



Zoning Redesign

Learnings from 'Zoning Redesign: Where We Are Now'

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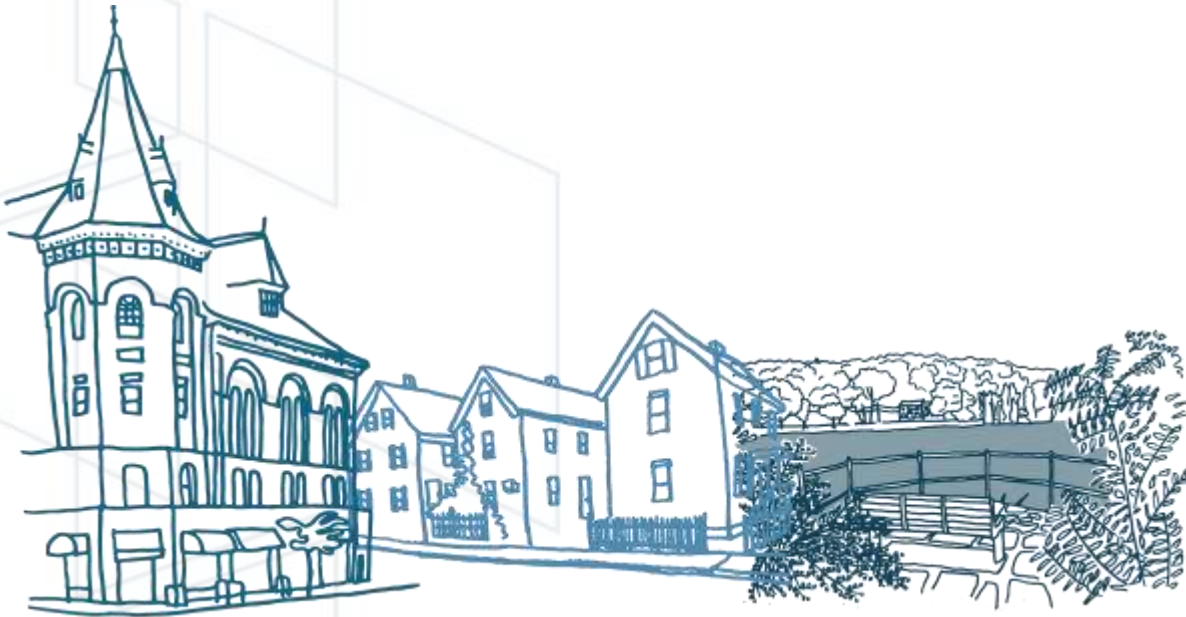
Future Workflow & Community Engagement

ZAP - January 25, 2021



Learnings from
**'Zoning Redesign:
Where We are Now'**

'Zoning Redesign: Where We Are Now'



- December 2 & 3 Virtual Zoom Events (~500 attendees)
- Questions submitted through RSVP Form (169 questions)
- Survey (343 submissions)
- Community engagement planner building relationships through meeting with 28 entities

'Zoning Redesign: Where We Are Now'

Commissions/ Committees

Commission on Disability

Community Preservation Committee

Conservation Commission

Transportation Advisory Group

Urban Design Commission

Youth Commission

Neighborhood Area Councils

Newtonville

Newton Highlands

Upper Falls

Stakeholders

350Mass Newton Node

Bike Newton

Chinese American Association of Newton (CAAN)

Defund Newton Police

Engine6

Families Organizing for Racial Justice (FORJ)

Green Newton

Green Newton - School Connections

League of Women Voters - Newton

Newton Center for Civic Engagement

Newton Interfaith Clergy Association (NICA)

Newton Lower Falls Improvement Association

Newton Neighbors Helping Neighbors

NNHS NextGen Voices

Right-Size Newton

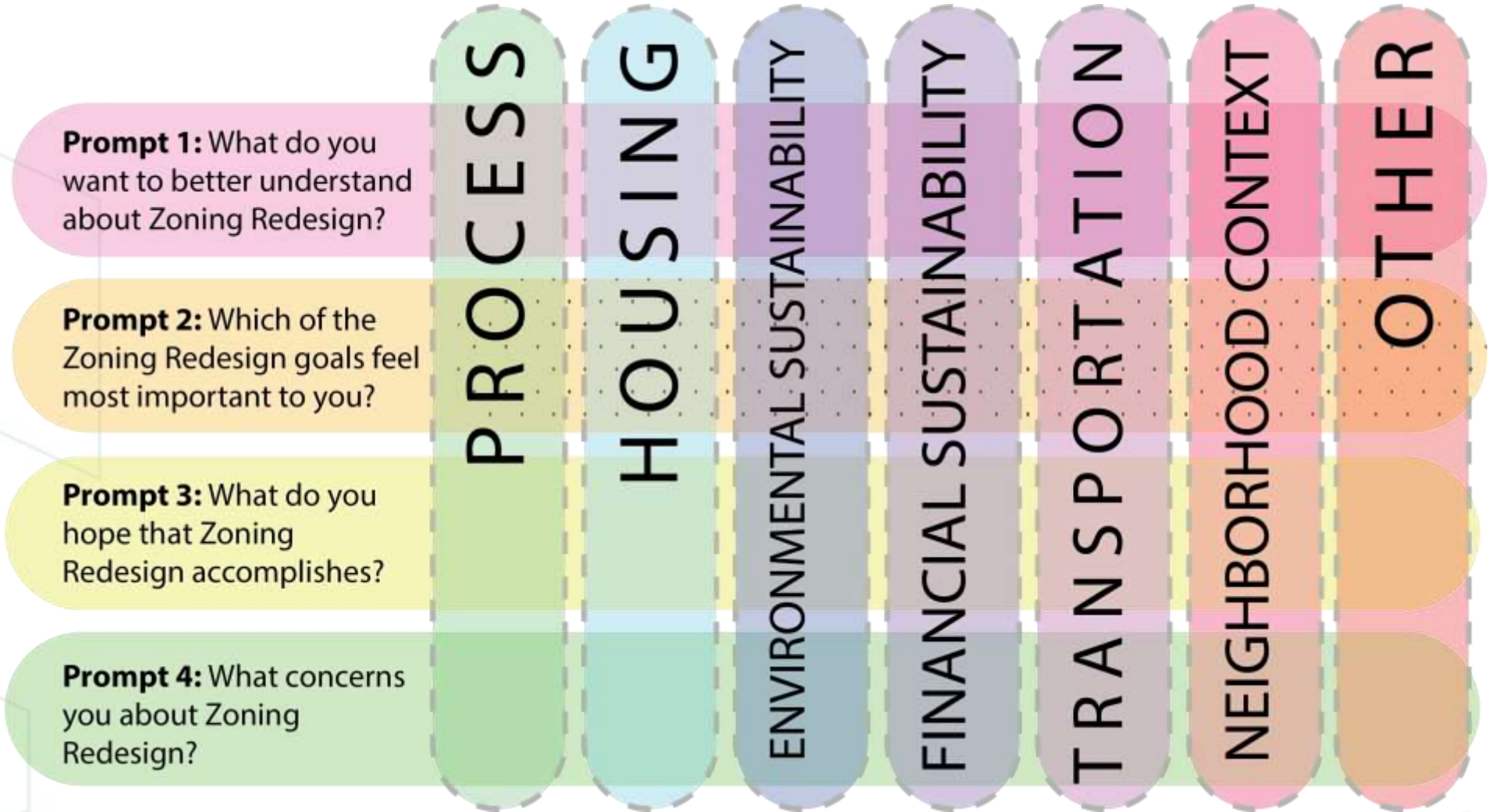
Safe Routes to School

Temple Emanuel Social Justice Group

Understanding Our Differences

West Suburban YMCA

'Where We Are Now' Recap



Process (~283)

- Why is the city doing a complete overhaul versus. Incremental change?
- Why is Zoning Redesign needed?
- Can there be a referendum?
- How is the city considering a socioeconomic equity lens?



Housing (~283)

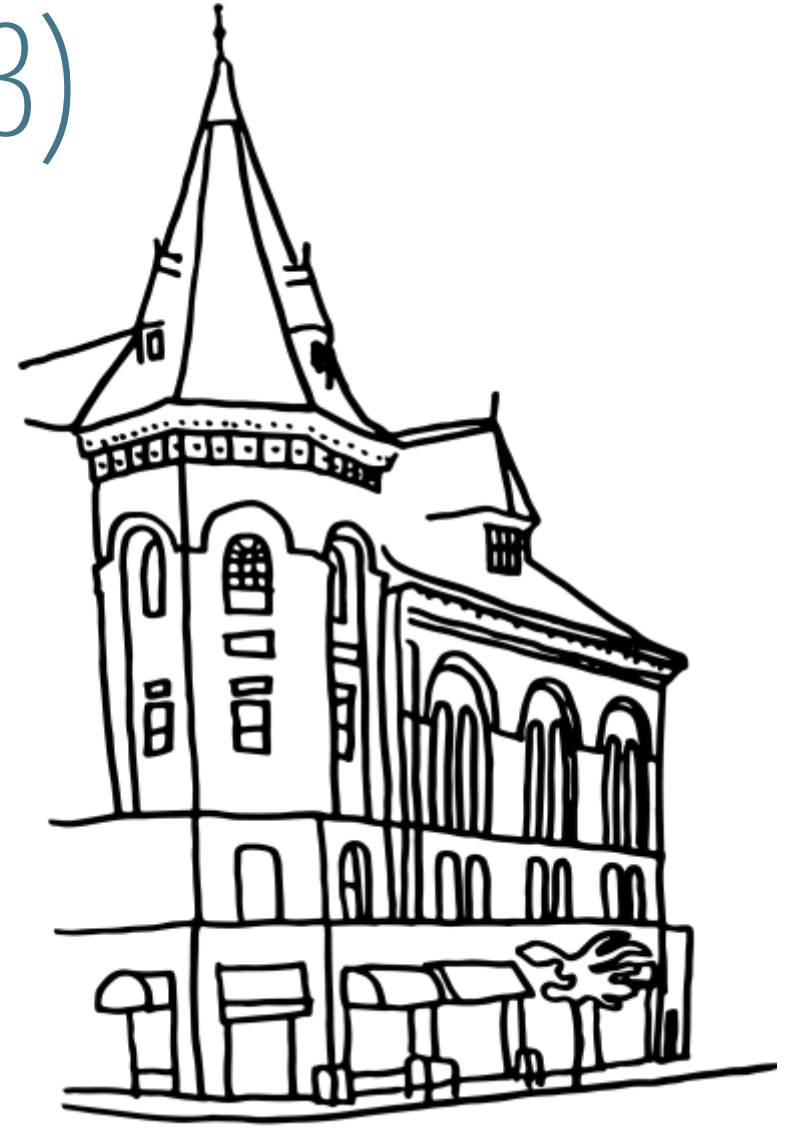
- How to address current tear downs?
- How to truly diversify and increase affordability of Newton's housing supply? (And how is the city defining 'affordable'?)
- Considering Universal Design?
- Wide array of questions/opinions on Single Family vs. Multifamily Zoning



Houses in Nonantum

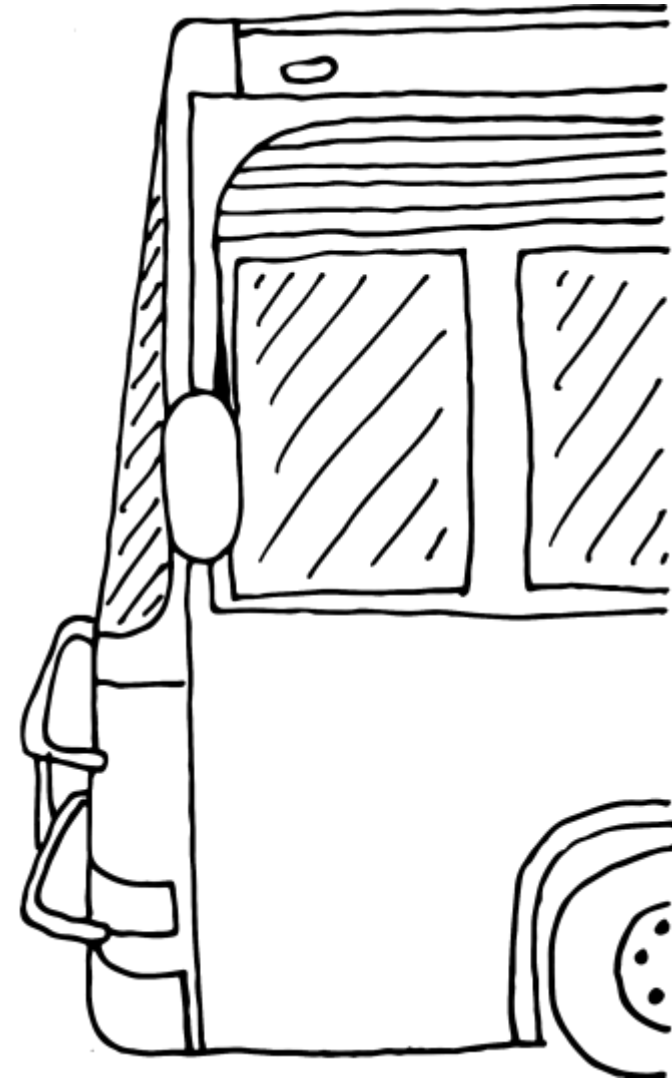
Neighborhood Context (~73)

- How will a design review be incorporated?
- How will increased density affect the way neighborhoods currently feel and function?
- FAR vs. Form-based zoning?



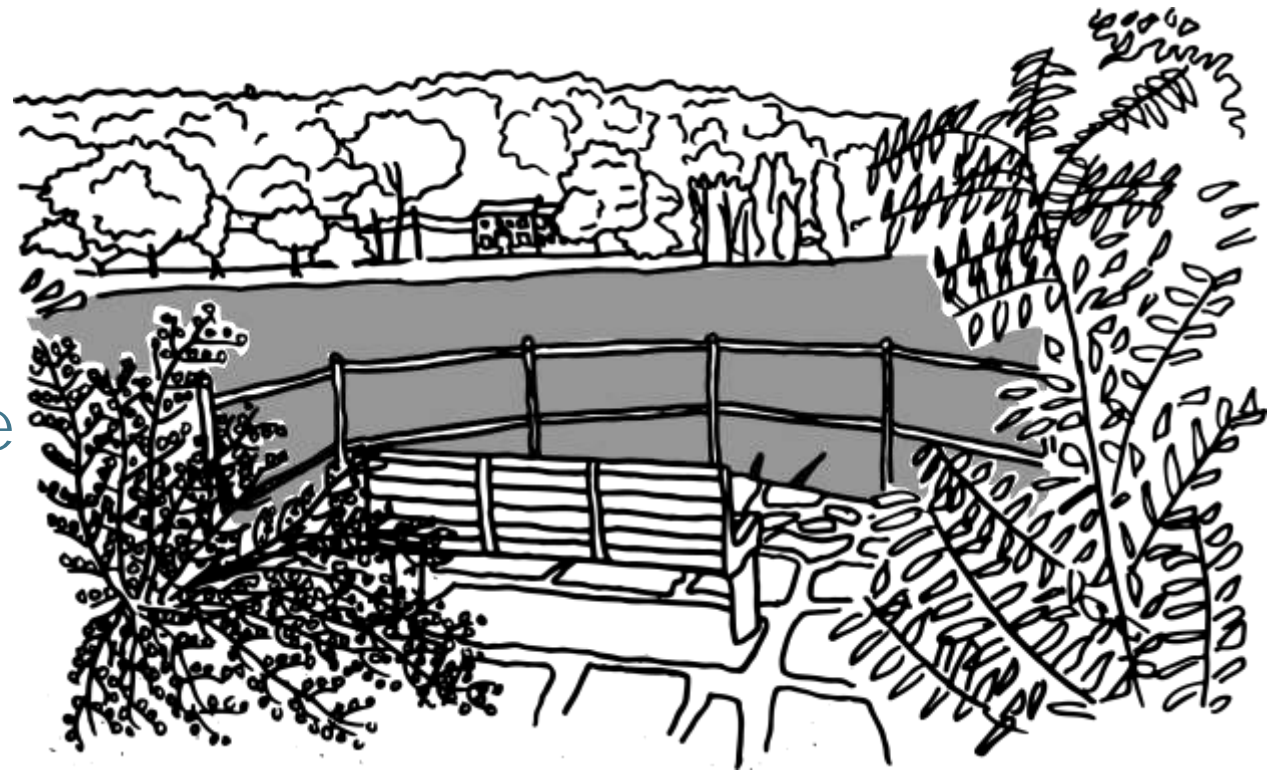
Transportation (~61)

- How is MBTA's updated routes, schedules, and budgets in context of the pandemic being considered for transit-oriented-development?
- Would allowing more multi-family housing by-right increase road and parking congestion and pollution?



Environmental Sustainability (~58)

- How to support the Climate Action Plan?
- How can the city balance housing goals and preservation of open space and tree canopy?



Financial Sustainability (~43)

- How would the draft Zoning Ordinance impact real estate values, property taxes, city revenues, the city budget, and business?

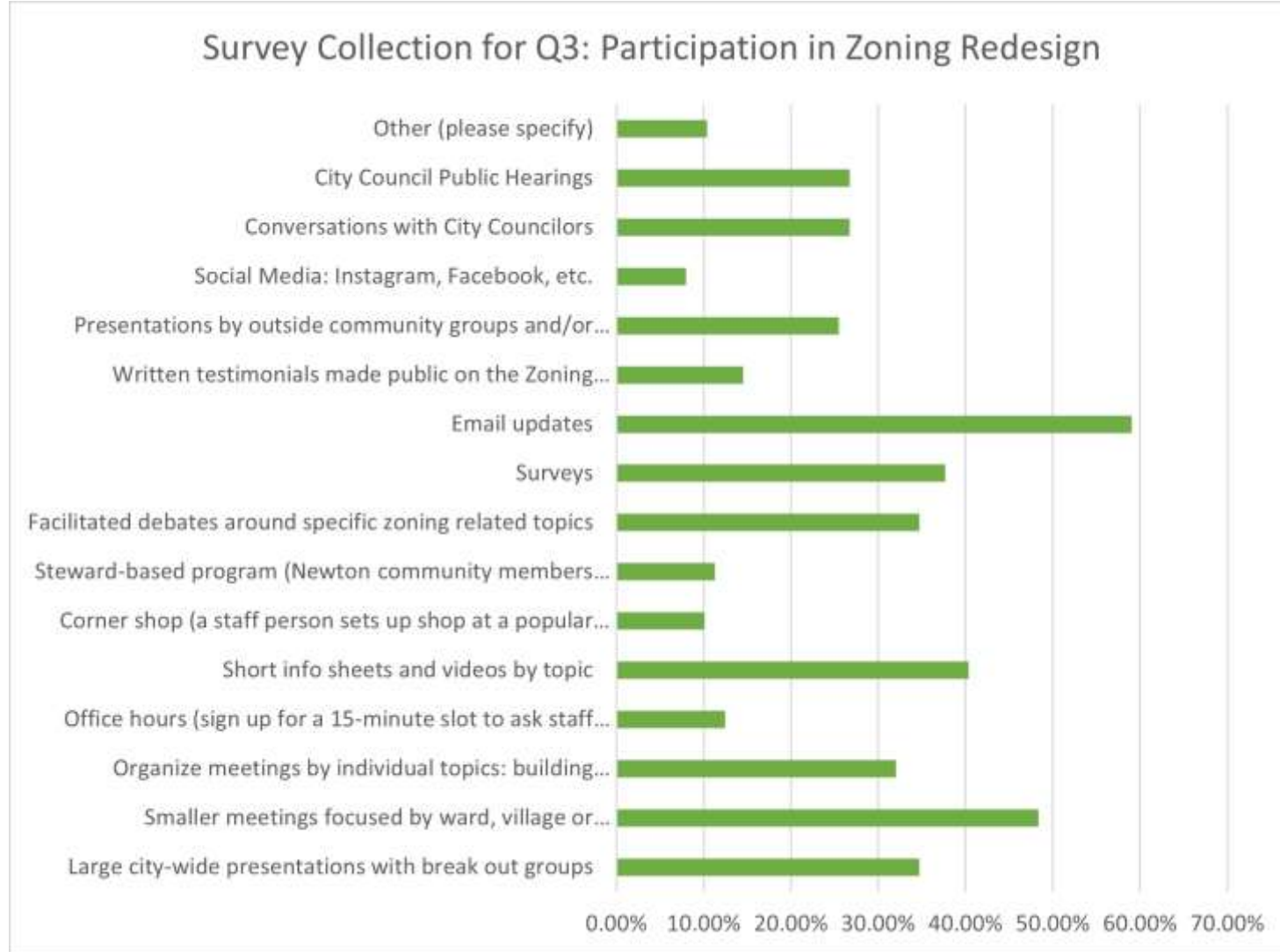




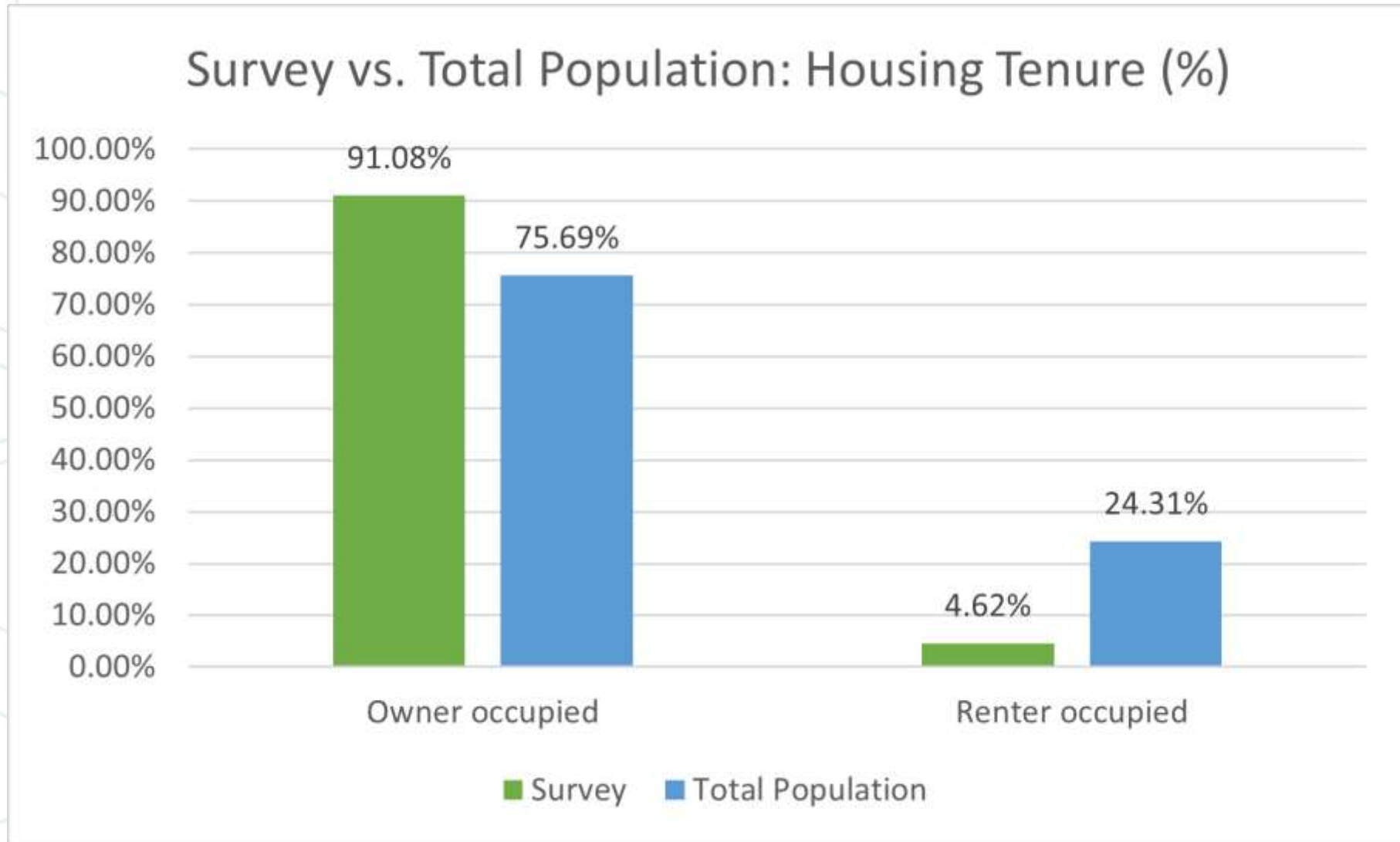
Other (~61)

- Education
- Historic Preservation
- Non-Conforming Properties
- And more

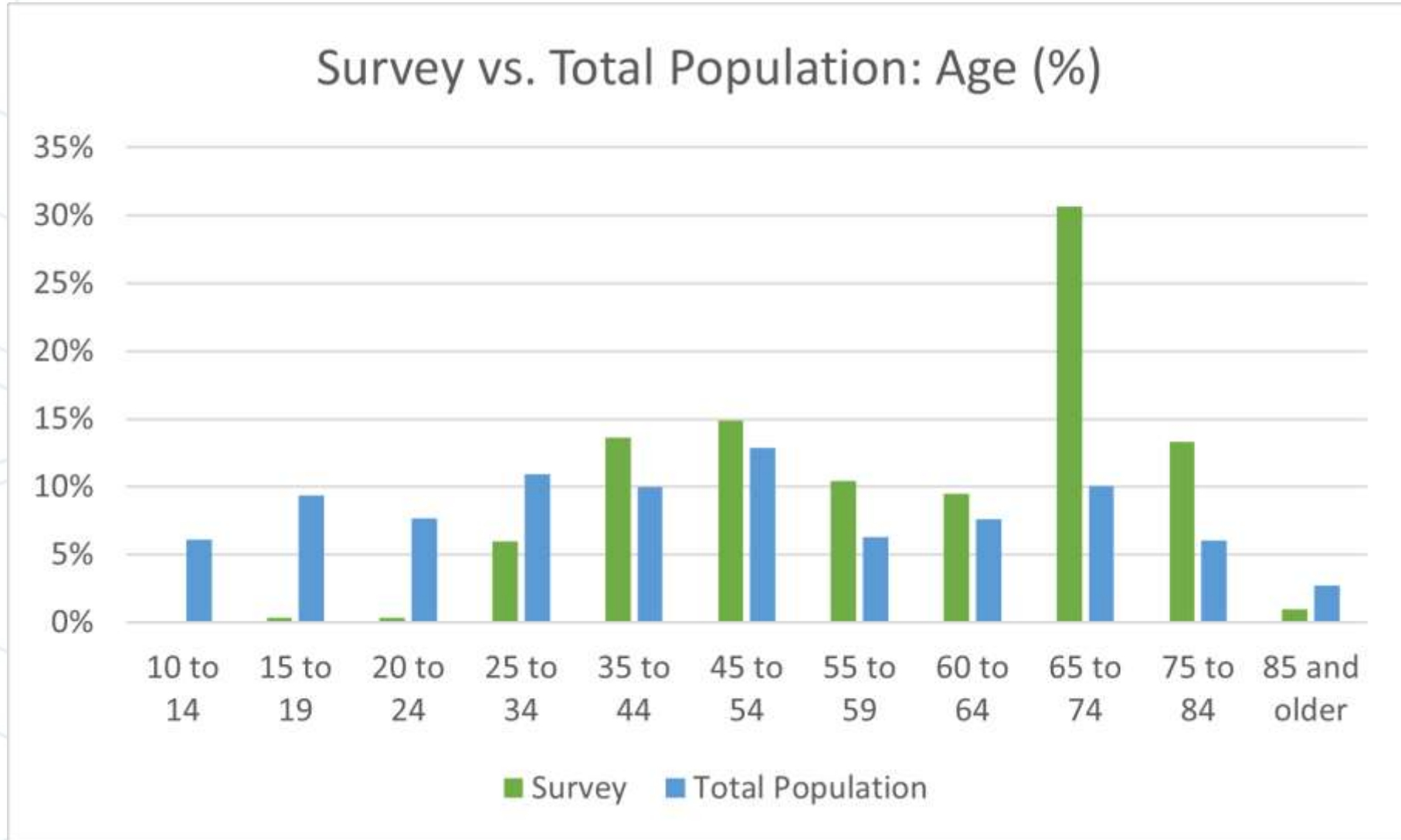
Community Engagement Ideas



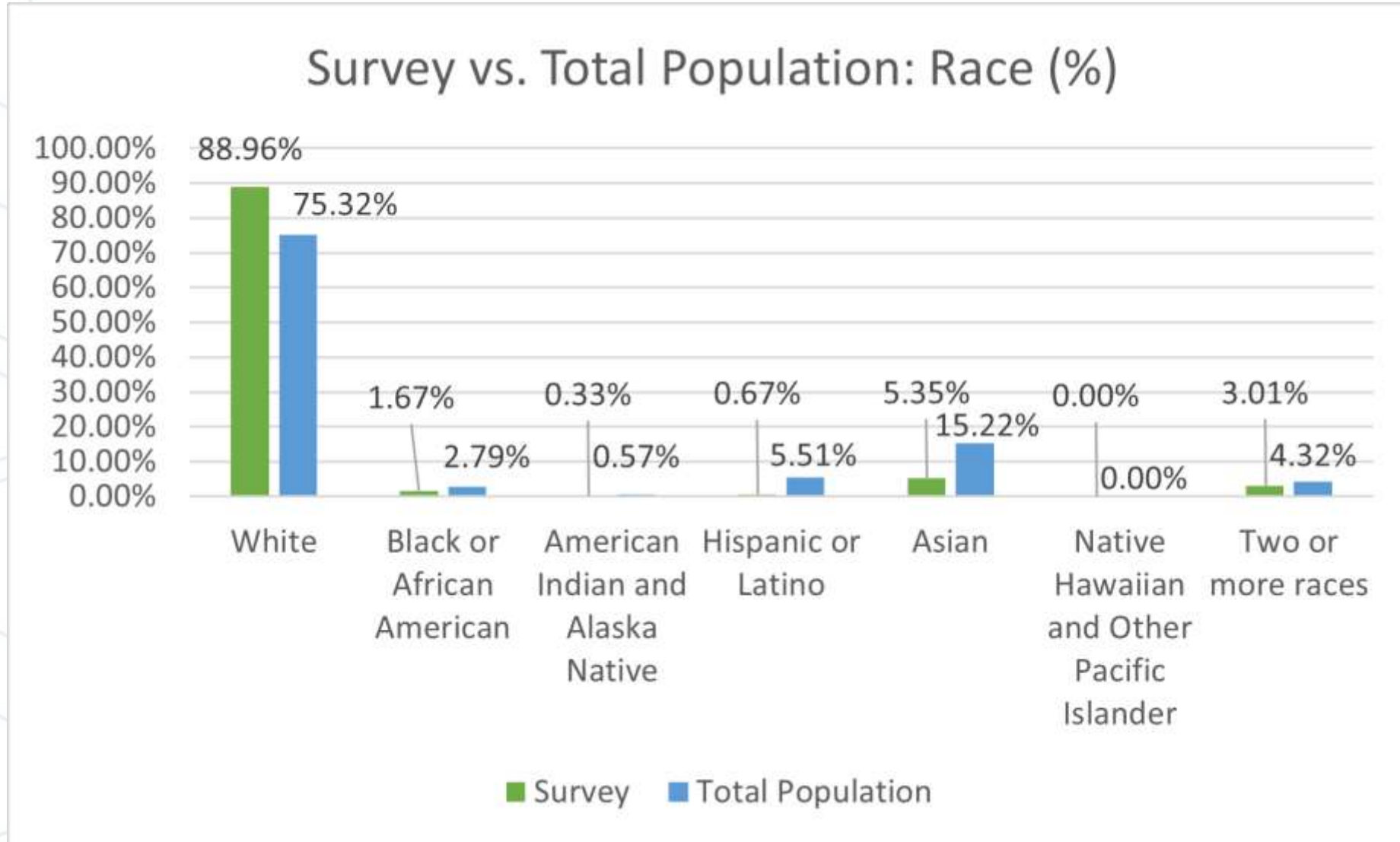
Who We Heard From (Survey): Housing Tenure



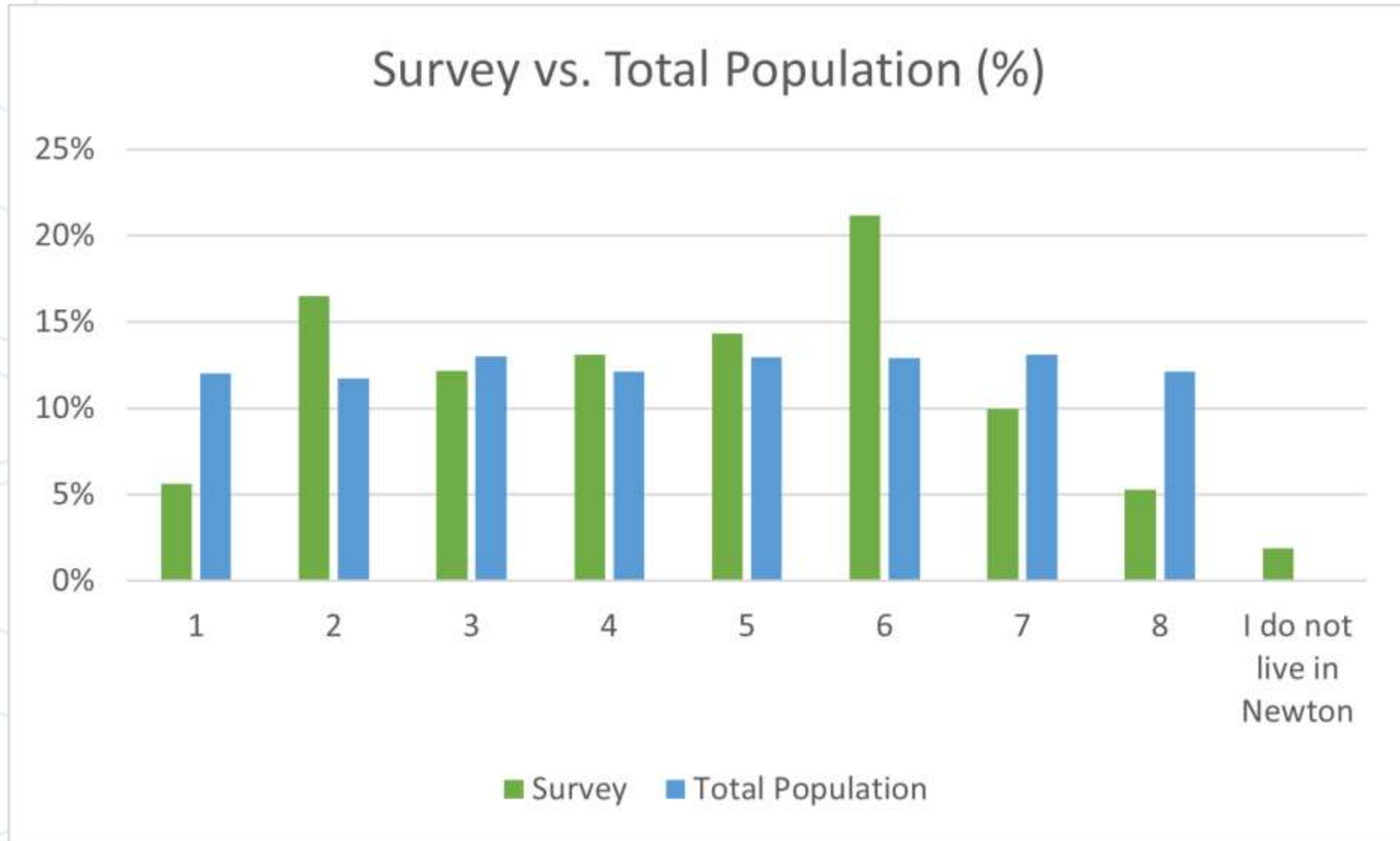
Who We Heard From (Survey): Age



Who We Heard From (Survey): Race



Who We Heard From (Survey): Ward



Based on What We Heard: Community Engagement For Today

We Heard -> What We Can Do Today

- Need a better organized website -> Staff are drafting/improving sections as we speak
- Need more accessible information
 - For newcomers -> staff are drafting a Zoning Redesign 'booklet'
 - To keep everyone updated -> Monthly Newsletters
- Need to increase youth engagement -> Staff are meeting frequently with NextGen Voices and building relationships with young families and NP




Based on What We Heard:

Community Engagement For the Future

We Heard:

- Need more transparency around what data and voices of experts influence Zoning Redesign work
- Need to better understand issues with the current ordinance
- Want more space for (virtual) discussions that ground Zoning Redesign issues in where one lives/works/studies
- Must practice equitable community engagement and utilize a lens of equity across race, class, ability, housing tenure, age, and more for research and analysis



Future Workflow + Community Engagement

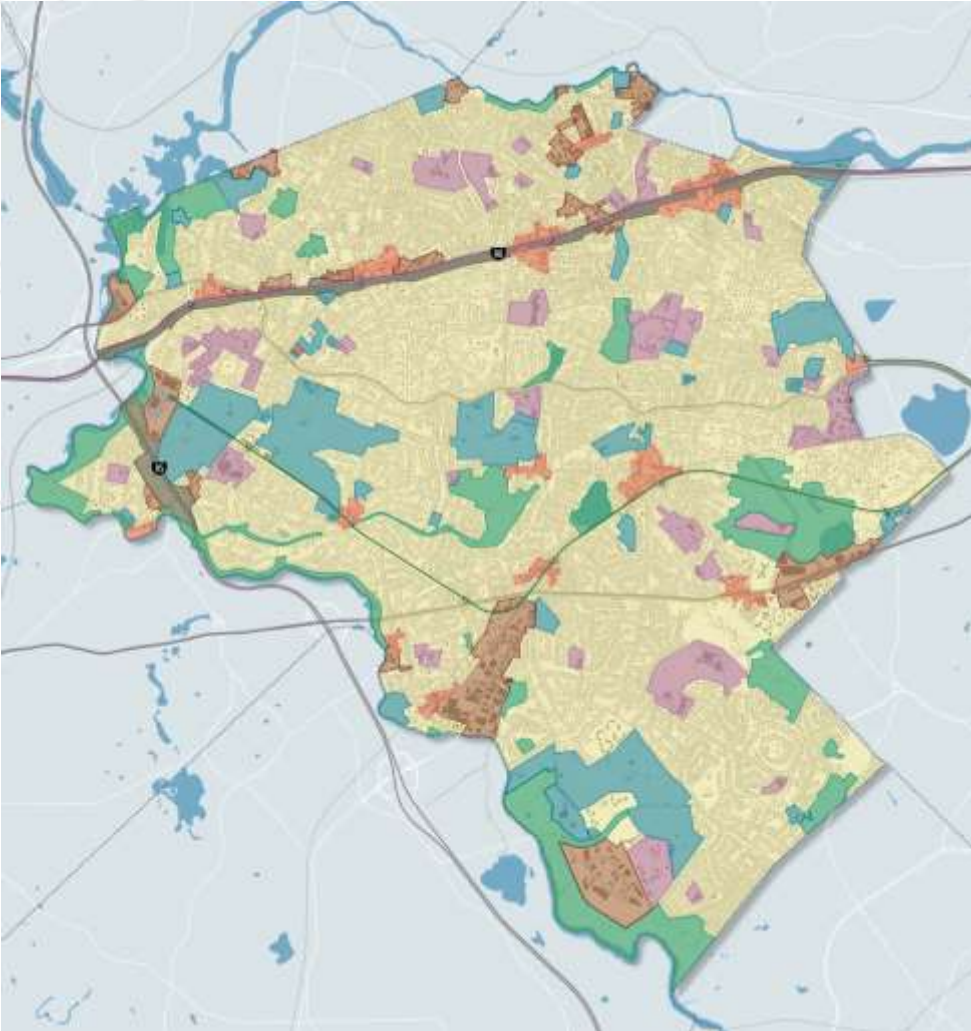
Moving Forward in 2021

- Requires an updated planning framework
- Articulate why Newton is undertaking Zoning Redesign
- Understanding of the current Zoning Ordinance and the 2018 draft
- What zoning can do vs. what zoning cannot do
- Lay out the tools for effectively engaging with the community transparently & inclusively

Synthesizing Past Work in 2020

- Temporarily set down Article 3 – Residence Districts
- Questions remain and additional analysis and engagement is required
- Synthesizing the work to-date
 - Summary memo
 - Annotated draft zoning text
 - Updated draft zoning map
- Plan to review and discuss at the February 22, 2021 ZAP meeting

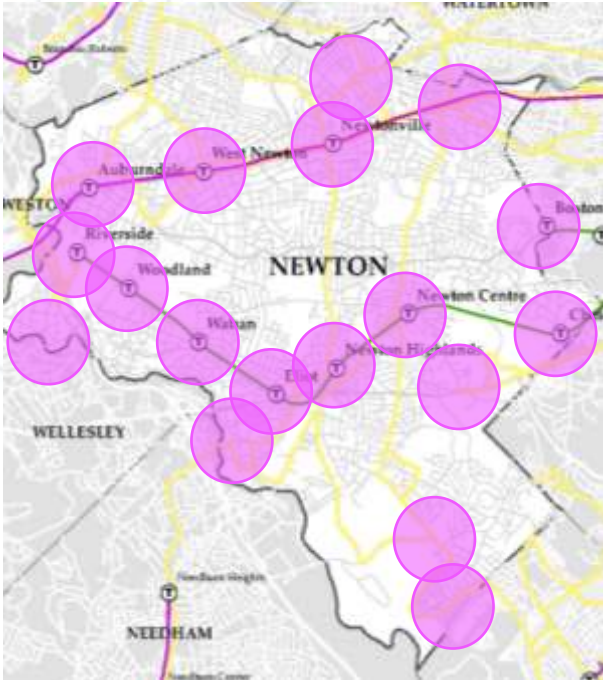
Shifting to a Geographic Based Review



- Address themes laid out in guiding plans, policies, and documents through distinct geographies of Newton
- Begin with geographies that have the greatest opportunity

Geographies

Village Centers
/ Transit Nodes



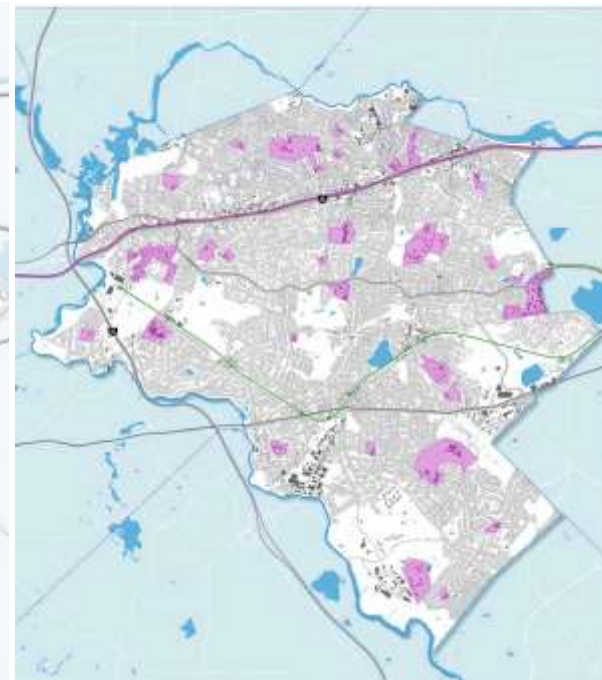
Ex. Newton Centre
/ Woodland T

Corridors



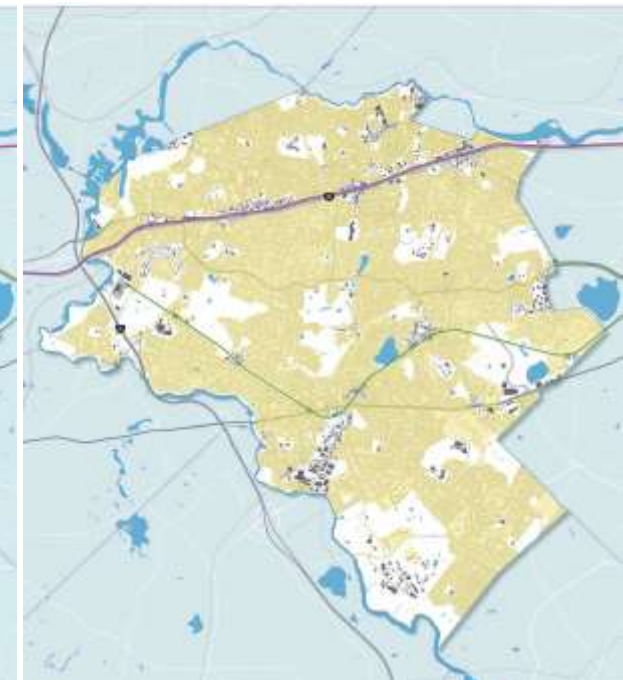
Ex. Route 9,
Watertown St,
Sudbury Aqueduct

Single Purpose



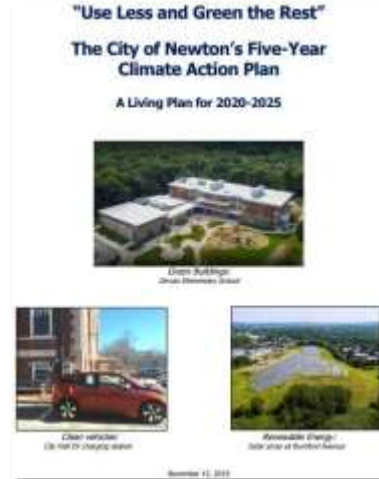
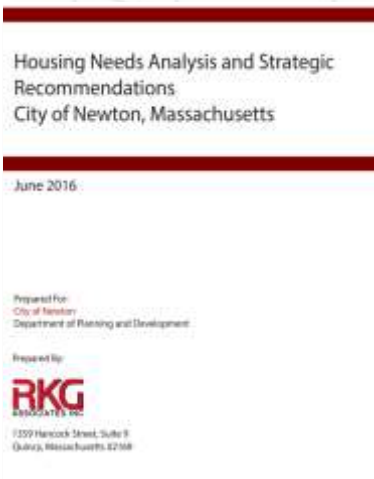
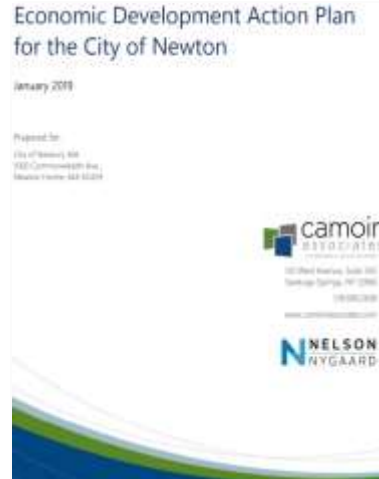
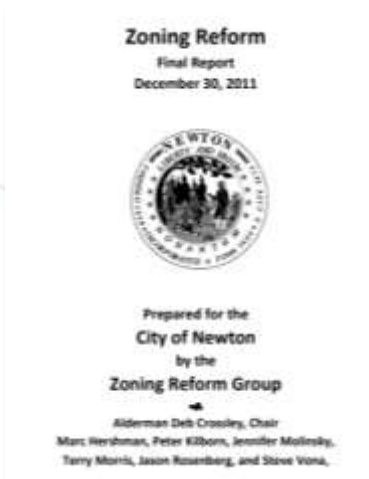
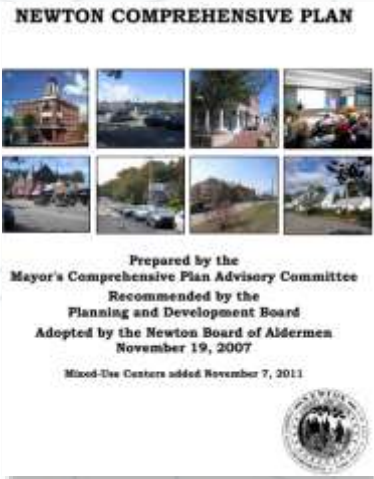
Ex. Newton
Wellesley Hospital,
Wells Ave, Golf
Courses

Neighborhoods



Ex. Predominantly
Residential Areas

Themes Within Each Geography



- Sustainability / Climate
- Housing Opportunity
- Economic Development
- Transportation
- Arts, Culture, and Institutions
- Development Process/Review
- Neighborhood Context

Phases for a Geographic Framework

Phase I



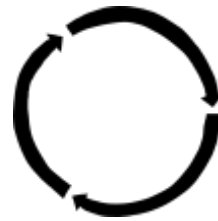
Organize
key data
and
analysis

Phase II



Gather
community
input

Phase III



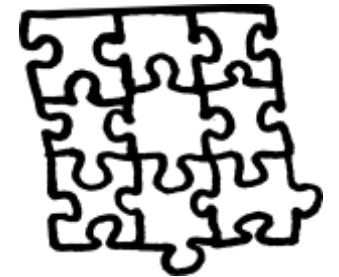
Conduct
Research

Phase IV



Test
solutions
with the
community

Phase V



Finalize
solutions

Organize Key Data and Analysis (1.5 months)



- Goal: Zoning that facilitates more housing near transit and village centers
 - If/how do the current/proposed Zoning Ordinances achieve this goal?
 - Has recent development aligned with this goal?
 - What is the connection with the recent Housing Choice legislation?

Gather Community Input (2 months)

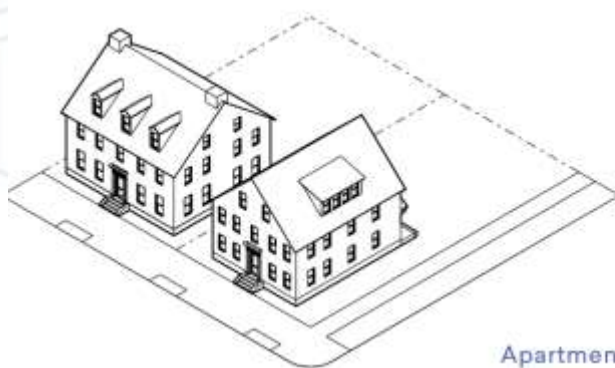


- Neighborhood walks
- Small focus-group meetings
- Pop-up events
- Social media
- Structured debates

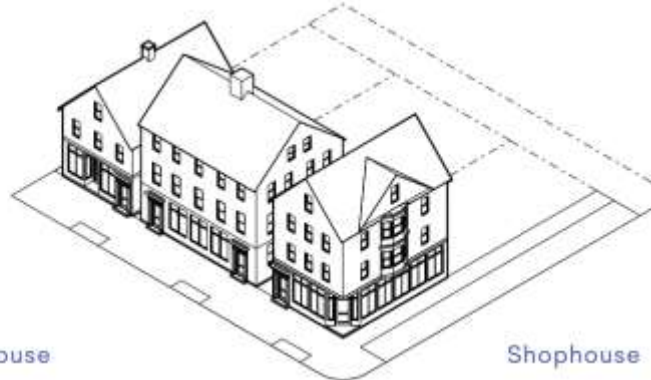
Conduct Research (3 months)



- Conduct the necessary research and test proposals before discussing at ZAP
- Example: What building types provide housing necessary to support local businesses, public transit, connect to the surrounding neighborhoods, etc.?



Apartment House



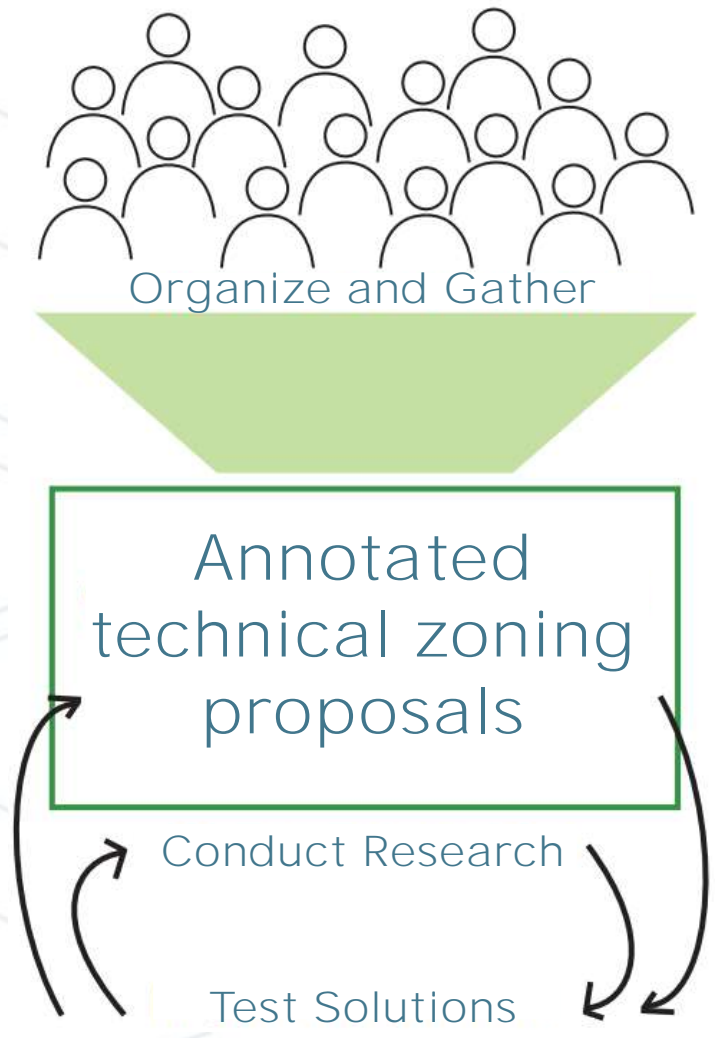
Shophouse

Test Solutions with the Community (2 months)



- Determine impact
- Prioritize
- Discuss tradeoffs

Finalize Solutions (1.5 months)



- ZAP meetings with guest speakers
- Committee-of-the-Whole
- Public hearings



Looking Ahead

- Comments and questions from ZAP leading to a refined Zoning Redesign framework

Thank You!

