

City of Newton
Zoning & Planning Committee

Village Center Rezoning Phase 4: Draft Zoning

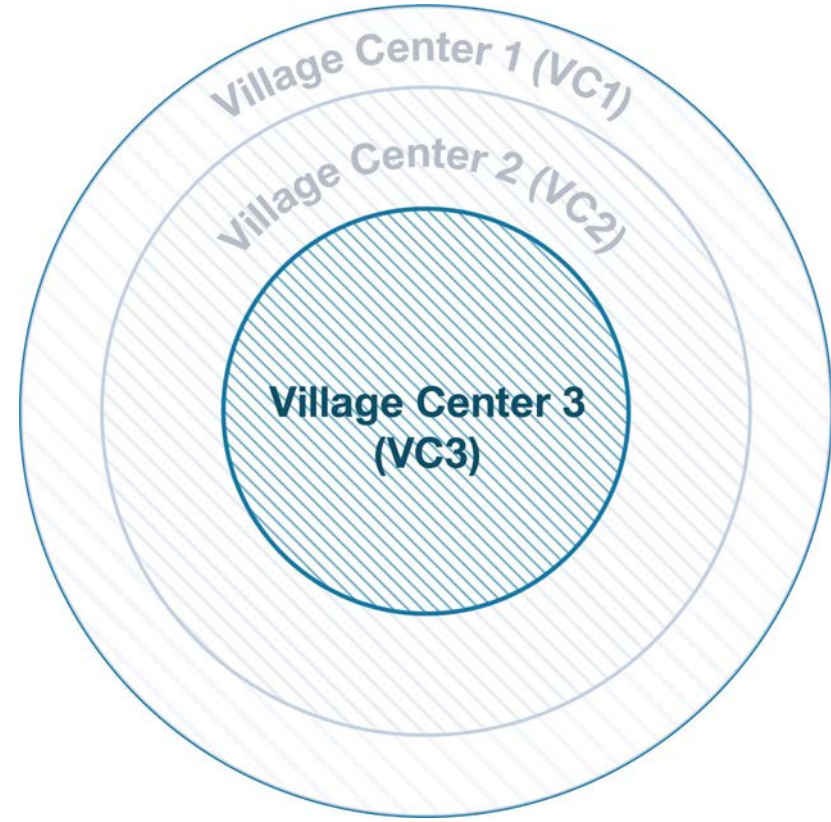
February 13, 2023



Agenda

1. Recap of VC3 Metrics
2. Urban Design Street Sections
3. VC3 Street Perspectives
4. Next Steps

VC3 Metrics



*Max height for a flat roof mixed-use building with residential units on the upper floors.

Maximum building heights for flat roof and pitched roof VC3 buildings are shown in the table below.

	Flat Roof	Pitched Roof
Mixed-Use	66'	72'
Commercial	69'	75'

MU4 (Special Permit)

VC3 (By-Right) for lots under 30K SF

FAR	2.50	–
Height, max.	5 stories; 60'	4.5 stories; 66'*
Lot area per unit	–	–
Building Footprint, max.	–	15,000 sf
Lot Frontage, min.	75% of lot facing a public way shall contain building(s)	75%, or Lot Width within side setbacks minus 15', whichever is less
Setback: Front	0'-10' 40' + height stepback 1:1	0' min., 10' max.
Setback: Side, min.	None, unless: <ul style="list-style-type: none"> • Abutting an R district, then 20' • 40' + height stepback 1:1 	None, unless: <ul style="list-style-type: none"> • Abutting a building without a party wall in a non-R district, then 5' • Abutting an R-district, then 15'
Setback: Rear, min.	Same as side setback	<ul style="list-style-type: none"> • If abutting a non-R district, then 5' • If abutting an R district, then 15'
Parking Ratio: Retail	1 per 300 sf	Exempt for ground floor commercial
Parking Ratio: Office	1 per 250 sf	1 per 700 sf
Parking Ratio: Multi-family	1.25 per unit	1 per unit
Allowable Uses	Multi-family, Retail, Office	Multi-family, Retail, Office

The Lexicon for New Urbanism

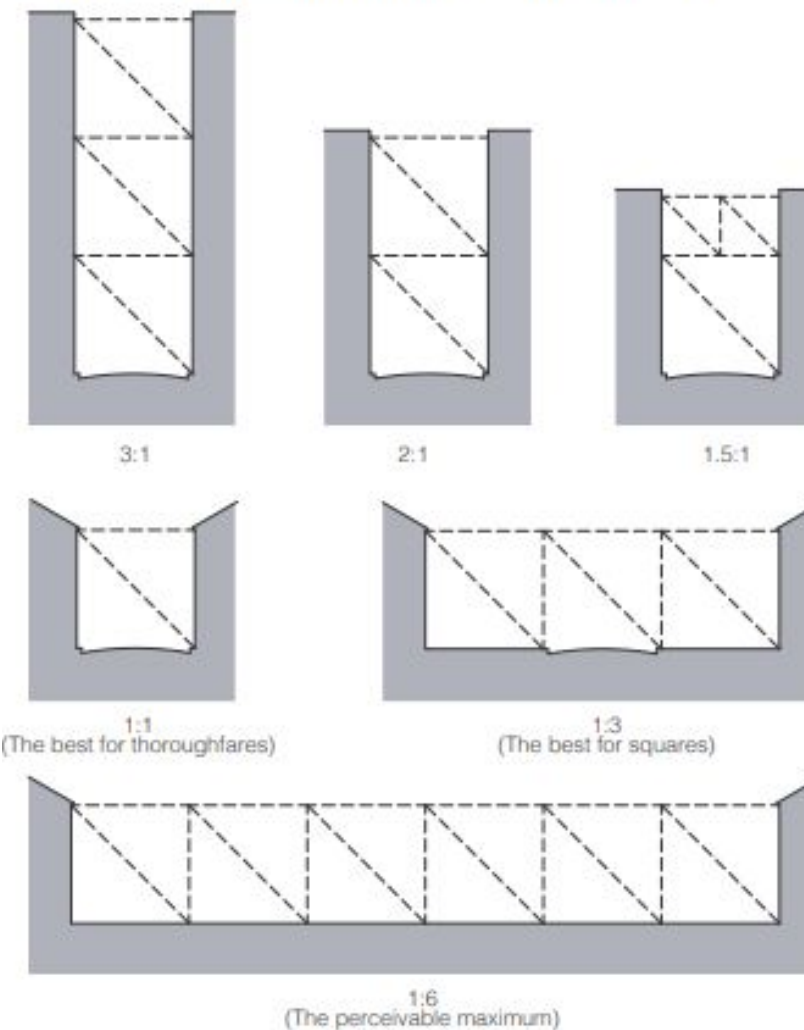
Duany Plater-Zyberk & Co., 2014

Spatial Definition: the fabric achieved when enfronting facades are aligned in a coherent manner and the **defined space does not exceed a certain height-to-width ratio.**

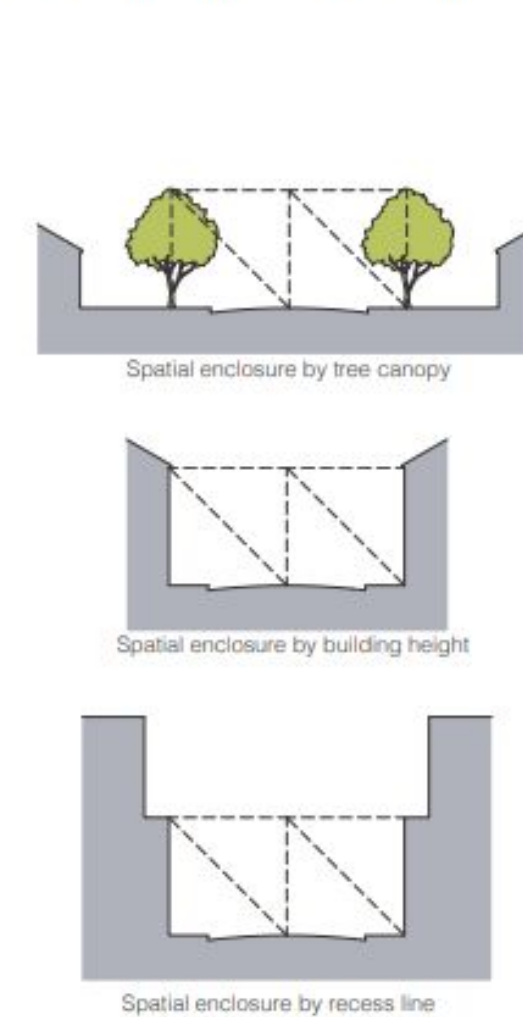
Height-to-Width Ratio: the proportion of spatial enclosure related to the physiology of the human eye. If the width of space is such that the cone of vision encompasses less street wall than open sky, the degree of spatial enclosure is slight. As a general rule, **the tighter the ratio, the stronger the sense of place**, and, often, the higher the real estate value.

Spatial Enclosure: the physical definition of thoroughfares and open spaces contributing to a sense of place. **It is shaped, as an outdoor room, by walls of buildings: their facades.** Controlling the degree of enclosure is one of the principal variables in the creation of an urban-to-rural Transect. **Enclosure is adjusted through the selection of frontage types or by a build-to line specifying the minimum building frontage and the minimum building height.** It can also be extended on very wide thoroughfares by aligning regularly-spaced trees to provide spatial enclosure by tree canopy.

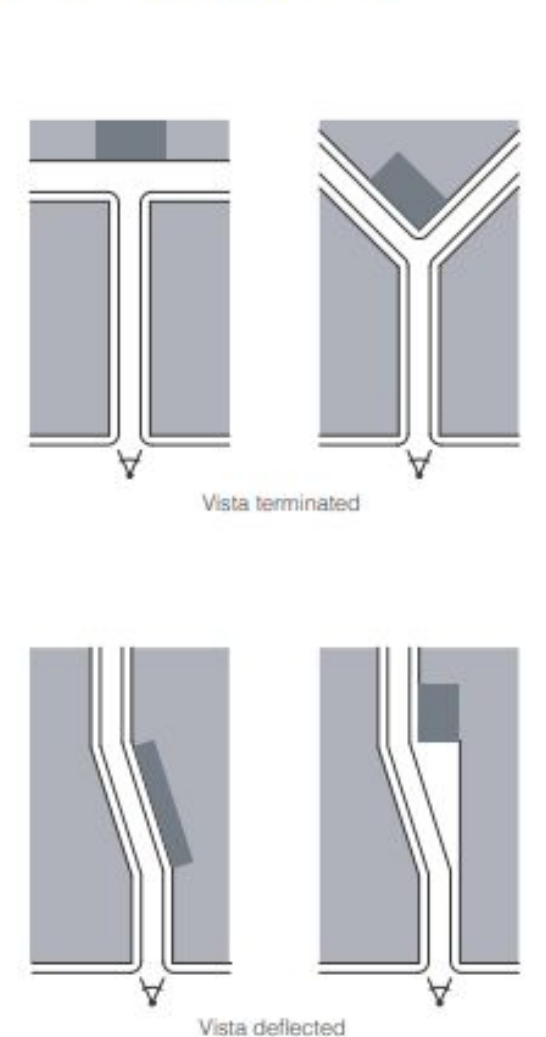
SPATIAL DEFINITION BY HEIGHT-TO-WIDTH RATIO



SPATIAL DEFINITION IN SECTION



SPATIAL DEFINITION IN PLAN

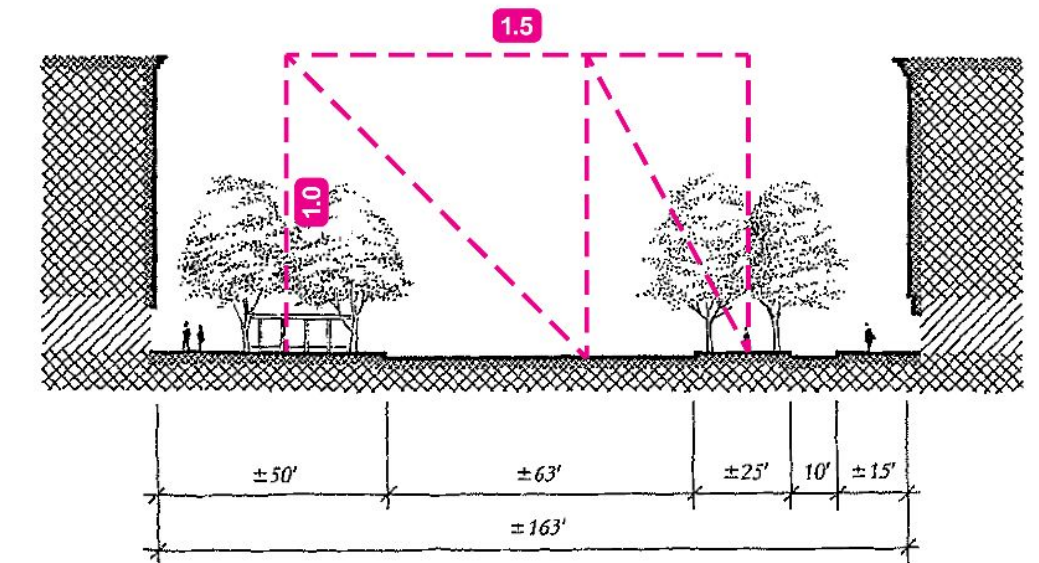
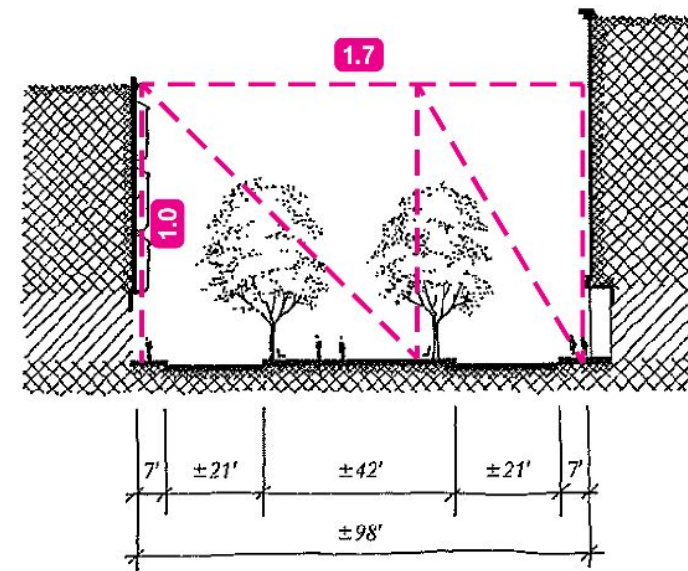
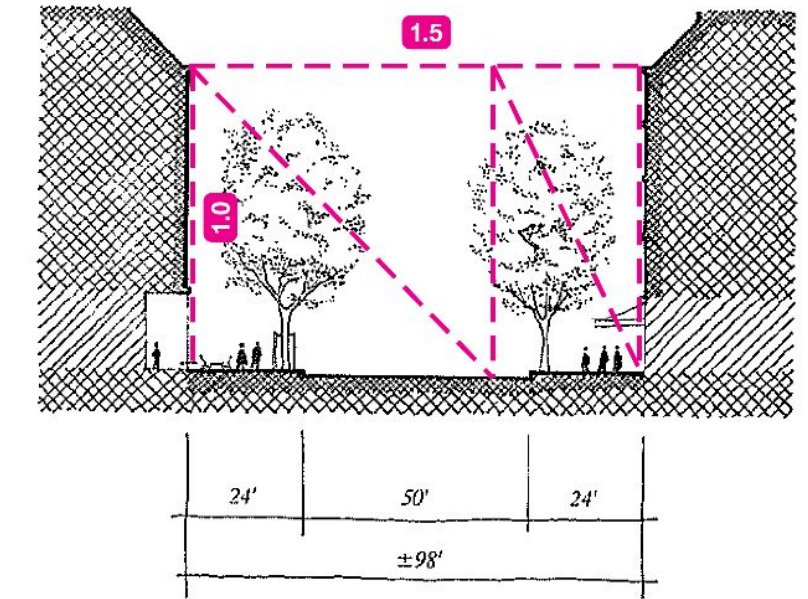
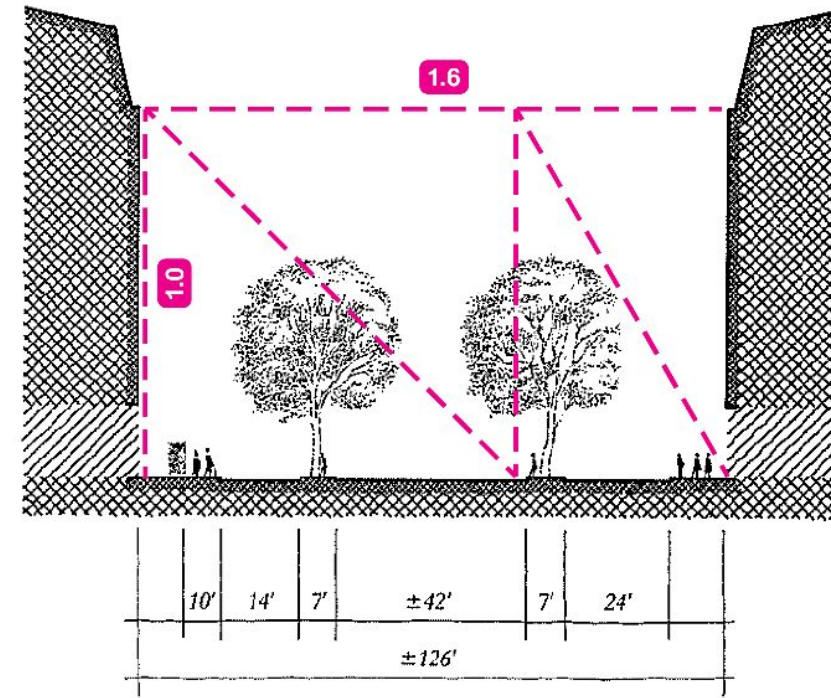


Great Streets

Allan Jacobs, 1993

If, walking along a street on its left side, you turn your head about 30 degrees to the right, a rather normal, unforced thing to do, and if the building height across the street where your vision intersects with it is one-fourth of the horizontal distance to that point, then it is likely that you will sense that the street is defined, albeit sometimes weakly. **At height to distance ratios of 1:3.3 there always seems to be definition, and at 1:2 definition is strong.** As the ratios get smaller, to 1:5 and beyond, there is not a sense of the street being defined.

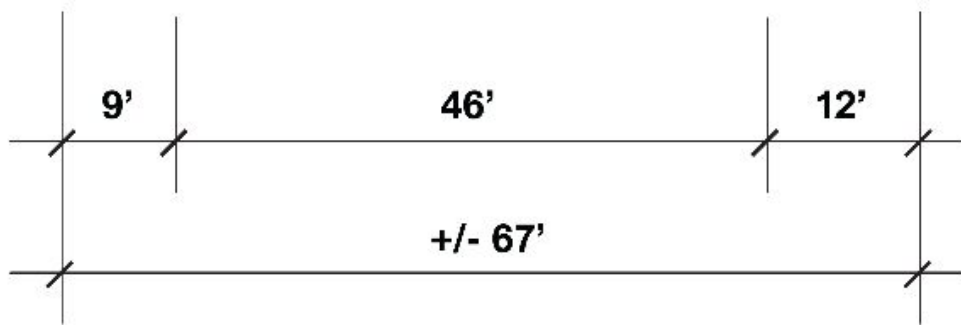
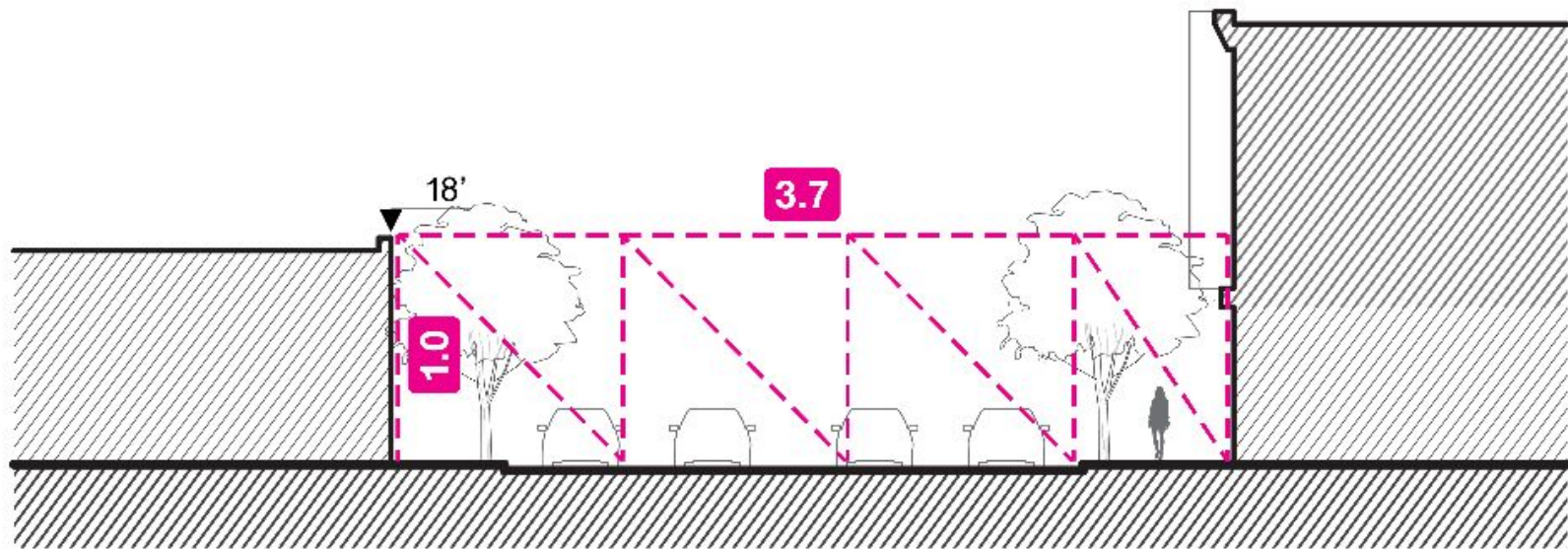
All of the great streets discussed here have definition. In sections, their vertical to horizontal ratios range from 1:4 in the case of Monument Avenue, a residential street, to 1:0.4 in the case of the Via dei Giubbonari. **Most of the streets we have studied seem to fall within a range (vertical to horizontal) of from 1:1.1 to 1:2.5.** For the widest streets, where width is significantly greater than height, such as along the Champs-Élysées or the Paseo de Gracia, it is the intervening trees as much as or more than buildings that strengthen or provide definition. That is one of their purposes and speaks to the necessity of their closeness and fullness.



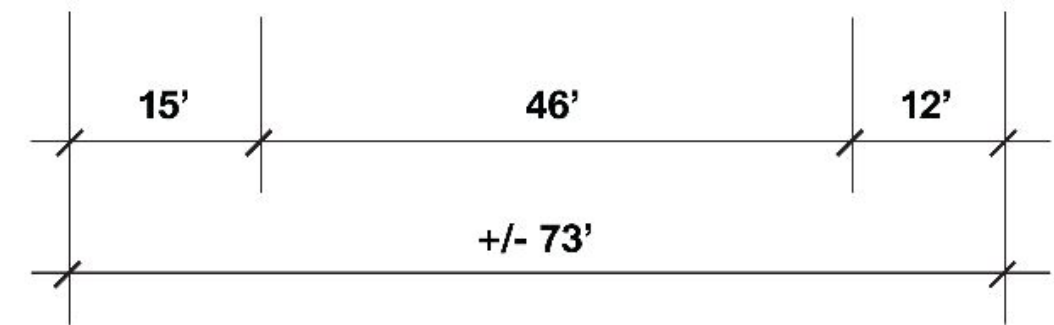
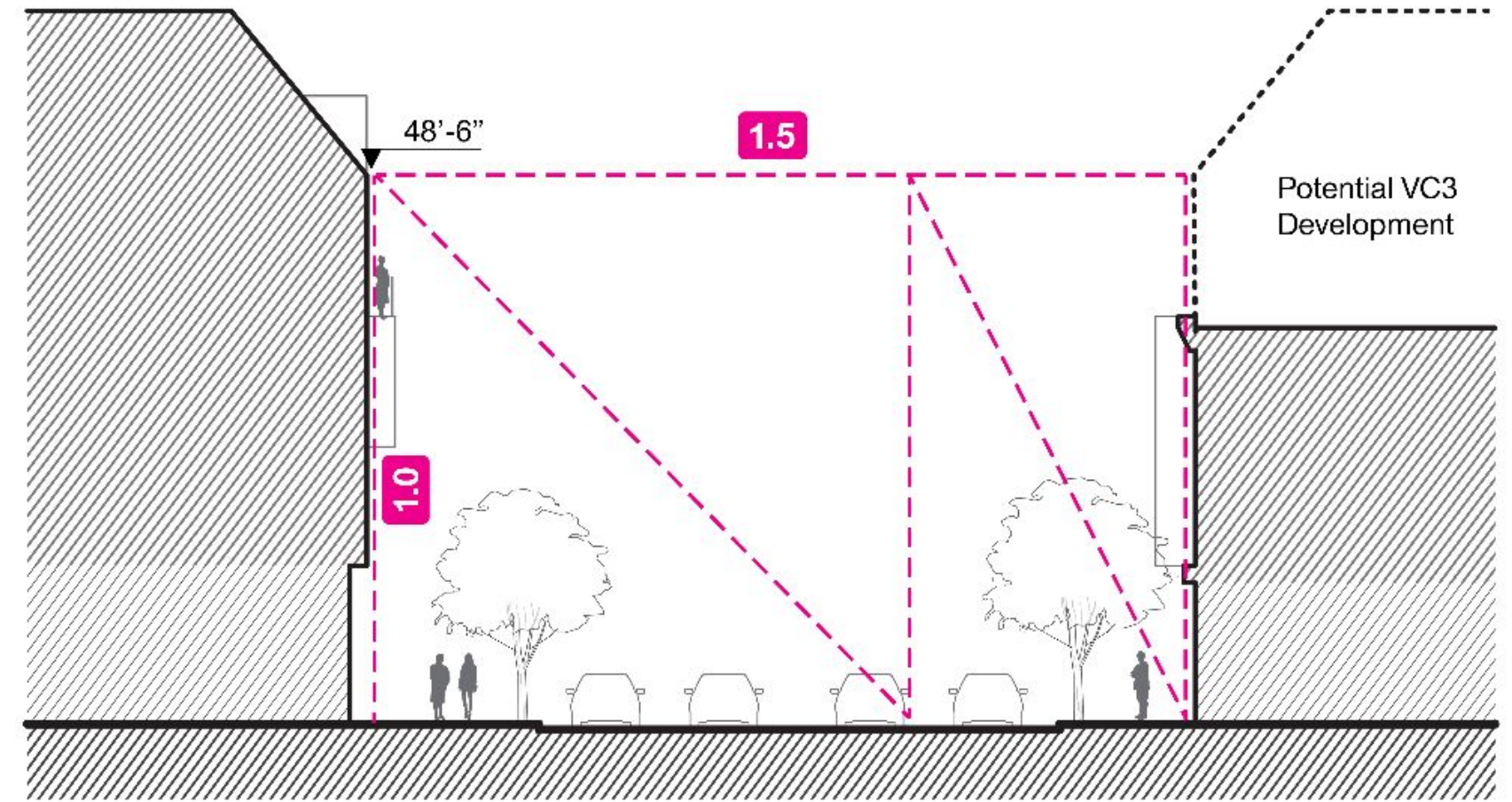
Rambla de Catalunya, Barcelona

Via Cola di Rienzo, Rome

Lincoln Street, Newton Highlands

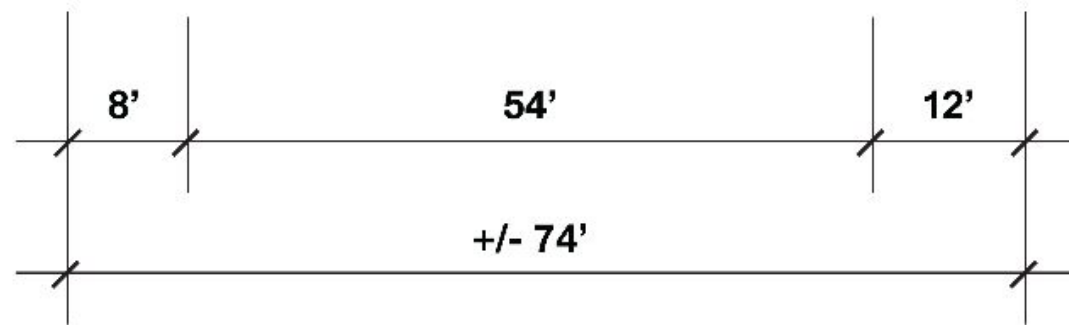
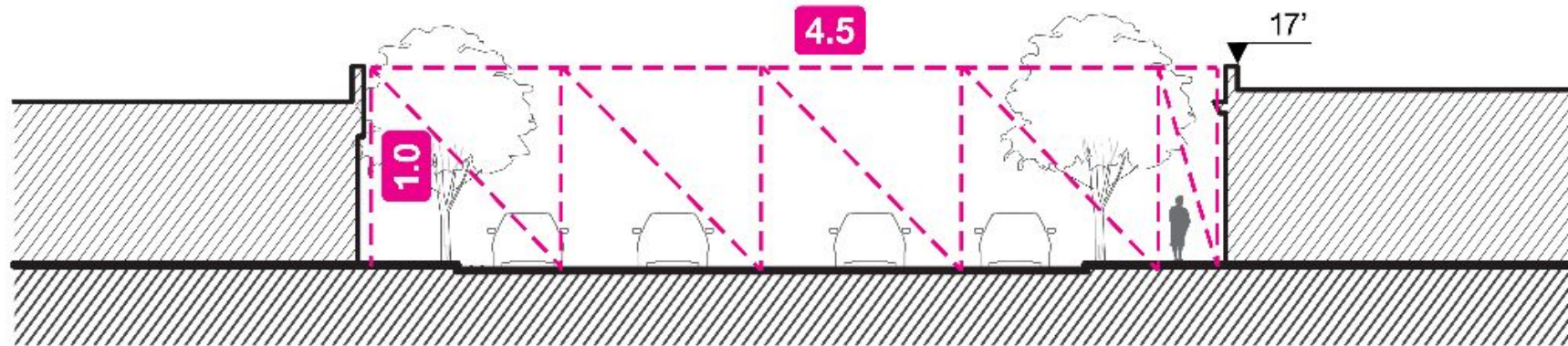


Existing Street Section

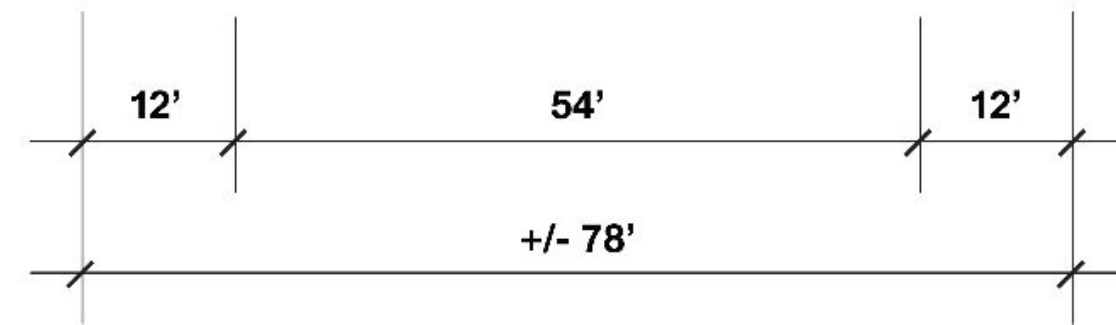
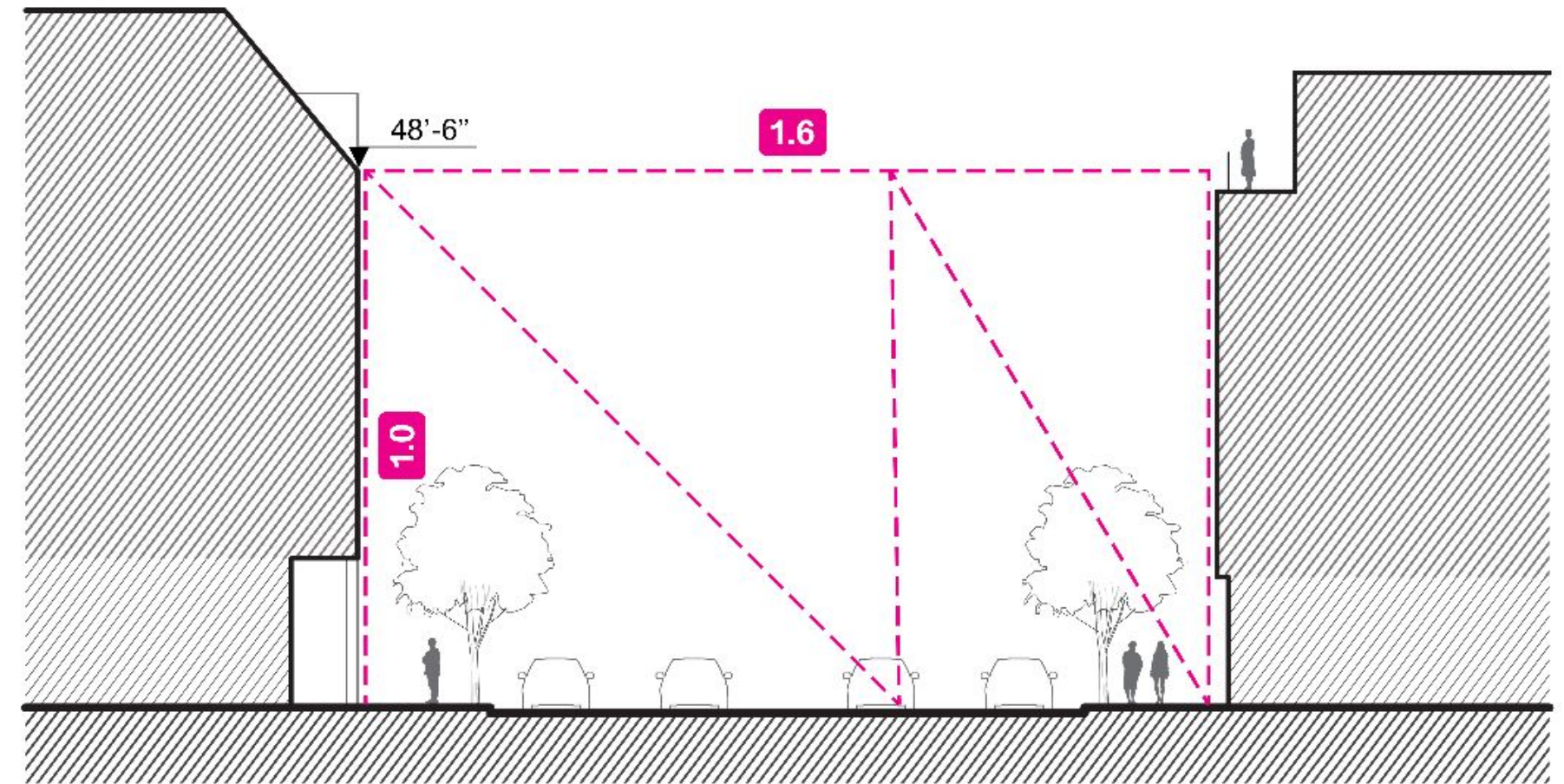


Proposed Street Section

Walnut Street, Newtonville

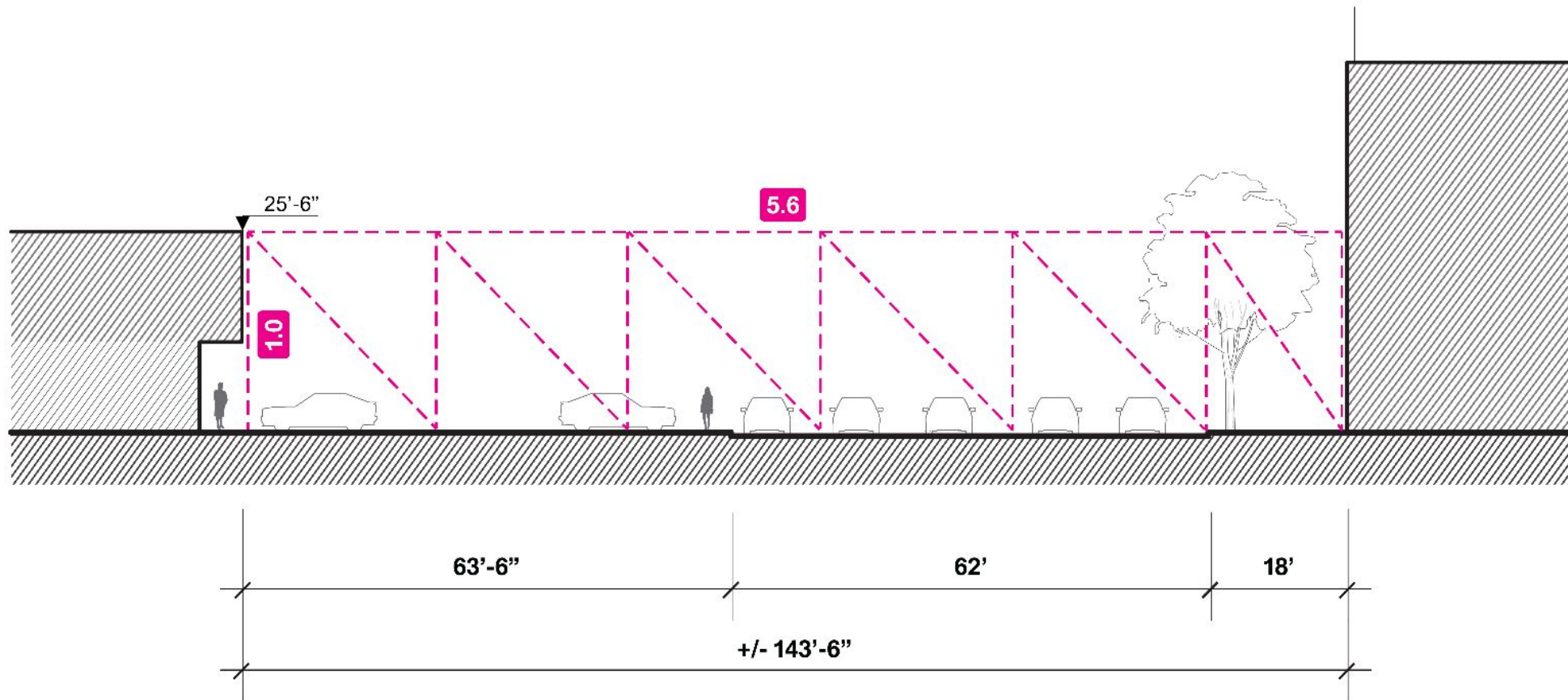
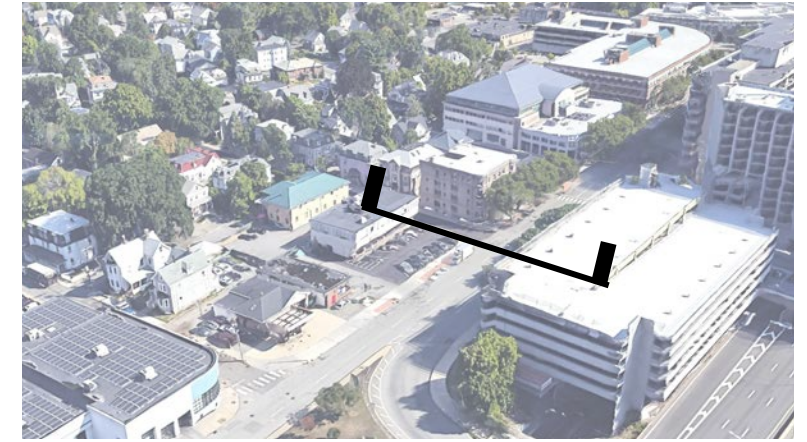


Existing Street Section

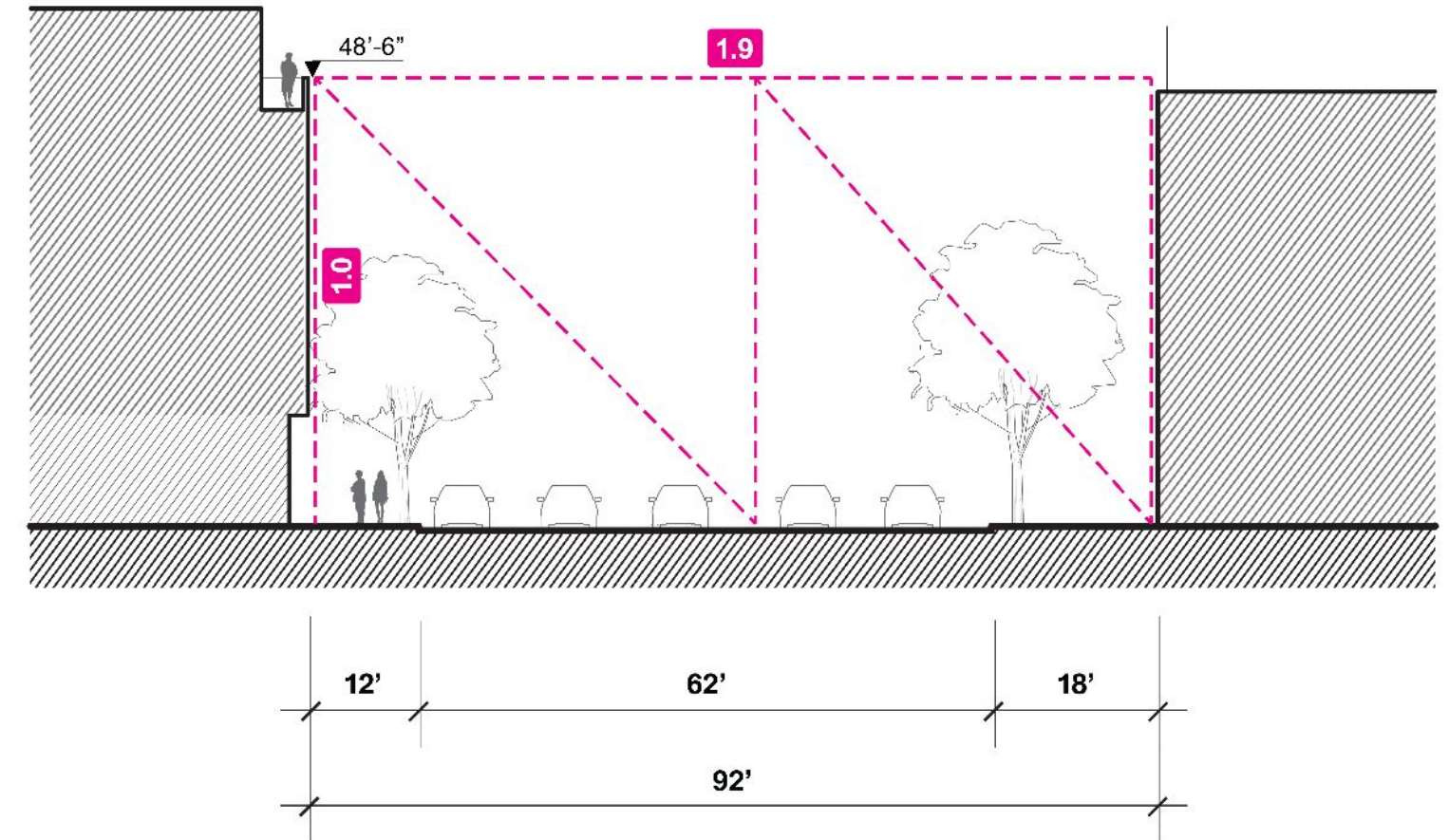


Proposed Street Section

Washington Street, Newton Corner



Existing Street Section



Proposed Street Section

VC3 Street Perspectives

1. Recap of VC3 Metrics
2. Urban Design Street Sections
- 3. VC3 Street Perspectives**
4. Next Steps

The following pages present illustrative street-level perspectives demonstrating the relationship of potential VC3 development to existing context within Newton Highlands, Newtonville, and Newton Corner.

The images progress in the following order: existing context, one example of potential VC3 development, and two examples of potential VC3 development. Concluding each sequence is an annotated illustration noting how the design standards have been applied to the development scenario.

Lincoln St, Newton Highlands



Existing Street View

Existing Context

Uses: single-story retail and three-story small commercial with condos.



Lincoln St, Newton Highlands



**Potential VC3
Development: Building 1**
Bldg 1 Footprint: 5,070 sf

Lincoln St, Newton Highlands



**Potential VC3
Development: Building 2**
Bldg 1 Footprint: 5,070 sf
Bldg 2 Footprint: 6,970 sf

Lincoln St, Newton Highlands

1. Building Placement:

When development occurs on any lot abutting a sidewalk that is <12' in total width, inclusive of the Furnishing Zone, buildings must be set back an additional distance such that a paved area meeting City sidewalk standards of at least 12' width is provided, inclusive of the Furnishing Zone.

2. Building Entrances:

Principal entrances must either be recessed from the plane of the facade, or have a projecting Awning or Canopy, to signal building entry and provide adequate protection from the elements.

3. Architectural Features: Bay

A bay is a window assemblage extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building wall.

4. Fenestration:

For ground story fenestration, glazing must have a min. 60% Visible Light Transmittance (VLT) and no more than 15% Visible Light Reflectance (VLR) as indicated by the manufacturer.

5. Number of Stories:

A pitched roof may be composed of roof planes with different slopes. The slope of any pitch must not be greater than 14:12 (49 degrees). The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than 2' above the finished floor of the half-story.

6. Half-Story Step-Back:

A required distance that certain upper stories of a building must be recessed from the plane of the facade of the stories below.

7. Parking Lot Access:

Access to parking lots and structures parallel to the Front Elevation is prohibited when access along another lot line is available.



Walnut St, Newtonville



Existing Street View

Existing Context

Uses: single-story small retail; two-story bank; three-story function hall with ground story retail



Walnut St, Newtonville



**Potential VC3
Development: Building 1**
Bldg 1 Footprint: 6,960 sf

Walnut St, Newtonville



**Potential VC3
Development: Building 2**
Bldg 1 Footprint: 6,960 sf
Bldg 2 Footprint: 5,880 sf

Walnut St, Newtonville

1. Building Placement:

When development occurs on any lot abutting a sidewalk that is <12' in total width, inclusive of the Furnishing Zone, buildings must be set back an additional distance such that a paved area meeting City sidewalk standards of at least 12' width is provided, inclusive of the Furnishing Zone.

2. Building Entrances:

Principal entrances must either be recessed from the plane of the facade, or have a projecting Awning or Canopy, to signal building entry and provide adequate protection from the elements.

3. Architectural Features: Canopy

A wall-mounted structure that provides shade and weather protection over a storefront or building entrance.

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For ground story fenestration, glazing must have a min. 60% Visible Light Transmittance (VLT) and no more than 15% Visible Light Reflectance (VLR) as indicated by the manufacturer.

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A required distance that certain upper stories of a building must be recessed from the plane of the facade of the stories below.

7. Parking Lot Access:

Access to parking lots and structures parallel to the Front Elevation is prohibited when access along another lot line is available.



Washington St, Newton Corner



Existing Street View

Existing Context

Uses: gas station; small retail; parking garage; four-story residential; hotel, etc.



Washington St, Newton Corner



**Potential VC3
Development: Building 1**
Bldg 1 Footprint: 4,850 sf

Washington St, Newton Corner



**Potential VC3
Development: Building 2**
Bldg 1 Footprint: 4,850 sf
Bldg 2 Footprint: 3,000 sf

Washington St, Newton Corner

1. Building Placement:

When development occurs on any lot abutting a sidewalk that is <12' in total width, inclusive of the Furnishing Zone, buildings must be set back an additional distance such that a paved area meeting City sidewalk standards of at least 12' width is provided, inclusive of the Furnishing Zone.

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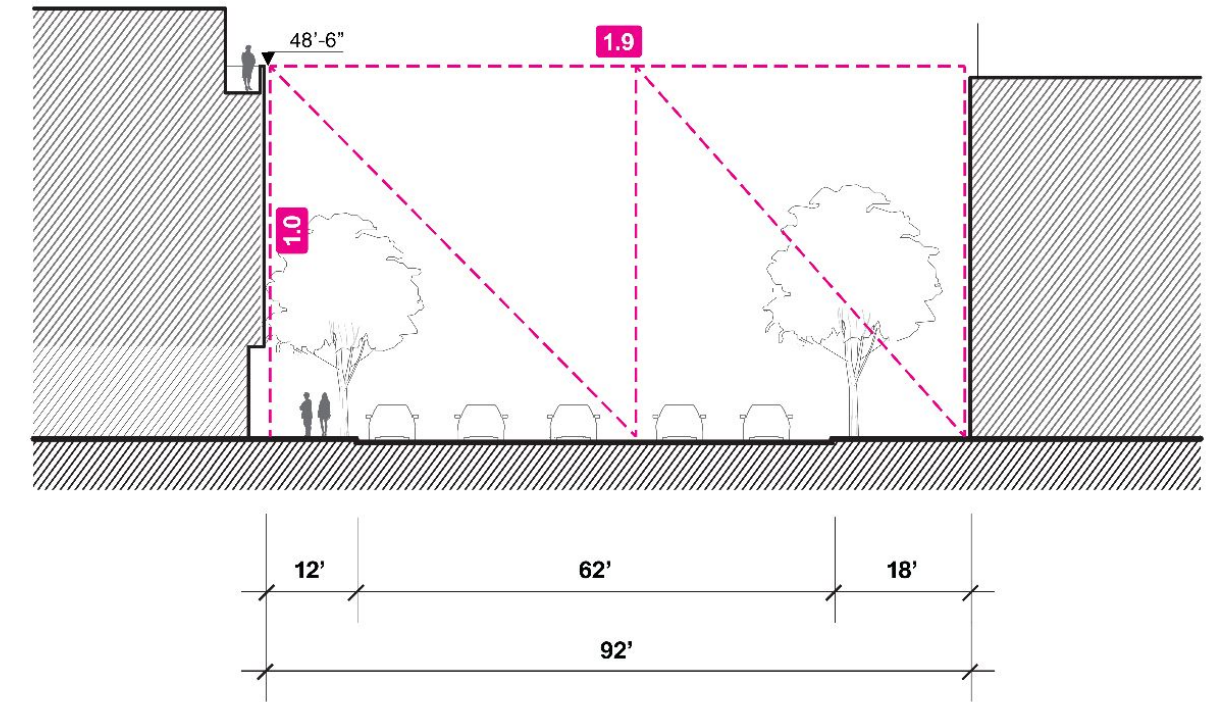
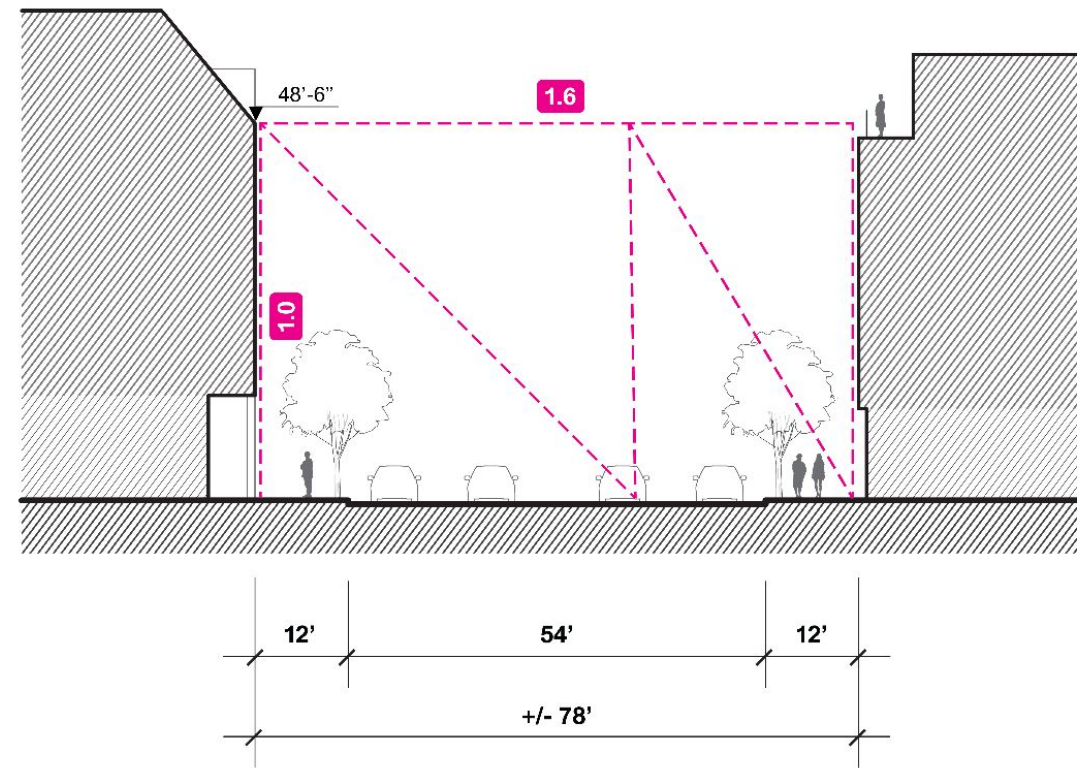
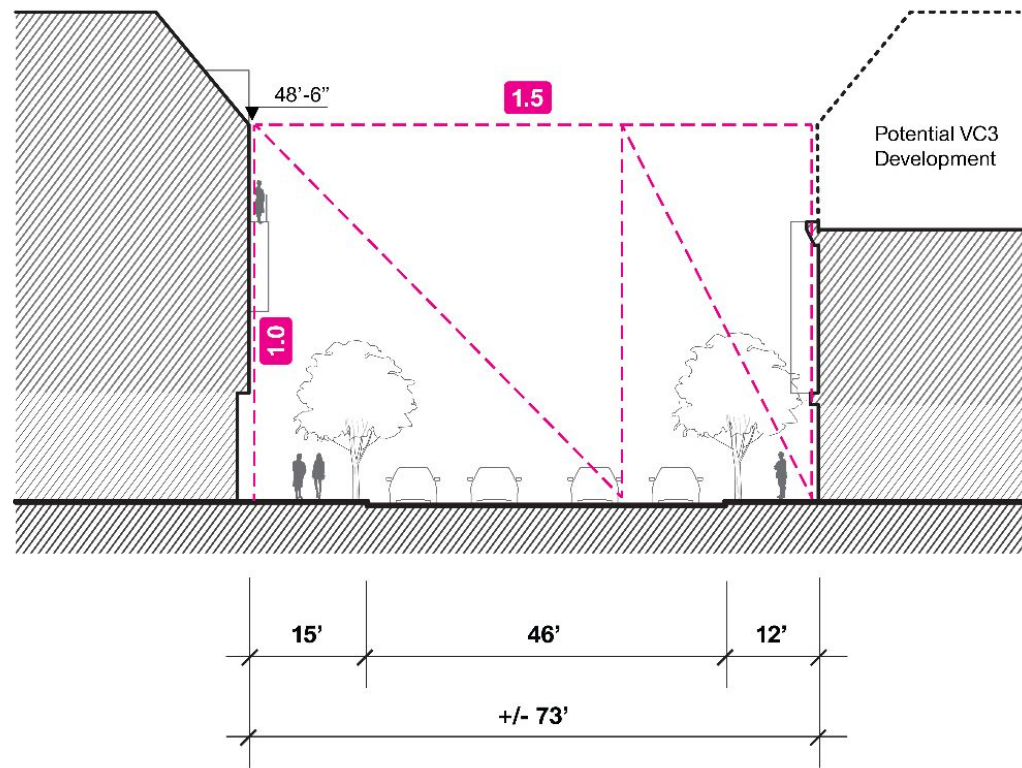
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Access to parking lots and structures parallel to the Front Elevation is prohibited when access along another lot line is available.



VC3 Street Perspectives

Summary



Lincoln St, Newton Highlands



Walnut St, Newtonville



Washington St, Newton Corner

Next Steps

1. Recap of VC3 Metrics
2. Urban Design Street Sections
3. VC3 Street Perspectives
4. **Next Steps**

- February 27 - Version 2.0 Framework
- March/April - Version 2.0 text and maps