

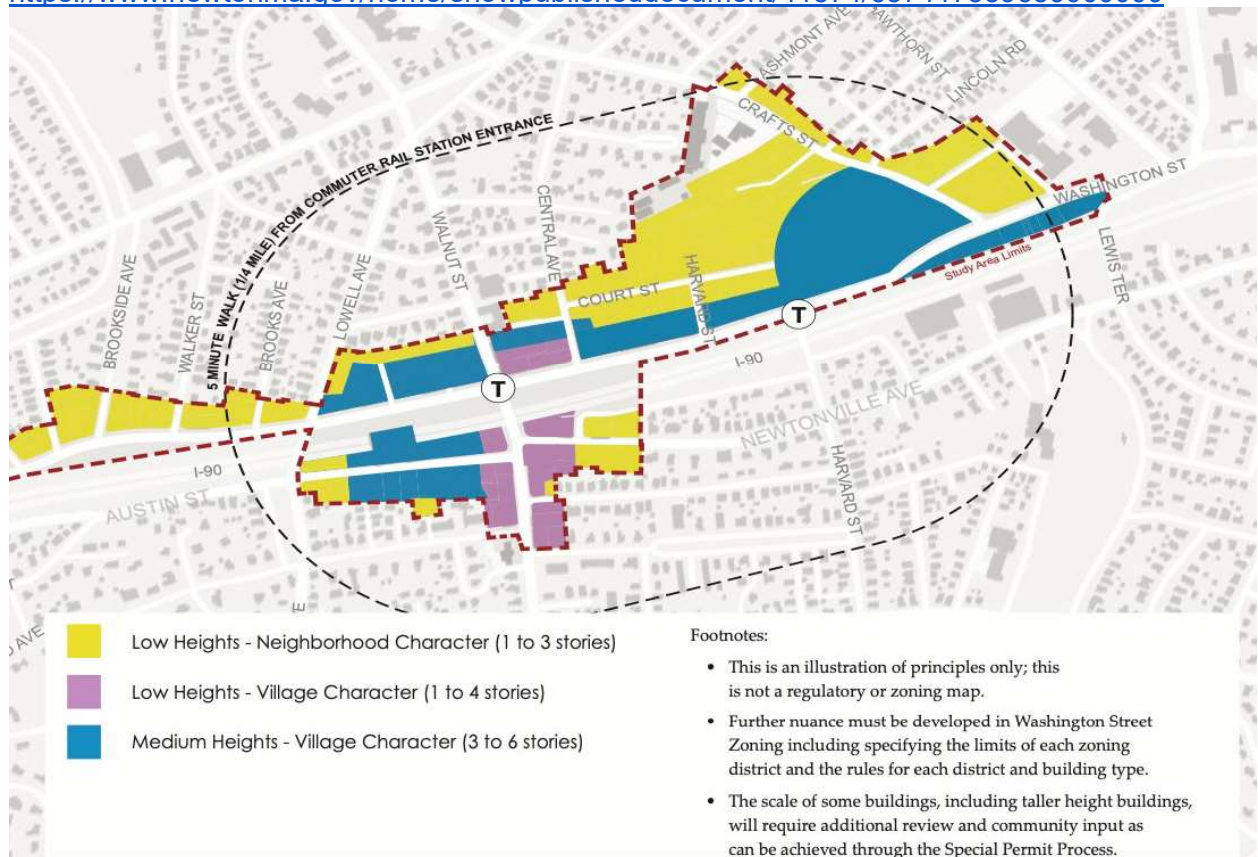


To: Zoning & Planning Committee
From: Tarik J. Lucas, Councilor At-Large, Ward 2
Date: August 4th, 2023
Subject: Amendments to Village Center Zoning

1. Change all parcels in the village of Newtonville on Walnut Street south of the Massachusetts Turnpike that are proposed in the overlay district as VC3 to VC2.



The reason for this change is simple. The densest and tallest buildings in Newtonville should be reserved for certain parcels along Washington Street. Allowing 5-story building along a narrow and small street will create a “canyon-like effect”. If a developer wishes to build 5-stories or taller, that should require a special permit. Also, the Washington Street Vision Plan, which was adopted in December 2019 and is part of Newton’s Comprehensive Plan, calls for a 4-story maximum building height on this section of Walnut Street. I have provided a link to the Washington Street Vision Plan, and a map from the vision plan which states a 4-story maximum building height on Walnut Street.

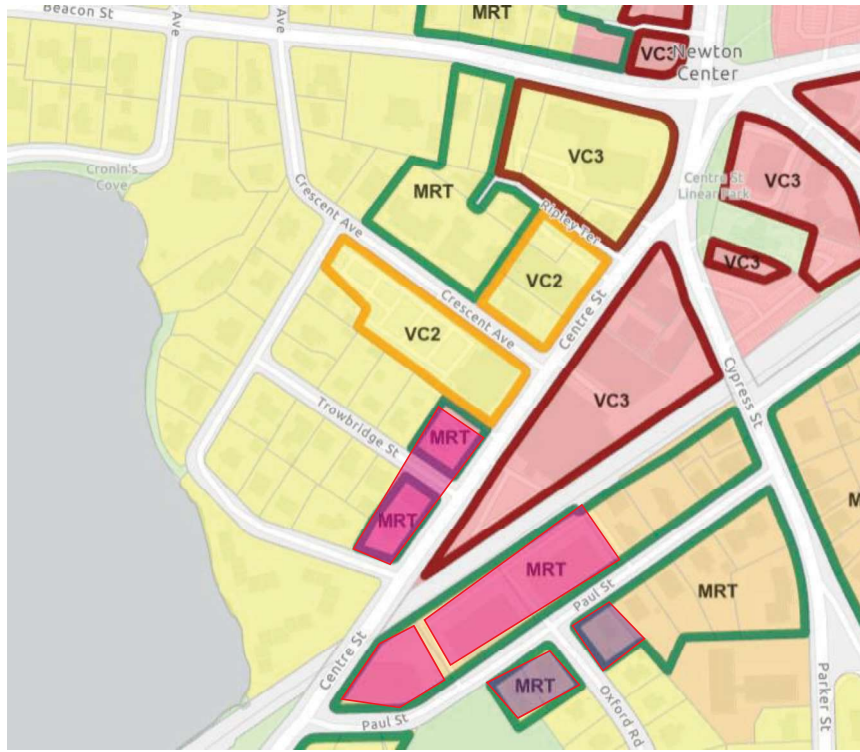
<https://www.newtonma.gov/home/showpublisheddocument/41574/637417539659000000>





Thoughts on Village Center Zoning Map V2		Interactive Zoning Map >>>>>> https://gis2.ci.newton.ma.us/vczoningcompare.html	KEY
Principle	Additional Notes	Recommended Change	new detail since W6 meeting
1 Focus MRT on zones already zoned MR recognizing need to keep Centre St for connectivity	Highlands and Centre MRT is mostly in areas zoned MR but does include pockets of SR zones	a. Remove all Hyde St., Cushing St, and Allerton Rd, parcels from MRT unless any needed for connectivity of 50% b. Remove 15 -55 Woodcliff from MRT c. Remove 40,46,56 Columbus from MRT (only 40 is currently multi-family) d. Consider whether UCC parsonage 60 Columbus should be MRT or not e. Remove 63 & 69 Columbus from MRT (63 is currently a 2 family) f. Remove 62 & 68 Chester from MRT g. Remove 14 Standish from MRT h. Remove 56, 50 and 38 Paul from MRT (56 is 2 family) i. Remove Chesley, Everett, Dalton parcels from MRT unless needed as transition for adj VC zone j. Remove 35 Pleasant and 40, 46, 48 and 49 Pehlem parcels from MRT (all SF/SR)	Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map not included Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map
2 Pair back MRT zones in Newton Centre that are not likely to result in conversions due to small lot size, most are already 2 family		a. Remove 82-128 Herrick from MRT b. Remove 3-61/63 Ripley and 18/20 - 56 Ripley from MRT c. Remove 95-145 Langley and 100-154 Langley from MRT d. Remove 9/11 - 37 Knowles from MRT e. Remove 62 Chase from MRT f. Remove 112-168/170 Warren from MRT g. Remove all properties on Glen, Elgin, Glazer and Maple Park from MRT	Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map
3 Expand MRT to close-by adjacent properties already zoned MR		a. Add 178-180 Sumner, 170-172 Sumner, 161-163 Sumner to adjacent MRT zone b. Add 192 Gibbs, 195 Gibbs to adjacent MRT zone c. Add 1120-1122 Centre to adjacent MRT zone	Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map
4 BU (or current BU use) should be VC1/2/3 not MRT	BU to MRT is a significant downgrade	a. Change 1345 thru 1365 Centre from MRT to VC2 b. Change 1400 Centre St, from MRT to VC2 (similar to current use) c. Change 858 Walnut and 860-862 Walnut from MRT to VC1 d. Change 837-847 Beacon St from MRT to VC2 or VC3 e. Change 849-851 Beacon from MRT to VC1	Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map
5 Change BU with current residential use to MRT	Create better transition business to residential	a. Add 58-60 Brentwood and 54 Brentwood to MRT	Included in mock-up of new map
6 Add more BU (BU use) zones in the 1/2 mile radius to VCZ		a. Add 53 Winchester (Creata A Cook) as VC2 or VC3 b. Add 40/44 - 90 Winchester as VC2 c. Add 98-100 Winchester and 10-12 Dedham as VC1	Included in mock-up of new map
7 Don't down zone current multi-family housing		a. Change 33 and 53 Paul St, (3 story apartment buildings) from MRT to VC2	Included in mock-up of new map
8 Encourage the adaptive re-use of historic/iconic village center buildings		a. Change 1135 Walnut St, (St. Pauls Epis) from VC2 to MRT or VC1 b. Change 1141-1145 Walnut St, (Christian Science) from VC2 to MRT or VC1	Included in mock-up of new map Included in mock-up of new map
9 Other changes		a. Remove VC3 abutting/over Sudbury Aqueduct on Lyman	Included in mock-up of new map
Open Questions			
1	Will there still be INI (inflow & infiltration) payments with by right development? If so will any portion of this be allocated to other neighborhood improvements? What about support for NewMO and BlueBike?		
2	Require minimum open space on MRT to encourage some usable green space and trees.		
3	What encourages planting big trees in the front yard?		
4	Should we have maximum parking, especially in MRT?		
5	What rules govern lot subdivision such as minimum frontage?		

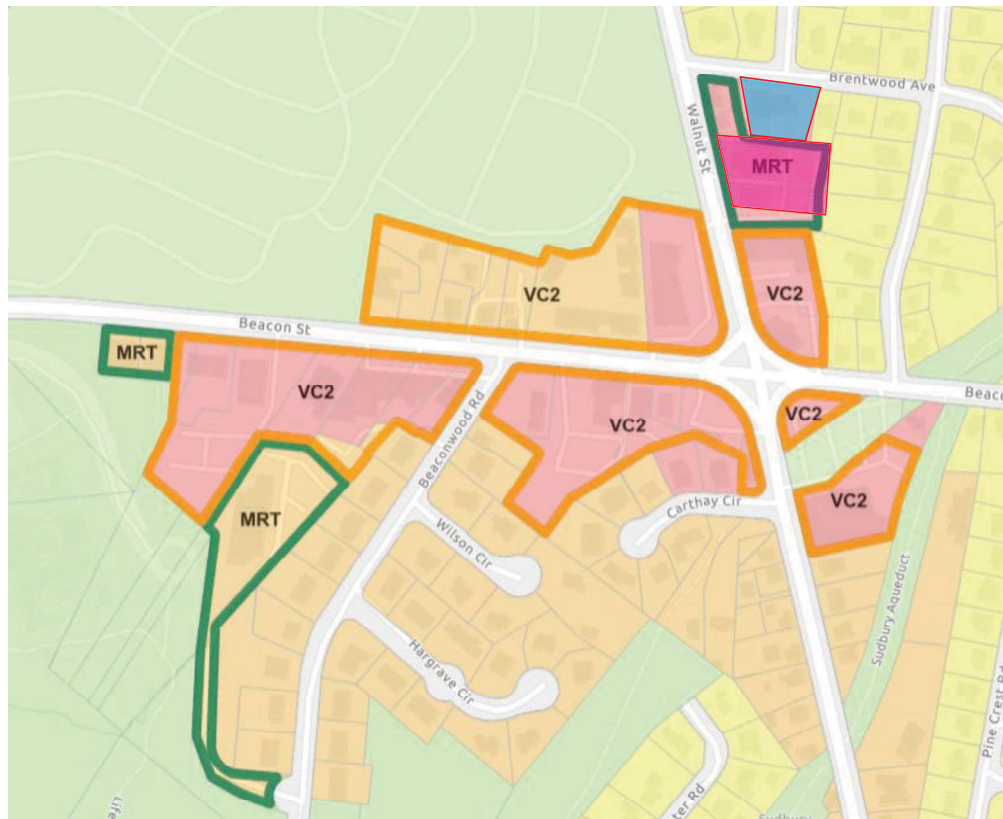
Proposed Changes in Newton Center west of T

-  Remove these properties from MRT
-  Add these properties to MRT
-  Change these properties from MRT to VC2





Proposed Changes in Four Corners

-  Add these properties to MRT
-  Add these properties to VC2






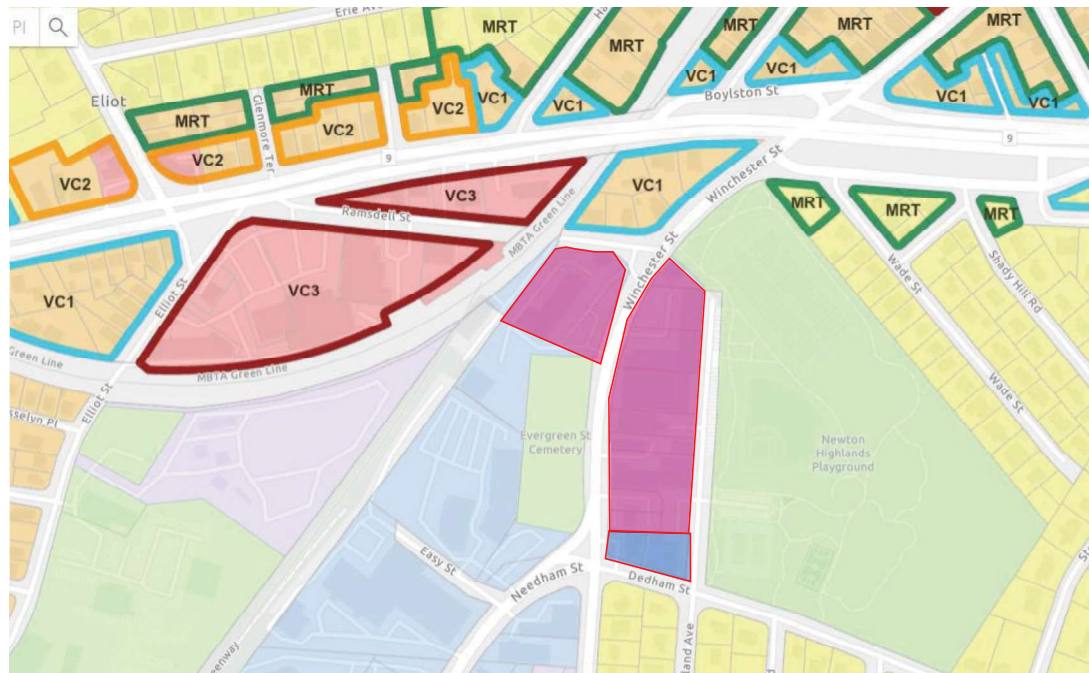
Proposed Changes in Newton Highlands

-  Remove these properties from MRT
-  Change these properties from VC2 to VC1 or MRT



Proposed Changes Highlands South

-  Remove these properties from MRT
-  Change these properties to VC2 or VC3
-  Change these properties to VC1





Memorandum

To: Mayor Ruthanne Fuller
From: Councilors R. Lisle Baker, Leonard Gentile, Marc Laredo, Tarik Lucas, Julia Malakie, Christopher Markiewicz, Emily Norton, John Oliver, and Pamela Wright
Cc: City Council; City Clerk Carol Moore; Planning Director Barney Heath
Re: MBTA Communities Act and Proposed Village Center Zoning
Date: August 11, 2023

We are writing to you regarding the MBTA Communities Act and the proposed Village Center rezoning effort. We support the Planning Department's efforts to help us comply with the Act and are confident that we will be able to submit a plan that meets the Act's requirements. However, we are quite concerned about the Planning Department's approach to the rezoning of our village centers and urge you to pause that effort until after we submit our MBTA Communities Act plan to the state and do the necessary work to inform our decision-making process on Village Center rezoning.

The MBTA Communities Act

As you know, the Planning Department and the City Council are concurrently working to (a) meet a year-end state deadline to submit a plan to comply with the state's "Housing Choice" (also known as the "MBTA Communities") law and (b) write a new zoning code for our Village Centers and the areas immediately around them.

The state-mandated MBTA Communities law requires us to rezone areas around the MBTA subway and train stations to accommodate at least 8,330 units of multi-family housing. In a city that currently has approximately 33,000 units of housing, that is a significant increase, particularly in light of other development that is already approved or in the pipeline.

We believe that the Planning Department's proposal for complying with this law sets us on the right path – creating several zones near transit stations that will meet our legal obligations by the state's year-end deadline and allow significant additional housing in the city, goals that we support. However, we believe that the Planning Department's proposal for 10,000 units, rather than the required 8,330, is too high. We do not think that this unilateral 20% increase is necessary or appropriate, at least until after we have had an opportunity to see what gets proposed and built in the next several years.

Village Center rezoning

Given that (a) we are likely to be adding large numbers of housing units through our MBTA Communities Act plan and (b) there are other pending or proposed housing projects that we know will add thousands of housing units to the city in the next few years (Riverside, Northland, Dunstan East, Craft Street, California Street, and 528 Boylston Street are some examples), it is imperative that we have an open, candid discussion with our residents about our plans for the future of our city over the next five, ten and twenty years **before** we start rezoning our village centers to allow for further additional development. Here are some of the questions that we need to answer:

- How many additional housing units and residents do we want to have in the city (in other words, what are our goals when it comes to growth)?