



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

### **Agenda & Meeting Notice October 17, 2022**

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 [cricker@town.arlington.ma.us](mailto:cricker@town.arlington.ma.us) by October 17, 2022 at 4:00 p.m. The Board requests that correspondence that includes visual information should be provided by October 14, 2022 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, October 17, 2022 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

#### **1. Zoning Amendments**

7:30 p.m. ARB will discuss potential zoning amendments to bring to Town Meeting or Special Town Meeting, including MBTA Communities.

#### **2. ARB 2023 Schedule**

8:30 p.m. ARB will discuss meeting schedule for 2023.

#### **3. Open Forum**

8:40 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.

#### **4. New Business**

9:00 p.m. New Business

#### **5. Adjourn**

9:15 p.m. Estimated time of Adjournment



## Town of Arlington, Massachusetts

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### Zoning Amendments

#### Summary:

7:30 p.m. ARB will discuss potential zoning amendments to bring to Town Meeting or Special Town Meeting, including MBTA Communities.

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	2022-10-13_Zoning_and_Policy_Recommendations.pdf	2022-10-13 Zoning and Policy Recommendations

# ZONING RECOMMENDATIONS IN RECENT PLANS

MP = Master Plan, RC = Recodification, HPP = Housing Plan (2022), CA = Connect Arlington (2021), AHNAP = Arlington Heights Neighborhood Action Plan (2018), FHAP = Fair Housing Action Plan (2021), NZAP = Net Zero Action Plan (2021)

Plan		Strategy / Action	Category	Prerequisites and resources needed	Timeframe	Explanation
<a href="#">MP</a>	<a href="#">RC</a>	Reduce the overall number of zoning districts to address infill development and ease of use of the bylaw: address setbacks, dimensional standards, building height maximums, FAR, and minimum lot are per dwelling		Planning process Zoning amendment Political leadership Public education		Zoning Audit pg 9 (10 of PDF) Recodification pg 3
<a href="#">MP</a>		Reduce the number of uses requiring special permits which makes the bylaw overly restrictive, confusing, and impractical for the purposes of determining build out and growth		Study / planning process Zoning amendment Political leadership Public education		Zoning Audit pg 3 and 12-14 (4, 13-15 of PDF)
<a href="#">MP</a>		Address parking issues throughout bylaw, including parking in front setbacks, maximums instead of minimums, greater reductions for residential and some commercial		Planning process / review of Connect Arlington Zoning amendment Staff capacity		Zoning Audit pg 3, 17-18 (4 and 18-19 of PDF)
<a href="#">MP</a>		Amend EDR, including conducting a study of special permits granted, incorporating staff review of smaller projects, and creating an easier to use table to determine appropriate criteria		Study / planning process Staff capacity Zoning amendment		Zoning Audit pg 3 and 17 (4 and 18 of PDF)
<a href="#">MP</a>		Amend standards for townhouses		Zoning amendment		Zoning Audit pg 15 (16 of PDF)
<a href="#">RC</a>		Add regulations for short term rentals		Zoning amendment		Recodification pg 7
<a href="#">MP</a>		Add transfer of development rights		Planning process Zoning amendment		Zoning Audit pg 19 (20 of PDF)
<a href="#">HPP</a>	1	Allow two-family homes in the R0 and R1 zoning districts as of right	Impediments to housing choice	Zoning amendment Staff capacity Political leadership Political education	Near term	Pg 79 (86 of PDF)
<a href="#">HPP</a>	2	Adopt zoning to comply with G.L. c. 40A Section 3 (MBTA Communities)	Shortage of affordable housing	Planning process Staff capacity Political leadership Zoning amendment	Near term	Pg 75 (82 of PDF)
<a href="#">HPP</a>	3	Update regulations of R2, R3, and R4 to allow three family dwellings and townhomes as of right	Impediments to housing choice	Zoning amendment Staff capacity Political leadership Public education	Near term	Pg 79 (86 of PDF)
<a href="#">HPP</a>	4	Consider options for strengthening Arlington's inclusionary zoning bylaw	Shortage of affordable housing	Market analysis and feasibility study Zoning amendment	Near term	Pg 76 (83 of PDF)

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Plan	Strategy / Action	Category	Prerequisites and resources needed	Timeframe	Explanation
<a href="#">HPP</a>	5 Conduct a racial impact study to determine whether Arlington's existing residential zoning has a disproportionate impact on BIPOC and other groups protected under the Federal Fair Housing Act	Impediments to housing choice	Racial impact assessment tool Political leadership	Near term	Pg 79 (86 of PDF)
<a href="#">HPP</a>	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	Zoning amendment	Near term	Pg 81 (88 of PDF)
<a href="#">HPP</a>	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	Revised off-street parking requirements Revised on-street parking policy Complete Streets planning and implementation ADA Plan implementation	Ongoing	Pg 82 (89 of PDF)
<a href="#">HPP</a>	19 Explore options to establish a Ch. 40R "Smart Growth" overlay district in Arlington	Shortage of affordable housing	Planning process Staff capacity Design guidelines Zoning amendment	Medium term	Pg 75 (82 of PDF)
<a href="#">HPP</a>	20 Consolidate existing districts to create viable sites and zoning more land for multifamily uses	Impediments to housing choice	Zoning amendment Planning process	Medium term	Pg 75 (82 of PDF)
<a href="#">HPP</a>	21 Improve development opportunities along major corridors and incorporate density bonuses for increased affordability	Shortage of affordable housing	Zoning amendment Market analysis and feasibility study	Medium term	Pg 75 (82 of PDF)
<a href="#">HPP</a>	22 Allow redevelopment of preexisting nonconforming residential uses in the Industrial Zoning District, and make residential uses easier to permit through redevelopment and reuse of Industrial District sites	Shortage of affordable housing	Permit tracking under existing Industrial District rules Consultation with developers	Medium term	Pg 76 (83 of PDF)
<a href="#">HPP</a>	23 Consider options for discouraging single-story buildings in the Town's business and mixed-use districts	Impediments to housing choice	Market analysis and feasibility study Zoning amendment	Medium term	Pg 76 (83 of PDF)
<a href="#">HPP</a>	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	Zoning amendment Technical assistance to ZBA (for comprehensive permits)	Medium term	Pg 81 (88 of PDF)
<a href="#">HPP</a>	28 Consider an Affordable Housing Overlay (AHO) modeled after Cambridge's AHO	Impediments to housing choice	Zoning amendment Zoning Map amendment Staff capacity Public education	Medium term	Pg 80 (87 of PDF)
<a href="#">HPP</a>	32 Increase the amount of land zoned for multifamily development, reorganize existing multifamily districts	Shortage of affordable housing	GIS mapping Plan for district consolidation/assembly Zoning map amendment	Medium term	Pg 75 (82 of PDF)

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<a href="#">HPP</a>	37	Provide for "Missing Middle" zoning along minor collector streets in walkable residential neighborhoods	Impediments to housing choice	Zoning amendment Zoning Map amendment Staff capacity Public education	Medium term	Pg 80 (87 of PDF)
<a href="#">HPP</a>	38	Evaluate the feasibility of / plan for mixed-use development with affordable housing on the municipal parking lot in Arlington Center	Impediments to housing choice	Planning process Developer procurement and land disposition	Longer term	Pg 76 (83 of PDF)
<a href="#">HPP</a>	41	Integrate Arlington's housing policies with the Net Zero Action Plan	Impediments to housing choice	Multiple zoning amendments Pedestrian / bicycle accommodation	Longer term	Pg 82 (89 of PDF)
<a href="#">CA</a>	F.1.1	Continue to refine and promote TDM requirements and strategies that reduce car trips	Reduced climate impacts from travel in Arlington	Review Cambridge TDM programs Zoning amendment	Near term	Pg. 1-43 (66 of PDF)
<a href="#">CA</a>	F.1.2	Continue to incentivize mixed-use, higher-density development near transit and jobs	Reduced climate impacts from travel in Arlington		Near term	Pg. 1-43 (66 of PDF)
<a href="#">CA</a>	F.1.2.1	Establish Chapter 40R Smart Growth Overlay District	Reduced climate impacts from travel in Arlington	Zoning amendment	Medium term	Pg. 1-43 (66 of PDF)
<a href="#">CA</a>	F.1.2.2	Consider zoning amendments and incentives to reduce the need to drive	Reduced climate impacts from travel in Arlington	Zoning amendment	Medium term	Pg. 1-44 (67 of PDF)
<a href="#">CA</a>	G.3.1	Identify locations for dedicated curbside zones for pick-up and drop-off activity	Infrastructure and policies to support local economy and resident quality of life	ARB-adjacent	Near term	Pg. 1-48 (71 of PDF)
<a href="#">CA</a>	G.3.3	Repurpose on-street parking where possible to prioritize other modes including bus and bicycle travel, or to provide additional open space in commercial areas	Infrastructure and policies to support local economy and resident quality of life	ARB-adjacent	Near term	Pg. 1-49 (72 of PDF)
<a href="#">AHNAP</a>		Create new "AHB District"	Zoning regulations	Zoning amendment Map change	Near term	Pg 2 and 30 (5 and 33 of PDF)
<a href="#">AHNAP</a>		Rezone Gold's Gym site as PUD-AH	Zoning regulations	Zoning amendment Map change	Near term	Pg 2 and 37 (5 and 40 in PDF)

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<a href="#">AHNAP</a>		Create tiered review processes: 1) site plan review, and 2) Administrative Environmental Design Review (allowing staff review of smaller projects)	Review process	Zoning amendment or ARB Rules and Regulations amendment	ND	Pg 2 and 29 (5 and 32 in PDF)
<a href="#">AHNAP</a>		Review existing Design Standards to ensure they reflect neighborhood specifics	Review process	Create commercial design guidelines (funded for FY23)	Near term	Pg 2 and 37 (5 and 40 in PDF)
<a href="#">FHAP</a>	C1	Reduce the overall complexity of the Zoning Bylaw through recodification	Zoning Bylaw	Zoning amendment	ND	Pg 55-58
<a href="#">FHAP</a>	C2	Allow two-family development by right in nominally single-family districts where two-family dwellings were historically commonplace.	Zoning Bylaw	Zoning amendment	ND	Pg 55-58
<a href="#">FHAP</a>	C3	Allow three-family, townhouse, and multifamily housing options by right in districts nominally meant for them.	Zoning Bylaw	Zoning amendment	ND	Pg 55-58
<a href="#">FHAP</a>	C4	In districts intended for higher densities, only allow single-family developments by Special Permit, if at all.	Zoning Bylaw	Zoning amendment	ND	Pg 55-58
<a href="#">FHAP</a>	C5	Amend restrictive dimensional and parking requirements for multifamily uses that make development infeasible in districts where those uses are appropriate.	Zoning Bylaw	Zoning amendment	ND	Pg 55-58
<a href="#">FHAP</a>	C6	Explore zoning amendments that would allow the conversion of large existing single-family homes to two- and three-family homes.	Zoning Bylaw	Zoning amendment	ND	Pg 55-58
<a href="#">FHAP</a>	C7	Explore zoning amendments that would allow two- and three-family homes in single-family districts where the total building size is similar to that of abutting single-family homes.	Zoning Bylaw	Zoning amendment	ND	Pg 55-58
<a href="#">FHAP</a>	C8	Ensure zoning conforms with the new state-level requirements for MBTA communities.	Zoning Bylaw	Zoning amendment	ND	Pg 55-58
<a href="#">FHAP</a>	C10	Raise the threshold for EDR review, particularly on major corridors, replacing that review with performance standards for new developments.	Review process	Zoning amendment Revision to ARB rules and regulations	ND	Pg 59-61
<a href="#">FHAP</a>	C11	Limit subjective criteria in discretionary reviews, eliminate review standards that perpetuate segregation, and define clear performance and design standards that projects will be reviewed against.	Review process	Zoning amendment Revisions to rules and regulations of various boards and commissions (ARB, ZBA, ConCom, AHC, AHDC)	ND	Pg 59-61
<a href="#">FHAP</a>	C12	Consider distinct density and dimensional regulations for development that is 100% affordable housing.	Zoning Bylaw	Zoning amendment	ND	Pg 55-58
<a href="#">FHAP</a>	C13	Consider approvals by right for developments that are 100% affordable housing.	Review process	Zoning amendment	ND	Pg 59-61

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<a href="#">FHAP</a>	D1	Provide opportunities for housing developments that would trigger the Town's inclusionary zoning requirements.	Inclusionary Zoning	Zoning amendment		ND	Pg 58-59
<a href="#">NZAP</a>	NZB 3	Change zoning or other bylaws that hinder the renovation or construction of net zero energy capable buildings. Create incentives to encourage renovation and new construction projects to result in net zero energy capable buildings.	Net zero buildings	Zoning amendment Equity considerations: be careful not to create affordability impacts, and consider how to include affordable housing (pg 31)		Medium term	Pg 15 (19 of PDF)
<a href="#">NZAP</a>	NZB 9	Prohibit fossil fuel heating systems in new construction and major renovations.	Net zero buildings	MBTA Communities zoning must be adopted to participate in state pilot program Equity considerations: Ensure that policy is developed with input from housing advocates and developers to avoid unintended consequences such as restrictive development of affordable housing (pg 33).		Near term	Pg 17 (21 of PDF)
<a href="#">NZAP</a>	NZB 10	Allow amendments to height, setback, and density requirements by Special Permit for energy efficiency and renewable energy installations at existing buildings.	Net zero buildings	Zoning amendment		Medium term	Pg 18 (22 of PDF)
<a href="#">NZAP</a>	NZB 11	Require all new commercial buildings and multi-family buildings above a certain number of units to include solar PV and/or solar thermal (or be "solar ready") on a minimum of 50 percent of roof area.	Net zero buildings	Zoning amendment		Done	Pg 18 (22 of PDF)
<a href="#">NZAP</a>	NZB 15	Consider establishing a Chapter 40R Smart Growth Zoning Overlay District to allow for dense residential or mixed-use development.	Net zero buildings	Zoning amendment; Equity considerations: Design overlay district to promote Equitable Transit Oriented Development (eTOD).		Medium term	Pg 19 (23 of PDF)
<a href="#">NZAP</a>	NZB 16	Support training opportunities for Town departments, boards and committees, as well as developers and contractors, on LEED, Net Zero, Passive House and other high-performance energy standards.	Net zero buildings	Funding for training		Ongoing	Pg 20 (24 of PDF)
<a href="#">NZAP</a>	ZEM 6	Require changes to parking policies that would maximize efficient use of spaces, reduce use of single occupancy vehicles, and give dedicated parking to zero emission vehicles.	Zero emission mobility	Equity considerations: When considering residential parking requirements, remember that the more resources dedicated to building out unnecessary parking will, in turn, mean fewer resources likely available for other amenities. This can be particularly problematic when it comes to affordable housing where scarce financial resources are going toward parking rather than the build out of much needed housing units (pg 38)		Medium term	Pg 24 (28 of PDF)



## Town of Arlington, Massachusetts

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### ARB 2023 Schedule

#### Summary:

8:30 p.m. ARB will discuss meeting schedule for 2023.

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Meeting_Schedule_Jan_through_Jul_2023.pdf	Draft ARB Meeting Schedule - January through July 2023





## **ARLINGTON REDEVELOPMENT BOARD**

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

### **January – July 2023 Meeting Schedule**

In general, the ARB meets on the 1<sup>st</sup> and 3<sup>rd</sup> Monday at 7:30 p.m. of every month. Monday holidays or other events may cause this schedule to change. If there are no pressing agenda items meetings may be cancelled.

January 9  
January 23  
February 6  
February 27  
March 6  
March 13  
March 20  
March 27  
April 3  
April 6  
April 24 (Town Meeting begins)  
May 1 (Town Meeting)  
May 15 (Town Meeting may be in session)  
May 22  
June 5  
June 19  
July 10  
July 24

Note: Holidays in 2023 include the following:

- January 2 (New Years Day, observed)
- January 16 (Martin Luther King Jr. Day)
- February 20 (Washington's birthday)
- April 17 (Patriot's Day)
- May 29 (Memorial Day)
- June 19 (Juneteenth)
- July 4 (Independence Day)