No street reconstruction planned

Will look into other planning steps that can be taken to improve the character of the Avenue:

- Streetscape improvements
- Zoning and Urban Design changes
- Strategies to support retail
North Massachusetts Avenue Improvement Study

ISSUES

IMPROVEMENTS!

OPPORTUNITIES
OPPORTUNITIES

Streetscape

- Trees, landscaping, plantings
- Pocket parks
- Street furniture, outdoor seating/dining
- Other street amenities: trash receptacles, bus shelters, etc

Retail

- Enhance strong retail areas
- Façade improvements
- Other options to support struggling commercial locations/areas

Zoning /Urban Design

- Indentify what seems to work
- Encourage steps to avoid unintended consequences
ZONING PROVISIONS ALONG MASSACHUSETTS AVENUE
BASE ZONING DISTRICTS

BASE ZONING DISTRICTS substantially determine the nature of building forms and activity along the street.

**BUSINESS C**: Porter Square

**BUSINESS A-2**: Porter Square to Trolley Square

**RESIDENCE B**: The neighborhood and at the Arlington town line
Massachusetts Avenue Overlay District

An Overlay District shapes base district regulations to address local policy objectives:

* Imposes greater restrictions, or
* Allows more development, or
* Adds design requirements.

Both the base and overlay district provisions apply
BASE DISTRICT PROVISIONS

B1. Uses
B2. Building Heights
B3. Setbacks
B4. FAR
B1. PRINCIPAL USES ALLOWED
Business C and Business A-2 Districts

HOUSING
Single family homes, townhouses, condominiums

OFFICES
General offices, professional offices, research and development offices

INSTITUTIONS
Churches, schools, government building

RETAIL
Stores, restaurants taverns, gas stations
HOUSING
OFFICES
Medical offices
Professional offices
Bank/ATM
Technical research
INSTITUTIONS
RETAIL
B2. BUILDING HEIGHTS AND HEIGHT TRANSITIONS

BUSINESS C DISTRICT

* 55 feet
* 35 feet within 50 feet of a residential district

BUSINESS A-2 DISTRICT

* 45 feet
* 35 feet within 50 of a residential district
* 10 foot setback from front and rear façades above 35 feet
Business C
55 feet/35 feet

Business A-2 :
45 feet/setback @ 35 feet

Business A-2:
35 feet
B3. REQUIRED SETBACKS

BUSINESS C DISTRICT
* No setbacks required under most conditions
* 20 foot rear yard adjacent to a residential district
* 10 foot side yard adjacent to a residential district

BUSINESS A-2 DISTRICT
* 0-5 foot front yard
* 20 feet adjacent to a residential district
* 20 foot rear yard
REAR YARD AND RESIDENTIAL SETBACKS
B4. PERMITTED FAR

BUSINESS C DISTRICT
* 1.25 for all non-residential uses (office, retail institutional)
* 2.0 for residential uses (plus inclusionary bonus)

BUSINESS A-2 DISTRICT
* 1.0 for all non-residential uses
* 1.75 for residential uses (plus inclusionary bonus)
FAR: ca 1.00

FAR: ca 0.60
FAR: ca 0.20

FAR: ca 2.5
FAR: ca 1.76
MASSACHUSETTS AVENUE
OVERLAY DISTRICT
PROVISONS

O1. Setback Restrictions
O2. Ground Floor Use Restrictions
O3. Required Design Features
O4. Advisory Review Process
O1. SETBACK RESTRICTIONS

The setback must be used as:

* A sidewalk
* A park
* Landscaping

PROHIBITED CONDITIONS
PERMITTED OUTCOMES
O2. GROUND FLOOR USE RESTRICTIONS

* An active use
* Located at grade
* Depth of 20 feet
HISTORICAL PRECEDENTS

NEW EXAMPLES
O3. DESIGN REQUIREMENTS

* Entrance faces the Avenue

* Each store has an entrance

* Facades are 25% to 75% clear glass

* No reflective or opaque glass
NO OPAQUE GLASS

GLASS AREA

MAIN ENTRY
REVIEW PROCEDURES

R1. Development Consultation Procedure
R2. Project Review Special Permit
R3. Divergence from Overlay District Standards
R1. DEVELOPMENT CONSULTATION

* A public meeting for advisory comments
* For buildings of 2,000 square feet of more
* Superseded when a special permit is needed
R2. PROJECT REVIEW SPECIAL PERMIT

* Special Permit from the Planning Board
* Urban design and traffic reviewed
* 20,000 sf threshold in BA-2 District
* 50,000 sf threshold in BC District
R3. DIVERGENCE FROM OVERLAY DISTRICT DESIGN STANDARDS

* Special permit from the Planning Board
* Meeting citywide and Overlay District objectives
* Eliminates conflicts or better serves objectives
PRESERVATION /CONTINUITY/CHANGE
PRESERVATION /CONTINUITY/CHANGE
PRESERVATION /CONTINUITY/CHANGE