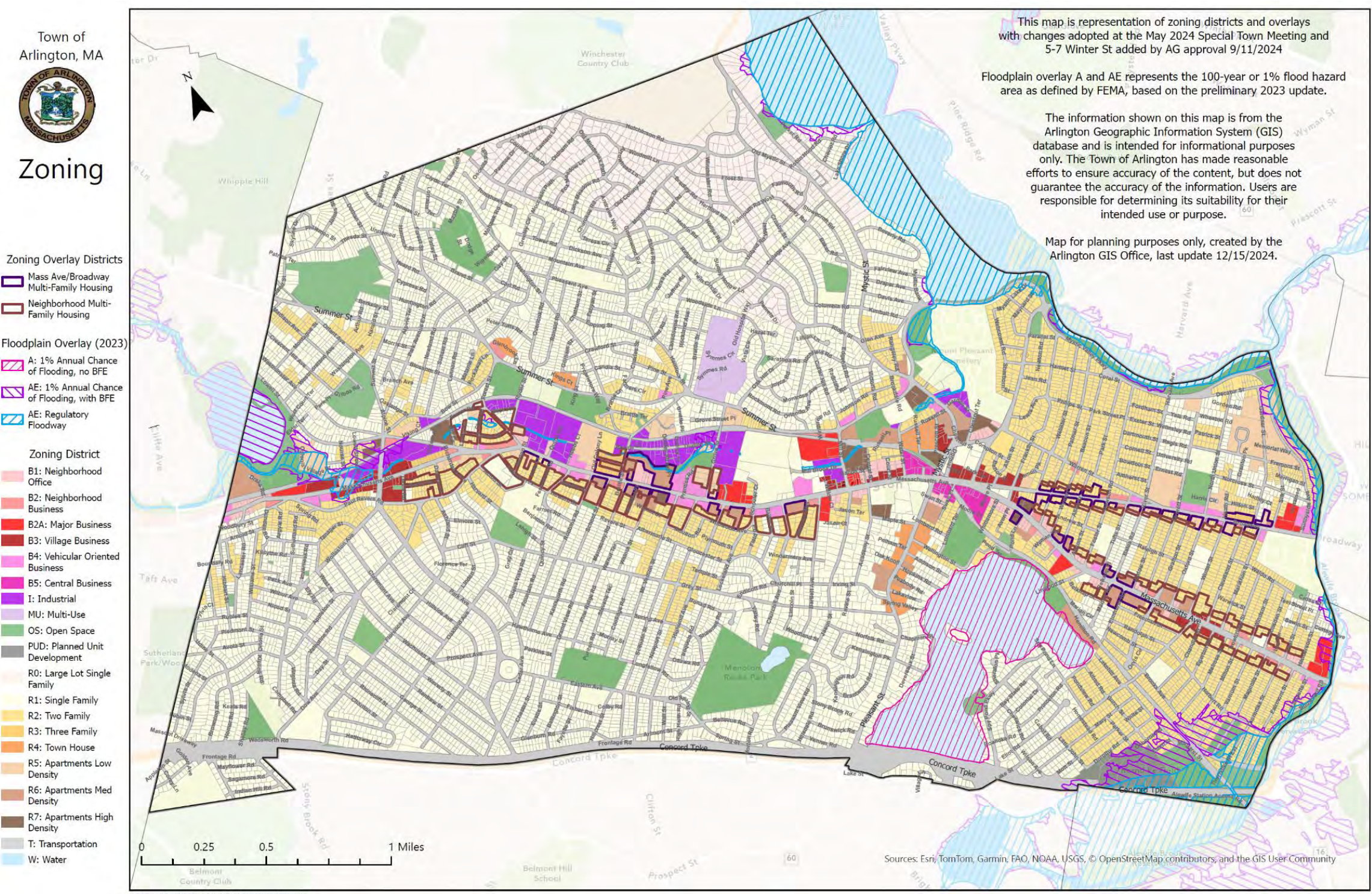


Land Use & Housing

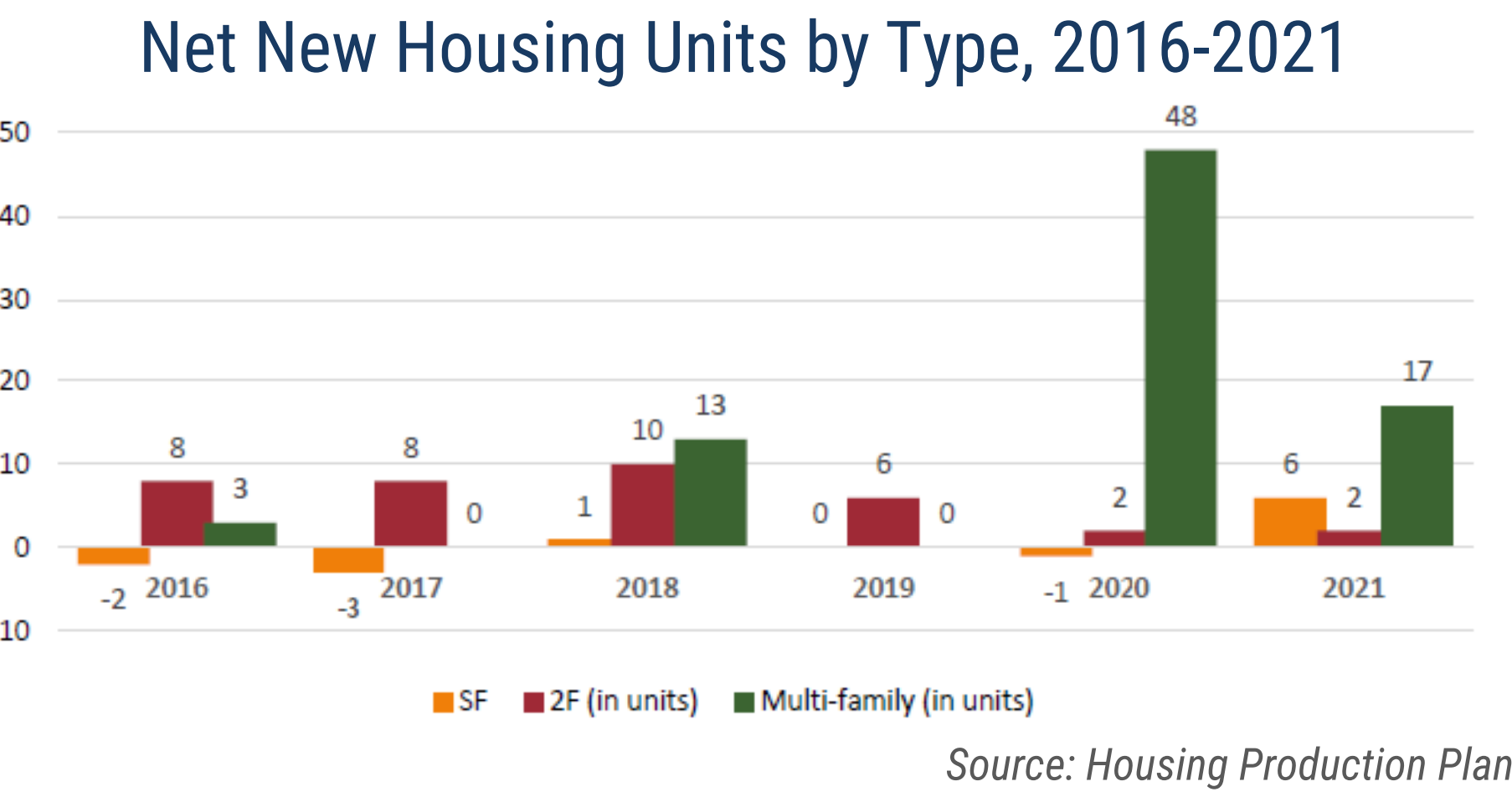
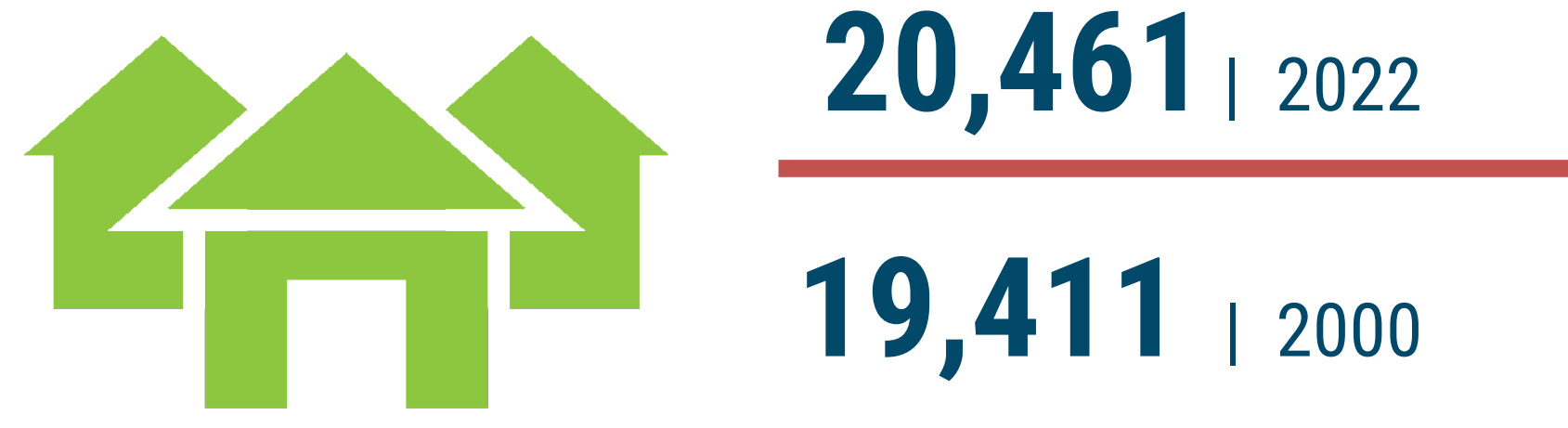
EXISTING CONDITIONS



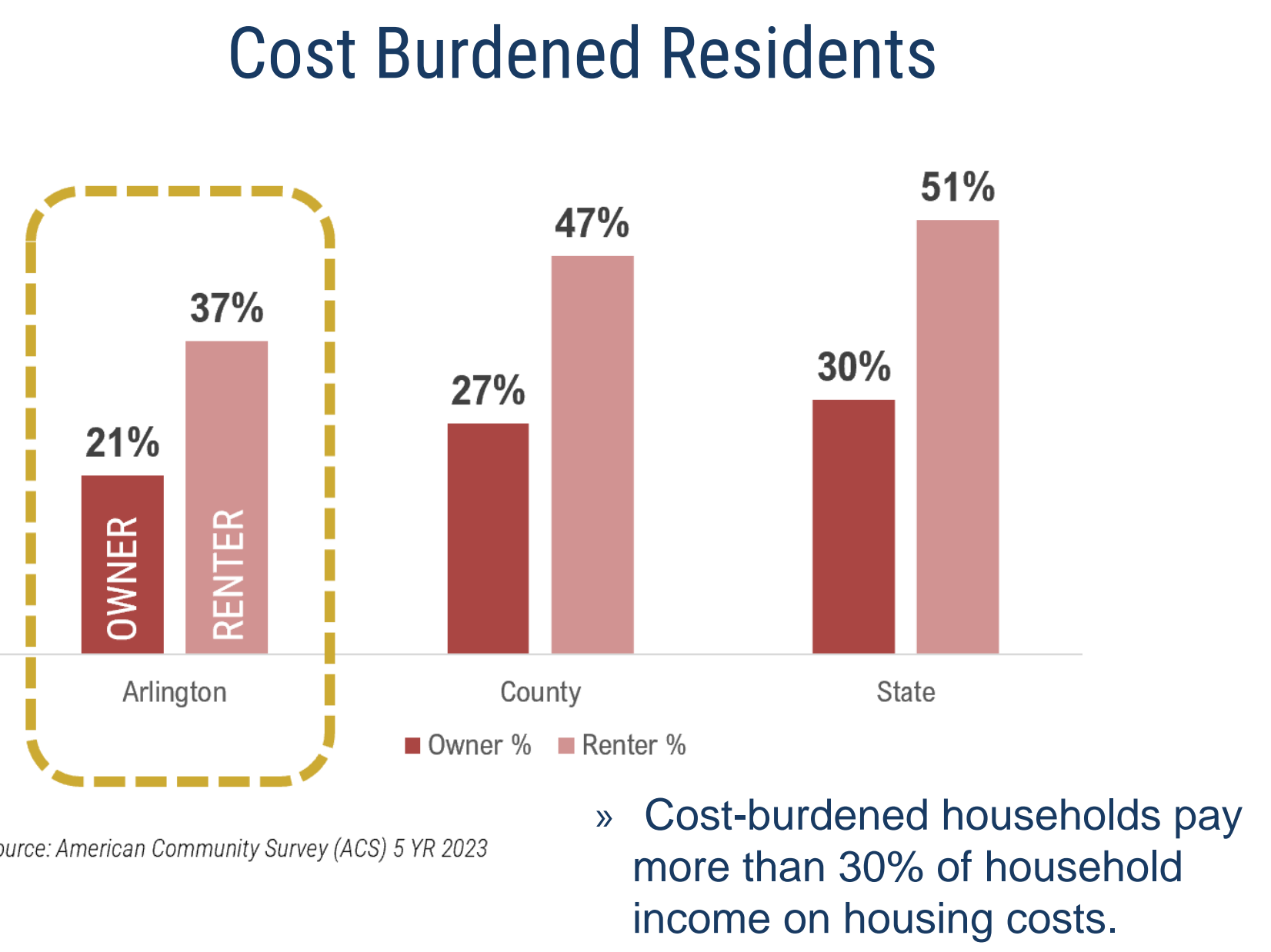
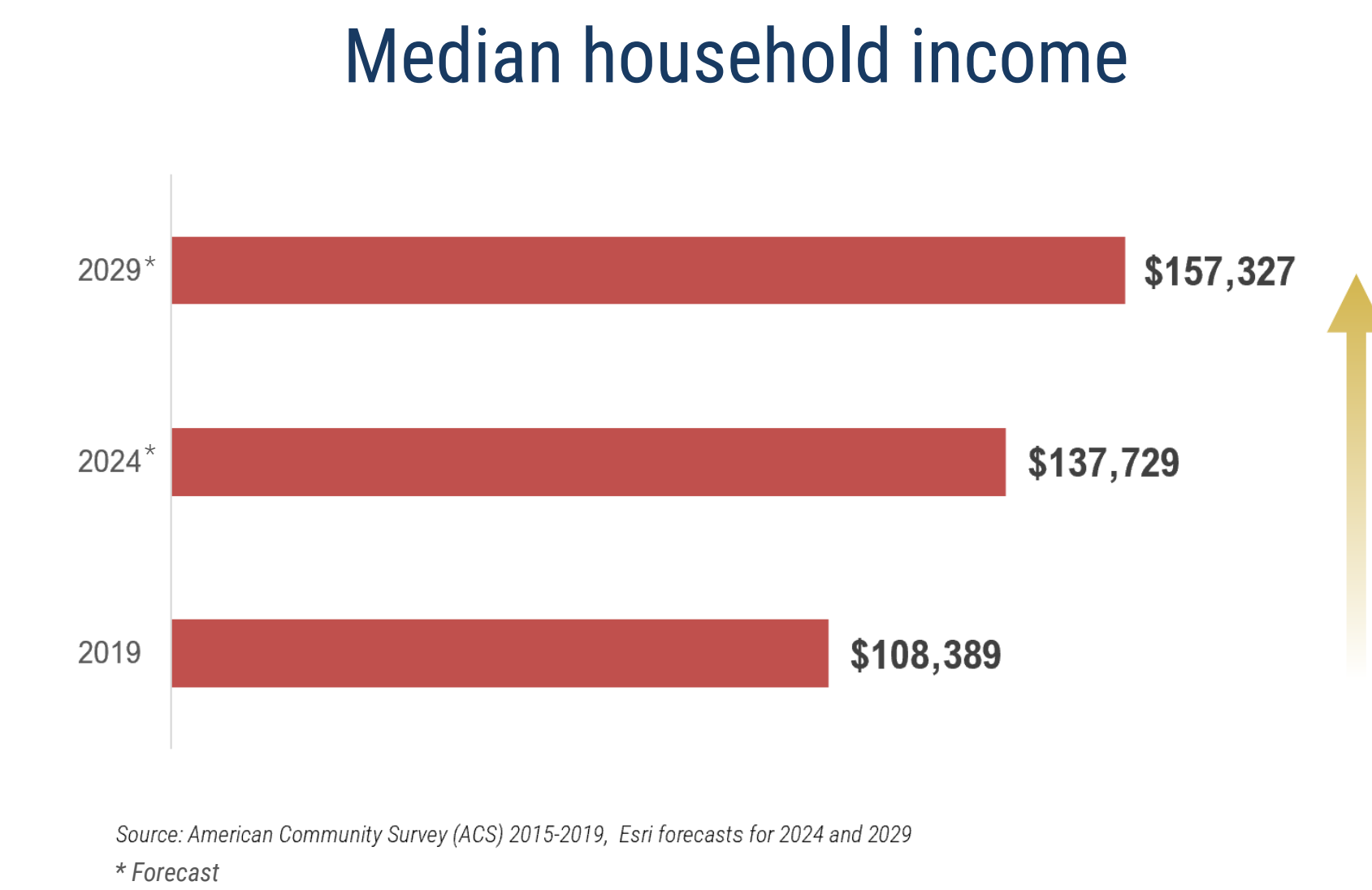
58% of Arlington allows for only single family homes while less than 7% is zoned for commercial, industrial or for multiple-use

4% of Arlington is zoned for multifamily housing (3 units or greater)

Arlington's housing stock increased by over 5% since 2000



While median household income has grown faster than inflation, over one-third of renters and one-fifth of homeowners are cost-burdened



» **\$998,000** - Median single-family home price in 2024, up 56% since 2018.
» **\$2,043** - Median monthly rent in 2023, up 18% since 2019.
Source: American Community Survey (ACS) 5 YR 2023

THEMES FROM PUBLIC INPUT

- Greater mixed-use and multi-family development in existing commercial nodes and industrial areas
- More affordable housing that is truly affordable to a variety of income levels
- Re-purposing underutilized spaces to accommodate greater housing

28% of respondents feel Arlington most needs greater housing choices and affordability over the next 10 years (Quick Poll #1)

51% of respondents feel more smaller multi-family buildings (4-20 units) are most needed (Quick Poll #2)

"Arlington 2035: Where Smart Growth Meets Small-Town Warmth and Natural Beauty."

"I would like to see Arlington embrace more mixed-use development along Mass Ave. with first floor restaurant/retail."

KEY CHALLENGES & OPPORTUNITIES

Challenges

- Increasing cost of housing
- Little to no undeveloped land to build more housing; redevelopment and increased density needed
- Housing costs driven largely by regional market and Arlington's attractiveness among other factors
- Town has limited amount of land zoned industrial or business, and much of it faces pressure for mixed-use or multi-family redevelopment

Opportunities

- Recently adopted Multi-Family Housing Overlay zoning districts along Mass Ave and Broadway increase opportunities for more housing
- "Gentle density" potential: Accessory Dwelling Units (ADUs) allowed in all residential and business zoning districts
- Public input suggests support for multi-family housing types (4-20 unit buildings and larger)



Sustainability & Resilience Considerations

- The Specialized Energy Code adopted by Arlington requires energy-efficient performance for new residential and commercial buildings

Land Use & Housing

REVISED DRAFT GOALS

LAND USE GOALS

LU-1. Increase the amount and variety of residential and non-residential development opportunities

LU-2. Encourage development that enhances Arlington’s natural resources, built environment, and sustainability

LU-3. Attract development that supports and expands the economic, cultural, and civic vibrancy of Arlington’s commercial areas

HOUSING GOALS

H-1. Encourage mixed-use development that includes attainable housing options at all income levels, especially near transit and in established commercial areas

H-2. Provide a variety of housing options for a range of incomes, ages, family sizes, and needs

H-3. Enhance the fabric of Arlington’s residential neighborhoods while allowing new housing and amenities

4. Encourage sustainable new construction and renovation of existing structures

Use a sticky note to add your general comments

EMERGING STRATEGY THEMES

LAND USE STRATEGIES

Explore opportunities along the Mass Ave, Broadway, and Minuteman Bikeway corridors: encourage 3-6 story redevelopment that increases housing, accommodates new commercial and maker-type uses, and increases vibrancy

Promote commercial and light industrial opportunities: seek ways to increase the value of the Town’s limited amount of light industrial and commercial land

Leverage Town-owned assets: explore redevelopment potential of Russell Common Lot and Fox Library to add housing and other uses

Streamline development review process: coordinate staff review, simplify process, and clarify process to reduce uncertainty

HOUSING STRATEGIES

Support “gentle density” to add housing in Arlington neighborhoods: explore allowing two and three-family by-right in all neighborhoods, create accessory dwelling unit (ADU) pre-approved plans

Expand housing stock attainable for wide range of households: streamline housing development process, encourage housing for “missing middle” income range

Encourage housing creativity: consider allowing development of irregular lots and lots smaller than current minimum required, promote context-sensitive design for two- and three-family houses and “mansion apartments” (4 to 20 units), support sustainable and highly energy-efficient construction

Use DOT STICKERS to Identify the **STRATEGIES** you think are the **MOST IMPORTANT**.

	HIGH IMPORTANCE	MEDIUM IMPORTANCE	LOW IMPORTANCE
Explore opportunities along the Mass Ave, Broadway, and Minuteman Bikeway corridors: encourage 3-6 story redevelopment that increases housing, accommodates new commercial and maker-type uses, and increases vibrancy			
Promote commercial and light industrial opportunities: seek ways to increase the value of the Town’s limited amount of light industrial and commercial land			
Leverage Town-owned assets: explore redevelopment potential of Russell Common Lot and Fox Library to add housing and other uses			
Streamline development review process: coordinate staff review, simplify process, and clarify process to reduce uncertainty			
Support “gentle density” to add housing in Arlington neighborhoods: explore allowing two and three-family by-right in all neighborhoods, create accessory dwelling unit (ADU) pre-approved plans			
Expand housing stock attainable for wide range of households: streamline housing development process, encourage housing for “missing middle” income range			
Encourage housing creativity: consider allowing development of irregular lots and lots smaller than current minimum required, promote context-sensitive design for two- and three-family houses and “mansion apartments” (4 to 20 units), support sustainable and highly energy-efficient construction			

Should two-family housing be allowed by right in all neighborhoods?

Yes Maybe No

What would you think of 3-6 story redevelopment of some 1-story non-historic buildings along Mass Ave?

Love it Unsure No thanks

Strategies will additionally support:

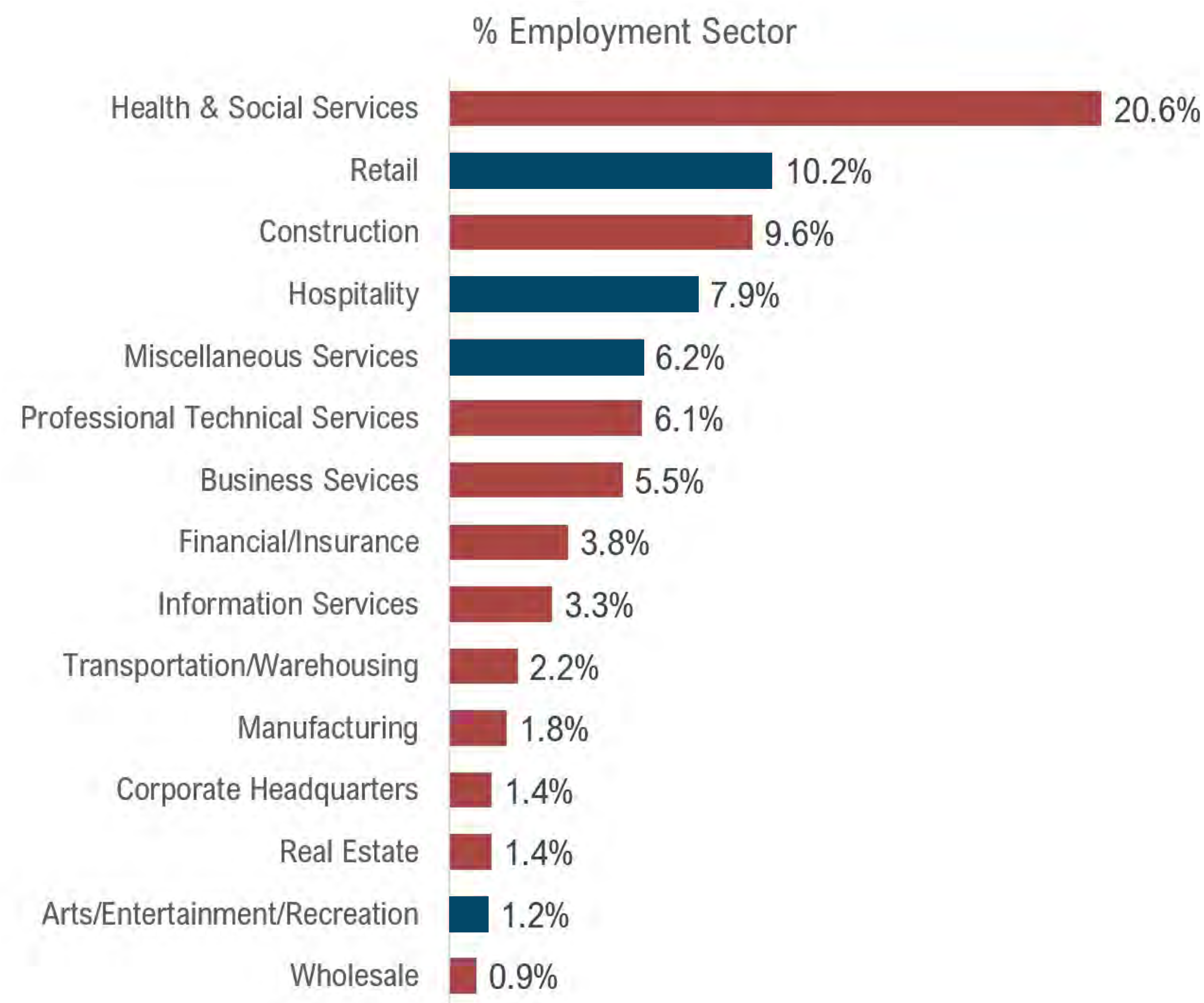
Continuing to implement the Arlington Housing Plan (2022) and Fair Housing Action Plan (2021); update as needed



High-efficiency construction and renovation, native landscaping, housing near transit options

Economic Development

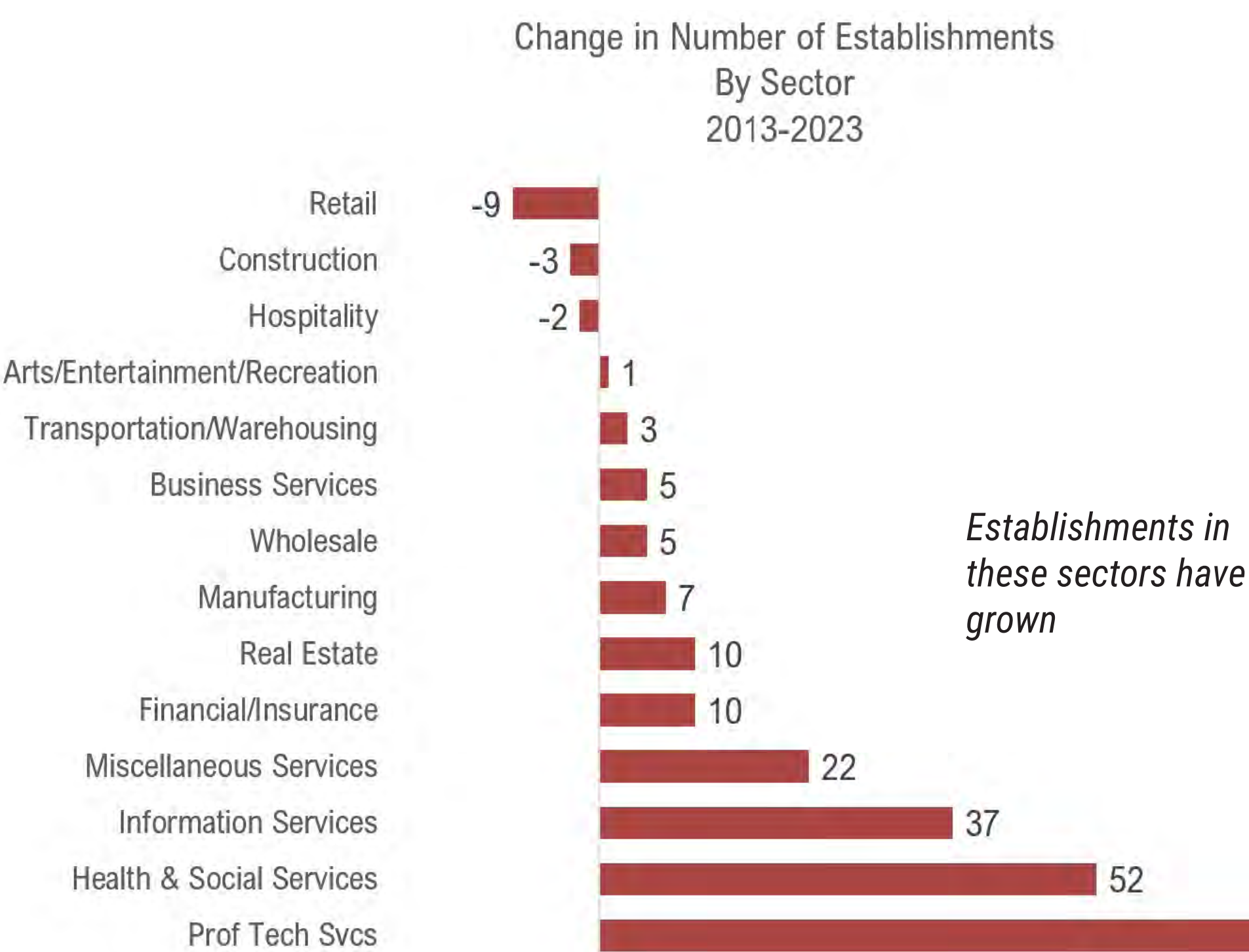
EXISTING CONDITIONS



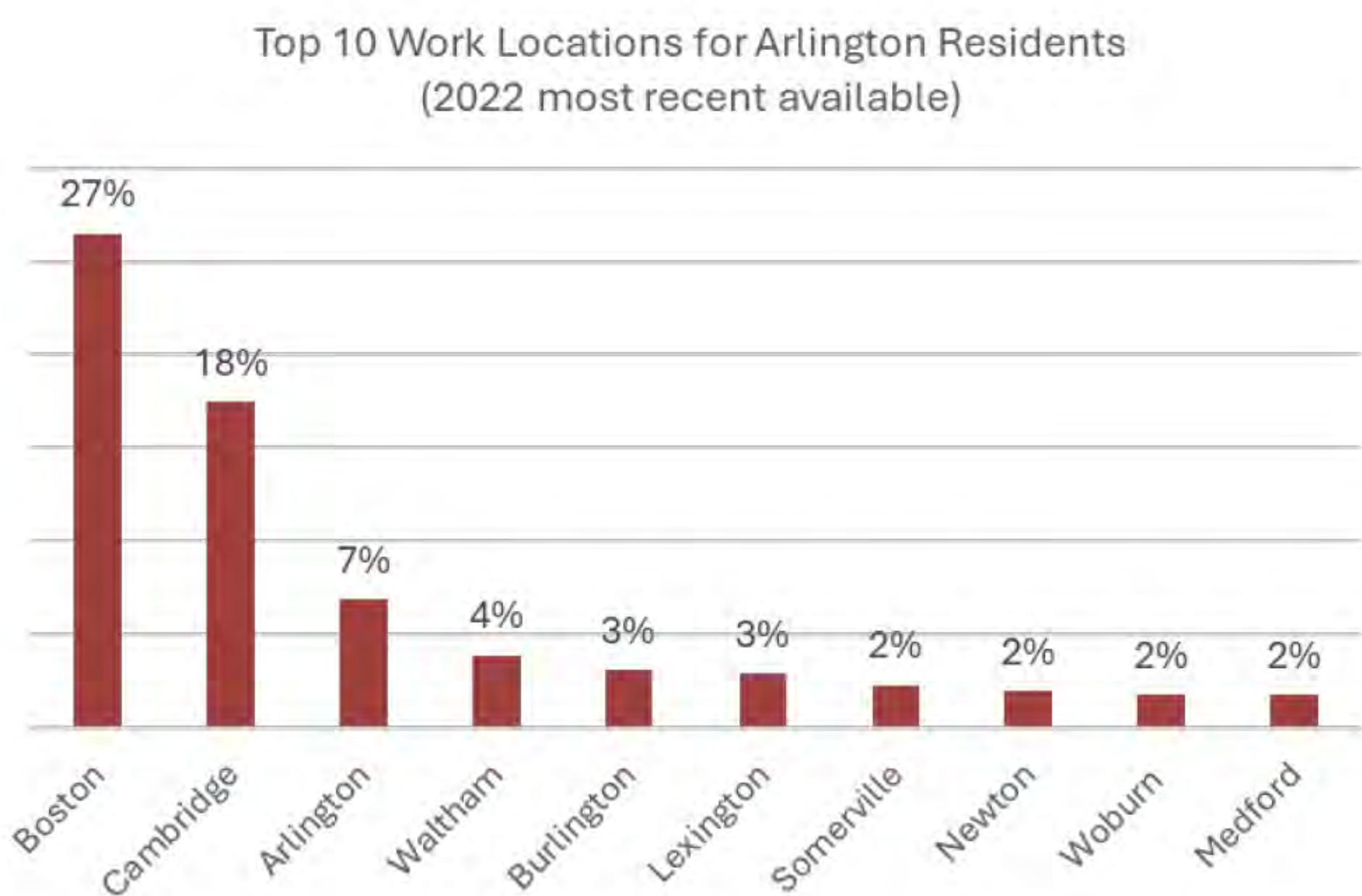
Healthcare and social services account for 20% of Arlington's employment base



48% of residents work from home at least part-time, up 6% from 2018



Since 2013 Arlington has added 250 new businesses primarily in the professional and technical services, health and social service, and informational services sectors



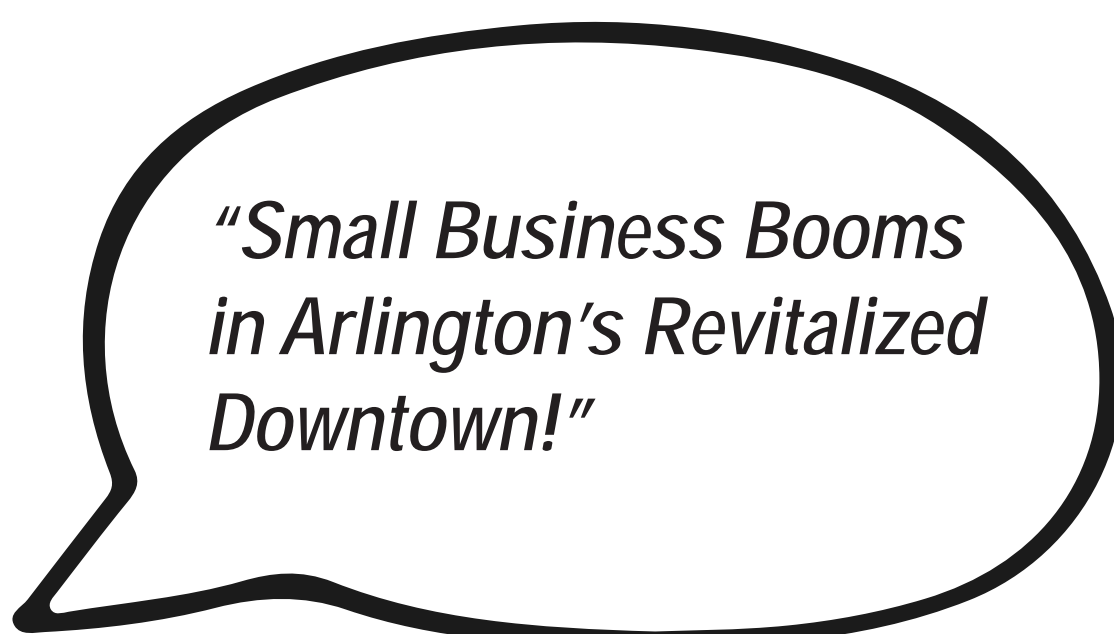
Arlington has 2.6 times more residents in the workforce than it has jobs.

93% of residents commute outside Arlington for work in sectors not locally available. ~50% hold jobs in management, finance, or STEM fields.

THEMES FROM PUBLIC INPUT

- Supporting existing businesses and increasing variety of local businesses in town
- Reducing commercial vacancies and increasing the Town's capacity for local commerce

29% of respondents feel Arlington most needs more local businesses and jobs over the next 10 years (Quick Poll #1)



50%+ of respondents feel restaurants, small local retailers, and entertainment, arts, and cultural establishments are most needed (Quick Poll #2)

KEY CHALLENGES & OPPORTUNITIES

Challenges

- Limited land zoned is zoned for commercial and industrial use (6%)
- Town permitting processes can be long and unpredictable, increasing costs for small businesses
- Few quality spaces exist due to limited landlord investment and vacant spaces being held off-market

Opportunities

- Vacant commercial spaces could help meet demand for more "third places", family-friendly restaurants, and businesses/activities for young professionals
- A coordinated Town effort to support and market economic development and tourism paired with investments in district experience improvements could increase Arlington's appeal and competitiveness as destination for businesses and visitors



Sustainability & Resilience Considerations

- Diversifying the types of well-paid jobs will make Arlington more economically resilient
- Attracting more businesses in climate-tech and sustainability-related industries will increase Arlington's contributions to climate adaptation

Economic Development

REVISED DRAFT GOALS

ECONOMIC DEVELOPMENT GOALS

ED-1. Create regulatory and permitting processes that clarify requirements and reduce unanticipated costs on small business and small developers

ED-2. Increase the build-out potential and value of commercial and industrial properties

ED-3. Promote Arlington’s historic and cultural assets as leverage for economic development

ED-4. Improve the overall customer experience through streetscape/pedestrian improvements, beautification efforts, signage and wayfinding, parking and transit accessibility

ED-5. Provide support for organizational capacity related to economic development, tourism, and create capacity for commercial corridor management such as a Business Improvement District or Main Street Association

Use a sticky note to add your general comments

EMERGING STRATEGY THEMES

ECONOMIC DEVELOPMENT STRATEGIES

Streamline regulatory and permitting processes to increase efficiency and predictability for businesses: create ‘one stop’ permitting guide, host office hours to clarify requirements and reduce delays

Expand opportunities for redevelopment and investment in commercial and industrial areas: create flexibility for atypical/hybrid business models, evaluate options to assemble and control key parcels, consider incentives for high-value industries, explore development partnerships

Enhance the public realm in three distinct business districts: streetscape/pedestrian improvements, signage and wayfinding, parking and transit accessibility, general beautification

Build capacity and increase resources to advance economic development initiatives: evaluate options to create a Main Street Association or Business Improvement District, identify consistent funding stream(s), recruit and retain businesses, maintain attractive public realm

Use DOT STICKERS to Identify the **STRATEGIES** you think are the **MOST IMPORTANT**.

	HIGH IMPORTANCE	MEDIUM IMPORTANCE	LOW IMPORTANCE
Streamline regulatory and permitting processes to increase efficiency and predictability for businesses: create ‘one stop’ permitting guide, host office hours to clarify requirements and reduce delays			
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Enhance the public realm in three distinct business districts: streetscape/pedestrian improvements, signage and wayfinding, parking and transit accessibility, general beautification			
Build capacity and increase resources to advance economic development initiatives: evaluate options to create a Main Street Association or Business Improvement District, identify consistent funding stream(s), recruit and retain businesses, maintain attractive public realm			

Strategies will additionally support:



Diversifying businesses for economic resiliency, attract green tech businesses

What would make existing business districts more inviting?

Would you support greater commercial and ‘maker-type’ development in select locations to increase the non-residential tax base?

Yes Maybe No

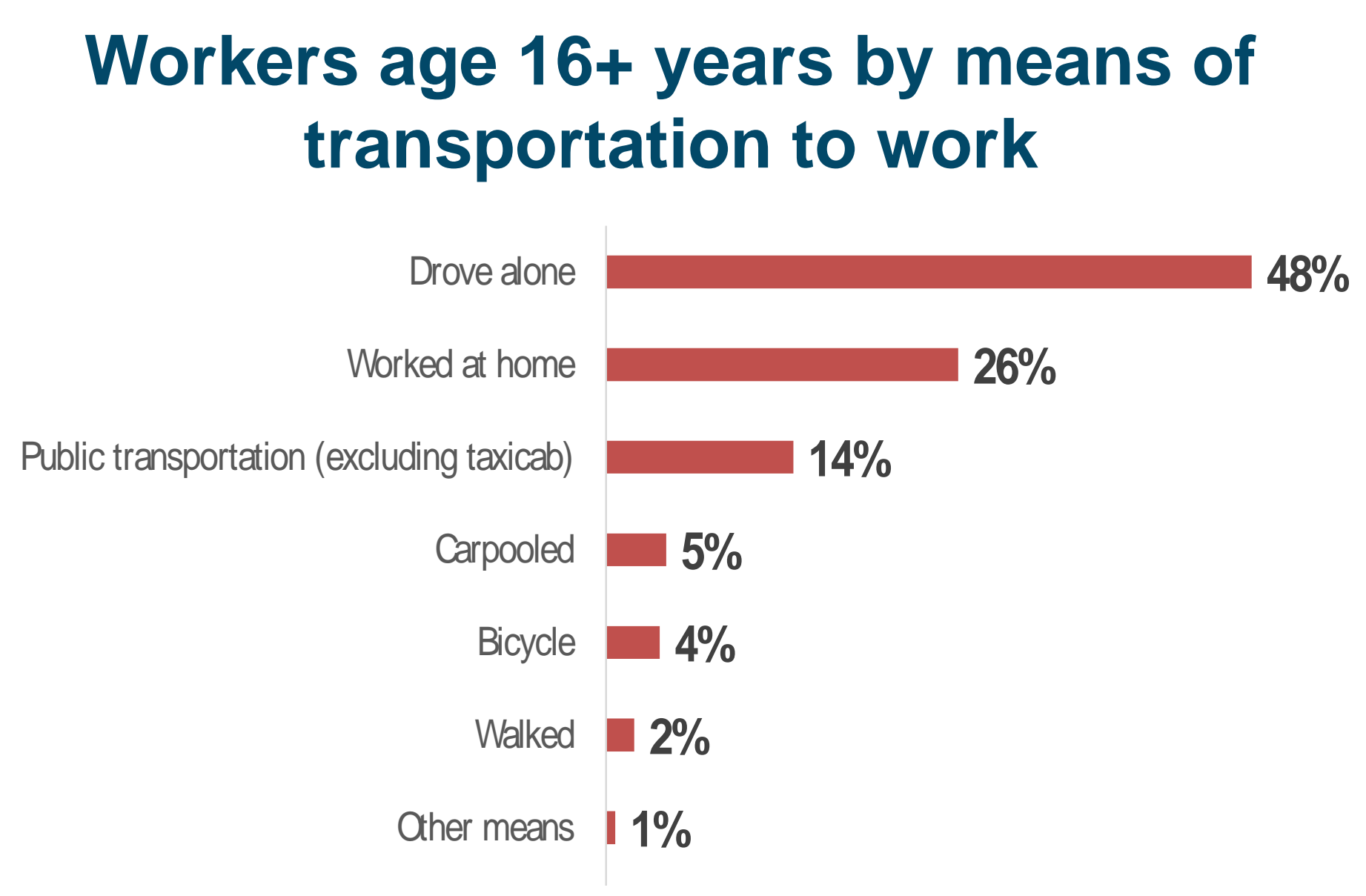
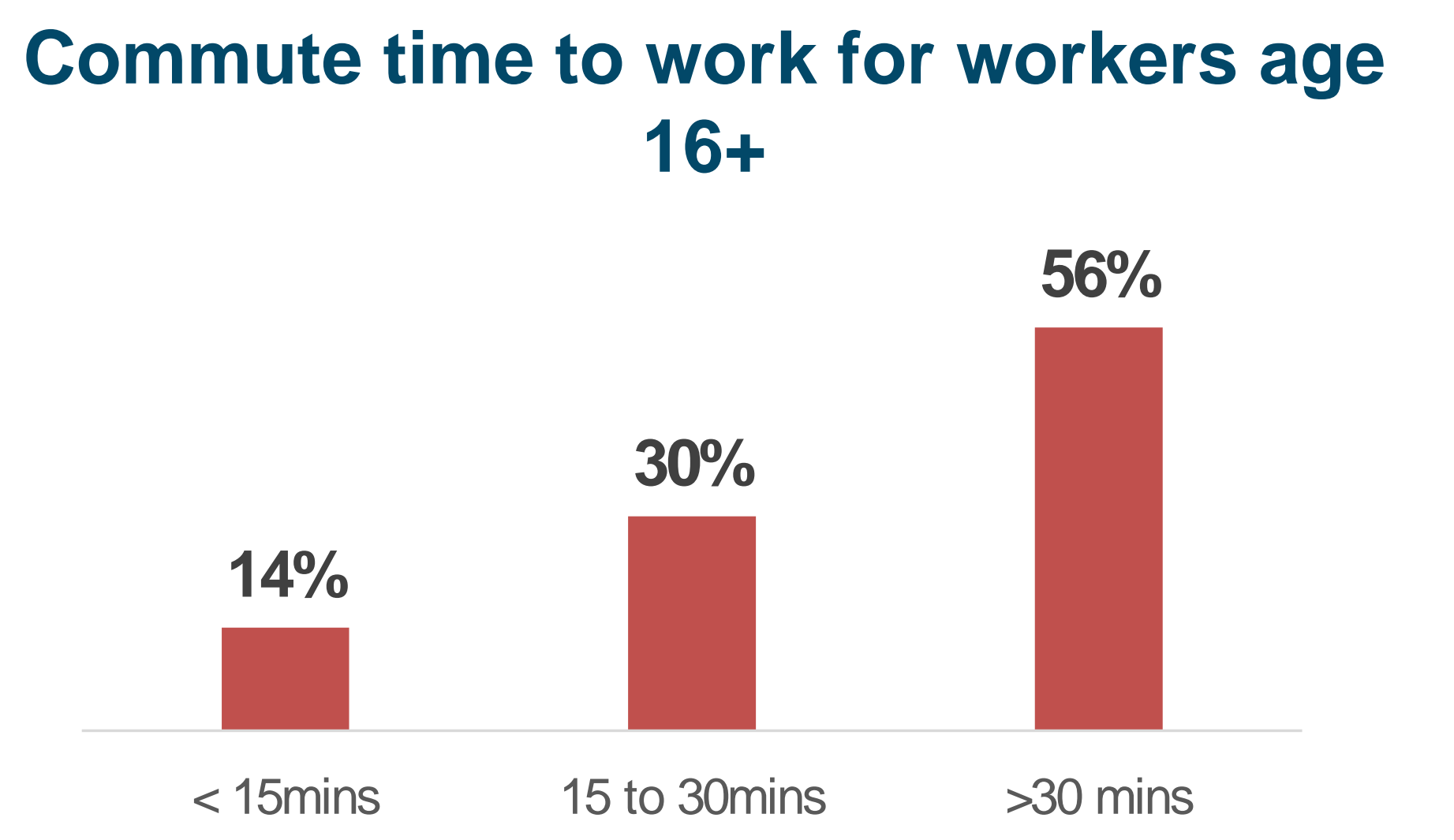
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Arlington Transportation Networks

Existing Transportation Network

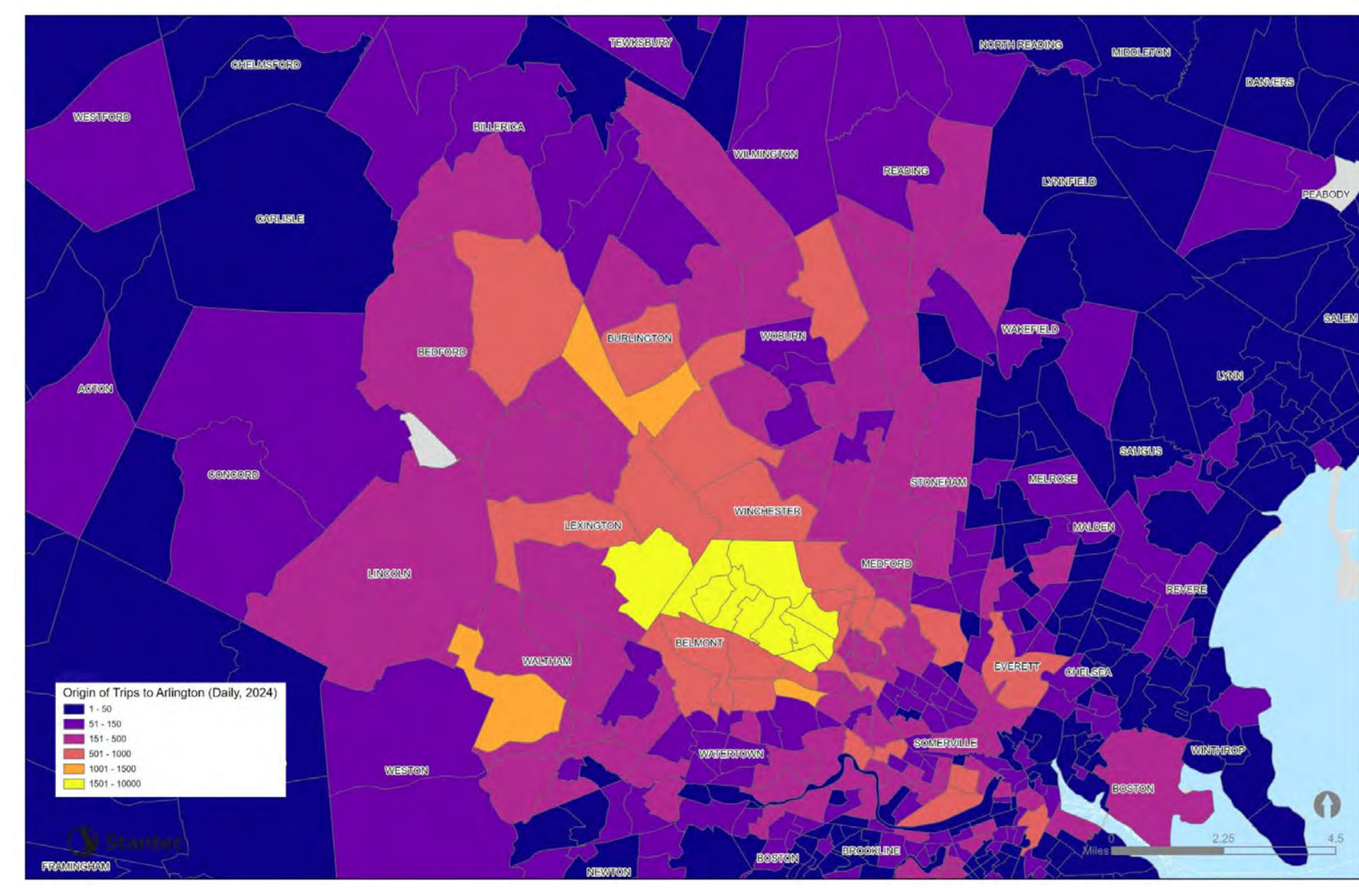


TRANSPORTATION FACTS IN ARLINGTON, MASSACHUSETTS



- » The Town of Arlington has 8 MBTA Bus Routes and the Minuteman Bikeway, running 3.5 miles through the heart of the Town.
- » Key roadways include Massachusetts Avenue, Broadway, Summer Street, Mystic Street, Park Avenue, and Pleasant Street. Route 2 runs along the Town border with Belmont, and Alewife Brook Parkway borders the City of Somerville and Town of Arlington.

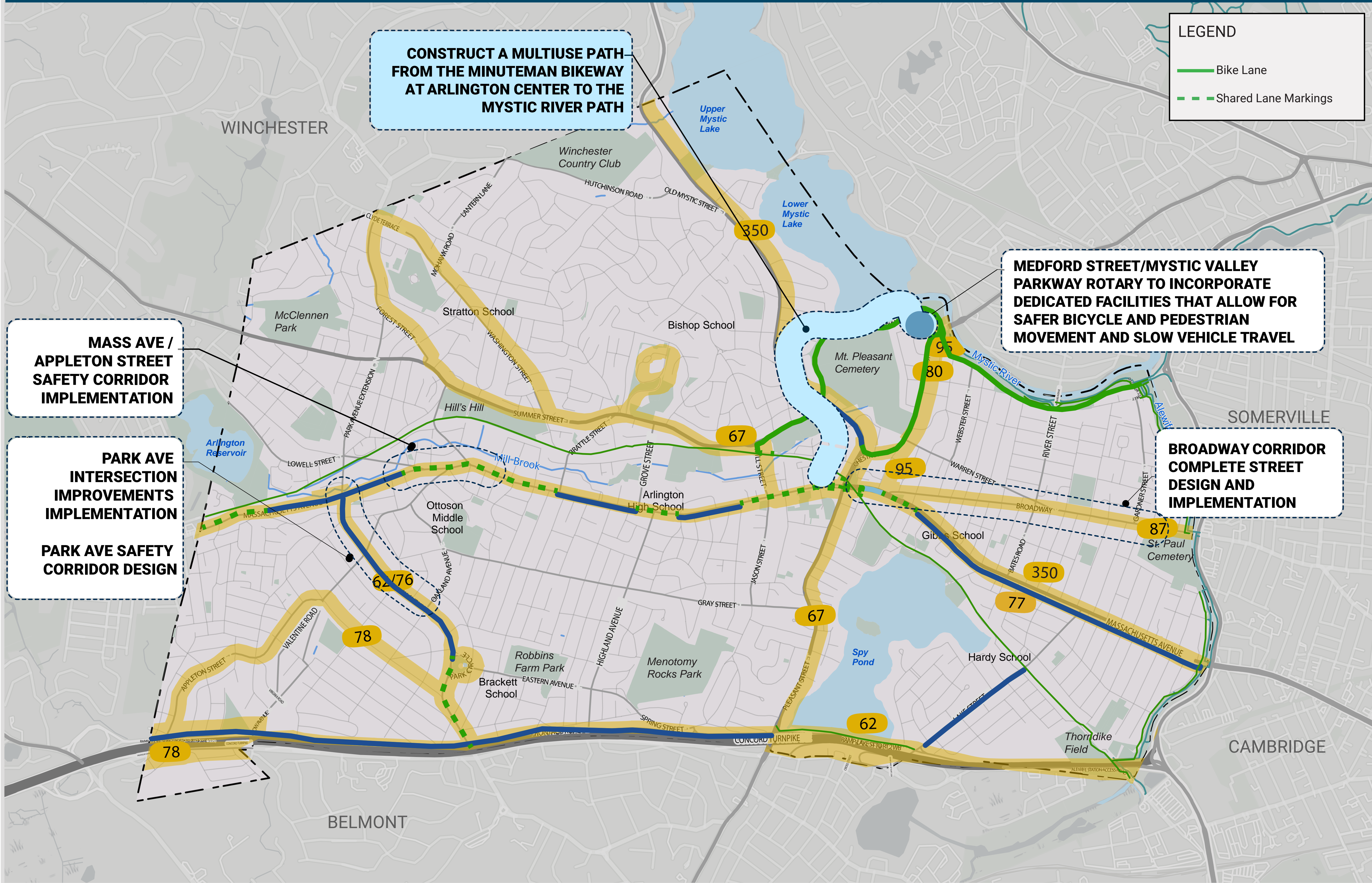
Figure 4: Origins of Trips to Arlington Daily, (Fall, 2024)²⁰



- » Over half of Arlington's working residents drive to work and commute over 30 minutes
- » 14% commute to work via public transportation and 6% walk or bike to work
- » ~50% of trips to Arlington originate outside of Arlington

Multimodal Improvements in Arlington

In-Progress Transportation Projects



Multimodal Improvements: Projects

- » Mass Ave/Appleton Street Safety Corridor Implementation
- » Chestnut Street Safety Improvements
- » Medford Street Bike Lanes
- » Ed Burns Arena Access Management
- » Park Ave Safety Corridor Design
- » Park Ave Intersection Improvements Implementation
- » Broadway Corridor Complete Street Design and Implementation
- » Minuteman to Mystic Multiuse Path
- » Medford Street/Mystic Valley Parkway Rotary Improvements

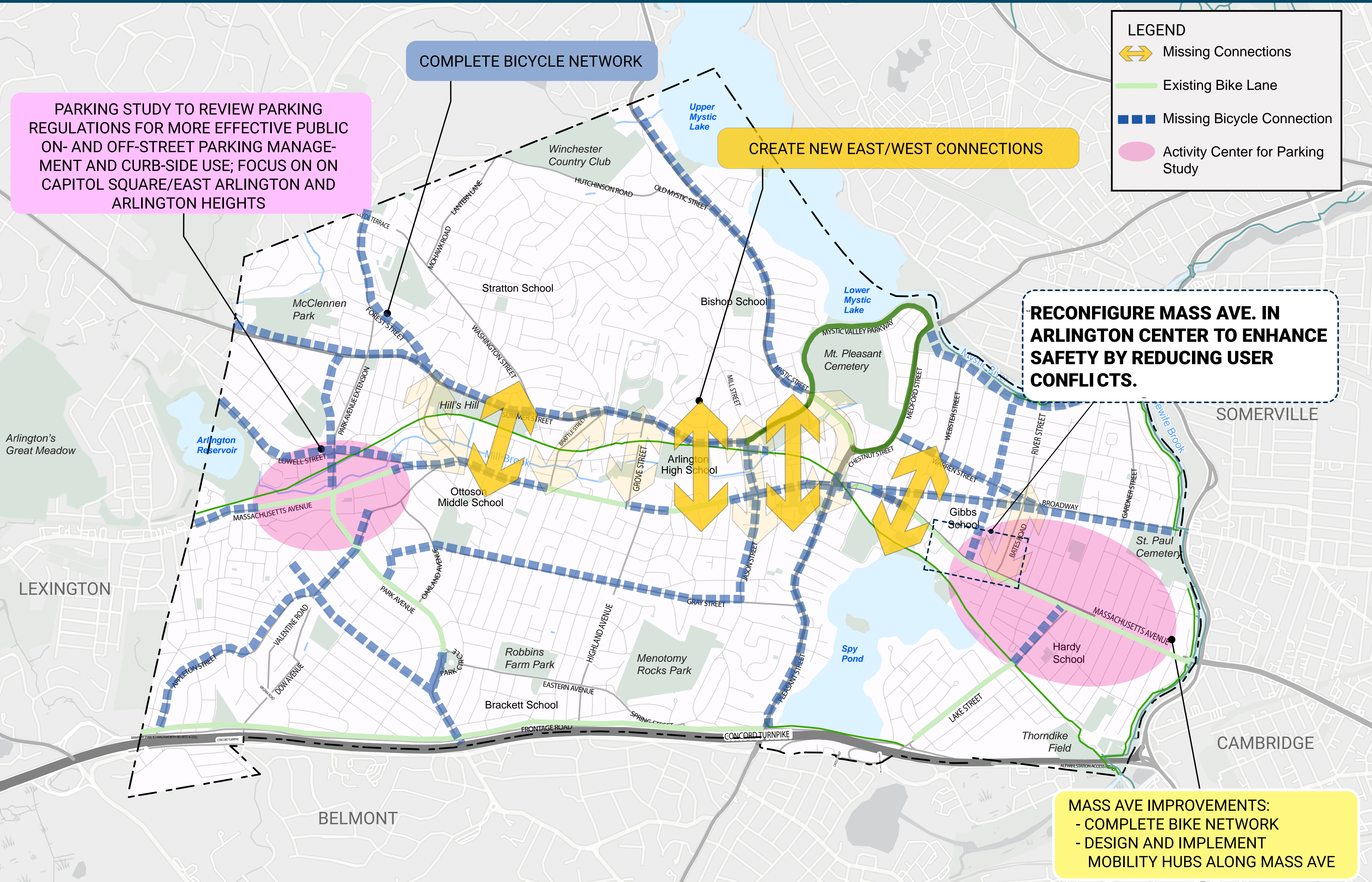
Multimodal Improvements: Policies

- » Bus Network Redesign
- » Safe Routes to Schools
- » Traffic Calming Toolkit
- » Create transportation information page on the Town website

Please use a sticky note to add your general comments.

Next Steps for Mobility in Arlington

Transportation Projects for Future Consideration



Sustainability & Resilience Considerations

» Increase transit, bicycle, and pedestrian trips to reduce single-occupancy vehicle trips, and support EV usage to reduce emissions.

Please use a sticky note to add your general comments.

Revised Draft Goals

- » 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

Emerging Strategy Themes

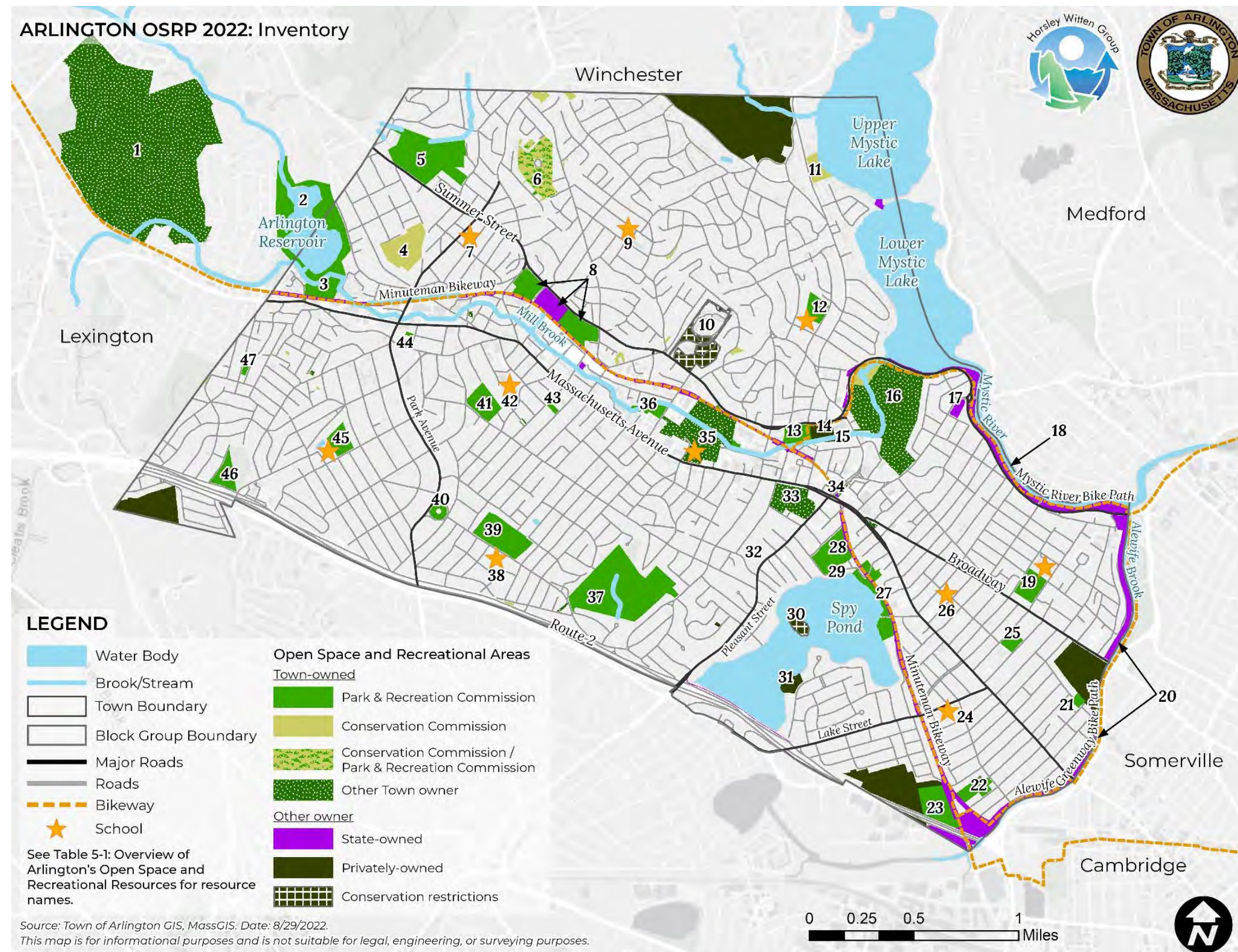
- Make streets more welcoming for all users**
 - » Consider adopting a Vision Zero Policy
 - » Develop a Traffic Calming Toolkit
- Connect residents to destinations**
 - » Advocate for more frequent bus service
 - » Address gaps in the bicycle network
- Treat parking as a resource to support larger objectives**
 - » Conduct an Arlington Heights parking study
 - » Explore new parking revenue sources
 - » Eliminate the overnight parking ban

High importance	Medium Importance	Low Importance
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Alongside this study's recommendations, Arlington should continue to implement the Connect Arlington Plan (2021) and Complete Streets priority projects; update as needed.

Natural Resources & Open Space

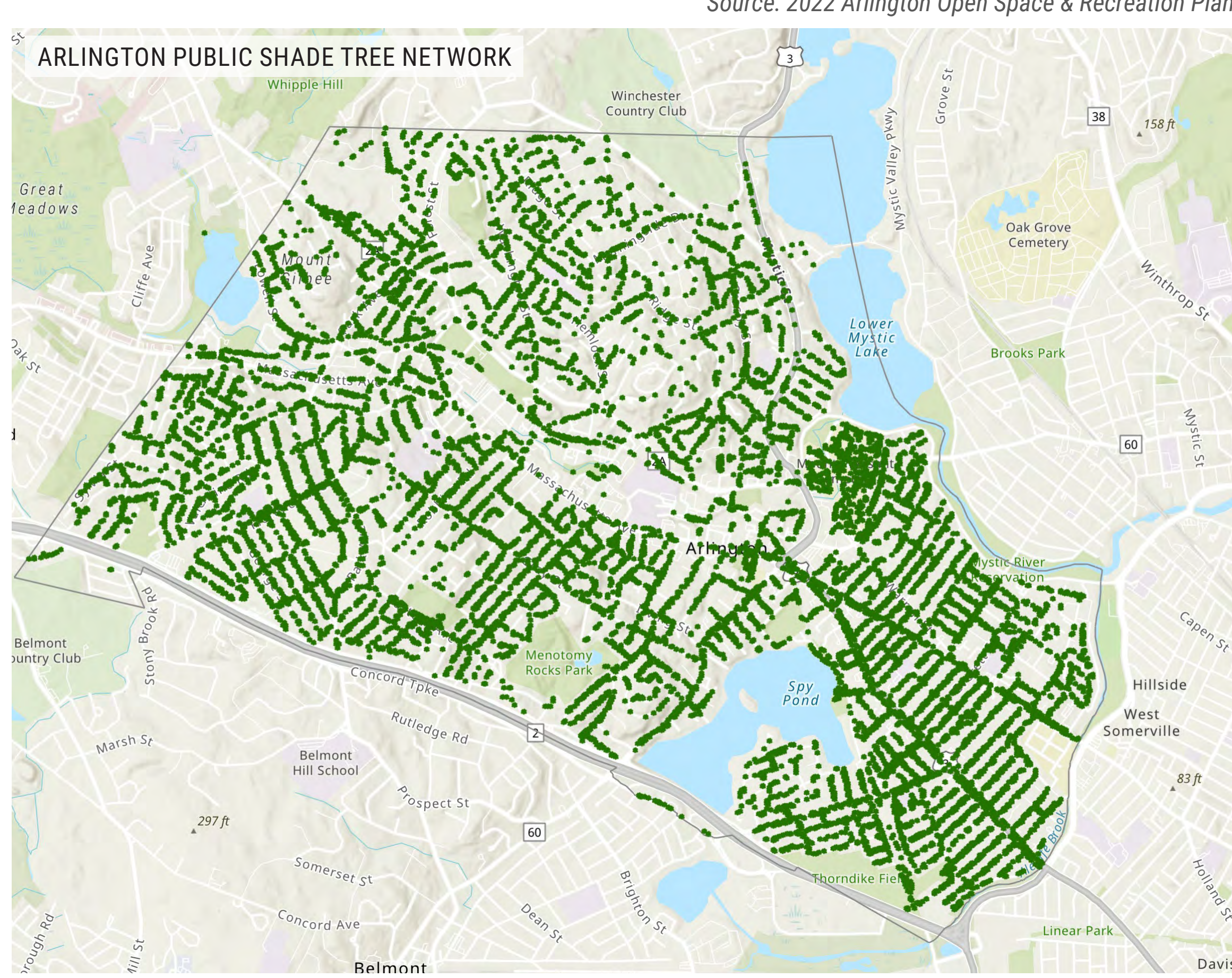
EXISTING CONDITIONS



Over 550 acres of publicly held open space make up Arlington's open space network



72% of open & recreational spaces are protected

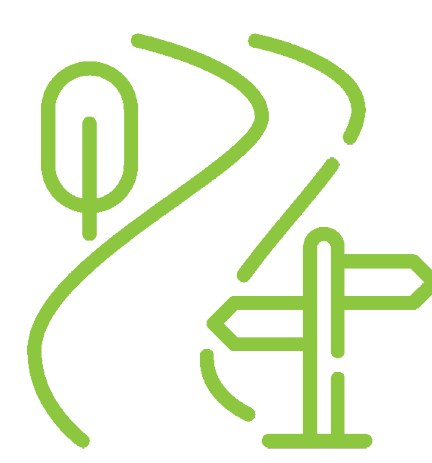


About 61% of open space is owned by the Town of Arlington and State (DCR)

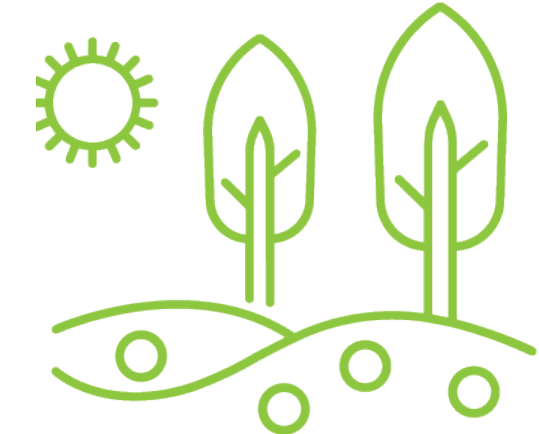


10,000 + public shade trees
300 annual goal for new tree plantings

Arlington's Community Preservation Act (CPA) has supported 35 open space and recreation projects since its adoption in 2016



14 recreational projects funded



21 open space projects funded

THEMES FROM PUBLIC INPUT

- Preserving open space and improving the quality of Arlington's natural environment and resources, particularly its tree canopy, parks, and rivers and streams
- Improving access to recreational spaces and programming for all users

Open space and recreation was ranked as the **second most important** topic by respondents (*Vision Survey*)

"Arlington Thrives: Play and Stay in Arlington where Nature, Culture, and Community Engagement Co-exist"

"Maintain and increase our open spaces and tree canopy!"

"There are not enough playing fields to meet the demand of children, let alone residents."

KEY CHALLENGES & OPPORTUNITIES

Challenges

- Demands for more recreational programming, especially for families and adults
- Competing recreational needs for field use, types of facilities, and limited space
- Limited funding and staff capacity to support expanded recreational offerings; Recreation Department depends on user fees to support programming costs
- Limited opportunities for new open space or expansion of tree canopy

Opportunities

- Reallocating passive recreation space for active use to better align with shifts in program demand
- Facilitating open space development on private property and through public-private partnerships



Sustainability & Resilience Considerations

- Continuing to invest in green infrastructure, trees, native plants, and in restoring Arlington's natural resources will increase Arlington's resilience to increasing precipitation, temperatures, and more extreme weather events

Natural Resources & Open Space

REVISED DRAFT GOALS

NATURAL RESOURCE & OPEN SPACE GOALS

NR/OS-1. Use sustainable and resilient approaches to improve air and water quality, mitigate flooding impacts, and enhance ecological diversity

NR/OS-2. Ensure that Arlington’s neighborhoods, commercial areas, and infrastructure are developed and maintained to build resilience and mitigate climate change impacts

NR/OS-3. Protect and enhance the physical beauty and natural resources of Arlington

NR/OS-4. Improve open spaces, parks, recreational facilities, and programming to meet the population’s changing needs

EMERGING STRATEGY THEMES

NATURAL RESOURCE & OPEN SPACE STRATEGIES

Use DOT STICKERS to Identify the **STRATEGIES** you think are the **MOST IMPORTANT**.

Use municipal and private development projects to enhance additional open space: prioritize low impact development, incorporate green infrastructure strategies, activate commercial nodes as outdoor spaces

Maintain and expand natural landscapes: expand tree canopy especially in neighborhoods with low coverage, promote use of native plantings and sustainable landscaping, preserve existing native vegetation

Increase residents’ capacity to implement resilience measures on private property: convert front yards into rain gardens, advance public education on resilience, identify resources to increase affordability of sustainability and resilience improvements for residents

Align park and recreational assets with community needs to balance competing use interests: maintain and improve existing open spaces, complete Master Fields Study, consider increasing program fees to offset rising costs


	HIGH IMPORTANCE	MEDIUM IMPORTANCE	LOW IMPORTANCE

Use a sticky note to add your general comments

Would you be willing to pay more in program fees for greater recreational offerings?

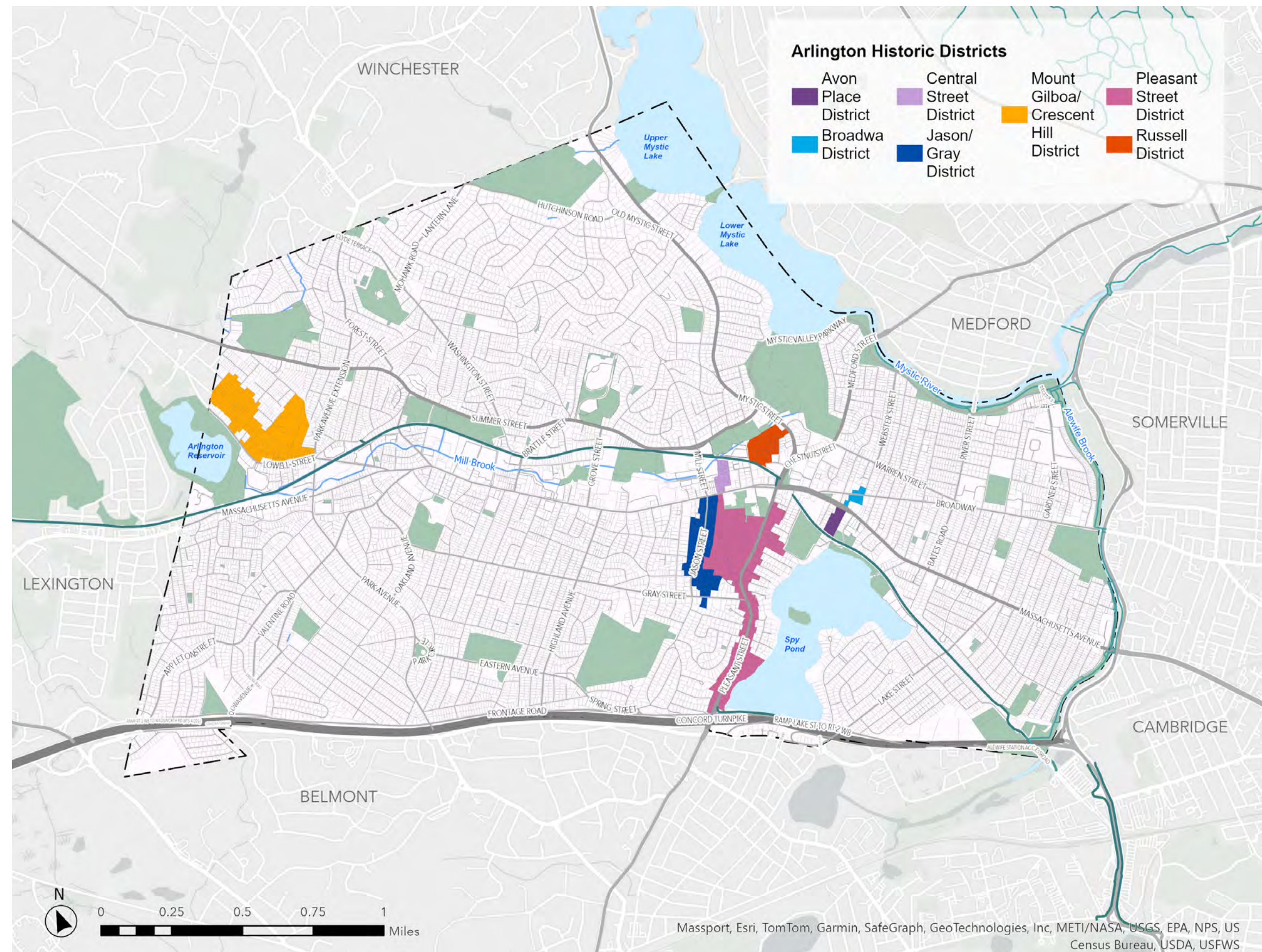
Yes Maybe No

Strategies will additionally support:

- Continue to implement the Open Space and Recreation Plan (2022); update as needed
-  Use native plants, expand tree canopy to reduce urban heat island and decrease stormwater runoff, support biodiversity, mitigate climate change impacts

Historic & Cultural Resources

EXISTING CONDITIONS



63 listed sites on the National Register of Historic Places and over 300 other historic properties

Arlington Cultural District
Arlington Center to Capitol Square in East Arlington

31 historic preservation projects funded through Arlington's Community Preservation Act (CPA)

THEMES FROM PUBLIC INPUT

- A more defined and vibrant community culture and celebration of local heritage
- The need for higher visibility and marketing of historic and cultural resources and events
- Many of the Town's historic and community spaces are not accessible for all

49% of respondents feel **entertainment, arts, and cultural establishments are most needed** (Quick Poll #2)

"We have so many great buildings with quality original construction!"

"There is never enough money or resources to promote our museums; many organizations are drawing from the same donor base."

Sustainability & Resilience Considerations

- Expanding cultural offerings and public space that allow residents to connect strengthen social resilience and enhance quality of life



KEY CHALLENGES & OPPORTUNITIES

Challenges

- Public outreach and marketing of historic and cultural offerings is often fragmented
- Insufficient funding and staffing hinder historic preservation and cultural initiatives
- Heavy reliance on volunteers affects program consistency and sustainability

Opportunities

- Centralize town-wide communications and marketing of events
- Increasing coordination and collaboration between Town and existing historic and cultural organizations
- Explore fundraising opportunities

HISTORIC & CULTURAL RESOURCE GOALS

H/CR-1. Preserve and promote historic and diverse cultural resources in all neighborhoods

H/CR-2. Provide space for arts and cultural activities for all ages

STRATEGIES

Use DOT STICKERS to Identify the **STRATEGIES** you think are the **MOST IMPORTANT**.

	HIGH IMPORTANCE	MEDIUM IMPORTANCE	LOW IMPORTANCE
Promote Arlington's history, arts, and events: establish single event calendar and/or digital signage to promote events, expand public art, increase events			
Increase Town's capacity to support historic, arts, and cultural resources: identify consistent funding stream(s) to support staff resources, increase collaboration between arts and culture organizations, increase availability of multi-use spaces for community use			
Enhance historic structures for continued use with appropriate improvements: identify consistent funding for ongoing maintenance, enhance energy performance, adaptively reuse significant buildings			

Use a sticky note to add your general comments

Strategies will additionally support:

Arts and Culture Action Plan (2017); update as needed

Maintain and adaptively reuse historic structures

Public Building & Services

EXISTING CONDITIONS



5 Select Board members
1 Town Manager
252 Town Meeting Members
18 Town departments
80+ boards, committees, and commissions

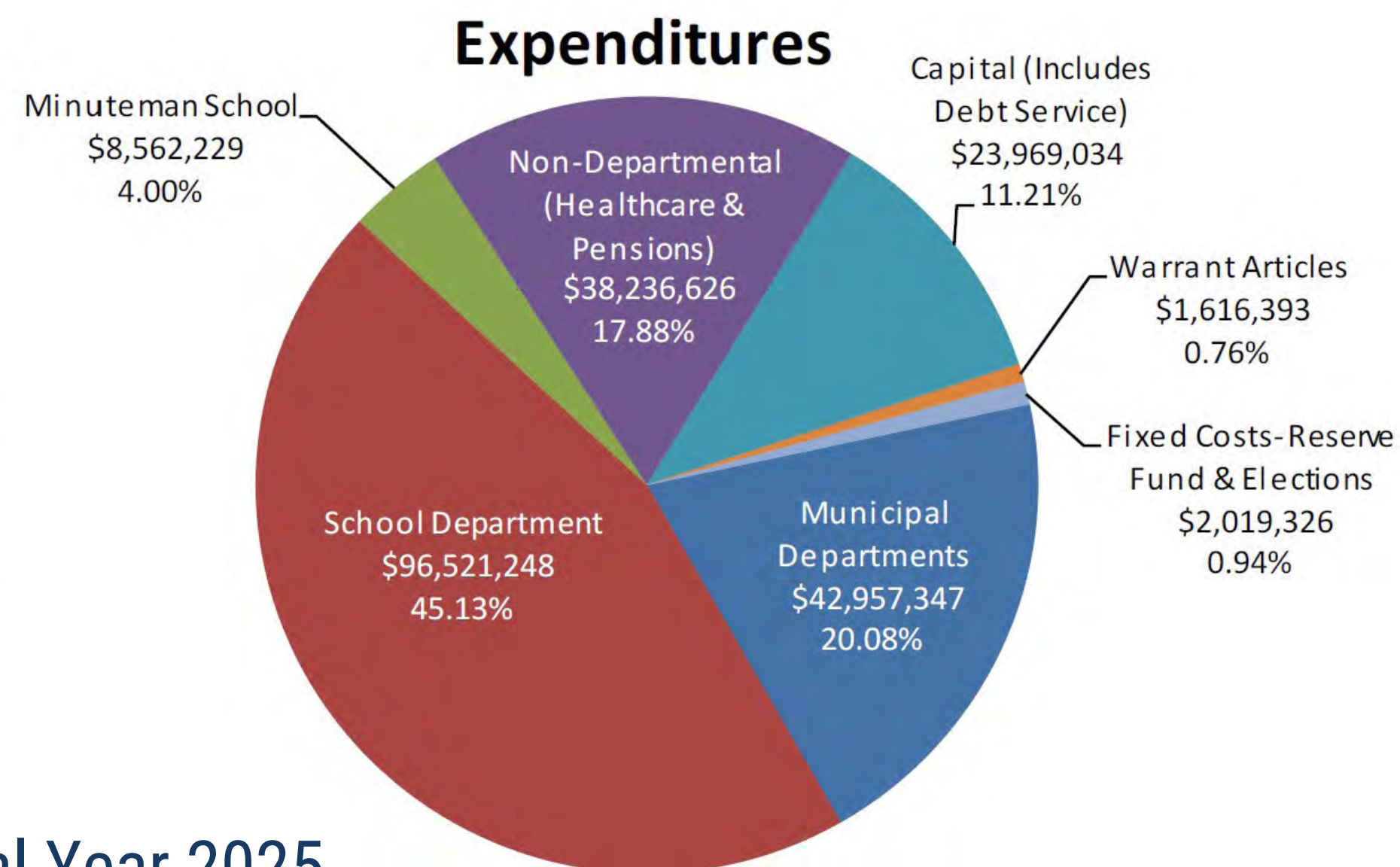
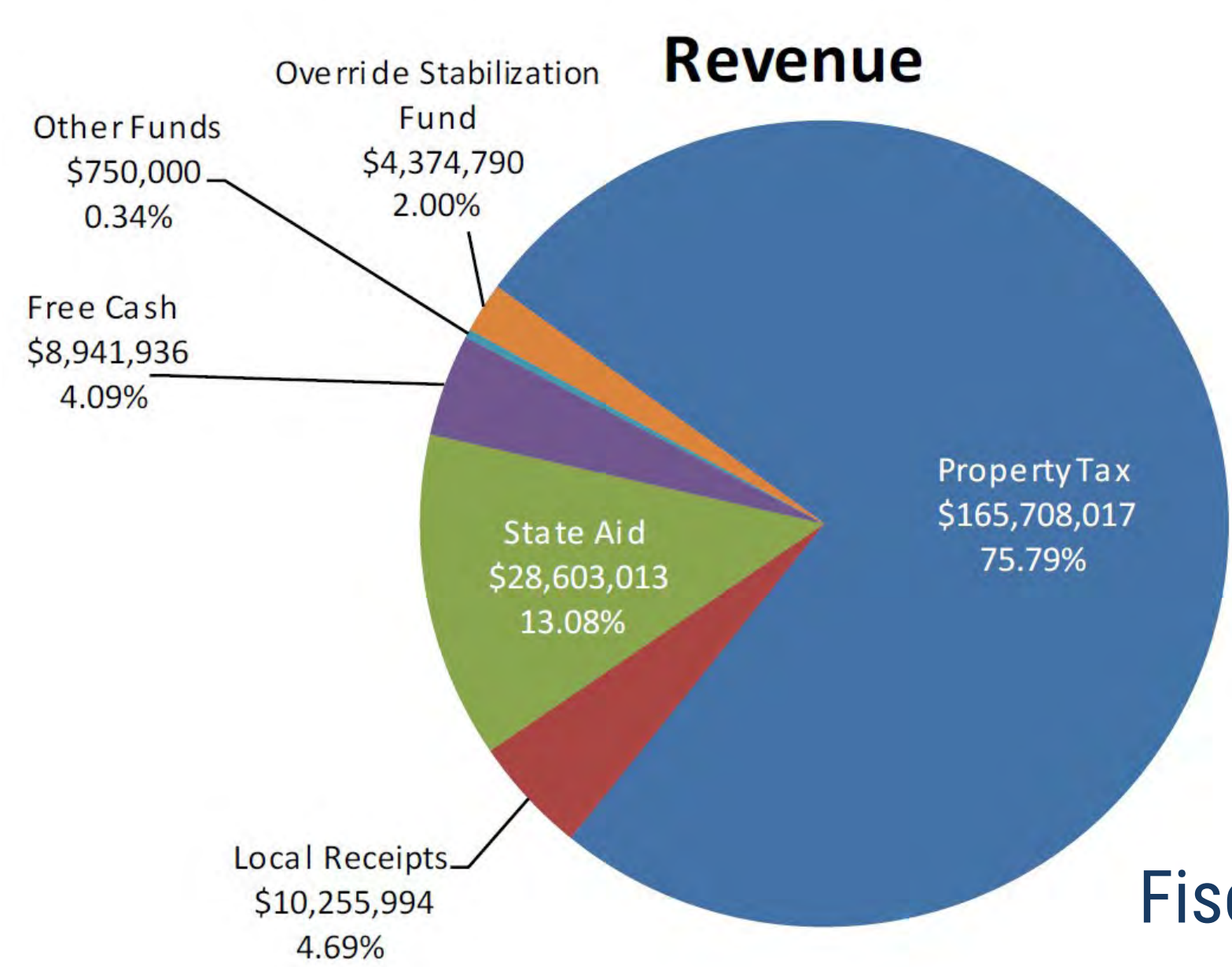
25 Town buildings + 10 schools =
More than 1.5 million sq ft

School enrollment +6% since 2021
Arlington High School Building Project complete!

~130 miles of water pipe +
~115 miles of sewer pipe serve residents & businesses

75% of Town's revenue comes from local property taxes

School Department generates the largest expense - nearly 50%



Fiscal Year 2025
Total: \$218,633,750

» **In Fiscal Year 2025, the total tax levy was approximately \$166,205,000, of which 94.7% was residential.**

» **Less than 4% was commercial and industrial, marking a decline from 2021.**

Source: FY2025 Financial Plan

THEMES FROM PUBLIC INPUT

- Balancing growth with infrastructure and service capacity
- Continued investments Town facilities and services, especially schools and lifelong learning opportunities
- Greater accountability and transparency in the Town's government
- Rising property taxes and perception of limited services in return

"Focus on reducing costs and expenses and generating more commercial income and a broader commercial tax base to reduce residential property taxes."

"Planning for town services and facilities should be based on broader priorities and also address the limitations and challenges of current services."

"Arlington is selected as most livable in national survey"

KEY CHALLENGES & OPPORTUNITIES

Challenges

- Structural deficit between limited property tax revenue increases and increasing costs for essential services
- Limited funding and staff capacity to support increasing demands for town services
- Staff shortages and time constraints have impacted ability to maintain and expand Town infrastructure and facilities
- Combined sewer overflows (CSOs) from neighboring communities impact water quality of local water bodies such as Alewife Brook

Opportunities

- Highly engaged community committed to seeing Arlington thrive
- Continued energy efficient renovations to reduce operating costs and make progress toward Net Zero goals



Sustainability & Resilience Considerations

- Town has reduced its municipal energy use by ~20% since 2010* and continues to advance energy-efficient retrofits and clean energy installations to its facilities

*Source: Arlington Net Zero Action Plan

Public Buildings & Services

REVISED DRAFT GOALS

PUBLIC BUILDINGS & SERVICES GOALS

PB/S-1. Coordinate and efficiently deliver Town services

PB/S-2. Build, operate, and maintain public facilities that are attractive, minimize environmental impact, and help connect Arlington as a community

PB/S-3. Direct public facility investments through a long-term capital planning process that anticipates future needs

PB/S-4. Maintain and beautify our public parks, trails, play areas, and streetscapes

PB/S-5. Support Arlington Public Schools and enhance educational opportunities for all

OVERALL/FINANCIAL GOALS

O/TF-1. Preserve and improve the Town’s fiscal stability

EMERGING STRATEGY THEMES

PUBLIC BUILDINGS & SERVICES STRATEGIES

Improve Town processes and workflows: improve collaboration across departments, increase online offerings for better customer service

Consider life-cycle costs of projects: balance costs of initial construction, ongoing maintenance, and replacement during design phase; implement water- and energy-saving strategies

Maintain current facilities: invest in staff and other resources to increase maintenance of public buildings, utilities, and parks to mitigate future emergency repairs; identify equitable funding strategies

OVERALL/FINANCIAL STRATEGIES

Explore and implement strategies to increase commercial and industrial share of property tax base


Encourage redevelopment (“new growth”) to increase tax base

Use DOT STICKERS to Identify the **STRATEGIES** you think are the **MOST IMPORTANT**.

	HIGH IMPORTANCE	MEDIUM IMPORTANCE	LOW IMPORTANCE
Improve Town processes and workflows: improve collaboration across departments, increase online offerings for better customer service			
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OVERALL/FINANCIAL STRATEGIES			
Explore and implement strategies to increase commercial and industrial share of property tax base			
Encourage redevelopment (“new growth”) to increase tax base			

Use a sticky note to add your general comments

Strategies will additionally support:

- Continue to implement the Net Zero Action Plan, Capital Improvement Plan (CIP)
-  Energy-efficiency building upgrades, clean energy installations, native plants