

# Ideas for changes to the map based on a meeting with Alison Leary and Maria Greenberg.

## Legend

- In the areas that are filled in with a darker color no change is proposed.
- Green border/pale yellow fill – potential areas for MRT
- Red border / pale red fill – potential area for VC3
- Blue border/ pale blue fill – potential area for VC2
- Green outline / pale blue or pale red inside – On current maps they are MRT but could be VC2 or VC3.
- Blue outline / pale red inside -- On current maps they are VC2 but could be VC3.
- Red outline / pale blue inside -- On current maps they are VC3 but could be VC2.

## Newton Highlands / Eliot T / Rt. 9



## Detail of above image:

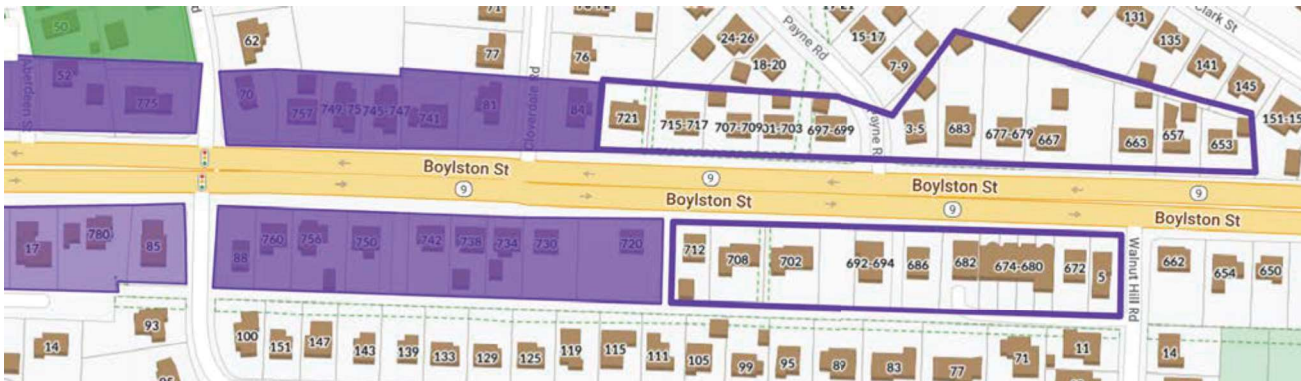
- Additional MRT to connect Newton Highlands to Eliot.
- There are many large Victorians on both Lincoln and Erie.
- Right next to Eliot are three lots owned by the same person. That's why the MRT goes up Harrison.



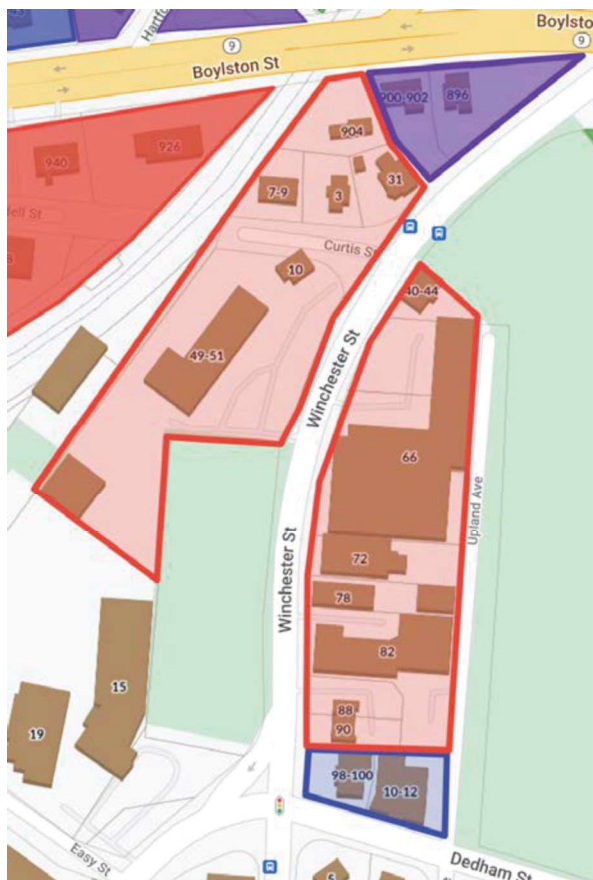
- Additional MRT down Walnut and Lake Ave. as they are so close to the T. There is an entrance to the T on Hyde St. so these lots are very close to transit.



- The section of VC1 that is not filled in with purple is hardly a walkable area.



- An area that could have more VC3. Especially on the west side of Winchester St. – large underused lot with a 2 story building. About 1/3 mile from T.
- The VC3 extends to Rt. 9 because that lot has same owner as one on Winchester St. Could access from there.



### Auburndale

- The area for more VC2 on the left side of this map currently has Newton Housing Authority buildings. In future may want to do more.
- Star market and parking area could have more height, especially near the Pike



### Waban

- The Windsor Club could be VC3. It may never change but if it does it should allow taller buildings.
- Waban should have some VC3.
- The MBTA parking lot and the two housing authority lots would be a good place for VC3.



### Four Corners

- The lot that is currently MRT on the bottom left corner of this map could be VC2. It currently has an apartment building that one day they might want to rebuild.
- Two more lots on Walnut could be VC2.



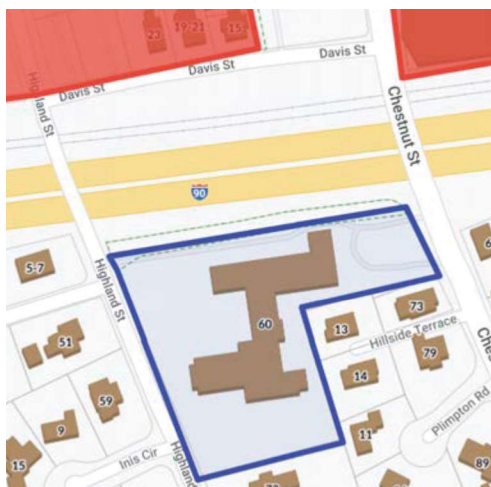
### West Newton



- The MBTA parking lot in Waban is zoned so the MBTA parking lot in West Newton could also be zoned.
- A lot of underutilized land on the left side of this map.



- The VC2 on the other side of the Pike is Second Church. They wrote a letter asking why they were not being rezoned since FUSN was. They have a large lot and large buildings now. There had been a school in one of their buildings that is no longer there. I could see how they might want to build housing on their lot.

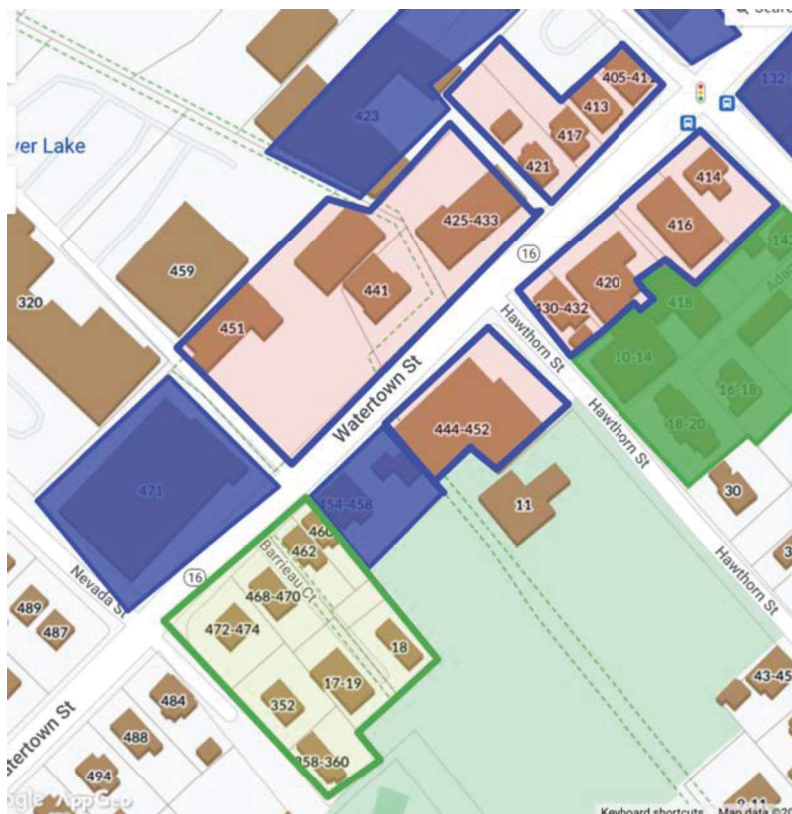


### Nonantum

- Some of Nonantum could have VC3



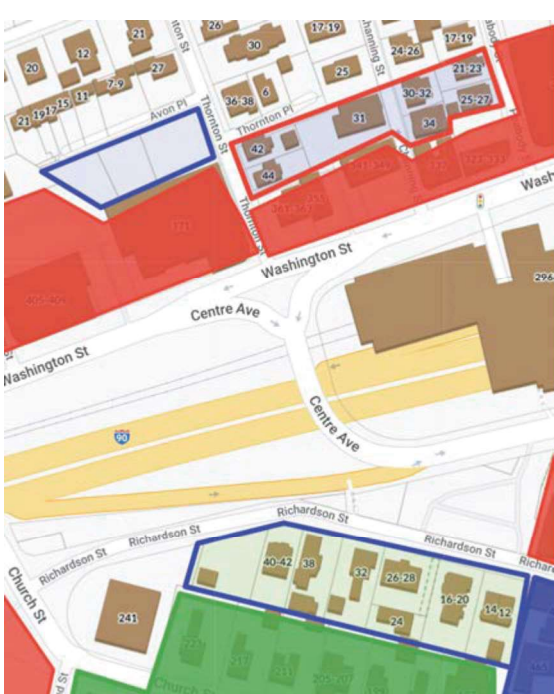
- Detail from above map



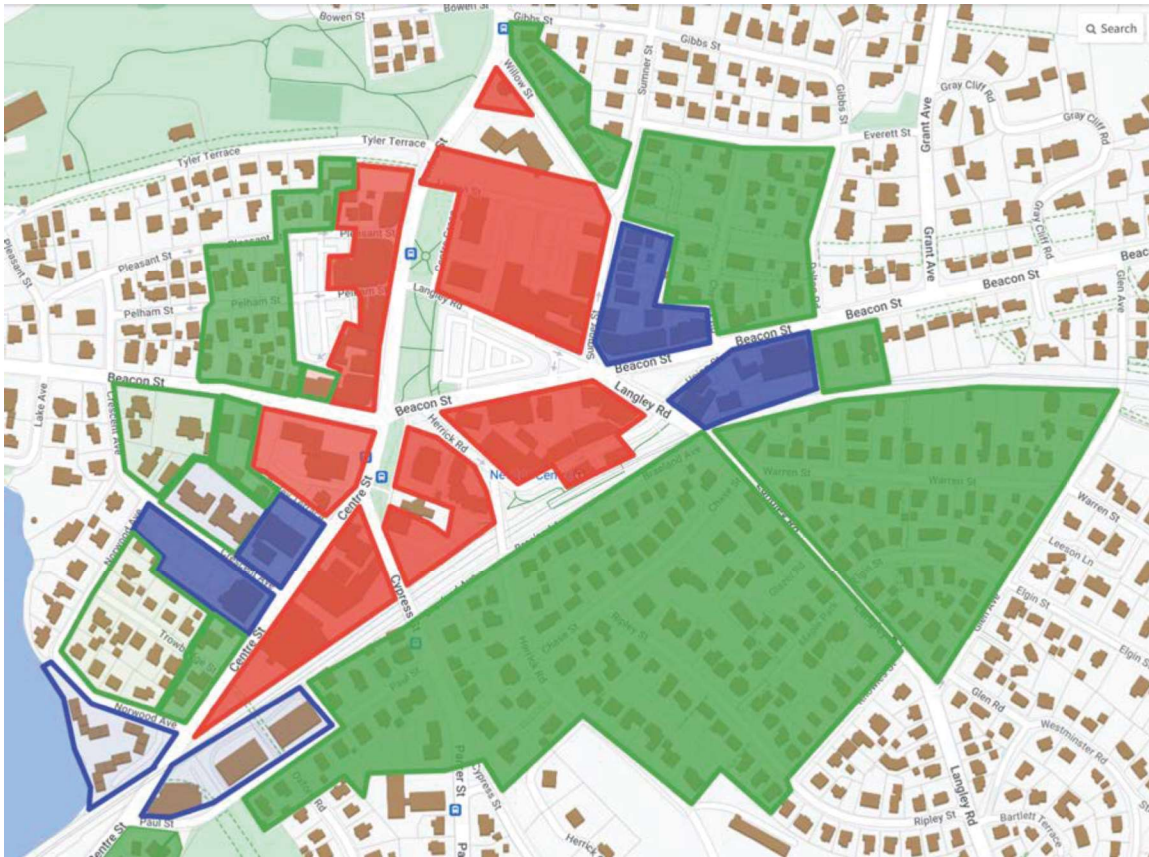
### Newton Corner



- Some of the lots north of the Pike could be VC2 instead of VC3 to transition to the neighborhood



### Newton Centre



- The areas that could be VC2 instead of MRT currently have 3 story buildings on the lot. MRT would be downzoning those lots.
- On Beacon St., the second lot in from the corner of Centre and Beacon currently has a 1 story commercial building. Should be VC2 or VC3 instead of MRT.

