



# STRATEGY DEVELOPMENT WORKSHOP

## TOWN OF ARLINGTON

Public Workshop #2 | October 30, 2025



# Tonight's Agenda



## Agenda

1. Welcome
2. Where We Are in the Process
3. Community Engagement To Date
4. Vision & Goals
5. Hearing From You

# AmpUp! Comprehensive Plan Update Advisory Committee

**Eugene Benson**

**Angelique Bradford**

**Grant Cook**

**Rachel Dunham**

**David Fatula**

**Rebecca Gruber**

**Lillian Hartman**

**Ann LeRoyer**

**Cheryl Miller**

**Arthur Prokosch**

**Stephen Revilak**

**Tristan Roubenoff**

**Paul Selker**

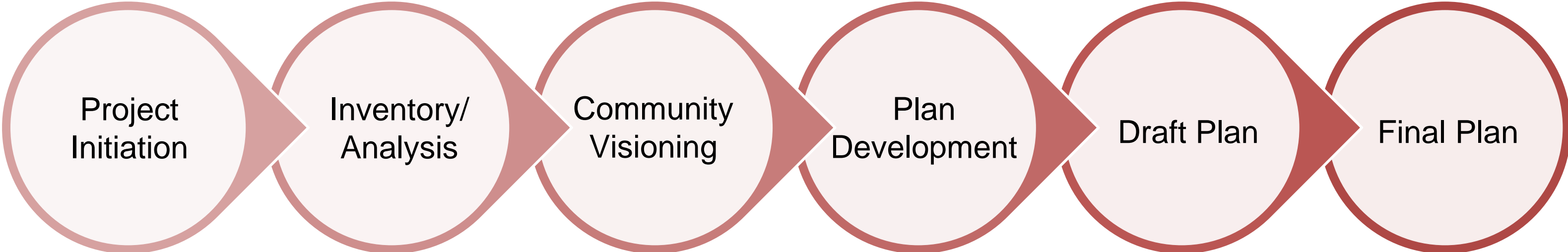


**TOWN OF ARLINGTON**  
**AmpUp!**  
COMPREHENSIVE PLAN UPDATE



// **WHERE WE ARE IN THE PROCESS**

# Our Planning Process



Winter 2025      Winter/Spring 2025      Summer/Fall 2025      Winter/Spring 2026      Summer 2026

**18 months**



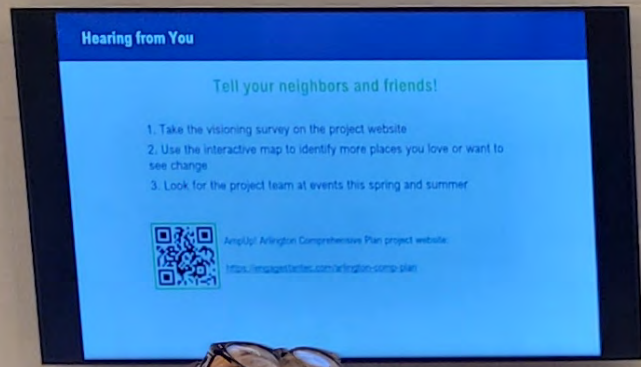
**We are here**



Spring  
Town Meeting

# Phases of Community Engagement





TIES

**// COMMUNITY ENGAGEMENT TO DATE**

# In-Person and Online Engagement Opportunities

- Visioning forum in April
- Committee outreach at events like:
  - Farmers' Market
  - National Night Out
  - Summer concerts and beer gardens
- Town Day pop-up
- Project website:
  - Vision survey - spring
  - Two quick polls – late summer/fall
  - Interactive map - ongoing



TOWN OF ARLINGTON  
**AmpUp!**  
COMPREHENSIVE PLAN UPDATE

English ▾

## AmpUp! Arlington's Comprehensive Plan

The Town of Arlington's comprehensive plan update will chart a course for the next ten years.

**The Town has launched a public planning process to update its future vision for planning and development in Arlington.**

The current plan was adopted in 2015 and much has changed since then. The comprehensive plan (formerly called the master plan) will serve as a guide for land use and development decisions and will include a ten-year implementation strategy to achieve that vision.

[Planning Process & Get Involved](#)

[Project Documents](#)

[Upcoming Events](#)

# By the Numbers – Great Participation So Far!

110+

Kickoff meeting attendees

957

Contributors online

20+

Committee pop-up events

3,435

Votes on **624** interactive map comments

103

Paper surveys collected

533

Vision survey responses

4,000

Project website visitors

496

Responses to 2 quick polls

# Headlines: Arlington in 2035

480 individual headlines collected:

- Sustainability and climate resilience
- Affordable and inclusive housing
- Multi-modal transportation investment
- Economic vitality, strong local business community
- High quality of life and livability
- Enhancing open space and recreation opportunities
- An equitable and inclusive community
- Strong community identity and active civic life

Post/Headline:

Arlington Embraces Growth to Build ~~a Town~~  
~~Access~~ a Town where people can build  
the lives and families they want

“Arlington: A town of opportunity, community, celebration, recreation and climate sustainability!”

Post/Headline:

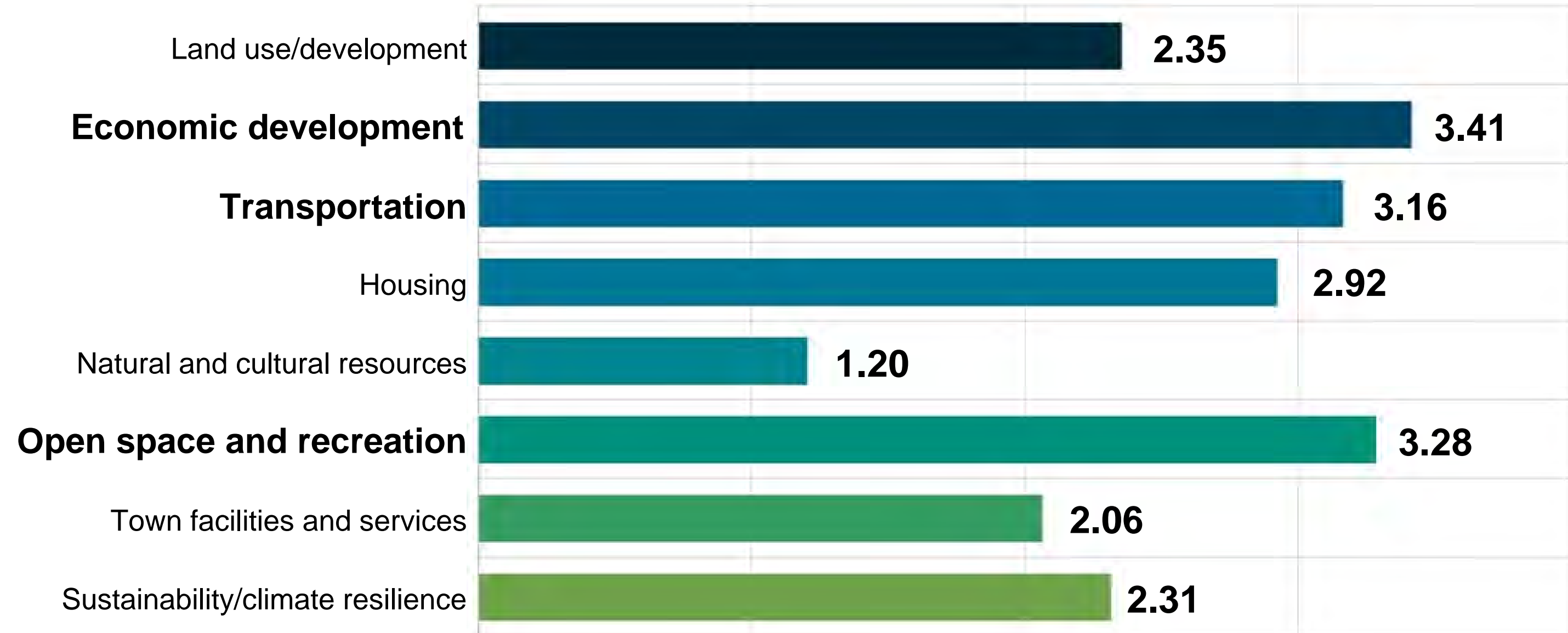
Arlington achieves affordable housing goals  
thru multiple ~~off~~ strategies.

“Best small business, great community and easy access by bike, Arlington is the great town for families”

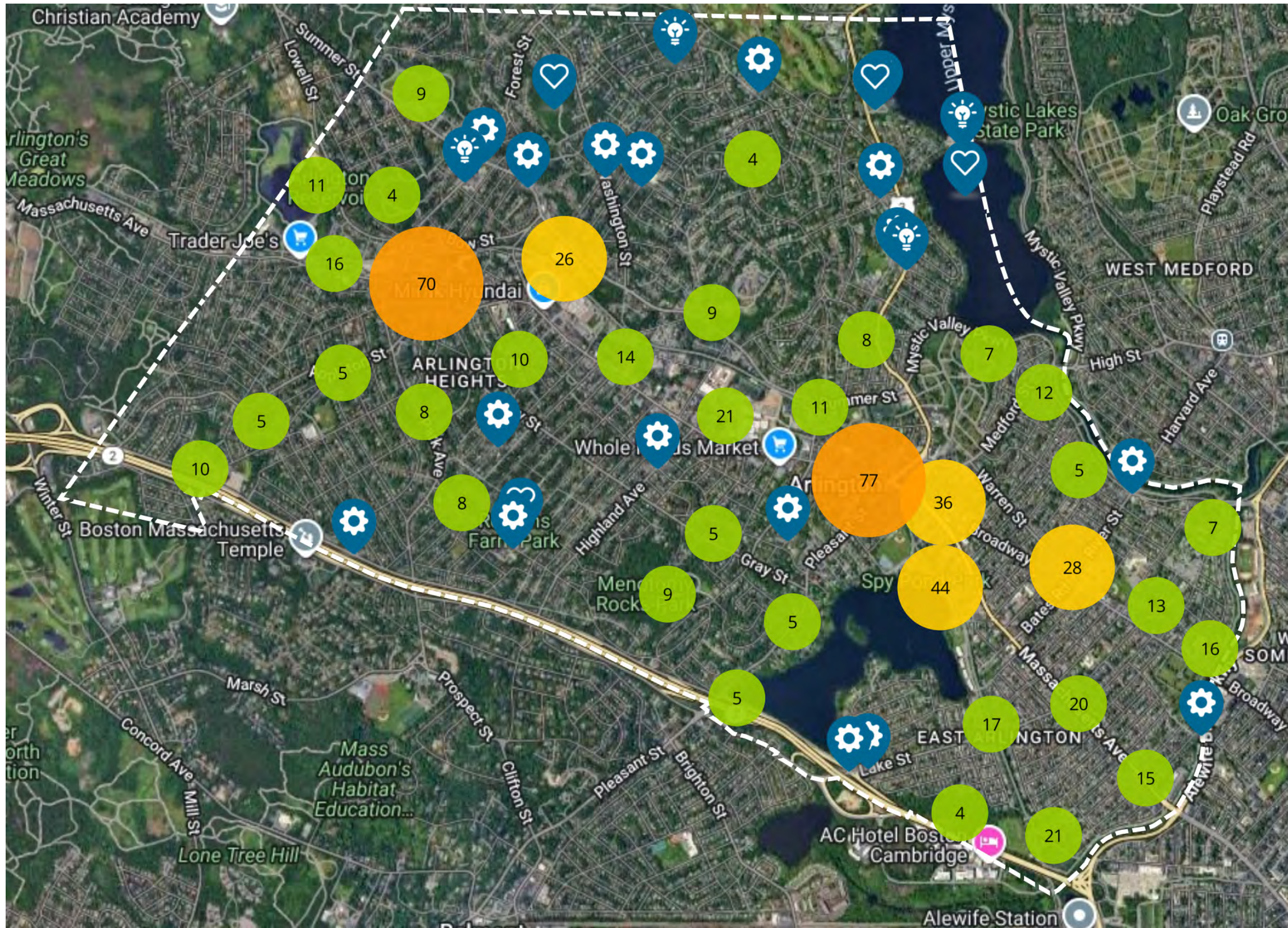
Post/Headline:

New Community Gardens + Walking Trails Complete!  
Arlington - A biodiverse Urban Oasis

# Which 1 to 3 topics do you think are most important for the Town's future? *Vision Survey*



# Interactive Map Input



**26%** Ideas/  
suggestions

**15%** Important  
places



**60%** Improve  
or change

624 comments  
213 contributors

# Public Input: Important Places + Places to Change

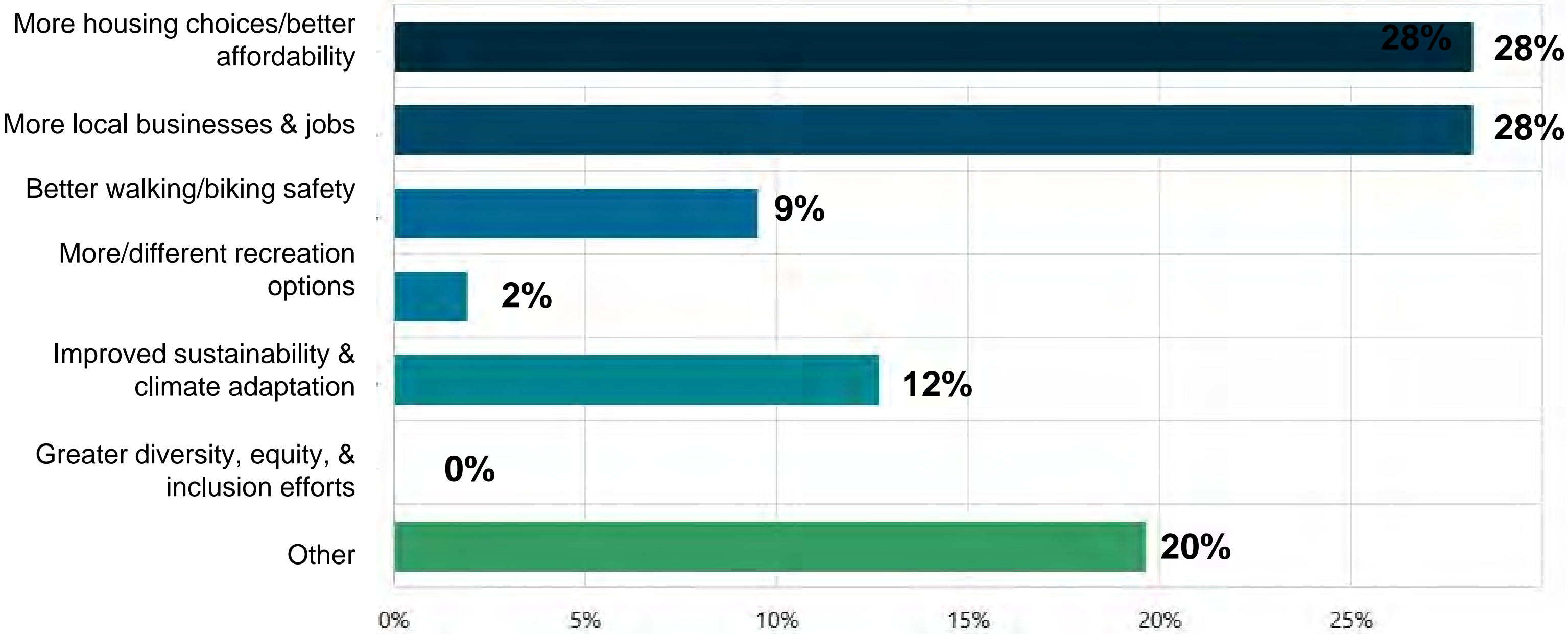
## PLACES TO CHANGE/IMPROVE

- Arlington Center
- Broadway Corridor
- East Arlington
- Transportation: roads, sidewalks, biking, parking
- Fox Library
- Alewife Brook
- Park and recreation improvements
- Industrial districts, Arlington Heights, underutilized parking lots, Poet's Corner, others

## INTERACTIVE MAP COMMENTS

- Mixed-use and affordable housing development suggested at numerous locations
- Poet's Corner, institutional lots, Walgreens & RCN parking lots, and many more are underutilized
- Address the vacant storefronts and make it affordable for businesses to open up
- Extend bike lanes on Mass Ave going through Arlington Center beyond Swan Place
- Add a dedicated left turn only lane and light in both directions as Mass Ave & Park St.

# What's the one thing you think Arlington needs most over the next 10 years? *Quick Poll 1*

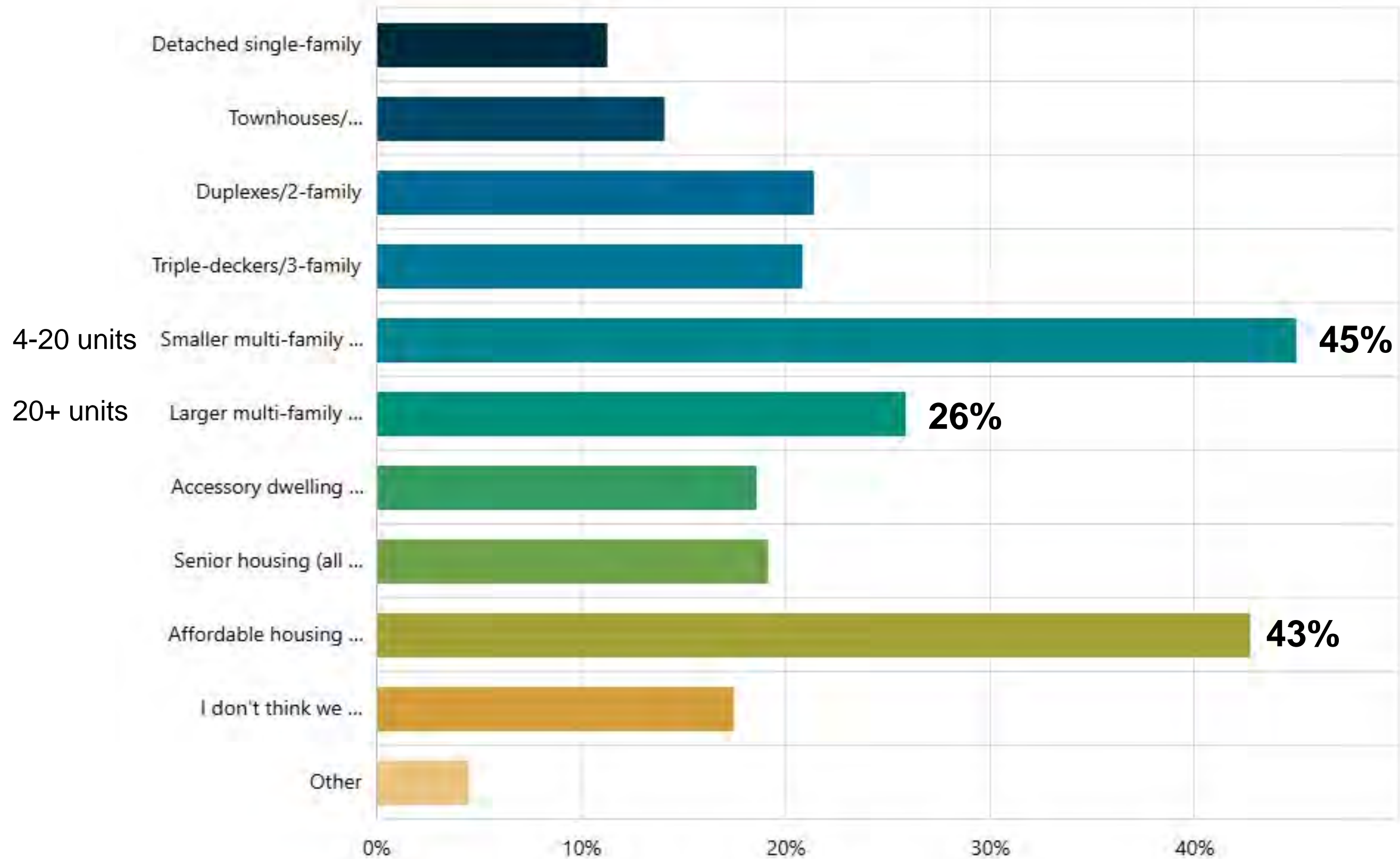


Included in "other":

- Improved public transportation
- Preserving/expanding trees and open space
- Better municipal budget management and government transparency

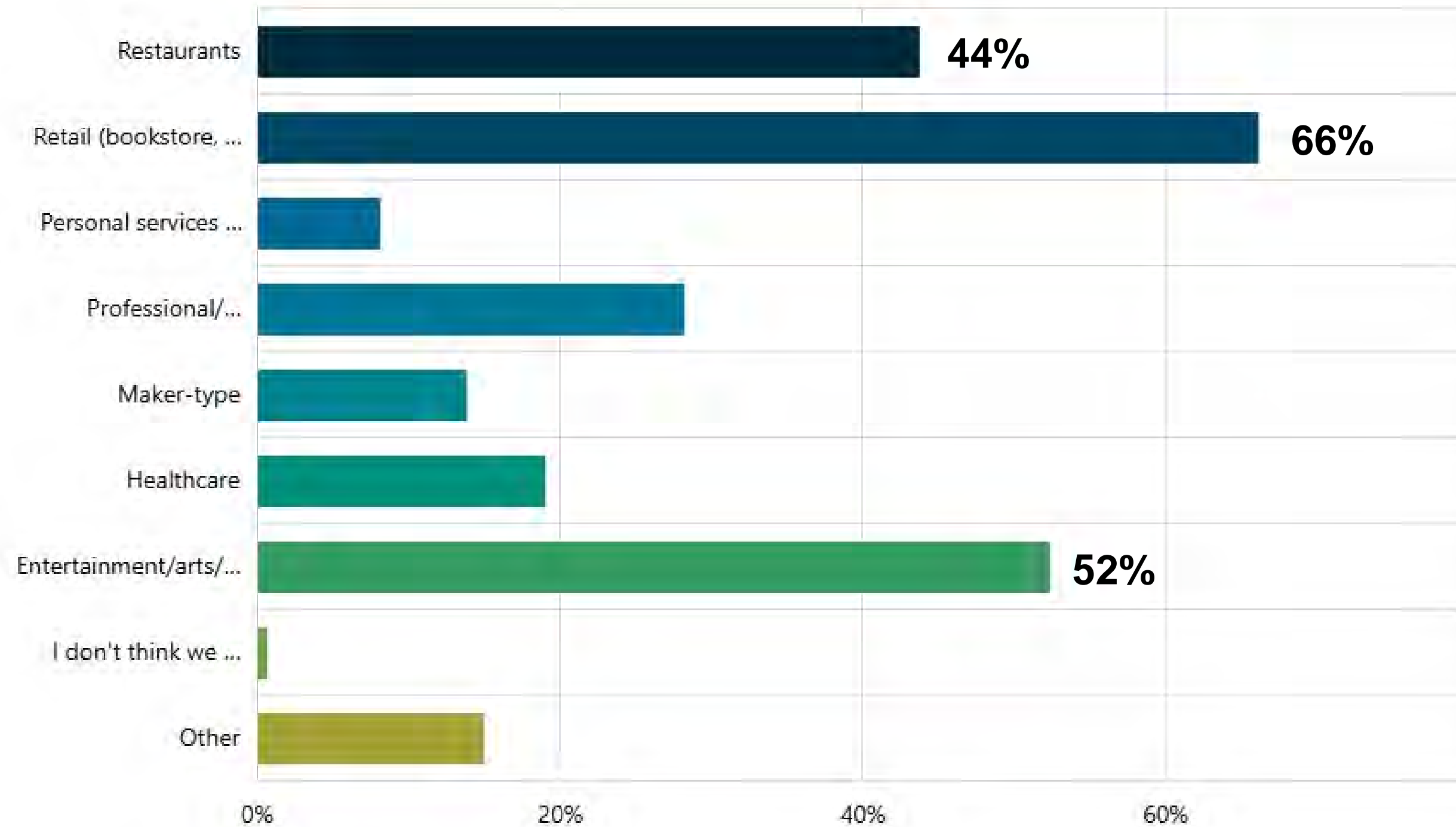
316 responses

# What type(s) of housing do you think are most needed? *Quick Poll 2*



178 responses

# What type(s) of local businesses and jobs do you think are most needed? *Quick Poll 2*



# What's important to you? *Survey at committee outreach*

## Questions with 50% plus response:

Biggest housing-related issue in Arlington	
a) Not enough housing units	26.7%
b) Lack of housing variety	10.5%
c) Too much development	11.4%
d) Limited affordable housing options	51.4%

What makes you feel connected to Arlington?	
a) Neighborhood/community events	50.7%
b) School and/or youth programs	19.2%
c) Volunteering or civic engagement	27.4%
d) House of worship/community centers	2.7%

How can we make a more inclusive and equitable town?	
a) Host multilingual events	11.0%
b) Job training programs	15.3%
c) Prioritize affordable housing options	51.7%
d) More effort to get diverse representation	22.0%

Areas that should allow for higher density housing	
a) In existing multi-family zoning districts	24.7%
b) In existing single-family zones	20.6%
c) Near transit stops and commercial areas	50.5%
d) No density changes	4.1%

# How Public Input Has Informed the Process

So far...

- Revising the vision and goals
- Identifying potential strategies
- Raising additional questions and areas of focus

Later on...

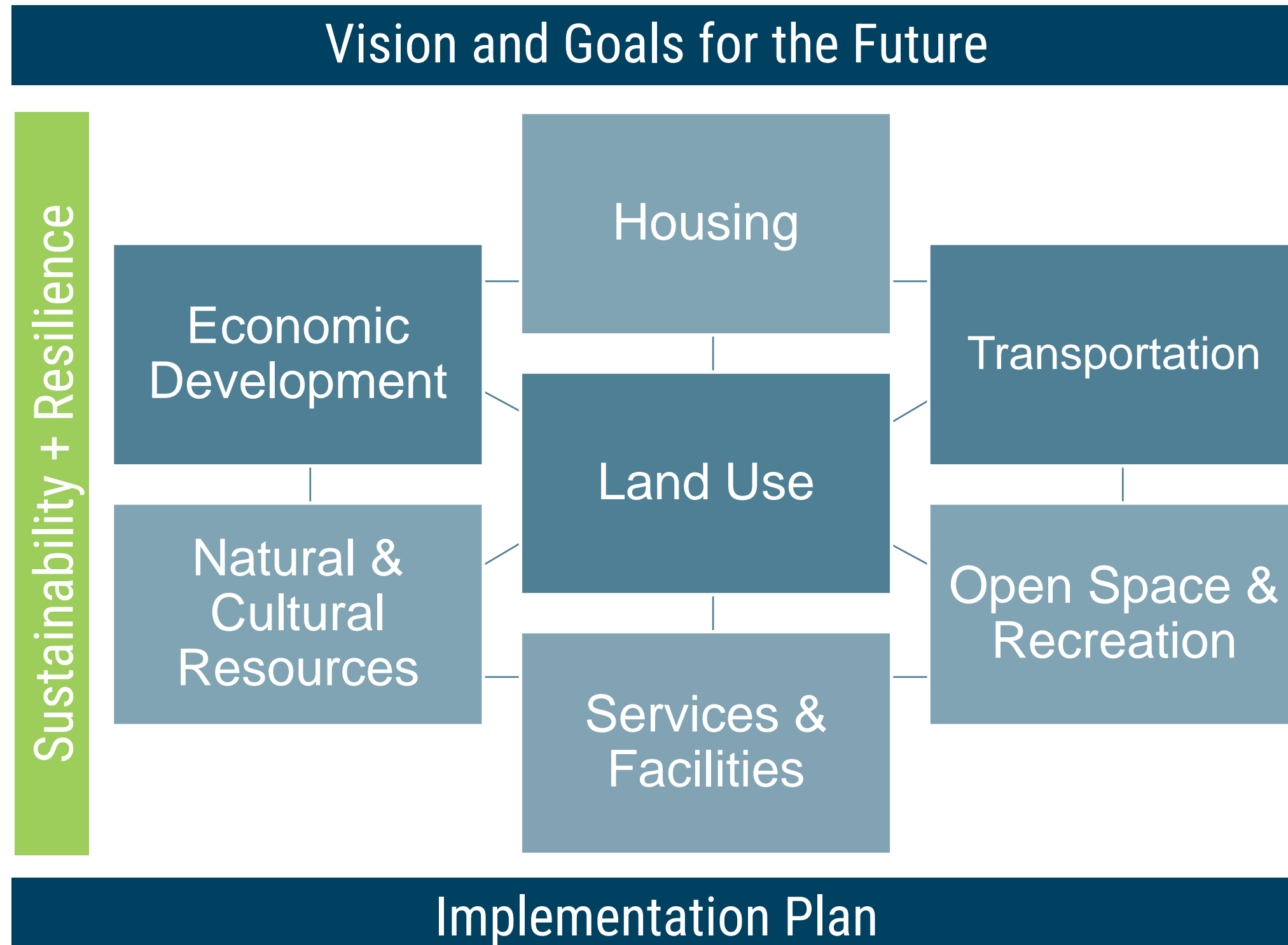
- Identifying priorities
- Building support for implementation





# // VISION & GOALS

# What's included in a Comprehensive Plan?



# How is a Comprehensive Plan Used?

- Informs Town **budgeting and decision-making**
- Tracking tool to **measure progress over time**
- **Basis for zoning changes** to reflect desired future land use



# Revised Vision Statement

**Arlington will be a welcoming place with attainable housing options, flourishing business districts, and a strong sense of community.**

Key features will include:

- A variety of attainable housing options for all income levels and stages of life
- Thriving business districts with a range of job opportunities
- Inviting, safe streets for all users that link neighborhoods
- Natural systems and open spaces in ecological balance
- Stewardship and promotion of our historic heritage
- Cultural and recreational resources that provide shared experiences
- New development and redevelopment that enhances sustainability and resilience
- A shared interest in civic engagement and the Town's fiscal health

# Goals

## Overall

- Preserve and improve the Town's fiscal stability



# Goals

## Land Use

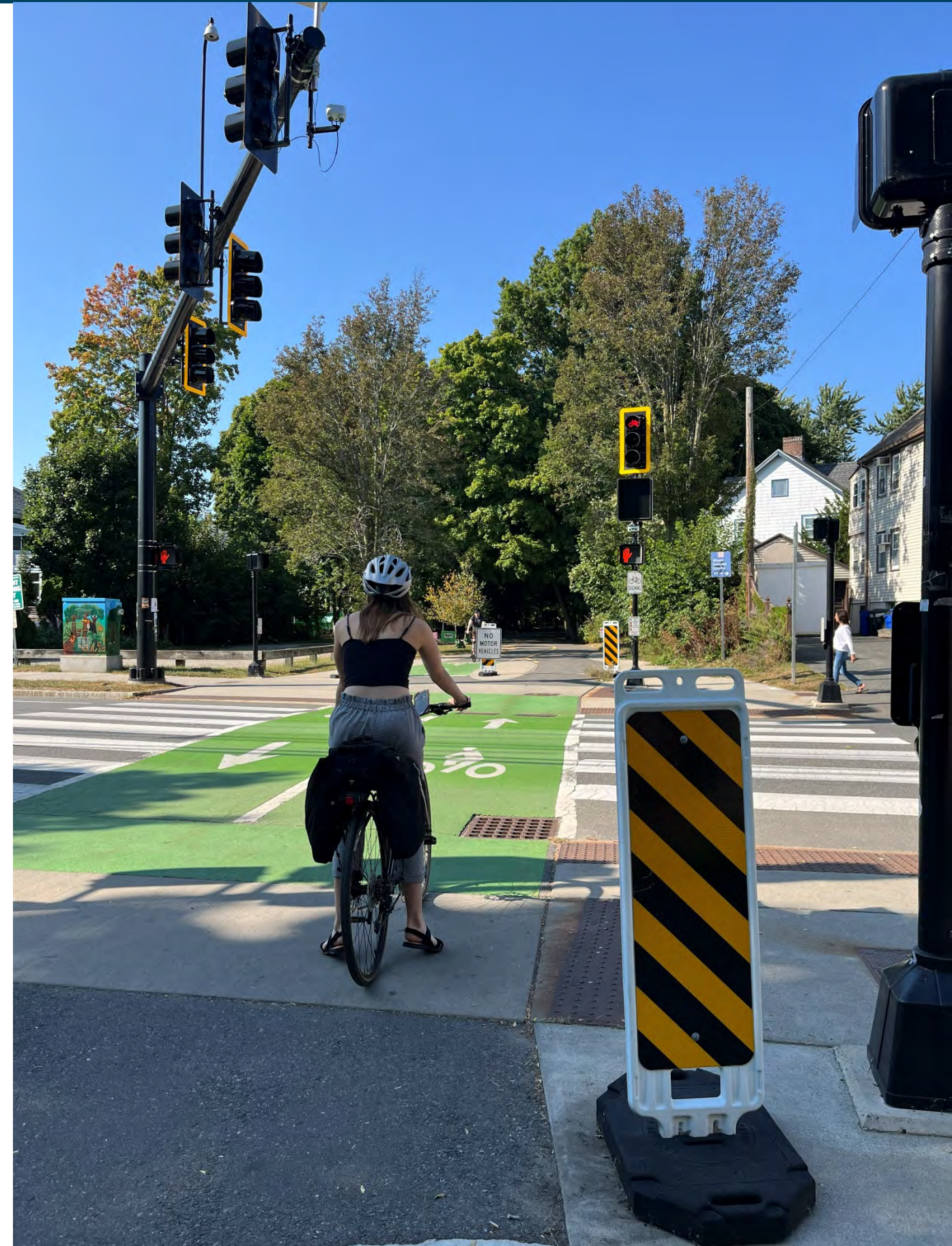
- Increase the amount and variety of residential and non-residential development opportunities
- Encourage development that enhances Arlington's natural resources, built environment, and sustainability
- Attract development that supports and expands the economic, cultural, and civic vibrancy of Arlington's commercial areas



# Goals

## Mobility

- Increase safety for all roadway users by enhancing pedestrian, bicycle, and transit access
- Manage traffic operations to improve safety, balance local and through trips, and address the needs of all roadway users
- Actively manage the supply of parking to support businesses, neighborhoods, and new development



# Goals

## Housing

- Encourage mixed-use development that includes attainable housing options at all income levels, especially near transit and in established commercial areas
- Provide a variety of housing options for a range of incomes, ages, family sizes, and needs
- Enhance the fabric of Arlington's residential neighborhoods while allowing new housing and amenities
- Encourage sustainable new construction and renovation of existing structures



# Goals

## Economic Development

- Improve regulatory processes to benefit small, independent businesses
- Increase the buildout potential and value of commercial and industrial properties
- Promote Arlington's historic and cultural assets to support visitor-based economic development
- Improve the customer experience through streetscape improvements, wayfinding, parking, and access upgrades
- Create and support organizational capacity related to economic development



# Goals

## Historic & Cultural Resources

- Preserve and promote historic and diverse cultural resources in all neighborhoods
- Provide space for arts and cultural activities for all ages
- Provide a variety of attractive, well-maintained public spaces



# Goals

## Natural Resources & Open Space

- Use sustainable and resilient approaches to improve air and water quality, mitigate flooding impacts, and enhance ecological diversity
- Ensure that Arlington's neighborhoods, commercial areas, and infrastructure are developed and maintained to build resilience and mitigate climate change impacts
- Protect and enhance the physical beauty and natural resources of Arlington
- Improve open spaces, parks, recreational facilities, and programming to meet the population's changing needs



# Goals

## Public Facilities & Services

- Coordinate and efficiently deliver Town services
- Build, operate, and maintain public facilities that are attractive, minimize environmental impact, and help connect Arlington as a community
- Direct public facility investments through a long-term capital planning process that anticipates future needs
- Maintain and beautify our public parks, trails, play areas, and streetscapes
- Support Arlington Public Schools and enhance educational opportunities for all





# Hearing from You

## Tonight's Open House

**We need your input** to inform strategy development for Arlington's Comprehensive Plan.

- Visit the topic stations to review existing conditions background and emerging strategy themes
- Provide feedback on the strategy themes and/or discuss with the topic experts at each station
- An online survey is available for those who could not attend tonight



# Hearing from You

## Vision & Goals

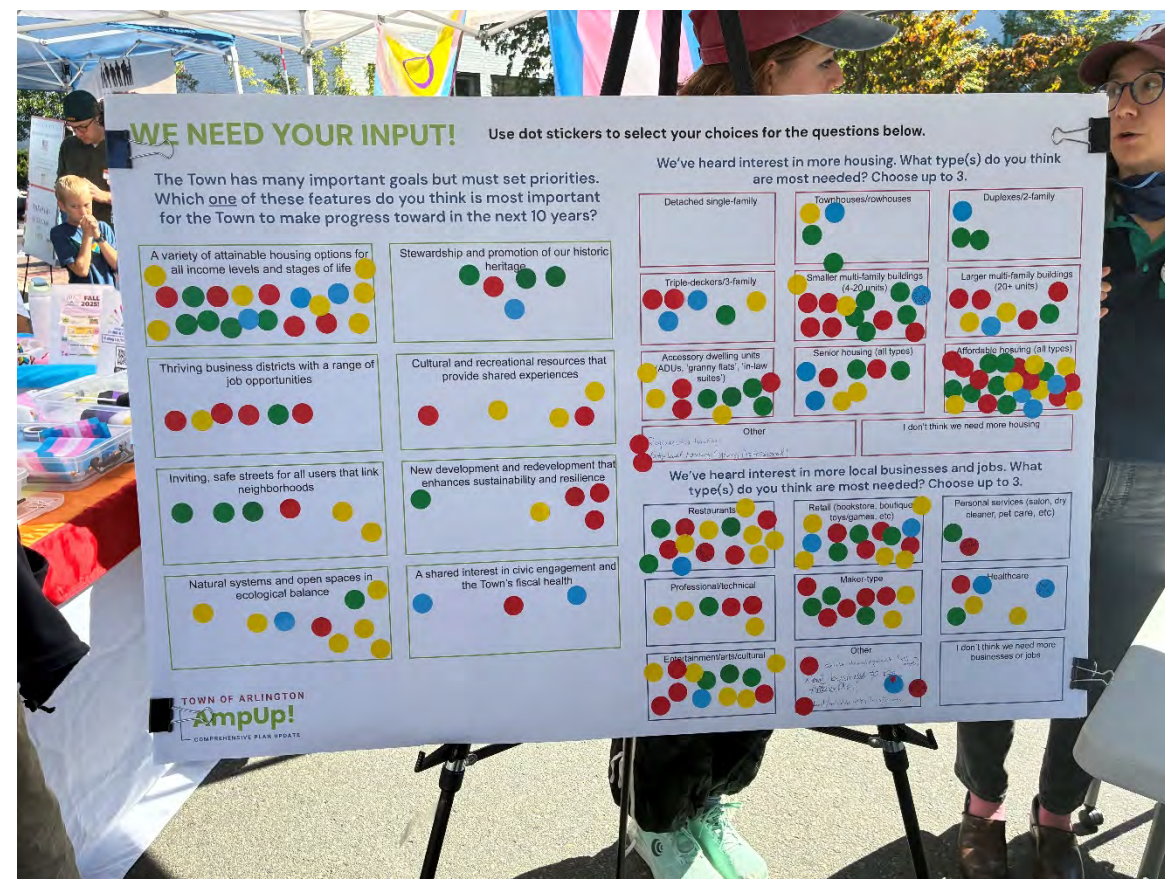
- How much do you generally agree with the revised vision statement?
- How much do you generally agree with the draft goals?



# Hearing from You

## Emerging Strategy Themes

- Use **dot stickers** to identify the importance of each theme to the topic and the Town's future
- Use **dot stickers and sticky notes** to share your input on specific questions
- Use **sticky notes or comment card** to share general feedback



## Tell your neighbors and friends!

1. Take the strategies survey on the project website
2. Continue to use the interactive map to identify more places you love or want to see change
3. Look for the next public workshop early next year



AmpUp! Arlington Comprehensive Plan project website:

[www.ArlingtonMA.gov/CompPlan](http://www.ArlingtonMA.gov/CompPlan)



BRACKETT  
ELEMENTARY  
SCHOOL

**THANK YOU!**