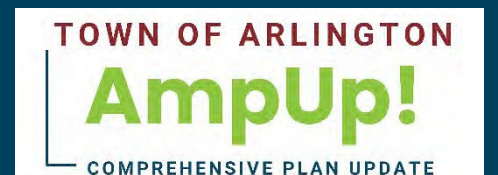
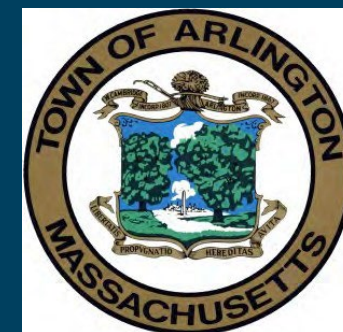




COMPREHENSIVE PLAN TOWN OF ARLINGTON

Arlington Town Meeting May 2026

Claire Ricker, AICP – Director of Planning and Community Development



What is a Comprehensive Plan?

- A **blueprint** to guide local government in achieving the community's vision.
- Provides a **basis for decision- making** about long-term physical development.



ARLINGTON COMPREHENSIVE PLAN

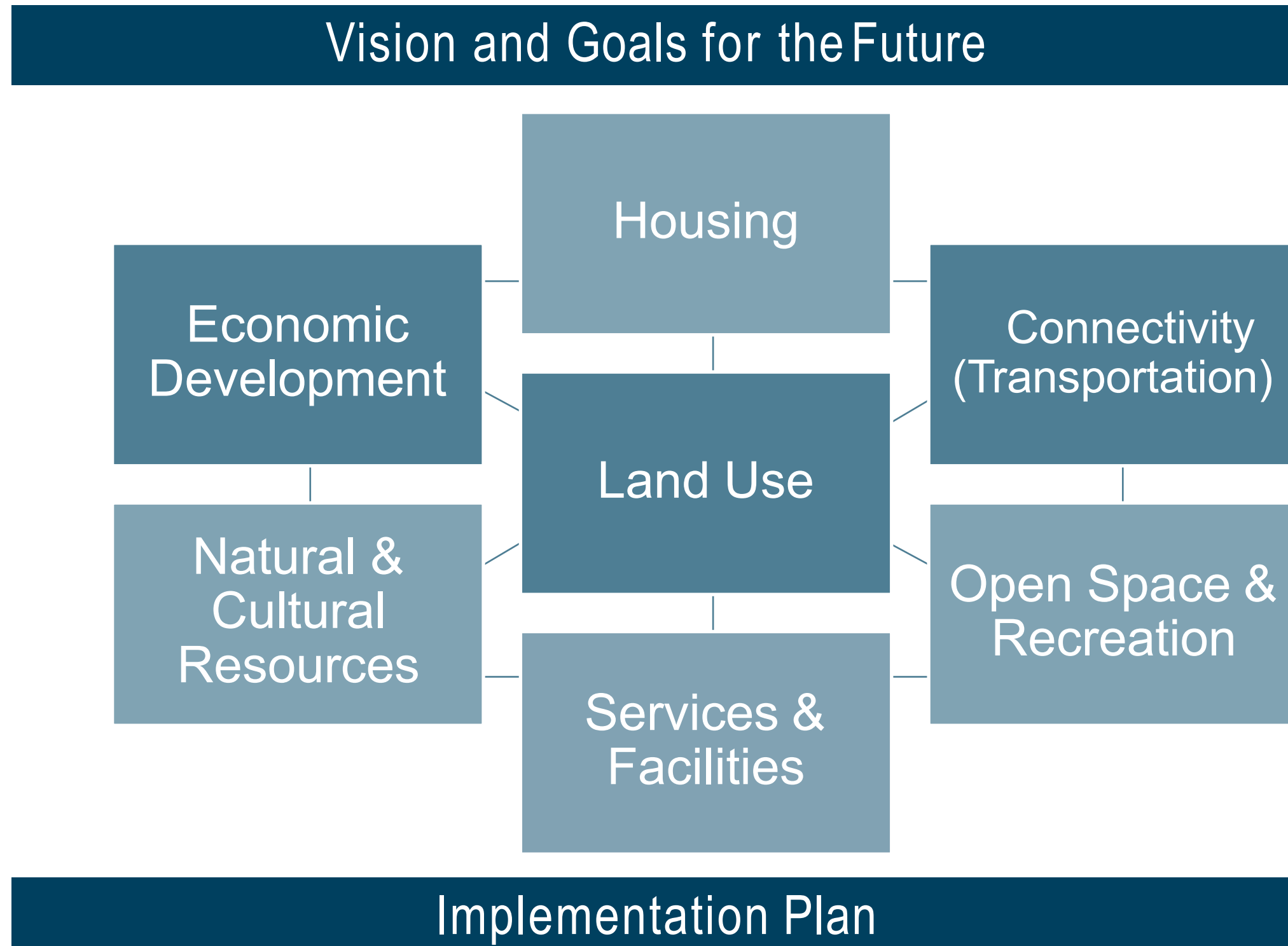
TOWN OF ARLINGTON

2026 Update



DRAFT FOR REVIEW MARCH 2026

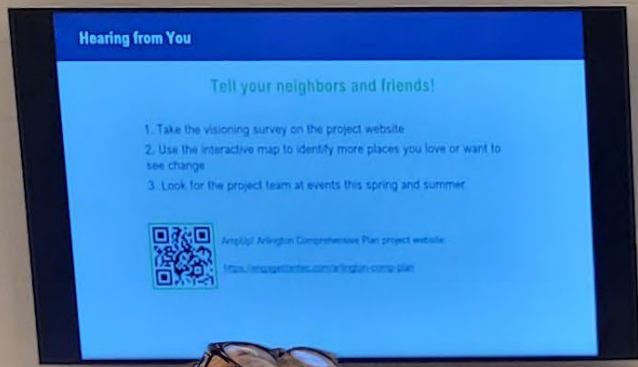
What's included in a Comprehensive Plan?



18-Month Planning Process

Planning Process & Timeline





TIES

// COMMUNITY ENGAGEMENT

Engagement by the Numbers

200+

Attendees at
in-person
events

1,100

Contributors
online

8

Interactive
workshops & focus
groups

3,435

Votes on
624 interactive
map comments

100+

Surveys collected by
AmpUp! members at
20+ pop-up events

650+

Online survey
responses

6,300+

Project
website
visitors

496

Responses to
2 quick polls

In-Person and Online Engagement Opportunities

- 3 interactive public workshops
- Extensive Committee member outreach at events like:
 - Farmers' Market
 - National Night Out
 - Summer concerts and beer gardens
 - Town Day 2025
- 5 focus group discussions
- Project website:
 - Surveys and quick polls
 - Interactive map
 - Meeting presentations and posters
 - Project documents



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](#)

Committee Outreach

- **20+** events attended by Committee members to promote process and hear from people
- **100+** paper surveys collected at events
- Focus group facilitation
- Engagement at public workshops and open houses



AmpUp! Comprehensive Plan Update Advisory Committee

Eugene Benson

Angelique Bradford

Grant Cook

Rachel Dunham

David Fatula

Rebecca Gruber

Lillian Hartman

Ann LeRoy

Cheryl Miller

Arthur Prokosch

Stephen Revilak

Tristan Roubenoff

Paul Selker

Thank you!



TOWN OF ARLINGTON
AmpUp!
COMPREHENSIVE PLAN UPDATE

Draft Plan Comments

- Broad support for economic development, historic and cultural, connectivity, public facilities and services
- Diverse views on several land use and housing strategies, support for many others
- Comments discussed perceived tension between open space and development, and among recreation uses



ID	PARTNER(S)*	TIME-FRAME	TM**	COMMENTS
C	DPCD	Mid	N	<i>Develop branding/content + social media strategies to promote historic + cultural assets + attractions.</i>
Historical Commission, D	Facilities, Town Manager	Ongoing	N	
C	Historical Commission, Historic Districts Commission	Short	N	<i>HC-13: Can go a long way for neighborhood connectivity</i>
Historical Commission	DPCD, ACAC	Mid	N	<i>Not all town history is relevant for everyone! Spread the word! Final aerial navigation</i>
Historical Commission	Historic Districts Commission, DPCD	Ongoing	N	<i>Consider Historic Open Spaces for preservation</i>
Historical Commission	Historic Districts Commission, DPCD	Ongoing	N	<i>On HC-9, make attempts to involve young people in cultural events via outreach to AHS student body and clubs (visual arts, music/per, arts, etc) and make recommendations</i>
C	A-TED, Chamber of Commerce	Mid	N	
C	Town Manager, DPCD	Ongoing	N	<i>Capital II Housing BIZ</i>
C	DPCD, DEI	Ongoing	N	
C	DPCD	Ongoing	N	<i>Develop a strategy to ensure HC-13 is successful</i>
C	Recreation Department, DPW, Town Manager, Schools, DPCD	Ongoing	N	<i>Have an overview with line items and list of items that are being discussed</i>
C	Town Manager, Facilities	Ongoing	N	<i>At HC #43 - consider having walk party/ meet at AHS to build the partnership from year</i>
C	Town Manager, Police, DPW	Mid	N	<i>HC-5: A historic historic landmarks - input to GIS for mapping purposes</i>



PLAN DOCUMENT

Comprehensive Plan Structure

Introduction

Community Engagement

Community Vision

Trends Influencing Arlington

Land Use

Economic Development

Housing

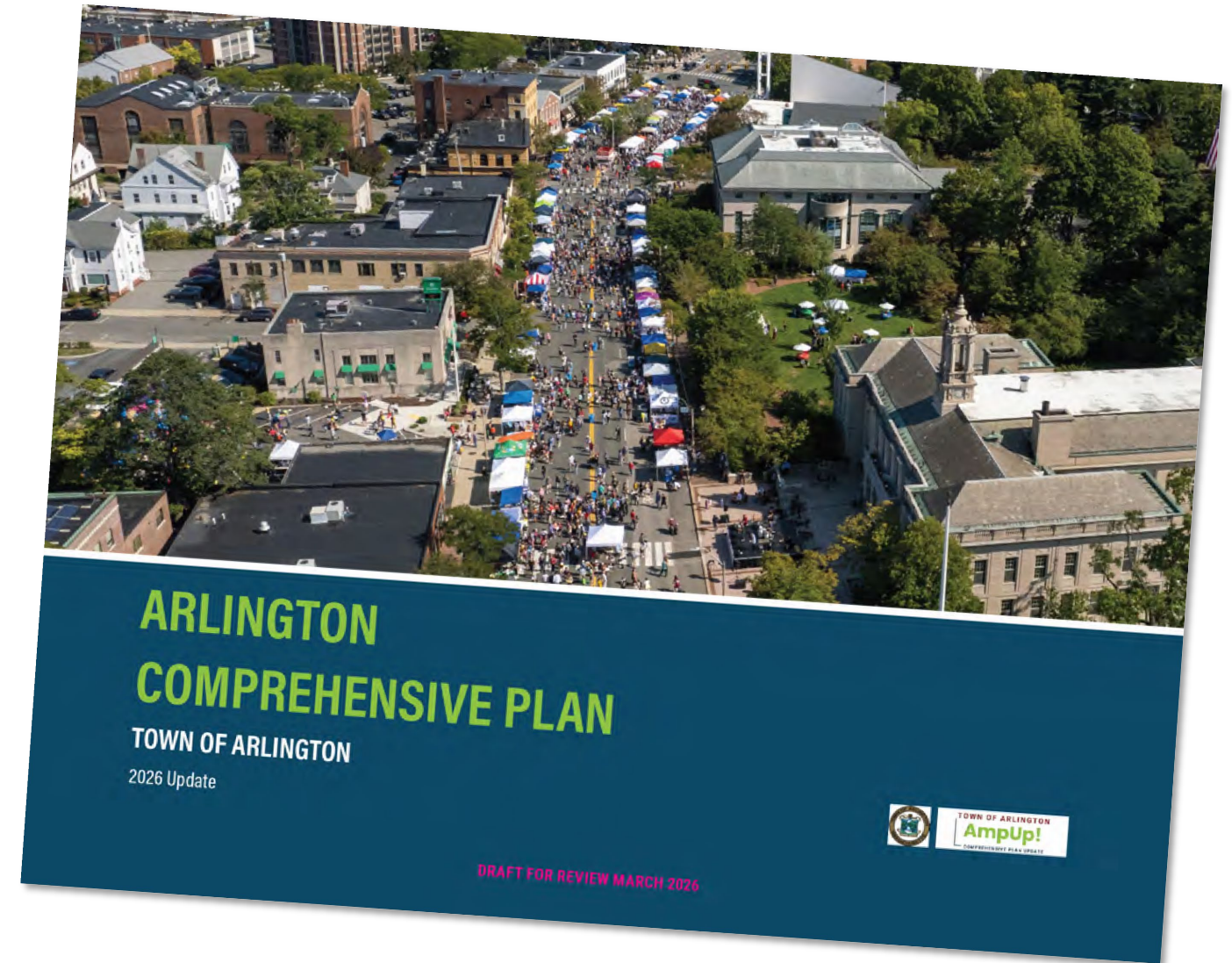
Connectivity

Historic & Cultural Resources

Natural Resources & Open Space

Public Facilities & Services

Implementation



- Goals & Strategies

Topic Chapter Structure

Overview

Key Issues & Opportunities

Relation to Other Plan Elements

Strategy Summary

Relation to Plan Themes

Goals & Strategies

Key Existing Conditions

Emphasizes interconnectedness – cannot consider one topic separate from others



Two Plan Themes Addressed in Each Topic Chapter



Supporting Equity and Diversity

- Welcoming community, quality of life
- Broad lens: physical accessibility, programmatic, language access, and more
- Access to resources and services, public spaces, community facilities



Integrating Sustainability and Resilience

- Advancing toward the Town's net zero goal
- Sustainable building practices, green infrastructure, economic adaptability, social connections
- Proactive planning to better withstand and recover from future changes

Vision Statement

Arlington strives to be a welcoming town that supports a diverse population in a variety of housing options, fosters thriving business districts and vibrant neighborhoods, protects the natural environment, and encourages a strong shared sense of community and civic involvement.

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
- Healthy ecologies and resilient open spaces
- Stewardship and promotion of our historic heritage
- Cultural, arts, recreational, and educational resources that provide growth and shared experiences
- New development and redevelopment that enhances sustainability and resilience
- A shared interest in civic engagement and the Town's fiscal health

Strategy Summary

Land Use

- Strategic assessment of redevelopment opportunities to increase commercial and housing
- Bikeway as economic and housing amenity
- Role of Town-owned property to advance community goals
- Review zoning as implementation tool: project review timeline, uses, integrating local-serving businesses near neighborhoods

Summary of recommendations – see plan document for full list of strategies



Strategy Summary

Economic Development

- Develop a Strategic Economic Development Plan
- Streamline regulatory and permitting processes to support entrepreneurs and businesses
- Create a Placemaking Plan for business districts
- Improve Town's marketing and communications to attract/retain businesses

Summary of recommendations – see plan document for full list of strategies



Strategy Summary

Housing

- Amend zoning to allow greater range of housing types in more locations
- Identify recurring funding to support affordable housing development
- Align housing policy and net zero goals
- Increase development of ADUs

Summary of recommendations – see plan document for full list of strategies

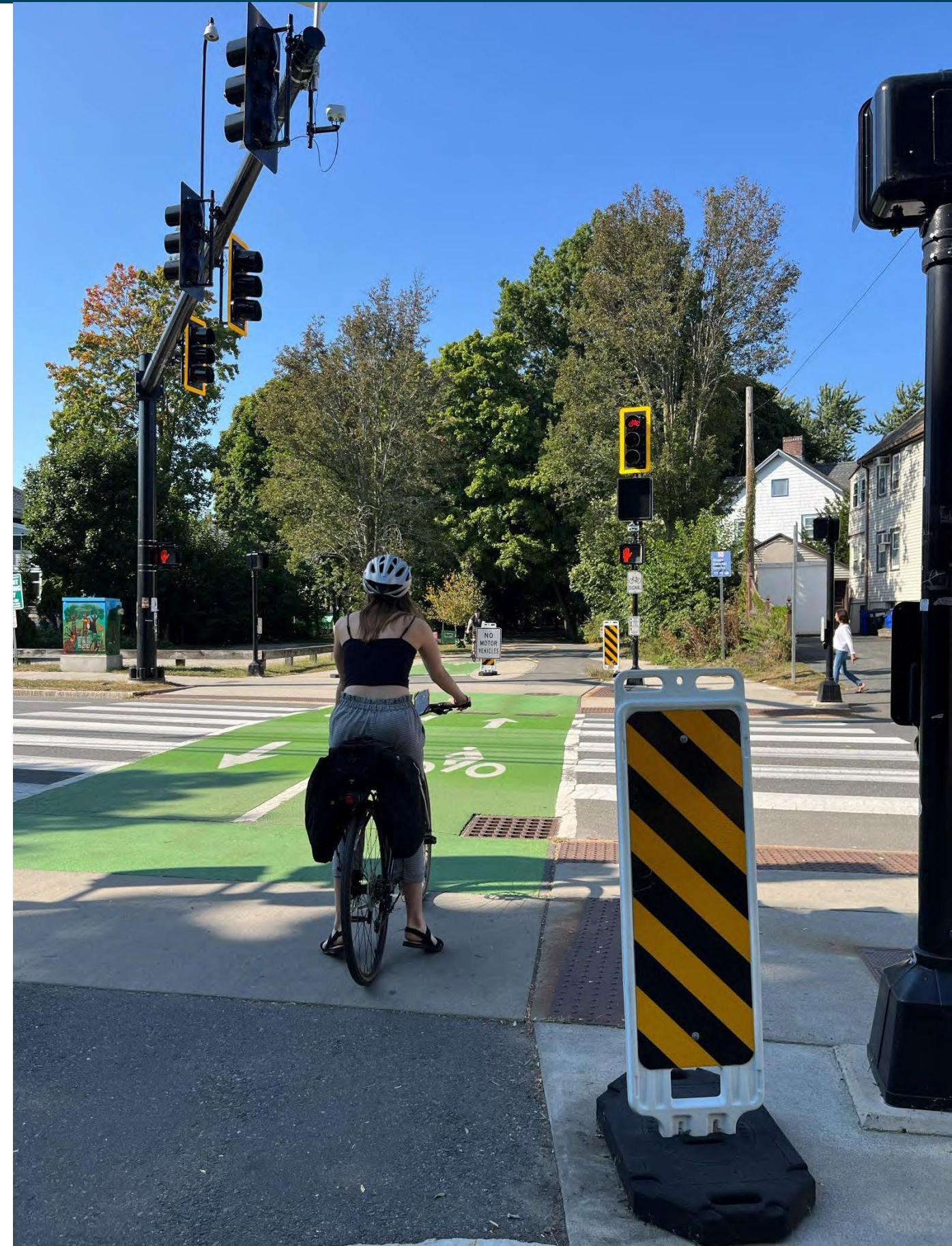


Strategy Summary

Connectivity

- Adopt Vision Zero policy to eliminate pedestrian and bicycle fatalities
- Review overnight parking in relation to housing and economic goals
- Study Mass Ave/Summer St connections for all users – existing and potential new
- Expand parking benefits districts to support streetscape improvements
- Advocate for transit improvements with MBTA

Summary of recommendations – see plan document for full list of strategies



Strategy Summary

Historic & Cultural Resources

- Update the Arts and Culture Plan
- Create a cohesive marketing and communications approach for local assets
- Preserve historic Town-owned buildings
- Identify public art opportunities in public and private spaces
- Address physical and programmatic barriers to historic and cultural resources

Summary of recommendations – see plan document for full list of strategies



Strategy Summary

Natural Resources & Open Space

- Continue to be a leader in sustainability and resiliency
- Mitigate urban heat island, localized flooding, and invasive species impacts
- Improve water quality in local water bodies
- Maintain and expand open spaces, tree canopy, and native plants

Summary of recommendations – see plan document for full list of strategies



Strategy Summary

Public Facilities & Services

- Continue progress toward eliminating building-related emissions to meet net zero goals
- Leverage technology for more efficient public services
- Address athletic field usage and maintenance
- Modernize Town-owned spaces and buildings for greater use
- Prepare plans for Town-owned facilities and for progressing toward zero waste

Summary of recommendations – see plan document for full list of strategies



Implementation

Roles

- Town departments
- Town boards and committees
- ARB, Select Board, and Town Manager
- Town Meeting: zoning and budget-related especially

- Near-term priorities – demonstrate progress in next couple years on key strategies
- Zoning as one implementation tool – land use, housing, economic development especially
- Acknowledges some strategies will require funding which should be considered relative to other needs





THANK YOU!

