

Emma's Court
Transportation Demand Management Plan
Housing Corporation of Arlington

Project Summary:

In September 2025, Housing Corporation of Arlington (HCA) acquired three properties in Arlington: 840 Mass Ave (26 units), 846 Mass Ave (31 units), and 17 Newman Way (2 units). In addition to preserving the buildings at 840 and 846 Mass Ave, HCA is proposing to redevelop 17 Newman Way and the vacant front lawn of 840 Mass Ave into 40 new affordable units within two new buildings, known as Emma's Court. HCA will construct a new building (Building 1) on the 840 Mass Ave lawn that will consist of 28 units, 6 stories and street level commercial space. HCA will also demolish 17 Newman Way and construct a second building (Building 2) with 12 units, 3 stories, and 11 surface parking spaces.

Overall, the project will form a new campus with 57 existing units at 840-846 Mass Ave and 40 units created by Emma's Court, for a total of 97 affordable units. The campus will be served by 35 existing parking spaces behind 846 Mass Ave, 2 existing parking spaces behind 840 Mass Ave, and 11 new surface parking spaces at Building 2. In total, there will be 48 parking spaces, a ratio of 0.495 parking spaces per unit.

Per the Arlington Zoning Bylaw Section 6.1.5(C), all projects requesting a parking reduction must submit a Transportation Demand Management Plan (TDM) which employs at least three TDM methods. HCA's TDM, summarized in Table 1 below, will improve the pedestrian experience and encourage bicycle and transit use at Emma's Court, while still providing the number of parking spaces that align with typical usage at HCA properties.

Table 1. TDM Methods Provided by the Project (Per Bylaw 6.1.5(C))

TDM Method	Provided by Project?
C1. Charge for parking on-site	No
C2. Pay a stipend to workers or residents without cars	No
C3. Provide preferential parking for carpool vehicles	No
C4. Provide a guaranteed emergency ride home	No
C5. Provide transit pass subsidies	No
C6. Provide covered bicycle parking and storage	Yes
C7. Provide bicycle or car sharing on site	No
C8. Provide showers for business or industrial uses	No
C9. Provide charging stations for electric bicycles and scooters	Yes
C10. Provide parking for cargo bikes	No
C11. Be located within a quarter-mile walk of a bus stop with ≥30-min service	Yes
C12. Other means acceptable to the SPGA	N/A

Total Number of TDM Methods Provided by Project (3 Required): 3 Total

Transportation Demand Management Strategies:

1. *Provide covered bicycle parking and storage.*
 - a. Emma's Court will include 62 total bike parking spaces for long-term bike storage. In Building 1, there will be a ground-floor, indoor bike storage room with 40 spaces. Outside of Building 2, there will be a fully enclosed, bike storage structure with space for 22 bikes. There will also be 6 short-term, uncovered bike spaces on the campus.
2. *Provide charging stations for electric bicycles or scooters.*
 - a. The bike enclosure on the west side of 840 Mass Ave will have a charging station for 2 electric bicycles.
3. *Be located within a quarter-mile walk of a bus stop with ≥30-min service.*
 - a. There is a bus stop for Route 77 located at the corner of the site, with service to Harvard Square and Arlington Heights. Less than 0.2 miles away is the bus stop for Route 67, with service to Alewife and Turkey Hill via Arlington Center. Route 67 has scheduled service every 30 minutes or better. The MBTA recently designated Route 77 a "Frequent Bus Route," to have service every 15 minutes or better starting in December 2025.

Table 2. *Transit Service Summary*

Transit Route	Route Description	Weekday Service	Peak Headway (min.)
77 (on-site)	Arlington Heights – Harvard Station	Approx. 5:00 a.m.–1:30 a.m.	10–15
67 (0.2 miles away)	Alewife – Turkey Hill via Arlington Center	Approx. 6:00 a.m.–10:00 p.m.	20–30

On-Site Pedestrian and Transit Improvements:

Working closely with our architect, Utile, and landscape architecture firm Offshoots, HCA plans to improve the pedestrian experience in and around the campus by building new walking pathways through the site that connect directly to the crosswalks at Mass Ave. HCA will also improve the landscaping along the existing sidewalk near the bus shelter at the corner of the site, which serves Route 77.

Off-Site TDM Amenities:

1. Minuteman Bikeway
 - a. An entrance to the Minuteman Bikeway is less than 0.3 miles away from the site, providing safe bike infrastructure to access Lexington and Alewife.
2. Bluebikes
 - a. A Bluebikes station is located less than 0.3 miles from the Project at the Minuteman Bikeway entrance. It is within a five-minute walk and provides access to regional shared bicycles and e-bikes.
3. Carshare
 - a. Zipcar is available in Arlington Center (29 Mystic Street), 0.5 miles away from the site.