



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice September 25, 2022

The Arlington Redevelopment Board will meet Sunday, September 25, 2022 at 9:00 AM in the **Arlington Police Department Community Room, 2nd Floor, 112 Mystic Street, Arlington, MA 02476.**

1. Review of FY23 Arlington Planning and Community Development and Board accomplishments and objectives (pp. 104-107), Board FY22 goals

9:00 a.m. Staff will provide an overview, board will discuss.

2. Discuss ARB FY23 goals

10:00 a.m. Staff and board will discuss current year's goals.

3. Adjourn

12:00 p.m. Estimated time of adjournment.



Town of Arlington, Massachusetts

Review of FY23 Arlington Planning and Community Development and Board accomplishments and objectives (pp. 104-107), Board FY22 goals

Summary:

9:00 a.m. Staff will provide an overview, board will discuss.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	FY23_Budget_Accomplishments_and_Objectives.pdf	FY23 Budget Accomplishments and Objectives



Program Description

The Arlington Department of Planning and Community Development (DPCD) oversees planning and community development activities within the town and is committed to improving the quality of life in Arlington by improving housing opportunities, transportation access, and economic development to enhance the vitality of our business districts, and preserving and promoting our community's natural, historic, and cultural resources. The Department oversees many key town-wide initiatives and implementation of long-range plans for the community. The Department administers the Town's federal Community Development Block Grant Program and has done so since the program's inception in 1974. The Department also provides staff support to many Town boards, commissions, and committees, including the Arlington Redevelopment Board (ARB), the Town's Planning Board and redevelopment authority. The ARB manages three town buildings with assistance from Town departments: Jefferson Cutter House with Whittemore Park, Community Center building at 27 Maple Street, and 23 Maple Street.

Department staff serve as liaison to the following 35 committees: ABC Tri-Community Flooding Group (Arlington, Belmont, Cambridge), Affordable Housing Trust Fund Board, Bicycle Advisory Committee, CDBG Subcommittee, Clean Energy Future Committee, Commission for Arts & Culture (ACAC) (includes Arlington Cultural Council and Arlington Public Art), Conservation Commission, Design Review Working Group, Economic Development Recovery Task Force, Envision Arlington Committee (Task Groups include: Business, Communication, Community & Citizen Service, Culture & Recreation, Diversity, Education, Environment, Fiscal Resources, and Governance, which include the following Reservoir Committee, Spy Pond Committee, and Sustainable Arlington), Heights Neighborhood Action Plan Implementation Committee, Housing Plan Implementation Committee, Mass Ave/Appleton Street Design Review Committee, Master Plan Implementation Committee (Active working groups include Zoning Bylaw Working Group and Historic and Cultural Resources Working Group), Open Space Committee, Parking Advisory Committee, Redevelopment Board, Transportation Advisory Committee, and Zoning Board of Appeals.

Department staff also represent the Town on eleven regional bodies: the Battle Road Scenic Byway; Boston Metropolitan Planning Organization (MPO); the North Suburban HOME Consortium; the Somerville-Arlington

Program Description (cont.)

Continuum of Care; the Metropolitan Area Planning Council (Council, Executive Committee, and MetroCommon 2050 External Advisory Committee); Metropolitan Mayors Coalition's Climate Preparedness Taskforce and Regional Housing Partnership; Mystic River Watershed Association Resilient Mystic Collaborative; and the Charles River Watershed Association Climate Compact.

Budget Statement

This budget includes a request for funding for new community engagement software in order to meet existing and projected workload demands and plan goals.

PROGRAM COSTS

Planning & Community Development	FY2020 Actual	FY2021 Actual	FY2022 Budget	FY2023 Request
Personnel Services	647,096	579,686	709,365	781,248
Expenses	25,821	21,166	27,821	35,021
Total	672,917	600,853	737,186	816,269

STAFFING

Planning & Community Development	FY2020 Actual	FY2021 Actual	FY2022 Budget	FY2023 Request
Managerial	1	1	1	1
Clerical	1	1	1	1
Professional/Technical	7	7	7	7
Total	9	9	9	9



FY2023 Objectives

Implementation of the Arlington Master Plan, adopted in 2015, is the Department's top priority. The Department will utilize data-driven decision making for all projects and initiatives with clear outcomes and deliverables, ensure high levels of community engagement on all projects and initiatives to ensure transparency, educate the public about planning and community development activities, and create pathways to new leadership on committees and working groups, and ensure equity and fairness in our planning and community development work. Our Master Plan implementation activities in FY23 will be focused on the following activities:

- Amending the Zoning Bylaw to be consistent with the Master Plan to: ensure predictable, improved development outcomes for the Massachusetts Avenue and Broadway corridors; increase housing options and access to those options; incentivize new development that is sustainable and resilient in all zoning districts; and update Town policies and decision-making systems that can hinder economic development and sustainable transportation goals. This work will be accomplished with the Arlington Redevelopment Board, Master Plan Implementation Committee and its working groups, and multiple Town boards and committees with robust community engagement.
- Implementing *Connect Arlington* including: adopting a Vision Zero Policy; completing the Minuteman Bikeway Planning Project and implementing recommendations that increase access to and capacity and safety on the pathway; increasing access to bike share throughout Arlington, prioritize new bicycle facilities along corridors currently designated as Arlington's "lane sharing network"; developing and regularly updating a Local Transportation Improvement Program to ensure a more transparent and predictable transportation project planning process; and prioritizing temporary and permanent infrastructure interventions and changes that address public realm improvements and ensure safer travel for all travel modes.
- Implementing the *Net Zero Action Plan* including: implementing a communitywide energy efficiency outreach program to significantly increase uptake of deep energy retrofits and other significant efficiency measures; creating and implementing a plan to expand public electric vehicle charging at libraries, business districts, public parking facilities, and other facilities, both on- and off-street; and increasing renewable energy in the Arlington Community Electricity (ACE) program so the default level is 100% renewable by 2030.

FY2023 Objectives (cont.)

- Implementing the *Housing Production Plan* for 2021 to 2026 including increasing affordable housing supply and preserving and maintaining existing affordable housing.
- Implementing *Fair Housing Action Plan* including passing a resolution to codify Arlington's commitment to fair housing and advancing protections in housing for tenants and protected classes.
- Implementing the *Arts and Culture Action Plan*, including identifying new income streams to support the arts and incorporating art into town projects and developing metrics for capturing qualitative and quantitative data on the impact of arts and culture on Arlington's planning and community development priorities.
- Implementing the *Complete Streets Action Plan* for fiscal years 2022-2027 prioritizing intersection and roadway improvements that address equity, safety, and mobility for all travel modes.
- Implementing the Arlington Affordable Housing Trust Fund Annual Action Plan.
- Completing a town-wide Stormwater Management Plan and plan for enhanced stormwater management to comply with the Municipal Separate Storm Sewer System (MS4) permit in conjunction with Department of Public Works and with technical assistance from the Environmental Protection Agency Mystic River Watershed Stormwater Management Community Support program.
- Completing a long-range management and stewardship plan for Town-owned lands.
- Completing the Open Space and Recreation Plan for 2022 to 2027.



Arlington Redevelopment Board FY2023 Objectives

The Arlington Master Plan was developed from 2013-2015, adopted by the Redevelopment Board in 2015, and endorsed overwhelmingly by Arlington Town Meeting in 2015. The Master Plan Implementation Committee works with the Redevelopment Board and the Department of Planning and Community Development to advance the plan. The MPIC has working and task groups aimed at implementing specific plan elements, including historic and cultural resources and land use and zoning amendments. In order to continue to achieve Master Plan goals, the Board will:

- Review progress on implementation of the Master Plan and consider new working groups, including a group to advance economic development goals and objectives.
- Develop Zoning Bylaw amendments that encourage development and redevelopment opportunities to generate a full range of housing options for all incomes and housing types and encourage mixed-use development, and new commercial development. This will include updates to Zoning Districts, map amendments, dimensional regulations and use regulation updates, exploration of Form-Based codes, and updates to the Design Standards for Commercial Areas. The Board will also be considering zoning amendments to comply with the new M.G.L. 40A MBTA Communities requirement in order to access state infrastructure funding to support redevelopment and neighborhood projects.
- Participate in a Town Information Technology project to ensure a transparent, welcoming, and efficient permit review and delivery system.
- The Board will be exploring transitioning ARB property management back to the Town.
- Develop urban renewal plan options for Arlington Center and at site-specific locations along Arlington's main commercial corridors
- Participate in a range of Town committees and initiatives that advance community planning goals including the: Arlington Heights Neighborhood Action Plan; Envision Arlington; Open Space Committee, Housing Plan Implementation; Community Preservation Act Committee, Master Plan Implementation Committee, Remote Participation Committee, and others on an ongoing basis.

Major Accomplishments for 2021

The Department continued to engage our community and achieve a substantial amount of short and long-range community planning goals. The team proved invaluable to the community continuing to permit small- and large-scale projects through the Redevelopment Board and Conservation Commission; support research and reviews for the Select Board, Historical Commission, and Zoning Board of Appeals, including two Comprehensive Permit applications; and advanced a multi-million-dollar Community Development Block Grant Program buoyed by additional funds through the CARES Act and designed to serve those hardest hit by the pandemic.

The Department continued to implement the goals and objectives of the Master Plan with particular focus on advancing housing, economic development, transportation, and historic and cultural resource strategies. The following activities were accomplished:

- Completed Connect Arlington – the Town's first Sustainable Mobility Plan with the support of the Sustainable Transportation Plan Advisory Committee. The plan provides a timeline for helping the town improve how people move around the community using public or private transportation, such as driving, walking, bicycling, or accessing and riding in buses, taxis or other car services, or other transportation systems.
- Completed Net Zero Action Plan – to help the town become carbon-neutral ("net-zero") by 2050 with the support of the Clean Energy Future Committee. Prohibiting fossil fuel infrastructure in new construction and in building undergoing significant rehabilitation was identified as an early strategy to advance. The Committee worked with staff and community organizations to develop a Home Rule petition and bylaw amendment which was approved by Town Meeting.
- Completed Fair Housing Action Plan, including research on current barriers to housing, discrimination complaints, and challenges to availability of housing opportunities in Arlington. Once completed, the plan will provide local strategies to comply with federal and state fair housing laws to ensure availability and accessibility of housing for protected classes.
- Implementation of the Arlington Heights Neighborhood Action Plan Committee with numerous public art and parklet installations in the business district.



Major Accomplishments for 2021 (cont.)

- Implementation of the Housing Production Plan, including near completion of the Housing Corporation of Arlington developments at 19R Park Avenue (known as Downing Square) and 117 Broadway. The two all-affordable housing developments will add 48 new homes and 117 Broadway will include ground floor space for Arlington EATS. The Downing Square Broadway Initiative is supported by a combination of local and state funds and the Low-Income Housing Tax Credit Program. The HPIC drafted and Town Meeting adopted a bylaw to establish a Municipal Affordable Housing Trust Fund. The new public body will support and aggregate funds for the creation and preservation of affordable homes in Arlington. The Committee also drafted a Real Estate Transfer Fee Home Rule Petition which was also adopted by Town Meeting.
- Provided support, research, and analysis of various zoning and Town bylaw amendments proposed for two Town Meetings.
- Amended Zoning Bylaw that now allows for accessory dwellings, new industrial uses, parking reductions in business districts, and new marijuana business uses.
- Continuing work with merchant associations and the Chamber of Commerce to understand their challenges and opportunities and direct resources to assist with business development, recruitment, and retention, particularly to address concerns raised by the pandemic.
- Formed the Arlington Economic Development Recovery Task Force to help drive and revive our town's economic recovery and provide the Town with guidance in order to create policies and procedures in Arlington that meet real needs and address concerns of health and safety, particularly in relation to the business community. The Task Force is designed to help inform the town's longer-term economic recovery to ensure the long-term health and stability of our business districts. The Task Force successfully advanced recommendations to reduce financial burdens on local businesses, to encourage shopping locally during the holiday season, to streamline reviews and permitting, and to implement amenities for outdoor dining and outdoor classes and fitness.
- Completed Phase I of Whittemore Park renovations.
- Secured Green Communities funding for Arlington to improve energy efficiency for town-owned buildings, including installing new LED

Major Accomplishments for 2021 (cont.)

- lighting retrofits at Hardy and Peirce Elementary Schools, and applied for and secured energy efficiency incentives for these projects which save the Town of Arlington 89,734 kWh and \$18,844 annually.
- Secured grant to convert one of the Arlington School Department's existing school buses to all-electric.
- Installed ChargePoint EV charging station for the Railroad Lot adjacent to Water Street.
- Assisted with management and promotion of Arlington Community Electricity (ACE) green electricity supply aggregation program.
- Reviewed ZBA cases, licenses, and permits, including M.G.L. Chapter 40B Comprehensive Permit applications and small cell wireless facilities.
- Promoted and aimed to sustain Arlington's participation in the regional bikeshare program, BlueBikes.

The Department also implemented its annual Community Development Block Grant Program (CDBG) with funding of over \$1.1 million. Eight public service agencies were funded, providing individuals and families with low-to moderate-incomes with daily transportation, access to jobs, food security, scholarships to athletic and summer camp programs, tutoring services, and access to mental health and adult day health services. Two rounds of additional funding totaling \$980,388 were made available in May and November 2020, through an additional allocation of CDBG funds known as CDBG-CV from the Coronavirus Aid, Relief, and Economic Security (CARES) Act. CDBG-CV assistance totaling \$160,188 enabled public service agencies to support Arlington residents impacted by the COVID-19 pandemic. Food Link, Inc. and Arlington EATS helped families confronting food insecurity, the Arlington Boys and Girls Club provided additional childcare services, Arlington Public Schools offered tutoring support to students, and the Arlington Department of Health and Human Services, in collaboration with the Arlington Housing Authority (AHA), offered COVID-19 testing clinics to AHA residents.

Through both CDBG and CDBG-CV-funded public service programs, social service agencies supported 12,378 Arlington residents. CDBG-CV also supported residents and small business owners during the pandemic. A \$400,000 Emergency Tenant Assistance Program helped 70 households



Major Accomplishments for 2021 (cont.)

that make a low-income and the Housing Corporation of Arlington aided an additional 29 households in maintaining stable housing. A supplement of \$300,000 in Community Preservation Act funds was leveraged to provide additional funding to Arlington renters who earn at or below 50% of the Area Median Income and struggled to make rental payments due to the coronavirus pandemic. The \$200,000 Arlington Microenterprise Program supported 25 businesses with up to five employees, and the Arlington Business Resiliency Program provided an additional \$250,000 to support 22 businesses with up to 20 employees and help create or retain 21 full-time equivalent jobs.

Major Accomplishments 2021 Arlington Redevelopment Board

- Significant renovations continued to the Central School where the new Community Center will occupy the ground and first floors of the building. Renovations to a second floor office suite allowed the Department of Health and Human Services to move from the ground floor to that space.
- Completed the Economic Analysis of Industrial Zoning Districts which led to a rewrite of allowable uses which were adopted at Annual Town Meeting. The Industrial Zoning District now allows artist live-work spaces, flex spaces, light industrial uses, food production, breweries, and vertical farming among others with development and design standards that aim to enhance the district's connection with and improve development along the Mill Brook.
- Advanced numerous Zoning Bylaw amendments including allowing for: parking reductions in all Business zoning Districts; by-right accessory dwellings in single-family, two-family homes, and accessory buildings in any Residential and Business Zoning District; marijuana delivery services in the B4 and Industrial Zoning Districts, and allowing for more energy-efficient homes to be built in lower-density residential zoning districts.
- Participated in a range of Town committees and initiatives that advanced community planning goals, including the Arlington Economic Development Recovery Task Force, Master Plan Implementation

Major Accomplishments (cont.)

Committee, Zoning Bylaw Working Group, Arlington Heights Neighborhood Action Plan Implementation Committee, Envision Arlington Standing Committee and Advisory Committee, Open Space Committee, Housing Plan Implementation Committee, and Community Preservation Act Committee.

	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Estimated
Conservation Commission				
Commission meetings attended	22	31	30	30
Conservation Permits	29	29	17	29
Site inspections	30	110	80	80
Filing Fees	\$ 10,974	\$ 10,475	\$ 16,443	\$ 12,630

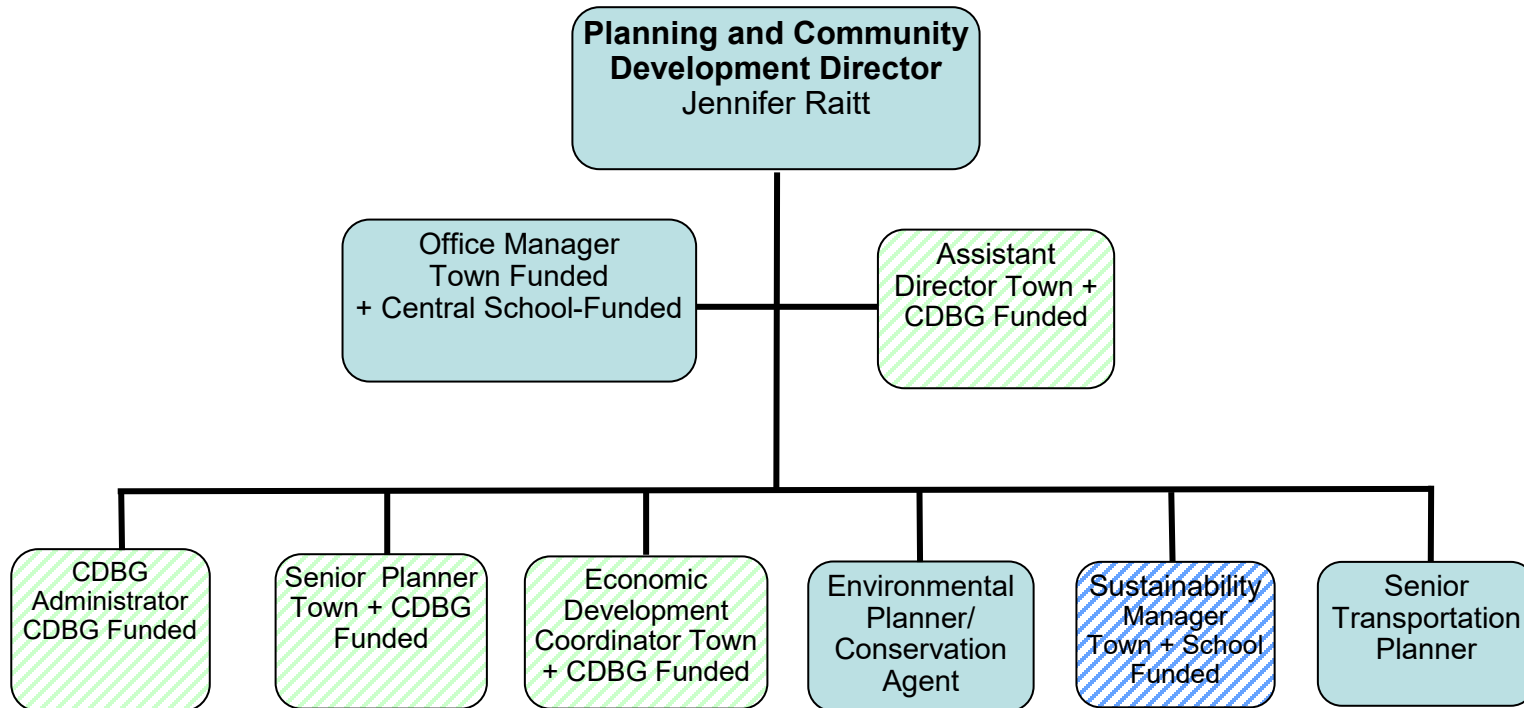
Performance / Workload Indicators

Planning & Community Development	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Estimated
CDBG Funds Administered	\$1,111,355	**\$1,781,670	\$ 1,106,603	\$1,100,000
Other public or private grant funds secured	\$1,643,166	\$ 439,768	\$ 1,116,099	\$1,000,000
Room rental fees	\$ 10,637	\$ 7,242	\$ -	\$ 5,000
Room reservations administered	778	*277	0	100
Sign Permit Applications Reviewed	20	15	13	16
Zoning Board Applications reviewed	25	37	22	28
Businesses/Merchants Assisted	108	390	598	365
Environmental Design Review (EDR) special permits administered	9	9	11	20
Small Cell Wireless Applications reviewed	20	20	25	22
Licenses reviewed	21	18	12	17

*89 Room reservation requests were canceled due to COVID-19

**Includes \$980,388 in CARES funding

Performance / Workload Indicators





Town of Arlington, Massachusetts

Discuss ARB FY23 goals

Summary:

10:00 a.m. Staff and board will discuss current year's goals.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	ARB_FY_22_Goals_approved_9-27-2021.pdf	ARB FY22 Goals Approved 09272022



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, 730 MASSACHUSETTS AVE., ARLINGTON, MASSACHUSETTS 02476

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ARLINGTON REDEVELOPMENT BOARD GOALS

September 2021 through June 2022

as approved on 9/27/21

I. ZONING BYLAW AMENDMENTS

1) Advance Zoning Bylaw amendments to future Town Meetings

- i. *Action – Encourage development and redevelopment opportunities to generate a full range of housing options for all incomes and housing types and encourage mixed-use development, and new commercial development*
 - a) *Complete and adopt Housing Production Plan update. Advance discussions about zoning amendments.*
 - b) *Action - Consider zoning amendments to encourage commercial development along the Massachusetts Ave and Broadway corridors.*
 - c) *Action – Review and amend zoning in Arlington Heights business districts to align with recommendations in Arlington Heights Neighborhood Action Plan as appropriate.*
- ii. *Action - Review and consider Net Zero Action Plan zoning recommendations*
- iii. *Action - Review and consider Connect Arlington (Long-Range Transportation Plan) zoning recommendations*
- iv. *Action – Review forthcoming stormwater management plan and consider potential zoning recommendations*

II. LONG-RANGE PLANNING

1) Review progress on implementation of the Master Plan

- i. *Action – Adopt formal amendments to Master Plan based upon recent completion of Connect Arlington and provide amended Master Plan to DHCD accordingly.*
- ii. *Action – Direct Master Plan Implementation Committee to provide ARB with an update on implementation status, status of all Working/ Study Groups, and make recommendations on modifications/ updates that might be needed*
- iii. *Action – Participate on Town Economic Development Working Group (to be formed) to advance economic development goals and objectives.*

2) Ensure transparent, welcoming, and efficient permit review and delivery system

- i. *Action – In alignment with Town effort to modernize permitting processes, convene representatives from the Select Board, Conservation Commission, Historical Commission, Historic Districts Commission, Zoning Board of Appeals, and Board of Health*

3) Ensure that Master Plan economic development goals and recommendations are achieved in Arlington's business districts

- i. *Action – DPCD Director will provide quarterly updates on progress meeting goals, including planning goals, business retention and attraction goals, and new mixed-used development*

4) Request appropriation to hire consultant to update Arlington's Design Standards

III. URBAN RENEWAL PLANS AND POWERS

1) Consider transitioning management of ARB-managed properties back to the Town

- i. *Action -Work with Town Counsel on filing appropriate warrant article to transition properties.*

2) Utilize Urban Renewal Authority powers

- i. *Action: Work with Town Counsel to explore urban renewal options in Arlington Center and at*

- site-specific locations along main commercial corridors
- ii. Action: Provide updates to Board on Symmes Urban Renewal Plan and property when appropriate (Arlington 360 and Brightview and adjacent conservation properties)

IV. SUPPORT COMMUNITY PLANNING GOALS

- 1) Participate in range of Town committees and initiatives that advance community planning goals**
 - i. Action - Appoint/ re-appoint committee members serving on ARB committees and ARB designees to committees.
 - ii. Action - Collaborate with committee implementing Arlington Heights Action Plan
 - iii. *Action – Receive updates from ARB designees to Envision Arlington Standing Committee, Open Space Committee, Housing Plan Implementation Committee, Community Preservation Committee, Master Plan Implementation Committee, Remote Participation Committee, and others on an ongoing basis.*