

City of Newton
Zoning & Planning Committee

Village Center Rezoning Phase 3: Draft Zoning

December 12, 2022



Agenda

1. VC1 Analysis

1. Next Steps

- a. Continued Public and City Council Feedback
- b. Analysis/Refinement of VC Zoning and Maps
- c. Look Ahead

VC1 Version 1.0 Metrics Summary

Uses:

Residential development allowed; potential Limited Commercial development by Special Permit

Stories, max.	2.5
Pitched Roof Height, max.	42'
Flat Roof Height, max.	36'
SF, max. footprint.	4,000

Setbacks:

Front (min. / max.)	
-	10' / 20' or Average
Side (min.)	
Abutting a non-R District	10'
Abutting an R District	15'
Rear (min.)	
Abutting a non-R District	10'
Abutting an R District	15'



Residential Building Comparison for VC1



Multi-Family Residential:
Townhouse (with duplex)
674-680 Boylston St (Route 9)
Footprint: 4,400 sf

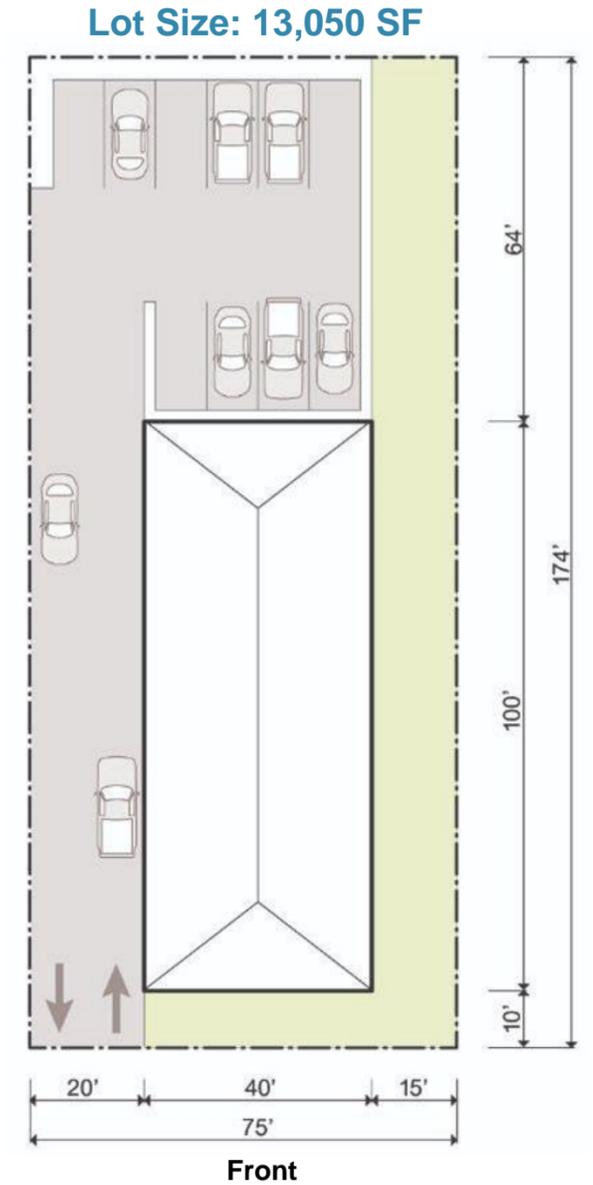
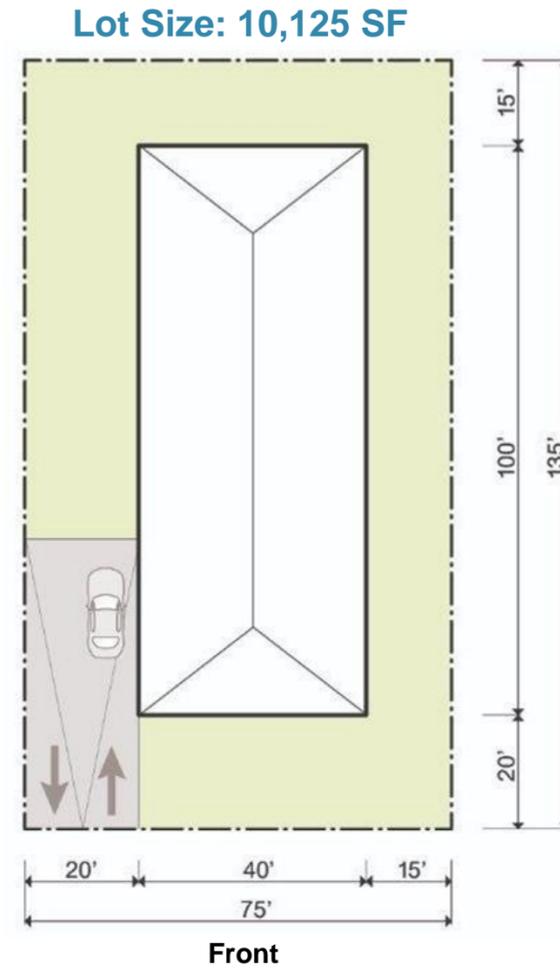
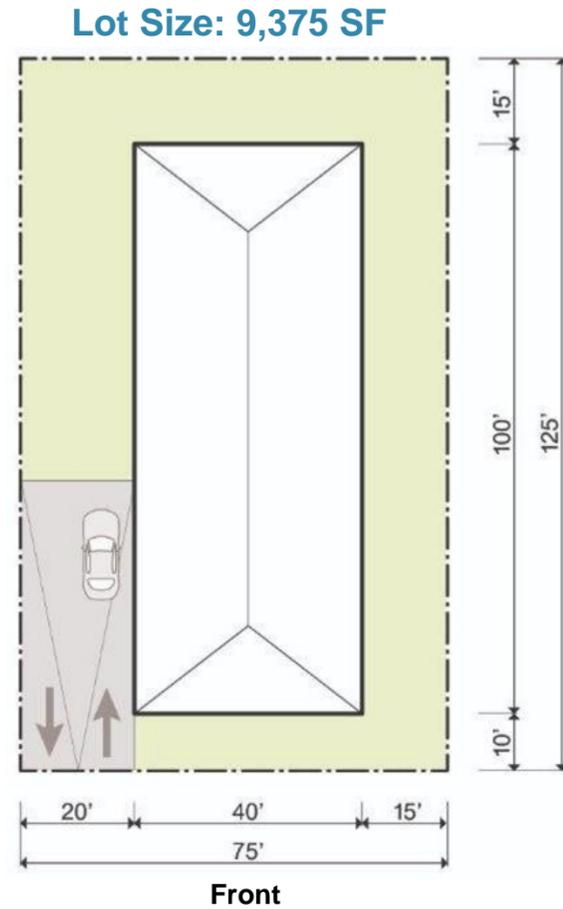
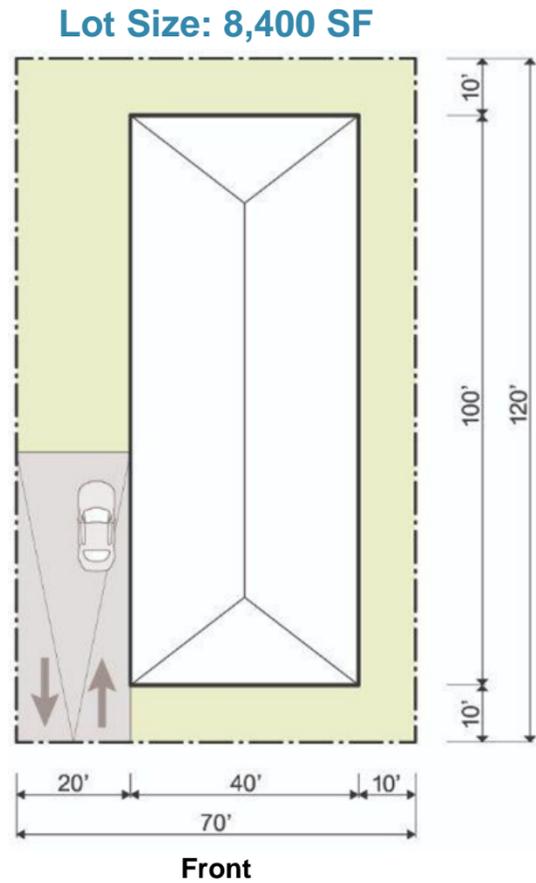


Multi-Family Residential:
6-unit converted Victorian
11 Washington St, Newton Corner
Footprint: 3,831 sf



Multi-Family Residential:
Garden Apartments
55-75 Wyman St, Waban
Footprint: 2,200 sf

Min. Lot Size for 4,000 SF Building Footprint



Abutting Non-R District

1. Underground Parking

Gross Floor Area: 10,670 SF
 Unit Count: 10
 Usable Open Space: 40%

Abutting R District

2. Underground Parking

Gross Floor Area: 10,670 SF
 Unit Count: 10
 Usable Open Space: 47%

3. Underground Parking

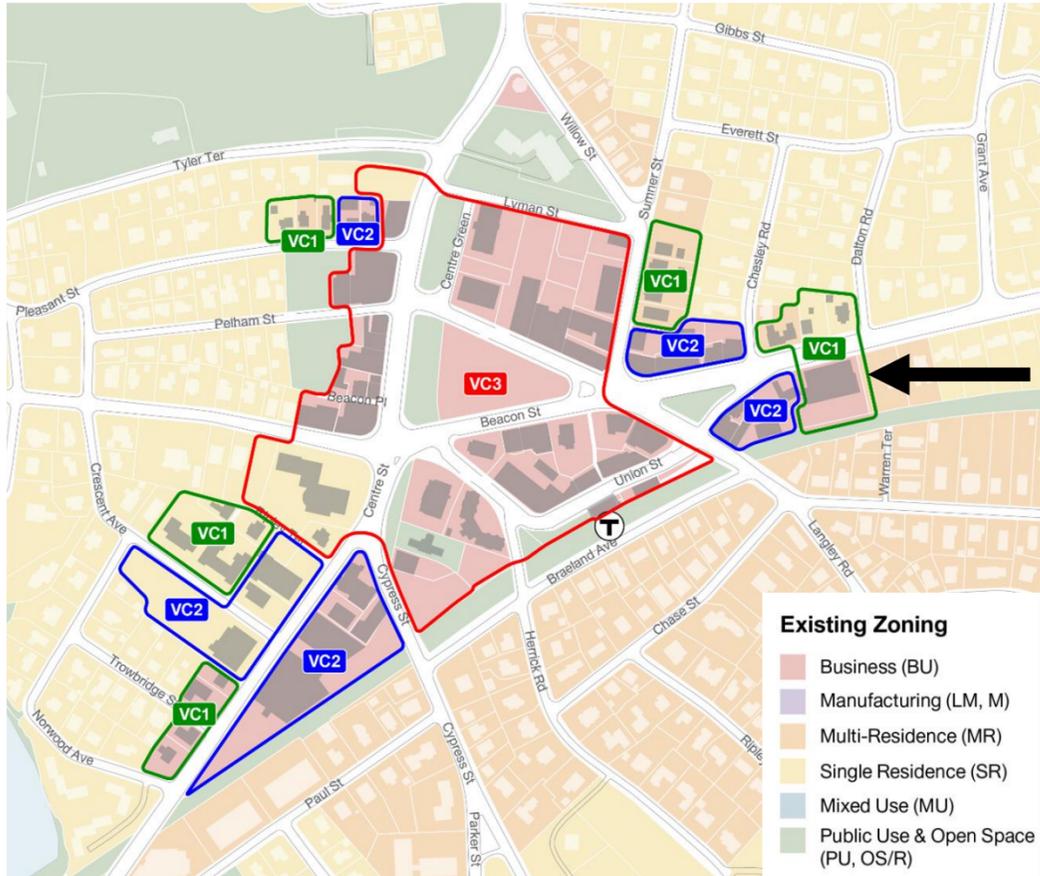
Gross Floor Area: 10,670 SF
 Unit Count: 10
 Usable Open Space: 51%

4. Surface Parking Lot

Gross Floor Area: 10,670 SF
 Unit Count: 10
 Usable Open Space: 27%

*Gross Floor Area assumes 2.5 stories; Unit Size: 1,000 GSF

Lot Size Greater than 30,000 SF



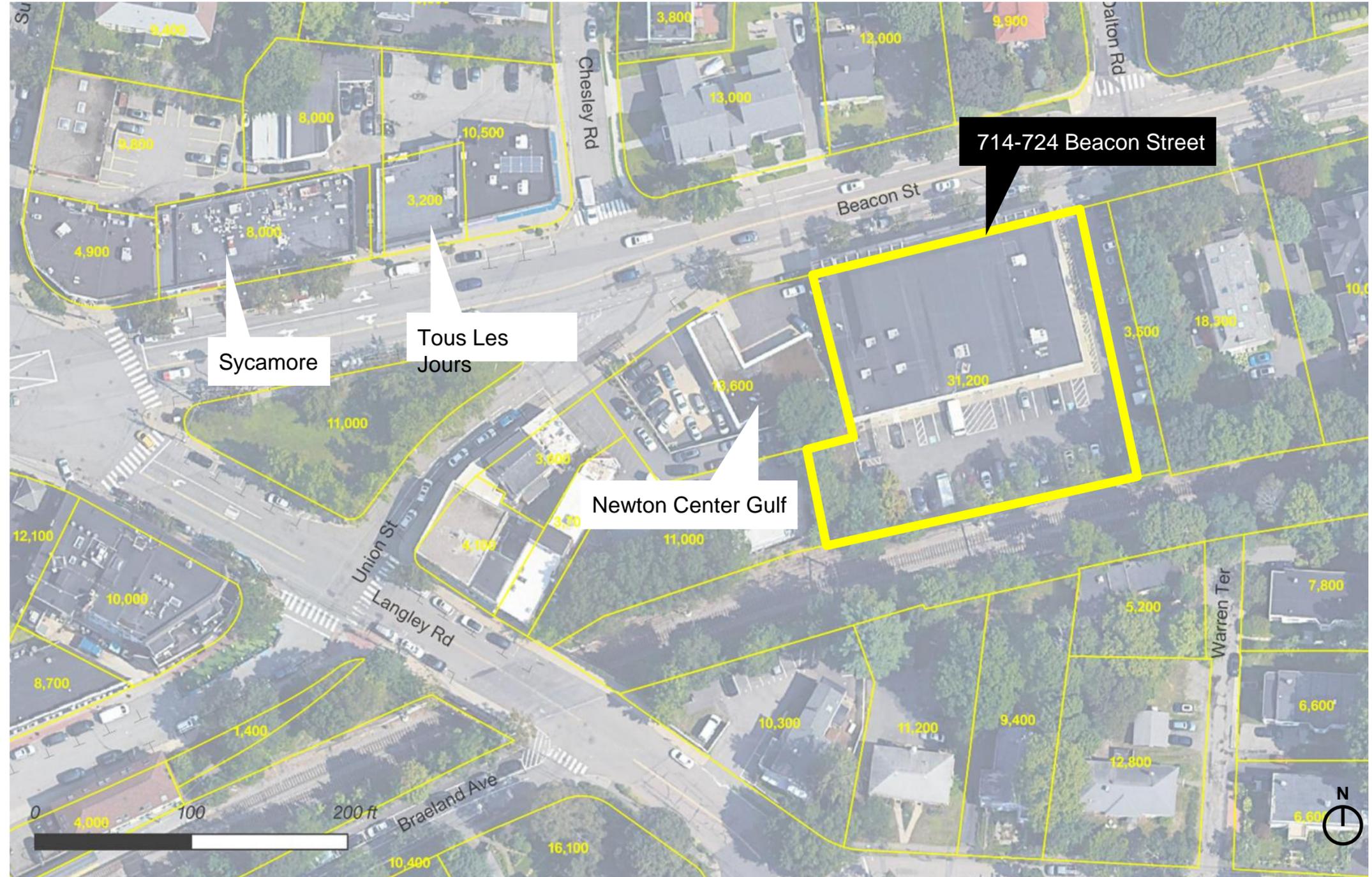
Newton Centre

Lot Size: 31,221 SF

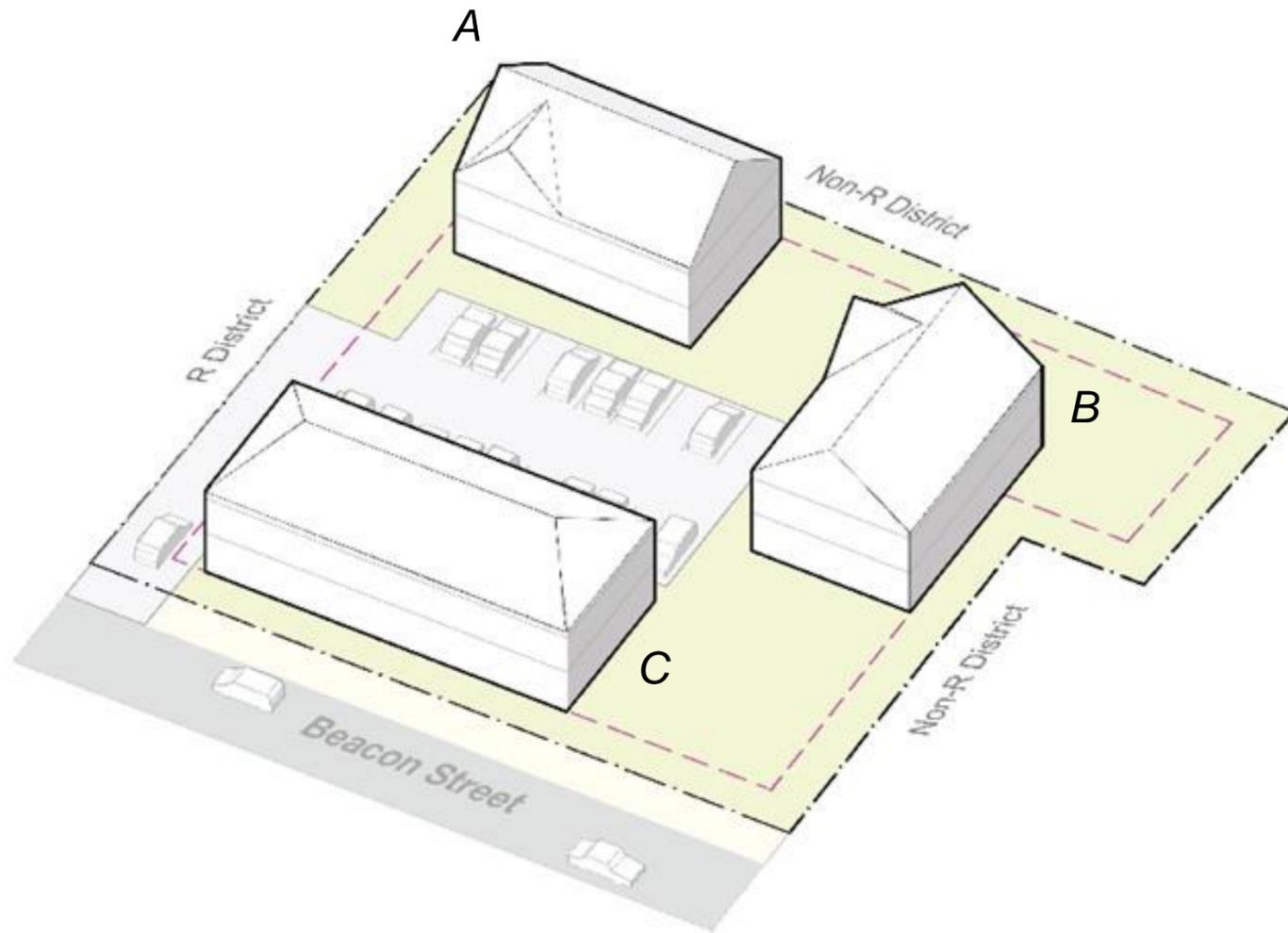
Current Zoning: BU2

Land Use: The Village Bank, United States Post Office, Beth Israel Lahey Health Primary Care

Frontage: 160'

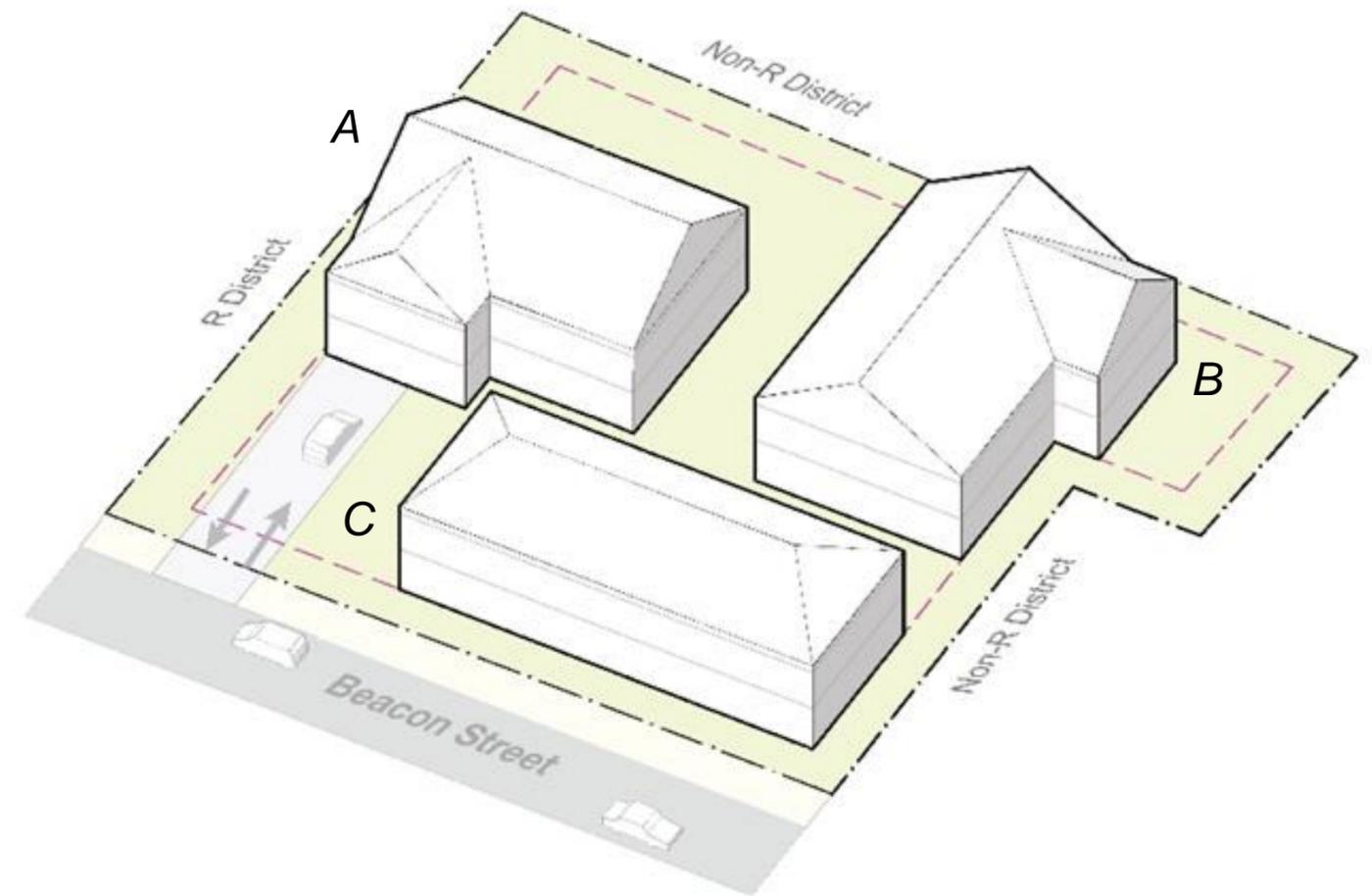


Lot Size Greater than 30,000 SF



Surface Parking

Gross Floor Area (SF): 22,530
Building Footprint (SF): A: 2,400; B: 2,400; C: 3,650
Unit Count: 22
Usable Open Space: 51%

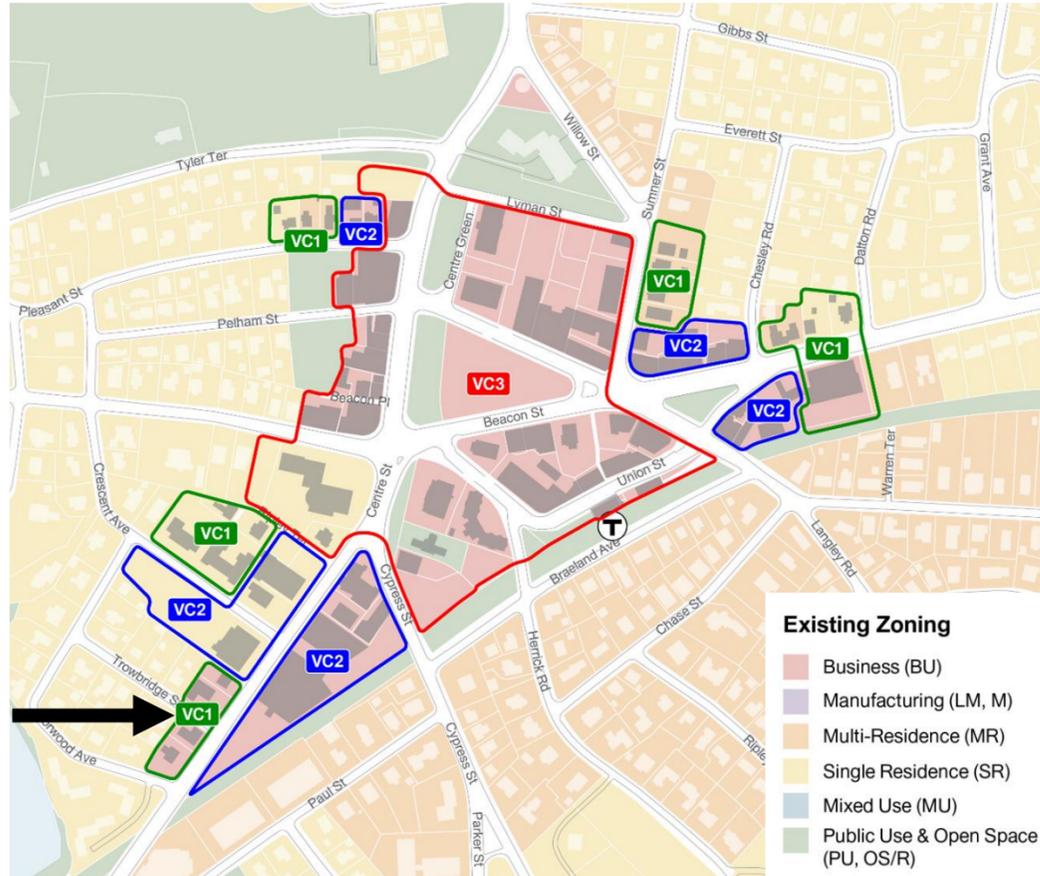


Underground Parking

Gross Floor Area (SF): 31,580
Building Footprint (SF): A: 3,770; B: 4,000; C: 4,000
Unit Count: 31
Usable Open Space: 59%

*Gross Floor Area assumes 2.5 stories; Unit Size: 1,000 GSF

Combining Two Lots



Newton Centre

Combined Lot Size: 17,710 SF

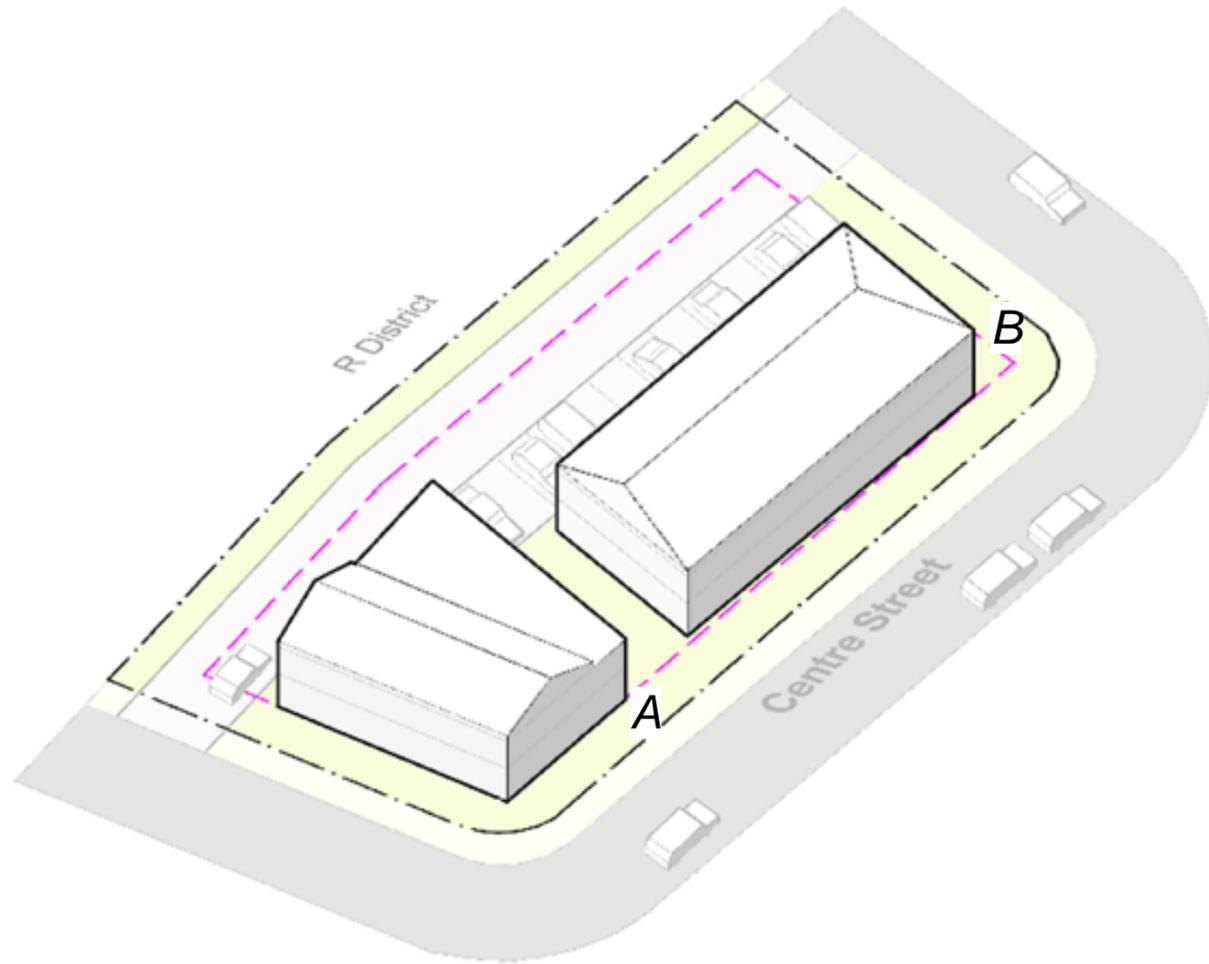
Current Zoning: BU2

Land Use: Insurance Office, Shell Gas Station

Frontage: 175'

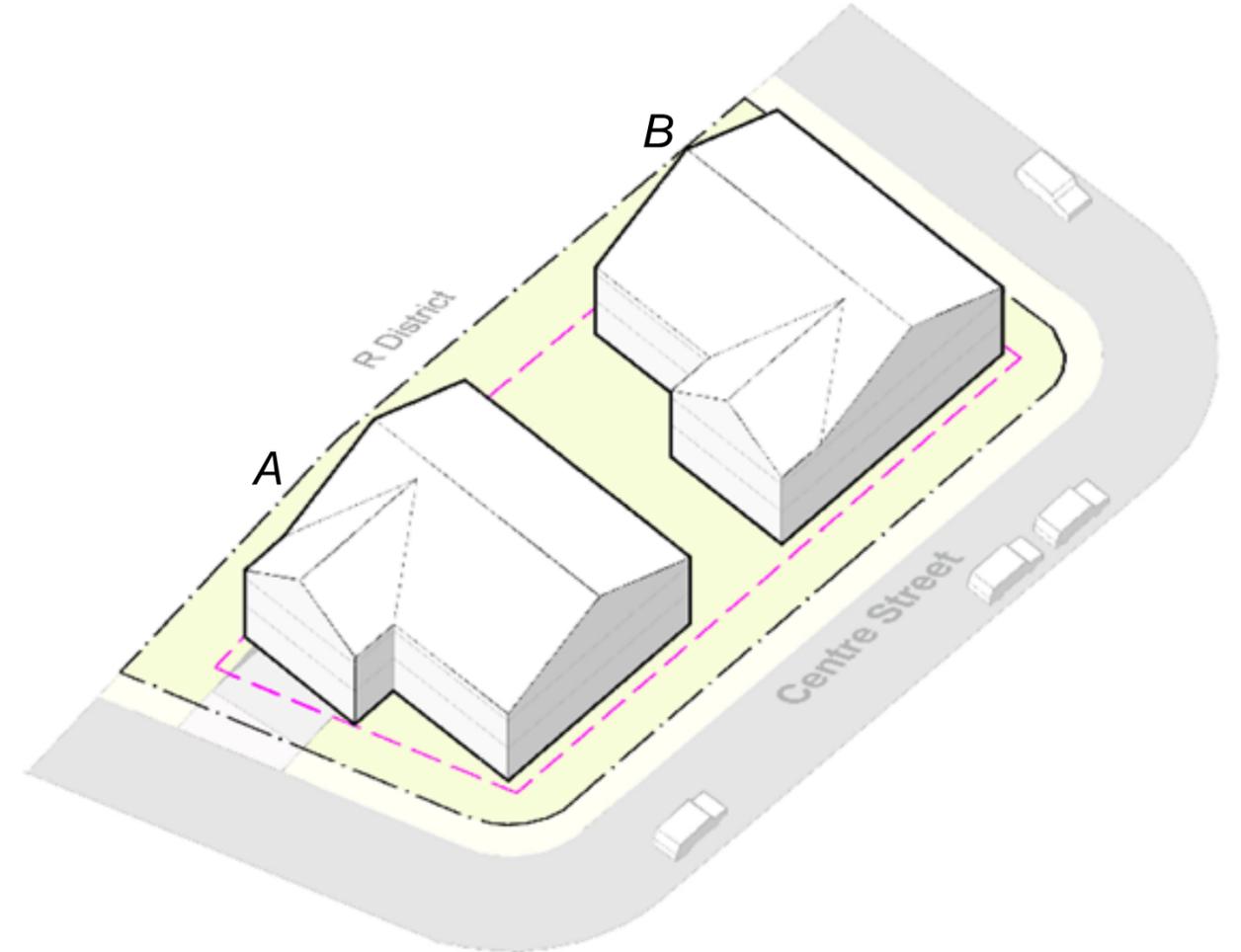


Combining Two Lots



Surface Parking

Gross Floor Area (SF): 14,970
Building Footprint (SF): A: 2,400; B: 3,230
Unit Count: 15
Usable Open Space: 35%

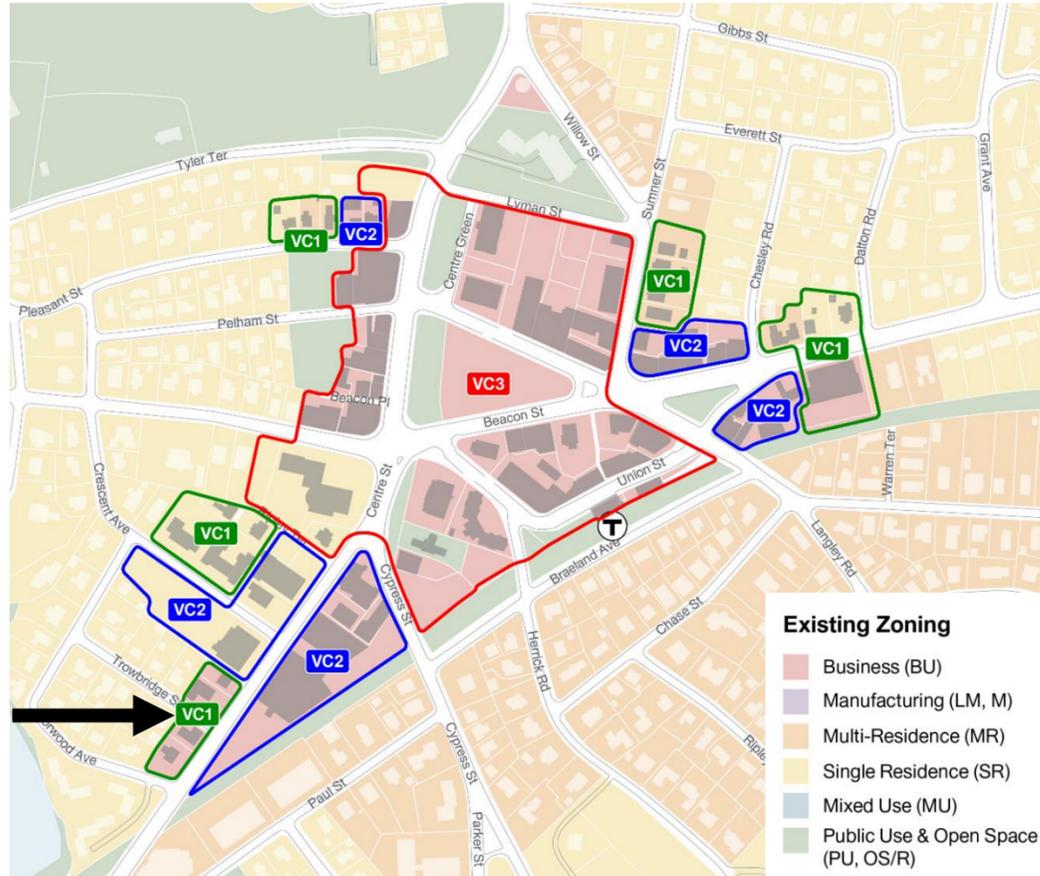


Underground Parking

Gross Floor Area (SF): 21,070
Building Footprint (SF): A: 3,950; B: 3,950
Unit Count: 21
Usable Open Space: 53%

*Gross Floor Area assumes 2.5 stories; Unit Size: 1,000 GSF

Small Lot

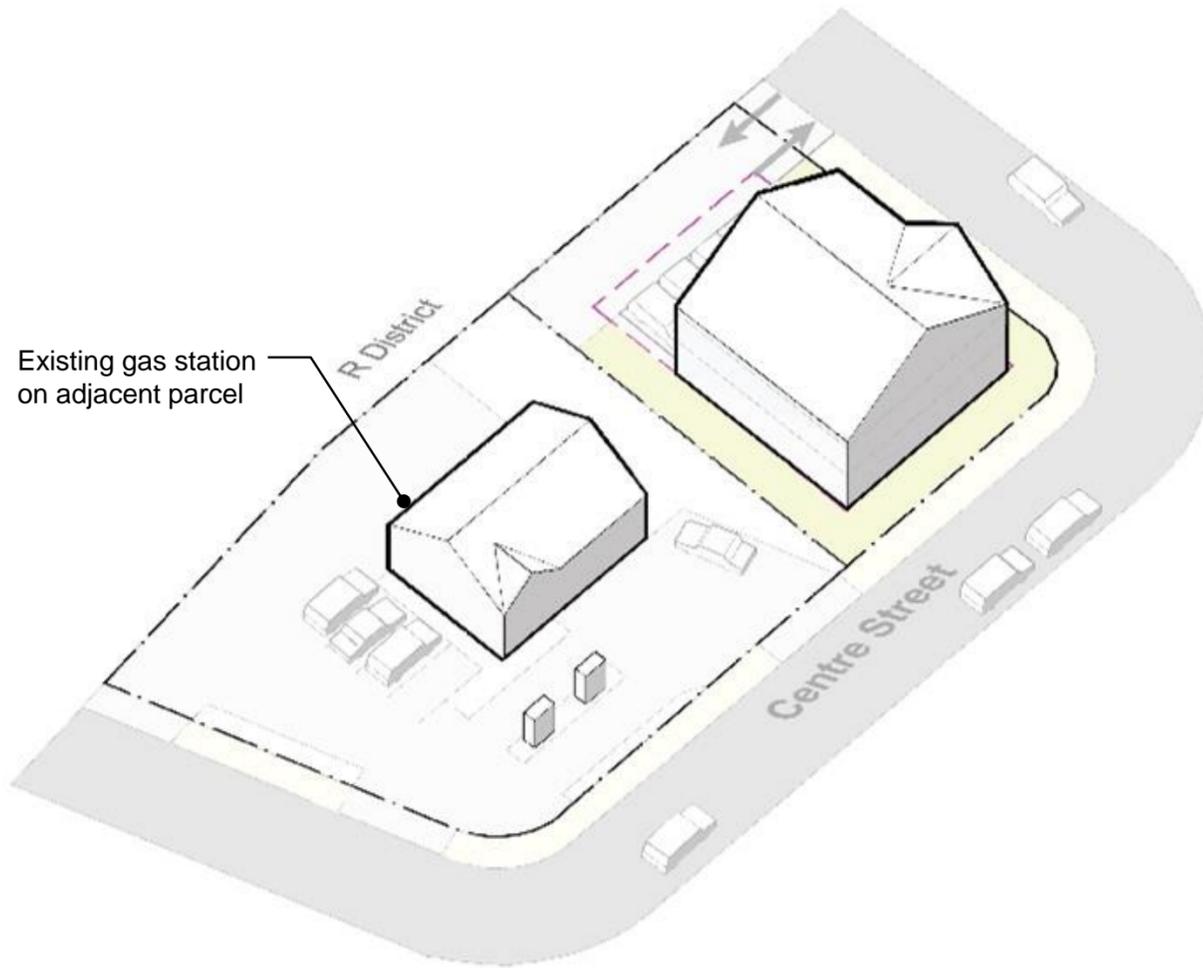


Newton Centre

Lot Size: 6,500 SF
Current Zoning: BU2
Land Use: Insurance Office
Frontage: 65'



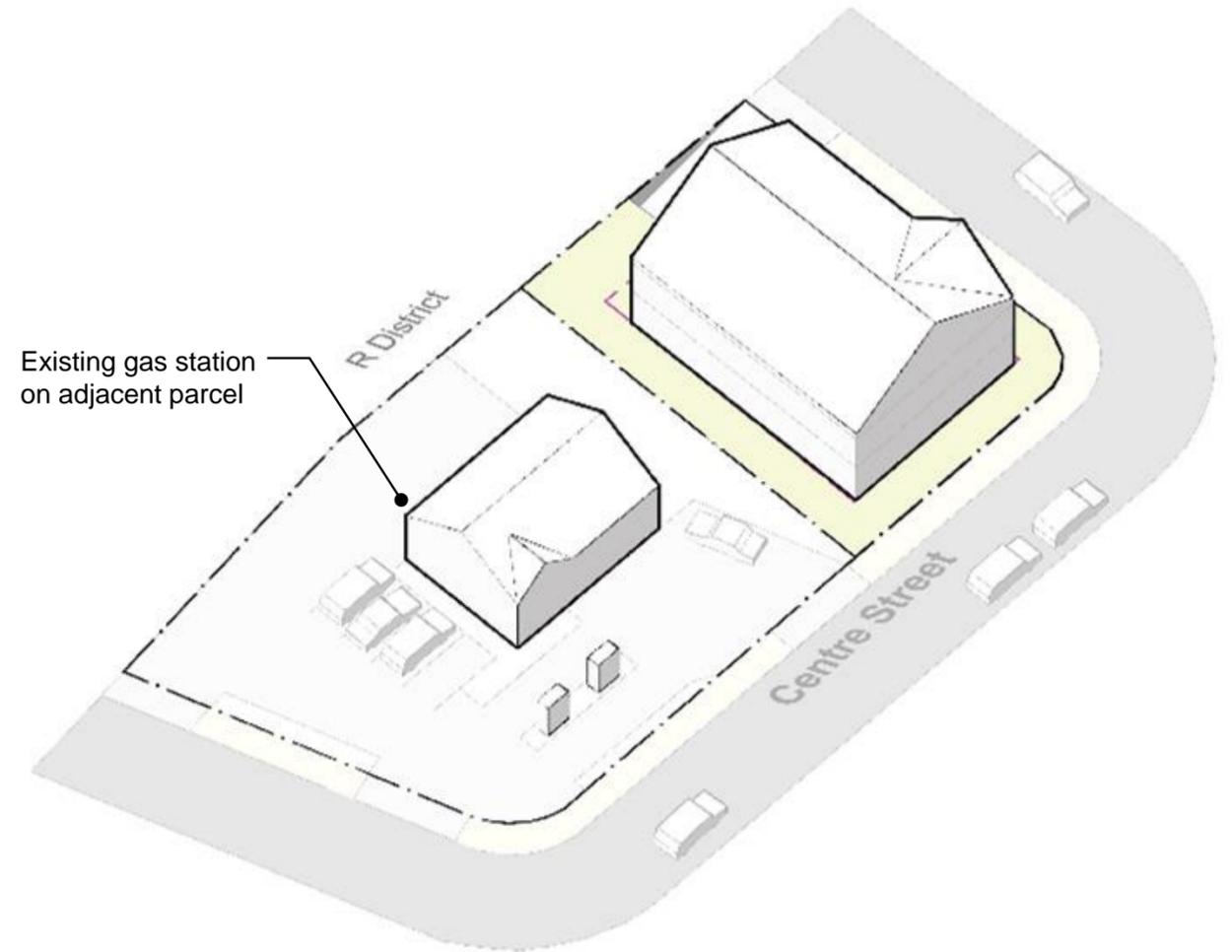
Small Lot



Surface Parking

Gross Floor Area (SF): 6,190
Building Footprint (SF): 2,320
Unit Count: 6
Usable Open Space: 32%

*Gross Floor Area assumes 2.5 stories; Unit Size: 1,000 GSF



Underground Parking *(less viable with this building size)*

Gross Floor Area (SF): 8,350
Building Footprint (SF): 3,130
Unit Count: 8
Usable Open Space: 44%

Lot Size and Open Space Conclusions

- Surface parking is the biggest limitation on building size and usable open space.
- Lots smaller than 8,000 SF are harder to develop because they cannot max out their building size and meet parking requirements.
- Larger lots result in greater opportunities for development and more usable open space.

Next Steps

- Synthesize feedback from initial draft ordinance and maps
- Comparison of VC1 to existing zoning
- Consider whether VC1 should be split into two districts
- Additional analysis of setbacks
- Consider a tiered approach to Special Permit threshold, open space, and facade length to better reflect residential nature of VC1
- Consider limiting half story to pitched roof in VC1
- Further analysis of ways to incentivize preservation of existing buildings
- Analysis of progress towards compliance with MBTA Communities

Calendar

