



20

Walnut St

Birch Rd

Beechwood Ave

Beacon Park

Waltham, MA 02472, USA



Washburn St

Franklin St

Otis St

Chester St

Parker St

Garnet St

ARSENAL STREET

IRVING STREET

16

Residential East Building

Residential West Building



LOADING

# Watertown deserves better. We call on our leaders!

## We need an overall plan for the historic Arsenal Street Corridor

Just these 4 properties total ~16 acres along this area (see map on reverse side):

- 1 “former Ionics” 202-204 Arsenal/204R Arsenal/58 Irving St (Cresset)
- 2 “rock yard” 56-60 Irving St (Pirolli)
- 3 “batting cages/T.Stuart & Sons bldg” 70-100 Phillips (Chico Sajovic/John Morway)
- 4 “former Dubois” 30R Washburn/53R Franklin St (Peter Z/Pobeda RT II)

## Let’s craft a vision that is Neighborhood Friendly.

Excerpt from the Metropolitan Area Planning Council MAPC.org Mixed Use Zoning Toolkit:

“...many communities are turning to “mixed use,” which generally refers to a deliberate mix of housing, civic uses, and commercial uses, including retail, restaurants, and offices.

Mixing uses, however, works best when it grows out of a thoughtful plan that emphasizes the connectivity and links among the uses. **Results may be haphazard when communities simply enable multiple uses without providing guidance about the mix of uses and how they are spatially related.**

To achieve well-planned mixed use development, most of the bylaws described in this guide are “overlay” districts. This means that the underlying zoning remains in place. Developers may choose to develop according to the underlying zoning or, alternatively, according to the mixed use provisions. **The overlay encourages coordinated, cohesive development among lots or through lot consolidation.** The overlay approach is especially useful when the community wants to promote a unified approach in an area where there are two or more underlying districts.

If the community wants to encourage mixed use, the overlay should be structured to be attractive to developers and the requirements should not be onerous. **The municipality typically retains control through the special permit process and can turn down any development not to its liking....”**

## Help advocate for a cohesive plan! Contact your representatives:

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