



PLANNING & DEVELOPMENT BOARD AND ZONING AND PLANNING COMMITTEE  
MEETING MINUTES

April 24, 2023

**Members present:**

Kevin McCormick, Vice-Chair  
Lee Breckenridge, Member  
Amy Dain, Member  
Peter Doeringer, Member  
Jennifer Molinsky, Member  
Barney Heath, *ex officio*

Ruthanne Fuller  
Mayor

Meeting held virtually by Zoom Meeting at 7:00 p.m.

Barney Heath  
Director  
Planning & Development

**1. Joint Public Hearing on docket item #227-22 Request for ordinance to regulate embodied carbon in new construction** (see attached Zoning & Planning Committee report).

Upon a motion by Ms. Breckenridge, seconded by Mr. Doeringer, the Planning & Development Board approved the "as amended" ordinance 5-0-1 (Dir. Heath abstaining).

**Members**

Kelley Brown, Chair  
Kevin McCormick, Vice Chair  
Lee Breckenridge, Member  
Amy Dain, Member  
Peter Doeringer, Member  
Jennifer Molinsky, Member  
Barney Heath, *ex officio*  
Laxmi Rao, Alternate  
Jyothsna Buddharaju, Alternate

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# Zoning & Planning Committee Report

## City of Newton In City Council

**Monday, April 24, 2023**

Present: Councilors Crossley (Chair), Albright, Danberg, Wright, Leary, Baker, Krintzman, and Ryan

Also Present: Councilors Oliver, Humphrey, Norton, Bowman, Lipof, Kelley, Greenberg, Downs, Lucas, Laredo, and Malakie

City Staff: Barney Heath, Director of Planning; Jennifer Caira, Deputy Director of Planning; Zachary LeMel, Chief of Long Range Planning; Joseph Iadonisi, Planning Associate; Olivia James, Community Engagement Specialist; Liora Silkes, Energy Coach, Ann Berwick, Director of Sustainability, Jonathan Yeo, Chief Operating Officer; Andrew Lee, Assistant City Solicitor; and Jaclyn Norton, Committee Clerk

Planning & Development Board: Vice Chair Kevin McCormick, Peter Doeringer, Jennifer Molinsky, Lee Breckenridge, and Amy Dain

For more information regarding this meeting, a video recording can be found at the following link: [Zoning & Planning Committee April 24, 2023 \(newtv.org\)](https://www.newtv.org/Zoning-Planning-Committee-April-24-2023)

**#73-23**      **Appointment of Joel Shames to the Auburndale Historic District Commission**  
HER HONOR THE MAYOR appointing Joel Shames, 348 Central Street, Auburndale as a full member of the Auburndale Historic District Commission for a term of office to expire on March 20, 2026. (60 Days: 05/05/2023)

**Action:**      **Zoning & Planning Approved 6-0 (Councilors Baker and Ryan Not Voting)**

**Note:**      Joel Shames currently serves as an alternate member of the Auburndale Historic District Commission and noted how he has enjoyed his time serving on the Commission. Mr. Shames detailed that historic preservation is an interest of his and that he enjoys serving his community. Multiple Councilors expressed support and the Committee voted 6-0 (Councilors Baker and Ryan Not Voting) on a motion to approve from Councilor Krintzman.

**#227-22**      **Request for ordinance to regulate embodied carbon in new construction**  
COUNCILOR CROSSLEY, on behalf of the Climate & Sustainability Team, requesting a discussion with the Sustainability Team and Planning Department, and to amend the zoning ordinance (Section 5.13, notable 5.13.4.D Reserved) to regulate embodied carbon in large new construction, to further the objectives of the city's Climate Action Plan.

**Action: Zoning & Planning Approved 6-0 (Councilor Baker and Ryan Not Voting)**

**Note:** Liora Silkes, Energy Coach, described that the proposed ordinance would apply only to special permit projects having over 20,000 sf of building area. In drafting this ordinance Ms. Silkes stated that she was advised by the Planning Department, Law Department, and the Embodied Carbon working Group comprising local industry professionals. At the [03-27-23 ZAP meeting](#) the Committee asked the Law Department to look into requiring this analysis for by-right construction, which would require a separate docket item.

Embodied carbon refers to the greenhouse gas (GHG) emissions associated with the manufacturing, transportation, installation, maintenance, and disposal of building materials. Upfront embodied carbon refers to the GHG emissions released before a building is constructed. This becomes a more significant amount of the total carbon associated with a building as operational carbon is being reduced in high performance buildings. The attached presentation from Ms. Silkes outlines various tools for estimating embodied carbon and strategies for reducing embodied carbon in structural design.

The draft ordinance states that for projects with a gross square footage between 20,000 and 50,000 sf only structural materials must be evaluated. This analysis can be done using the Life Cycle Analysis tools or Environmental Product Declarations noted. Projects over 50,000 sf must use a Whole Building Life-Cycle Assessment tool to estimate the embodied carbon of both the structural and enclosure materials, justification for the building materials used, and the CO<sub>2</sub>e per square foot of the project compared to that of similar projects.

These analyses are not required for projects where at least 50% of the floor area comprises re-use of a pre-existing structure.

The Public Hearing was opened.

Kent Gonzalez, representing Northland Investment Corporation, suggested the following edits to the ordinance. First is to change “justification” to “explanation” in Section 5.13.4.D.2, which both Ms. Silkes and Mark Webster had no issue with. Second was adding “or Green Building Professional” after “Registered Design Professional” in Section 5.13.6.B.3, just as Ms. Silkes recommended in her presentation. The last suggested edit was regarding Section 5.13.6.A.3 Applicability, with respect to embodied carbon. Ms. Silkes explained that the edits to this section were purely grammatical and codify common practice.

Simon French, 44 Glen Ave, asked if these reporting requirements will apply to 40B projects. 40B projects are affordable housing developments with at least 20-25% of units having long-term affordability restrictions. The Chair reiterated that the ordinance before the Committee will only apply to special permit projects.

Committee members voted 7-0 (Councilor Ryan Not Voting) on a motion to close the public hearing from Councilor Danberg.

During discussion a Councilor asked how the lower carbon concrete compares to the typical concrete used in building construction. Mr. Webster stated that while the time for strength gain is sometimes longer depending upon the additives in the mix, that once hardened the alternative concrete mixes are identical or stronger than the typical concrete used. Barney Heath, Director of Planning, noted that the report will be submitted when the building permit is pulled for the project. Ms. Silkes added that the City can use the initial submissions to develop a standard submission form for future projects.

Committee members voted 6-0 (Councilors Baker and Ryan Not Voting) on a motion to approve the ordinance as amended (attached) from Councilor Krintzman. The Planning & Development Board voted 5-0-1 (Director Heath Abstaining) on a motion to approve from Lee Breckenridge.

**Chair's Note:** *Planning staff will present version 2 of the draft VCOD maps and discuss how these maps and version 2 metrics can help Newton reach compliance with the MBTA Communities requirements.*

**#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers**

ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)

**Action:** Zoning & Planning Held 8-0

**Note:** The following item was discussed concurrently with item #38-22. A written report can be found with item #38-22.

**#39-22 Requesting discussion on state guidance for implementing the Housing Choice Bill**

COUNCILOR CROSSLEY on behalf of the Zoning & Planning Committee requesting discussion on state guidance for implementing the Housing Choice element of the MA Economic Development legislation. (formerly #131-21)

**Action:** Zoning & Planning Held 8-0

**Note:** The Chair noted that at this stage, staff are working to both refine the maps and metrics as well as to see how the VCOD might achieve compliance with the MBTA Communities Law. A detailed description of the MBTA requirements for Newton can be found in the March 29 committee report [here](#). Version 2.0 draft VCOD maps are revised from version 1 based on community input and committee deliberations on a list of specific changes. Tonight, we will hear an uninterrupted presentation of how these maps evolved and why, and in particular how compliance can be achieved.

Jennifer Caira, Deputy Director of Planning, detailed that these maps build upon a multi-year effort to promote vibrancy within the village centers. Zachary LeMel, Chief of Long Range

Planning, reviewed the version 1 draft maps and the key takeaways from subsequent community engagement sessions. (PowerPoint attached)

### **Version 2 Draft Maps**

The version 2 draft maps change most dramatically along the Green line, in order to achieve the required contiguity, as well as to reflect the desire of many to expand the lowest density district, now called MRT, within walking distance of the T. There are relatively minimal changes proposed to mapping the districts on the north side of the City. Importantly, both historic districts and all public property have been completely removed from the overlay districts.

The proposed zoning will now consist of four districts with VC1 being split into two districts.

### ***Village Center 3 (VC3) and Village Center 2 (VC2)***

These districts remain largely unchanged from version 1 except for removing the maximum front setback and the 5 ft side setback if the parcel abuts a building without a party wall in a non-residential district. Version 2 includes offering a density bonus for increased affordability in both VC1 and VC2, by allowing an additional story and up to 2,500 sf footprint for providing at least 25% affordable units at 65 % AMI (Average Median Income). Parcels within 50 ft of a lot line abutting a Multi-Residence Transit (MRT), or any other residential district will not be able to utilize this bonus. Lots within a VC3 district can take advantage of an additional two-story height bonus and a 2,500 sf footprint bonus for providing at least 30% affordable units at 65% AMI. This bonus cannot be utilized by VC3 lots abutting a VC1, MRT, or residential district.

### ***Village Center 1 (VC1)***

The VC1 district will be similar to the VC1 district proposed in version 1 which allows 2.5 stories, a maximum footprint of 4,000 sf, but with the maximum side setback removed. Version 2 proposes that limited commercial uses be allowed on the ground floor. However, This district will now only be mapped along Route 9 from Newton Highlands to Eliot MBTA station.

### ***Multi-Residence Transit (MRT)***

The MRT district has been added in version 2, replacing what was proposed as VC1 in version 1, and expanding these transition zones within close proximity to village centers. MRT will allow for 2.5 stories at a maximum height of 45 ft for a pitched roof and 2 stories at a maximum height of 27 ft for a flat roof. Commercial uses are not allowed. Using this overlay district (versus the underlying zoning) would require the property owner to provide a minimum of 3 and a maximum of 4 units. Commercial and retail uses are not allowed. Also, within this district, the intention is to incentivize rehabilitation of existing structures; those metrics being presented at a next meeting. Mr. LeMel provided examples of existing structures within Newton that are similar to what could be built by-right under the proposed MRT

district. (attached) He also noted that this new district would allow for similar or smaller development compared to the current zoning.

### ***Priority Streets***

Planning staff in previous discussions outlined having priority streets where ground floor commercial would be required in order to assure the vitality of village centers. It is noted that these parcels would not count towards compliance with MBTA Communities as DHCD has determined that mixed-use development may be incentivized but not required, under the statute. Priority streets are marked on the maps by a thick black line.

### ***Local Historic Districts and City-Owned Parcels***

Parcels located within the Newtonville and Upper Falls local historic districts have been removed from version 2 of VCOD draft maps. The Planning Department has also removed City-owned parcels from all Village Center Overlay Districts.

### ***Parking***

Version 1 required 1 on-site parking space per unit minimum for multi-family residential development. Commercial development had a parking minimum of 1 space per 700 sf with no on-site parking required for ground floor commercial or the first 5,000 sf of upper floor area. In version 2 there is no on-site parking minimum for either multi-family residential or commercial development. Ms. Caira made clear that while on site parking is not required, it may still be built, and no maximums are proposed.

Mr. LeMel had noted that requiring on-site parking is one of the biggest barriers to reaching compliance with MBTA Communities. If the parking minimum was removed in version 1 the unit capacity increased by an estimated 2,500 units (from 3500 units). This is because the MBTA Compliance tool assumes grade level parking, which reduces the building area left for units. A few Councilors expressed hesitancy with the removal of parking minimums entirely, and staff agreed to check the unit capacity of version 2 with both a 1 space per unit and 0.5 space per unit parking minimum.

### ***MBTA Communities Compliance***

Mr. LeMel provided the Committee with a table showing how the unit capacity requirement for Newton compares to other communities along with providing an overview of the requirements for compliance. Version 1 of the VCOD draft maps and text did not comply with unit capacity and 50% of the district being contiguous.

By creating the low density MRT district, expanding it along the Green line from Newton Center to Eliot Street T stops, and removing on-site parking minimums, version 2 VCOD would bring Newton into compliance. As drafted, this scheme enables 10,000 units, a gross density of 35 units/acre, cover 288 acres of land, is 100% (at least 90% required) within ½ mile of a MBTA or Commuter Rail station, and 69% of the total land area is contiguous (50% required). Planning staff emphasized that the unit capacity number is not a build-out analysis and does

not correlate to the number of units that would be constructed under the proposed zoning, just as the current zoning is not built out to the capacity it enables.

### **Discussion**

Many councilors applauded staff for the great work and showing how the new maps could reach compliance. There were two areas of concern noted: many felt that the metrics of the MRT district need further adjustment, and several expressed concern with the heights allowed, particularly when factoring the possibility of additional a story or two (in VC3 only) for additional affordability.

Multiple Councilors, while appreciating that the new MRT zone expands multifamily opportunity along the T, raised concerns with the proposed MRT metrics as not providing sufficient incentive over the underlying zoning to prevent tear downs. The underlying zoning which allows greater FAR, but fewer units, would remain a more desirable choice for developers. Preservation of existing homes is one objective of creating that zone. In addition, councilors worried that limiting the footprint of new construction to 1500 sf, under the VCOD, would not allow enough area to achieve multiple units. Parcels within the VCOD will be able to elect whether to comply with the existing zoning or the VCOD zoning. Director Heath noted that the Planning Department will test the financial incentive of deciding between the overlay zoning and the existing zoning, and consider modifying the sf incentive, particularly in the case of rehabilitation of existing structure. In addition, Ms. Caira added that the VCOD district cannot solve all issues with zoning in Newton but to rather provides an option. The overlay district was chosen to reduce non-conformities regarding existing structures and allow for greater flexibility under the zoning. The underlying zoning is flawed and must be tackled separately.

Councilors indicated support for reducing the scale of certain village centers with one Councilor suggesting that the number of parcels in the VC3 district be reduced. Multiple Councilors also noted that the VC1 district could potentially be expanded to other areas that could benefit from the increased density compared to the MRT district. A Councilor, while appreciating the VC1 district along Route 9 indicated support for increasing the scale of the VC1 district to 3 stories.

When asked about the potential for subdividing or aggregating lots affecting the metrics for compliance with MBTA Communities, Mr. LeMel reminded that the compliance model only considers existing parcels, and that aggregating 30,000 sf or more would trigger special permits. He added that building footprint limitations in VC2 and VC3 will also disincentivize aggregation of lots to build a larger development.

Multiple Councilors expressed support for the direction of the proposal. Committee members voted 8-0 on a motion to hold from Councilor Krintzman.

The meeting adjourned at 10:27 pm.

**Respectfully Submitted,**

**Deborah J. Crossley, Chair**



# Embodied CARBON draft language

zoning & Planning public hearing

April 24, 2023

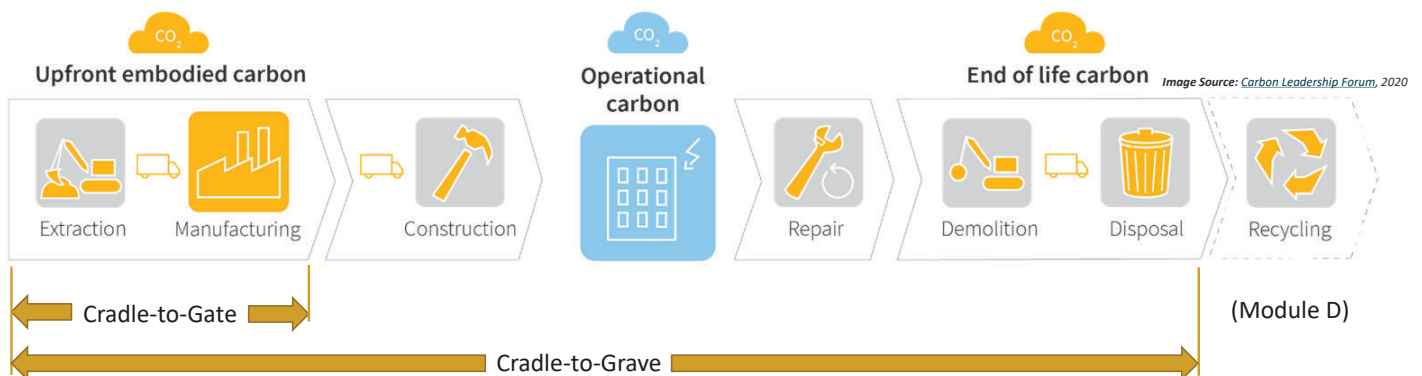
Climate & Sustainability Team

Embodied Carbon Working Group



## What is embodied carbon in the built environment?

**Embodied carbon** refers to the greenhouse gas (GHG) emissions associated with the manufacturing, transportation, installation, maintenance, and disposal of building materials. **Upfront embodied carbon** focuses on the GHG emissions released before a building is constructed. These can also be thought of as supply chain emissions.



Note: some content courtesy of Rebecca Esau of RMI

# Embodied carbon is significant and urgent

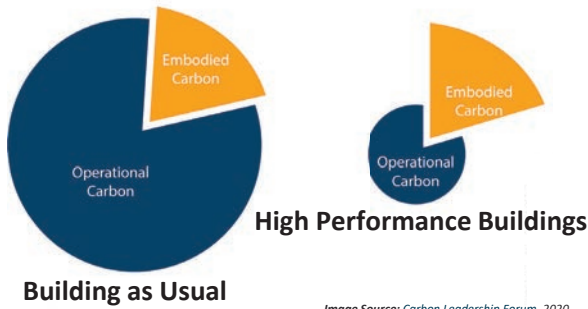
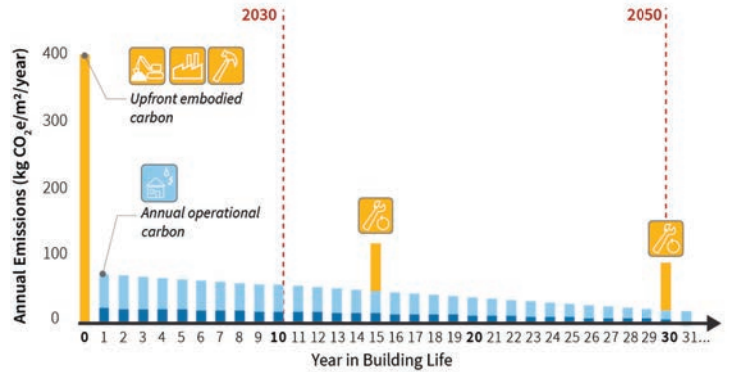


Image Source: Carbon Leadership Forum, 2020



We are already reducing operational carbon. Embodied carbon contributes a higher proportion of life cycle emissions in more energy efficient buildings.

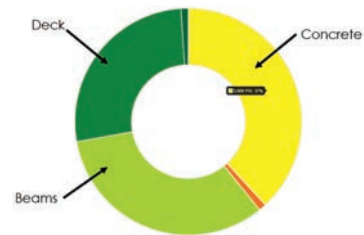
Embodied carbon is expended early in a building's lifecycle, adding carbon to the atmosphere as we're working to reduce emissions to meet 2050 goals.

Note: some content courtesy of Rebecca Esau of RMI

## Embodied carbon estimation Tools



### SE 2050 – ECOM



reducing embodied carbon in structural design

## Design vs. Procurement Strategies

Design strategies relate to the form of the building:

- Renovation vs. New Construction
- Form: how tall, how deep into the ground, how many irregularities such as column offsets
- Bay Size: widely spaced columns increase structural framing sizes significantly
- Choice of Materials (e.g. steel vs. concrete vs. timber framing)
- Designers can use embodied carbon tools to optimize these options

Procurement strategies relate to how the materials are specified after design:

- Cement limits for concrete
- Embodied carbon limits for materials
- Certified wood

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## Local Policy

- **Town of Brookline**: Town must use low carbon concrete (10% less than average owned projects and encourage developers to do the same.
- **City of Cambridge**: On path to require measurement and reduction of embodied through Zoning Ordinance.
- **City of Boston**: Including embodied carbon as part of proposed Zero Net Carbon Zoning Initiative. Draft proposal includes both measurement and reduction.
- Municipalities share goal of coordinating efforts.

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## Newton Background

### Climate Action Plan, 2019

- “Neither this Climate Action Plan nor the NCCE Plan directly addresses embodied energy. Embodied energy will need to be addressed in the future, as accounting methodologies and mitigation strategies continue to be developed.”

### Formation of Working Group, Fall 2021

- Mark Webster  
Structural Engineer, SGH
- Russel Feldman  
Architect, President of AIA Massachusetts
- Beverly Craig  
Project Manager, MassCEC

### Sustainable Development Design, 2019

- Section 5.13 of the Zoning Ordinance adopted
- 5.13.4. Embodied Carbon [reserved]

### Presentations with ZAP, EDC, Chamber Real Estate Group, Planning Board, Spring/Summer 2022

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## Draft ordinance Language: 5.13.4 Sustainable development requirements

**D. Embodied Carbon** Green building project must provide an analysis that estimates the embodied carbon of a project. The type of analysis is determined based on gross square footage of the green building project:

1. For projects under 50,000 sf, only structural materials must be evaluated using Life Cycle Analysis tools or Environmental Product Declarations.
2. For projects over 50,000 sf, the design team must use a Whole Building Life-Cycle Assessment tool to estimate the embodied carbon of both structural and enclosure materials, and the CO<sub>2</sub>e per square foot of the project compared to an average CO<sub>2</sub>e intensity (kg CO<sub>2</sub>e/unit floor area) for projects of comparable use, and provide justification for the building materials and systems chosen. This requirement may be met by using one of the following methods:
  1. LEED Credit for Whole Building Life-Cycle Assessment
  2. Green Building Initiative’s (GBI) Green Globes for New Construction (NC) Credit for Whole Building Life-Cycle Assessment
  3. International Living Future Institute’s (ILFI) Zero Carbon Standard.
  4. Another method approved by the Planning Director.
3. Projects where at least 50% of the floor area comprises re-use of a pre-existing structure are not subject to these provisions.

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**Draft ordinance Language: embodied carbon document submission**

- As part of the **special permit submission** Specified procedure that will be used to analyze embodied carbon as part of the sustainability narrative.
- As part of the **building permit submission** Embodied carbon analysis as required by section 5.13.4.D and affidavit signed by a Registered Design Professional confirming the embodied carbon analysis follows the requirements committed to in the special permit submittal documents.

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**Details and next steps**

- Full draft language provided with meeting materials
- FAQ document available
- For discussion and, with council interest, schedule a public hearing

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## Sec. 5.13. Sustainable Development Design

### 5.13.1. Intent and Purpose

The intent of this section is to reduce the use of energy, water, and other natural resources in Newton's building stock and minimize adverse environmental impacts from buildings and development in both construction and long-term operation by:

- A. Increasing the use of renewable energy sources for electricity, transportation, heat/cooling, and hot water;
- B. Increasing the use of efficient electricity technology for transportation and buildings;
- C. Increasing the number of buildings built to Passive House, net zero, or similar standards;
- D. Minimizing the environmental impacts of construction materials and methods, including waste reduction;
- D.E. Encouraging sustainable material selection and the responsible reuse of existing structures.

### 5.13.2. Definitions

- A. **Green Commissioning.** The process of verifying and documenting that a building and all of its systems and assemblies are installed, tested, operated, and maintained to meet specified levels of environmentally sustainable performance in accordance with the provisions of Section 5.13 of this Zoning Ordinance.
- B. **Green Commissioning Agent.** An entity or person with documented experience on at least 2 building projects with a scope of work similar to the proposed project extending from early design phase through at least 10 months of occupancy.
- C. **Green Building Professional.** A professional who holds a credential from a Green Building Rating Program indicating advanced knowledge and experience in environmentally sustainable development in general as well as specific Green Building Rating Systems or otherwise possesses comparable experience in environmentally sustainable development. In instances where a Green Building Rating Program that does not offer such a credential is being applied to meet the provisions of Section 5.13, the designated Green Building Professional must have demonstrated experience as a project architect or engineer, or as a consultant providing third-party review, on at least 3 projects that have been certified using the applicable Green Building Rating Program.
- D. **Green Building Project.** Any development project that meets the provisions of Section 5.13.4.
- E. **Green Building Rating Program.** A collection of activities and services directed by an organization to promote environmentally sustainable development and to recognize projects that achieve defined environmentally sustainable development objectives, including the establishment and oversight of one or more Green Building Rating Systems.
- F. **Green Building Rating System.** A specific set of design standards for environmentally sustainable performance established under the auspices of a Green Building Rating Program against which a project or building design may be evaluated.

- G. **Embodied Carbon.** The sum of greenhouse gas emissions associated with the building materials throughout multiple stages of the materials' lifecycle. Greenhouse gas emissions are calculated relative to the impact of one molecule of carbon dioxide and reported as carbon dioxide equivalent (CO<sub>2</sub>e) with units of mass. In Life Cycle Assessment reports and Environmental Product Declarations (EPDs), embodied carbon is equivalent to Global Warming Potential (GWP).
- H. **Whole Building Life- Cycle Assessment.** A method for estimating the potential environmental impacts of a whole building throughout its life cycle.
- F.I. **Environmental Product Declaration (EPD).** A standardized report of the environmental impacts of a product, process, or service based on a life-cycle assessment.

#### 5.13.3. *Application of the Sustainable Development Requirements*

- A. These sustainable development requirements apply to any proposed development in any zoning district that includes the construction or substantial reconstruction of one or more buildings totaling 20,000 sf or more of gross floor area that also requires issuance of a special permit under any provision of this Zoning Ordinance.
- B. No Segmentation. The zoning provisions of this Section apply to projects at one site or two or more adjoining sites in common ownership or under common control within a period of five years from the first date of application for any special permit for construction on the lot or lots, or for the 12 months immediately preceding the date of application for any special permit. An applicant for development may not segment or divide or subdivide or establish surrogate or subsidiary entities to avoid the requirements of Section 5.13. Where the City Council determines that this provision has been violated, a special permit will be denied. However, nothing in Section 5.13 prohibits the phased development of a property.

#### 5.13.4. *Sustainable Development Requirements*

- A. A green building project must be designed to meet the standards of one of the authorized green building rating systems identified in Section 5.13.5 according to the requirements listed below.
1. **LEED Green Building Rating Program.** A green building project being designed according to the LEED Green Building Rating Program must be designed to achieve a minimum 'Silver' level standard. Projects of greater than 50,000 sf of gross floor area must be designed to meet a minimum 'Gold' level standard. Certification by the LEED Green Building Rating Program is not required.
  2. **Passive House Green Building Rating Program.** A green building project being designed according to the Passive House Green Building Rating program must be designed to achieve certification. Certification by the Passive House Green Building Rating Program is required.
  3. **Enterprise Green Communities Green Building Rating System.** A green building project being designed according to the Enterprise Green Communities Green Building Rating program must be designed to achieve the minimum criteria for certification. Certification by the Enterprise Green Communities Green Building Rating Program is not required.

**B. Electric Vehicle Charging Stations.** A green building project must provide that a minimum of 10% of parking spaces have access to electric vehicle charging stations up to a maximum of 40 spaces. An additional 10% of parking spaces must be electric vehicle charging station ready, meaning that electrical systems and conduit are prepared to expand the number of charging stations as demand increases. This Section 5.13.4.B only applies to new or rebuilt parking facilities; those projects using existing parking lots are exempt.

**C. Solar Panels.** [reserved]

**D. Embodied Carbon** A green building project must provide an analysis that estimates the embodied carbon of a project. The type of analysis is determined based on gross square footage of the green building project.[reserved]

1. For projects under 50,000 sf, only structural materials must be evaluated using Life Cycle Analysis tools or Environmental Product Declarations.

2. For projects over 50,000 sf, the design team must use a Whole Building Life-Cycle Assessment tool to estimate the embodied carbon of both structural and enclosure materials, and the CO<sub>2</sub>e per square foot of the project compared to an average CO<sub>2</sub>e intensity (kg CO<sub>2</sub>e/unit floor area) for projects of comparable use, and provide explanation why the building materials and systems were chosen. This requirement may be met by using one of the following methods:

a. LEED Credit for Whole Building Life-Cycle Assessment

b. Green Building Initiative's (GBI) Green Globes for New Construction (NC) Credit for Whole Building Life-Cycle Assessment

c. International Living Future Institute's (ILFI) Zero Carbon Standard.

d. Another method approved by the Planning Director.

3. Projects where at least 50% of the floor area comprises re-use of a pre-existing structure are not subject to these provisions.

**E. Electrification of heating/cooling and residential cooking, domestic water heating, and laundry** [reserved]

### 5.13.5. Authorized Green Building Rating Programs

~~A. Any of the following green building rating programs may be used to meet the requirements of this Section 5.13.~~

~~1. The Leadership in Energy and Environmental Design ("LEED") Green Building Rating Program developed and overseen by the United States Green Building Council;~~

~~2. The Passive House Green Building Rating Program developed and overseen by either Passive House Institute US, Inc. or the Passive House Institute; or~~

~~3. The Enterprise Green Communities Green Building Rating Program developed and overseen by Enterprise Community Partners, Inc.~~

B.A. Applicability of Rating Systems.

1. If a green building rating program offers different green building rating systems, a green building project must use the system that is most directly applicable to the project or building type, as ~~determined~~ approved by the Planning Director.

2. The green building rating system must address the design and construction of buildings, not building operations or neighborhood development.



3. A green building project must use the most current version of the applicable green building rating system at the time of the special permit application.
4. The green building rating system, including the applicable version, must be specified at the time of special permit application.

#### 5.13.6. Sustainable Development Review Procedures

- A. **Special Permit Submittal Requirements.** The following must be submitted with the special permit application:

1. **Rating System Checklist.** A document enumerating the criteria set forth in the applicable green building rating system and indicating which technical and design requirements will be met in the green building project design and the resulting rating level of the green building project.
2. **Rating System Narrative.** A written description of the technical and design elements of the green building project that will be utilized to achieve compliance with the applicable green building rating system.
3. **Energy Sustainability Narrative.** A written description of the energy efficiency, renewable energy, and other technical and design elements of the green building project that serve to minimize energy use, make use of renewable energy sources, and otherwise demonstrate how close the project is to achieving net zero energy use status. This narrative should include [the following, referencing how the requirements listed in Section 5.13.4 are achieved:](#)
  - A. ~~e~~Descriptions of building envelope performance, anticipated energy loads, [mechanical systems, and](#) site planning [strategies](#); ~~mechanical systems and~~
  - B. [Description of](#) on-site and off-site renewable energy systems;
  - C. [Description of](#) ~~the narrative must also describe~~ how the building could be made to achieve net zero status in the future;
  - D. [Specified commitment to electric vehicle charging infrastructure; and](#)
  - E. [Specified procedure that will be used to analyze embodied carbon.](#)
4. **Credentials.** A document demonstrating the credentials of the green building project's designated green building professional, which must include a credential from the green building rating program indicating advanced knowledge in the specific green building rating system being applied to the green building project.
5. **Affidavit.** An affidavit signed by the green building professional stating that [he/she/the Professional](#) has reviewed all relevant documents and that to the best of [their/the Professional's](#) knowledge, the documents provided indicate that the green building project is being designed to achieve the requirements of this Section 5.13.

- B. **Building Permit Submittal Requirements.** When applying for a building permit for a Green Building Project, the documentation listed in Section 5.13.6.A above, updated from any previous version to reflect the current Green Building Project design, and the additional documentation listed below must be submitted to the Department of Planning and Development.

1. Credentials of the Green Building Project's Green Commissioning Agent.

2. For a Green Building Project using the Passive House Green Building Rating Program, the following set of documents is required:

a. Credentials of the Passive House rater/ verifier who will perform testing and verification and letter of intent stating he/ she has been hired to complete the on-site verification process;

b. Credentials of the Certified Passive House Consultant who has provided design, planning, or consulting services;

[3. Embodied carbon analysis as required by section 5.13.4.D and affidavit signed by a Registered Design Professional or Green Building Professional confirming the embodied carbon analysis follows the requirements of 5.13.4.D.](#)

C. **Certificate of Occupancy Submittal Requirements.** When applying for a temporary certificate of occupancy for a Green Building Project, the documentation listed in Sections 5.13.6.A and 5.13.6.B above, updated from any previous version to reflect the current Green Building Project design, must be submitted to the Department of Planning and Development. The additional documentation listed below must be submitted prior to issuance of a final certificate of occupancy.

1. An affidavit signed by the Green Commissioning Agent, certifying that the pre-construction commissioning process requirements of the applicable Green Building Rating Program have been met and that the post-construction commissioning process requirements of this Section were included in the scope of work and will be met, including a schedule of when each commissioning requirement was or will be met.

2. For Green Building Projects using the Passive House Green Building Rating Program, the final testing and verification report completed by the Passive House rater/verifier.

3. Credentials of the Green Building Project's accredited Green Building Professional and an affidavit signed by that professional stating that [he/she/the Professional](#) has reviewed all relevant documents and that to the best of [his/her/the Professional's](#) knowledge, the documents provided indicate that the Green Building Project was built to achieve the requirements of Section 5.12.

#### *5.13.7. Exceptions*

A special permit may be granted to allow for exceptions to this Section 5.13 if an applicant can demonstrate that the same or better environmental outcomes can be achieved through a different approach or project design. An exception may also be granted where literal compliance is impracticable due to the nature of the use or that such exceptions would be in the public interest.

City of Newton



# Village Center Rezoning Phase 4: Version 2.0 Zoning Map

ZAP - April 24, 2023  
Docket #38-22

## Agenda

- 1. How We Got Here**
  - a. Community Vision: Village Center Framework
  - b. Timeline: Where We Are
  
- 2. Version 2.0 Updates**
  - a. Input Received: Public Comment and ZAP Workshops
  - b. Key Updates: Zoning Map and Framework
  
- 3. MBTA Communities Compliance**
  - a. Key Updates: Parking and Contiguity
  - b. Version Comparisons: 1.0 vs. 2.0
  
- 4. Next Steps**

# How We Got Here

Community Vision: Village Center Framework

## Vibrant Village Centers

Climate resiliency through built structures and green spaces

Communal & Public Space + Activation

More Diverse housing options and encourage mixed-use projects

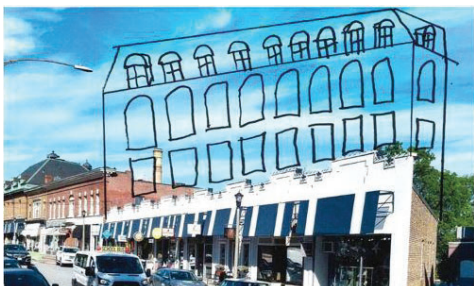


Increase ease to get to Village Centers, especially through alternatives to driving

Increase accessibility to buildings and infrastructure within Village Centers

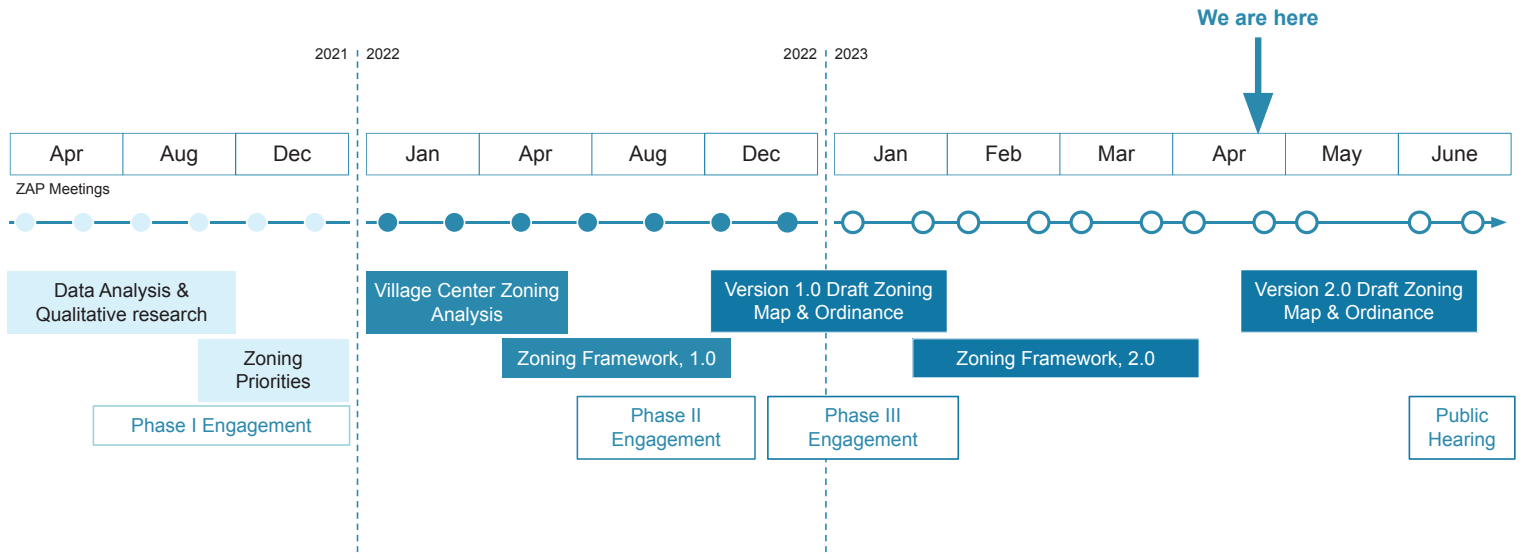
Increasing the ability for small businesses to begin, stay and thrive in Village Centers

Make the permitting process easier, clearer and multi-tiered

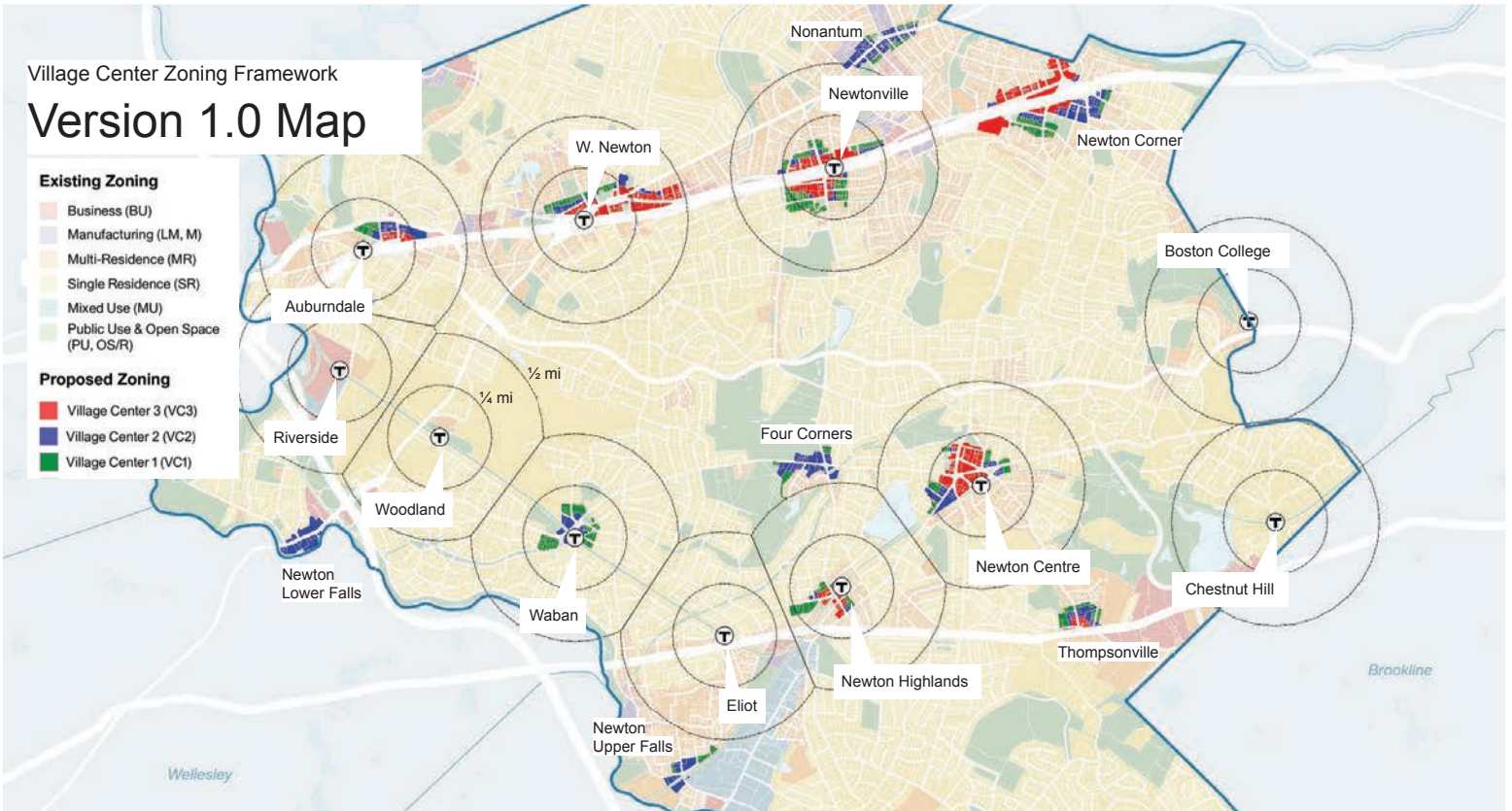


Timeline: Where We Are

# Building Upon A Multi-Year Effort



## Version 2.0 Updates



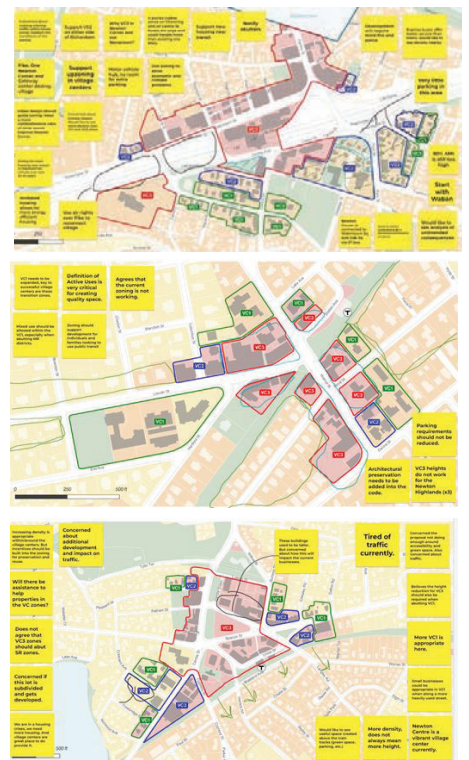
Key Updates - Version 2.0

# Input Received

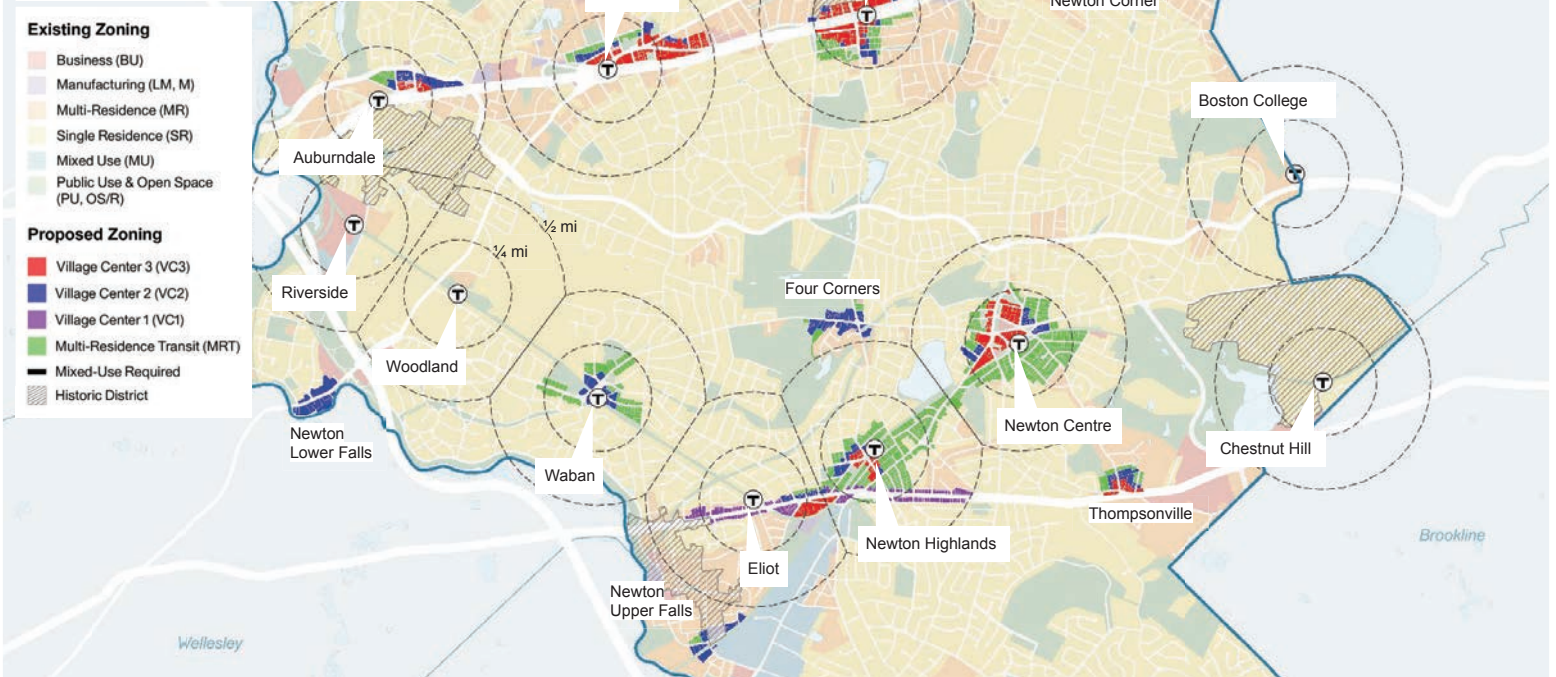
## Version 1.0 Feedback Main Themes

- How does version 1.0 comply with MBTA Communities?
- Housing** - support for additional housing of all kinds, particularly affordable and accessible housing. Some concern for tear downs.
- Preservation and Reuse** - strong support for preservation and reuse of existing buildings.
- Parking** - support for further lowering parking requirements and concerns that businesses have access to enough public parking.
- Economic Development** - support for more housing to bolster local businesses and concerns about displacement of businesses
- Open Space** - desire for additional open space, green space, trees, and wider sidewalks
- VC1** - concerns VC1 allowed too large of buildings, could incentivize tear downs, goes too far in some areas and not far enough in others.
- Locations** - questions about why not all MBTA stations were included and support for higher density along Green Line

[Jam Boards](#) from input sessions held at the end of 2022



# Village Center Zoning Framework Version 2.0 Map



## Key Updates - Updated Metrics

# Village Center 3 (VC3)



	Version 1.0	Version 2.0
<b>Special Permit</b>	Lots greater than 30,000 sf	Lots greater than 30,000 sf
<b>Site Plan Review</b>	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
<b>Height, max. (mixed-use)*</b>	4.5 stories; 66' (flat) 72' (pitched)	4.5 stories; 66' (flat) 72' (pitched)
<b>Height, max. (R adjacent)**</b>	3.5 stories; 54' (flat) 60' (pitched)	3.5 stories; 54' (flat) 60' (pitched)
<b>Building Footprint, max.</b>	15,000 sf	15,000 sf
<b>Facade Length, min.</b>	75%, or Lot Width within side setbacks minus 15', whichever is less	75%, or Lot Width within side setbacks minus 15', whichever is less
<b>Setback: Front</b>	0' min., 10' max.	0' min., <del>10' max.</del>
<b>Setback: Side, min.</b>	None, unless: <ul style="list-style-type: none"> <li>Abutting a building without a party wall in a non-R district, then 5'</li> <li>Abutting an R-district, then 15'</li> </ul>	None, unless: <ul style="list-style-type: none"> <li><del>Abutting a building without a party wall in a non-R district, then 5'</del></li> <li>Abutting an R-district, then 15'</li> </ul>
<b>Setback: Rear, min.</b>	<ul style="list-style-type: none"> <li>If abutting a non-R district, then 5'</li> <li>If abutting an R district, then 15'</li> </ul>	<ul style="list-style-type: none"> <li>If abutting a non-R district, then 5'</li> <li>If abutting an R district, then 15'</li> </ul>
<b>Allowable Uses</b>	Multi-family, Retail, Office	Multi-family, Retail, Office

\*Max height assumes a mixed-use building with residential units on the upper floors.

\*\* Height reduction required within 50' of lot line.

Key Updates - Updated Metrics

# Village Center 2 (VC2)



\*Max height assumes a mixed-use building with residential units on the upper floors.

\*\* Height reduction required within 50' of lot line.

	Version 1.0	Version 2.0
<b>Special Permit</b>	Lots greater than 30,000 sf	Lots greater than 30,000 sf
<b>Site Plan Review</b>	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
<b>Height, max. (mixed-use)*</b>	3.5 stories; 54' (flat) 60' (pitched)	3.5 stories; 54' (flat) 60' (pitched)
<b>Height, max. (R adjacent)**</b>	–	–
<b>Building Footprint, max.</b>	10,000 sf	10,000 sf
<b>Facade Length, min.</b>	75%, or Lot Width within side setbacks minus 15', whichever is less	75%, or Lot Width within side setbacks minus 15', whichever is less
<b>Setback: Front</b>	0' min., 15' max. or average	0' min., <del>15' max. or average</del>
<b>Setback: Side, min.</b>	None, unless: <ul style="list-style-type: none"> <li>Abutting a building without a party wall in a non-R district, then 5'</li> <li>Abutting an R-district, then 15'</li> </ul>	None, unless: <ul style="list-style-type: none"> <li><del>Abutting a building without a party wall in a non-R district, then 5'</del></li> <li>Abutting an R-district, then 15'</li> </ul>
<b>Setback: Rear, min.</b>	<ul style="list-style-type: none"> <li>If abutting a non-R district, then 5'</li> <li>If abutting an R district, then 15'</li> </ul>	<ul style="list-style-type: none"> <li>If abutting a non-R district, then 5'</li> <li>If abutting an R district, then 15'</li> </ul>
<b>Allowable Uses</b>	Multi-family, Retail, Office	Multi-family, Retail, Office

Key Updates - Updated Metrics

# Village Center 1 (VC1)<sup>+</sup>



+ Zone mapped only along Route 9

	Version 1.0	Version 2.0
<b>Special Permit</b>	Lots greater than 30,000 sf	Lots greater than 30,000 sf
<b>Site Plan Review</b>	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
<b>Height, max. *</b>	2.5 stories; 39' (flat) 45' (pitched)	2.5 stories; 39' (flat) 45' (pitched)
<b>Building Footprint, max.</b>	4,000 sf	4,000 sf
<b>Facade Length, min.</b>	75%, or Lot Width within side setbacks minus 15', whichever is less	75%, or Lot Width within side setbacks minus 15', whichever is less
<b>Setback: Front</b>	10' min., 20' max. or average	<del>10' or average</del>
<b>Setback: Side, min.</b>	<ul style="list-style-type: none"> <li>Abutting a building without a party wall in a non-R district, then 10'</li> <li>Abutting an R-district, then 15'</li> </ul>	<ul style="list-style-type: none"> <li>Abutting a building without a party wall in a non-R district, then 10'</li> <li>Abutting an R-district, then 15'</li> </ul>
<b>Setback: Rear, min.</b>	15'	15'
<b>Allowable Uses</b>	Multi-family, Limited Retail	Multi-family, Limited Retail

\*Max height assumes a mixed-use building with residential units on the upper floors.



Key Updates - Updated Metrics

# Multi-Residence Transit (MRT)<sup>+</sup>



+ Formerly called VC1

	Version 1.0	Version 2.0
<b>Special Permit</b>	Lots greater than 30,000 sf	Lots greater than 30,000 sf
<b>Site Plan Review</b>	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
<b>Height, max. (pitched roof)*</b>	2.5 stories; 45'	2.5 stories; 45'
<b>Height, max. (flat roof)*</b>	2.5 stories; 39'	2.0 stories; 27'
<b>Building Footprint, max.</b>	4,000 sf	1,500 sf (new construction)
<b>Number of units, min./max.</b>	N/A	3 / 4 (new construction)
<b>Facade Length, min.</b>	75%, or Lot Width within side setbacks minus 15', whichever is less	50%
<b>Setback: Front</b>	10' min., 20' max. or average	10' or average
<b>Setback: Side, min.</b>	<ul style="list-style-type: none"> <li>Abutting a building without a party wall in a non-R district, then 10'</li> <li>Abutting an R-district, then 15'</li> </ul>	7.5'
<b>Setback: Rear, min.</b>	<ul style="list-style-type: none"> <li>If abutting a non-R district, then 10'</li> <li>If abutting an R district, then 15'</li> </ul>	15'
<b>Allowable Uses</b>	Multi-family, Limited Retail	Multi-family, <del>Limited Retail</del>

\*Only Residential use is allowed

New MRT Metrics (originally VC1)

## Newton Examples of Allowed Development



94-96 Madison Street  
 Newtonville  
 5 units  
 Footprint: 1,700 sq ft  
 Lot Size: 8,590 sq ft



286 Melrose Street  
 Auburndale  
 6 units  
 Footprint: 1,734 sq ft  
 Lot Size: 5,867 sq ft



831-833 Boylston Street  
 Newton Highlands  
 4 units  
 Footprint: 1,627 sq ft  
 Lot Size: 3,399 sq ft

\*Footprints are estimates using the Newton Assessor Database

New MRT Metrics (originally VC1)

# Newton Examples of Allowed Development



11 Washington Street  
 Newton Corner  
 6 units  
 Footprint: 2,800 sq ft  
 Lot Size: 60,002 sq ft



384 Newtonville Avenue  
 Newtonville  
 4 units  
 Footprint: 1,289 sq ft  
 Lot Size: 9,695 sq ft



417-421 Auburn Street  
 Auburndale  
 7 units  
 Footprint: 2,562 sq ft  
 Lot Size: 7,750 sq ft

\*Footprints are estimates using the Newton Assessor Database

New MRT Metrics (originally VC1)

# MRT Allows Similar or Smaller to Current Zoning

	Proposed Zoning	Current Zoning
	MRT	SR2/MR1/MR2*
<b>Useable Open Space</b>	30%**	50%
<b>Front Setback</b>	10'	25'
<b>Side Setback</b>	7.5'	7.5'
<b>Rear Setback</b>	15'	15'
<b>Building Height, Pitched Roof</b>	2.5 stories / 45'	2.5 stories 36'
<b>Building Height, Flat Roof</b>	2.0 / 27'	2.5 / 30'
<b>Building Footprint, max.</b>	1,500 sf (new construction)	None, but new construction typically ranges from 2,000-2,500 sf
<b>Number of Units, max.</b>	4 (new construction)	1 (SR) 2 (MR1/MR2)
<b>Allowable Uses</b>	Multi-family	Single- and Two-family

\*Old lot standards

\*\* Only required for lots over 30,000 sf

New MRT Metrics (originally VC1)

# MRT Allows Similar or Smaller to Current Zoning

472-474 Watertown St, Nonantum (lot size 9,235 sf)

**Existing Zoning**  
Demolished Home (2 units)



Footprint: 1,356 sq ft  
Height: 24'  
Impervious Area: 17%

**Existing Zoning**  
Under Construction (2 units)



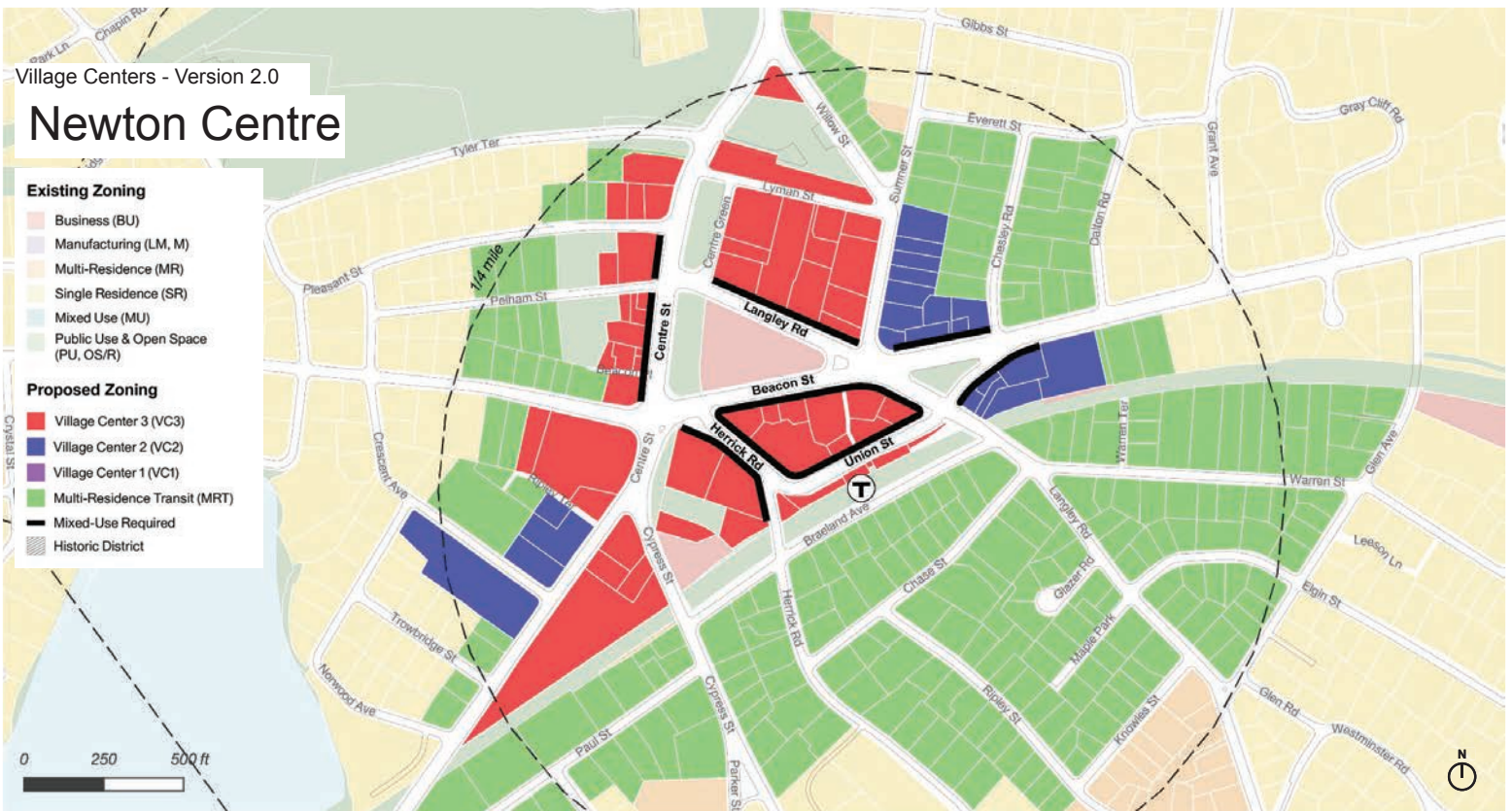
Footprint: 2,469 sq ft  
Height: 34'  
Impervious Area: 42%

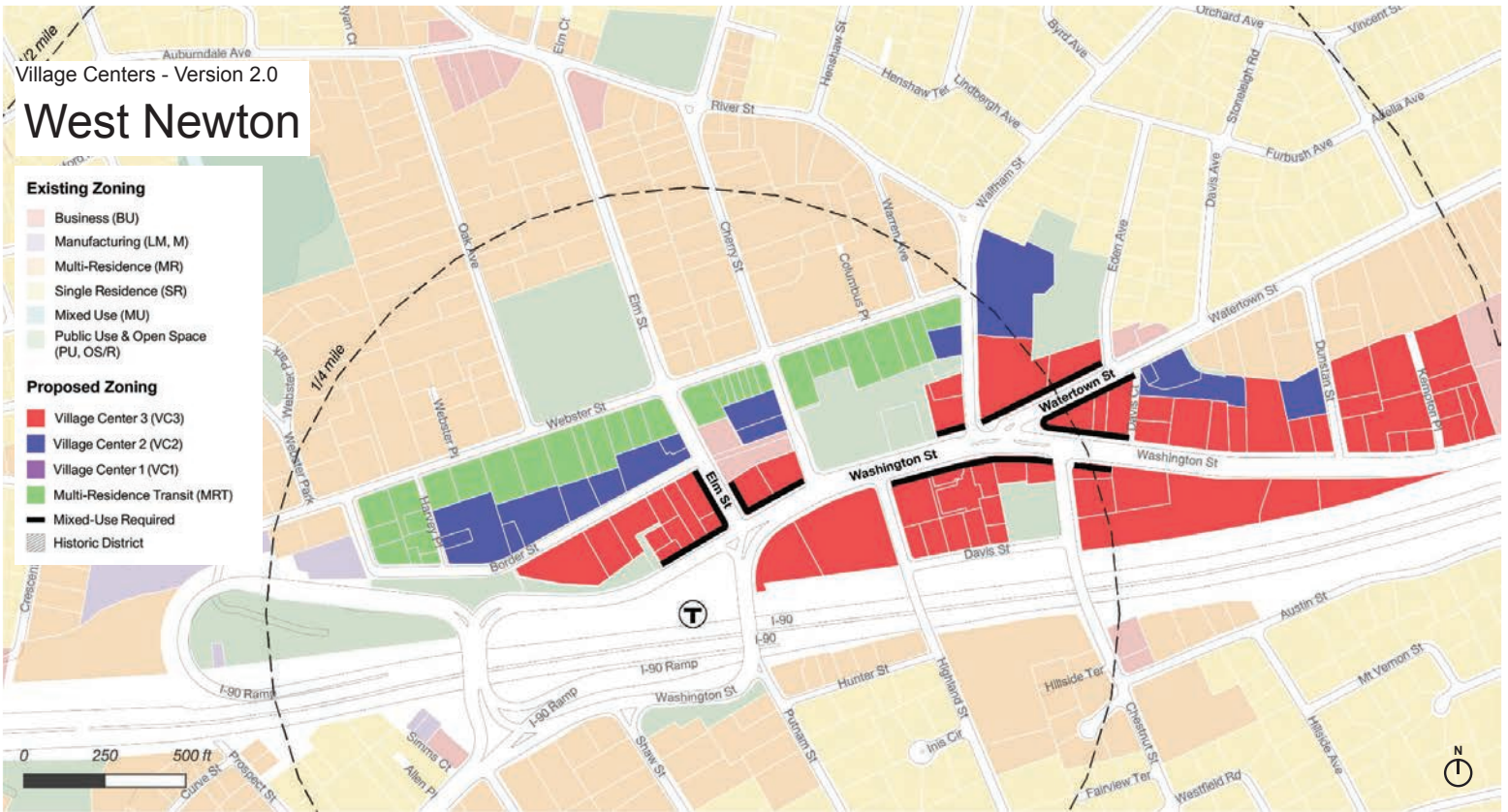
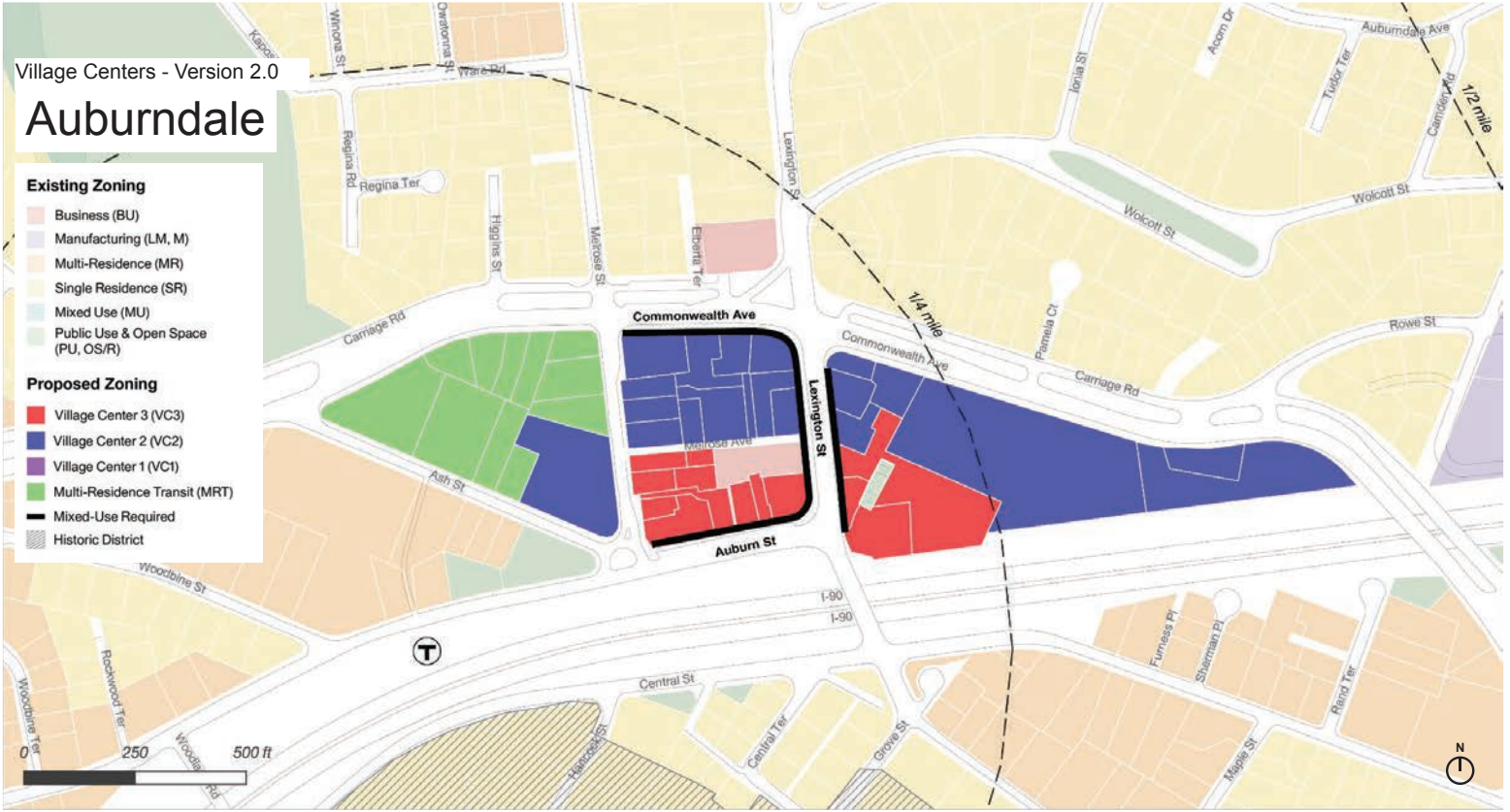
**Proposed Zoning**  
Allowed Within MRT (4 units)\*



Footprint: ~ 1,500 sq ft  
Height: 39'  
Impervious Area: 23%

\*456-458 Watertown Street, used for illustrative purposes only





Village Centers - Version 2.0

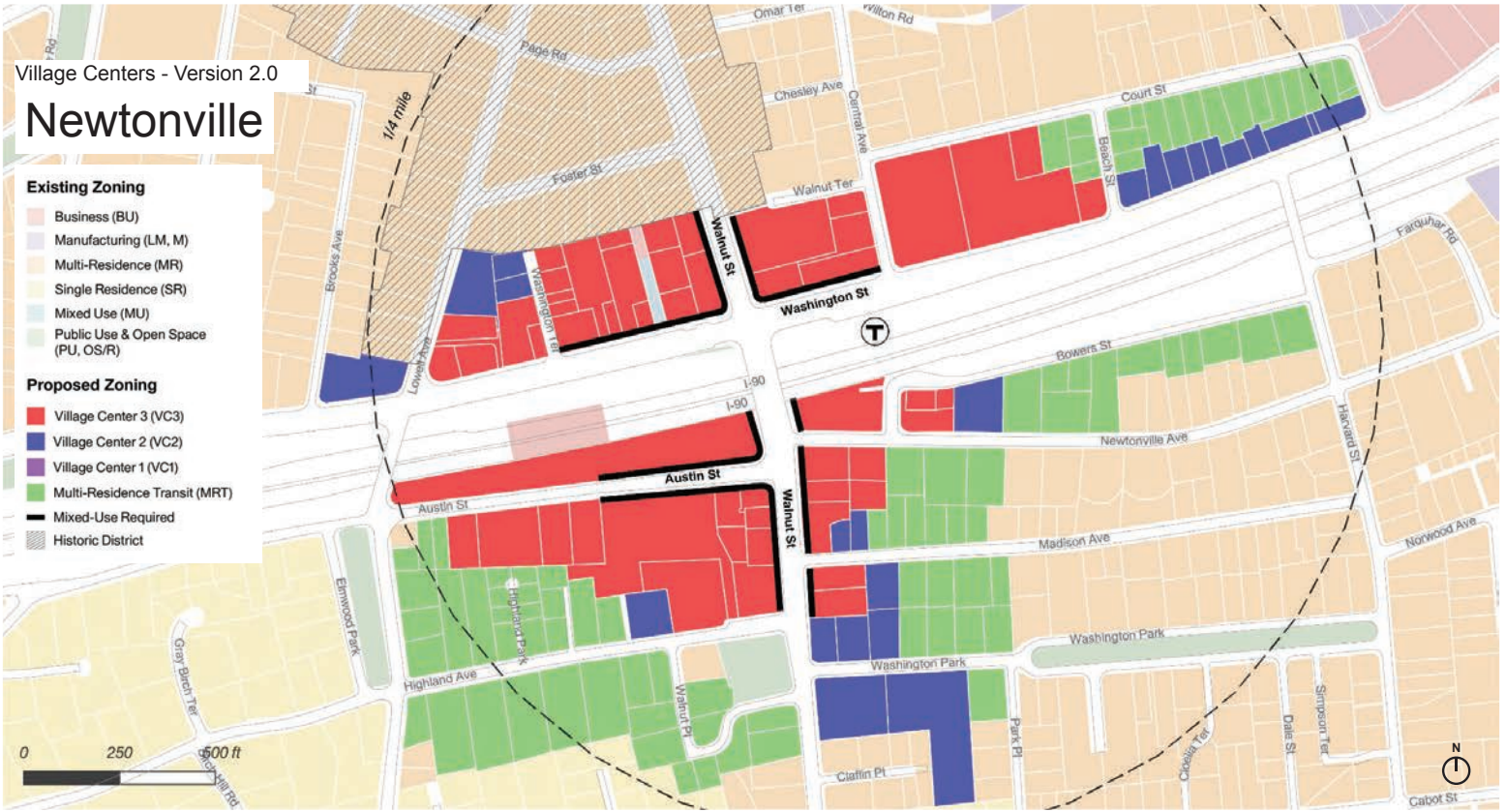
# Newtonville

**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)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)
- Mixed-Use Required
- Historic District



Village Centers - Version 2.0

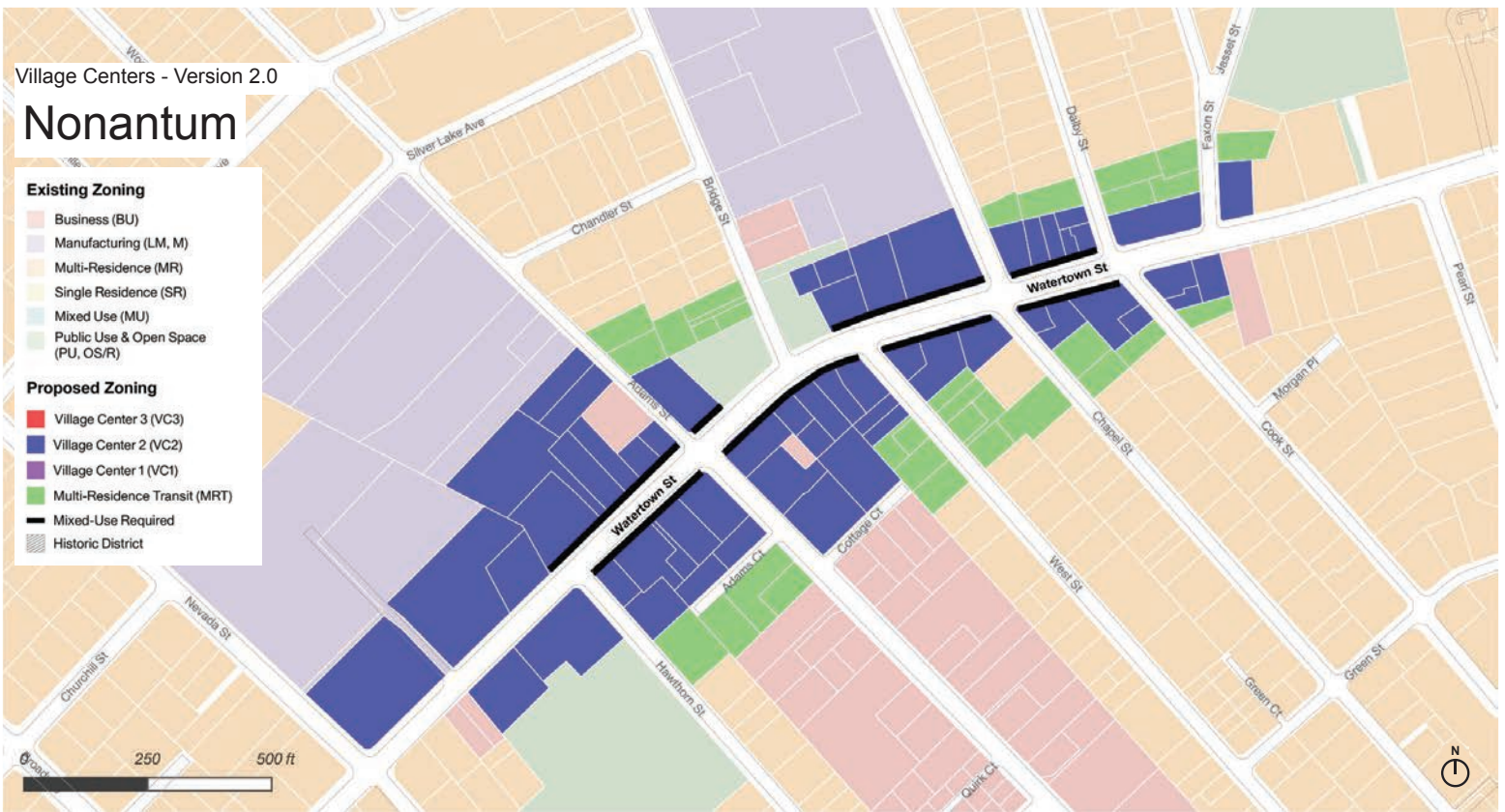
# Nonantum

**Existing Zoning**

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

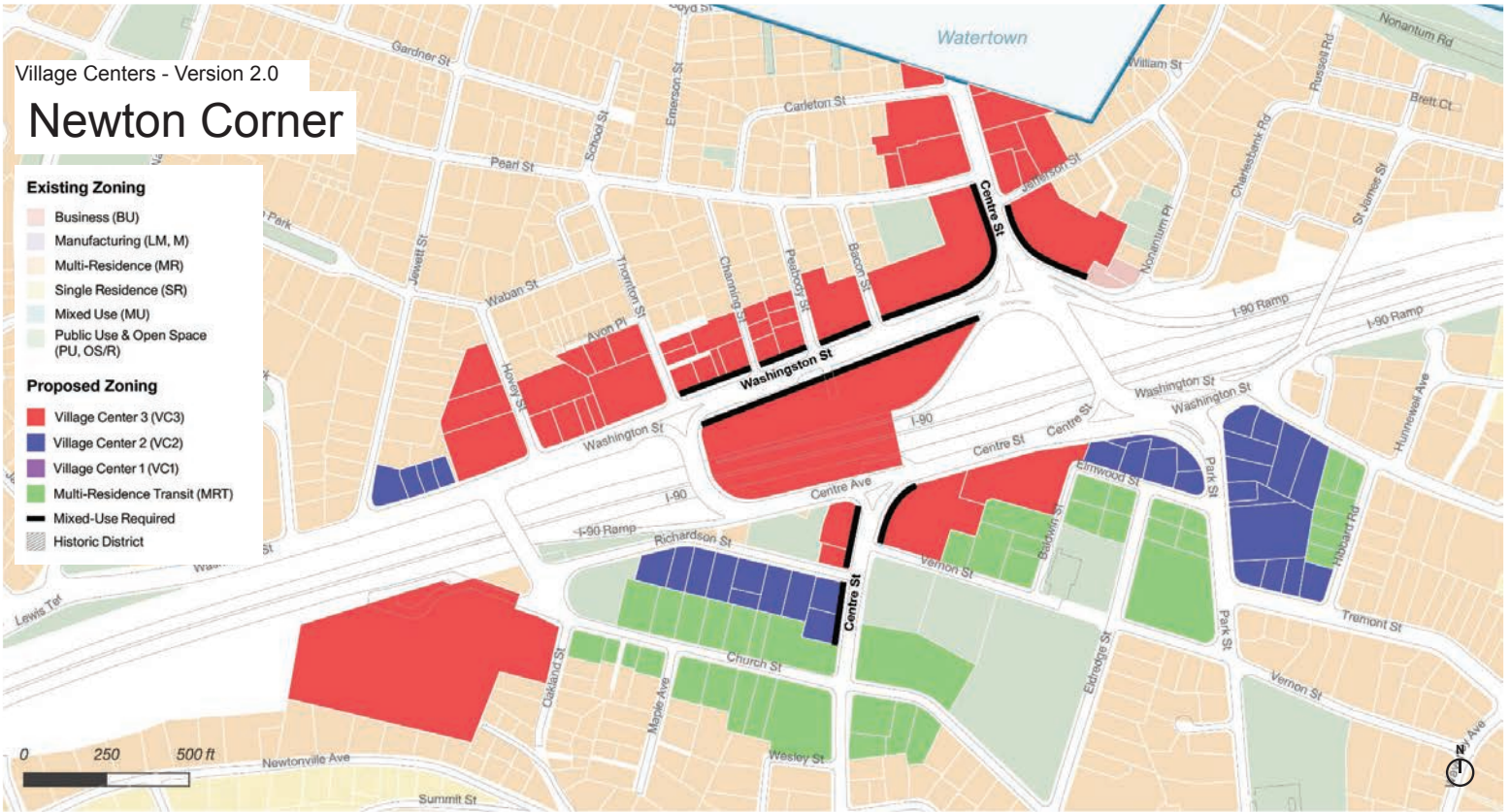
**Proposed Zoning**

- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)
- Mixed-Use Required
- Historic District



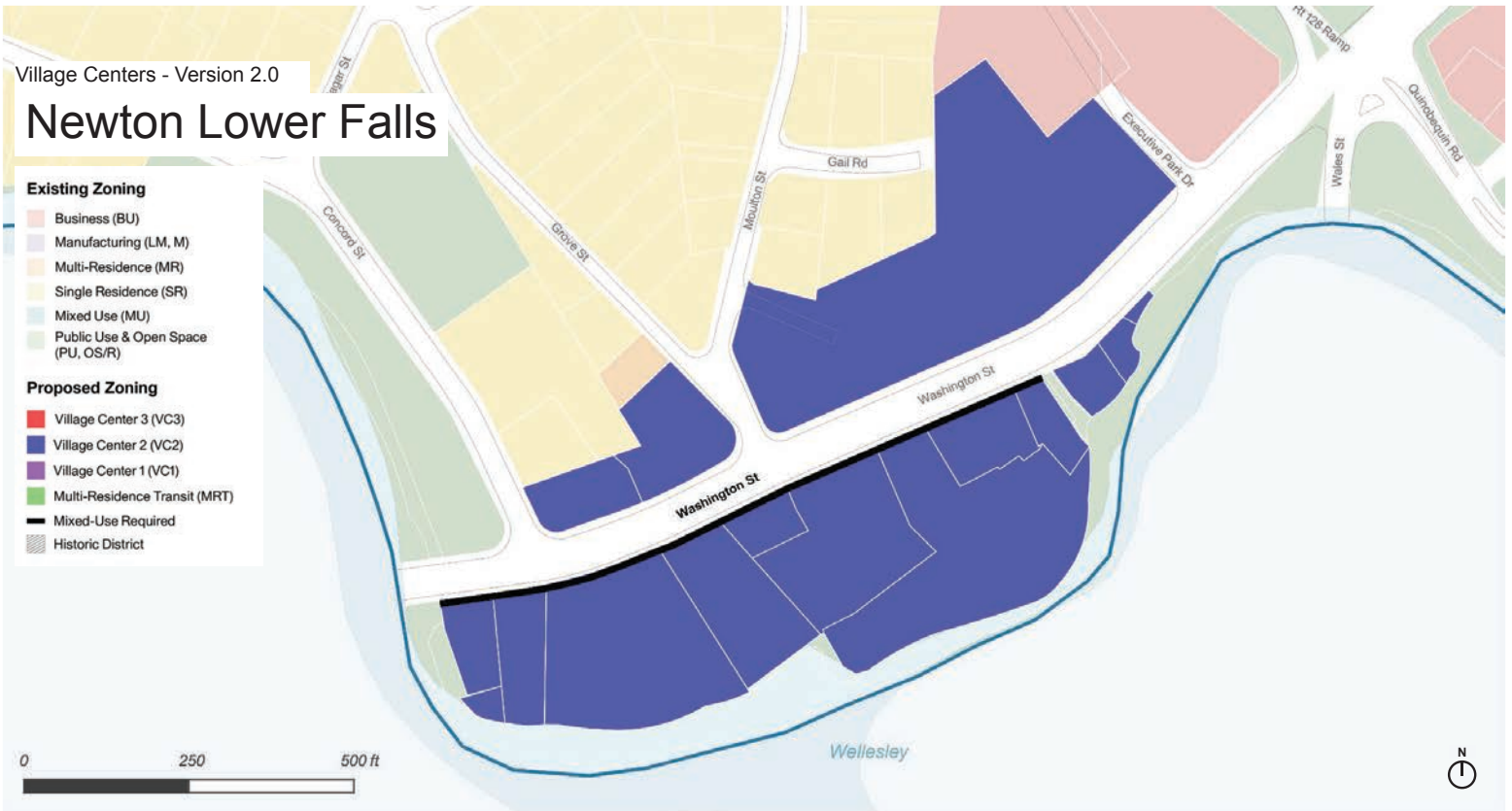
Village Centers - Version 2.0

# Newton Corner



Village Centers - Version 2.0

# Newton Lower Falls



Village Centers - Version 2.0

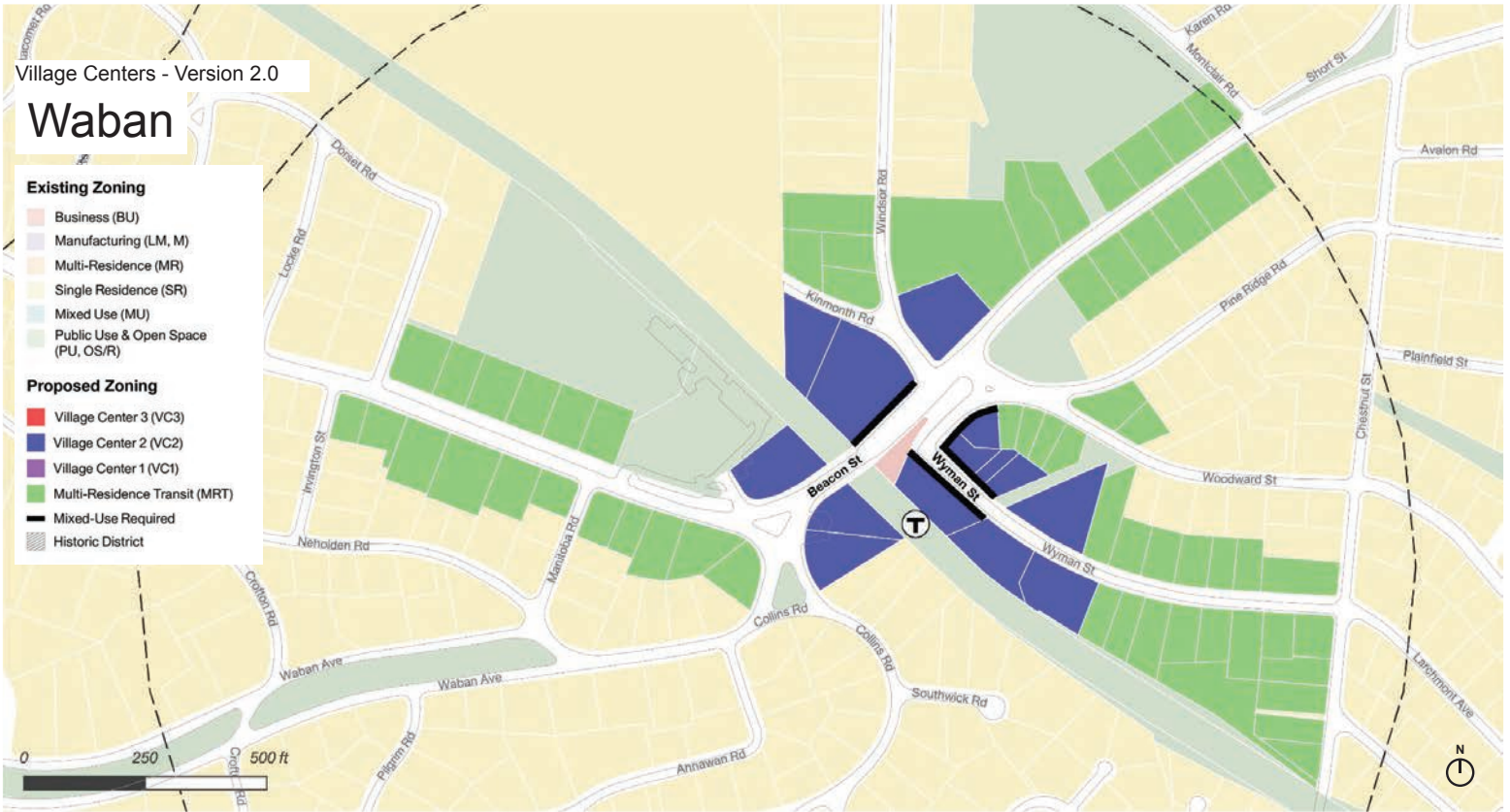
# Waban

**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)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)
- Mixed-Use Required
- Historic District



Village Centers - Version 2.0

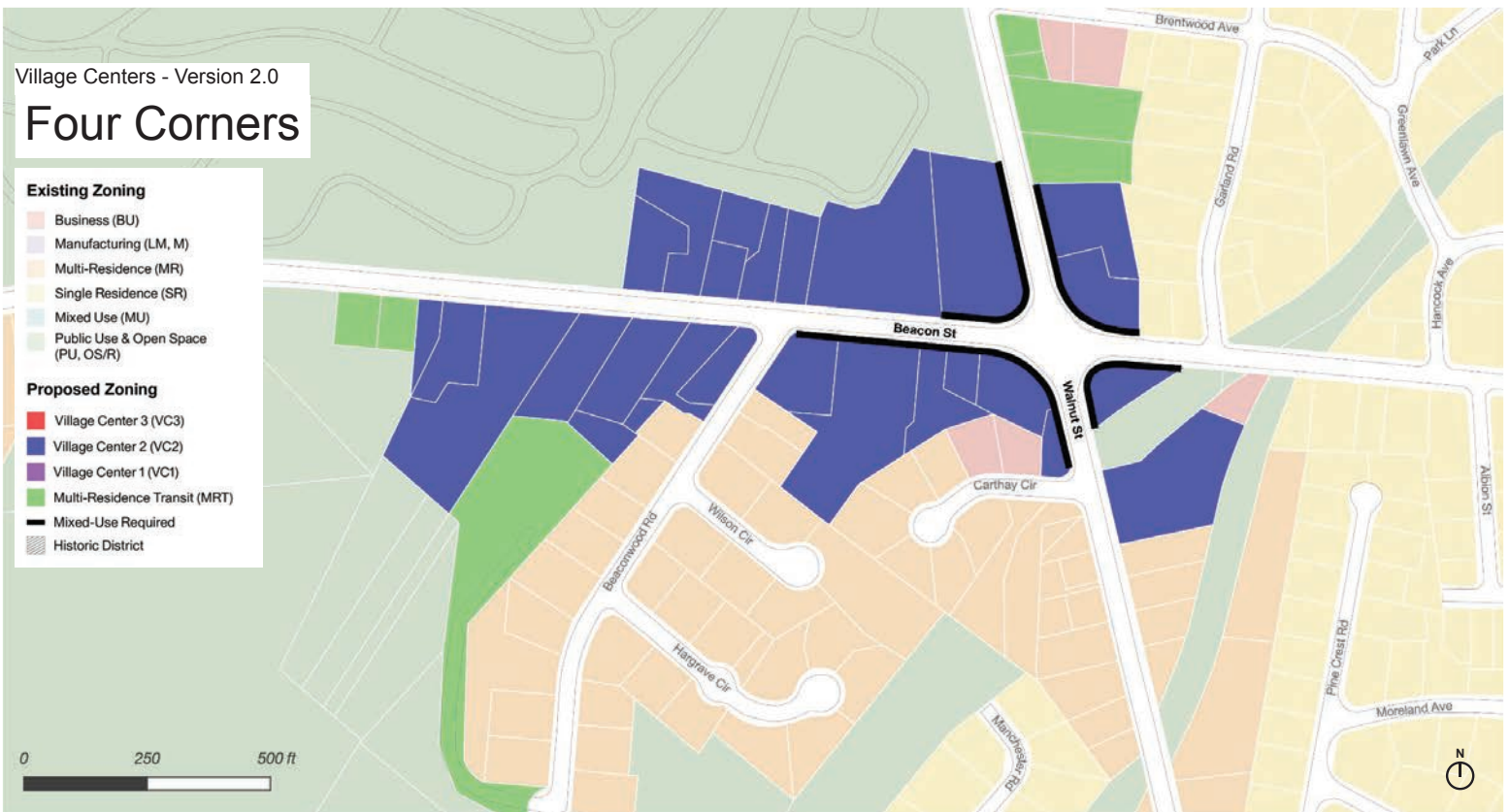
# Four Corners

**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)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)
- Mixed-Use Required
- Historic District



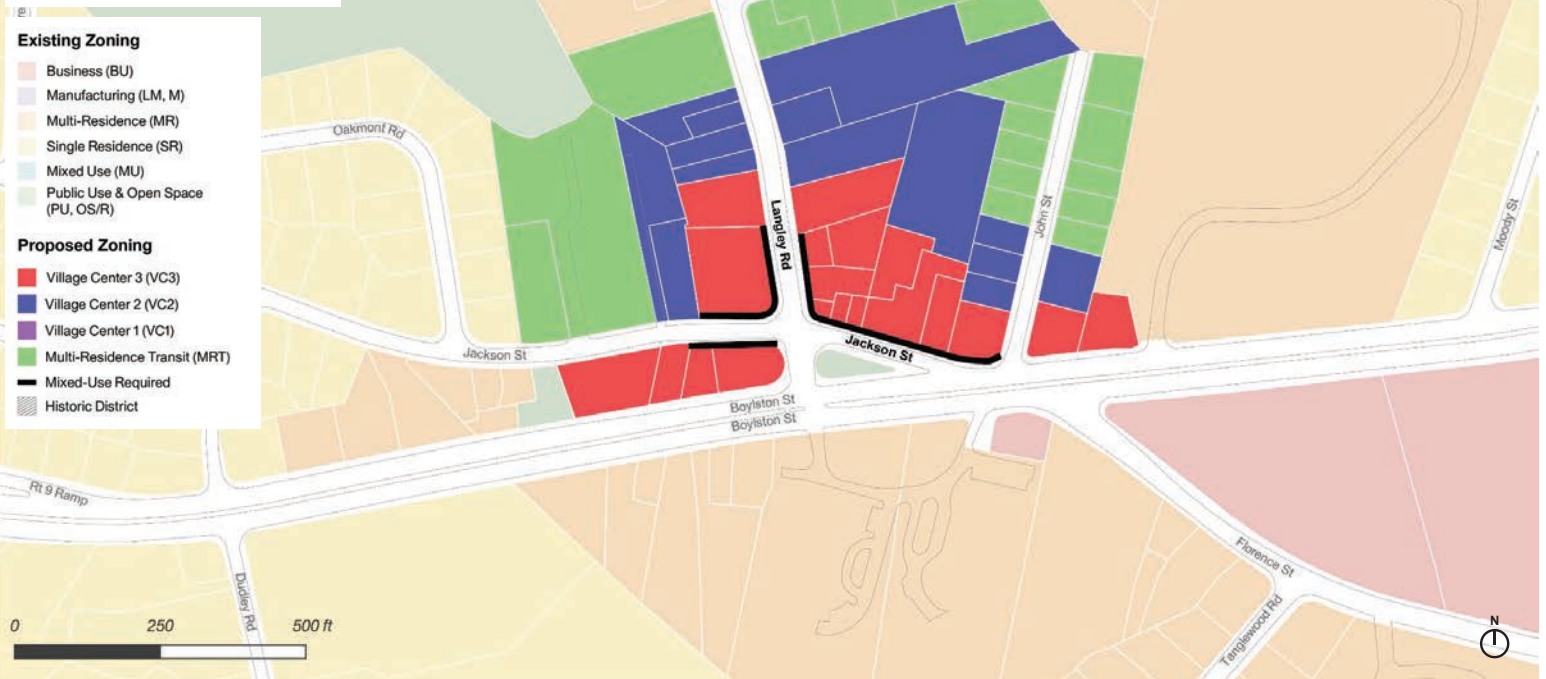
Village Centers - Version 2.0

# Upper Falls (Pettee Square)



Village Centers - Version 2.0

# Thompsonville





Village Centers - Version 2.0

# 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)

**Proposed Zoning**

- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)
- Mixed-Use Required
- Historic District



Village Centers - Version 2.0

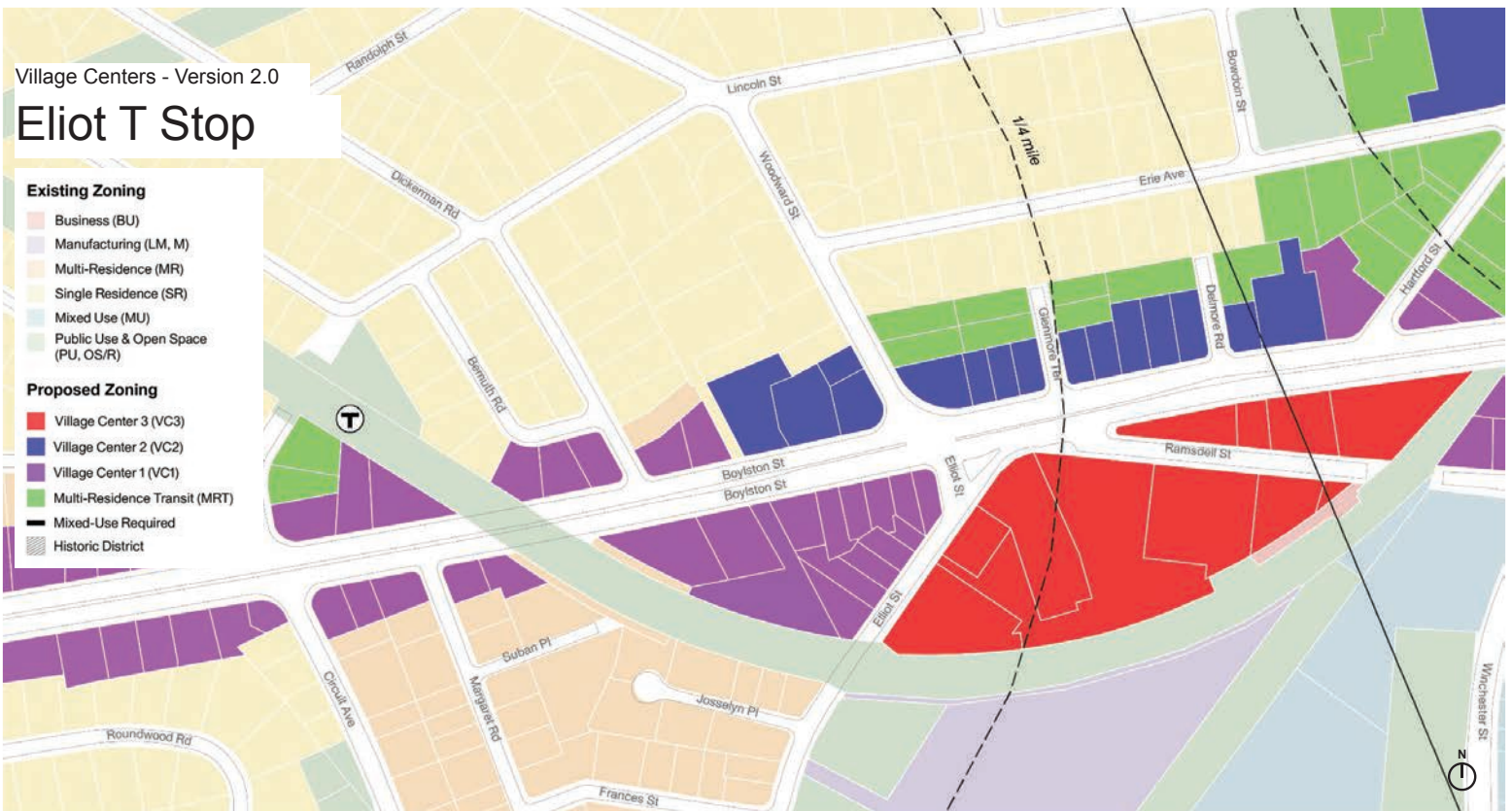
# Eliot T Stop

**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)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)
- Mixed-Use Required
- Historic District



MBTA Compliance - Version 2.0

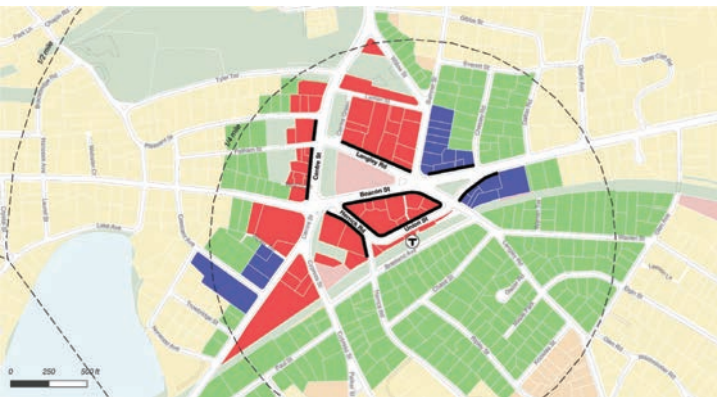
# Newton Centre, Highlands, and Eliot



Key Updates - Version 2.0

## Priority Streets - Ground Floor Commercial is Required

### Newton Centre



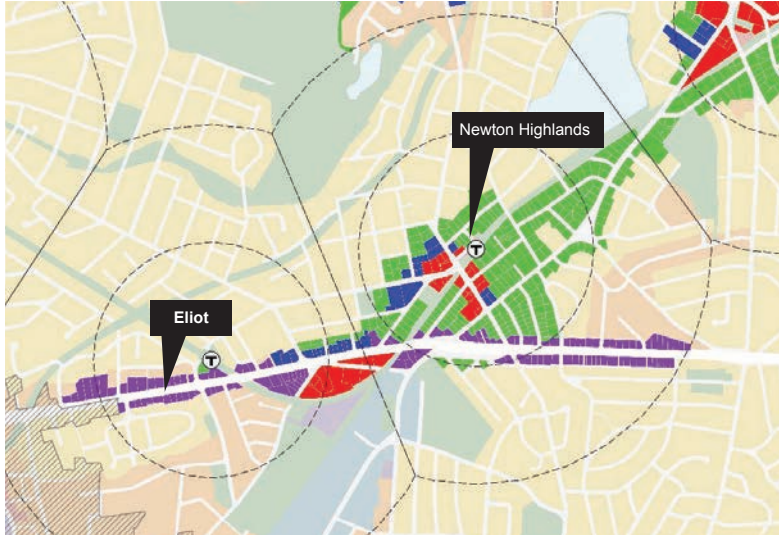
### Nonantum



- Priority Streets

Key Updates - Version 2.0

## VC1 (■) Only Along Route 9



VC1 Mapped along Route 9 Between the Eliot Street T-stop and Newton Highlands

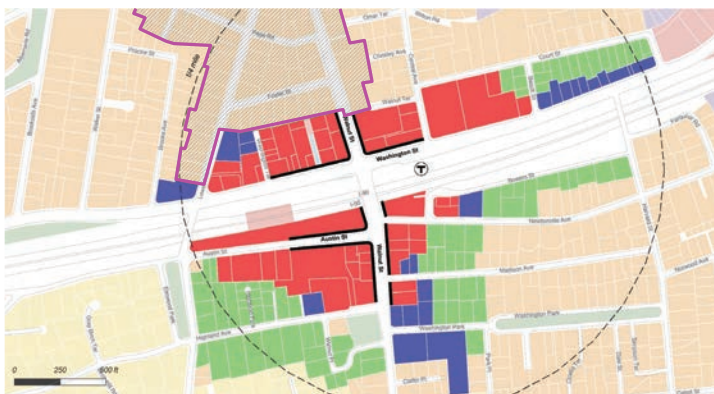


44-54 Church St, Belmont, MA - Ground floor retail with office above

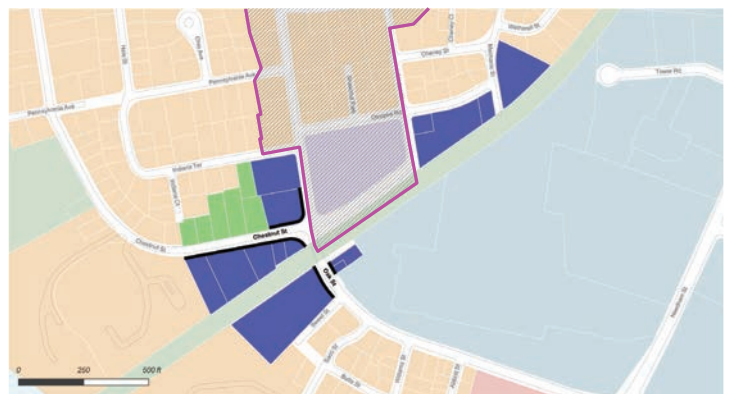
Key Updates - Version 2.0

## Remove Parcels in Local Historic Districts

### Newtonville



### Upper Falls



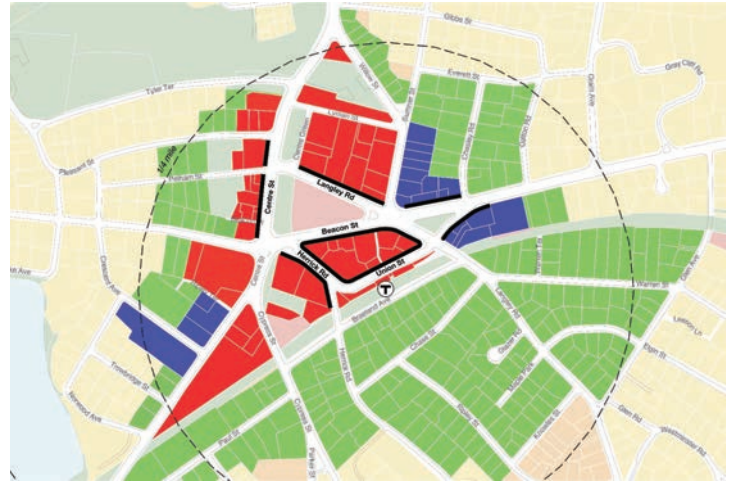
Key Updates - Version 2.0

# Remove City-Owned Parcels

Version 1.0



Version 2.0



Key Updates - Version 2.0

# Vehicular Parking May Be Provided On-Site, But Not Required

	Version 1.0		Version 2.0	
	Bicycle Parking (min.)	Motor Vehicle Parking (min.)	Bicycle Parking (min.)	Motor Vehicle Parking (min.)
<b>Residential (multi-family)</b>	Required	1 per unit	Required	Not Required
<b>Commercial</b>	Required	Ground floor - exempt 5,000 sf of upper floor - exempt, 1 per 700 sf	Required	Not Required

Key Updates - Version 2.0

## Greater Affordability Required with Building Bonus (optional)

	Current Zoning	Proposed Zoning (VC2 and VC3)	Proposed Zoning (VC3 only)
	Base Conditions	Option 1*	Option 2**
<b>Allows For</b>	Height Bonus (stories)	N/A	+2
	Building Footprint Bonus (sq ft)	N/A	+2,500
<b>Must Provide</b>	Required Affordable Units (min)	17.5%	30%
	Required AMI for Affordable Units (avg)	65%	

\* Bonus cannot be used within 50 feet of a lot line abutting a MRT or residential district.

\*\* Only VC3 lots can opt in to Option 2. VC3 lots abutting a VC1, MRT, or residential district cannot opt in.

+ Both options has been analyzed for financial feasibility with no additional City funding/resources

Key Updates - Version 2.0

## No Change to SP Threshold

### All Village Center Zones

Lot Size (By-Right / Special Permit)	
-	Less than 30,000 sf / Greater than or equal to 30,000 sf
Site Plan Review (By-Right / Special Permit)	
Lot Size	Greater than or equal to 20,000 sf but less than 30,000 sf

**Notes:**

- There was discussion at ZAP workshops of increasing the Special Permit threshold as a tool for MBTA Communities compliance, but this was not necessary
- The Planning Board will conduct Site Plan Review at the proposed threshold. The Site Plan Review process will review conditions related to site layout, pedestrian safety, internal circulation, and other public safety considerations.

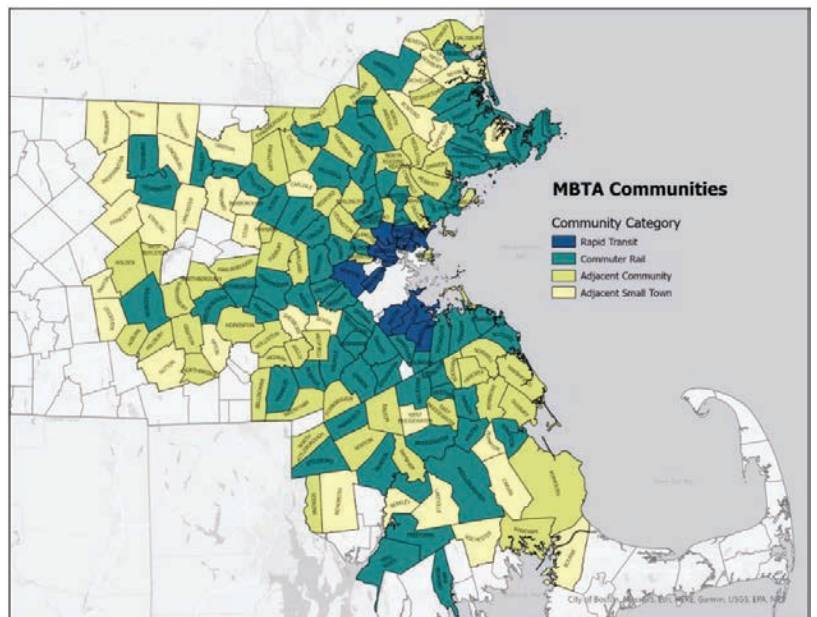
# MBTA Communities Compliance

## MBTA Compliance

# Newton is One of 176 MBTA Communities

Appendix I: MBTA Community Categories and Requirements (top 20 communities)

Community	Community category	Minimum multi-family unit capacity*
Cambridge	Rapid Transit	13,477
Worcester	Commuter Rail	12,642
Quincy	Rapid Transit	11,752
Somerville	Rapid Transit	9,067
Newton	Rapid Transit	8,330
Brookline	Rapid Transit	6,990
Malden	Rapid Transit	6,930
Lowell	Commuter Rail	6,522
Medford	Rapid Transit	6,443
Revere	Rapid Transit	6,135
Brockton	Commuter Rail	5,596
Lynn	Commuter Rail	5,517
Everett	Rapid Transit	4,552
Lawrence	Commuter Rail	4,501
Framingham	Commuter Rail	4,355
Haverhill	Commuter Rail	4,189
Waltham	Commuter Rail	3,982
Weymouth	Commuter Rail	3,813
Braintree	Rapid Transit	3,769
Taunton	Commuter Rail	3,745



The total unit capacity across all MBTA Communities is over 280,000 residential units

# What this means for Newton

## District(s) size

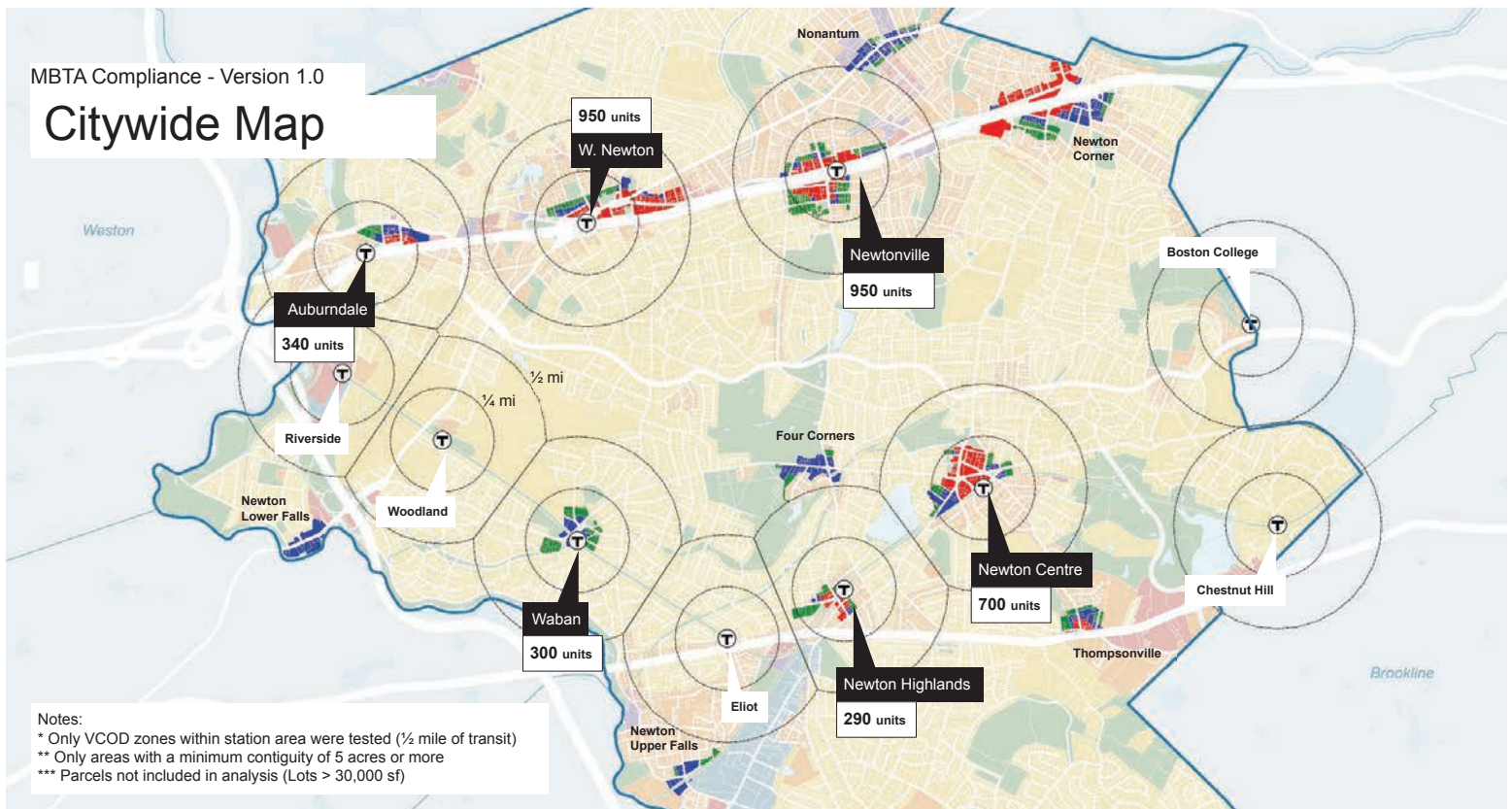
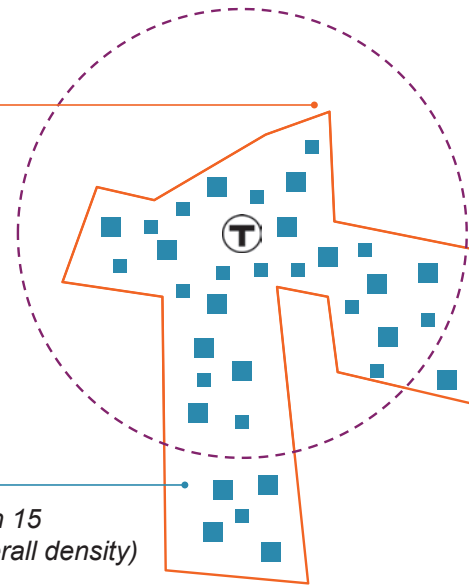
- $\geq 50$  acres (can be split across multiple districts) (regardless of the size, 50% of the total district needs to be in one contiguous district and all sub-districts must be at least 5 acres)

## District location(s)

- $\geq 90\%$  of district land area within  $\frac{1}{2}$  mile of Commuter Rail or Green Line stations
- Up to 10% of district(s) land area(s) can be outside the station areas

## District density

- $\geq 15$  units per acre (subdistricts can be less dense than 15 units/acre as long as the districts as a whole hit this overall density)
- A total unit capacity of 8,330 units



# Version 1.0 VCOD Does Not Meet MBTA Compliance

## MBTA Compliance Summary (rounded)

	MBTA Requirements (min.)	Version 1.0 VCOD Results	MBTA Compliant
Unit Capacity	8,330 units	3,500 units	NO
Aggregate Gross Density	15 units/acre	22 units/acre	YES
Total Land Area	50 acres	170	YES
% of District to be Located in Station Area	90%	100%*	YES
% of Contiguous Land for Multi-Family Zoning District(s)	50%	35%**	NO

Notes:  
 \* Only VCOD zones within station area were tested  
 \*\* Newtonville is the largest contiguous VCOD and is used as the contiguous percentage

Must meet every requirement to reach compliance

# On-Site Parking Requirements are Biggest Barrier to Compliance



No curb cuts or garage entryways along Main Street - Brattleboro, VT

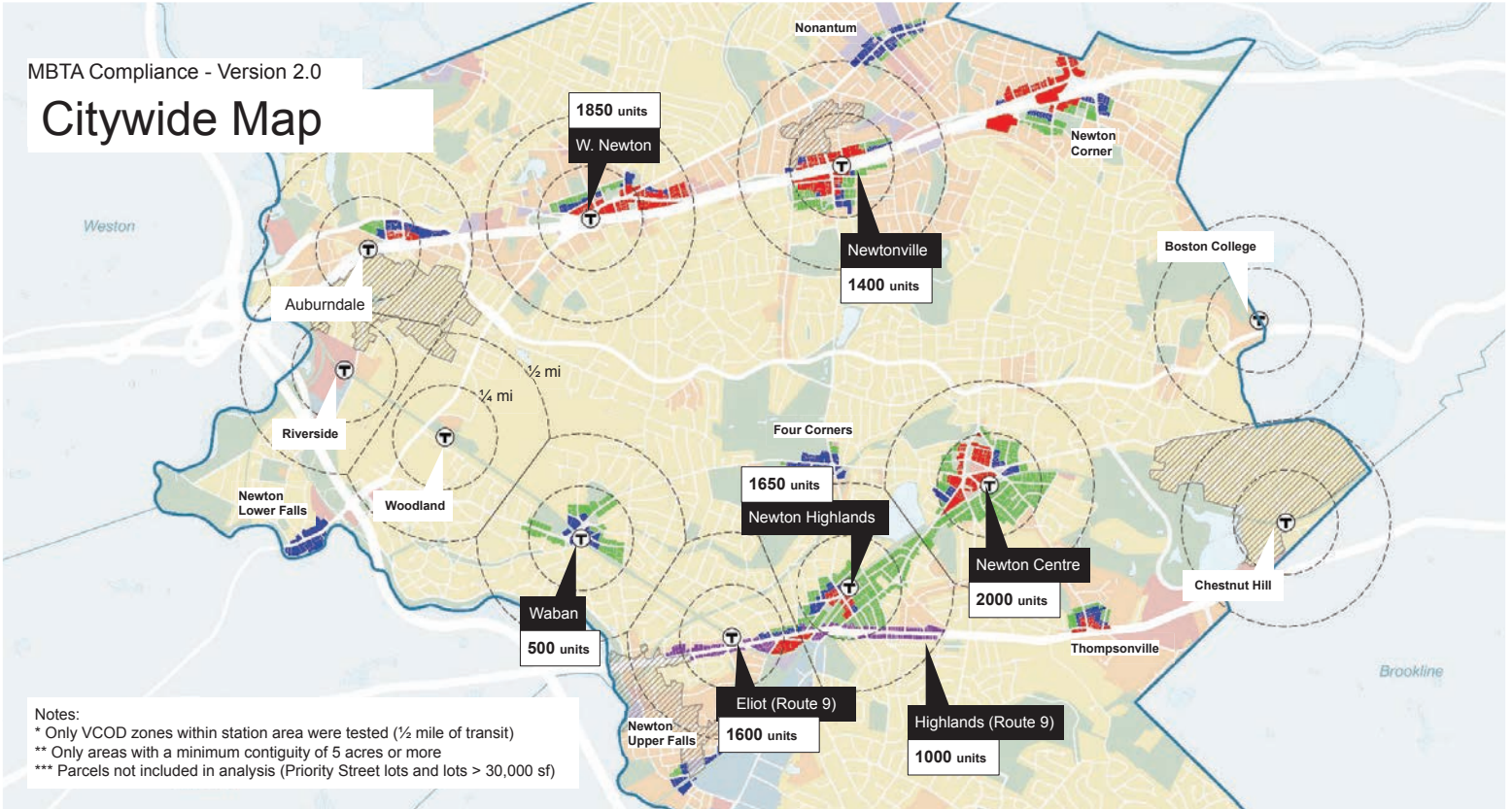
Version 1.0		
Parking Req'd	1 Space per Unit	0 Spaces per Unit
Unit Capacity	~ 3,500 units	~6,000 units

No map changes



MBTA Compliance - Version 2.0

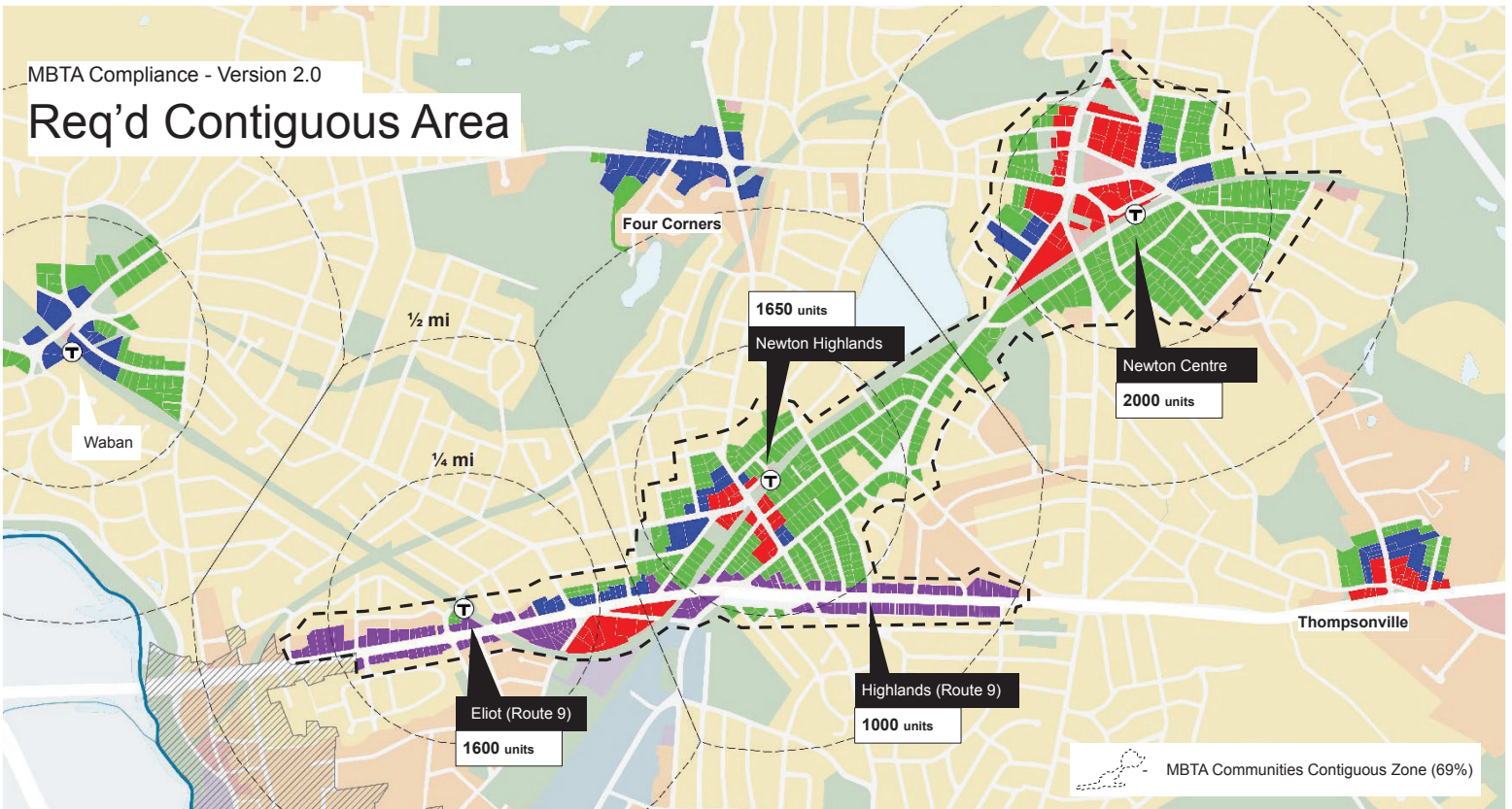
# Citywide Map



Notes:  
\* Only VCOD zones within station area were tested (1/2 mile of transit)  
\*\* Only areas with a minimum contiguity of 5 acres or more  
\*\*\* Parcels not included in analysis (Priority Street lots and lots > 30,000 sf)

MBTA Compliance - Version 2.0

# Req'd Contiguous Area



# Version 2.0 VCOD Meets MBTA Compliance

## MBTA Compliance Summary (rounded)

	MBTA Requirements (min.)	Version 2.0 VCOD Results	MBTA Compliant
Unit Capacity	8,330 units	10,000 units	YES
Aggregate Gross Density	15 units/acre	35 units/acre	YES
Total Land Area	50 acres	288	YES
% of District to be Located in Station Area	90%	100%*	YES
% of Contiguous Land for Multi-Family Zoning District(s)	50%	69%	YES

Notes:  
 \* Only VCOD zones within station area were tested  
 \*\* Parcels not included in analysis (Priority Street lots and lots greater than 30,000 sf)  
 \*\*\* Assumes no minimum parking requirements

Must meet every requirement to reach compliance

## Next Steps

1. **May 8 ZAP Meeting**
  - a. Version 2.0 Village Center Overlay District (VCOD) Zoning Ordinance
  - b. Continued discussion on Version 2.0 maps
  
2. **Early June**
  - a. Continued refinement of VCOD Zoning Ordinance and maps
  - b. Committee of the Whole
  
3. **Late June**
  - a. Public Hearing at ZAP