

Comments and possible amendments for VCOD
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1. The use of the terms tiers and districts is confusing, sometimes you refer to VC1, VC2, VC3 by itself, sometimes as tiers and sometimes as zoning districts sometimes both. Please sort this out and make it clearer.
2. 2.2 B. uses the term “large-scale” describing VC3. Everything is relative I suppose but I don’t consider Vc3 large-scale. It is larger than VC2 but I wouldn’t call 4.5 stories large-scale. Can you say “Larger-scale”? Please find another descriptor.
3. 2.6 B 6 – Affordable housing options. I want to amend this section by deleting Option 2
4. In the same section there is a chart on inclusionary zoning – Do the tiers referred to in this chart refer to the VC1-3 tiers? Or the inclusionary zoning tiers? Please make this clearer.
5. Same section 8 – Adaptive reuse – I can’t find any reference to allowing 6 units in an MRT- maybe it’s there but I can’t find it. Can we add any qualifiers as to when 6 units is possible?
6. Same section 10.a. Façade articulation – what about changing 100 feet to between 50-80 feet?
7. Same section 12. C – building entrances – is this standard really necessary?

Principal entrances must either be recessed from the plane of the facade, or have a projecting Awning, to signal building entry and provide adequate protection from the elements. I’m thinking about several small stores – that have glass fronts – where would you put the awning – across the whole store? only over the entrance?

8. C2 – bike standards – why are all these bike standards in the VCOD? Way too much. Perhaps the bike standards should live somewhere else?
9. In the use table – L represents allowed with limitations – where are those limitations described? Should we reference some other section?
10. In the use table - why are paint and publishing stores not allowed? There is a paint store in Newton Center and it seems fine – there are printers in some centers (although less now) – but why are they not welcome?