

PROPOSED REZONING PACKAGE

11/29/23

- Plan to be in full compliance with the MBTA Communities Act:
8,330 Units by right
- A buffer of 3%:- 250 Units to 5%:- 417 Units Range of 8,580 Units to 8,747 Units
- Current Proposed Plan Approximately 9,100 Units
- **West Newton**
Reduce VC3 – VC2
Washington St. from the corner of Elm west to the closed brewery - 38 Units
Washington St. from Elm St. to Cherry St. - 54 Units
Washington St Highland to Chestnut
1314, 129 –1308, 1286 -1294, 1274–1284, 1 Chestnut Rear -90 Units
West Side of Waltham St. around the corner to
Corner Cleaners -21 Units
CVS and Gas Station -21 Units
Washington St. Davis Hotel Block -43 Units
- **Newtonville**
Reduce from VC3 – VC2
Corner of Walnut & Austin St. -40 Units
3 Austin St lots across from Star Market - 80 Units
- **Auburndale**
Create a new Overlay District to be known as VC1 +250 Units
VC1 will have the same footprint, 10,000, as VC2 and same Setbacks. Properties are capped at 3 stories and 45 feet in height. All parcels proposed as VC3 or VC2 will be zoned VC1
- **Newton Highlands**
Reduce from VC3 - VC2
Walnut St. from Centre St. to Floral St. - 39 Units

ADDITIONALLY

Delete 1 story bonus in VC3.
Buildings are capped at 4 ½ stories

No Parking requirements as proposed by ZAP

Remove any lot that doesn't count towards MBTA compliance. The lots will remain as currently zoned. The only exception is if the lot is needed to maintain continuity.