

City of Newton  
Zoning & Planning Committee



# Village Center Rezoning Phase 3: District Mapping

October 24, 2022

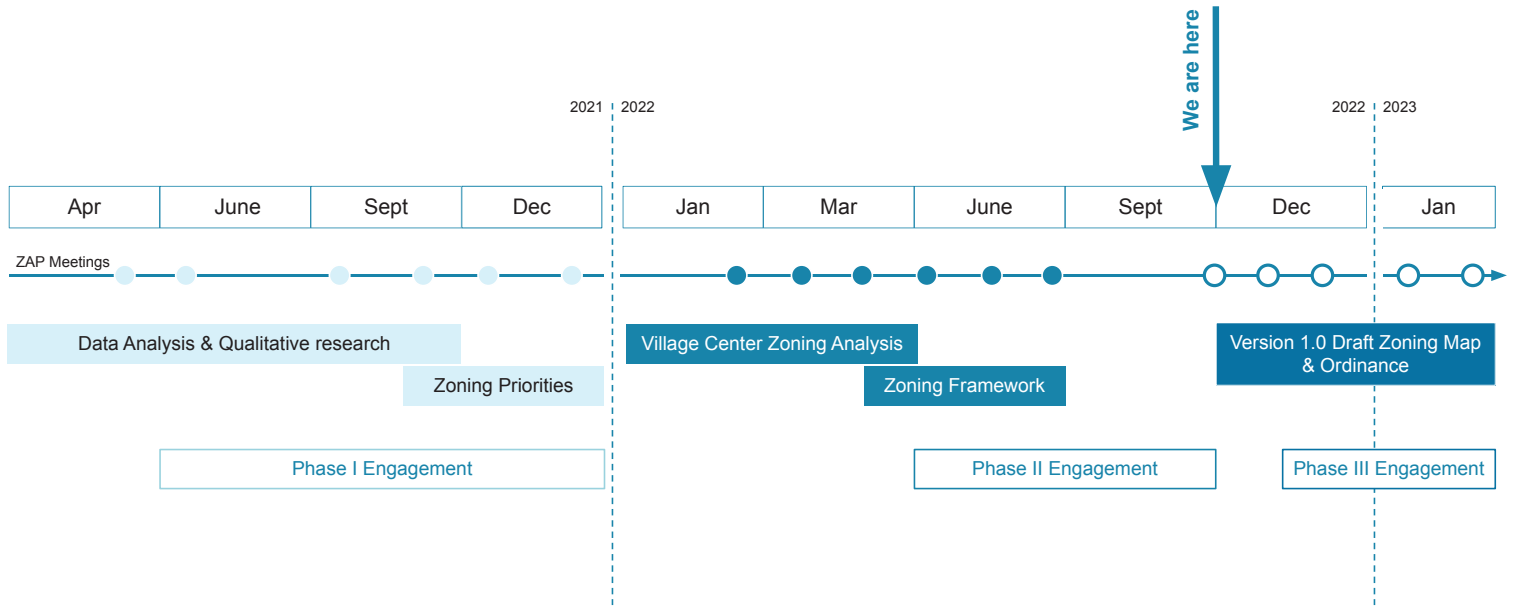
Docket # 38-22

## 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

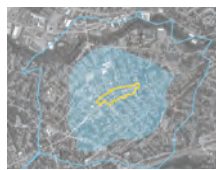
# How We Got Here



**Vision Kit**  
290 participants / 102 submissions



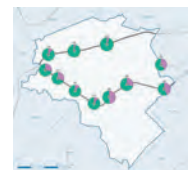
**Online interactive forum**  
1,249 participants



**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

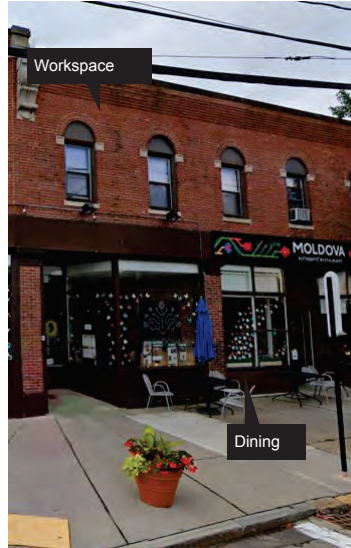
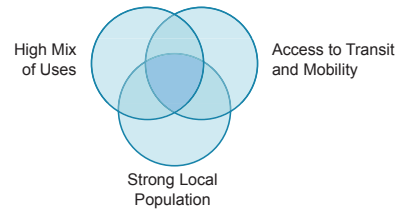


**Qualitative analysis**  
Site observation of three village centers for over 30 hours.

Facilitating Vibrant and Active Village Centers

# Why Updates are Needed

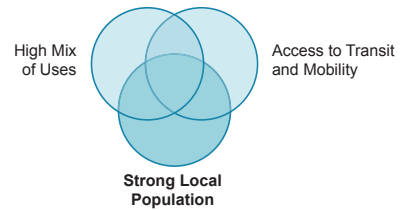
Build upon existing successes and strengths



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

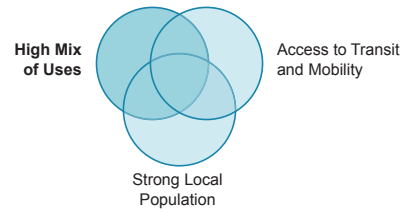


Vision Kit submission of housing above retail

Facilitating Vibrant and Active Village Centers

# Why Updates are Needed

Attracting customers is major challenge for local businesses



Vacant commercial spaces



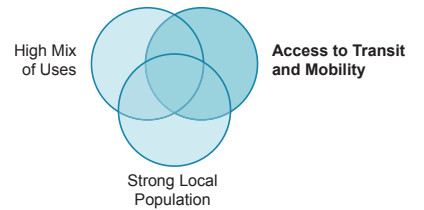
Pop-up Commercial Space in Newton Highlands

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.

Draft District Maps

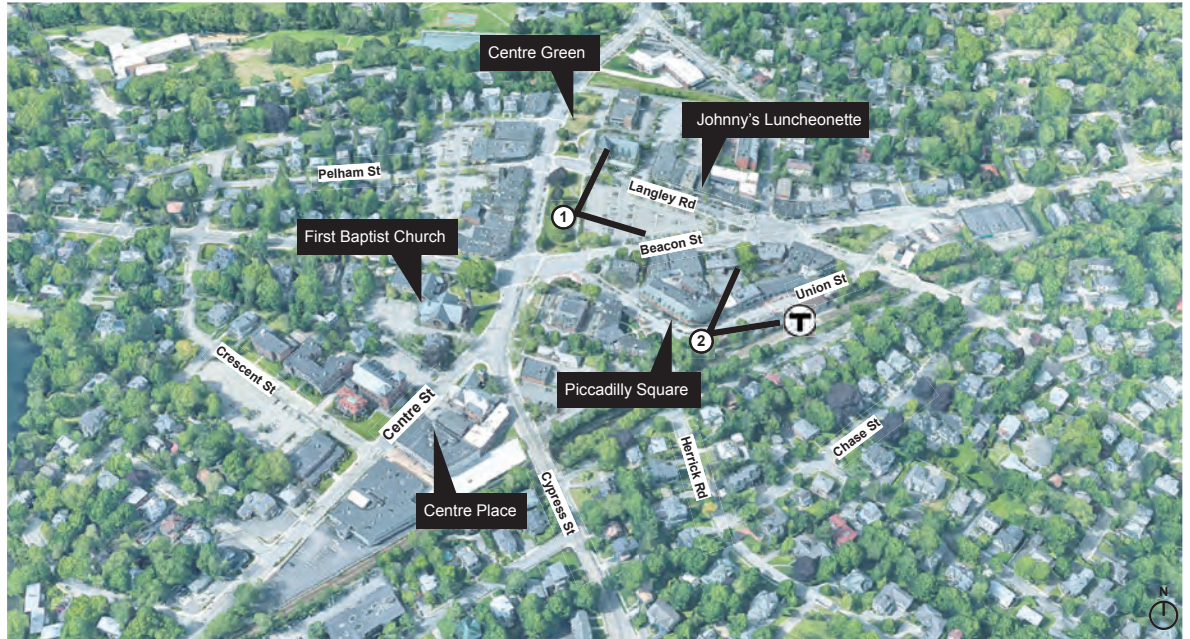
# Newton Centre



1. Newton Centre Green across the triangle

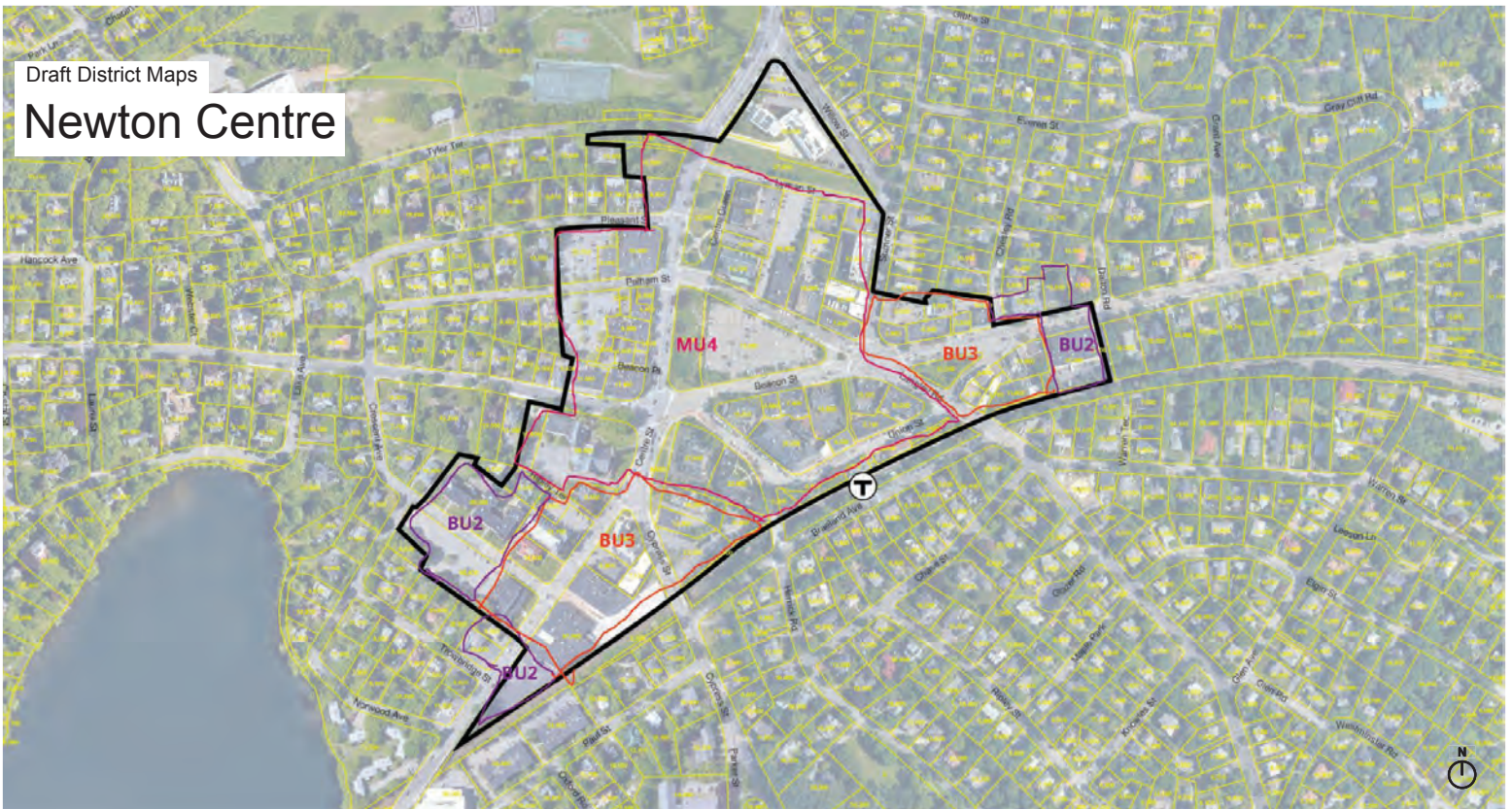


2. View down Union St



Draft District Maps

# Newton Centre

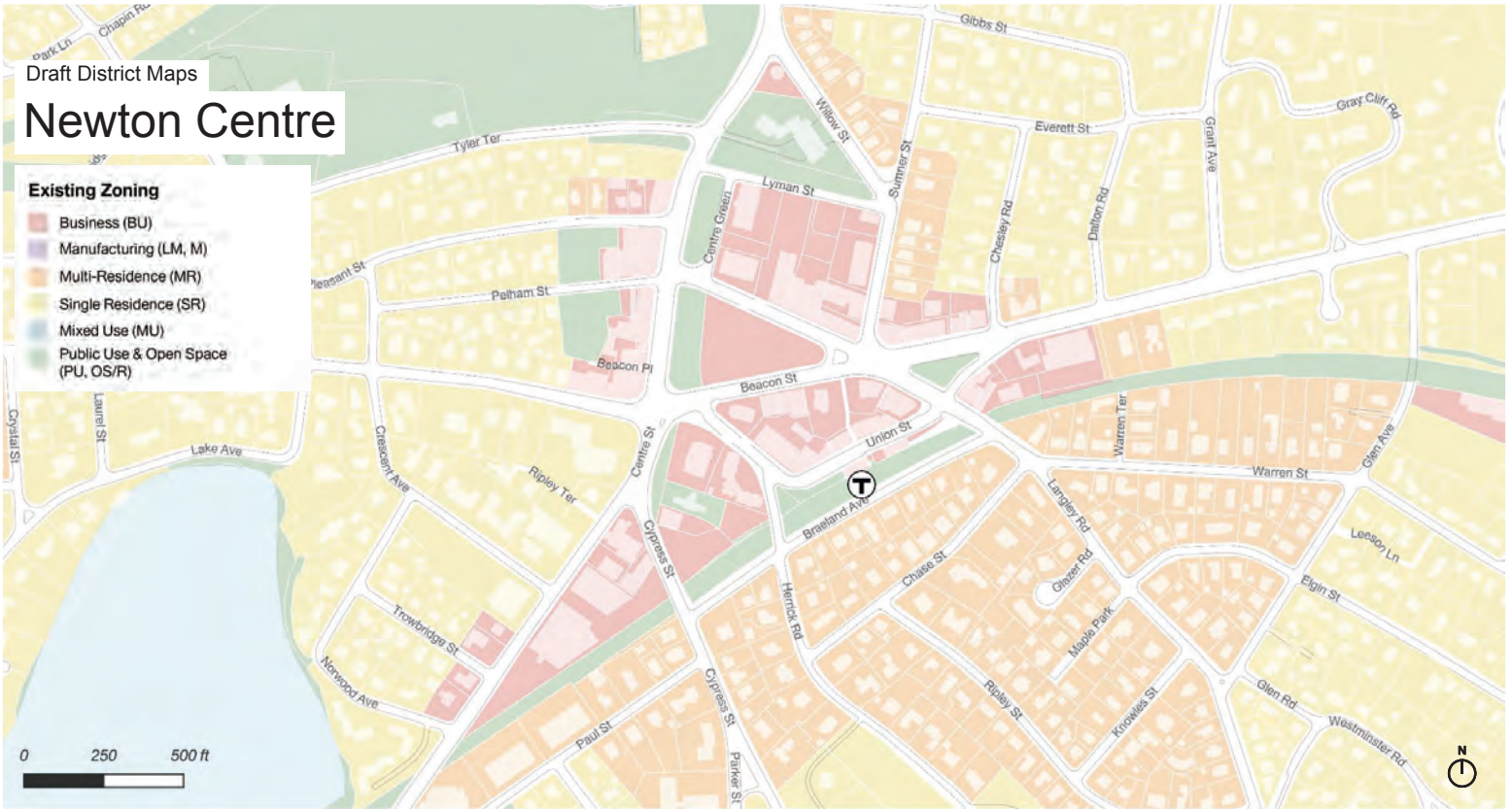


Draft District Maps

# 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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City of Newton

Zoning Redesign - Village Centers

October 24, 2022 15

Draft District Maps

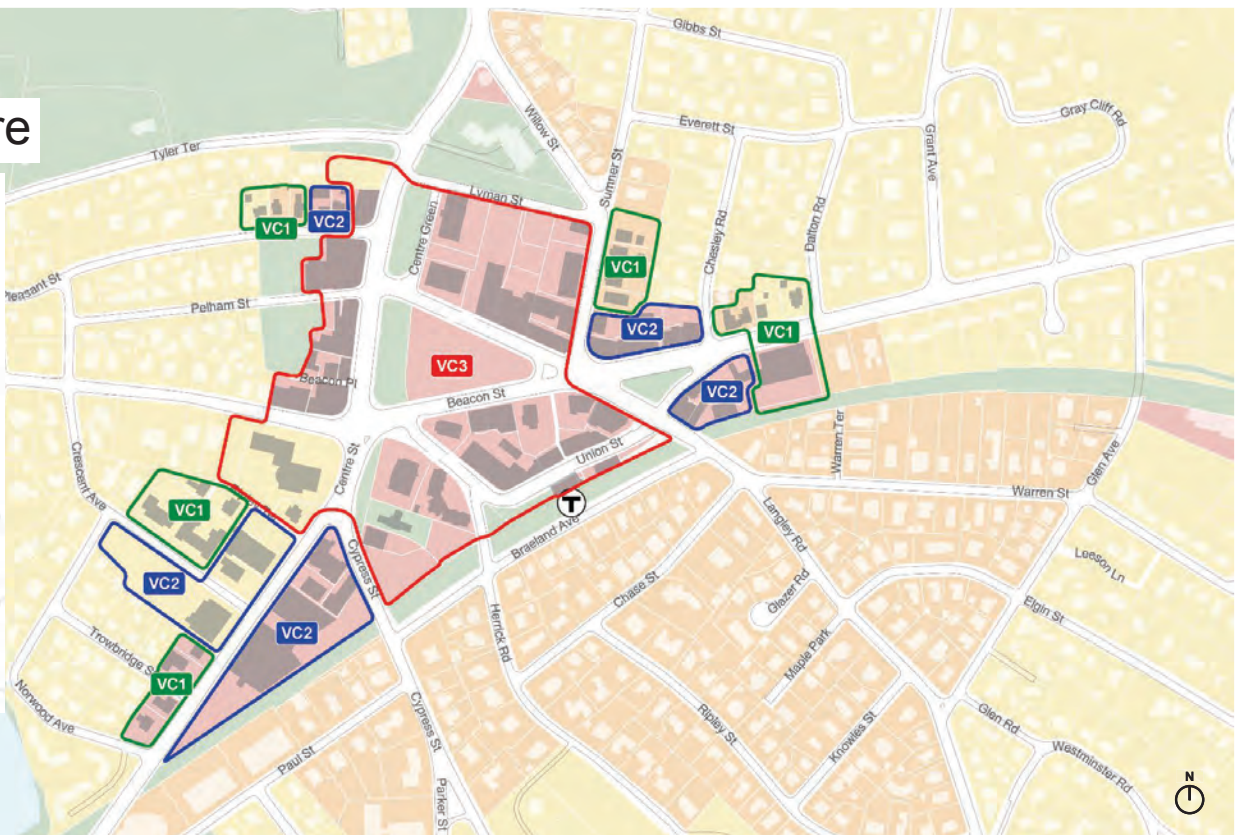
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- Business (BU)
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### Proposed Zoning

- 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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City of Newton

Zoning Redesign - Village Centers

October 24, 2022 16



Draft District Maps

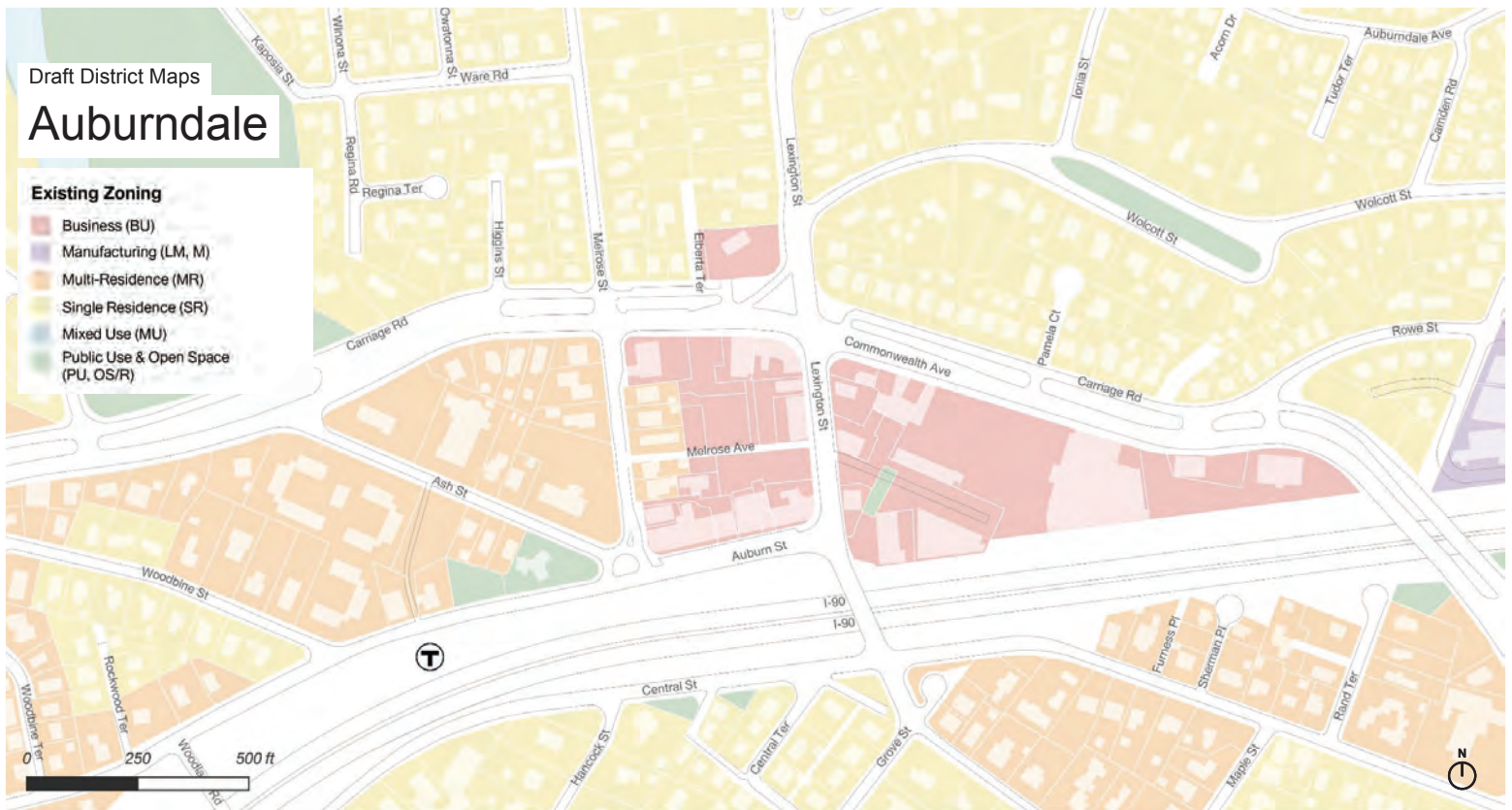
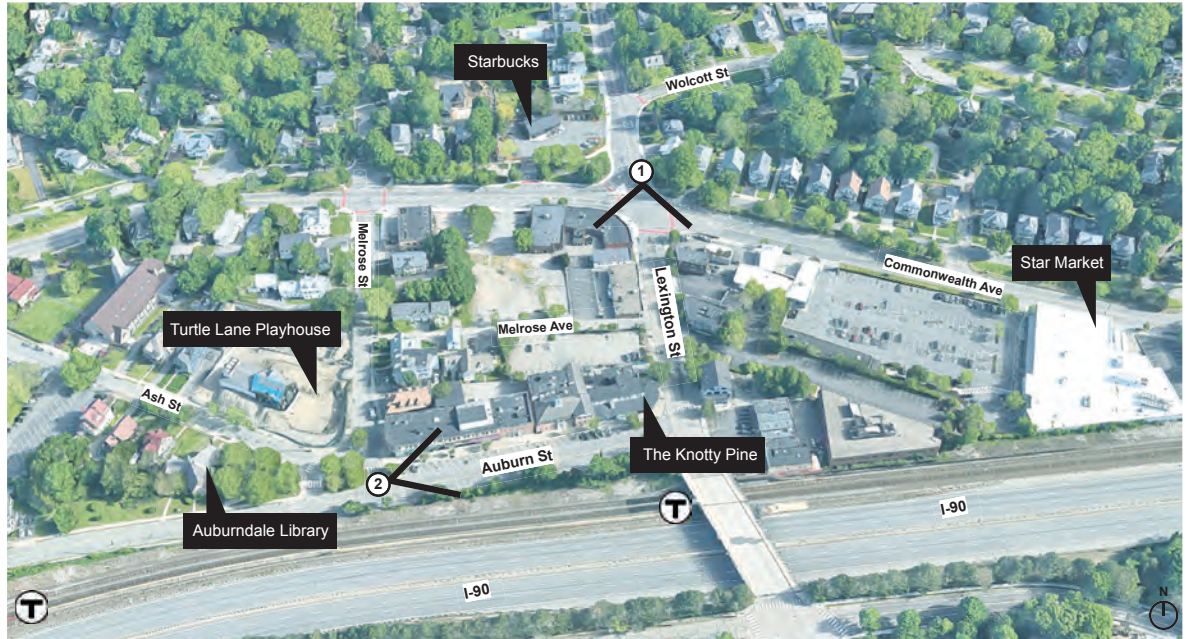
# Auburndale



1. Lexington St and Commonwealth Ave intersection



2. View down Auburn Street



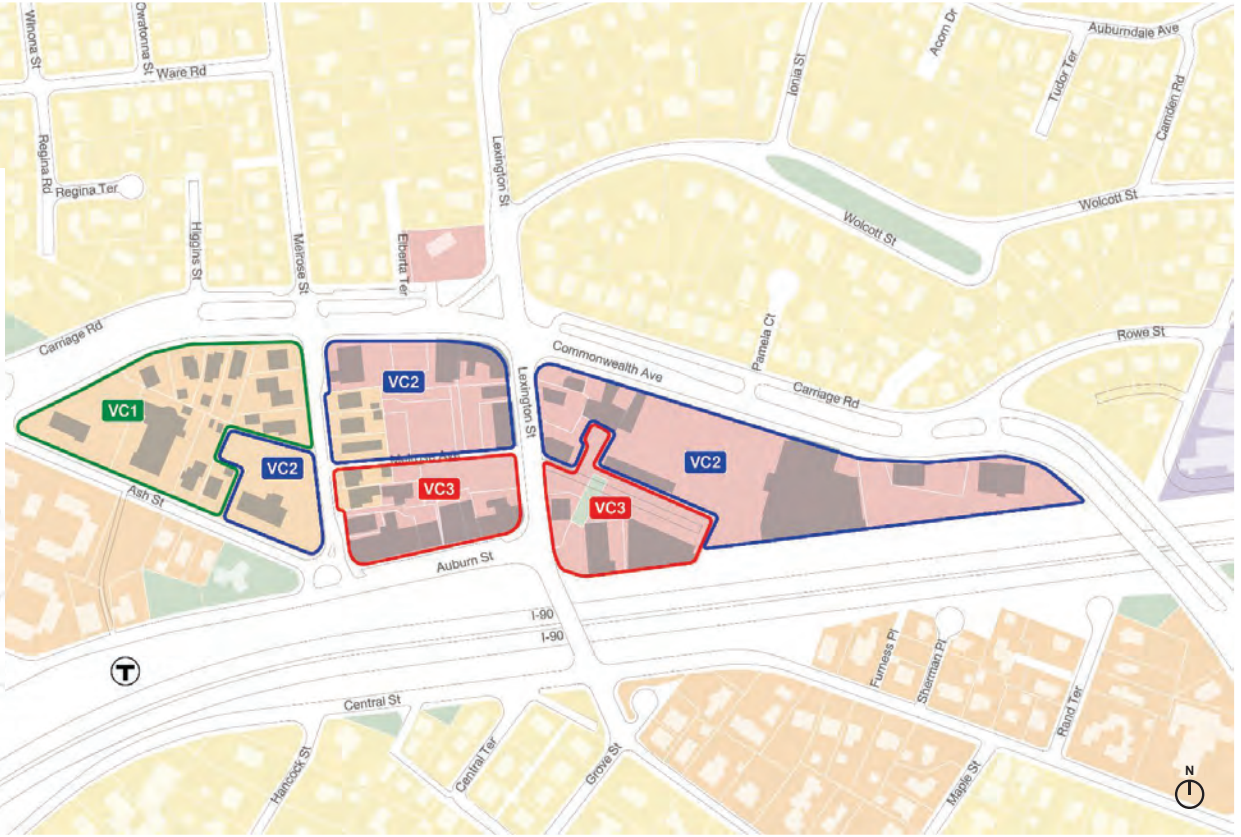
# Draft District Maps Auburndale

## Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
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## Proposed Zoning

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 Height, max: 4.5 stories / 5.5 stories  
 Use: Residential, Commercial, Mixed-Use
- VC2 **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
- VC1 **Village Center 1 (VC1)**  
 Category: By-Right / Special Permit  
 Footprint, max: 5,000 sf / 7,500 sf  
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 Use: Residential / Commercial, Mixed-Use



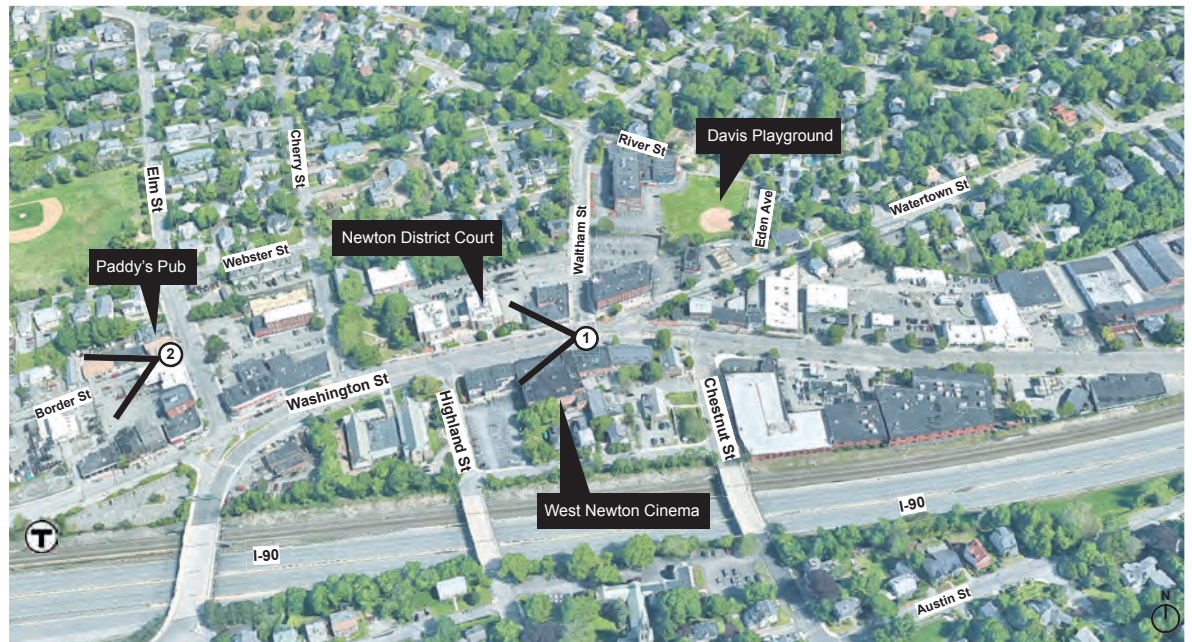
# Draft District Maps West Newton



1. View down Washington St



2. View down Border St at Elm St



Draft District Maps  
West Newton

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
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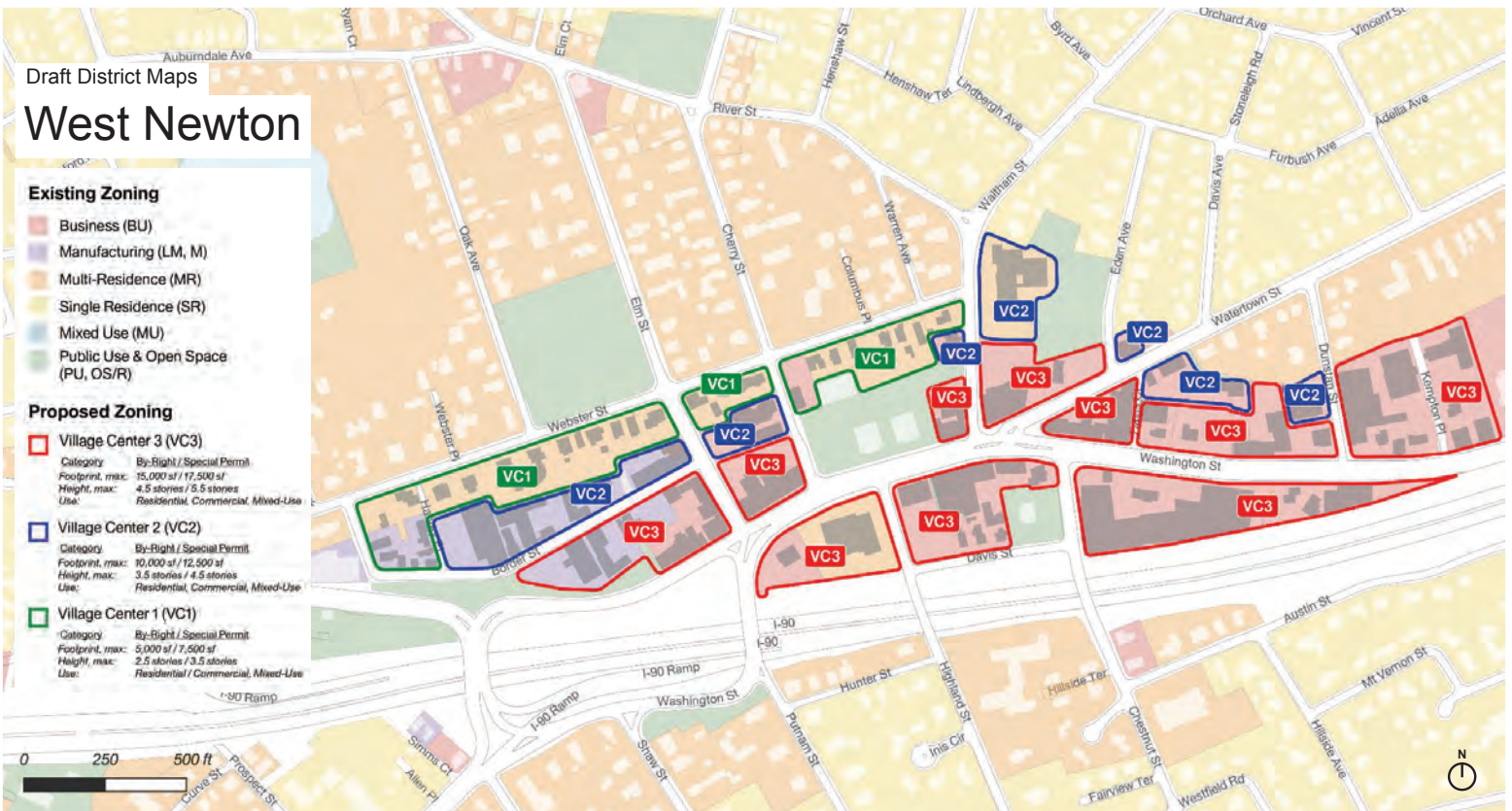
Draft District Maps  
West Newton

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
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Proposed Zoning

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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)**  
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Draft District Maps

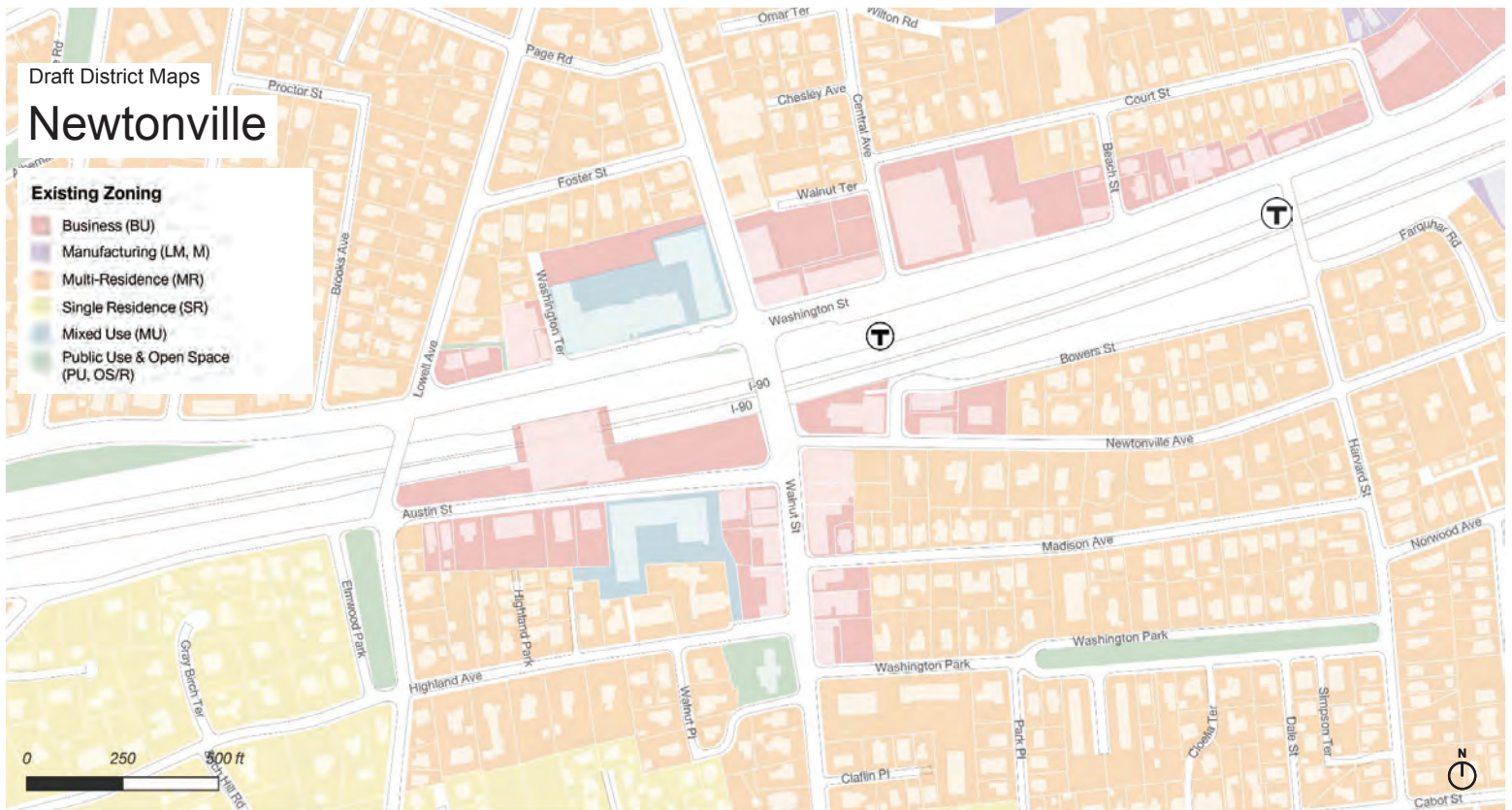
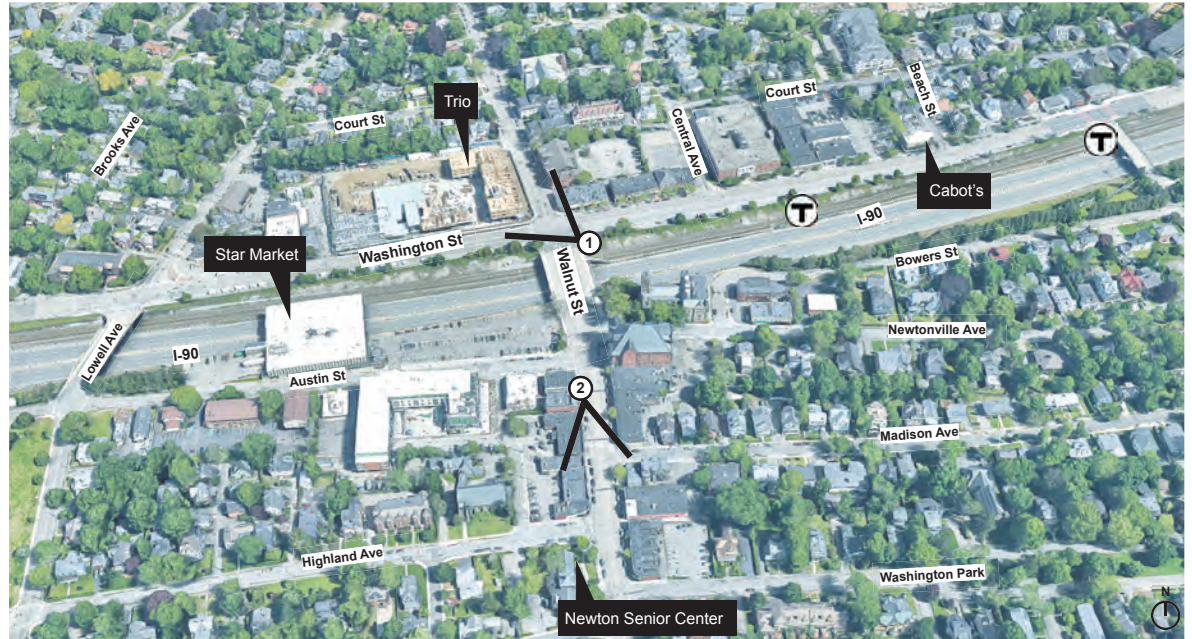
# Newtonville



1. Washington St at Walnut St



2. View down Walnut Street



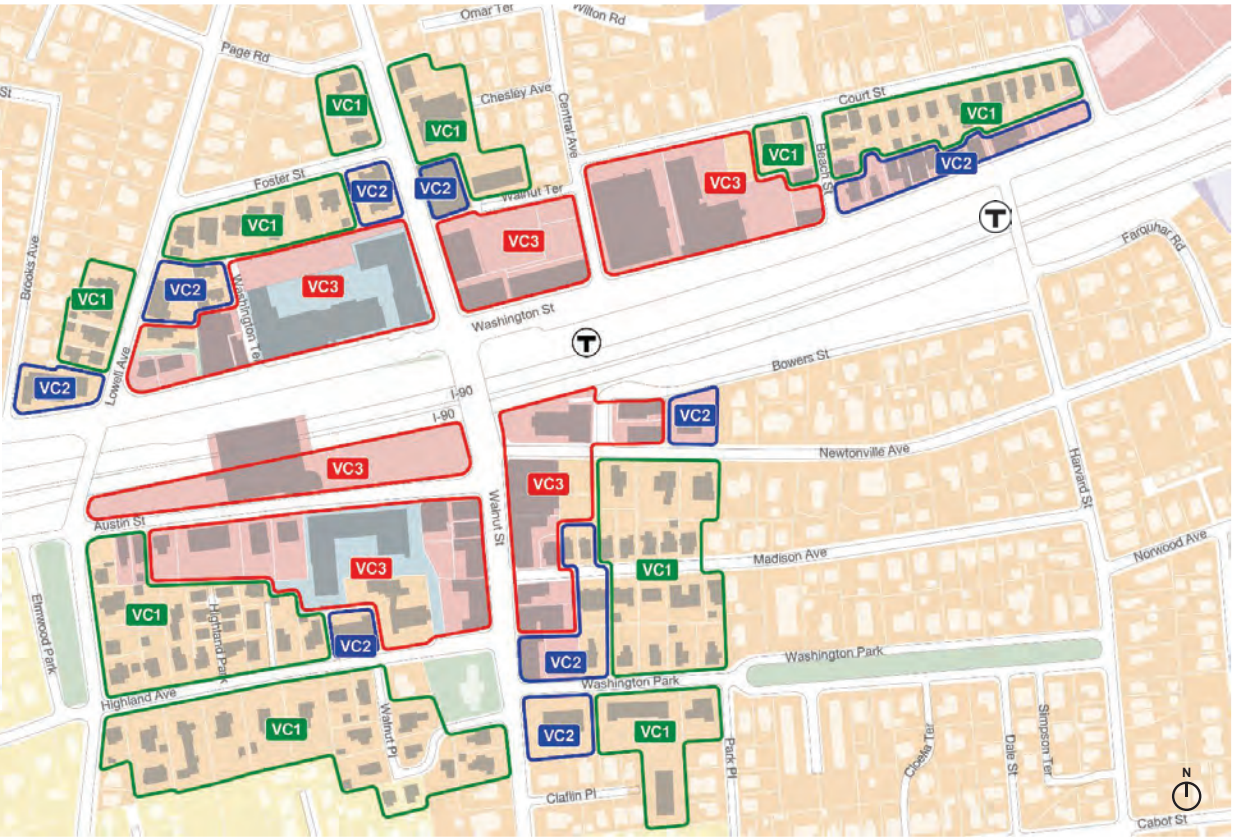
# Draft District Maps Newtonville

**Existing Zoning**

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- Multi-Residence (MR)
- Single Residence (SR)
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  - Footprint, max: 10,000 sf / 12,500 sf
  - Height, max: 3.5 stories / 4.5 stories
  - Use: Residential, Commercial, Mixed-Use
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  - Category: By-Right / Special Permit
  - Footprint, max: 5,000 sf / 7,500 sf
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  - Use: Residential / Commercial, Mixed-Use



# Draft District Maps Nonantum



1. Watertown St at West St



2. Watertown St at Adams St

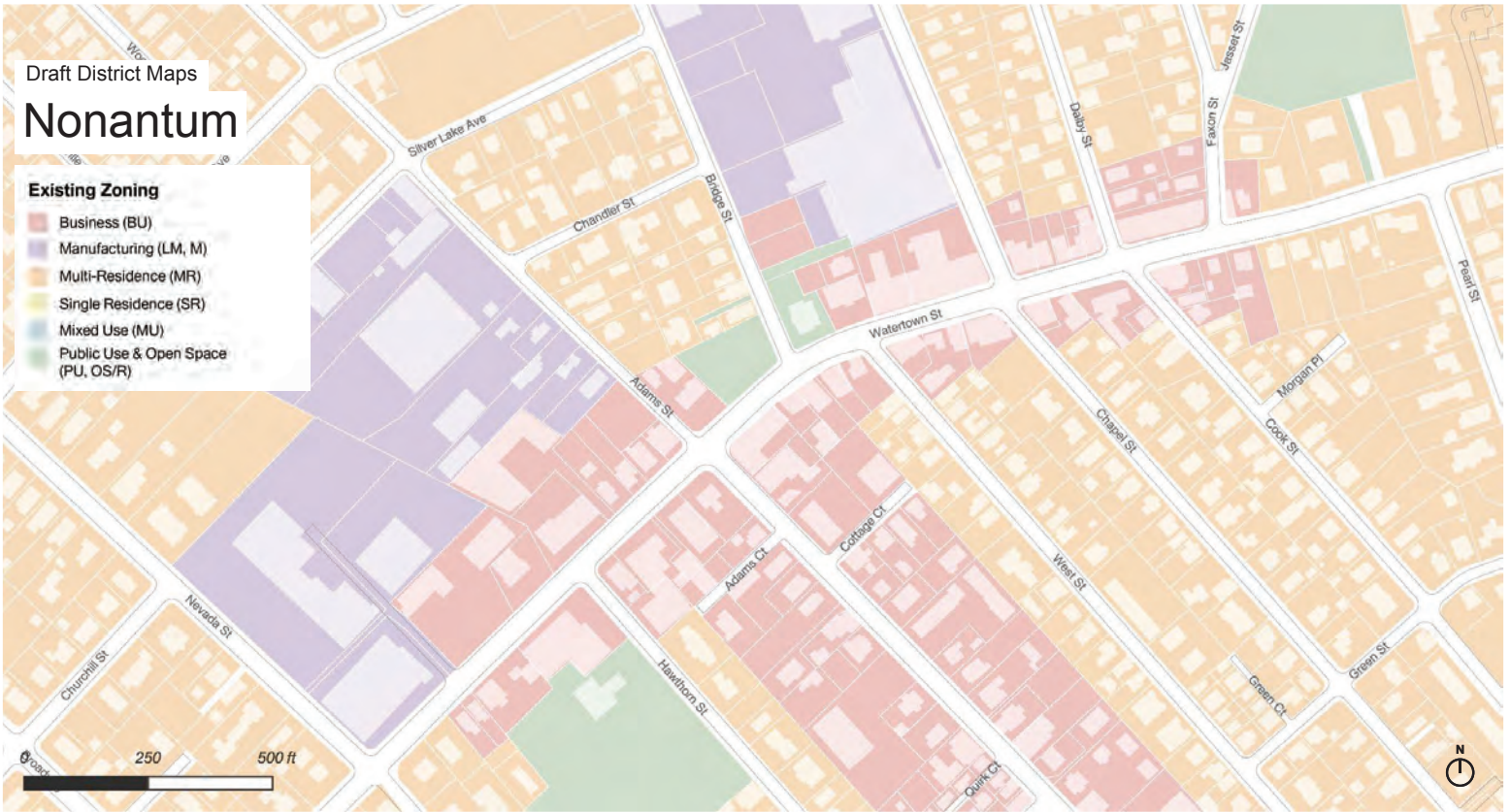


Draft District Maps

# Nonantum

### Existing Zoning

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

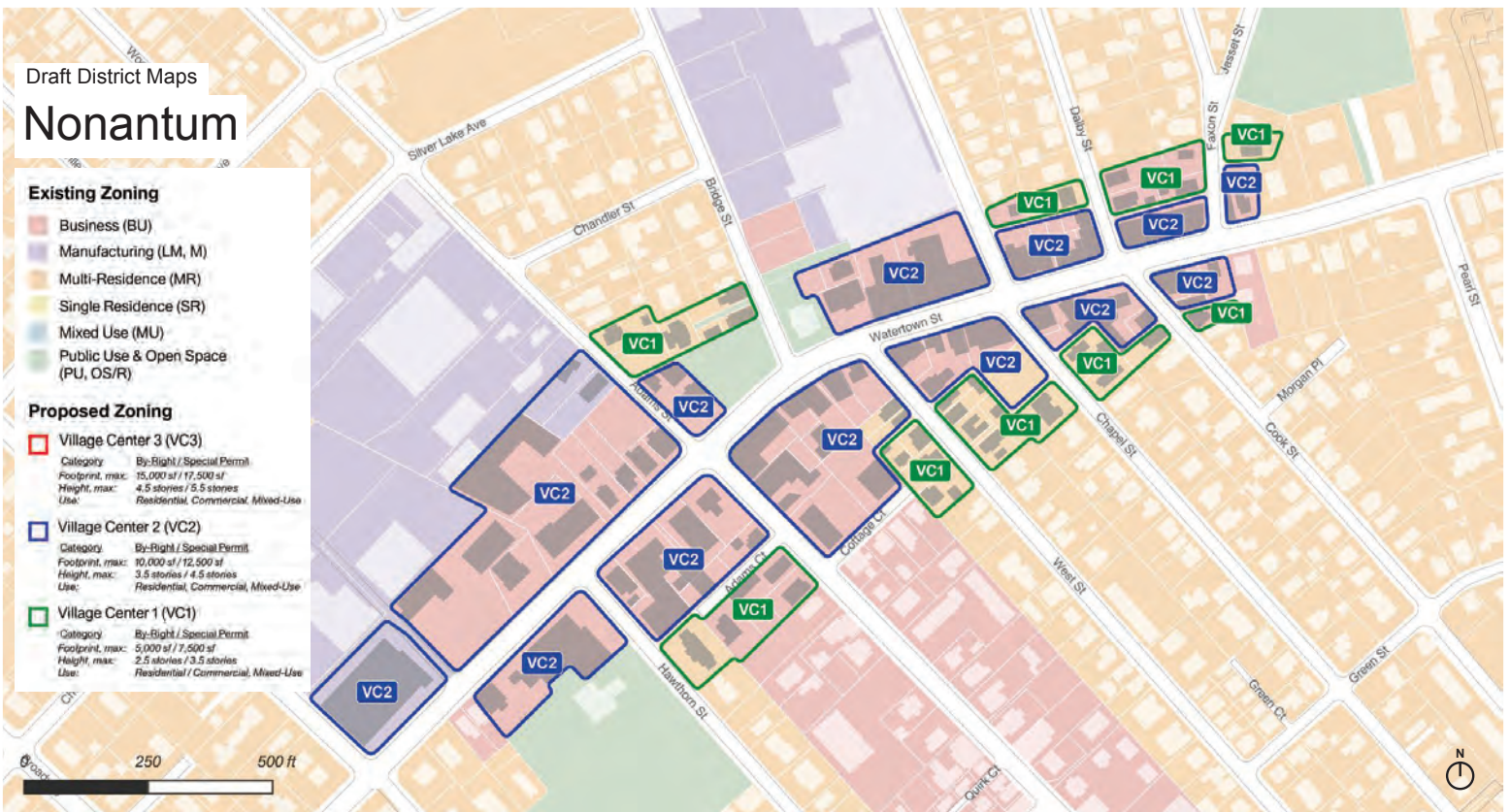
# Nonantum

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Footprint, max: 5,000 sf / 7,500 sf  
Height, max: 2.5 stories / 3.5 stories  
Use: Residential / Commercial, Mixed-Use



Draft District Maps

# Newton Corner



1. Washington St at Peabody St



2. View down Centre St towards Farlow Park

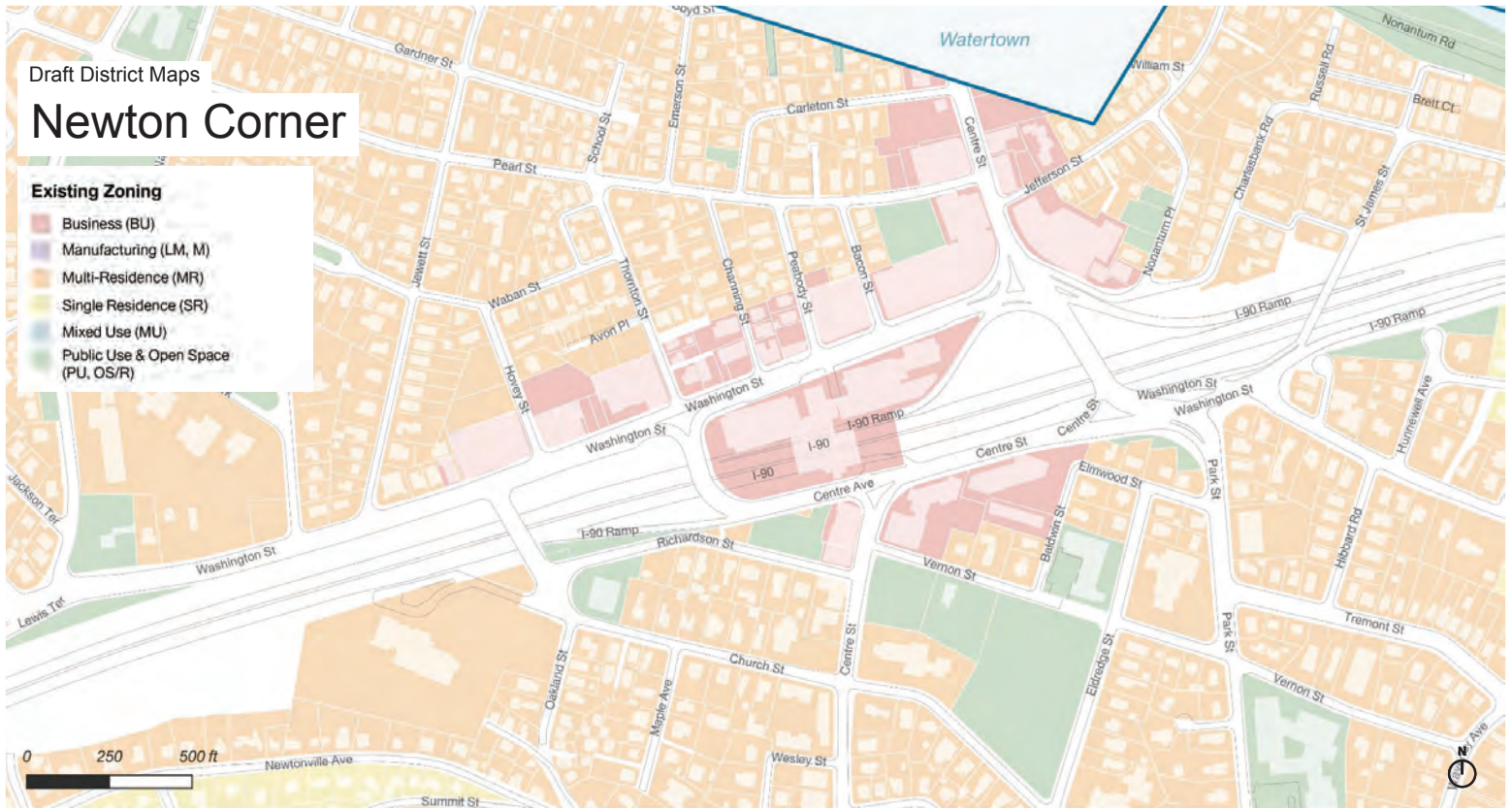


Draft District Maps

# Newton Corner

## Existing Zoning

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- Manufacturing (LM, M)
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Draft District Maps

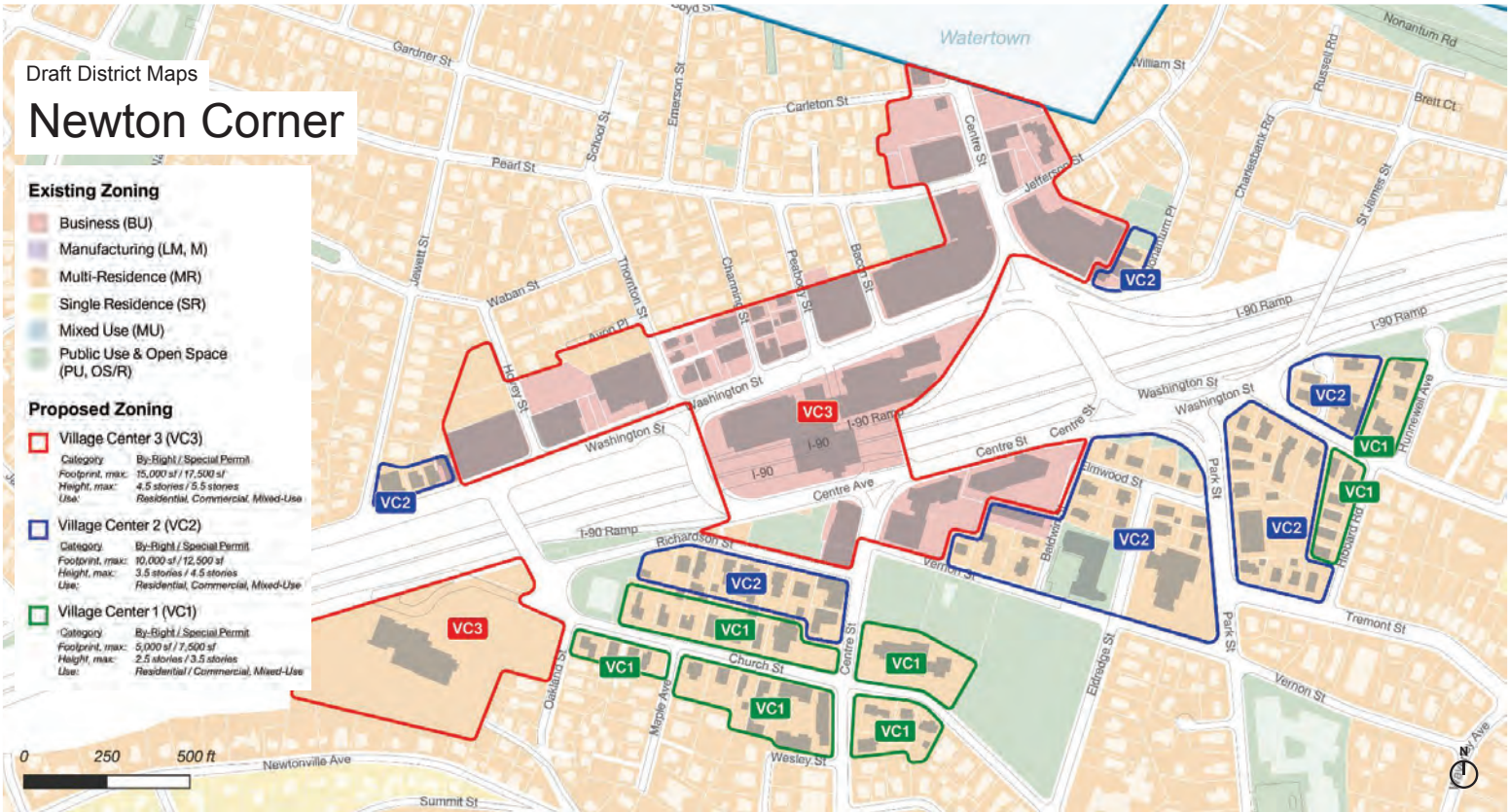
# Newton Corner

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 Height, max: 3.5 stories / 4.5 stories  
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Draft District Maps

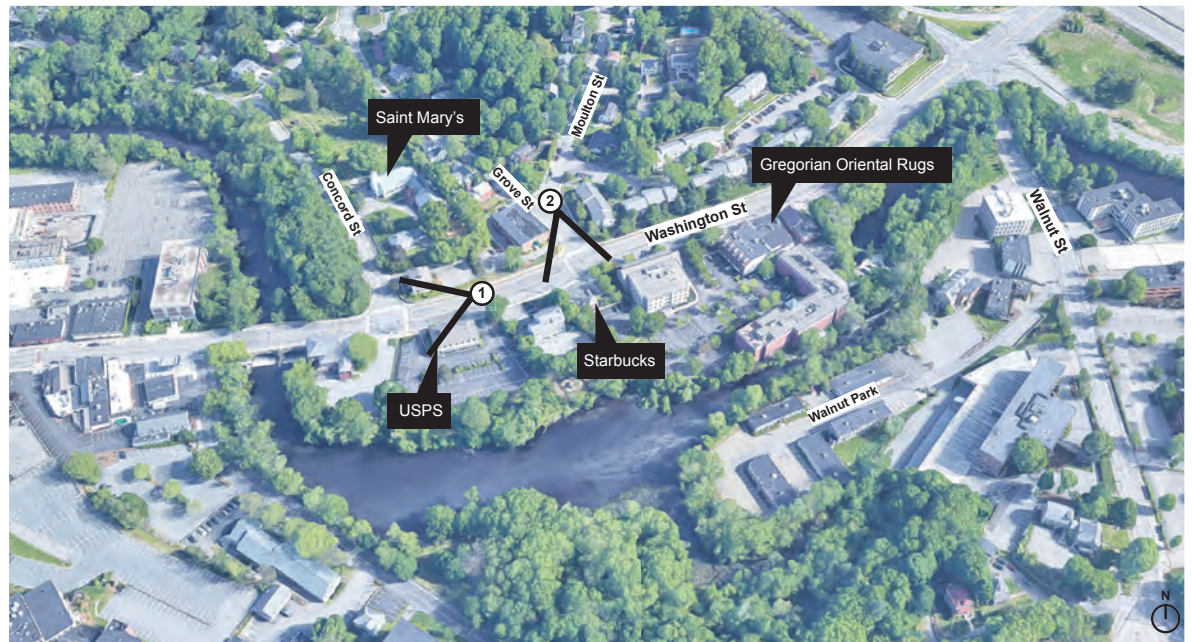
# Newton Lower Falls



1. View down Washington Street looking west



2. Grove St and Washington St



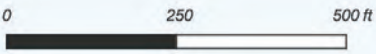


Draft District Maps

# Newton Lower Falls

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- Multi-Residence (MR)
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Draft District Maps

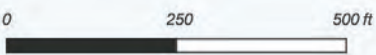
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 Height, max: 3.5 stories / 4.5 stories  
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Draft District Maps

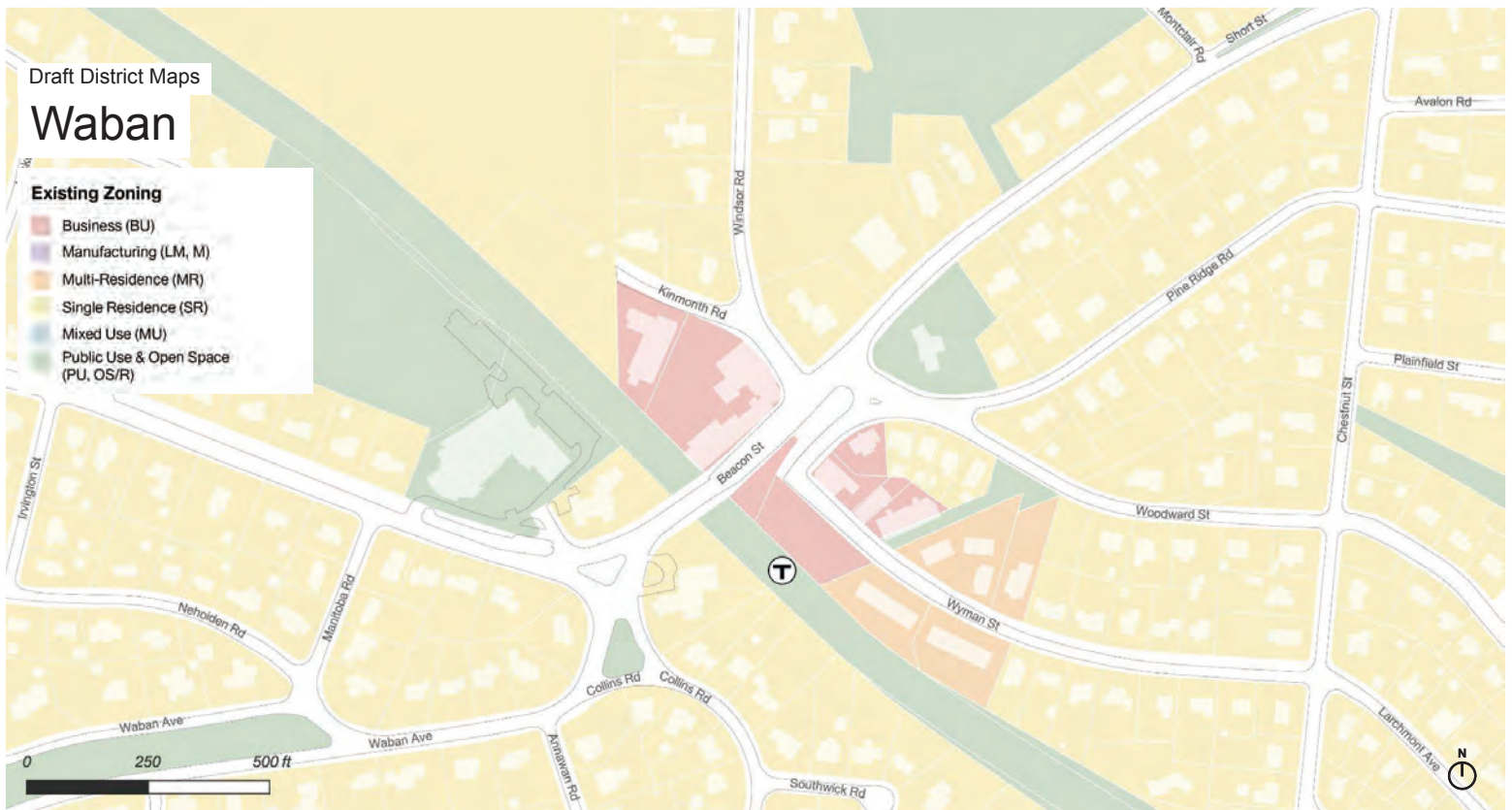
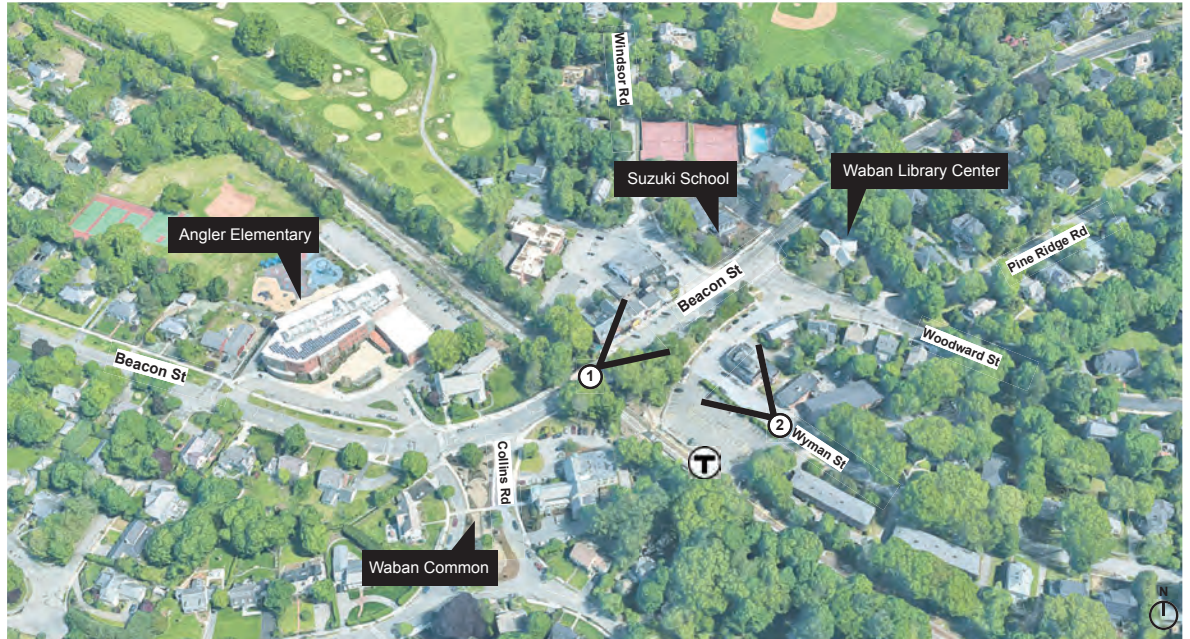
# Waban



1. View down Beacon St looking east



2. Wyman St at Waban T parking lot



Draft District Maps

# Waban

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- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
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Draft District Maps

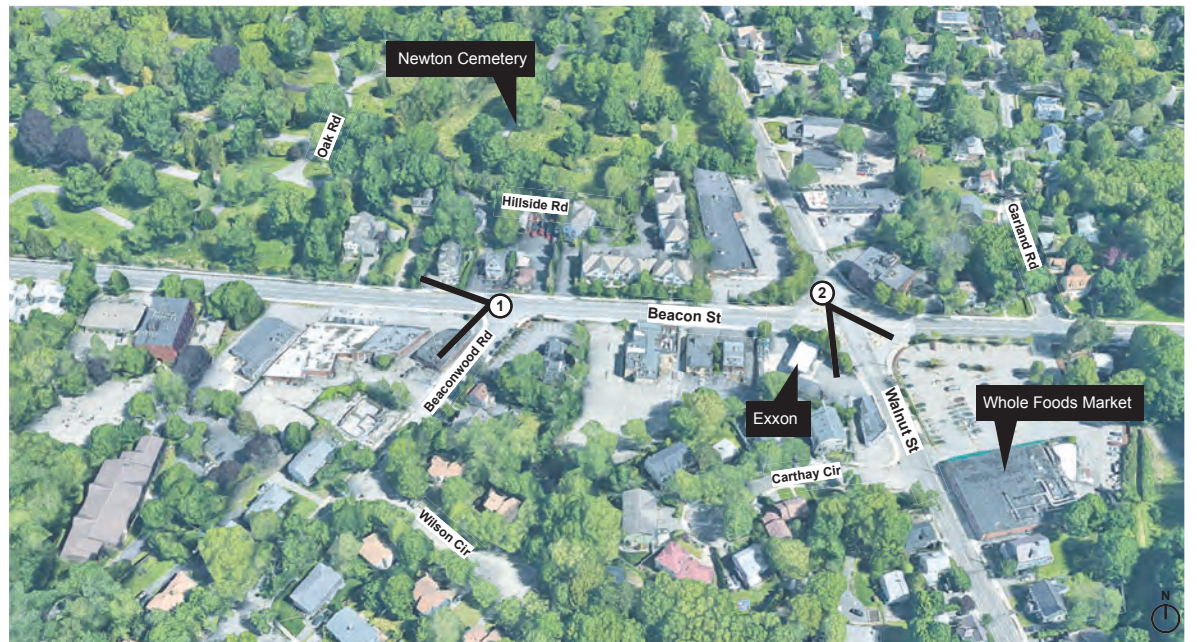
# Four Corners



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)
- Multi-Residence (MR)
- Single Residence (SR)
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Draft District Maps

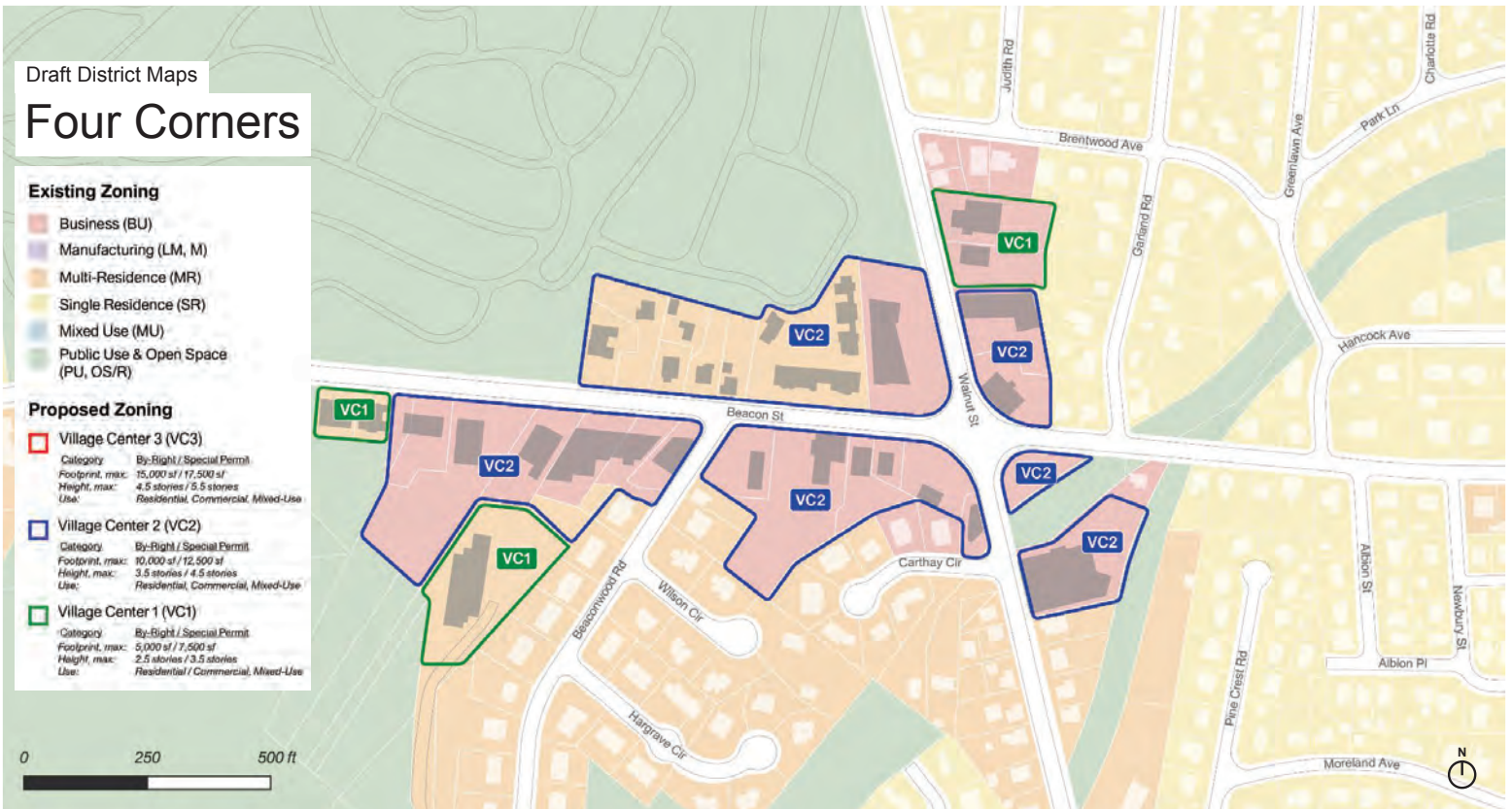
# Four Corners

### Existing Zoning

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

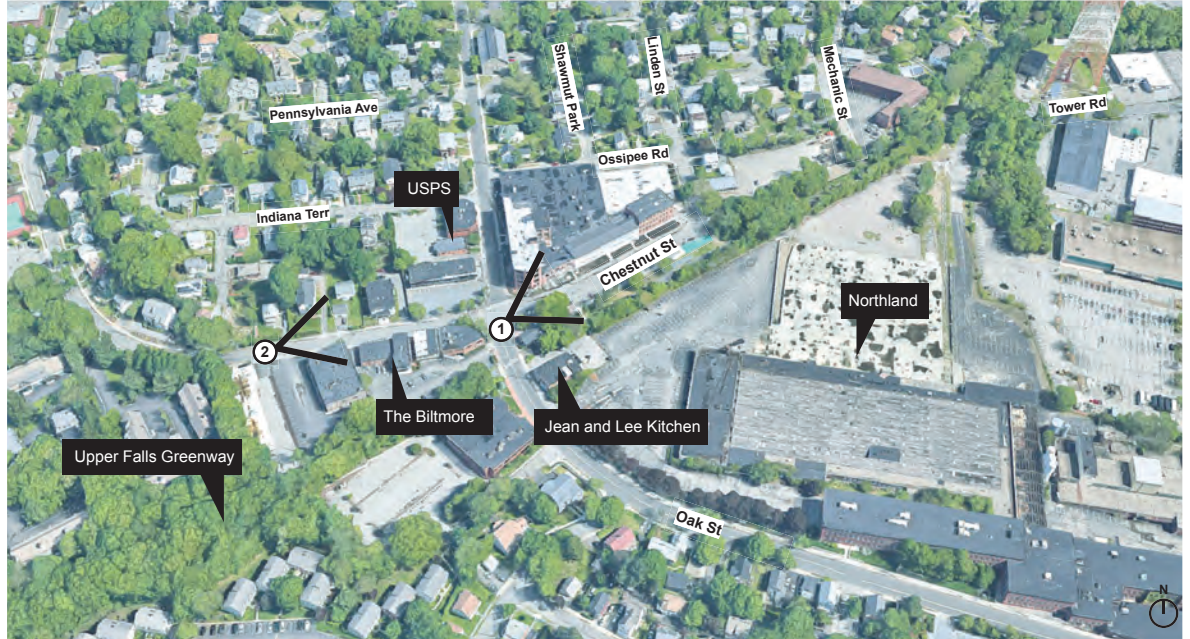
# Upper Falls (Petite Square)



1. Oak St and Chestnut St intersection



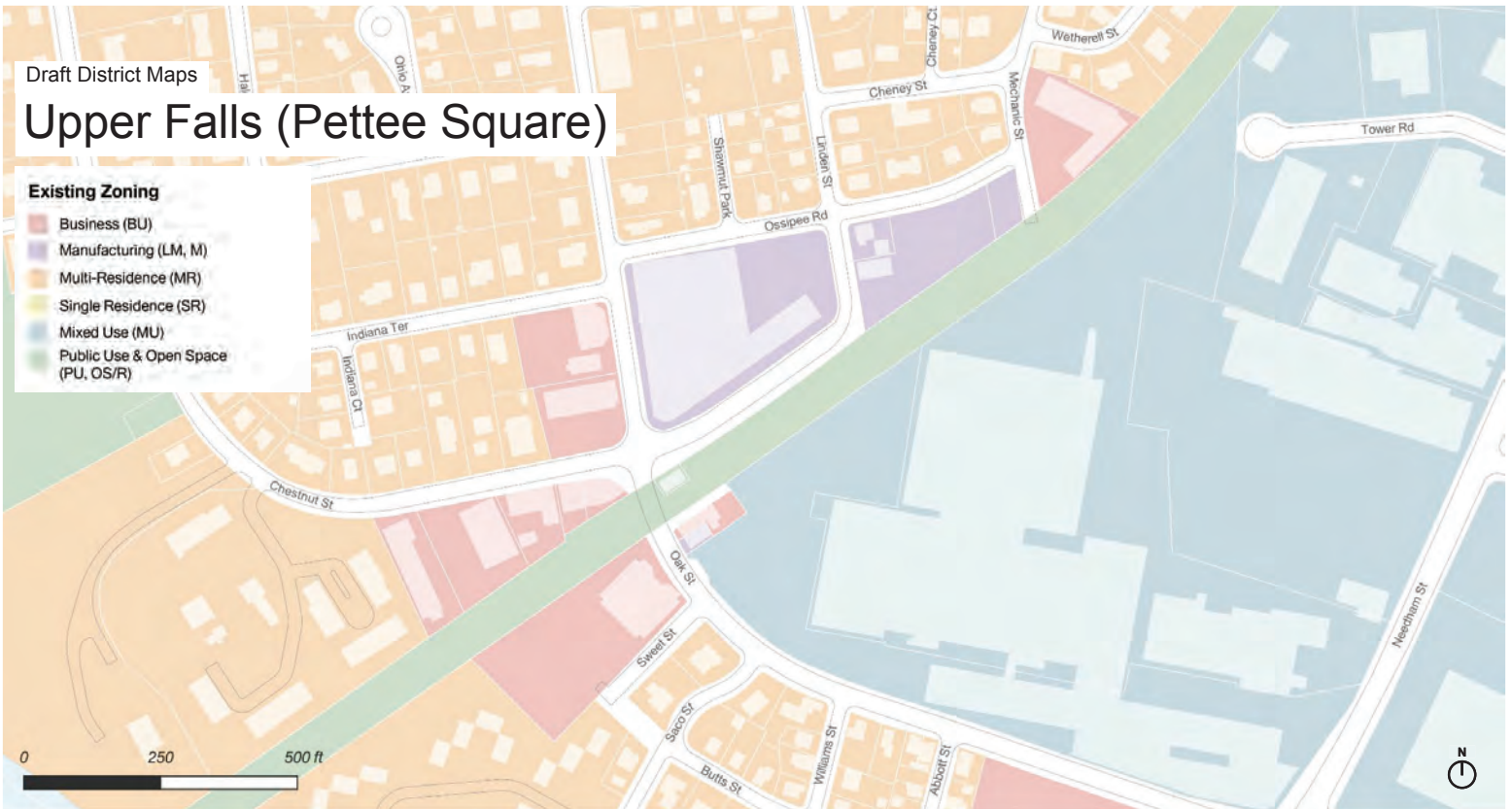
2. View down Chestnut St



Draft District Maps

# Upper Falls (Petite Square)

- Existing Zoning**
- Business (BU)
  - Manufacturing (LM, M)
  - Multi-Residence (MR)
  - Single Residence (SR)
  - Mixed Use (MU)
  - Public Use & Open Space (PU, OS/R)



Draft District Maps

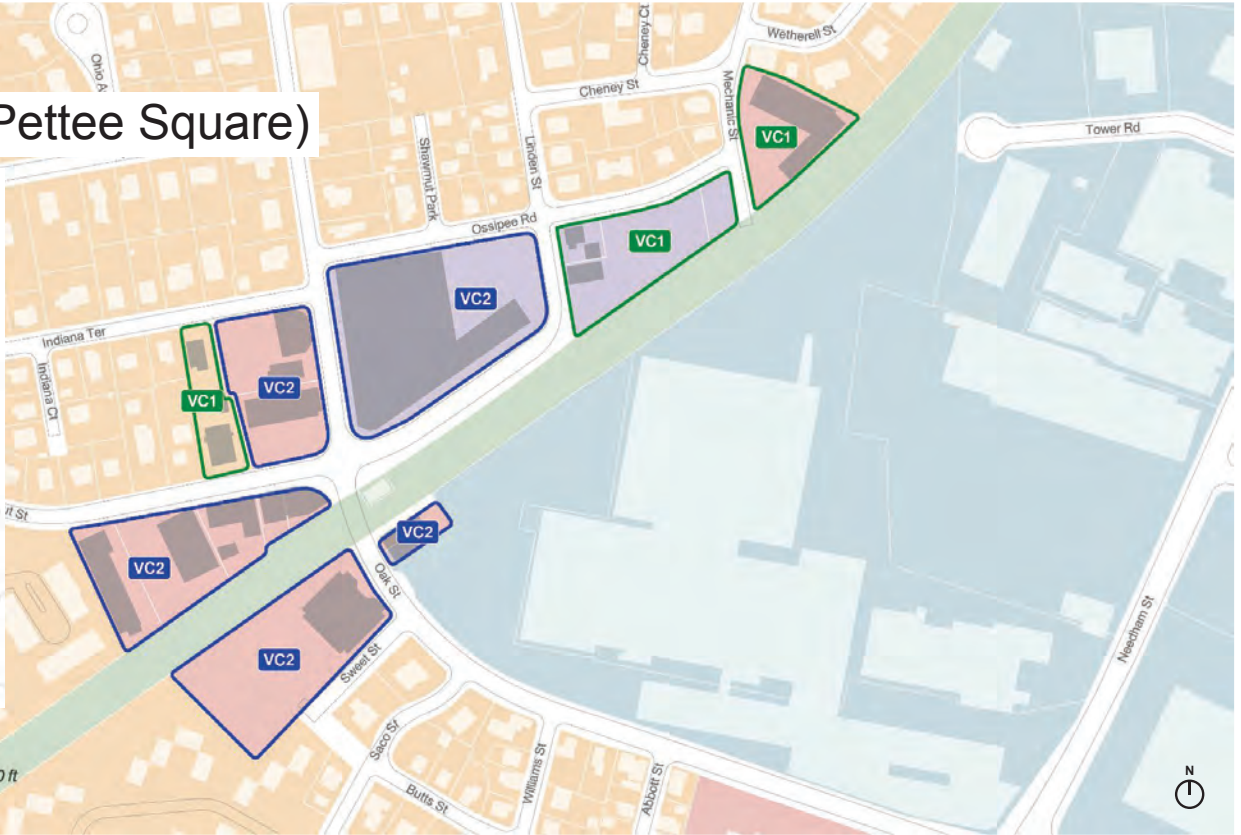
# Upper Falls (Pettee Square)

## Existing Zoning

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- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

## Proposed Zoning

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- Village Center 2 (VC2)
  - Category: By-Right / Special Permit
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  - 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



Draft District Maps

# Newton Highlands



1. Lincoln St at Walnut St intersection



2. View down Walnut St looking north



Draft District Maps

# Newton Highlands

## Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)



Draft District Maps

# Newton Highlands

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Draft District Maps

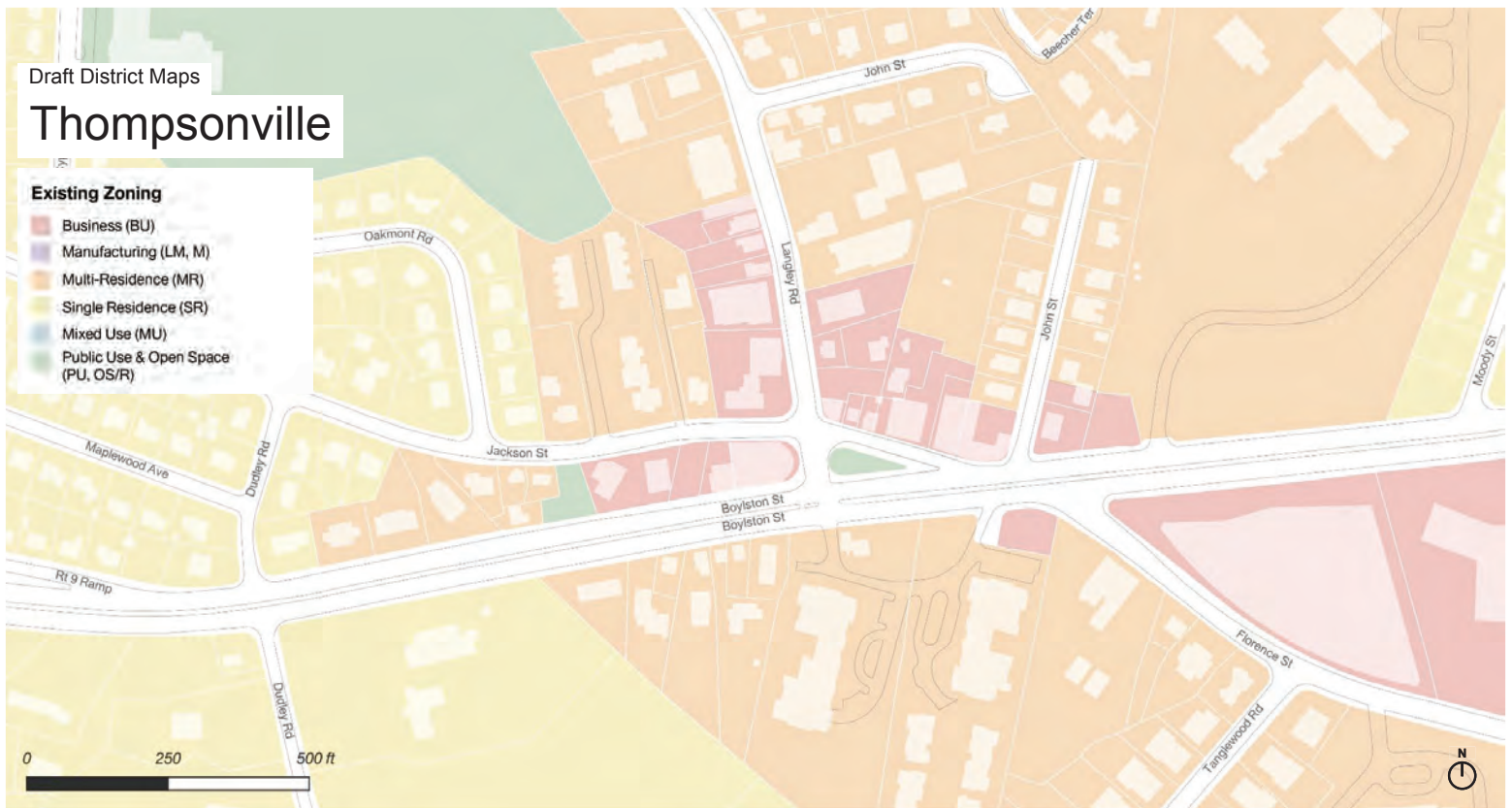
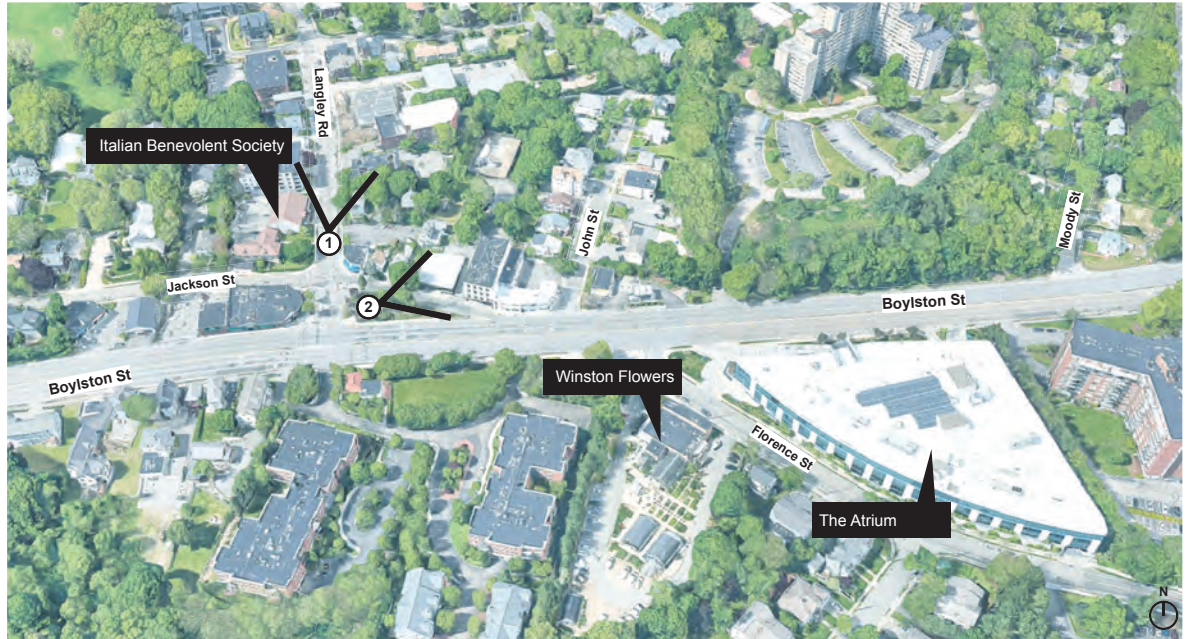
# Thompsonville



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



## 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.

Next Steps

# Calendar

