

City of Newton  
Zoning & Planning Committee



# Village Center Rezoning Phase 3: District Mapping

October 24, 2022

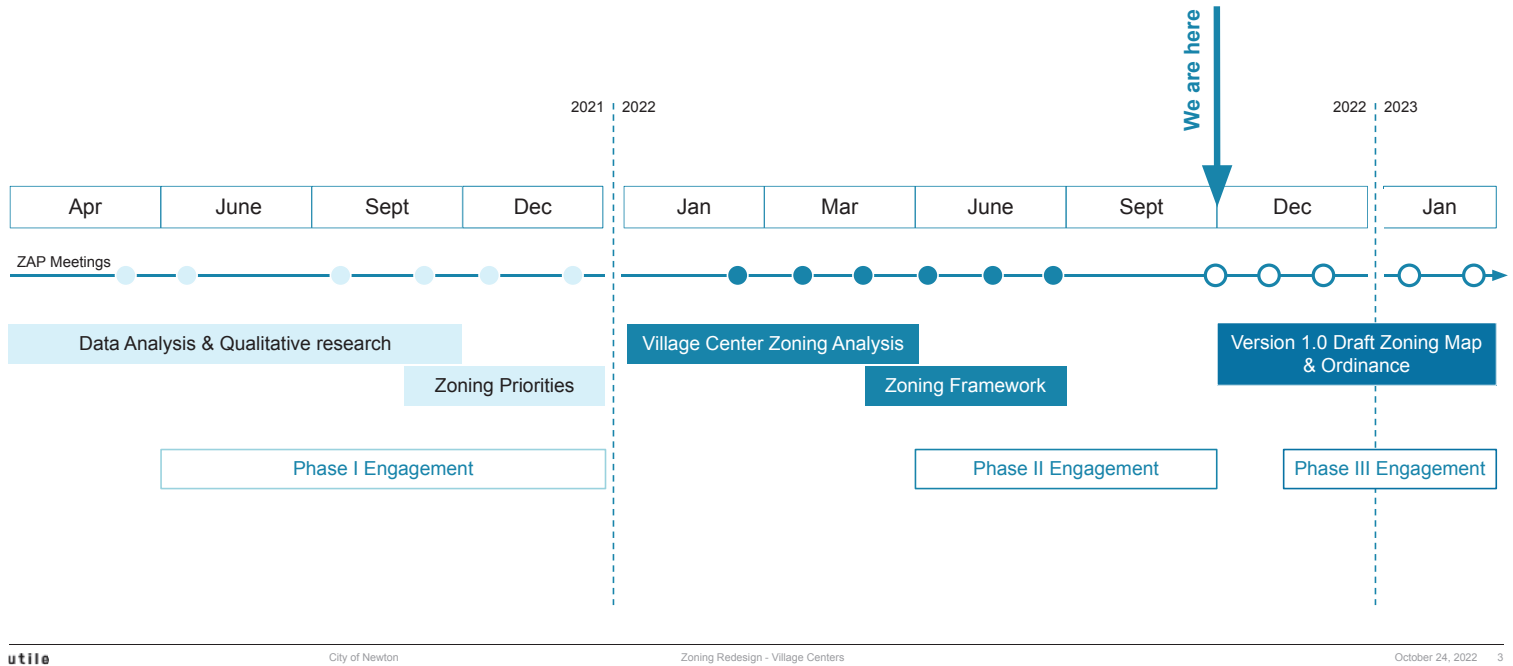
Docket # 38-22

## 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



Facilitating Vibrant and Active Village Centers

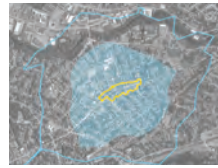
## How We Got Here



**Vision Kit**  
290 participants /  
102 submissions



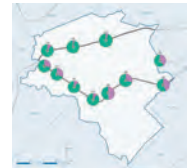
**Online interactive forum**  
1,249 participants



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



**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



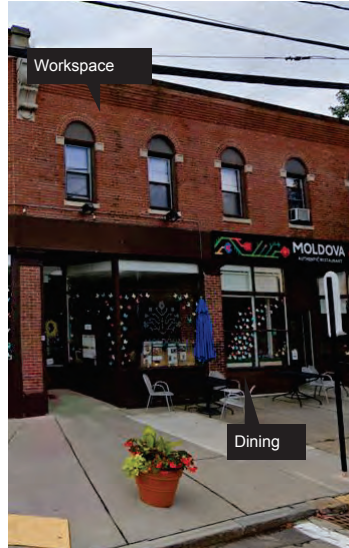
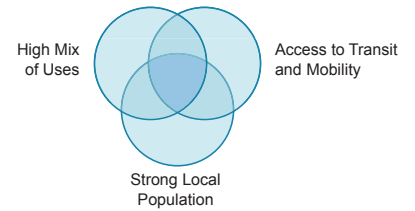
**Qualitative analysis**  
Site observation of three  
village centers for over  
30 hours.



Facilitating Vibrant and Active Village Centers

## Why Updates are Needed

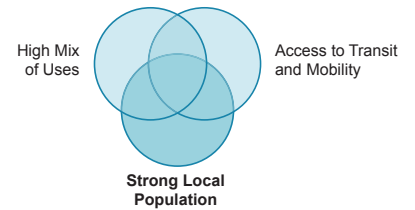
Build upon existing successes and strengths



Facilitating Vibrant and Active Village Centers

## Why Updates are Needed

Most village centers have little or no housing directly within them



One and two-story retail in Newton Centre

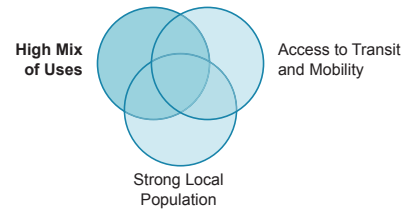


Vision Kit submission of housing above retail

Facilitating Vibrant and Active Village Centers

## Why Updates are Needed

Attracting customers is major challenge for local businesses



Vacant commercial spaces



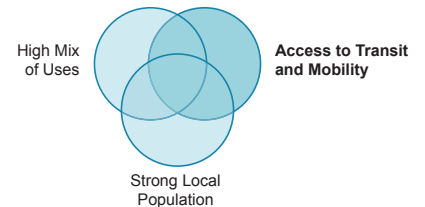
Pop-up Commercial Space in Newton Highlands

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

Facilitating Vibrant and Active Village Centers

## Why Updates are Needed

Emphasis should be on people within village centers



Austin Street parking lot, pre-development



Bram Way Plaza hosting live music

Source: City of Newton, Newton Community Pride



## 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:

**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

**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

Proposed Development



Existing Development



## 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.



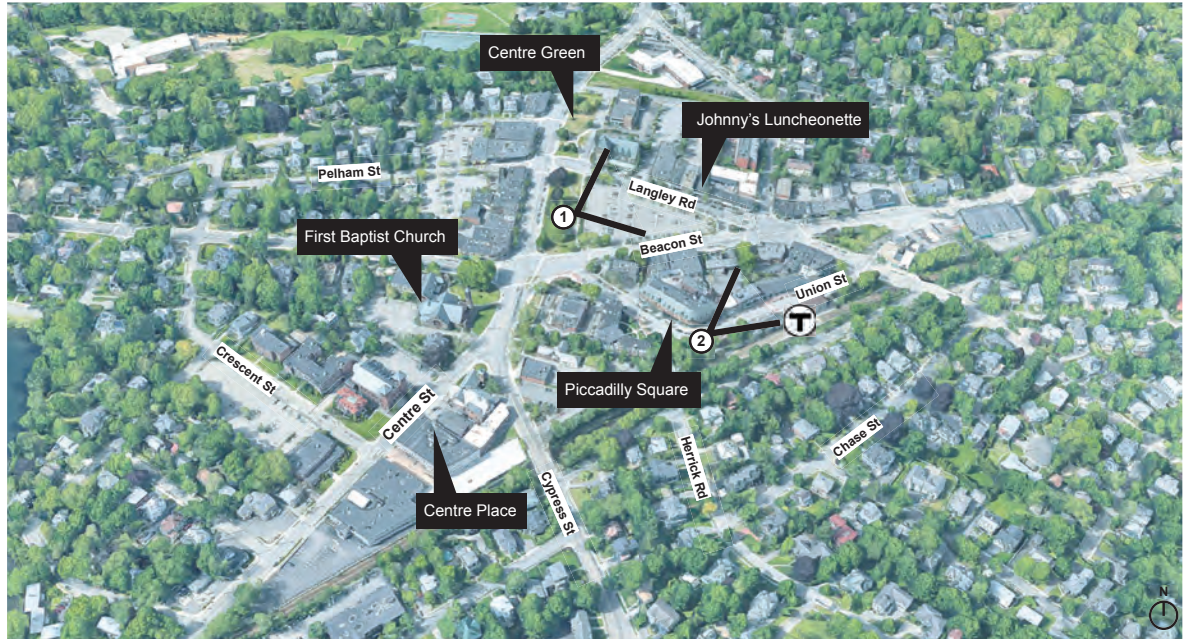
# Newton Centre



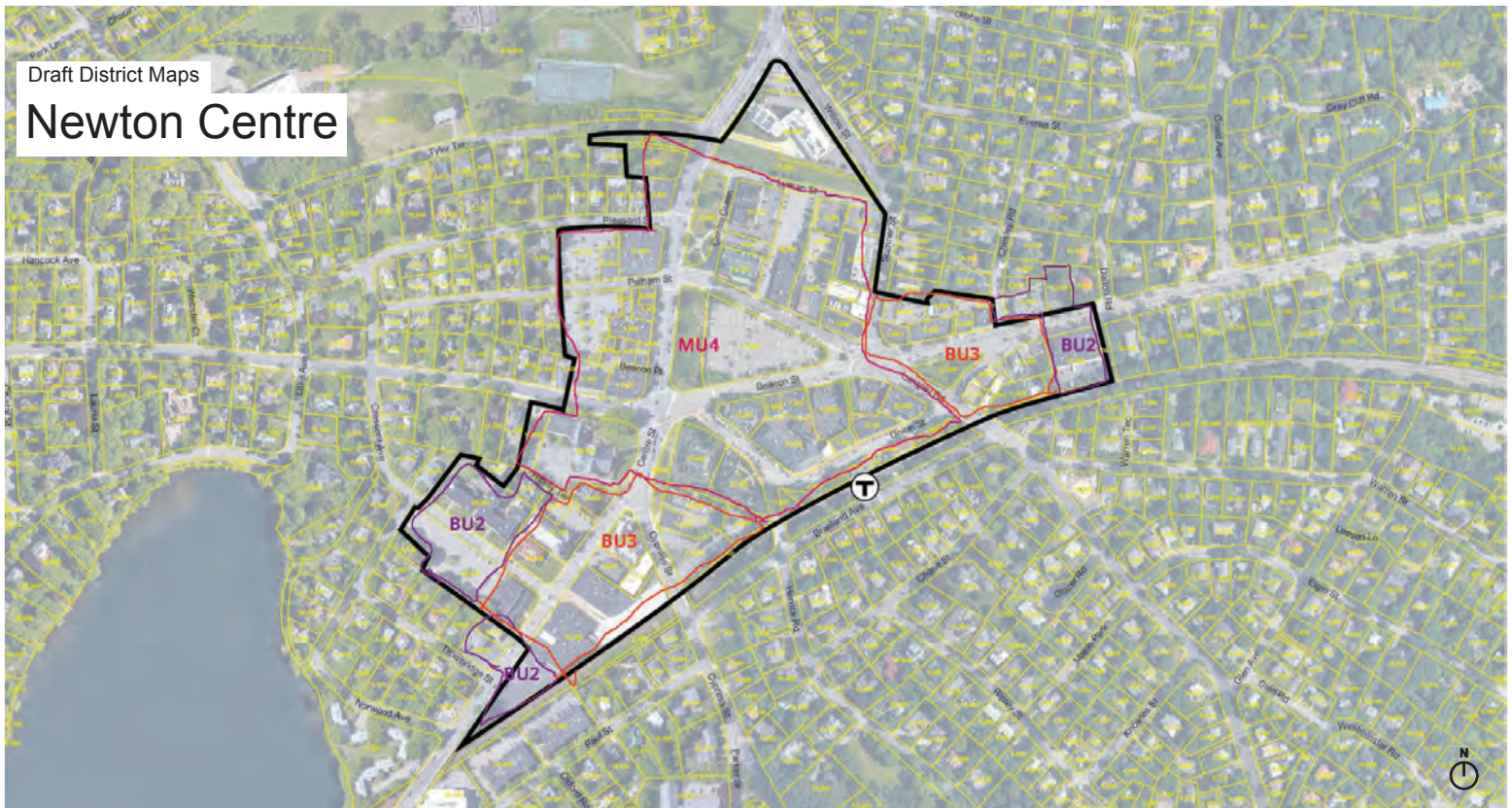
1. Newton Centre Green across the triangle



2. View down Union St



# Newton Centre



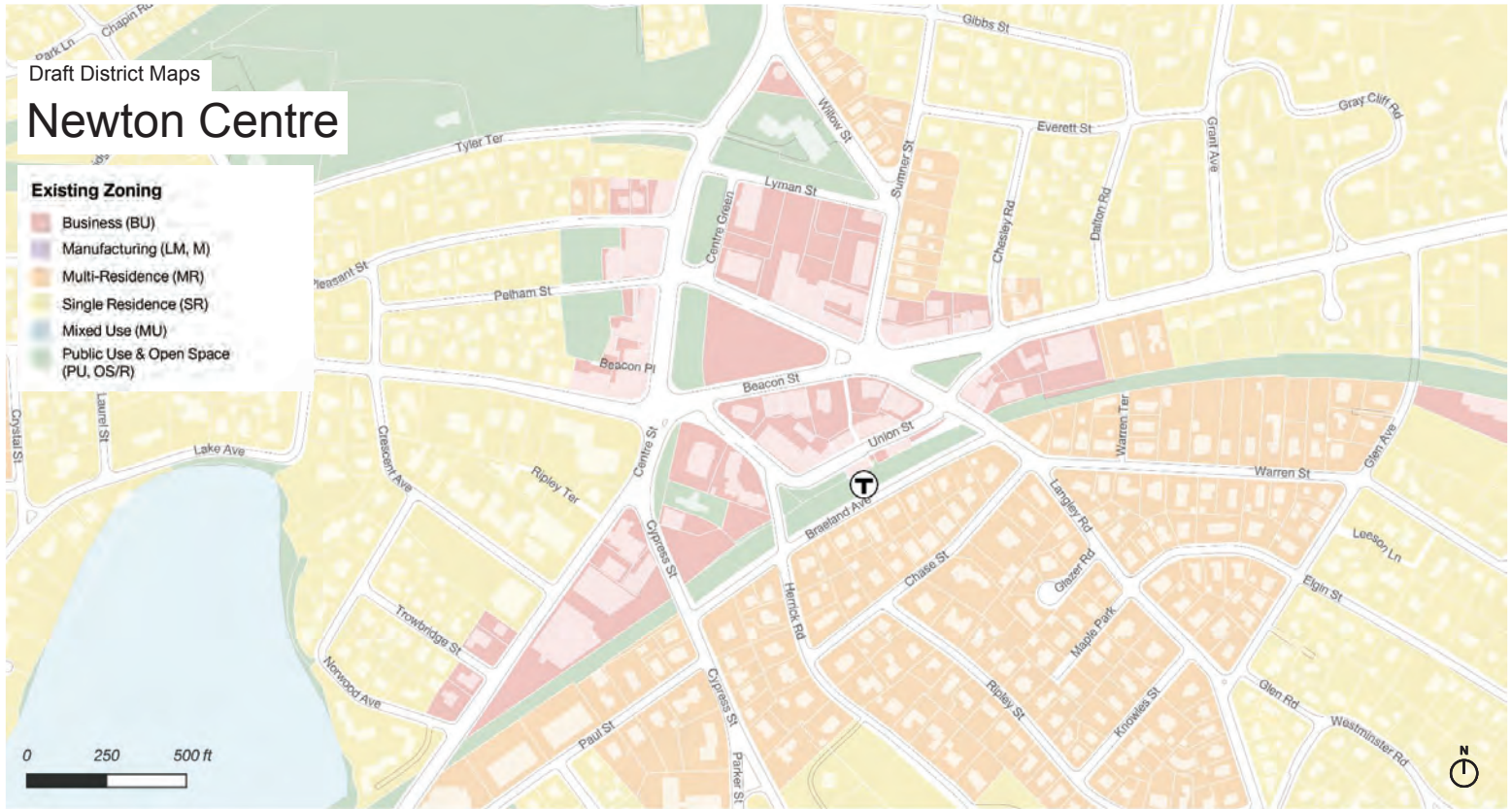


Draft District Maps

## 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)



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Draft District Maps

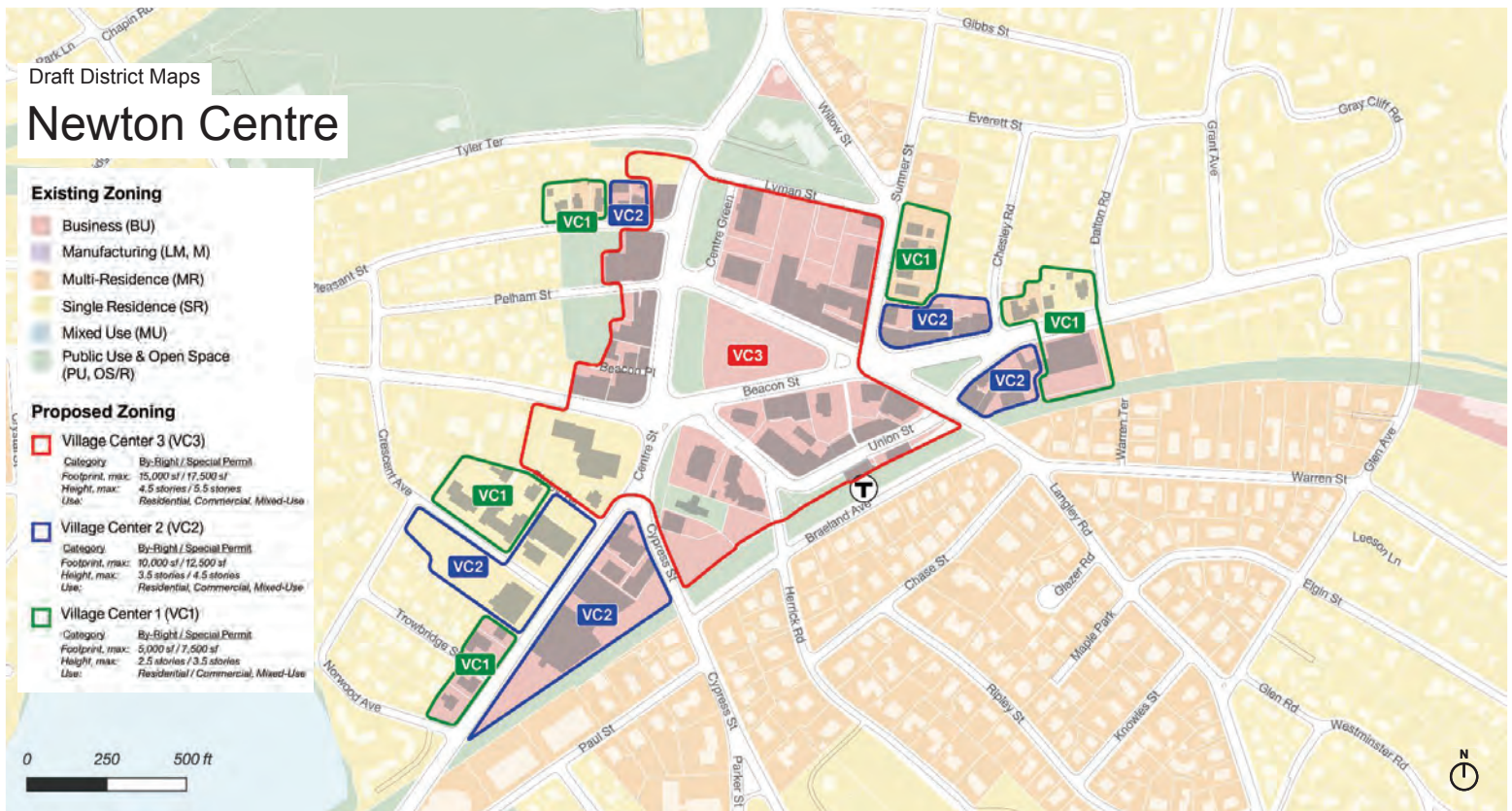
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 Height, max: 4.5 stories / 5.5 stories  
 Use: Residential, Commercial, Mixed-Use
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 Use: Residential, Commercial, Mixed-Use
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 Footprint, max: 5,000 sf / 7,500 sf  
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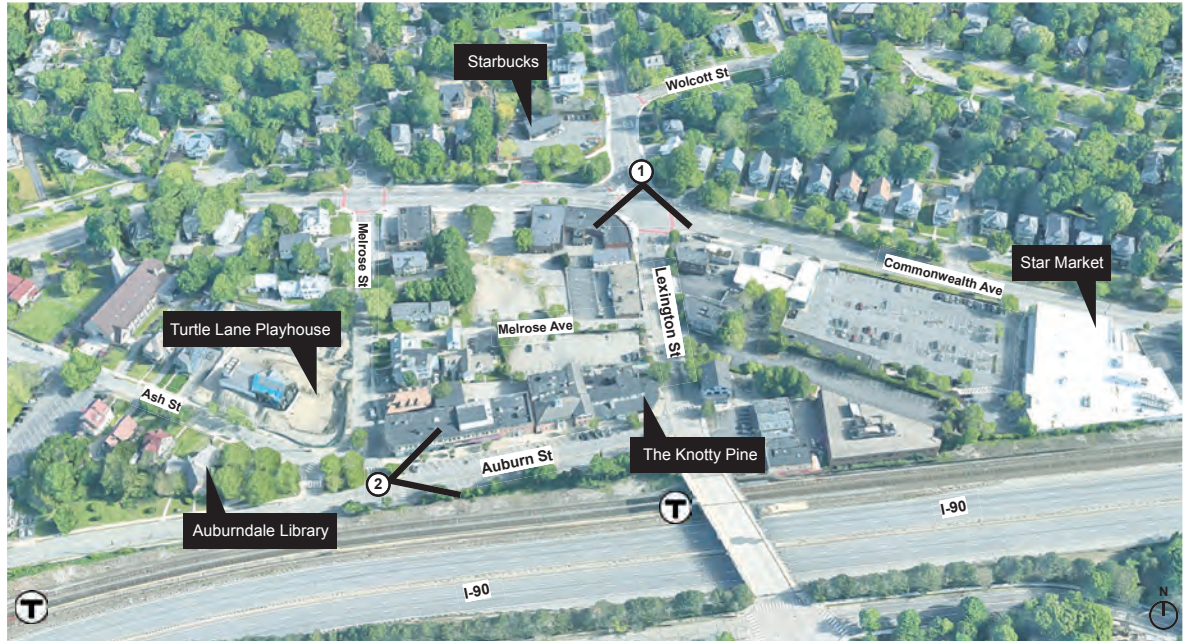
# Auburndale



1. Lexington St and Commonwealth Ave intersection



2. View down Auburn Street





Draft District Maps

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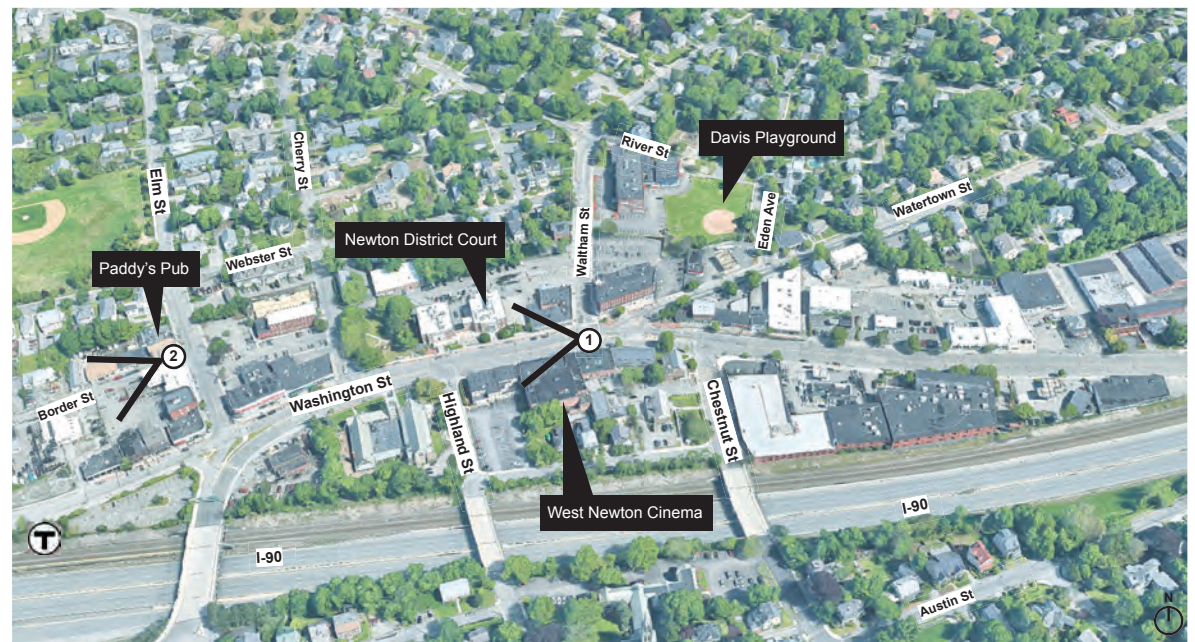
# West Newton



1. View down Washington St



2. View down Border St at Elm St



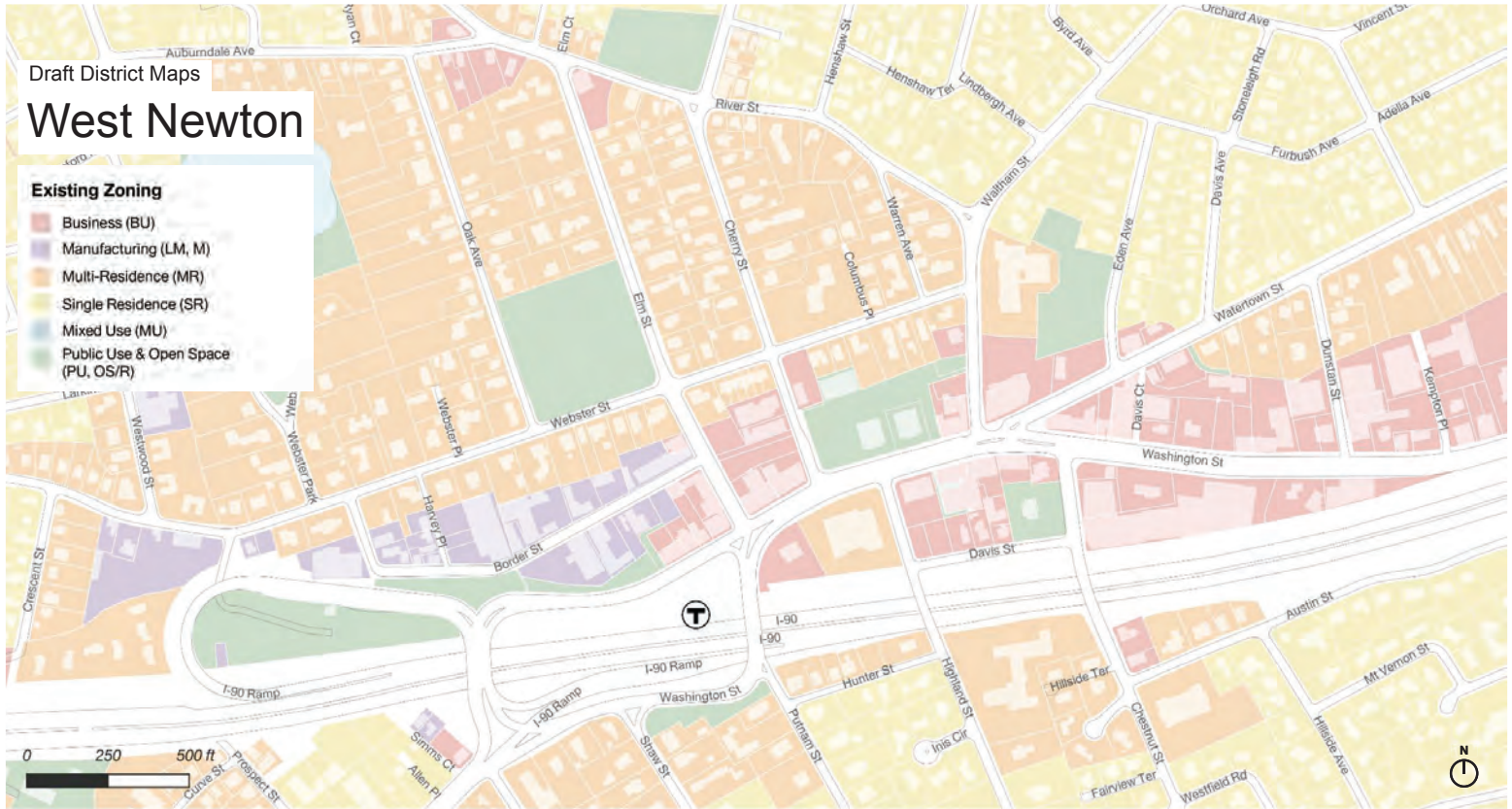


## Draft District Maps

## West Newton

## Existing Zoning

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## Draft District Maps

## West Newton

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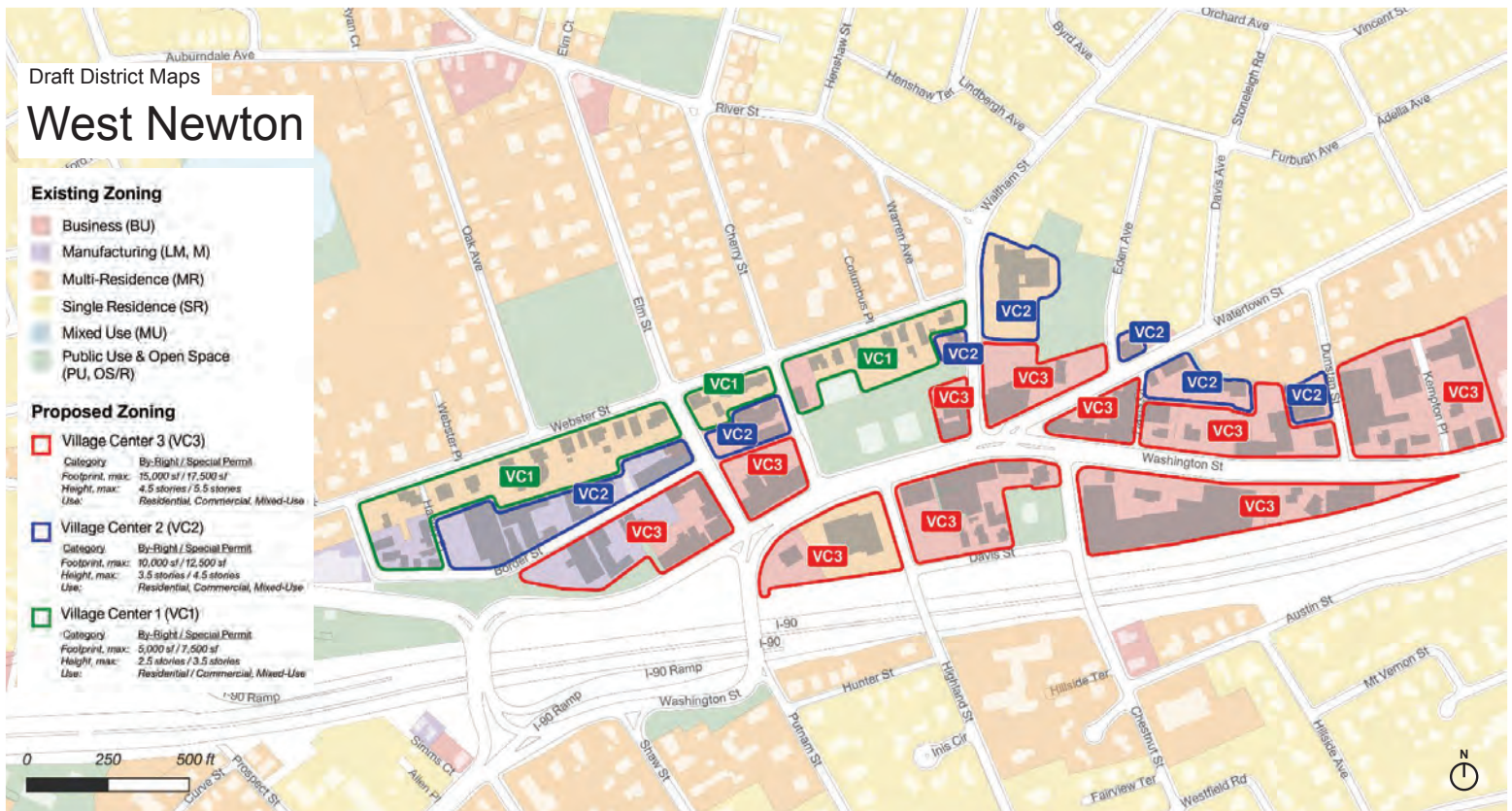
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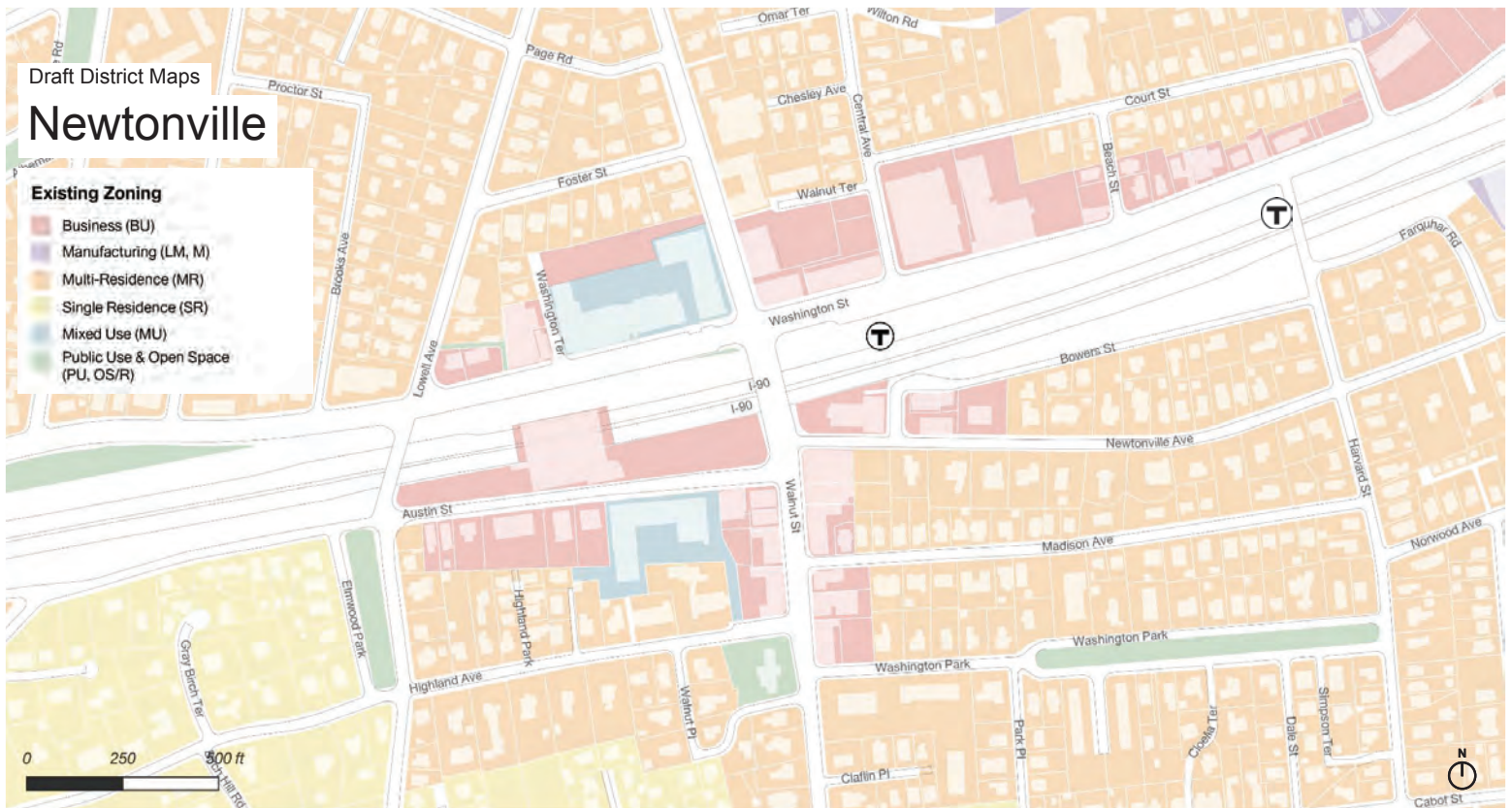
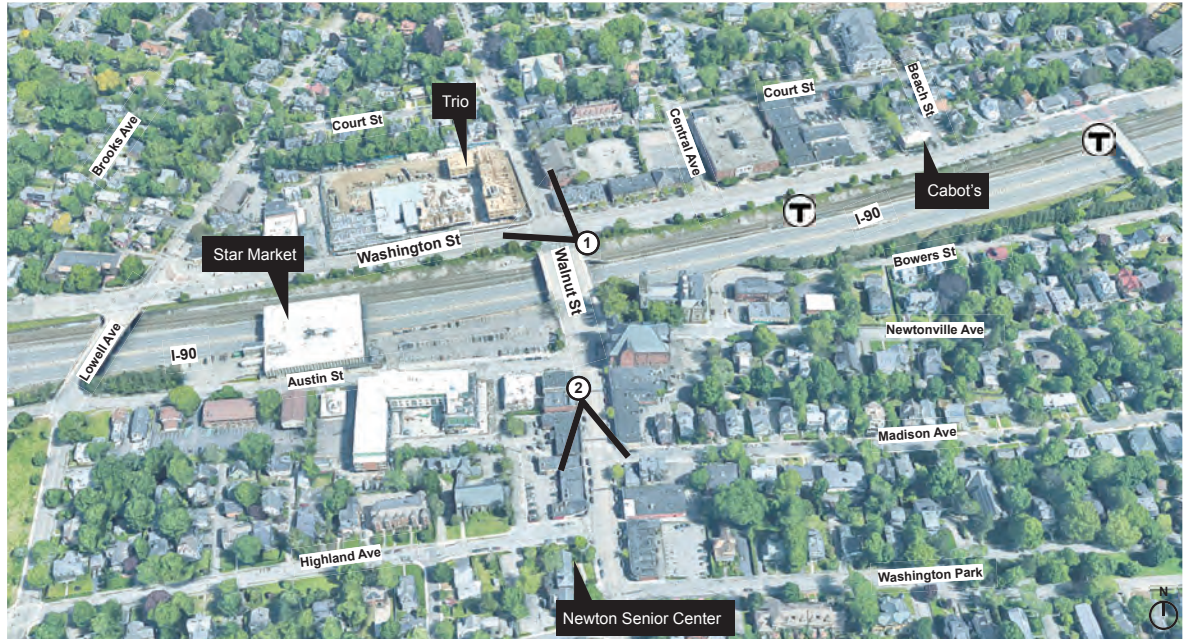
# Newtonville



1. Washington St at Walnut St



2. View down Walnut Street





Draft District Maps

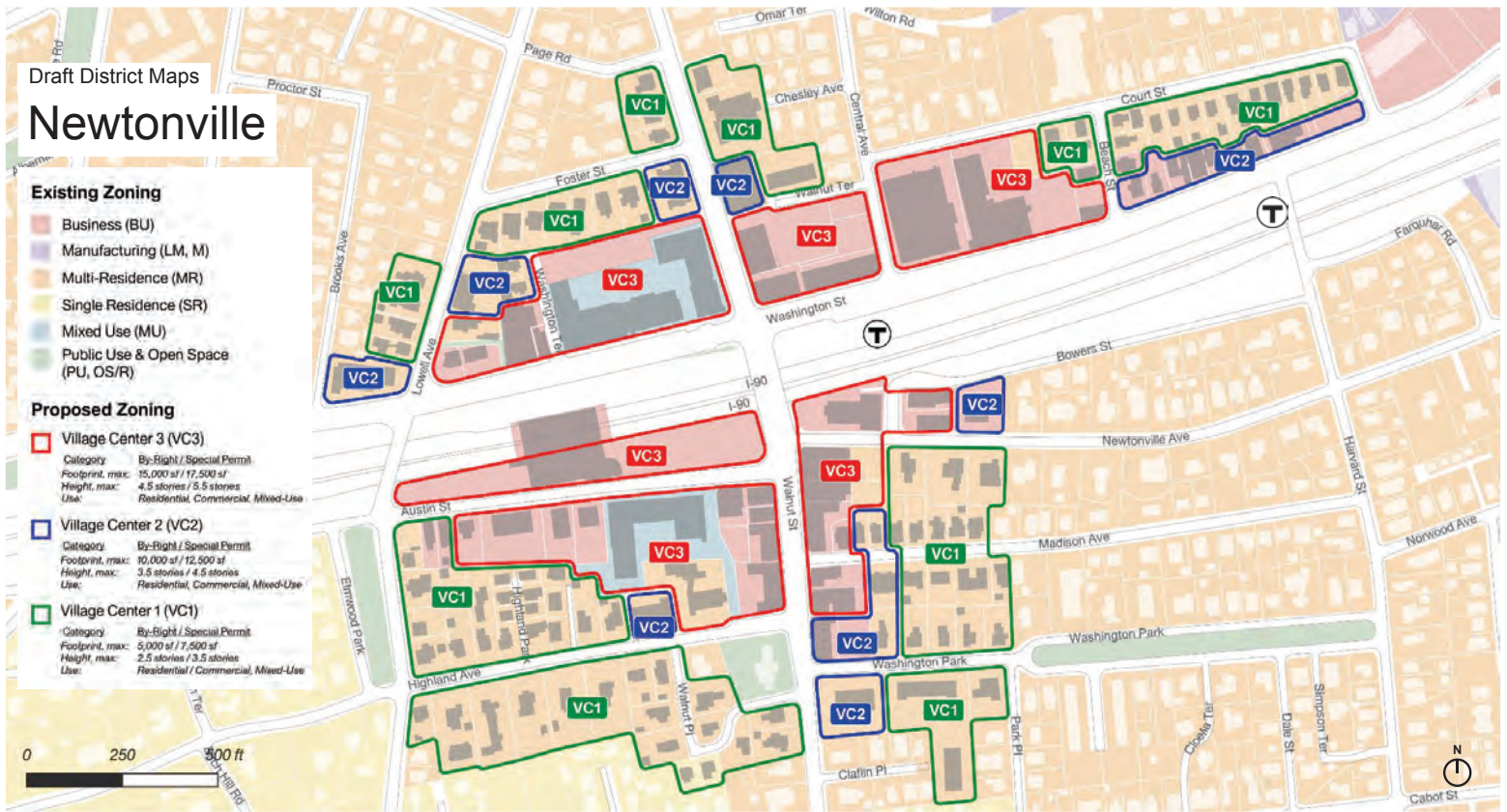
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Draft District Maps

# Nonantum



1. Watertown St at West St



2. Watertown St at Adams St



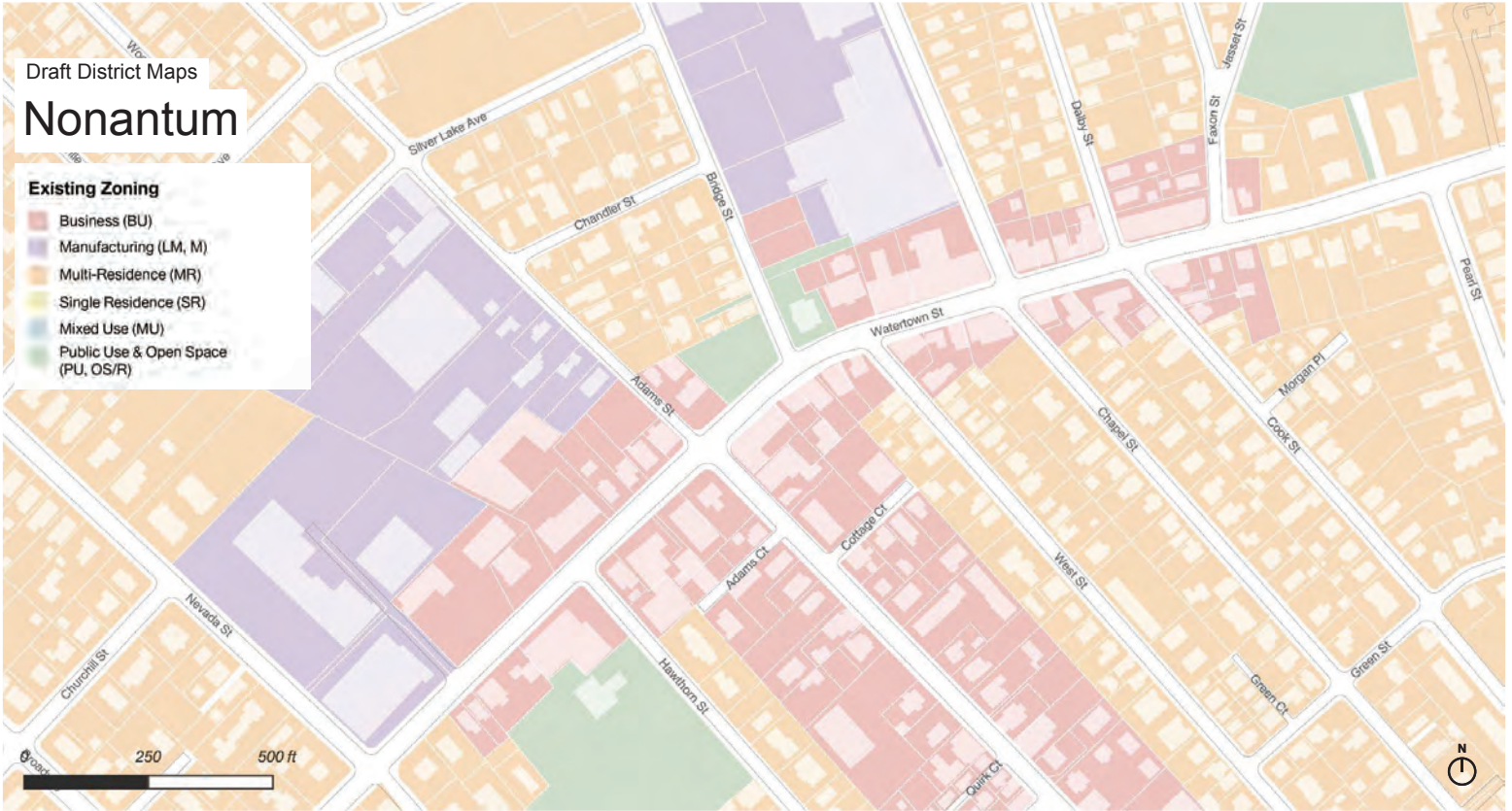


Draft District Maps

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Draft District Maps

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Draft District Maps

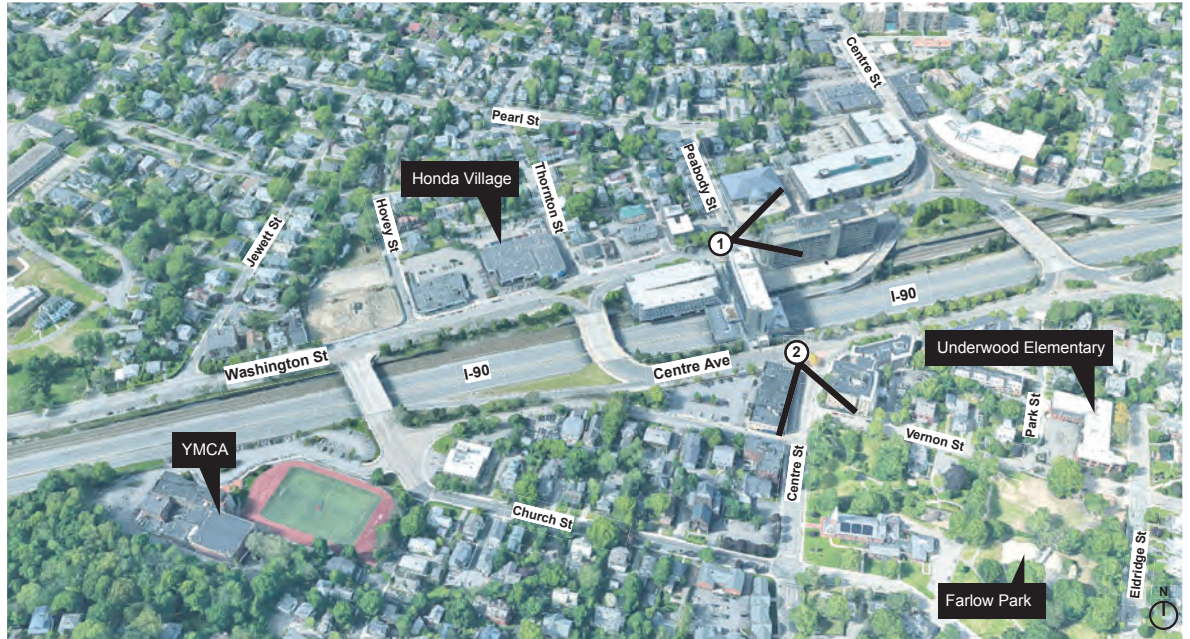
# Newton Corner



1. Washington St at Peabody St



2. View down Centre St towards Farlow Park

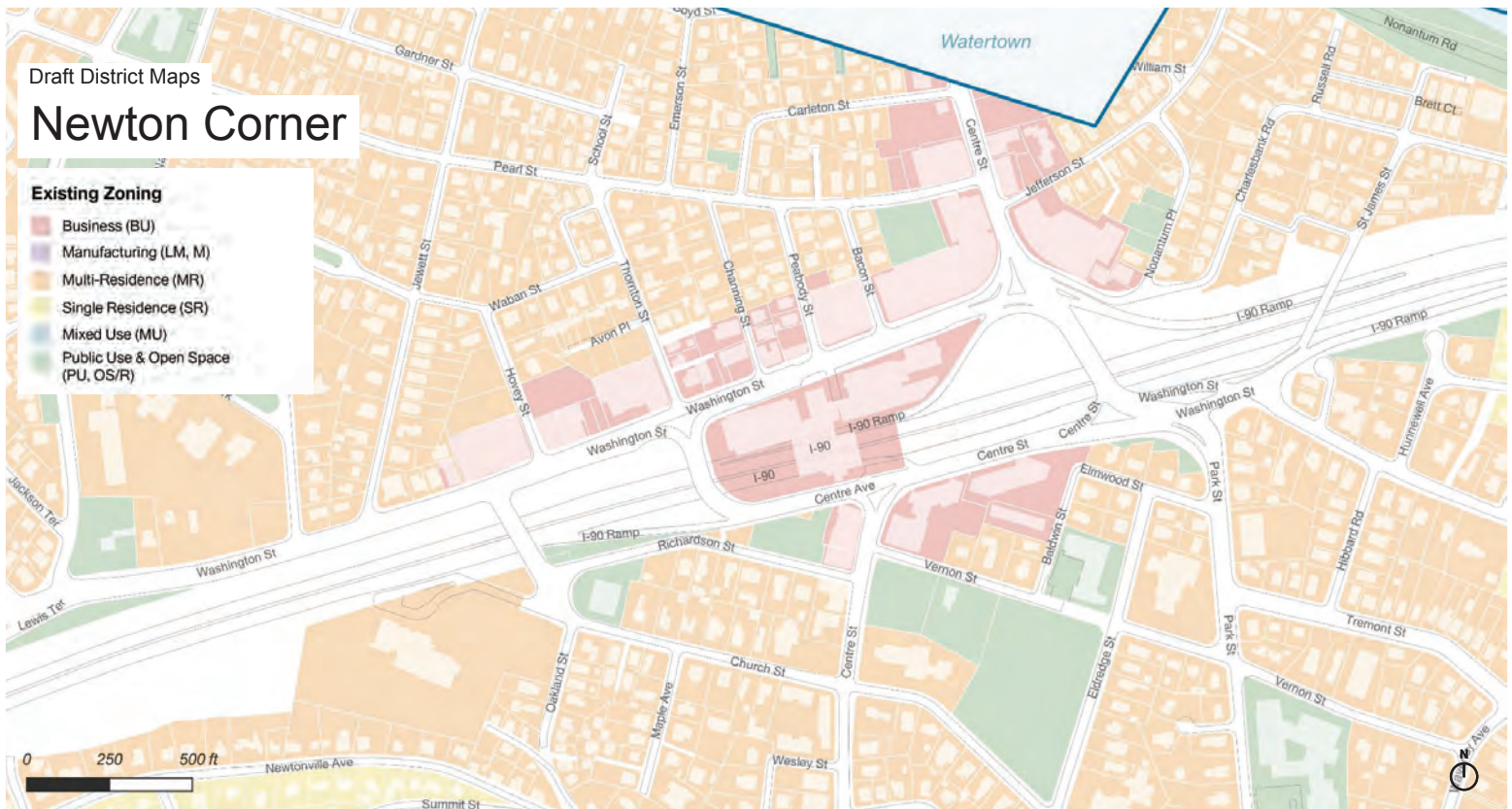


Draft District Maps

# Newton Corner

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Draft District Maps

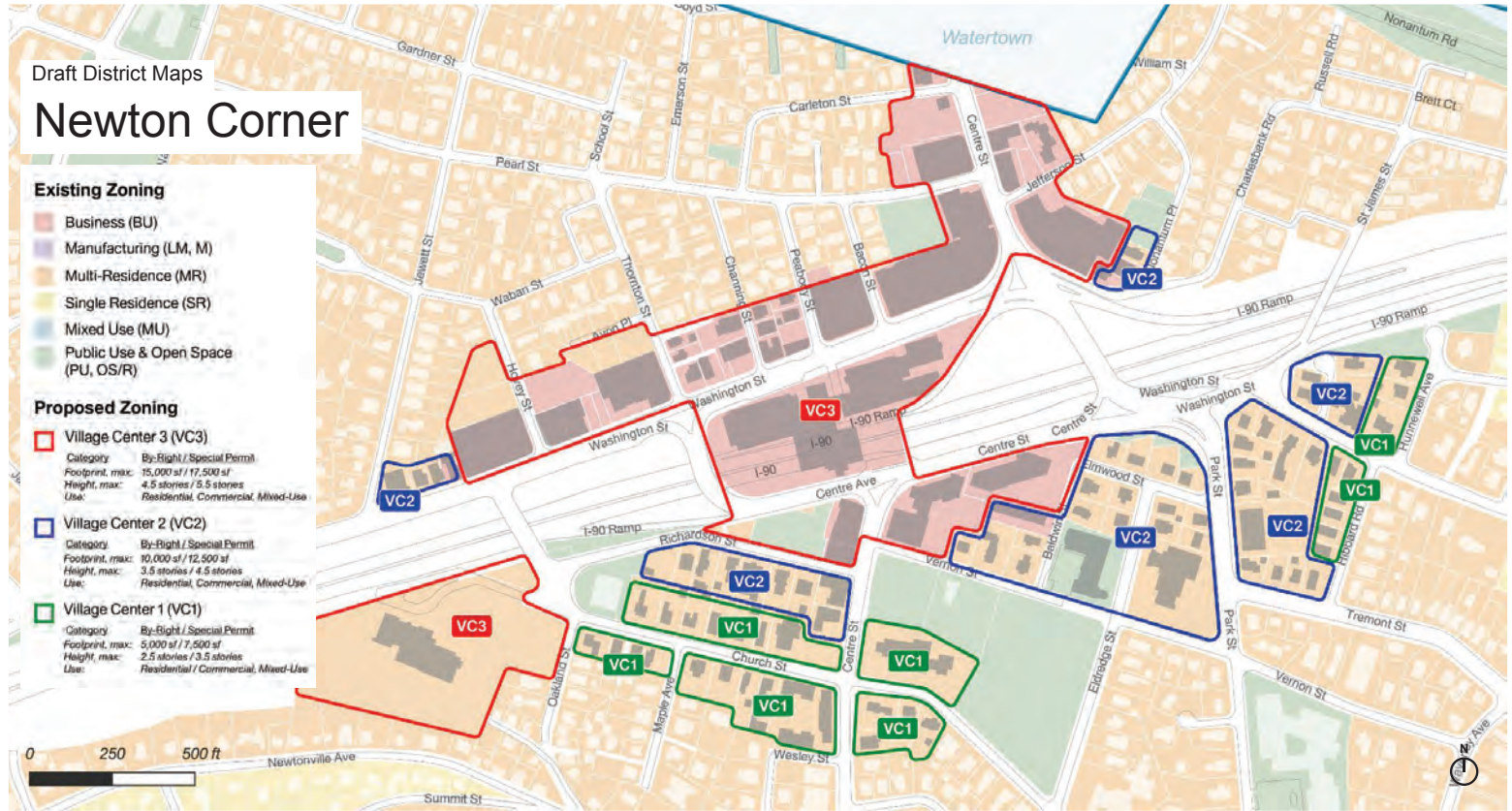
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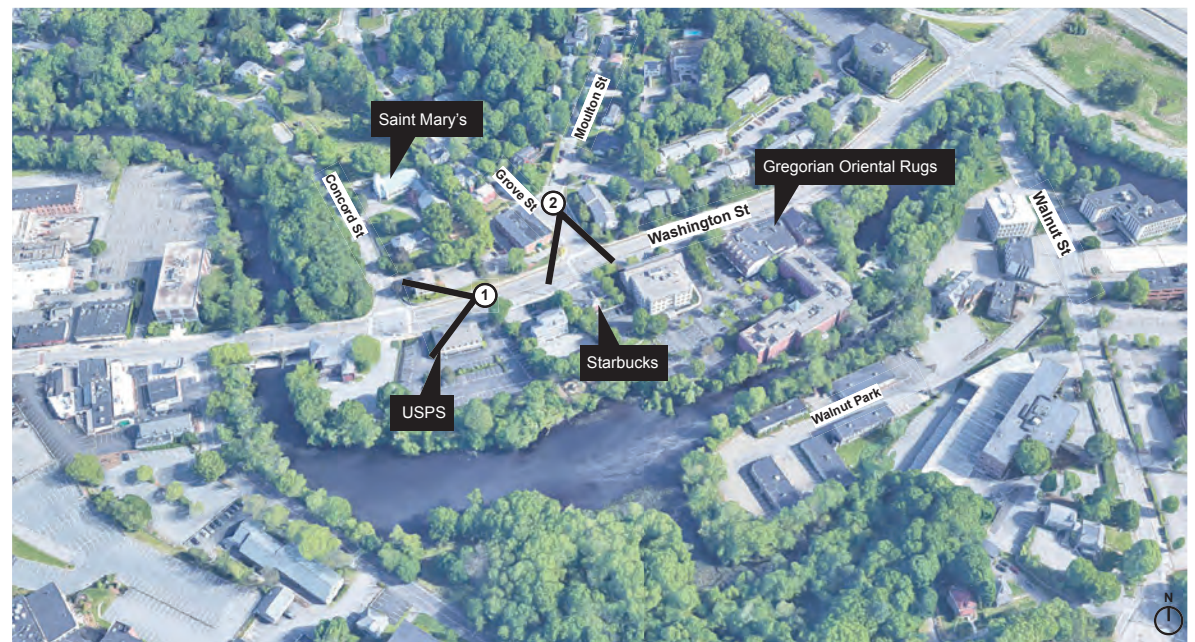
# Newton Lower Falls



1. View down Washington Street looking west



2. Grove St and Washington St



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# Newton Lower Falls

## Existing Zoning

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- Manufacturing (LM, M)
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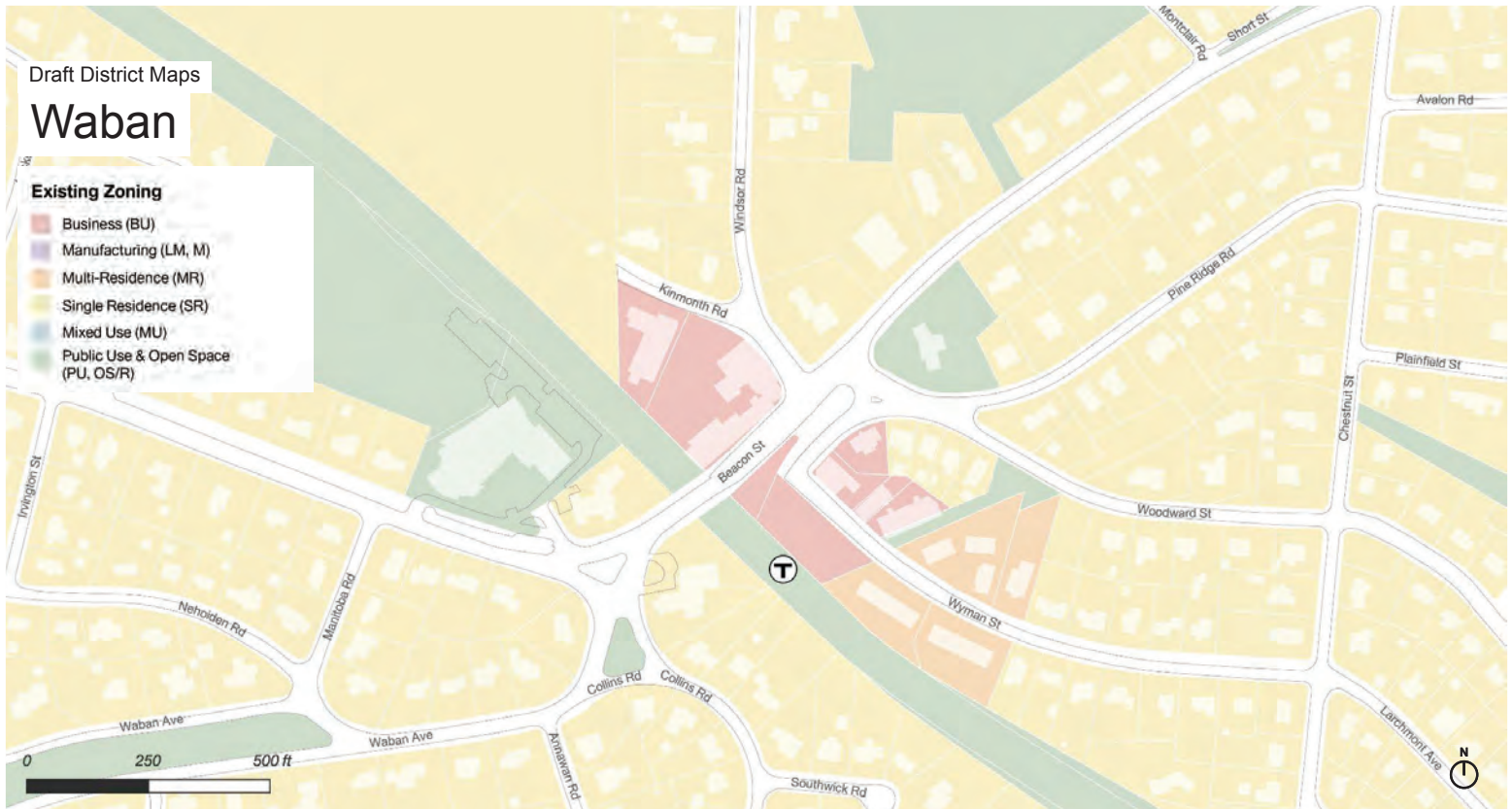
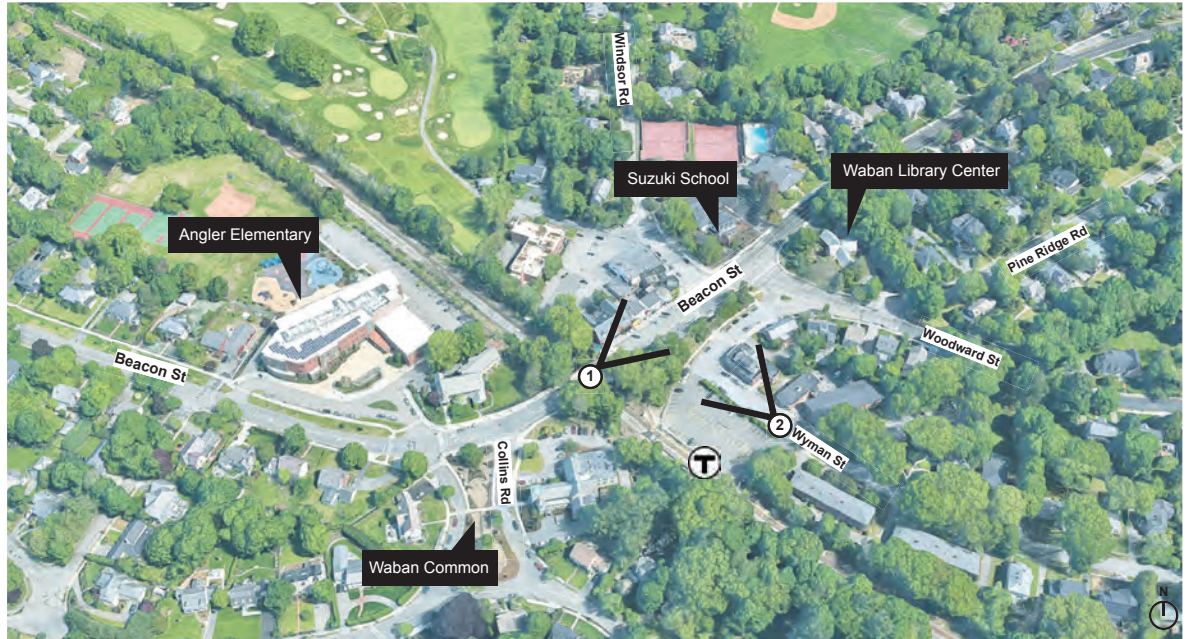
# Waban



1. View down Beacon St looking east



2. Wyman St at Waban T parking lot





## Draft District Maps

## Waban

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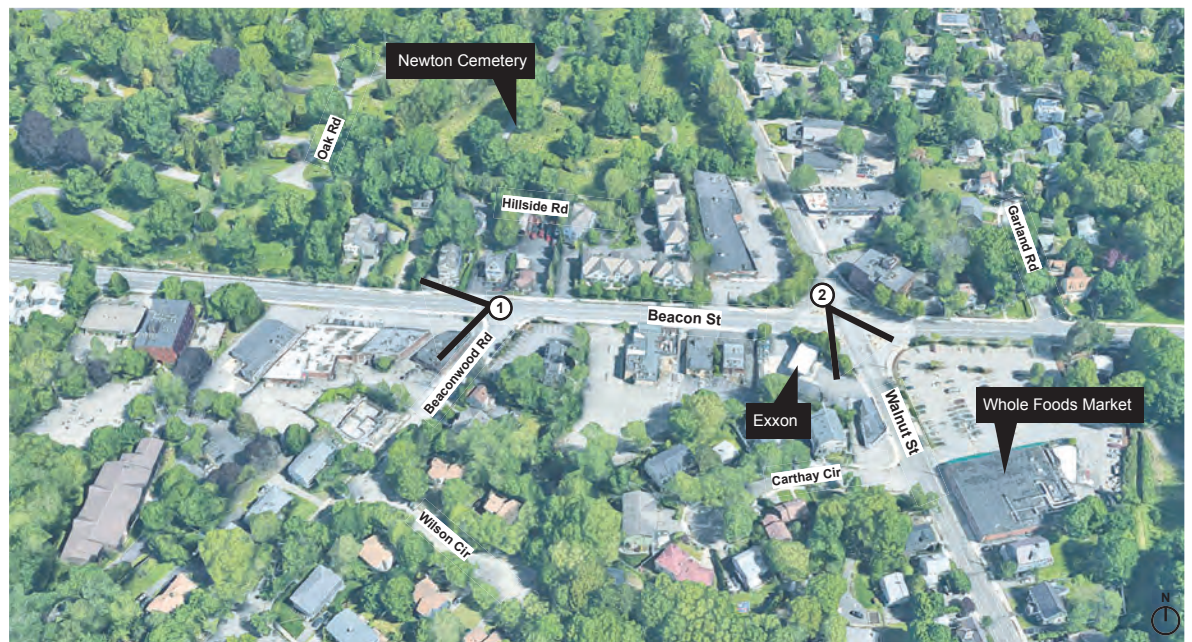
## Four Corners



1. View down Beacon St looking west



2. Walnut St and Beacon St intersection





## Draft District Maps

## Four Corners

## Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
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- Single Residence (SR)
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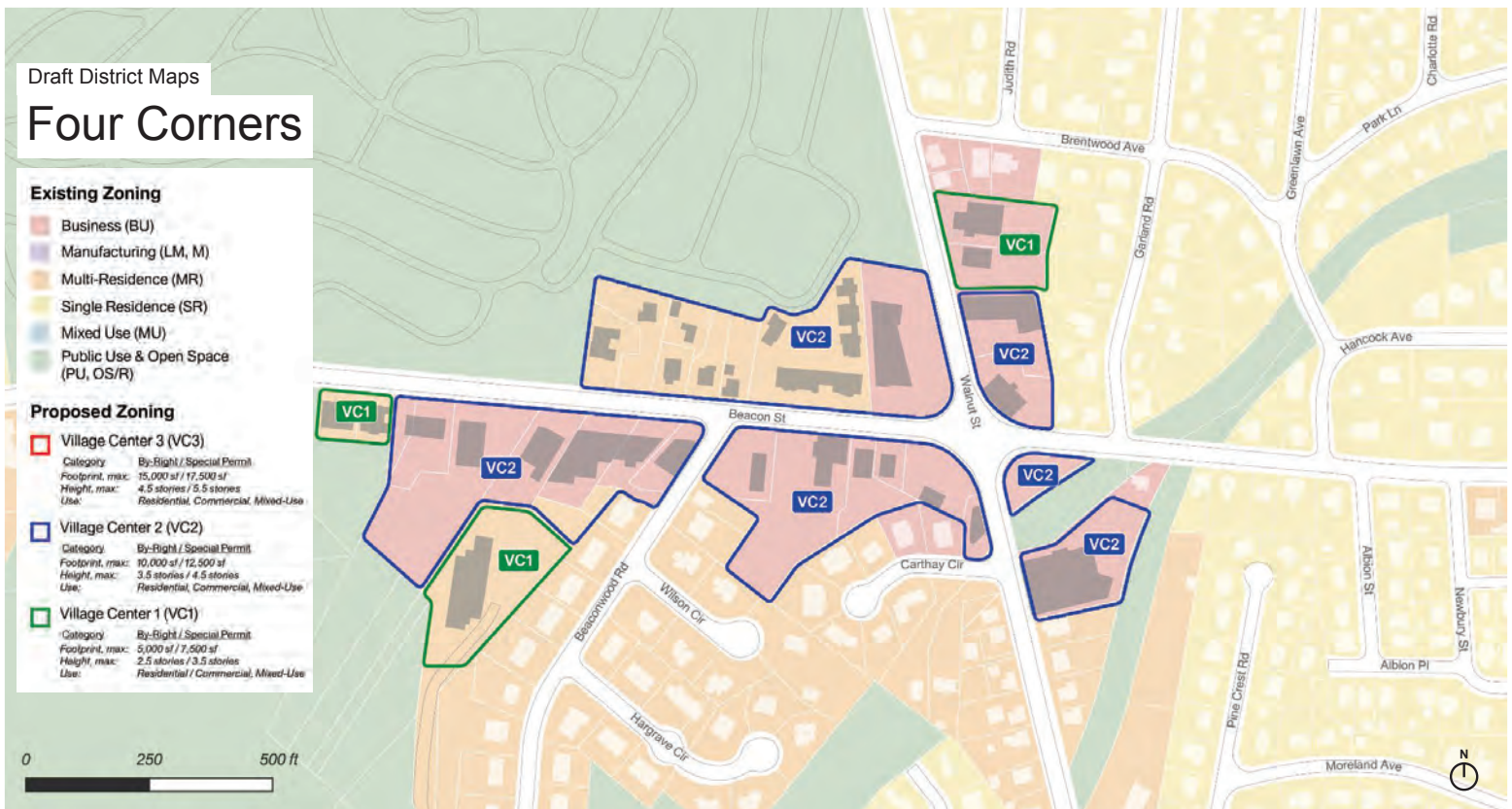
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Draft District Maps

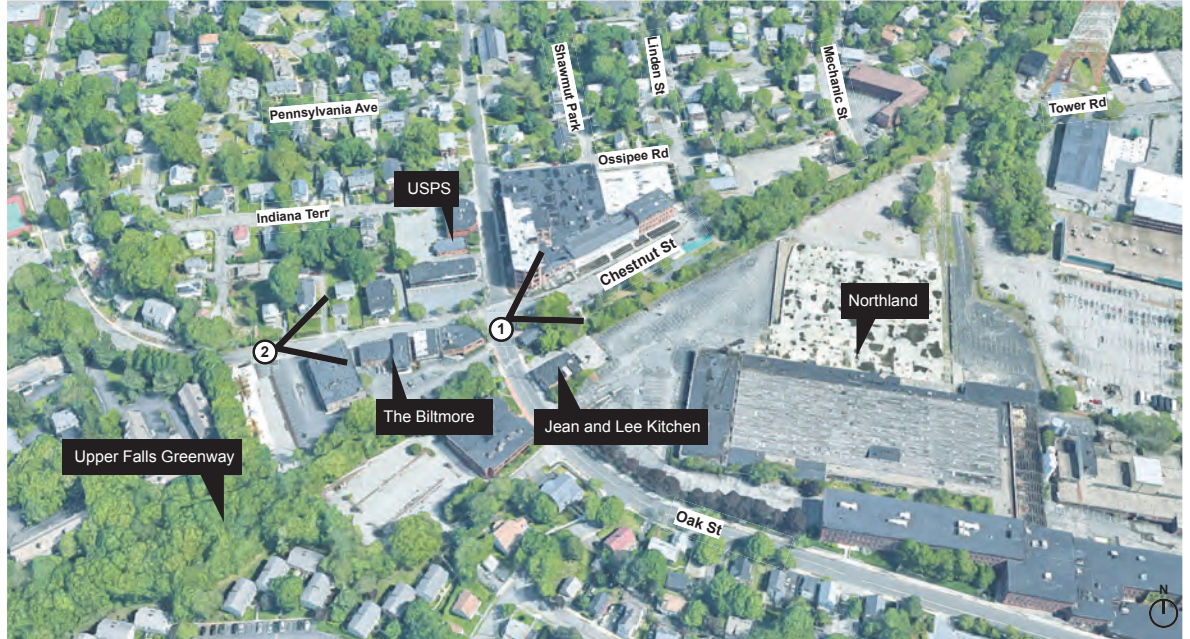
# Upper Falls (Pettee Square)



1. Oak St and Chestnut St intersection



2. View down Chestnut St

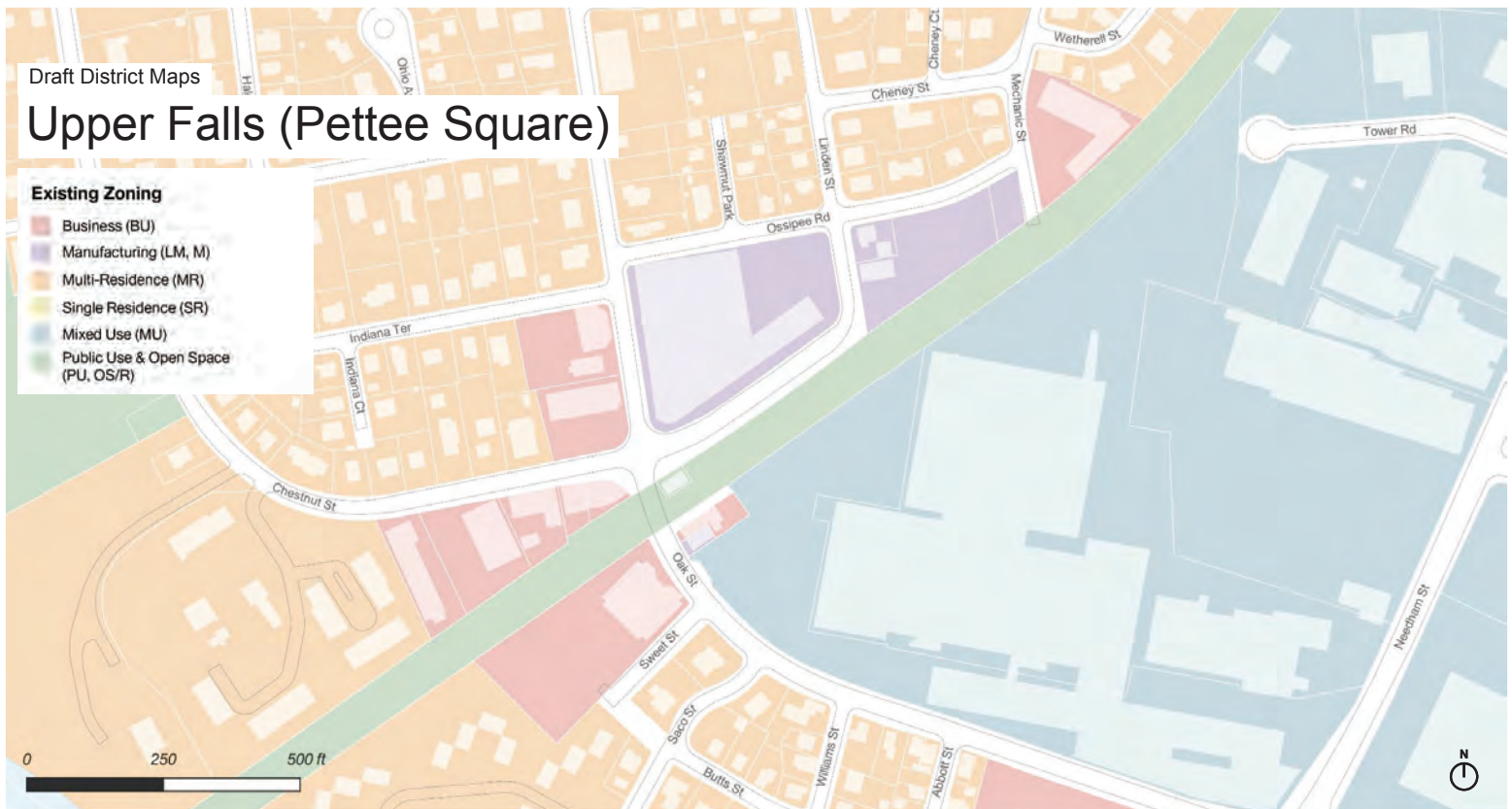


Draft District Maps

# Upper Falls (Pettee Square)

## Existing Zoning

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Draft District Maps

## Upper Falls (Pettee Square)

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## Newton Highlands



1. Lincoln St at Walnut St intersection



2. View down Walnut St looking north



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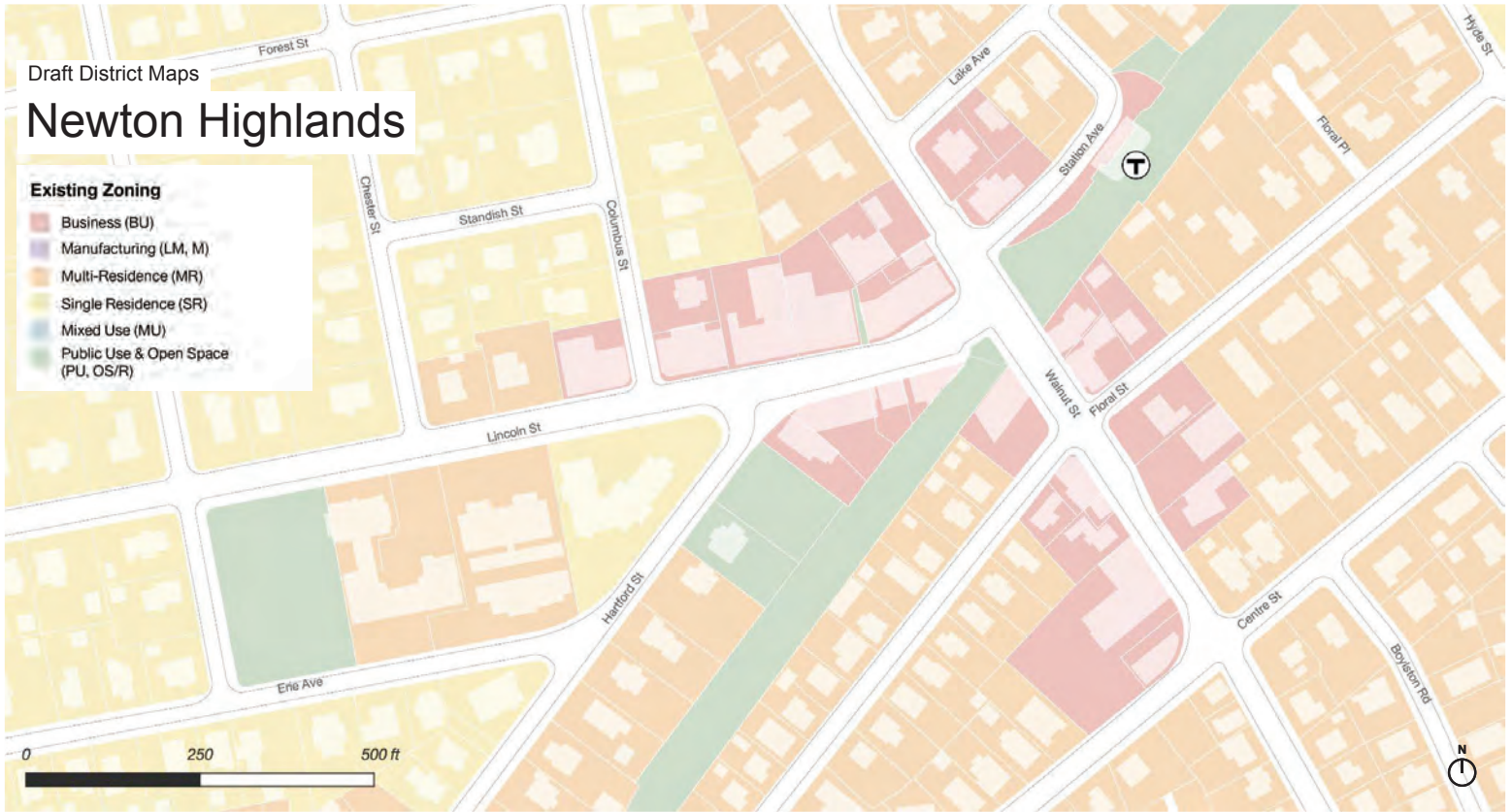


Draft District Maps

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# Newton Highlands

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Draft District Maps

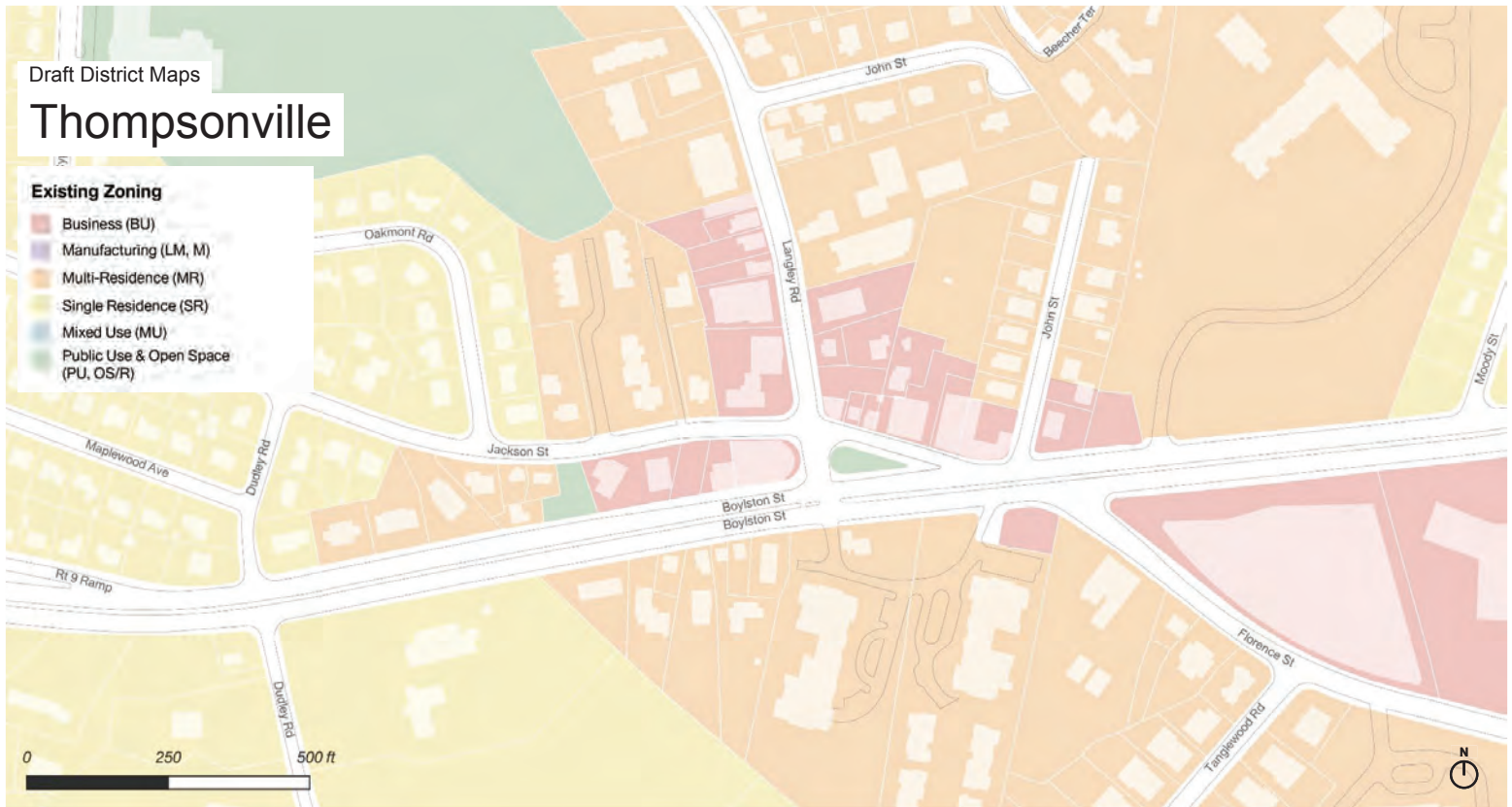
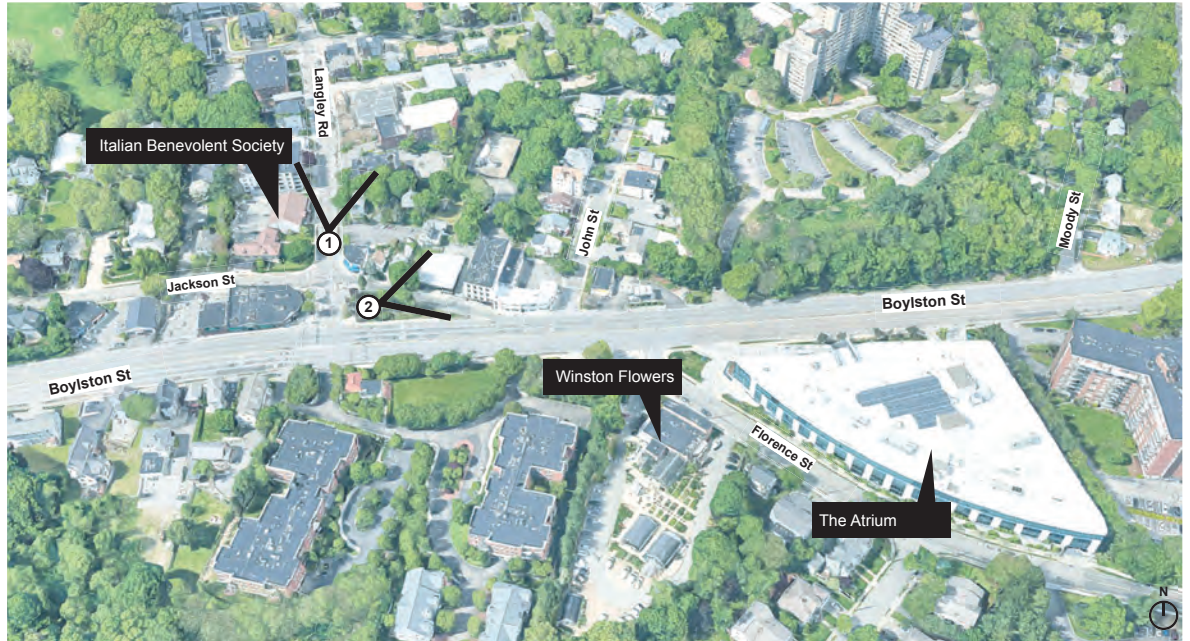
# Thompsonville



1. View down Langley Rd looking north



2. View down Jackson St at Route 9





Draft District Maps

## 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



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## 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.

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Zoning Redesign - Village Centers

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Next Steps

# Calendar

