

City of Newton  
Zoning & Planning Committee



# Village Center Rezoning Phase 3: District Mapping

October 24, 2022

Docket # 38-22

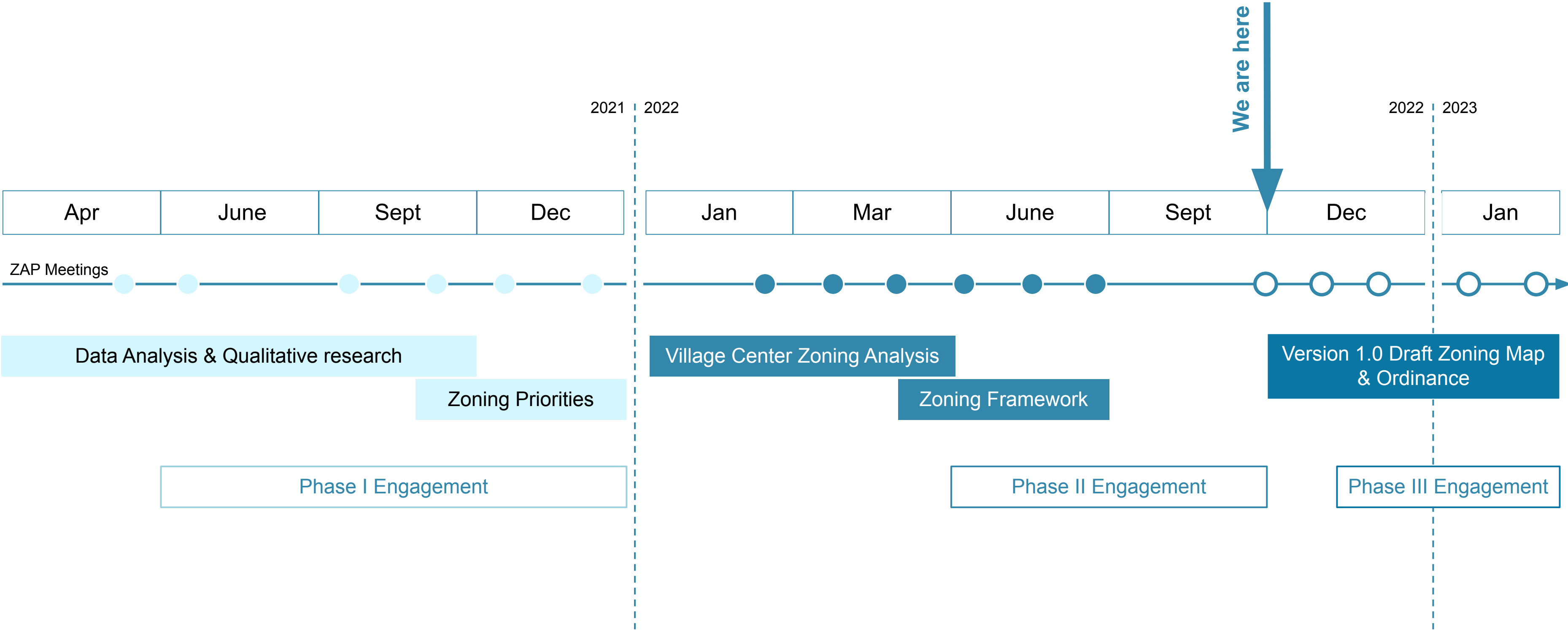


# Agenda

1. Where we are
2. Recap of Zoning Approach
3. Draft maps of Village Center Districts
4. Next Steps
  - a. Engagement outcomes at 11/14 ZAP
  - b. Calendar

Timeline: Where we are

# Building Upon A Multi-Year Effort

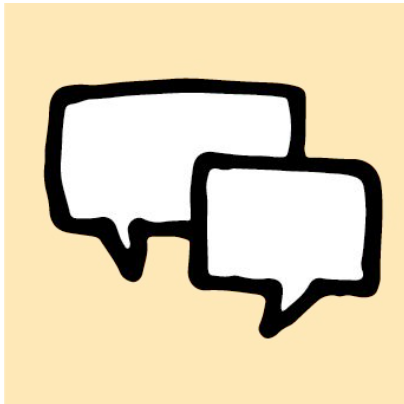


# How We Got Here



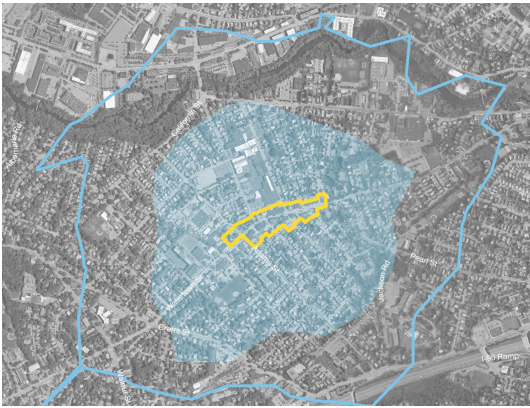
**Vision Kit**

290 participants /  
102 submissions



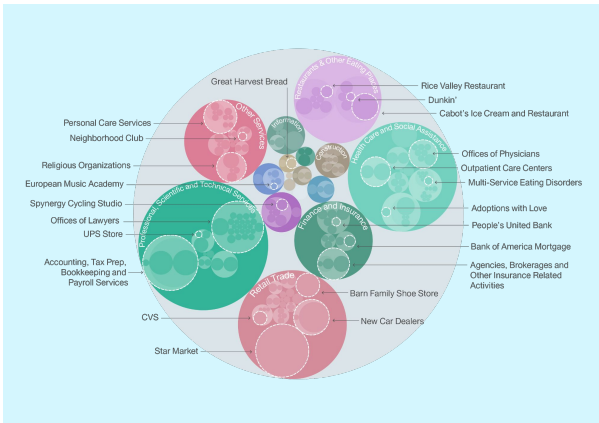
**Online interactive forum**

1,249 participants



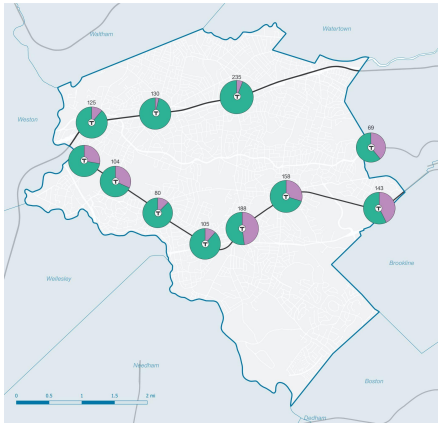
**Quantitative Analysis**

Number of people living  
within walking distance of  
Village Centers



**Quantitative Analysis**

Mix of businesses and  
number of jobs



**Quantitative Analysis**

Transit ridership and  
relationship to nearby retail



**Equitable focus groups**

139 participants  
18 community facilitators



**History presentation**

88 attendees/  
viewed 165 times



**On-the-spot Surveying**

Over 500 engaged in-person



**Economic development**

**engagement**  
41 participants



**Qualitative analysis**

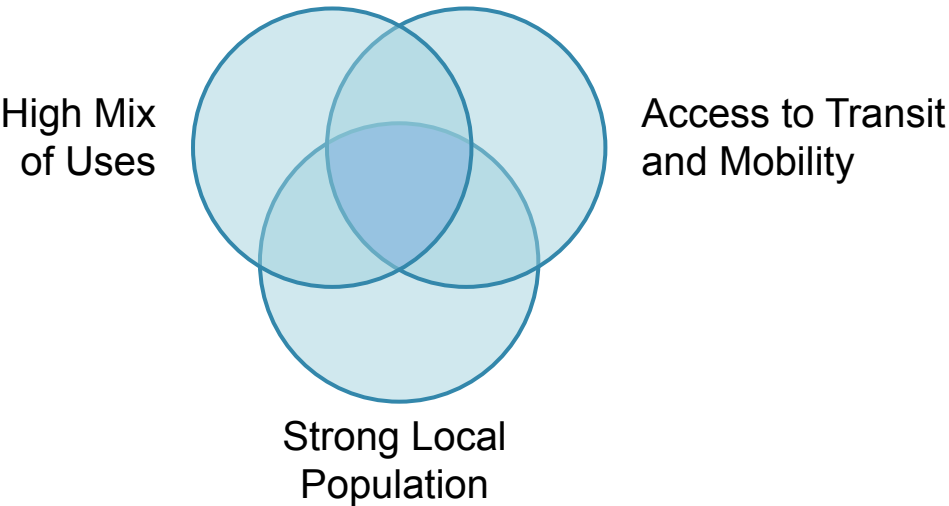
Site observation of three  
village centers for over  
30 hours.



Facilitating Vibrant and Active Village Centers

# Why Updates are Needed

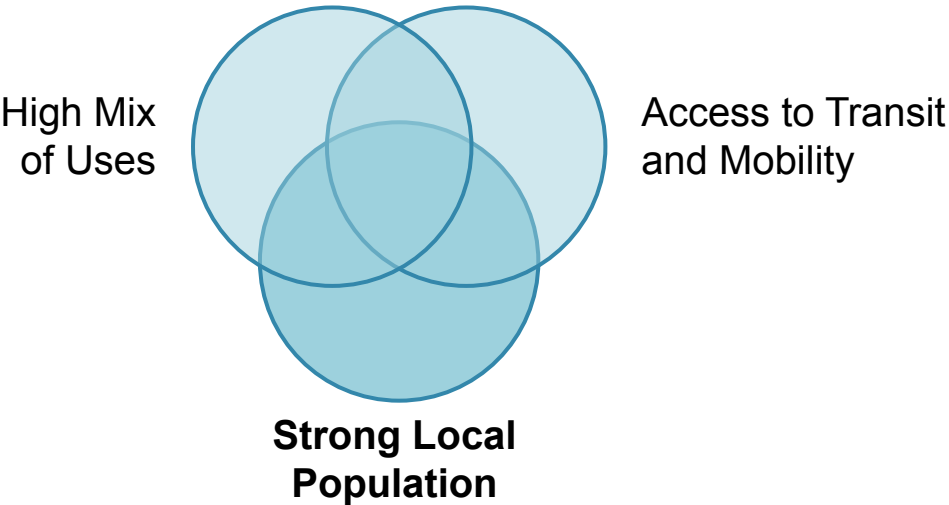
Build upon existing successes and strengths





# Why Updates are Needed

Most village centers have little or no housing directly within them



One and two-story retail in Newton Centre

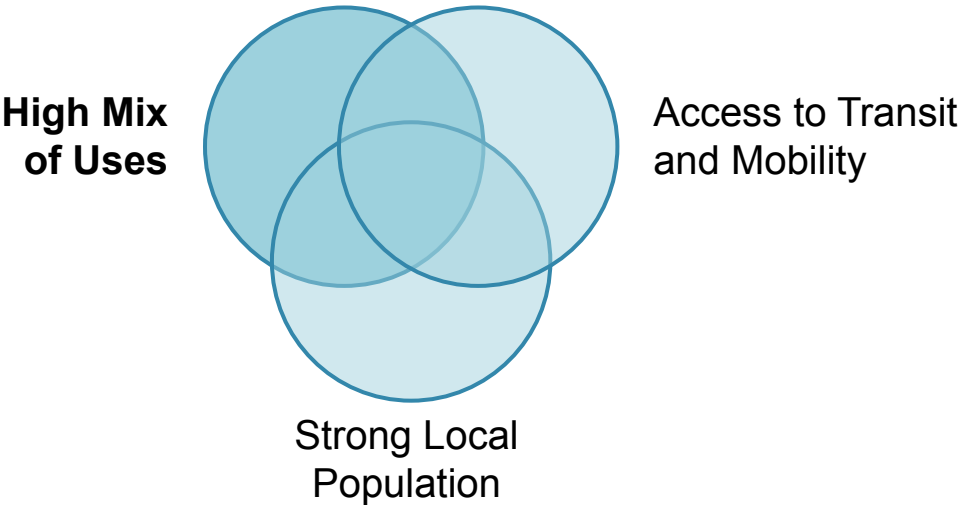


Vision Kit submission of housing above retail



# Why Updates are Needed

Attracting customers is major challenge for local businesses



Vacant commercial spaces



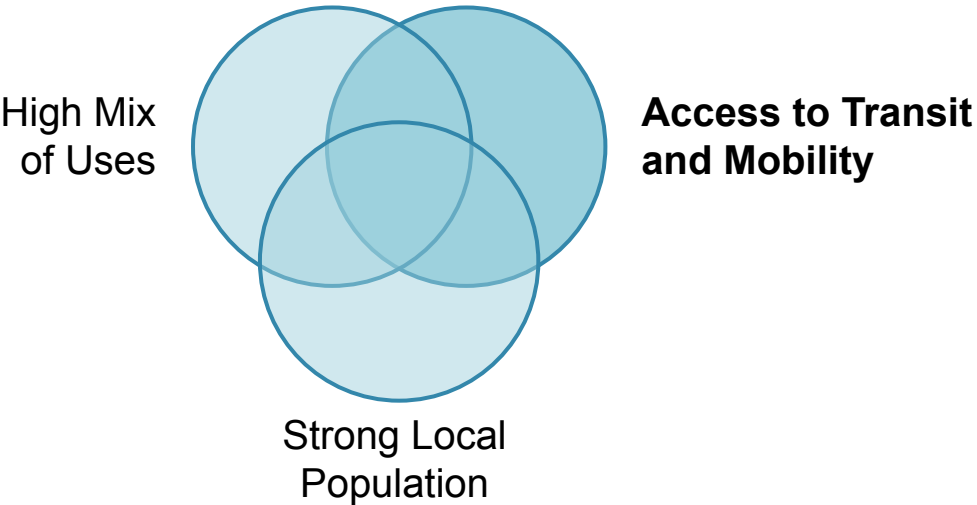
Pop-up Commercial Space in Newton Highlands

Source: EDC 2020 COVID Recovery Plan, Project Pop-Up, Boston Globe



# Why Updates are Needed

Emphasis should be on people within village centers



Austin Street parking lot, pre-development



Bram Way Plaza hosting live music



# Intended Outcomes

- Diverse housing options
- New local businesses
- Active gathering spaces
- Safe sidewalks / streets
- Sustainable / accessible buildings



This code regulates urban form through the following principal mechanisms:

1

Building Footprint

Sets the maximum area per story

2

Building Height

Sets the maximum height in stories/feet

3

Roof Form

Provides options for a flat or pitched roof half-story



Zoning Approach

*\*The figures below represent proposed by-right zoning allowances*

Village Center 1 (VC1)

**2.5** Stories

**49** Feet tall, max.

**5,000** SF, max. footprint

Residential development allowed

Proposed Development



Existing Development



Village Center 2 (VC2)

**3.5** Stories

**62** Feet tall, max.

**10,000** SF, max. footprint

Mixed Use/Commercial, & Residential development allowed



Village Center 3 (VC3)

**4.5** Stories

**75** Feet tall, max.

**15,000** SF, max. footprint

Mixed Use/Commercial, & Residential development allowed



# Draft District Maps

1. Timeline: where we are
2. Recap of Zoning Approach
3. **Draft maps of Village Center Districts**
4. Next Steps

The following pages present draft boundaries for the new Village Center Overlay Districts.

## Mapping Principles:

- We customized the approach for each VC based on visual evidence, using Google Earth and site visits.
- Parcels are included within the proposed overlay districts if the current building(s) on site are inconsistent with the contextual pattern of the surrounding parcels and/or if they include large surface parking lots that interrupt the urban pattern.
- Where possible, the same district is proposed on both sides of key mixed-use streets.
- Zoning tiers step down along side and rear lot lines.



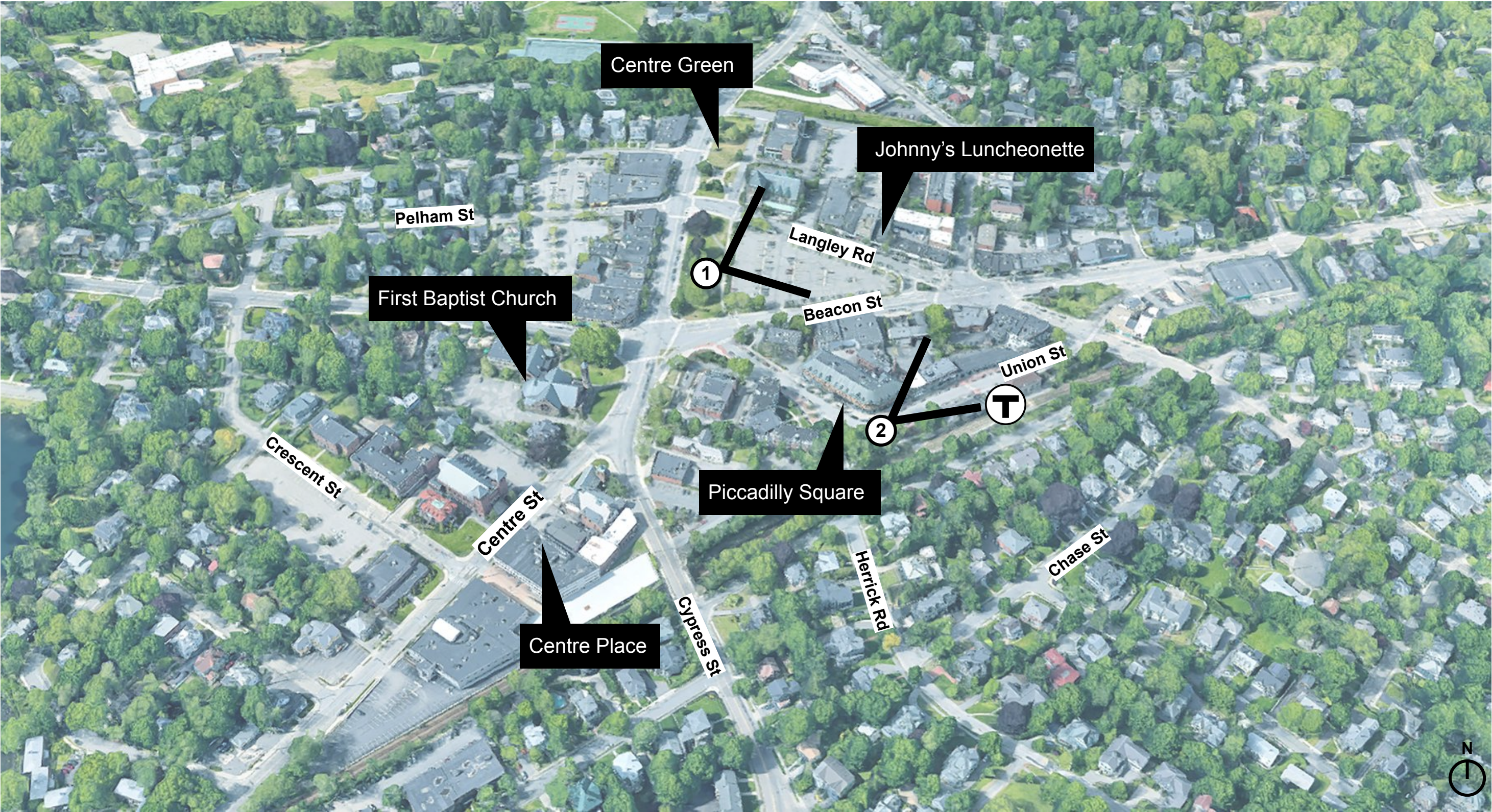
# Newton Centre



1. Newton Centre Green across the triangle



2. View down Union St





# Newton Centre

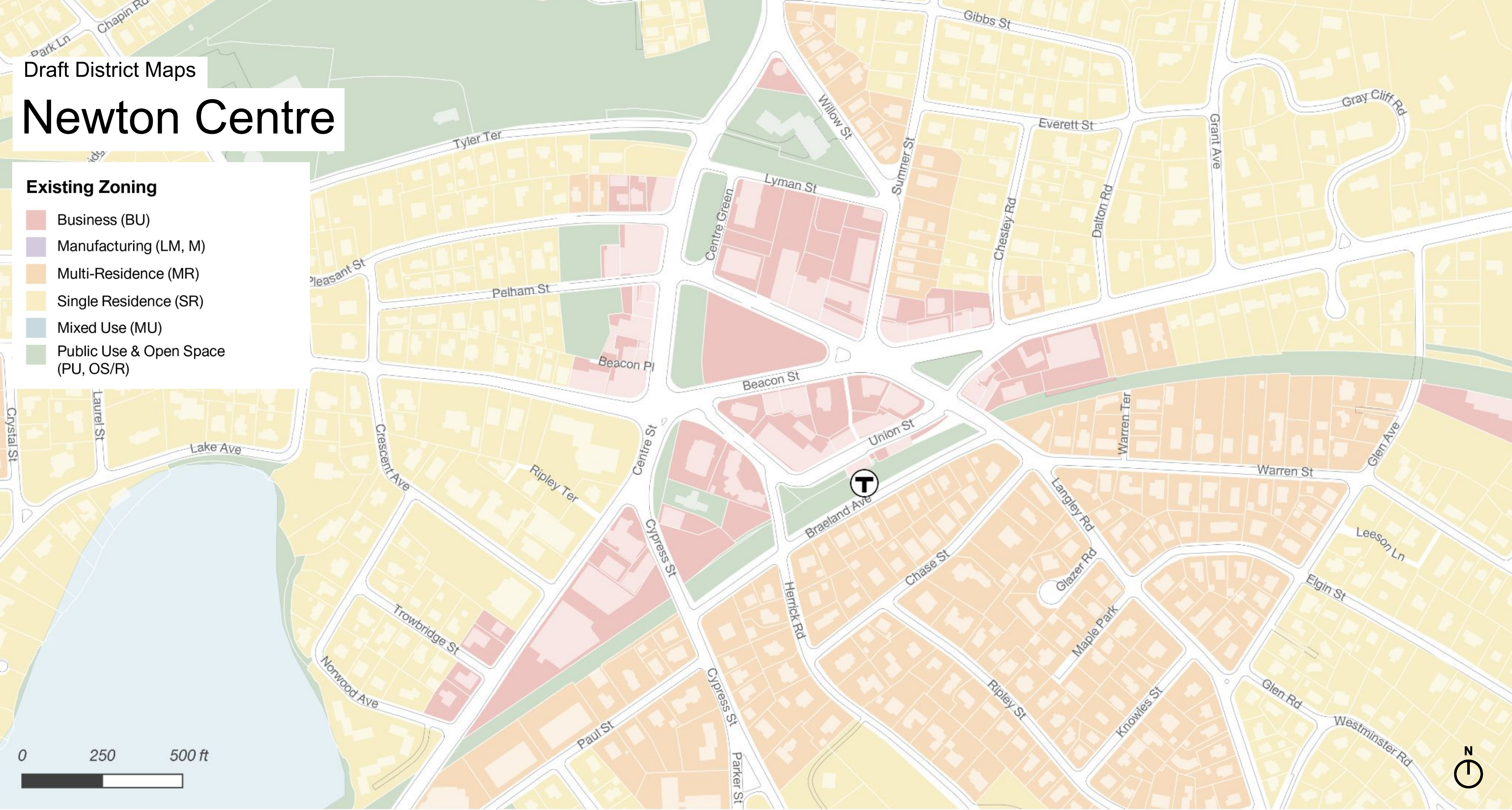




# Newton Centre

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)





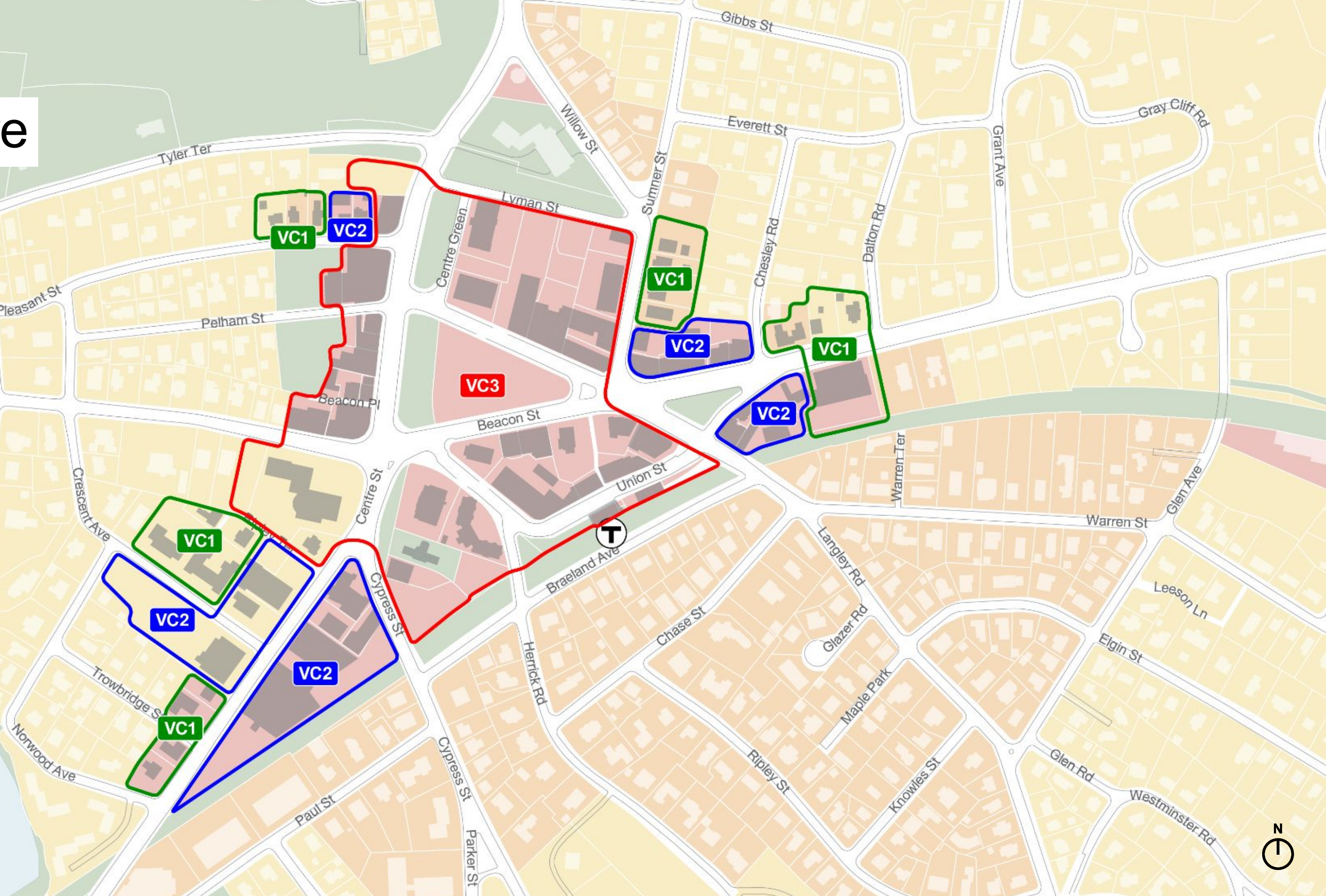
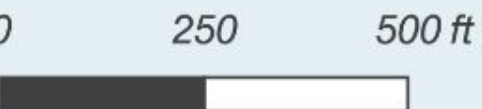
# Newton Centre

## Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

## Proposed Zoning

- Village Center 3 (VC3)**  
Category: By-Right / Special Permit  
Footprint, max: 15,000 sf / 17,500 sf  
Height, max: 4.5 stories / 5.5 stories  
Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)**  
Category: By-Right / Special Permit  
Footprint, max: 10,000 sf / 12,500 sf  
Height, max: 3.5 stories / 4.5 stories  
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)**  
Category: By-Right / Special Permit  
Footprint, max: 5,000 sf / 7,500 sf  
Height, max: 2.5 stories / 3.5 stories  
Use: Residential / Commercial, Mixed-Use





Draft District Maps

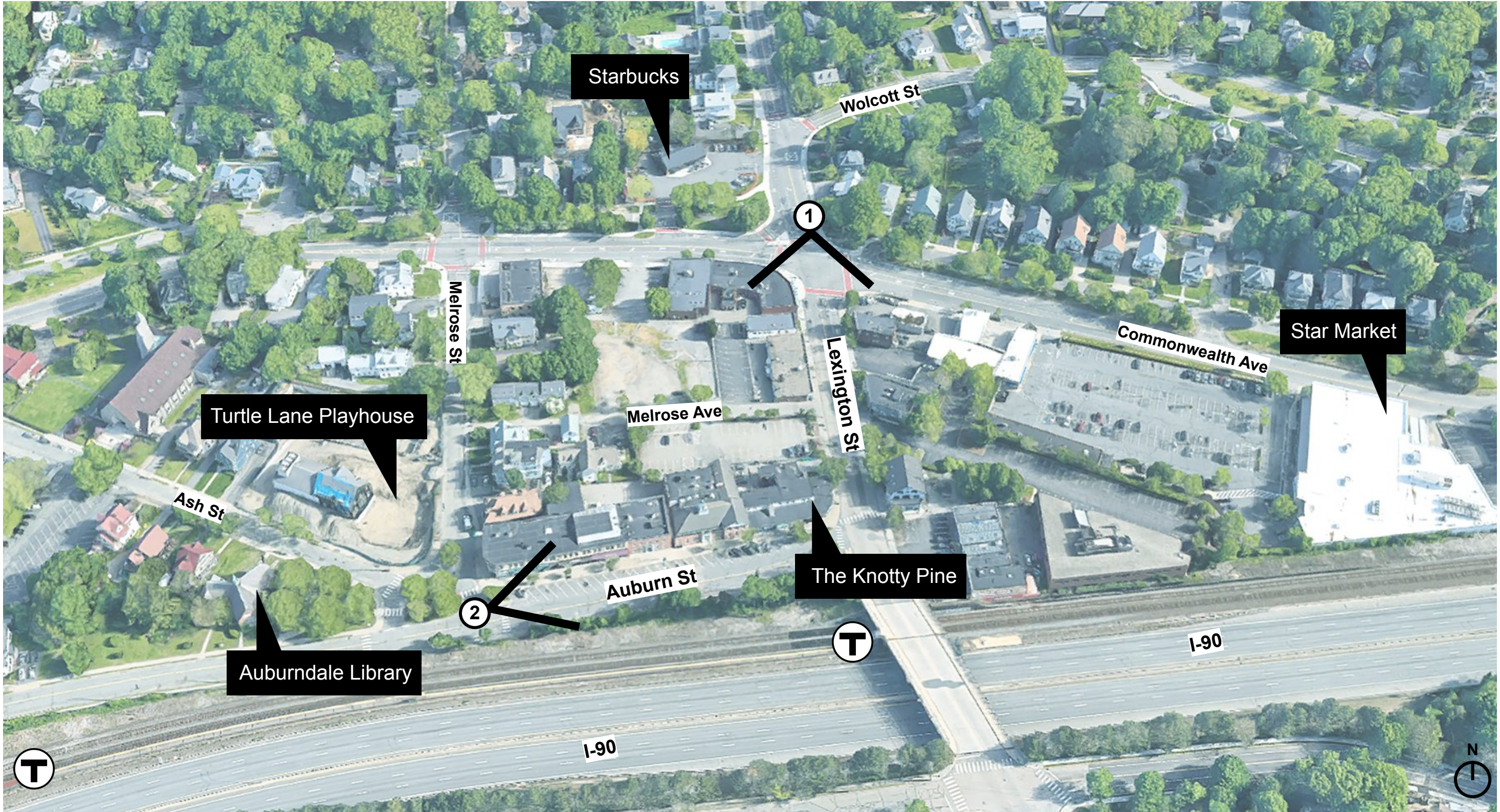
# Auburndale



1. Lexington St and Commonwealth Ave intersection



2. View down Auburn Street





# Auburndale

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)





# Auburndale

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

- VC3

Village Center 3 (VC3)

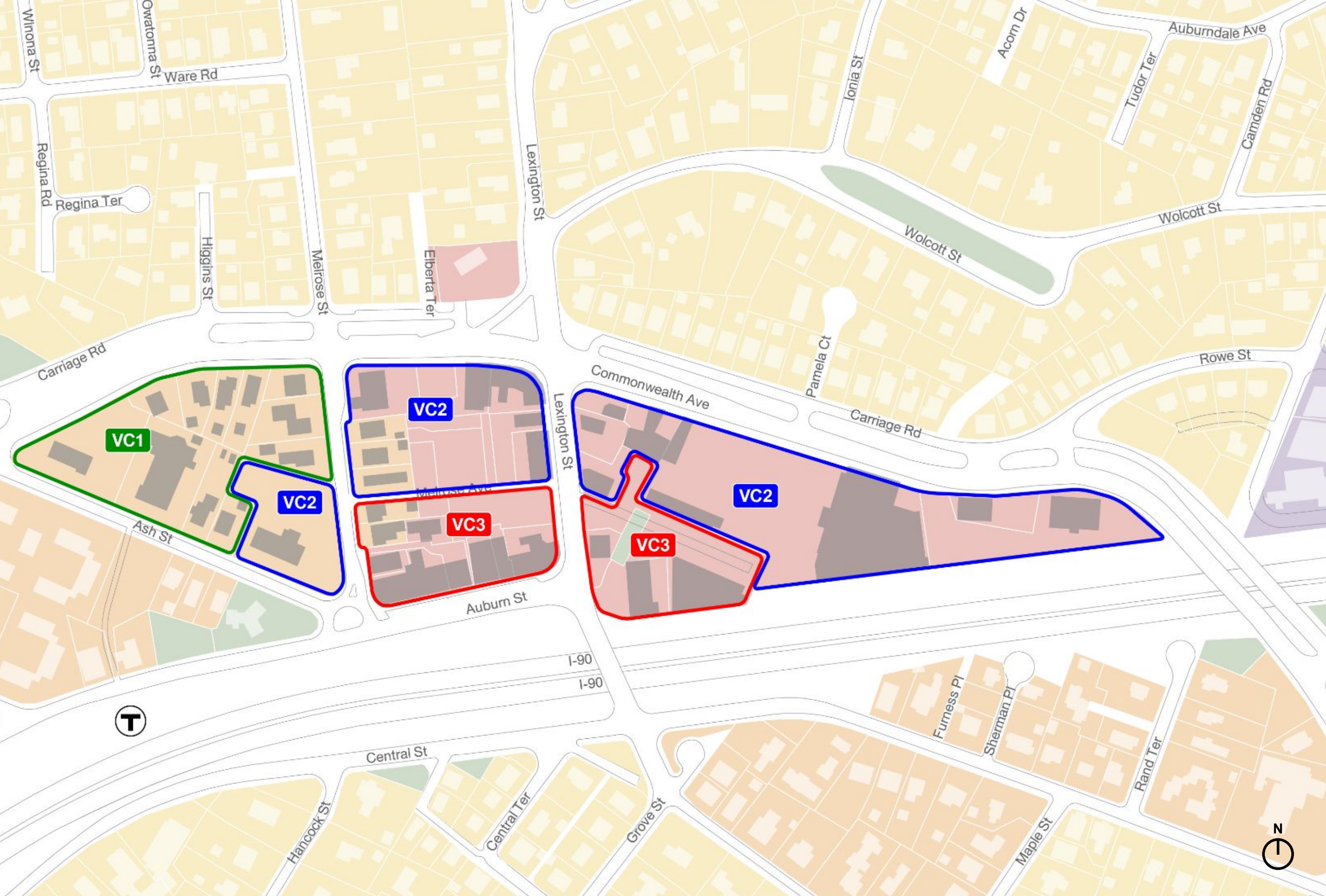
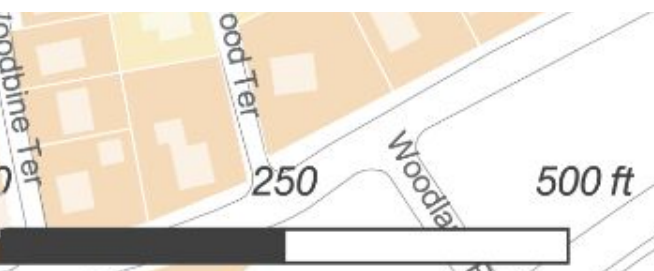
Category	By-Right / Special Permit
Footprint, max:	15,000 sf / 17,500 sf
Height, max:	4.5 stories / 5.5 stories
Use:	Residential, Commercial, Mixed-Use
- VC2

Village Center 2 (VC2)

Category	By-Right / Special Permit
Footprint, max:	10,000 sf / 12,500 sf
Height, max:	3.5 stories / 4.5 stories
Use:	Residential, Commercial, Mixed-Use
- VC1

Village Center 1 (VC1)

Category	By-Right / Special Permit
Footprint, max:	5,000 sf / 7,500 sf
Height, max:	2.5 stories / 3.5 stories
Use:	Residential / Commercial, Mixed-Use





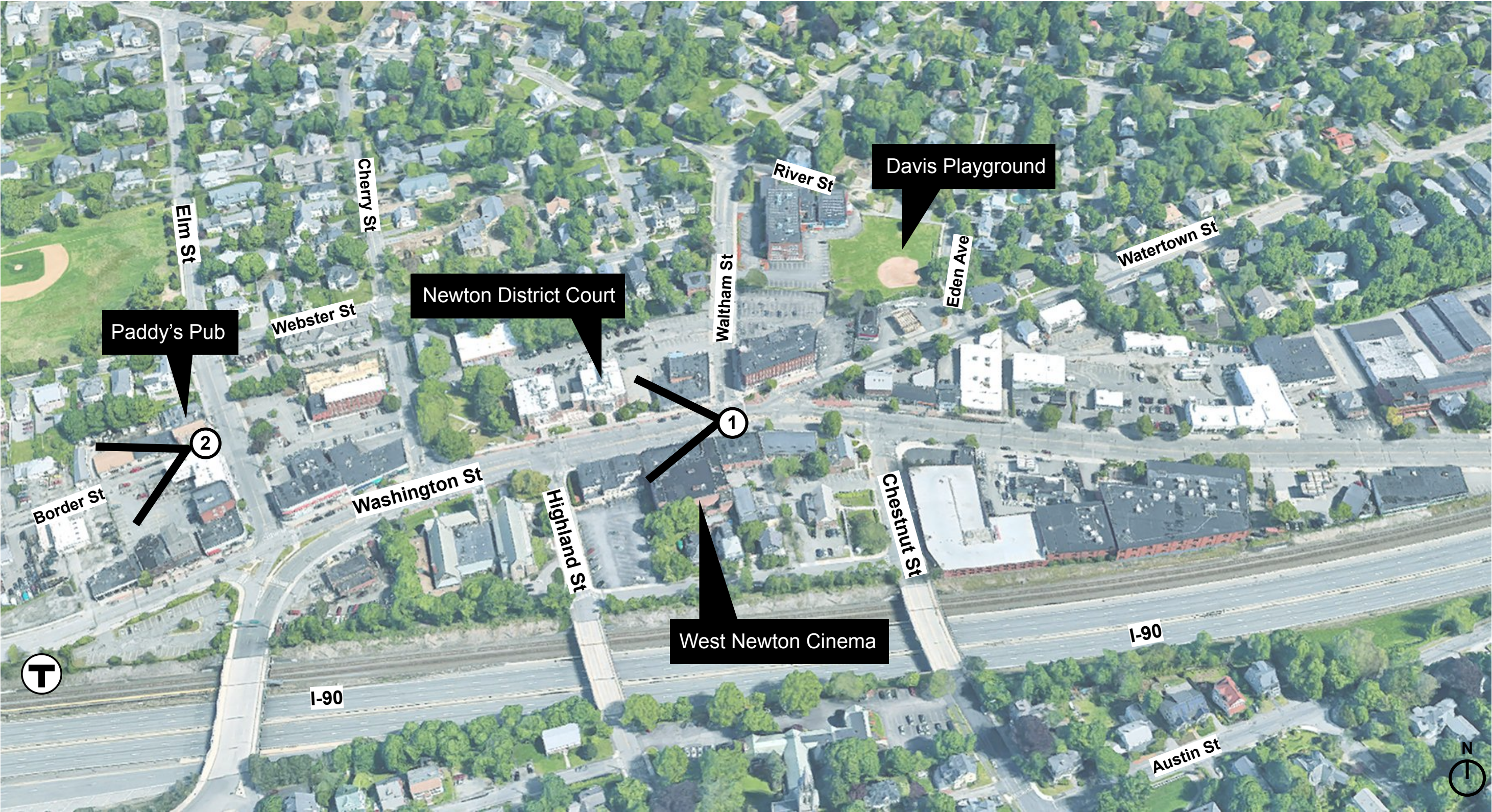
# West Newton



1. View down Washington St



2. View down Border St at Elm St

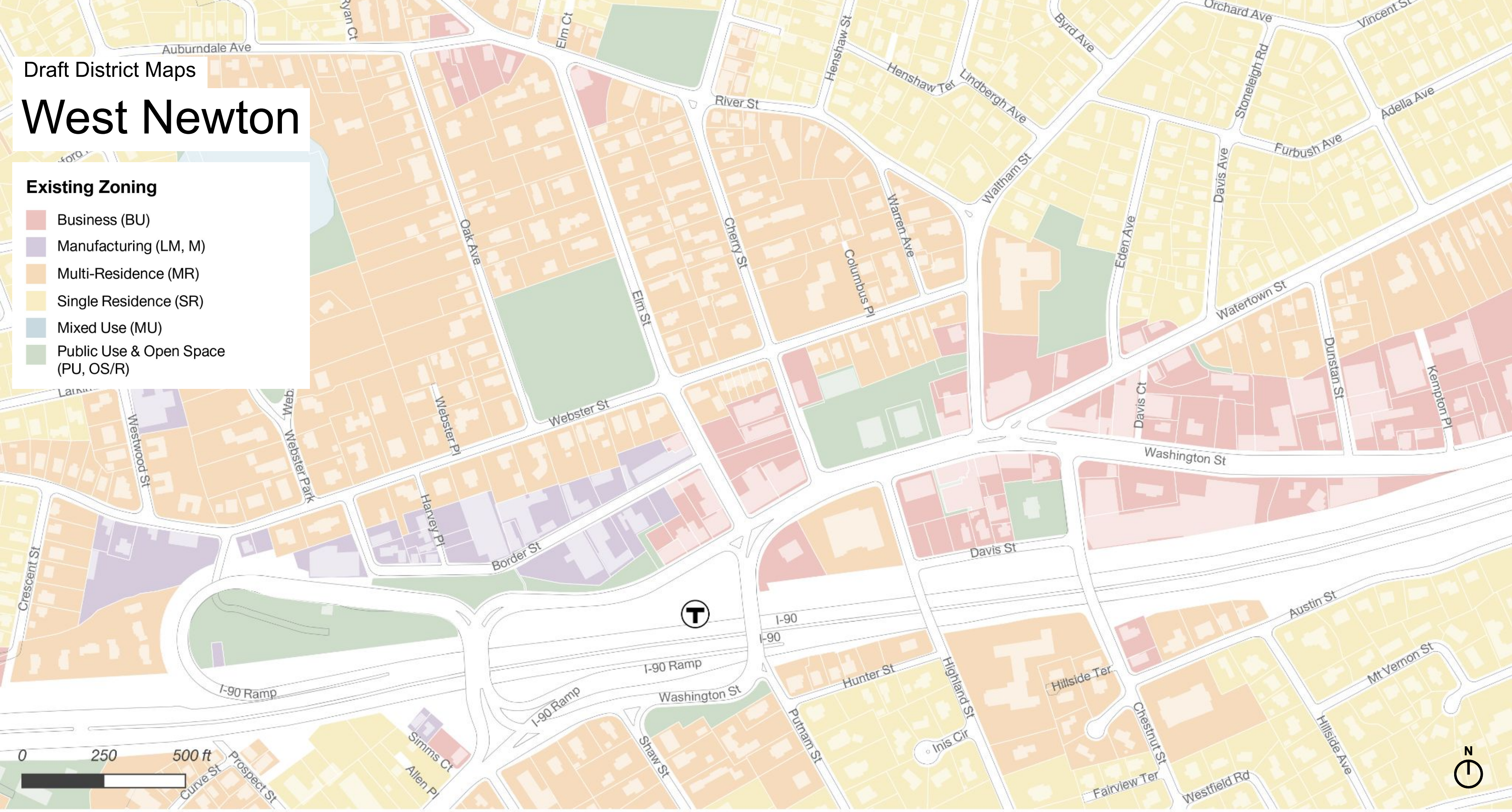




# West Newton

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
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# West Newton

## Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
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## Proposed Zoning

- VC3

Village Center 3 (VC3)

Category: By-Right / Special Permit

Footprint, max: 15,000 sf / 17,500 sf

Height, max: 4.5 stories / 5.5 stories

Use: Residential, Commercial, Mixed-Use
- VC2

Village Center 2 (VC2)

Category: By-Right / Special Permit

Footprint, max: 10,000 sf / 12,500 sf

Height, max: 3.5 stories / 4.5 stories

Use: Residential, Commercial, Mixed-Use
- VC1

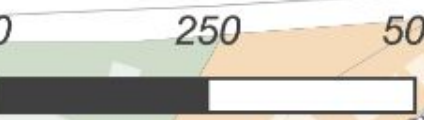
Village Center 1 (VC1)

Category: By-Right / Special Permit

Footprint, max: 5,000 sf / 7,500 sf

Height, max: 2.5 stories / 3.5 stories

Use: Residential / Commercial, Mixed-Use





Draft District Maps

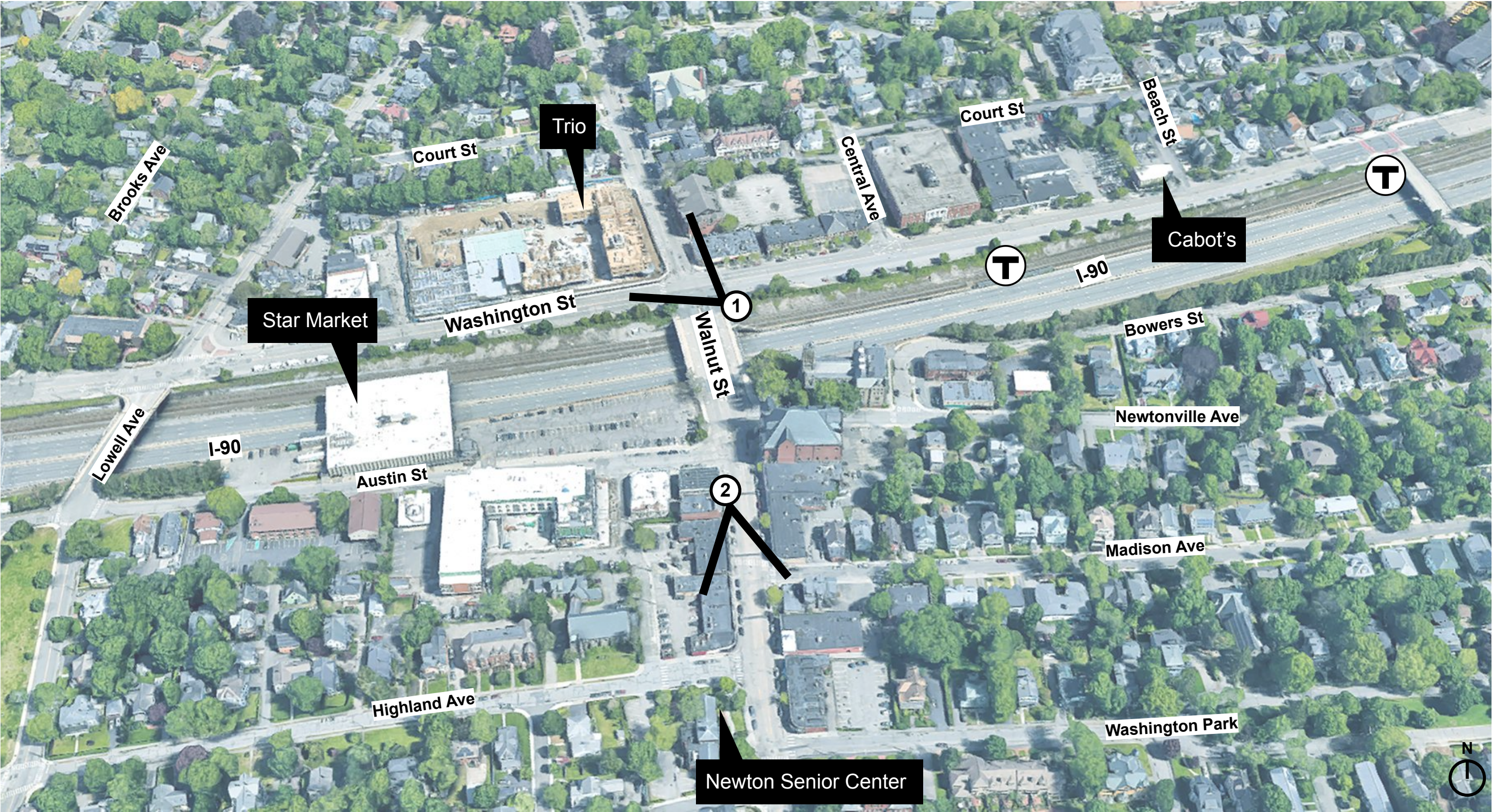
# Newtonville



1. Washington St at Walnut St



2. View down Walnut Street





# Newtonville

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)





# Newtonville

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## Proposed Zoning

- VC3

Village Center 3 (VC3)

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Footprint, max:	15,000 sf / 17,500 sf
Height, max:	4.5 stories / 5.5 stories
Use:	Residential, Commercial, Mixed-Use
- VC2

Village Center 2 (VC2)

Category	By-Right / Special Permit
Footprint, max:	10,000 sf / 12,500 sf
Height, max:	3.5 stories / 4.5 stories
Use:	Residential, Commercial, Mixed-Use
- VC1

Village Center 1 (VC1)

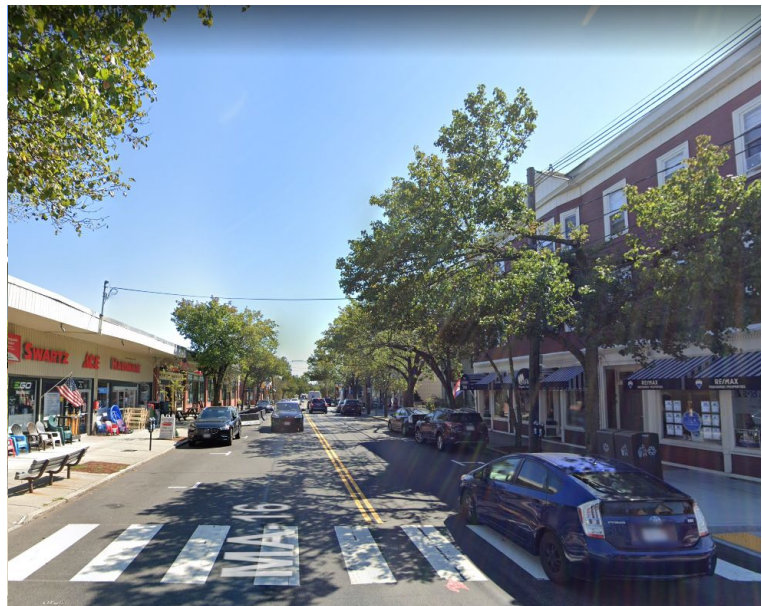
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Footprint, max:	5,000 sf / 7,500 sf
Height, max:	2.5 stories / 3.5 stories
Use:	Residential / Commercial, Mixed-Use





Draft District Maps

# Nonantum



1. Watertown St at West St



2. Watertown St at Adams St





# Nonantum

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)





# Nonantum

## Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

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Footprint, max: 10,000 sf / 12,500 sf  
Height, max: 3.5 stories / 4.5 stories  
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)**  
Category: By-Right / Special Permit  
Footprint, max: 5,000 sf / 7,500 sf  
Height, max: 2.5 stories / 3.5 stories  
Use: Residential / Commercial, Mixed-Use





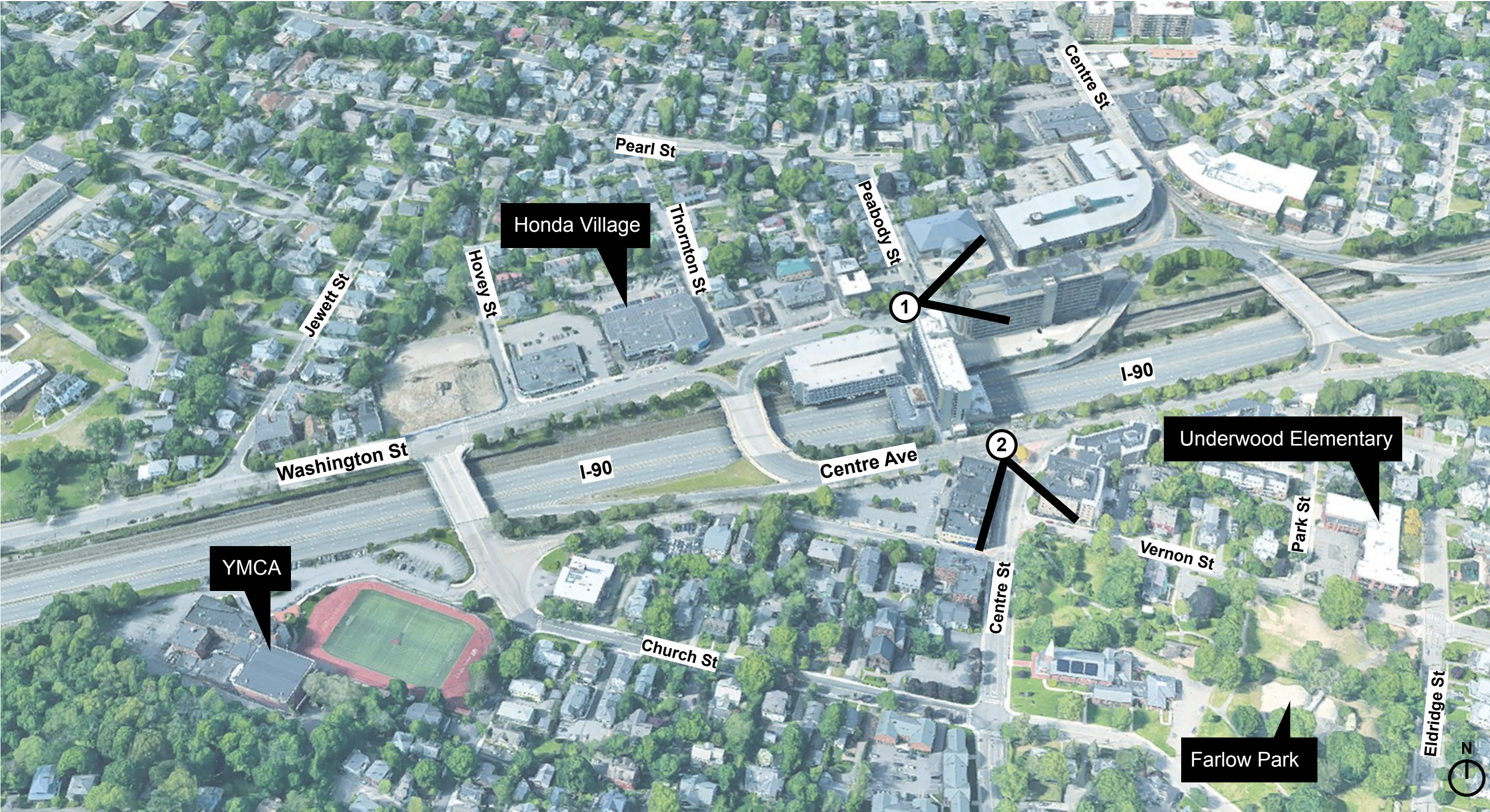
# Newton Corner



1. Washington St at Peabody St



2. View down Centre St towards Farlow Park

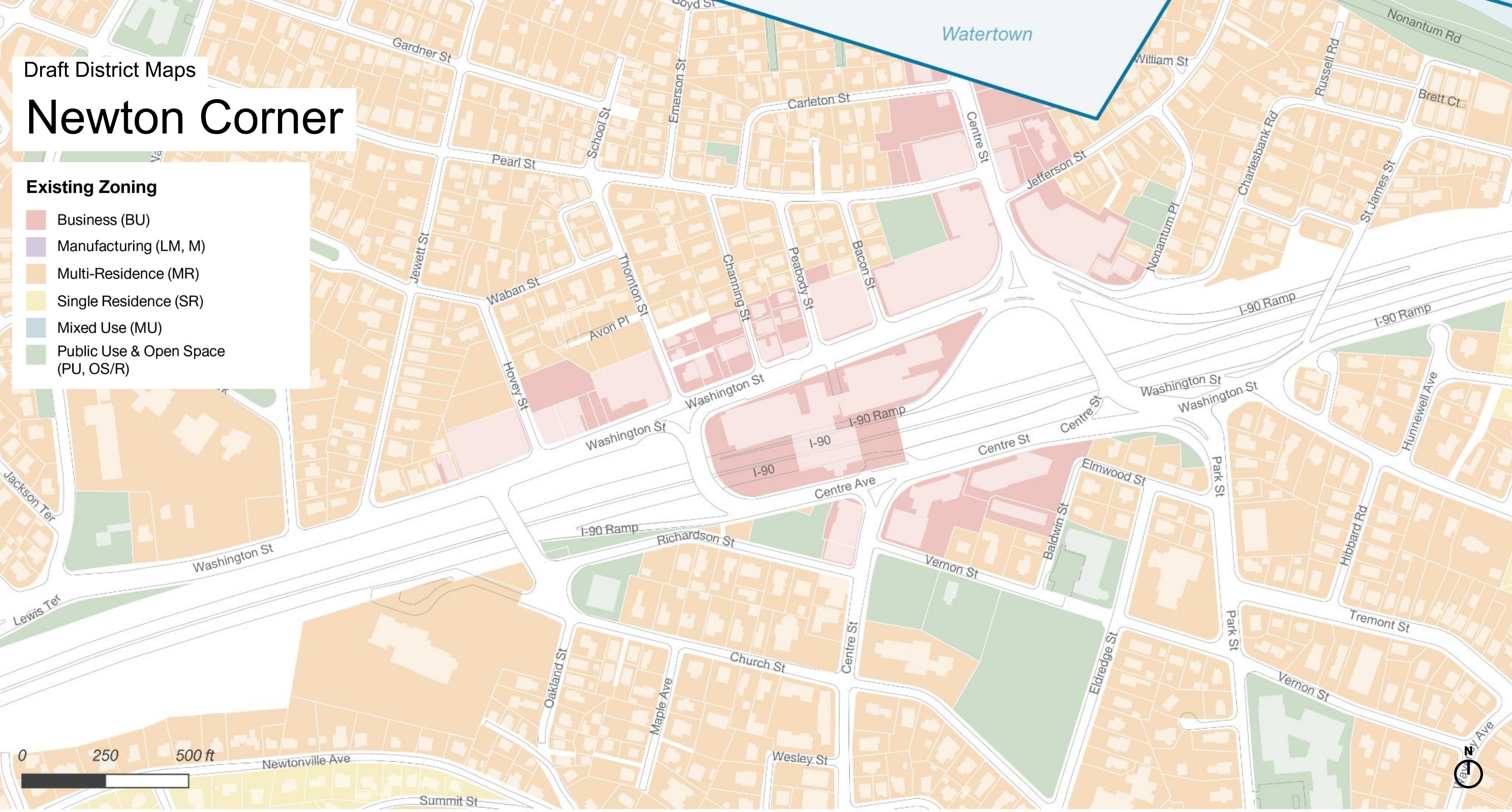




# Newton Corner

**Existing Zoning**

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
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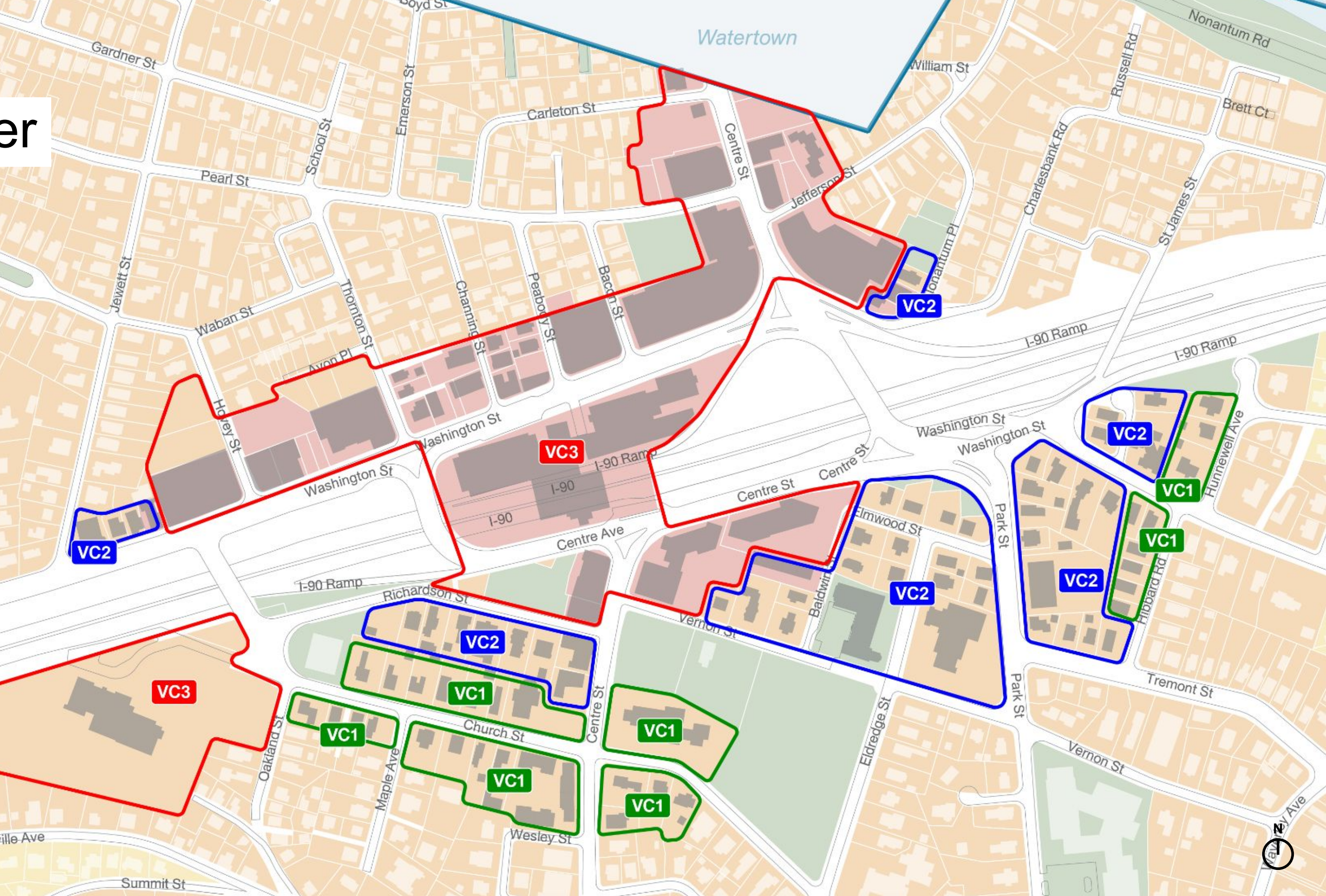
# Newton Corner

## Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

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Height, max: 4.5 stories / 5.5 stories  
Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)**  
Category: By-Right / Special Permit  
Footprint, max: 10,000 sf / 12,500 sf  
Height, max: 3.5 stories / 4.5 stories  
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)**  
Category: By-Right / Special Permit  
Footprint, max: 5,000 sf / 7,500 sf  
Height, max: 2.5 stories / 3.5 stories  
Use: Residential / Commercial, Mixed-Use





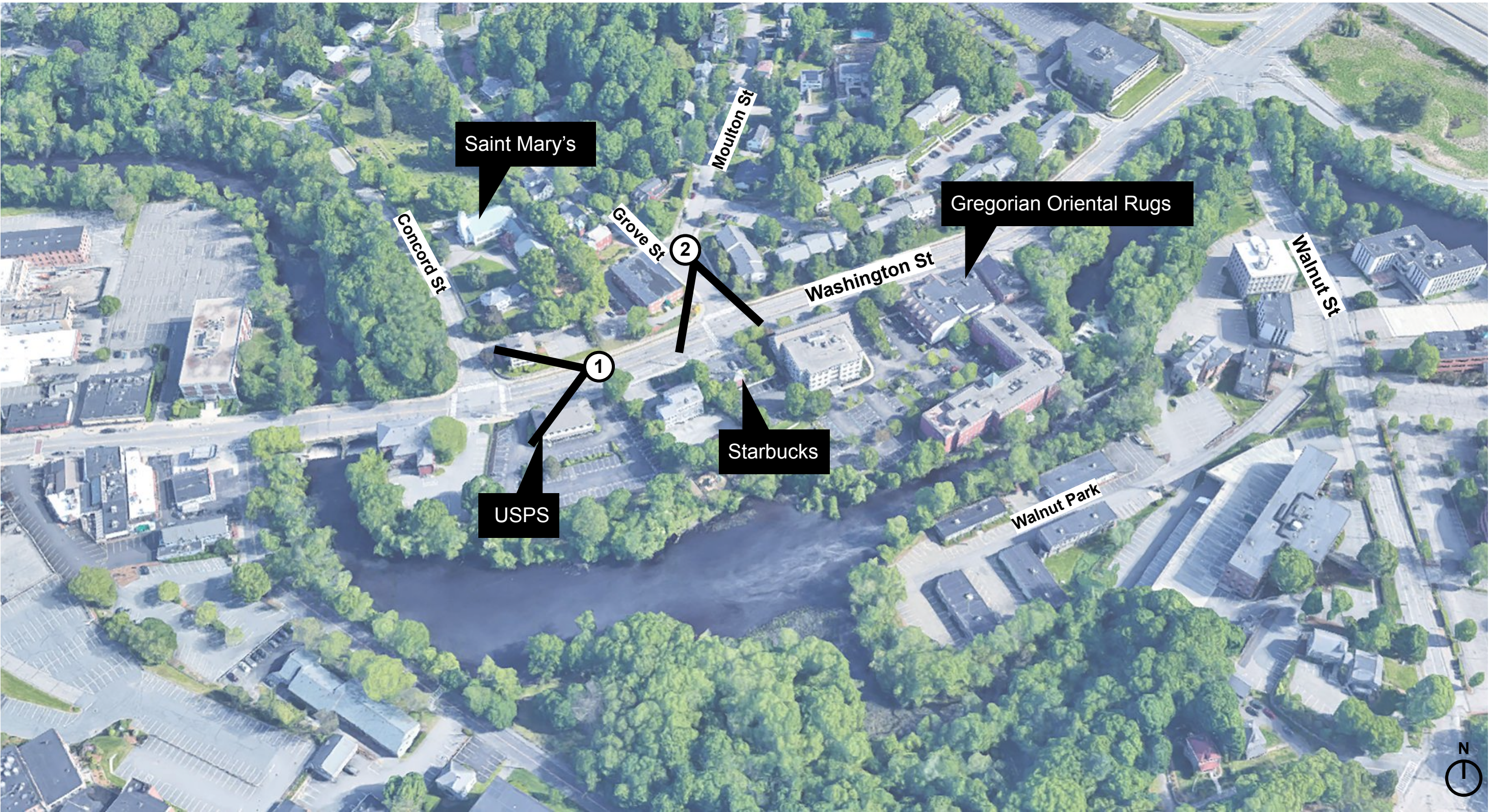
# Newton Lower Falls



1. View down Washington Street looking west



2. Grove St and Washington St





# Newton Lower Falls

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)





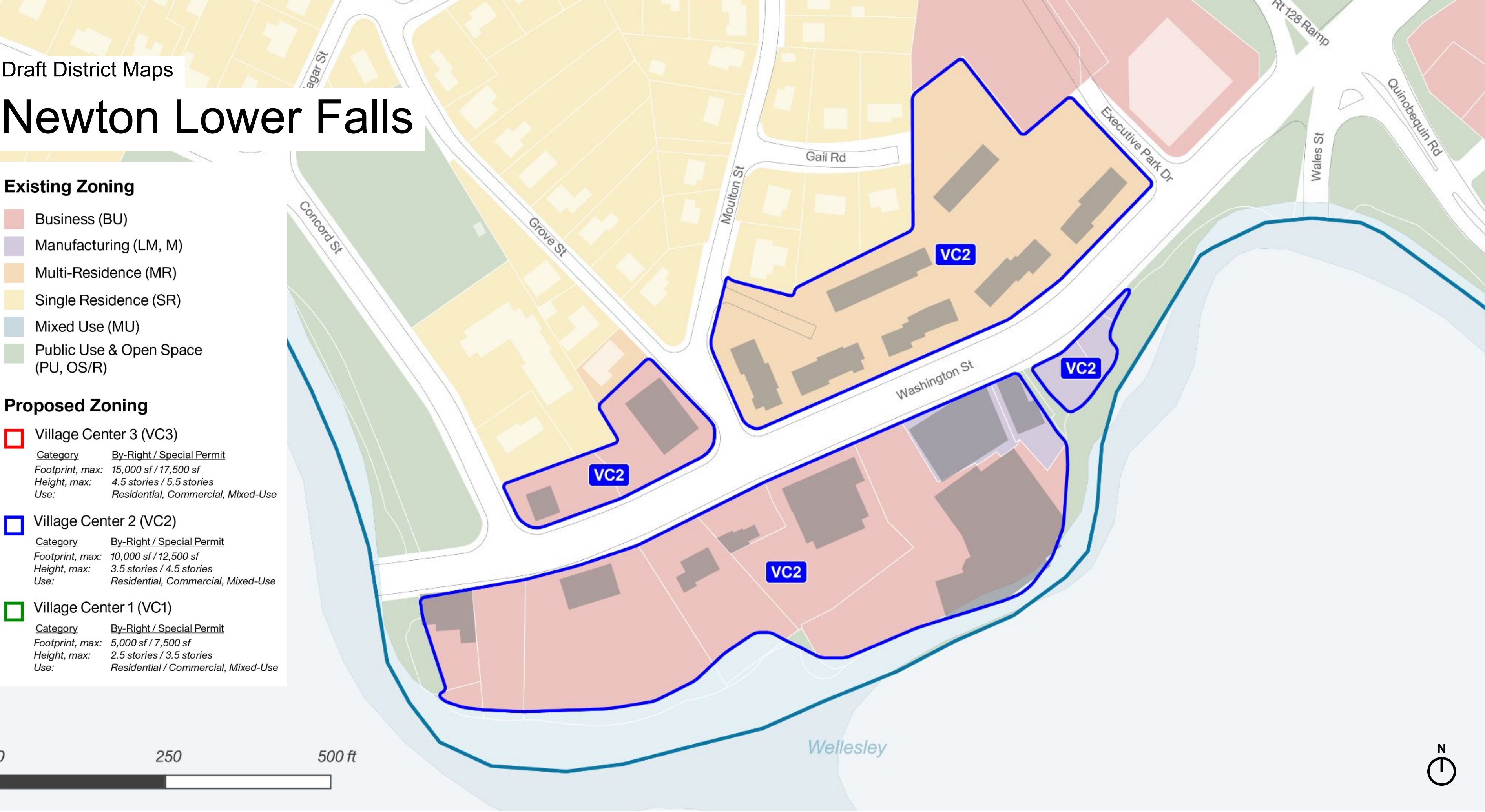
# Newton Lower Falls

Existing Zoning

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- Manufacturing (LM, M)
- Multi-Residence (MR)
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Height, max: 4.5 stories / 5.5 stories  
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Height, max: 3.5 stories / 4.5 stories  
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)  
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Footprint, max: 5,000 sf / 7,500 sf  
Height, max: 2.5 stories / 3.5 stories  
Use: Residential / Commercial, Mixed-Use





Draft District Maps

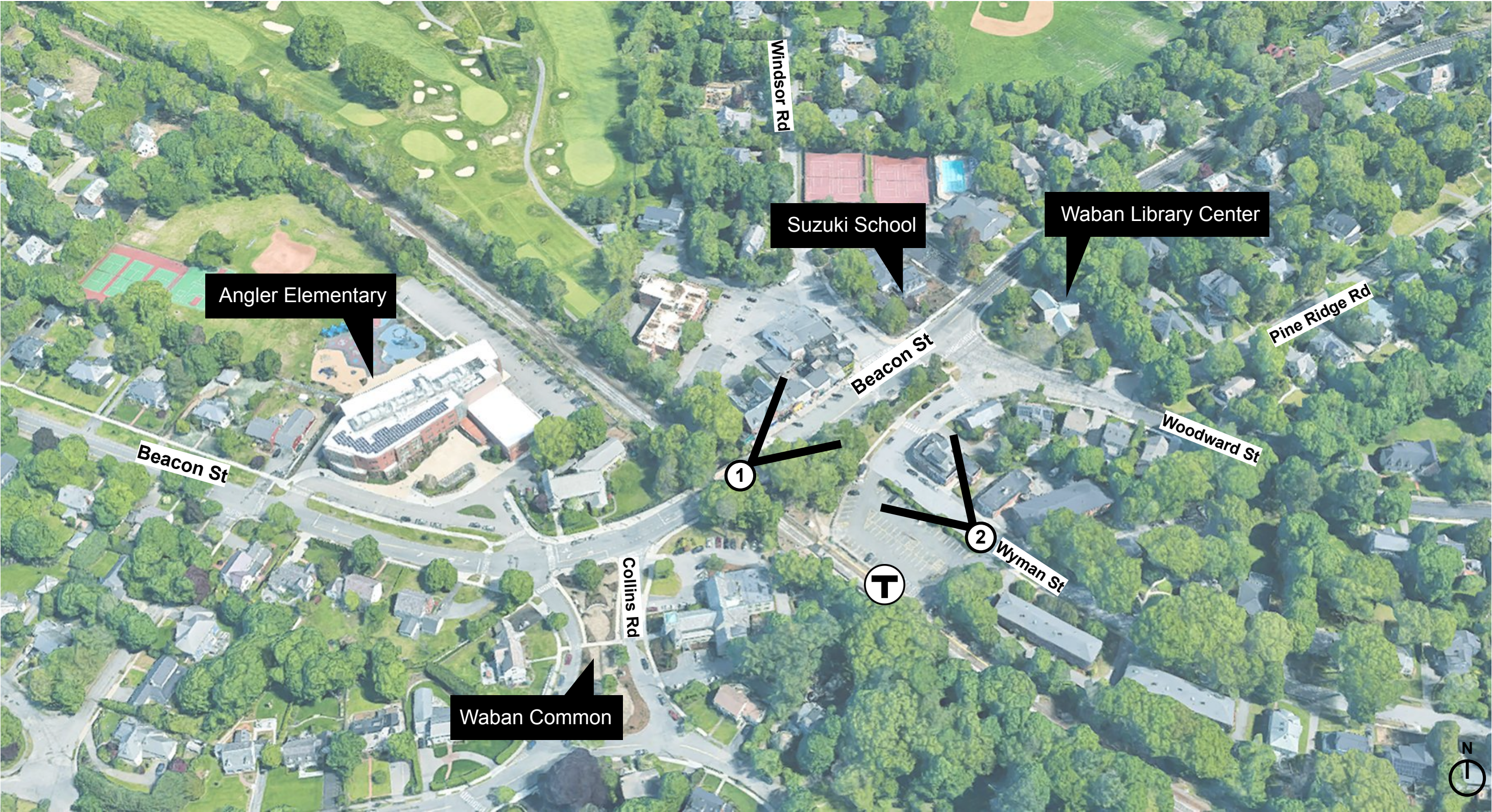
# Waban



1. View down Beacon St looking east



2. Wyman St at Waban T parking lot

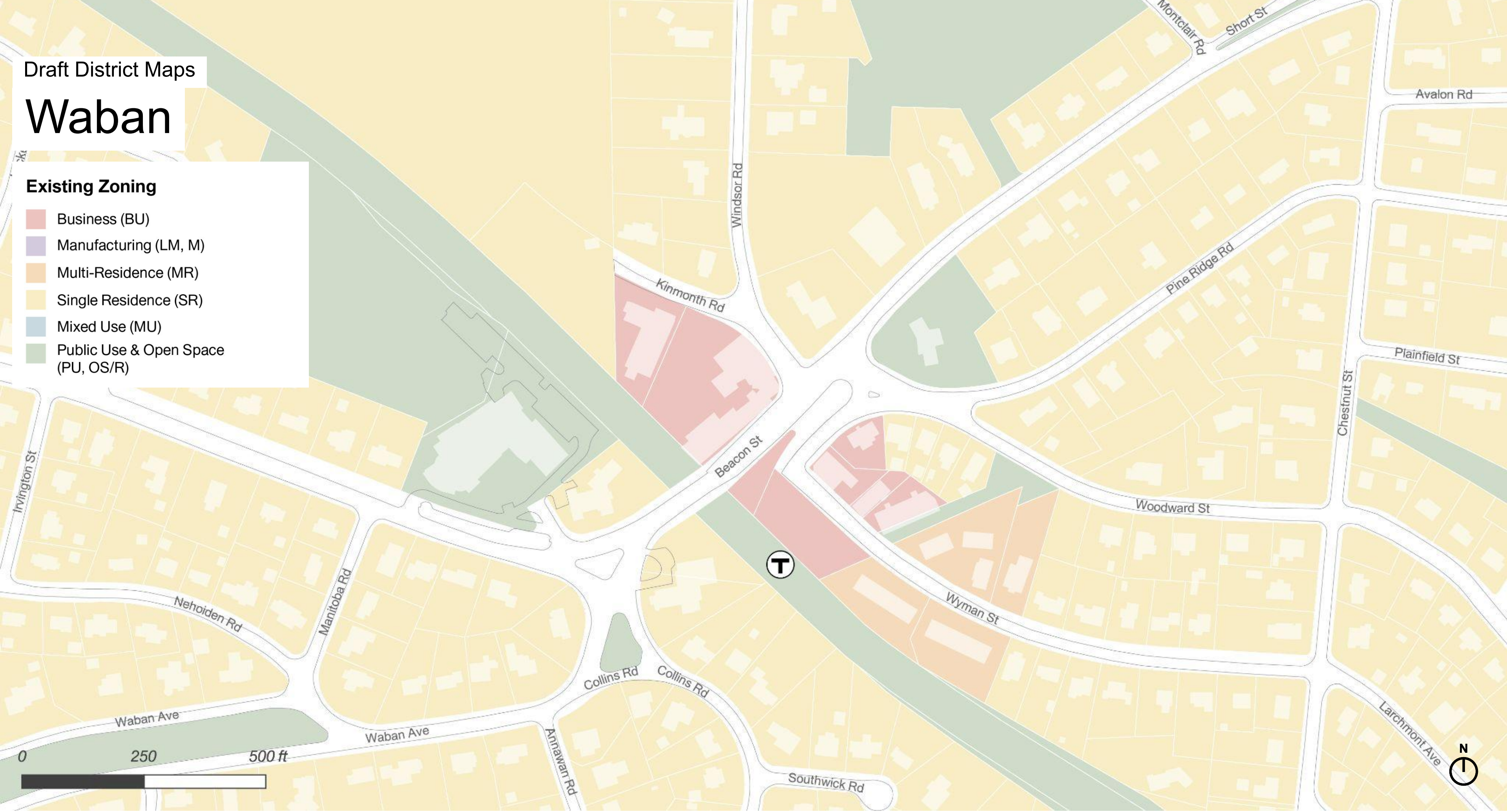




# Waban

## Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)





Draft District Maps

# Waban

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

- Village Center 3 (VC3)  

CategoryBy-Right / Special Permit

Footprint, max:15,000 sf / 17,500 sf

Height, max:4.5 stories / 5.5 stories

Use:Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)  

CategoryBy-Right / Special Permit

Footprint, max:10,000 sf / 12,500 sf

Height, max:3.5 stories / 4.5 stories

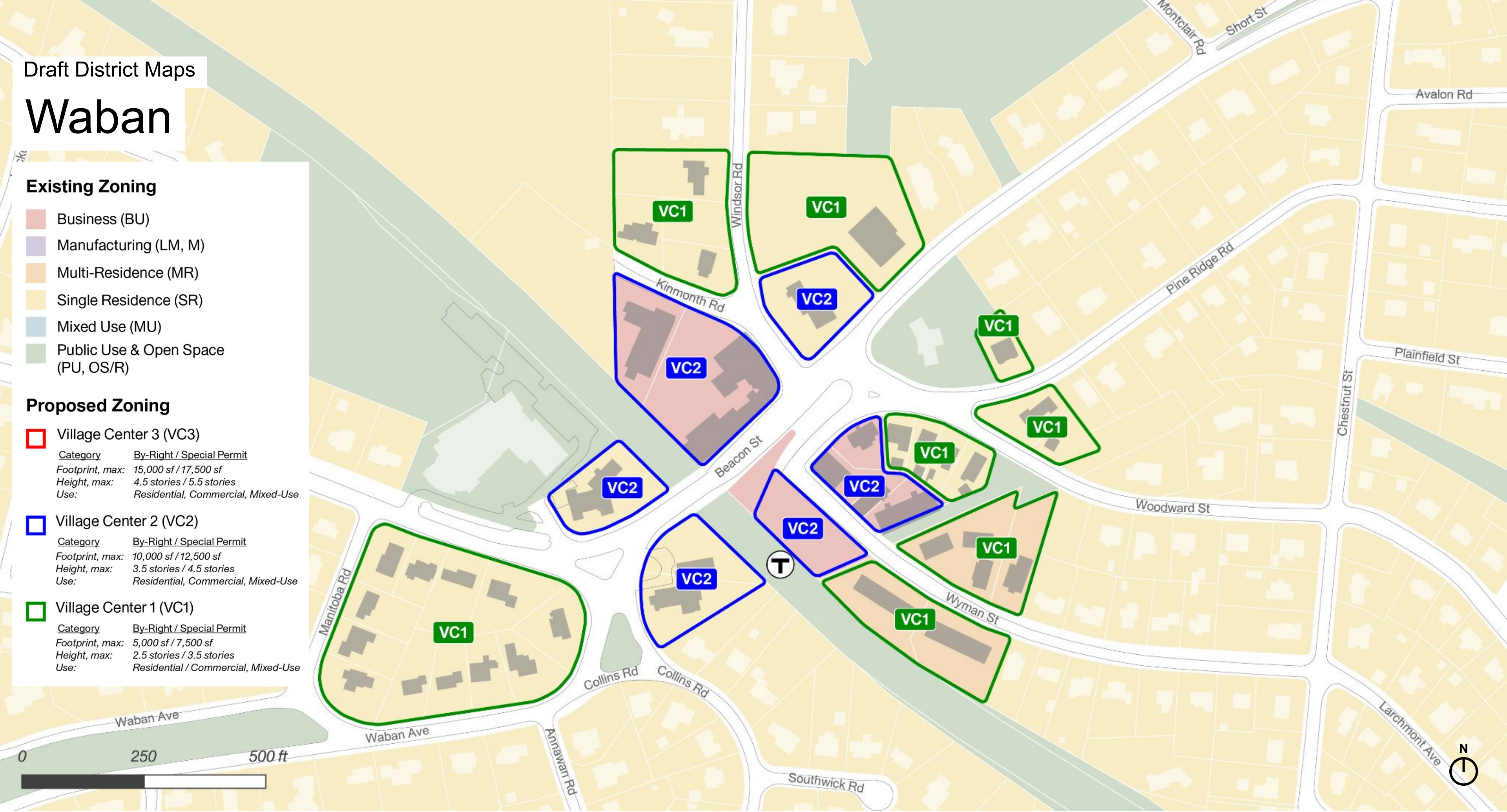
Use:Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)  

CategoryBy-Right / Special Permit

Footprint, max:5,000 sf / 7,500 sf

Height, max:2.5 stories / 3.5 stories

Use:Residential / Commercial, Mixed-Use





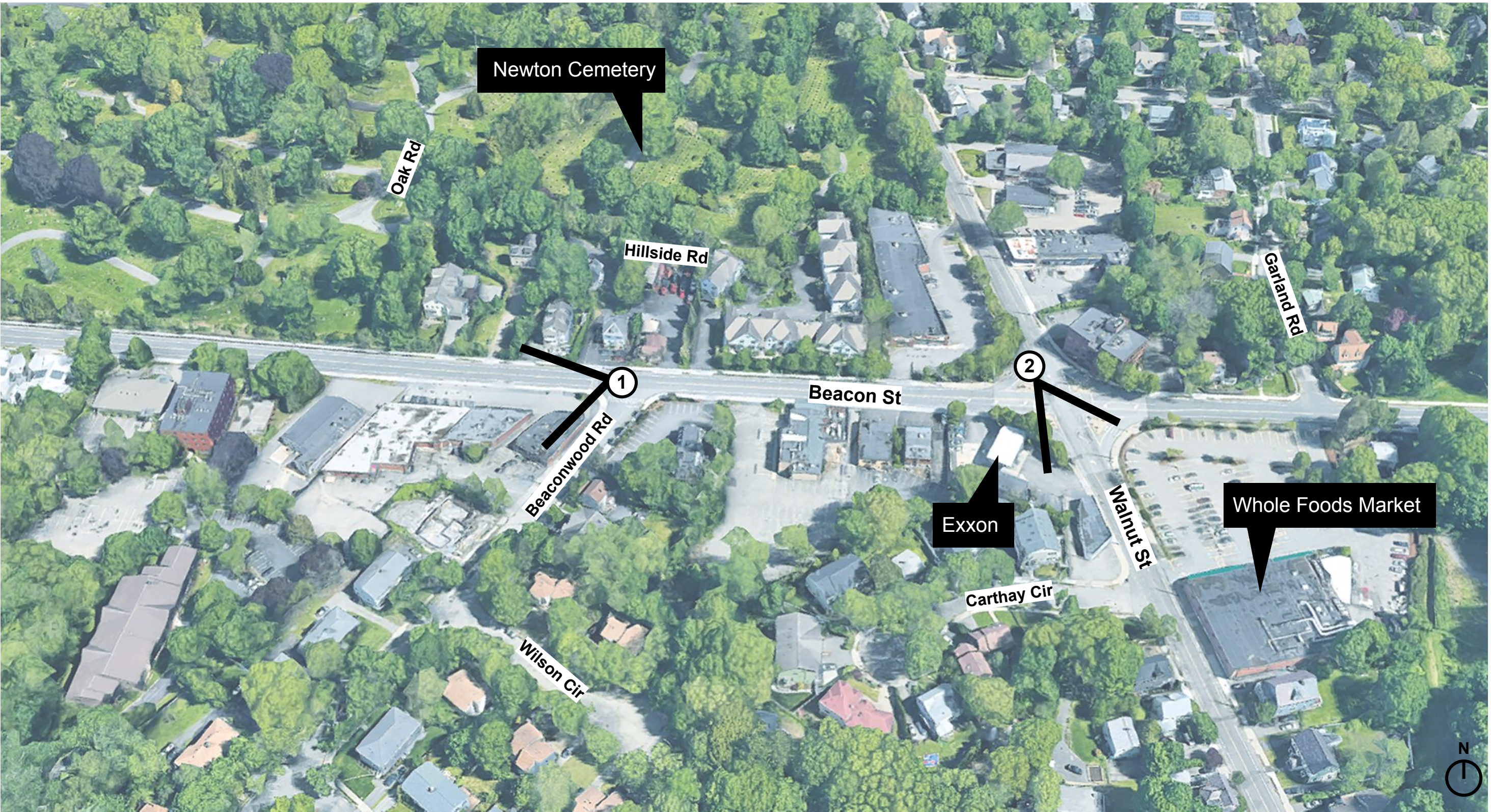
# Four Corners



1. View down Beacon St looking west



2. Walnut St and Beacon St intersection





# Four Corners

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)





# Four Corners

## Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
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## Proposed Zoning

- VC3

Village Center 3 (VC3)

Category: By-Right / Special Permit

Footprint, max: 15,000 sf / 17,500 sf

Height, max: 4.5 stories / 5.5 stories

Use: Residential, Commercial, Mixed-Use
- VC2

Village Center 2 (VC2)

Category: By-Right / Special Permit

Footprint, max: 10,000 sf / 12,500 sf

Height, max: 3.5 stories / 4.5 stories

Use: Residential, Commercial, Mixed-Use
- VC1

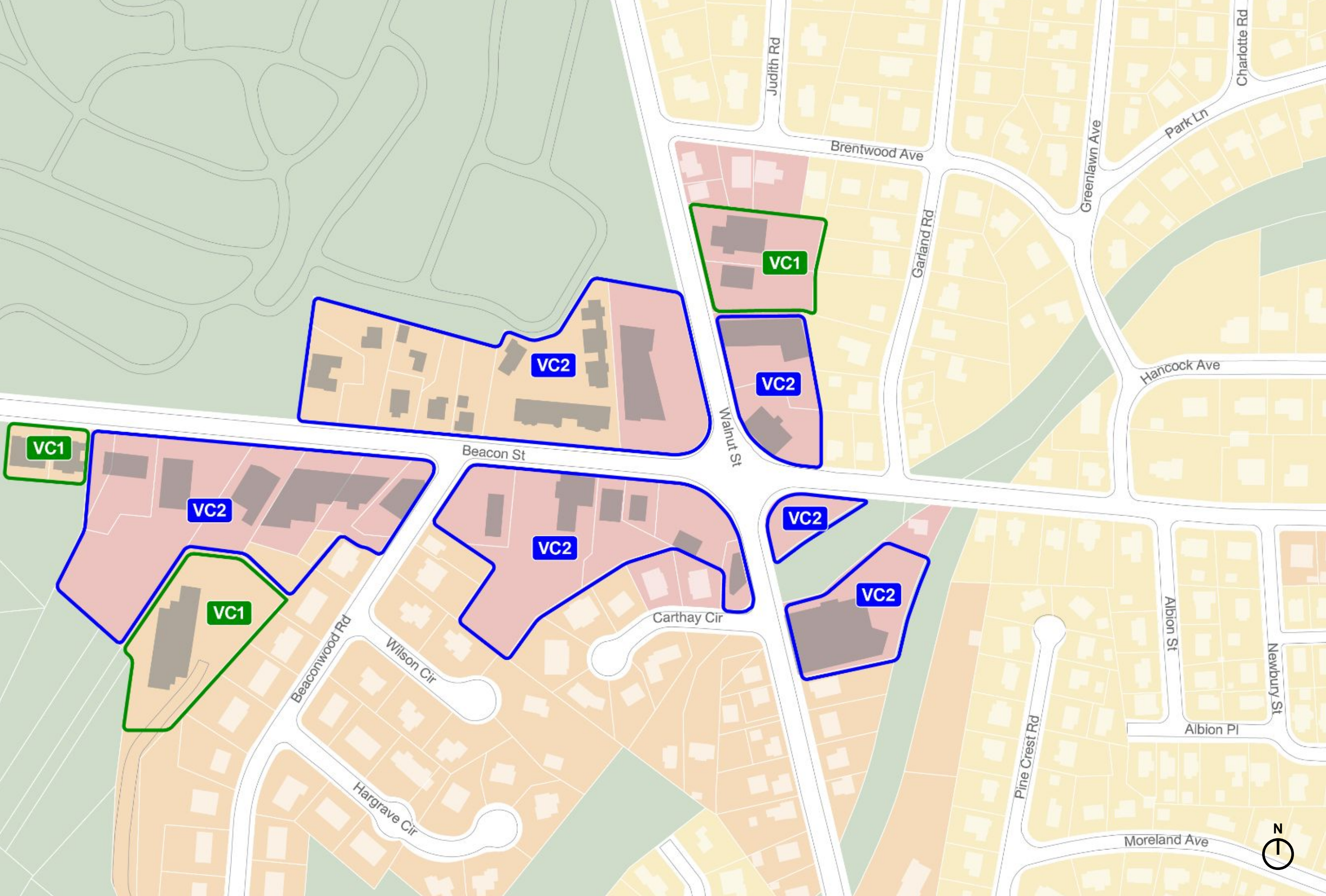
Village Center 1 (VC1)

Category: By-Right / Special Permit

Footprint, max: 5,000 sf / 7,500 sf

Height, max: 2.5 stories / 3.5 stories

Use: Residential / Commercial, Mixed-Use





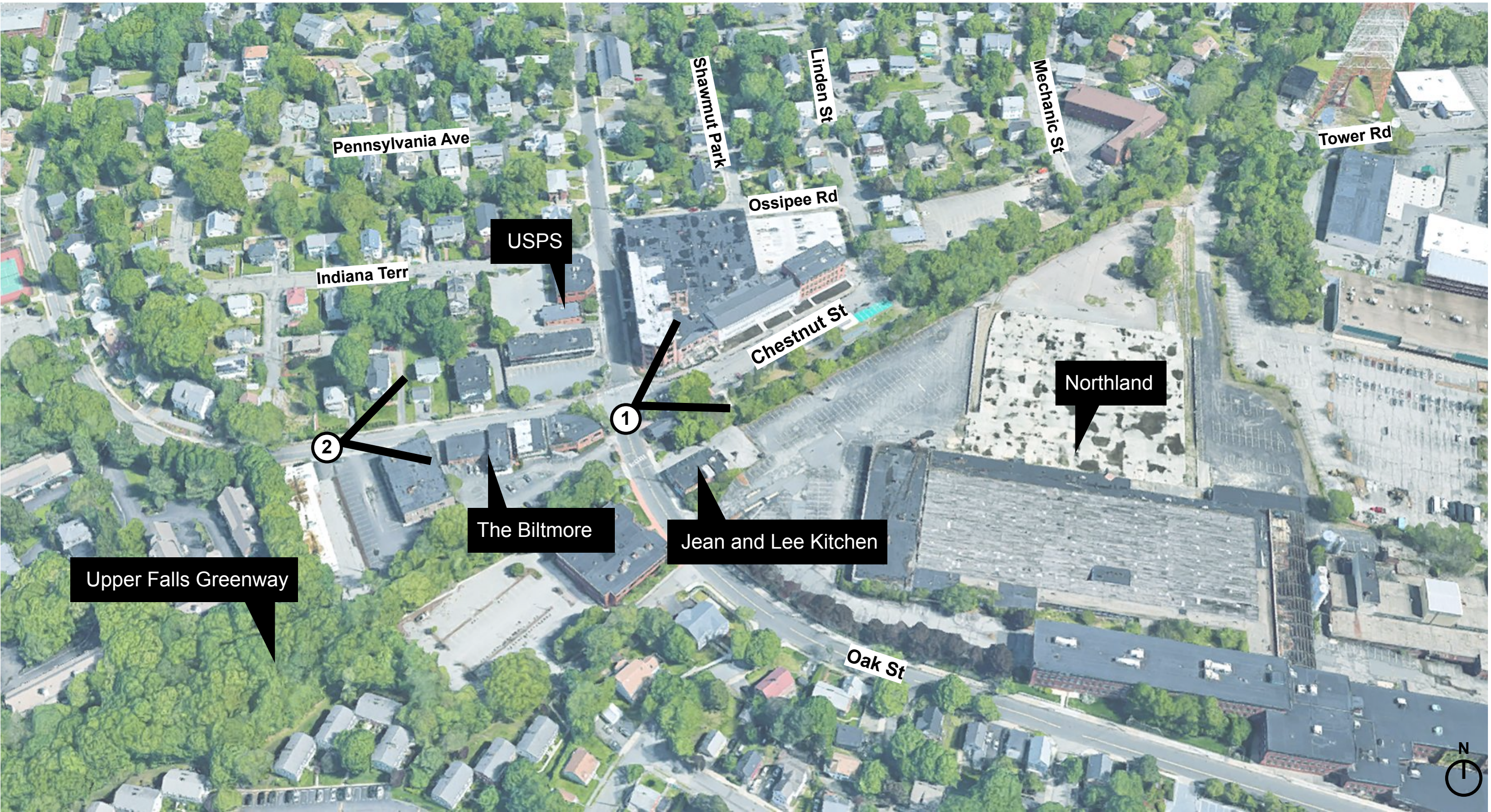
# Upper Falls (Pettee Square)



1. Oak St and Chestnut St intersection



2. View down Chestnut St





# Upper Falls (Pettee Square)

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)





# Upper Falls (Pettee Square)

## Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

## Proposed Zoning

- Village Center 3 (VC3)**  
Category: By-Right / Special Permit  
Footprint, max: 15,000 sf / 17,500 sf  
Height, max: 4.5 stories / 5.5 stories  
Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)**  
Category: By-Right / Special Permit  
Footprint, max: 10,000 sf / 12,500 sf  
Height, max: 3.5 stories / 4.5 stories  
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)**  
Category: By-Right / Special Permit  
Footprint, max: 5,000 sf / 7,500 sf  
Height, max: 2.5 stories / 3.5 stories  
Use: Residential / Commercial, Mixed-Use





# Newton Highlands



1. Lincoln St at Walnut St intersection



2. View down Walnut St looking north

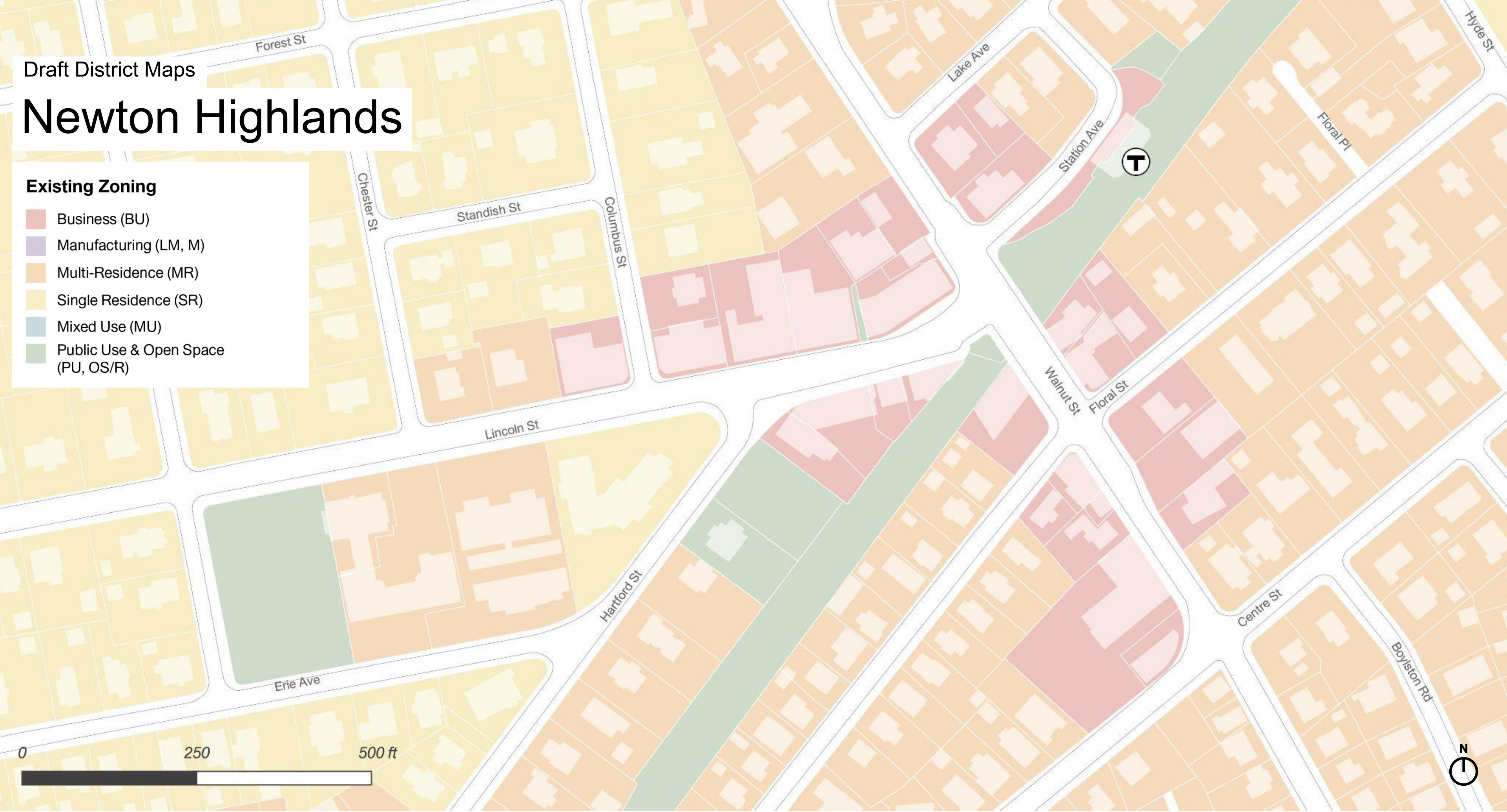




# Newton Highlands

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
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# Newton Highlands

## Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

## Proposed Zoning

- VC3

Village Center 3 (VC3)

Category: By-Right / Special Permit

Footprint, max: 15,000 sf / 17,500 sf

Height, max: 4.5 stories / 5.5 stories

Use: Residential, Commercial, Mixed-Use
- VC2

Village Center 2 (VC2)

Category: By-Right / Special Permit

Footprint, max: 10,000 sf / 12,500 sf

Height, max: 3.5 stories / 4.5 stories

Use: Residential, Commercial, Mixed-Use
- VC1

Village Center 1 (VC1)

Category: By-Right / Special Permit

Footprint, max: 5,000 sf / 7,500 sf

Height, max: 2.5 stories / 3.5 stories

Use: Residential / Commercial, Mixed-Use





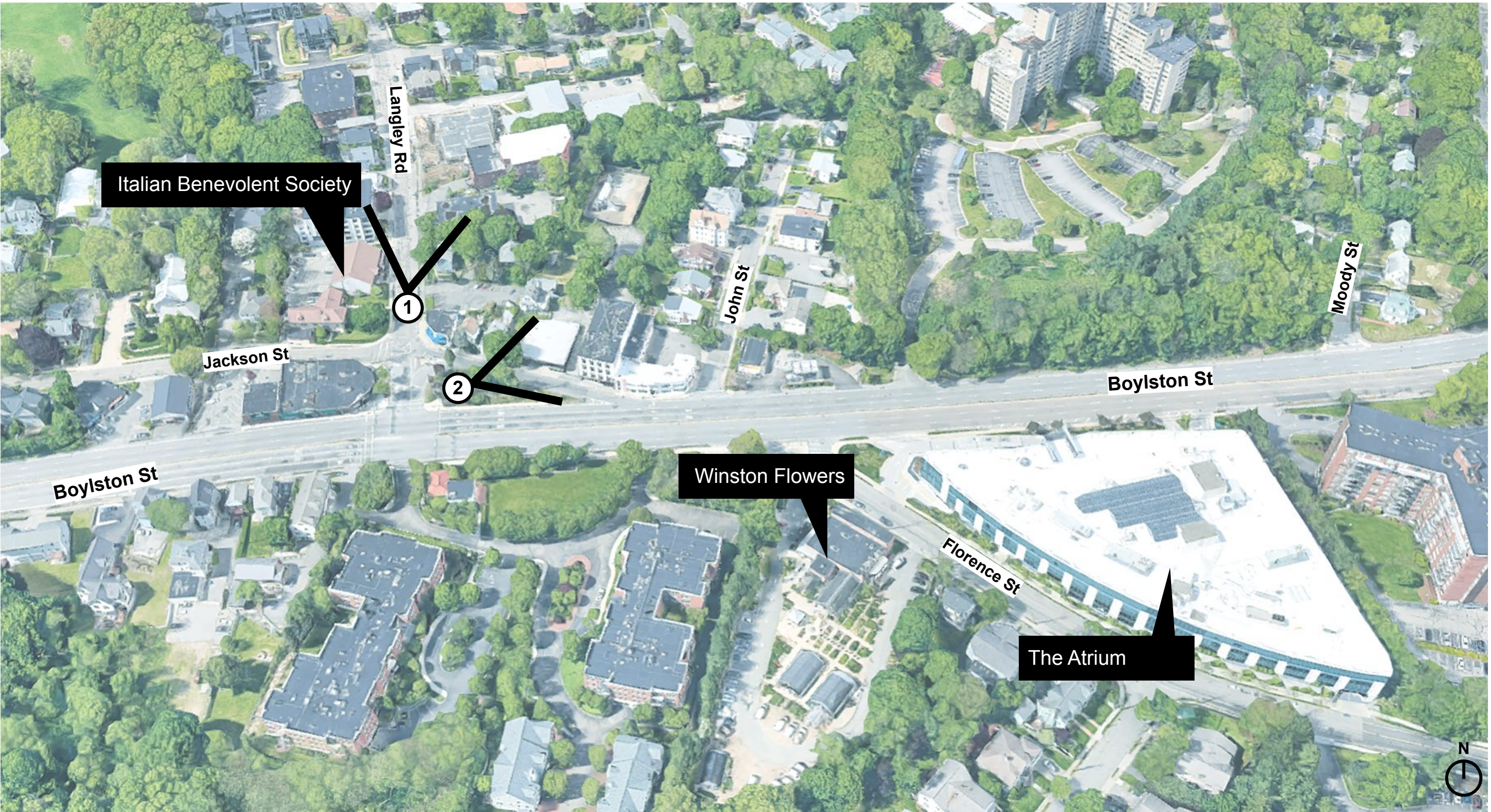
# Thompsonville



1. View down Langley Rd looking north



2. View down Jackson St at Route 9

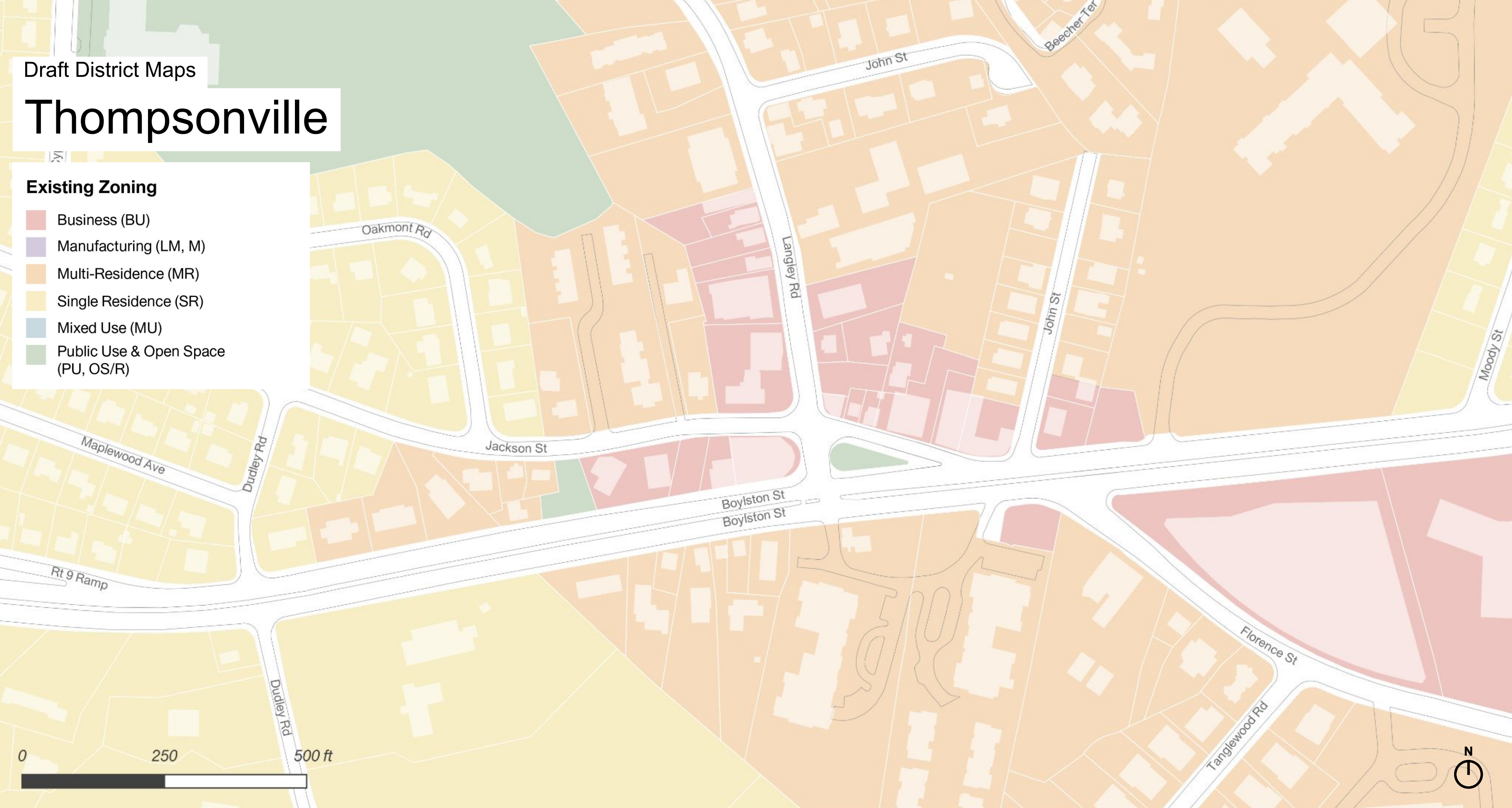




# Thompsonville

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
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- Public Use & Open Space (PU, OS/R)





# Thompsonville

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

- Village Center 3 (VC3)

Category: By-Right / Special Permit

Footprint, max: 15,000 sf / 17,500 sf

Height, max: 4.5 stories / 5.5 stories

Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)

Category: By-Right / Special Permit

Footprint, max: 10,000 sf / 12,500 sf

Height, max: 3.5 stories / 4.5 stories

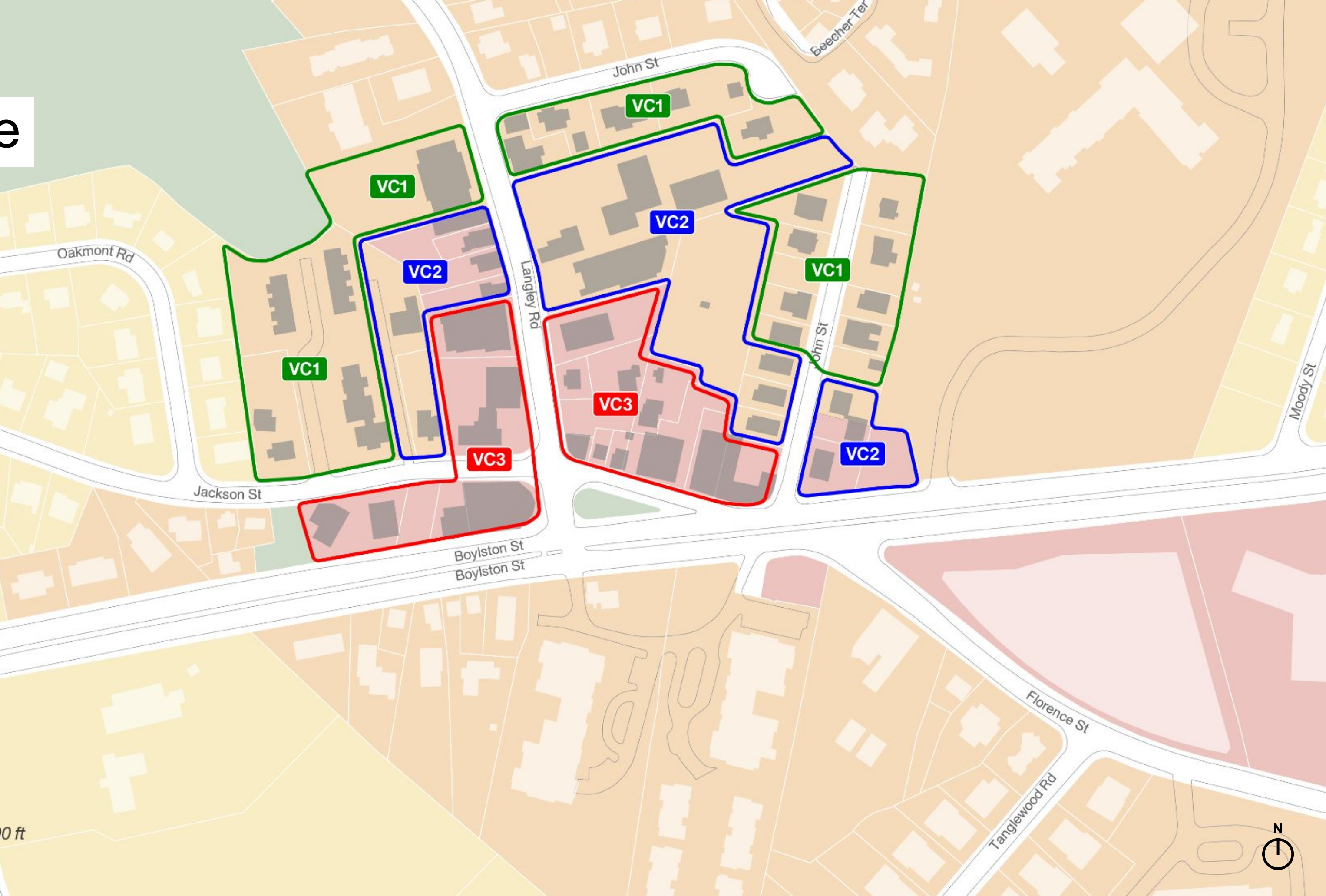
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)

Category: By-Right / Special Permit

Footprint, max: 5,000 sf / 7,500 sf

Height, max: 2.5 stories / 3.5 stories

Use: Residential / Commercial, Mixed-Use





# Calendar Towards Potential Adoption

1. Where we are
2. Recap of Zoning Approach
3. Draft maps of Village Center Districts
4. **Next Steps**

This first draft of village center zoning maps is meant to be reviewed and updated. Moving forward, the team will work with the City Council and the broader community to refine the village center boundaries and zoning text.



Next Steps

# Calendar

