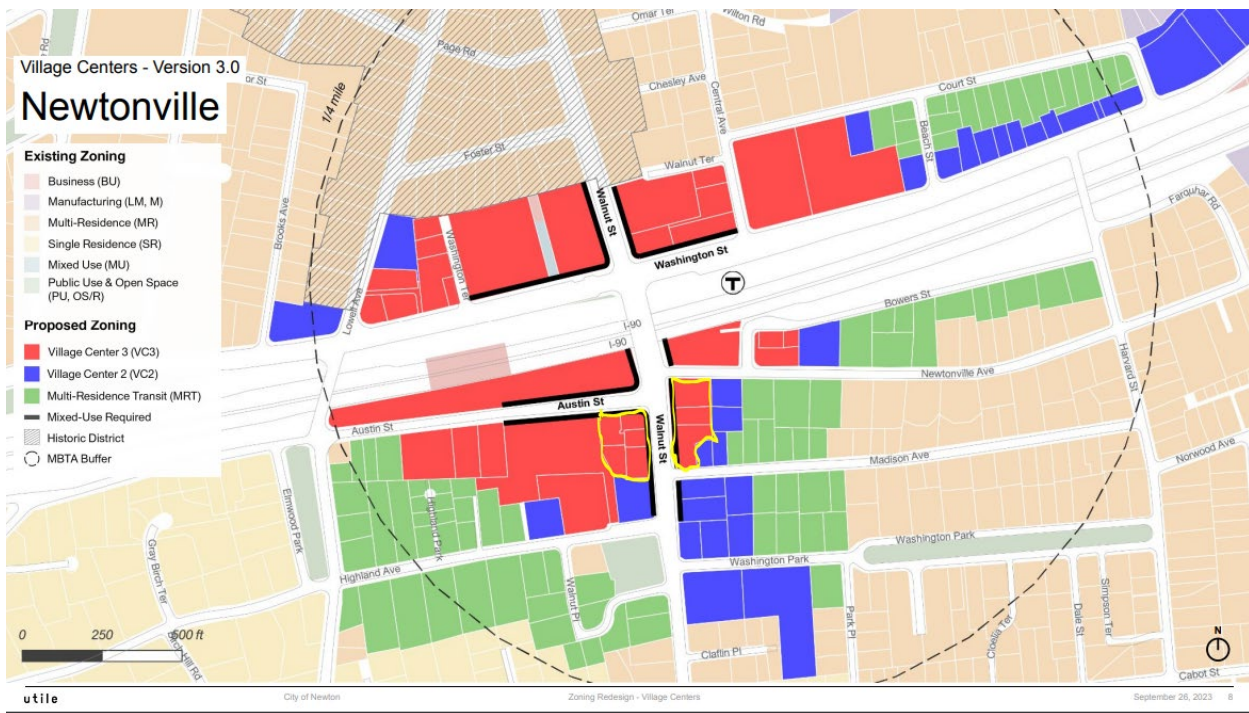




To: Barney Heath, Jennifer Caira, Zachery LeMel, Jaclyn Norton
From: Councilors Tarik Lucas & Emily Norton
Date: October 20th, 2023
Subject: Map amendments to the Village Center Overlay District

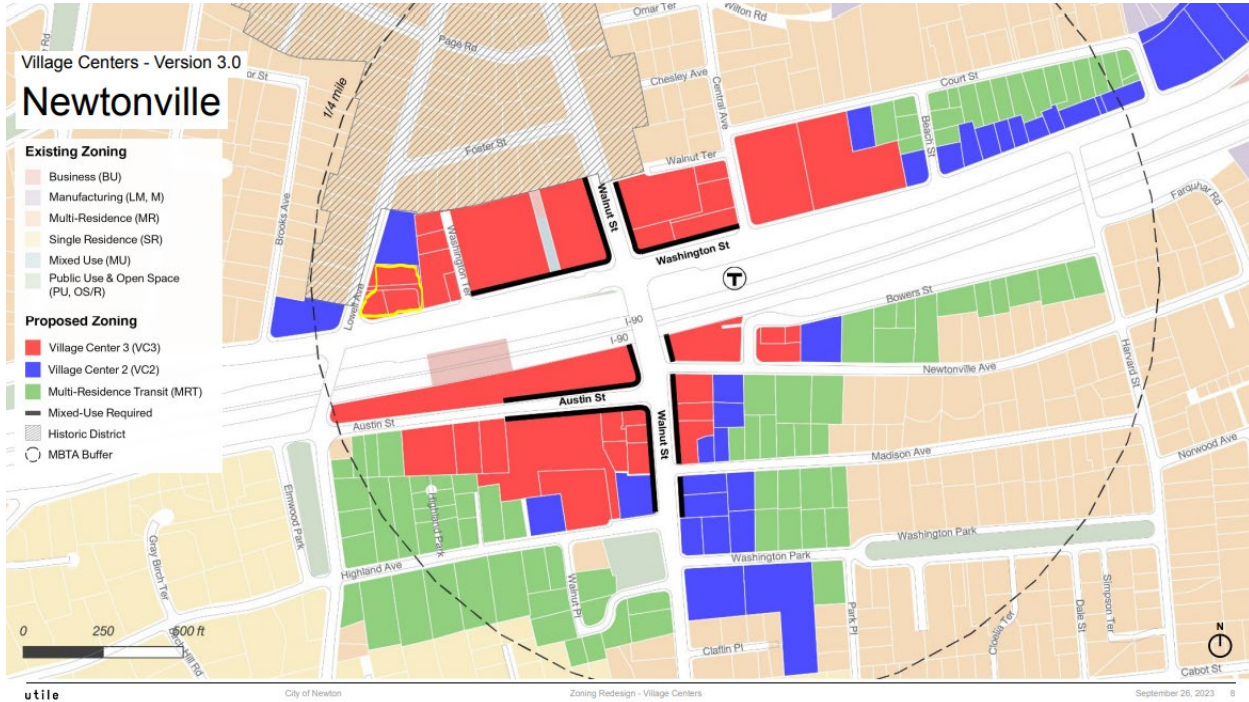
Walnut Street VC3 to VC2

This is a request to change the parcels circled in yellow, in the village of Newtonville on Walnut Street south of the Massachusetts Turnpike, that are proposed in the overlay district as VC3 to VC2. The reason for this change is simple. The densest and tallest buildings in Newtonville should be reserved for certain parcels along Washington Street and the Massachusetts Turnpike. Allowing 5-story building along a narrow and small street will create a “canyon-like effect”. If a developer wishes to build 5-stories or taller, that should require a special permit. Also, the [Washington Street Vision Plan](#), which was adopted in December 2019 and is part of Newton’s Comprehensive Plan, calls for a 4-story maximum building height on this section of Walnut Street.



Washington Street & Lowell Avenue VC3 to VC2

Change the three parcels located at the intersection of Washington Street and Lowell Avenue from VC3 to VC2. Since the two parcels located at the east end of Washington Street in Newtonville were added to the map as VC2, it makes sense to amend the parcels on the west end of Washington Street in Newtonville from VC3 to VC2.



Court Street MRT

MRT lots on Court Street should be removed from the Newtonville map because there are significantly more MRT lots in Newtonville compared to other Village Centers with commuter rail access. In Auburndale there are 20 lots zoned for MRT, and in West Newton, there are a total of 30 lots zoned for MRT. If the Court Street lots are removed from the map, then the number of MRT lots will go from 86 to 66.

