City of Newton Zoning & Planning Committee

Village Center Rezoning Phase 3: District Mapping

October 24, 2022

Docket # 38-22

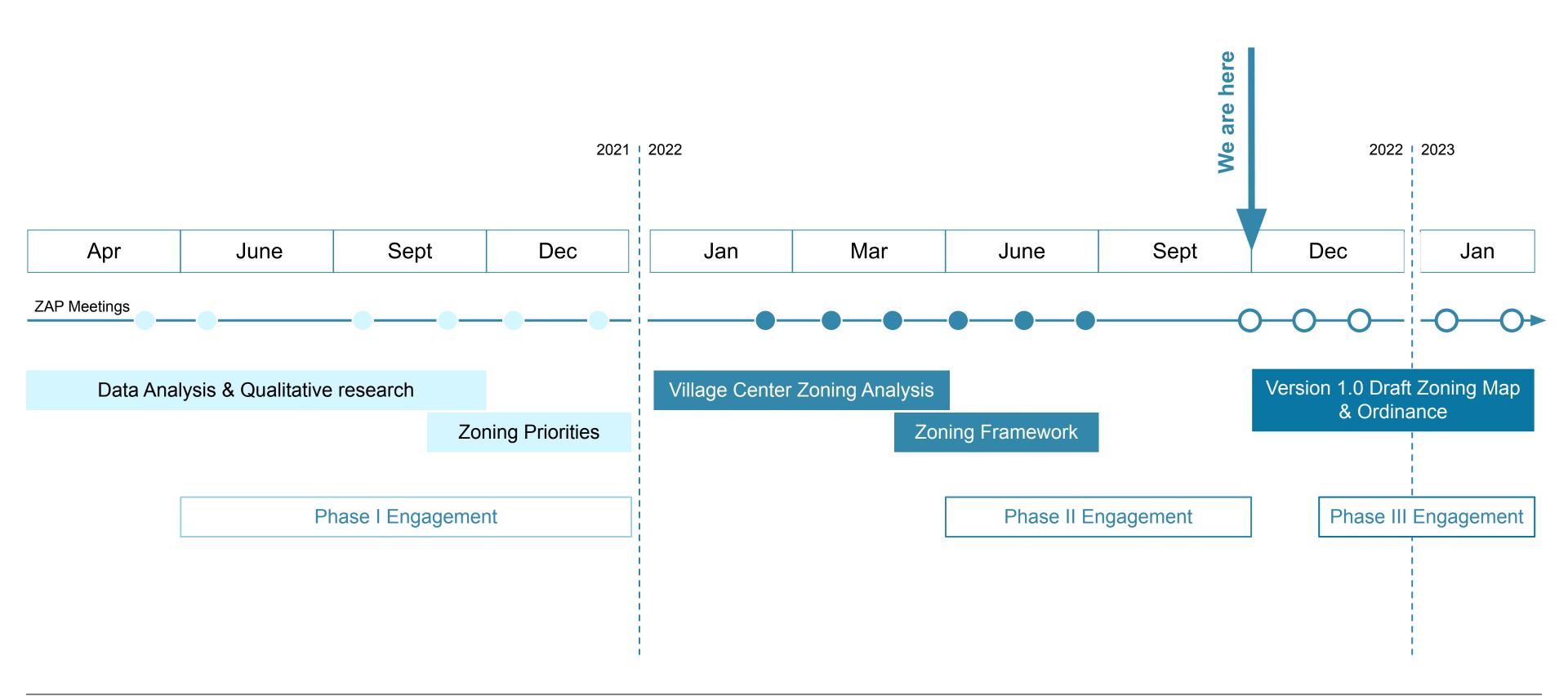
Zoning (Redesign

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

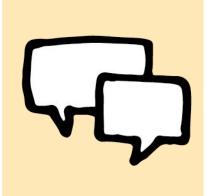


Facilitating Vibrant and Active Village Centers

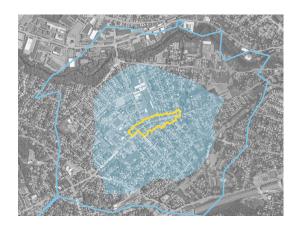
How We Got Here



Vision Kit 290 participants / 102 submissions



Online interactive forum 1,249 participants



Quantitative Analysis Number of people living within walking distance of Village Centers



Equitable focus groups 139 participants 18 community facilitators

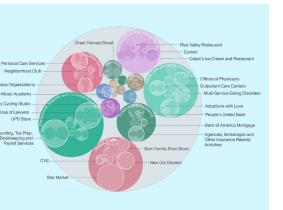


History presentation 88 attendees/ viewed 165 times

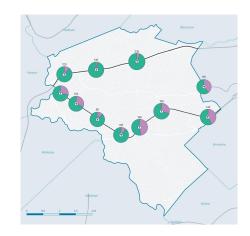


On-the-spot Surveying Over 500 engaged in-person





Quantitative Analysis Mix of businesses and number of jobs



Quantitative Analysis Transit ridership and relationship to nearby retail

Economic development engagement 41 participants

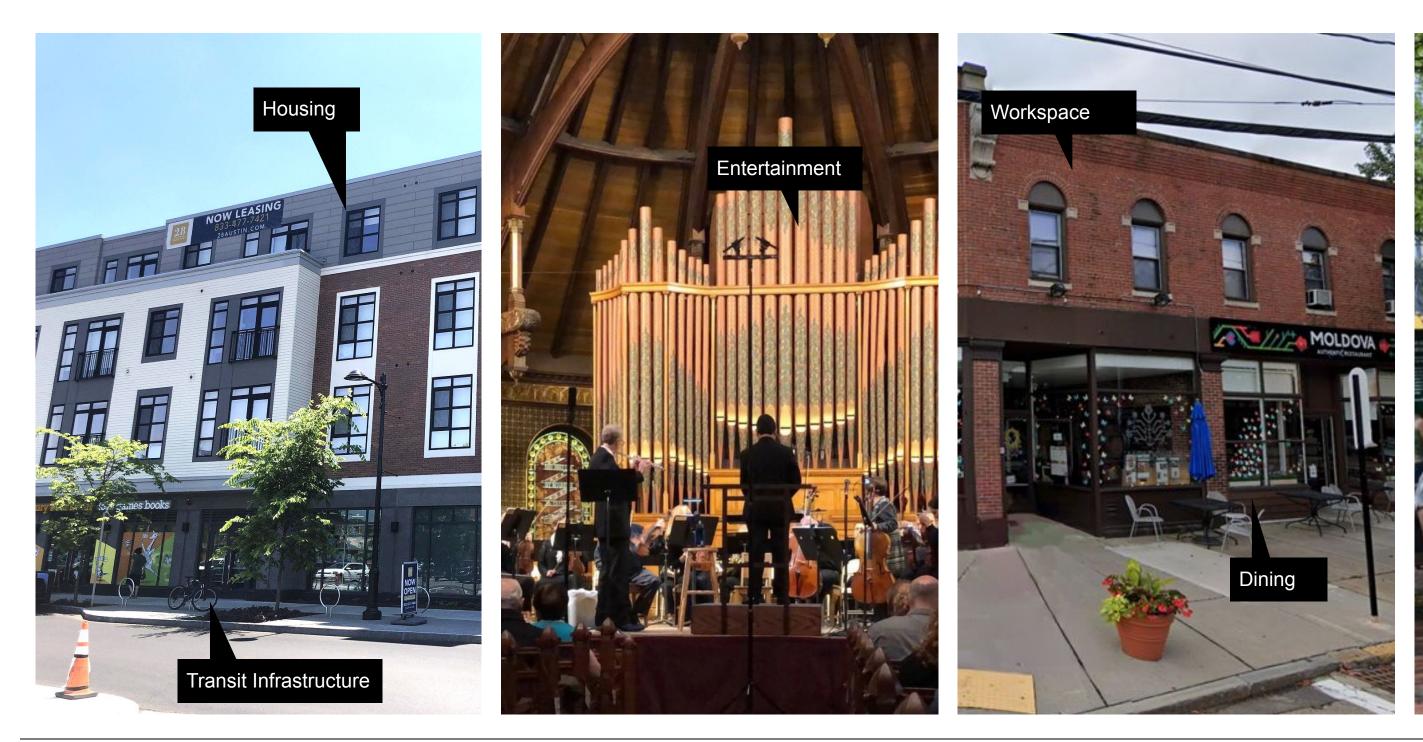


Qualitative analysis Site observation of three village centers for over 30 hours.

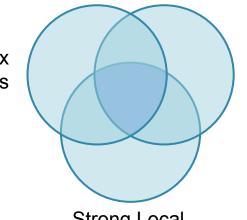
Facilitating Vibrant and Active Village Centers

Why Updates are Needed

Build upon existing successes and strengths



High Mix of Uses



Access to Transit and Mobility

Strong Local Population



Why Updates are Needed

Most village centers have little or no housing directly within them

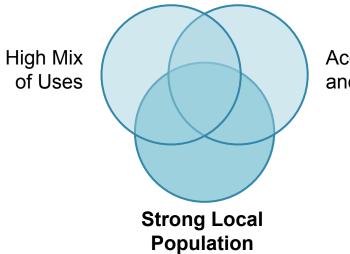


One and two-story retail in Newton Centre

Vision Kit submission of housing above retail

Source: Community Vision Kit Submissions

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Access to Transit and Mobility

Why Updates are Needed

Attracting customers is major challenge for local businesses

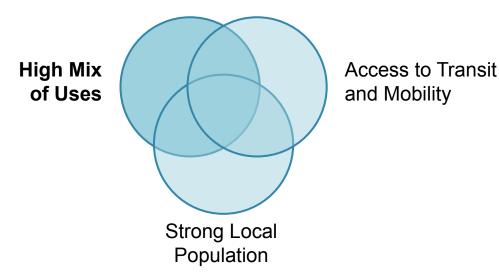


Vacant commercial spaces

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



Pop-up Commercial Space in Newton Highlands



Facilitating Vibrant and Active Village Centers

Why Updates are Needed

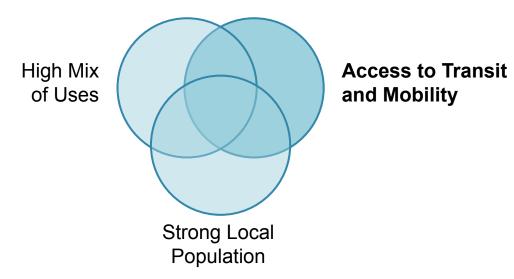
Emphasis should be on people within village centers



Austin Street parking lot, pre-development



Source: City of Newton, Newton Community Pride





Bram Way Plaza hosting live music

Facilitating Vibrant and Active Village Centers

Intended Outcomes

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



Zoning Approach

This code regulates urban form through the following principal mechanisms:



Sets the maximum area per story



Sets the maximum height in stories/feet



Roof Form

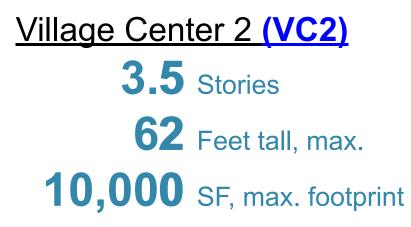
Provides options for a flat or pitched roof half-story

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



Mixed Use/Commercial, & Residential development allowed Mixed Use/Commercial, & Residential development allowed











Zoning Redesign - Village Centers

Village Center 3 (VC3) 4.5 Stories **75** Feet tall, max. **15,000** SF, max. footprint

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

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.

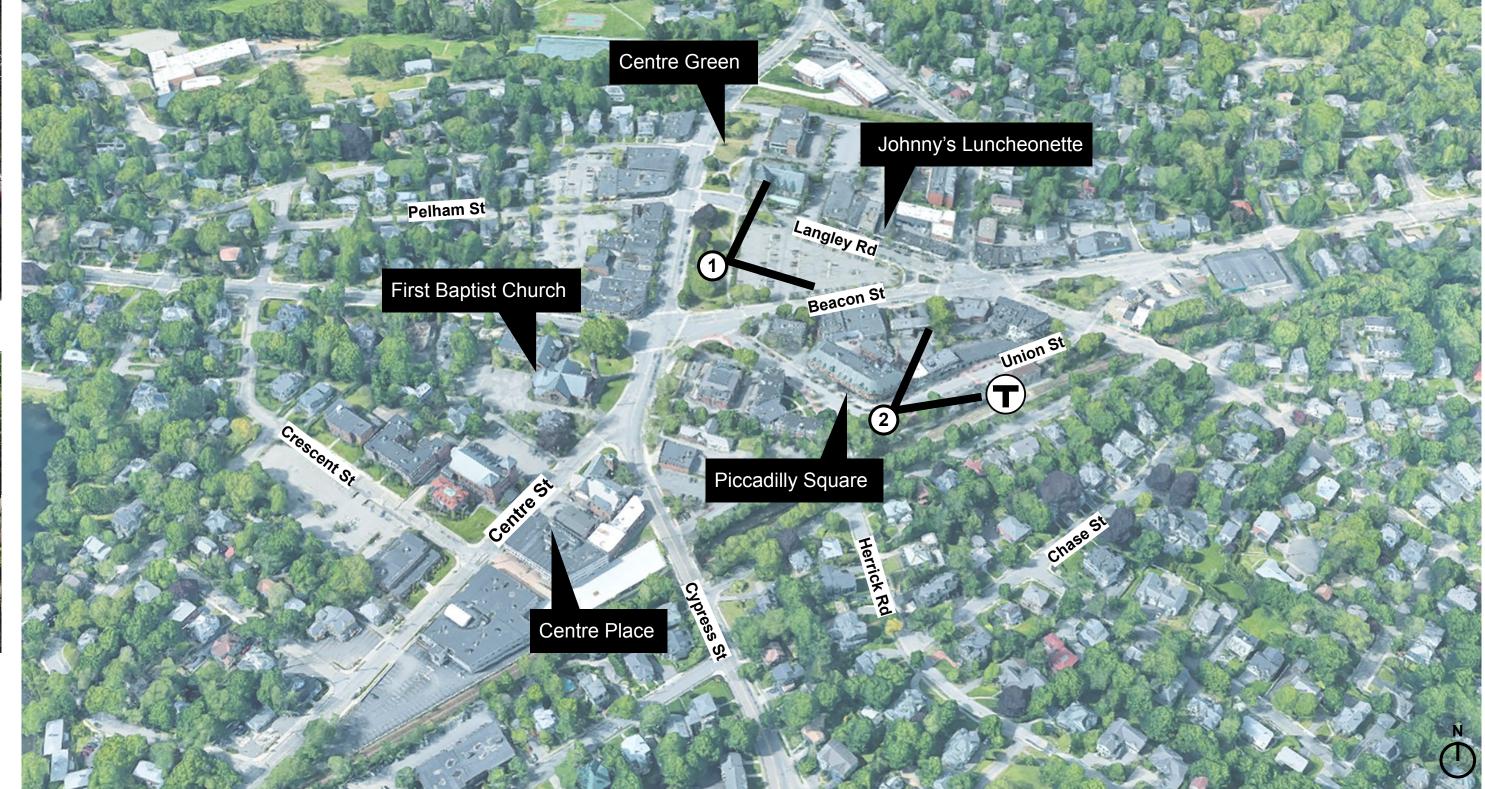
Draft District Maps Newton Centre



1. Newton Centre Green across the triangle



2. View down Union St



Hancock Ave

Newton Centre

BU2

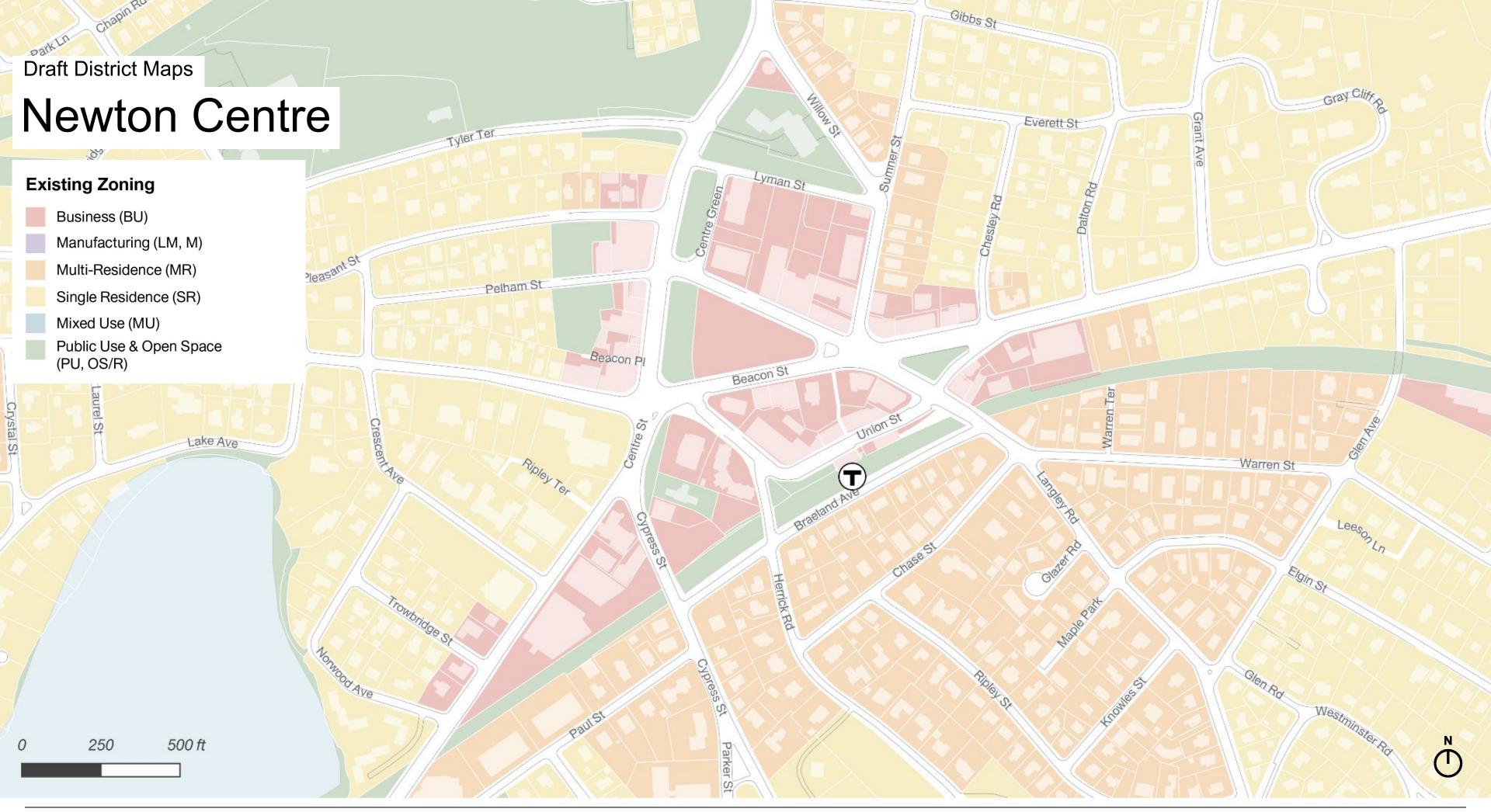
Pelham St

Beacon PI

MU4

Beacon St.





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)

CategoryBy-Right / Special PermitFootprint, max:15,000 sf / 17,500 sfHeight, max:4.5 stories / 5.5 storiesUse:Residential, Commercial, Mixed-Use

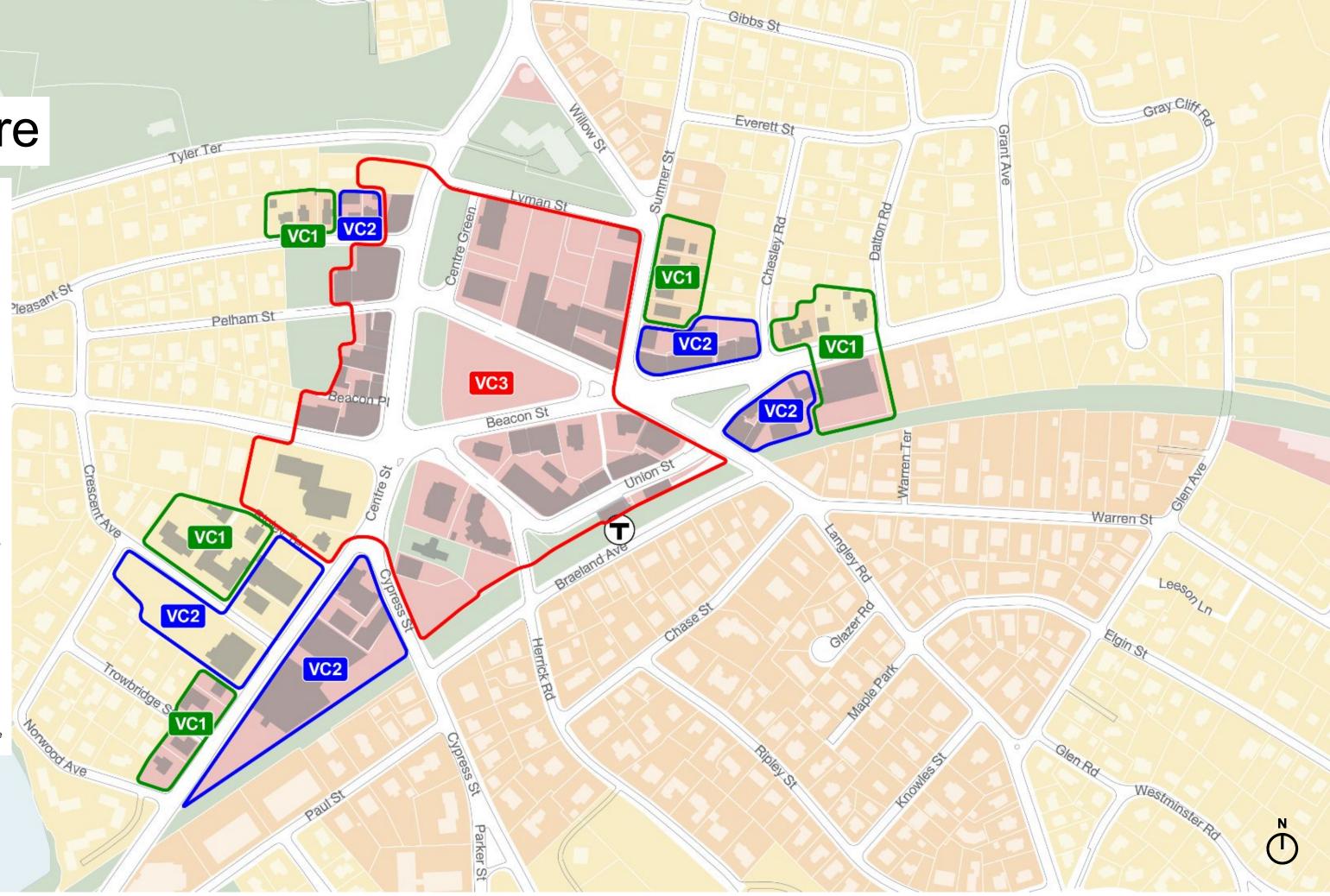
Village Center 2 (VC2)

CategoryBy-Right / Special PermitFootprint, max:10,000 sf / 12,500 sfHeight, max:3.5 stories / 4.5 storiesUse:Residential, Commercial, Mixed-Use

Village Center 1 (VC1)

Cate	egory	<u>By-Right / Special Permit</u>
Foot	print, max:	5,000 sf / 7,500 sf
Heig	ht, max:	2.5 stories / 3.5 stories
Use:		Residential / Commercial, Mixed-Use

250 500 ft



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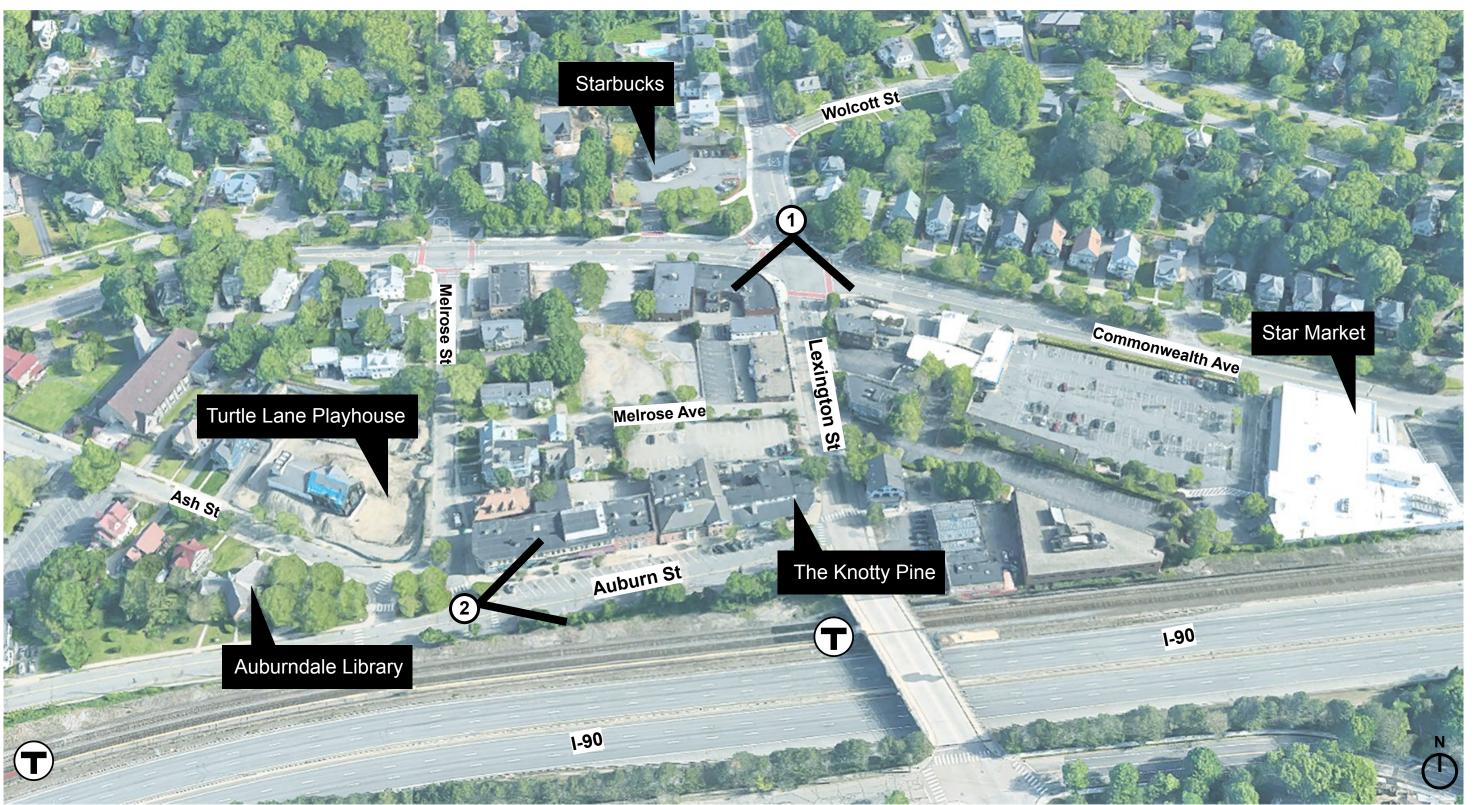
Zoning Redesign - Village Centers

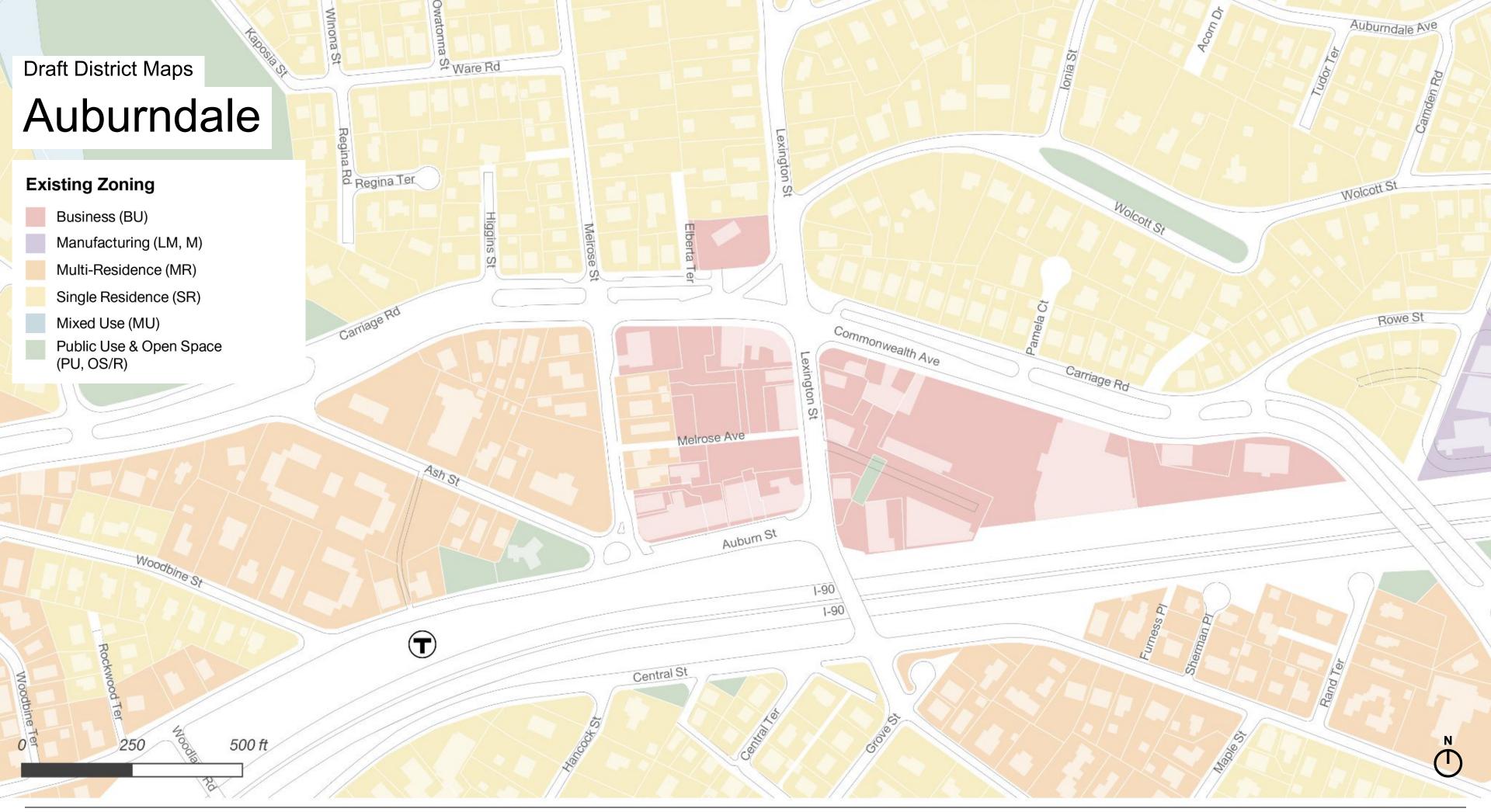


1. Lexington St and Commonwealth Ave intersection



2. View down Auburn Street





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

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Village Center 1 (VC1)

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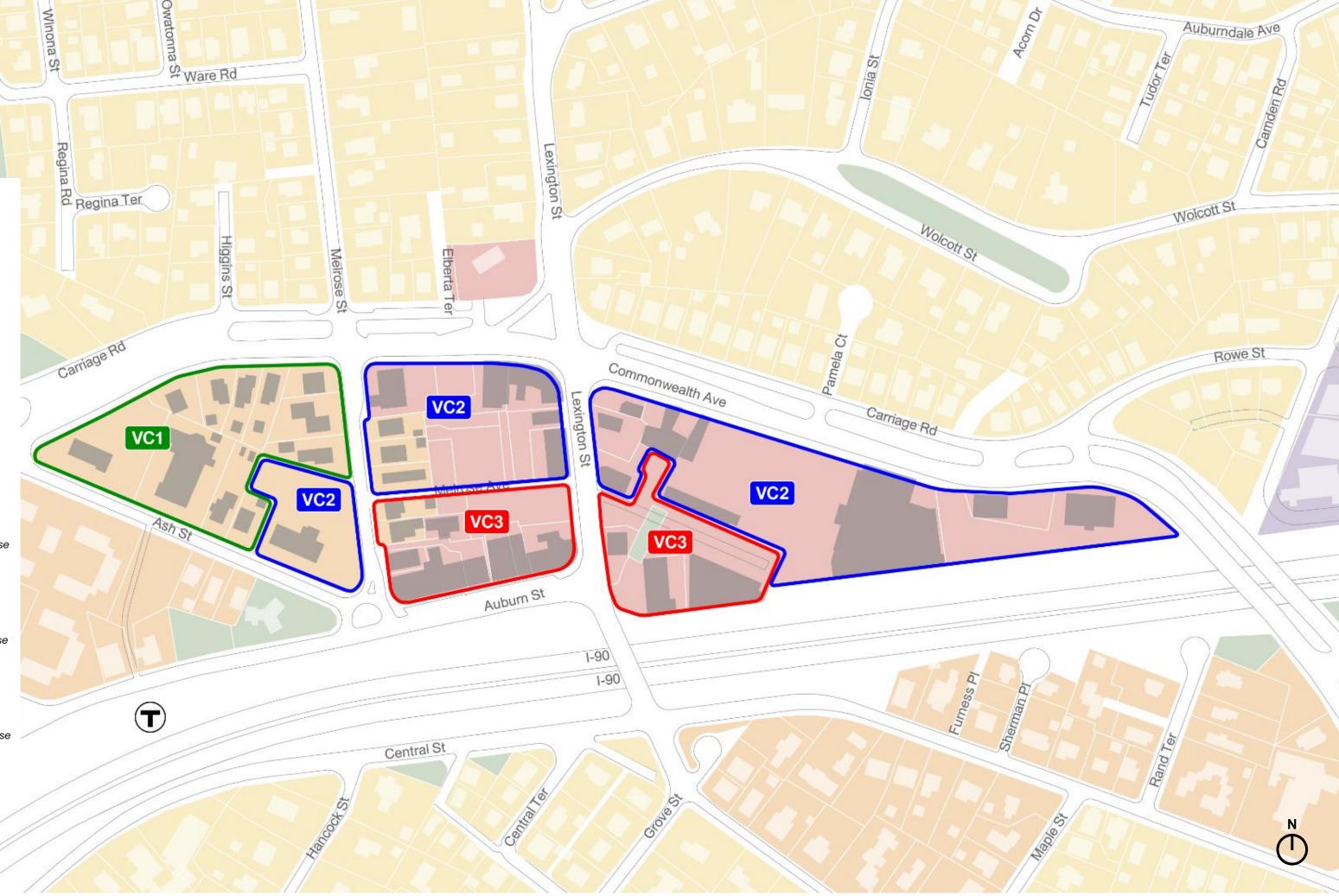
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 <u>Category</u>	By-Right / Special Permit	
Footprint, max:	5,000 sf / 7,500 sf	-
Height, max:	2.5 stories / 3.5 stories	
Use:	Residential / Commercial, Mixed-Use	/

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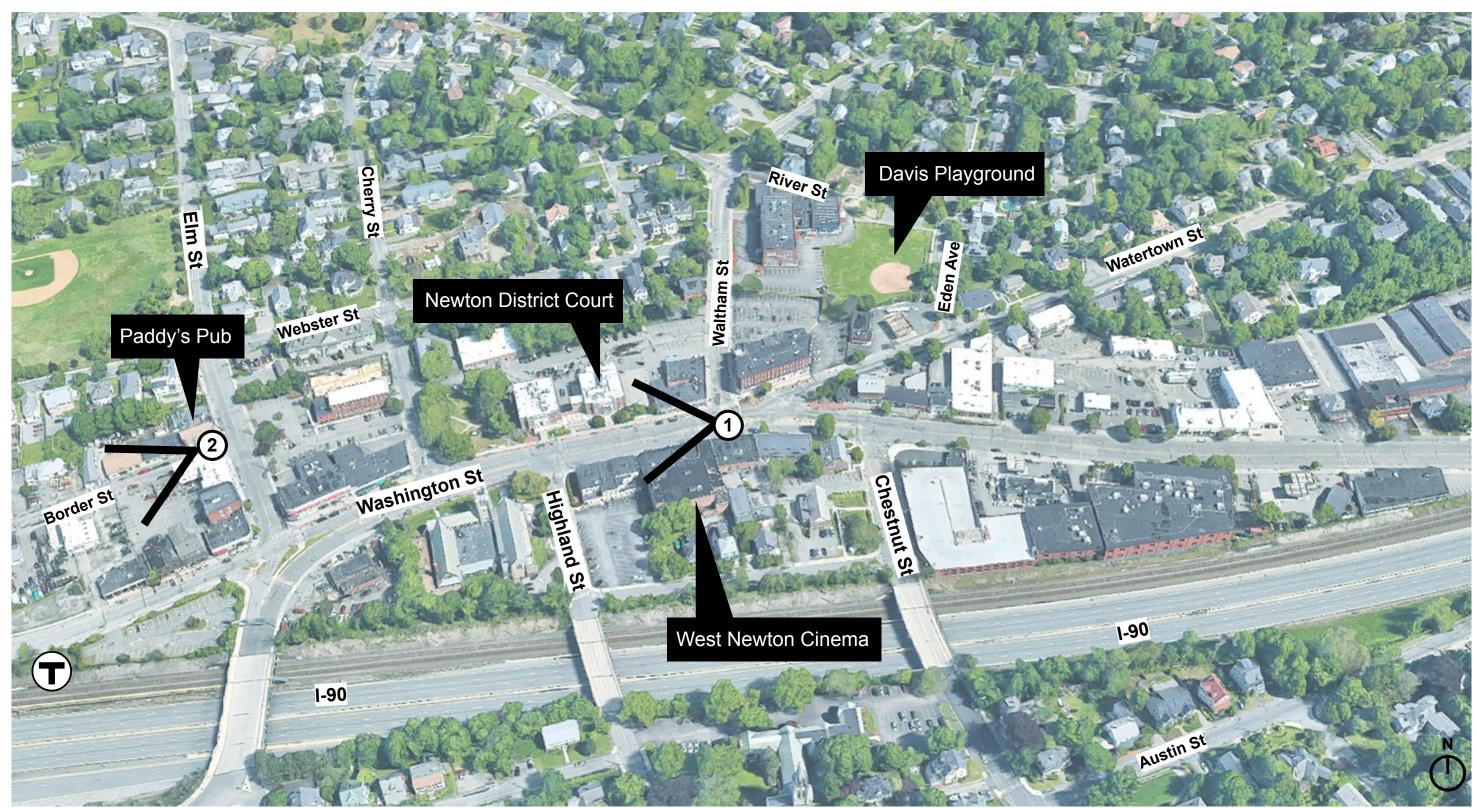
Draft District Maps West Newton



1. View down Washington St



2. View down Border St at Elm St



Auburndale Ave

Ryan Ct

Web.

Webster Park

1-90 Ramp

Prospect St

500 ft

Elm Ct

Oak Ave.

Webster Pl

Harvey Pt

Simms Cr

Filen P

-Border St

1-90 Bamp

West Newton

Existing Zoning

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Lain

Draft District Maps

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

Public Use & Open Space (PU, OS/R)

-Westwood St

 \mathbf{T} 1-90 Ramp

Shawst

Washington St

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Crescent St

1-90

Putmann St.

-90

Henshaw St

Warren Ave

Columbus Pl

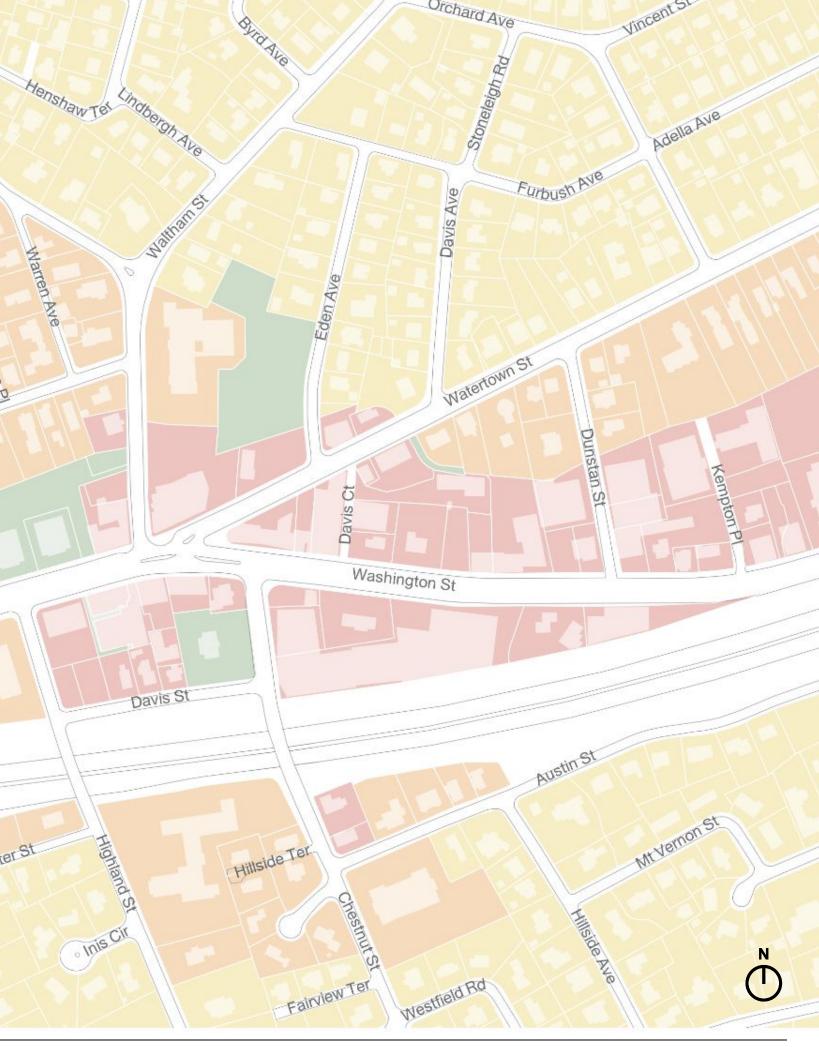
Hunter St.

River St

Cherny St

ElmSt

WebsterSt



Auburndale Ave

West Newton

Existing Zoning

4010

Business (BU)

Draft District Maps

Manufacturing (LM, M)

Multi-Residence (MR)

Single Residence (SR)

Mixed Use (MU)

Public Use & Open Space (PU, OS/R)

Proposed Zoning

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Village Center 3 (VC3)

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Village Center 1 (VC1)

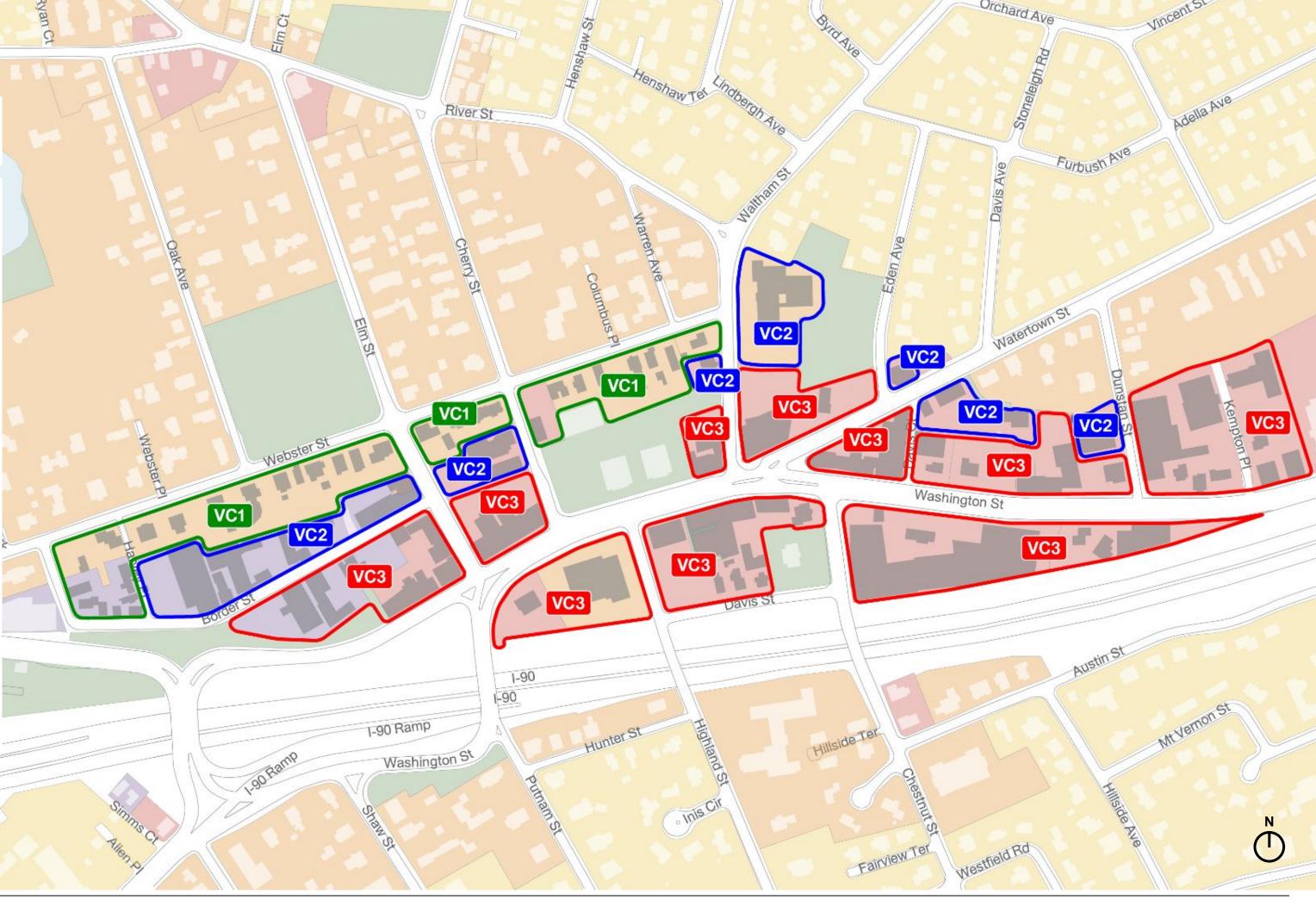
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CategoryBy-Right / Special PermitFootprint, max:5,000 sf / 7,500 sfHeight, max:2.5 stories / 3.5 storiesUse:Residential / Commercial, Mixed-Use

500 ft

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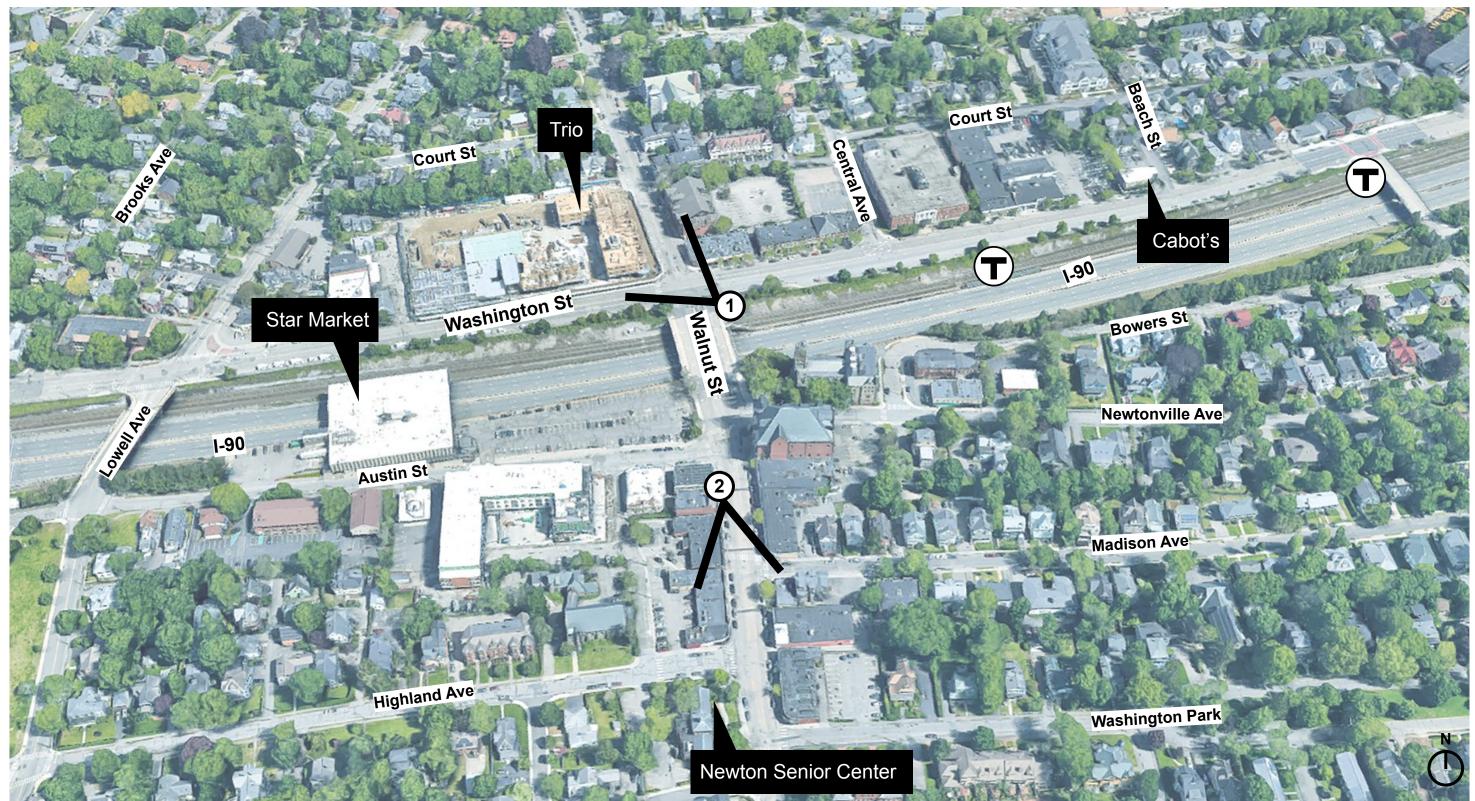


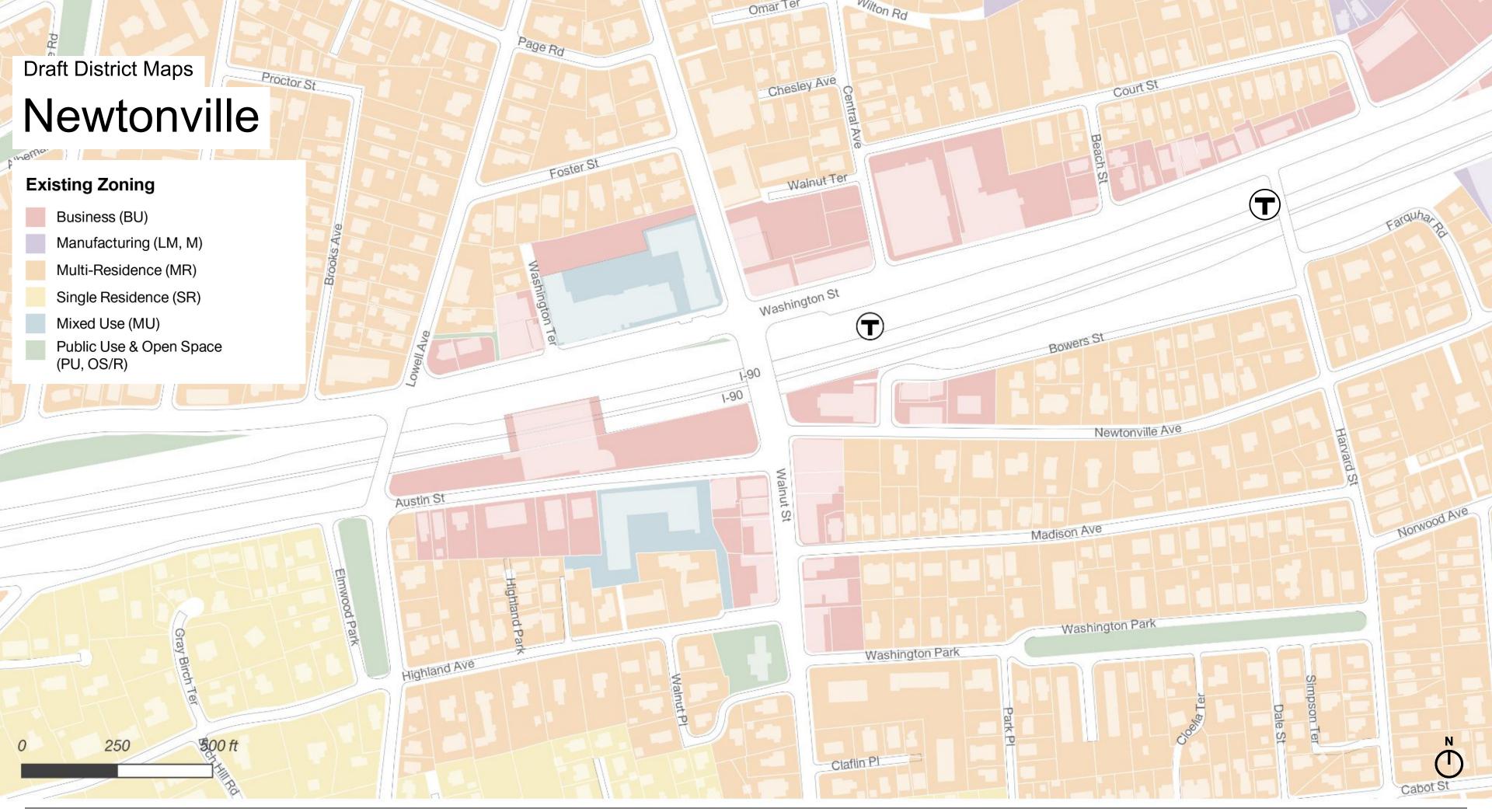


1. Washington St at Walnut St



2. View down Walnut Street





SRd Draft District Maps Proctor St Newtonville Therna

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

Use:

Village Center 3 (VC3)

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

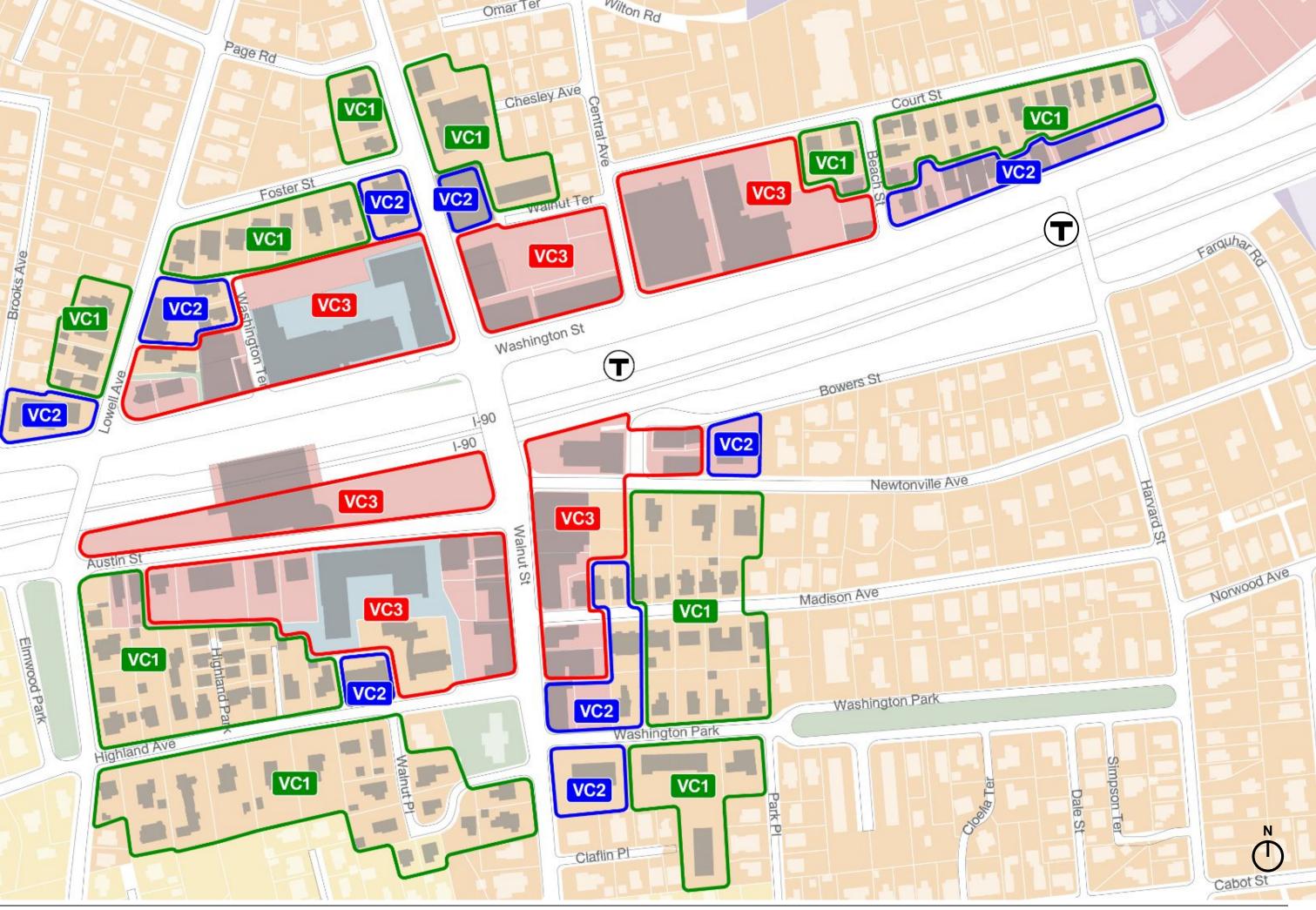
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Category By-Right / Special Permit Footprint, max: 5,000 sf / 7,500 sf Height, max: 2.5 stories / 3.5 stories Residential / Commercial, Mixed-Use

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300 ft

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1. Watertown St at West St



2. Watertown St at Adams St



Draft District Maps Nonantum 10

Existing Zoning

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

Nevada St

500 ft

000

Onuronii St

250

Silver Lake Ave

Zoning Redesign - Village Centers

AdamsCt

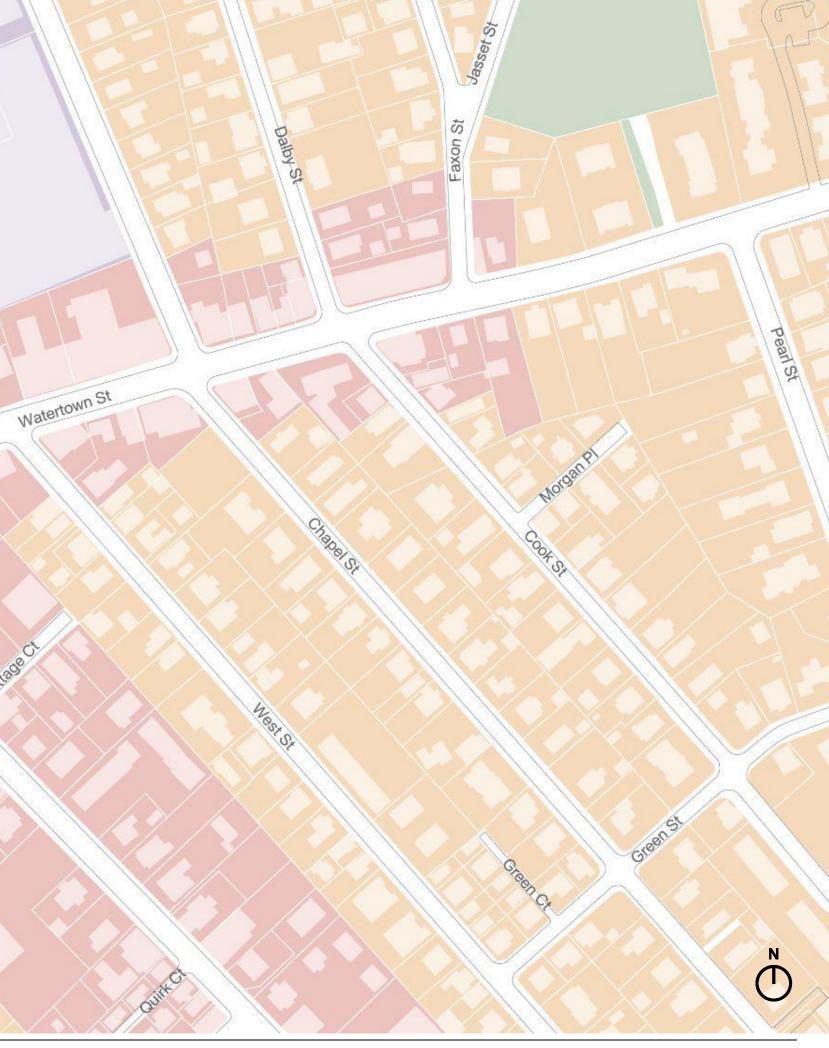
Cottage Ct

Bridge St.

Chandler St

Adams St.

Hassmon St



Draft District Maps Nonantum

Existing Zoning

16

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)

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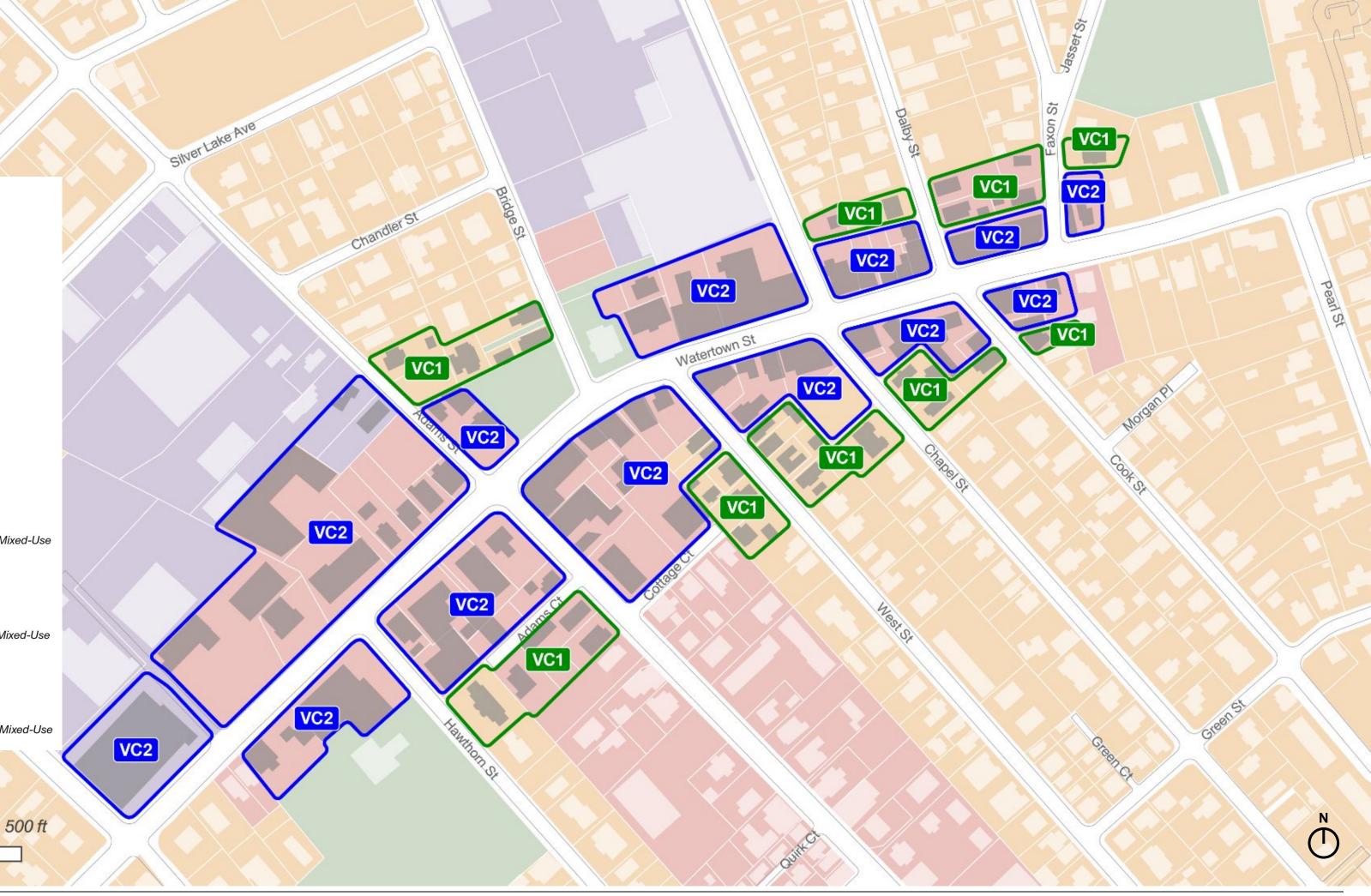
Village Center 2 (VC2)

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Village Center 1 (VC1)

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

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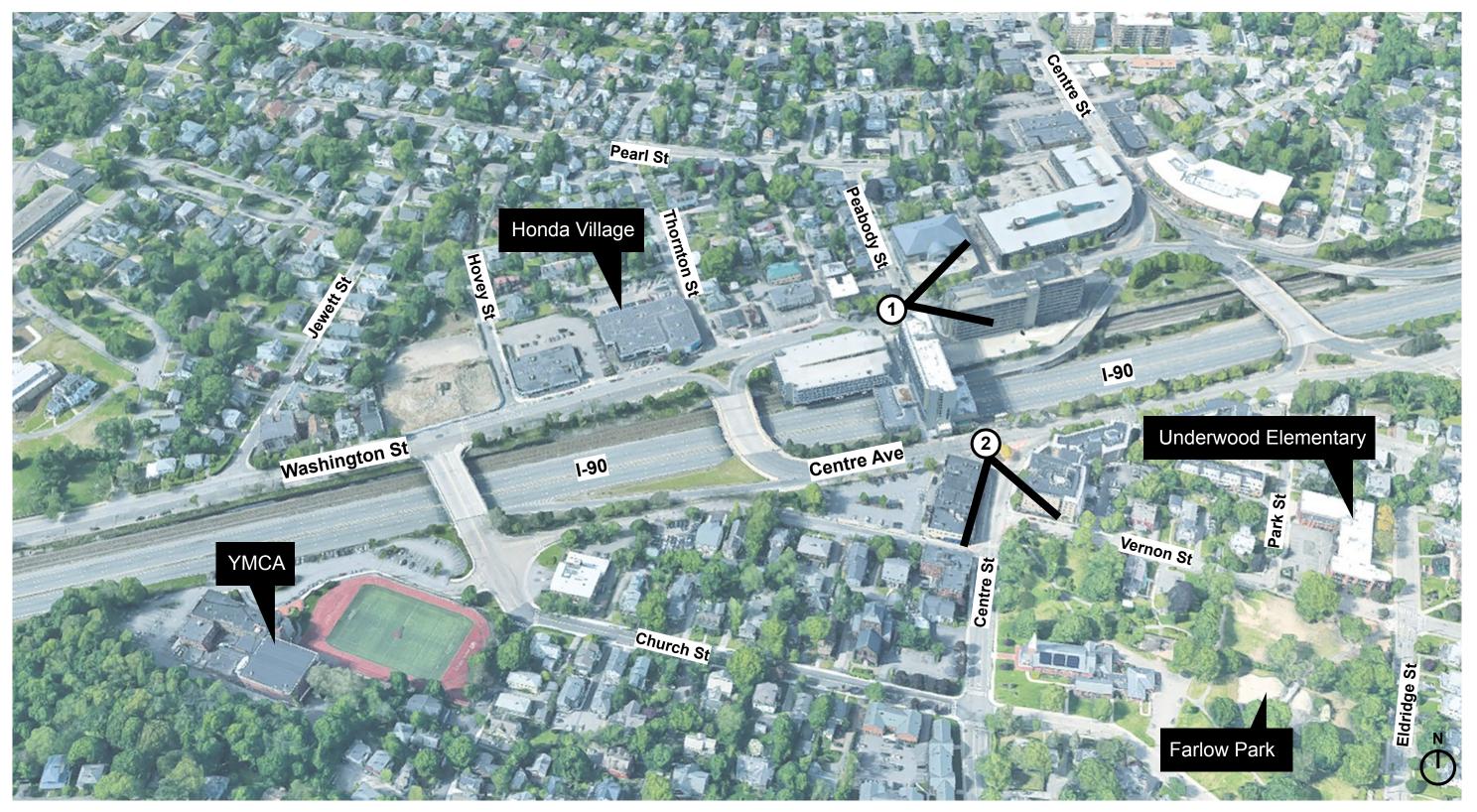
Draft District Maps Newton Corner

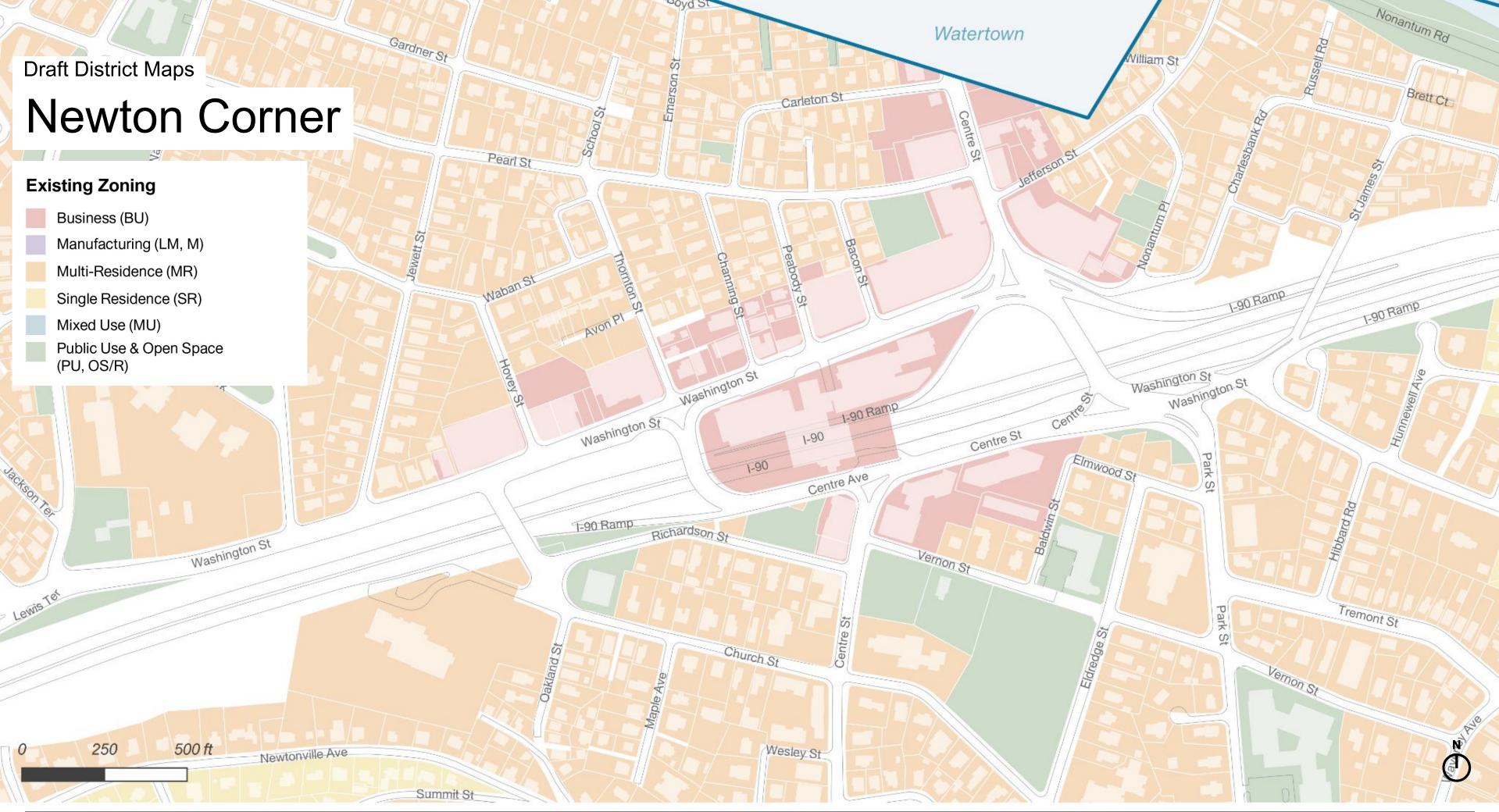


1. Washington St at Peabody St



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)

Public Use & Open Space (PU, OS/R)

Proposed Zoning

Village Center 3 (VC3)

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Village Center 2 (VC2)

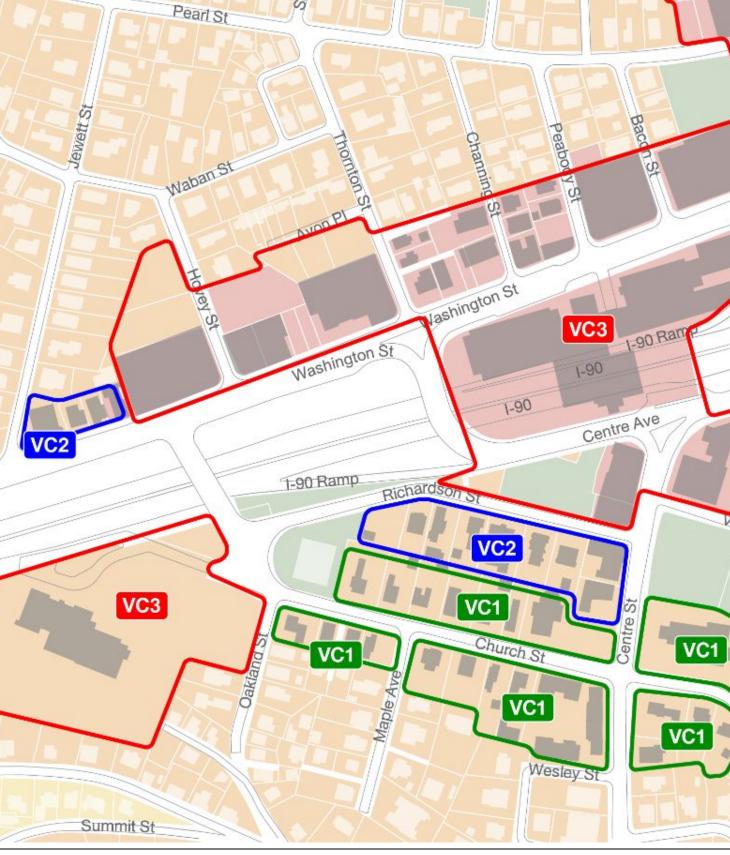
CategoryBy-Right / Special PermitFootprint, max:10,000 sf / 12,500 sfHeight, max:3.5 stories / 4.5 storiesUse:Residential, Commercial, Mixed-Use

Village Center 1 (VC1)

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CategoryBy-Right / Special PermitFootprint, max:5,000 sf / 7,500 sfHeight, max:2.5 stories / 3.5 storiesUse:Residential / Commercial, Mixed-Use

500 ft



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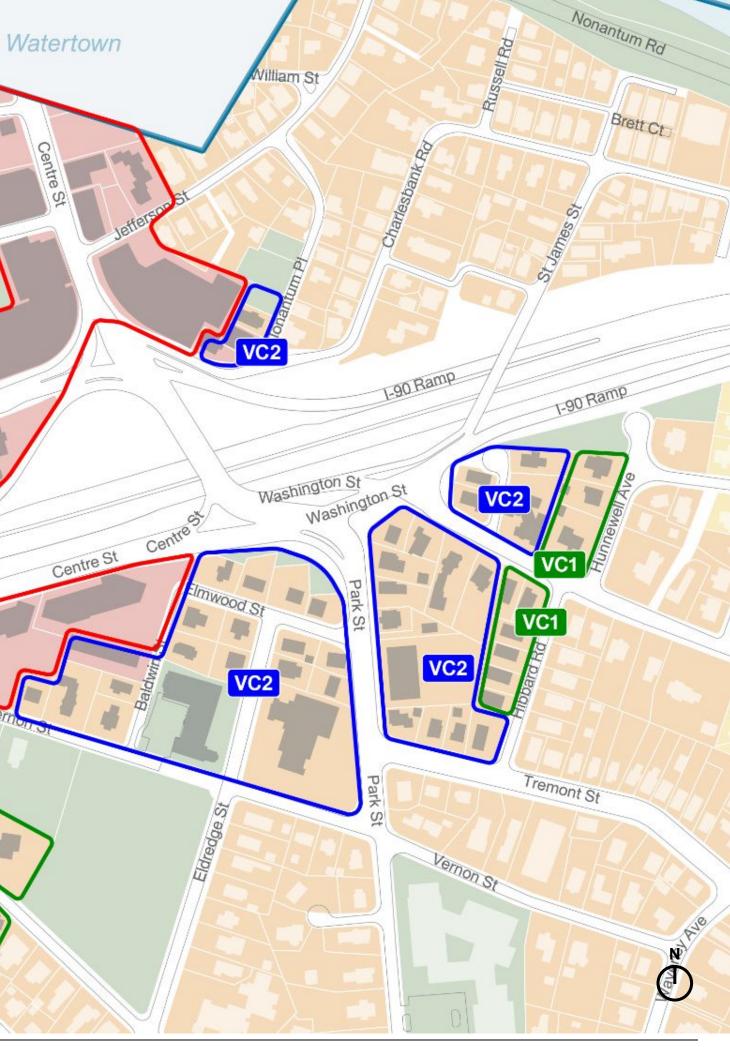
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School St

Carleton St

Newtonville Ave

Gardner St



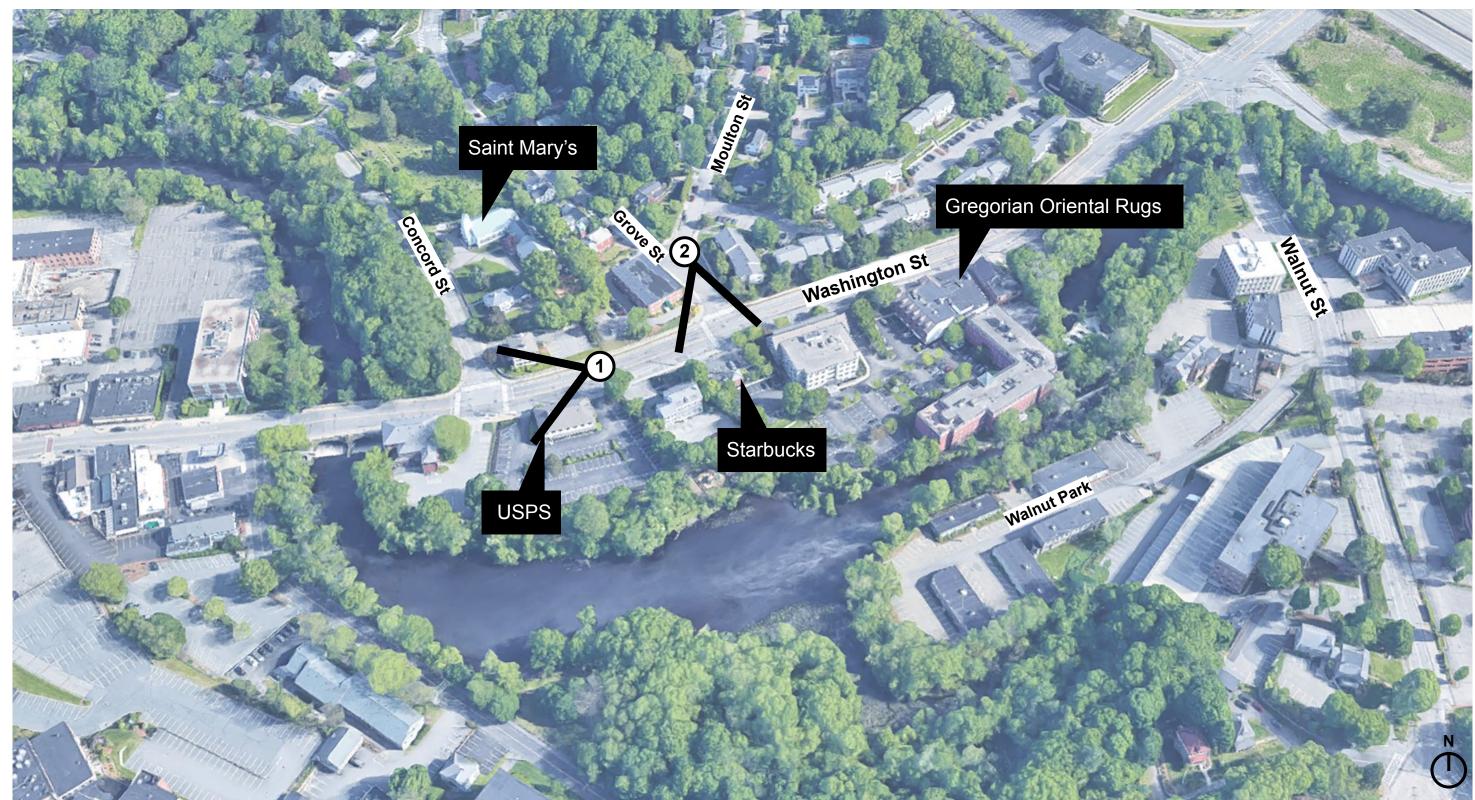
Draft District Maps Newton Lower Falls



1. View down Washington Street looking west



2. Grove St and Washington St



agar St Newton Lower Falls

Concord St.

Existing Zoning

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

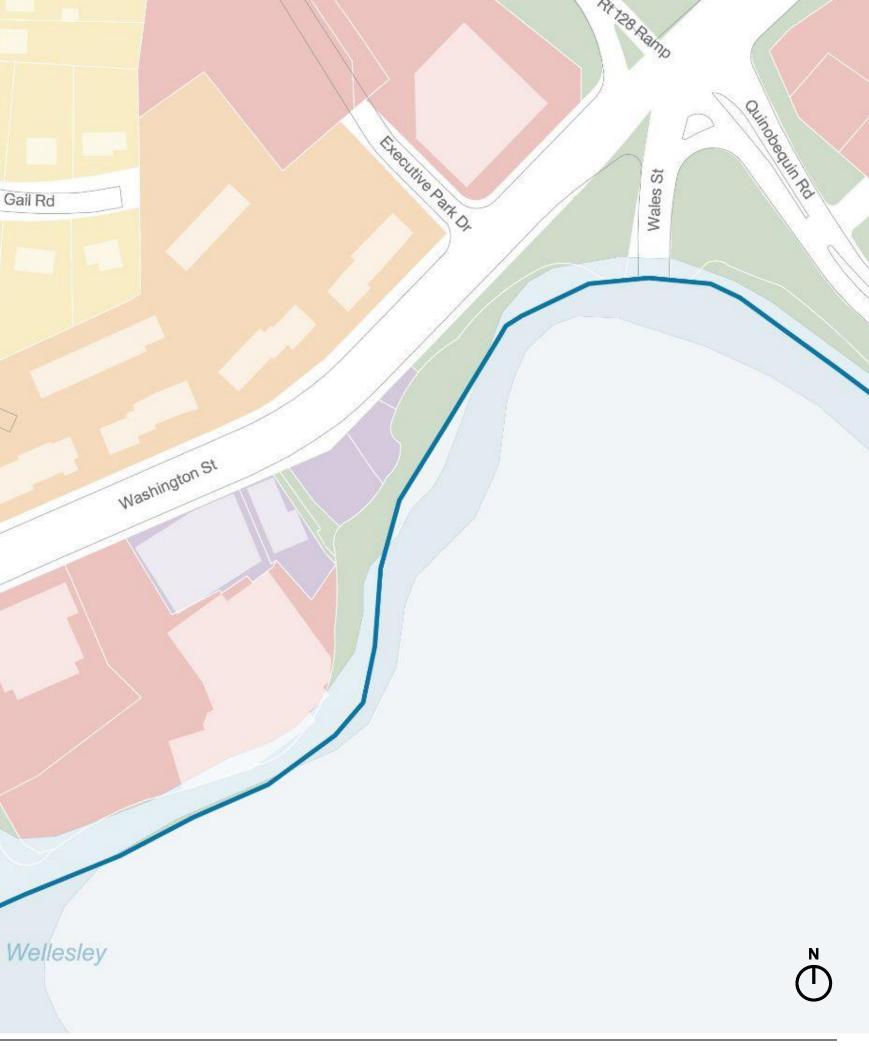
250 500 ft

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Gail Rd

Moulton St

GIOJEST



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)

Proposed Zoning

Village Center 3 (VC3)

Category Height, max: Use:

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

Village Center 2 (VC2)

<u>Category</u> **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	<u>By-Right / Special Permit</u>
ootprint, max:	5,000 sf / 7,500 sf
leight, max:	2.5 stories / 3.5 stories
Jse:	Residential / Commercial, Mixed-Use

250 0



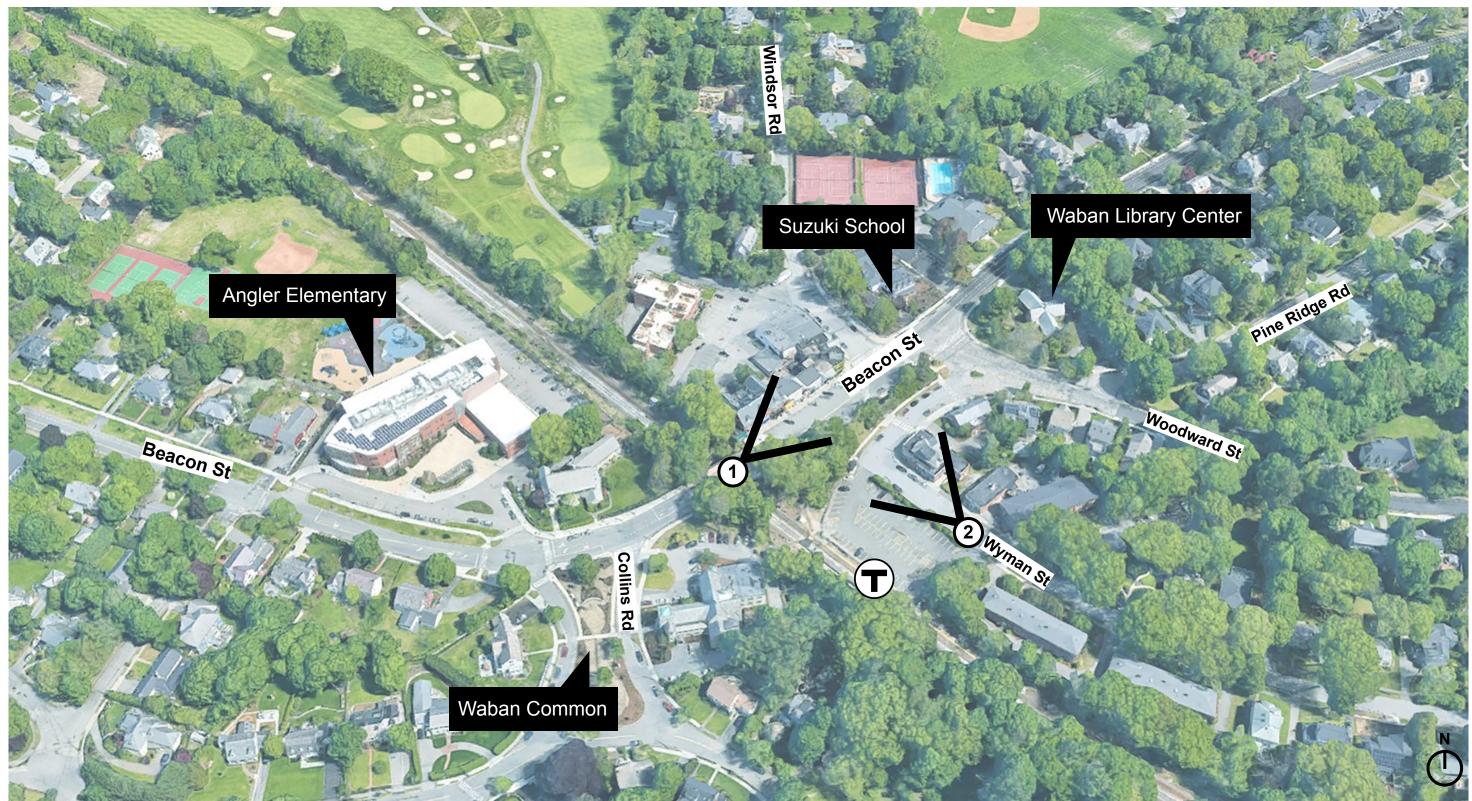
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1. View down Beacon St looking east



2. Wyman St at Waban T parking lot



Existing Zoning

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Irvington St

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

Public Use & Open Space (PU, OS/R)

Waban Ave-

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Nehoiden Rd

500 ft



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Waban Ave

Manitoba Rd

Southwick Rd

BeaconSt

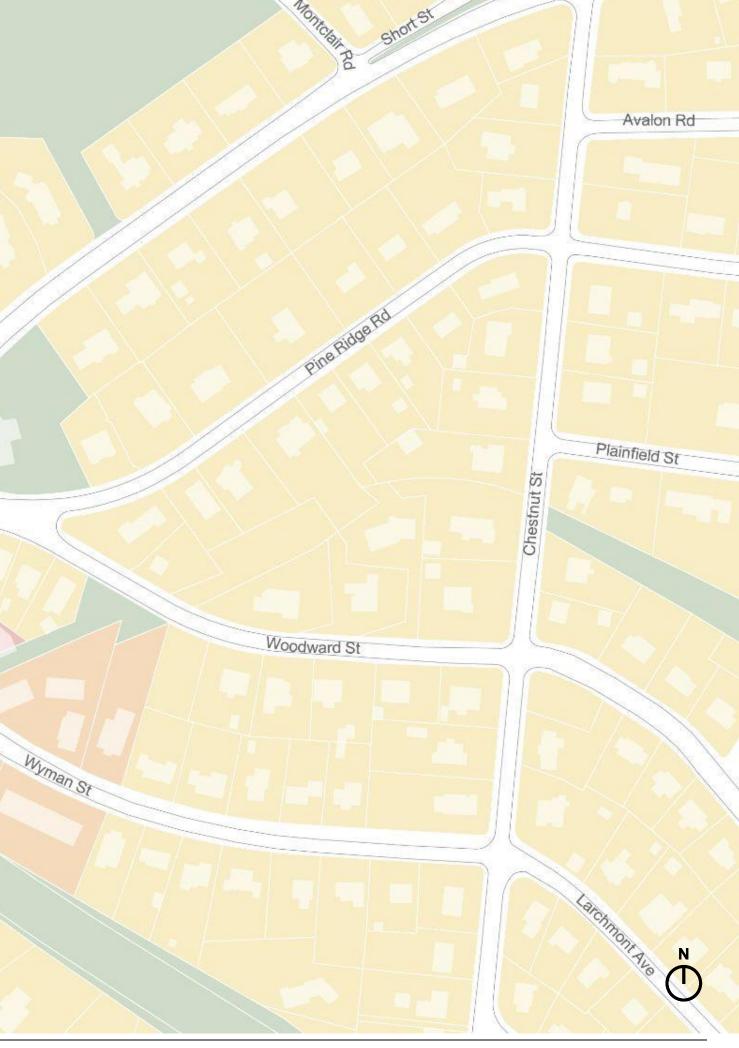
Collins Rd

Collins Rd

AnnawanRd

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0



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)

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Village Center 2 (VC2)

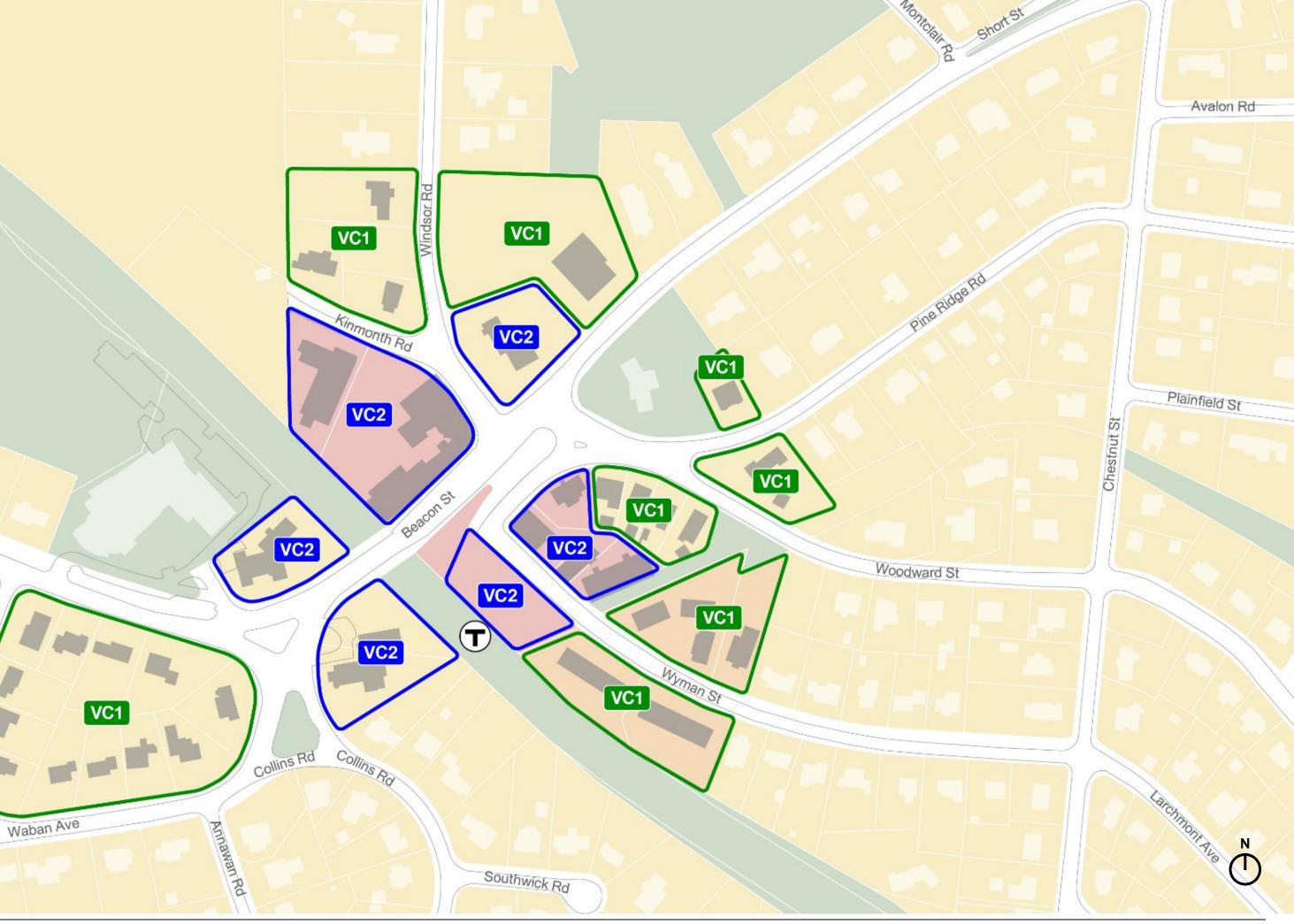
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Village Center 1 (VC1)

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

Waban Ave

250



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0

fanitoba

500 ft

Zoning Redesign - Village Centers

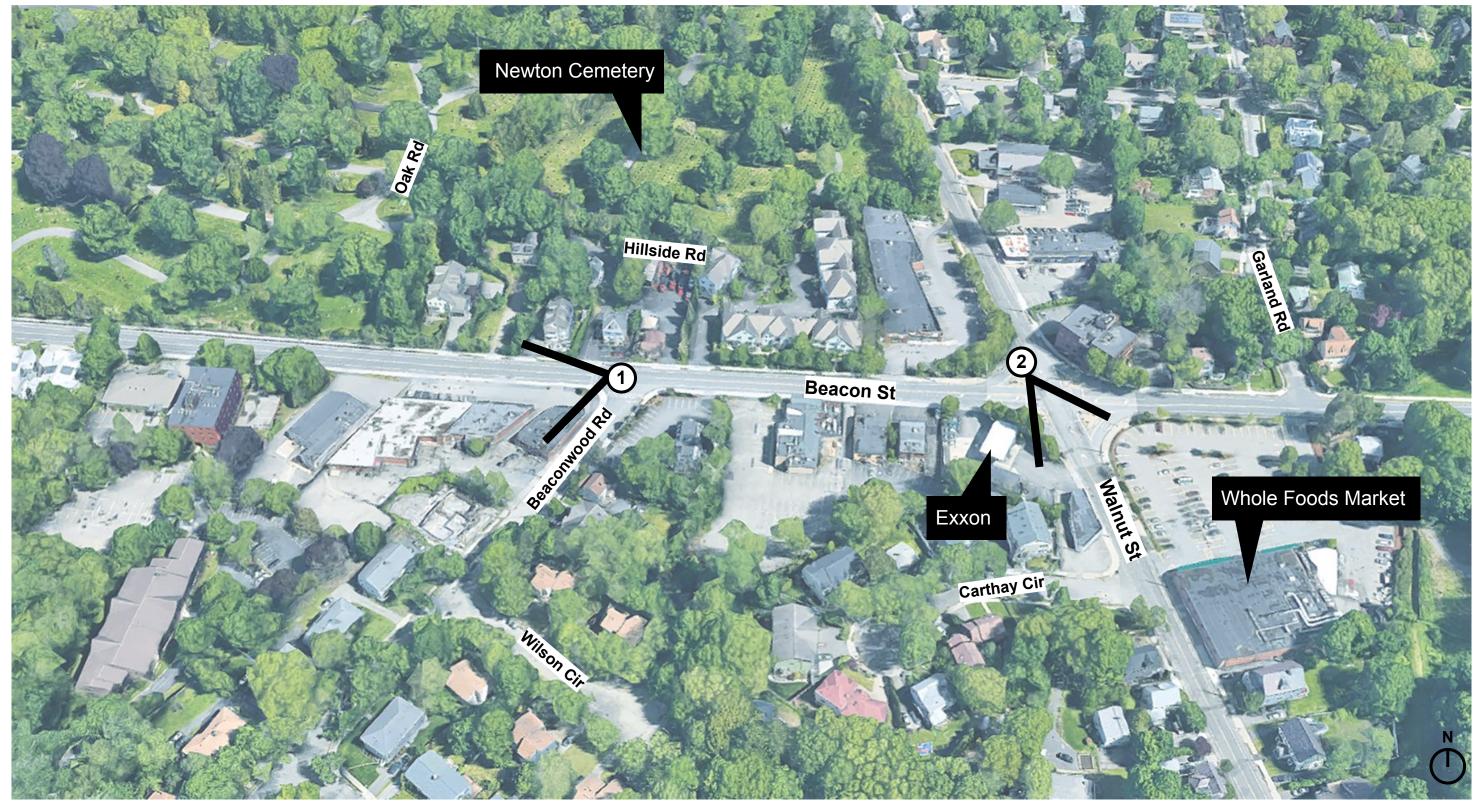
Draft District Maps Four Corners



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)

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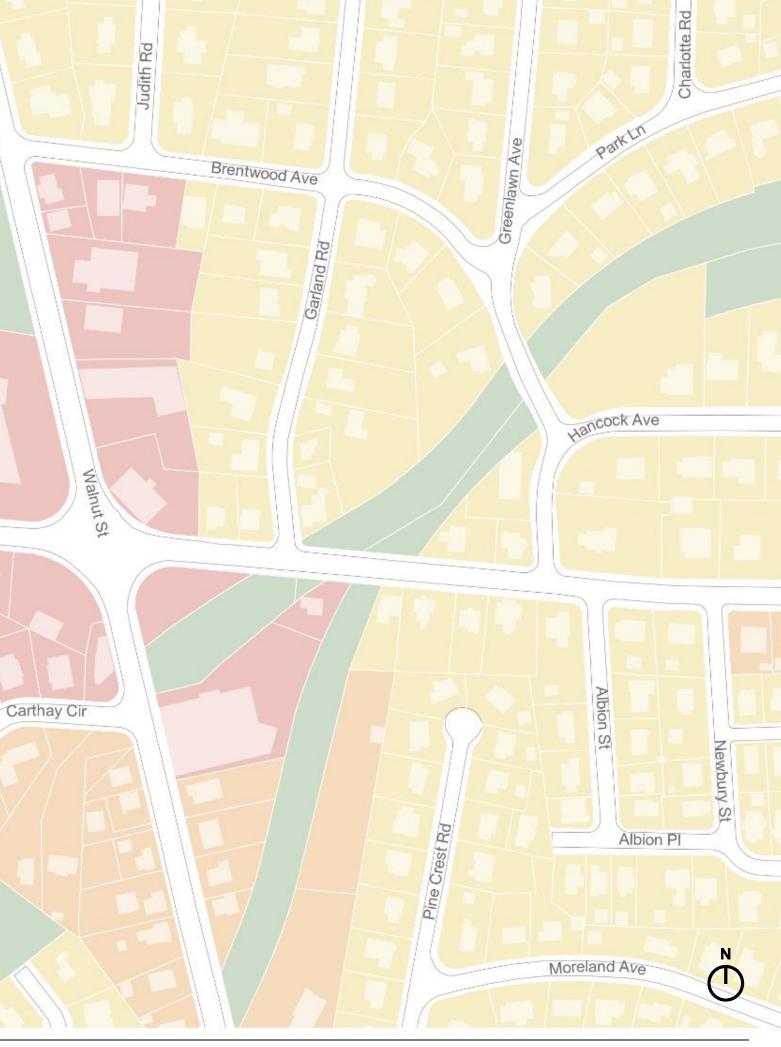
500 ft

Beacon St

BesconnoodAg

Wilson Cir

Hargrave Cir



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)

Proposed Zoning

Village Center 3 (VC3)

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Village Center 1 (VC1)

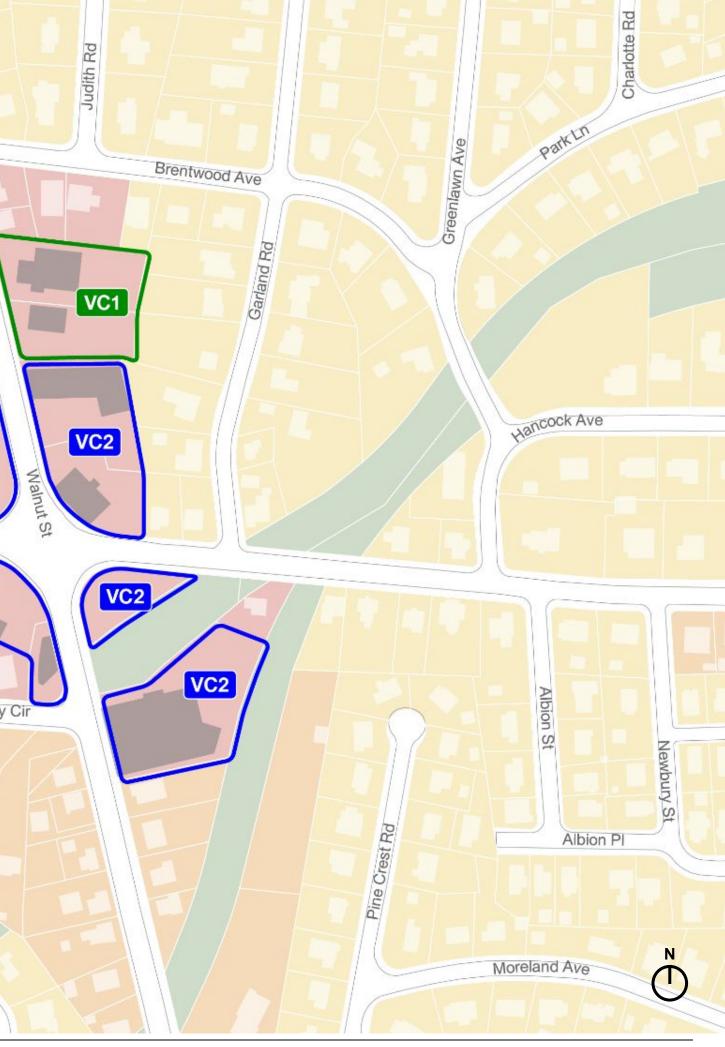
<u>By-Right / Special Permit</u>
5,000 sf / 7,500 sf
2.5 stories / 3.5 stories
Residential / Commercial, Mixed-Use

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VC2 VC1 Beacon St VC₂ VC2 VC1 869CONWOODAD Carthay Cir Wilson Cir Hargrave Cir

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500 ft



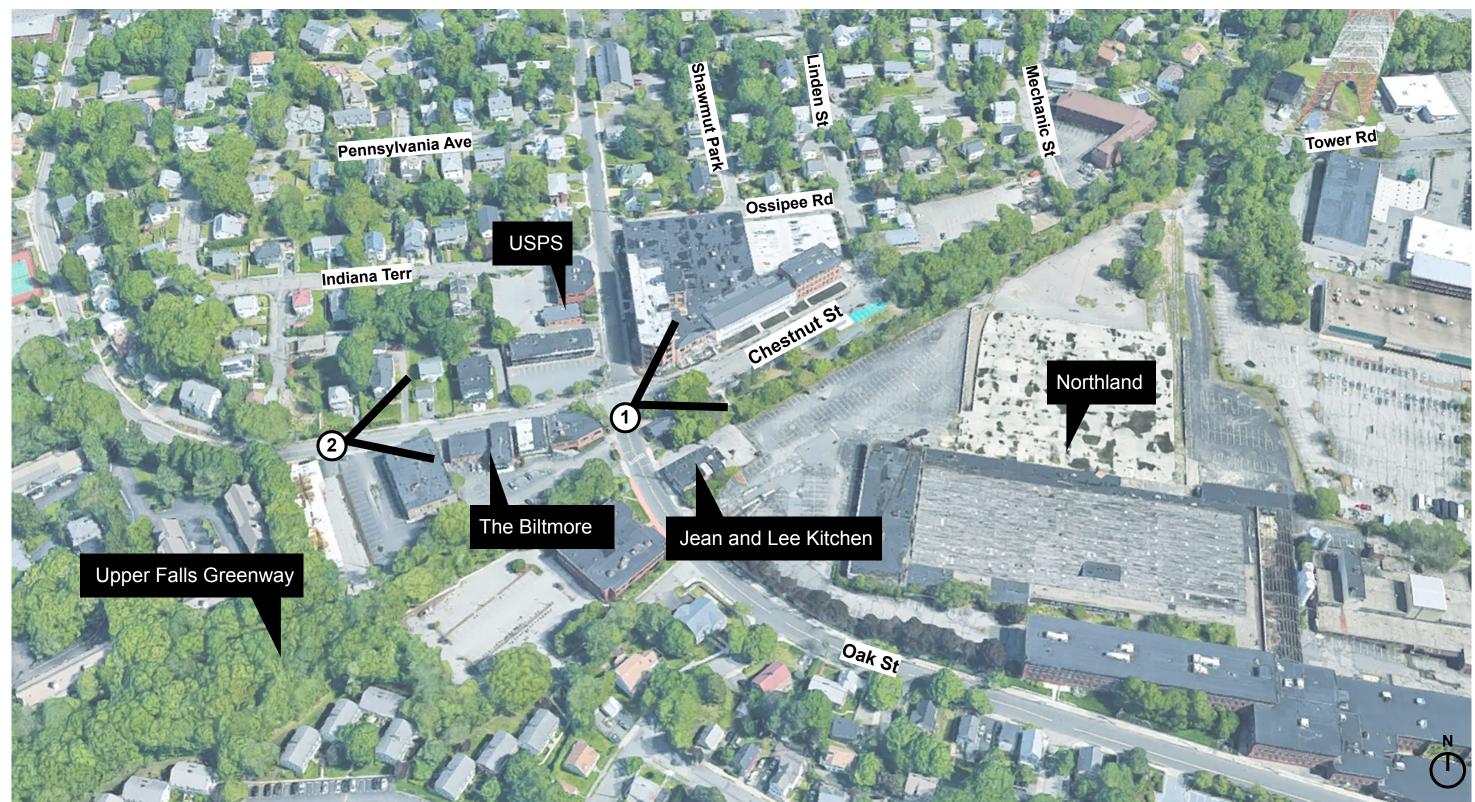
Upper Falls (Pettee Square)



1. Oak St and Chestnut St intersection



2. View down Chestnut St



Upper Falls (Pettee Square)

P

Indiana Ter

Indiana Ct

Chestnut St

500 ft

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Existing Zoning

(PU, OS/R)

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

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Butts St

Williams St-

Abbott St

Shawmut Park

Oak St

Saco Gr

SweetSt



Mechanic

S

ley Ct

Chen

Cheney St

Linden

S

Ossipee Rd

Tower Rd

N

Needham St

Upper Falls (Pettee Square)

Ha

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

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Village Center 3 (VC3)

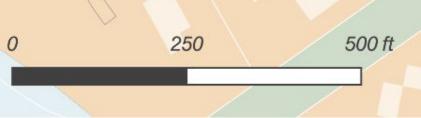
Category By-Right / Special Permit Footprint, max: 15,000 sf / 17,500 sf Height, max: 4.5 stories / 5.5 stories Residential, Commercial, Mixed-Use It St Use:

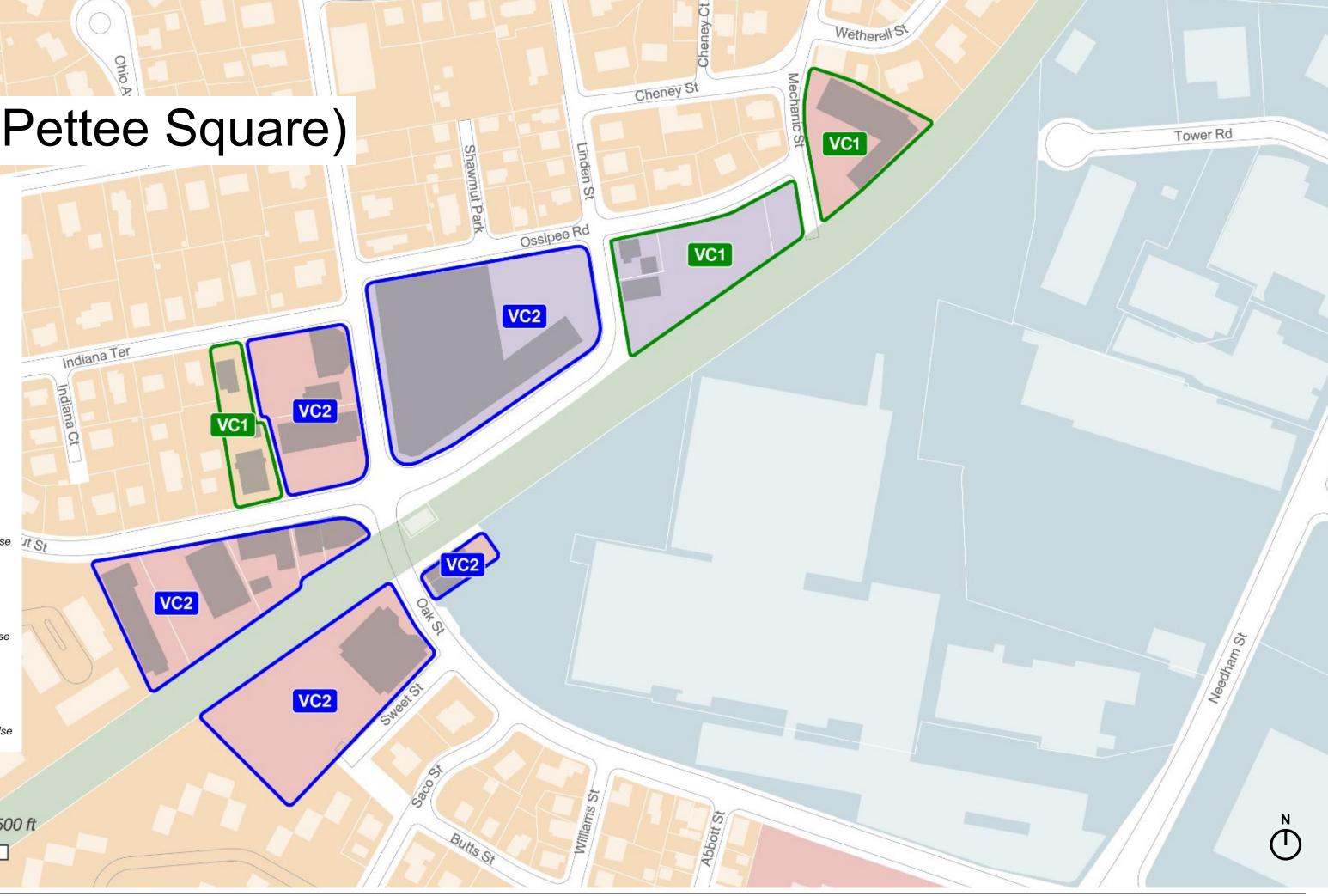
Village Center 2 (VC2)

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





Draft District Maps Newton Highlands



1. Lincoln St at Walnut St intersection



2. View down Walnut St looking north



Newton Highlands

Forest St

Chester St

Standish St

Lincoln St

Columbus St

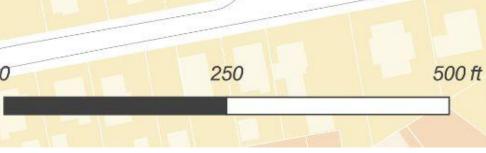
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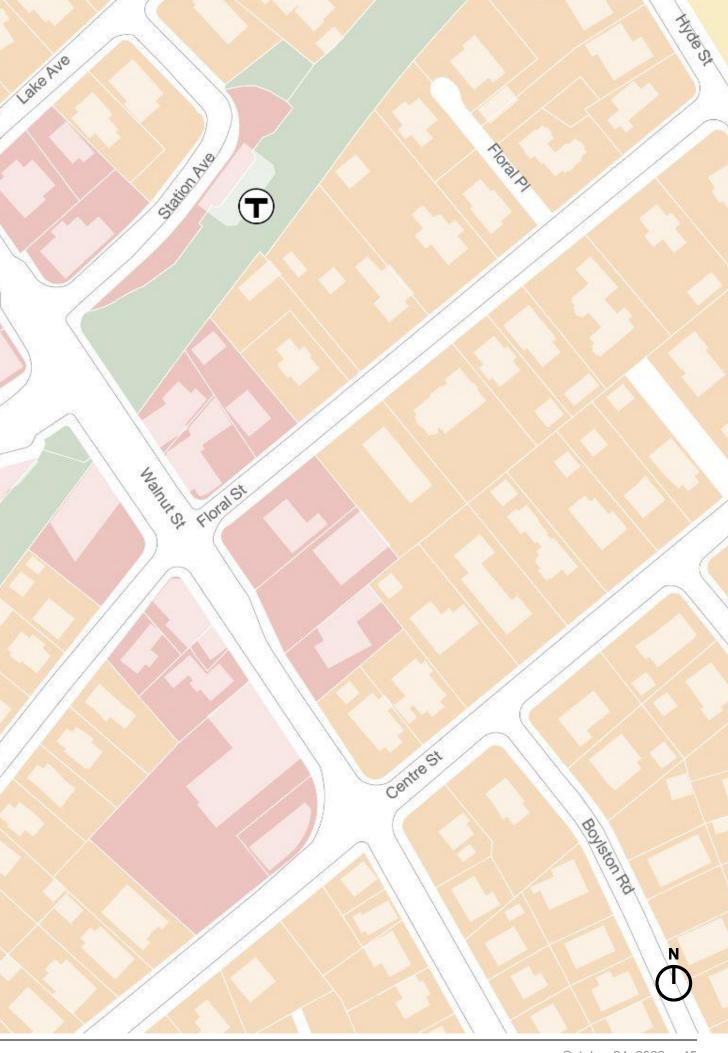
Existing Zoning

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

Public Use & Open Space (PU, OS/R)

Erie Ave





Newton Highlands

Forest St

Existing Zoning

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Village Center 3 (VC3)

CategoryBy-Right / Special PermitFootprint, max:15,000 sf / 17,500 sfHeight, max:4.5 stories / 5.5 storiesUse:Residential, Commercial, Mixed-Use

Village Center 2 (VC2)

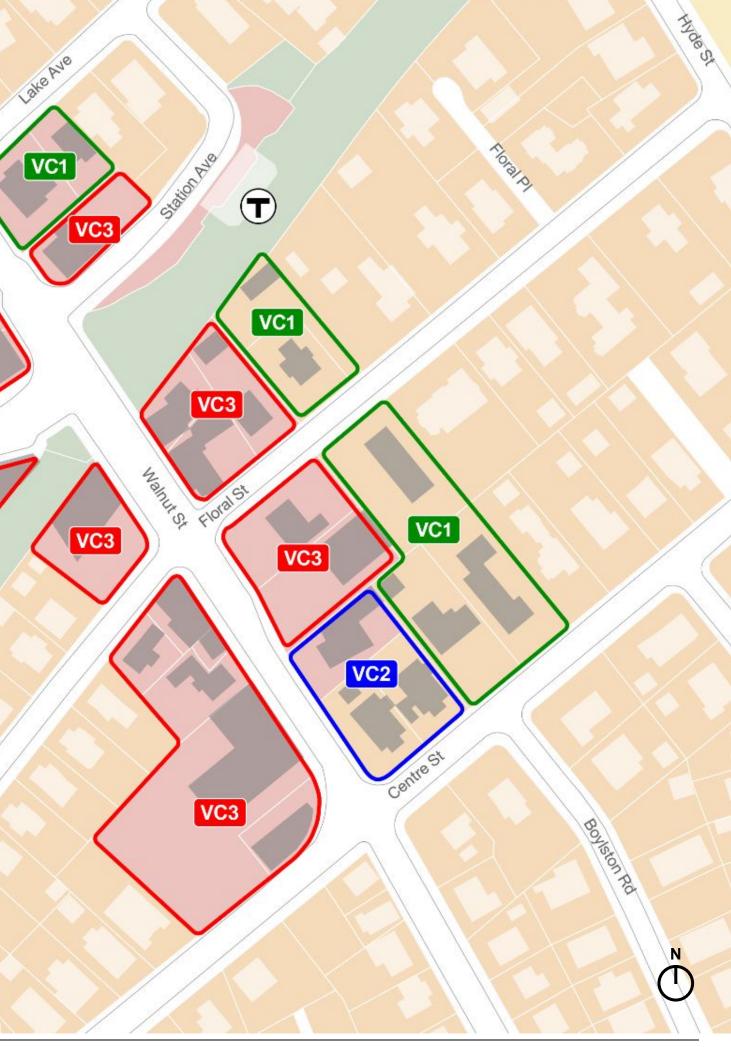
CategoryBy-Right / Special PermitFootprint, max:10,000 sf / 12,500 sfHeight, max:3.5 stories / 4.5 storiesUse:Residential, Commercial, Mixed-Use

Village Center 1 (VC1)

CategoryBy-Right / Special PermitFootprint, max:5,000 sf / 7,500 sfHeight, max:2.5 stories / 3.5 storiesUse:Residential / Commercial, Mixed-Use

250

VC1 Chester St Columbus St Standish St VC3 VC2 Lincoln St VC3 VC1 Herton C ve LIV 500 ft



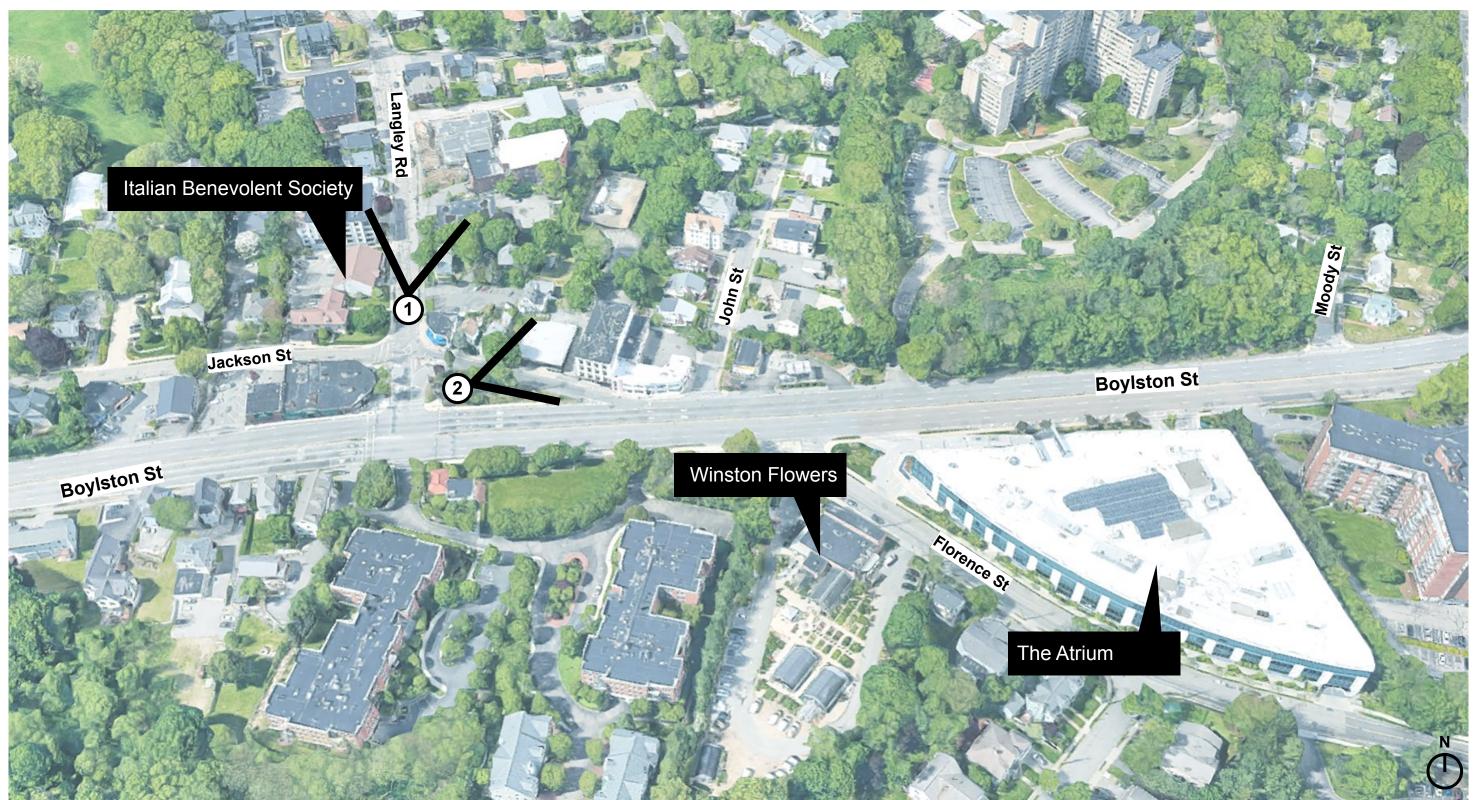
Draft District Maps Thompsonville

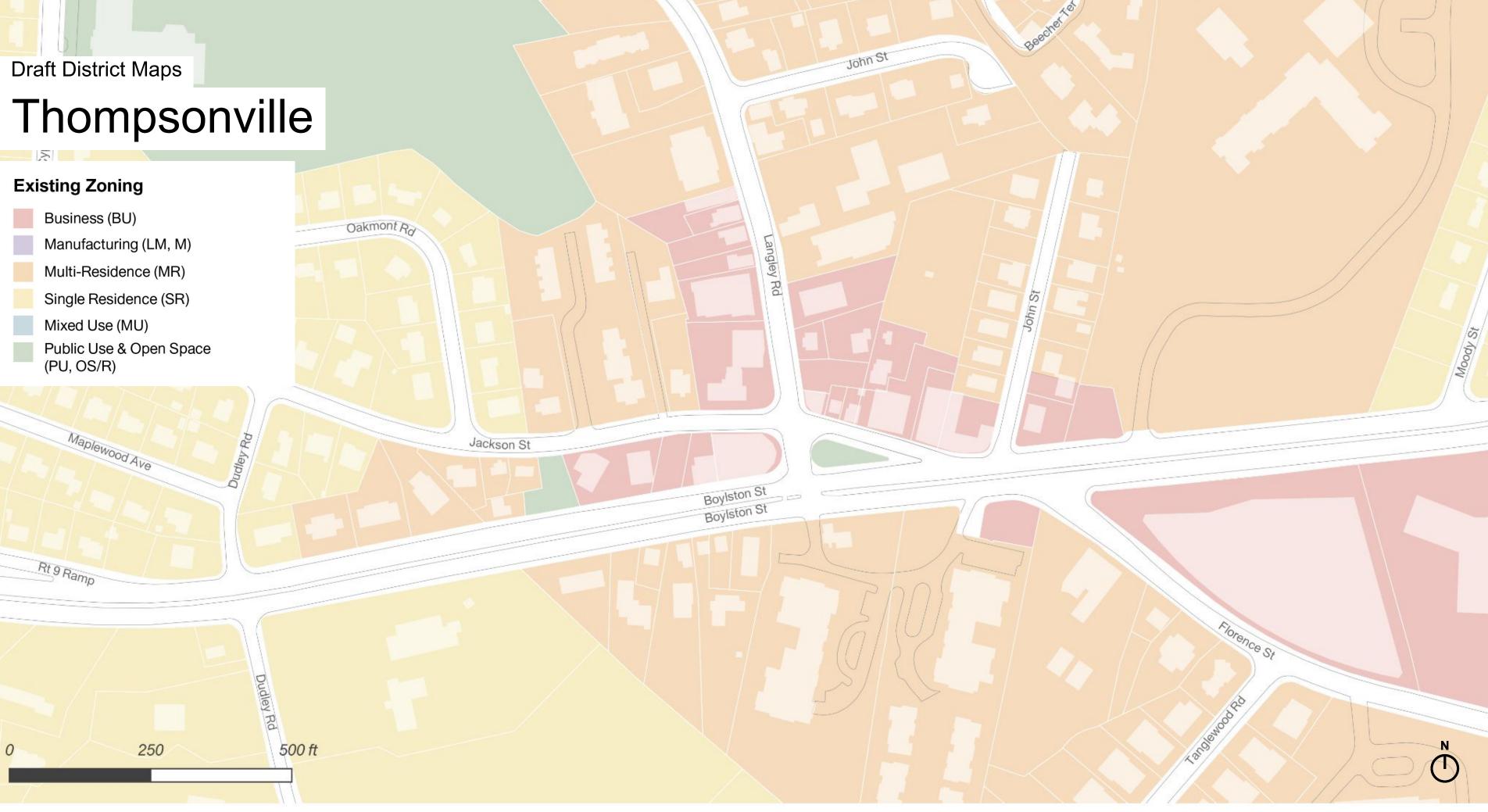


1. View down Langley Rd looking north



2. View down Jackson St at Route 9





Thompsonville

Existing Zoning

2

Business (BU)

Manufacturing (LM, M)

Multi-Residence (MR)

Single Residence (SR)

Mixed Use (MU)

Public Use & Open Space (PU, OS/R)

Proposed Zoning

П

Village Center 3 (VC3)

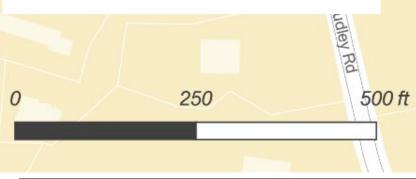
CategoryBy-Right / Special PermitFootprint, max:15,000 sf / 17,500 sfHeight, max:4.5 stories / 5.5 storiesUse:Residential, Commercial, Mixed-Use

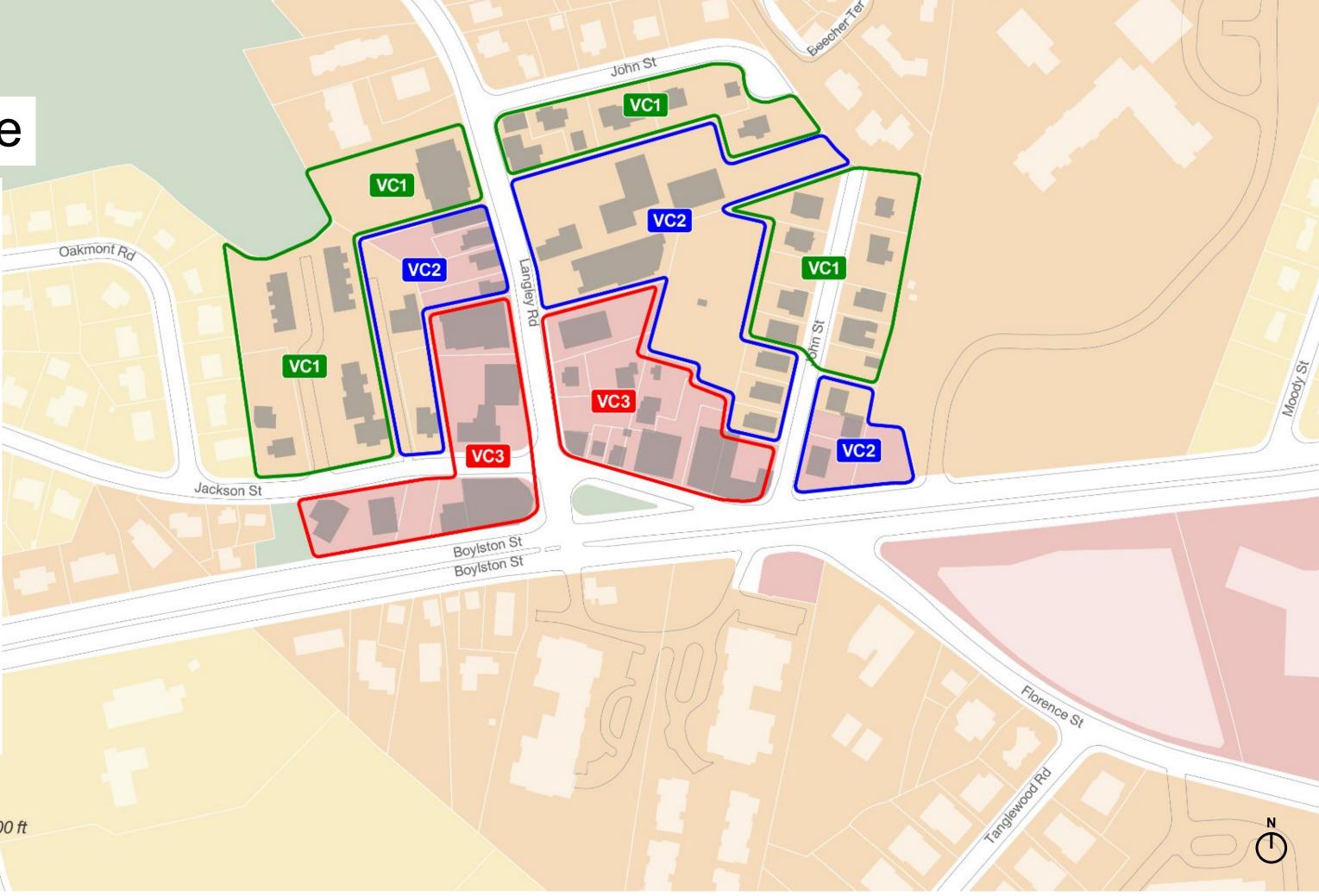
Village Center 2 (VC2)

CategoryBy-Right / Special PermitFootprint, max:10,000 sf / 12,500 sfHeight, max:3.5 stories / 4.5 storiesUse:Residential, Commercial, Mixed-Use

Village Center 1 (VC1)

<u>Category</u>	<u>By-Right / Special Permit</u>
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
- **Next Steps** 4.

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

