meet the 10 percent statutory minimum, it may have satisfied the intent of the law if it complies with the so-called “1.5 percent general land area minimum,” commonly known as the GLAM. Arlington has previously asserted that it meets the 1.5 percent GLAM. However, the Housing Production Plan regulations specifically call for “... a numerical goal for annual housing production, pursuant to which there is an increase *in the municipality's number of SHI Eligible Housing units* by at least 0.50% of its total units (as determined in accordance with 760 CMR 56.03(3)(a)) during every calendar year included in the Housing Production Plan until the overall percentage exceeds the Statutory Minimum set forth in 760 CMR 56.03(3)(a).” The reference in citation is the 10 percent statutory minimum of affordable housing units, not the GLAM. The Housing Production Plan rule goes on to require “specific strategies by which the municipality will achieve its housing production goal.” Arlington and any town may focus on the 1.5 percent GLAM if it prefers. However, it is irrelevant to the Housing Production Plan and inconsistent with the state regulations. If Arlington manages to reach the 1.5 percent GLAM before 10 percent, the Town will not need a Housing Production Plan at all. Instead, the ZBA may decide to claim that the 1.5 percent GLAM had been met and exercise its rights accordingly.



- Recognize the Town's efforts to create affordable housing, and how the Town could do more;
- Identify housing development barriers and opportunities;
- Educate local officials and the general public about Arlington's need for more affordable housing and a wider variety of housing types;
- Guide future affordable housing development to a variety of places in Arlington, both along obvious roadway corridors as well as in all of the Town's varied neighborhoods.

With a DHCD-approved Housing Plan in place, Arlington may be able to manage the flow of new Chapter 40B applications and attract developments that fit well in the locations where they are proposed. However, the Housing Plan will be effective for those purposes *only* if the Town implements it.

WHAT DO WE MEAN WHEN WE TALK ABOUT "AFFORDABLE" HOUSING?

In this Housing Plan, the term "affordable housing" means housing that low- or moderate-income individuals and families can afford while also meeting their other basic needs: food, health care, transportation, utilities, and essential goods and services. Households with higher incomes have trouble finding housing in Arlington and elsewhere in the Boston Metro Area, too. The region's housing supply is out of balance with demand. While several factors contribute to this imbalance, the main driver is the cost of land. *Housing affordability* generally refers to macrolevel relationships between the cost of supply relative to household incomes. *Affordable housing*, by contrast, is customarily used in reference to households with low or moderate incomes, and it has a specific regulatory meaning.

For Arlington and all its neighbors, "low- or moderate-income" refers to income limits set annually by the U.S. Department of Housing and Urban Development (HUD). The Commonwealth of Massachusetts uses HUD's income limits to determine eligibility for income-restricted housing developed under Chapter 40B. As a result, most housing called "affordable housing" in federal, state, or local laws, ordinances, and bylaws is based on a consistent framework. Since the Arlington Housing Plan is required to conform with the Department of Housing and Community Development's (DHCD) Chapter 40B regulations, the primary (but not exclusive) focus is low- and moderate-income housing.

Table 1.1. Affordable Housing Income Limits and Corresponding Affordable Rents						
Household Size	Income Limits (Annual Income)			Maximum Affordable Rent*		
	Moderate Income	Low-Income	Extremely Low-Income	Moderate Income	Low-Income	Extremely Low-Income
1	\$70,750	\$47,000	\$28,200	\$1,770	\$1,170	\$720
2	\$80,850	\$53,700	\$32,200	\$2,010	\$1,350	\$810
3	\$90,950	\$60,400	\$36,250	\$2,280	\$1,500	\$900
4	\$101,050	\$67,100	\$40,250	\$2,520	\$1,680	\$1,020
Source: U.S. Department of Housing and Urban Development (HUD), and Barrett Planning Group. "Maximum Affordable Rent"						



Who are we talking about?

- Bakery workers: \$25,700
- Retail sales: \$41,100
- Grocery store clerks: \$31,300
- Truck transportation: \$46,500
- Childcare workers: \$43,500
- Nursing/residential care workers: \$39,800



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It is not all that hard to envision a monthly rent of \$2,520 in Arlington, but it is hard to find a unit suitable for a family of *four* at that price, including utilities. However, there are two more considerations that concern the supply of affordable housing in Arlington. First, market data sources show that almost all the lower-rent units are in East Arlington and pockets along Massachusetts Avenue. The supply that does exist offers very little neighborhood choice. The second concern is that the households least able to find a safe, suitable, affordable unit are not moderate-income households; they are low-income and, more likely, extremely low-income households. For them, affordability is secured not so much by a low rent in the marketplace than access to subsidies, such as Section 8 or in some cases, the very deep affordability offered by public housing.

Arlington's employment base is top-heavy with jobs that offer fairly low wages relative to the cost of housing. All the jobs shown in the image above are part of Arlington's workforce. Retail jobs make up 11 percent of the entire employment base; education or social services, 31 percent. Almost 90 percent of the jobs in Arlington pay an average wage (about \$60,000 per year) well below what a person would need to pay for a one-bedroom unit or studio apartment.⁵ Undeniably, the average annual wage for a job is not always a good indicator of what a household can afford because the person who holds that job may be part of a household with other wage earners. The larger the household, the larger the housing unit they need, so the one-bedroom rent does not really work. Ultimately it takes a good amount of income to afford to live in Arlington, as current residents know.

⁵ Source of wage statistics: Department of Labor and Workforce Development, ES-202, Employment and Wages, Arlington, Annual 2020 and Second Quarter 2021.



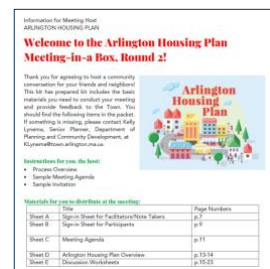
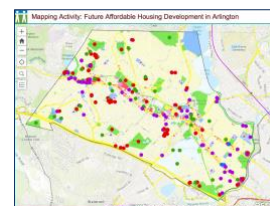
WHAT STEPS DID THE TOWN TAKE TO ENGAGE THE COMMUNITY IN THIS PLANNING PROCESS?

The Town provided multiple opportunities for participation by local officials and the community at large. The planning process was guided by a Community Engagement Plan that consisted of the following components:

- Initial Press Release: May 12, 2021
- Project Web Page (multiple updates):
www.arlingtonma.gov/town-governance/boards-and-committees/housing-plan-implementation-committee
- Four Advisory Committee Meetings (Housing Plan Implementation Committee)
 - May 6, 2021
 - July 1, 2021
 - September 9, 2021
 - October 21, 2021
- Group Interviews:
 - May 24, 25, 26, 2021
 - August 18, 2021
- Three Community Meetings
 - June 9, 2021
 - September 14, 2021
 - November 9, 2021

Process Snapshot

- **Project Kick-Off**
 - Community Engagement Plan
 - Town Tour: June 1
 - Google Form Questionnaires
- **Interviews & Focus Groups**
 - May 24-26
 - August 18
- **Meetings-in-a-Box**
 - Two rounds; 8 completed
- **Other Community Engagement**
 - DPCD Farmers' Market Outreach
 - Mapping Exercise
- **Community Forums**
 - June 9, 2021
 - September 14, 2021
 - November 9, 2021
- **Needs Assessment**
 - Demographic & Housing Data
 - Market Trends & Affordability
 - Barriers to Affordable Housing
- **Goals & Strategies**



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- Interactive Online Mapping Activity (July-October 2021)
 - Identification of Sites for Affordable/Mixed-Income Housing
- Farmer's Market table
 - July 14, 21, 28
 - August 4
 - September 1, 8
- "Meeting in a Box" Kitchen Conversation Meetings
 - Round 1: August-September 2021
 - Round 2: October 2021

In addition to these activities programmed into the schedule for the Housing Plan, the Housing Plan Implementation Committee sponsored an online presentation, "Creating Affordable Housing: Ask the Experts," on October 5, 2021. The panelists included representatives from HCA and other non-profit developers working in communities around Arlington.

WHERE DID THE INFORMATION COME FROM TO DEVELOP THIS PLAN?

Information for the Arlington Housing Plan comes from a variety of sources, including the Town, the community engagement process, previous plans and studies, MAPC, state agencies, proprietary data, the U.S. Department of Housing and Urban Development (HUD), and Bureau of the Census. The most frequently used sources of data are as follows:

- The Census of Population and Housing (decennial census). This plan draws from Census 2010 where appropriate, but historical census tables were also used when available. When this planning process ended, there was still very little information available from Census 2020 – not enough to change significant findings or conclusions. The data that Massachusetts towns want from Census 2020, the number of year-round housing units, may not be released until mid- to late-2022. It is important to remember that the Housing Plan provides a "point in time" picture of Arlington's demographics.
- The American Community Survey (ACS). The ACS provides demographic and housing estimates for large and small geographic areas every year. Although the estimates are based on a small population sample, a new survey is collected each month, and the results are aggregated to provide a similar, "rolling" dataset on a wide variety of topics. In most cases, data labeled "ACS" in this plan are taken from the most recent five-year tabulation: 2014-2019 inclusive. Note: population and household estimates from the ACS may not align as well as one would like with local census data collected by the Town. However, to allow for a consistent basis of comparison between Arlington and other communities, this HPP relies on ACS estimates.



- HUD Consolidated Planning/Comprehensive Housing Affordability Strategy (CHAS) Data. Created through a combined effort of the U.S. Department of Housing and Urban Development (HUD) and the Census Bureau, this dataset is a “special tabulation” of ACS According to the HUD guidance, “these special tabulation data provide counts of the numbers of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of median income) and household types of particular interest to planners and policy-makers.” The most recent CHAS Data are based on the ACS 2013-2017 estimates.
- Arlington GIS. The Town’s Geographic Information System (GIS) provided numerous GIS databases for use in this plan. The databases were used to map existing land uses, recent housing sales, recent single-family teardown/rebuild projects, zoning, infrastructure, natural resources, and other factors.
- Housing Market Sources. The consultants tapped the Warren Group’s extensive real estate transaction databases to sample sales volume and sale prices in various parts of Arlington. In addition, rental market data were drawn variously from CoStar, Reonomy, and ESRI Demographics. Development trends were reviewed both with local information from the Arlington Planning and Community Development Department (PCD) and MAPC.
- UMass Amherst/Donohue Institute. This source was relied upon for population projections and trends.

Many local and regional publications were reviewed during the development of this plan as well. A complete list of cited works and other sources can be found in the List of References.



Housing Needs Assessment

KEY FINDINGS

- The relentless demand for homeownership opportunities in the Boston Metro Area's high-cost market has contributed to a gradual drop in Arlington's rental supply, with continued conversions of older two-family dwellings from rental housing to condominiums.
- Arlington is attracting higher-income households as the Boston-Cambridge labor market is priced out of many suburbs inside and along Route 128, such as Lexington, Winchester, Belmont, and Brookline, and nearby cities such as Somerville.
- Non-elderly householders living alone are more common in Arlington than many of the affluent towns around it or the cities and towns Arlington tracks as comparison communities.⁶ Throughout the Greater Boston area,⁷ one-person households tend to be dominated by people 65 and over, but that is not the case in Arlington.
- Arlington has made small gains in racial or ethnic diversity, but it still has very little racial or ethnic diversity overall. Additionally, Arlington is beginning to lose class diversity. Black or African Americans make up a much smaller percentage of the total population in Arlington than in the Greater Boston as a whole. The Latino/x population is also small, and even though Arlington has seen growth among Asian households and families, the overall picture of Arlington is that of White, middle- and upper-income homeowners.
- Arlington neighborhoods differ in terms of household, family, racial, and income characteristics. Often, these differences track the geography of old, relatively compact residential and mixed-use areas once characterized as "definitely declining" parts of the town. The basis for that designation was the perceived make-up of the resident population: immigrants and racial and ethnic minorities.
- Arlington is redeveloping. Most new residential construction in Arlington occurs due to demolition and replacement with larger and usually more valuable single-family homes. In the R0 and R1 districts, which include over 60 percent of Arlington's total area, single-family homes are the only allowed "as of right" use. As a result, the only realistic option for replacing "teardowns" is a new single-family home. Redevelopment of older homes brings higher asset value to the community, but not necessarily a net increase in housing units. To a lesser extent, new housing growth in Arlington also occurs in the form of multifamily infill development, both market-rate and affordable.
- Ironically, it is often easier to tear down an older single-family home and rebuild a larger one in its place than to preserve and add onto an existing residence.

⁶ Belmont, Brookline, Medford, Melrose, Milton, Natick, Needham, North Andover, Reading, Stoneham, Watertown, and Winchester. Source: Town of Arlington Fiscal Year 2021 Town Manager's Annual Budget & Financial Plan.

⁷ In this Housing Plan, "Greater Boston" refers to the Boston Metropolitan Area, which generally includes the communities inside and along Interstate Route 495.



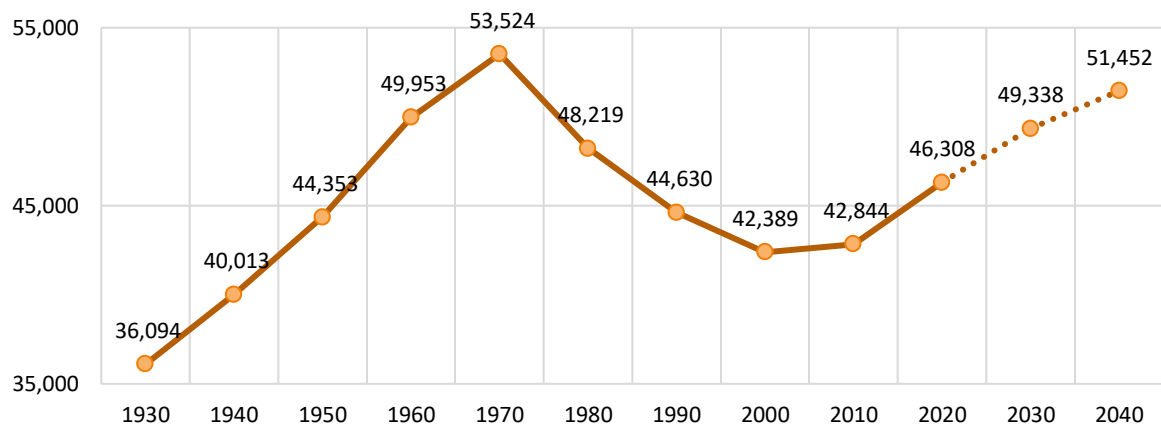
POPULATION CHARACTERISTICS

Arlington and the surrounding communities have absorbed modest population growth since 2000. Echoing Greater Boston trends, Arlington's population growth rate accelerated with the "Baby Boom," only to reverse with steep population declines from 1970-2000 as household sizes fell throughout the U.S. Population growth in Route 128-area suburbs also declined as new housing development moved outward along Interstate Route 495 during and after the 1960s. Since 2000, however, Arlington has been gaining residents again, approximating the rate of growth occurring elsewhere in Middlesex County.

In August 2021, the Census Bureau released Arlington's official Census 2020 population, 46,308 – up 8.1 percent since 2010, indicating a more significant population increase than the 1.1 percent the Town saw from 2000-2010. Arlington's growth lags narrowly behind that of

Figure 2.1. Arlington Population, 1930-2040

Sources: U.S. Census Bureau & UMass Donahue Institute V2018 Projections



Middlesex County, which gained more new residents than any county in the Commonwealth, capping the decade with 8.6 percent population growth.⁸

Population Age

Arlington's population breakdown by age differs from both the county and state in some age brackets and fares similarly in others (Figure 2.2). In particular, Arlington's share of children under 5 and residents over 65 exceeds both the county and state, but the percent of residents in the 20-24 age group is significantly lower. This is likely influenced by several factors, including the high cost of housing in Arlington; the town's attractiveness to families and long-term residents in older-adult age ranges; and the fact that Arlington's amenities or

⁸ U.S. Bureau of the Census (Census Bureau), Decennial Census P.L. 94-171 Redistricting Data, August 12, 2021. <https://www.census.gov/programs-surveys/decennial-census/about/rdo/summary-files.html>. Since a majority of Arlington's HPP has been prepared prior to the release of Census 2020 data, this draft cites only the town's total decennial population growth. All other data from the Census Bureau referred to in this draft is based on the 2015-2019 American Community Survey Five-Year Estimates unless noted otherwise.



transportation services—features that lure young householders—are not competitive with those offered in surrounding communities.⁹

The University of Massachusetts Donahue Institute (UMDI) predicts that over the next two decades, Arlington’s total population will continue to grow even as the age make-up of the population changes. Most notably, by 2040 the town may witness significant growth among older adults, and, to a lesser extent, the 35-to-44 age cohort.¹⁰

Figure 2.2. Population Distribution by Age

Source: ACS 5-Year Estimates, 2019, Table B01001

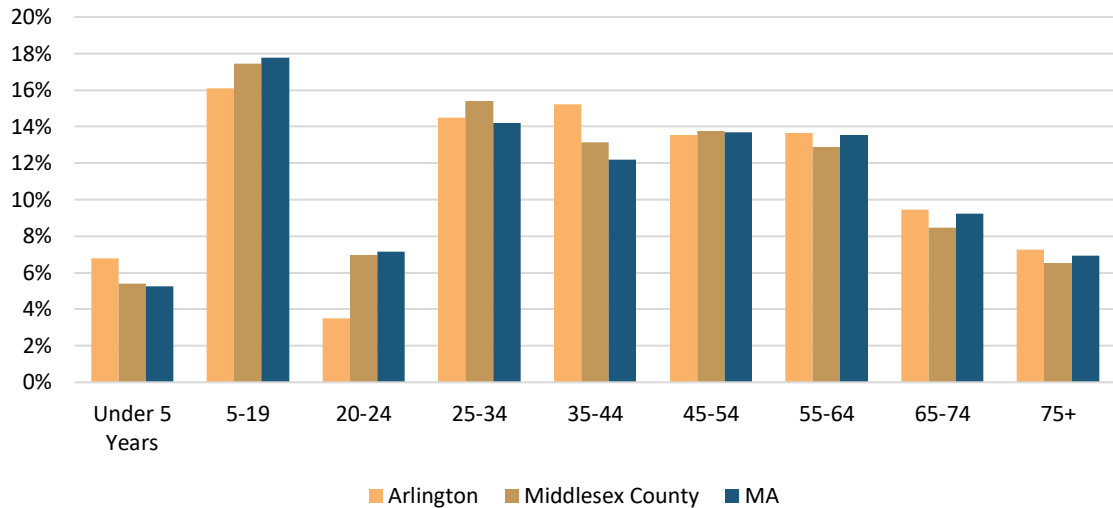
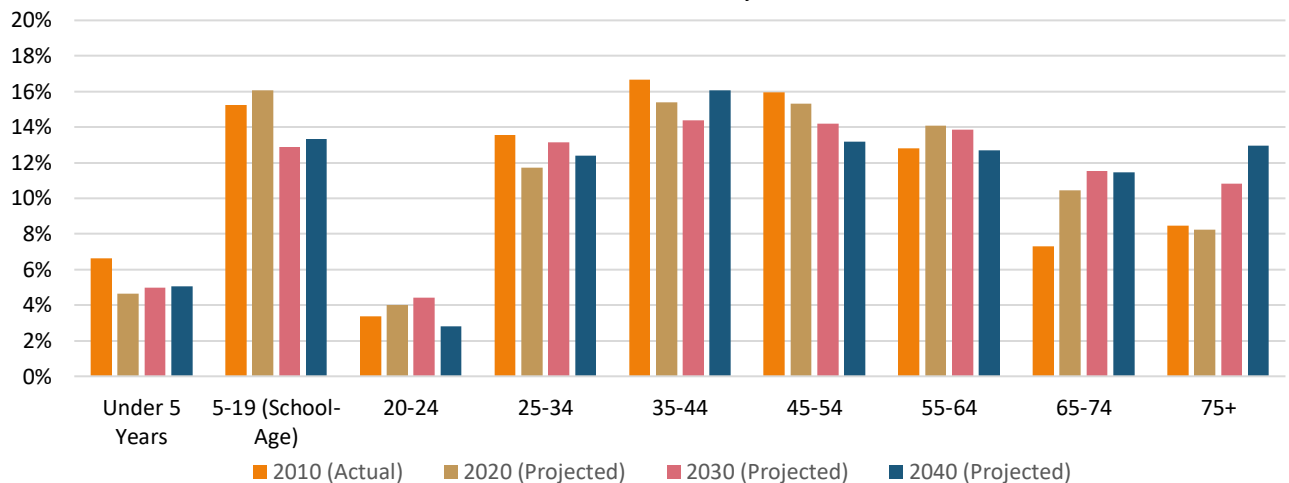


Figure 2.3. Arlington Population Projections by Age

Source: UMass Donahue Institute V2018 Projections



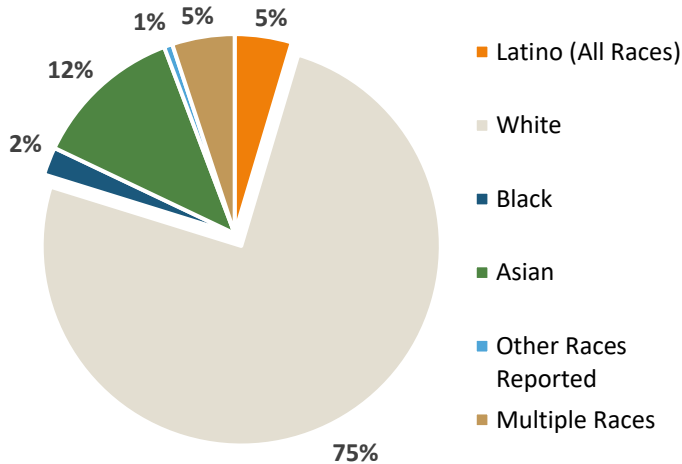
⁹ Participants in small group interviews and an initial project kick-off questionnaire indicated that Arlington’s housing market is extremely competitive and hard to break into, more so than in the past. While this problem is not unique to Arlington, it may have accelerated.

¹⁰ UMass Donahue Institute v2018 Projections. Note: neither source should be used to forecast K-12 enrollments or demand for services such as elder programming at the Arlington Senior Center. They are not designed for such purposes.



Race, Ethnicity, and Culture

Figure 2.4. Arlington in 2020
Source: Census 2020



Despite its proximity to Cambridge and Boston, Arlington has limited racial and ethnic diversity, yet it is far more diverse today than in the not-distant past. In 1940, White residents comprised 99.8 percent of the town's total population; in 1960, 99.7 percent; in 1970, 99.0 percent; and in 1980, 97.3 percent. The recently released Census 2020 redistricting profiles are largely consistent with the intercensal demographic estimates the Census Bureau has published annually since 2010. Today, racial and ethnic minorities comprise about 20 percent of the town's total population (Figure 2.4), with Asians making up a larger proportion (12 percent) than all other non-White groups combined and over half of all foreign-born residents. The Latino community, which is primarily White, represents about five percent of Arlington's total population. By

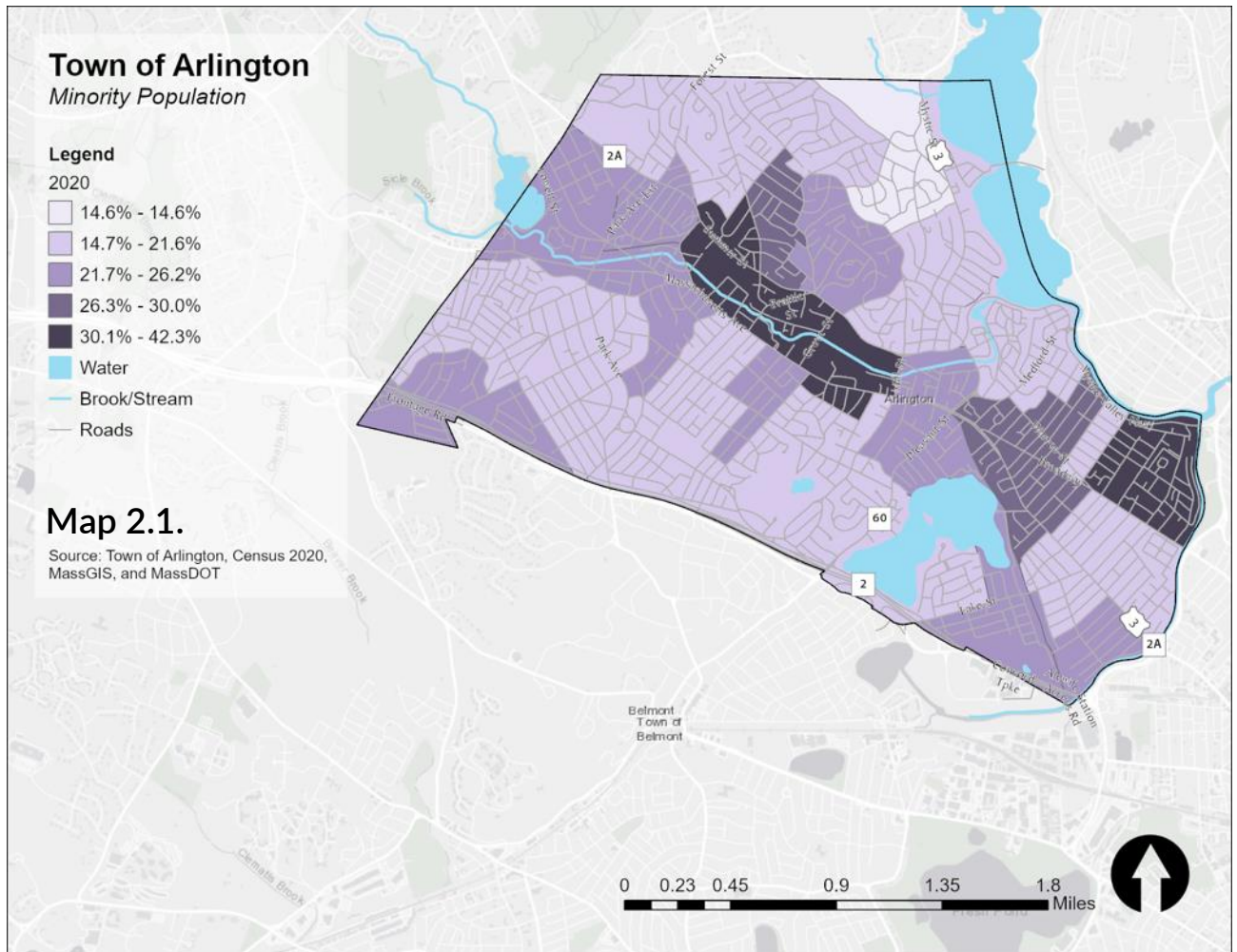
contrast, the Black or African American population in Arlington is quite small: 2.3 percent of the total. As Map 2.1 illustrates (next page), the make-up of Arlington neighborhoods differs quite a bit, with a larger proportion of minority residents in portions of East Arlington and Arlington Center.

Table 2.1. 20 Years of Population, Race, and Ethnicity Change in Arlington, 2000-2020

	Census 2020	Percent 2020 Total	Census 2010	Census 2000	Percent Change 2000-2020
Total Population	46,308	100%	42,844	42,389	9.2%
Latino (All Races)	2,137	4.6%	1,395	787	171.5%
White	34,813	75.2%	35,804	38,058	-8.5%
Black	1,052	2.3%	981	690	52.5%
AI/AN	28	0.1%	29	46	-39.1%
Asian	5,642	12.2%	3,541	2,096	169.2%
NH/PI	6	0.0%	7	4	50.0%
Other Race	282	0.6%	178	112	151.8%
Multiple Races	2,348	5.1%	909	596	294.0%

Source: Boston Globe, Aug. 12, 2021.





Almost 20 percent of Arlington’s population immigrated to the U.S. Asians comprise about 52 percent of the foreign-born population, primarily from China, India, or the Philippines. Many others are from Central and South America.¹¹

Table 2.2. Place of Birth for Current Residents			
	Arlington	Middlesex County	State
Total	45,304	1,600,842	6,850,553
Born in U.S.	80.4%	78.6%	83.2%
Born in Mass.	64.1%	69.0%	72.5%
Born Elsewhere in U.S.	33.6%	28.4%	24.0%
Foreign-Born	19.6%	21.4%	16.8%
U.S. Citizen	48.0%	49.8%	53.4%
Not a U.S. Citizen	52.0%	50.2%	46.6%
Source: ACS 2015-2019.			

¹¹ Census Bureau, 2015-2019 American Community Survey Five-Year Estimates (ACS 2015-2019), B05002. Place Of Birth by Nativity and Citizenship Status, and B05006. Place of Birth for the Foreign-Born Population in The United States.



Language plays a crucial role in preserving and defining a community's culture. About 20 percent of Arlington's population five years and over (8,777) speaks a language other than English at home, 73 percent of whom report good bilingual skills. Residents who speak Tagalog or German at home were the most likely to identify as speaking English "very well" (100 percent and 94.2 percent, respectively), and Chinese and Korean speakers were the least likely (56.2 percent and 62.9 percent, respectively).¹² Arlington EATS, a nonprofit food pantry providing food to 270 Arlington households each week,¹³ reports that Mandarin, Cantonese, Russian, and Spanish are the languages most commonly used to interface with guests with limited English proficiency.¹⁴

Figure 2.5. Non-English Languages Spoken at Home in Arlington

Source: Source: ACS 5-Year Estimates, 2019, Table B01001

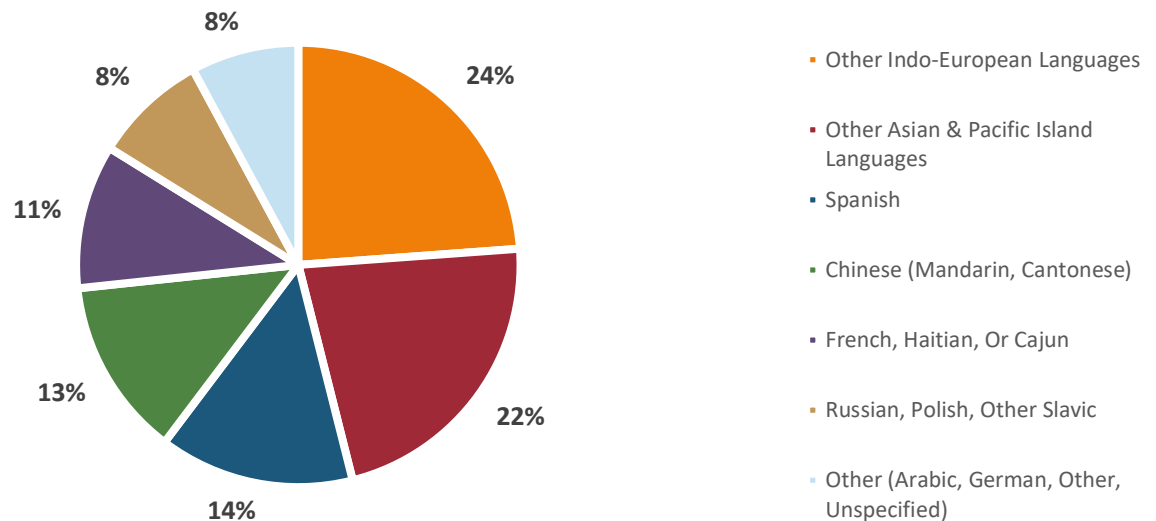


Figure 2.5 illustrates the languages spoken at home in Arlington, as reported by the Census Bureau, and suggests that Arlington benefits from the presence of many cultural traditions.

Geographic Mobility

In demographic terms, "geographic mobility" refers to the in- and out-migration of people in communities, states, and regions of the country. Migration patterns in suburbs are often a microcosm of dynamics playing out in central cities and within the larger metropolitan area. Eighty-eight percent of Arlington residents live in the same residence as a year ago, which is within the range for the communities Arlington normally tracks for financial and other comparison purposes.¹⁵ Of the remaining twelve percent of Arlington residents not in the same

¹² ACS 5-Year Estimates, 2019, Table C16001

¹³ Arlington EATS Mission & History, <https://www.arlingtoneats.org/mission-history/>. Accessed August 13, 2021.

¹⁴ Email correspondence with Arlington EATS; May 26, 2021.

¹⁵ Belmont, Brookline, Medford, Melrose, Milton, Natick, Needham, North Andover, Reading, Stoneham, Watertown, and Winchester. (this should be much earlier in the document)



residence as a year ago, 7.7 percent moved from a different Massachusetts city or town, 2.8 percent moved from a different state, and 1.5 percent immigrated from abroad.¹⁶

Arlington's Children: Race and Ethnicity in Arlington Public Schools

The Arlington Public Schools provide a PreK-12 education to children living in Arlington and approximately 82 METCO students.¹⁷ Last year (2020-2021), 30.1 percent of Arlington's public school students were racial or ethnic minorities – noticeably higher than the town-wide percentage of minorities – but the statistics vary by school just as they vary by neighborhood. In general, the district-wide percentage of minorities has gradually increased, mainly among Asian students. However, the percentage of lower-income students in Arlington decreased from 11.0 in 2010 to percent to 9.1 percent in 2020, a trend reflected during interviews with longer-term residents who noted Arlington's decreasing economic diversity as higher-income households outcompete lower- and middle- income households for available housing in Arlington's well-performing school district.

Year	Total Enrolled	Change From Previous Year	Minority Population	English Language Learner	Low Income Status
2010-11	4,808	n/a	21.7%	5.0%	11.0%
2011-12	4,858	1.0%	22.3%	5.3%	11.5%
2012-13	4,903	0.9%	20.4%	4.8%	11.5%
2013-14	5,020	2.4%	20.3%	4.1%	11.5%
2014-15	5,208	3.8%	25.5%	4.0%	8.4%
2015-16	5,304	1.8%	25.4%	4.1%	8.3%
2016-17	5,524	4.2%	26.7%	4.4%	8.0%
2017-18	5,711	3.4%	28.0%	4.8%	8.2%
2018-19	5,939	4.0%	29.0%	4.8%	8.4%
2019-20	6,047	1.8%	29.5%	5.0%	8.8%
2020-21	5,755	-4.8%	30.1%	4.1%	9.1%

Source: MA Department of Elementary and Secondary Education. It is not clear if some of the decrease in 2020-21 has to do with the transfer of some students to private schools or home schooling because of the COVID-19 pandemic.

Statistics reported by the Massachusetts Department of Elementary and Secondary Education (DESE) provide some evidence that the number of English Language Learners (ELL) is a much greater challenge for adults than children in Arlington, as is often the case. DESE reports that while 12 percent of the K-12 student population hail from non-English speaking families, only four percent meet the definition of "English language learners," i.e., children who struggle with

¹⁶ ACS 5-Year Estimates, 2019, Table B07001

¹⁷ METCO, "Partner Districts." Accessed at <https://metcoinc.org/partner-districts/> on August 13, 2021.



ordinary classwork in English.¹⁸ Table 2.4 compares district-wide student indicators over several years, followed by a closer look at the town's seven elementary schools.

Since Arlington's elementary schools function partially as neighborhood schools, the differences between them shed some light on where minority, ELL, and lower-income students and their families reside. These statistics are reported by school for the 2020-21 school year. Of Arlington's seven elementary schools, Stratton Elementary (8.0 percent *higher* minority population than district) and Dallin Elementary (4.7 percent *lower* minority population than district) deviate the most from the district's overall demographic profile. It is important to note that Arlington also has several private schools, both religious and secular. Comparable demographic information for these schools is not available.

Table 2.4. Selected Student Indicators by Public School in Arlington (2020-21)				
School	Total Enrolled	Minority Population	English Language Learner	Lower- Income Students
Arlington High (Gr. 9-12)	1,409	25.8%	1.1%	9.1%
Ottoson Middle (Gr. 7-8)	892	28.4%	2.1%	10.8%
Gibbs (Gr. 6)	483	30.8%	2.7%	10.4%
Stratton (Gr. 1-5)	446	38.1%	9.2%	8.3%
Thompson (Gr. 1-5)	479	37.2%	7.9%	16.3%
Peirce (Gr. 1-5)	305	34.4%	7.5%	6.9%
Hardy (Gr. 1-5)	405	32.3%	9.1%	7.2%
John Bishop (Gr. 1-5)	381	31.5%	5.8%	5.0%
Brackett (Gr. 1-5)	465	27.3%	3.0%	2.8%
Cyrus Dallin (Gr. 1-5)	425	25.4%	3.1%	6.4%
Menotomy Preschool (Pre-K)	65	41.5%	N/A	21.5%
Source: MA Department of Elementary and Secondary Education, School Profiles, Arlington.				

Educational Attainment and Labor Force

Educational attainment is one of several measures that separates the Greater Boston suburbs from the rest of the state and even more from the rest of the nation. Arlington residents are well educated, with over 70 percent of Arlington adults 25 years and over holding at least a bachelor's degree and over 40 percent hold a graduate or professional degree. Table 2.5 reinforces just how different Arlington is from Middlesex County and Massachusetts as a whole. While the percentage of adults with a bachelor's degree is not that much higher in Arlington, it is the percentage of people with advanced degrees – master's, professional, and doctoral degrees – that distinguishes Arlington.

¹⁸ Department of Elementary and Secondary Education (DESE), School Profile Series, Arlington Public Schools, June 2021.



	High School without Diploma	High School Diploma	College without Degree	Bachelor's Degree	Graduate or Professional Degree
Arlington	3.4%	12.3%	13.5%	29.9%	41.0%
Middlesex County	6.6%	19.0%	18.1%	27.5%	28.8%
Massachusetts	9.2%	24.0%	23.0%	24.1%	19.6%

Source: American Community Survey 5-Year Estimates, 2019.

A community's **labor force** includes all civilian residents 16 years and over with a job or in the market for one. Arlington's labor force includes approximately 26,300 people, 97 percent of whom are employed. Living in Arlington offers highly skilled and highly educated workers access to good jobs in the Boston-Cambridge-Waltham network of academic, health care, biomedical research, and other high-tech organization, both public and private. This can be seen in the typical earnings power of Arlington residents compared with their counterparts elsewhere in the state, as shown in Figure 2.6. As discussed in the next section, the earnings power of Arlington residents has a direct bearing on the town's household wealth.

Figure 2.6. Median Earnings by Employed Resident by Educational Attainment

Source: ACS 5-Year Estimates, 2019

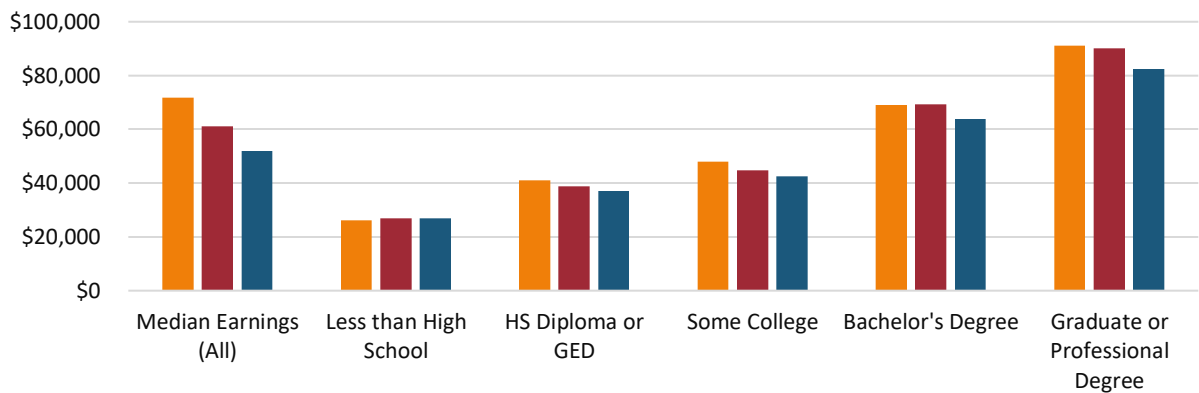
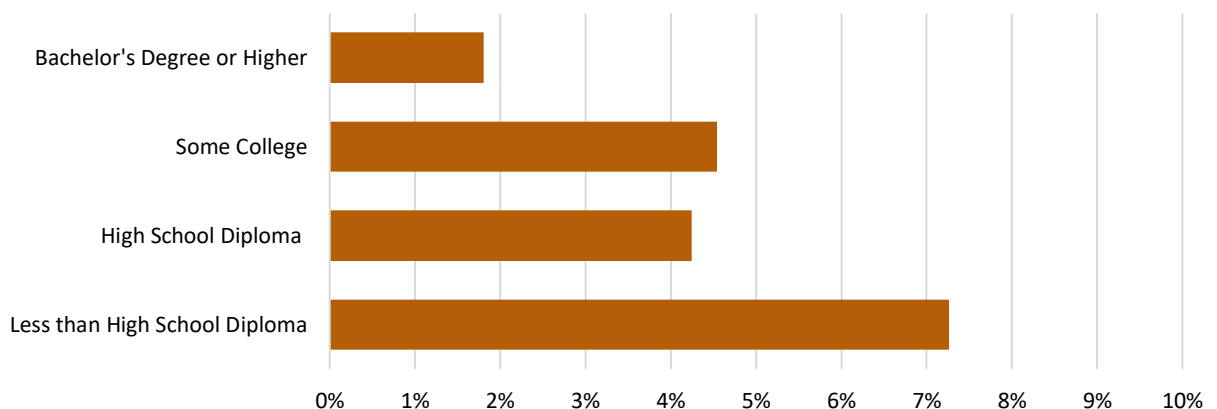


Figure 2.7. Arlington Unemployment by Educational Attainment

Source: ACS 5-Year Estimates, 2019



Unemployment is also more likely to hinder self-sufficiency among people with lower educational attainment. Figure 2.7 illustrates the relationship between education levels and unemployment in Arlington. These statistics are indicative of the challenges people face trying to live in Arlington (or any other community) without high enough earnings potential to find decent, suitable, affordably priced housing.

Disability

As of 2019, an estimated 4,031 Arlington residents have one or more **disabilities**, defined by the Americans with Disabilities Act (ADA) as a physical or mental impairment that substantially limits one or more major life activity. Consistent with countywide and statewide disability population characteristics, seniors 75 and over in Arlington are much more likely to have at least one disability than people in younger age cohorts. The most common disability challenges faced by people 75 and over are mobility impairments and safe-care limitations, which point to needs for both barrier-free dwellings and in-home or residential services affordable to a population that often has the lowest incomes of all householders in a community.

Table 2.6. Percent Population with Disability by Age Group			
	Arlington	Middlesex County	Massachusetts
Total Population	45,065	1,586,008	6,777,468
Population with Disabilities	4,031	147,133	784,593
Percent Total Population with Disabilities	8.9%	9.3%	11.6%
Under 18 Years	1.9%	3.6%	4.5%
18 To 34 Years	3.6%	4.6%	6.0%
35 To 64 Years	5.9%	7.6%	10.6%
65 To 74 Years	18.8%	18.3%	21.3%
75+ Years	49.9%	45.3%	46.5%
Source: American Community Survey 5-Year Estimates, 2019			

HOUSEHOLD CHARACTERISTICS

Discussions around demographic shifts tend to focus on population, but for purposes of assessing a community's housing needs, growth and change in **households** is more important than changes in population alone. This is because households, not population, drive the demand for housing. The housing needs and preferences of households vary by age group, household size, commuting distances, access to goods and services, and clearly, what people can afford for rent or a mortgage payment. The size and composition of a community's households often indicate how well suited the existing housing inventory is to residents. In turn, the number and type of households and their spending power influence overall demand for housing.

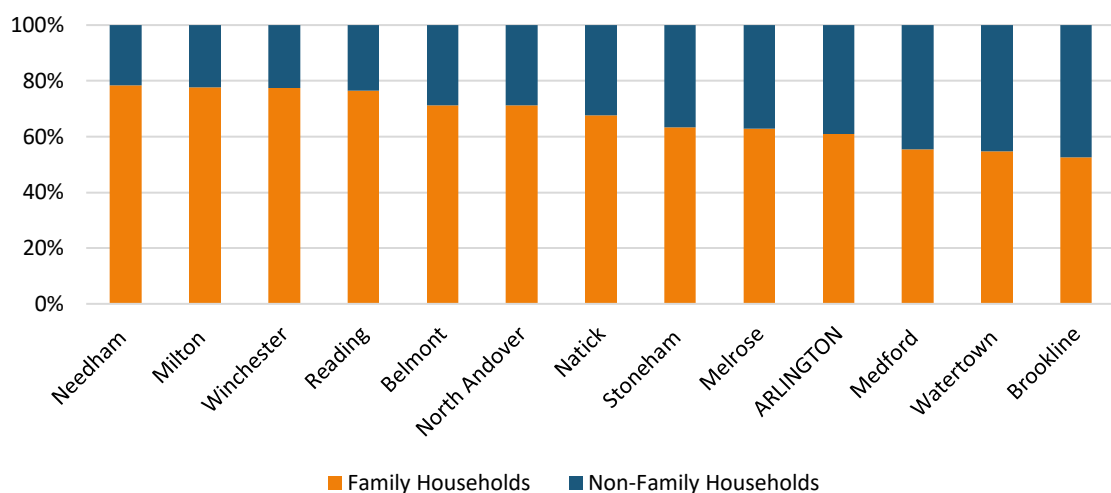


Households and Families

The Census Bureau divides households into two broad classes: families and non-families. In federal census terms, a **family** household includes two or more related people living together in the same housing unit, and a **non-family** household can be a single person living alone or two or more unrelated people living together.¹⁹ As of 2019, Arlington had an estimated 19,065 households, with non-families comprising almost 40 percent of the total. Compared to its peer communities, Arlington's family household rate of 61 percent is somewhat low, as indicated in Figure 2.8. As for family *type*, married couples make up a large share of all families – 82 percent, and 47 percent married with children.

Figure 2.8. Households by Type

Source: American Community Survey 5-Year Estimates, 2019



Household Size & Composition

Arlington's households are on the smaller side among Greater Boston cities and towns. About 20 percent of its households (including families and nonfamilies) include four or more people. Today, the Census Bureau estimates that Arlington's average household includes 2.4 people and that almost half of all families in Arlington are two-person households. Still, census estimates indicate that since 2010, household sizes in several Boston-area suburbs, including Arlington, appear to be increasing again concurrent with growth in the region's household formation rate. Three- and four-person household comprise 46 percent of all households in Arlington. Large families (more than five people) account for a very small percentage of all families living in Arlington today.²⁰ By contrast, single people living alone make up some 32 percent of all Arlington households and 82 percent of all nonfamily households. Among Arlington's 6,080

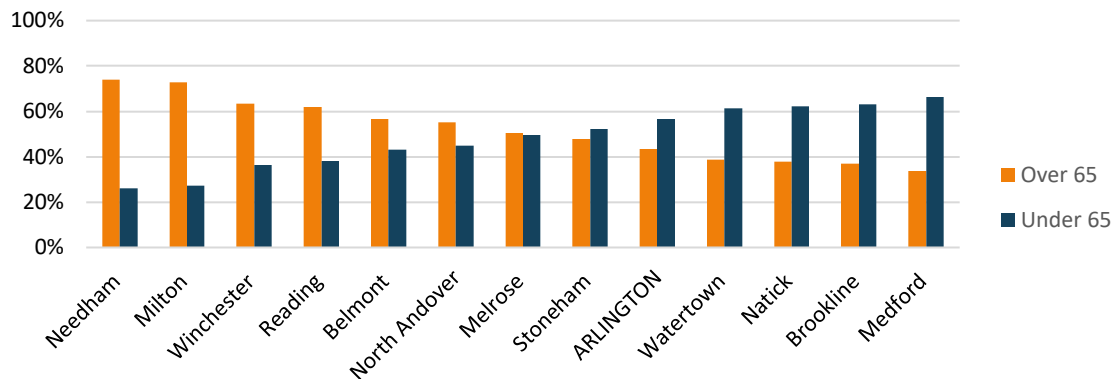
¹⁹ Local populations not included in any type of household are reported as "group quarters" residents, or people in some kind of institutional or non-instructional setting. For suburbs, the most common types of group quarters include nursing homes and group residences for people with disabilities. Some suburbs close to Boston and Cambridge also have college student dormitories, notably the City of Newton and the towns of Weston and Wellesley. Arlington has a very small group quarters population currently estimated at 320 people.

²⁰ ACS 2015-2019, B19123. Family Size by Cash Public Assistance Income or Households Receiving Food Stamps/Snap Benefits in the Past 12 Months.



one-person households, 43 percent are older adults (65 and over), lower than most of its peer communities (Figure 2.9). While householders over 65 living alone make up 14 percent of Arlington's total households, they are the cohort most affected by cost burden, as described later in the Housing Affordability section of this Needs Assessment.

Figure 2.9. Age of Householder Living Alone by Age
Source: American Community Survey 5-Year Estimates, 2019

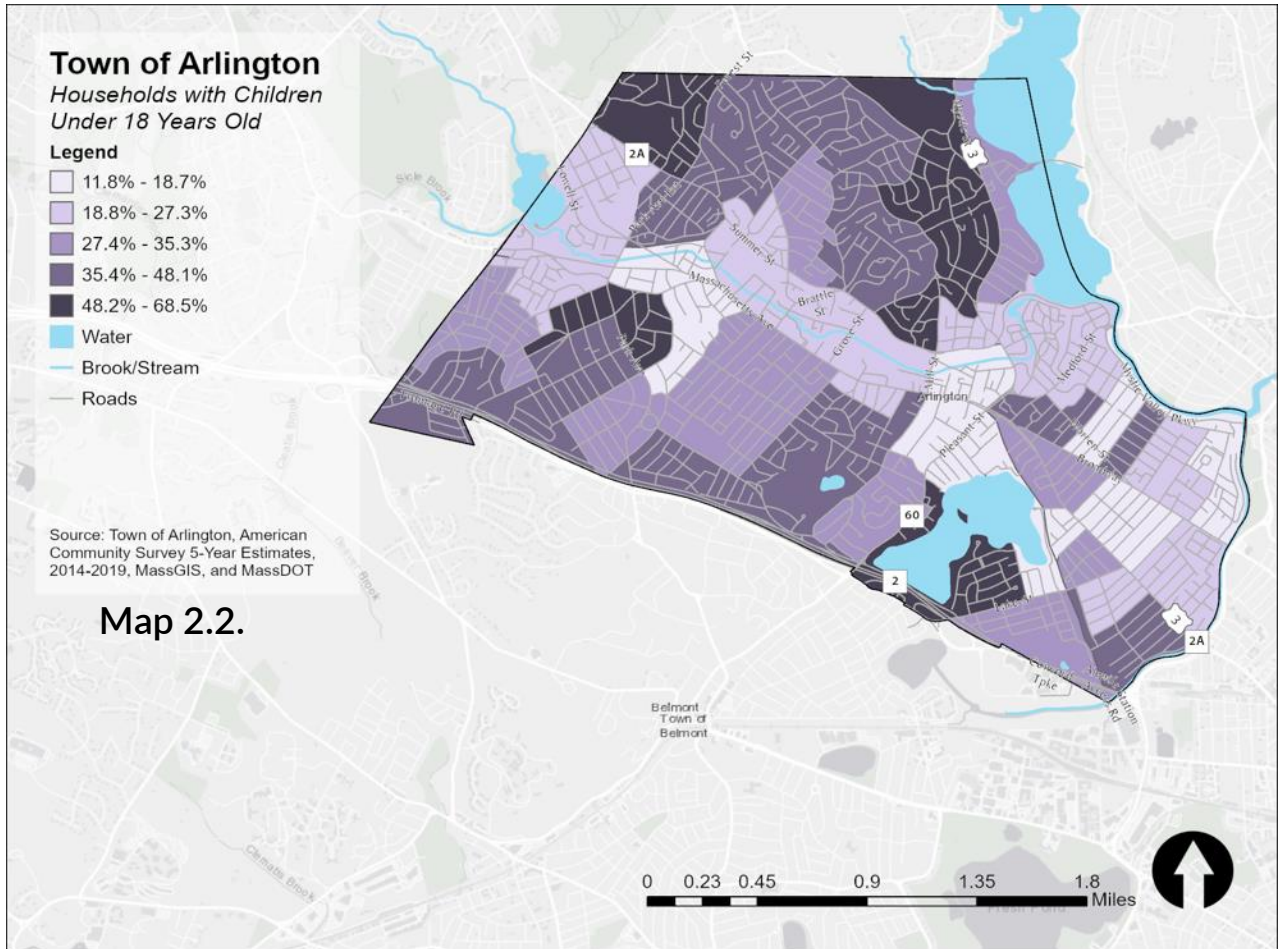


Approximately 31 percent of Arlington's 19,065 households have one or more people under 18, and as shown in Table 2.7, almost all of them are family households. About 20 percent of the families with dependent children in Arlington are single parents. There are many more households living in Arlington with no children, including both householders of childrearing age and older adults. Map 2.2. shows the geographic distribution of children under 18 in Arlington.

Table 2.7. Households by Presence of People under 18 Year

	Households with People <18 Years	Percent	Households with No People <18 Years	Percent
Total All Households: 19,065				
Total by Type	5,812	30.5%	13,253	69.5%
Family Households	5,774	99.3%	5,840	44.1%
Married-Couple Family	4,649	80.0%	4,876	36.8%
Other Family:	1,125	19.4%	964	7.3%
Single Parent, Male	135	2.3%	294	2.2%
Single Parent, Female	990	17.0%	670	5.1%
Nonfamily Households	38	0.7%	7,413	55.9%
Male Householder	38	0.7%	2,718	20.5%
Female Householder	0	0.0%	4,695	35.4%
Source: ACS 5-Year Estimates, 2019				



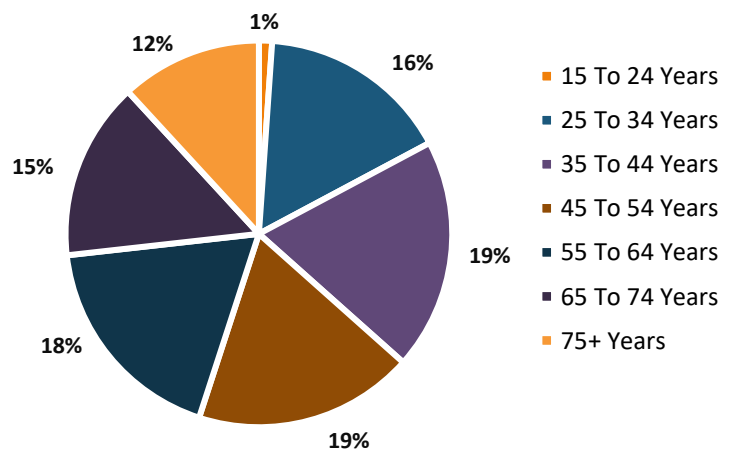


Age of Arlington Householders

The distribution of Arlington households by age cohort is not much different than the make-up of households in nearby suburbs, both inside and along Route 128. In communities comparable to Arlington like Winchester and Milton, higher household wealth tends to correlate with lower percentages of young households (under 34 years) and sustained growth in the percentage of households in their highest-earnings years (35 to 54).

Figure 2.10. Arlington Households by Age of Householder

Source: American Community Survey 5-Year Estimates, 2019



In many cases—and Arlington is no exception—the towns right around Boston often have trouble supporting age-in-place or age-in-community policies. This is due in part to housing costs, the composition of the housing in older, substantially developed suburbs surrounding Boston and Cambridge, and the location of housing in relation to easily accessible goods and services. Still, it is worth noting that relative to most Greater Boston towns with demographic qualities generally similar to Arlington, there are only three with percentages of 75-and-over households smaller than in Arlington: Medford, Brookline, and Natick. One explanation for this is the dramatic growth in age-restricted developments (with or without on-site services) in the region’s well-off suburbs. Arlington has some age-restricted or age-targeted housing, but not as much as many of its neighbors.

Household Wealth

Household income influences where people live, their health care and quality of life, and the opportunities they can offer their children. Arlington’s desirability today is tied in part to its rising household wealth. In-migration of higher-income households and families is a relatively recent trend in Arlington that has accelerated in recent years. In small group interviews and during the first community forum for this process, long-time residents recalled Arlington as having more of a mix of incomes and household types. As households and families find themselves priced out of Somerville and Cambridge—places that still had some affordability not that long ago—Arlington has become an attractive option for people who cannot afford Winchester or Belmont but want close access to Boston-Cambridge employment.²¹

Table 2.8 offers a snapshot of three median income indicators—all households, family households, and non-family households—that have an important place in any conversation about housing affordability. The table shows that compared to the towns and cities Arlington considers its peer group, Arlington falls about in the middle in terms of median household and median family income. However, the nonfamily median income in Arlington exceeds that of most peer group towns, likely because Arlington’s one-person households include a broader mix of ages than most of its peer communities (Figure 2.9 above) – and therefore income levels.²² Single people of all ages over 24 years can be found among the living-alone population, both for homeowners and renters.

Table 2.8. Household and Family Income Snapshot: Arlington and Peer Group Communities			
Town	Median Household Income	Median Family Income	Median Nonfamily Income
Winchester	\$169,623	\$217,633	\$60,450
Needham	\$165,547	\$194,596	\$56,875
Milton	\$133,718	\$159,860	\$41,729
Reading	\$132,731	\$157,061	\$52,083
Belmont	\$129,380	\$167,058	\$62,854

²¹ These qualities and reasons for moving to Arlington were identified in small group interviews.

²²In general, elderly seniors (75 years and over) incomes tend to be very low (especially among women) as compared to the larger community in which they reside.



Brookline	\$117,326	\$158,770	\$75,227
Natick	\$115,545	\$153,925	\$61,210
ARLINGTON	\$108,389	\$145,141	\$62,080
North Andover	\$108,070	\$139,191	\$44,955
Melrose	\$106,955	\$147,237	\$50,355
Stoneham	\$101,549	\$133,401	\$46,799
Watertown	\$101,103	\$119,411	\$80,954
Medford	\$96,455	\$117,348	\$70,992
Source: ACS 2015-2019, SE:A14006, SE:A14010, and SE:A14012, Social Explorer (SE) format.			

The median household income varies depending on age of householder, with householders under 25 (\$43,846) and householders over 65 (\$59,185) generally earning significantly less than householders 25 to 64 (Figure 2.11) Median income statistics are indicative of a community's relative economic position, but they also can mask differences in household wealth and differences in the relationship between, or race and income.

Figure 2.11. Median Household Income by Age of Householder

Source: American Community Survey 5-Year Estimates, 2019

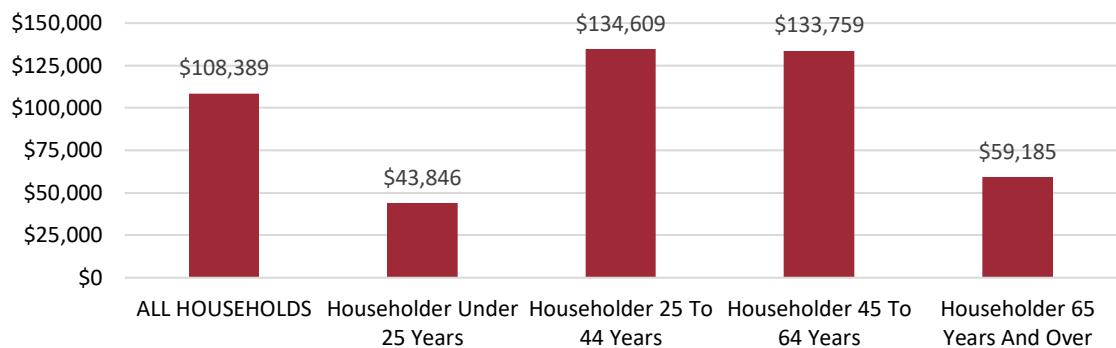
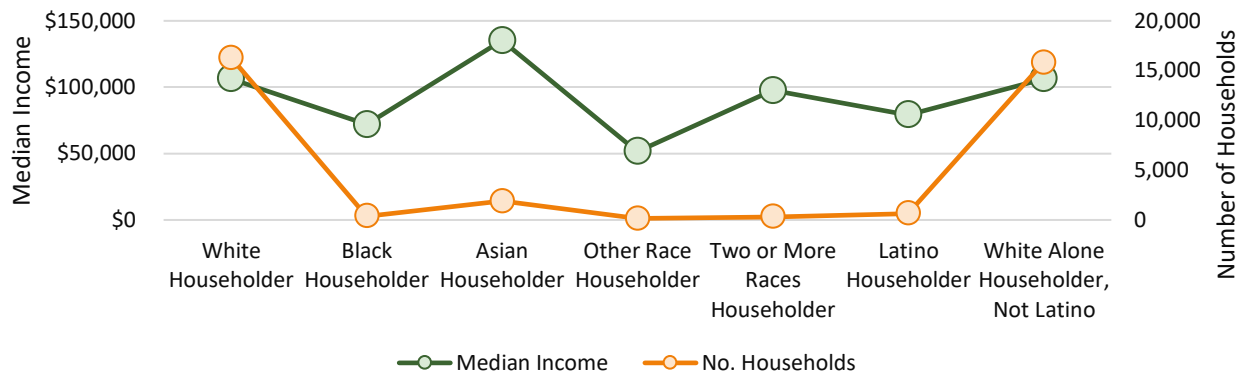


Figure 2.12 compares median household income by race with the number of households by race in Arlington. It reinforces that the vast majority of household wealth in Arlington is held by White households, for even though the median household income of Asian households is higher, the percentage of Asian households is much smaller.

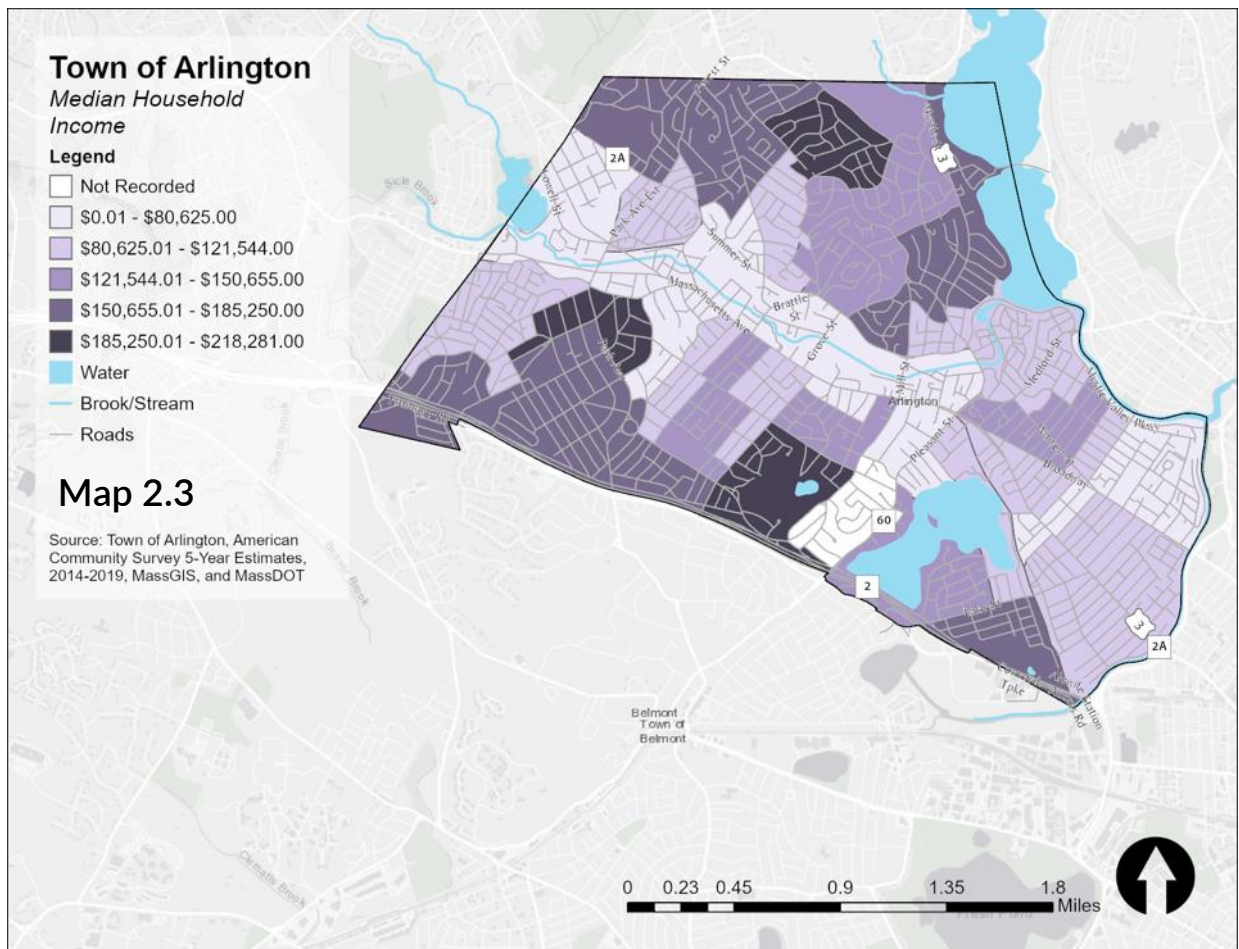


Figure 2.12. Median Household Income by Race and Ethnicity

Source: ACS 5-Year Estimates, 2019



Map 2.3 further reinforces that difference in household incomes exists in Arlington at the neighborhood level, with higher-income households generally found in the Arlington Heights and Turkey Hill areas and lower incomes in East Arlington and portions of Arlington Center. As housing units available to renters in the past convert to for-sale housing, e.g., condominium conversions, the household incomes in neighborhoods with large numbers of two-family buildings will most likely shift upward.

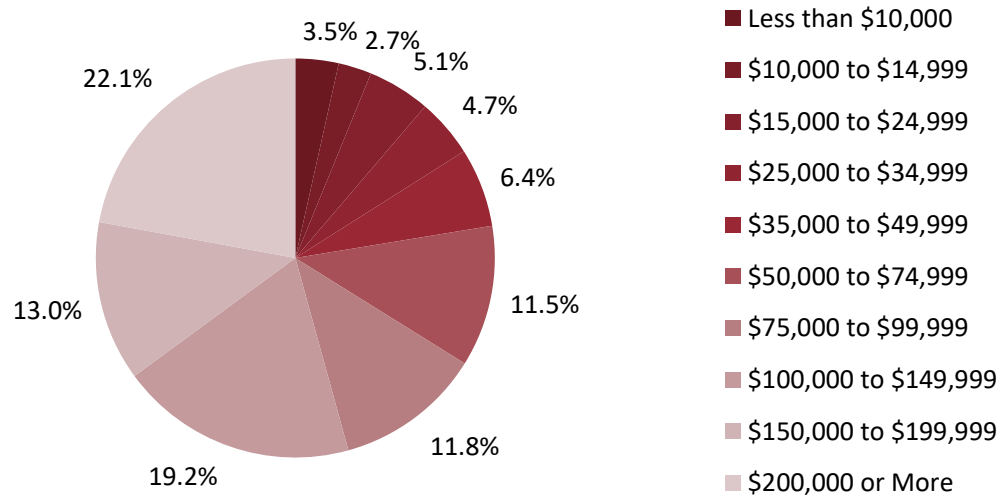


Households Income Distribution

Town-wide, approximately 35 percent of all households in Arlington have incomes over \$150,000. The proportion of lower-income households in Arlington has slowly dropped over 20 years as the town has become increasingly attractive to younger urban, economically mobile workers.

Figure 2.13. Arlington Household Income Distribution

Source: ACS 5-Year Estimates, 2019



According to the U.S. Department of Housing and Urban Development (HUD), 29 percent of all households in Arlington have low or moderate incomes (LMI), i.e., incomes at or below 80 percent of the median family income for the Boston Metro Area. Over time, the portion of lower-income households has dropped somewhat in Arlington, from about 35 percent in 2000 to 29 percent today.

Families and Poverty

There is a significant difference between low incomes and **poverty**. "Low income" is a metric that allows housing analysts to compare household incomes in a given city or town to the economic region in which the community is located. The term is also used to determine eligibility for many types of affordable housing assistance. Poverty, on the other hand, is a standard for comparing communities, regions, and states to federal *thresholds* that measure the basic cost of food, shelter, clothing, and utilities, variable by household type and composition and the age of the householder. Arlington's family poverty rate is slightly higher today than it was ten years ago, but the poverty rate for families with children has essentially remained the same.²³ In general, poverty has not been as significant in Arlington as the incidence of low or moderate household incomes.

²³ ACS 2015-2019. To report poverty in population and household tables, the Census Bureau compares household incomes to national poverty thresholds. The result is that households in Northern states tend to



Table 2.9. Arlington Families with Incomes Below Poverty Level				
Year		Arlington	Middlesex County	Massachusetts
2009	All Families	2.5%	4.9%	7.0%
	Families with Children	1.6%	3.5%	5.4%
2014	All Families	2.0%	5.7%	8.3%
	Families with Children	1.0%	4.0%	6.3%
2019	All Families	3.1%	4.6%	7.0%
	Families with Children	1.6%	3.2%	5.0%

Source: American Community Survey 5-Year Estimates, 2019

HOUSING CHARACTERISTICS

Arlington has approximately 20,207 housing units. They include a mix of unit types, from detached single-family to larger apartment buildings, and just under half of all units in Arlington pre-date 1940 when the federal census first collected and reported information about the nation's housing supply. Many of the newer single-family homes in town are replacements of older dwellings that homebuyers wanted to enlarge and modernize, although some have been built on newly split existing lots. While these (and other) development trends are discussed further in the next section, the amount of net-new housing in Arlington is quite limited and indicates that Arlington is in a phase of redevelopment.

Housing Type and Age

Arlington's homes vary in size, age, and condition by neighborhood. In the single-family districts, the redevelopment process has usually produced homes that are larger than the ones they replaced, but for neighbors, it is often the lot disturbances – lost trees or landscaping, for example – that have an immediate, visible impact on their street. Still, assessor's data reveal not only useful information about housing values and types, but also sizes (in residential floor area), number of rooms, and a host of other information about style and structure trends, including housing age. The following analysis is based on the most recently available assessor's records (2021).

SINGLE-FAMILY HOMES

As shown in Table 2.10, suburban redevelopment has ushered into Arlington a generation of larger, more expensive single-family homes. For current Arlington homeowners, this means that their homes have appreciated significantly in value. However, for young buyers and renters hoping to find a home or condominium they can afford, Arlington sale prices have skyrocketed even more than was anticipated in the Master Plan just six years ago. Demolition and rebuild projects will continue in Arlington in neighborhoods with older homes because the land is worth more than the existing residences (expressed in Table 2.10 as a land-value ratio).

have lower percentages of poverty than households in the South, though these long-standing geographic differences have begun to close somewhat in high-growth states in the South and Southwest.



Table 2.10. Change in Size and Values in Arlington's Single-Family Home Inventory					
Age of Dwelling (Year Built)	Number of Records	Average Lot (Sq. Ft.)	Average Residential Floor Area (Sq. Ft.)	Average No. Rooms	Average Ratio of Land Value to Building Value
2000 to Present	292	8,294	3,334	8	0.680
1980-1999	211	7,903	2,451	7	1.090
1960-1979	753	7,510	2,026	7	1.578
1945-1960	2,427	7,751	1,912	6	1.735
1920-1944	3,237	6,353	1,892	7	1.476
1900-1919	752	7,553	2,136	8	1.331
1865-1899	248	8,215	2,283	8	1.320
Pre-1865	81	11,422	2,389	8	1.585

Source: Arlington's Assessor's Parcel Database (2021) and Barrett Planning Group LLC.

TWO- AND THREE- FAMILY HOMES

Ninety-two percent of Arlington's 2,295 two- and three- family homes were built before 1945 compared to 54 percent of the town's single-family homes. Generally, these structures are larger (2,767 sq ft of floor area, on average) compared to Arlington's single-family homes (2,018 sq ft on average) and a smaller lot size (5,710 sq ft on average for 2- and 3-family homes compared to 7,218 sq ft).

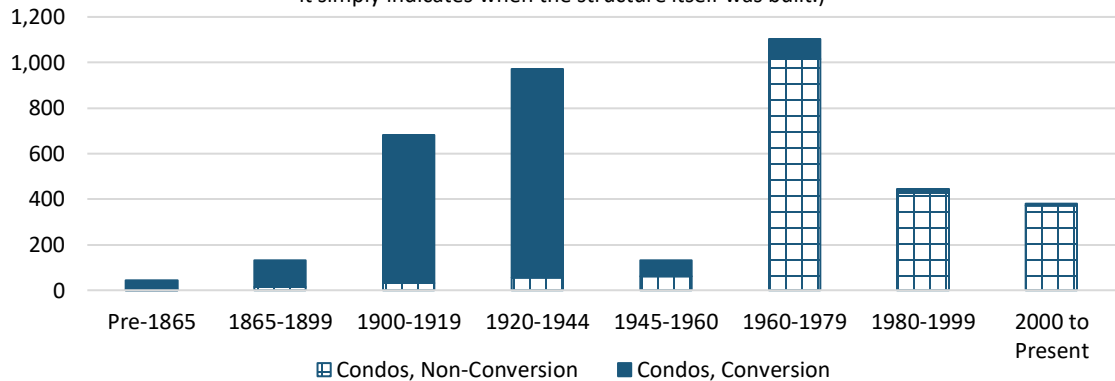
CONDOMINIUMS

Twenty-eight percent of Arlington's current condominium stock was built between 1960 and 1979 as new construction. Nearly half of current condominiums are categorized as conversions per assessor's records, with most of those conversions being done in older buildings, as shown in Figure 2.14 below. However, as noted later in the section on development trends, the trend toward condominium conversions has notably decreased since the 2016 Housing Production

Figure 2.14. Condominiums, Year Structure Built

Source: Arlington Assessor's Records, 2021

(Note: For condo conversions, this does not indicate when the conversion took place; it simply indicates when the structure itself was built.)



Plan.



MIXED USE

Assessor's records indicate seventy-six mixed use properties, primarily along Massachusetts Avenue. Approximately fifty of these mixed-use properties contain at least one residential unit.²⁴ These tend to be older buildings, with a median construction year of 1915 and more than half built before 1920. Unsurprisingly, these properties have larger building-to-lot size ratios (based on square footage) than exclusively residential properties (0.78 on average for mixed use with residential compared to an average of 0.31 for single family homes and 0.52 for two- and three-family homes).

MULTI-FAMILY

Not including Arlington Housing Authority (AHA) properties, assessor's records show 156 multifamily properties creating a total of 2,706 rental units. Fifty-nine percent of these properties are smaller scale (fewer than ten units), with a median construction year of 1920. Thirty-four percent of Arlington's multifamily properties are more moderately sized at 10-49 units each. These structures tend to be newer than the smaller-scale multifamily properties, with a median construction year of 1960. There are eleven larger apartment complexes (50+ units) together producing 1,214 housing units.²⁵ These tend to be the newest, with a median construction year of 1968 and the newest built in 2012 (Brigham Square) and 2013 (Arlington 360).

While American Community Survey (ACS) data does not provide as accurate or reliable a glimpse into a community's housing stock as its assessor's records, for the sake of comparison with other communities, it proves useful as a common data source. As noted in the introduction to this Needs Assessment, this report uses the "Town Manager 12 Communities" Arlington typically looks to for comparative analysis: Belmont, Brookline, Medford, Melrose, Milton, Natick, Needham, North Andover, Reading, Stoneham, Watertown, and Winchester. While these communities were chosen for their similarities in characteristics relating to municipal budget, there are some notable differences in their housing stock.²⁶ The analysis that follows is, therefore, based on ACS data rather than assessor's records.²⁷

²⁴ Data from the Department of Planning and Community Development, September 1, 2021.

²⁵ This does not include AHA properties, which together include 569 rental units housed in five sites - Winslow Towers, Chestnut Manor, Cusack Terrace, Menotomy Manor, and Drake Village Complex.

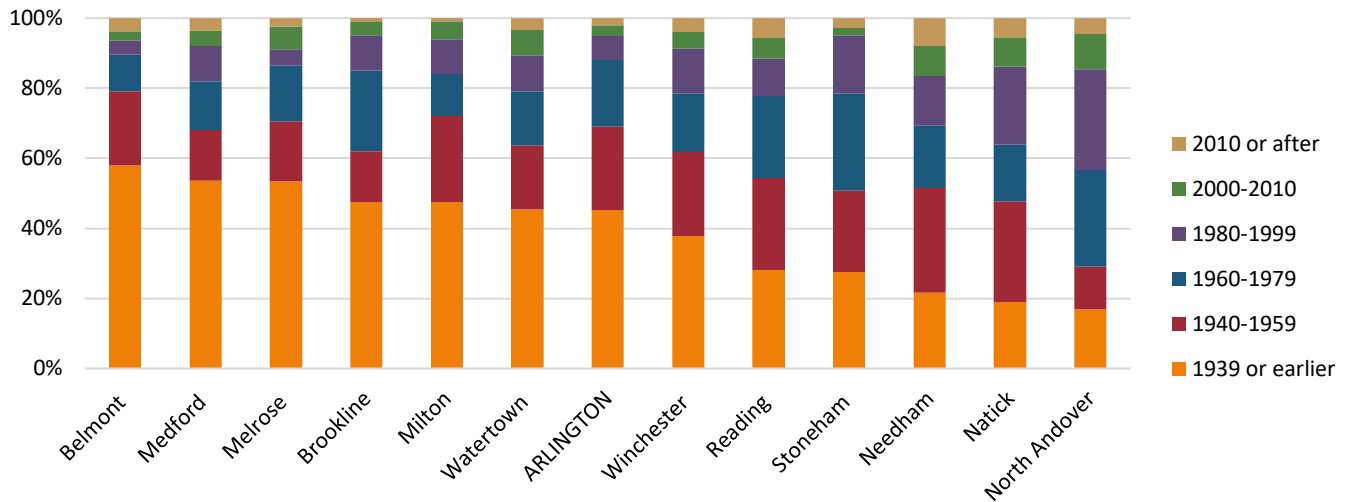
²⁶ Per the Town of Arlington FY2022 Annual Budget & Financial Plan, "These communities were selected by Town, School, and Union leadership. These communities were identified based on a number of factors including: population, five-year average municipal growth factor, population per square mile, median income per capita, median income per household, single family median home value, average family tax bill, total tax levy, excess capacity as a percentage of maximum levy and residential valuation as a percentage of the total tax levy."

²⁷ ACS data represents housing units, not structures. In other words, a building constructed in 1980 and including ten housing units would count as ten housing units built in 1980 for ACS purposes rather than one structure built in 1980.



Figure 2.15. Percent Housing Units by Year Built (All Housing Types)

Source: American Community Survey 5-Year Estimates, 2019



Age of Housing Stock

Eighty-eight percent of Arlington's housing units (all types) were built prior to 1980, a share only surpassed by Belmont with ninety percent of its housing units built prior to 1980. As Table 2.10 above shows, older homes tend to have higher land-to-building value ratios, potentially putting them at greater risk for demolition. Because older homes are already more likely to require repairs and costly maintenance, a buyer may decide that between the costs of upkeep, the low building value, and high land value, demolishing and building a newer home makes better financial sense.

Housing Units by Type

Single-family homes make up 44 percent of Arlington's housing stock, a lower share than nine of the twelve comparison communities. Twenty-five percent of Arlington's housing stock consists of two-family homes, a share only exceeded by three of the comparison communities (Belmont, Medford, and Watertown). These two-family homes are sometimes the target of conversions to condominiums, a trend identified by some resident interview participants and discussed further below.

Occupancy & Tenure

Often, the higher a community's share of single-family homes, the higher the share of homeowners as opposed to renters, a trend reflected in Arlington and the comparison communities as Figures 2.16 and 2.17 together demonstrate.



Figure 2.16. Housing Units by Housing Type

Source: American Community Survey 5-Year Estimates, 2019

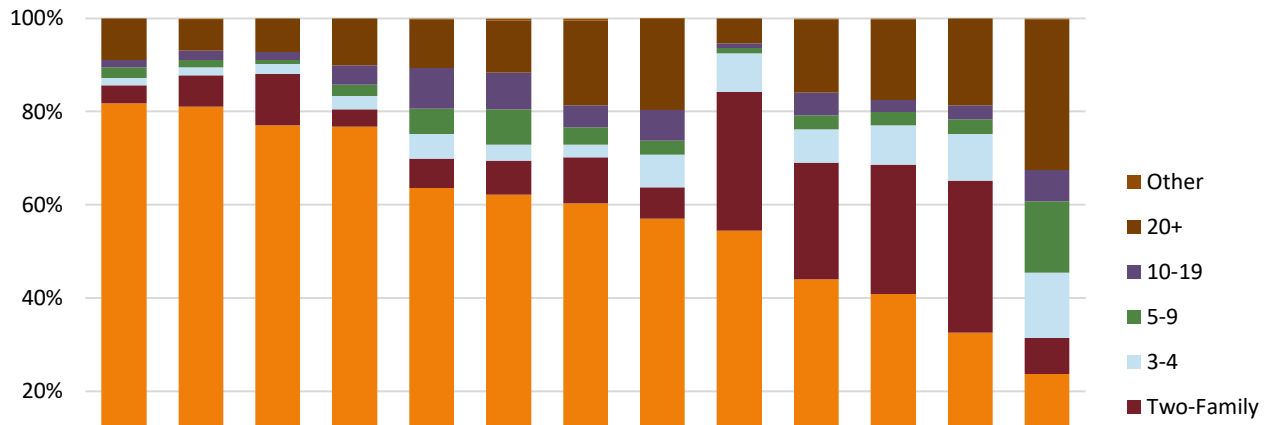
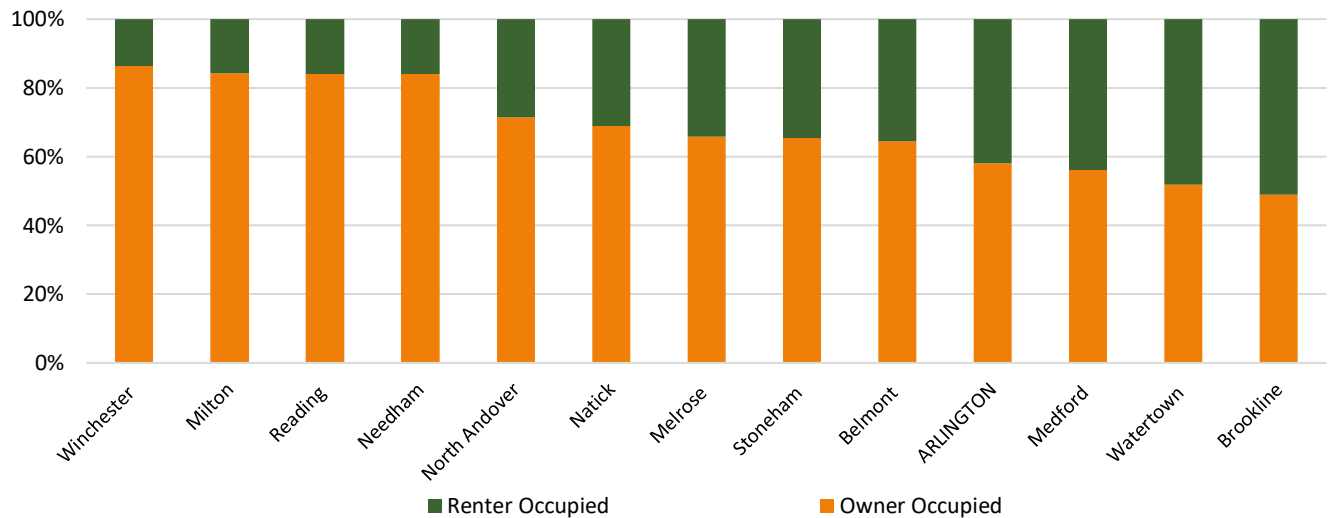


Figure 2.17. Tenure

Source: American Community Survey 5-Year Estimates, 2019



TENURE

From the 1990 Census to the 2010 Census, the percent of homeowners in Arlington increased from 57 percent to 61 percent.²⁸ Town-wide, ACS estimates show that homeownership rates vary quite a bit across neighborhoods, however. Homeownership rates in some parts of East

²⁸ While current ACS 2019 figures indicate an estimated 58 percent of all units in Arlington are owner-occupied (an increase), the upcoming availability of Census 2020 household data will provide more accurate information.

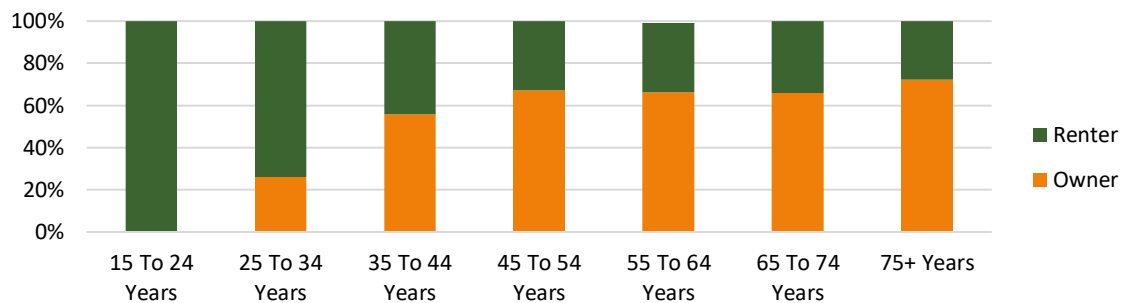


Arlington falls below 20 percent, but in areas within Arlington Heights, nearly every home is owner-occupied. These differences in tenure go hand-in-hand with differences in household incomes and race, suggesting the existence of housing equity barriers within the town. Still, East Arlington has also experienced one of the highest value appreciation rates in town, and this is not uncommon in areas with a housing stock that was historically more affordable.²⁹ Over time, Arlington has become a town people move up to from a less valuable house or condo in another community, responding to the same market trends that have driven up prices in Cambridge and Somerville and threatened the affordability of rental housing.

Neighborhood	Ownership Rate	% of Town's Rental Inventory
Arlington Center	58.4%	18.8%
Arlington Heights	70.2%	12.4%
Turkey Hill	73.6%	7.0%
East Arlington	42.1%	34.3%
Source: ACS 5-Year Estimates, 2015-2019		

The **age of householder** (defined as the head of household) predictably correlates to tenure, with householders under 35 much less likely to own, with a significant jump in the 35-44 age bracket. The share of homeowners remains fairly stable up until age 75, where it modestly increases to 72 percent. Given the affordability gap between median incomes and median sale prices described in the next section, it is unsurprising that younger heads of household in Arlington are much less likely to be able to purchase a home than those with more established careers and higher incomes.

Figure 2.18. Tenure by Age of Householder
Source: American Community Survey 5-Year Estimates, 2019



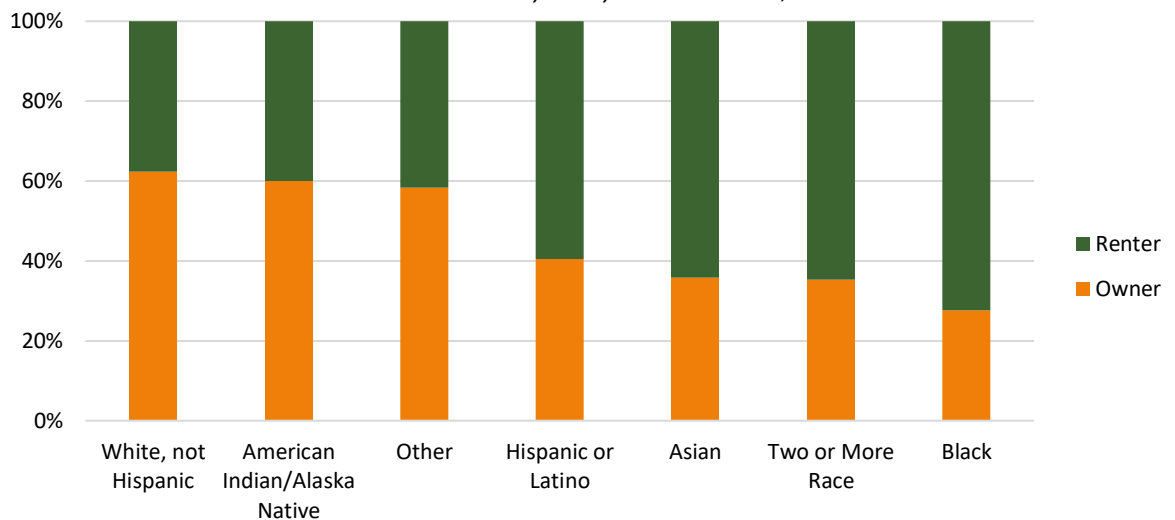
²⁹ Neighborhood Scout, <https://www.neighborhoodscout.com/ma/arlington/real-estate>.



The **race and ethnicity of householder** also tie into tenure; Figure 2.19 highlights the significantly lower rates of homeownership among Black, Asian, and Hispanic or Latino households, as well as households of two or more races. This trend is mirrored in applications for mortgages, as pointed out in the recently completed Fair Housing Action Plan's review of federal Home Mortgage Disclosure Act (HMDA) data. The analysis found that "Of the 2,590 applications in Arlington where the race and ethnicity of the primary applicant was reported, the vast majority of applicants were White (78%; 2,011 people), followed by Asian (18%; 476 people). Just 53 applicants (2%) were Latino and just 23 (1%) were Black." Additionally, "the share of Latino and Black applicants is much lower than that of Arlington's current population (4% and 2% respectively)."³⁰

Figure 2.19 Tenure by Race & Ethnicity of Householder

Source: American Community Survey 5-Year Estimates, 2019



VACANCY

Of Arlington's approximately 20,207 housing units, an estimated 1,142 (5.7 percent) are vacant, with some significant variation by block group. For the most part, block groups with higher vacancy rates are located in East Arlington.

Local Perceptions of Arlington's Housing Stock

The 2020 Envision Arlington Town Survey generated 4,581 responses and included questions about housing as well as resilience to climate change, improving Town elections, net zero emissions, open space and recreation, and reducing plastic waste. This survey has been conducted annually since 1992 and is in part funded by the Community Development Block Grant (CDBG) program.

While the majority of respondents (sixty-nine percent) indicated satisfaction with current

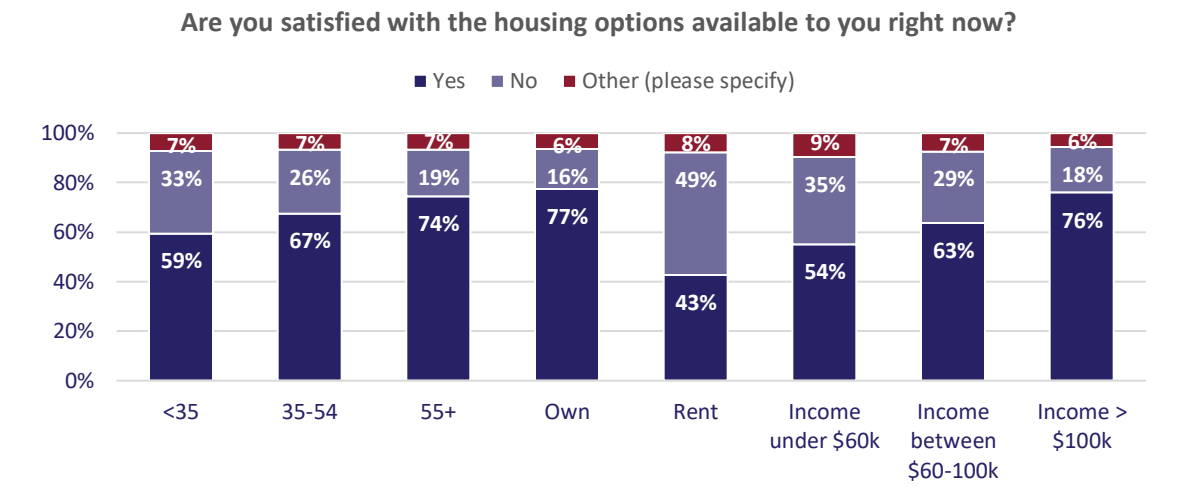
³⁰ Massachusetts Area Planning Council (MAPC), Town of Arlington: Fair Housing Action Plan, July 2021, p.90



available housing options, “There was a significant correlation between satisfaction and higher income, older ages, and homeownership” as reflected in the chart below (taken from the report).³¹ In other words, lower income residents, younger residents, and renters were less likely to indicate satisfaction with the housing options available to them. Also of note, the Envision Arlington Town Survey is distributed to existing residents and therefore does not capture the opinion of those who would like to live in Arlington but are unable to find adequate housing.

Figure 2.20 Satisfaction with Housing Options

Source: Envision Arlington Town Survey 2020



³¹ Envision Arlington 2020 Town Survey: Report on Survey Responses, p.7



HOUSING MARKET

Development Trends

CONDOMINIUM CONVERSIONS

In small-group interviews conducted at the outset of this process, participants described a trend of existing two-family and three-family homes being converted to condominiums, potentially further reducing the availability of reasonably priced rental units. Ironically, however, from FY2016-FY2022 (June 2021), 284 structures (mostly two-family homes) were converted to condos, creating a total of 633 new condominium units, a decrease from the rate reported in the last Housing Production Plan.³² Nevertheless, public perception is that teardown-and-rebuild projects continue.

Table 2.12. Existing Structures Converted to Condominiums		
	Converted Structures	Condos Created
FY2016	39	133
FY2017	31	62
FY2018	57	116
FY2019	33	68
FY2020	49	101
FY2021	33	66
FY2022	42	87
Source: Department of Planning & Community Development, July 12, 2021		

DEMOLITIONS & REPLACEMENT HOMES

Another concern interviewees raised was the demolition of older homes and subsequent construction of larger, more expensive homes. Some said this type of activity is detrimental to neighborhood character and overall housing affordability in Arlington due to the loss of “naturally affordable” homes. With this concern in mind, from October 2018 to March 2019 the Department of Planning and Community Development worked with the Residential Study Group (RSG), which was “tasked with studying...the demolition of structures that may be affordable and the incompatibility of new structures in established neighborhoods.” According to the DPCD “Report on Demolitions and Replacement Homes” (July 2019): “Based on the data reviewed in this report, it cannot be said that the loss of structures is resulting in a loss of affordability in Arlington” because “there are very few properties that can be considered affordable under the definition established by the Department of Housing and Urban Development.”³³ Also, it is important to consider the number of demolitions (an average of 13.5 single-family homes per year and even fewer two-family) in the larger context of Arlington’s approximately 20,000 housing units. Figures 2.21 and 2.22 show demolition and construction trends over the past five year

³² The 2016 Housing Production Plan reported 1,460 conversions to condominiums between 2010 and 2014.

³³ DPCD Report on Demolitions and Replacement Homes, July 11, 2019, p.37



Figure 2.21. Residential Demolitions per Year
Source: Department of Planning & Community Development

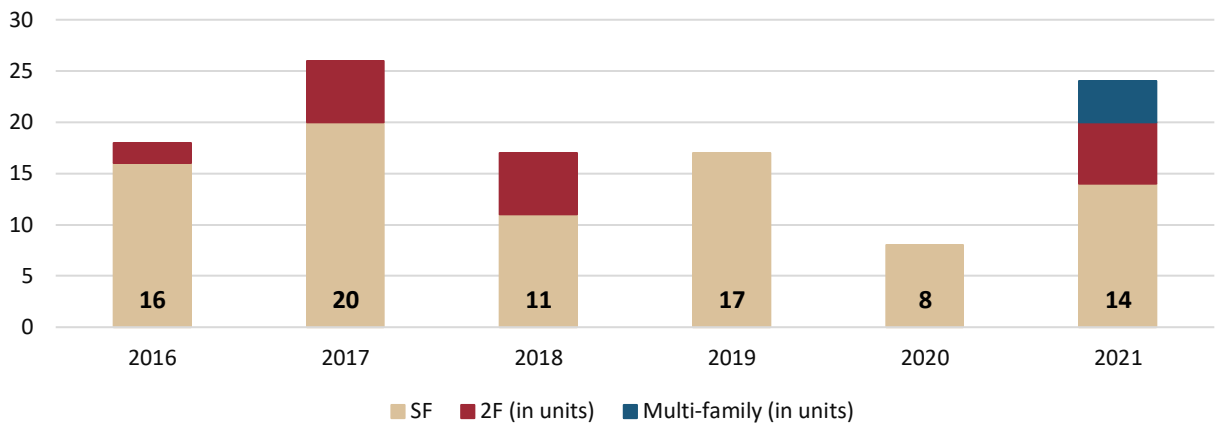
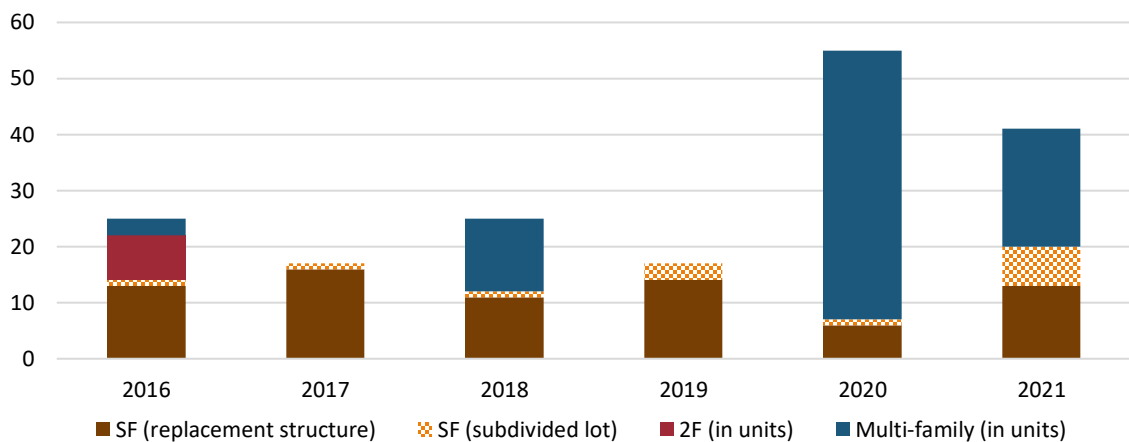


Figure 2.22. Residential Construction Per Year
Source: Department of Planning & Community Development

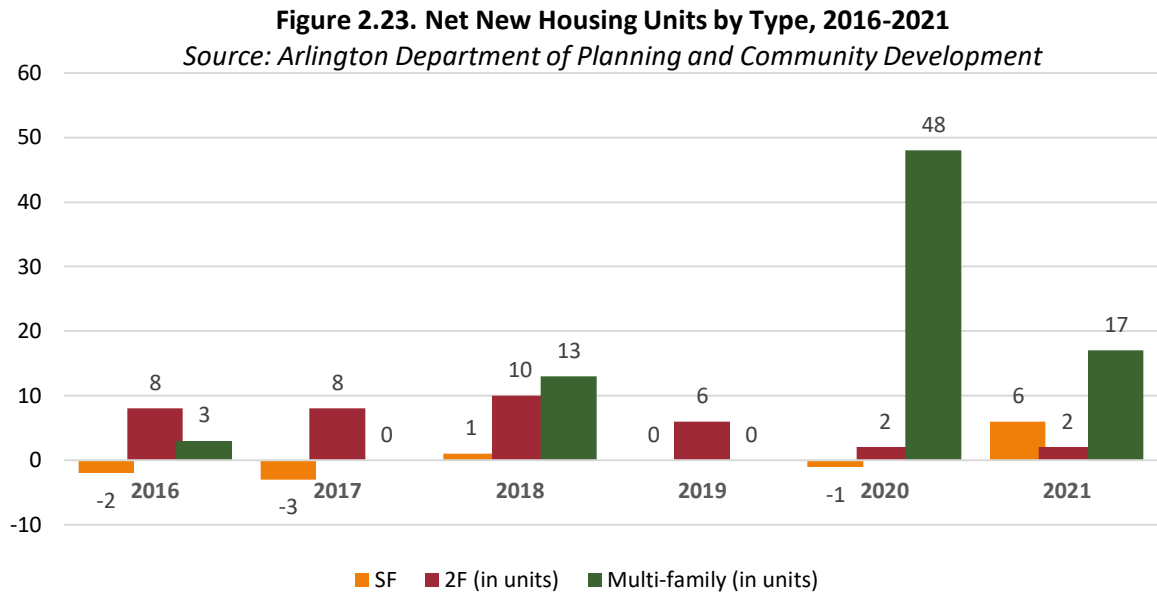


MULTI-FAMILY DEVELOPMENT

While much of the conversation during the community engagement process for the Needs Assessment focused on the impact of condominium conversions and demolitions, most net-new housing units since the 2016 Housing Production Plan have come from multifamily development. From 2016-2021, 133 housing units were created through multifamily development, 52 of which are affordable.³⁴ Figure 2.23 displays the net-new housing units by type from 2016-2021 and highlights the impact of recent multifamily development on Arlington's total housing count. This trend may continue with two comprehensive permit applications under consideration at the time of this draft; these projects are described further in the Subsidized Housing Inventory section below.

³⁴ Housing Corporation of Arlington's Downing Square Project produced 48 these 52 affordable units.





Housing Sale Prices

The competition for a home of one's own in Arlington drives the value of land and the cost of housing. The owner-occupied vacancy rate is below one percent in Arlington, and similar conditions exist in neighboring communities. There are remarkably few opportunities for young wage earners to choose Arlington or anywhere nearby. The same is true for Arlington's comparison communities, which share the same extraordinarily tight market conditions. During the planning process for this Housing Plan, some interviewees ascribed the growth in unit sizes and high sale prices to developer or homebuilder greed, but often, the demand for a spacious residence comes from new buyers with the means to pay for the residence they want—and home sellers are keenly aware that they can ask top dollar. Sale prices in Arlington have come in, on average, about 105 percent of the seller's asking price, at roughly \$560 per square foot.^{35,36}

Homes for sale in Arlington cater to homebuyers seeking a place to live with easy access to Boston, Cambridge, and other work centers throughout the Boston area. Often, those homebuyers are families with children under 18, drawn to Arlington for its well-respected public schools. Table 2.13 below tracks median sale prices and sales volume statistics for Arlington since 2016, i.e., since the date of the last Housing Plan. Current real estate sales data from Banker & Tradesman show that Arlington's housing market is highly competitive, and its home sellers can capitalize on considerable equity. The median sale price for all of 2020 was \$862,500, but in the first half of 2021, the median sale price had already reached \$960,000 by

³⁵ Greater Boston Association of Realtors, Monthly Market Insight Report, June 2021.

³⁶ Trulia, "Affordability of Living in Arlington," June 2021.



late spring. None of these sales involved first-time homebuyers. The average mortgage loan for homes recently purchased in Arlington is anywhere from 65 to 80 percent of the sale price.³⁷

Year	Period	Single-Family Median	% Change	Number of Sales	Condo Median	% Change	Number of Sales
2021	January-July	\$960,000	11.3%	186	\$709,000	8.8%	181
2020	Annual	\$862,500	6.0%	290	\$651,500	6.8%	272
2019	Annual	\$814,000	3.1%	304	\$610,000	5.0%	237
2018	Annual	\$789,500	9.7%	312	\$580,700	5.7%	248
2017	Annual	\$720,000	2.9%	325	\$549,250	15.6%	242
2016	Annual	\$700,000		341	\$475,000		280

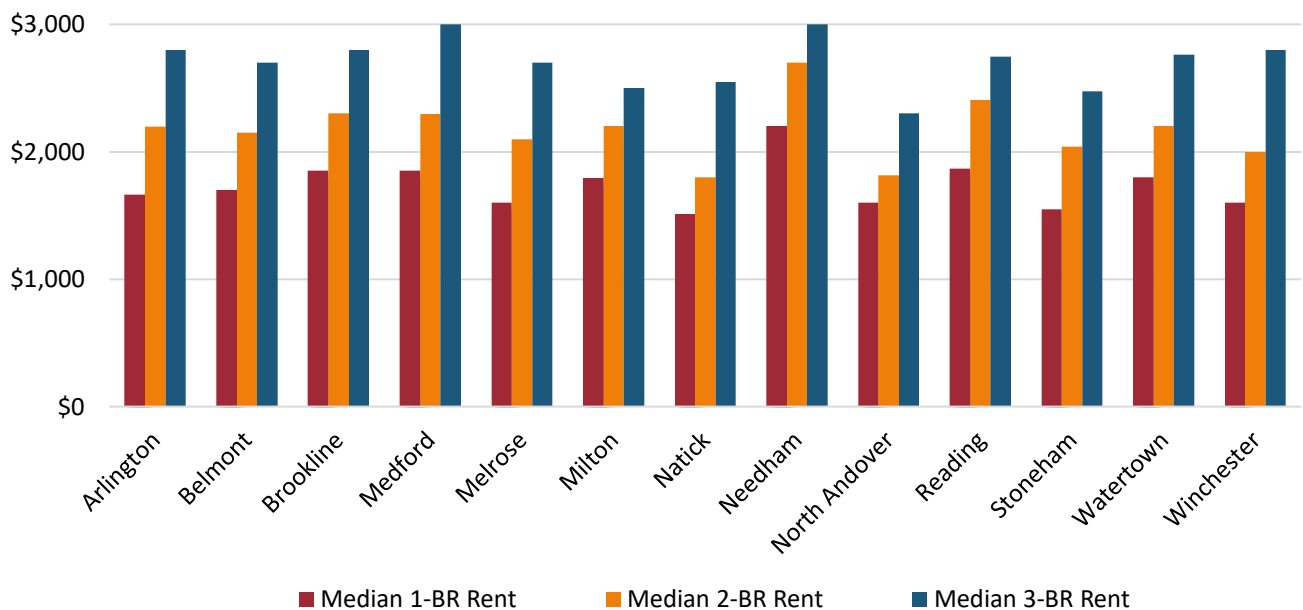
Source: Banker & Tradesman, "Town Stats," Arlington Housing Sales.

Market Rents

Rent reports for Arlington and comparison communities place Arlington within the mid-range for rental costs. Two-family rentals have historically been common in Arlington, but as two-family properties convert to condominium ownership, the supply of small-scale rental options will decline. The multifamily apartment and condo-for-rent inventory consists almost entirely of 1- or 2-bedroom units designed for small households, yet the monthly rents clearly exceed what most single people can afford and, in many cases, they also exceed what a young, employed couple could afford.

Figure 2.24. Median Market Rents by Bedroom

Source: Rentometer Reports, 2021



³⁷ Banker & Tradesman, Real Estate Records Search, Arlington, Massachusetts, single-family sales sample for June 2020-May 2021.



HOUSING AFFORDABILITY

When people refer to “Chapter 40B,” they usually mean the state law that provides for low- and moderate-income housing development by lifting local zoning restrictions. However, G.L. c. 40B—Chapter 40B proper—is actually the Commonwealth’s regional planning law and the parent legislation for agencies like the Metropolitan Area Planning Council (MAPC), the regional planning agency for Greater Boston. The four short sections that make up the affordable housing provision were added in 1969, and they are called “Chapter 40B” in this Housing Plan to be consistent with affordable housing nomenclature in Massachusetts. Nevertheless, remembering the regional planning umbrella for affordable housing can help local officials and residents understand the premise of the law and reduce confusion and misinformation. During Arlington’s Housing Plan process, some have attempted to spread misinformation about Chapter 40B, e.g., “The law was written as a gift to developers” or “40B allows developers to completely ignore our zoning.” Statements like these are simply wrong, but they persist.

Under Chapter 40B, all cities and towns are supposed to have housing that is: affordable to low- to moderate-income households; remains affordable to them even when values appreciate under robust market conditions; is regulated via a deed restriction and regulatory agreement; and is subject to meet an affirmative fair housing marketing plan. Another type of affordable housing — generally older, moderately priced dwellings without deed restrictions, and which lack the features and amenities of new, high-end homes — can help to meet housing needs, too, but only if the market allows. There are other differences, too. For example, any household — regardless of income — may purchase or rent an unrestricted affordable unit, but only a low- or moderate-income household qualifies to purchase or rent a deed-restricted unit.

Table 2.14 reports HUD’s 2021 income limits, which are used to determine whether a household is eligible to purchase or rent a deed-restricted affordable unit. Both types of affordable housing meet a variety of housing needs, and both are important. The difference is that the market determines the price of unrestricted affordable units while a legally enforceable deed restriction determines the price of restricted units. Today, Arlington has very few affordable units, unrestricted or deed restricted. Furthermore, unrestricted units that may have offered a pathway to owning a home in the past have been a key target of demolition/rebuild projects and condominium conversions in Arlington’s older neighborhoods.



Table 2.14. HUD 2021 Income Limits			
Household Size	Extremely Low Income Limits ³⁸	Very Low (50%) Income Limits	Low (80%) Income Limits
1	\$28,200	\$47,000	\$70,750
2	\$32,200	\$53,700	\$80,850
3	\$36,250	\$60,400	\$90,950
4	\$40,250	\$67,100	\$101,050
5	\$43,500	\$72,500	\$109,150
6	\$46,700	\$77,850	\$117,250
7	\$49,950	\$83,250	\$125,350
8	\$53,150	\$88,600	\$133,400
Source: HUD FY 2021 Income Limit Area, Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area.			
Note: Arlington's average household size is 2.4 people per household.			

Table 2.15 below reports low to moderate income (LMI) households in Arlington by type. Clearly, elderly *non-family* households are most affected, with 64 percent of this household type considered LMI. Conversely, large, related families are the least likely to be affected, with only 9 percent of such households considered LMI.

Table 2.15. Arlington LMI Households by Type				
Household Type	<30% AMI	30-50% AMI	50-80% AMI	TOTAL LMI HHLS
Elderly (1-2 Members)	13%	10%	12%	34%
Elderly Non-Family	31%	21%	12%	64%
Small Related (2-4 Persons)	2%	4%	5%	12%
Large Related (5+ Persons)	3%	4%	2%	9%
Other	13%	12%	12%	37%
ALL HOUSEHOLD TYPES	11%	9%	9%	29%
Source: CHAS 5-Year Estimates, 2012-2017				

AFFORDABILITY GAP

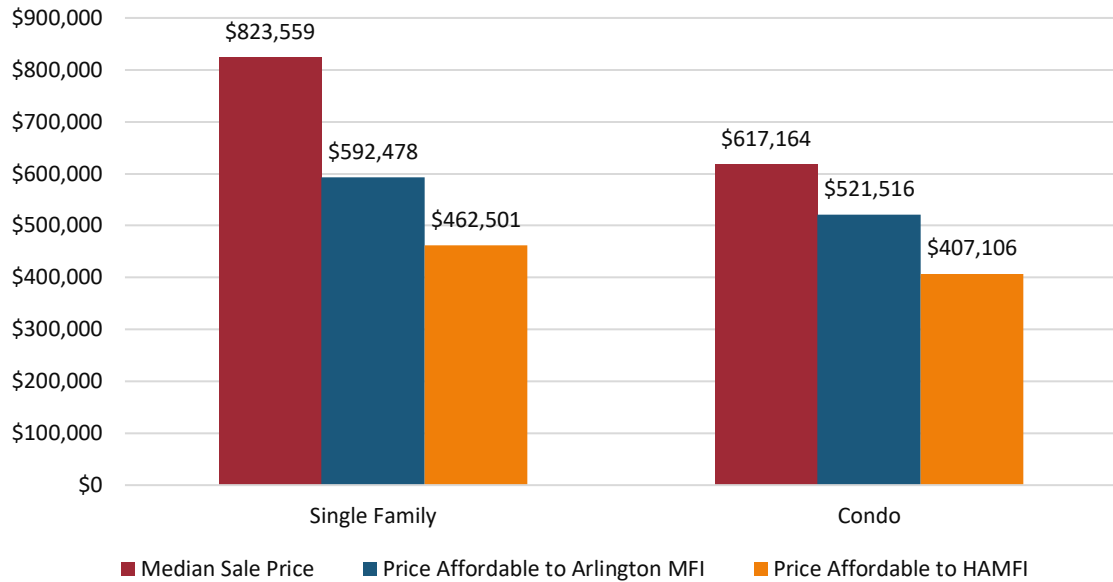
Based on Arlington's property tax rate and industry standards for housing affordability, mortgage terms, insurance rates, and other factors, households earning Arlington's 2019 median family income of \$145,141 can reasonably afford a single-family home of approximately \$592,500 and a condominium of approximately \$521,500. However, this is significantly below the median sale prices for both single-family homes and condominiums for the same year because housing sale prices have risen so significantly in Arlington since 2019. This becomes even more unattainable for those earning the HUD Area Median Family Income (HAMFI), as shown in Figure 2.25 below

³⁸ Per HUD: The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the US Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low-income limits may equal the very low (50%) income limits.



**Figure 2.25. Maximum Affordable Purchase Price
Compared to Median Sale Prices, 2019**

Sources: Banker & Tradesman; HUD 2019 Median Family Income; American Community Survey 5-Year Estimates, 2019



COST BURDEN

A disparity between growth in housing prices and household incomes contributes to a housing affordability problem known as **housing cost burden**. “Low” and “moderate” incomes (LMI) are based on percentages of the U.S. Department of Housing and Urban Development (HUD) Area Median Income (AMI), adjusted for household size (see Table 2.14). HUD defines housing cost burden as the condition in which LMI households spend more than 30 percent of their monthly gross income on housing. When they spend more than half their income on housing, they are said to have a **severe housing cost burden**.

Housing cost burden—is the key indicator of affordable housing need in cities and towns. Since 2010, the overall number of cost-burdened households has decreased; however, when broken down by tenure, Arlington’s renter households have not seen the same downward trend in cost burden.

Other differences in cost burden and tenure exist across income levels, as shown in Figures 2.26 and 2.27 below. Among extremely low-income households (less than 30 percent AMI), homeowners are more likely than renters to experience cost burden or severe cost burden; this shifts for very low-income households (30-50 percent AMI) and renters again carry the greater burden.



Figure 2.26. Owners: Cost-Burdened and Severely Cost-Burdened
Source: CHAS 5-Year Estimates, 2017

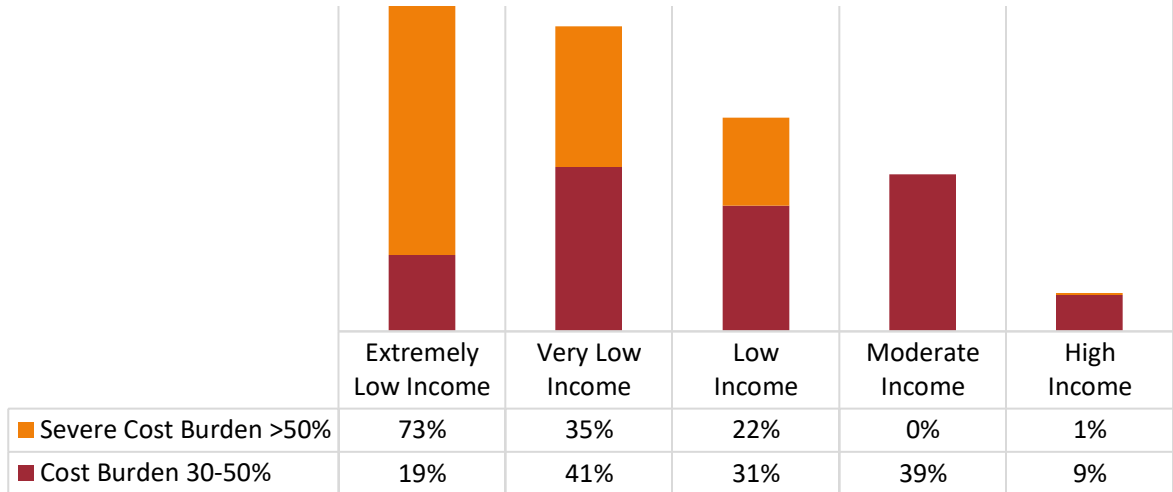
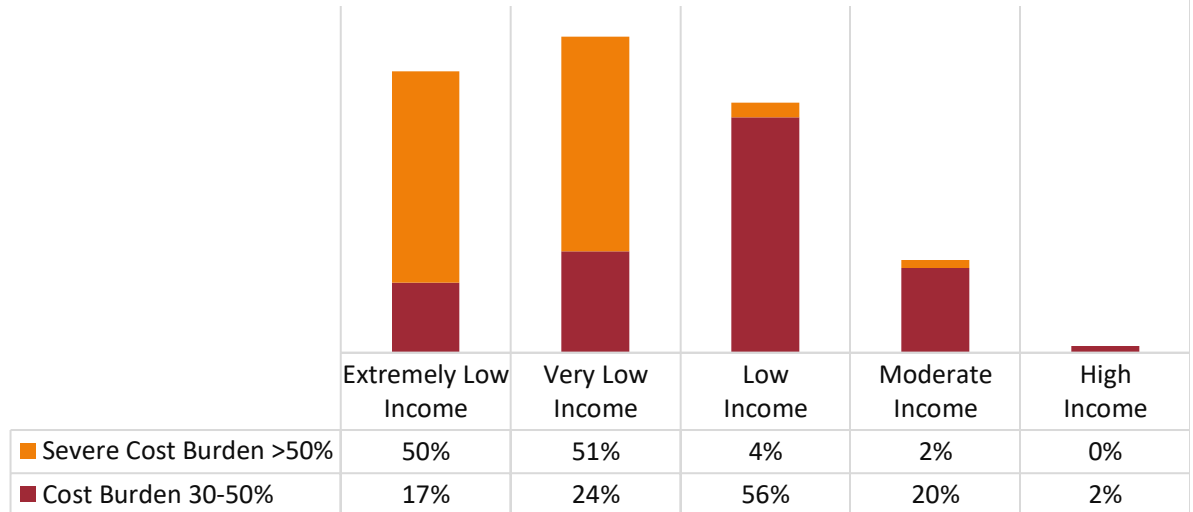


Figure 2.27. Renters: Cost-Burdened and Severely Cost-Burdened
Source: CHAS 5-Year Estimates, 2017



Different household types appear to be more likely to experience cost burden, both among LMI households and middle-to-high income households. Among LMI households, elderly non-family household types experience the highest rates of cost burden and severe cost burden; among non-LMI households, large families are most likely to pay a high portion of their income toward housing.



Table 2.16A. Housing Cost Burden for LMI Households by Type				
Household Type	Cost-Burdened LMI Households	% Of Household Type	Severely Cost-Burdened LMI Households	% Of Household Type
Elderly Family	230	9%	200	8%
Elderly Non-Family	595	20%	770	26%
Large-Family	29	3%	40	4%
Small Family	325	4%	420	5%
Other	450	11%	675	16%
Table 2.16B. Housing Affordability for Non-LMI Households by Type				
Household Type	Cost-Burdened Non-LMI Households	% Of Household Type	Severely Cost-Burdened Non-LMI Households	% of Household Type
Elderly Family	175	7%	10	0.4%
Elderly Non-Family	110	4%	10	0.3%
Large Family	105	11%	0	0.0%
Small Family	610	7%	40	0.5%
Other	240	6%	0	0.0%
Source: CHAS 5-Year Estimates, 2017				

CHAPTER 40B SUBSIDIZED HOUSING INVENTORY

Chapter 40B's purpose is to provide for a regionally fair distribution of affordable housing for people with low or moderate incomes. Affordable units created under Chapter 40B remain affordable over time because a deed restriction limits resale prices and rents for many years, if not in perpetuity. The law establishes a statewide goal that at least 10 percent of the housing units in every city and town will be deed restricted affordable housing. This 10 percent minimum represents each community's "regional fair share" of low- or moderate-income housing. It is not a measure of housing needs. Other options for measuring "fair share" include a general land area minimum and an annual land disturbance standard.³⁹

Chapter 40B authorizes the Zoning Board of Appeals (ZBA) to grant a comprehensive permit to pre-qualified developers to build affordable housing. "Pre-qualified developer" means a

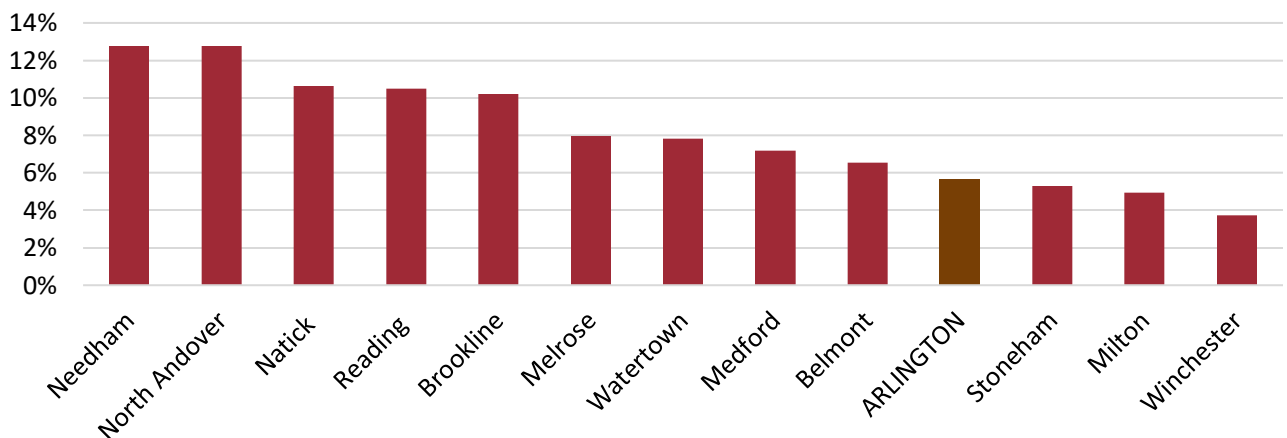
³⁹ 'Consistent with local needs', requirements and regulations shall be considered consistent with local needs if they are reasonable in view of the regional need for low and moderate income housing considered with the number of low income persons in the city or town affected and the need to protect the health or safety of the occupants of the proposed housing or of the residents of the city or town, to promote better site and building design in relation to the surroundings, or to preserve open spaces, and if such requirements and regulations are applied as equally as possible to both subsidized and unsubsidized housing. Requirements or regulations shall be consistent with local needs when imposed by a board of zoning appeals after comprehensive hearing in a city or town where (1) low or moderate income housing exists which is in excess of ten per cent of the housing units reported in the latest federal decennial census of the city or town or on sites comprising one and one half per cent or more of the total land area zoned for residential, commercial or industrial use or (2) the application before the board would result in the commencement of construction of such housing on sites comprising more than three tenths of one per cent of such land area or ten acres, whichever is larger, in any one calendar year; provided, however, that land area owned by the United States, the commonwealth or any political subdivision thereof, or any public authority shall be excluded from the total land area referred to above when making such determination of consistency with local needs.



developer that has a "Project Eligibility" letter from a state housing agency. A comprehensive permit covers all the approvals required under local bylaws and regulations. Under Chapter 40B, the ZBA can waive local requirements and approve, conditionally approve, or deny a comprehensive permit, but in communities that do not meet one of the three statutory determinants of "consistent with local needs," developers may appeal to the state Housing Appeals Committee (HAC). During its deliberations, the ZBA must balance the regional need for affordable housing against valid local concerns such as public health and safety, environmental resources, traffic, or design. In towns that do not meet one the three statutory tests, Chapter 40B tips the balance in favor of housing needs. In addition, ZBAs cannot subject a comprehensive permit project to requirements that "by-right" developments do not have to meet, e.g., conventional subdivisions.

**Figure 2.29. Subsidized Housing Inventories of Arlington and Comparison Communities
(As of May 2021)**

Source: MA Department of Housing and Community Development



The 10 percent statutory minimum is based on the total number of year-round housing units in the most recent federal census. For Arlington, the 10 percent minimum is currently 1,988 units and is based upon the 2010 Census year-round housing count for Arlington, 19,881 units. This will change when the new 2020 Census year-round housing count is released.⁴⁰ At 5.68 percent, Arlington currently falls short of the 10 percent minimum; to meet that standard, the Town would need an additional 859 units based on its current SHI.⁴¹ In 2021, the Zoning Board of Appeals approved two comprehensive permit applications: 1165R Massachusetts Ave (124 apartments) and Thorndike Place (124 senior rental units and 12 units in six duplexes). All the rental units would be added to Arlington's SHI, as DHCD allows all units in a rental project to count toward the SHI. These units have not been added to the Subsidized Housing Inventory because they were only recently approved.

⁴⁰ As of publication of this draft, only population estimates have been published for Census 2020.

⁴¹ The Subsidized Housing Inventory for Arlington as of the date of this Housing Plan can be found in Appendix C.



Potential Barriers to Affordable Housing Development

Most of the conditions that limit or substantially constrain affordable housing development also affect any type of development in Arlington. Though Arlington has little vacant, developable land, it does have many untapped opportunities for growth through redevelopment and infill. This shift in focus to redevelopment is a process many suburbs experience as they mature and evolve.

Many tools exist to manage change in these situations. For example, zoning can be used as a means to accommodate change and obtain public benefits such as affordable housing, better stormwater management, placemaking improvements (e.g., streetscape), and tax base growth. Another tool is looking at town-owned property and finding a small number of sites for affordable housing, which is a well-tested tool throughout Eastern Massachusetts. As a third example, providing public funds and tax incentives to make affordable housing *deeply* affordable can help to meet the needs of some of Arlington's most vulnerable residents. The challenge for Arlington and other towns so close to Cambridge and Boston is finding realistic options to increase and protect the supply of affordable housing while recognizing and protecting the natural assets, open spaces, and neighborhood public realm that matter to current residents.

Natural & Physical Constraints

Arlington has natural, unique, and scenic features that contribute to the Town's visual character and beauty, and they should be preserved and protected. Some of these features, like wetlands, preclude housing development, while others, like floodplains, present permitting obstacles and added expense. These features are not "barriers" to be removed but "constraints" that guide new housing development where it makes sense and can best be supported by the environment and infrastructure.

WATER AND WETLAND RESOURCES

Approximately six percent (233 acres) of Arlington's total area lies within water bodies, including such regional treasures as the Mystic Lakes along the north side of town and Spy Pond to the southeast⁴². Smaller water bodies found in Arlington include Hill's Pond, a man-made resource in Menotomy Rock Park, and part of the Arlington Reservoir, the rest of which

⁴² MassGIS (Bureau of Geographic Information, Commonwealth of Massachusetts EOTSS), Massachusetts Department of Environmental Protection (DEP) Wetlands Data, Updated December 2017.



extends into Lexington. Important rivers and streams also pass through Arlington, notably the Mystic River, which defines part of the Town's northern boundary with Medford, and the Alewife Brook, which separates Arlington from Somerville to the east.

Wetlands are sensitive, ecologically valuable resources. Throughout Eastern Massachusetts, some of the areas that supported wetlands long ago were filled and developed to meet regional demand for roads, businesses, and homes. Today, wetlands are protected and regulated under federal, state, and local law. They have a fairly limited, though important presence in Arlington. Mapping by the Massachusetts Department of Environmental Protection (DEP) indicates that about 7.5 percent of Arlington is classified as some type of wetland resource area, but that analysis is based on aerial photos and not on in-the-field surveys.⁴³ The actual percentage of wetlands in Arlington is most likely higher, but because they are limited in total area, wetlands are still not a significant constraint on new development or redevelopment. Arlington's Wetlands Protection Bylaw and its supporting Regulations for Wetlands Protection do not directly control land *use*, but do affect where construction can occur, how construction activities can be carried out, and what types of mitigation may be required for construction near wetland resource areas.

Open Space

Like most suburbs next to Boston and Cambridge, Arlington does not have much permanently protected open space. This makes the community and neighborhood parks and still-undeveloped land very important to residents. According to Town GIS data, Arlington has approximately 507 acres of designated open space, 67 percent of which is classified as protected in perpetuity, such as land such as land conserved through Article 97 or owned or otherwise controlled by the Arlington Conservation Commission or Arlington Land Trust.⁴⁴ (This excludes the Arlington-owned Great Meadows in Lexington.) Maintaining and expanding open space, including protecting more of Arlington's designated open space in perpetuity, is a critical component of maintaining and improving local quality of life. This connection between open spaces and quality of life was regularly expressed by residents throughout the planning process both for this Housing Plan and the update to Arlington's Open Space and Recreation Plan. This Housing Plan assumes that designated open space, such as parks and conservation lands, will generally not be made available for housing development.

Environmental Hazards

There are approximately 534 acres (approximately 15 percent of the Town's area) of designated flood plains mapped by the Federal Emergency Management Agency (FEMA) and subject to regulatory limitations under federal, state, and local laws.⁴⁵ Several areas in Arlington experience flooding problems every few years, notably around Reed's Brook, Mill Brook, and Alewife Brook. Virtually all of Arlington's eastern boundary – from the Mystic Lakes to the

⁴³ MassGIS (Bureau of Geographic Information, Commonwealth of Massachusetts EOTSS), Massachusetts Department of Environmental Protection (DEP) Wetlands Data, Updated December 2017.

⁴⁴ Town of Arlington, Open Space Data, last updated XXX.

⁴⁵ MassGIS FEMA National Flood Hazard Layer, Updated July 217. In Arlington, activity and construction in flood plains is regulated in the Zoning Bylaw Section 5.7. and Title V, Article 8, of the Town Code.



Mystic River, the Alewife Brook, and Spy Pond – falls within federally designated floodplains. The Arlington Reservoir and portions of the Mill Brook are also in floodplains. Development occurring in floodplains must comply with regulatory limits under zoning and more stringent construction standards under the State Building Code. Further, property owners often face higher premiums on homeowner's insurance.

A few sites in Arlington are contaminated to some degree, but environmental contamination does not necessarily present a serious constraint to housing development in Arlington. In June 2021, DEP reported ten Chapter 21E tier classified sites in Arlington and eleven Site Activity & Use Limitation (AUL) sites, each on a path toward clean-up or already brought into compliance (see Appendix X). Both Chapter 21E tier and AUL sites were contaminated with oil or hazardous materials, are subject to regulatory oversight by DEP, and require some degree of remediation prior to development. These sites tend to be clustered in the area between and along Massachusetts Avenue and Mill Brook, and include a mix of industrial, commercial, and residential uses, as well as public areas such as Buzzell Field and Arlington High School. The high pre-development costs associated with remediation can complicate re-use of contaminated properties, a problem that led agencies such as MassDevelopment to provide clean-up grants to recover brownfields for reuse.

Public Infrastructure & Facilities

WATER & SEWER

Arlington is one of sixty-one communities using the Massachusetts Water Resources Authority (MWRA) for water and sewer services. The Town's Water and Sewer Department performs maintenance and many of the infrastructure improvements in the Town in addition to responding to emergency calls related to water, sewer, and drainage systems. Arlington purchases all its water directly from the MWRA and delivers through five MWRA master meters into the Town's distribution system. The distribution system includes approximately 130 miles of water mains ranging from six to twenty inches in diameter, with approximately 1,400 hydrants.⁴⁶ Per MWRA's 2020 Consumer Confidence Report for Arlington, local water meets all federal standards for clean drinking water⁴⁷.

The MWRA has replaced aging pipes and installed new water mains in priority locations to improve the capacity of Arlington's distribution system. In September 2021, MWRA is scheduled to begin renovating a 10-mile section of water supply main, part of which runs through the middle of Arlington along Mystic Valley Parkway, Palmer Street, and Pleasant Street. This project is designed to improve water access for approximately 250,000 customers in Arlington, Waltham, Watertown, Belmont, Lexington, Bedford, Somerville, and Medford.⁴⁸

⁴⁶ Arlington Water & Sewer (web); Accessed July 28, 2021.

<https://www.arlingtonma.gov/departments/public-works/water-sewer>

⁴⁷ Massachusetts Water Resources Authority, 2020 Drinking Water Test Results for Arlington.

<https://www.mwra.com/annual/waterreport/2020results/metro/arlington.pdf>

⁴⁸ MWRA Project Updates <https://www.mwra.com/projects/construction-updates.html>



ROADS & TRANSPORTATION

Targeting new housing to areas that can take advantage of transit, walking, and biking is one of the key strategies in this plan. In July 2021, the Town adopted a new 20-year transportation policy framework and improvements plan, *Connect Arlington*. The project's eight-point strategy to improve mobility for everyone in Arlington builds on recommendations in the 2015 Arlington Master Plan. Goals and recommendations have been developed to identify priority improvement projects, programs, and policies to achieve better transportation and mobility throughout Arlington. These actions are intended to decrease congestion by encouraging alternatives to driving such as walking, biking, and taking transit.

According to the most recently available information about commuting patterns, 58 percent of Arlington's labor force commutes to work in single-occupancy vehicles. This is a significant shift from 2013 when about 67 percent of residents drove alone to work. While Arlington's roads and intersections continue to experience significant congestion during peak commuter periods, these statistics are an encouraging indication that Arlington has been successful in making alternatives to driving more attractive and accessible.

The Arlington DPW's Highway Division maintains 102 miles of roads, 175 miles of sidewalks, 175 miles of curb, and eight parking lots in town. It provides street sweeping services weekly for main streets and twice annually for all other streets. In addition, the Highway Division maintains signs, traffic lights, and drainage systems along roads.⁴⁹

DPW is also responsible for snow removal and ice control in winter, conducted on a 24-hours per day, seven days per week schedule. The DPW aims to keep clear all main routes and feeder roads and maintain a clear driving track on either side of the centerline on secondary streets within six hours of the end of snowfall. Residential side streets are cleared within eight hours of the end of snowfall. Cleanup operations after the end of a storm may continue for up to 24 hours or longer.⁵⁰

Traffic safety is an ongoing challenge in Arlington, stemming in part from the sheer volume of vehicular traffic moving within town and between the town and non-local destinations. Most serious accidents occur along or at key intersections along Massachusetts Avenue.⁵¹ As this corridor presents many opportunities for infill and redevelopment of housing, it is very important to implement recommendations for traffic calming and pedestrian and bicycle safety listed in *Connect Arlington*.

Arlington's roadway network has other challenges due to man-made and natural features that force a considerable amount of traffic onto Massachusetts Avenue. Open water (the Mystic Lakes and Alewife Brook) and two National Register-listed parkways (Mystic Valley and Alewife Brook) restrict access across two sides of Arlington, and Route 2, a limited access highway, controls the entire southern border. Together, these conditions effectively limit the ease with

⁴⁹ Arlington Public Works Department, 2020 Annual Town Report.

⁵⁰ Arlington Public Works Department(web); Accessed July 28, 2021.
<https://www.arlingtonma.gov/departments/public-works/highway/snow-ice-information>

⁵¹ 2020, 2019 Annual Town Reports.



which traffic can move both east-west and north-south. They contribute to the significant traffic backups residents experience on roads such as Lake Street and Pleasant Street. Traffic problems cannot prevent development, but they can spur opposition from neighborhood residents during the permitting process for affordable housing.

Approximately 21 percent of Arlington residents commute to work via public transportation as of 2019, an increase of approximately 17 percent from 2013⁵². While there is no rail service in town, buses provide access to the Red Line at the Alewife and Davis Stations, as well as the Red Line and Commuter Rail at Porter Square Station. Arlington is also served by MBTA bus routes that operate within the town and connect it with Cambridge, Somerville, and downtown Boston.⁵³ Service is most frequent along the Massachusetts Avenue and Broadway corridors, with headways of 10-20 minutes throughout much of the day. This provides dependable service within the town and for commuters heading to the Alewife and Davis T stations. Routes off these major corridors generally have 20-minute headways during peak hours, though some are less frequent. Much of Arlington is within walking distance of a bus line. Areas that are not within walking distance tend to consist largely of lower density single-family home neighborhoods. The corridors and areas where the Town has (and is planning for) housing diversity are well-positioned for transit access.

PUBLIC SCHOOLS

The Town of Arlington operates a well-regarded school system with nine public schools: seven elementary schools (Bishop, Brackett, Dallin, Hardy, Peirce, Stratton, and Thompson), Ottoson Middle School and Gibbs School, and Arlington High School. Arlington also belongs to the Minuteman Regional Vocational Technical School District. At the time of the last Housing Plan, Arlington was experiencing enrollment growth and residents were concerned about the potential for a space shortage. The Town has responded by investing heavily in upgrading its school facilities over the past ten years. Currently, the Town is building a new high school, which will address the existing school's space needs and aging condition. These improvements, planned several years ago and approved by Town Meeting and the Massachusetts School Building Authority (MSBA), will help to address community concerns about the high school's capacity and educational environment. According to the 2015 Space Planning Report for Arlington Public Schools, enrollment was projected to peak in 2020.⁵⁴ The Town will continue to monitor trends to make sure that local schools can meet demand.

ELECTRICAL GRID

Electricity in Arlington is managed by Eversource, New England's largest energy provider, serving parts of Massachusetts, New Hampshire, and Connecticut. During focus groups and other public engagement, residents noted that electrical outages appear to be frequent in Arlington, compared with neighboring communities, and wondered if the local electrical grid

⁵² U.S. Census Bureau (web); American Community Survey, 2019 American Community Survey Five-Year Estimates (ACS), Table S0802, generated using <http://www.data.census.gov/>, July 28, 2021.

⁵³ MBTA bus routes that run through Arlington include Routes 62, 67, 76, 77, 78, 80, 87, and 350

⁵⁴ HMFH Architects, Inc., "Space Planning Report for Arlington Public Schools," September, 2015. <http://www.arlington.k12.ma.us/administration/facilitiesenrollment/pdfs/apsspaceplanningstudyreportsept2015.pdf>



can handle much more development. In discussion with the account executive for Arlington at Eversource, the utility noted that they have an “obligation to serve” all their communities. According to Eversource records, Arlington does not have more frequent power outages than its neighbors, and the electrical grid has the capacity to take on new development in Arlington. Similar to water, sewer, and roadways, while the electrical grid will continue to be upgraded and improved (including expanding capacity to accommodate conversion of systems from fossil fuels – such as gas heat – to electric), it is not currently a barrier to development.⁵⁵

Built Environment

The built environment itself presents challenges to further development in Arlington. The town’s existing development pattern includes many small lots, often tightly organized around road networks from the classic “grids” of East Arlington to the more car-centric, auto-friendly suburban streets of Arlington Heights. Small lots can make larger multifamily and mixed-use development difficult because the sites are too small to support a financially feasible project with affordable units. However, the larger the development, the more likely neighbors are to oppose it, citing concerns about project scale and traffic and other impacts. There are no easy “greenfield” sites left for development except for property like the Mugar property, where a proposed Chapter 40B development has catalyzed both neighborhood- and community-wide opposition. There are a few remaining undeveloped parcels that may be able to accommodate smaller-scale infill development, but beyond those, open space largely consists of parks, conservation land, school yards, and golf courses.

This report assumes that existing parks and conservation lands will not be made available for housing development. The Development Opportunities section of this Housing Plan discusses longer-term considerations for future uses of golf courses and public and private school yards, but these are not viewed as imminent opportunities. Consequently, future housing production in Arlington will be primarily limited to infill and redevelopment ranging from multifamily and mixed-use developments along the Town’s major corridors and smaller, community-scale homes mixed throughout the single-family neighborhoods. Identifying potential opportunities, working with property owners and developers to facilitate housing production, and working with neighbors to alleviate their concerns where possible takes time and determination. Community advocates in partnership with Town staff, boards, and commissions can help neighborhoods accept new housing development and the redevelopment of more challenging properties.

Cost Constraints

There are numerous costs that developers must monitor closely when considering whether to invest in housing projects of any scale. These costs must be weighed against a developer’s ability to finance the “up front” investment, the ability to pass those costs on to the consumer, and the amount of profit or “return on investment.” Costs are often grouped into several

⁵⁵ Phone and e-mail communication with Tracy McDevitt, Senior Account Executive and Liz Toner, Community Relations Specialist, Eversource.



broader categories on a developer's pro forma such as land cost, fees, site work, design and permitting, and construction.

These costs are considerations for both private and non-profit developers, as well as housing authorities. While non-profit developers have access to additional financing resources, tax credits, etc. they are still ultimately limited by cost constraints. Housing Authorities tend to have far fewer sources of financing for new development.

Beyond the cost for new development, many strategies for increasing housing affordability simply require significant investments in public funds — and public funds are a limited and highly contested resource.

Land Cost. Because land availability is so limited in Arlington, costs for vacant or underutilized land are extremely high and also highly variable depending on site specific conditions. While there are a few larger tracts of developable land, appraisals suggest areas like these can sell for approximately \$300,000 per acre, which is very expensive. Smaller undeveloped lots, depending on their location, can cost a great deal more than that figure. Town Assessor data from 2020 indicates that single-family lots can often be valued at well over \$1 million per acre. Regardless of where the costs fall on Arlington's land cost spectrum, they will be much higher than communities with more abundant supply and located farther from Boston. These costs are part of the foundation of any development pro forma and create conditions for high priced housing.

Construction Cost. Construction costs have always been higher in the Boston region than in most other markets across the country, but costs generally run higher in all major metropolitan areas. As a result, the base condition for Greater Boston is that higher-than-average construction costs (e.g., materials) contribute to higher-than-average housing costs. Recently, because of the COVID-19 pandemic, the cost of materials has skyrocketed across the country. There is no way to know for sure how long this will last, particularly if there are additional waves of the virus, but many analysts expect construction costs to remain unusually high for the next couple of years.⁵⁶

Public Investment. As noted above, many strategies to increase affordable housing require significant amounts of funding. Public funds can be used to offset the high cost of land and construction. They can also be used to buy existing properties and convert them into deed restricted affordable housing, provide rental assistance or down payment assistance, buy easements, or provide incentives to protect homes from being torn down and replaced with larger homes or two-family homes from being converted to condominiums, and so on. There are any number of valid ideas and strategies like these that are highly constrained by public funds and the political will to prioritize limited funds to affordable housing issues.

⁵⁶ Billy Conerly, "Why Lumber and Plywood Prices are so high – And when they will come down," Forbes.com, May 22, 2021.
<https://massgis.maps.arcgis.com/home/item.html?id=e8c8e92c8ec74c149e2a46700460c7f6>



Regulatory Constraints

Zoning bylaws regulate the type and location of development in a town and set the procedures for changing one use to another. Bylaws can encourage certain types of development and discourage or outright prohibit others. In Massachusetts, communities enjoy fairly broad latitude to adopt both liberal and restrictive approaches to land use regulation because the Commonwealth is a home rule state. As such, the Zoning Act, G.L. c. 40A, largely addresses zoning adoption, permitting, and appeal procedures; establishes the jurisdiction of local zoning officials; and exempts certain uses from zoning control, such as farms of a certain size, public or non-profit schools, day care centers, religious uses, and group homes. The Act also removes any dimensional barriers to access for people with disabilities. Local zoning bylaws and land use regulations can drive or limit development, and municipalities adjust these controls in response to local needs and market demand. This partially explains the wide differences in zoning policies and regulations found in cities and towns across the Commonwealth.

Communities that want to promote affordable housing usually establish permissive rules or incentives for multifamily dwellings and an approval process that is clear and efficient. Conversely, a lack of effective zoning tools can hinder development and serve as a barrier to meeting local housing needs. The current Arlington Zoning Bylaw was recodified and reorganized in 2018, but no substantive housing-related changes were made until later the same year. The current Zoning Bylaw opens the door to some housing diversity in town, including multifamily housing and affordable units through the inclusionary bylaw. At Town Meeting in spring 2021, the Town successfully adopted an Accessory Dwelling Unit (ADU) policy in the bylaw, allowing attached or detached units of no more than 900 square feet, provided that the ADU or the primary residence is initially occupied by the property owner or a family member of the property owner. In addition, Town Meeting recently approved several changes to the Industrial District to allow artist live-work spaces.⁵⁷

However, the current bylaw does not encourage multifamily housing, and in a series of focus groups with various Arlington stakeholders, many participants suggested that local zoning does not allow for enough diversity of housing types. Residential buildings containing more than two units generally require a special permit to be developed. This adds time, cost, and uncertainty to the permitting process, and also makes permit approvals more vulnerable to unwarranted appeals. Further, the bylaw does not define or regulate what has been commonly referred to as “missing middle” housing – smaller multifamily buildings of between approximately 4 – 12 units. While such buildings are allowed where multifamily is allowed, the development standards for multifamily are designed more for larger developments, making it difficult for a smaller building to meet all the requirements for lot size, open space, setbacks, and more and still be financially viable. This issue is explored further under Specific Zoning Barriers below.

⁵⁷ Articles 35, 2021 Annual Town Meeting.



There are two examples of where Arlington's special permit granting authorities may, in their discretion, grant some benefit to developers for providing affordable housing:

- **Section 5.3.6. Exceptions to Maximum Floor Area Ratio Regulations** (Bonus Provisions): affordable or age restricted units may be exempted from a district's maximum floor area limits.
- **Section 8.2.4, Affordable Housing Incentives**, allows a 10 percent reduction in parking spaces for affordable units or 50 percent for affordable units in a single-room occupancy (SRO) building.

However, both benefits are hindered by innate limitations. Section 5.3.6 is only relevant under a set of limited circumstances with larger parcels of land. As discussed above, larger parcels of developable land are unusual in Arlington, specifically where higher densities may be allowed. Section 8.2.4 is limited to a specific type of affordable housing, rather than more broadly applicable to the full array of more affordable housing types needed in Arlington.

It is also worth quickly noting that short-term rentals can be a barrier to maintaining a stock of year-round rental units. While the impact of short-term rentals (generally through third-party platforms such as Airbnb and VRBO) has not been analyzed in Arlington for this plan, it is something the Town should keep an eye on. If it becomes a problem, the Town may consider prohibiting or significantly limiting short term rentals to make more units available for full-time housing. (Currently, income-restricted housing and accessory dwelling units are not allowed to be used as short-term rentals.)

ZONING DISTRICTS

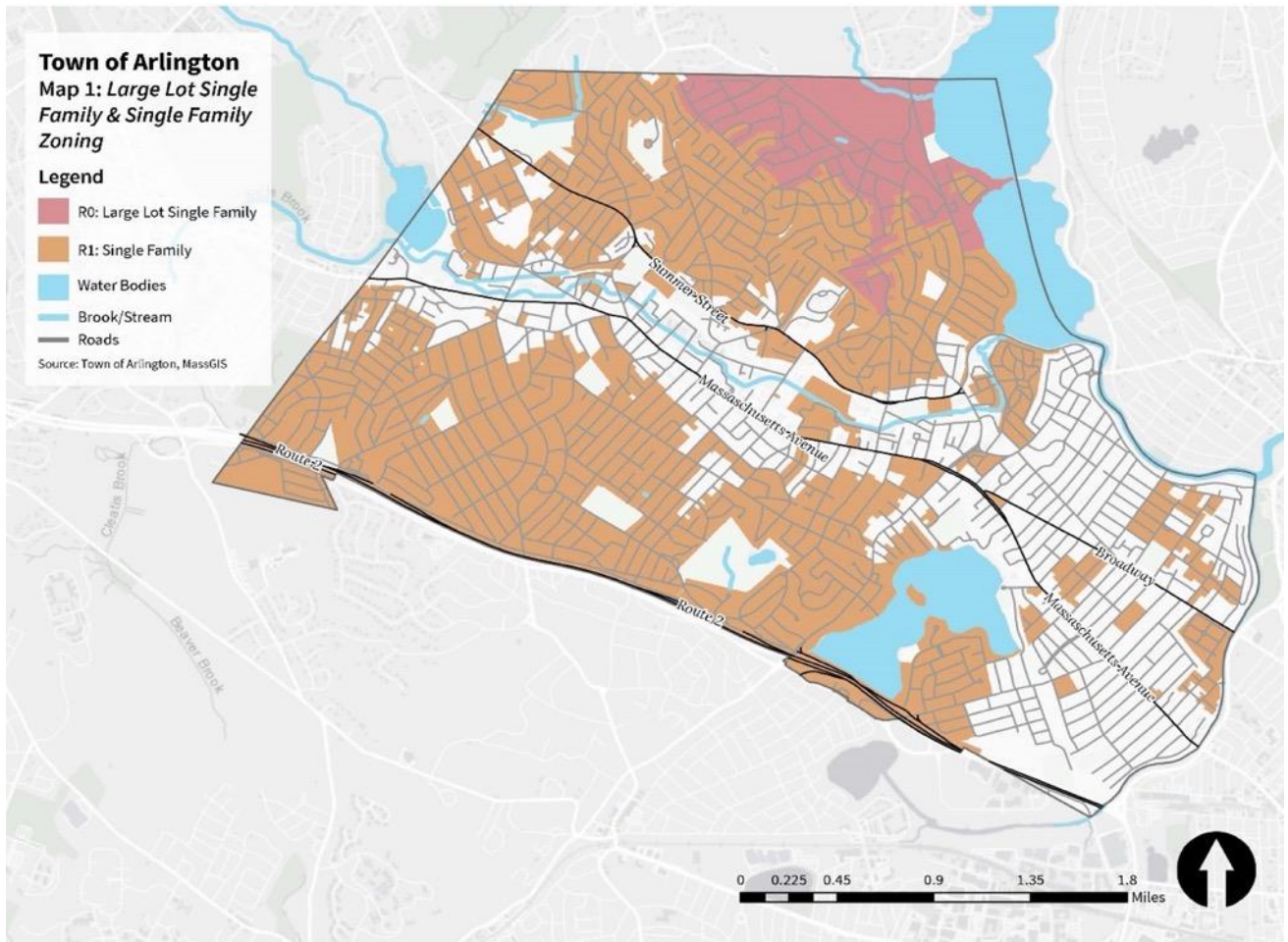
The Town currently has nineteen residential and nonresidential zoning districts, often with complicated dimensional regulations. Over 60 percent of the Town falls within its lowest-density residential districts, R0 and R1, with minimum lot sizes of 9,000 and 6,000 sq. ft., respectively. In both districts, the only economic use permitted by the Town is a detached single-family dwelling. In fact, Arlington allows a detached single-family dwelling as of right in every residential and business district, and the Planned Unit Development (PUD) district, and a duplex as of right in several districts, but no townhouse or multifamily buildings in any district except by special permit. Following a study in 2018 by MAPC, excerpts of which are noted below, the Arlington Redevelopment Board (ARB) attempted to update Arlington's zoning to address non-conforming parcels and facilitate multifamily housing creation through an inclusionary zoning density bonus in the R4, R5, R6, and R7 higher-density residential districts. The amendments faced intense public opposition. This led the ARB to change their "Recommendation Action" to the 2019 Annual Town Meeting to a "No Action" vote, with a commitment to return with a modified proposal at a future Town Meeting.

As noted in the Fair Housing Action Plan, regulatory barriers like those documented in Arlington have a clear exclusionary history and therefore act as an impediment to creating affordable and equitable housing opportunities: "The legacy of Arlington's past exclusionary practices is embedded in the town's urban form and in laws that remain on the books.



Addressing that legacy will require ongoing community conversation and openness to disagreement, and reforming laws on the basis of inclusion.”⁵⁸

Below is a series of maps showing the land area covered by various zoning districts. As discussed above, the physical land area available for any housing other than single- and two-family dwellings is limited.

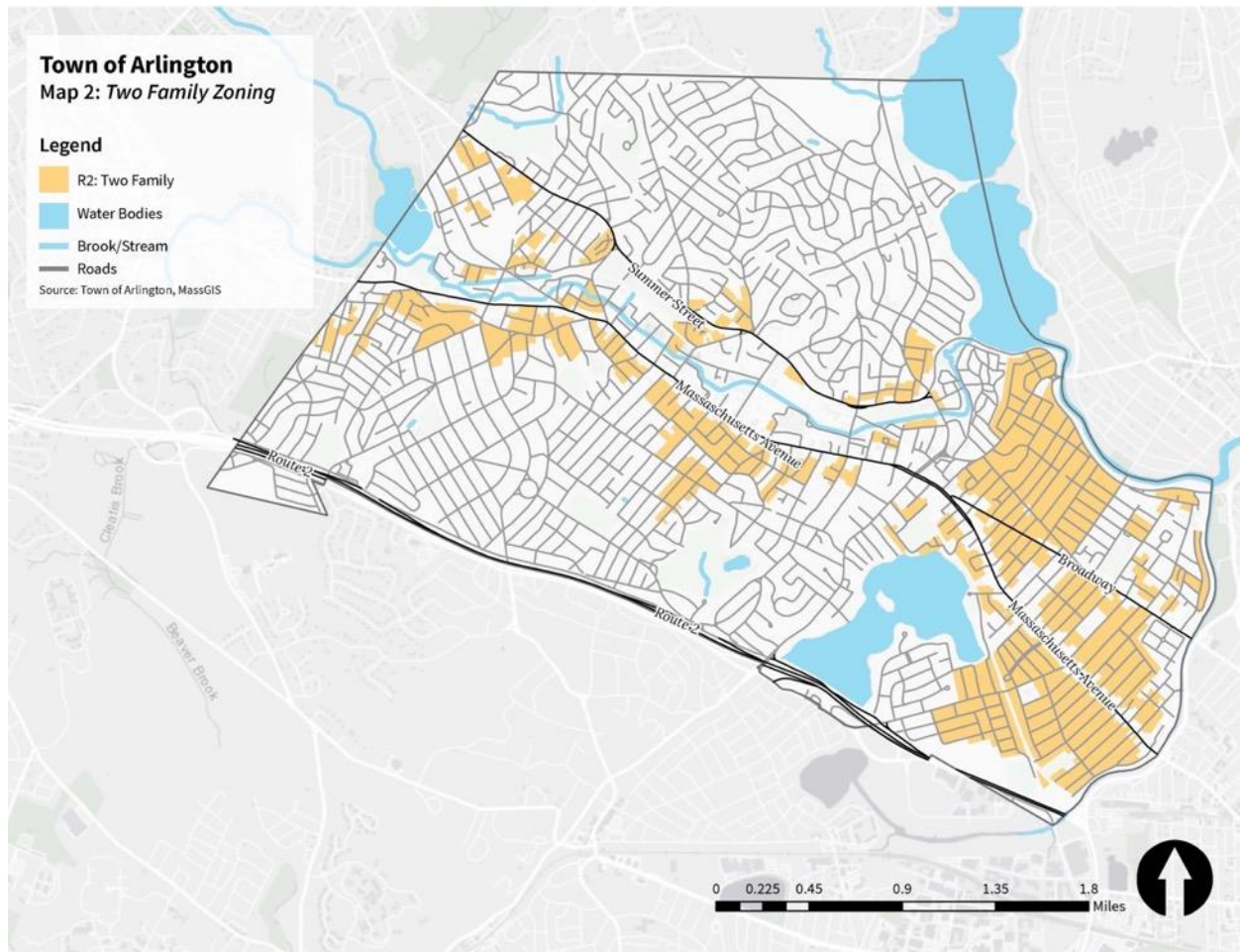


R0 & R1 – Low-Density Residential

R0 has the lowest residential density of all districts and primarily allows only single-family housing. In addition to single-family housing, R1 includes public land and buildings. Over 60 percent of the Town’s total area falls within one of these two zoning districts.

⁵⁸ Massachusetts Area Planning Council (MAPC), Town of Arlington: Fair Housing Action Plan, July 2021, p.53

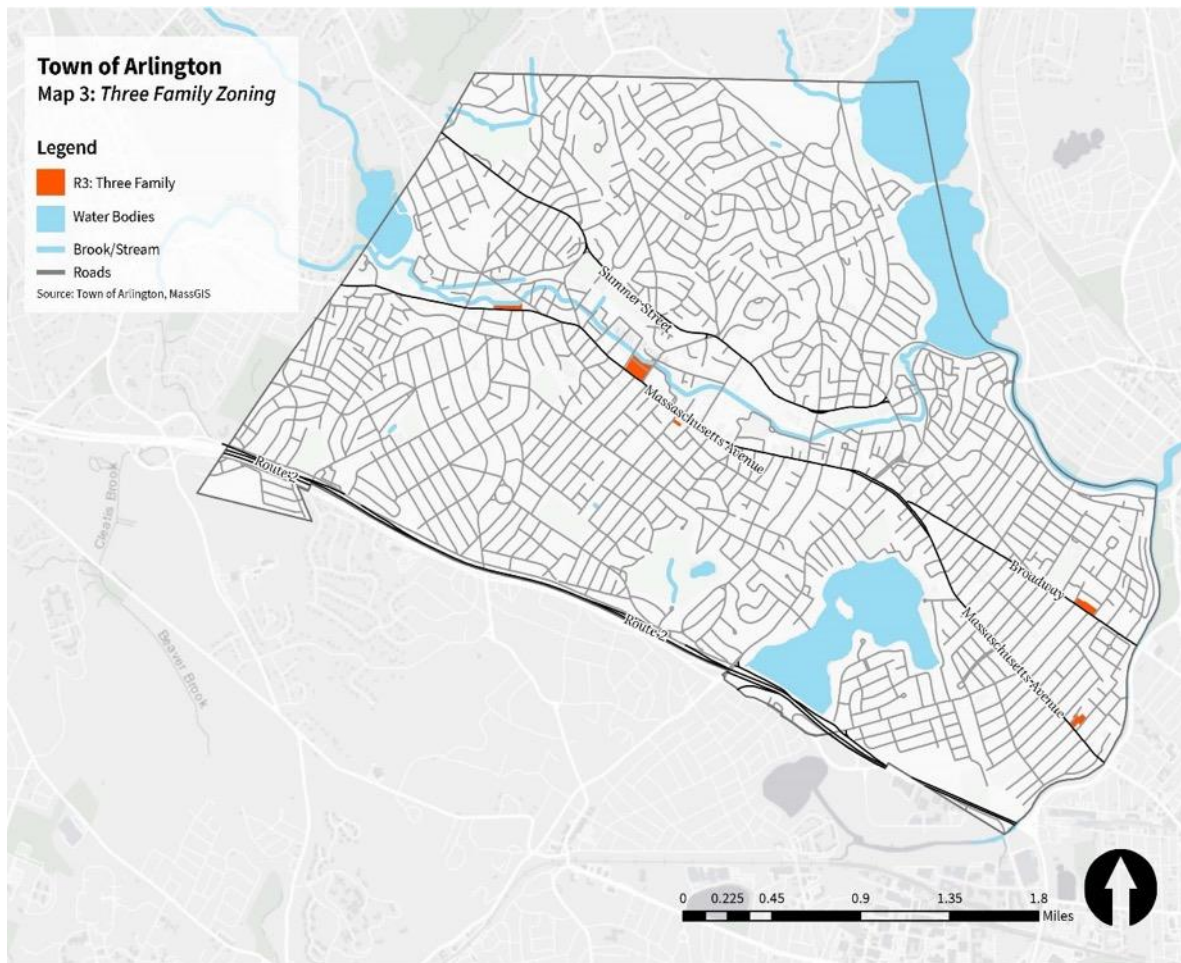




R2 – Two-Unit Residential

Permits two-unit structures by right. Parcels are generally within walking distance of stores and transit in East Arlington, with additional pockets along the Massachusetts Avenue and Summer Street corridors. This is the second-largest district in the Town after the R1 District, covering 620 acres or 19 percent of the Town's land area. Note that while the Zoning Bylaw makes a distinction between Duplex Dwellings (two side-by-side attached units) and Two-Family Dwellings (two dwellings in which one unit is over the other), there is little to no distinction between the two in terms of dimensional requirements, and this plan uses the terms interchangeably.

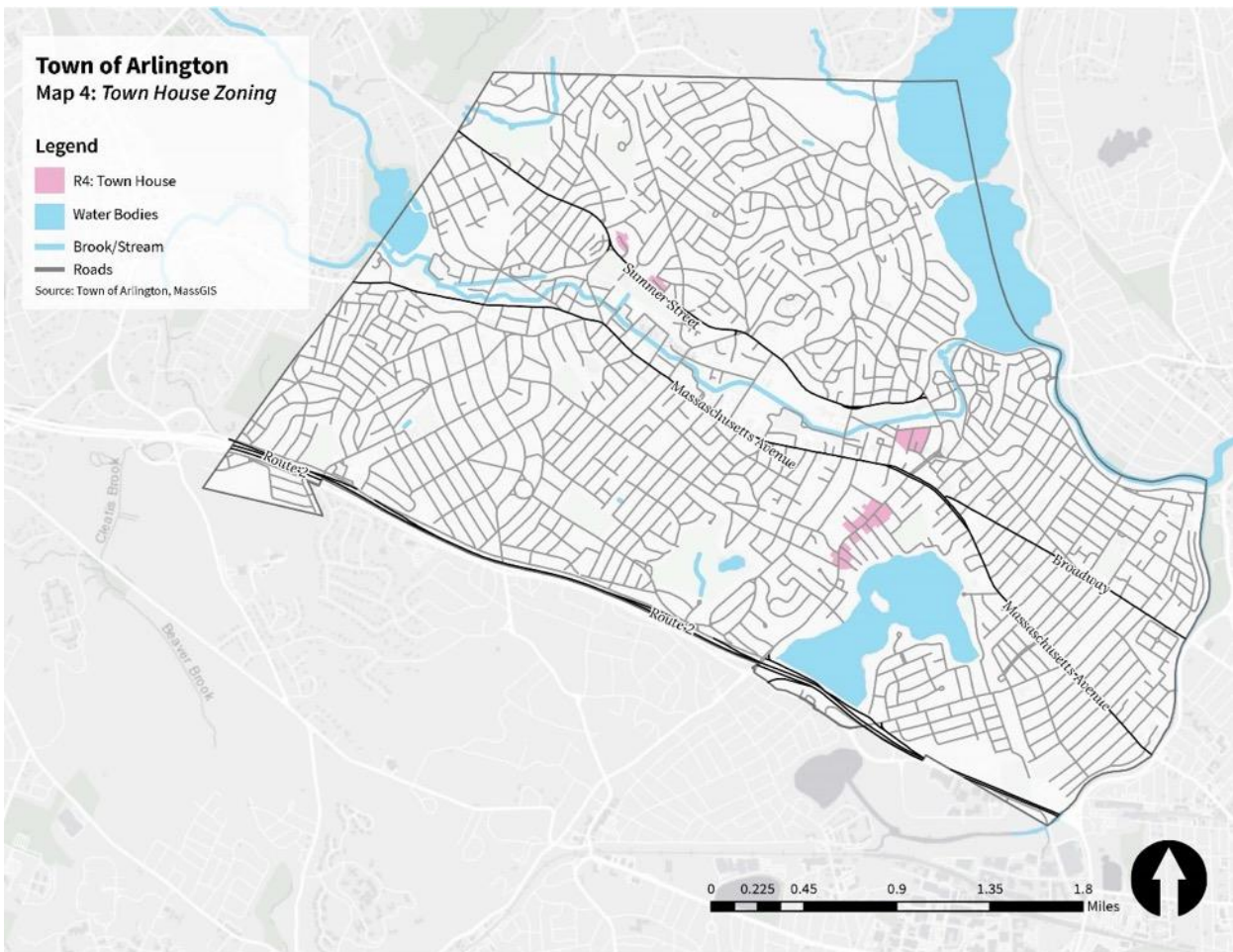




R3 - Three-Family District

Intended for small-scale multifamily residential use. Although it is called the Three-Family District, a special permit is required to build a three-family dwelling in this zone. R3 parcels are sparsely located along the Massachusetts Avenue and Broadway corridors. This zone is by far the smallest residential zone in the Town, covering less than a half percent of the Town's land area.

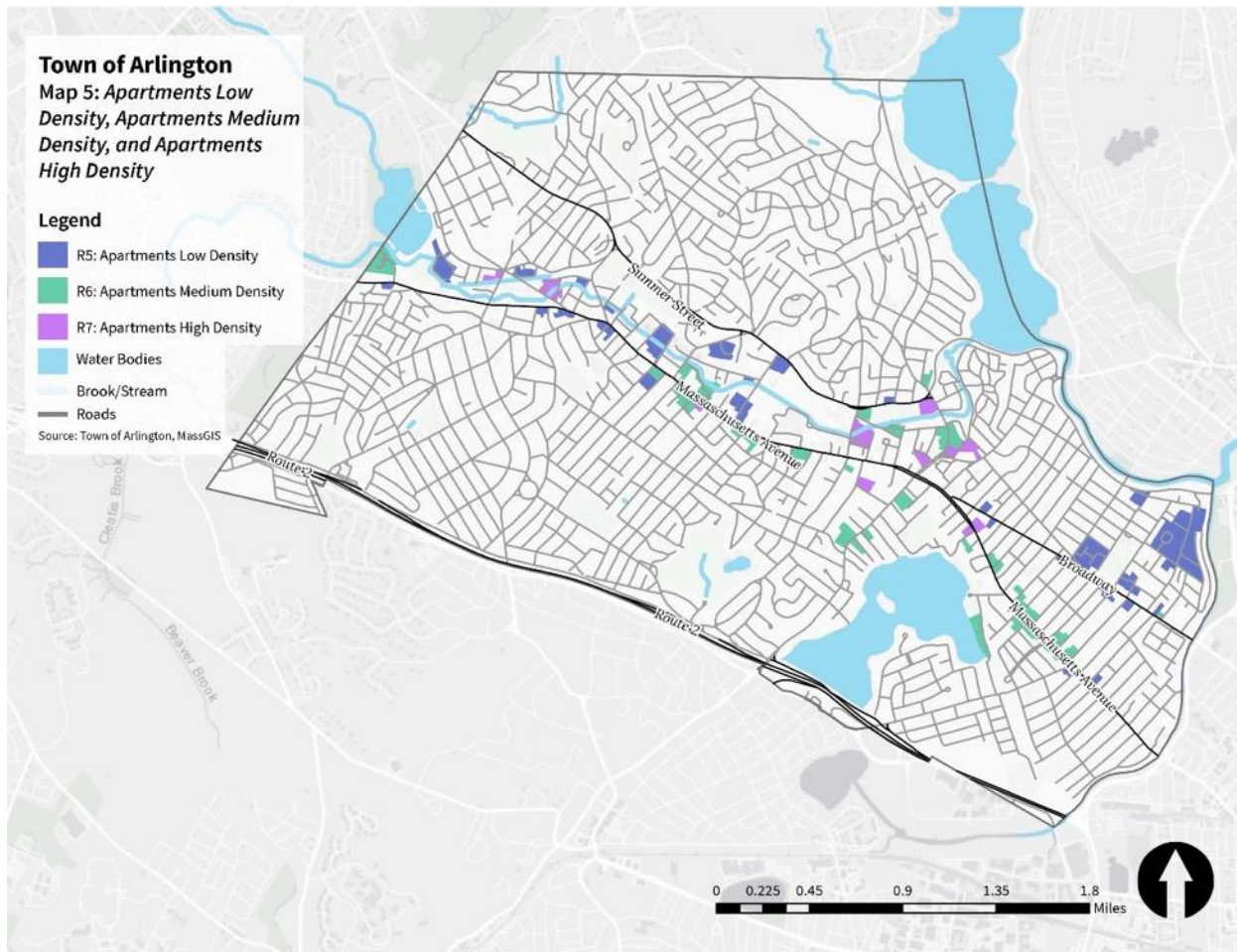




R4 - Townhouse District

Existing building stock in this district consists predominantly of large, older dwellings. The Zoning Bylaw permits the conversion of these older homes into apartments or offices to encourage their preservation. However, a special permit is required for these uses, as well as for townhouse use. R4 parcels are sparsely located along the Massachusetts Avenue, Summer Street, and Broadway corridors and along Pleasant Street, covering less than one percent of the Town's land area.

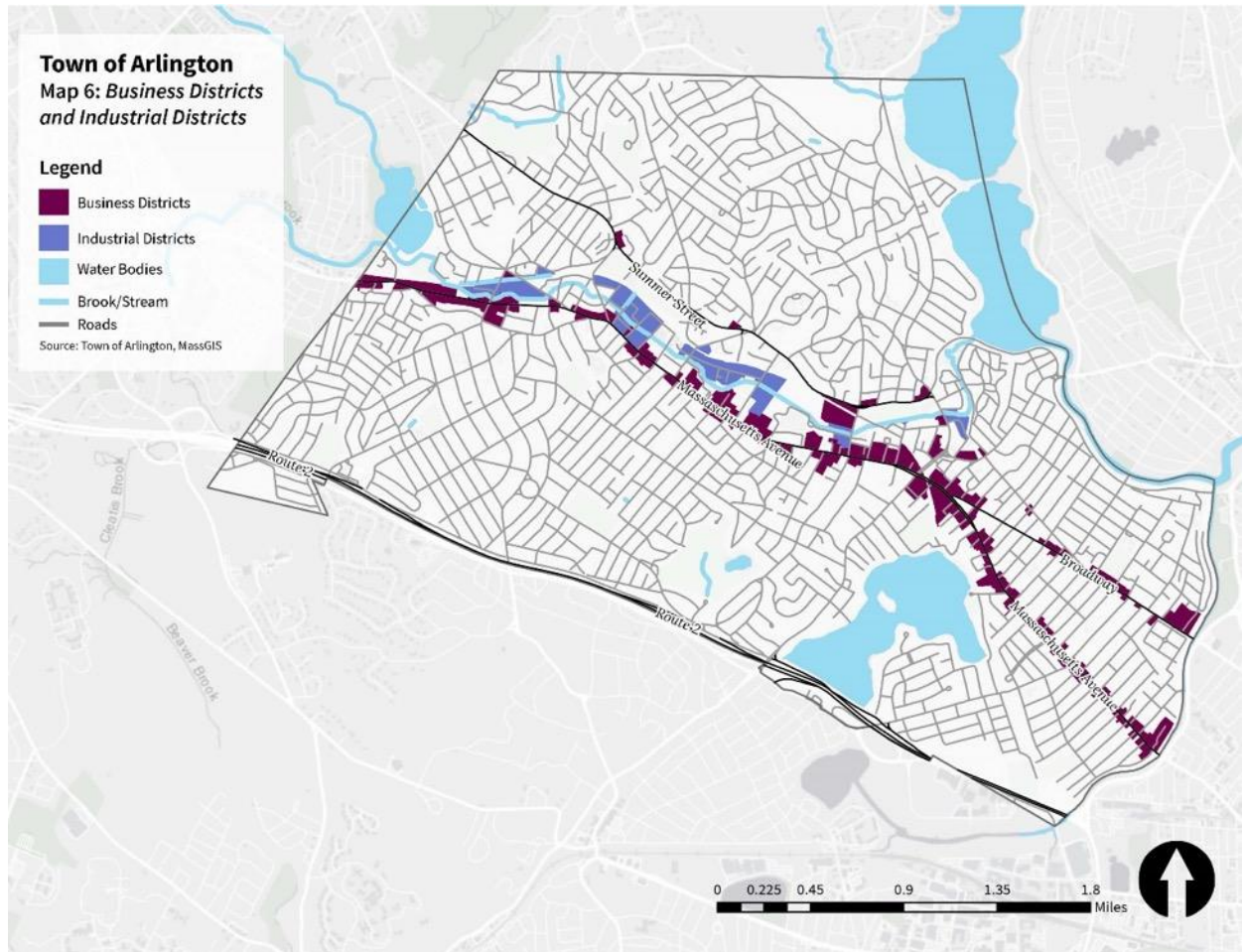




R5, R6 & R7 – Apartment Districts

These are apartment districts of low, medium, and high density, respectively. Their intended uses are predominately residential, with some office use also permitted. In all three districts, a special permit is required for structures with three units or greater, or for detached housing of more than six units (note that Arlington does not have a Subdivision Regulation). These districts are scattered along the Massachusetts Avenue, Summer Street, Pleasant Street, and Broadway corridors, and combined cover roughly four percent of the Town's land area.





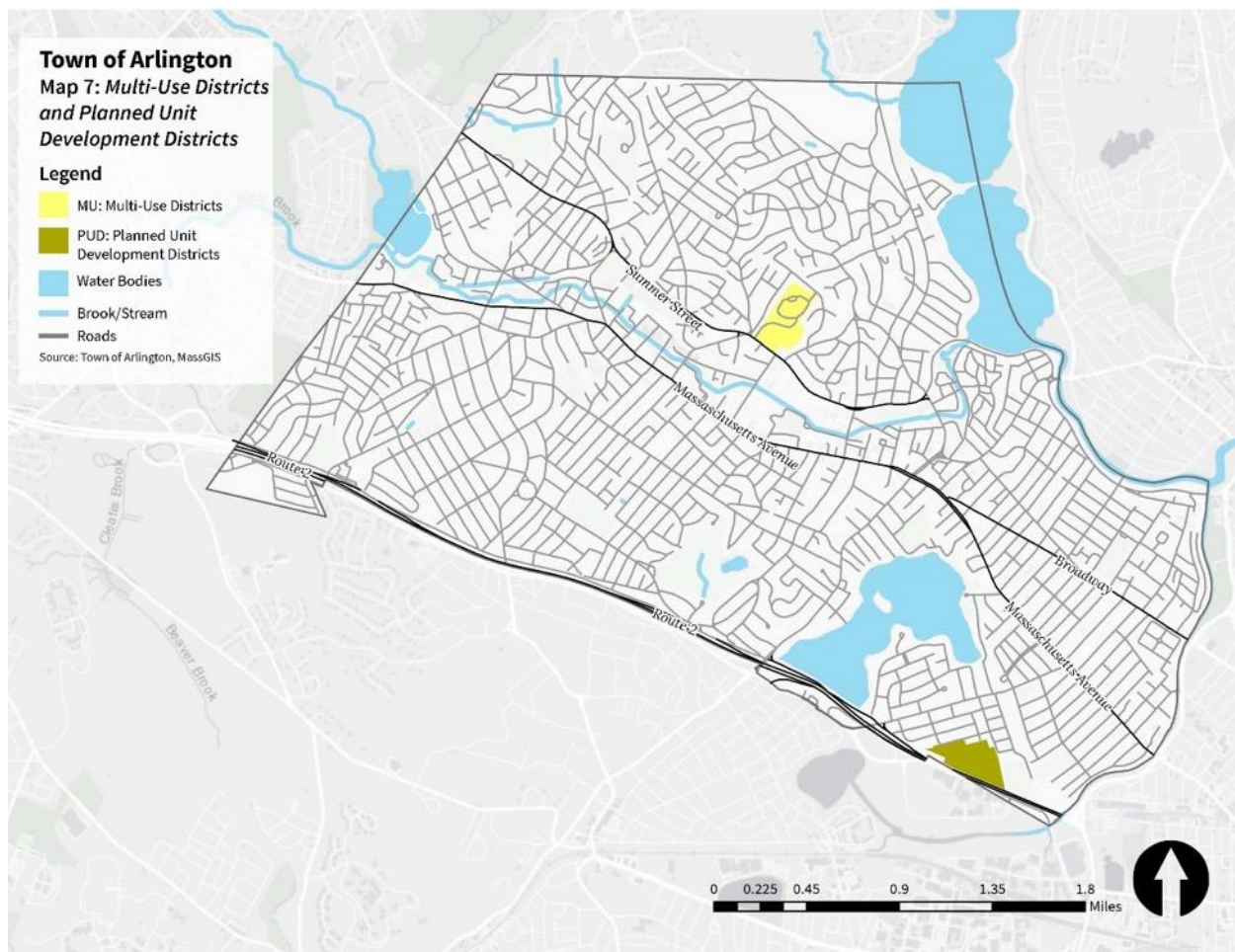
Business Districts

The Town's six business districts allow multifamily housing and mixed-use development by special permit. These districts are interspersed along the Massachusetts Avenue, Summer Street, and Broadway corridors. Each is relatively small; in total, the six districts comprise just over four percent of the Town's land area. In many of these districts, larger projects in important locations, such as along Massachusetts Avenue, Broadway, and the Minuteman Bikeway, require review by the Arlington Redevelopment Board (ARB).

Industrial Districts

Until recently, industrial zoning districts did not allow any residential uses. However, zoning changes in 2021 now allow for limited residential for artists to live in their "maker spaces" in light industrial areas.





Multi-use District and Planned Unit Development District

These districts are intended to accommodate multiple uses on large areas of land. Multifamily housing is permitted by special permit and must undergo Environmental Design Review by the Arlington Redevelopment Board (ARB).



Specific Zoning Barriers

Numerous plans and studies have described Arlington's regulatory barriers to affordable housing, some of which also clarify and describe the relationship between affordability and fair housing. The findings of these previous reports are still largely true, and much of the text in this section is taken directly from these documents.⁵⁹

DIMENSIONAL REQUIREMENTS

Generally, the Zoning Bylaw's dimensional and density requirements reflect the prevailing development patterns of Arlington's lower-density districts. However, in higher-density residential districts, many requirements discourage or even preclude multifamily development. The ability to develop more multifamily housing is matters because for Arlington's inclusionary zoning bylaw to work as a tool for creating affordable housing, the Town must be able to increase supply. In 2018, the Metropolitan Area Planning Council found these regulatory barriers in an analysis of Arlington's multifamily regulations:⁶⁰

- **Multifamily Development in the Business Districts.** The dimensional requirements for multi-family dwellings in Business Districts are very restrictive, and more in line with requirements for suburban-style, "greenfield" development. If the Town wants to encourage more housing in these districts, mixed horizontally with business uses, the multifamily regulations need to be overhauled. In addition, while dimensional requirements for mixed-use buildings in Business Districts are less restrictive and conducive to some infill development, they can still be a barrier for achieving the height and gross floor area needed to make development feasible.
- **More than One Building per Lot.** Although the Bylaw permits more than one residential structure on the same lot, the requirements effectively assume the existence of lot lines between the buildings and all yard requirements apply, based on those imaginary lot lines. This makes it difficult to include more than one structure on all but the largest lots, and in most cases precludes thoughtful site planning for cluster development (Section 5.3.3). Cluster development groups residential properties on a site in order to preserve remaining land as open space, not to maintain conventional separation between buildings.
- **Minimum Lot Size and Frontage.** In many residential districts, the Zoning Bylaw requires townhouses to have a minimum lot frontage of 100 feet and a minimum lot area of 20,000 square feet. In the R4 Townhouse District, the minimum lot size for townhouses is even larger, at 30,000 square feet. However, this is at odds with typical townhouse dimensions, which usually range in width from 16-30 feet, and can comfortably fit on lots as small as 2,000 square feet. Furthermore, according to Town Assessor data from 2020, the largest parcel in the R4 district is not quite 26,000 square feet, which means parcels would have to be combined to reach the 30,000 square foot minimum and even be considered for townhouse development.

⁵⁹ Metropolitan Area Planning Council (MAPC), Housing Production Plan 2016; RKG Associates, Inc., et al., Arlington Master Plan, 2015.

⁶⁰ MAPC, Multifamily Zoning Analysis, 2018.



Likewise, apartment buildings in the R5, R6, and R7 districts require a minimum lot size of 20,000 square feet. However, a small apartment building such as a four-plex or a garden-style apartment could easily meet all other open space and yard requirements on a lot half that size. Lot sizes in these districts should be reconsidered to accommodate smaller multifamily dwellings. (Section 5.4.2(A), R District Lot Regulations)

In business districts B2 and above, mixed-use buildings on small parcels (less than 20,000 square feet) have no minimum lot size and a minimum lot frontage of 50 feet. This is generally consistent with prevailing development patterns and is conducive to today's development trends. However, townhouse and apartment uses in business districts are subject to dimensional restrictions similar to those in the higher-density residential districts discussed in the previous paragraph, and could be amended to further encourage residential development. (Section 5.5.2(A), B District Lot Regulations)

- **Minimum Lot Area Per Dwelling Unit.** Arlington uses minimum lot area per dwelling unit regulations to control the maximum number of dwelling units on a site, regardless of housing type. The Master Plan deems this an unnecessary regulation that deters mixed-use development by artificially depressing the number of units on a lot, regardless of market demand. This is a disincentive to provide smaller (and naturally more affordable) units. (Section 5.4.2(A), R District Lot Regulations)
- **Yard and Open Space.** Like the requirements for lot size, some of the front and side yard requirements in higher-density residential districts are not consistent with existing patterns. For example, many existing buildings in the higher-density districts located along Arlington's commercial corridors have no front setbacks. However, in the R4-R7 Districts, the Zoning Bylaw requires a front yard setback for apartment and townhouse uses ranging from 15-25 feet, which could be prohibitive on small lots. Likewise, the minimum requirements for landscaped and usable open space – typically 10 percent and 30 percent of total lot area, respectively – can leave little space for development when combined with off-street parking requirements.

The usable open space requirement, which mandates minimum dimensions of 25 feet in both directions, is a significant constraint in terms of site layout. It is also worth noting that adding gross floor area to an existing building triggers an increase in the required usable open space, which can be a barrier to redevelopment for housing. The Town could consider allowing existing buildings to increase their gross floor area without increasing their usable open space – at least along key mixed-use corridors and if the existing usable open space is not decreased. (Currently, non-conforming lots without usable open space may expand their gross floor area without having to add usable open space.) (Section 5.4.2(A), R District Yard and Open Space Requirements; Section 2 Open Space definition)

In business districts B2 and higher, there are no required front or side yard setbacks, as is appropriate for dense, pedestrian-oriented corridors. Mixed-use buildings in these districts are required to provide 10 percent landscaped open space and 15-20 percent usable open



space. These open space requirements can be difficult to meet given the constraints discussed below. Apartment uses in business districts are subject to larger open space requirements, which are an even greater constraint.

For both multifamily residential and mixed-use buildings, the ability to satisfy at least a portion of the private open space requirements with a rooftop terrace can be an important factor in project feasibility. Arlington's Zoning Bylaw allows rooftop terraces to satisfy up to half of a project's open space requirements with a special permit, but only if the terrace is not more than 10 feet above the level of the lowest residential story. The Zoning Bylaw requires open space be at least 25 feet in any direction, precluding rooftop terraces as open space on most building setbacks. Taken together, these two requirements effectively preclude rooftop terraces from buildings that exceed one or two stories. (Section 5.3.18)

- **Building Height and Floor Area Ratio (FAR).** In most residential districts, the maximum allowable building height for an apartment building or townhouse is 35 or 40 feet depending on the district. This is overly restrictive for multifamily buildings and conflicts with the Town's goal of enabling more diverse housing types. Given that the high-density residential districts lie almost exclusively along major thoroughfares, greater heights could be accommodated in contextually appropriate ways. (Section 5.4.2(A), R District Building Height and Floor Area Ratio Regulations)

In conjunction with building heights, the maximum Floor Area Ratio (FAR) is unduly restrictive toward multifamily housing even in multifamily districts. The maximum FAR of 0.7 for townhouses in the R4 District and 0.8 for apartment buildings on smaller lots in the R5 and R6 Districts makes no sense if the goal is to facilitate compact development and affordable housing. For example, given a lot on which over half the site is devoted to open space and parking, the FAR could still limit the building height to two stories. (Section 5.4.2(A), R District Building Height and Floor Area Ratio Regulations)

Allowable heights for mixed-use buildings in business districts range from 40-60 feet, and FARs for mixed-use buildings range from 1.0-1.5. However, this FAR limit often makes it effectively impossible to reach more than two stories in height. The Town will be conducting an in-depth study to determine a more appropriate FAR for these areas that can accommodate the desired building heights. Research of comparable areas in Cambridge suggest a FAR of 2.5 or 3.0 may be more appropriate. Alternatively, FAR may be altogether unnecessary. Today, planners and urban design professionals rarely recommend FAR regulations in town centers or neighborhood business districts. There are other, potentially more useful tools available that Arlington could consider.

In addition to limiting overall building height, the Bylaw requires a building setback of 7.5 feet at the fourth story for buildings greater than three stories. While this is appropriate for smaller streets, it could be an unnecessary impediment to development on larger streets whose widths can comfortably accommodate greater building heights. The Town should consider raising the setback to the fifth story, rather than the fourth story, or eliminating it entirely for parcels along dense streets with large rights-of-way. Likewise, the



residential height buffer, which requires lower height limits for land within a certain distance of low-density residential areas, should be reconsidered given that the apartment and business districts are scattered along the Town's main corridors and that consequently most parcels in these districts abut a lower-density residential use. (Sections 5.3.17, 5.3.19)

OTHER ZONING REQUIREMENTS

Parking: Off-street parking requirements are relevant to multifamily development because the cost of parking is often the greatest hindrance to the economic feasibility of multifamily development. Arlington's off-street parking requirements contain some progressive elements, including a 25 percent reduction of parking requirements in higher-density residential and business districts if Transportation Demand Management practices are incorporated, and additional reductions if a certain percentage of housing units are affordable. However, some of the base requirements are still at odds with the goal of facilitating multifamily housing. Specifically, the number of off-street parking spaces required for one-, two-, and three-family detached dwellings (one space per unit) is *less* than that required for multifamily apartments (one space per unit for efficiencies, 1.15 spaces per one-bedroom unit, and 1.5 spaces per two-bedroom unit). Even with the parking reduction, two-bedroom apartment units have a higher parking requirement than detached houses. Given the extent to which parking requirements can add to the cost of multifamily housing, the Town should consider adjusting the base apartment unit parking ratios to reflect actual need based on location and transit access, at the very least aligning it with the detached housing requirements. (Sections 6.1.4, 6.1.5)

Special Permits: Although special permits can be a tool to control the scale and design of development, they are most appropriate for large projects or those with complex conditions. If required for smaller projects that otherwise comply with other district dimensional requirements, they may unnecessarily discourage development by increasing approval time and adding uncertainty and risk. Indeed, the 2015 Master Plan suggests that reducing the number of uses for which special permits are required would better equip the Town to accomplish many of the Master Plan's goals.

Criteria for the granting of a special permit in Arlington are relatively standard compared with similar communities in Massachusetts, but the Town has more than the usual number of special permit uses. The Zoning Bylaw requires a special permit for every multifamily use greater than two units regardless of the district, even in districts that are intended to accommodate multifamily use. Given that the Town has a goal of facilitating a greater range of housing types, it should consider allowing some multifamily by right where it would align with the district's intent and where the structures would meet dimensional standards. This could include allowing three-family structures by right in the R3 Three-Family District, allowing townhouses by right in the R4 Townhouse District, allowing some apartment buildings by right in the higher-density apartment districts, or allowing certain mixed-use by right in some of the business districts. The Town could also consider an expedited review process for certain uses. (Sections 3.3, 5.4.3)

Arlington Environmental Design Review (EDR): Certain types of residential development—such as Planned Unit Development (PUD), buildings containing six or more dwelling units, and multi-use projects—or in certain areas of town—such as sites abutting Massachusetts Avenue



or Broadway, among others—must undergo Environmental Design Review by the ARB. The ARB can deny a special permit if it deems the project to have “substantial adverse impact upon the character of the neighborhood in which the use is proposed, or of the town and upon traffic, utilities and public or private investments therein.” This is another hurdle housing developers face in Arlington, increasing project timeline, cost, and risk. The ARB threshold is relatively low, and the Town should be mindful about the benefits of EDR versus the extra hurdles it may pose to smaller projects. (Section 3.4)

Socio-Political Constraints

The barriers identified in the 2015 Master Plan, the 2016 Housing Production Plan, and other reports remain as true today as they were five or six years ago. However, many of the recent zoning reform efforts have not been successful at Town Meeting, and most of the recommendations from these plans remain to be done. This situation illustrates that, even with high-quality analyses and recommendations, it can be very difficult to build the community consensus needed to do something about them.

The issue of housing remains contentious in Arlington. Public input gathered during this Housing Plan community engagement process indicated public acknowledgement that the cost of housing has become a barrier for the average household, or the prospective buyer, and that more affordable housing is needed. However, some residents who participated in the community engagement process are fearful of new development, added “density,” and changing the character of Arlington. Ultimately, many would prefer to keep regulatory barriers in place, broken as they are, rather than risk the unknown. Many others are pro-housing in theory, but object to specific proposals or ideologically opposed to developers profiting from housing growth. Even when housing development can clear all the necessary regulatory hurdles, it can be much harder to clear the hurdles of public opinion and opposition. This situation is not unique to Arlington. It plays out in communities across the country, representing perhaps the greatest barrier of all to meeting local housing needs and providing housing equity.

Making progress on these efforts will require a cultural shift from the ground up as well as strong political leadership willing to stand firm in its commitment to acting on the continued implementation of well-crafted plans. Unfortunately, the challenge of providing affordable housing and fair housing in communities like Arlington will likely grow stronger as the jobs to housing imbalance continues to widen in greater Boston, putting more upward pressure on the housing market in Arlington and across the region.



Housing Goals for Arlington

The Arlington Master Plan (2015) describes the community's vision of itself as a place with "civic connections that encourage social interaction and foster a sense of community ... [with] living and working opportunities for all."

Yet today Arlington . . .

- Has little racial or ethnic diversity and declining class diversity;
- Lacks adequate housing choices to support diverse housing needs, including small units for single-person households, reasonably priced homes for young families, or accessible housing for people with disabilities;
- Has little housing that is affordable to households with low or moderate or middle incomes, despite an estimated 29 percent of the Town's total households having incomes in the low- or moderate-income range.

By preparing this Housing Production Plan and increasing its supply of low- or moderate-income units, Arlington could become eligible for a flexible approach to managing the comprehensive permit process. To qualify for the flexibility that a Chapter 40B Housing Production Plan offers when it is approved by the Department of Housing and Community Development (DHCD), Arlington needs to meet an affordable housing production standard - a minimum numerical target - and obtain certification from DHCD if that standard had been met. **The minimum target is 0.5 percent of the Town's year-round housing inventory – currently 99 units - as reported in the most recent decennial census, and the target must be met within a single calendar year. If the Town's new affordable housing production is equal to or greater than the 1 percent of its year-round housing inventory (199 or more units), the certification will remain in effect for two years.**

Two types of goals provide direction for an affordable housing plan: numerical targets or *quantitative goals* such as the 0.5 percent/1 percent standards DHCD applies to Housing Production Plans, and *qualitative goals*, or what the community's future housing ought to be, and how different types of housing in different settings can address a variety of housing needs. The ten qualitative goals for Arlington were developed from the Housing Needs Assessment and information gathered during the community engagement process. They fall into three groups based on the types of problems they seek to address.



Problem: Shortage of Affordable Housing

FINDINGS FROM THE NEEDS ASSESSMENT:

- Arlington has a significant shortage of safe, decent, affordable homes, especially for extremely low- and very low-income renters. This is due, in part, to an inadequate supply of deeply affordable housing. It also stems from an inadequate supply of rental assistance vouchers and not enough resources to maintain public housing.
- Arlington has few or no viable options for first-time homebuyers to find a home they can afford to buy.
- Many older adult households in Arlington are housing cost burdened.
- Arlington does not have the regulatory or financial tools needed to reverse these conditions.

GOALS:

1. Increase safe, decent, suitable rental and homeownership housing options in Arlington for extremely low- to middle-income households.
2. Create, maintain, and preserve permanent supportive housing that is affordable, accessible, and available to people with disabilities.
3. Preserve and maintain Arlington's existing supply of affordable homes to provide healthy, safe, and stable living environments.

Problem: Impediments to Housing Choice

FINDINGS FROM THE NEEDS ASSESSMENT:

- The existing inventory of affordable housing in Arlington tends to be concentrated in areas once described as "definitely declining" – areas near town's borders with Somerville, Medford, and Lexington, and along Massachusetts Avenue.⁶¹
- Housing choices for lower-income buyers or renters are rare in Arlington's single-family neighborhoods.
- Arlington's existing zoning all but freezes in place the inequitable residential land use pattern that existed 50+ years ago.
- Leadership for equity and affordable housing is not broadly recognized or well received.
- Housing insecurity is not evenly distributed across the population. It disproportionately affects people of color, older people, and those living on low incomes.
- According to Arlington's Fair Housing Action Plan, from 2010-2019, disability status was the most commonly reported basis for discrimination complaints (11 out of 24 complaints).
- Housing prices are out of sync with wage levels paid by local employers (including the Town).

⁶¹ See "Residential Security Maps" for the Home Owners' Loan Corporation, 1938. Source: Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," *American Panorama*, ed. Robert K. Nelson and Edward L. Ayers.



- Arlington's housing prices are no longer affordable to families with modest incomes. As the town becomes more affluent, housing choice declines.
- Arlington has not used tools like Chapter 40R to create affordable housing and has opposed Chapter 40B development that could increase supply and choice.

GOALS:

4. Provide equitable access to affordable homeownership and rental homes suitable for a variety of household types, including senior households and families with children.
5. Integrate affordable homes in all neighborhoods through reuse of existing structures and redevelopment of underutilized properties, particularly within walking distance of schools, public parks, services, amenities, and transit.
6. Review and update Arlington's zoning and other housing policies to encourage development that increases affordable housing and fair housing choice.
7. Improve development opportunities along major corridors to include a greater mix of housing options.
8. Make equitable access to shared green spaces and a healthy living environment a priority for siting affordable homes.

Problem: Limited Capacity

FINDINGS FROM THE NEEDS ASSESSMENT:

- In Arlington, advocacy for affordable housing development is fragmented, not well organized, and sometimes is more focused on other concerns.
- There is considerable misinformation about housing affordability, housing development, market conditions, and local government's responsibility for housing affordability and housing justice.
- There does not appear to be a consistent, generally understood, and well-respected policy framework for increasing the supply of affordable housing.

GOALS:

9. Increase capacity to produce housing through leadership development, advocacy, staffing, funding, and relationships with nonprofit and for-profit developers.
10. Build awareness of affordable and fair housing needs within Arlington and the larger region, as well as Arlington's role in addressing broader inequities.



Taking Intentional Steps to Create Affordable Homes

FIVE-YEAR ACTION PLAN

DHCD encourages cities and towns to prepare, adopt, and implement a Housing Production Plan that demonstrates an annual increase in Chapter 40B units equal to or greater than 0.50 percent of the community's year-round housing units. By systematically increasing its low- and moderate-income housing inventory, Arlington could gain more control over when, where, and how much affordable housing should be built and encourage Chapter 40B comprehensive permits in the most appropriate locations.

As noted elsewhere in this plan, however, Arlington's housing challenges go beyond the affordability needs that Chapter 40B intends to address. Just as Arlington has many housing choice problems, it also has options available to address them. Continuing to implement the Master Plan and the recommendations of the Fair Housing Action Plan, removing regulatory barriers to housing production, having effective leadership from the Select Board, Arlington Redevelopment Board, and others, and continuing to educate the public about Arlington's varied housing needs will be important components of a successful housing program.

Organizing Principles

The actions outlined in this plan fall into three overarching groups, and all the strategies relate in one or more ways to the types of actions the Arlington Housing Plan needs to address in order to qualify for approval by the Department of Housing and Community Development (DHCD).

REGULATORY REFORM

Arlington needs to continue working toward replacing its restrictive land use regulations with options and incentives to create a variety of affordable homes throughout the town. Making permitting more efficient, allowing more housing and more types of housing along main corridors, and promoting community-scale affordable homes in existing neighborhoods are all appropriate, achievable strategies for Arlington.

FUNDING

Addressing housing needs will continue to need funding from the Town. Funding may be provided through the Community Preservation Act (CPA), or resources that will eventually be obtained and managed by the Arlington Affordable Housing Trust (AAHT), or the tax levy, or payments



developers make in lieu of creating affordable units under Arlington's inclusionary zoning policy, or – as already planned – the American Rescue Plan Act (ARPA). Funding is needed both for creating and managing deeply affordable homes – places affordable to extremely low-income families and seniors – and preserving and enhancing the quality of existing affordable homes. For example, housing quality problems reportedly exist in the Housing Authority's buildings and also in privately owned rental properties in scattered locations. Moreover, Arlington's inventory of affordable homes for people with life-long disabilities is very small for a town of its size. Developing housing with supportive services cannot be done without funding.

LEADERSHIP

There is a tendency in Arlington to view affordable housing as primarily an urban problem more than a matter that affects affluent suburbs, yet this kind of thinking is exactly why Chapter 40B was enacted over 50 years ago. Through actions by the Select Board, Arlington Redevelopment Board, Housing Plan Implementation Committee, and the new Affordable Housing Trust Fund Board, the Town could become an effective partner with non-profit and for-profit developers and other housing organizations, and create a more welcoming environment for housing development. Strategies such as establishing realistic guidelines for "friendly" comprehensive permits could help Arlington communicate to developers what types of projects are most likely to address local concerns and move quickly through the permitting process. In addition, the Town needs to strengthen its commitment to public education, focusing on connections between diversity, equity, and inclusion and removing barriers to housing variety and affordability.

DHCD Housing Strategy Requirements

DHCD requires that a Housing Production Plan include certain strategies in addition to others a community deems appropriate. The state-required strategies include:

- 1. The identification of zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing (25% of units at 80% of AMI) developments to meet its housing production goal.*
- 2. The identification of specific sites for which the municipality will encourage the filing of Comprehensive Permit applications.*
- 3. Characteristics of proposed residential or mixed-use developments that would be preferred by the municipality for example, infill development, cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, and/or inclusionary zoning.*
- 4. Identification of municipally owned parcels for which the municipality commits to issue requests for proposals (RFP) to develop SHI Eligible Housing, including information on appropriate use of the site, and a timeline for the issuance of an RFP.*
- 5. Participation in regional collaborations addressing housing development.*



All five of these requirements are satisfied by at least one of the strategies described in the rest of this section.

STRATEGIES FOR ARLINGTON

Problem: Shortage of Affordable Housing

GOALS:

1. Increase safe, decent, suitable rental and homeownership housing options in Arlington for extremely low- to middle-income households. (Example: for a single person, extremely low income means at or below \$28,200 per year and moderate income, about \$94,000 per year (see also, Table 2.14 [Income Limits](#).)
2. Create, maintain, and preserve permanent supportive housing that is affordable, accessible, and available to people with disabilities.
3. Preserve and maintain Arlington's existing supply of affordable homes to provide healthy, safe, and stable living environments.

STRATEGIES:

- **Adopt zoning to comply with G.L. c. 40A § 3A (MBTA Communities).** Arlington is one of the 175 cities and towns that will be subject to the new Housing Choice Bill requirements for communities designated as MBTA communities. To meet the directives of the new law, the Town needs to establish a zoning district of reasonable size for as-of-right development of multifamily housing with a minimum density of 15 units per acre. This should be a high-priority action for Arlington in the coming year.
- **Improve development opportunities along major corridors and incorporate density bonuses for increased affordability.** Creating a "Housing Choice" zoning district (described above) will also help Arlington increase opportunities for multifamily use and will, by necessity, provide additional density.
- **Explore options to establish a Chapter 40R "Smart Growth" overlay district in Arlington.** Chapter 40R is another opportunity to provide for the higher densities needed to facilitate affordable housing. As an overlay district, Chapter 40R leaves intact the existing rules for a given area but allows developers to consider more options in exchange for meeting the requirements of Chapter 40R. Under the legislation, at least 20 percent of the units in a Chapter 40R development must be affordable to low- or moderate-income households. (Many towns have opted for as much as 25 percent.)
- **Consolidate existing districts to create viable sites and zoning more land for multifamily use.** Arlington's existing multifamily zoning on Massachusetts Avenue and Broadway consists of small, fragmented zoning districts that effectively discourage new multifamily housing. The existing buildings on the parcels zoned for higher density residential development could not be built in those districts today. The districts need to be reorganized and reconfigured to create realistic multifamily redevelopment sites. Creating



a "Housing Choice" zoning district (described above) will also help Arlington increase opportunities for multifamily use.

- **Consider options for strengthening Arlington's inclusionary zoning bylaw.** Arlington's inclusionary zoning requirement has produced very few units. The barriers to multifamily development in Arlington play a key role in making the IZ bylaw less effective than it could be. The Town should study opportunities to update the IZ bylaw, both through strategies to encourage multifamily housing and the use of density bonuses.
- **Allow redevelopment of preexisting nonconforming residential uses in the Industrial Zoning District, and make residential uses easier to permit through redevelopment/reuse of Industrial District sites.** The Town has expanded the range of allowed uses in the Industrial District, following up on a study RKG prepared for Arlington two years ago. The changes stopped short of facilitating residential reuse of Industrial District sites by limiting future residential space to artist live/work units. There are valid reasons to protect nonresidential land for nonresidential purposes, so the artist live/work option makes sense as an economic development tool. If it does not lure new investment, the Town should consider what RKG recommended: allow for some multifamily redevelopment in the Industrial District, thereby enhancing the marketability of obsolete built assets. In addition, there are older apartment buildings in the Industrial District that under today's rules could not be redeveloped as new (and taller, under the new height limits) residential because they are not a permitted use in that district. Allowing redevelopment of these properties could, if paired with an updated IZ bylaw, make appropriate use of existing sites to increase affordable housing.
- **Consider options for discouraging single-story commercial buildings in the Town's business and mixed-use districts.** As some communities have done, Arlington could establish a minimum height requirement (in stories and feet) to stimulate construction of multi-story buildings with housing units or additional commercial space above the ground floor. Making this kind of change will require further study to verify that other dimensional requirements in Arlington's zoning will work in harmony with encouraging taller buildings.
- **Plan for mixed-use development with affordable housing on the municipal parking lot in Arlington Center.** As noted in the Arlington Master Plan (2015), the Russell Common Lot in Arlington Center has potential to support multiple uses. The Town could study possibilities for this site, prepare comparative concept plans, and work with residents to build consensus about a preferred plan.
- **Encourage the Arlington Housing Authority (AHA) to expand opportunities under its Section 8 Housing Voucher program:**
 - **Housing Choice vouchers can be used to help low-income renters become homebuyers.** Since 2015, twenty-four public housing authorities in Massachusetts and



the Department of Housing and Community Development (DHCD) have used Housing Choice Vouchers to help 1,429 renters become homeowners (source: HUD.)



- **Investigate opportunities for the AHA to provide Veterans Affairs Supportive Housing (VASH) vouchers** to rehouse homeless veterans. VASH is a partnership between HUD and the Veterans Administration to combine Section 8 assistance with medical, behavioral health, and other services that homeless veterans need to achieve housing stability. Funding for VASH vouchers is periodically offered to public housing authorities through a Notice of Funding Availability (NOFA) from HUD. The most recent VASH NOFA was released by HUD in July 2021. To qualify, a housing authority must work in partnership with at least one VA facility. Access to VASH vouchers is a “closed referral” system from the VA to the housing authority.
- **Consider allocating some Housing Choice vouchers to project-based vouchers (PBV) to support new affordable housing development in Arlington.** The AHA can commit Housing Vouchers as a source of financing for privately developed housing, such as projects developed by the Housing Corporation of Arlington (HCA) or another non-profit.
- **Provide tax incentives for deeply affordable homes.** The Town should consider offering special tax agreements to developers who create deeply affordable housing or more affordable units than the present inclusionary zoning bylaw requires. Models exist for this type of financial support from local government, notably in Amherst, where the town secured approval from the legislature to have tax increment financing agreements for affordable housing.
- **Increase Arlington’s commitment of Community Preservation Act (CPA) to creation and retention of affordable housing.** Since Fiscal Year (FY) 2017, Arlington has committed \$3.2 million for affordable housing purposes, approximately 21 percent of the budgeted CPA funds in all six years. While competing needs for CPA funds exist in every town, Arlington could make affordable housing a higher priority for CPA assistance, and local housing organizations should take a more aggressive approach to seeking this resource. Some cities and towns have embraced a policy of dedicating as much as 90 percent of their “unrestricted” CPA receipts for affordable housing.
- **Make enhanced homebuyer assistance available to low- or moderate-income homebuyers,** e.g., local funding to make MHP ONE Mortgage loans even more affordable. Several of MHP’s participating lenders operate in Arlington, e.g., Cambridge Savings, East Cambridge Savings, Cambridge Trust, or Citizens Bank, among others. These banks agree to provide low-interest mortgages for income-eligible homebuyers ONE Mortgage makes public funds from MHP available to participating banks to finance a portion of the total home purchase price through a “patient” second mortgage that keeps the buyer’s monthly housing cost at 28 percent of their monthly household income. A good example of a program that makes local resources available to create more affordability for low-income buyers is the ONE+ program subsidized by the City of Boston. By pairing local resources with the public funding already committed by MHP each year, the City of Boston pays for a further interest rate reduction on first-time homebuyer mortgages for households with incomes at or below 80 percent of AMI.



- **Subsidize low- or no-interest loans or grants for purchase price write-downs or write down affordable rents to very-low affordability.** In addition to aligning with MHP's ONE Mortgage Program for homebuyer assistance, Arlington could – presumably through the Affordable Housing Trust – provide funds to developers and owners of multifamily apartments to write down affordable rents. This typically involves calculating the present value of the difference between an unsubsidized rent and a low-income rent over 20 years and providing funds through a deferred payment mortgage to the property owner. While it would be expensive to fund a program like this for market-rate apartments, the Town should explore writing down the rents for moderate-income apartments (80 percent AMI) to a rent affordable to very-low-income (50 percent AMI) tenants. The Housing Needs Assessment clearly shows that Arlington needs more deeply affordable rental units. A rental write-down program like this may not always create more units eligible for the Subsidized Housing Inventory, but it would address a critical housing need. Arlington's recently approved American Rescue Plan Act (ARPA) framework includes \$1.1 million to increase the affordability of units currently in production. (Source: Oct. 15, 2021 Select Board).
- **Invest ARPA and other funds in capital improvements at properties owned by the Arlington Housing Authority (AHA).** The Town's ARPA framework provides \$2.5 million for this purpose, which is a productive start. However, the AHA's estimate for window replacement alone is at least \$4 million. The AHA can help the Town understand the condition problems that exist in all AHA state-funded properties by providing a detailed capital needs assessment and improvements plan and a strategy of financing the needed improvements. CPA funds (for example) could be made available to the AHA to hire the professionals needed to develop a capital plan and a planned preventive maintenance program. To obtain those funds, however, the AHA needs to apply to the Community Preservation Committee.
- **Continue to track expiring use developments.** Arlington has several properties on the Subsidized Housing Inventory (SHI) with affordability restrictions that expire in the next 15 to 20 years. While the Town reports there is very little risk that these units will convert to market-rate housing, it remains important to track the restrictions and maintain communication with the owners in order to prepare for, and potentially intervene in, a conversion.
- **Address emergency housing needs.** Allocate Town funds or work with local non-profit or faith-based groups to provide adequate funding for rental assistance to help very-low- and extremely low-income renters with emergency housing needs.



Problem: Impediments to Housing Choice

GOALS:

4. Provide equitable access to affordable homeownership and rental homes suitable for a variety of household types, including senior households and families with children.
5. Integrate affordable homes in all neighborhoods through reuse of existing structures and redevelopment of underutilized properties, particularly within walking distance of schools, public parks, services, amenities, and transit.
6. Review and update Arlington's zoning and other housing policies to encourage development that increases affordable housing and fair housing choice.
7. Improve development opportunities along major corridors to include a greater mix of housing options.
8. Make equitable access to shared green spaces and a healthy living environment a priority for siting affordable homes.

STRATEGIES:

- **Allow two-family homes in all residential districts as of right in Arlington.** Providing for two-family dwellings in all neighborhoods would help Arlington increase its supply of homes for families with a housing type that has traditionally been part of the Town's residential landscape. It would also introduce a modest "missing middle" effort that is compatible with detached single-family homes.⁶² Limiting a house lot to only one dwelling unit is a significant contributor to the constraints on housing supply and housing choice in Arlington today. That regulatory constraint controls the housing opportunities available on over 60 percent of the Town's land. In the R0 and R1 districts, the Town could consider obtaining an additional public benefit from an increase in supply by requiring one of the units in a two-family dwelling to be an affordable unit – either Chapter 40B-eligible or affordable for a somewhat higher income group, e.g., 100 percent of Area Median Income (AMI). Whether requiring an affordable housing deed restriction would discourage two-family development should be studied, however.
- **Update the regulations of the R3 and R4 districts to allow three-family dwellings and townhomes as of right.** Arlington has districts that ostensibly allow these kinds of small multifamily buildings, but the uses require a special permit and the dimensional and parking regulations effectively disallow what the districts were created to provide.

⁶² While Arlington recently approved zoning changes to allow Accessory Dwelling Units (ADUs) throughout town, an ADU in a single-family home is not the same as a two-family dwelling. As proponents of the ADU zoning rightly explained, two-family homes can be under one ownership (with an owner in one unit and a tenant in the other) or divided, with separate ownership of each unit. By contrast, ADUs are inherently tied to the same owner as the principal use, the single-family home, and can never be converted to a condominium. So, while ADUs can be helpful for providing a modest inventory of small apartments, they are not designed to meet needs for family units and are not good options for people with disabilities whose caregivers live with them. As units controlled by owner-occupants of the principal use, ADUs do not increase the supply of units marketed to the general public.



- **Conduct a racial impact study to determine whether Arlington’s existing residential zoning has a disproportionate adverse impact on Black, Indigenous and People of Color (BIPOC) and other groups protected under the Federal Fair Housing Act (FFHA).** Many people in Arlington say they support making Arlington a more diverse, inclusive, and welcoming community. Taking the time to assess what the Town’s zoning allows on one hand and makes more difficult or simply prohibits on the other hand will help to determine the impact of local zoning on racial and ethnic diversity, income diversity, and equity for people with disabilities, families with children, and others.
- **Plan for an Affordable Housing Overlay (AHO) along Arlington’s primary streets.** The Cambridge AHO could be a useful strategy to encourage the Housing Corporation of Arlington (HCA) and other non-profit housing developers in the region to build what many Arlington residents say they want to see: housing that is actually affordable, unlike many Chapter 40B developments where only 20 to 25 percent of the units are affordable for low- or moderate-income people. The AHO can accomplish that end because it gives developers the economic incentives they need to make “all affordable” projects feasible: higher density, fewer dimensional constraints, reductions in off-street parking requirements, and a non-discretionary approval process. It also can be implemented without changing the underlying zoning districts because an overlay can be applied anywhere the Town decides to locate it.

Some have expressed concerns that all-affordable developments concentrate and stigmatize affordable housing. However, while this Housing Plan was being prepared, others objected to developers of mixed-income housing profiting from affordable housing production. Arlington officials and advocates should pay attention to the kinds of projects being developed in Cambridge’s overlay district, the primarily mission-driven developers producing them, and the number of households that stand to benefit. In addition, there seems to be a mistaken impression that an overlay district like this would lead to concentration, but to make that assumption must mean people imagine a fairly small district in area. That is not the recommendation being made in this plan. The overlay in Arlington could cover a substantial area – all of the primary roadways – or all of the town’s neighborhoods, with the overlay rules tailored to the character of the underlying zones, just as Cambridge has done.

The “Development Opportunities” section of this chapter identifies a range of sites that could become good prospects for affordable housing development with AHO zoning in place.

- **Provide for “Missing Middle” zoning along minor collector streets in walkable residential neighborhoods.** “Missing Middle” is a euphemism for *a mix of housing types*. It consists of what planners consider “community-scale” housing (also a euphemism): three- or four-unit buildings facing the street, intermingled with two-family and detached single-family homes. Missing-middle housing offers ways to create small multifamily homes that do not involve very large buildings that would be out of scale with traditional neighborhood buildings. One of the problems in suburbs like Arlington is that long ago, policymakers and



legislative bodies put zoning in place to “freeze” what was on the ground at the time, hoping to thwart more growth. Policies like this can never keep pace with changes in housing markets. When the market calls for new kinds of housing to accommodate changing lifestyles, communities need to adjust, or development will seek other solutions – such as Chapter 40B. Arlington needs regulatory tools of its own to provide for more types of housing at varied scales. At the neighborhood level, two-family and “missing middle” solutions would offer options that do not exist today and could fit in comfortably with single-family homes.

- **Make CPA funds available to acquire property for group homes that serve people with disabilities.** Following the example set by the Town of Lincoln, a number of Boston-area suburbs have used CPA funds to acquire homes that can be sold or conveyed through a long-term lease as state-licensed group homes for adults with life-long cognitive or mental health disabilities. Under the state’s Chapter 40B regulations, each bedroom in a group home “counts” as an affordable housing unit on the Subsidized Housing Inventory. This means Arlington could get “credit” for more than one SHI-eligible unit of affordable housing from a single dwelling.
- **Work with organizations like CASPAR to develop and manage single-room occupancy (SRO) residences or supportive housing for people in recovery.** Cambridge and Somerville Programs for Addiction Recovery (CASPAR) is an example of a residential services provider that specializes in supportive services for people in recovery, both short- and longer-term. Arlington currently has no homes in the community serving this disability population.
- **Reduce or eliminate local preference in affordable housing lotteries.** There is ample evidence in research conducted for other communities that “local preference” enhances access to affordable homes for existing White residents of a community, thereby reducing access for income-eligible, non-resident minority applicants who want to become part of the Arlington community.
- **Preserve existing parks and conservation land throughout the Town** and ensure their long-term accessibility to the public for recreational purposes. Designate these lands as inappropriate for housing development (or other non-recreational development) and protect them accordingly.
- **Continue to require open space for multi-family and mixed-use buildings but allow flexibility in where and how it is achieved.** Suburban-style common open spaces are not always physically possible or even desirable on denser, infill lots. Consider requiring any space not needed for required parking, utilities, etc. to be landscaped, but not requiring a numerical target for open space and landscaping. Also allow and encourage green roofs, roof gardens, roof decks, balconies and terraces, or even common indoor courtyards and gardens.



- **Require the installation or improvement of sidewalks, bike paths, or pedestrian trails to access the nearest park or open space** in locations where on-site provision of open space is not feasible.
- **Review Article 16 in the Town's General Bylaws, Tree Protection and Preservation, and evaluate its effectiveness.** Strengthen the bylaw as needed, taking care to avoid placing an undue burden on affordable housing development.
- **Integrate Arlington's housing policies with the Net Zero Action Plan.** Ensure that existing affordable housing in Arlington has the financial support needed to conduct deep energy and green building retrofits to meet the goals of Arlington's Net Zero Action Plan. Likewise, ensure that developers of new affordable housing have access to financing adequate to cover the costs of net zero building construction.
- **Actively implement all the actions of the Net Zero Action Plan with an eye toward equity,** ensuring that socially and economically disadvantaged people are given the resources they need to take full advantage of the benefits.
- **Actively implement the Connect Arlington plan by focusing on active transportation options for new development and amending current parking requirements and parking design standards** for residential projects with an eye toward reducing impervious surfaces and increasing the use of green infrastructure to minimize storm water runoff. In addition to increasing the feasibility of multifamily development, reducing impervious cover through off-street parking reductions will help to reduce flooding and heat island effect.

Problem: Limited Capacity

GOALS:

9. Increase capacity to produce housing through leadership development, advocacy, staffing, funding, and relationships with nonprofit and for-profit developers.
10. Build awareness of affordable and fair housing needs within Arlington and the larger region, as well as Arlington's role in addressing broader inequities.

STRATEGIES:

- **Provide training, funding, and staff capacity to the Arlington Affordable Housing Trust.** Training resources are available from the Massachusetts Housing Partnership (MHP), which has published Affordable Housing Trust guidebooks and delivers day-long training programs around the state. In addition, Arlington could explore joining the Acton-based Regional Housing Services Office (RHSO), which currently serves nine towns west and south of Arlington, including neighboring Lexington. However the Town decides to provide predictable, competent support to the AHT, it will be critical to let the AHT function as the state legislation intends: as an independent advocate for and investor in the development and preservation of affordable housing.



- **Work with the Local Initiatives Support Corporation (LISC) and the Community Economic Development Assistance Corporation (CEDAC)** to identify community development organizations that could help Arlington increase non-profit development capacity. LISC, CEDAC, and other sources of affordable housing expertise should be tapped for public education, too. For example, Arlington could partner with these groups for roundtable sessions with non-profits, community development corporations (CDCs), for-profit developers, and subsidizing agencies to provide public education about the cost of developing and managing affordable housing. A program like this was launched in October 2021 with sponsorship by the Housing Plan Implementation Committee and other groups.
- **Support tenant advocacy and organizing efforts in affordable housing properties owned and managed by the Arlington Housing Authority, HCA, and other developers.** The community engagement process for this Housing Plan included interviews and consultation with housing and human service providers, school officials, clergy, other professionals with working knowledge of local housing needs, and many individuals who described themselves as affordable housing advocates. It was much harder to connect with actual *stakeholders*: the tenants of Arlington's affordable housing developments. Tenants who did participate raised concerns about property conditions and interactions with property managers. While the Town invests in developments that will increase the affordable housing supply, it should also consider opportunities to provide resources for tenant organizing.
- **Improve communications within town government about affordable housing needs, opportunities, and challenges.** Schedule periodic, predictable community conversation meetings with the Arlington Redevelopment Board, Housing Plan Implementation Committee, Affordable Housing Trust, and Select Board to set an annual housing implementation agenda consistent with this Housing Plan
- **Apply short-term rental community impact fees as a revenue source for the Affordable Housing Trust.** Arlington has adopted the additional "local option" tax – known as a community impact fee – for short-term rentals. The Town's vote took effect on January 1, 2020, and it calls for the maximum allowable fee of 3 percent of the short-term rental occupancy charge.⁶³ It applies to short-term rentals in owner-occupied two- or three-family dwellings or any professionally managed short-term rentals that are not otherwise subject to some other type of room occupancy tax. Under the legislation allowing impact fees for short-term rentals, the Town can assign receipts to Affordable Housing Trust. While the community impact fee generates very little revenue, it is still a funding source suited for affordable housing purposes and should be dedicated as such.
- **Explore the possibility of a Community Land Trust (CLT) for Arlington.** Though not often used as a source of affordable housing development in Massachusetts, CLTs are widely relied upon throughout the country as strategy for maintaining long-term affordability. In

⁶³ The local 3 percent is an addition to the 5.7 percent room occupancy tax collected and retained by the Commonwealth.



CLT-owned projects, homes are sold under a ground lease arrangement that effectively keeps land values from influencing the resale value of a dwelling unit. A CLT is not a governmental entity, so the Town's role would be to investigate the value of having a CLT partner and understanding how local government can support CLT projects. A good example of a Massachusetts-based CLT that has been highly successful as an affordable housing developer is the Island Housing Trust on Martha's Vineyard.

- **Expand the Town's base of information about affordable units listed on the Subsidized Housing Inventory (SHI).** The state list provides basic data about each property with affordable units, e.g., address, project type, subsidy source, and expiration date for the affordable housing restriction. It does not include important property details that shed light on the suitability of units to meet different needs. For example, the SHI includes no information about the condition of a property, the number of bedrooms per unit, and whether the units are accessible, subject to age restrictions, or serving a limited or "closed referral" clientele. The Town would benefit from having this information on file in order to assess housing needs more accurately.
- **Appoint affordable housing advocates to Town boards and commissions.** The Select Board has an important role in setting a leadership example for fair housing and affordable housing in Arlington. One way to build local capacity for affordable housing is through the appointment process for Town boards and committees. In Arlington, steps should be taken to increase housing policy and housing development expertise inside Town government. Additional and more effective actions are needed to encourage housing advocates and experts to serve the Town *beyond* appointing them to the Housing Plan Implementation Committee or Affordable Housing Trust Fund Board of Trustees. Some communities have worked hard to build the prestige of their housing boards and committees, eventually making those groups as prestigious as serving on a Finance Committee or the Redevelopment Board. The same care a community uses to place environmental experts and advocates on a Conservation Commission should be applied to the appointment process for housing policy positions.

DEVELOPMENT OPPORTUNITIES IN ARLINGTON

Arlington's best housing development opportunities are generally either in the form of infill or redevelopment. To provide a greater mix of housing options in Arlington, there is interest in advancing residential development in "smart growth" locations along commercial corridors that offer connections to various amenities, transit, and services. Many of the most significant development opportunities exist in such areas. In addition, Arlington aspires to provide greater housing choice throughout all its neighborhoods. This can be accomplished by reusing existing structures or redeveloping underutilized properties, ideally within reasonable proximity to community amenities such as schools, parks, services, or transit. The proposed Zoning Bylaw changes discussed in this Housing Plan are meant to help "unlock" the development potential of these areas.



The 2016 HPP identified nine potential development sites, mostly within the Broadway and Massachusetts Avenue corridors. Some of these sites have since been developed or are in the permitting process now. Others are no longer considered imminent opportunities and have been removed from the list. Further, in the past five years, new opportunities have arisen. The updated development opportunities listed in Appendix A are prime *examples* of properties that either would meet the smart growth standards of this Housing Plan through development or redevelopment or would introduce more opportunities for housing choice throughout Arlington instead of in concentrated locations.

This is not an exhaustive list. There are many properties that could be redeveloped under the zoning reforms described in this Housing Plan. Much of the potential for redevelopment is in the one-story commercial and office buildings along Massachusetts Avenue and Broadway. Depending on the building, lot size, and neighboring uses, additional residential stories could be added above the existing retail, or the sites could be redeveloped as new mixed-use structures. Within existing residential neighborhoods, there are opportunities to strategically allow for the conversion of larger, existing single-family homes or two-family homes into three- or four-family (or more) homes. Such conversions could be considered where there is easy walking access to schools, parks, services, and transit. Additionally, there is always the opportunity for the Town, in partnership with the Housing Corporation of Arlington (HCA), the Arlington Housing Authority (AHA), or non-profit developers to purchase and manage existing homes or apartment buildings as affordable housing and ensure they remain affordable in perpetuity through a regulatory agreement and deed restriction.

Another long-term opportunity is the rehabilitation of, expansion of, and new infill development at AHA properties. The AHA is a valuable resource for the Arlington community, providing permanent, affordable, and locally controlled and managed homes for families, seniors, and others who need it. At a minimum, existing space should be used as efficiently as possible to maximize the number of households that can be served. In the longer run, the AHA should work with DHCD or the Town, or other agencies, to secure financing for modernization of public housing or new construction. In communities with strong housing markets, mixed-income redevelopment of public housing is a possibility, with market-rate units covering the costs of providing subsidized units. Communities such as Somerville are using this strategy to modernize public housing with limited public expense. AHA may wish to explore the feasibility of such an approach. It is important to note that improving and redeveloping federally subsidized public housing can be easier than state-funded public housing.

Currently, all the properties on the development opportunities list in Appendix A are privately owned. In the future, Arlington may consider Town-owned properties suitable for the development of affordable housing. As noted, this plan does not recommend developing parks or conservation lands for housing, but other Town-owned properties could be considered in the future.

During the community engagement process, some participants raised the potential redevelopment of the Winchester Country Club and the Belmont Country Club, both of which are partially within Arlington and zoned for lower density residential uses. Neither of these



properties are expected to change their existing use or be redeveloped in the foreseeable future and are not included on this list. Still, it would be prudent for the Town to have a long-term plan for these properties and to determine the preferred scenario should the owners ever seek to sell or redevelop. The Town should consider whether these properties should be prioritized for conservation/open space, traditional subdivisions, missing middle housing, or some combination of options. The Open Space and Recreation Plan will help inform this discussion, documenting any long-term recreation goals for these properties. Both sites could theoretically support denser development within a quarter mile of existing bus stops.



ARLINGTON'S AFFORDABLE HOUSING PLAYBOOK: IMPLEMENTATION PLAN⁶⁴

Strategy	Addresses Problem Set	Lead Responsibility	Partners and Advocates	Requires TM	Level of Complexity	Prerequisites and Resources Needed	Timeframe
1. Allow two-family homes in all residential districts as of right in Arlington.	Impediments to Housing Choice	ARB SB HPIC	Equitable Arlington Human Rights Commission	Yes	Somewhat complicated	Zoning amendment Staff capacity Political leadership Public education	Near term
2. Adopt zoning to comply with G.L. c. 40A § 3A (MBTA Communities)	Shortage of Affordable Housing	ARB DPCD	Equitable Arlington	Yes	Complicated	Planning process Staff capacity Political leadership Zoning amendment	Near-term
3. Update the regulations of the R3 and R4 districts to allow three-family dwellings and townhomes as of right.	Impediments to Housing Choice	ARB HPIC	Equitable Arlington Human Rights Commission	Yes	Somewhat complicated	Zoning amendment Staff capacity Political leadership Public education	Near term
4. Consider options for strengthening Arlington's inclusionary zoning bylaw.	Shortage of Affordable Housing	ARB DPCD	Equitable Arlington	Yes	Somewhat complicated	Market analysis and feasibility study Zoning amendment	Near term
5. Conduct a racial impact study to determine whether Arlington's existing residential zoning has a disproportionate impact on Black, Indigenous and People of Color (BIPOC) and other groups protected under the Federal Fair Housing Act (FFHA).	Impediments to Housing Choice	SB TMgr DPCD	MAPC	No	Complicated	Racial impact assessment tool Political leadership	Near term
6. Reduce or eliminate local preference in affordable housing lotteries.	Impediments to Housing Choice	SB	HPIC Arlington Fights Racism	No	Not complicated	Public education	Near term

⁶⁴ Key: ARB, Arlington Redevelopment Board; SB, Select Board; HPIC, Housing Plan Implementation Committee; AHTF, Affordable Housing Trust Fund; AHA, Arlington Housing Authority; HCA, Housing Corporation of Arlington; CPC, Community Preservation Advisory Committee; ZBA, Board of Appeals; DPCD, Dept. of Planning and Community Development; DPW, Department of Public Works; LISC, Local Initiatives Support Corporation; CEDAC, Community Economic Development Assistance Council; MACDC, Mass. Association of Community Development Corporations;

Strategy	Addresses Problem Set	Lead Responsibility	Partners and Advocates	Requires TM	Level of Complexity	Prerequisites and Resources Needed	Timeframe
			Equitable Arlington			Technical assistance to ZBA, Planning Board	
7. Provide training, funding, and staff capacity to the Arlington Affordable Housing Trust.	Limited Capacity	SB	DPCD MHP	N	Not complicated	None	Near term
8. Appoint affordable housing advocates to Town boards and commissions.	Limited Capacity	SB Moderator		N	Not complicated	None	Near term
9. Continue to require open space for multi-family and mixed-use buildings but allow flexibility in where and how it is achieved.	Impediments to Housing Choice	ARB	DPCD	Yes	Not complicated	Zoning amendment	Near term
10. Make CPA funds available to acquire property for group homes that serve people with disabilities.	Impediments to Housing Choice	CPC AHTF	HPIC DDS/DMH Town Counsel	Yes	Somewhat complicated	Build relationships with area group home providers Procurement/RFP process Public education	Near term
11. Support tenant advocacy and organizing efforts in affordable housing properties owned and managed by the Arlington Housing Authority, HCA, and other developers.	Limited Capacity	AHTF DEI Coordinator	AHA HCA Human Rights Commission	N	Somewhat complicated	Consultation with tenants	Near term and ongoing
12. Invest ARPA, CPA, and other funds in capital improvements at properties owned by the Arlington Housing Authority (AHA).	Shortage of Affordable Housing	AHA SB	CPC	No	Somewhat complicated	AHA capital plan Administrative and procurement capacity	Near term and ongoing
13. Actively implement all the actions of the Net Zero Action Plan with an eye toward equity, ensuring that socially and economically disadvantaged people are given the resources they need to take full advantage of the benefits.	Impediments to Housing Choice	SB AHTF AHA HCA	DPCD MassSave Dept. Energy Resources	No	Moderately complex	Policies, communication with, and public education for LMI, LEP renters and landlords	Ongoing

Strategy	Addresses Problem Set	Lead Responsibility	Partners and Advocates	Requires TM	Level of Complexity	Prerequisites and Resources Needed	Timeframe
14. Actively implement the Connect Arlington plan by focusing on active transportation options for new development and amending current parking requirements and parking design standards for residential projects.	Impediments to Housing Choice	ARB SB DPW	DPCD Sustainable Transportation Adv. Comm. Arlington Liveable Streets Coalition	Yes	Moderately complex	Revised off-street parking requirements Revised on-street parking policy Complete Streets planning & implementation ADA Plan Implementation	Ongoing
15. Expand the Town's base of information about affordable units listed on the Subsidized Housing Inventory (SHI).	Limited Capacity	DPCD	AHA HCA DHCD Property managers of private rental housing	No	Somewhat complicated	May require review of old permits Accurate contact list of individuals & organizations with data	Ongoing
16. Continue to track expiring use developments.	Shortage of Affordable Housing	DPCD	CEDAC	No	Not complicated	Staff capacity	Ongoing
17. Address emergency housing needs.	Shortage of Affordable Housing	DPCD	CPC ARPA Arlington EATS Local organizations	No	Not complicated	Staff capacity Funding	Ongoing
18. Improve communications within town government about affordable housing needs, opportunities, and challenges.	Limited Capacity	SB ARB TMgr	AHTF Equitable Arlington	No	Not complicated	Political leadership Administrative capacity	Near term and ongoing
19. Explore options to establish a Chapter 40R "Smart Growth" overlay district in Arlington.	Shortage of Affordable Housing	ARB DPCD		Yes	Complicated	Planning process Staff capacity Design guidelines Zoning amendment	Medium term
20. Consolidate existing districts to create viable sites and zoning more land for multifamily use	Impediments to Housing Choice	ARB DPCD		Yes	Complicated	Zoning amendment Planning process	Medium term

Strategy	Addresses Problem Set	Lead Responsibility	Partners and Advocates	Requires TM	Level of Complexity	Prerequisites and Resources Needed	Timeframe
21. Improve development opportunities along major corridors and incorporate density bonuses for increased affordability.	Shortage of Affordable Housing	ARB DPCD		Yes	Somewhat complicated	Zoning amendment Market analysis and feasibility study	Medium term
22. Allow redevelopment of preexisting nonconforming residential uses in the Industrial Zoning District, and make residential uses easier to permit through redevelopment/reuse of Industrial District sites.	Shortage of Affordable Housing	ARB	HPIC	Yes	Somewhat complicated	Permit tracking under existing ID rules Consultation with developers	Medium term
23. Consider options for discouraging single-story commercial buildings in the Town's business and mixed-use districts.	Impediments to Housing Choice	ARB DPCD Economic Development	Business and Neighborhood Associations	Yes	Somewhat complicated	Market analysis and feasibility study Zoning amendment	Medium term
24. Apply short-term rental community impact fees as a revenue source for the Affordable Housing Trust.	Limited Capacity	TMgr SB	AHTF	Y	Not complicated	Policy development	Medium term
25. Preserve existing parks and conservation land throughout the Town and ensure their long-term accessibility to the public for recreational purposes.	Impediments to Housing Choice	SB	DPCD Open Space Committee	No	Not complicated	Written policy	Medium term
26. Require the installation or improvement of sidewalks, bike paths, or pedestrian trails to access the nearest park or open space in locations where on-site provision of open space is not feasible.	Impediments to Housing Choice	ARB ZBA	DPCD DPW Open Space Committee	Possibly	Not complicated	Zoning amendment Technical assistance to ZBA (for comprehensive permits)	Medium term
27. Review Article 16 in the Town's General Bylaws, Tree Protection and Preservation, and evaluate its effectiveness.	Impediments to Housing Choice	ARB CC Tree Committee	DPCD	No	Not complicated	None	Medium term

Strategy	Addresses Problem Set	Lead Responsibility	Partners and Advocates	Requires TM	Level of Complexity	Prerequisites and Resources Needed	Timeframe
28. Adopt an Affordable Housing Overlay (AHO), modeled after Cambridge's AHO.	Impediments to Housing Choice	ARB SB	DPCD Human Rights Commission Arlington Fights Racism Equitable Arlington	Yes	Complicated	Zoning amendments Zoning Map amendments Staff capacity Public education	Medium term
29. Work with LISC and CEDAC to identify community development organizations that could help Arlington increase non-profit development capacity.	Limited Capacity	AHTF DPCD	MACDC DHCD	No	Not complicated	None	Medium term
30. Provide tax incentives for deeply affordable homes.	Shortage of Affordable Housing	SB AHTF	Finance Dept. DPCD	Yes	Somewhat complicated	May require home rule approval Policies & procedures for eligible projects	Medium term
31. Subsidize low- or no-interest loans or grants for purchase price write-downs or write down affordable rents to very-low affordability.	Shortage of Affordable Housing	AHTF CPC	DPCD	Possibly	Somewhat complex	Administrative capacity Existing models in other towns Policies & procedures, program design	Medium term
32. Increase the amount of land zoned for multifamily development/reorganize existing multifamily districts.	Shortage of Affordable Housing	ARB SB DPCD	HPIC Equitable Arlington	Yes	Complicated	GIS mapping Plan for district consolidation/assembly Zoning map amendment	Medium term
33. Encourage use of Housing Choice to help low-income renters become homebuyers.	Shortage of Affordable Housing	AHA	AHTF	No	Somewhat complicated	Assessment of impact on existing mobile vouchers	Medium term
34. Investigate opportunities for the AHA to provide Veterans Affairs Supportive Housing (VASH) vouchers to rehouse homeless veterans.	Shortage of Affordable Housing	AHA	VA	No	Somewhat complicated	Analysis of need VA facility partner Application to HUD	Medium term

Strategy	Addresses Problem Set	Lead Responsibility	Partners and Advocates	Requires TM	Level of Complexity	Prerequisites and Resources Needed	Timeframe
35. Increase Arlington's commitment of Community Preservation Act (CPA) to creation and retention of affordable housing.	Shortage of Affordable Housing	CPC	AHTF HCA AHA HPIC	Yes	Not complicated	CP Plan and CPC award policies	Medium term
36. Make enhanced homebuyer assistance available, e.g., local funding to increase affordability of MHP ONE Mortgage loans.	Shortage of Affordable Housing	AHTF	CPC DPCD Participating lenders	Yes	Somewhat difficult	Requires administrative capacity	Medium term
37. Provide for "Missing Middle" zoning along minor collector streets in walkable residential neighborhoods.	Impediments to Housing Choice	ARB SB	DPCD Equitable Arlington	Yes	Somewhat complicated	Zoning amendments Zoning Map amendments Staff capacity Public education	Medium term
38. Plan for mixed-use development with affordable housing on the municipal parking lot in Arlington Center.	Shortage of Affordable Housing	ARB SB DPCD	Equitable Arlington	Yes	Complicated	Planning process Developer procurement and land disposition	Longer term
39. Evaluate the feasibility of mixed-use development with affordable housing on the municipal parking lot in Arlington Center.	Impediments to Housing Choice	ARB SB	DPCD	Yes	Complicated	Planning Real property disposition process Rezoning	Longer term
40. Work with organizations like CASPAR to develop and manage single-room occupancy (SRO) residences or supportive housing for people in recovery.	Impediments to Housing Choice	AHTF	ARB Human Rights Commission	Possibly	Complicated	Build relationships with qualified service providers RFP, program documents Public education	Longer term
41. Integrate Arlington's housing policies with the Net Zero Action Plan.	Impediments to Housing Choice	ARB DPCD	Clean Energy Future Committee	Yes	Complicated	Multiple zoning amendments Pedestrian/bicycle accommodation	Longer term
42. Explore the possibility of a Community Land Trust (CLT) for Arlington.	Limited Capacity	DPCD AHTF		No	Not complicated	Case studies LISC	Longer term

Strategy	Addresses Problem Set	Lead Responsibility	Partners and Advocates	Requires TM	Level of Complexity	Prerequisites and Resources Needed	Timeframe
43. Consider allocating some Housing Choice vouchers to project-based vouchers (PBV) to support new affordable housing development in Arlington.	Shortage of Affordable Housing	AHA	AHTF HCA	No	Not complicated	Written procedures for converting vouchers Request for Proposals for eligible projects	Longer term

Appendix

APPENDIX A. EXAMPLES OF POTENTIAL SITES FOR AFFORDABLE AND MIXED-INCOME HOUSING DEVELOPMENT

190, 192-200 MASSACHUSETTS AVENUE



Size: 0.26 acres
Zoning: B3
Parcels: 2
Bus Stop: On site (77, 350)
Minuteman Bikeway: 0.3 miles

Development Potential: New development and adaptive reuse. Mixed-use with ground-floor commercial and upper-story apartments.

Development Constraints: Parcel is on a double corner lot

1021-1027 MASSACHUSETTS AVENUE



Size: 1.08 acres
Zoning: B1
Parcels: 2
Bus Stop: 180 feet (77)
Minuteman Bikeway: 0.2 miles

Development Potential: Redevelopment or new development. Mixed-use with ground-floor commercial and upper-story apartments.

Development Constraints: Within the Conservation Commission adjacent upland resource area (AURA) and Riverfront Area. 2021 Massachusetts Avenue is on the AHC's local inventory of historically or architecturally significant buildings.



15 RYDER STREET

Size: 1.05 acres
Zoning: I
Parcels: 1
Bus Stop: 0.2 miles (77)
Minuteman Bikeway: 0.2 miles

Development Potential: Redevelopment of existing warehouse building or potential new development with mixed-use or multi-family development.

Development Constraints: Within the Conservation Commission adjacent upland resource area (AURA) and Riverfront Area. Apartments are not currently allowed in the I (Industrial) zoning district unless dedicated for artist live/workspaces.

22 APPLETON STREET/10 ACTON STREET (ST. ATHANASIUS THE GREAT)

Size: 2.39 acres
Zoning: R1
Parcels: Approximately 1/3 of one parcel
Bus Stop: 0.1 miles (77)
Minuteman Bikeway: 0.4 miles

Development Potential: Redevelopment of former rectory and potential additional new development with mixed-use or multi-family development.

Development Constraints: On the AHC's local inventory of historically or architecturally significant buildings.

30 PARK AVENUE/50 LOWELL STREET (FORMER GOLD'S GYM)

Size: 4.51 acres
Zoning: I
Parcels: 2
Bus Stop: 400 feet (62/76, 77, Lexpress C)
Minuteman Bikeway: 0.0 miles

Development Potential: Redevelopment of existing gym and warehouse buildings with mixed-use or multi-family development.

Development Constraints: Within the Conservation Commission adjacent upland resource area (AURA) and partly within the Riverfront Area. Apartments are not currently allowed in the I (Industrial) zoning district unless dedicated for artist live/workspaces.



111 BROADWAY

Size: 0.25 acres
Zoning: B4
Parcels: 1
Bus Stop: 350 feet (87)
Minuteman Bikeway: 0.5 miles

Development Potential: Redevelopment of existing auto repair shop with mixed-use or multi-family development.

Development Constraints: N/A

EAST ARLINGTON GATEWAY (20-36 MASSACHUSETTS AVENUE & 0-LOT, 7, 11 BOULEVARD ROAD)

Size: 0.74 acres
Zoning: B4
Parcels: 5
Subway (Alewife): 0.6 miles
Bus Stop: 0 feet (77, 350)
Alewife Greenway: 0 feet
Minuteman Bikeway: 0.5 miles

Development Potential: Redevelopment or building on top of existing single-story commercial buildings, with new mixed-use or multi-family development.

Development Constraints: Four of the five parcels are within 200 feet of the mean annual high water line of Alewife Brook.



1425-1427 MASSACHUSETTS AVENUE (WALGREENS AND TRADER JOE'S)

Size: 1.37 acres
Zoning: B2A
Parcels: 1
Bus Stop: 0 feet (62/76, Lexpress C)
Bus Stop: 0.25 miles (77)
Minuteman Bikeway: 0.0 miles

Development Potential: Redevelopment or building on top of existing single-story commercial buildings and/or development of existing surface parking, with new mixed-use or multi-family development.

Development Constraints: Within the Conservation Commission Riverfront Area.

947-963 MASSACHUSETTS AVENUE (PARKING LOT)

Size: 0.96 acres
Zoning: B4
Parcels: 6
Bus Stop: 0 feet (77)
Minuteman Bikeway: 0.2 miles

Development Potential: Potential development of existing surface parking, with new mixed-use or multi-family development. Additional potential for demolition and redevelopment of neighboring convenience store at 935 Massachusetts Avenue.

Development Constraints: N/A



188 MEDFORD STREET (WINCHESTER SAVINGS BANK)

Size: 0.39 acres
Zoning: R2
Parcels: 1
Bus Stop: 0 feet (80, 95)

Development Potential: Redevelopment or building on top of existing single-story commercial buildings and/or development of existing surface parking, with new mixed-use or multi-family development.

Development Constraints: The R2 district does not allow multi-family residential, and the existing bank is likely a legal nonconforming use. The eastern half of the parcel is within the 200-foot wetland regulated riverfront buffer.

324 MASSACHUSETTS AVENUE (WALGREENS)

Size: 1.48 acres
Zoning: B2A
Parcels: 1
Bus Stop: 0 feet (77, 350)
Minuteman Bikeway: 0.0 miles

Development Potential: Redevelopment of existing drugstore and/or new development with mixed-use.

Development Constraints: N/A.



APPENDIX B: GLOSSARY

Affirmative Fair Housing Marketing Plan (AFHMP). A plan that meets the fair housing and non-discrimination requirements of the Department of Housing and Community Development (DHCD) for marketing affordable housing units. The plan typically provides for a lottery and outreach to populations protected under the federal Fair Housing Act of 1968, as amended. The plan must be designed to prevent housing discrimination on the basis of race, creed, color, national origin, sex, age, disability, familial status, sexual orientation, gender identity, or any other legally protected class under state or federal law.

Affordable Housing. As used in this report, "affordable housing" is synonymous with low- or moderate-income housing, i.e., housing available to households with income that does not exceed 80 percent of area median income and at a cost that does not exceed 30 percent of their monthly gross income.

Affordable Housing Restriction. A contract, mortgage agreement, deed restriction or other legal instrument, acceptable in form and substance to the Town, that effectively restricts occupancy of an affordable housing unit to a qualified purchaser or renter, and which provides for administration, monitoring, and enforcement of the restriction during the term of affordability. An affordable housing restriction runs with the land in perpetuity or for the maximum period allowed by law. It should be entered into and made enforceable under the provisions of G.L. c. 184, §§ 31-33 or other equivalent state law.

Affordable Housing Trust Fund. The mechanism used to account for and report revenues and expenditures for affordable housing, including but not limited to Community Preservation Act (CPA) receipts and other affordable housing funding sources.

Area Median Income (AMI). The median family income, adjusted for household size, within a given metropolitan or non-metropolitan area, updated annually by HUD and used to determine eligibility for most housing assistance programs. For Arlington, AMI is based on the Boston-Cambridge-Newton Median Family Income.

Average-Income Household. Loosely defined term for households with incomes over the maximum for affordable housing but typically outpriced by housing costs in affluent suburbs. An income between 81 and 120 percent of AMI generally encompasses average-income households.

Chapter 40A. G.L. c. 40A, the state Zoning Act. The current version of the Zoning Act was adopted in 1975 (1975 Mass. Acts 808), and most recently amended by the 2020 Housing Choice Bill.

Chapter 40B. G.L. c. 40B, § 20-23 (1969 Mass. Acts 774), the state law administered locally by the Board of Appeals in order to create affordable housing. It provides eligible developers with a unified permitting process that subsumes all permits normally issued by multiple town boards. Chapter 40B establishes a basic presumption at least 10 percent of the housing in each city and town should be affordable to low- or



moderate-income households. In communities below the 10 percent statutory minimum, affordable housing developers aggrieved by a decision of the Board of Appeals can appeal to the state Housing Appeals Committee, which in turn has authority to uphold or reverse the Board's decision.

Chapter 40R. G.L. c. 40R (2004 Mass. Acts 149, s. 92), a state law that provides for overlay districts with variable densities for residential development and multi-family housing by right (subject to site plan review). At least 20 percent of the units in a Chapter 40R district have to be affordable to low- or moderate-income people.

Chapter 44B. G.L. c. 44B (2000 Mass. Acts 267), the Community Preservation Act, allows communities to establish a Community Preservation Fund for open space, historic preservation, and community housing by imposing a surcharge of up to 3 percent on local property tax bills. The state provides matching funds (or a partial match) from the Community Preservation Trust Fund, generated from Registry of Deeds fees. Arlington adopted the CPA in November 2014.

Comprehensive Permit. The unified permit authorized by Chapter 40B, §§ 20-23, for affordable housing development.

Community Development Block Grant (CDBG). Under the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5300 et seq.), the U.S. Department of Housing and Urban Development (HUD) makes funds available each year for large cities ("entitlement communities") and each of the fifty states (the Small Cities or "non-entitlement" program). CDBG can be used to support a variety of housing and community development activities provided they meet one of three "national objectives" established by Congress. Housing activities are usually designed to meet the national objective of providing benefits to low- or moderate-income people. Funds may be used for housing rehabilitation, redevelopment of existing properties for residential purposes (in some cases), making site improvements to publicly owned land to support the construction of new housing, interest rate and mortgage principal subsidies, and down payment and closing cost assistance. Arlington receives approximately \$1.1 million in CDBG funds from HUD each year.

Community Housing. As defined under Chapter 44B, "community housing" includes housing affordable and available to (a) households with incomes at or below 80 percent AMI and (b) between 81 percent and 100 percent AMI.

Community Land Trust. Community land trusts are nonprofit, community-based organizations designed to ensure community stewardship of land. They are used primarily to ensure long-term housing affordability. To do so, the trust acquires land and maintains ownership of it permanently. With prospective homeowners, it enters into a long-term, renewable lease instead of a traditional sale. When the homeowner sells, the family earns only a portion of the increased property value. The remainder is kept by the trust, preserving the affordability for future low- to moderate-income families.

Community Preservation Act. *See definition of Chapter 44B.*



Comprehensive Permit. The unified permit authorized by Chapter 40B for affordable housing development.

Department of Housing and Community Development (DHCD). The state's lead housing agency, originally known as the Department of Community Affairs (DCA). DHCD oversees state-funded public housing and administers rental assistance programs, the state allocation of CDBG and HOME funds, various state-funded affordable housing development programs, and the Community Services Block Grant (CSBG) Program. DHCD also oversees policy and administration of Chapter 40B.

Disparate Impact. A legal doctrine under Fair Housing that states a policy may be seen as discriminatory if it has a disproportionately adverse effect on groups protected by the Act. The intent does not have to be discriminative; disparate impact looks at the *effect*.

Extremely Low-Income Household. A household income at or below 30 percent of AMI. (In some housing programs, a household with income at or below 30 percent of AMI is called very low income.)

Fair Housing Act (Federal). Established under Title VII of the 1968 Civil Rights Act, the federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), sexual orientation, gender identity, and disability.

Fair Housing Law, Massachusetts. G.L. c. 151B (1946), the state Fair Housing Act prohibits housing discrimination on the basis of race, color religious creed, national origin, sex, sexual orientation, age, children, ancestry, marital status, veteran history, public assistance reciprocity, or physical or mental disability.

Fair Market Rent (FMR). A mechanism used by HUD to control costs in the Section 8 rental assistance program. HUD sets FMRs annually for metropolitan and non-metropolitan housing market areas. The FMR is the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market. (See 24 CFR 888.)

Family. Under the Federal Fair Housing Act (FFHA), family includes any of the following:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or
- (2) A group of persons residing together, and such group includes, but is not limited to:
 - (a) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
 - (b) An elderly family;



- (c) A near-elderly family;
- (d) A disabled family;
- (e) A displaced family; and
- (f) The remaining members of a tenant family.

Gross Rent. Gross rent is the sum of the rent paid to the owner ("contract rent") plus any utility costs incurred by the tenant. Utilities include electricity, gas, water and sewer, and trash removal services but not telephone service. If the owner pays for all utilities, then gross rent equals the rent paid to the owner.

Group Home. A type of congregate housing for people with disabilities; usually a single-family home.

Household. One or more people forming a single housekeeping unit and occupying the same housing unit. *See definition of Family.*

Housing Appeals Committee (HAC). A five-member body that adjudicates disputes under Chapter 40B. Three members are appointed by the Director of DHCD, one of whom must be a DHCD employee. The governor appoints the other two members, one of whom must be a city councilor and the other, a selectman.

Housing Authority. Authorized under G.L. 121B, a public agency that develops and operates rental housing for very-low and low-income households.

Housing Cost, Monthly. For homeowners, monthly housing cost is the sum of principal and interest payments, property taxes, and insurance, and where applicable, homeowners association or condominium fees. For renters, monthly housing cost includes rent and basic utilities (oil/gas, electricity).

HUD. *See U.S. Department of Housing and Urban Development.*

Inclusionary Zoning. A zoning ordinance or bylaw that encourages or requires developers to build affordable housing in their developments or provide a comparable public benefit, such as providing affordable units in other locations ("off-site units") or paying fees in lieu of units to an affordable housing trust fund. Arlington's inclusionary zoning can be found in Section 8.4 of the Zoning Bylaw.

Infill Development. Construction on vacant lots or underutilized land in established neighborhoods and commercial centers.

Labor Force. The civilian non-institutionalized population 16 years and over, either employed or looking for work.

Labor Force Participation Rate. The percentage of the civilian non-institutionalized population 16 years and over that is in the labor force.



Local Initiative Program (LIP). A program administered by DHCD that encourages communities to create Chapter 40B-eligible housing without a comprehensive permit, e.g., through inclusionary zoning, purchase price buydowns, a Chapter 40R overlay district, and so forth. LIP grew out of recommendations from the Special Commission Relative to the Implementation of Low or Moderate Income Housing Provisions in 1989. The Commission prepared a comprehensive assessment of Chapter 40B and recommended new, more flexible ways to create affordable housing without dependence on financial subsidies.

Low-Income Household. As used in the terminology of Chapter 40B and DHCD's Chapter 40B Regulations, low income means a household income at or below 50 percent of AMI. It includes the HUD household income group known as very low income.

Low or Moderate Income. As used in Chapter 40B, low or moderate income is a household that meets the income test of a state or federal housing subsidy program. Massachusetts follows the same standard as the rest of the nation, which is that "subsidized" or low- or moderate-income housing means housing for people with incomes at or below 80 percent of the applicable AMI.

Massachusetts Housing Partnership (MHP). A public non-profit affordable housing organization established by the legislature in 1985. MHP provides technical assistance to cities and towns, permanent financing for rental housing, and mortgage assistance for first-time homebuyers.

MassDevelopment. A quasi-public state agency that provides financing for commercial, industrial, and multifamily rental developments and facilities owned by non-profit organizations.

MassHousing. A quasi-public state agency that provides financing for affordable housing.

Mixed-Income Development. A residential development that includes market-rate and affordable housing.

Mixed-Use Development. A development with more than one use on a single lot. The uses may be contained within a single building ("vertical mixed use") or divided among two or more buildings ("horizontal mixed use").

Moderate-Income Household. As used in the terminology of Chapter 40B and DHCD's Chapter 40B Regulations, moderate income means a household income between 51 and 80 percent of AMI. In some federal housing programs, a household with income between 51 and 80 percent of AMI is called low income.

Non-Family Household. A term the Census Bureau uses to describe households composed of single people living alone or multiple unrelated people sharing a housing unit.

Overlay District. A zoning district that covers all or portions of basic use districts and imposes additional (more restrictive) requirements or offers additional (less restrictive) opportunities for the use of land.



Regulatory Agreement. An affordable housing restriction, recorded with the Registry of Deeds or the Land Court, outlining the developer's responsibilities and rights

Section 8. A HUD-administered rental assistance program that subsidizes Housing Choice vouchers to help very-low and low-income households pay for private housing. Tenants pay 30 percent (sometimes as high as 40 percent) of their income for rent and basic utilities, and the Section 8 subsidy pays the balance of the rent. Section 8 also can be used as a subsidy for eligible rental developments, known as Section 8 Project-Based Vouchers (PBV), which are not "mobile" because they are attached to specific units. The Arlington Housing Authority administers Section 8 Housing Choice Vouchers.

Single-Room Occupancy (SRO). A building that includes single rooms for occupancy by individuals and usually includes common cooking and bathroom facilities shared by the occupants.

Subsidized Housing Inventory (SHI). A list of housing units that "count" toward a community's 10 percent statutory minimum under Chapter 40B.

SHI-Eligible Unit. A housing unit that DHCD finds eligible for the Subsidized Housing Inventory because its affordability is secured by a long-term use restriction and the unit is made available to low- or moderate-income households through an approved affirmative marketing plan.

Subsidy. Financial or other assistance to make housing affordable to low- or moderate-income people.

U.S. Department of Housing and Urban Development (HUD). The lead federal agency for financing affordable housing development and administering the Fair Housing Act.

Very Low Income. *See Extremely Low Income.*

Workforce. People who work or who are available for work, either in a defined geographic area or a specific industry.



APPENDIX C. ARLINGTON SUBSIDIZED HOUSING INVENTORY

Project Name	Address	Type	Units	Subsidy
Menotomy Manor	Fremont/Gardner	Rental	126	DHCD
Menotomy Manor	Fremont/Gardner/Memorial/Sunnyside Av	Rental	50	DHCD
n/a	Decatur St.	Rental	5	DHCD
Chestnut Manor	54 Medford St.	Rental	100	DHCD
Cusack Building	8 Summer St	Rental	67	DHCD
Drake Village	Drake Road	Rental	72	DHCD
Hauser Building	37 Drake Road	Rental	144	DHCD
Winslow Towers	4 Winslow St.	Rental	136	DHCD
998 Massachusetts Ave	998 Mass. Ave	Rental	13	DHCD
Broadway Homes*	110-112 Broadway	Rental	5	HUD
Millbrook Square Apartments*	17 Mill St.	Rental	146	HUD
Russell Terrace*	12 Russell Terrace	Rental	22	DHCD
Russell Place	Water and Wright Streets	Ownership	7	DHCD
DDS Group Homes	Confidential	Rental	42	DDS
DMH Group Homes	Confidential	Rental	24	DMH
Fessenden Road	Fessenden Road	Rental	15	MHP
Two Family Affordable Rental Program*	Smith Street	Rental	2	HUD
Two Family Affordable Rental Program*	Bow Street	Rental	2	HUD
Two Family Affordable Rental Program*	Rawson Street	Rental	2	HUD
Two Family Affordable Rental Program*	Summer Street	Rental	2	HUD
Two Family Affordable Rental Program*	Broadway	Rental	2	HUD
Two Family Affordable Rental Program*	Decatur Street	Rental	2	HUD
Two Family Affordable Rental Program*	Webster Street	Rental	2	HUD
Two Family Affordable Rental Program*	Bow Street	Rental	2	HUD
Two Family Affordable Rental Program*	Washington Street	Rental	2	HUD
Two Family Affordable Rental Program*	Sherborn Street	Rental	2	HUD
Two Family Affordable Rental Program*	Warren Street	Rental	2	HUD
Two Family Affordable Rental Program*	Dorothy Road	Rental	2	HUD
Two Family Affordable Rental Program*	Acton Street	Rental	2	HUD



Project Name	Address	Type	Units	Subsidy
Massachusetts Avenue*	264 Massachusetts Avenue	Ownership	4	DHCD
Two Family Affordable Rental Program*	Medford Street	Rental	2	MHP
Minuteman Village*	40 Brattle St	Ownership	4	MassHousing
Mass Ave Preservation Project*	1016 Mass Ave	Rental	18	HUD
Arlington 360	Summer Street	Rental	26	DHCD
Mass Ave	Mass Ave	Rental	1	DHCD
Arlington Affordable Rental Program*	Rawson Road	Rental	2	HUD
Forest/Pierce*	34 Forest St/11-13 Pierce St	Rental	10	HUD
Capitol Square Apartments	252, 258-260 Mass Ave	Rental	32	MassHousing
Alta Brigham Square	30-50 Mill Street	Rental	17	DHCD
20 Westminster Avenue	20 Westminster Avenue	Rental	9	MassHousing
Kimball-Farmer House*	Mass Avenue	Rental	3	HUD
483 Summer St	483 Summer St	Rental	1	DHCD
1165R Mass Ave	11165R Massachusetts Ave	Rental	124	MassHousing
TOTAL			1,253	

*Units with expiring use restrictions

**Note that the 124 units in Thorndike Place or the 48 units at the HCA's Downing Square Broadway Initiative have not been added to the Subsidized Housing Inventory as of the date of this plan.



APPENDIX D. PROCEDURES FOR HOUSING PLAN CERTIFICATION SAFE HARBOR

In 2002, the Massachusetts Department of Housing and Community Development (DHCD) created an incentive for cities and towns to take an active role in increasing the supply of affordable housing. By developing a plan that met DHCD's requirements under the Planned Production program, communities could become eligible to deny a comprehensive permit for twelve (or possibly twenty-four) months if they implemented their housing plan by meeting a minimum annual low-income housing production target. The Planned Production program was overhauled in 2008, at which time the planning component became known as the Housing Production Plan.

To qualify for the flexibility that a DHCD-approved Housing Production Plan offers, Arlington needs to create (through the issuance of permits and approvals) at least 99 new low- or moderate-income housing units (or an amount equal to or greater than the 0.50 percent production goal) in a given calendar year and obtain certification from DHCD that the Housing Production Plan standard had been met. Units eligible for the Subsidized Housing Inventory (SHI) will be counted for certification purposes in accordance with 760 CMR 56.03(2):

(2) Subsidized Housing Inventory.

(a) The Department shall maintain the SHI to measure a municipality's stock of SHI Eligible Housing. The SHI is not limited to housing units developed through issuance of a Comprehensive Permit; it may also include SHI Eligible Housing units developed under G.L. Chapters 40A, 40R, and other statutes, regulations, and programs, so long as such units are subject to a Use Restriction and an Affirmative Fair Marketing Plan, and they satisfy the requirements of guidelines issued by the Department.

(b) Units shall be eligible to be counted on the SHI at the earliest of the following:

1. For units that require a Comprehensive Permit under M.G.L. c. 40B, § 20 through 23, or a zoning approval under M.G.L. c. 40A or completion of plan review under M.G.L. c. 40R, the date when:
 - a. the permit or approval is filed with the municipal clerk, notwithstanding any appeal by a party other than the Board, but subject to the time limit for counting such units set forth at 760 CMR 56.03(2)(c); or
 - b. on the date when the last appeal by the Board is fully resolved;
2. When the building permit for the unit is issued;
3. When the occupancy permit for the unit is issued; or
4. When the unit is occupied by an Income Eligible Household and all the conditions of 760 CMR 56.03(2)(b) have been met (if no Comprehensive Permit, zoning approval, building permit, or occupancy permit is required.)

Requests for certification may be submitted at any time. DHCD will determine whether Arlington complies within 30 days of receipt of the Town's request. If DHCD finds that Arlington complies with the Housing Production Plan, the certification will be deemed effective on the date upon which Arlington created new units on the SHI under 760 CMR 56.03(2). The certification will remain in effect for one year from its effective date. If DHCD finds that



Arlington has increased its number of SHI Eligible Housing units in a calendar year by at least 1 percent of its total housing units (91 units), the certification will remain in effect for two years from its effective date.

The certification process would allow the Zoning Board of Appeals to deny a comprehensive permit for twelve months (or twenty-four months, as applicable), or continue to approve projects based on merit. However, if the Board decides to deny a comprehensive permit or impose conditions during the Housing Plan certification period, it must do so according to the following procedures. 760 CMR 56.05(3) and 56.03(8):

- Within fifteen days of opening the public hearing on a comprehensive permit application, the Board has to provide written notice to the applicant, with a copy to DHCD, that denying the permit or imposing conditions or requirements would be consistent with local needs, the grounds that it believes has been met (e.g., a Housing Plan certification is in effect), and the factual basis for that position, including supportive documentation.
- If the Applicant wishes to challenge the Board's assertion, it must do so by providing written notice to DHCD, with a copy to the Board, within fifteen days of receiving the Board's notice, and include supportive documentation.
- DHCD will review the materials provided by the Board and the applicant and issue a decision within thirty days. The Board has the burden of proving that a denial or approval with conditions would be consistent with local needs, but any failure of DHCD to issue a timely decision constitutes a determination in favor of the Town.
- While this process is underway, it tolls the requirement to complete the public hearing and final action.



From: Jordan Weinstein <jordan3weinstein@gmail.com>
To: jraitt@town.arlington.ma.us
Cc: askarfr@outlook.com
Date: 01/21/2022 07:02 AM
Subject: I oppose the new Housing Production Plan

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Dear Ms. Raitt,

I am writing to express my opposition to the new Housing Production Plan and the effort to rezone R1 districts to R2. I do not agree with the logic that making all R1 areas into R2s would result in more affordable or lower cost housing. The most compelling evidence of this is the attached document that demonstrates how actual development of single and two-family houses in Arlington into two condos has in fact resulted in increases in home prices. This is gentrification, not "choice"...and is a giveaway to real estate and developer interests interested in profits more than people or community.

Please place this email into the record at the upcoming meeting of the Arlington Redevelopment Board.

What the Actual Data Shows About R2 District Trends

Address	Single-family Sale Price	Condo 1 Sale Price	Condo 2 Sale Price
9-11 Arnold St.	600,000	890,000	900,000
21-23 Beacon St.	950,000	980,000	990,000
25-27 Beacon St.	769,000	820,000	839,000
47-49 Beacon St.	769,000	899,000	910,000
9-11 Crescent Hill Rd.	599,000	759,900	759,000
33-35 Cutter Hill Rd.	717,000	900,000	915,000
62-64 Fairmont St.	975,000	1,181,000	1,202,000
18-20 Harvard St.	805,000	1,100,001	1,035,000
18-20 Nourse St.	630,000	925,000	965,000
84-86 Paul Revere Rd.	350,000	729,900	729,900
18-20 Webcowet Rd.	750,000	825,000	816,000
40-42 Webcowet Rd.	850,000	990,000	1,060,000
54-56 Webcowet Rd.	960,000	1,275,000	not yet available

Address	Two-family Sale Price	Condo 1 Sale Price	Condo 2 Sale Price
70-72 Beacon St.	625,000	795,000	810,000
52-54 Dorothy Rd.	665,000	900,000	953,348
83-85 Dorothy Rd.	755,000	1,068,000	1,023,686
58-60 Exeter St.	955,000	1,000,000	925,000
10-12 Field Rd.	775,000	820,000	840,000
140-142 Medford St.	780,000	1,100,000	1,090,000
19-21 Mott St.	725,000	1,050,000	1,200,000
22-24 Mott St.	720,000	875,000	875,000
26-28 Mott St.	725,000	855,000	855,000
31-33 Mott St.	720,000	855,000	819,000
34-36 Mott St.	750,000	970,000	970,000
9-11 Park St.	750,000	875,000	875,000
41-43 Rangeley St.	930,000	895,000	905,000
50-52 Washington St.	590,000	720,000	725,000
39-43 Winter St.	937,500	1,599,900 pending	not yet available

Source: <https://blog-arfrr.blogspot.com/2022/01/squeezing-out-middle-third.html>

Sincerely,

Jordan Weinstein
Town Meeting Member, pct.21

From: Don Seltzer <timoneer@gmail.com>
To: Rachel Zsembery <rzsembery@town.arlington.ma.us>, KLaue@town.arlington.ma.us, Eugene Benson <EBenson@town.arlington.ma.us>, MTintocalis@town.arlington.ma.us, Steve Revilak <steve@srevilak.net>
Cc: Jenny Raitt <jrait@town.arlington.ma.us>
Date: 01/23/2022 11:57 AM
Subject: Comments on the Barrett Housing Plan

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TO: Arlington Redevelopment Board

The draft Housing Production Plan prepared by Barrett Consulting Group LLC does not accurately present the extent of single family housing in Arlington. It states that:

*Over 60% of Arlington can only be used for single family housing.
44% of our housing is in single family houses.*

The first statement is highly misleading. The second is simply inaccurate.

Our R1 zones are heavily used for many purposes other than single family homes. As Board members are aware, all of our schools are in R1 districts.

Most playgrounds, many athletic fields, and the skating rink are in R1.

Town Hall, two fire stations, the Robbins Library, and many other municipal buildings are in R1.

Our churches and cemeteries are zoned R1.

R1 districts are also being utilized for a wide diversity of housing types. There are more than 600 multifamily housing units ranging from two families and duplexes, to several dozen apartment buildings in R1.

By actual count from the Assessor's database, there are 8001 single family homes in Arlington out of 20,461 total households. Single family homes are, in fact, just 39% of our housing stock, while 61% of our housing is some form of multi-family. The draft Plan acknowledges that Arlington is among the lowest in percentage of single family homes among comparable communities. The corrected value of 39% puts us even closer to the bottom.

Also from the Assessor's database, it can be determined that single family lots in R0-1 account for 1240 acres, which is just 38% of total Arlington land area.

A final important and little known fact is that Arlington currently has 645 single family homes in R2 districts which can already be redeveloped as two family or duplexes by right. This is highly relevant to the Plan's proposal to rezone R0-1 to allow two family homes. We do not have to speculate as to the possible outcome. We have dozens of recent examples that make clear how the free market will respond.

As these single family homes in R2 districts come on the market, many are quickly snapped up by developers for teardowns. Some do not even make it to the public housing market. In nearly every teardown case, the property is redeveloped as luxury duplex condominiums in which each of the two units cost more than the original home. Several of the most recent examples are topping \$1M per condo unit.

252 of 283

In no instance has the developer taken advantage of the lower cost of land per unit to build anything close to affordable housing.

The report's author has been quite candid that this part of the Plan is NOT about affordability, it is about providing more choice to upper income families who can afford to spend \$1M or more on a home, households making more than 200% of AMI. This goes far beyond the scope of what the state DHCD requires for Housing Plans. The DHCD directions are that these housing plans should address affordable housing in the range of 30% AMI to **no more than 120% AMI**.

A weak argument has been suggested about 'trickle down affordability'. The only 'trickle down' impact is upon the one third of Arlington households that have an income of between \$100K and \$200K. This includes many of our first responders and two-income teacher households. For this Middle Third, smaller, older homes that range from \$600k - \$800K are attainable. But this Housing Plan would steadily erode that existing moderately affordable housing base by encouraging teardown and replacement with more expensive duplex condos.

The middle third of Arlington is slowly being squeezed out, by eliminating the home ownership that is within their means.

I hope that this Board will make the appropriate revisions to this draft plan prior to approving it.

These comments are fact-intensive, and I would be glad to answer any questions about the sources and provide the supporting data, including listings of all 8001 single family homes or the sales data of recent teardown redevelopments.

Don Seltzer
Irving St

From: STEPHEN B <srbz@aol.com>
 To: rzsembly@town.arlington.ma.us, KLa@town.arlington.ma.us, Eugene Benson <EBenson@town.arlington.ma.us>, MTintocalis@town.arlington.ma.us, Steve Revilak <steve@srevilak.net>
 Cc: jraitt@town.arlington.ma.us
 Date: Mon, 24 Jan 2022 11:42:01 -0500
 Subject: Zoning - You can't plan where to go, if you don't know where you are

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Board members,

From the standpoint of whether the town meets 40B requirements or considering zoning changes, an accurate land use map is mandatory.

The zoning map used to create the Housing Production Plan is, unfortunately, deficient and not useful in creating an informed plan.

A good portion of the land in town zoned "Residential" is not Residential.

Cemeteries, Schools, Parks, Golf Courses, the island in Spy Pond and other locations should not really be in the "Residential" classification.

Unless State Law allows the Town to deduct these type areas in considering 40B applicability, the Town should consider rezoning these areas, raising the actual percentage of affordable housing land in town. Rezoning is also necessary to know where you are now in order to consider zoning changes.

Neighboring Winchester, among other towns, has done that.

In Winchester, parcels of these types are zoned "Conservancy - Institutional District (SCI)", see here:

<https://www.winchester.us/DocumentCenter/View/4147/Zoning-Map>

The Winchester Zoning Code shows the uses allowed in that zone on pages 3-3 to 3-9 here:

<https://www.winchester.us/DocumentCenter/View/228/Winchester-Zoning-Bylaw-PDF?bidId=>

A truer picture of actual land use in Arlington would result if non-residential uses were not residentially zoned, might help in future 40B situations, and is required to make plans for future land use.

An accurate zoning map and accounting of land area is likely to show Arlington meets or exceeds the 40B 1.5% requirement.

You can't plan for the future if you don't really know where you are today.

Regarding eliminating single family zoning, the two most important exhibits in the HPP are Map 2.2, showing children under 18, and Map 1, showing Residential Zones.(Both maps excerpted below)

It appears families with school age children are overwhelmingly in the single family residential zone.

Among other means, people vote with their feet.

Towns compete for residents based on various criteria.

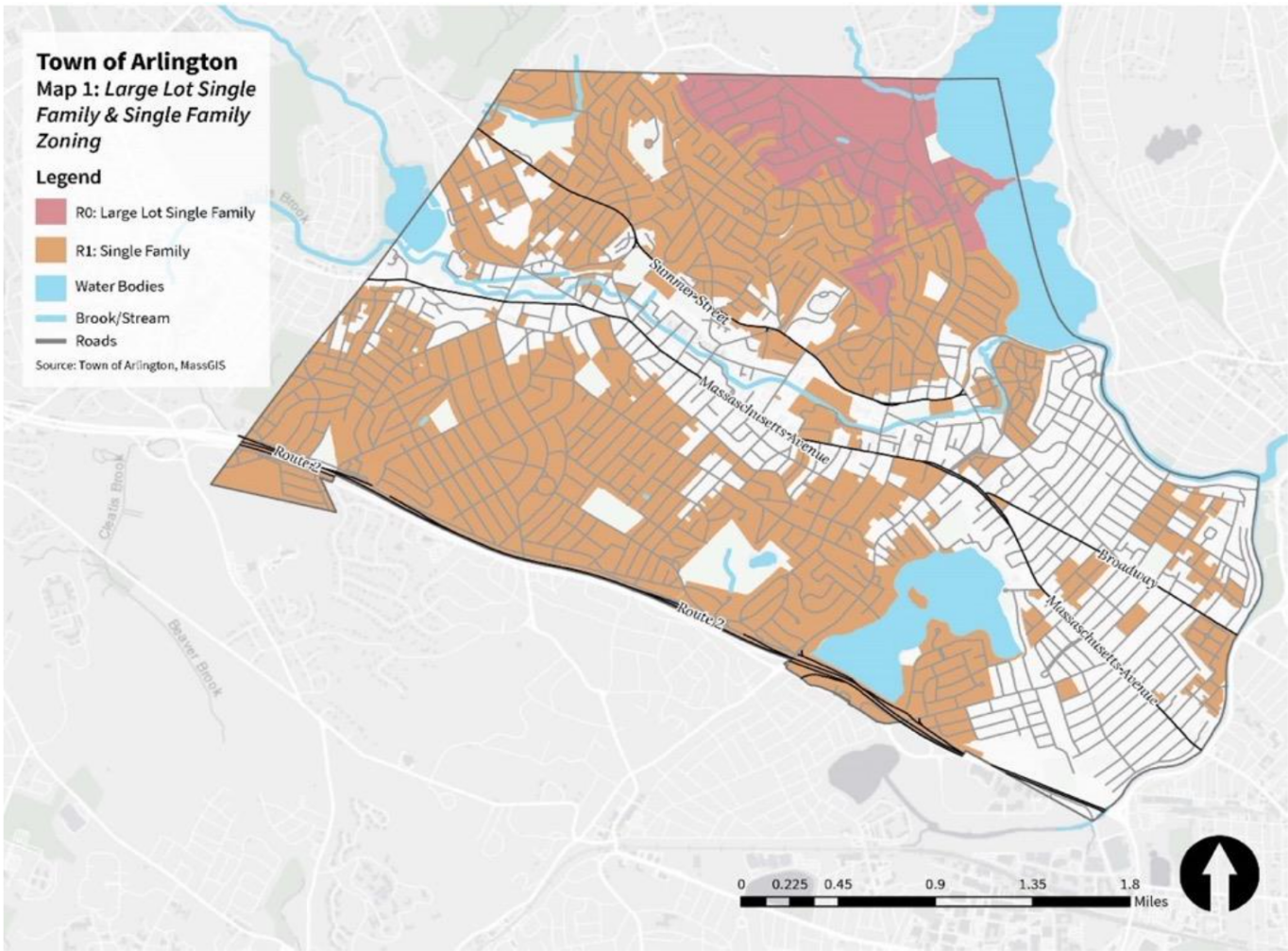
If families seek single family houses and Arlington does not offer them, they will choose to buy and live in those towns that do. While families in Arlington currently have a "move up" path, from owning or renting in a 2 family to buying a single family home, eliminating single family zones says to them they should look elsewhere.

There are consequences to losing young families in town that are predictable and should be seriously considered.

These changes do take time. That passage of time is often used to disarm or mollify opponents or residents at large. "Don't worry, things won't change overnight. There will be time to adapt."

Well, the time does pass and the final result will occur.

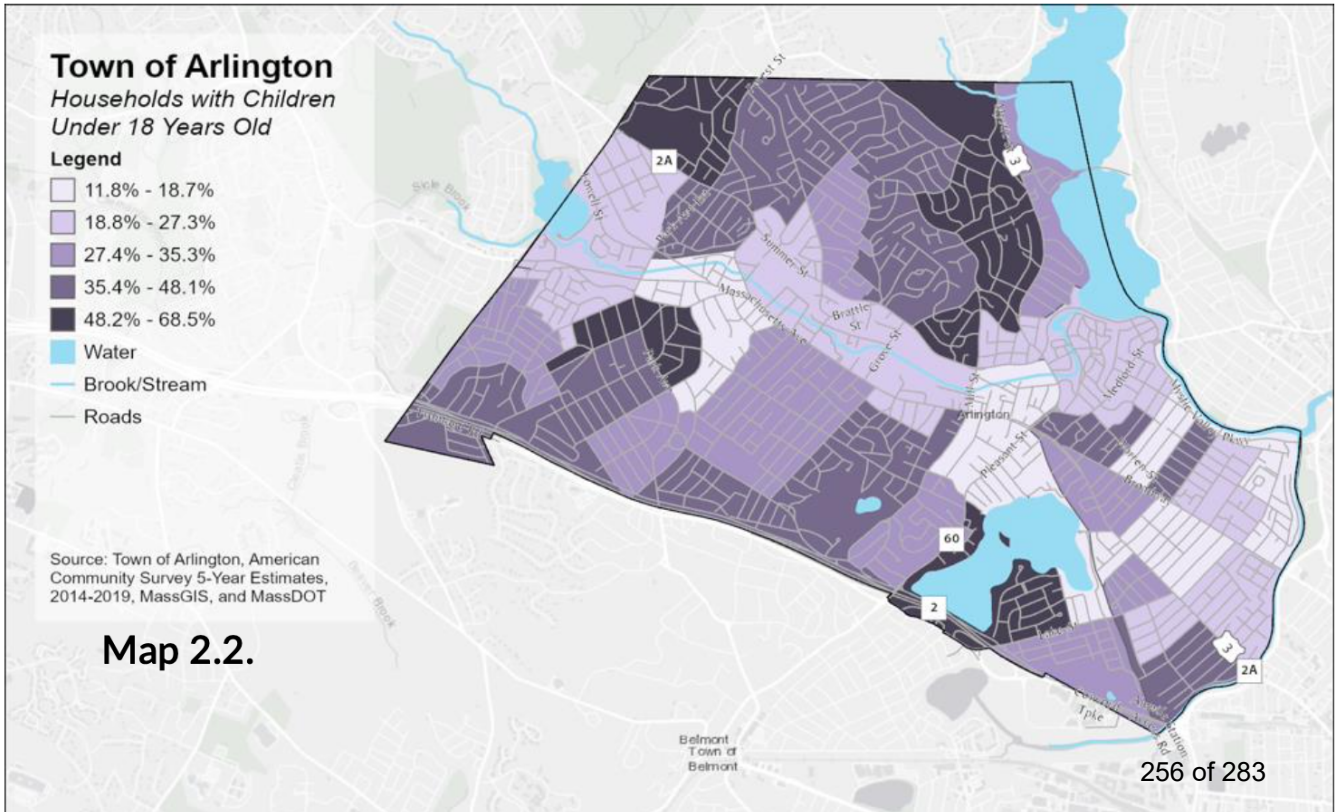
It is up to you to decide now if that is where Arlington should go.



Arlington Housing Plan 2022

Rev. 01-10-2022

23





Stephen Blagden

From: thomas danielczik <thodani@hotmail.com>
To: "rzseembery@town.arlington.ma.us" <rzseembery@town.arlington.ma.us>, "KLau@town.arlington.ma.us" <KLau@town.arlington.ma.us>, Eugene Benson <EBenson@town.arlington.ma.us>,
"MTintocalis@town.arlington.ma.us" <MTintocalis@town.arlington.ma.us>, "srevilak@town.arlington.ma.us" <srevilak@town.arlington.ma.us>, "jraitt@town.arlington.ma.us" <jraitt@town.arlington.ma.us>
Date: Mon, 24 Jan 2022 20:17:57 +0000
Subject: Regarding upcoming vote on proposed housing plan

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Dear Chairs and Members of the Arlington Redevelopment Board, Dear Planning Director

I'm writing to voice my concerns about the proposed housing production plan that you're considering at tonight's ARB meeting. In particular, the proposed change to allow the construction of multi-family houses in existing R0 and R1 districts seems very misguided.

With the proposed change the availability of moderate-sized, relatively affordable (by Arlington and surrounding communities standards) homes for sale would entirely disappear. Right now there are still many older but well-maintained homes in that range (typically 3BR and less than 2000 square feet) that give homebuyers of moderate means, who are looking for a place to own and live in, a real chance to compete with investors and developers, and to have their offers accepted by the sellers.

In our immediate neighborhood alone, maybe an eighth-of-a-mile radius, there have been about a dozen of homes that sold within the last three years for less than 800k (often significantly less) to families who found a home to live in (including our immediate neighbors).

When an older house is well-maintained and not in tear-down condition (but without major recent renovations), the sales price often seems to fall into a range that makes it still affordable for a non-investor but not lucrative enough for a developer to replace with new construction.

If every single-family home for sale suddenly offered the potential of being replaced with multiple brand-new units (that would be guaranteed to each sell for much more than the original single as recent listings and sales clearly show) there would be no chance for the average homebuyer to compete anymore, due to the almost unlimited potential financial gain for deep-pocketed investors and developers.

This proposed change would lead to an even bigger decrease in economic diversity in our already very expensive town and to an onslaught of tearing down perfectly livable, architecturally diverse historic homes (even if not yet historic by definition).

I'm asking you with all respect to please consider stopping this plan from becoming reality.

Sincerely,

Thomas Danielczik

83 Ronald Road



Town of Arlington, Massachusetts

Zoning Warrant Articles for 2022 Annual Town Meeting

Summary:

8:45 p.m. Board will discuss and vote to file zoning Warrant Articles for 2022 Annual Town Meeting

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_4_-_Memo_to_ARB_re_draft_warrant_article_submissions_01-19-22.doc	Memo to ARB re draft warrant article submissions 01-19-22
▢ Reference Material	Proposed_ZBL_Amendments_from_Christian_Klein_22_0121.pdf	Proposed ZBL Amendments from Christian Klein 01212022



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Arlington Redevelopment Board

From: Jennifer Raitt, Director of Planning and Community Development

Date: January 19, 2022

RE: Draft Warrant Articles for 2022 Annual Town Meeting

Based on the conversation at the ARB's January 3, 2022, meeting, please find the draft warrant articles for consideration:

ARTICLE ____ ZONING BYLAW AMENDMENT/ ENHANCED BUSINESS DISTRICTS

To see if the Town will vote to amend the Zoning Bylaw to update Section 5 DISTRICT REGULATIONS to encourage pedestrian activity, maintain an active street, and limit the amount of ground floor retail space occupied by banks, offices, lobbies, and other non-active uses, when feasible; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/ STREET TREES

To see if the Town will vote to amend the Zoning Bylaw to update Section 6 SITE DEVELOPMENT STANDARDS to require street tree plantings for every 25 feet of property facing a street, when feasible; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/ SOLAR ENERGY SYSTEMS

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS and Section 6 SITE DEVELOPMENT STANDARDS to allow for and require installation of solar energy systems for buildings subject to Environmental Design Review; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/ ADMINISTRATIVE AMENDMENTS

To see if the Town will vote to amend the Zoning Bylaw to make the following administrative corrections:

1. Amend Section 3.4.3. (D) Arlington Redevelopment Board procedures to update simple majority voting quantum pursuant to M.G.L. c.40A sec 9.
 2. Amend Section 6.1.5. C (6) to add "if otherwise not required" or similar to the end of the clause;
 3. Strike Section 8.1.4. (E) to eliminate duplication between Section 8.1.4(E) and Section 8.1.5.;
 4. Add "Group Home" to the "Definitions Associated with Dwelling" in Section 2 DEFINITIONS;
 5. Add "Accessory Dwelling Unit" to the "Definitions Associated with Dwelling" in Section 2 DEFINITIONS;
- or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

January 21, 2022

Jennifer Raitt, Director
Department of Planning and Community Development
Arlington Town Hall Annex
Arlington, MA, 02476

Dear Ms. Raitt:

Over the past year, there have been several occasions where the Zoning Board of Appeals, through the course of its work, has needed to interpret sections of the Zoning Bylaw which were unclear or out-of-step with current practice. On behalf of myself, I am proposing six Warrant Articles addressing many of these concerns. The proposed articles are listed below.

ARTICLE ____ ZONING BYLAW AMENDMENT / ZONING BOARD OF APPEALS RULES AND REGULATIONS

To see if the Town will vote to amend the Zoning Bylaw to update Section 3.2.3 Rules and Regulations to allow the Zoning Board of Appeals to amend its own rules and regulations; or take any action related thereto.

ARTICLE ____ ZONING BYLAW AMENDMENT/ HALF STORY

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS and add a new subsection under Section 5.3 to clarify how the area of a half story is to be calculated; or take any action related thereto.

ARTICLE ____ ZONING BYLAW AMENDMENT / PORCH

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS and Section 5.3.9 Projections into Minimum Yards to further define what constitutes a porch and include porches to the list of allowable projections into minimum yards; or take any action related thereto.

ARTICLE ____ ZONING BYLAW AMENDMENT / YARD ENCROACHMENT

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.3.9 Projections into Minimum Yards to require a special permit before floor area in a setback is enclosed; or take any action related thereto.

ARTICLE ____ ZONING BYLAW AMENDMENT / LARGE ADDITIONS

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.4.2 Large Additions to clarify how the applicable area is to be calculated; or take any action related thereto.

ARTICLE ____ ZONING BYLAW AMENDMENT / UNSAFE STRUCTURE

To see if the Town will vote to amend the Zoning Bylaw to update Section 8.1.5 Unsafe Structure to define who may make the determination that a structure is unsafe; or take any action related thereto.

As we have discussed, I am forwarding these to you for consideration by the Arlington Redevelopment Authority at its January 24 meeting. If the ARB would be willing to insert any of these proposed articles into the Warrant, I would be most appreciative. Otherwise, I have prepared applications for each of these proposed articles, and I will gather signatures ahead of Friday's noon deadline.

In the pages which follow, I provide an explanation of each proposed article along with proposed language for the revisions. Please let me know if you have any questions. I will attend Monday night's meeting, and I am willing to address any questions at that time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christian Klein', with a long horizontal flourish extending to the right.

Christian Klein

ZBA Representative to Zoning Bylaw Working Group

Attachments:

- Zoning Bylaw Amendment / Zoning Board of Appeals Rules and Regulations
- Zoning Bylaw Amendment/ Half Story
- Zoning Bylaw Amendment / Porch
- Zoning Bylaw Amendment / Yard Encroachment
- Zoning Bylaw Amendment / Large Additions
- Zoning Bylaw Amendment / Unsafe Structure

ZONING BYLAW AMENDMENT / ZONING BOARD OF APPEALS RULES AND REGULATIONS

I recommend reducing this section to the essential portion with the elimination of subsection A under 3.2.3 in its entirety. The text includes an unenforceable provision to require oaths and many other requirements which are included in state law or in the ZBA Rules and Regulations. The ZBA is the only town board which requires a 2/3 majority of town meeting to change its rules, which is contrary to state law.

3.2.3 Rules and Regulations

The Board of Appeals shall adopt rules and regulations for the administration of its powers and shall file a copy of such regulations with the Town Clerk. The Board's regulations shall include rules for hiring outside consultants.

~~A. The Chair of the Board of Appeals, or in their absence the Acting Chair, may administer oaths, but must do so for hearings involving G.L. c. 40B, summon witnesses and call for the production of papers. All hearings shall be open to the public. The Board of Appeals and all permit and special permit granting authorities shall hold hearings and render decisions in accordance with the applicable time limitations as set forth in G.L. c. 40A §§ 9 and 15. The Board of Appeals shall cause to be made a detailed record of its proceedings which in the case of G.L. c. 40B hearings shall require that all testimony be electronically recorded, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and setting forth clearly the reasons for its decisions, and of its other official actions, copies of all of which shall be filed within 14 days in the office of the Town Clerk and the office of the Arlington Redevelopment Board and shall be a public record, and notice of decisions shall be mailed immediately to the petitioner and to the owners of all property deemed by the Board of Appeals to be affected thereby, including the abutters and the owners of land next adjoining the land of the abutters, notwithstanding that the abutting land or the next adjoining land is located in another city or town, as they appear on the most recent local tax list, and to every person present at the hearing who requests that notice be sent to them and states the address to which such notice is to be sent. Upon the granting of a limited or conditional zoning variance or special permit, the Board of Appeals shall issue to the land owner a notice, certified by the chair or clerk, containing the name and address of the land owner, identifying the land affected, and stating that a limited or conditional variance or special permit has been granted which is set forth in the decision of the Board on file in the office of the Town Clerk. No such variance or permit shall take effect until such notice is recorded in the Middlesex County Registry of Deeds.~~

~~The fee for recording such notice shall be paid by the owner and the notice shall be indexed in the grantor index under the name of the owner of record.~~

~~The concurring vote of all members of the Board shall be necessary to reverse any order or decision of any administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this Bylaw, or to effect any variance in the application of this Bylaw.~~

ZONING BYLAW AMENDMENT / HALF STORY

I recommend the editing of the existing definition of half story and the adding a new subsection to clarify what building area is included in the calculation of the half story. Areas outside the building wall will no longer count. This will also work towards the goal of moving regulations out of the definitions and into the body of the bylaw.

Story, Half: A story ~~which is under a gable, hipped, gambrel roof, or other sloped roof with a minimum slope of 2:12, 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 0 inches or more as regulated under Section 5.3.23.

5.3.23 Half Story

- A. To be considered a half story, the proposed area must be under a gable, hipped, gambrel, or other sloped roof with a minimum slope of 2:12. The proposed clear height is to be taken from the underside of the roof structural framing to the top of the finished floor below. The proposed area is to be measured relative to the gross floor area of the story next below excluding porches and decks.

ZONING BYLAW AMENDMENT / PORCH

The Board has had many cases requesting a special permit to construct a “farmer’s porch” or other large unenclosed porch at the front of a residence. The Board routinely approves these projections into the front yard with the condition that the added portion of the building will not count towards the establishment of the foundation wall in a position closer to the street. We noted that “Porch” is not included in this section, and I am seeking to add it.

In addition, Arlington makes no differentiation between enclosed porches and unenclosed porches. The interpretation from Inspectional Services is that a roofed structure is considered enclosed. I have proposed amending the definition of “Porch” to clarify that it has at least one open side. Otherwise, it is just a part of the building. An alternative approach would be to separately define “Porch, Enclosed” and “Porch, Unenclosed” in the bylaw.

Porch: A covered area, open on at least one side, projecting from and structurally connected to a building.

5.3.9 Projections into Minimum Yards

- A. Projecting eaves, chimneys, bay windows, balconies, open fire escapes, porches, and enclosed entrances not more than 25 square feet in floor area or more than one story high, which do not project more than three and one-half feet beyond the line of the foundation wall may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built. ~~EPorches and enclosed entrances~~ larger than that allowed above may extend into the minimum yard regulations otherwise provided for the district by special permit.

ZONING BYLAW AMENDMENT / YARD ENCROACHMENT

The zoning bylaw has a loophole allowing the construction of enclosed space within yard setbacks without the need for a variance. A porch can be added by special permit. Inspectional Services allows enclosing a porch by right, making it interior space. Another special permit would allow for a new porch, which could then be enclosed. It is my opinion that this is not the intent of the bylaw. The proposed amendment would require that enclosing porches and other similar spaces can only be done with a special permit.

5.3.9 Projections into Minimum Yards

- D. Unenclosed porches, decks, steps, and landings in the required setback are not considered to be within the foundation wall and may not be enclosed, extended, or built upon except by special permit. Enclosing a porch, deck, steps, or landing shall not allow for any further projection into the required setback by later enclosed or unenclosed additions.

ZONING BYLAW AMENDMENT / LARGE ADDITIONS

The determination of whether a proposed addition is a “large addition” can be made using two different requirements. There is some confusion whether it is the less or more restrictive requirement which applies. I am proposing to indicate that the more restrictive applies. In addition, Inspectional Services has interpreted this section to allow deducting the area of an alteration or addition that falls within the foundation wall from the area considered for the determination of a large addition. (A 1,000 SF addition where 251 sq. ft. are within the foundation wall is not a “Large Addition.”) I think this is contrary to the bylaw, and the proposed language is intended to address this issue.

5.4.2 Dimensional and Density Requirements

The dimensional and density requirements in this Section apply to principal and accessory uses and structures in the Residential districts. Additional dimensional and density regulations affecting all districts can be found in Section 5.3.

B. Exceptions to Minimum Lot Area, Minimum Front Yard Lot Width, Frontage, Open Space, Side Yard, and Height Requirements in the R0, R1, and R2 Districts.

(6) Large Additions. No alteration or addition which increases the gross floor area of a building by the lesser of (a) 750 square feet or more, or ~~by~~ (b) 50% or more of the building's gross floor area on the date of application for a permit, or because of cumulative alterations or additions during the previous two years, shall be allowed unless:

- The addition is constructed entirely within the existing foundation walls, or
- The Board of Appeals, acting pursuant to Section 3.3, finds that the alteration or addition is in harmony with other structures and uses in the vicinity.

In making its determination, the Board of Appeals shall consider, among other relevant facts, the proposed alteration or addition's dimensions and setbacks in relation to abutting structures and uses. The increase in gross floor area used to determine the applicability of this section shall include all proposed sources of increased gross floor area.

ZONING BYLAW AMENDMENT / UNSAFE STRUCTURE

This proposed change is to establish who may make the determination of whether a structure is unsafe. There have been cases where a contractor has removed a portion of a building after determining on their own that the structure was unsafe. This allows that portion of the structure to be rebuilt, when it would not ordinarily be allowed. I am proposing that the determination be made solely by the Director of Inspectional Services to be certain that the proper determination is being made.

In a prior iteration of this article, I had also allowed the determination to be made by a Certified Structural Engineer, but that was removed at the request of Inspectional Services.

8.1.5 Unsafe Structure

Except as covered under Section 8.1.7, any structure determined to be unsafe by the Director of Inspectional Services may be restored to a safe condition, provided such work on any nonconforming structure shall be completed within one year of the determination that the structure is unsafe, and it shall not place the structure in greater nonconformity. A structure may be exempted from this provision by a special permit granted by the Board of Appeals or, in cases subject to Environmental Design Review, Section 3.4., the Arlington Redevelopment Board.



Town of Arlington, Massachusetts

Meeting Minutes (12/16/21, 12/20/21, 1/3/22)

Summary:

9:40 p.m. Board will review and approve meeting minutes

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	12162021_Draft_ARB_Minutes.pdf	12162021 Draft ARB Minutes
▢ Reference Material	12202021_Draft_ARB_Minutes.pdf	12202021 Draft ARB Minutes
▢ Reference Material	01032022_Draft_ARB_Minutes.pdf	01032022 Draft ARB Minutes

Arlington Redevelopment Board
Monday, December 16, 2021, 7:30 PM
Meeting Conducted Remotely via Zoom
Meeting Minutes

This meeting was recorded by ACMI.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Melisa Tintocalis, Steve Revilak

STAFF: Jennifer Raitt, Director of Planning and Community Development and Kelly Lynema, Assistant Director

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMI.

The Chair explained that this meeting is being held remotely in accordance with the Governor's March 12, 2020 order suspending certain provisions of the Open Meeting Law G.L. c. 30A, Section 20. This order from Governor Baker allows for meetings to be held remotely during this time to avoid public gatherings.

The Chair introduced the first agenda item, Draft Housing Plan discussion and vote. Ms. Raitt explained that as with the current Housing Production Plan, the Board and Select Board would need to adopt this plan prior to submission and approval by the Department of Housing and Community Development (DHCD). Ms. Raitt said the Department partnered with Barret Planning Group and Horsley Witten Group to conduct robust community outreach to update the existing plan. The Department has been receiving ideas and feedback from members of the public. Judy Barrett, President of Barrett Planning Group, presented the Housing Plan to the Board.

Ms. Barrett explained that there is a team working on the draft Housing Plan including Horsley Witten Group, which provides data regarding environmental constraints. Ms. Barrett said the plan was intended to identify problems, create goals to respond to the identified problems, and strategies for implementation. Ms. Barrett reviewed the three key Housing Plan components: Housing Needs Assessment (demographics, housing stock, development constraints and plans to mitigate, infrastructure capacity), Housing Goals (mix of housing types, housing production goals), and Implementation Strategies (proposed zoning or policy changes, site identification for housing, desired characteristics of development, and regional partnerships). The plan must qualify for approval by the DHCD, be realistic in Arlington's market area, must help address the needs of affordable housing, be equitable across all income levels, and discourage concentrations of affordable housing in on area. The process included a community engagement plan, interviews and focus groups, community outreach, and community forums to elicit community input in order to create needs assessments and develop goals.

Ms. Barrett said in order to understand the dimensions and causes of the problems her team must understand what has contributed to the problem and what can be done to overcome those barriers. As determined by the Needs Assessment the problems identified were: a shortage of affordable homes, impediments to housing choice, and limited capacity. Shortage of affordable homes: Arlington has a significant shortage of safe, decent, affordable homes, especially for extremely low and very low-income renters. Arlington has few or no viable options for first-time homebuyers that they can afford to buy, many older households in Arlington are housing cost burdened. Arlington does not have the regulatory or financial tools needed to reverse these conditions. Ms. Barrett gave an overview of rent for moderate and low income and the much higher prevailing rent prices in Arlington.

The proposed housing goals include: increase rental and homeownership housing options for extremely-low to middle-income households, create maintain and preserve permanent supportive housing that is affordable, accessible, and available to people with disabilities, preserve and improve Arlington's existing supply of affordable homes to provide healthy, safe, and stable living environments. Strategies to address affordability goals include: Arlington Affordable Housing Trust Fund, enhanced homebuyer assistance, low or no-interest loans or grants for purchase price write-downs or write

down affordable rents to very low affordability, Arlington Housing Authority housing choice vouchers for homeownership, capital grants for AHA, ARPA, CPA, DHCD preservation/modernization, short-term rental tax, CPA funds to acquire and support development of group homes for people with disabilities, provide architectural barrier removal grants for property owners to address disability access, work with organizations like CASCAP, Inc. to develop and manage supportive housing for people in recovery, general obligation bonds as funding source, provide financial support for multifamily development.

Impediments to housing choice include: existing inventory of affordable housing in Arlington tends to be concentrated in areas once described as “definitely declining” areas near town’s borders with Somerville, Medford, Lexington, and Mass. Ave., housing choices for lower-income buyers or renters are rare in Arlington’s single-family neighborhoods, Arlington’s existing zoning all but freezes in place the inequitable residential land use pattern that existed 50+ years ago, leadership for equity and affordable housing are not broadly recognized or well received, housing insecurity disproportionately affects people of color, older people and those living on low incomes, in the fair housing action plan from 2010-2019 - disability status was the most commonly reported basis for discrimination, high-quality, stable housing is central to the health and wellbeing of families with children. It helps foster relationships and opportunities in communities, limits chronic stress, and reduces food insecurity. Housing prices are out of sync with wage levels paid by local employers (including the Town). Arlington’s housing prices are no longer affordable to families with modest incomes. As the town becomes more affluent, housing choice declines. Arlington has not yet used tools like Chapter 40R or updated its zoning to deal with market reality and use the market as leverage to create affordable housing.

Fair housing goals of the plan are to: provide equitable access to affordable homeownership and rental homes suitable for a variety of household types, including senior households and families with children. Intergrade affordable homes in all neighborhoods through reuse of existing structures and redevelopment of underutilized properties, particularly within walking distance of schools, public parks, services, amenities, and transit. Review and update Arlington’s zoning and other housing policies to encourage development that increases affordable housing and fair housing choice. Improve development opportunities along major corridors to include a greater mix of housing options, make equitable access to shared green spaces and a healthy living environment a priority for siting affordable homes.

Strategies to address fair housing goals: Conduct a racial impact study to evaluate whether current rules disproportionately affect **Black individuals and individuals of color**. Expand SHI information to include details about number of bedrooms, disability access, age restrictions, age and condition of units to support targeted program/subsidy design. Make two-family dwellings an allowed use as of right in all residential neighborhoods. Change the Zoning Map to consolidate districts and create realistic options for parcel assembly along the major corridors in town. Designate areas for “missing middle” housing (including 3, 4, and 6 unit housing) interspersed with commercial centers. Remove regulatory barriers to multifamily development. Develop zoning for multifamily housing near existing and planned T stations. Arlington’s minimum multifamily development capacity under the “Housing Choice Bill” is 5,115 units. Adopt 100% affordable housing overlay (similar to Cambridge) along designated streets in lower-density areas and in nodes near Mass. Ave and Broadway. Partner with non-profit, faith-based, and for profit developers to site eligible developments in 100% affordable housing overlay. Establish reserve account for Affordable Housing Trust to acquire existing single-family homes and redevelop them as two-family dwellings with affordable unit, or make those funds available to the Housing Corporation of Arlington to do those kinds of activities. Preserve existing parks and conservation land throughout town, especially in areas with existing concentrations of lower-income and minority households, and ensure long-term access to recreation facilities. Conservation land and designated open spaces will not be candidates for affordable housing development but everyone should have access to the green space. Where limited opportunities exist for on-site green space, require new/better sidewalks, bike paths, or trails to access the nearest park or open space. Audit current parking requirements and parking design standards,

often these standards are a hidden impediment affordable housing development. Increase use of green infrastructure to minimize storm water runoff, reduce flooding, and heat island effect.

The advocacy for affordable housing development is fragmented and not well organized in Arlington. There is considerable misinformation about housing affordability, housing development, market conditions, and local government's responsibility for housing affordability and housing justice. There does not appear to be a consistent generally understood and respected policy framework for increasing the supply of affordable housing. Increase capacity to produce housing through leadership development, advocacy, staffing funding, and relationships with nonprofit and for-profit developers. Build awareness of affordable and fair housing needs within Arlington and the larger region, as well as Arlington's role in addressing broader inequities in the Boston area. Build relationships with and encourage more non-profit housing organizations and CDCs to build in Arlington to have more capacity in the community. Establish a Community Land Trust to take the value of land out of the economic equation, Martha's Vineyard's Land Trust is a good example. Work with CEDAC and LISC to identify potentially interested CDCs. Sponsor roundtable for non-profit/CDC/for profit developers and subsidizing agencies to provide public education about the cost of developing and managing affordable housing. Support advocacy and tenant organizing efforts in AHA, HCA, and other affordable housing developments. Appoint affordable housing advocates to Town Boards and Commissions. Strengthen public education through Town website, and other online resources. Schedule periodic, predictable community conversation meetings with the Arlington Redevelopment Board, Housing Plan Implementation Committee, Affordable Housing Trust Fund, and Select Board to set and annual housing implementation agenda consistent with the Housing Plan. People need to get together and get on the same page. Ms. Barrett said that unlike other Commissions where people are appointed to Commissions because they support the Commission's efforts, Ms. Barrett said she has worked in towns where people have been appointed to Affordable Housing Commissions because they oppose Affordable Housing. To build a knowledgeable and persuasive conversation as a community about housing needs, responsibility of local government, fair housing, and racial justice you need to think carefully about how a Housing Committee is populated and how to make serving on a Housing Committee competitive and high visibility positions. Encourage people to speak at town meetings to speak about affordable housing. Strengthen public education about affordable and equitable housing in Arlington. Help people make the connection that real people have these needs. That people working in the community in the workforce that can't afford to live in the community where they work. Engage Town elected officials to confront and address disinformation.

The next steps for the Housing Production Plan are a Presentation to the Select Board in early January (date to be confirmed) and a target date of February 2022 for submission to the Department of Housing and Community Development. The Chair asked Ms. Lynema to review any questions submitted by the Board. Ms. Lynema said that there was a question about the inclusionary zoning bylaw and how that can be addressed by the plan. Ms. Barrett said that the inclusionary zoning bylaw was not addressed specifically because Ms. Barrett's team wanted to review efforts that in the team's experience are known to have been successful in the past. Ms. Lynema said there was also a question about the "missing middle" housing with the recommendation about two family homes and what that does in terms of affordability. Ms. Barrett said unless a development is 100% subsidized development have to use the market to create affordability and have to have enough units to offset the cost. That would yield a few affordable units here and there and create more choice. That could create 6-8 units with a few affordable units or moderate income units that pay towards the Housing Trust and use those resources to create deeply affordable units.

Ms. Lynema said the Board asked Ms. Barrett to elaborate on what the 100% affordable housing overlay really means, and if there have been options in other communities of less than 100%. Ms. Barrett said absent subsidy you will not get affordable units at 30%, some of this is about housing choices and some is it is about affordability, they are both issues. Ms.

Barrett said that you do not need to create an overlay if you spread out enough. Do something through the regulatory system to streamline the process for developers presenting plans for 100% affordable housing. Ms. Lynema said there was a question about the new Accessory Dwelling Units bylaw and if any ADUs had been built since the bylaw adoption. Ms. Lynema said that there have not been any ADUs built as of this time. Ms. Lynema said there were questions about the suggestions for industrial zones. Ms. Barrett suggested monitoring the housing created due to the zoning changes in industrial zones, if it does not do as much as hoped to affect change then change the zoning.

Ms. Tintocalis asked Ms. Barrett to explain the difference between 40R and 40B. Ms. Barrett said that 40R was an effort by the State that is a type of zoning a town can adopt as an overlay district with higher density zoning limits. Ms. Barrett said that this allows developers to use 40R as an alternative to Chapter 40B. 40R is an as of right system, so there is no Special Permit and it makes it harder to file an appeal. Ms. Tintocalis asked if the Town has identified any locations for 40R. Ms. Raitt said that staff has identified some possibilities, included in the current Housing Production Plan, but it has not pursued any further. Ms. Tintocalis asked if there is a way to compare Arlington to other communities to know how Arlington is doing. To understand the employment piece and review the commuting factor to acknowledge that that is a factor of the regional housing issues. Ms. Barrett said while working on Hingham's Master Plan Ms. Barrett compared the 2001 commuting data with the data from 2021 and found way more people are coming into Hingham to work now. People who work there cannot afford to live there and the town's residents/labor force is now commuting into Boston, where the higher end jobs are. Lack of housing the labor force can afford leads to issues with traffic congestion since people have to come into the community to work. Ms. Barrett said we have to think about what type of environment is being created to live and work in the town.

Mr. Lau said that private development does not cluster housing and leads to a more diverse community but asked about the 100% affordable housing overlay. Ms. Barrett said that the overlay is a policy choice and mixed-income is a good approach for housing. Ms. Barrett said Chapter 40R is a mixed-income approach that gives developers the option to make building affordable housing work.

Mr. Benson said his comment about the industrial zones portion of the report lacks the appropriate nuance and other options given in the report are labeled as strategies instead of options. Mr. Benson said that exclusionary zoning still needs to be part of the strategy and he is concerned that exclusionary zoning is not included with the plan. Mr. Benson said he does not understand how one and two-family zoning gets us more affordable or "missing middle" housing. Ms. Barrett said that not everything in the plan is about affordable housing; the plan also includes options for more choice. Mr. Benson said he felt that the zoning changes to improve housing choice and for "missing middle" housing was missing from the report. Mr. Benson said that he found it interesting that in the comparable communities Arlington had the third lowest percentage of single family homes and the third highest percentage of two-family, so these suggestions look to move Arlington further to one end of range. Mr. Benson would like the plan to match the Board's direction regarding FAR updates.

Mr. Revilak stated that he had not considered equitable access to green space in the context of housing production so he thanked Ms. Barrett for including those requirements. Mr. Revilak said he realized there is a mismatch regarding wages and housing costs in Arlington. Mr. Revilak asked if affordable housing in areas formerly defined as "definitely declining" areas and if that refers to the "yellow districts" on the home owners loan corporations old maps. Ms. Barrett confirmed that was correct and it is interesting to look at those old maps and compare how the zoning lays today. Mr. Revilak said that it is a legacy of red lining lives on today. Mr. Revilak asked for more information regarding the racial impact studies. Ms. Barrett said it is a way of looking at who may be harmed or benefit by zoning or policy changes and to what extent would race be a factor. The Chair opened the meeting to public comment.

JoAnne Preston said she is on the Board of the Arlington Housing Authority, and said she would like to suggest that the report give a more complete description of the long-term contributions of the AHA towards affordable housing and diversity in the town of Arlington. Ms. Preston said that the AHA is an organization that offers the largest number of low-income housing. The AHA's average rent was \$480.00 per month last year. The current AHA housing locations do not have surplus land for large-scale building projects and would be contrary to the health and well-being of the residents. Ms. Preston said that studies have found that large buildings are unsuitable for family public housing and seniors need outdoor space. Tearing down housing for large-scale building projects would have great social and emotional impacts on the residents. Ms. Preston also wanted to share the upcoming plans for AHA that she would like to share with Ms. Barrett.

Jonathan Nyberg thanked Ms. Barrett for the report and said it shows the truth about our community, what type of town Arlington has evolved to, and what some of the issues are. Mr. Nyberg said that one of the issues in Arlington is that we think left but do not live left, we want to be all inclusive and all affordable but the reality is that this is an expensive community. If we want to progress in the future we have to accept the current realities. Arlington has a lot of land that we do not want to share. We don't provide options in Arlington between 40R and 40B to create affordable housing; we should use developers as a stream for affordable housing. For most towns change is scary. More people under 30 should be involved in this conversation because they are the future of Arlington. With fewer options Arlington becomes more expensive and exclusive; we should not miss this window of opportunity to make changes.

Patricia Worden said she is the longest serving member of the Housing Plan Implementation Committee. Ms. Worden said that this plan has not been approved by the Housing Plan Implementation Committee to be sent to the Board or the Select Board. Ms. Worden said she hoped that this plan would be a beneficial blueprint for the town's affordable housing but this is a blueprint to attract developers to maximize their profits and build as few affordable housing units as possible, subsidizing 40b projects, and reducing the town's diversity. Much of the plan shows a way to build no housing to those who need it the most and it is an attack on our Town Bylaws and seeks to displace many families in favor of higher income residents. Ms. Worden asked the Board to improve this plan and avoid the three ways the plan is designed to achieve massive density increase using false promises of affordability: the recommendation for creating many 40b projects, multiple changes in zoning bylaw to enable cramming more expensive residences throughout town, and disregard for the Arlington Housing Authority. The plan is full of unsubstantiated claims and errors, lacks necessary studies, lacks competent cost benefit analysis, what is recommended recycles failed and unworthy initiatives from the past, and some very dangerous concepts including introduction of multi-family structures in single family zones.

Jordan Weinstein asked if someone could explain what the MBTA Communities is and what that would be required of the Town. Mr. Weinstein said that renting and buying affordable units is very different. If the focus is on ownership then affordability would be much harder to achieve. Ms. Raitt said that the MBTA Communities is part of the zoning 40a, the draft details were just released and MBTA Communities are still learning about the regulations. Ms. Raitt said that she feels that it will not just include the Alewife Station area but also the Arlington Heights Bus Depot and that as information is released there will be outreach to residents to discuss how to create compliant zoning. The Town can use the Affordable Housing Trust fund to leverage grant opportunities from the state to assist Affordable housing purchases in Arlington. There is a lack of homeownership particularly for people of color and low-income opportunities.

Don Seltzer said the state guidelines for housing production plans should accommodate future growth and the analysis should include the impact of future housing development. This is not included with this plan and is not acceptable. The report does not include school growth or changing demographics due to new housing. Arlington's population is growing faster than predicted. The plan attacks the existing affordable housing units in favor of tear downs and development of

expensive condos.

Jennifer Susse said that the residents she speaks with are sad because Arlington is becoming less diverse due to lack of Affordable housing. Ms. Susse said it is important to know how the current zoning is creating these issues. Ms. Susse would like to see more housing diversity by right. Building up in the corridors makes sense with changes to height requirements. Cambridge allows double the zoning if the units are 100% affordable, Arlington should think about other possibilities. Ms. Bennett said Cambridge allows, in the overlay district, double the FAR and height.

Rebecca Peterson said that she is not in favor for increasing the density in town. Multifamily homes are not more affordable in town. One of the Arlington's draws is the suburban feel and there is a lot of demand for single family homes. Ms. Peterson asked not to abolish single family zoning.

Wynelle Evans said that there are so many worthy goals in this plan. Ms. Evans said that those who disagree with the aspects of redevelopment are described as fearful but concerns about costs of increasing infrastructure should be addressed in future discussions. Ms. Evans said that Arlington is spending substantially beyond its means. Lower income residents will be forced out of town. When existing single family homes are demolished to build a two family the cost of each new unit is more expensive than the original single family structure. Allowing open space regulations to include balconies and roof gardens is privatizing open space. We are sacrificing our tree canopy to development. We need to look at the cost to our community for increased growth.

Kristin Anderson said it is nice to see the focus on the shortage of affordable homes for low-income and extremely-low income people. Cambridge is able to have the 100% affordable housing overlay because they have a healthy commercial tax base to subsidize housing. The benefits to live and work in the same town are immense and it is a better way to live. Arlington needs more businesses and jobs.

Elizabeth Dray asked if the zoning changes to support two-family homes also support affordable housing and what would Ms. Bennett like to see leadership do in order to hit goals. Ms. Bennett said that two-family homes provide choice not necessarily affordability. Ms. Bennett said that the Select Board and the Redevelopment Board can begin to change the messaging about housing. Both Boards should include goals to implement aspects of the housing plan with their annual goal setting. The Boards should make the case why this public service is important and make sure those who oppose affordable housing not making decisions about the plan.

Robert Radochia asked Ms. Bennett how she defines underutilized property. Ms. Bennett said she defines underutilized properties as a partial vacancy, not appreciating in value, might be put to more valuable use and therefore a more valuable tax use.

Karen Kelleher said affordable housing is a math problem that does not work, it must be subsidized and the town of Arlington has limited resources for raising revenue. The Town could use the local subsidy to attract the things that qualify for federal and state subsidy and that will get affordable housing. Or the use the market and cross subsidize using 40b to build with no cost to the town. Ms. Bennett said that the Community Preservation Association should provide funding through the tax levy for affordable housing development. Ms. Kelleher asked to think about using inclusionary zoning to produce income for the housing trust and use those funds to create deep affordability.

John Worden said that this plan would destroy the town of Arlington as we know it and would not be affordable. Mr. Worden said that this plan should be amended.

Mr. Lau said that CPA has been funding affordable housing every year but funding is limited by law. Mr. Lau said he would like to make a few more changes to the plan before approving. Mr. Lau said he would like to modify the suggested overlay district to avoid clustered affordable housing. The Chair said that the Board will be able to make changes to the plan in the future. Mr. Benson said that once the plan is adopted it will take a life of its own and Mr. Benson would like to have a more nuanced plan. Ms. Tintocalis said the plan is sound and well thought out and that she would like to prioritize the strategies. Mr. Revilak asked Ms. Barrett about Cambridge's 100% affordable housing overlay income restriction levels and suggested that Arlington use a more general term like general affordable housing overlay. Mr. Revilak would like to see some refinement done to the plan and would like to see another draft before voting. Ms. Barrett said she will have an updated version of the plan to Ms. Raitt by January 5, 2022 and will use her professional judgement regarding which comments and suggestions are included with the update. The Chair said that the Board will review the updated draft and discuss during the January 24, 2022 meeting. Ms. Barrett said that the town qualifies for a safe harbor rating if it meets what is considered the regional fair share of creating/providing affordable housing in the region which allows the town to manage affordable housing production.

Mr. Lau moved to adjourn, Ms. Tintocalis seconded, approved 5-0.
Meeting adjourned.

Arlington Redevelopment Board
Monday, December 20, 2021, 7:30 PM
Meeting Conducted Remotely via Zoom
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Melisa Tintocalis, Steve Revilak

STAFF: Jennifer Raitt, Director of Planning and Community Development and Kelly Lynema, Assistant Director

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

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The Chair introduced the first agenda item, Continued Public Hearing for Docket #3348, 833 Mass Ave. The Chair introduced Robert Annese, Mr. Annese gave an update regarding the latest hearing with the Historical Commission. Mr. Annese said he gave the Historical Commission an overview of what it would take to restore the façade and the Board's informal vote in favor of demolishing the building. Mr. Annese said that he suggested that the Historical Commission should speak with the Board. Mr. Annese said that the building has been sided again and there are new windows on the way. Mr. Annese said that a demolition request has been filed with the Town and in the meantime the façade is being restored as the Historical Commission requested. Mr. Annese said that at this point the applicant's preference is that the building comes down and will request a demolition permit. Mr. Annese said he was hoping that something could be worked out between the Board and the Historical Commission so Mr. Annese does not have to go back and forth before the Boards and be faced with the two year prohibition. The Chair said that she does not have much sympathy that Mr. Annese and the applicant have to go back and forth between the Boards considering the number of years this property has been neglected. The Chair said the Board has been consistent that the Mr. Annese must work with the Historical Commission to comply with the repair of the exterior after the siding was taken down without permission and that Mr. Annese and the applicant go through appropriate channels to pursue a demolition permit and comply with any necessary demolition delays the Historical Commission requires. The Chair suggested that now that the demolition application has been filed the next step is feedback from the Historical Commission to review any contingency they might put in place regarding a demolition delay or any additional requirements for the façade restoration at this time. The Board would then close this hearing and reopen when an application for construction on this site is received from the applicant. Mr. Lau said he would like to add that during the demolition delay the Board would like to receive plans for the new designs to start the review as soon as possible. The Chair opened the floor to public comment.

With no members of the public in queue to speak the Chair closed the floor to public comment.

Mr. Lau moved to close Special Permit Docket# 3348 833 Mass Ave., Mr. Benson seconded, approved 5-0.

The Chair introduced the second agenda item, review of December 6, 2021 meeting minutes.

Mr. Benson approved the meeting minutes for December 6, 2021 as amended, Mr. Lau seconded, approved 5-0.

The Chair introduced the third agenda item, Open Forum, and opened the floor to public comment.

JoAnn Robinson, Chair of the Historical Commission, said she was having technical issues with Zoom and will submit a letter to the Board. Ms. Robinson then called into the meeting to say that the Historical Commission would approve moving the building forward and allow construction behind the "Atwood House" and Ms. Robinson said that she was unable to speak. Ms. Raitt said that the only thing that the Board voted on was closing the hearing for Docket #3348. Ms. Robinson said she

feels it is premature to get rid of the Special Permit because that is what is motivating the Historical Commission's moves to preserve the house. Ms. Robinson said that she has had support to preserve the house and has not been able to present that information and would like the opportunity to do that. Ms. Robinson said a flied demolition application is not appropriate at this point because the Historical Commission is in the process of working with the applicant/owner to do the restoration of the exterior of the house. Ms. Robinson said that the Historical Commission would not entertain a demolition permit at this point. Ms. Robinson said that she spoke with Mike Ciampa, Director of Inspectional Services, and Ms. Robinson said she thinks that is how the procedure will move forward. The Chair said that in closing the Special Permit, all of the conditions of the Special Permit still are maintained, the applicant is not just not required to come in front of the Board on a regular basis, as if the Special Permit was open. The Chair said that if any development be proposed on this site then the applicant would be required to file a Special Permit application and come in front of this Board for review. The Chair said that it is the Board's understanding that the Historical Commission is required to review and act on a demolition permit when filed, the Board has no authority of items that come in front of the Historical Commission. The Chair said that all of the original conditions of the closed Special Permit remain. Mr. Ciampa said that the bylaw states that when a demolition commences without permission the moratorium starts upon that action. Ms. Robinson said that the Historical Commission postponed a demolition hearing in July because the owner/applicant agreed to renovate the exterior instead of applying for a demolition permit. Ms. Robinson said she still feels that there might be some common ground that the Boards can work on. Ms. Robinson wanted to know if there is a member of the Board that would work with the Historical Commission. The Chair said that as the project moves forward what the Board indicated to the applicant was that the Board would work with the Historical Commission to review the elements of historical character that are to be maintained. Mr. Benson asked Ms. Robinson about Ms. Robinson's statement that the Historical Commission relies on this Special Permit. Ms. Robinson said over the years the Historical Commission has tried to work with the Board to preserve this house. The Special Permit specifically states that the house would not be demolished and that is why the Historical Commission and the Board should work together on a solution. Mr. Benson said he has a different reading of the Special Permit that does not prohibit the demolition but requires the property owner to come back to the Board for permission if they plan to go through with a demolition. Ms. Robinson said the interpretation is different then what the Historical Commission believed was in the Special Permit. Mr. Benson suggested that the Board send a letter to the Historical Commission explaining the Board's Special Permit. Ms. Robinson said that she understood that there was a 24 month deadline included with the Special Permit. The Chair said that deadline pertained to actions taking place within 24 months and was silent after that time. Ms. Robinson said the Board had been asked to review that. Ms. Robinson said that the Historical Committee has identified that this house has intrinsic value and had hoped to work with the Board. The Chair said that she is not aware of any requests that came before the Board until the Board asked to reopen this case a year and a half ago. Mr. Lau said that he has been in the Board for 6 years and has not heard of anyone from the Historic Commission reaching out to the Board about this project. Mr. Lau said the Board has pushed the owner to get something done. Mr. Lau said that the Board would consult with the Historical Commission as soon as the applicant presents plans. Ms. Robinson said that the Historical Commission worked through the office of the Building Inspector but does not think those requests were translated. The Chair said that the Board wants to do the right thing for the town to make sure that this property is redeveloped and work closely with the Historical Commission to review proposals from the applicant/owner. With no other members of the public in queue to speak the Chair closed the Open Forum portion of the meeting.

Mr. Revilak moved to adjourn the public portion of this meeting in order to move into Executive Session, Mr. Lau seconded, approved 5-0.

Mr. Lau moved to reopen the meeting in Executive Session to approve meeting minutes for the Executive Session held on

October 4, 2021, Ms. Tintocalis seconded, approved 5-0.

The Board will then adjourn after Executive Session.

DRAFT

Arlington Redevelopment Board
Monday, January 3, 2022, 7:30 PM
Meeting Conducted Remotely via Zoom
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Melisa Tintocalis, Steve Revilak

STAFF: Jennifer Raitt, Director of Planning and Community Development and Kelly Lynema, Assistant Director

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair explained that this meeting is being held remotely in accordance with the Governor's March 12, 2020 order suspending certain provisions of the Open Meeting Law G.L. c. 30A, Section 20. This order from Governor Baker allows for meetings to be held remotely during this time to avoid public gatherings.

The Chair introduced the first agenda item, Public Hearings. The first hearing this evening is continued Public Hearing Docket #3665, 645 Massachusetts Avenue. A letter was received from the applicant requesting a continuation until January 24, 2022.

Mr. Lau moved to continue the hearing for Docket #3665, 645 Mass. Ave to the next meeting on January 24, 2022, Mr. Benson seconded, approved 5-0.

The Board reconvened at 8:15 p.m. and the Chair introduced the second Public Hearing, Docket #3520, 117 Broadway. Ms. Lynema reviewed the Department's memo for the Board. The applicant requesting signage approval at this time, the applicant is requesting a greater number of signs and greater sized window signage than what is allowed. The window graphics are designed to allow more privacy for the customers of Arlington EATS. Andi Doane, Executive Director of Arlington EATS, explained that because the windows are low to the ground the graphic is intended to be visually pleasing, hide the back of appliances, and respect the privacy and dignity of the guests that come to Arlington EATS. Broadway is a busy street and the window graphics are located on a curved window facing the street where privacy blinds will not fit.

Mr. Lau asked Michelle Phelan, designer from 96 Point, about the window graphics location in relation to the housing lobby entrance. Ms. Phelan said that the housing lobby on Everett Street will not have graphics. Mr. Lau said that he is concerned that the ground floor with blinds and graphics and will look like dead space, walled off space from the street. Ms. Phelan said that the graphics are perforated and will allow light to pass through the screening at night. Mr. Benson said he is excited that Arlington EATS is moving to this space.

Mr. Benson asked about the plans for screening above the graphics and Ms. Doane said that there will be blinds in those windows. Mr. Benson asked if the graphics would fade over time or stay vibrant. Ms. Phelan said that the graphics are treated with a UV protectant to prevent fading.

Ms. Tintocalis asked if the awnings were also part of this request. Ms. Doane said that awnings have already been approved with the building permits. Ms. Tintocalis asked that with the bright fruits and vegetables if Ms. Doane is concerned that people passing may come in thinking the space is a corner market. Ms. Doane said that is fine, people who may stop by might become volunteer or donor in the future.

Mr. Revilak said that he preferred option number two and that the plans look good. The Chair asked about the main entry sign panel for the Arlington EATS lobby and if that sign was unlit. Ms. Doane said that the landlord would not allow external lighting so the sign was designed with a white background to help with visibility. The Chair said that additional window

screening has been approved in the past and as Ms. Lynema stated in the memo, the screening is important for privacy. The Chair said that she also prefers plan number two. Mr. Benson asked if there will be a building number on the Broadway side to identify the street address. Ms. Doane said that the awning will have the address on the Broadway side of the building. Ms. Tintocalis said that she is a big proponent of sidewalk activation and asked if Ms. Doane had thought of having any sidewalk activity while still respecting Arlington EATS guests' privacy. Ms. Doane said that is a great suggestion and she would welcome any ideas. Ms. Tintocalis said that she was thinking about outdoor bistro seats and planters that draw people in.

The Chair opened the floor to public comment. With no members of the public in queue to speak, the Chair closed the floor to public comment.

Mr. Lau, Ms. Tintocalis, and Mr. Benson all agreed that they prefer plan option number two.

Mr. Lau moved to approve the amended package for Docket 3520, 117 Broadway, Mr. Benson seconded, approved 5-0.

The Chair introduced the second agenda item, continued preliminary discussion of zoning amendments. Ms. Raitt introduced James Fleming who has some additional ideas to discuss with the Board. Ms. Raitt said that she will have draft warrant articles for the Board to review before their 1/24/22 meeting. Mr. Fleming said he would like to discuss the bylaw use regulations for business districts, eating and drinking establishments for restaurants. Mr. Fleming said that two types of restaurants described, either below or above 2,000 square feet in size, with those above 2,000 square feet requiring a Special Permit. Mr. Fleming stated that 2,000 square feet is not a very large space and is a hindrance to opening new restaurants in new spaces, not necessarily in spaces that were already used as restaurants.

Mr. Benson asked if Mr. Fleming if this bylaw has prevented any restaurant openings in town. Mr. Fleming said he is not aware of any. Mr. Benson said that Board review is helpful to discuss parking and how customers will queue up. Mr. Benson said that unless there is evidence of barriers to opening restaurants Mr. Benson said he does not see the need for a change. Mr. Lau said that a restaurant larger than 2,000 square feet is a good sized restaurant, Mike Ciampa, Director of Inspectional Services, confirmed that size would accommodate roughly 40 seats, which is larger than a starting point for a new/less established restaurant.

Ms. Tintocalis said that she appreciates the intention behind Mr. Fleming's suggestion and would like to hear more from the Town Economic Development Coordinator regarding this issue. Ms. Tintocalis said in her experience that reviews are a cost issue and would like to try to support one of the industries that has been hardest hit during the epidemic. This might be something to look into a little closer in case there is a threshold that we are missing in Arlington. The Chair asked if Ms. Tintocalis would like the Department to look into these reviews and see if there are applicants that have been affected. Mr. Revilak said he is very supportive of the idea but would like to also like to get a weigh in from the Economic Development Recovery Task Force weigh in. The Chair said getting feedback from the Economic Development Coordinator and that reviews for larger establishments are helpful since plans such as for trash removal and for parking ensure that the establishments have considered all the items related to their site.

Mr. Fleming asked about the additional effort required for an establishment to receive a Special Permit. Mr. Revilak said a lot of the cost is in time and certainty, the process can take, if everything goes smoothly, up to two months. Mr. Fleming asked about the benefit for having the larger restaurants reviewed. Ms. Tintocalis said that reviews for larger establishments include parking and traffic circulation plan reviews. Ms. Tintocalis said that there is uncertainty say for a business owner signing a lease, committing to the agreement with the possibility that the business may not receive a Special Permit to allow the business to operate and legal costs for representation. Mr. Lau said that larger the restaurant

the greater the impact of the community so the parking, traffic, trash removal, and even kitchen exhaust plans should be reviewed to see how it would affect the neighbors. Mr. Lau said that in construction the length of construction time generally is the same length of time it will take for permitting, for example a one year build should expect one year for permitting to be completed. Mr. Fleming asked if with conversions from previous use with no new construction if there will still be this uncertainty. Mr. Lau said he agrees that the bylaw encourages smaller restaurants because a permit is not required. Mr. Benson said it does take extra time for a permit but applicants usually have a good idea, after talking with Ms. Raitt and Ms. Lynema in the department, of what is required of the applicant to receive a permit. Mr. Benson said that the applicant usually signs a lease that is contingent upon being granted their Special Permit. Mr. Fleming said he spoke to a first time business owner who did not know where to start and did have to hire council to assist her with the process. The Chair said that this issue has been brought up in Economic Development Recovery Task Force meetings to see if there is a way to simplify the process for applicants. The Department is working with the Select Board to address many other permitting hurdles to opening businesses in Arlington, especially restaurants. Mr. Revilak said performance standards would be preferable to permitting but there is much more to that than square footage calculation.

Mr. Fleming said he would like to see more restaurants in Arlington but, for example, in Mr. Fleming's neighborhood all of the business spaces are occupied. After reviewing a 70 year old business zoning map Mr. Fleming said that he found that the business district was zoned on 100 feet on either side of Mass. Ave., the entire length of the town. Mr. Fleming would like to fill in a particular gap in business zoning in the Capital Square area. Mr. Lau said that he is concerned about the current residents that purchased land in the R2 and R3 zones to have the zoning changed to a business district and the possible property value changes.

Mr. Benson said if this is zoned B3 he would also be concerned about property value changes and does not know what the long term implications would be. Mr. Benson said that the change would make Mass. Ave. zoning slightly more uniform. Ms. Tintocalis asked if Mr. Fleming had spoken with the property owners. Mr. Fleming said he has not heard back from the owners after reaching out to them. Ms. Tintocalis said engaging the property owners would be the first step so they are aware of what would trigger change. Ms. Tintocalis said the intention aligns with the Master Plan and could possibly be considered a pilot for the town. Ms. Tintocalis would look for support from the property owners.

Mr. Revilak confirmed with Mr. Fleming that the intention of this rezoning recommendation is to make the business district more contiguous and allow for the possibility for the properties to be redeveloped as commercial property in the future. Mr. Revilak said it is very important to talk to the owners, from the perspective of Town Meeting if owners were opposed that would create a large obstacle to overcome. Mr. Revilak said that rezoning might increase the property value but he does not mind giving back to the business district what was taken away a generation ago. Mr. Fleming asked to review the process with the Board and Ms. Raitt said the procedure is included with the zoning bylaw and she can assist with questions. Ms. Raitt said that she would like to know more about the history of the parcels to check for issues of concern. The Chair said that Mr. Fleming should contact the property owners before going too far down the path. Ms. Raitt said that limited outreach to abutters was the downfall of the previous zoning change request and Mr. Fleming should take that seriously under advisement.

The Chair introduced the last agenda item, Open Forum, and opened the floor to public comment.

Don Seltzer requested that the list of the Town's 40B properties be made available to assist with public discussions related to the Housing Production Plan, affordability, 40B, and Arlington's subsidized housing inventory list. Ms. Raitt said that the list is the subsidized housing inventory is included with the prior Housing Production plan as an appendix and will be an appendix in the updated Housing Production Plan. Ms. Raitt said that the subsidized housing inventory is on the subsidized

housing page. Ms. Raitt said she will follow up with Mr. Seltzer to assist.

Mr. Lau moved to adjourn, Ms. Tintocalis seconded, approved 5-0.

Meeting adjourned.

DRAFT