

City of Newton
Zoning & Planning Committee



Village Center Rezoning Phase 3: Draft Zoning

January 23, 2023
Docket #38-22

Info + Input Session Recap

City of Newton: Department of Planning & Development

Info + Input Sessions on Proposed Zoning Districts for Village Centers



Come and provide input on the City of Newton's first set of draft maps in a virtual session!

We are especially interested in hearing from both property owners and businesses located within the proposed zoning districts.

Register here



All virtual sessions @ 5:30 - 7 pm

Tuesday, 11.29
Upper Falls + Waban

Wednesday, 11.30
Four Corners + Newton Highlands

Thursday, 12.01
Newton Centre + Thompsonville

Tuesday, 12.06
Lower Falls + Auburndale

Wednesday, 12.07
West Newton

Thursday, 12.08
Newtonville

Wednesday, 12.14
Nonantum + Newton Corner

Image description: Draft maps for the 12 village centers under consideration, available online



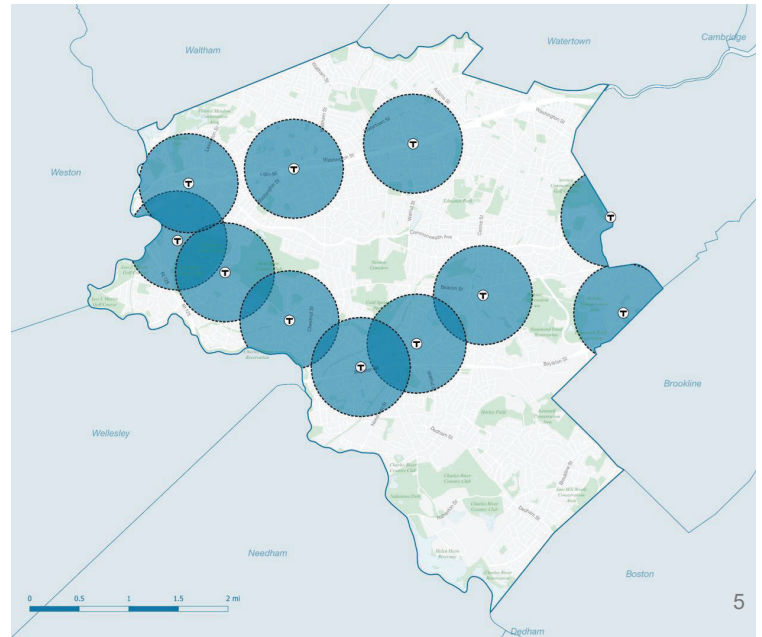
Recordings and notes available here >>> <https://newtonma.gov/vcmaps>

Next Steps

What we're working on

MBTA Communities Compliance

- Rough estimate of village center zoning unit capacity
- Look at options for coming into compliance, including potential new zoning districts for corridors and areas around non-village center Green Line stations



Next Steps

What we're working on

VC1

- Adjusted metrics and boundaries
- Disincentivize demolition

Historic Preservation

- Identify significant resources on maps
- Incentives for preservation and reuse of existing structures



Next Steps

What we're working on

Updated Visuals

- Updated perspectives incorporating design standards

Comparison of VCOD to Existing Zoning

Parking

- Updated proposal based on local data, transit proximity, reuse, and/or affordability



Next Steps

What we're working on

Zoning for Churches

- Incentivize reuse instead of demolition

Affordable Housing Incentives

- Working with Newton Housing Partnership to analyze options for increased height/footprint in exchange for more affordable housing

Mixed-Use

- Targeting areas for mixed-use and refining strategy per MBTA Communities guidelines



Next Steps

Calendar

