

City of Newton
Zoning & Planning Committee



Village Center Rezoning Phase 3: District Mapping

October 24, 2022

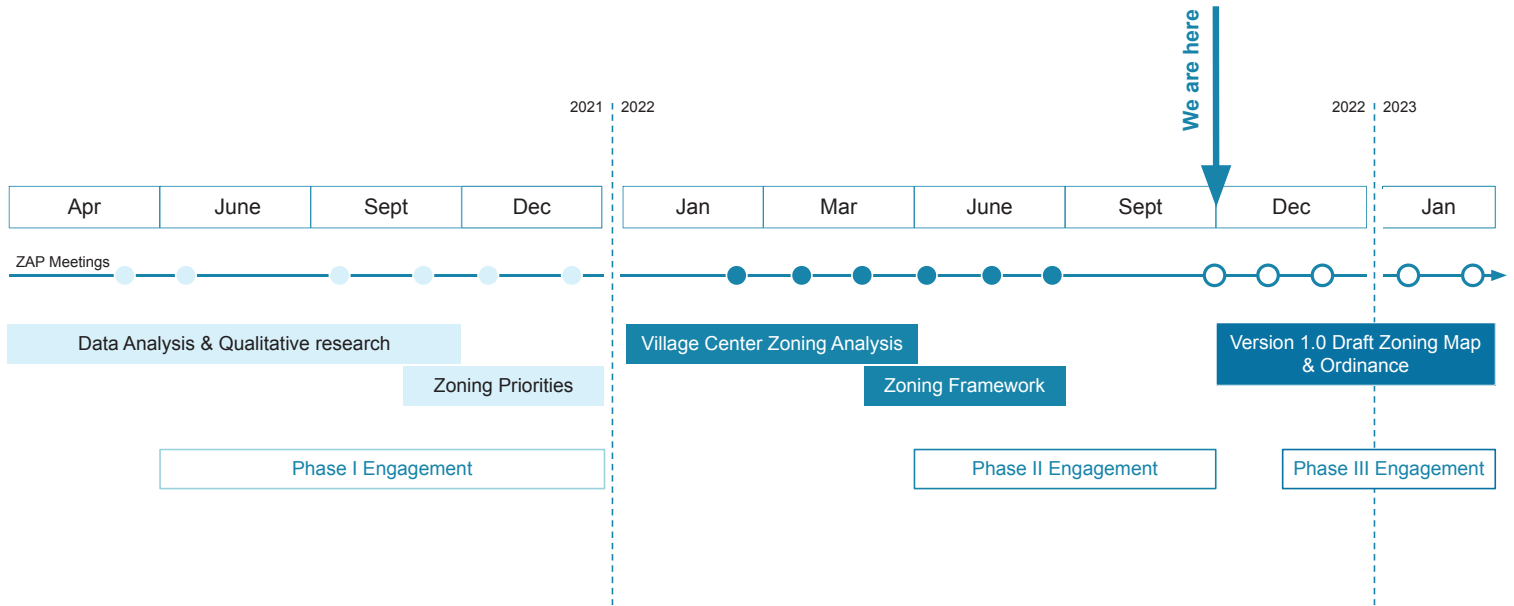
Docket # 38-22

Agenda

1. Where we are
2. Recap of Zoning Approach
3. Draft maps of Village Center Districts
4. Next Steps
 - a. Engagement outcomes at 11/14 ZAP
 - b. Calendar

Timeline: Where we are

Building Upon A Multi-Year Effort



Facilitating Vibrant and Active Village Centers

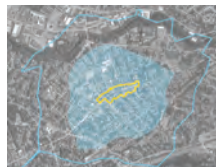
How We Got Here



Vision Kit
290 participants /
102 submissions



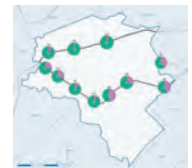
Online interactive forum
1,249 participants



Quantitative Analysis
Number of people living
within walking distance of
Village Centers



Quantitative Analysis
Mix of businesses and
number of jobs



Quantitative Analysis
Transit ridership and
relationship to nearby retail



Equitable focus groups
139 participants
18 community facilitators



History presentation
88 attendees/
viewed 165 times



On-the-spot Surveying
Over 500 engaged in-person



Economic development engagement
41 participants

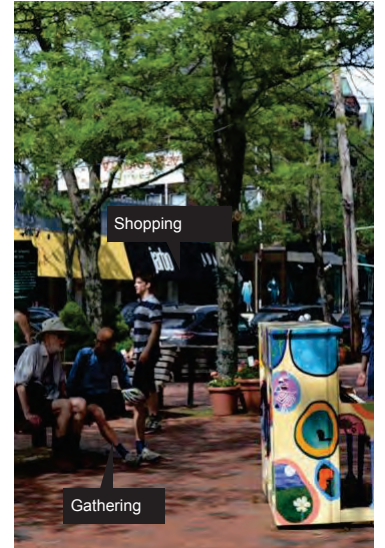
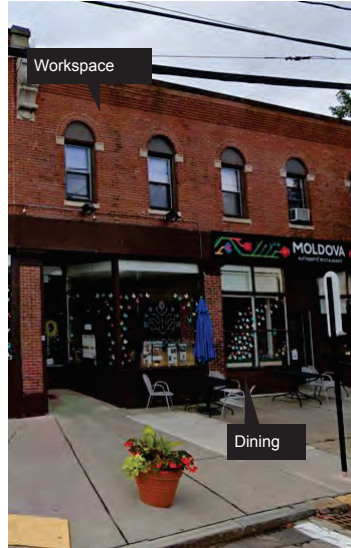
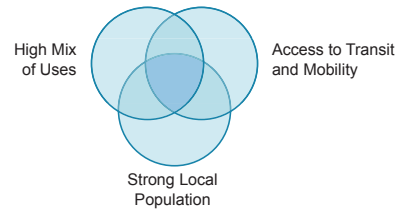


Qualitative analysis
Site observation of three
village centers for over
30 hours.

Facilitating Vibrant and Active Village Centers

Why Updates are Needed

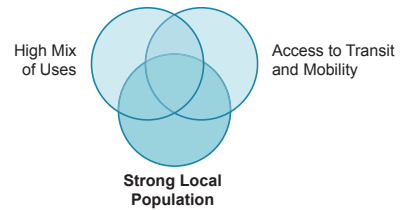
Build upon existing successes and strengths



Facilitating Vibrant and Active Village Centers

Why Updates are Needed

Most village centers have little or no housing directly within them



One and two-story retail in Newton Centre

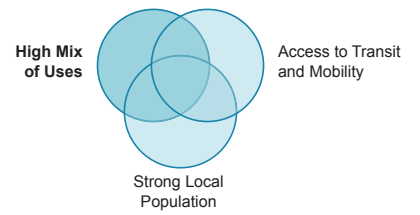


Vision Kit submission of housing above retail

Facilitating Vibrant and Active Village Centers

Why Updates are Needed

Attracting customers is major challenge for local businesses



Vacant commercial spaces



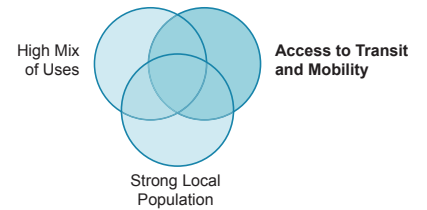
Pop-up Commercial Space in Newton Highlands

Source: EDC 2020 COVID Recovery Plan, Project Pop-Up, Boston Globe

Facilitating Vibrant and Active Village Centers

Why Updates are Needed

Emphasis should be on people within village centers



Austin Street parking lot, pre-development



Bram Way Plaza hosting live music

Source: City of Newton, Newton Community Pride

Intended Outcomes

- Diverse housing options
- New local businesses
- Active gathering spaces
- Safe sidewalks / streets
- Sustainable / accessible buildings



Zoning Approach

This code regulates urban form through the following principal mechanisms:

1 Building Footprint
Sets the maximum area per story

2 Building Height
Sets the maximum height in stories/feet

3 Roof Form
Provides options for a flat or pitched roof half-story

Zoning Approach

*The figures below represent proposed by-right zoning allowances

Village Center 1 (VC1)

2.5 Stories
49 Feet tall, max.
5,000 SF, max. footprint

Residential development allowed

Village Center 2 (VC2)

3.5 Stories
62 Feet tall, max.
10,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed

Village Center 3 (VC3)

4.5 Stories
75 Feet tall, max.
15,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed

Proposed Development



Existing Development



Draft District Maps

1. Timeline: where we are
2. Recap of Zoning Approach
3. **Draft maps of Village Center Districts**
4. Next Steps

The following pages present draft boundaries for the new Village Center Overlay Districts.

Mapping Principles:

- We customized the approach for each VC based on visual evidence, using Google Earth and site visits.
- Parcels are included within the proposed overlay districts if the current building(s) on site are inconsistent with the contextual pattern of the surrounding parcels and/or if they include large surface parking lots that interrupt the urban pattern.
- Where possible, the same district is proposed on both sides of key mixed-use streets.
- Zoning tiers step down along side and rear lot lines.

Draft District Maps

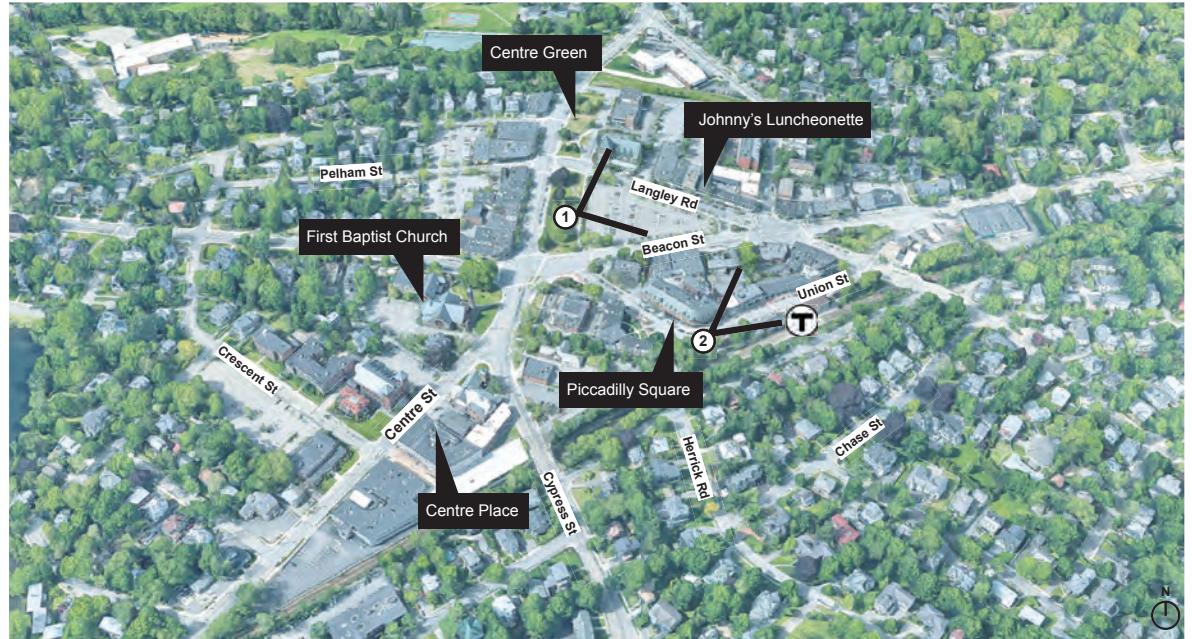
Newton Centre



1. Newton Centre Green across the triangle

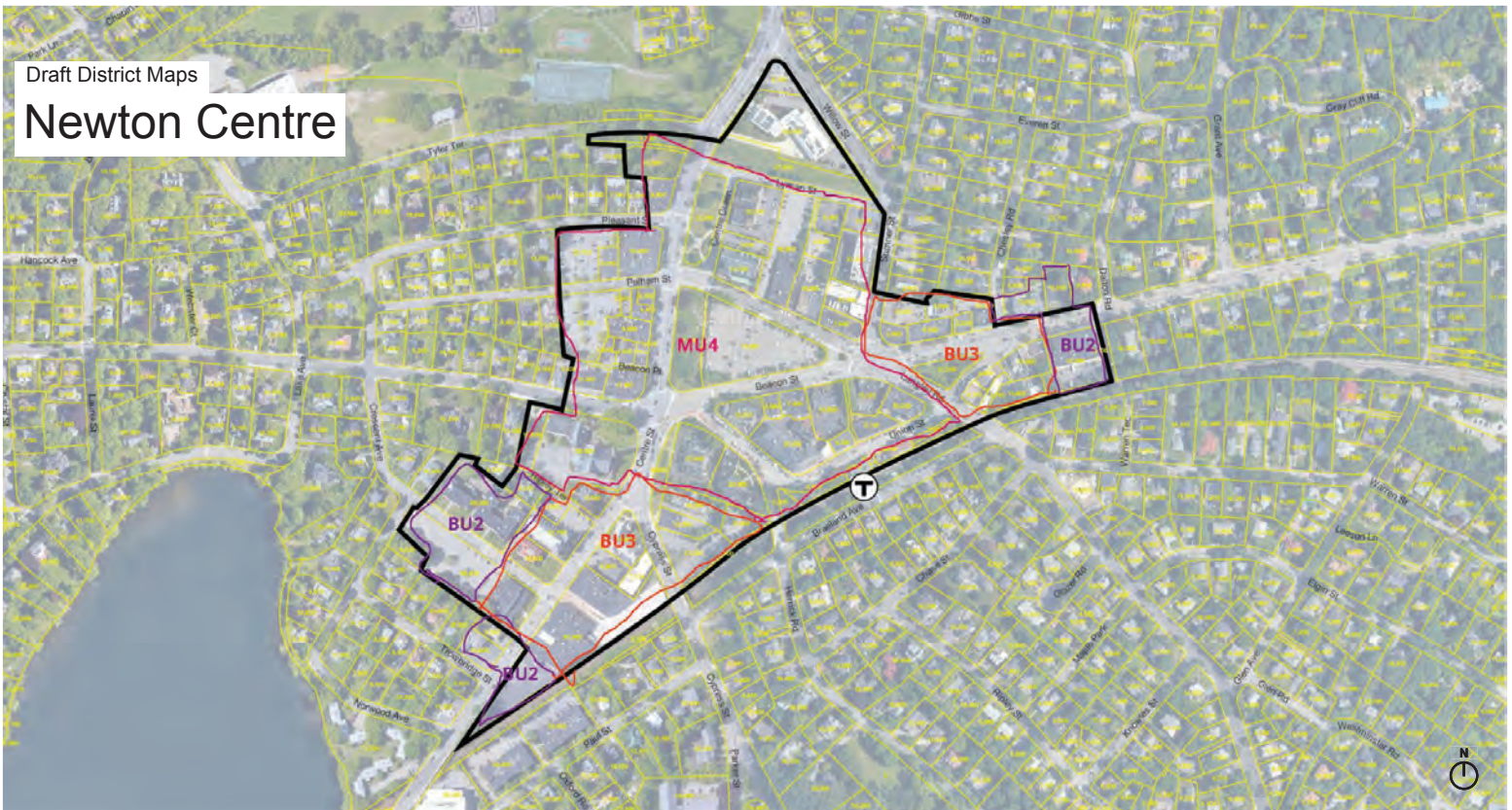


2. View down Union St



Draft District Maps

Newton Centre

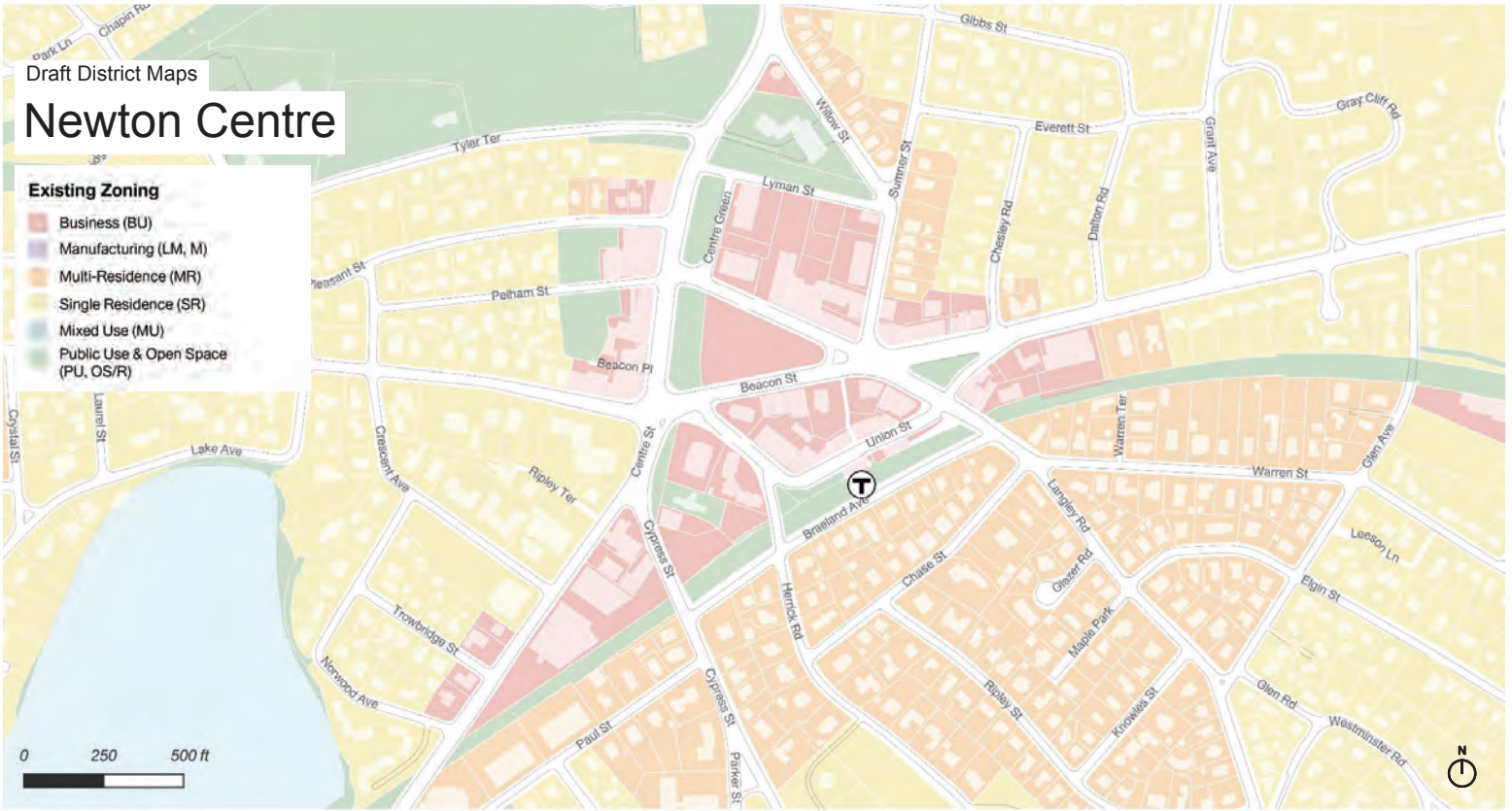


Draft District Maps

Newton Centre

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)



utile

City of Newton

Zoning Redesign - Village Centers

October 24, 2022 15

Draft District Maps

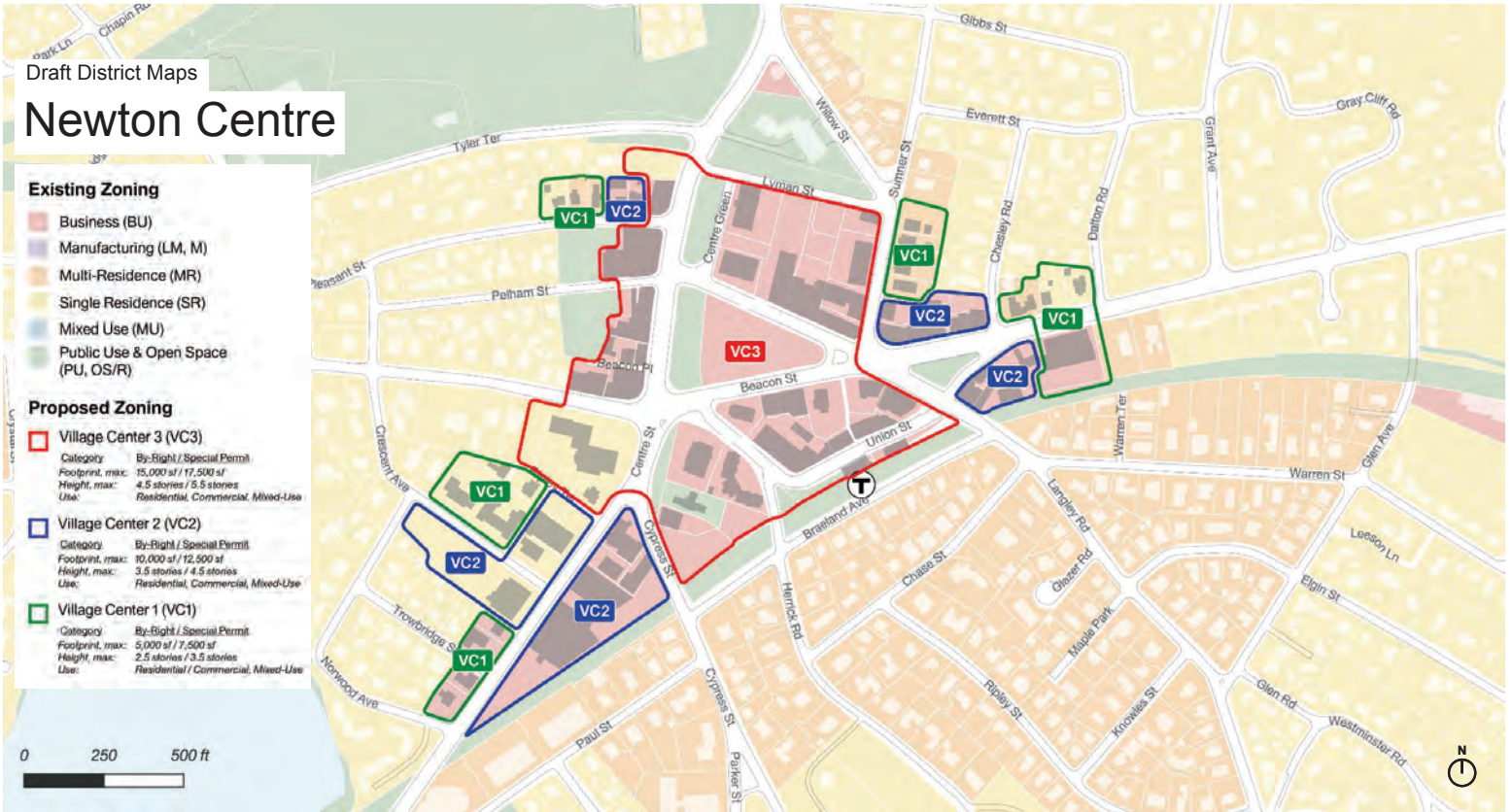
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Proposed Zoning

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 Height, max: 4.5 stories / 5.5 stories
 Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)**
 Category: By-Right / Special Permit
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utile

City of Newton

Zoning Redesign - Village Centers

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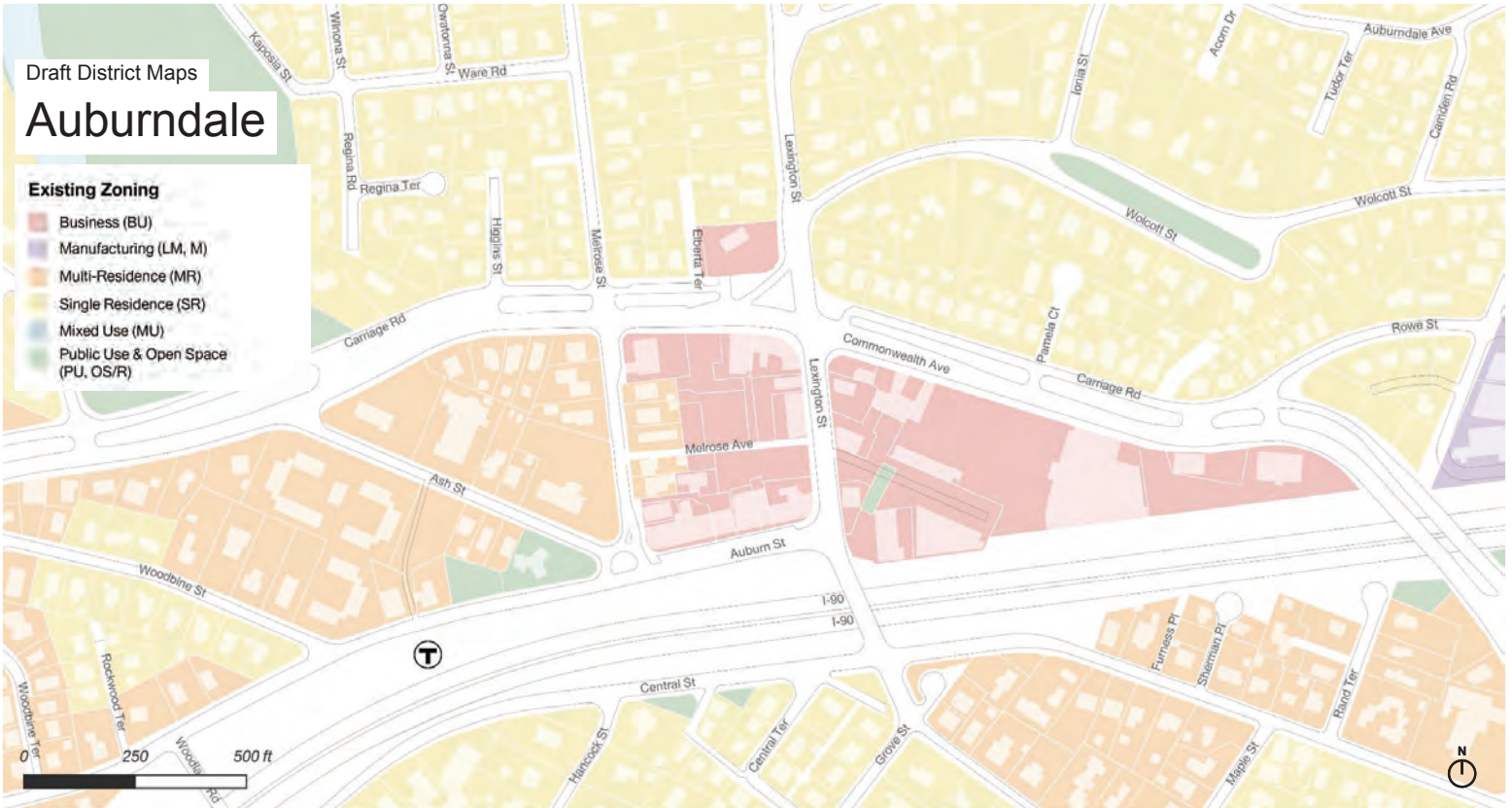
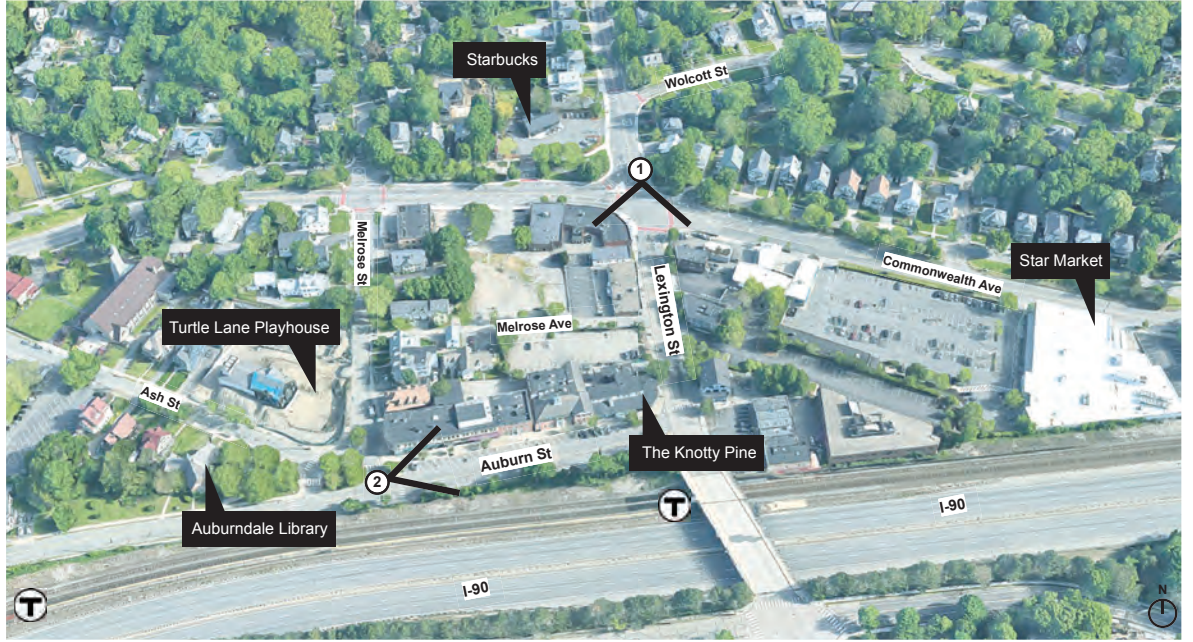
Auburndale



1. Lexington St and Commonwealth Ave intersection



2. View down Auburn Street



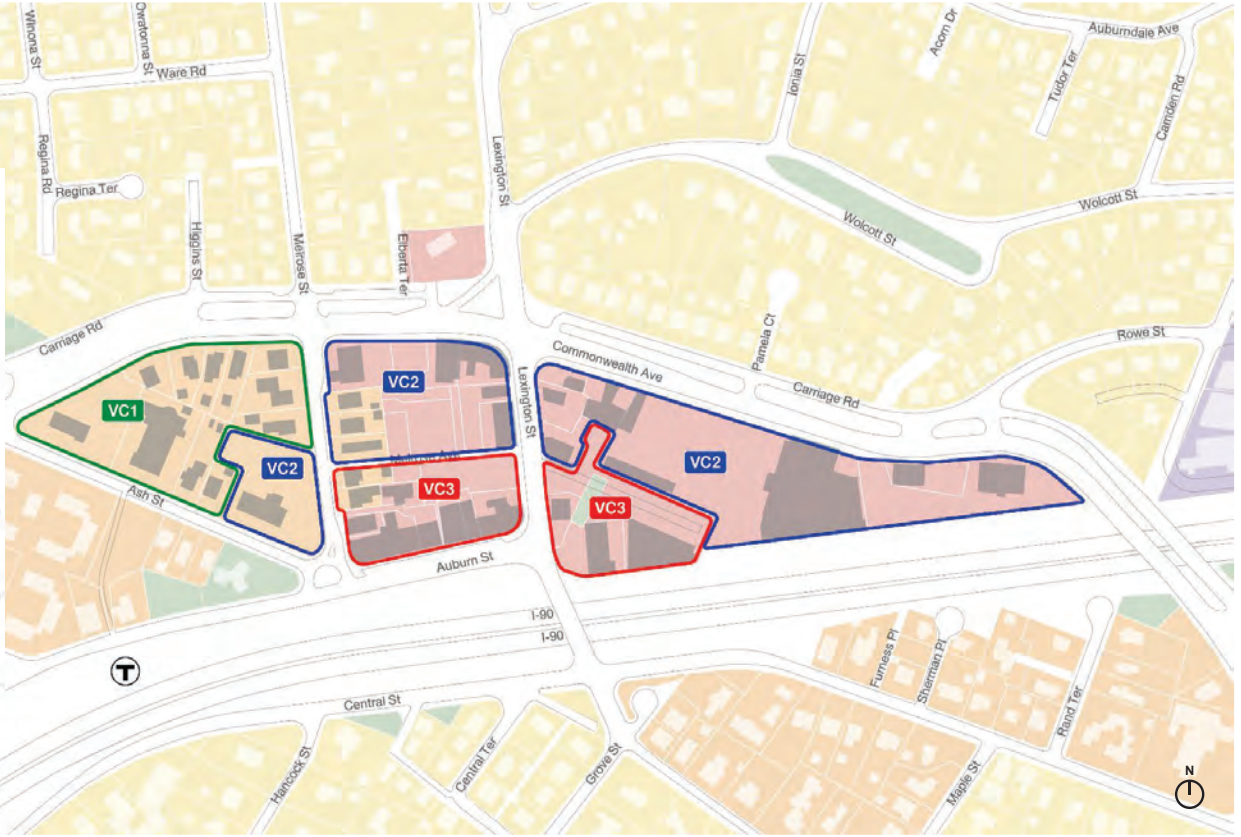
Draft District Maps Auburndale

Existing Zoning

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Proposed Zoning

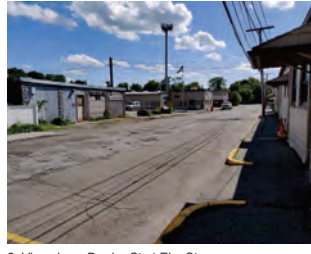
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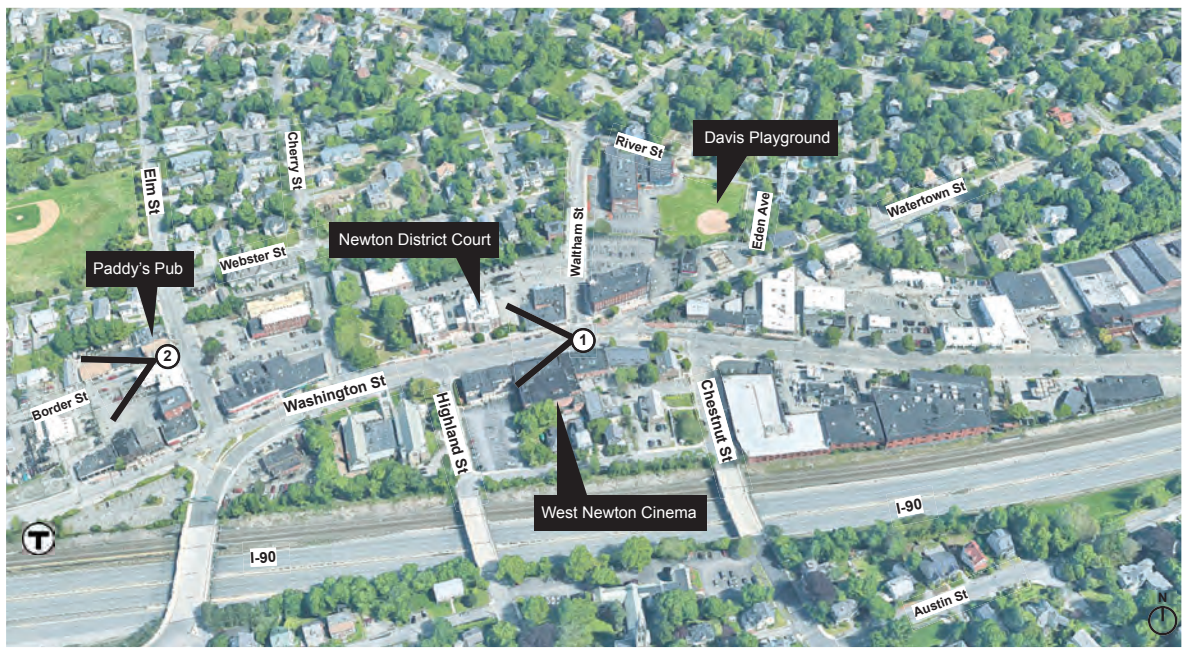
Draft District Maps West Newton



1. View down Washington St



2. View down Border St at Elm St



Draft District Maps

West Newton

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
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Draft District Maps

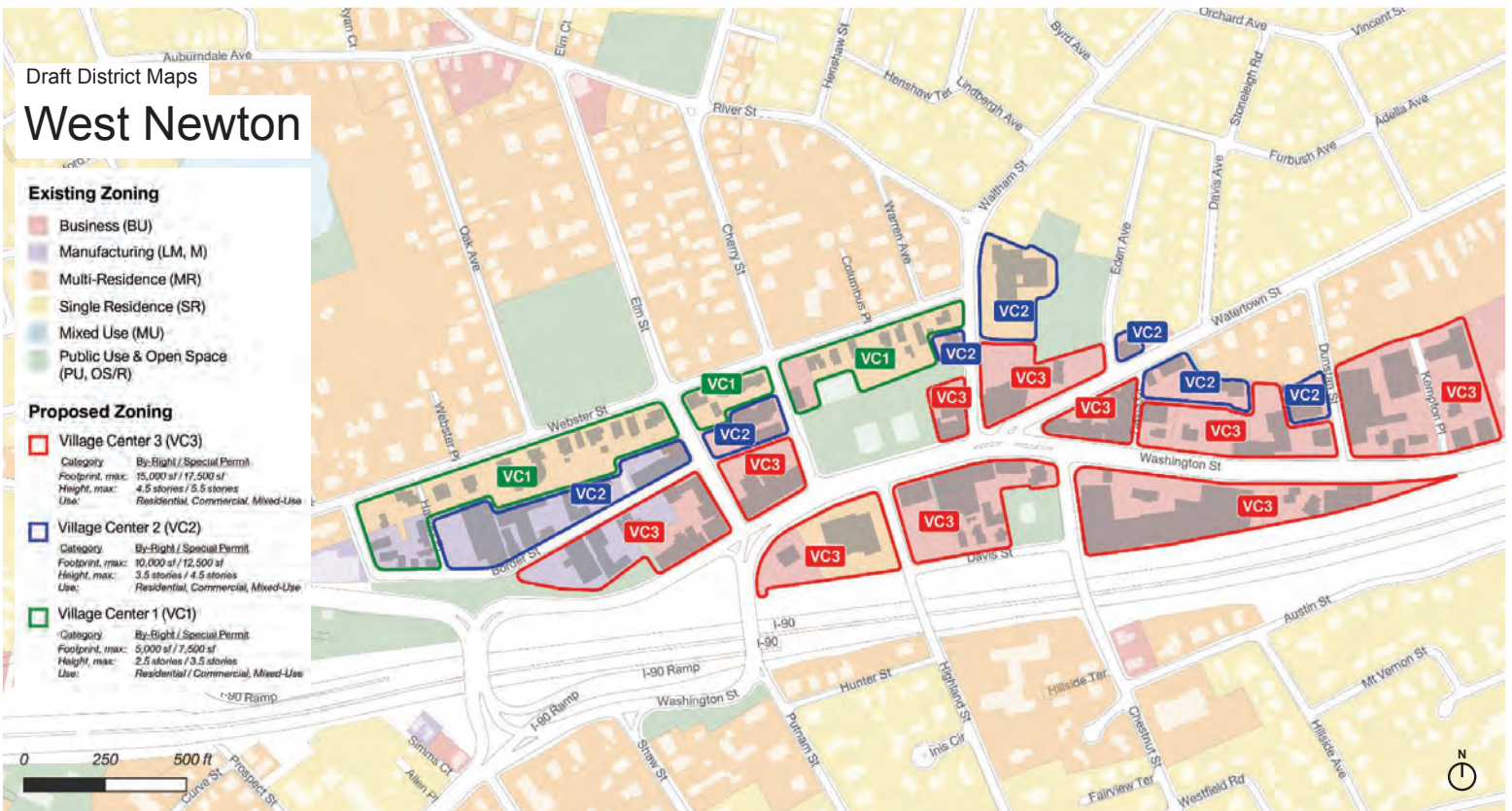
West Newton

Existing Zoning

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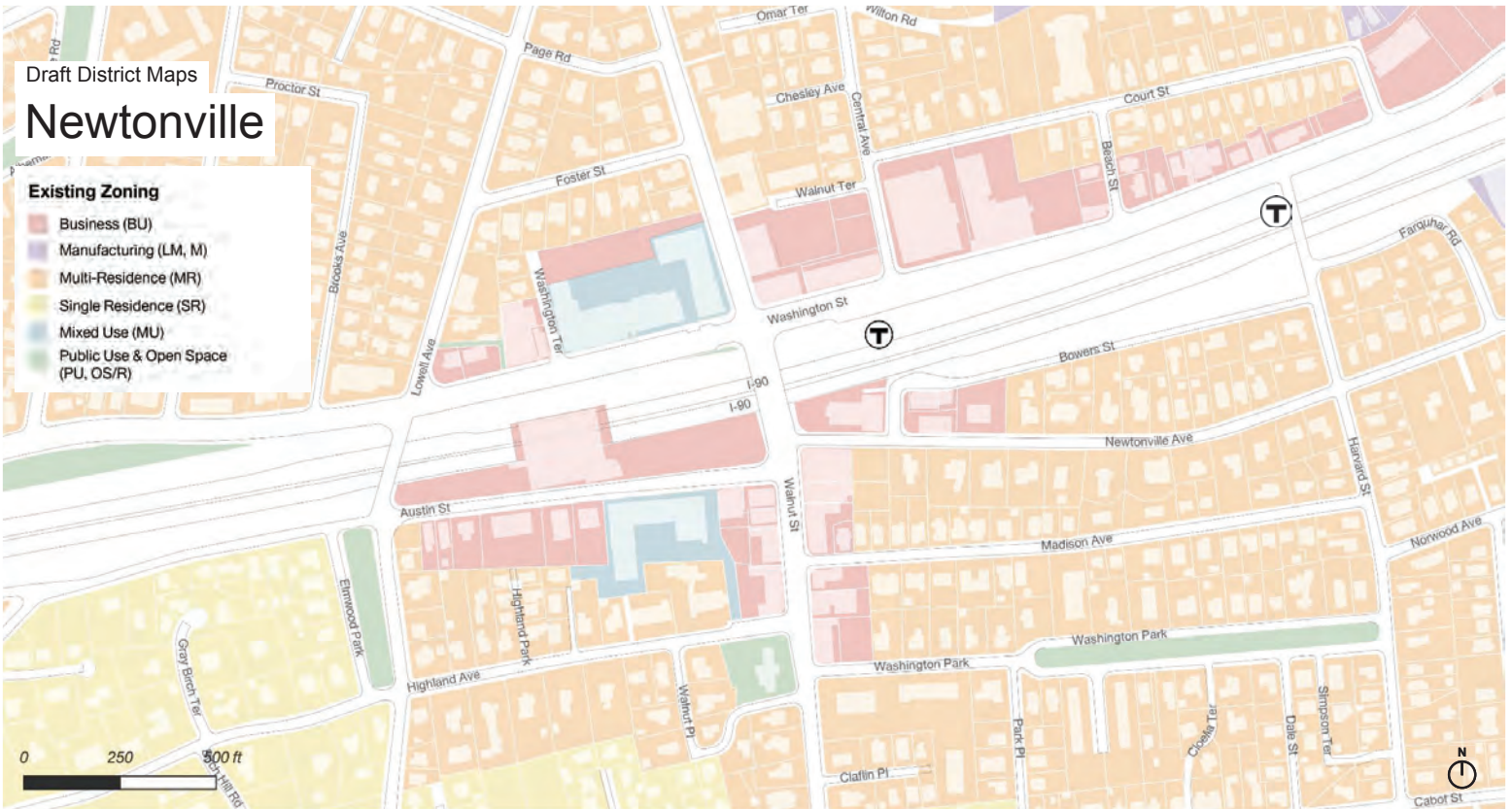
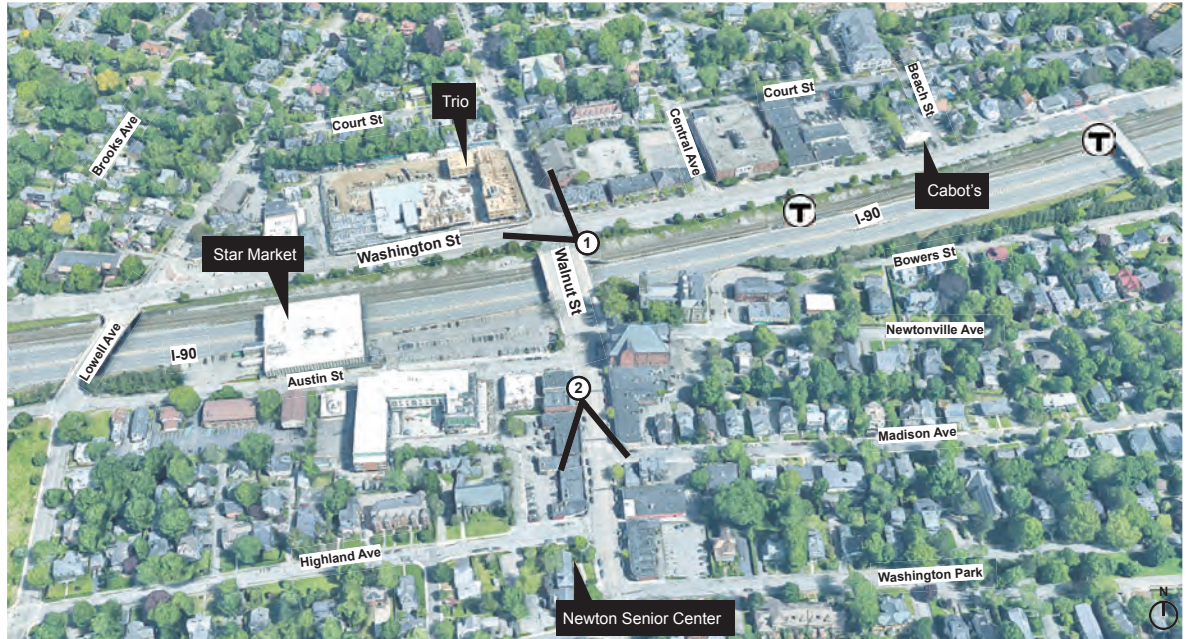
Newtonville



1. Washington St at Walnut St



2. View down Walnut Street



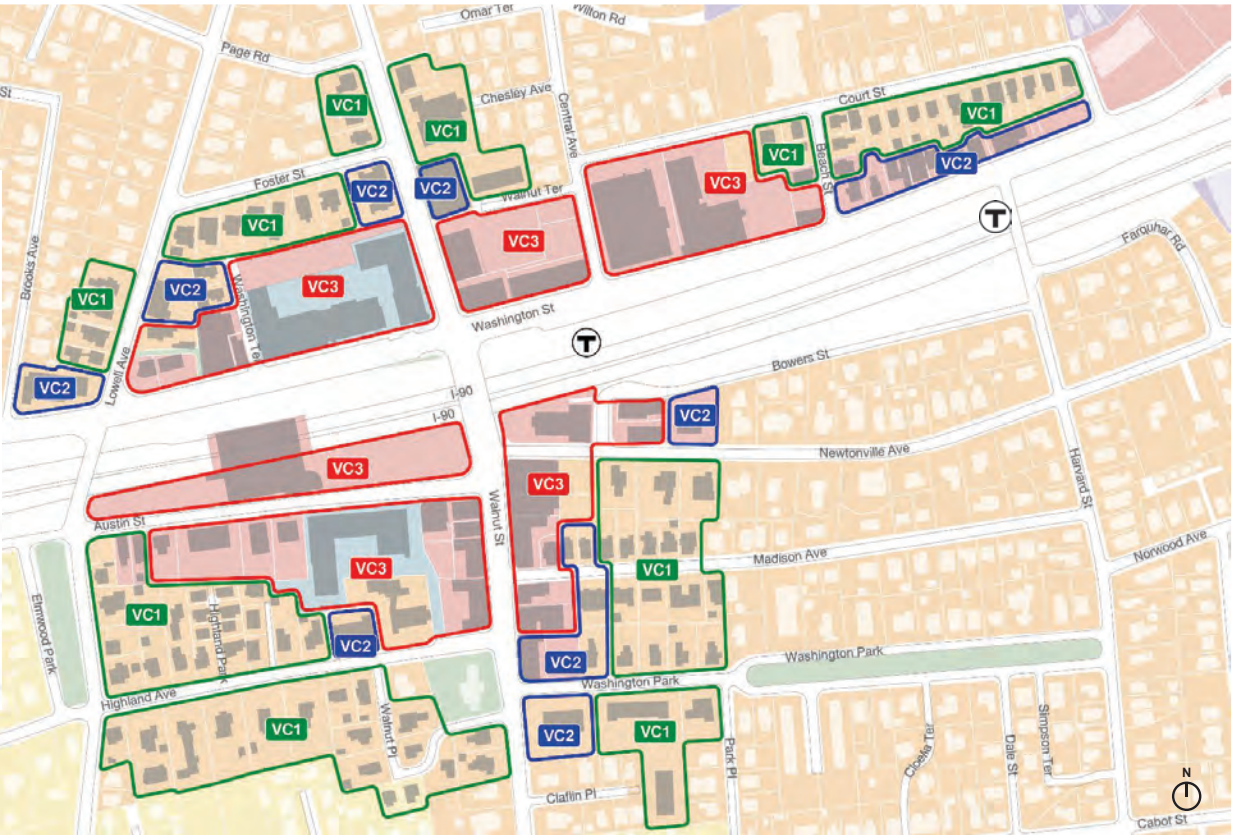
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Draft District Maps
Nonantum



1. Watertown St at West St



2. Watertown St at Adams St

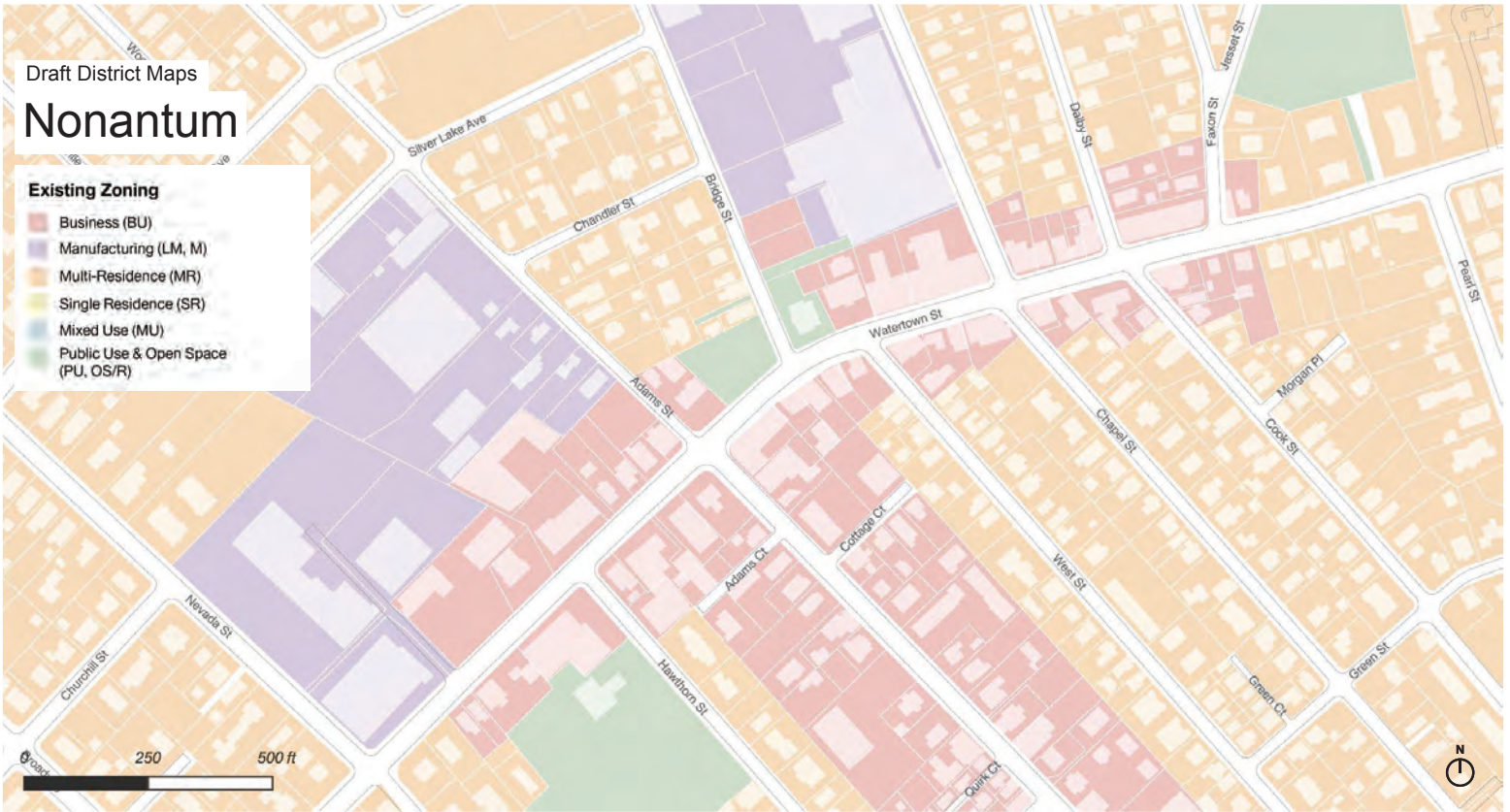


Draft District Maps

Nonantum

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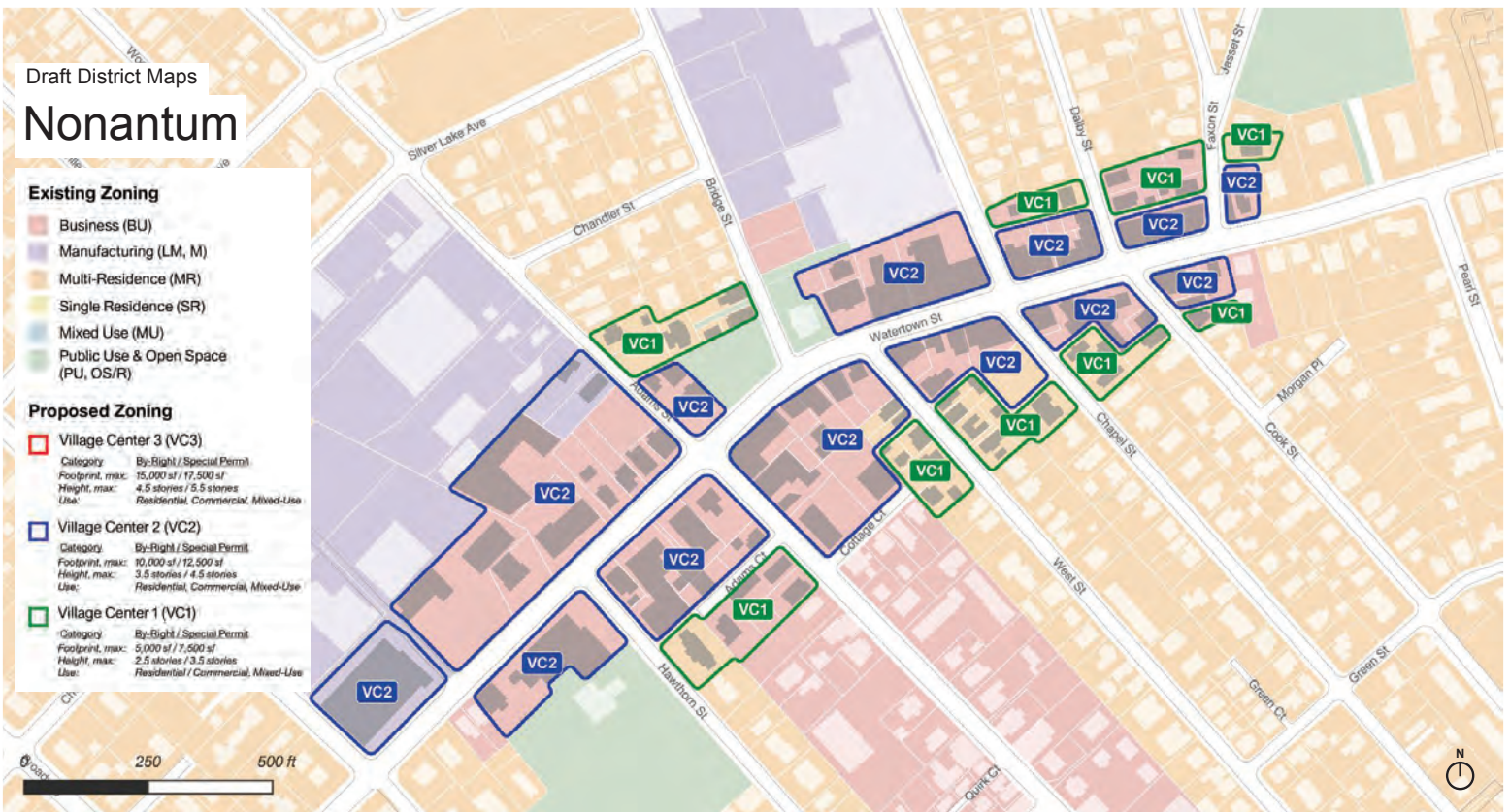
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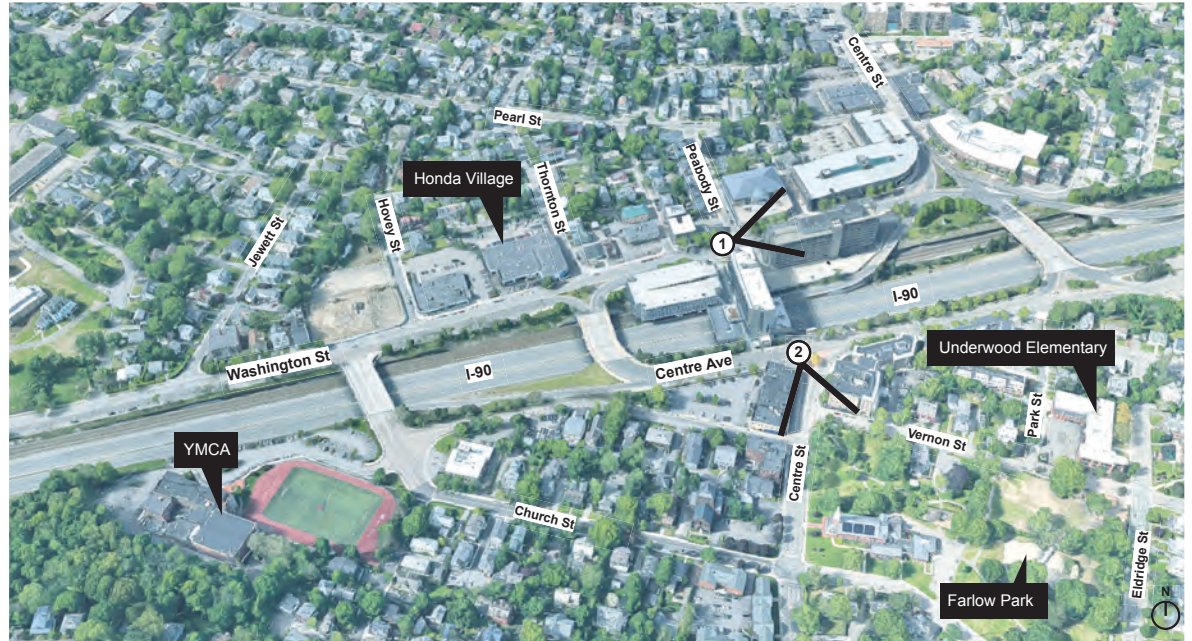
Newton Corner



1. Washington St at Peabody St



2. View down Centre St towards Farlow Park

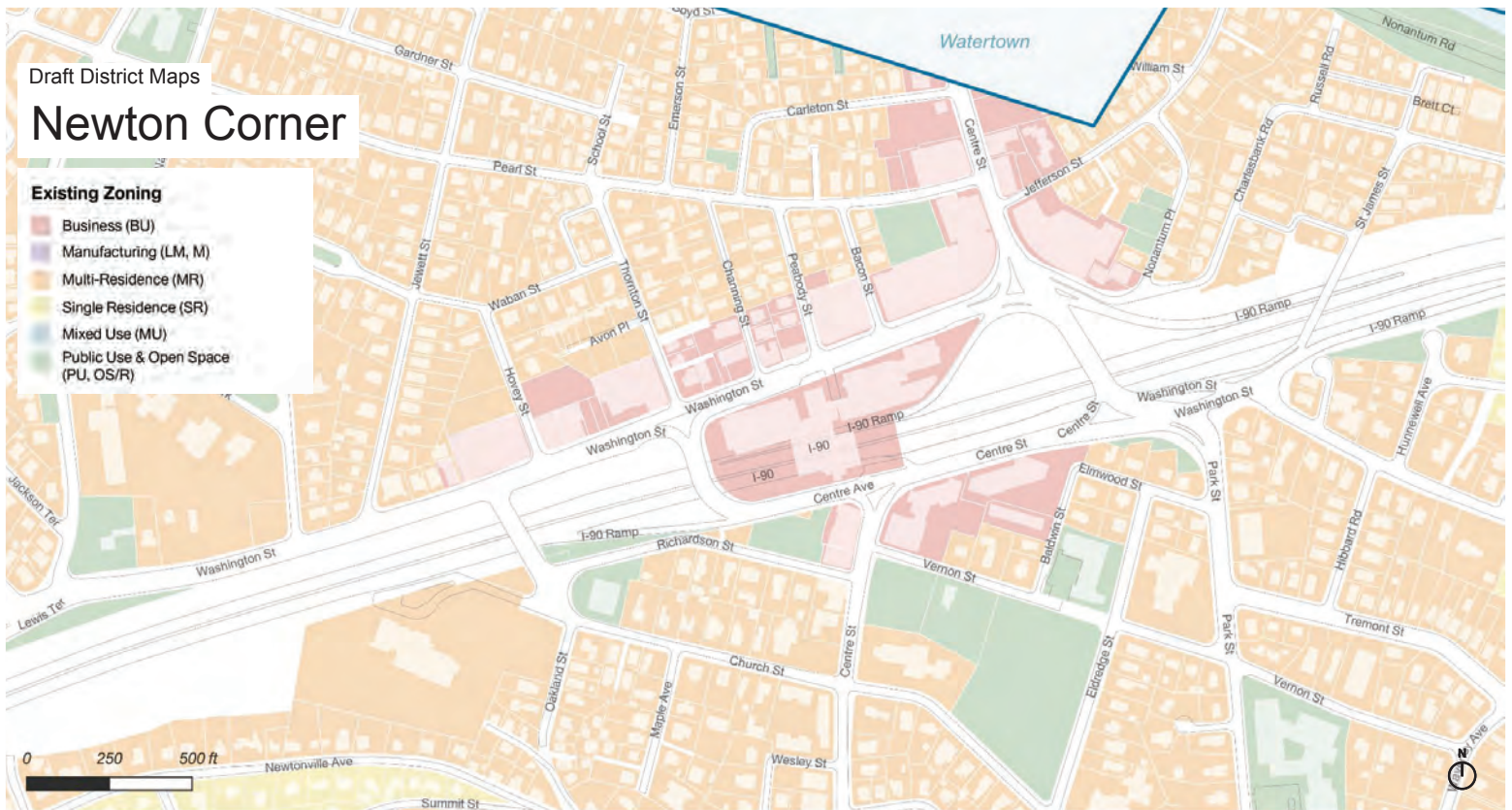


Draft District Maps

Newton Corner

Existing Zoning

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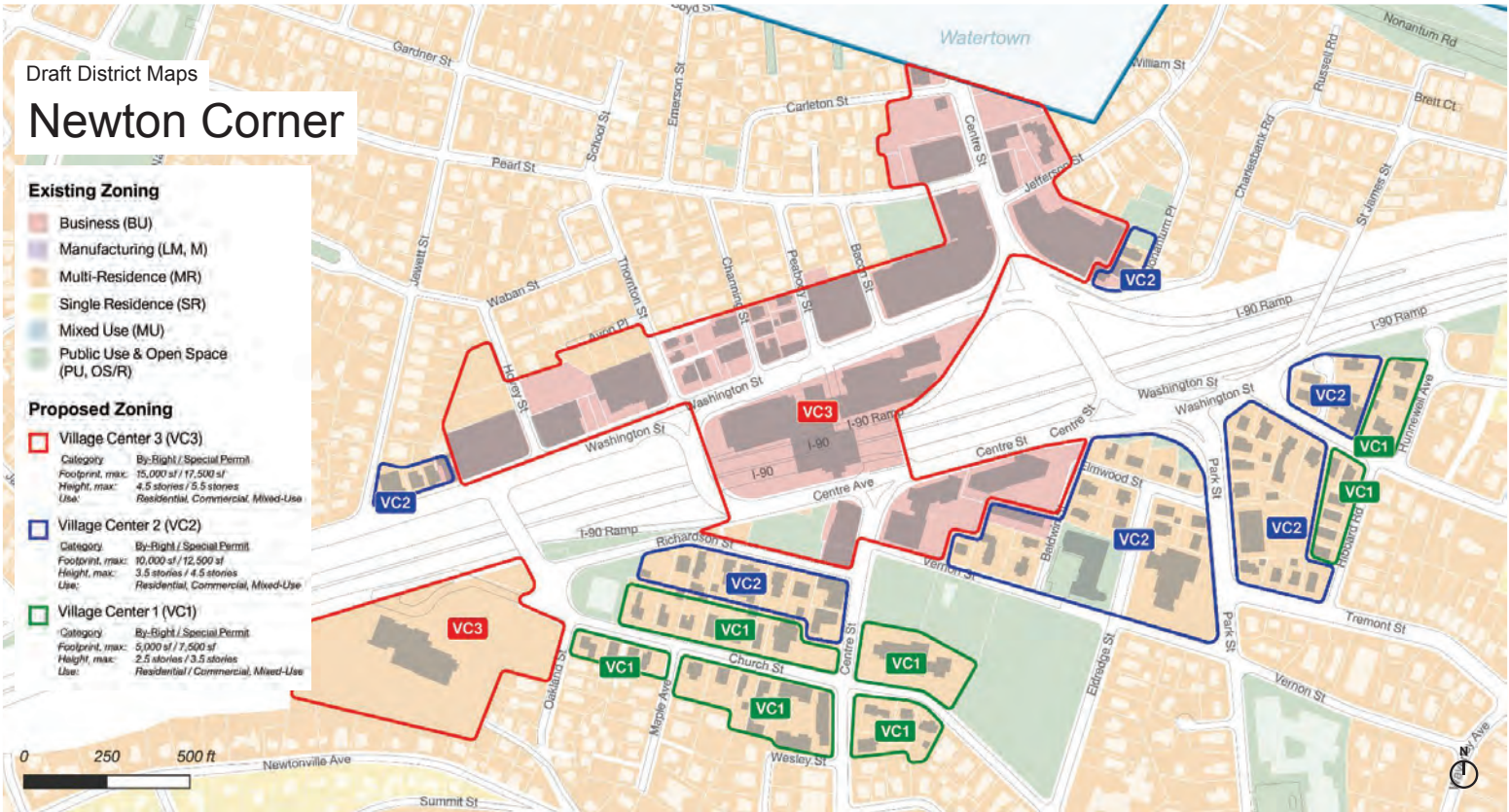
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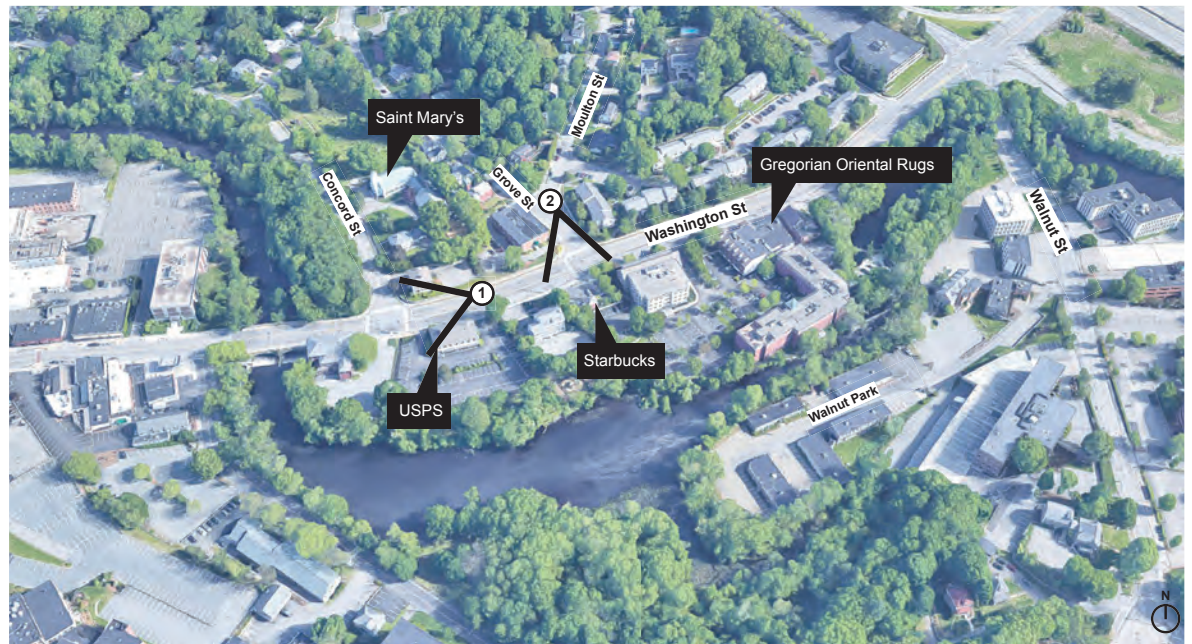
Newton Lower Falls



1. View down Washington Street looking west



2. Grove St and Washington St

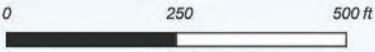


Draft District Maps

Newton Lower Falls

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Draft District Maps

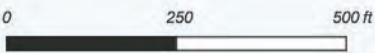
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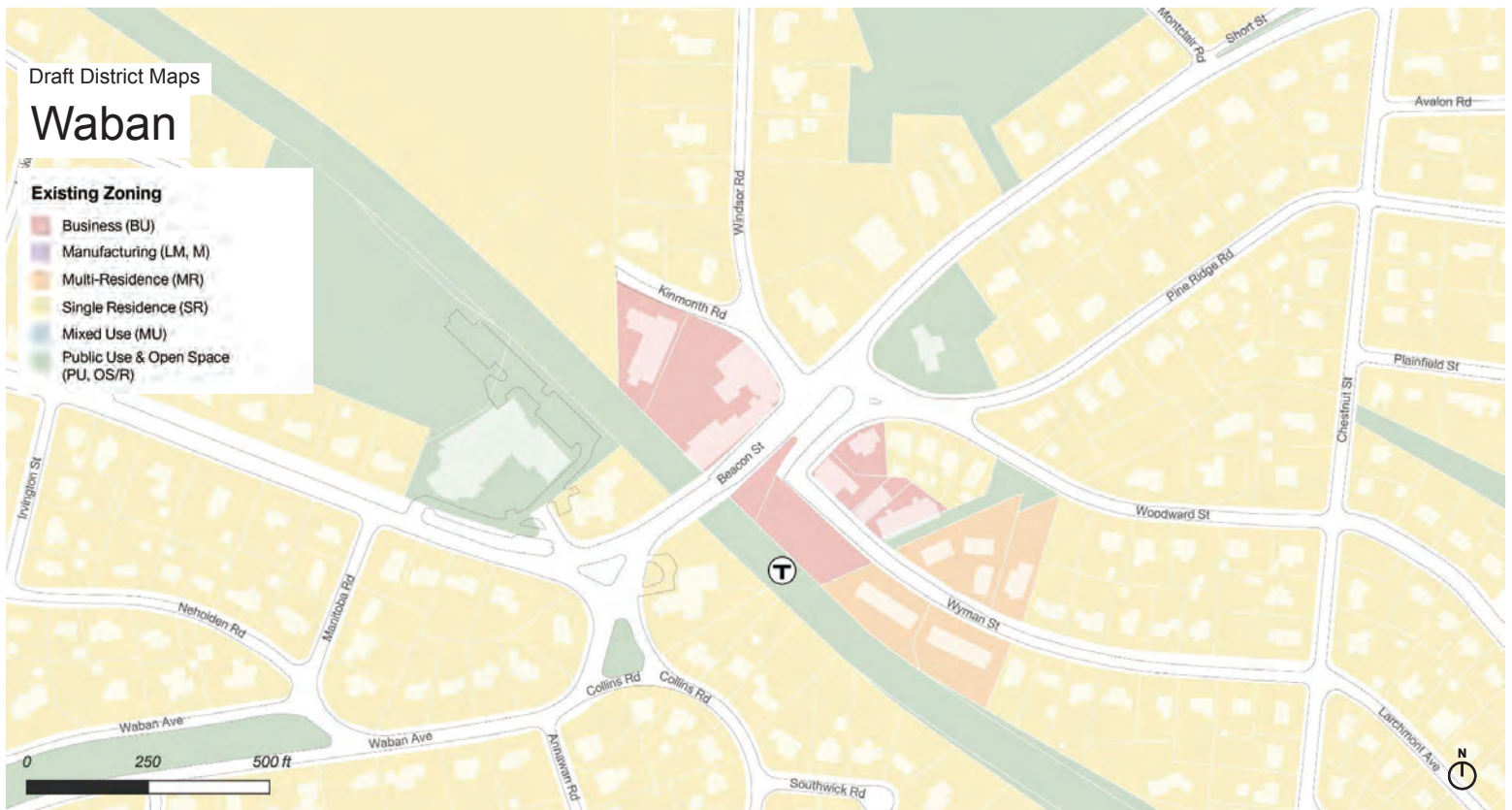
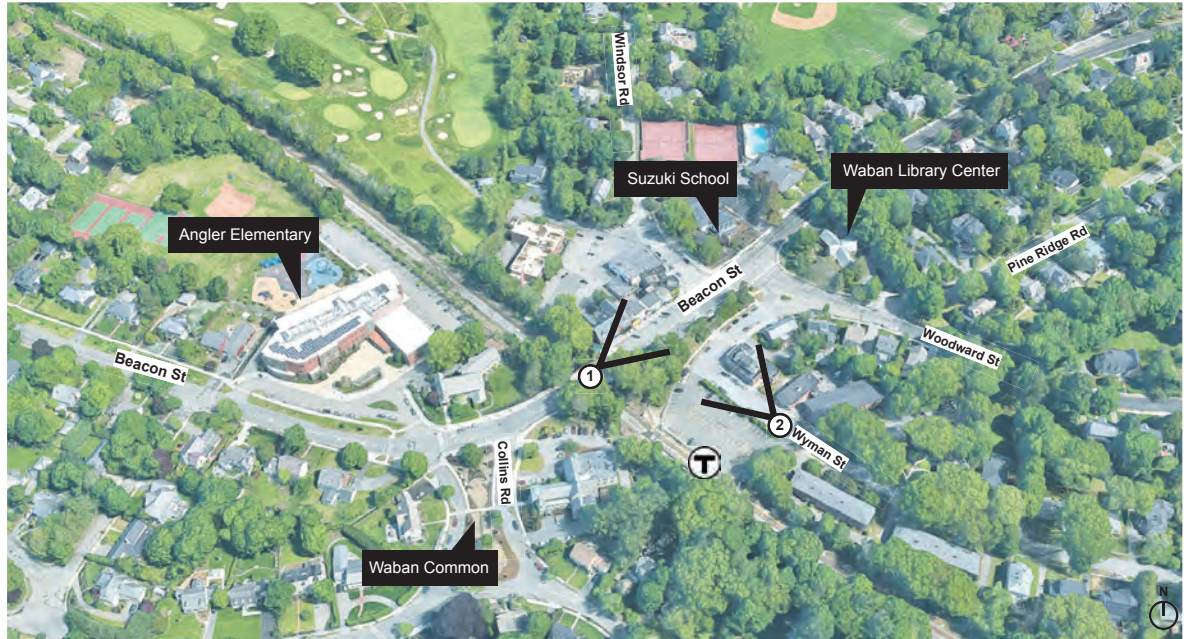
Waban



1. View down Beacon St looking east



2. Wyman St at Waban T parking lot



Draft District Maps

Waban

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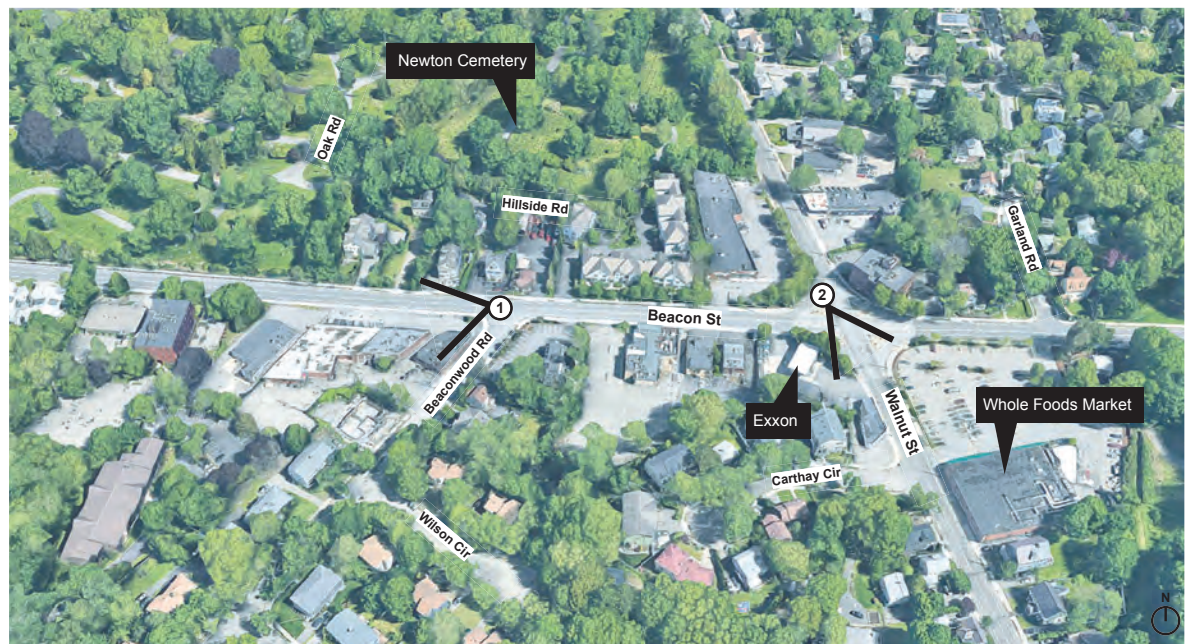
Four Corners



1. View down Beacon St looking west



2. Walnut St and Beacon St intersection



Draft District Maps

Four Corners

Existing Zoning

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Draft District Maps

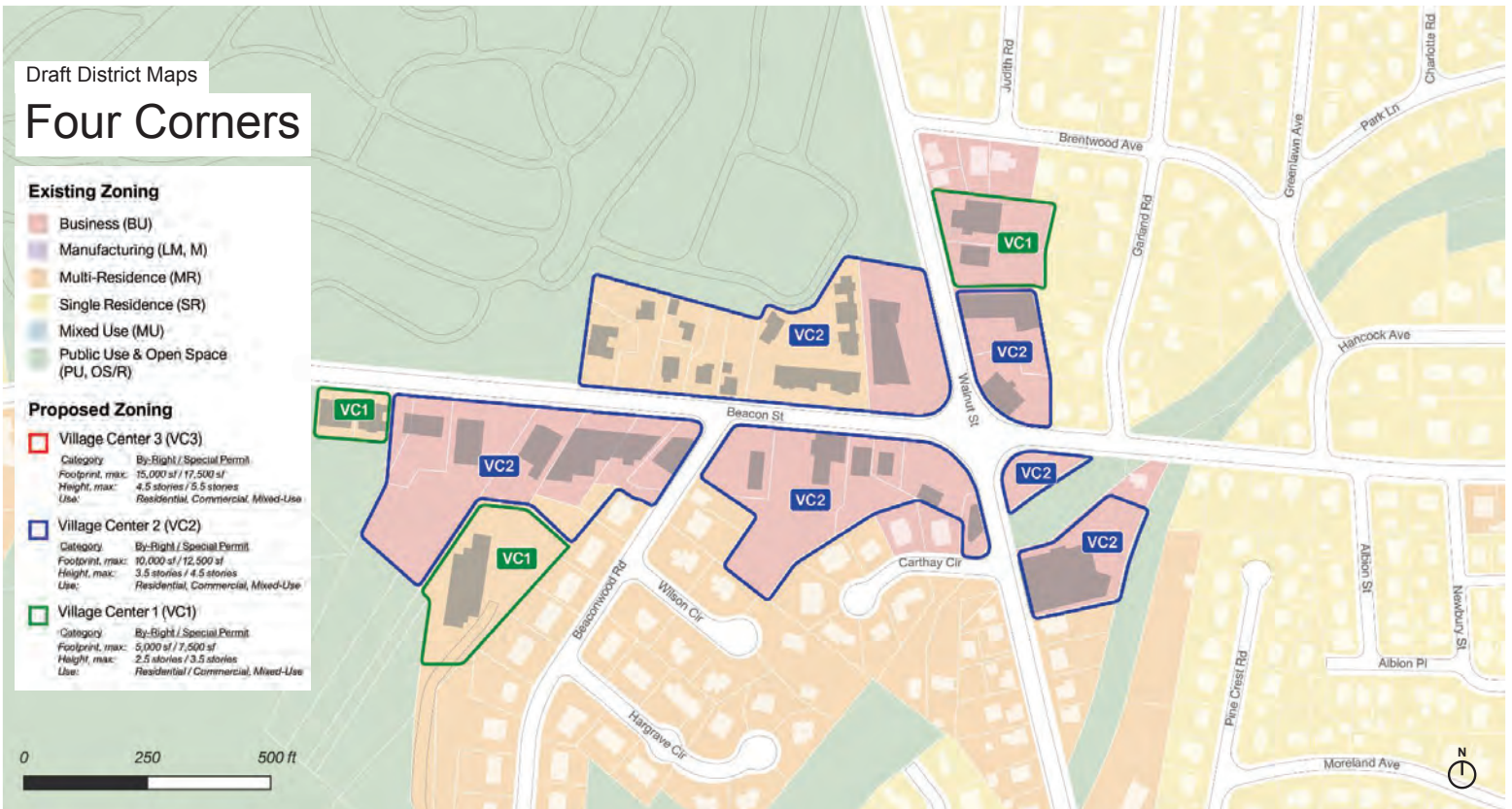
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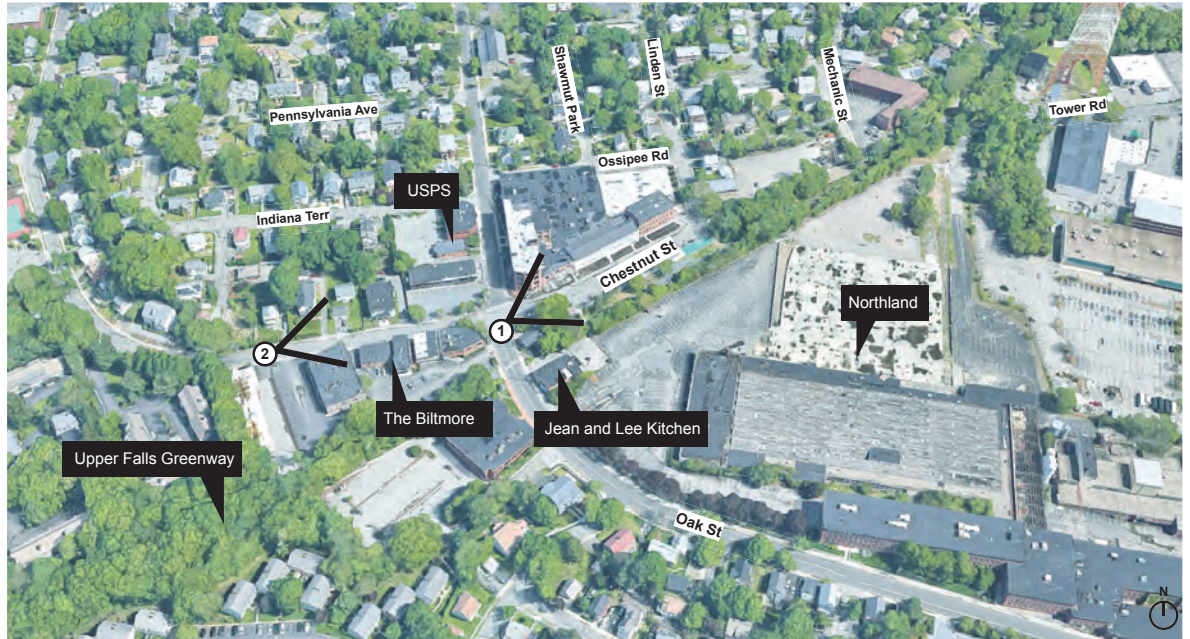
Upper Falls (Pettee Square)



1. Oak St and Chestnut St intersection



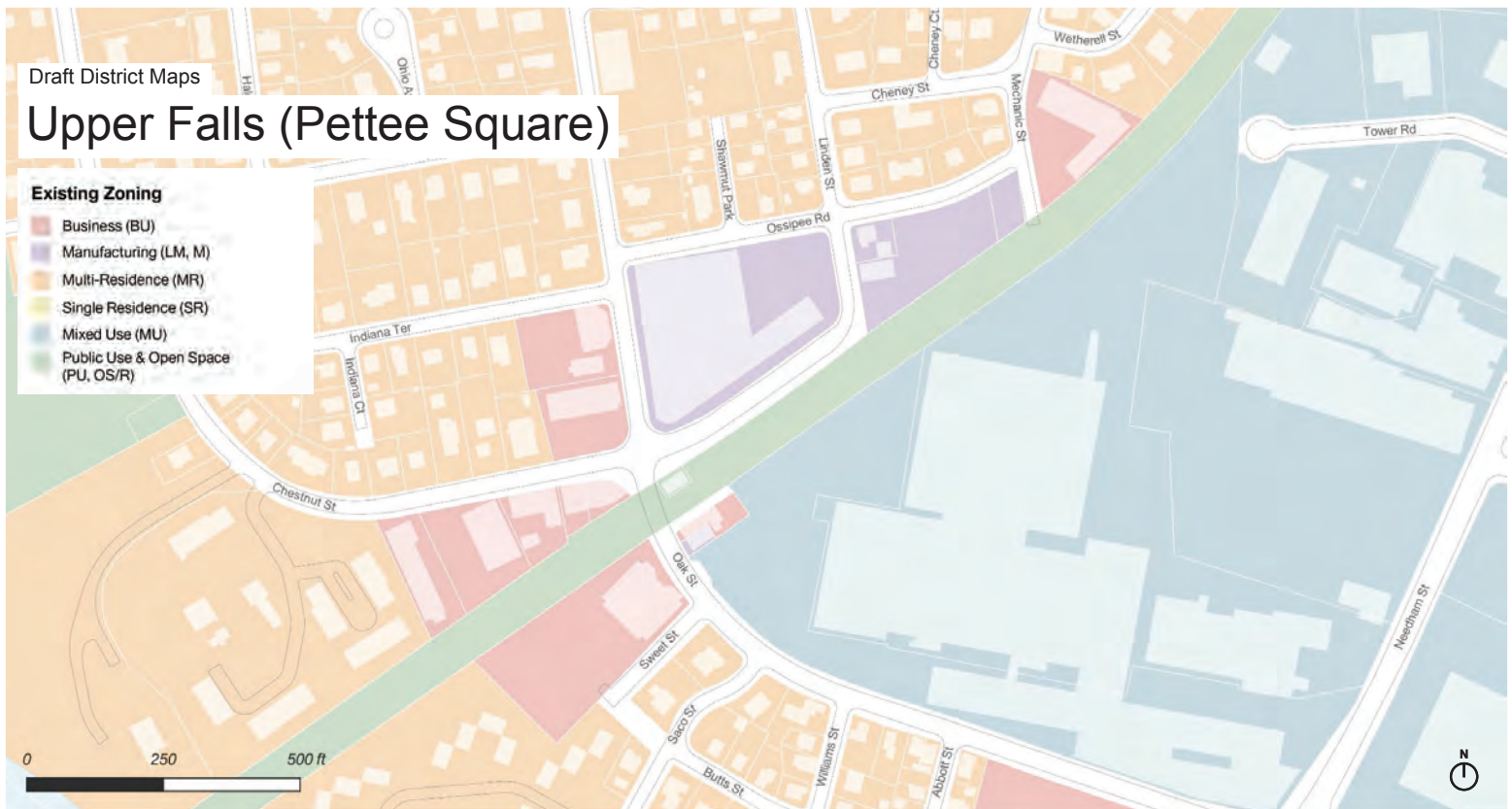
2. View down Chestnut St



Draft District Maps

Upper Falls (Pettee Square)

- Existing Zoning**
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Draft District Maps

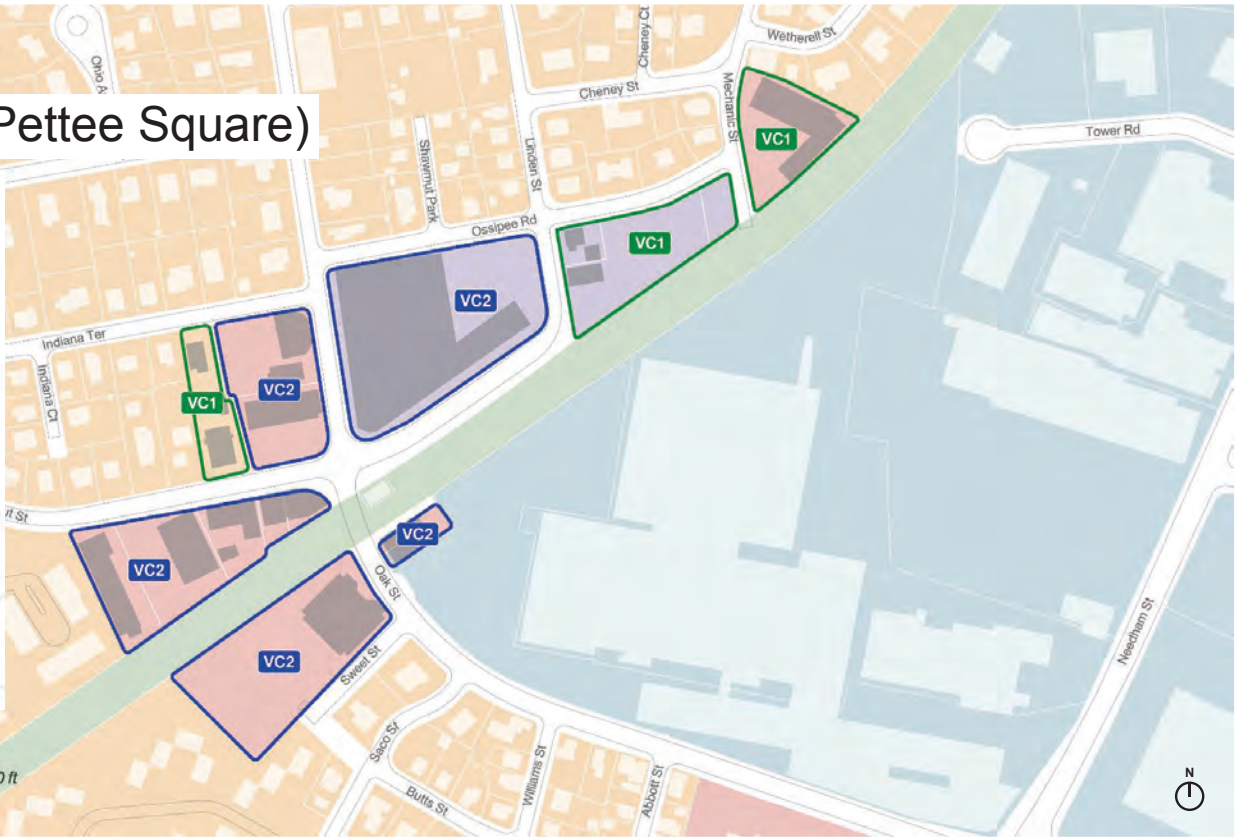
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Draft District Maps

Newton Highlands



1. Lincoln St at Walnut St intersection



2. View down Walnut St looking north

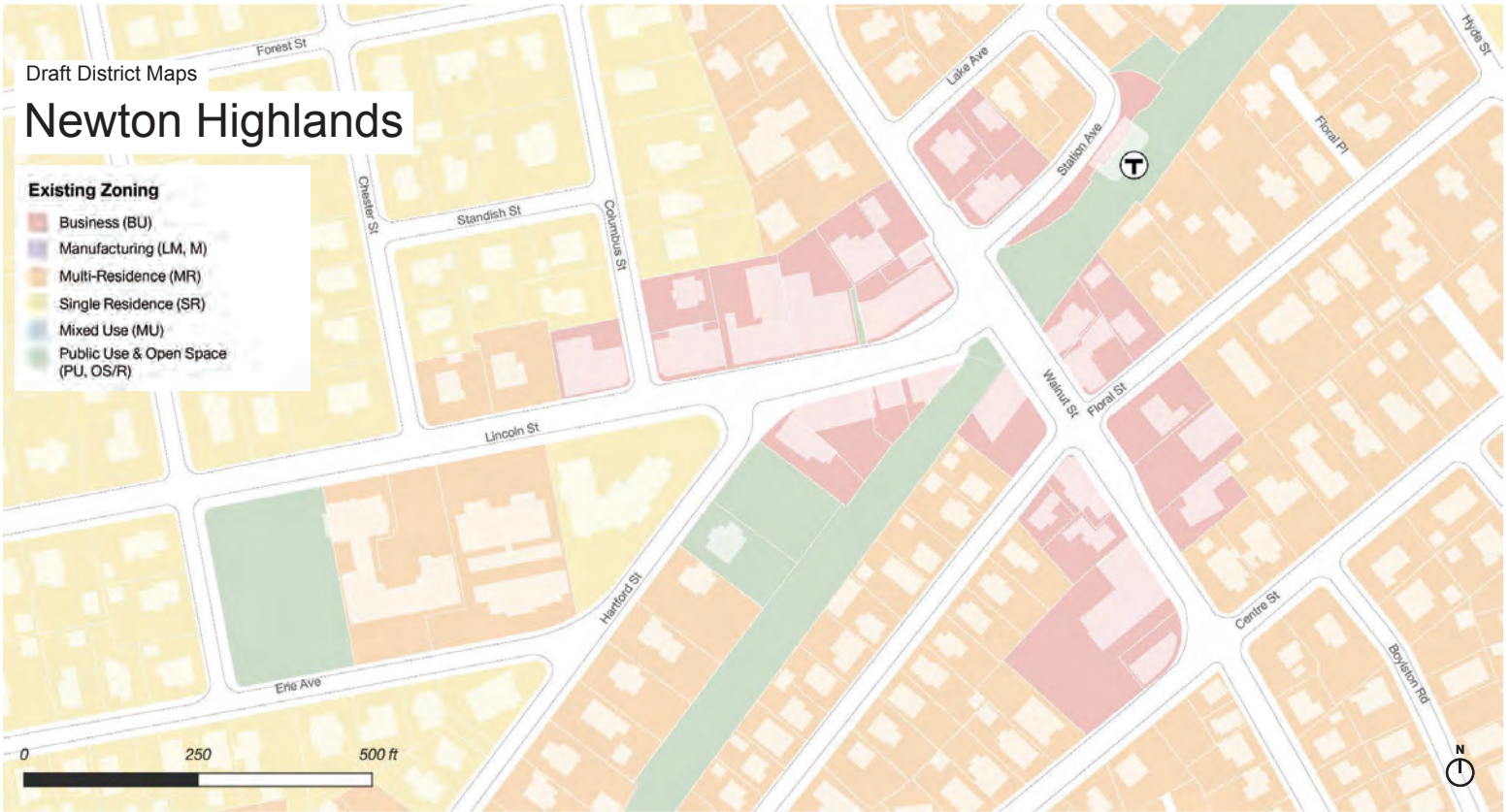


Draft District Maps

Newton Highlands

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- Village Center 1 (VC1)**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



Draft District Maps

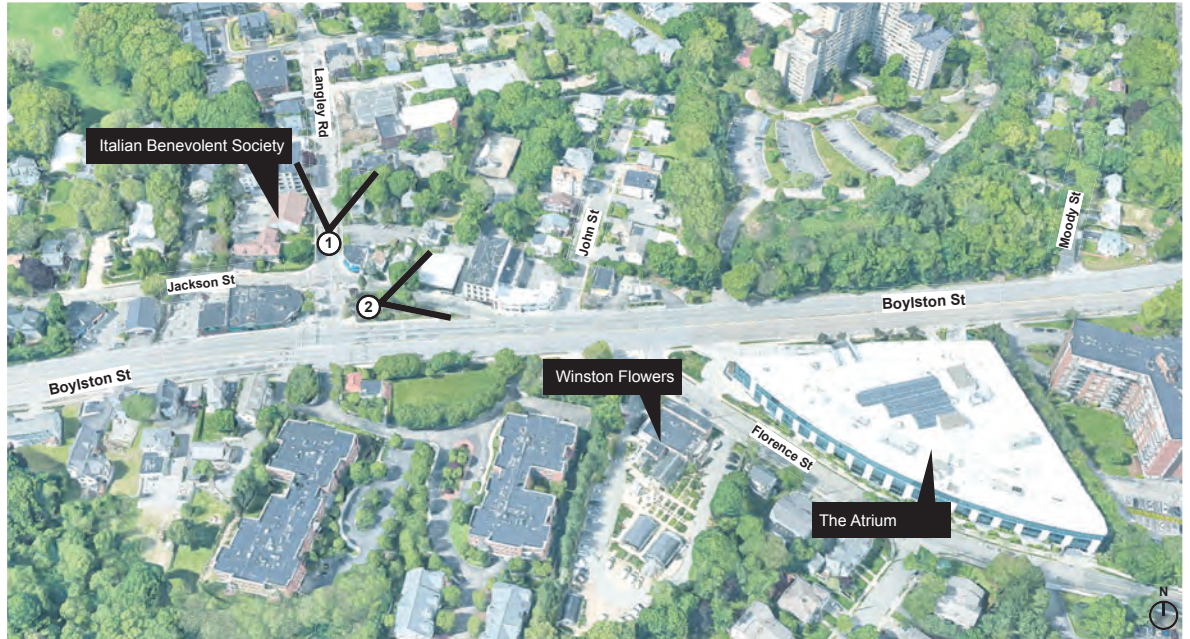
Thompsonville



1. View down Langley Rd looking north



2. View down Jackson St at Route 9



Draft District Maps

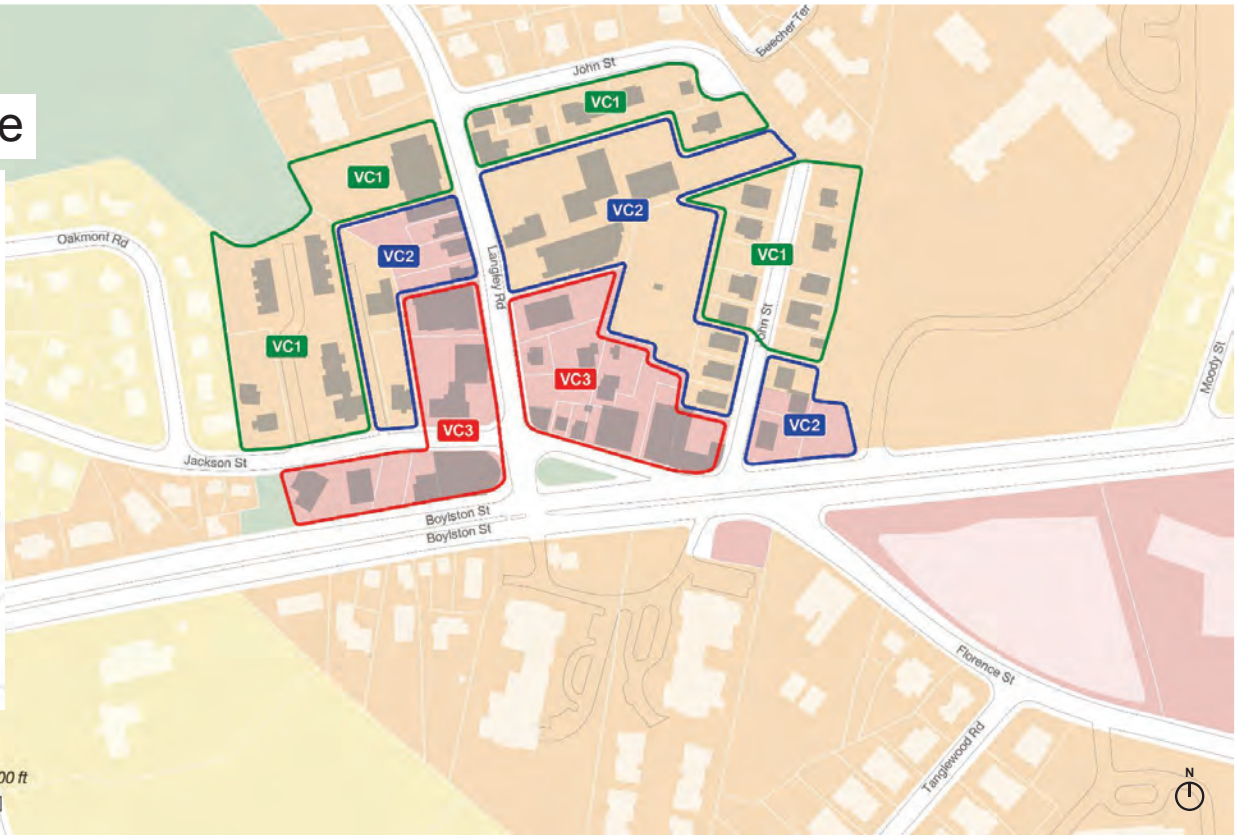
Thompsonville

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

- Village Center 3 (VC3)**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



Calendar Towards Potential Adoption

1. Where we are
2. Recap of Zoning Approach
3. Draft maps of Village Center Districts
4. Next Steps

This first draft of village center zoning maps is meant to be reviewed and updated. Moving forward, the team will work with the City Council and the broader community to refine the village center boundaries and zoning text.

Next Steps

Calendar

