

City of Newton
Zoning & Planning Committee



Village Center Rezoning Phase 5: Version 2.0 Draft Zoning

July 31, 2023

Agenda

- 1. How We Got Here**
 - a. Timeline: Where We Are
 - b. Zoning Approach

- 2. Street Visualizations**
 - a. Considerations for potential development
 - b. Near-term potential development
 - c. Medium-term potential development
 - d. Far-term potential development

- 3. Next Steps**

Zoning Approach

The figures below represent proposed by-right zoning allowances for new construction

MRT*

2.5 Stories
40 Feet tall, max.
1,500 SF, max. Footprint

Residential development allowed



VC1

2.5 Stories
45 Feet tall, max.
4,000 SF, max. footprint

Residential & Limited Retail development allowed



VC2

3.5 Stories
62 Feet tall, max.
10,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed



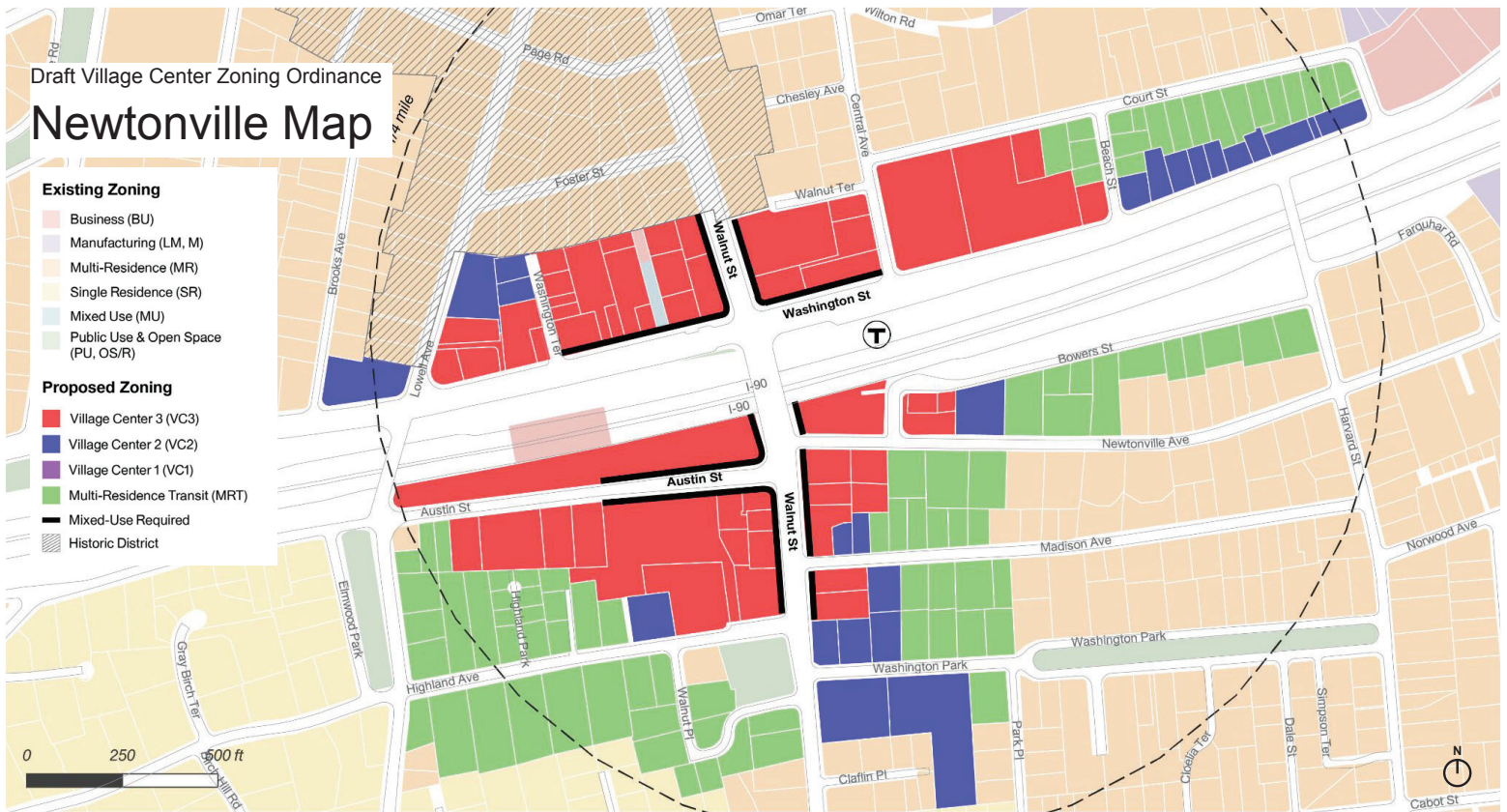
VC3

4.5 Stories
75 Feet tall, max.
15,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed



* MRT metrics may be revised based on financial feasibility and urban form studies



Draft Village Center Zoning Ordinance

1. [How We Got Here](#)
2. **Street Visualizations**
3. [Next Steps](#)

The following pages present test-fits of likely development in the near, medium and long term future. These visualizations are the result of analysis along one street segment in Newtonville and are based on a series of factors that a property owner may consider.

Street Visualizations

Considerations for Potential Development

Parcel Ownership

- Does the parcel have one owner or several owners? If the site is owned by more than two owners, it is less likely for it to be redeveloped in the near or medium-term.

Parcel Size

- How large is the parcel? If the parcel is on the smaller side, a developer may want to wait to acquire an adjacent parcel in order to build closer to the maximum allowable footprint.

Size of Existing Development

- How large is the existing structure? If the development is already close to the massing thresholds proposed in the overlay zoning, it is likely that no new development will happen on that parcel.

Existing Value

- Does the parcel already have high embedded value? Higher value parcels with newer development will not be likely candidates for redevelopment in the near or medium-term.

MRT Conversion vs New Construction

- How large is the existing development? If the existing footprint is within 100' of the proposed 1,500 sf max footprint, then it will not be redeveloped. Instead, it may be a more likely candidate to add an addition so that it can have more units.

Street Visualizations

Street Selection

Madison Avenue, Newtonville is an ideal street segment to test because:

- VCOD zones taper down from VC3 to MRT along one street
- This segment spans from a key retail corridor to a residential neighborhood



Street Visualizations

Soft Site Analysis



1.308-322 Walnut

2.105-107 Madison



3.103 Madison Ave

4.101 Madison Ave



5.95-97 Madison Ave

6.91-93 Madison Ave



7.89 Madison Ave

8.83-85 Madison Ave



1. Likely: single story w/desirable residential/commercial location
2. Possible: Already 2.5 story mixed-use; not enough incentive to redevelop
3. Unlikely: High lot coverage and condo ownership makes redevelopment difficult
4. Unlikely: High lot coverage makes reuse difficult
5. Possible: Adaptive reuse potential
6. Possible: Adaptive reuse potential
7. Possible: Conversion potential down the road
8. Unlikely: High lot coverage, value, large footprint make redevelopment unlikely

Street Visualizations

Soft Site Analysis



1.324 Walnut / 108
Madison



2.100 Madison



3.94-96 Madison Ave



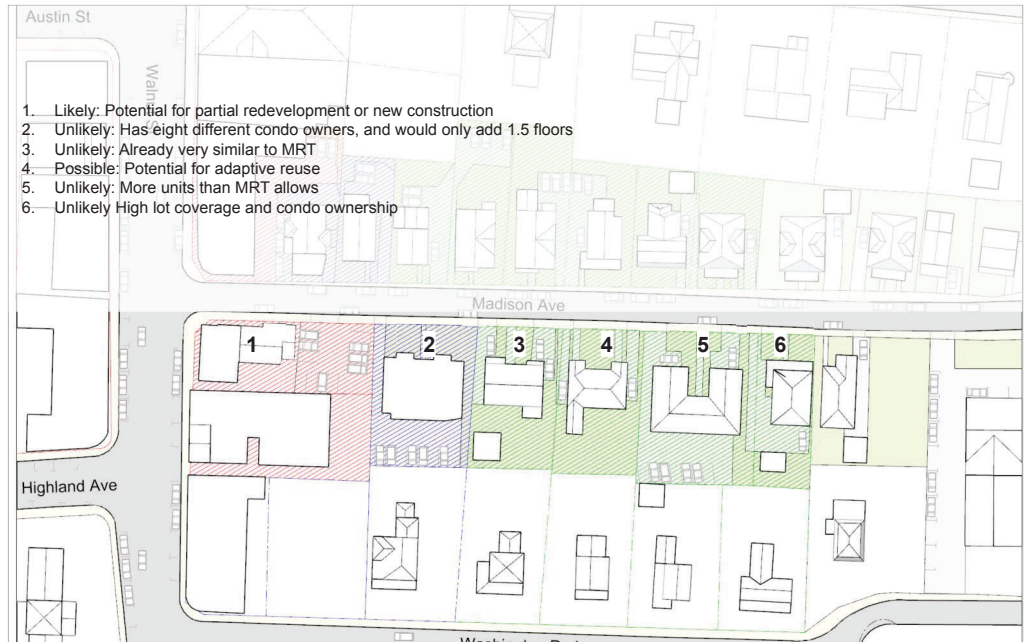
4.88 Madison Ave



5.80-82 Madison Ave

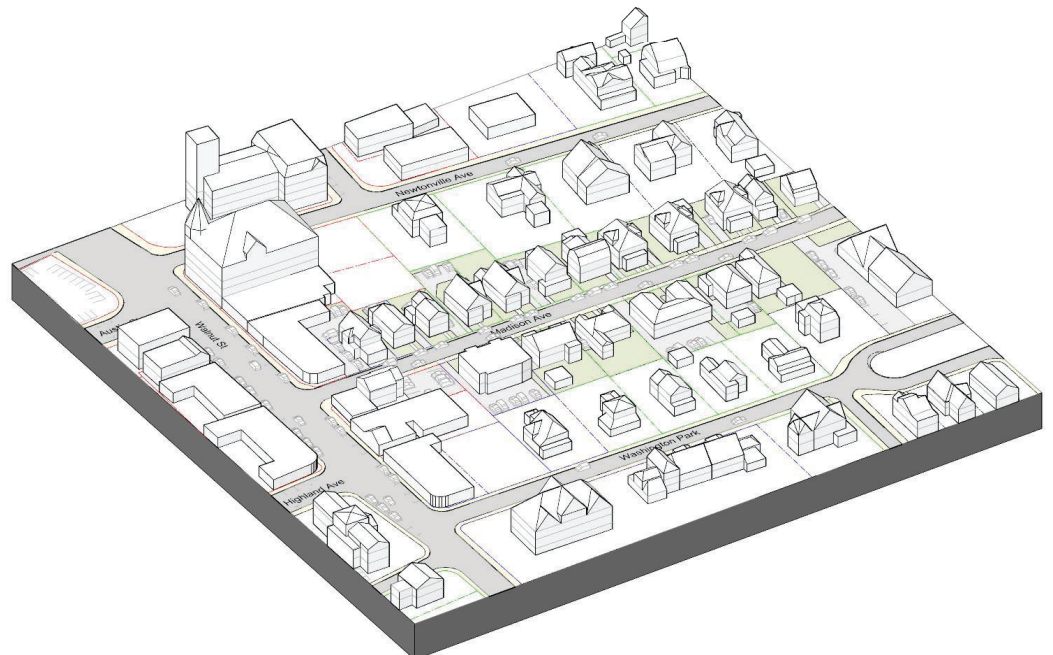


6.76-78 Madison Ave



Street Visualizations

Existing Site



Street Visualizations

Short Term



Two driveways can fit two tandem parked cars.



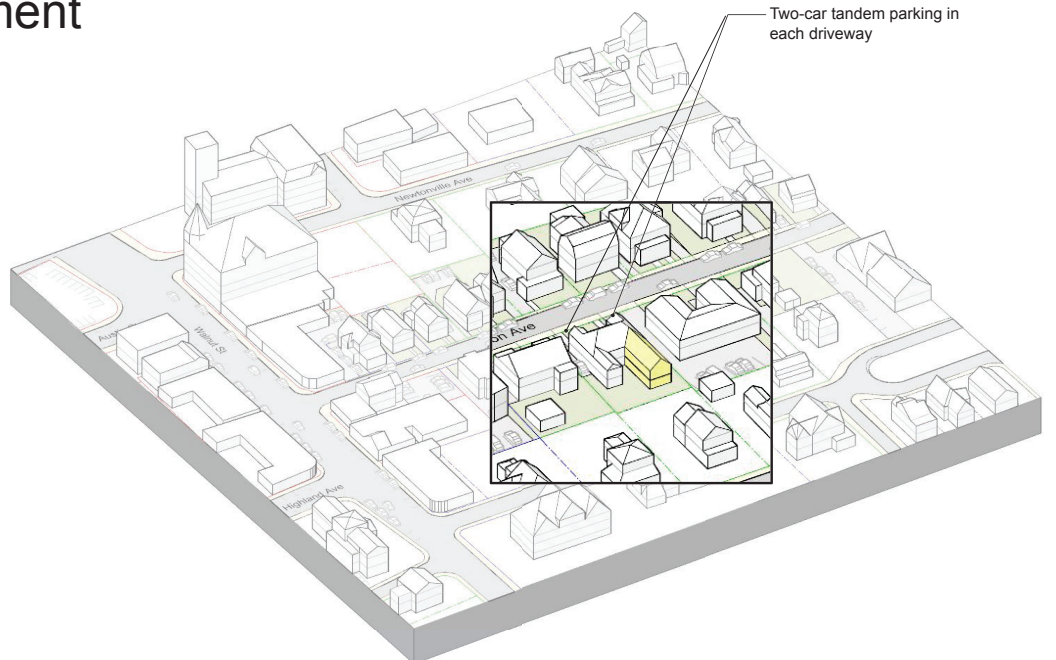
Street Visualizations

Short-Term Development

88 Madison Ave, MRT

Existing: Two-family
Proposed: Multi-family conversion

Regulations	Test Fit Count
Lot Area	8,580 sf
Height	2 stories; 27'
Existing Footprint	2,130 sf
Proposed Footprint	810 sf (addition)
Total Bldg Area	7,840 gsf
Net Resi Area	6,660 nsf*
Avg Unit Size	1,660 sf
Number of Units	4
Usable Open Space	55%
Parking Spaces	4 (1/unit)



*Net Residential Area assumes 85% efficiency

Street Visualizations

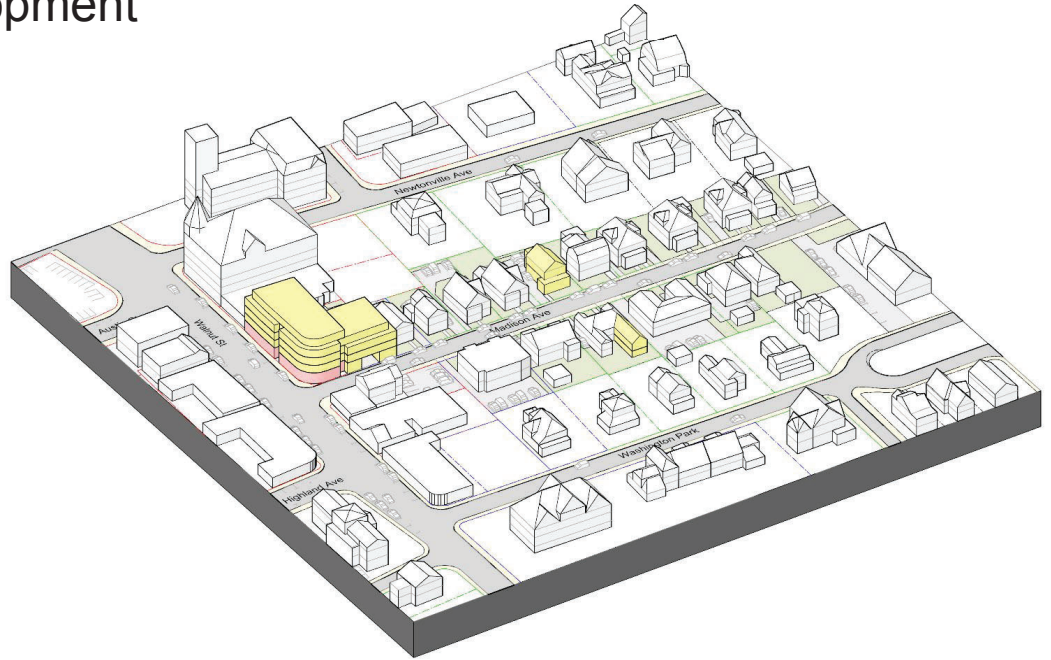
Medium-Term Development



1. Large surface parking area behind 308-322 Walnut



2. Shared driveway between 93-91 and 89 Madison



Street Visualizations

Medium-Term Development

308-322 Walnut St, VC3

Existing: Retail, single story
Proposed: Mixed-use

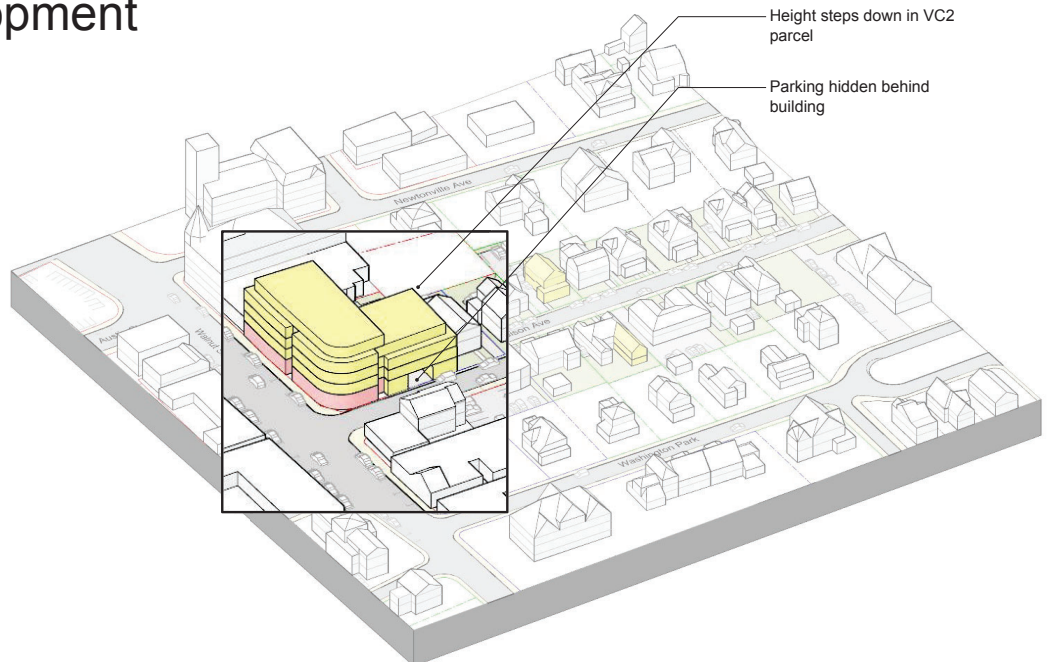
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105-107 Madison Ave, VC2

Existing: Two-family
Proposed: Multi-family

Regulations	Test Fit Count
Lot Area	16,465 sf
Height	4.5 stories, 57'; 3.5 stories, 46.5'
Existing Footprint	7,290 sf; 1,920 sf
Proposed Footprint	11,635 sf
Total Bldg Resi Area	40,190 gsf
Net Resi Area	34,160 nsf*
Avg Unit Size	1,000 sf
Number of Units	34
Usable Open Space	-
Parking Spaces	22 (0.6/unit)

*Net Residential Area assumes 85% efficiency



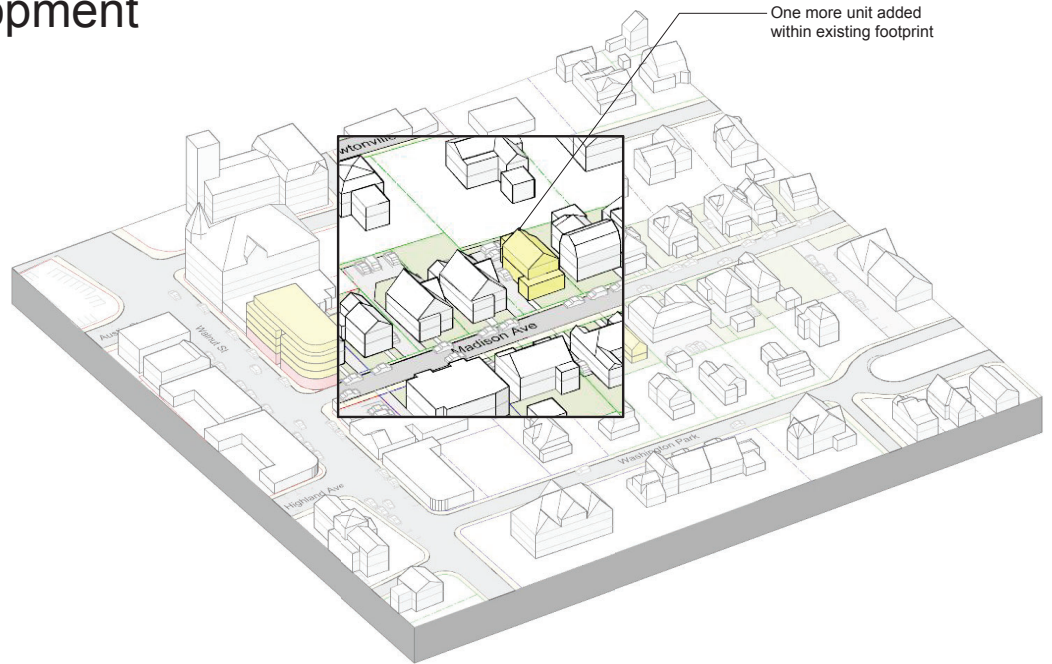
Street Visualizations

Medium-Term Development

89 Madison Ave, MRT

Existing: Two-family
Proposed: Multi-family conversion

Regulations	Test Fit Count
Lot Area	8,860 sf
Height	2.5 stories; 35'
Existing Footprint	1,660 sf
Proposed Footprint	–
Total Bldg Area	3,745 gsf
Net Resi Area	3,185 nsf*
Avg Unit Size	1,060 sf
Number of Units	3
Usable Open Space	38%
Parking Spaces	3 (1/unit)



*Net Residential Area assumes 85% efficiency

Street Visualizations

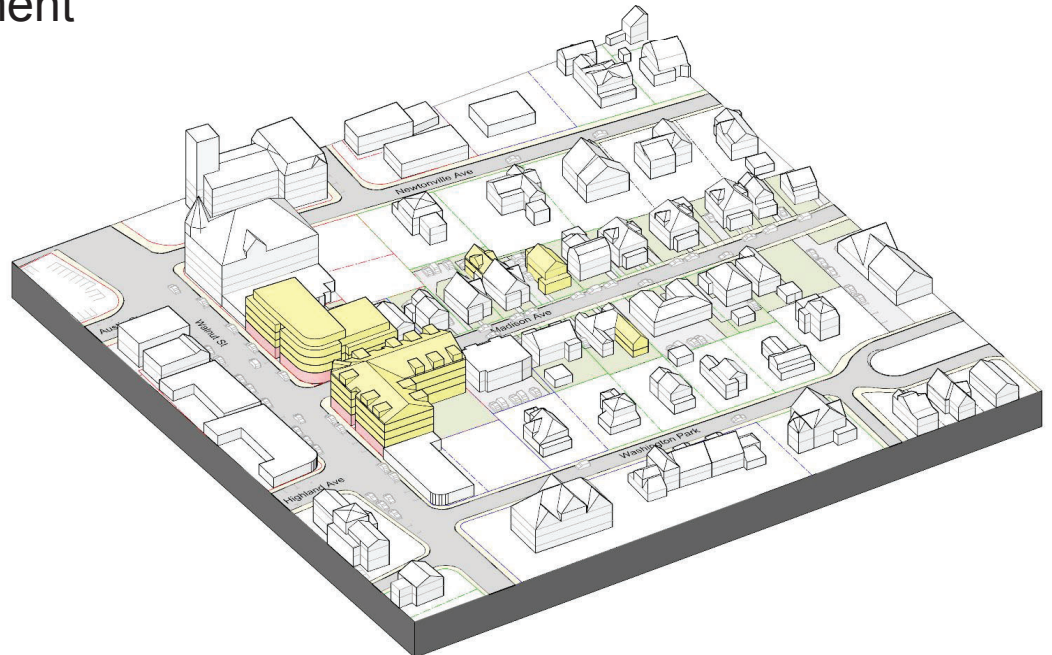
Long-Term Development



1. Large surface parking behind 324 Walnut/108 Madison



2. Shared driveway between 93-91 and 89 Madison



Street Visualizations

Long-Term Development

**324 Walnut St /
108 Madison, VC3**

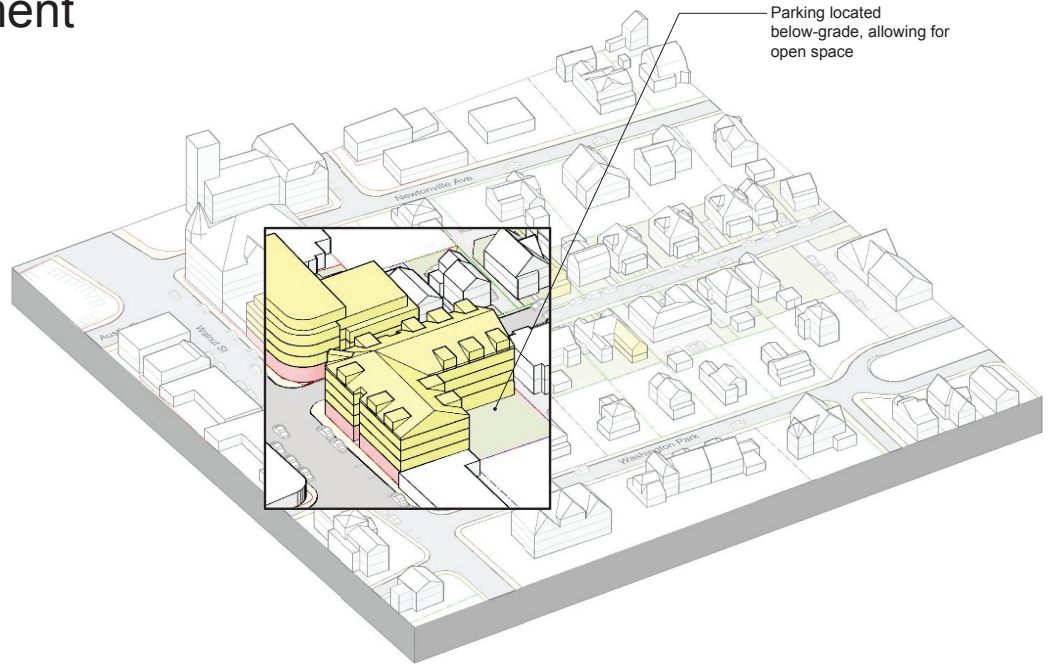
Existing: Retail, single story
Proposed: Mixed-use

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330-334 Walnut St, VC3

Existing: Two-family
Proposed: Mixed-Use

Regulations	Test Fit Count
Lot Area	20,000 sf
Height	4.5 stories, 64.5'
Existing Footprint	3,025 sf, 7,070 sf
Proposed Footprint	13,770 sf
Total Resi Bldg Area	54,490 gsf
Net Resi Area	46,315 nsf*
Avg Unit Size	1,000 sf
Number of Units	46
Usable Open Space	30%
Parking Spaces	44 (1/unit)



*Net Residential Area assumes 85% efficiency

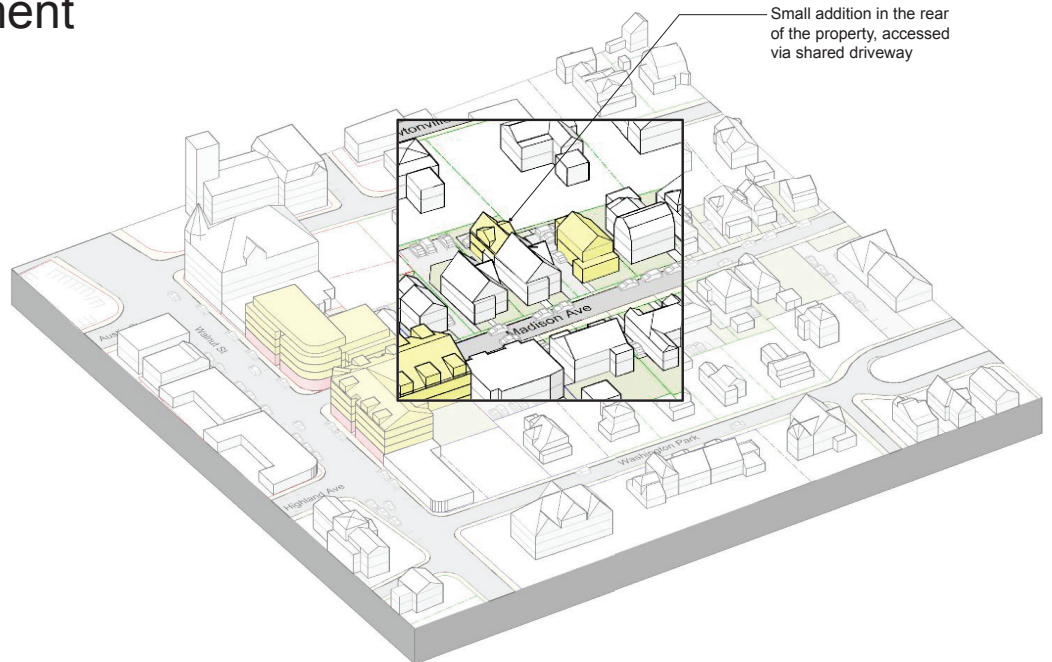
Street Visualizations

Long-Term Development

91-93 Madison Ave, MRT

Existing: Two-family condo
Proposed: Multi-family conversion

Regulations	Test Fit Count
Lot Area	6,880 sf
Height	2.5 stories; 35'
Existing Footprint	2,055 sf
Proposed Footprint	800 sf (addition)
Total Bldg Area	7,410 gsf
Net Resi Area	6,300 nsf*
Avg Unit Size	1,575 sf
Number of Units	4
Usable Open Space	34%
Parking Spaces	3 (0.75/unit)



*Net Residential Area assumes 85% efficiency

Conclusions

The key determinants for understanding the likelihood of future redevelopment include:

- The size of the existing building footprint
- The amount of existing on-site parking
- The ownership structure of the existing property (rental vs. condos)

The decision to redevelop or sell a property is completely up to the private property owner. These factors may come into play:

- Purchase price of the property vs. current market conditions (increase in value over time)
- Condition of the property
- The desire to relocate because of a job, retirement, etc.
- Decision to not sell or redevelop because of job, lifestyle preferences, etc.

Timeline: Where we are

Next Steps

