

Zoning & Planning Committee <u>Report</u>

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: <u>http://www.newtonma.gov/gov/planning/lrplan/washington_street_vision.asp</u> along with other information regarding this project.

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

Respectfully Submitted,

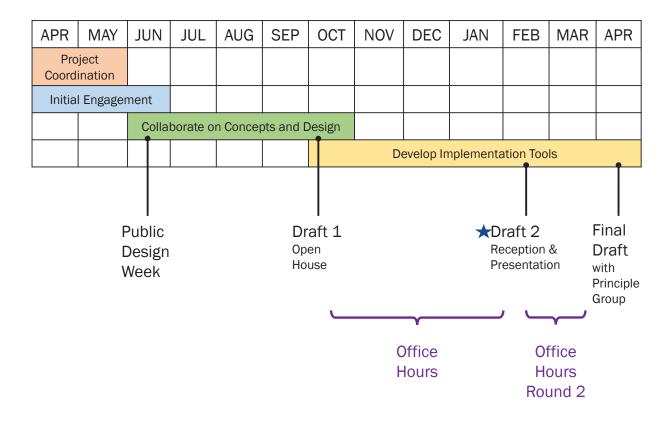
Susan S. Albright, Chair



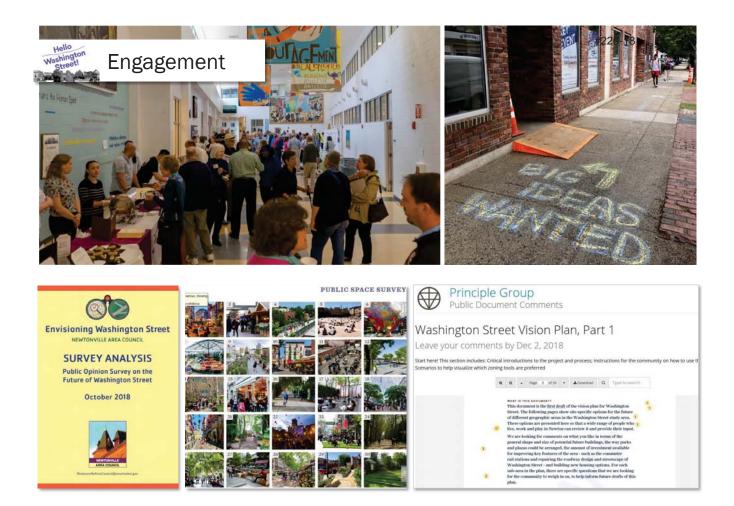
Study Area Map

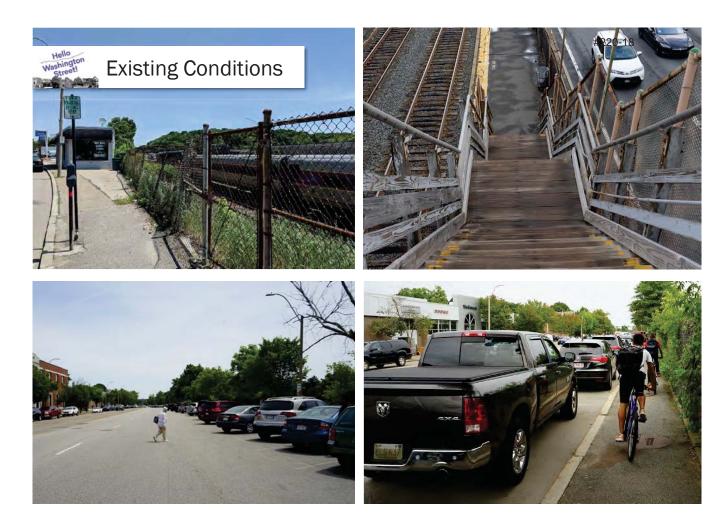


Schedule











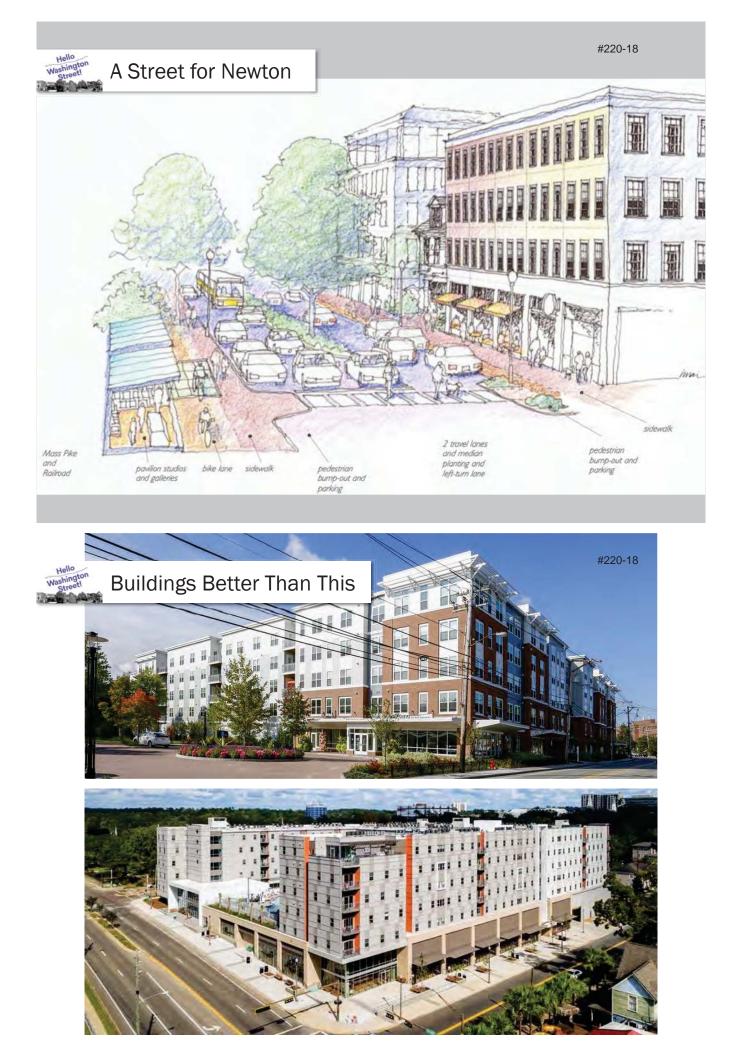


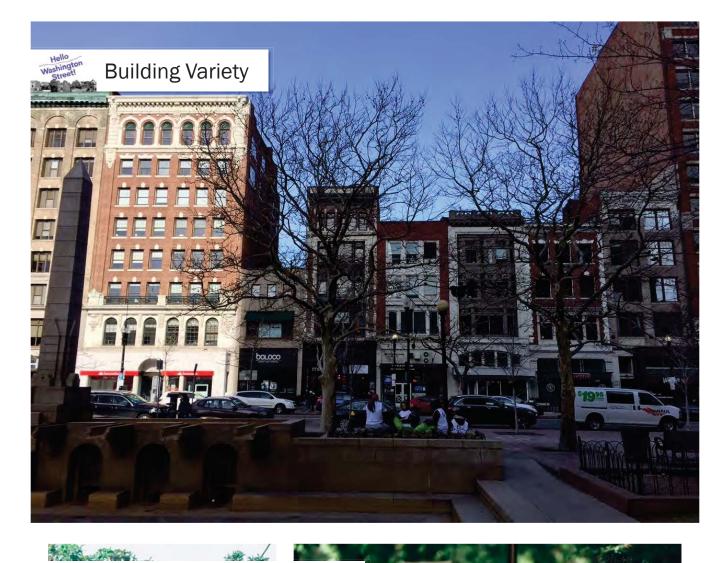












Diverse Housing Needs

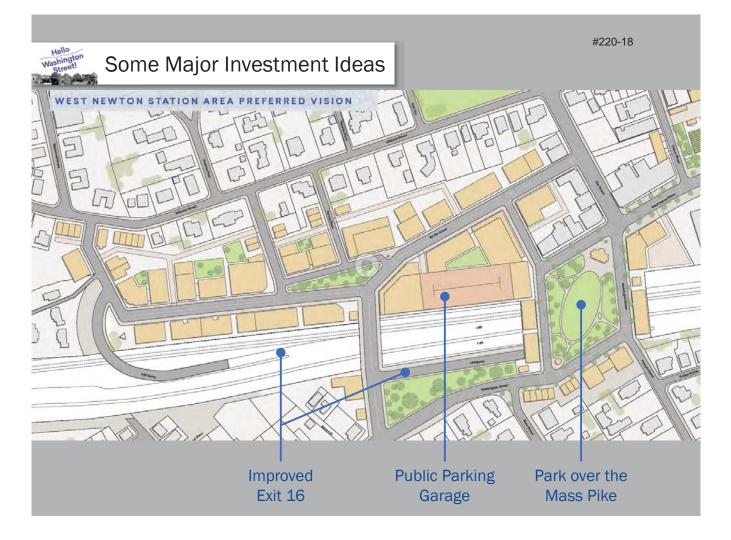








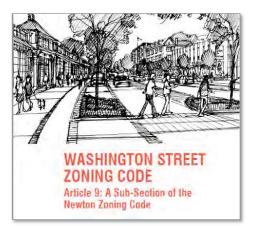




What to look for in the 2nd Draft



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

Vibrant Villages After 8 PM Build to Attract All Ages hink Greatively on the Edges: Utilize City Land Jong the Turnpike Edge of Washington Street With these 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 replaintenet of young families to defaut has not held steedy and today. Newton's population, like many cities and towns in New England, and gaing, if Newton wants to use a more age-diverse population emerge over the next ten years, deliberate actions about the share to built the turbs of anomistic young people are seeking above young people in the Newton's Noston region are interested in above young people in the Newton's Noston region are interested in a white traveat and act-fore lithin c dama more interested in The Washington Event control near sumser of remain of public lands that serve fittle function or purpose. The land could become an interesting programmed with a serve structures or parilions that could provide affordable on structures or parilions that could provide affordable on structures or parilions that could provide affordable on the partitions could also serve as a structural sound barri turngile noise, and be constructed to support older para presential superiary interview. Such as adapted to installed using temporary interviews, such as adapted to installed using temporary interviews, such as adapted nonce permanent buildings, see section 2.6 for more on structures. During Public Design Week, residents expressed that they woul like more social opportunities, expreiences, and nightlife availab where they live. Participant described leaving Newton for other communities busiling with nightlime activity, rather than spen-time in the Washington Street Villages. Community members agreesed many ideas for businesses that can provide such not held llages as ubs ens attached to public sp g people in the Newton/Boston region are interested] sit and car-free living, often prioritize experiences as material goods, and are more likely to rent an apartm mates as opposed to living alone. Building to attract pulation means investments in streets that prioritize high-multive biombos athlie t opulation means investments in streets that prioritize d high-quality bleyeling, frequent transit service, vibra aces, and energizing places to be creative and social. Th a are also increasingly sought after by older adults who in Newton as they downsize and age in place. nt a redevelopment project to create pr g the Tumpike at strategic locations alo after 8 p.m. The City could go one step furth an outdoor dining/sidewalk cafe start-up gr A. Prioritize the creation of a state-of-the-art commuter rail and bus system. Residents across many generations who HEWITON MADE MAN FURNISCE attended Public Design Week expressed a ude by right pathways for the creation of a varied sing types such as mixed-use and multi-family b love for Washington Street's businesses and lighting, sign: and public ar APPENT PHULLERS shared creative ideas for how to enhance ACTIONS the villages they cherish. Creating vibrant atory parking require 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. der adopting zoning regula re economy uses by-right. Actions For Public & Private Sectors to Achieve the Aspirational Ideas WASHINGTON STREET VISION PLAN - SECOND PUBLIC DRAFT 02.11.12 CHAPTER I - BIG IDEAN

Ideas



Chapter 3: Illustrative Site Studies

- West Newton Station Area
- West Newton Core
- Cinema Block
- Rockport Block
- Cheesecake Blocks
- Walker Park

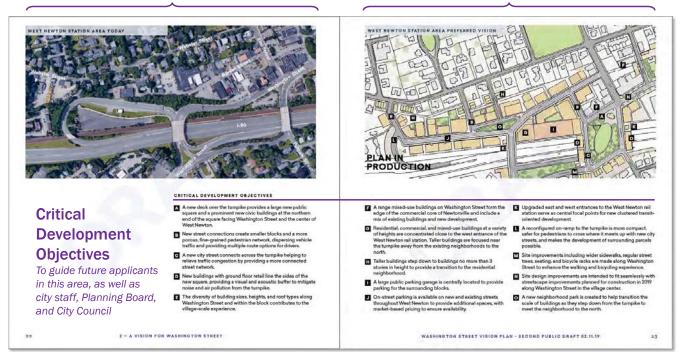
- Post Office Block
- Newtonville Square
- Central Block
- McGovern Site
- Public Works Site
- Crafts Street

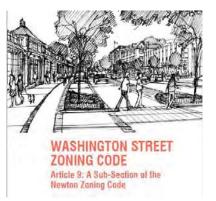


Chapter 3: Illustrative Site Studies

Existing Conditions

Illustrative Site Study



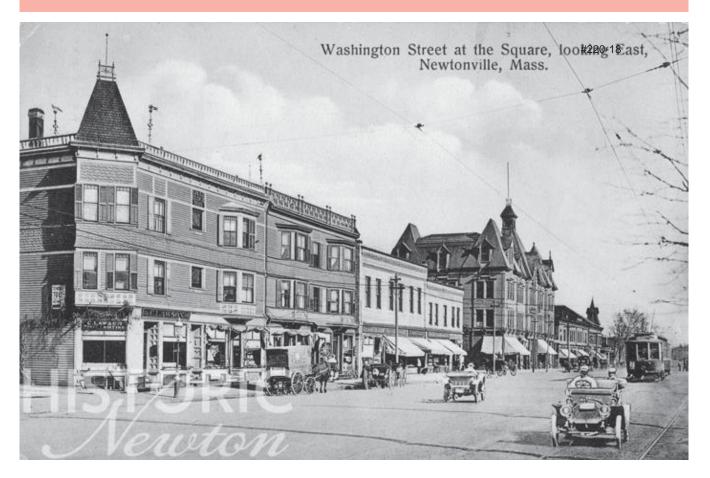


Part Two: **Draft Zoning**

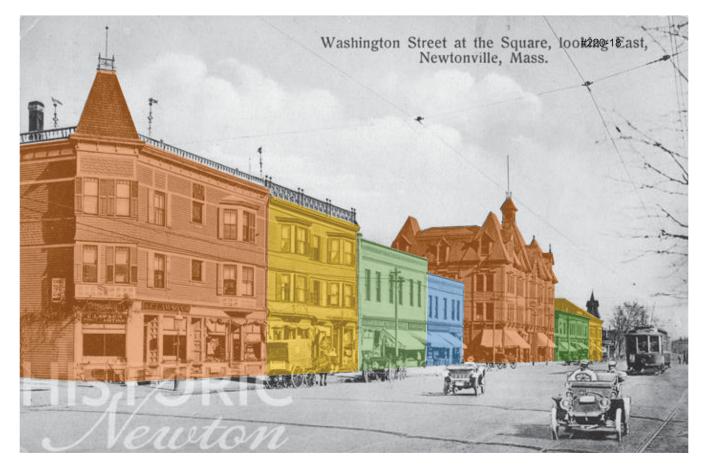
9.1: General Standards 9.2: District Standards 9.3: Building Standards 9.6: Definitions

9.4: Use Standards

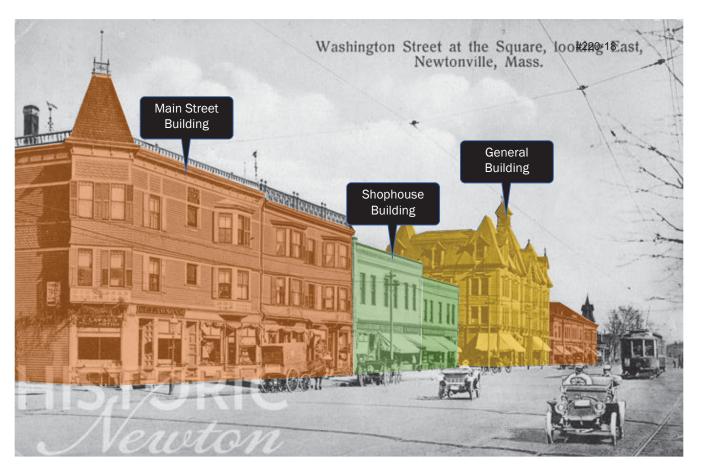
9.5: Site Standards



What defines a District?



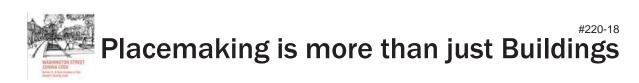
Variety of Buildings



Building Types & Lot Characteristics



Building Standards









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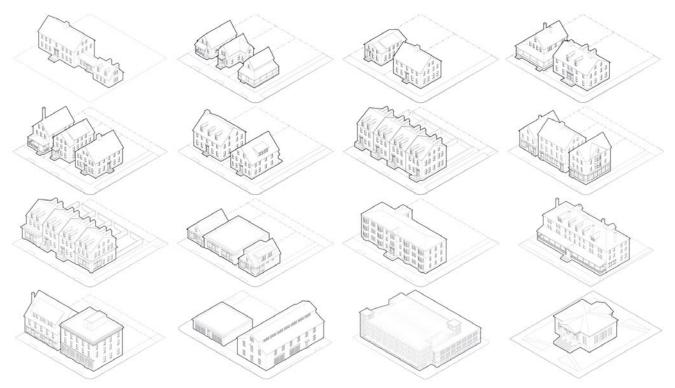














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What is a Building Type?

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Building Length	100 ft max	A
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)	₿
W-VG	4 stories max (2)	B
W-VY	5 stories max (2)	B
W-SM, W-SC	5 stories max (2)	B
First Floor Height	14 ft min, 20 ft max	C
Upper Floor Height	10 ft min, 12 ft max	O
First Floor Flevation	0 ft max	

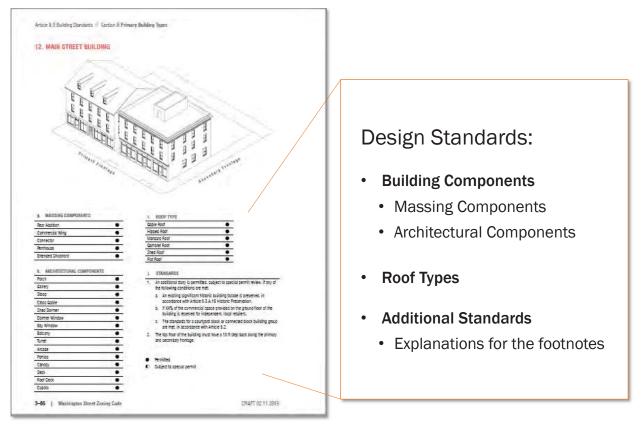
What is a Building Type?

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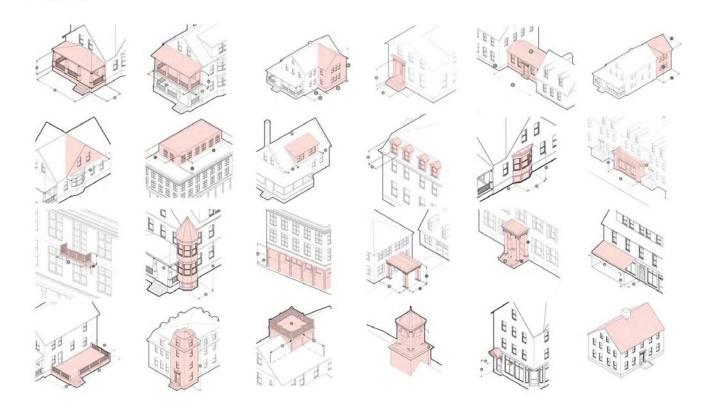
d. USES see Article 9.4 Use S	standards	
First Floor	Lodging, Office, Retail, Industrial, Service, Civic	
Upper Floors	Residential, Lodging, Office, Retail, Industrial, Service, Civic	
e. RESIDENTIAL UNITS		
Building Gross Floor Area / Dwelling Unit	1,000 sf	
Green Building Floor Area / Dwelling Unit	900 sf	
f. FENESTRATION		
Shopfront Fenestration	Required, see Article 9.3.A	
First Floor Fenestration	30% min	
Upper Floor Fenestration	20% min	



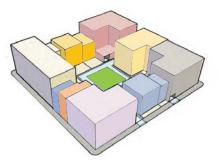
What is a Building Type?



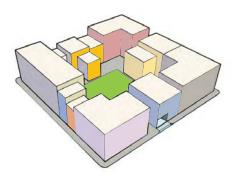








Base Conditions of the Zoning Incremental Over Time By-Right

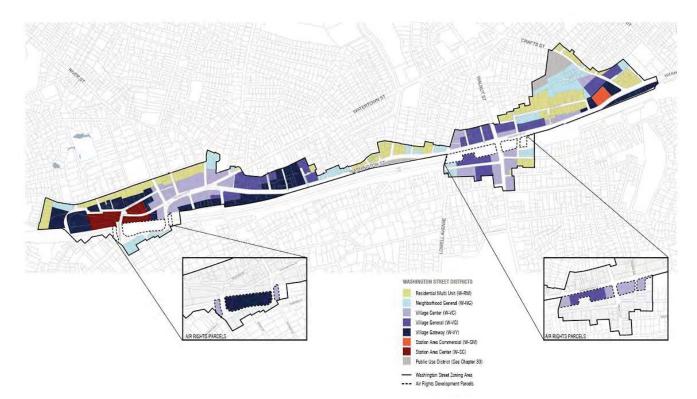


Building Group Standards

At Once with Special Permit

Standards to make it perform like an incremental project







WASHINGTON STREET DISTRICTS



Residential Multi Unit

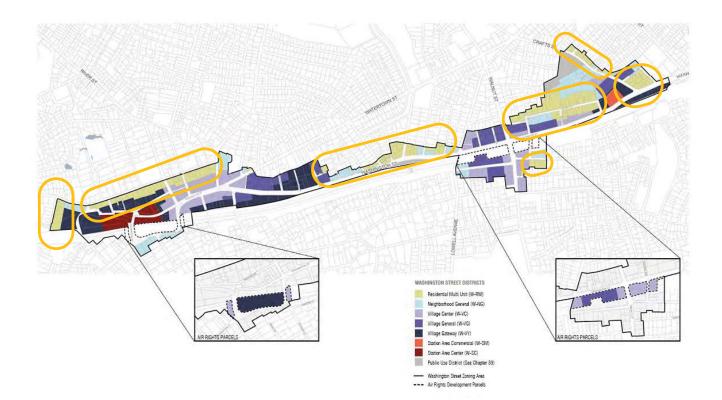
#220-18



Key Features

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

Residential Multi Unit



Residential Multi Unit

#220-18

f.	BIIII	DING	TYPES
14	DOIL	DING	111 60

Small House	
House	•
Duplex	•
Apartment House	•
Civic Building	0

g. ACCESSORY BUILDING TYPES

Back Cottage	•
Carriage House	•

h. BUILDING GROUPS

Multi-Unit Court

- Permitted
- Subject to special permit

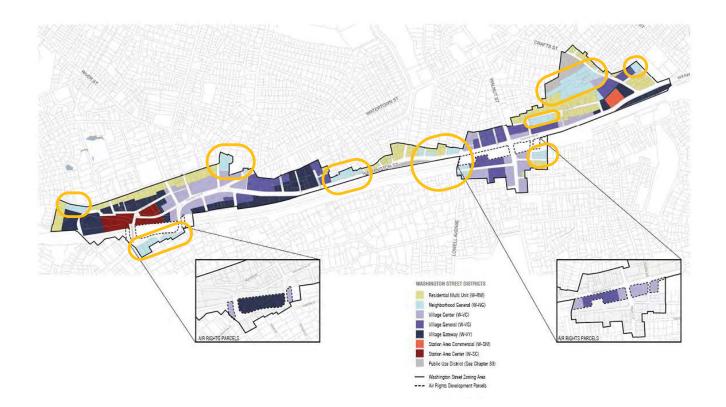
Neighborhood General



Key Features

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

Neighborhood General



Neighborhood General

f. BUILDING TYPES

House	•
Duplex	•
Apartment House	•
Small Apartment Building	•
Townhouse	•
Shophouse	•
Live/Work Flex	•
Commercial Pavilion	0
Shop	•
Civic Building	0

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

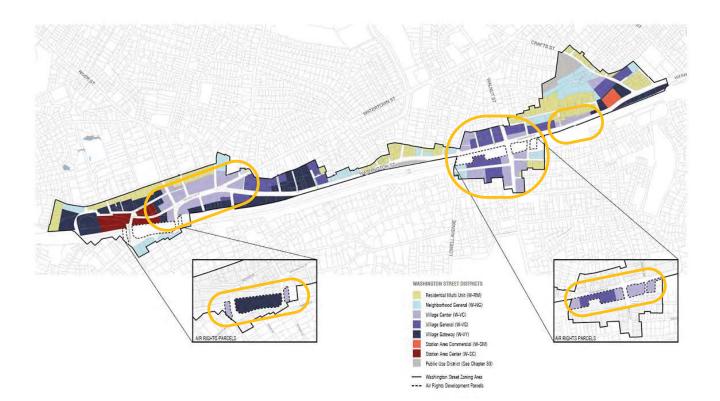
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Key Features

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

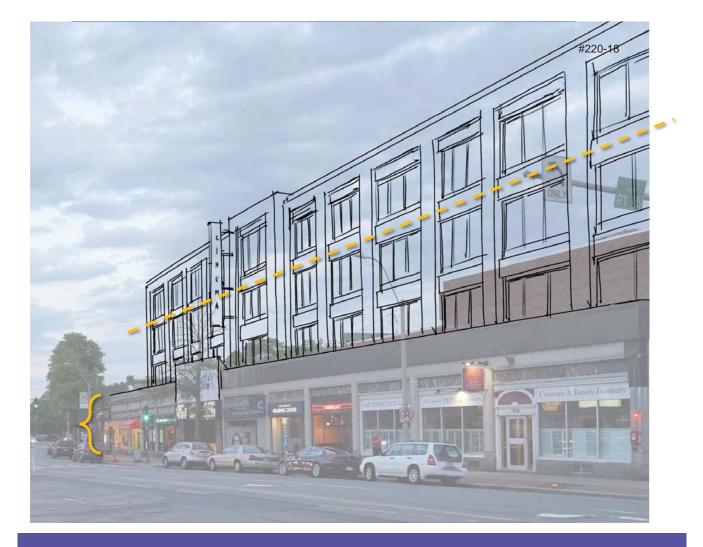
Village Center



Village Center

#220-18

Apartment House	•
Small Apartment Building	
Townhouse	
Shophouse	
Live/Work Flex	•
Commercial Pavilion	
Shop	0
Apartment Building	
Main Street Building	•
General Building	
Civic Building	•
Civic Building f. ACCESSORY BUILDING TYPE Carriage House	s
f. ACCESSORY BUILDING TYPE	
f. ACCESSORY BUILDING TYPE Carriage House Fabrication Shop	
f. ACCESSORY BUILDING TYPE Carriage House Fabrication Shop	
1. ACCESSORY BUILDING TYPE Carriage House Fabrication Shop Accessory Shop	
f. ACCESSORY BUILDING TYPE Carriage House Fabrication Shop Accessory Shop g. BUILDING GROUPS Courtyard Block	s • •
f. ACCESSORY BUILDING TYPE Carriage House Fabrication Shop Accessory Shop g. BUILDING GROUPS	S •



Village General

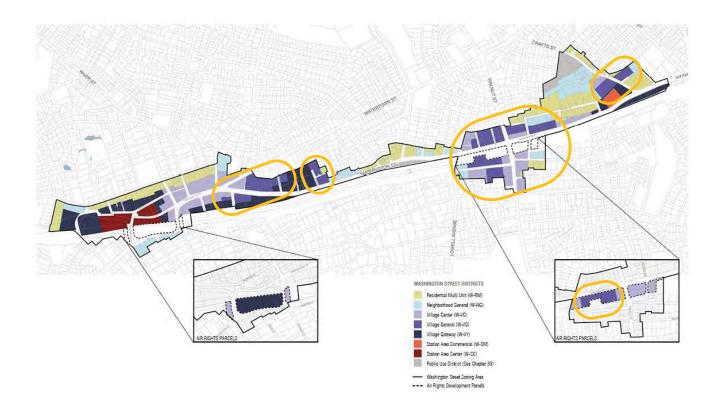
#220-18



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

Village General



Village General

#220-18

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	.0
f. ACCESSORY BUILDING TYPES	
. Aborsoon borrona mes	
Carriage House	
	•
Carriage House	•
Carriage House Fabrication Shop	•

Village Gateway



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

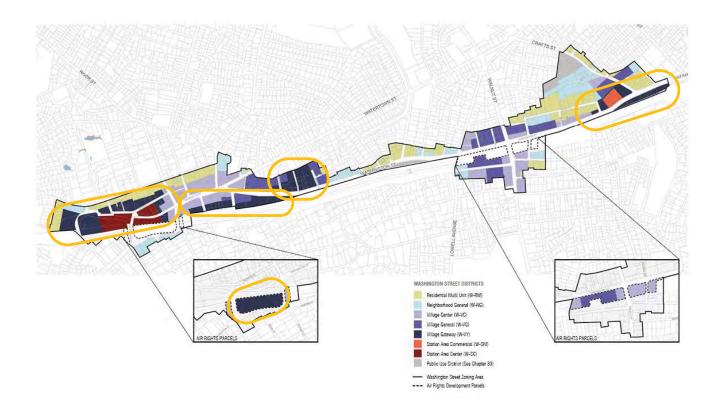
Village Gateway



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



Village Gateway

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	•	

g. **BUILDING GROUPS**

Courtyard Block	
Connected Block	•

Permitted 0 0

Subject to special permit

Station Area Commercial

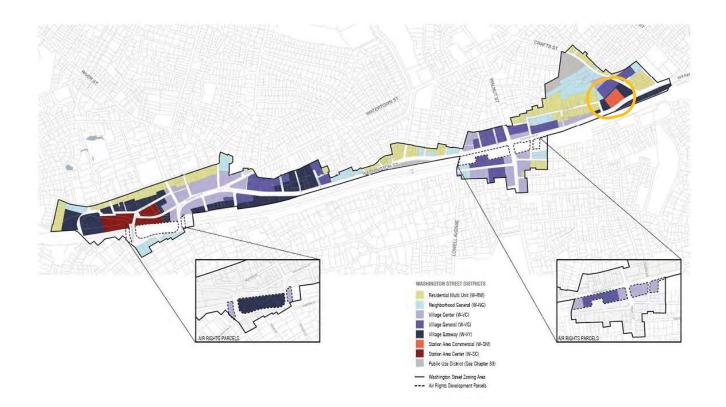
#220-18



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

Station Area Commercial



Station Area Commercial

e. BUILDING TYPES	
Small Apartment Building	•
Townhouse	
Shophouse	•
Live/Work Flex	•
Commercial Pavilion	•
Apartment Building	۲
Main Street Building	
General Building	0
Commercial Building	0
Commercial Midrise	0
Lab Building	0
Large Format Building	0
Civic Building	0
f. ACCESSORY BUILDING TYPE	s
Fabrication Shop	•
g. BUILDING GROUPS	
Courtyard Block	0

0

Permitted

Connected Block

Subject to special permit

Station Area Center

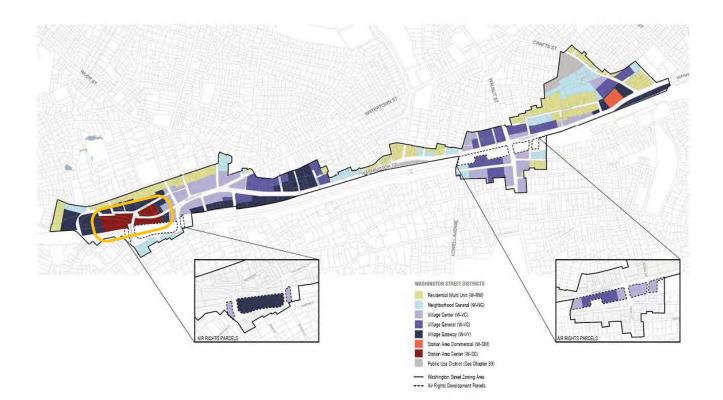
#220-18



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

Station Area Center



Station Area Center

#220-18

Shophouse	•
Commercial Pavilion	•
Apartment Building	
Main Street Building	
General Building	
Commercial Building	
General Midrise	
Commercial Midrise	0
Lab Building	•
Fabrication Building	•
Large Format Building	0
Parking Garage	0
Civic Building	0
f. ACCESSORY BUILDING TYPES	
Fabrication Shop	•
g. BUILDING GROUPS	
Courtyard Block	
Connected Block	0

Subject to special permit

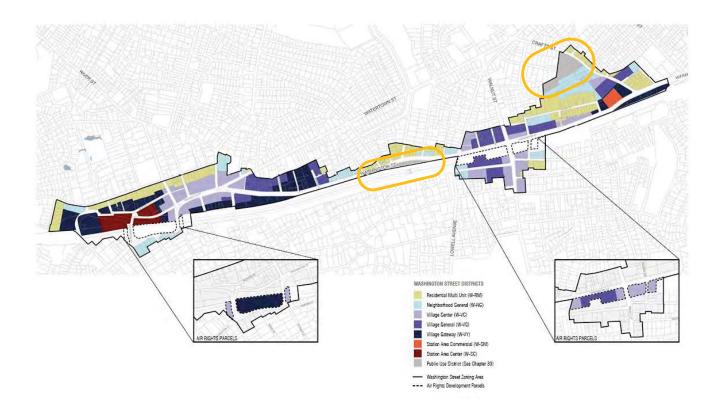
Station Area Center



Public Use District



Public Use District

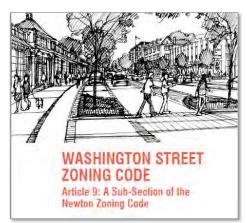


#220-18

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:

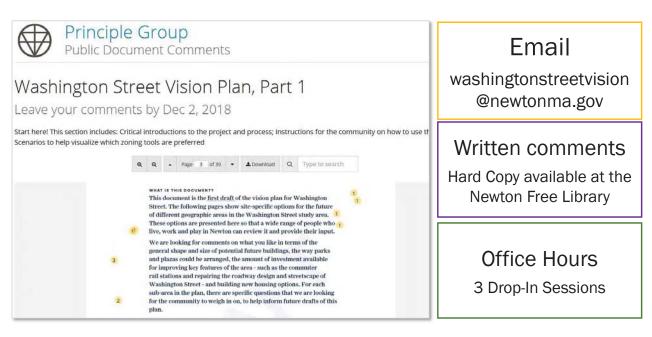
- Organization, Scope, Process
- People
- Buildings and Neighborhoods
- Transportation
- Infrastructure Investment Mechanisms

Ruthanne Puller Mayor	Department of Planning and Development 1000 Commonwealth Avenue Newton, Massachusetti 02459	TDD/TTY (617) 786-1089 www.sestonma.gov Barney S. Heath Director
	MEMORANDUM	
DATE:	February 8, 2019	
то:	Councilor Albright, Chair Members of the Zoning and Planning Committee	
FROM:	Barney S. Heath, Director of Planning and Development James Freas, Deputy Director of Planning and Development Lily Canan Reynolds, Community Engagement Manager Rachel B. Nadkami, Long-Range Planner	
RE:	#220-18 Washington Street Vision Plan Draft Two	
MEETING DATE:	February 11, 2019	
CC:	Honorable Newton City Councilors Planning and Development Board Urban Design Commission	
important corridor ai was released in Octi incorporating commu- comment period, and final draft and consid- of more planning wor Week, an intensive it Draft Two further det	on Street?" Vision Pion is a City project to define a community-based vi di incides new zoning and an infrastructura investment strategy. Dr umy kendback and the lists: thinking. This scond draft will also be l d a final draft is anticipated April 2013. At that time the City Council a readopting the plant and coming for Vashington Street. The Draft You do fix completed this winter. This draft builds on ideas that originate in the testine process with high level of community involvement — and the table a single of the future of Washington Street and a Draft Zoning Ore	aft One of the vision pla rdinance will be release followed by a month-for anticipated to review th ocuments show the resul e June 2018 Public Desig May 2018 Launch Even
Chapter 1. In Chapter 2. Bi		
	g Ideas ustrative Site Studies	
Chapter 4. St		
Chapter 5. Fis		
Draft Zoning	Ordinance & Zoning Map for Washington Street	
	Preserving the Past 🕅 Planning for the Future	

#220-18

How to give feedback on Draft 2

February 12, 2019 - March 12, 2019



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

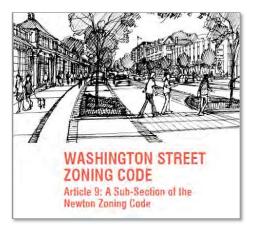


#220-18

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

