

date 18 August 2016

to Barney Heath, Director of Planning and Development, City of Newton

from Chris Freda

project name Comprehensive Zoning Reform - Phase 2

project # 56355.00

subject DRAFT CZR-2 Goals Statement

The City of Newton is embarking on an ambitious and forward-looking zoning reform program to enhance the city's high quality of life. Through comprehensive zoning reform, coupled with related strategies around housing and transportation, the city is making a concerted effort to improve the experience of those who live, work, learn, play, and create in Newton. A successful zoning reform process will yield a context-based zoning ordinance that provides guidance and rules for the development and redevelopment of Newton's neighborhoods and village centers in keeping with the city's existing development forms. By focusing this reform process around detailed analysis, accessibility and transparency, careful listening, and robust community engagement, city officials and community members can come together to engage in thoughtful dialogue about the city's future. The statements below outline the foundational goals of this effort and will serve as the guiding principles by which the process and products of the Comprehensive Zoning Reform, Phase 2 initiative are delivered.

- Facilitate a diverse, accessible, and transparent public engagement process to educate, understand, and learn from the Newton community.
- Identify existing challenges and barriers to responsible and contextual development within Newton and develop recommendations to address them.
- Develop an understanding of the variety of Newton's existing development patterns, as they have evolved over time.
- Preserve the unique character of Newton's neighborhoods and village centers while accommodating growth and redevelopment necessary to the city's continued diversity and economic well-being.

- Identify aspirational development forms and patterns to serve as models for development/redevelopment within Newton's neighborhoods and village centers and which will positively contribute to the continued evolution of the city.
- Identify key locations for residential, commercial, and institutional growth and core areas for neighborhood preservation.
- Develop a zoning code that:
 - is consistent with the city's stated objectives and policies as identified in the Comprehensive Plan.
 - reflects Newton's existing and aspirational development patterns while allowing for soft transitions between village centers and residential neighborhoods.
 - is flexible, simple, and built on best practices in planning and urban design, including smart growth and sustainability.
 - includes guidelines and processes to ensure development/redevelopment that is respectful of existing context.
 - is comprehensible and will allow for a more streamlined and predictable development/redevelopment approvals process with clear allowances and guidelines.
 - accommodates adapting commercial/retail needs and focuses on the vitality of Newton's village centers.
 - encourages growth and development that accommodates a diverse and evolving range of residents and businesses, and fosters greater entrepreneurialism and innovation.
 - leverages multiple modes of transportation and addresses 21st century traffic issues and parking needs.