

I wish to provide links to two documents:

[Thoughts on Newton Village Center Zoning Version 2 and MBTA Communities Zoning](#)

[The Reality of Transit in Newton](#)

The document on zoning discusses:

- How to implement the MBTA Communities Law zoning using 100% MRT zoning in the 5 half mile circles at Newton Centre, Newton Highlands, Eliot, Waban, and Woodland.
- This will detach the MBTA Communities Law zoning from the more complex VCOD zoning and will make it easier to implement MBTA Communities Law zoning by the end of 2023.
- How to define MRT so that the housing enabled will be acceptable in Newton even when the MRT district overlays a single residence (SR) district. The key ideas will be to adapt the work of Daniel Parolek on *Missing Middle Housing* to Newton.
- The fact that MRT may be used to solve the MBTA Communities Law zoning means that VCOD zoning does not need to supply any housing for MBTA purposes. The consequence of this is that VCOD buildings in a village center may supply housing if that is viewed as useful for a village center but may alternately supply upper story spaces for business or professional services uses. This increases the flexibility of VCOD.

The document on transit discusses:

- The strengths and limitations of all transit that touches Newton: rapid transit, commuter rail, local bus routes, and express bus routes.
- The determination that the only quality intra-city transit in Newton is the Green Line D Branch (Riverside). All other transit routes have problematic intra-city transit or no intra-city transit whatever.
- This fact has two consequences:
 - The MBTA Communities Law zoning should take place in the 5 half mile circles at Newton Centre, Newton Highlands, Eliot, Waban, and Woodland along the Green Line.
 - Newton must adopt minimum parking requirements in its zoning so families with children may reach all areas of the city in a reasonable time frame.

Both documents are designed to be read on the web. I do not advise printing.

Each document has a detailed table of contents at the top. This gives you an overview of the document as well as links to the sections and the assorted subsections. Sprinkled throughout the document are “Go to Top” links that get you back to the table of contents. Hopefully, this design will allow you to read what you feel is important first and then dig into details only as needed.

The zoning document has sections with the word “Recommendations”. These sections extract all recommendations made in the prose discussions.

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