



# Zoning & Planning Committee Report

## City of Newton In City Council

**Monday, February 11, 2019**

Present: Councilors Alright (Chair), Leary, Krintzman, Brousal-Glaser, Danberg, Downs, Baker and Kalis

Also Present: Councilors Gentile, Ciccone, Norton, Lipof, Noel, Greenberg, Crossley, Lapping, Grossman, Cote, Kelley, Rice and Laredo

City Staff Present: Barney Heath (Director, Planning Dept.), James Freas (Deputy Director, Planning Dept.), Lily Canan Reynolds (Project Manager, Washington Street Project), Norine Silton (Administrative Assistant, Planning Dept.), Karyn Dean (Committee Clerk)

**#220-18**      **Discussion relative to the Washington Street Corridor Action Plan**  
DIRECTOR OF PLANNING requesting monthly progress discussions on the Washington Street Corridor action plan.

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

**Note:** Barney Heath, Directory of Planning, Lily Reynolds, Project Manager for the Washington Street project and Russ Preston, consultant at the Principle Group provided an overview of the second Draft of the Washington Street Vision Plan and zoning. The Finance Committee joined the Programs & Services Committee for this presentation. A PowerPoint presentation was provided and is attached to this report. The second draft of the Vision Plan and the zoning ordinance may be found at: [http://www.newtonma.gov/gov/planning/lrplan/washington\\_street\\_vision.asp](http://www.newtonma.gov/gov/planning/lrplan/washington_street_vision.asp) along with other information regarding this project.

A full report of this discussion will be provided on February 19, 2019.

Respectfully Submitted,

Susan S. Albright, Chair

# Hello Washington Street!

Second Draft Overview Presentation  
February 11, 2019

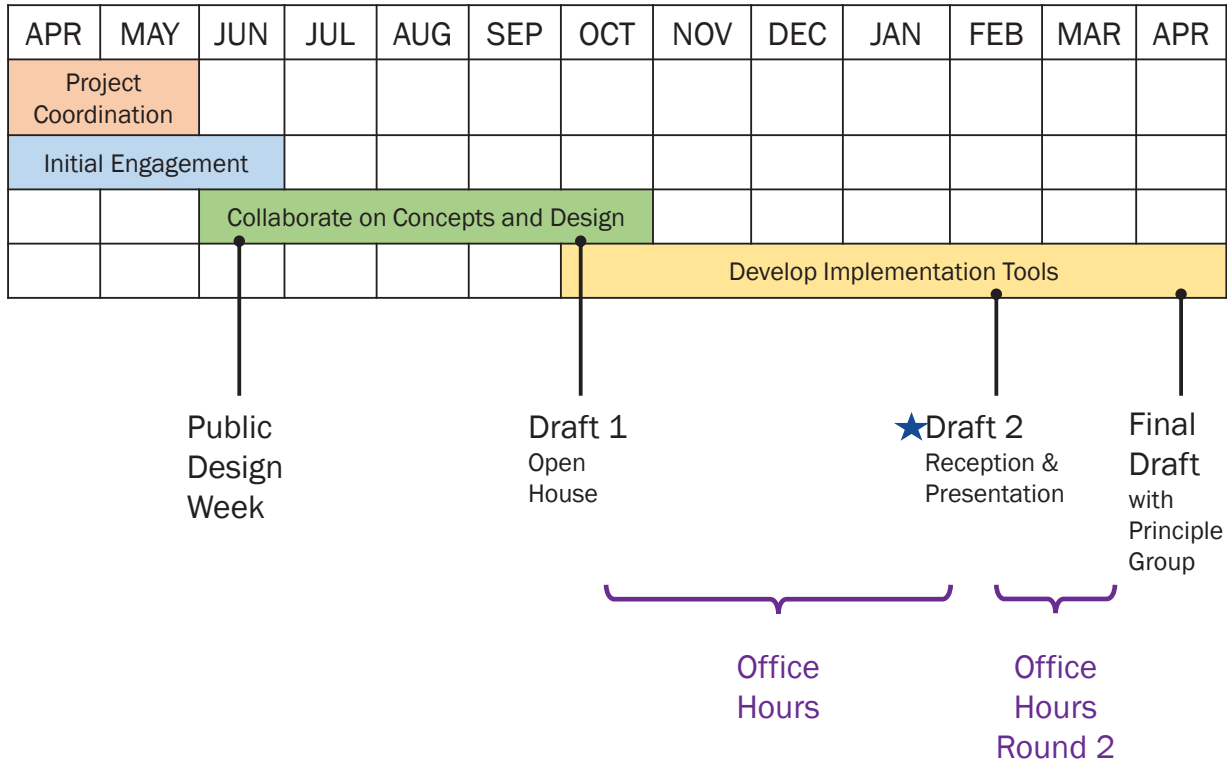


PRINCIPLE 

## Study Area Map



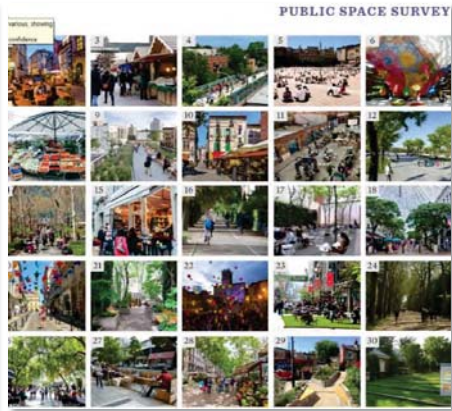
# Schedule







Envisioning Washington Street  
 NEWTONVILLE AREA COUNCIL  
 SURVEY ANALYSIS  
 Public Opinion Survey on the Future of Washington Street  
 October 2018



Principle Group  
 Public Document Comments

Washington Street Vision Plan, Part 1  
 Leave your comments by Dec 2, 2018

Start here! This section includes: Critical introductions to the project and process; instructions for the community on how to use the scenarios to help visualize which zoning tools are preferred

Page 1 of 20

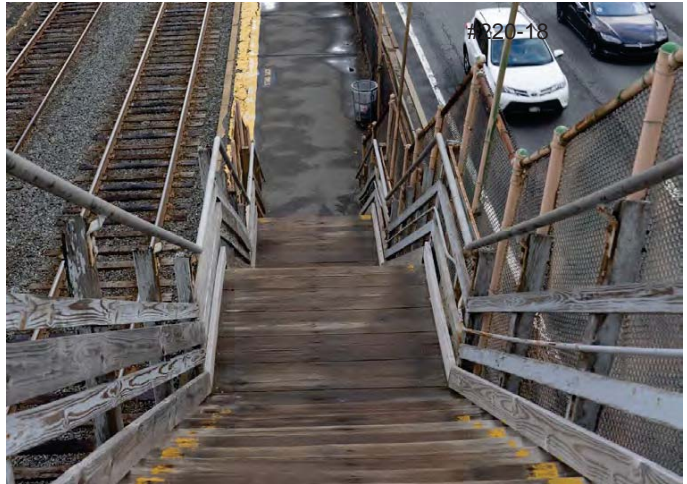
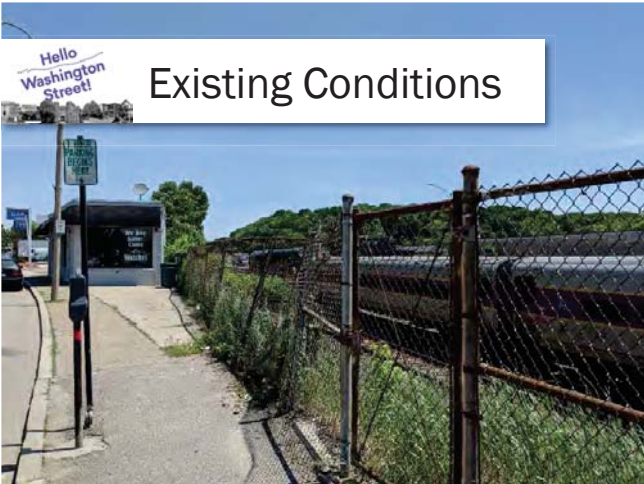
Download

Type to search

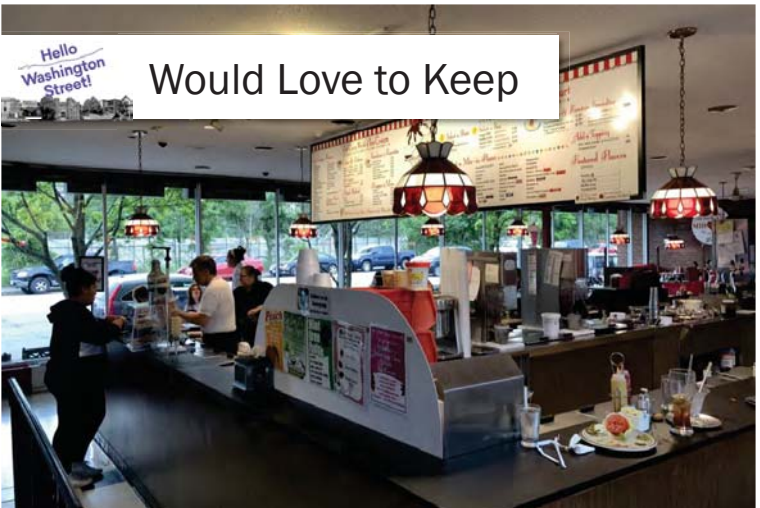
THIS DOCUMENT

This document is the first draft of the vision plan for Washington Street. The following pages show site-specific options for the future of different geographic areas in the Washington Street study area. These options are presented here so that a wide range of people who live, work and play in Newton can review it and provide their input.

We are looking for comments on what you like in terms of the general shape and size of potential future buildings, the way parks and plazas could be arranged, the amount of investment available for improving key features of the area - such as the commuter rail stations and repairing the roadway design and streetcar of Washington Street - and building new housing options. For each sub-area in the plan, there are specific questions that we are looking for the community to weigh in on, to help inform future drafts of this plan.



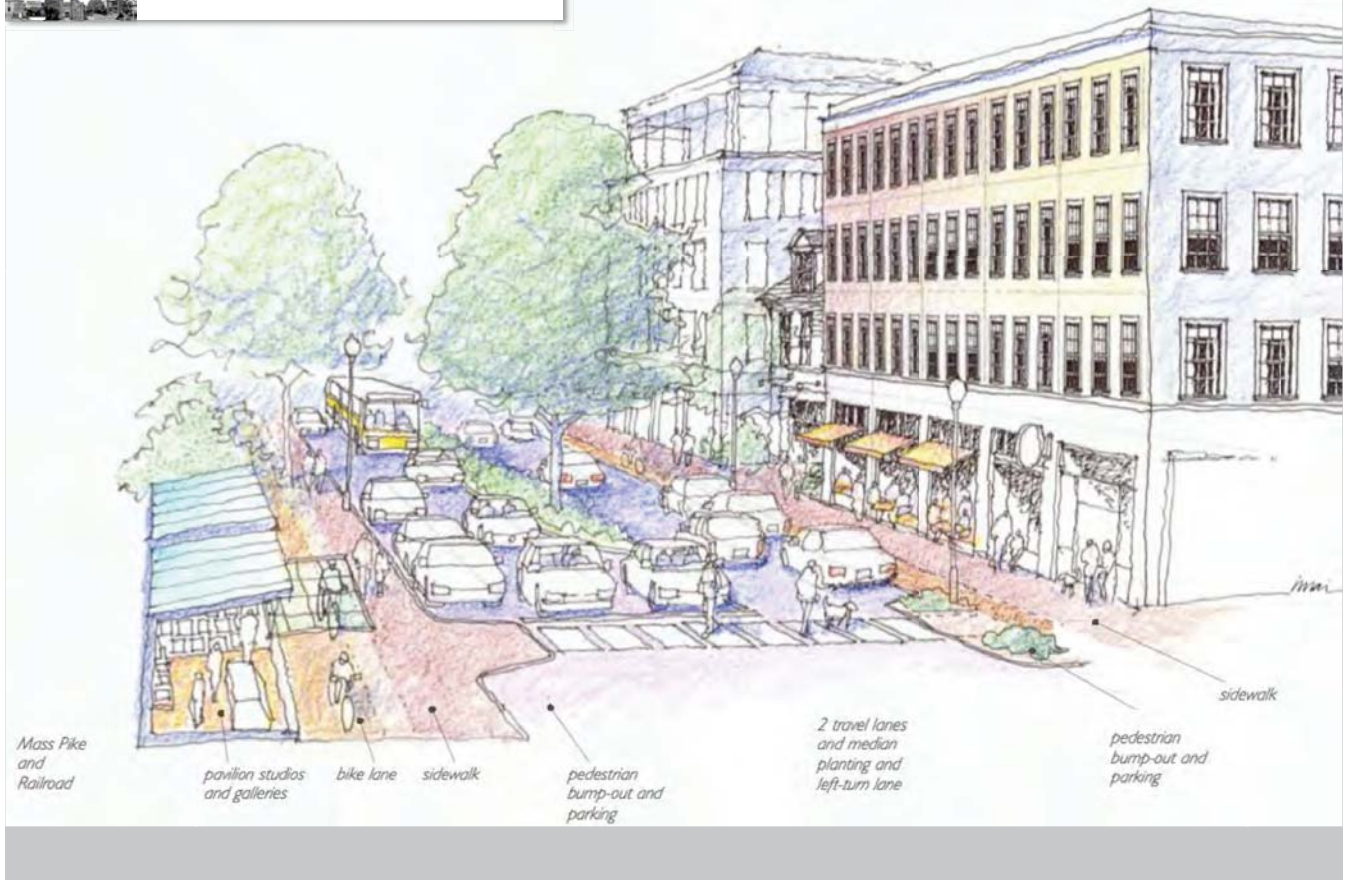








# A Street for Newton



# Buildings Better Than This





Hello Washington Street!

## Building Variety



Hello Washington Street!

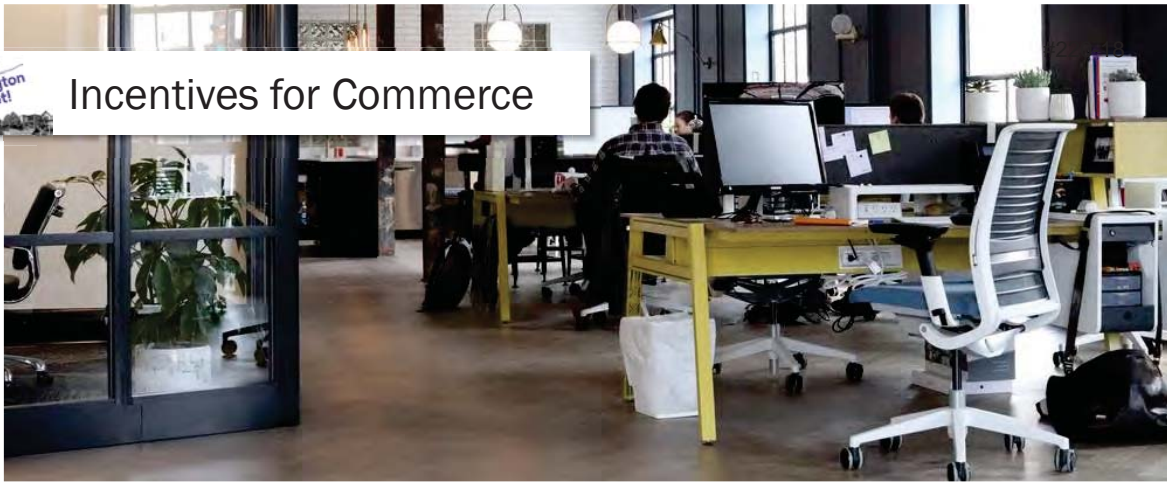
## Diverse Housing Needs





Hello  
Washington  
Street!

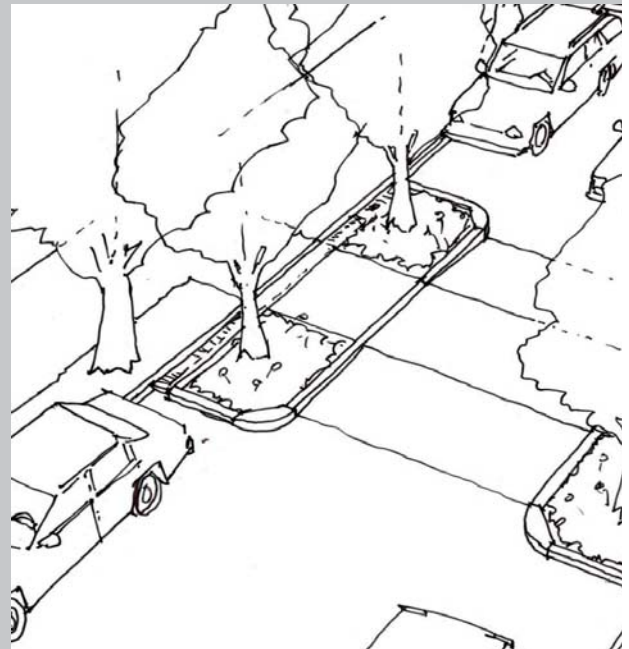
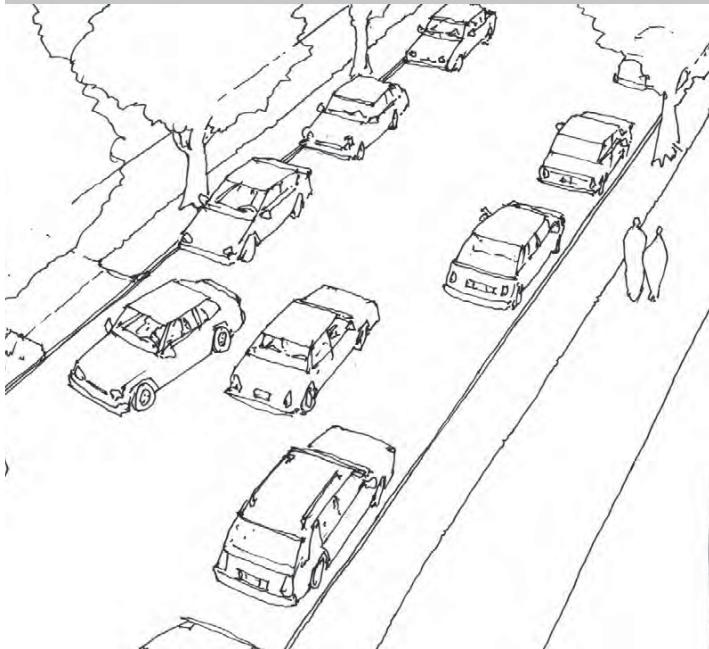
## Incentives for Commerce



Hello  
Washington  
Street!

## Slow Neighborhood Streets

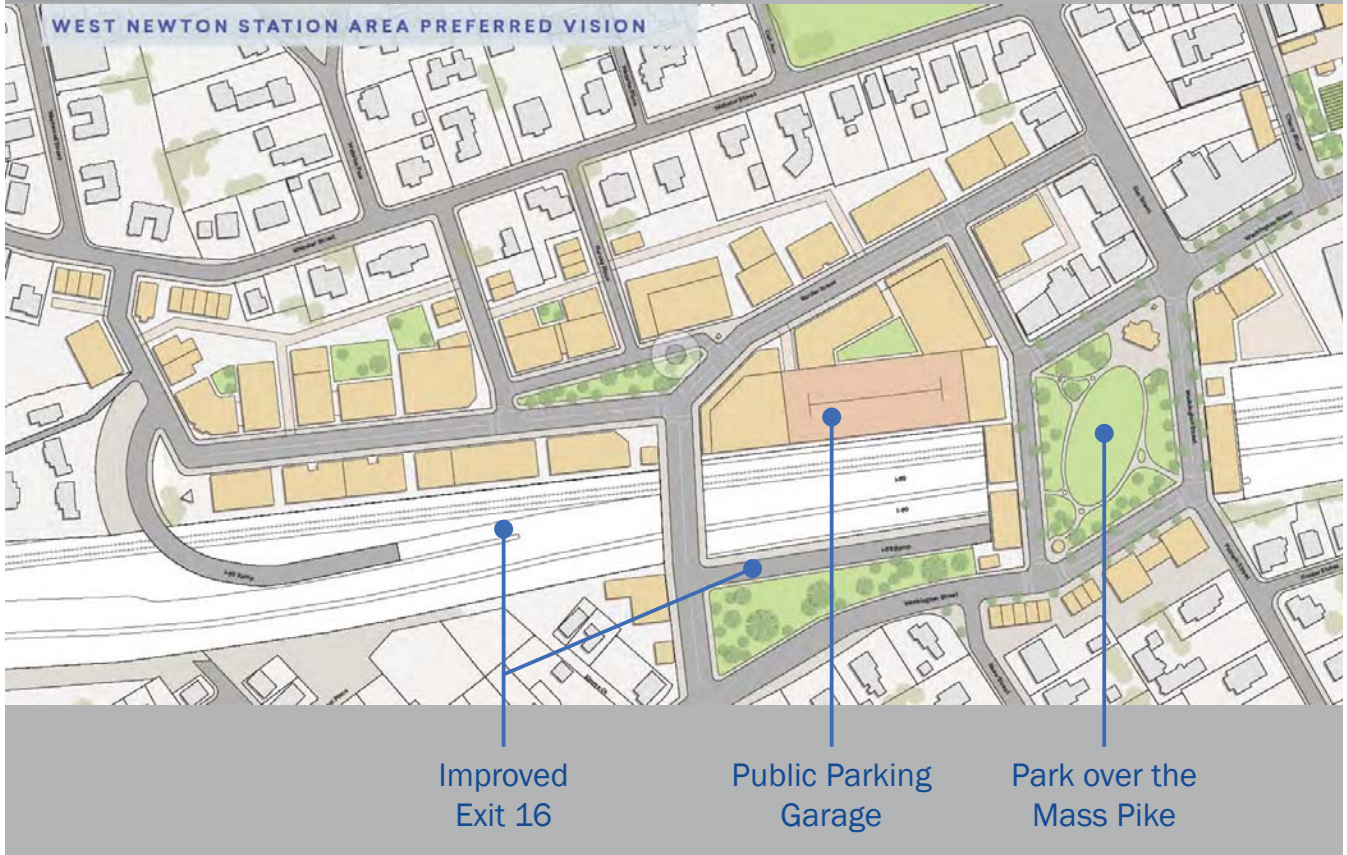
#220-18



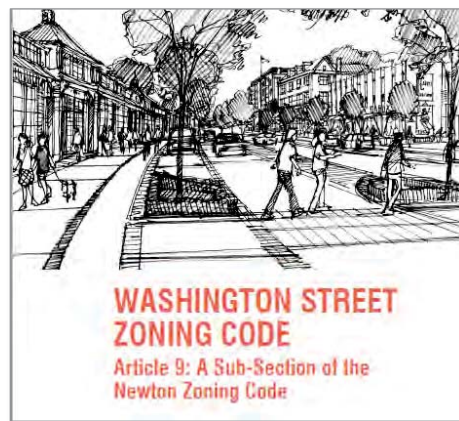




# Some Major Investment Ideas



## What to look for in the 2<sup>nd</sup> Draft



- Chapt. 1: Introduction
- Chapt. 2: Big Ideas
- Chapt. 3: Illustrative Site Studies
- Chapt. 4: Street Repair
- Chapt. 5: Running the Numbers

- 9.1: General Standards
- 9.2: District Standards
- 9.3: Building Standards
- 9.4: Use Standards
- 9.5: Site Standards
- 9.6: Definitions





# Chapter 2: The Big Ideas

- Human-Scaled Villages
- Villages as Cultural Hubs
- Public Spaces, Social Places
- Housing For All
- Walk & Bike Washington St
- Reconcile the 'Pike
- Regional Transit
- Smart Driving, Smart Parking
- Fiscal Strength



## Chapter 2: The Big Ideas

### Introduction

### Ideas



Residents across many generations who attended Public Design Week expressed a love for Washington Street's businesses and shared creative ideas for how to enhance the villages they cherish. Creating vibrant and inclusive villages takes an "all hands on deck" approach where leadership, nonprofits, volunteers, and businesses all work together for the good of the community.

#### Actions

For Public & Private Sectors to Achieve the Aspirational Ideas

#### 21 Vibrant Villages After 8 PM

During Public Design Week, residents expressed that they would like more social opportunities, experiences, and nightlife available where they live. Participants described leaving Newton for other communities bustling with nighttime activity, rather than spending time in the Washington Street villages. Community members expressed many ideas for businesses that can provide such activity: beer gardens attached to public spaces, local markets, live performances, theater. The boomer generation, which represents a large portion of Newton's population, is increasingly seeking social interaction and group activities outside the home and in village centers where they can walk from place to place. Business-supportive policies, such as eliminating mandatory off-street parking standards for restaurants, theaters, coffee shops, bars, and other entertainment uses will help new businesses emerge by removing the costs and physical space requirements associated with providing on-site parking. Allowing public right of way (e.g. sidewalks) to be used for sidewalk cafes and outdoor dining experiences, and providing the most efficient and helpful licensing/permitting procedures for licensing and special events will help encourage vibrancy and cultural programming after 8 p.m. The City could go one step further by implementing an outdoor dining/sidewalk cafe start-up grant or seed funding through an Economic Development initiative to help local businesses add amenities to the street such as planters, furniture, lighting, signage, and public art.

##### ACTIONS

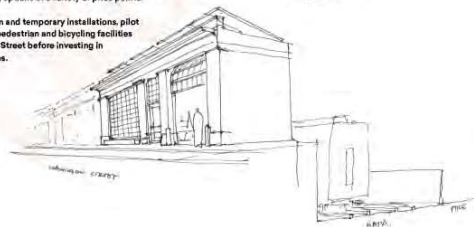
- Eliminate mandatory parking requirements in zoning to support local restaurants, theaters, bars and sidewalk cafes.
- Working with the Newton Economic Development division, establish a start-up fund to support creation of outdoor dining opportunities.
- Boost cultural programming, such as art walks, outdoor concerts, movie nights, and street art festivals for evening hours to create a reason for people to stay and linger longer.
- Consider adopting zoning regulations that allow arts and creative economy uses by-right.

#### 22 Build to Attract All Ages

Historically, Newton has been known as a quiet, Garden City suburb with excellent schools – an attractive place to raise a family. Over time, the rate of replenishment of young families to elders has not held steady and today Newton's population, like many cities and towns in New England, is aging. If Newton wants to see a more age-diverse population emerge over the next ten years, deliberate actions should be taken to build the kinds of amenities young people are seeking from the places where they choose to live and work. Recent studies show young people in the Newton/Boston region are interested in public transit and car-free living, often prioritize experiences as opposed to material goods, and are more likely to rent an apartment with roommates as opposed to living alone. Building to attract a young population means investments in streets that prioritize people and high-quality bicycling, frequent transit service, vibrant public spaces, and emerging places to be creative and social. These amenities are also increasingly sought after by older adults who want to remain in Newton as they downsize and age in place.

##### ACTIONS

- Prioritize the creation of a state-of-the-art commuter rail and bus system.
- Include by-right pathways for the creation of a variety of housing types such as mixed-use and multi-family buildings to provide housing options at a variety of price points.
- Through short term and temporary installations, pilot improvements to pedestrian and bicycling facilities along Washington Street before investing in permanent changes.



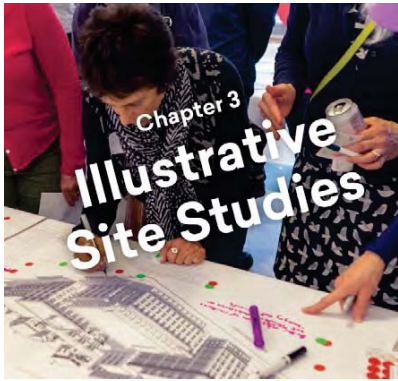
#### 23 Think Creatively on the Edges: Utilize City Land Along the Turnpike Edge of Washington Street

The Washington Street corridor has a number of remnant strips of public lands that serve little function or purpose. These strips of land could become an interesting promenade with a series of small structures or pavilions that could provide affordable commercial, studio, and/or exhibit space for startups, artists, and entrepreneurs. The pavilions could also serve as structural sound barriers to mitigate turnpike noise, and be constructed to support solar panels and/or perennial vegetative barriers. These multi-use spaces could initially be installed using temporary structures, such as adapted trailers, sheds, or shipping containers to test the idea prior to investment in more permanent buildings; see section 2.6 for more on temporary structures.

##### ACTIONS

- Implement a redevelopment project to create pavilions screening the Turnpike at strategic locations along the corridor that also provide low-cost commercial and retail spaces.





# Chapter 3: Illustrative Site Studies

- West Newton Station Area
- West Newton Core
- Cinema Block
- Rockport Block
- Cheesecake Blocks
- Walker Park
- Post Office Block
- Newtonville Square
- Central Block
- McGovern Site
- Public Works Site
- Crafts Street



## Chapter 3: Illustrative Site Studies

### Existing Conditions

### Illustrative Site Study



### Critical Development Objectives

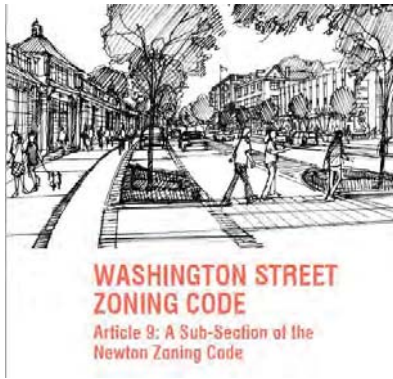
To guide future applicants in this area, as well as city staff, Planning Board, and City Council

#### CRITICAL DEVELOPMENT OBJECTIVES

- A** A new deck over the turnpike provides a large new public square and a prominent new civic buildings at the northern end of the square facing Washington Street and the center of West Newton.
- B** New street connections create smaller blocks and a more porous, fine-grained pedestrian network, dispersing vehicle traffic and providing multiple route options for drivers.
- C** A new city street connects across the turnpike helping to relieve traffic congestion by providing a more connected street network.
- D** New buildings with ground floor retail line the sides of the new square, providing a visual and acoustic buffer to mitigate noise and air pollution from the turnpike.
- E** The diversity of building sizes, heights, and roof types along Washington Street and within the block contributes to the village-scale experience.

- F** A range mixed-use buildings on Washington Street form the edge of the commercial core of Newtonville and include a mix of existing buildings and new development.
- G** Residential, commercial, and mixed-use buildings at a variety of heights are concentrated close to the west entrance of the West Newton rail station. Taller buildings are focused near the turnpike away from the existing neighborhoods to the north.
- H** Taller buildings step down to buildings no more than 3 stories in height to provide a transition to the residential neighborhood.
- I** A large public parking garage is centrally located to provide parking for the surrounding blocks.
- J** On-street parking is available on new and existing streets throughout West Newton to provide additional spaces, with market-based pricing to ensure availability.
- K** Upgraded east and west entrances to the West Newton rail station serve as central focal points for new clustered transit-oriented development.
- L** A reconfigured on-ramp to the turnpike is more compact, safer for pedestrians to cross where it meets up with new city streets, and makes the development of surrounding parcels possible.
- M** Site improvements including wider sidewalks, regular street trees, seating, and bicycle racks are made along Washington Street to enhance the walking and bicycling experience.
- N** Site design improvements are intended to fit seamlessly with streetscape improvements planned for construction in 2019 along Washington Street in the village center.
- O** A new neighborhood park is created to help transition the scale of buildings as they step down from the turnpike to meet the neighborhood to the north.





## Part Two: Draft Zoning

9.1: General Standards

9.4: Use Standards

9.2: District Standards

9.5: Site Standards

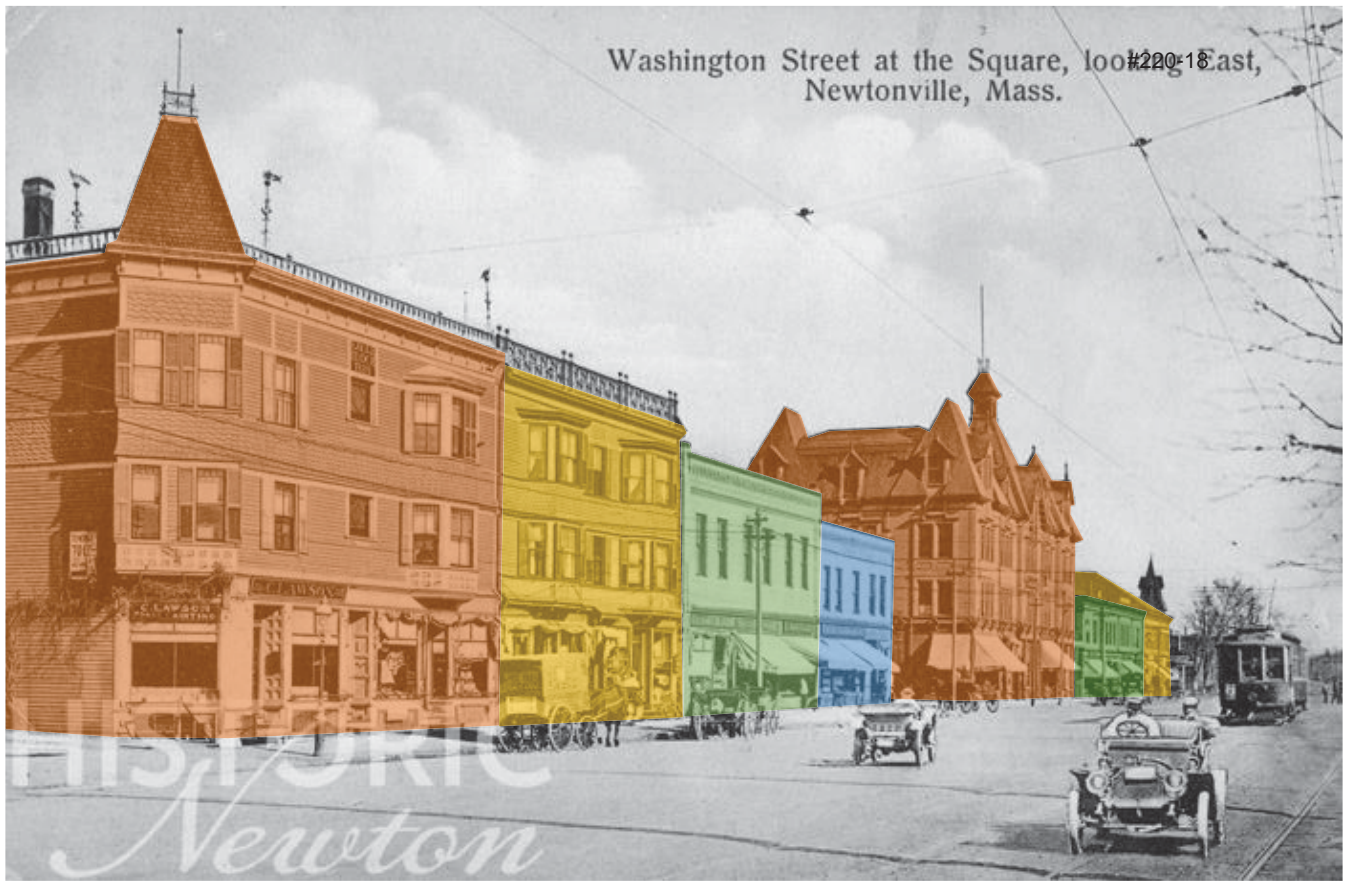
9.3: Building Standards

9.6: Definitions

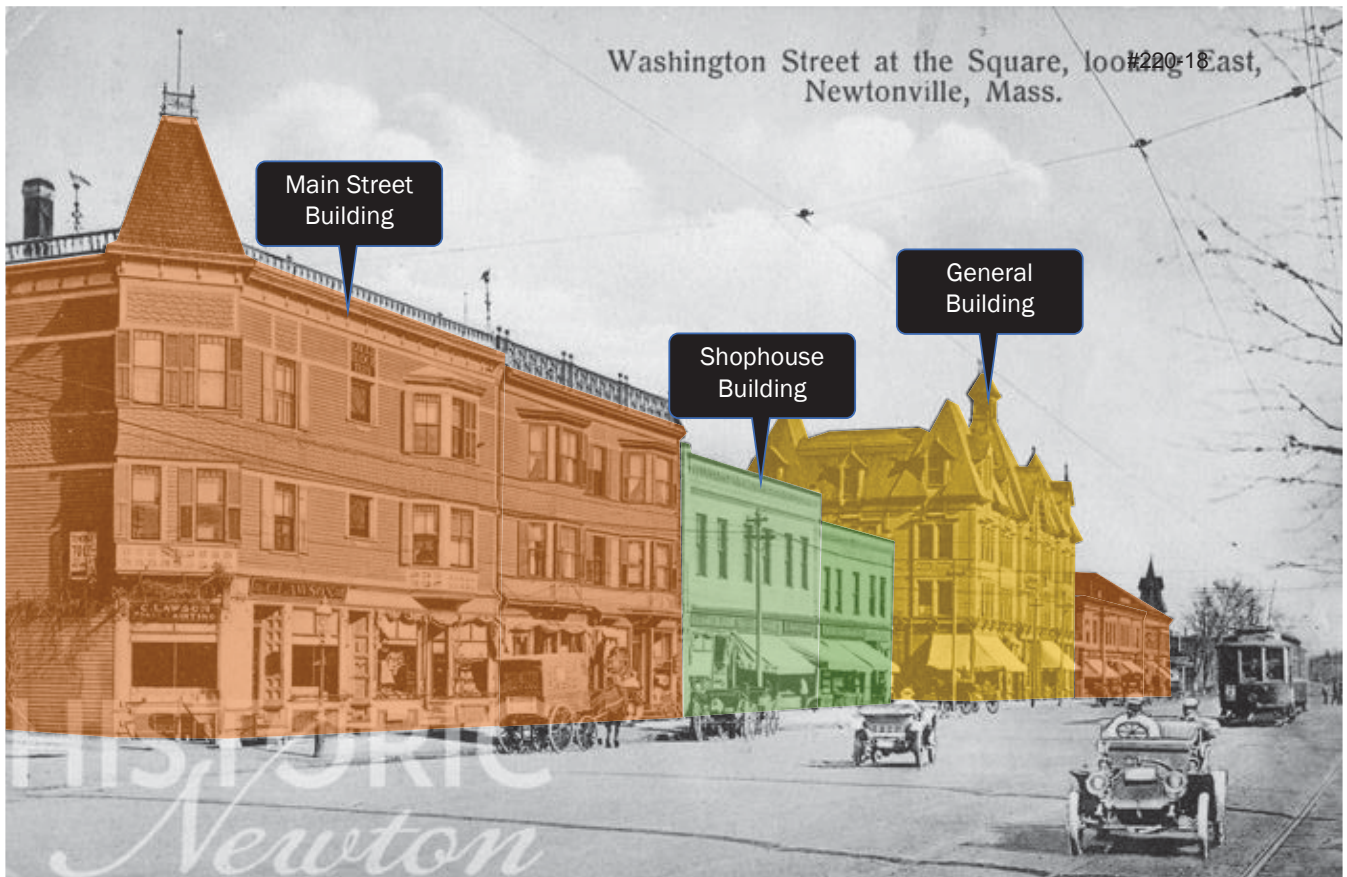


What defines a District?





## Variety of Buildings



## Building Types & Lot Characteristics





## Building Standards



## Placemaking is more than just Buildings







# Variety of Building Heights

#220-18



#220-18





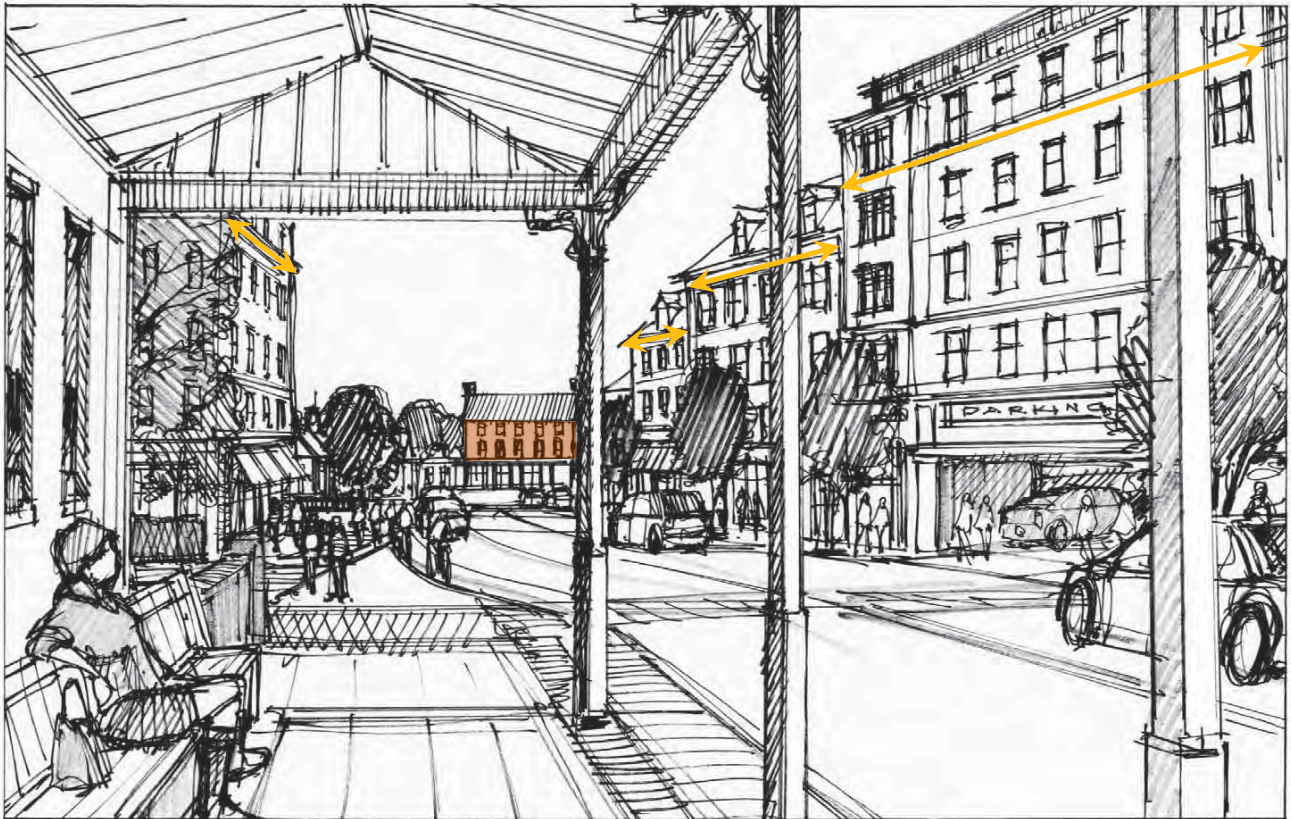


# Incremental in Scale

#220-18



#220-18







# Sensitive to Context

#220-18



#220-18







#220-18

# Predictable Outcomes from Zoning



#220-18

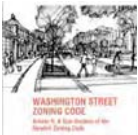
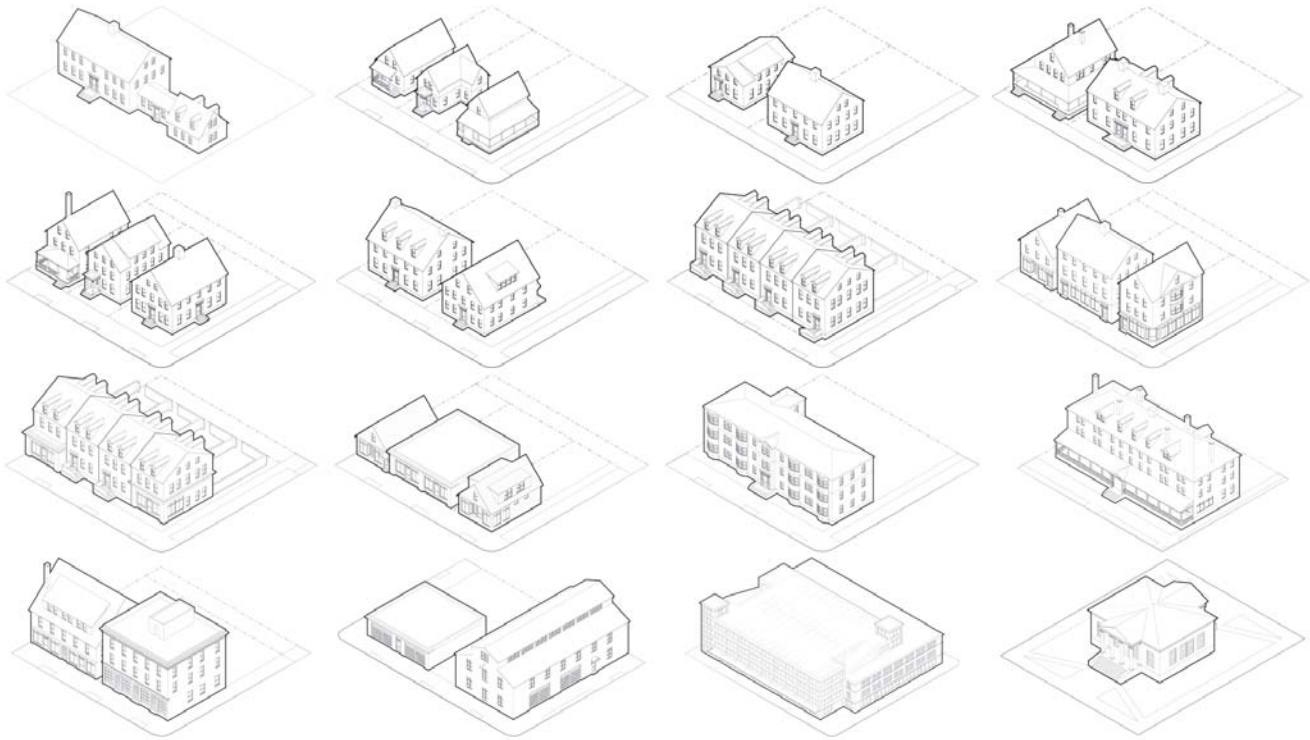






# What is a Building Type?

#220-18



# What is a Building Type?

#220-18

Article 9.5 Building Standards // Section 6 Primary Building Types

**11. MAIN STREET BUILDING**

**A. DESCRIPTION**  
A small mixed use building type with a required chophorn.

**B. BUILDING FORM**

Building Length	100 ft max	⊗
Floor Plate	7,500 sq ft max	
Roofs	See Article 9.5.8 Roof Types	
Attachments	2 bays max (4)	

**C. BUILDING HEIGHT**

Total Stories		
W+V	3 stories max or 4 stories max by special permit (1)	⊗
W+V	4 stories max (2)	⊗
W+V	5 stories max (2)	⊗
W+M, W+D	5 stories max (2)	⊗
First Floor Height	14 ft min, 20 ft max	⊗
Upper Floor Height	10 ft min, 12 ft max	⊗
Floor Floor Separation	0 ft max	

**D. USES (per Article 9.4 Use Constants)**

First Floor	Lodging, Office, Retail, Industrial, Service, Civic
Upper Floors	Residential, Lodging, Office, Retail, Industrial, Service, Civic

**E. RESIDENTIAL UNITS**

Building Gross Floor Area / Dwelling Unit	1,000 sq ft
Gross Building Floor Area / Dwelling Unit	900 sq ft

**F. PENETRATION**

Chophorn Penetration	Requires, see Article 9.3.3
First Floor Penetration	30% min
Upper Floor Penetration	20% min

DRAFT 02.11.2015 | Washington Street Zoning Code | 3-83

Article 9.5 Building Standards // Section 6 Primary Building Types

**12. MAIN STREET BUILDING**

**A. MISSING COMPONENTS**

Rear Addition	●
Connector Wing	●
Connector	●
Perchouse	●
Extended Chophorn	●

**B. ARCHITECTURAL COMPONENTS**

Perch	●
Canopy	●
Sign	●
Cross Canopy	●
Chop Corner	●
Corner Window	●
Sign Window	●
Sign	●
Turner	●
Arched	●
Portico	●
Canopy	●
Deck	●
Roof Deck	●
Clippie	●

**C. ROOF TYPE**

Cable Roof	●
Shed Roof	●
Upright Roof	●
Gambrel Roof	●
Gable Roof	●
Flat Roof	●

**D. STANDARDS**

- An additional story is permitted, subject to special permit review, if any of the following conditions are met:
  - An existing sign-form historic building facade is preserved, in accordance with Article 9.3.4-18 Historic Preservation.
  - If 100% of the commercial space provided on the ground floor of the building is reserved for independent, local retailers.
  - The standards for a courtyard block or connected block building group are met, in accordance with Article 9.2.
- The top floor of the building must have a 10 ft step back along the primary and secondary frontage.

● Permitted  
● Subject to special permit

DRAFT 02.11.2015 | Washington Street Zoning Code | 3-86



# What is a Building Type?

#220-18

Article 9.5 Building Standards // Section B Primary Building Types

**17 MBM STREET BUILDING**

**a. DESCRIPTION**  
A small mixed use building type with a required shopfront.

**b. BUILDING FORM**

Building Length	100 ft max	<b>A</b>
Floor Plate	7,500 sf max	
Roofs	see Article 9.3.E Roof Types	
Attachments	2 sides max (4)	

**c. BUILDING HEIGHT**

Total Stories		
W-VC	3 stories max or 4 stories max by special permit (1)	<b>B</b>
W-VG	4 stories max (2)	<b>B</b>
W-VY	5 stories max (2)	<b>B</b>
W-SM, W-SC	5 stories max (2)	<b>B</b>
First Floor Height	14 ft min, 20 ft max	<b>C</b>
Upper Floor Height	10 ft min, 12 ft max	<b>D</b>
First Floor Elevation	0 ft max	

**d. USES see Article 9.4 Use Standards**

First Floor	Lodging, Office, Retail, Industrial, Service, Civic
Upper Floors	Residential, Lodging, Office, Retail, Industrial, Service, Civic

**e. RESIDENTIAL UNITS**

Building Gross Floor Area / Dwelling Unit	1,000 sf
Green Building Floor Area / Dwelling Unit	900 sf

**f. FENESTRATION**

Shopfront Fenestration	Required, see Article 9.3.A
First Floor Fenestration	30% min
Upper Floor Fenestration	20% min

DRAFT 02.11.2019 Washington Street Zoning Code | 3-85

**b. BUILDING FORM**

Building Length	100 ft max	<b>A</b>
Floor Plate	7,500 sf max	
Roofs	see Article 9.3.E Roof Types	
Attachments	2 sides max (4)	

**c. BUILDING HEIGHT**

Total Stories		
W-VC	3 stories max or 4 stories max by special permit (1)	<b>B</b>
W-VG	4 stories max (2)	<b>B</b>
W-VY	5 stories max (2)	<b>B</b>
W-SM, W-SC	5 stories max (2)	<b>B</b>
First Floor Height	14 ft min, 20 ft max	<b>C</b>
Upper Floor Height	10 ft min, 12 ft max	<b>D</b>
First Floor Elevation	0 ft max	



# What is a Building Type?

#220-18

Article 9.5 Building Standards // Section B Primary Building Types

**17 MBM STREET BUILDING**

**a. DESCRIPTION**  
A small mixed use building type with a required shopfront.

**b. BUILDING FORM**

Building Length	100 ft max	<b>A</b>
Floor Plate	7,500 sf max	
Roofs	see Article 9.3.E Roof Types	
Attachments	2 sides max (4)	

**c. BUILDING HEIGHT**

Total Stories		
W-VC	3 stories max or 4 stories max by special permit (1)	<b>B</b>
W-VG	4 stories max (2)	<b>B</b>
W-VY	5 stories max (2)	<b>B</b>
W-SM, W-SC	5 stories max (2)	<b>B</b>
First Floor Height	14 ft min, 20 ft max	<b>C</b>
Upper Floor Height	10 ft min, 12 ft max	<b>D</b>
First Floor Elevation	0 ft max	

**d. USES see Article 9.4 Use Standards**

First Floor	Lodging, Office, Retail, Industrial, Service, Civic
Upper Floors	Residential, Lodging, Office, Retail, Industrial, Service, Civic

**e. RESIDENTIAL UNITS**

Building Gross Floor Area / Dwelling Unit	1,000 sf
Green Building Floor Area / Dwelling Unit	900 sf

**f. FENESTRATION**

Shopfront Fenestration	Required, see Article 9.3.A
First Floor Fenestration	30% min
Upper Floor Fenestration	20% min

DRAFT 02.11.2019 Washington Street Zoning Code | 3-85

**d. USES see Article 9.4 Use Standards**

First Floor	Lodging, Office, Retail, Industrial, Service, Civic
Upper Floors	Residential, Lodging, Office, Retail, Industrial, Service, Civic

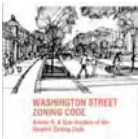
**e. RESIDENTIAL UNITS**

Building Gross Floor Area / Dwelling Unit	1,000 sf
Green Building Floor Area / Dwelling Unit	900 sf

**f. FENESTRATION**

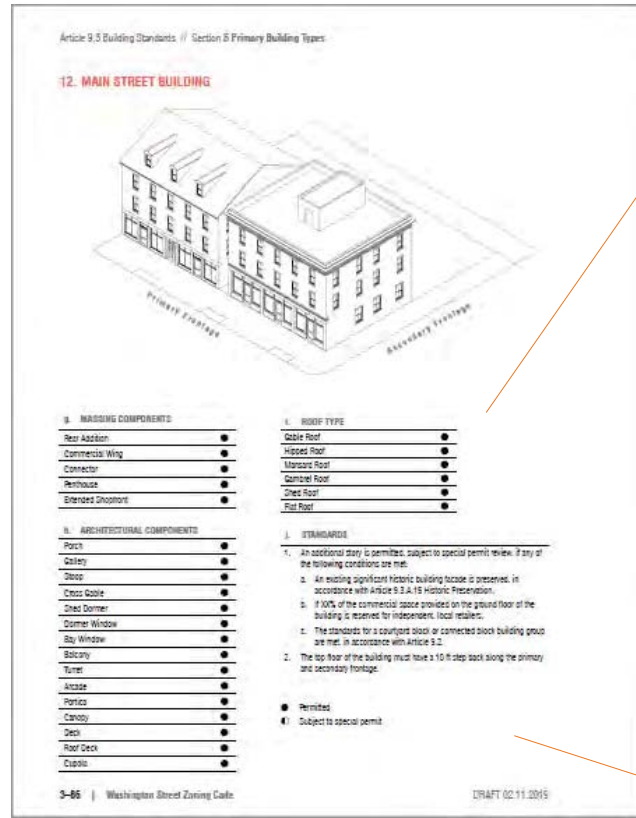
Shopfront Fenestration	Required, see Article 9.3.A
First Floor Fenestration	30% min
Upper Floor Fenestration	20% min





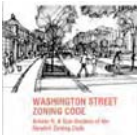
# What is a Building Type?

#220-18



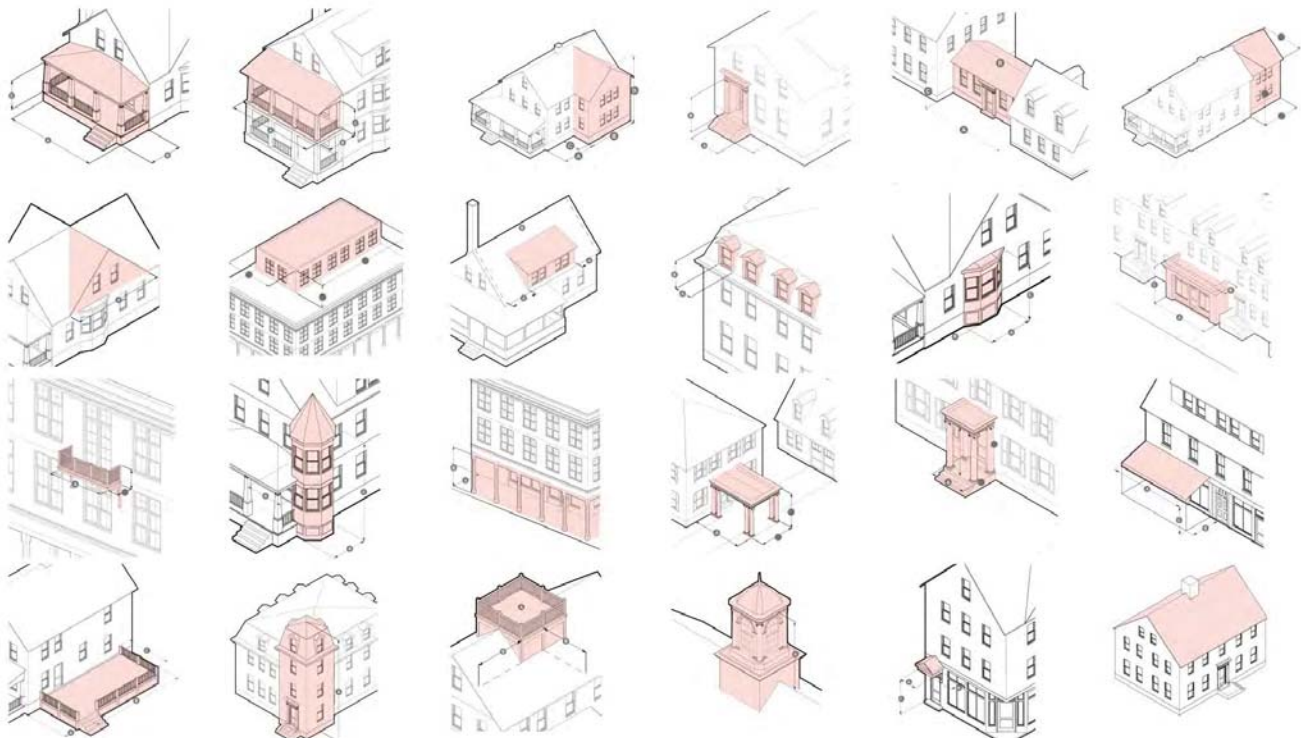
## Design Standards:

- **Building Components**
  - Massing Components
  - Architectural Components
- **Roof Types**
- **Additional Standards**
  - Explanations for the footnotes



# What is a Building Component?

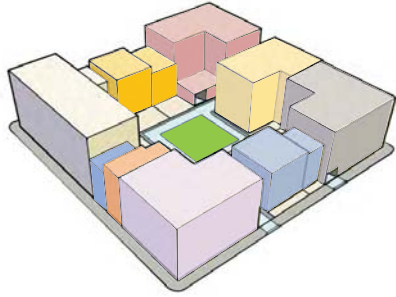
#220-18



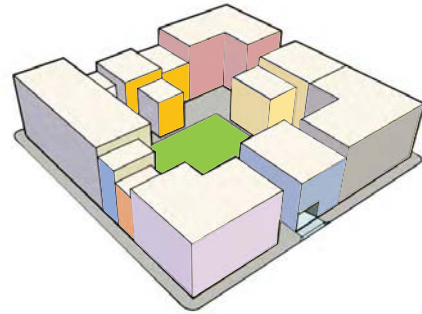


# Building Groups

#220-18



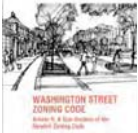
Base Conditions of the Zoning  
Incremental Over Time By-Right



Building Group Standards

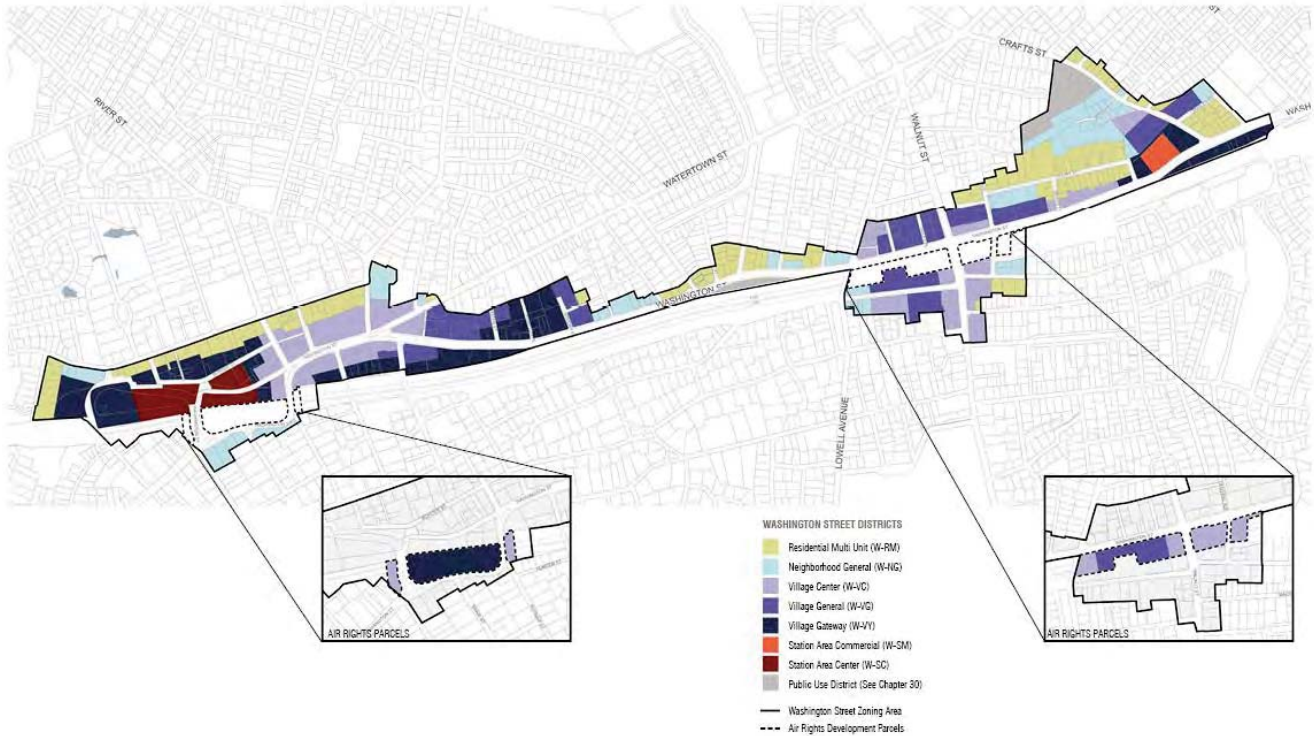
At Once with Special Permit

*Standards to make it perform like an  
incremental project*



# Draft Washington Street Zoning Map

#220-18







# Zoning Districts

#220-18

## WASHINGTON STREET DISTRICTS

-  Residential Multi Unit (W-RM)
-  Neighborhood General (W-NG)
-  Village Center (W-VC)
-  Village General (W-VG)
-  Village Gateway (W-VY)
-  Station Area Commercial (W-SM)
-  Station Area Center (W-SC)
-  Public Use District (See Chapter 30)

## Residential Multi Unit

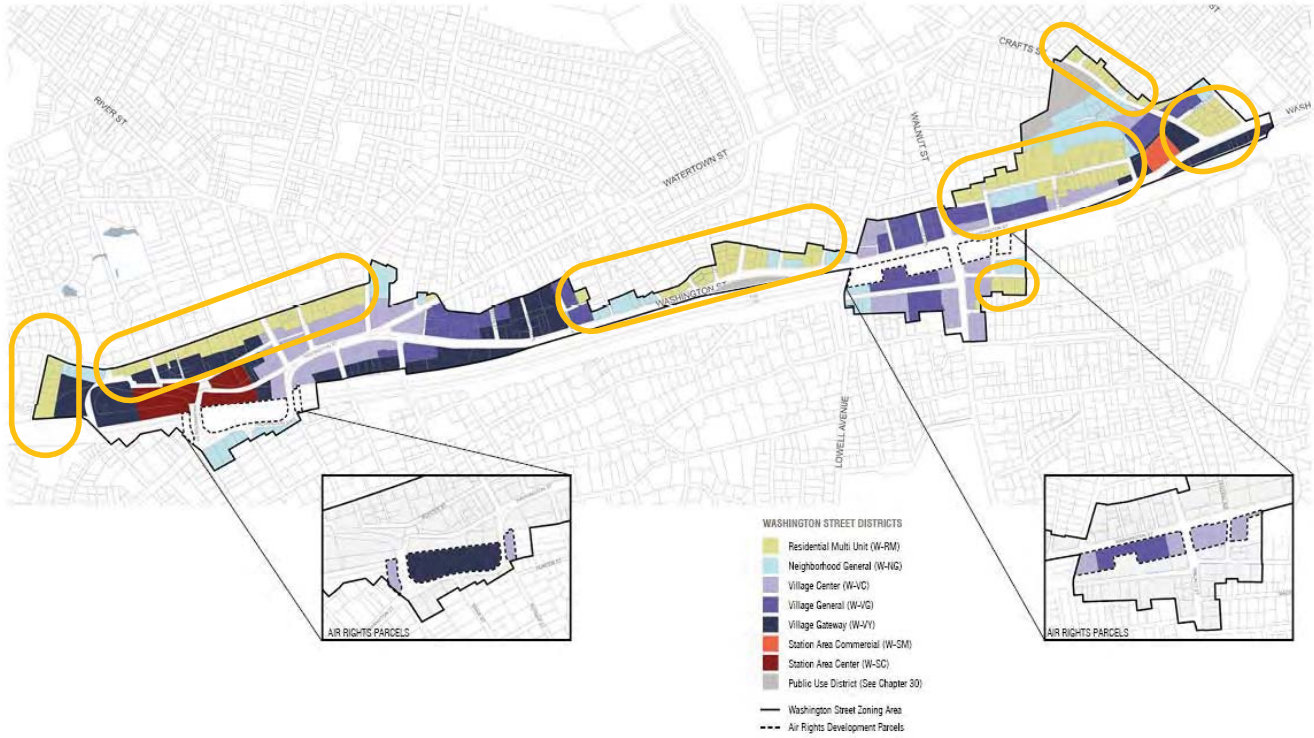
#220-18



### Key Features

- Match existing conditions
- Residential uses only
- Maximum of 2 stories





## f. BUILDING TYPES

Small House	●
House	●
Duplex	●
Apartment House	●
Civic Building	◐

## g. ACCESSORY BUILDING TYPES

Back Cottage	●
Carriage House	●

## h. BUILDING GROUPS

Multi-Unit Court	◐
------------------	---

- Permitted
- ◐ Subject to special permit



# Neighborhood General

#220-18

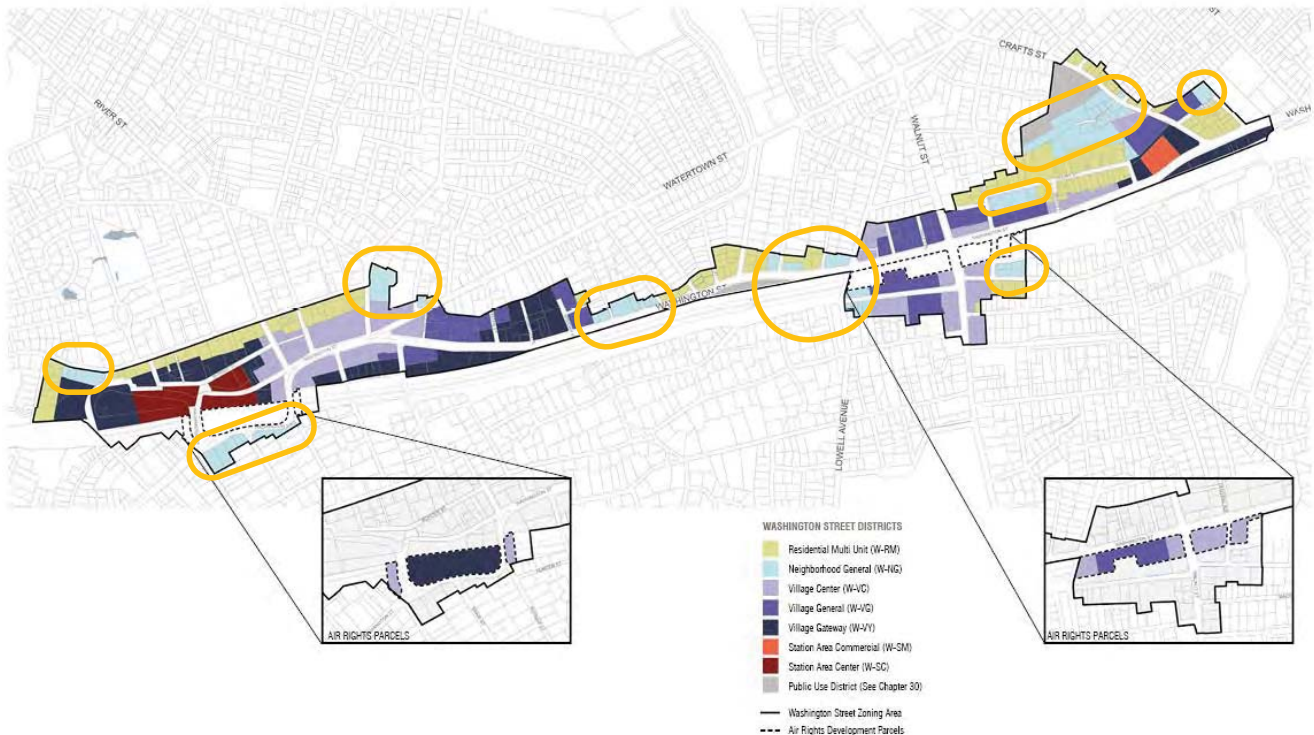


## Key Features

- Match existing conditions
- Residential & small commercial uses
- Maximum of 2 stories

# Neighborhood General

#220-18





## f. BUILDING TYPES

House	●
Duplex	●
Apartment House	●
Small Apartment Building	●
Townhouse	●
Shophouse	●
Live/Work Flex	●
Commercial Pavilion	◐
Shop	●
Civic Building	◐

## g. ACCESSORY BUILDING TYPES

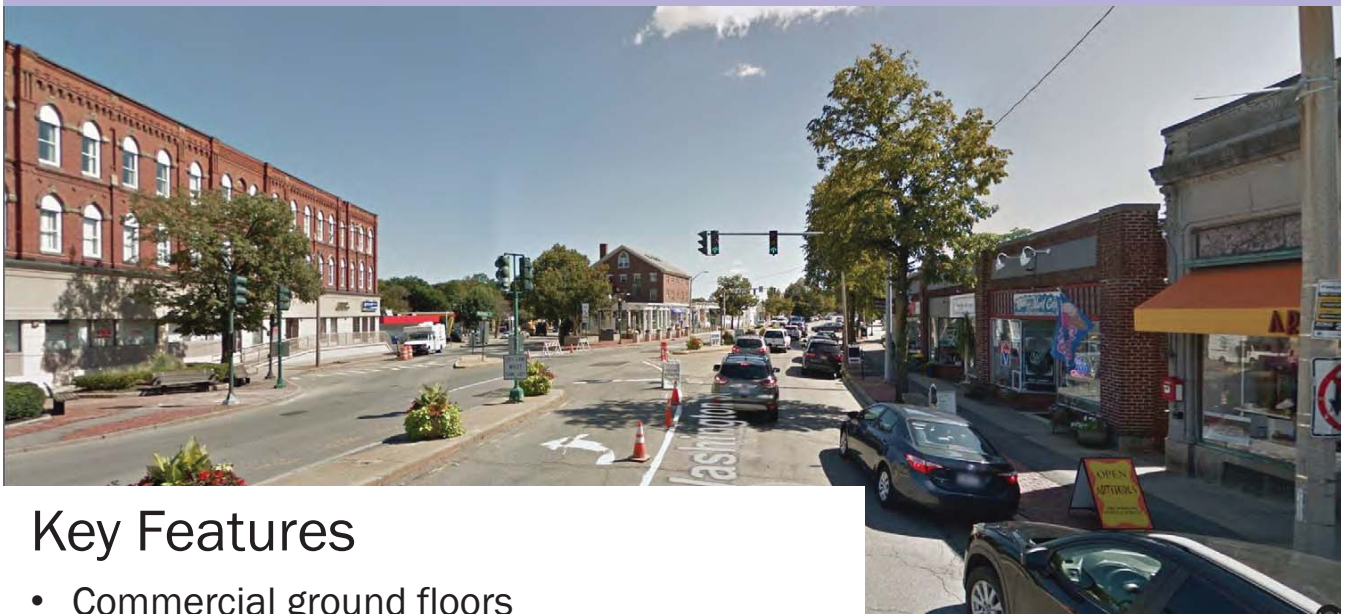
Back Cottage	●
Carriage House	●
Fabrication Shop	●
Accessory Shop	●

## h. BUILDING GROUPS

Multi-Unit Court	◐
------------------	---

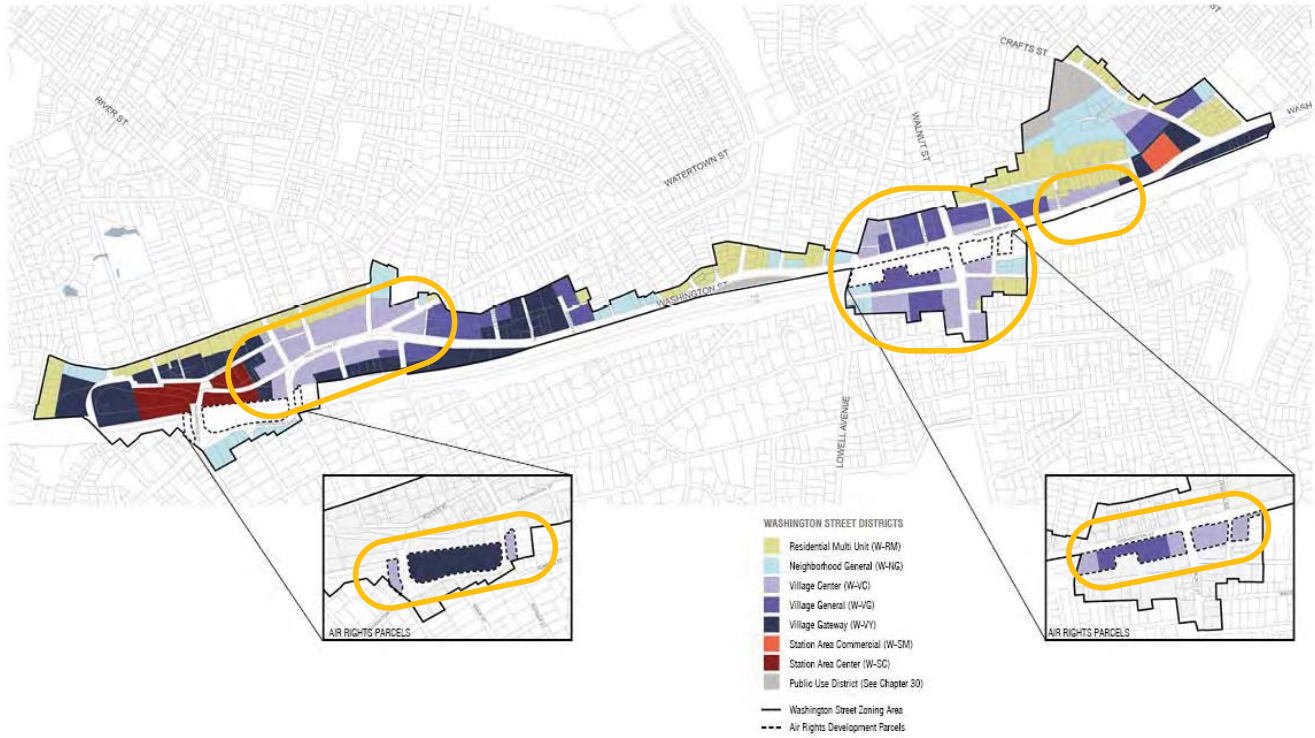
- Permitted
- ◐ Subject to special permit

# Village Center



## Key Features

- Commercial ground floors
- Building types with smaller footprints
- Maximum height by right: 3 stories
- Maximum height by special permit: 4 stories with conditions



### e. BUILDING TYPES

Apartment House	●
Small Apartment Building	●
Townhouse	●
Shophouse	●
Live/Work Flex	●
Commercial Pavilion	●
Shop	◐
Apartment Building	●
Main Street Building	●
General Building	◐
Civic Building	◐

### f. ACCESSORY BUILDING TYPES

Carriage House	●
Fabrication Shop	●
Accessory Shop	●

### g. BUILDING GROUPS

Courtyard Block	◐
Connected Block	◐

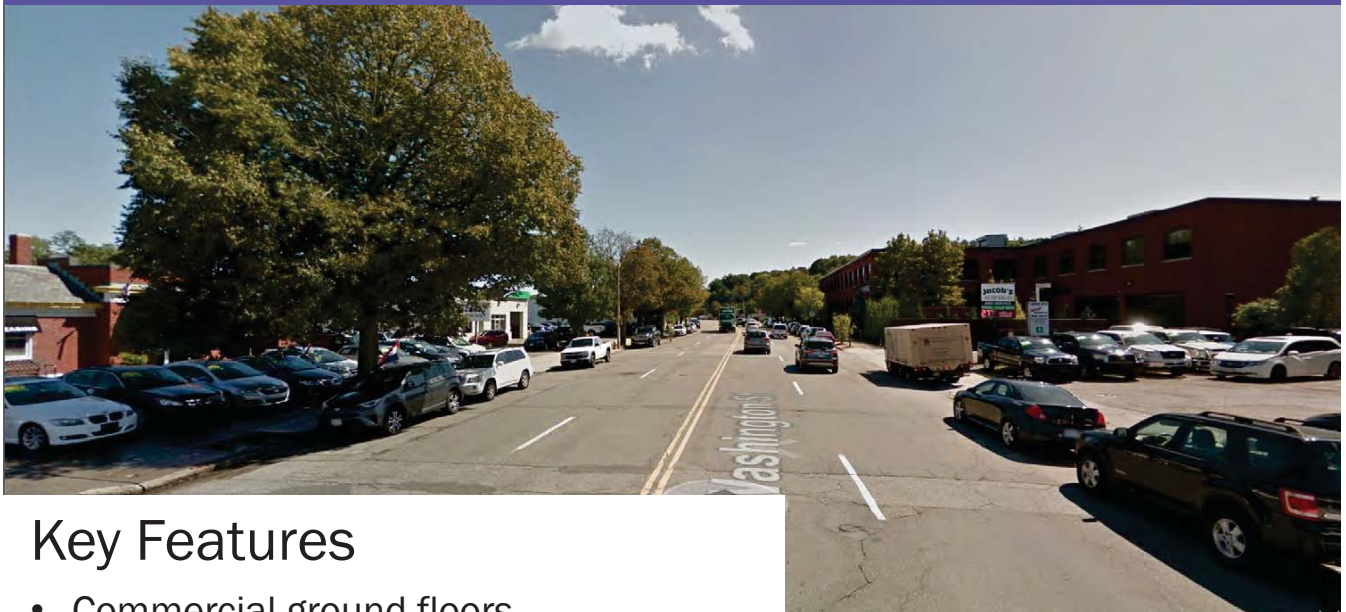
- Permitted
- ◐ Subject to special permit





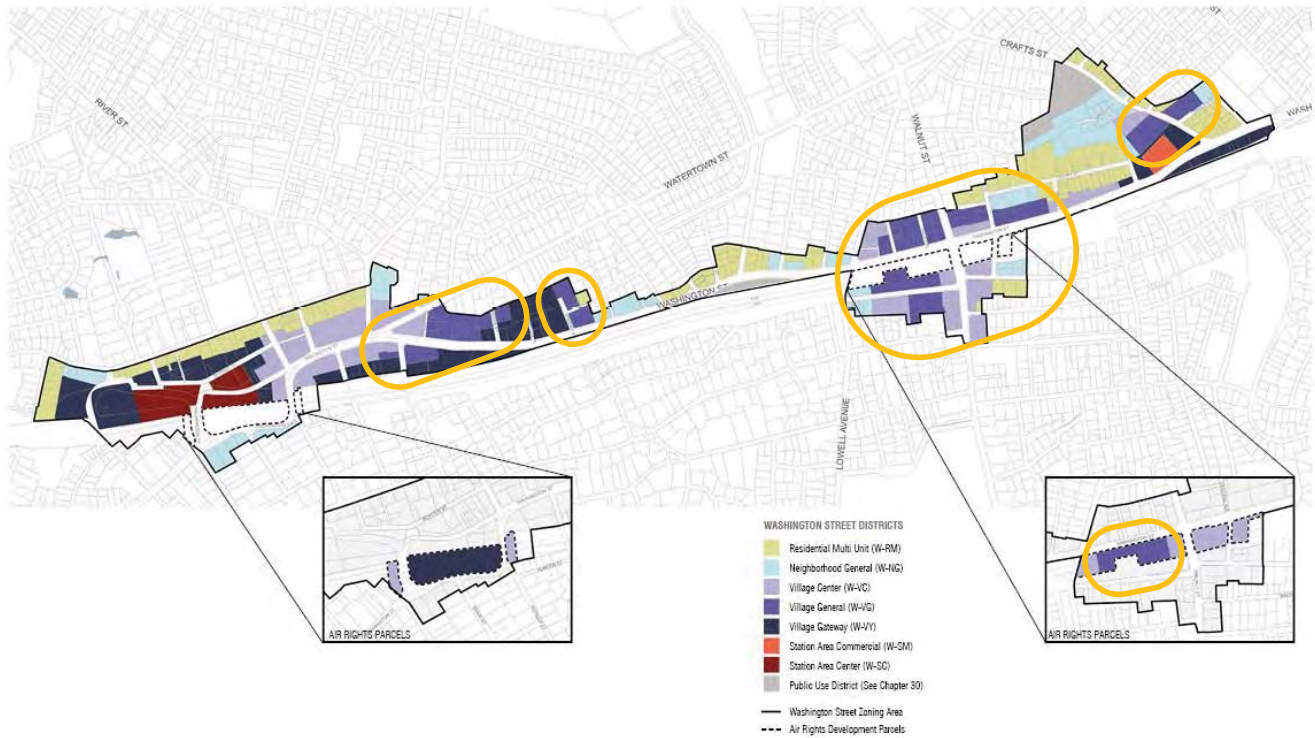
## Village General

#220-18



### Key Features

- Commercial ground floors
- Building types with smaller footprints
- Maximum height by right: 4 stories
- Maximum height by special permit:  
5 stories with conditions



## e. BUILDING TYPES

Apartment House	●
Small Apartment Building	●
Townhouse	●
Shophouse	●
Live/Work Flex	●
Commercial Pavilion	●
Shop	◐
Apartment Building	●
Main Street Building	●
General Building	◐
Commercial Building	◐
Large Format Building	◐
Parking Garage	◐
Civic Building	◐

## f. ACCESSORY BUILDING TYPES

Carriage House	●
Fabrication Shop	●

## g. BUILDING GROUPS

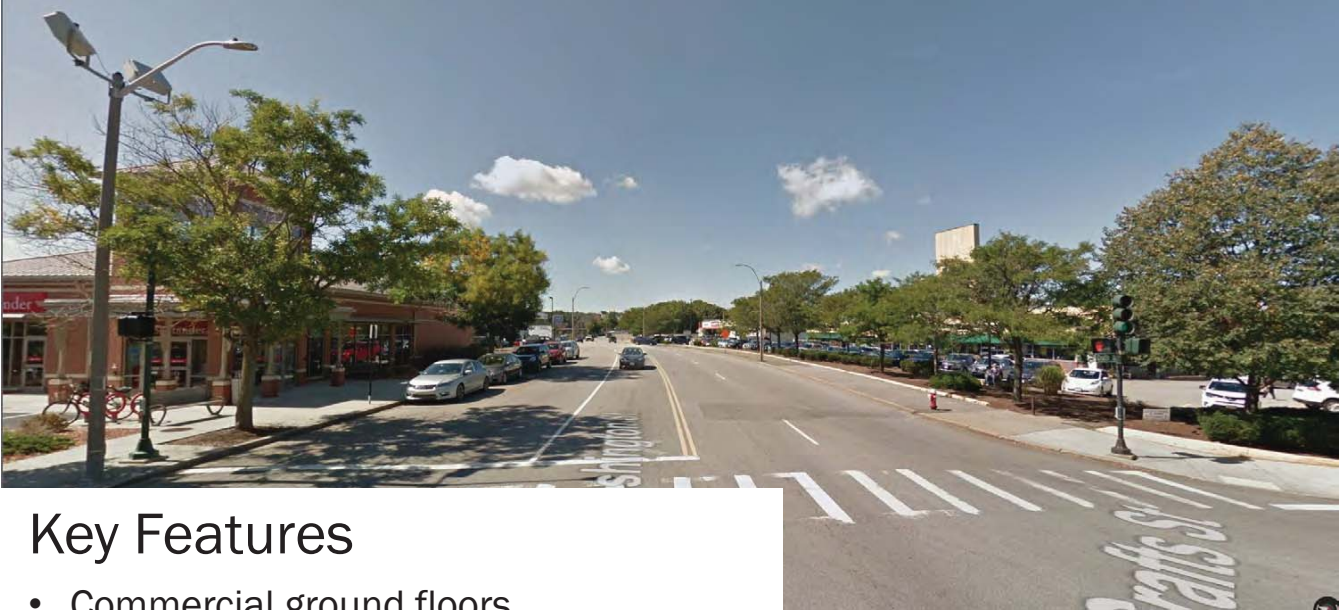
Courtyard Block	◐
Connected Block	◐

- Permitted
- ◐ Subject to special permit



# Village Gateway

#220-18

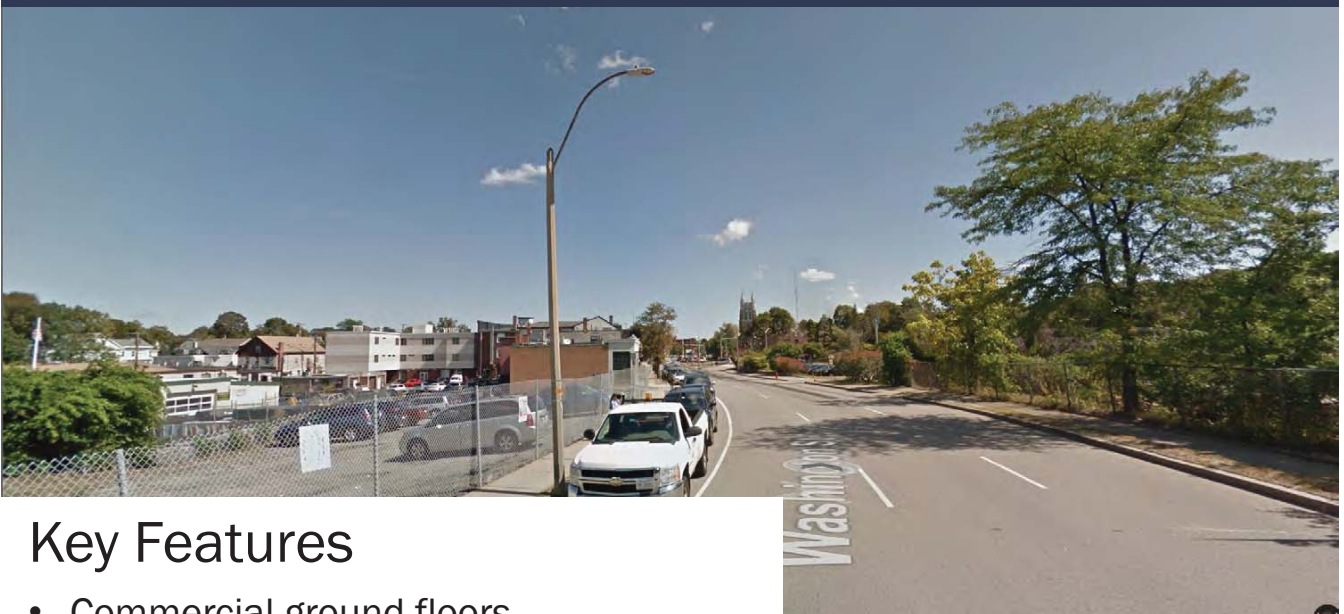


## Key Features

- Commercial ground floors
- Building types with smaller footprints
- Maximum height by right: 5 stories
- Maximum height by special permit: 6 stories with conditions

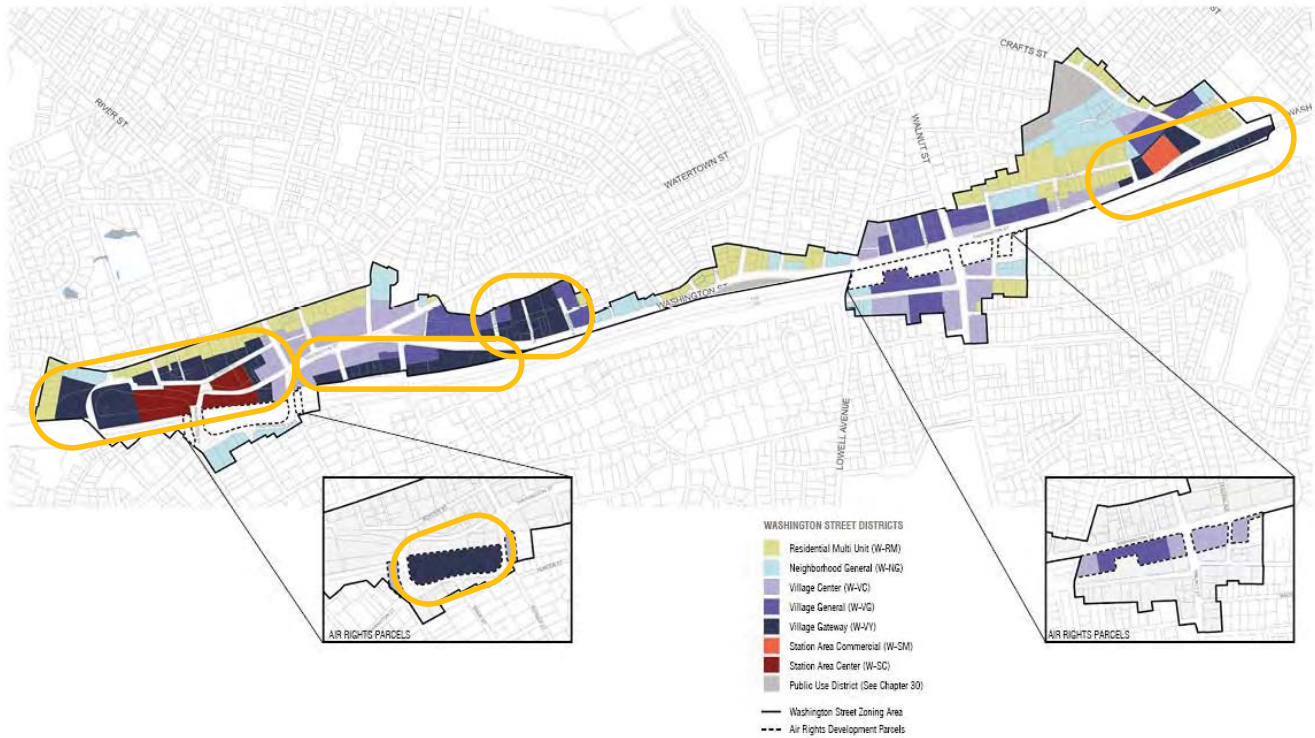
# Village Gateway

#220-18



## Key Features

- Commercial ground floors
- Building types with smaller footprints
- Maximum height by right: 5 stories
- Maximum height by special permit: 6 stories with conditions



### e. BUILDING TYPES

Small Apartment Building	●
Townhouse	●
Shophouse	●
Live/Work Flex	●
Commercial Pavilion	●
Apartment Building	●
Main Street Building	●
General Building	◐
Commercial Building	◐
Large Format Building	◐
Parking Garage	◐
Civic Building	◐

### f. ACCESSORY BUILDING TYPES

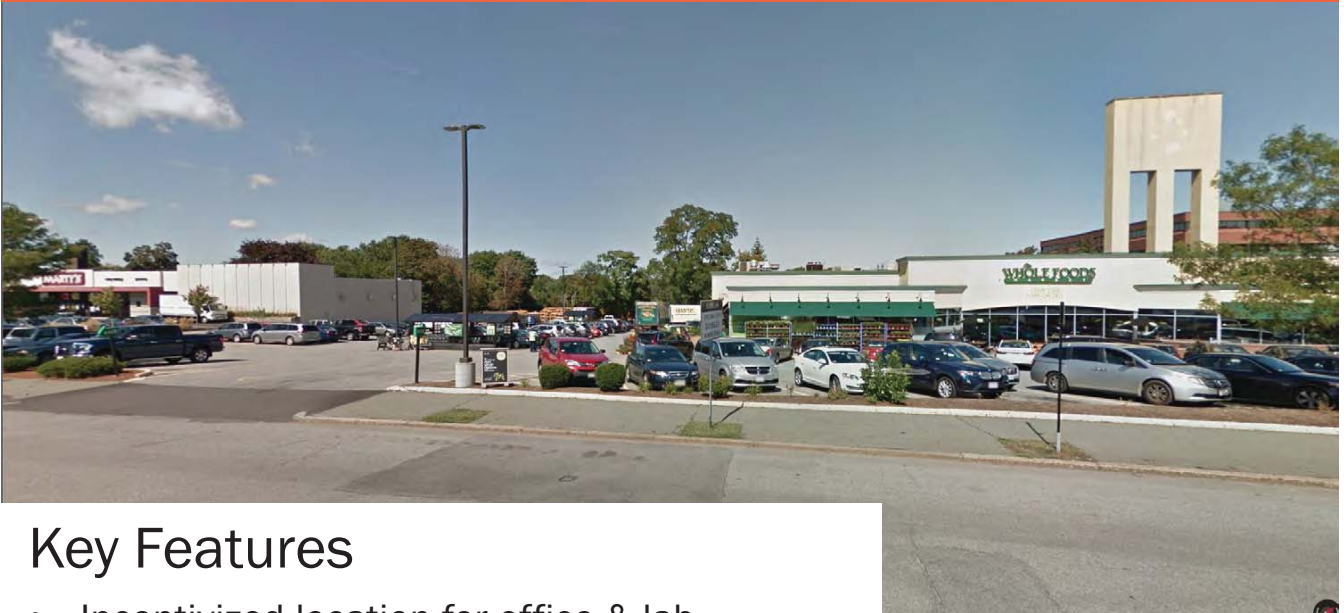
Fabrication Shop	●
------------------	---

### g. BUILDING GROUPS

Courtyard Block	◐
Connected Block	◐

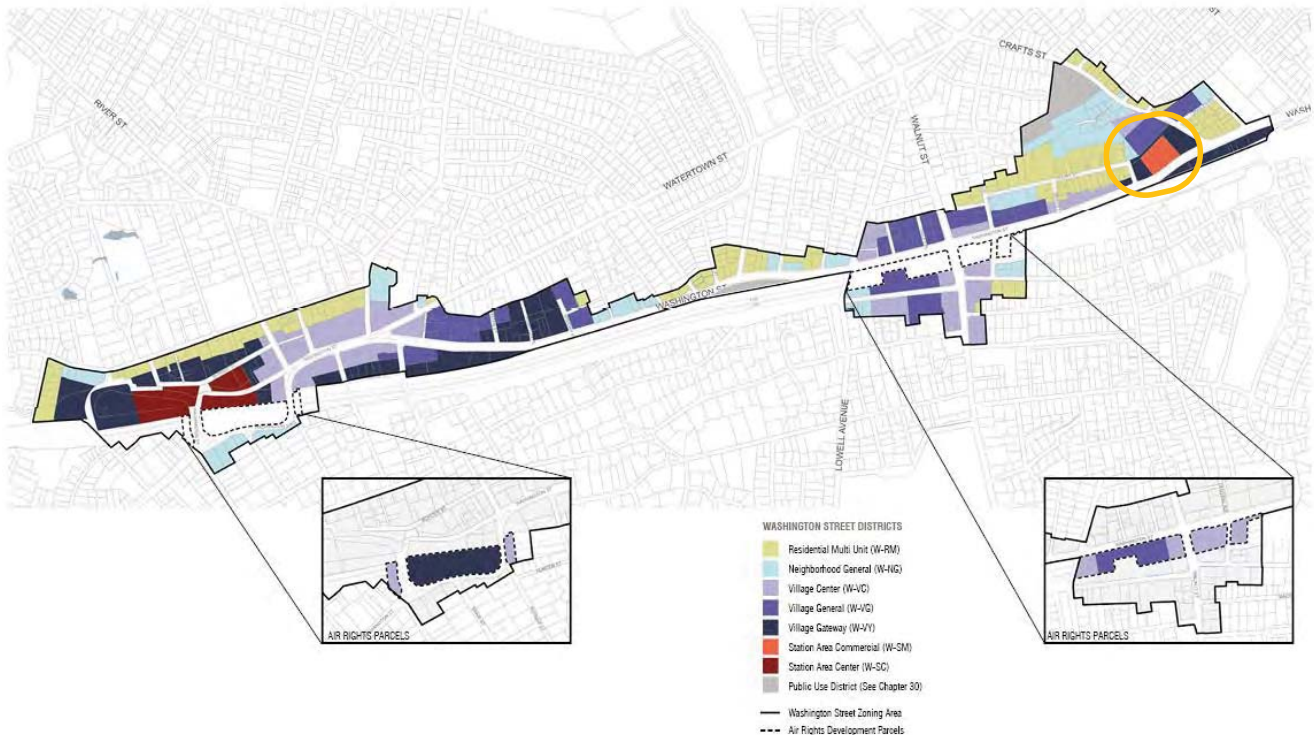
- Permitted
- ◐ Subject to special permit





## Key Features

- Incentivized location for office & lab
- Maximum height by right: 5 stories
- Maximum height by special permit:  
9 stories for lab, 10 stories for office  
No additional height for residential



## e. BUILDING TYPES

Small Apartment Building	●
Townhouse	●
Shophouse	●
Live/Work Flex	●
Commercial Pavilion	●
Apartment Building	●
Main Street Building	●
General Building	◐
Commercial Building	◐
Commercial Midrise	◐
Lab Building	◐
Large Format Building	◐
Civic Building	◐

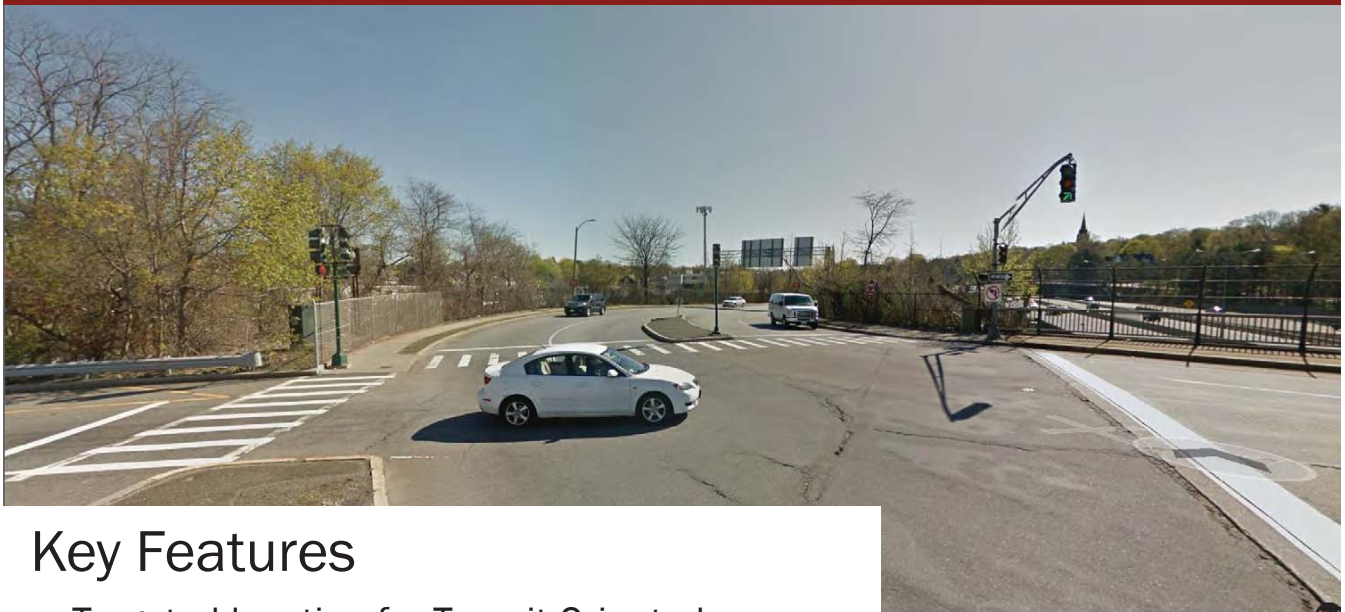
## f. ACCESSORY BUILDING TYPES

Fabrication Shop	●
------------------	---

## g. BUILDING GROUPS

Courtyard Block	◐
Connected Block	◐

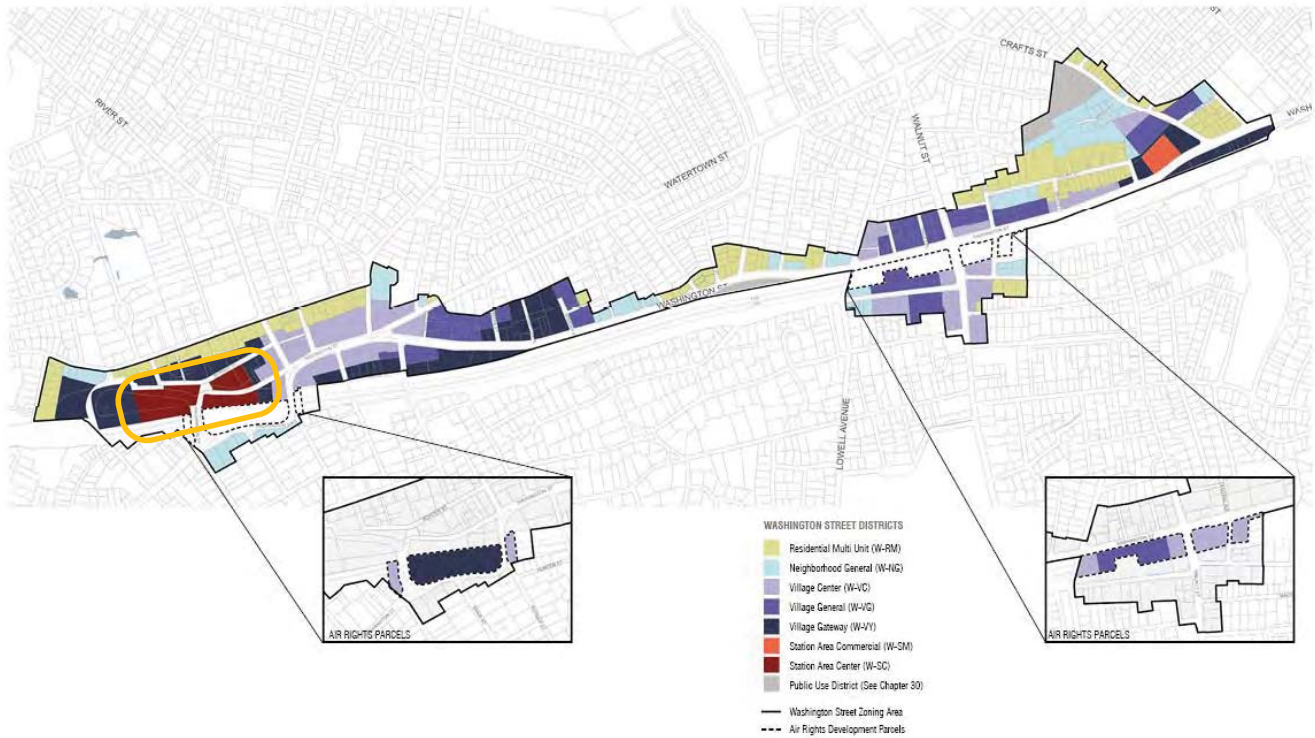
- Permitted
- ◐ Subject to special permit



## Key Features

- Targeted location for Transit-Oriented Development with higher heights
- Maximum height by right: 5 stories
- Maximum height by special permit: 10 stories, commercial or residential





## e. BUILDING TYPES

Shophouse	●
Commercial Pavilion	●
Apartment Building	●
Main Street Building	●
General Building	◐
Commercial Building	◐
General Midrise	◐
Commercial Midrise	◐
Lab Building	◐
Fabrication Building	◐
Large Format Building	◐
Parking Garage	◐
Civic Building	◐

## f. ACCESSORY BUILDING TYPES

Fabrication Shop	●
------------------	---

## g. BUILDING GROUPS

Courtyard Block	◐
Connected Block	◐

- Permitted
- ◐ Subject to special permit

# Station Area Center

#220-18

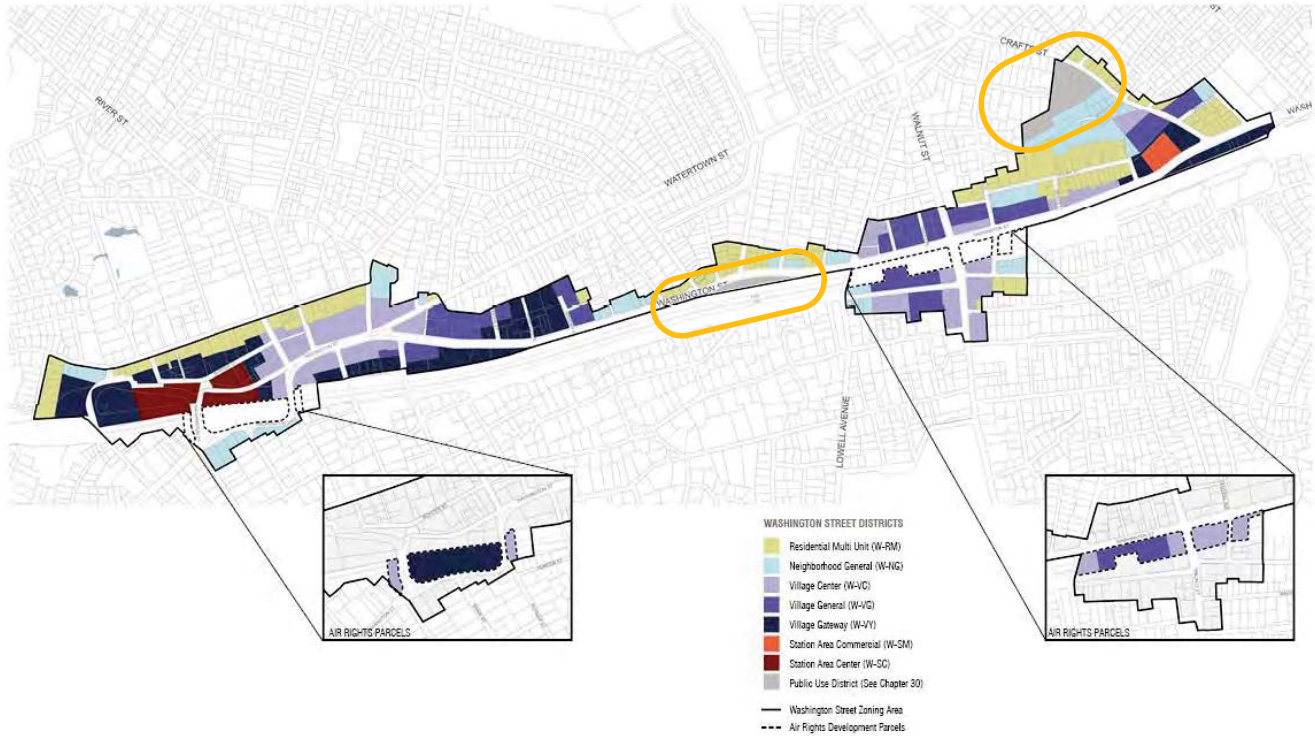


# Public Use District

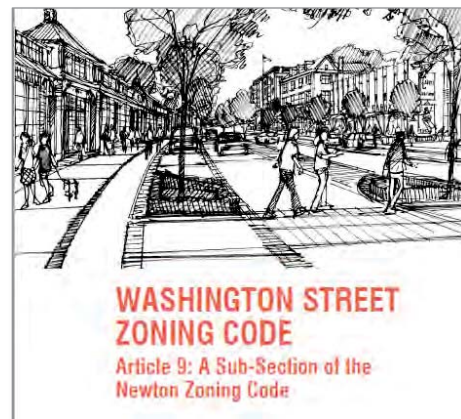
#220-18







## There's certainly more to see and discuss



- Chapt. 1: Introduction
- Chapt. 2: Big Ideas
- Chapt. 3: Illustrative Site Studies
- Chapt. 4: Street Repair
- Chapt. 5: Running the Numbers

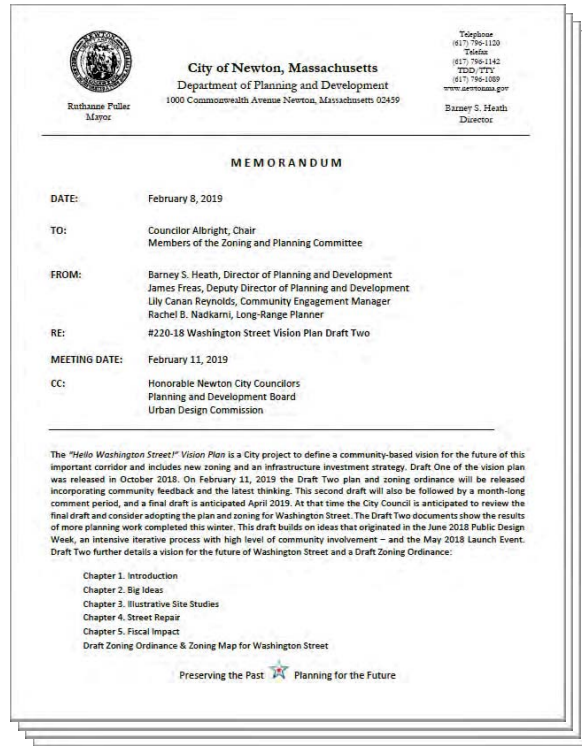
- 9.1: General Standards
- 9.2: District Standards
- 9.3: Building Standards
- 9.4: Use Standards
- 9.5: Site Standards
- 9.6: Definitions

# Feedback on Draft 1

2672 separate comments  
317 individual commenters

Major commentary themes:

- Organization, Scope, Process
- People
- Buildings and Neighborhoods
- Transportation
- Infrastructure Investment Mechanisms



# How to give feedback on Draft 2

February 12, 2019 – March 12, 2019



Email  
 washingtonstreetvision  
 @newtonma.gov

Written comments  
 Hard Copy available at the  
 Newton Free Library

Office Hours  
 3 Drop-In Sessions



# Next Steps

**Drop-in Office Hours**  
5:00 – 7:00 pm  
Room 205, City Hall

Wed, Feb 20, 2019  
Tues, Mar 5, 2019  
Wed, Mar 13, 2019

**Zoning and Planning  
Committee of the Whole**  
7:00 pm - ?  
Room TBD, City Hall

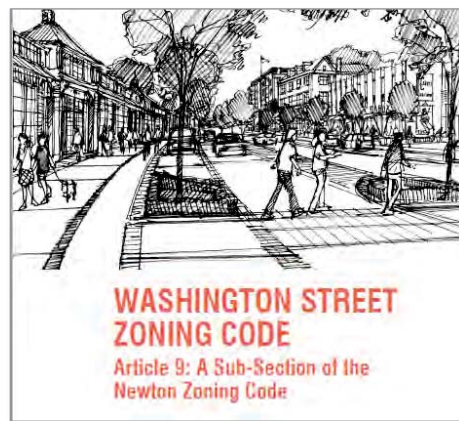
Tues, Mar 19, 2019



# Council Adoption Process



The Vision Plan is anticipated to be an amendment to the Comprehensive Plan paralleling the Needham Street Vision Plan



The Draft Zoning is anticipated as an amendment to establish new districts and specific rules for those districts

# Thank You!

Second Draft Overview Presentation  
February 11, 2019



PRINCIPLE

