



Arlington Master Plan

YOUR TOWN, YOUR FUTURE

November 7, 2013

Agenda

Introductions

Planning Process

- Roles & Responsibilities
- Status
- Timeline

Existing Conditions (Baseline) Report

Next Steps

Discussion Groups



Adjourn: 9:00!

Roles & Responsibilities

Arlington Redevelopment Board

Master Plan Advisory Committee
(MPAC)

Dept. of Planning & Community
Development

Master Plan Consulting Team

- RKG Associates, Inc.
- Howard/Stein-Hudson, Inc.
- Ezra Glenn, AICP
- David Gamble, AIA, AICP
- Community Opportunities Group, Inc.



PROCESS & TIMELINE

Where are we today, and where are we going?

ARLINGTON COMMUNITY CONVERSATION

Where are we now?

Green Space
Attractability
Walkable human Scale
Sense of community
School System
Open Space
Bike Path
Community Citizen participation

TREES
Diversity
Volunteers

SWEET SPOT
Location/Amenities



Where do we want to go?

More gathering places
promote sm. progressive biz
Communication System for all
Take Schools to the next Level
Fostering Innovative Environment

Attract generational diversity
PARKING
Affordable Housing
TOWN COMMON

What's Worth Cultivating?

OCTOBER 17, 2012

What's Worth Keeping?

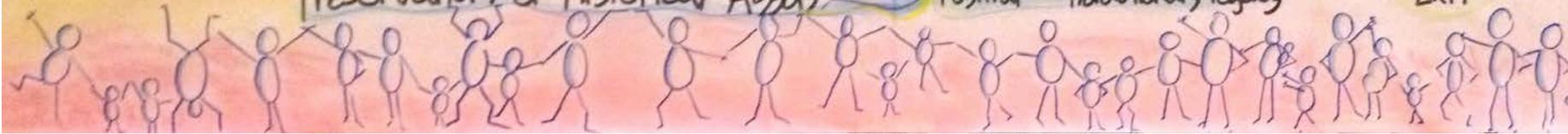
OPENNESS
civic engagement

Build on what we have - green space
Promote office & commercial space
Cultural/Historic District Festival
Revolutionary legacy

Managing flood plain
TREES care for them
Develop Mill Area
More Parking
Sustainability
Red Line EXT?

Preservation of Historical Assets

Dynamic night life!





WE ARE HERE

Information Gathering
Existing Conditions Assessment



Issues Identification
Analysis
Options & Tradeoffs



Master Plan Proposals & Recommendations



EST. APRIL 2015

Plan Adoption



Evaluation



2025

Update

Formulating, Revisiting, Fine-Tuning Master Plan Goals and Policies

Implementation



January – June 2014



Issues
Identification

Analysis

Options &
Tradeoffs



- Land Use
- Public Facilities
- Housing & Economic Development
- Circulation & Transportation
- Historic & Cultural Resources
- Natural Resources
- Open Space & Recreation



DRAFT BASELINE REPORT

Existing Conditions Assessment

Demographics

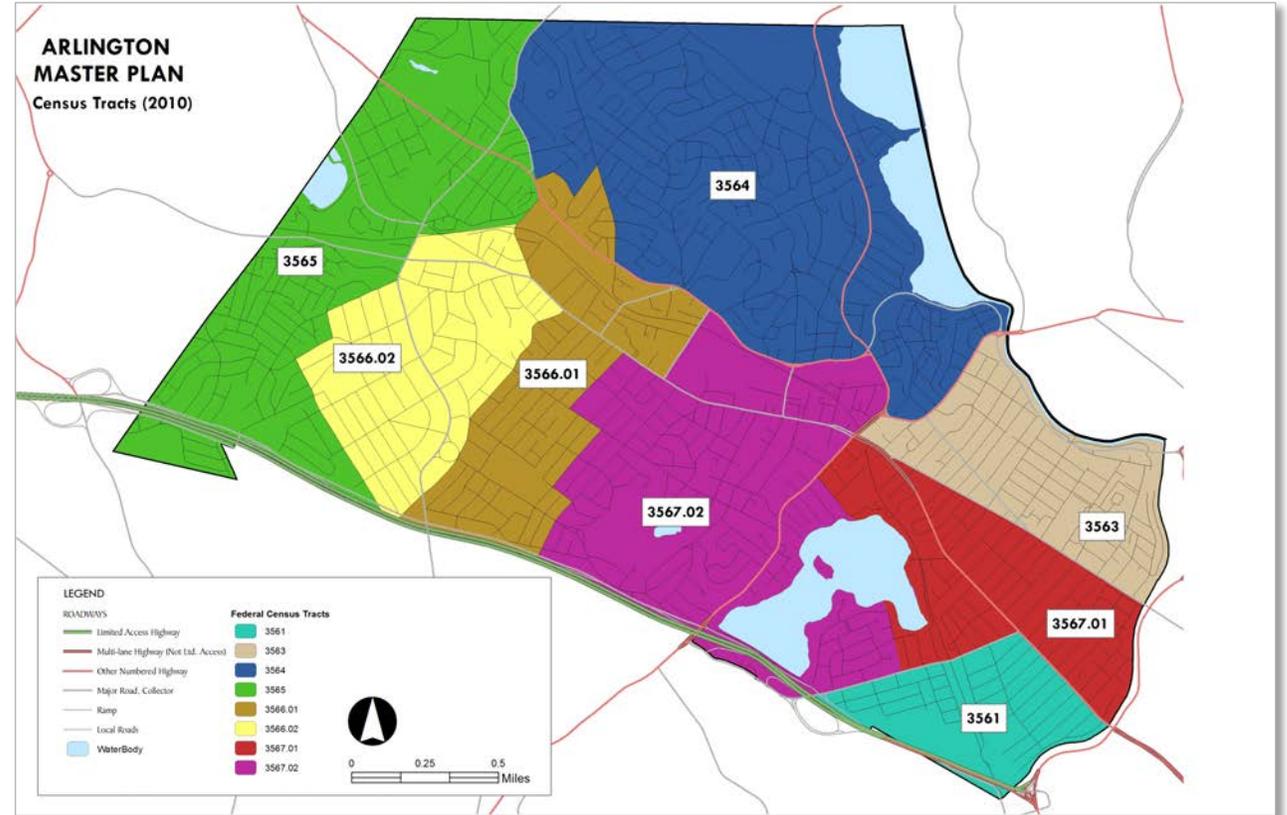
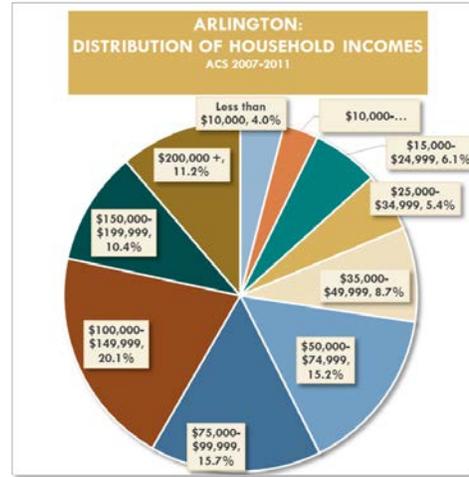
Population

Age

Mobility

Households &
Families

Income



THE DRAFT BASELINE REPORT

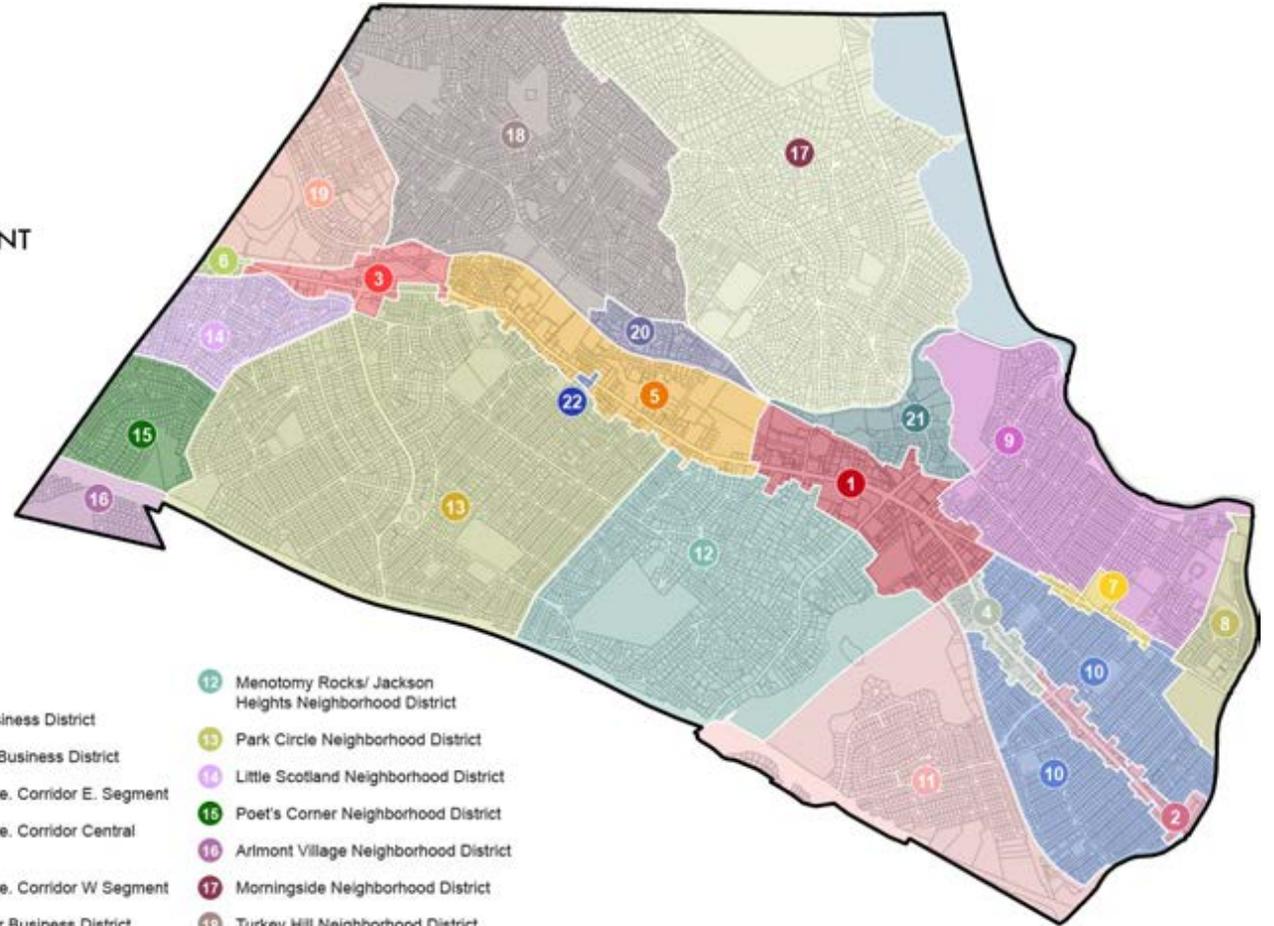
Land Use

Land use management districts: areas bound by physical features, common development patterns, public facilities, and existing regulations that reflect the Town's general vision as they stand today. They are not the same as **zoning districts**.

LAND USE MANAGEMENT DISTRICTS

Legend

- | | | | | | |
|----|---|----|---|--|--------------------|
| 1 | Arlington Center | 12 | Menotomy Rocks/ Jackson Heights Neighborhood District | | Arlington Boundary |
| 2 | East Arlington Business District | 13 | Park Circle Neighborhood District | | Parcel Boundary |
| 3 | Arlington Heights Business District | 14 | Little Scotland Neighborhood District | | |
| 4 | Massachusetts Ave. Corridor E. Segment | 15 | Poet's Corner Neighborhood District | | |
| 5 | Massachusetts Ave. Corridor Central Segment | 16 | Arlmont Village Neighborhood District | | |
| 6 | Massachusetts Ave. Corridor W Segment | 17 | Morningside Neighborhood District | | |
| 7 | Broadway Corridor Business District | 18 | Turkey Hill Neighborhood District | | |
| 8 | Sunnyside Neighborhood District | 19 | Crescent Hill Neighborhood District | | |
| 9 | College Streets Neighborhood District | 20 | Brattle Street and Summer Street District | | |
| 10 | Capital Square Neighborhood District | 21 | Russel Street and Mystic Street District | | |
| 11 | Kelwyn Manor Neighborhood District | 22 | Brattle Square | | |

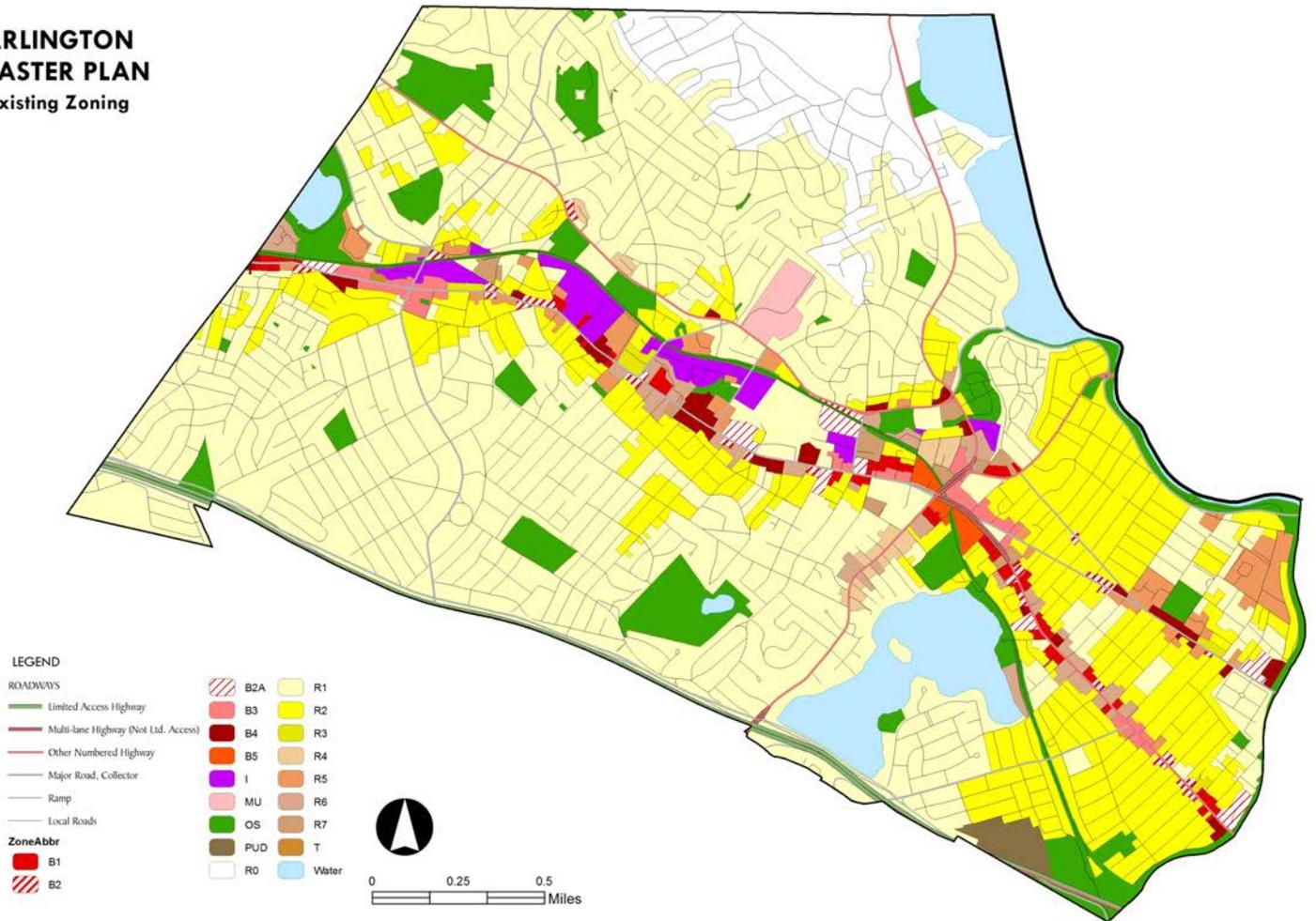


THE DRAFT BASELINE REPORT

Land Use

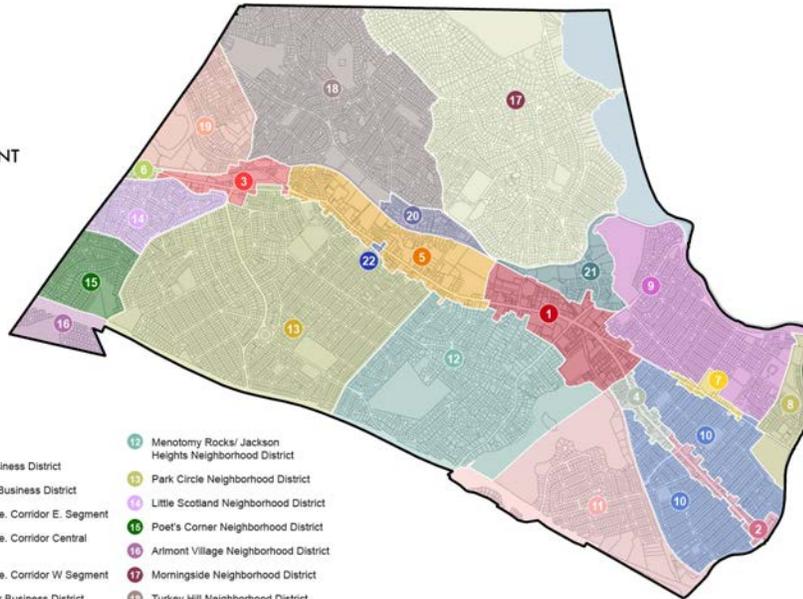
Arlington's Zoning Map
(19 districts)

ARLINGTON MASTER PLAN Existing Zoning



Planning Areas

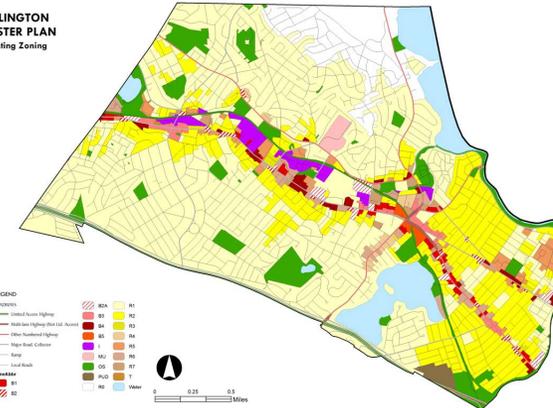
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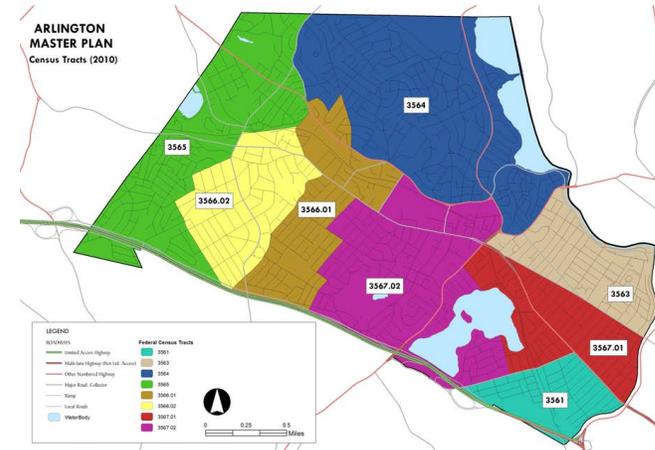
ARLINGTON MASTER PLAN Existing Zoning



LEGEND

- | | | |
|--|-------|---------|
| — Limited Access Highway | — R1 | — R2 |
| — Major Road (Highway) (Not I-93 Access) | — R4 | — R5 |
| — Other Numbered Highway | — R6 | — R6A |
| — Major Road Corridor | — T | — R8 |
| — Ramp | — M1 | — R9 |
| — Local Road | — O1 | — R10 |
| — Waterbody | — P1C | — T |
| — R1 | — R1 | — Water |

ARLINGTON MASTER PLAN Census Tracts (2010)



LEGEND

- | | |
|--|-----------|
| — Limited Access Highway | — 3561 |
| — Major Road (Highway) (Not I-93 Access) | — 3563 |
| — Other Numbered Highway | — 3564 |
| — Major Road Corridor | — 3565 |
| — Ramp | — 3566.01 |
| — Local Road | — 3566.02 |
| — Waterbody | — 3567.01 |
| | — 3567.02 |

Land Use

Land Use Patterns

Zoning

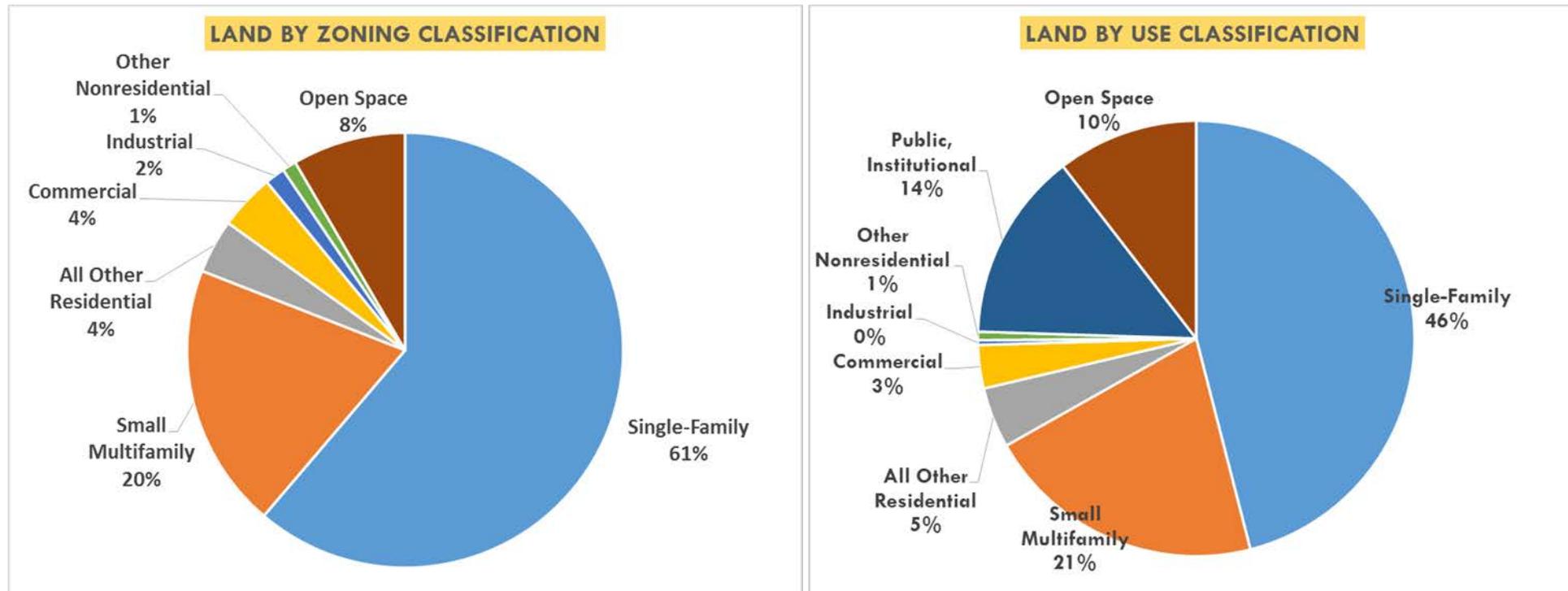
Mass. Avenue

Commercial Areas

Redevelopment
Opportunities



Land Use



Public Facilities

Form of Government

Municipal Buildings

- Public Safety
- Public Works
- Library

School Buildings

Cemeteries



Energy

Building Maintenance



Cost of Community Services

Housing



Housing Inventory

Housing Age and Density

Development Trends

Housing Sale Prices and Rents

Housing Cost Burden

Change in Median Value of Owner-Occupied Units 2000-2011			
	2000	2011	% Change
ARLINGTON	\$283,800	\$496,000	42.8%
Belmont	\$450,000	\$632,400	28.8%
Cambridge	\$398,500	\$546,900	27.1%
Lexington	\$417,400	\$687,100	39.3%
Medford	\$226,800	\$392,600	42.2%
Somerville	\$214,100	\$447,000	52.1%
Winchester	\$421,800	\$690,600	38.9%
Middlesex Cty	\$247,900	\$410,100	39.6%
Massachusetts	\$185,700	\$343,500	45.9%

Source: ACS 2007-2011, B20575. US Census 2000, H076.

Economic Development

Labor Force

- Occupations
- Industries
- Earnings

Employment Base

Business Districts

Tax Base



THE DRAFT BASELINE REPORT

Circulation & Transportation

Road Network

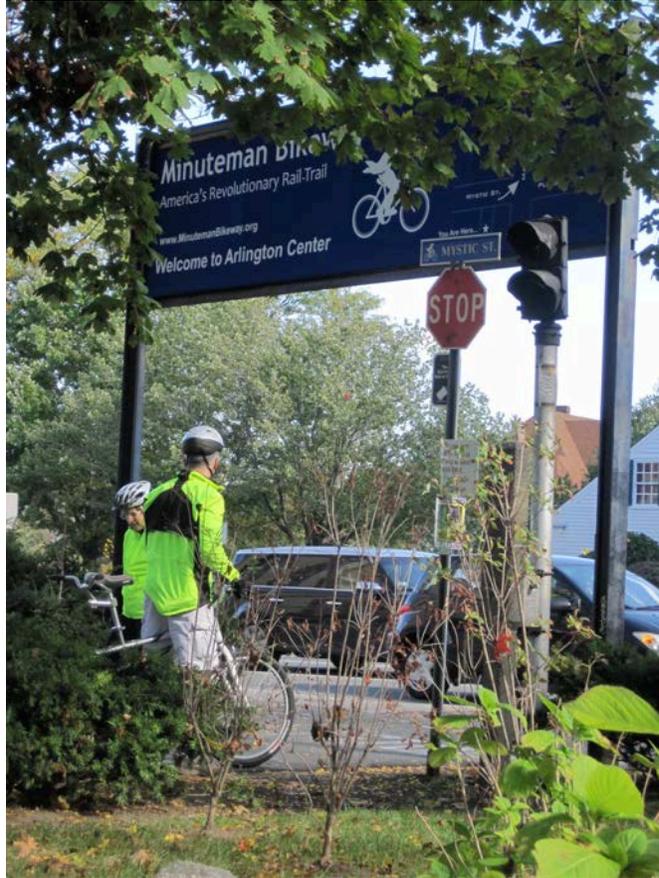
Traffic Patterns

Public Transportation

Bicycle & Pedestrian Accommodation

Parking

Safety



Historic & Cultural Resources

Historic Buildings

- Municipal
- Other

Landscapes

Other Resources

Arts & Cultural Facilities

- Events
- Cultural Attractions



THE DRAFT BASELINE REPORT

Natural Resources

Watersheds

Topography

Floodplains

Water Resources and Water Quality

Invasives

Environmental Hazards



Open Space & Recreation

Public Land

- Conservation Land
- Great Meadows
- Recreation Facilities
- Community Gardens

State Land

Private Land

Stewardship



Next Steps



January–June 2014

- MPAC meetings
- Master Plan working papers
- Review process

October-December 2014

- Draft Master Plan
- Review process
- ARB Public Hearing

2015

- Town Meeting