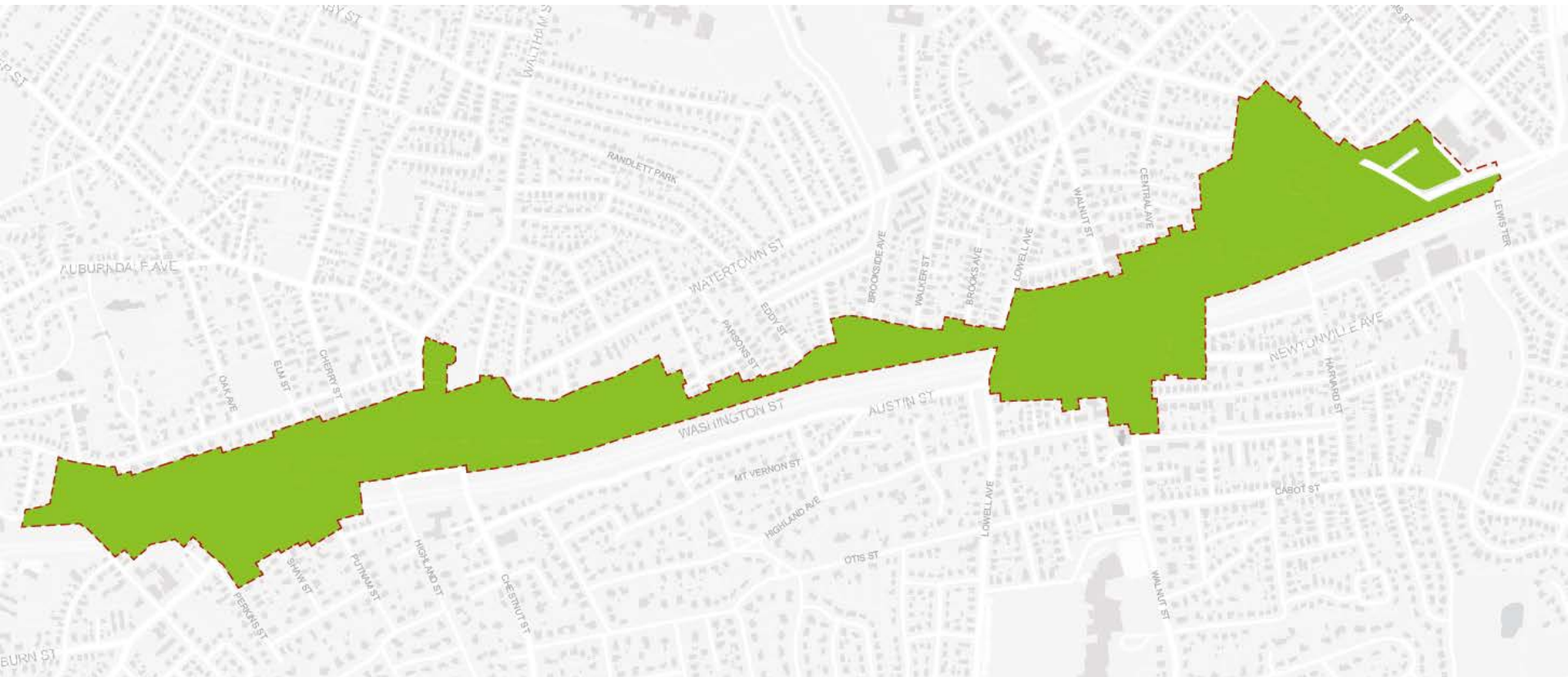


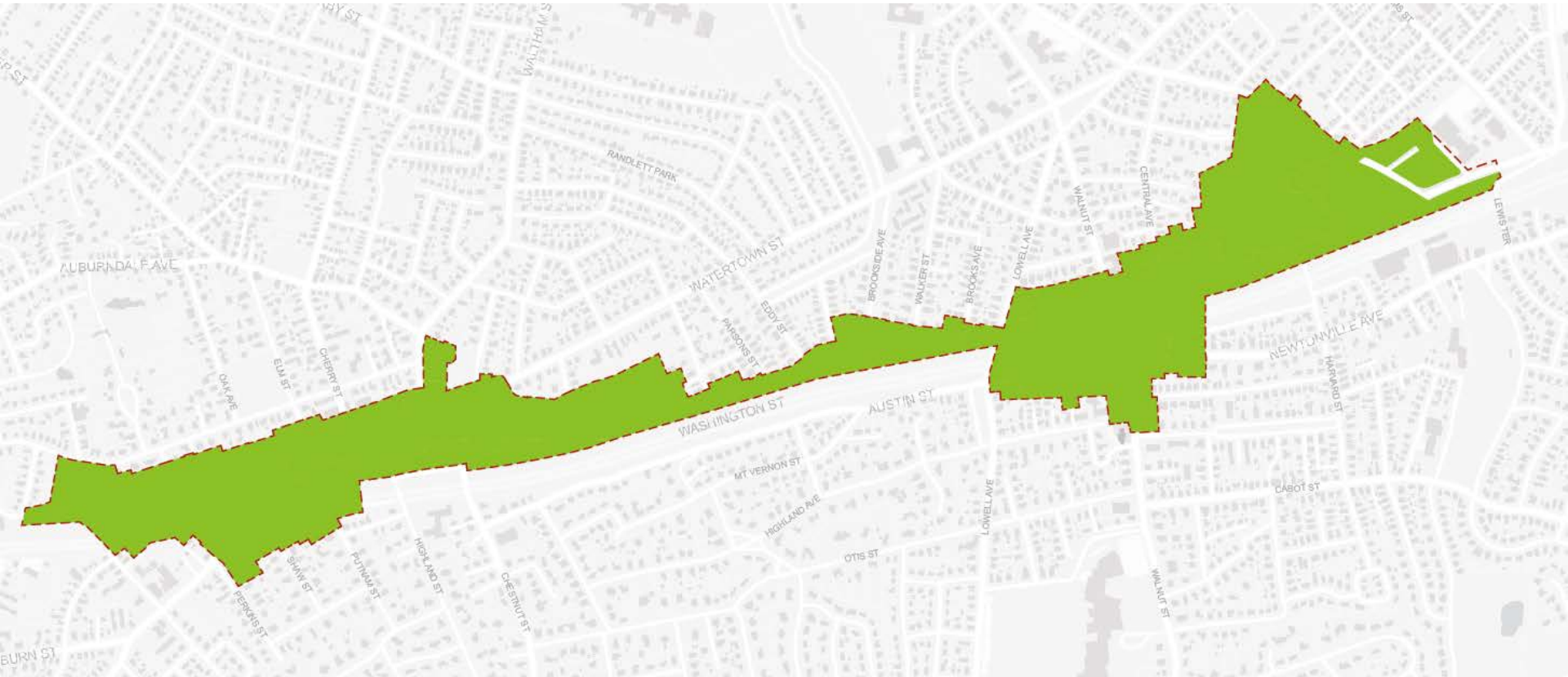
Washington Street Vision Plan

05.28.19

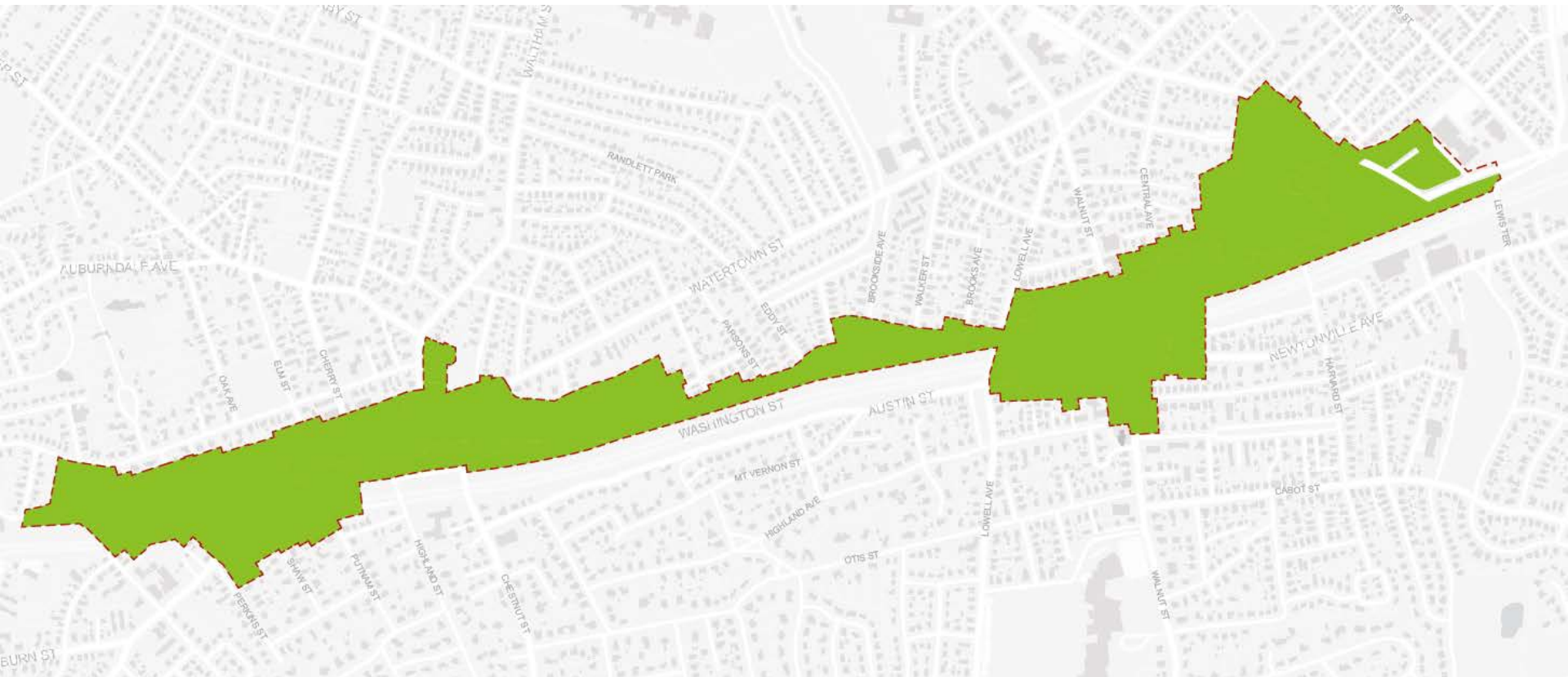
Is Washington Street a good place for height?



~~Is Washington Street a good place for height?~~



What is Newton trying to accomplish on Washington St?



What is Newton trying to accomplish on Washington St?

Washington Street will showcase Newton's values.

- The villages will be lively
- The street will be safe for everyone
- There will be diverse housing options to match a diverse population
- There will be places for the community to connect
- The transportation networks, infrastructure, and buildings will support environmental goals

How to manage activity, density, and height to achieve the goals?

- Housing
- Environment
- Transportation
- Economic Development
- Excellence in Placemaking

How to manage activity, density and height to meet the goals?

Housing

Create diverse and affordable housing options



How to manage activity, density and height to meet the goals?

Housing

Create diverse and affordable housing options

15-20%	affordable units
x 0	<u>newly built units</u>
0	new affordable units

How to manage activity, density and height to meet the goals?

Housing

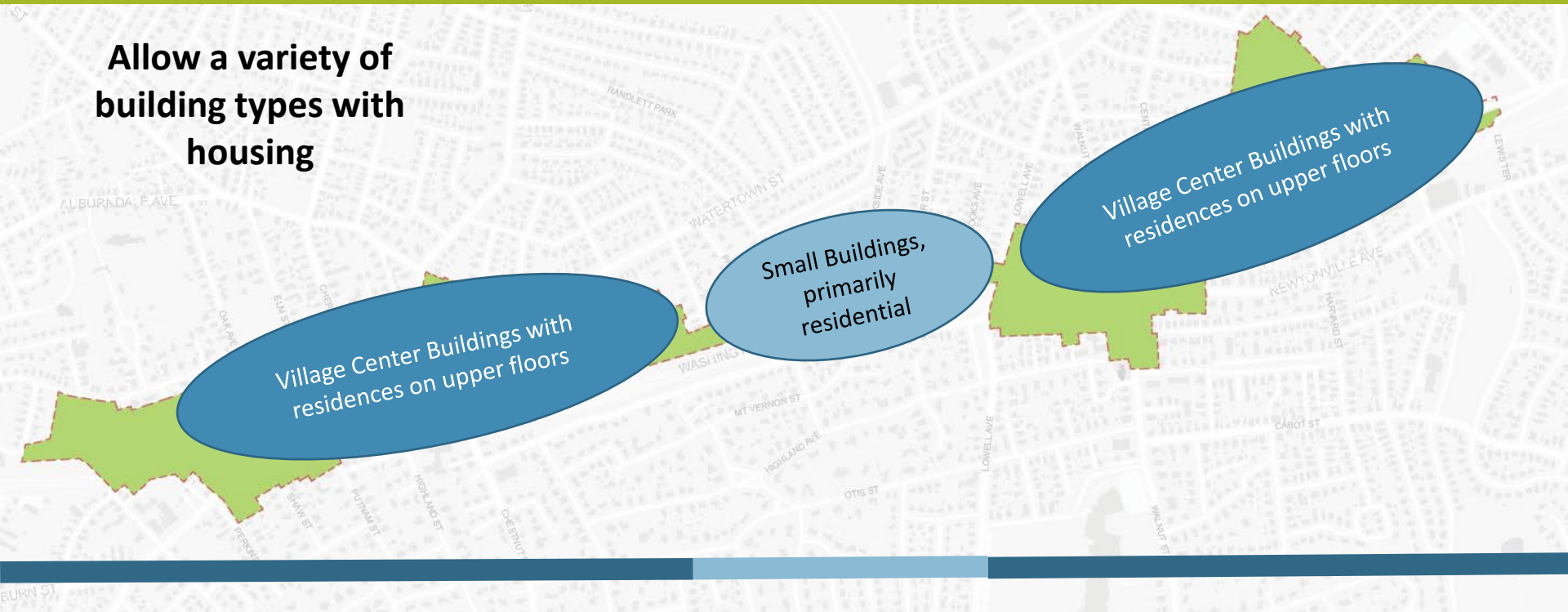
Create diverse and affordable housing options

Allow a variety of building types with housing

Village Center Buildings with residences on upper floors

Small Buildings, primarily residential

Village Center Buildings with residences on upper floors



How to manage activity, density and height to meet the goals?

Environment

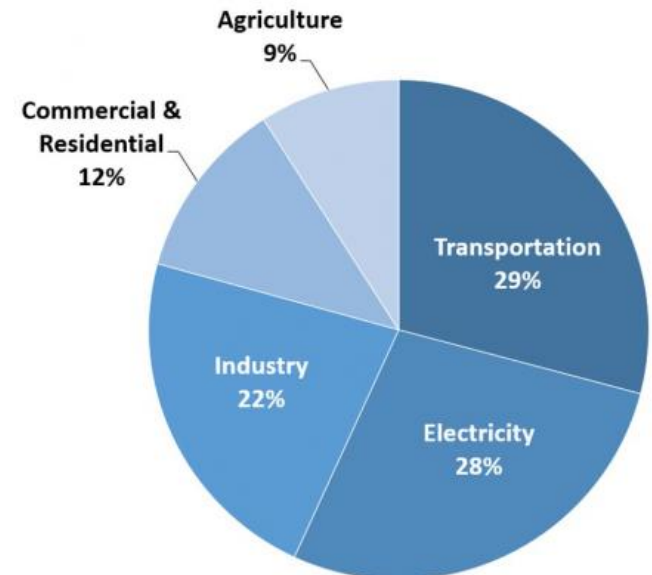
Do our part on climate

**~50% emissions from built environment
(buildings & transportation to those buildings)**

Local strategies Newton can use to combat climate change

- Reducing travel demand
- Support energy efficient living environments
- Build energy efficient buildings

Total U.S. Greenhouse Gas Emissions
by Economic Sector in 2017



EPA: Sources Greenhouse Gas Emissions
www.epa.gov/ghgemissions

How to manage activity, density and height to meet the goals?

Environment

Do our part on climate

Create a density of residences along Washington Street with efficient living spaces



How to manage activity, density and height to meet the goals?

Economic Development

Promote Office and Lab Development



“We were looking for a place that was outside of an office park, if we could find it,”

Infantino told the Business Journal this week on a tour of Rockport’s new West Newton headquarters.

- Catherine Carlock, Boston Business Journal 1.12.17

Floor to floor heights
Office – min 10-12 ft
floor to floor

How to manage activity, density and height to meet the goals?

Economic Development

Promote Office and Lab Development



“Our goal is to provide a cutting-edge lab and work space at a cost-effective price, and **to offer the necessary services, resources, professional development, and networking opportunities to provide a foundation for biotech start-ups to thrive.**”

Jeff Behrens,
CEO Labshares Newton
Business Wire 3.13.19

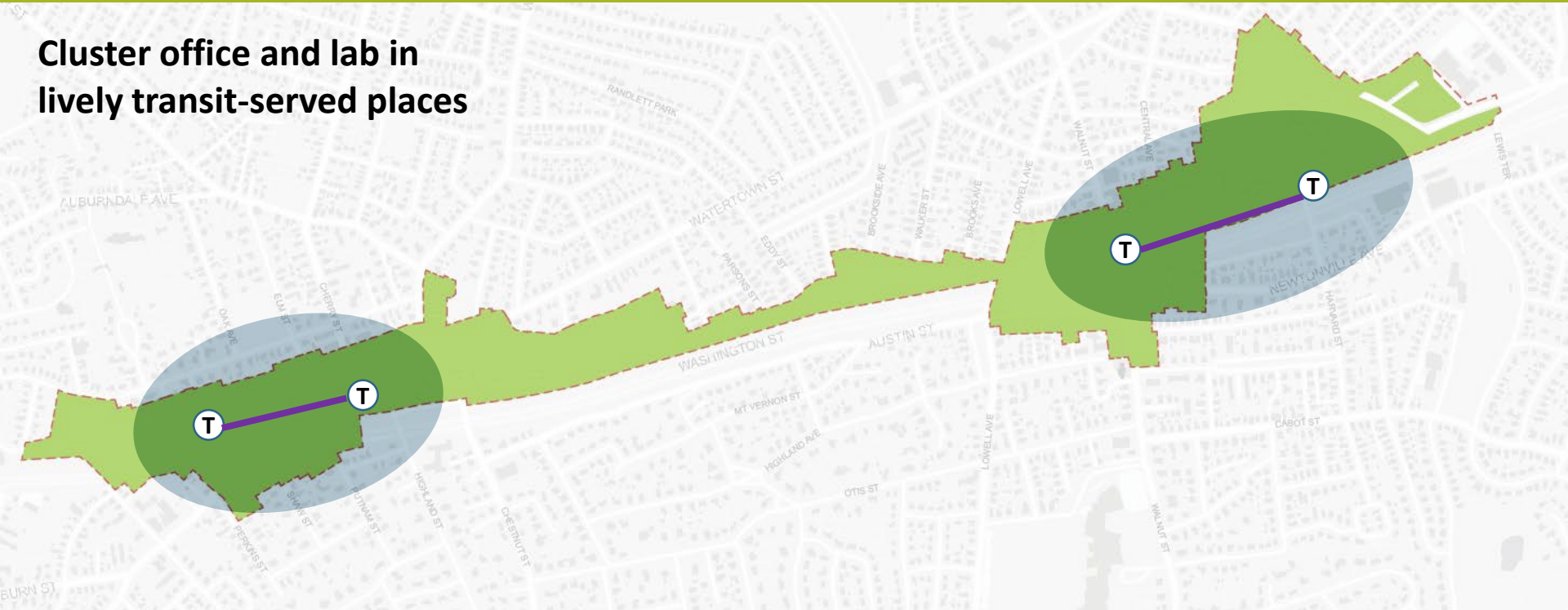
Floor to floor heights
Lab – min 12-14 ft
floor to floor

How to manage activity, density and height to meet the goals?

Economic Development

Promote Office and Lab Development

Cluster office and lab in lively transit-served places



How to manage activity, density and height to meet the goals?

Transportation

Create an environment with many transportation options



How to manage activity, density and height to meet the goals?

Transportation

Create a comfortable walking environment



How to manage activity, density and height to meet the goals?

Transportation

Create a comfortable walking environment



How to manage activity, density and height to meet the goals?

Transportation

Create a comfortable walking environment



How to manage activity, density and height to meet the goals?

Transportation

Create an environment with many transportation options

Locate density of activity toward Washington Street

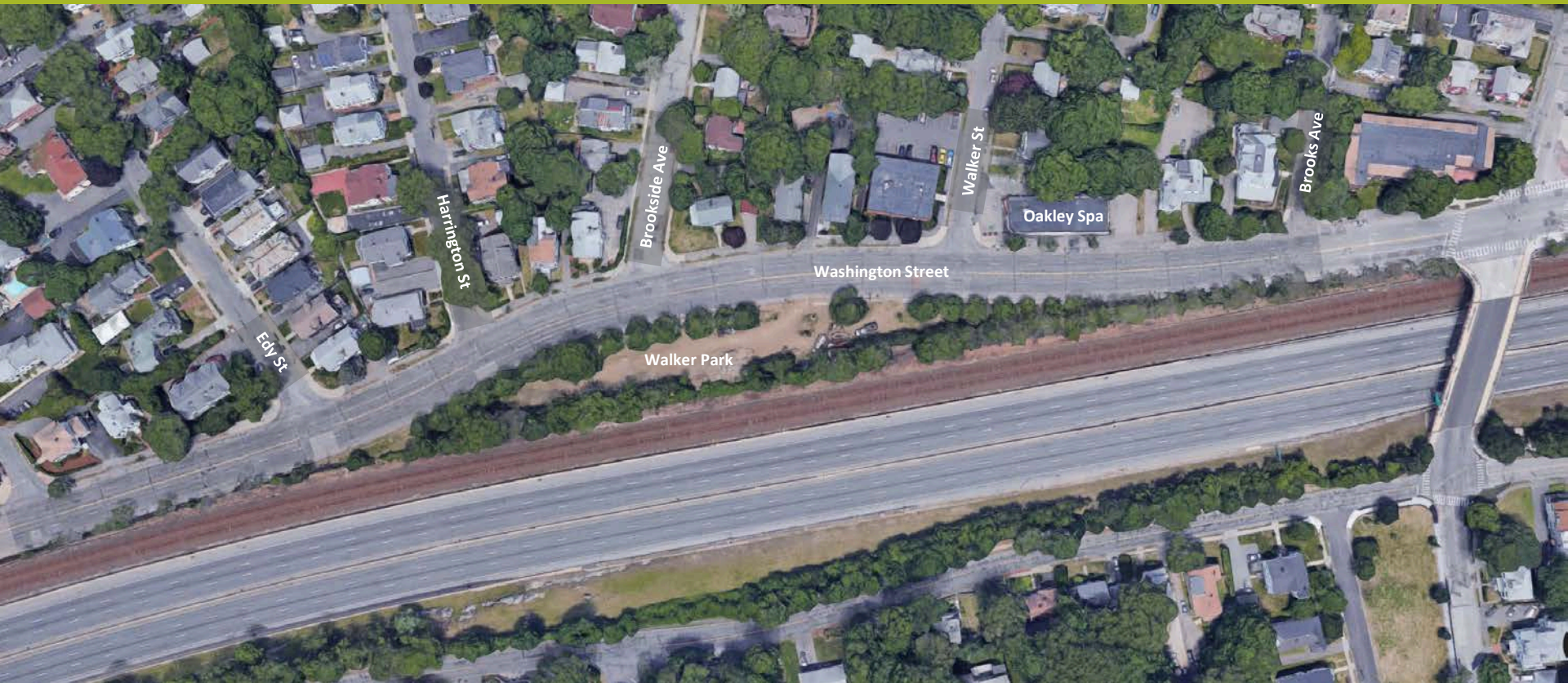
Concentrate activity close to transit



How to manage activity, density and height to meet the goals?

Excellence in Placemaking

Maintain distinction between village centers



How to manage activity, density and height to meet the goals?

Excellence in Placemaking

Maintain distinction between village centers



**Lower Heights
Neighborhood
Character**

How to manage activity, density and height to meet the goals?

Excellence in Placemaking

Civic Buildings and Scale in the Village Center cores



How to manage activity, density and height to meet the goals?

Excellence in Placemaking

Civic Buildings and Scale in the Village Center cores

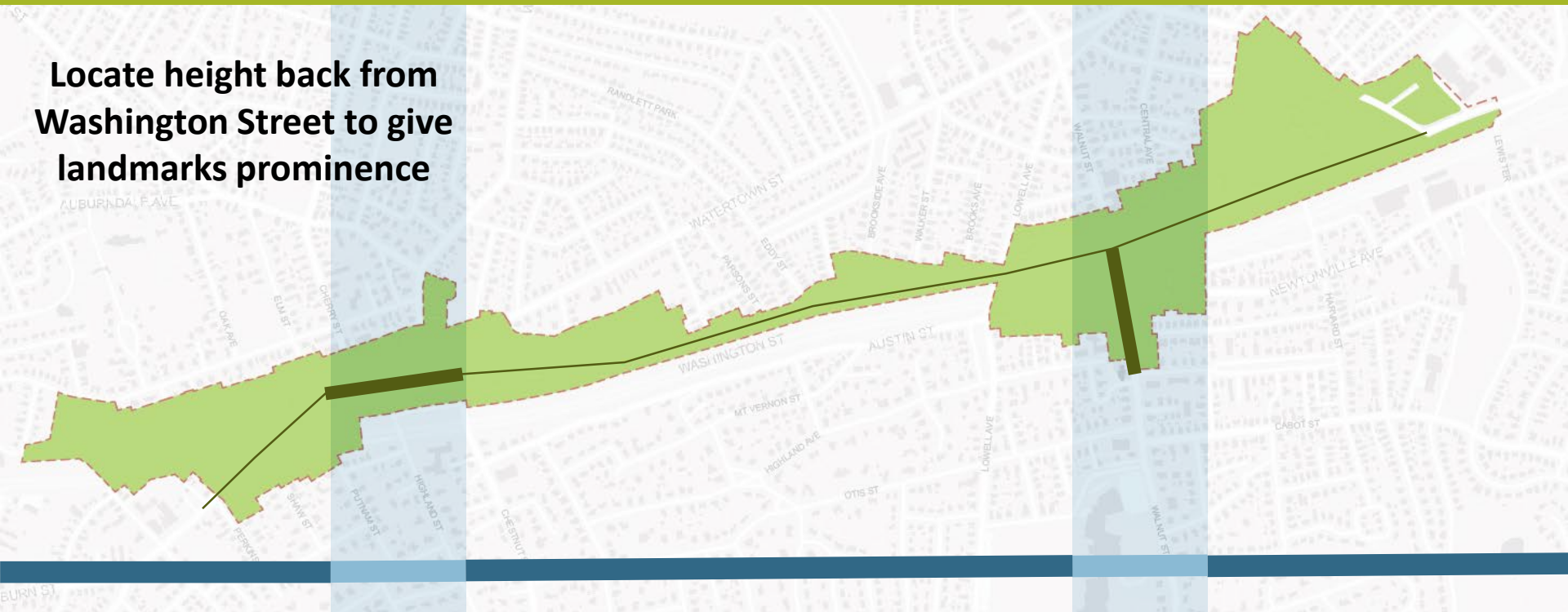


How to manage activity, density and height to meet the goals?

Excellence in Placemaking

Civic Buildings and Scale in the Village Center cores

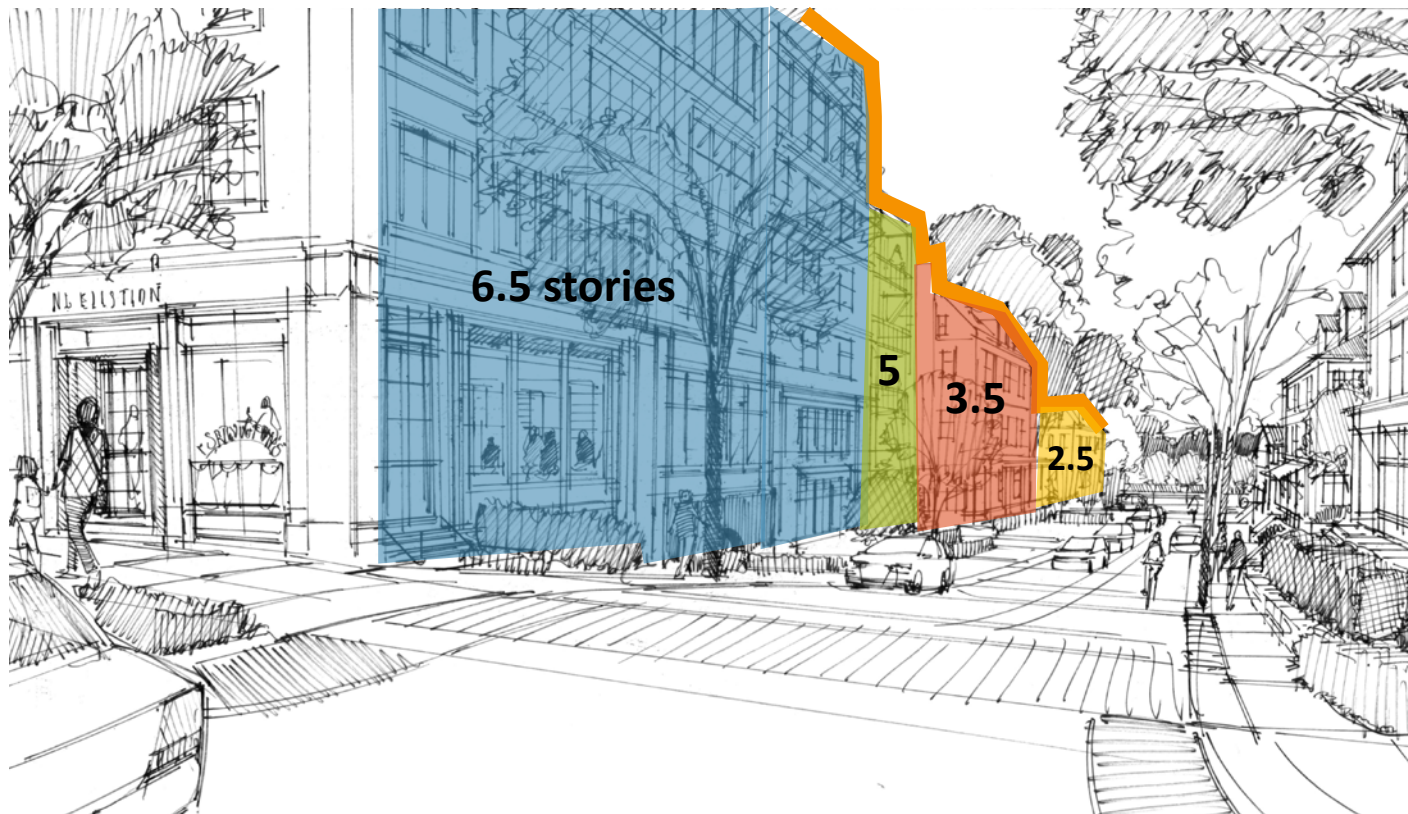
Locate height back from
Washington Street to give
landmarks prominence



How to manage activity, density and height to meet the goals?

Excellence in Placemaking

Gentle transitions between existing 2.5 story residences and anything taller



How to manage activity, density and height to meet the goals?

Excellence in Placemaking

Gentle transitions between existing 2.5 story residences and anything taller

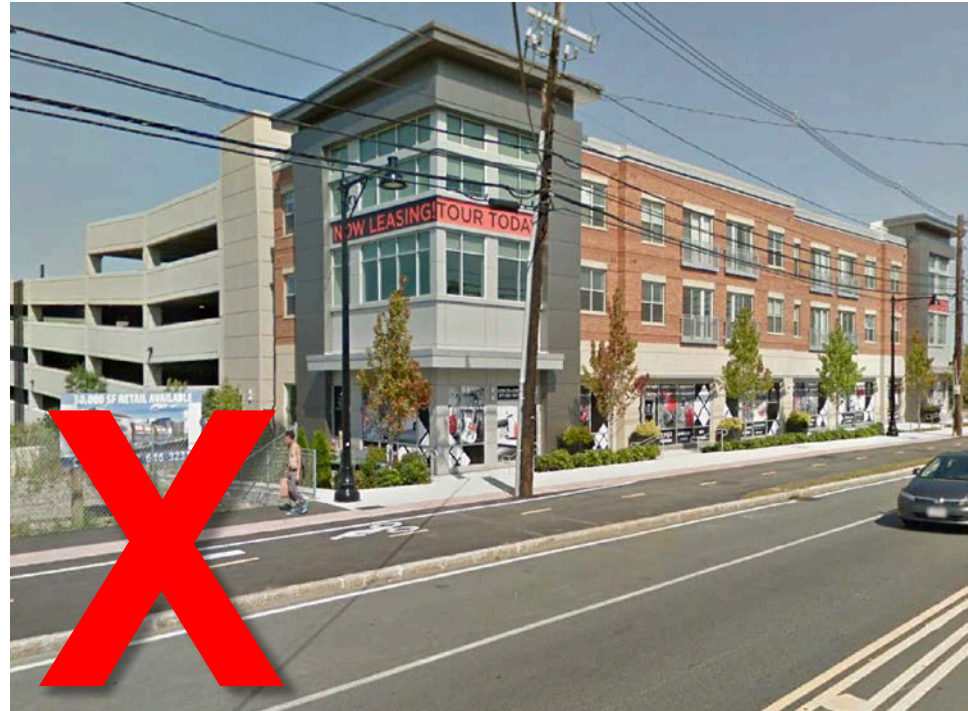
**Step Down Rule
at the transition
to neighborhoods**



How to manage activity, density and height to meet the goals?

Excellence in Placemaking

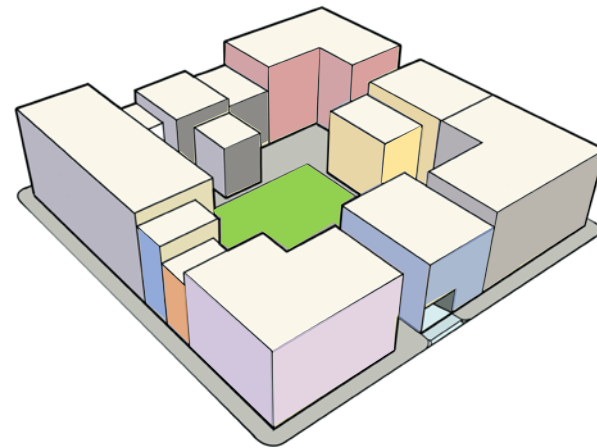
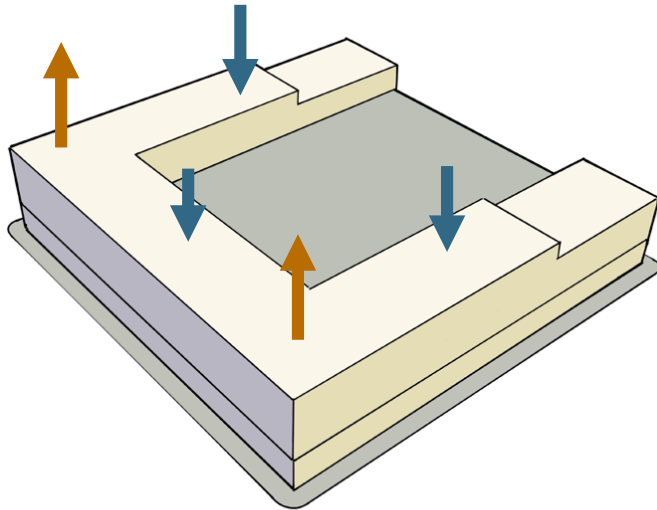
Variety of Buildings and Heights



How to manage activity, density and height to meet the goals?

Excellence in Placemaking

Variety of Buildings and Heights



How to manage activity, density and height to meet the goals?

Excellence in Placemaking

Variety of Buildings and Heights



Allow a range
for floor-to-floor
heights

How to manage activity, density and height to meet the goals?

Excellence in Placemaking

Recognizing Financial Feasibility



Case Study
391 Brunswick Ave, Toronto



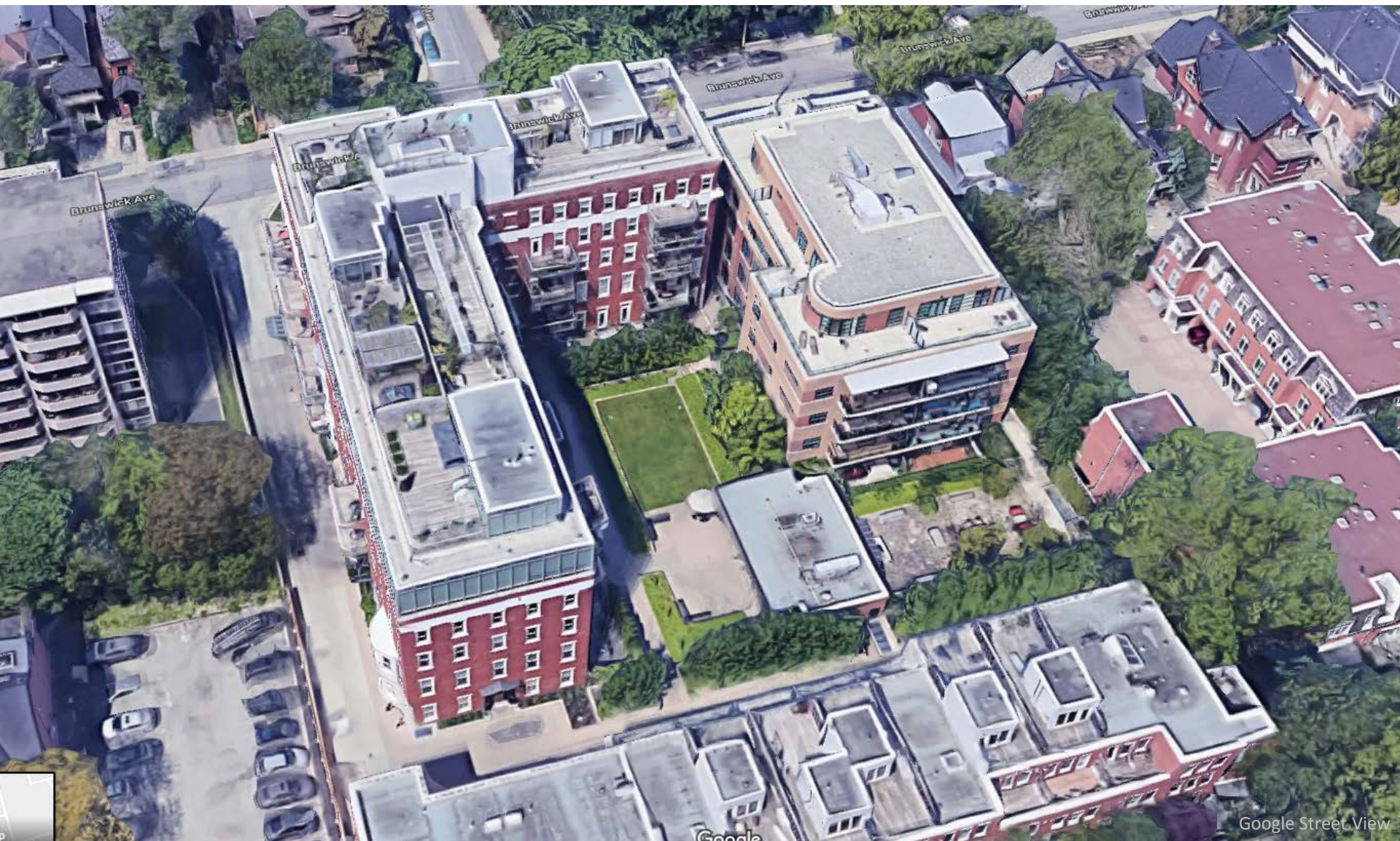




Google Street View



Photo by CML
Posted to urbantoronto.ca on 1.24.2010







Google Street View









Google Street View

Heights in the Draft 3 Washington Street Zoning

Height in the Vision Plan Report

Design Principles

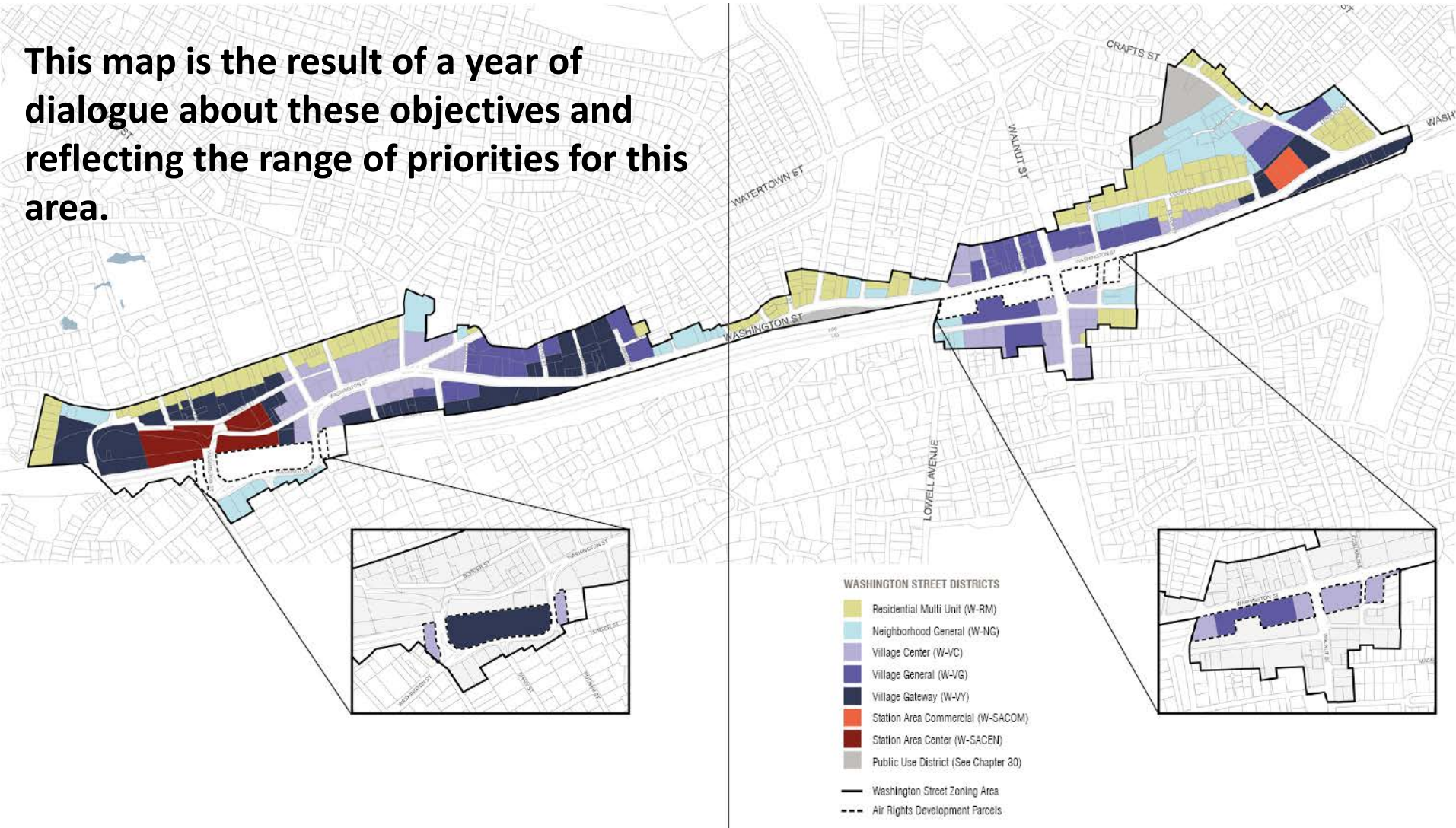
- Feel of the street
- Variety of Heights
- Small-Scale Building Forms
- Put Parking Underground

Height map – Dec '18



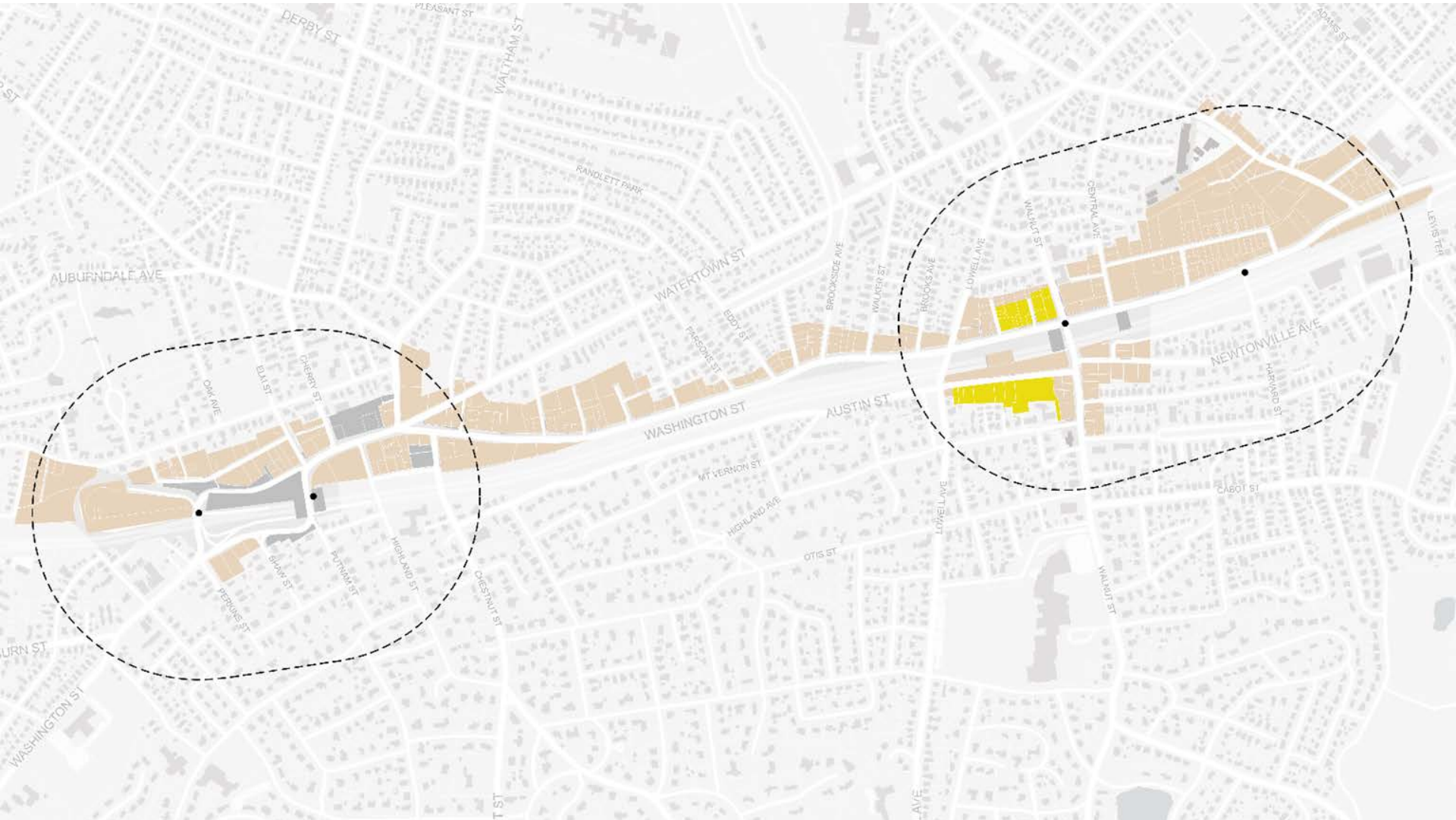
Zoning Map – April '19

This map is the result of a year of dialogue about these objectives and reflecting the range of priorities for this area.



EXISTING ZONING: HEIGHTS ALLOWED BY RIGHT

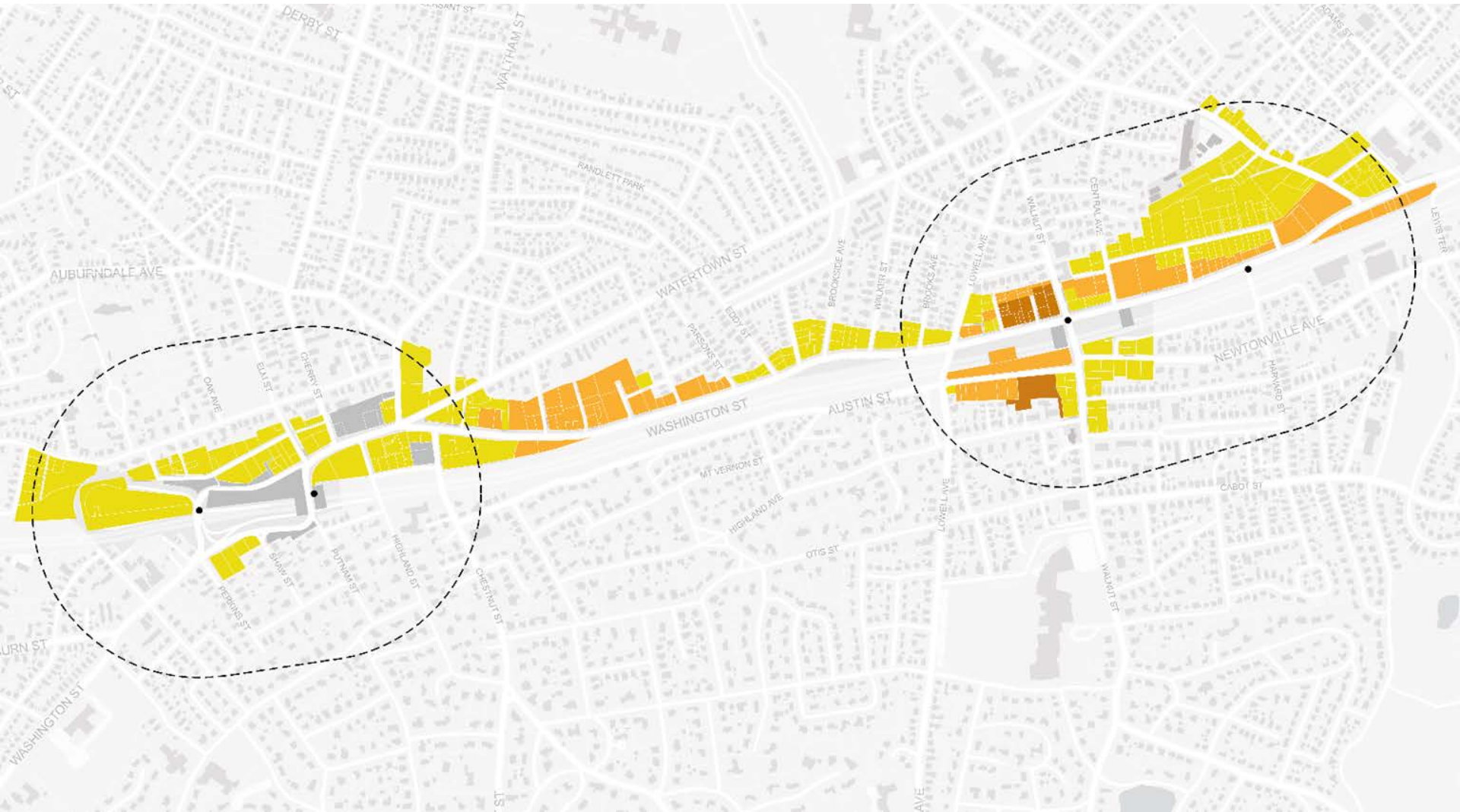
#165-19



- 2 - 2.5 Stories Max.
- 3 - 3.5 Stories Max.
- 4 - 4.5 Stories Max.
- 5 - 5.5 Stories Max.
- 6 - 6.5 Stories Max.
- 10 Stories Max.

Properties in gray are within the Public Use District which does not have a set height limit but limits buildings to those for public purposes

EXISTING ZONING: HEIGHTS ALLOWED WITH SPECIAL PERMIT #165-19

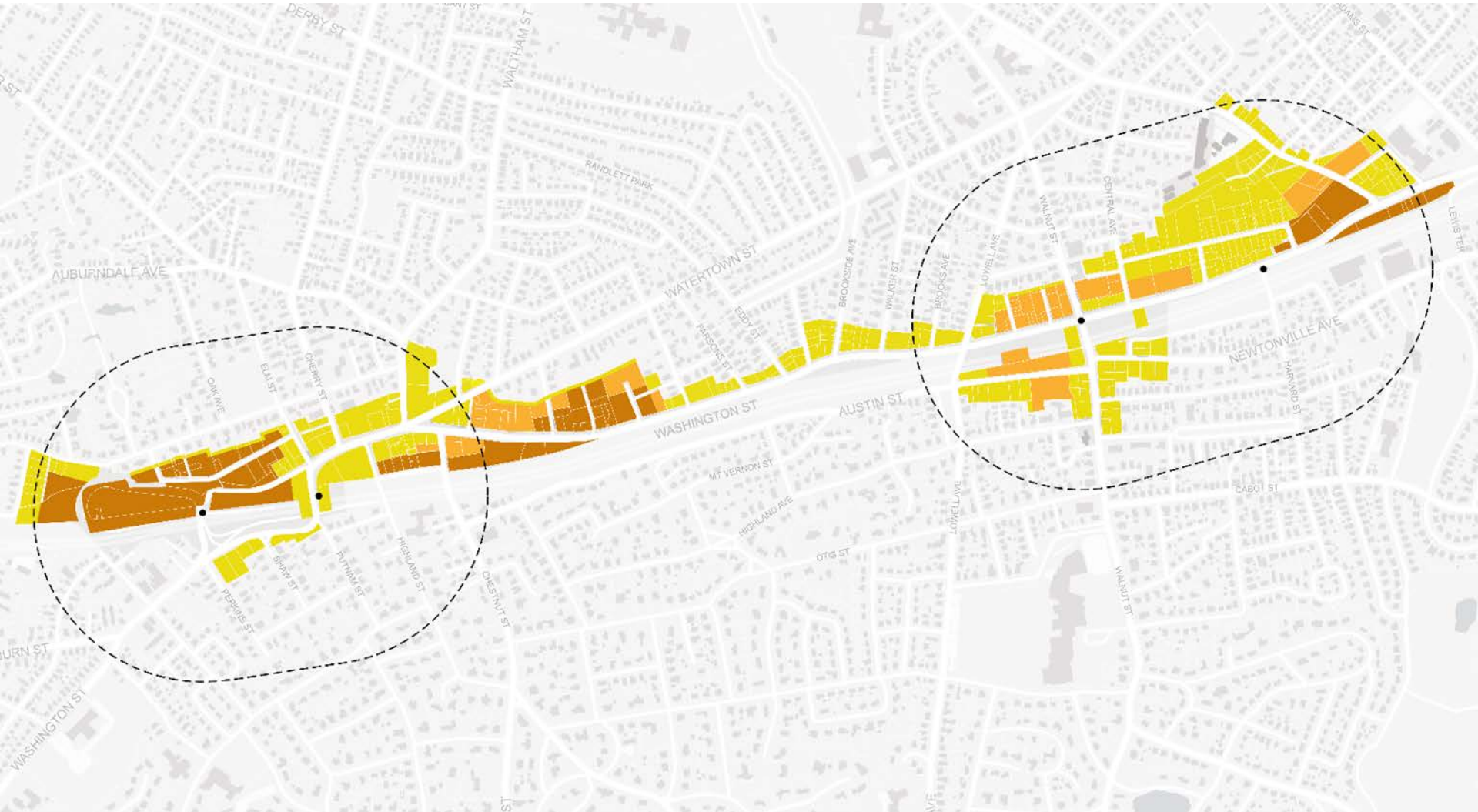


- 2 - 2.5 Stories Max.
- 3 - 3.5 Stories Max.
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- 6 - 6.5 Stories Max.
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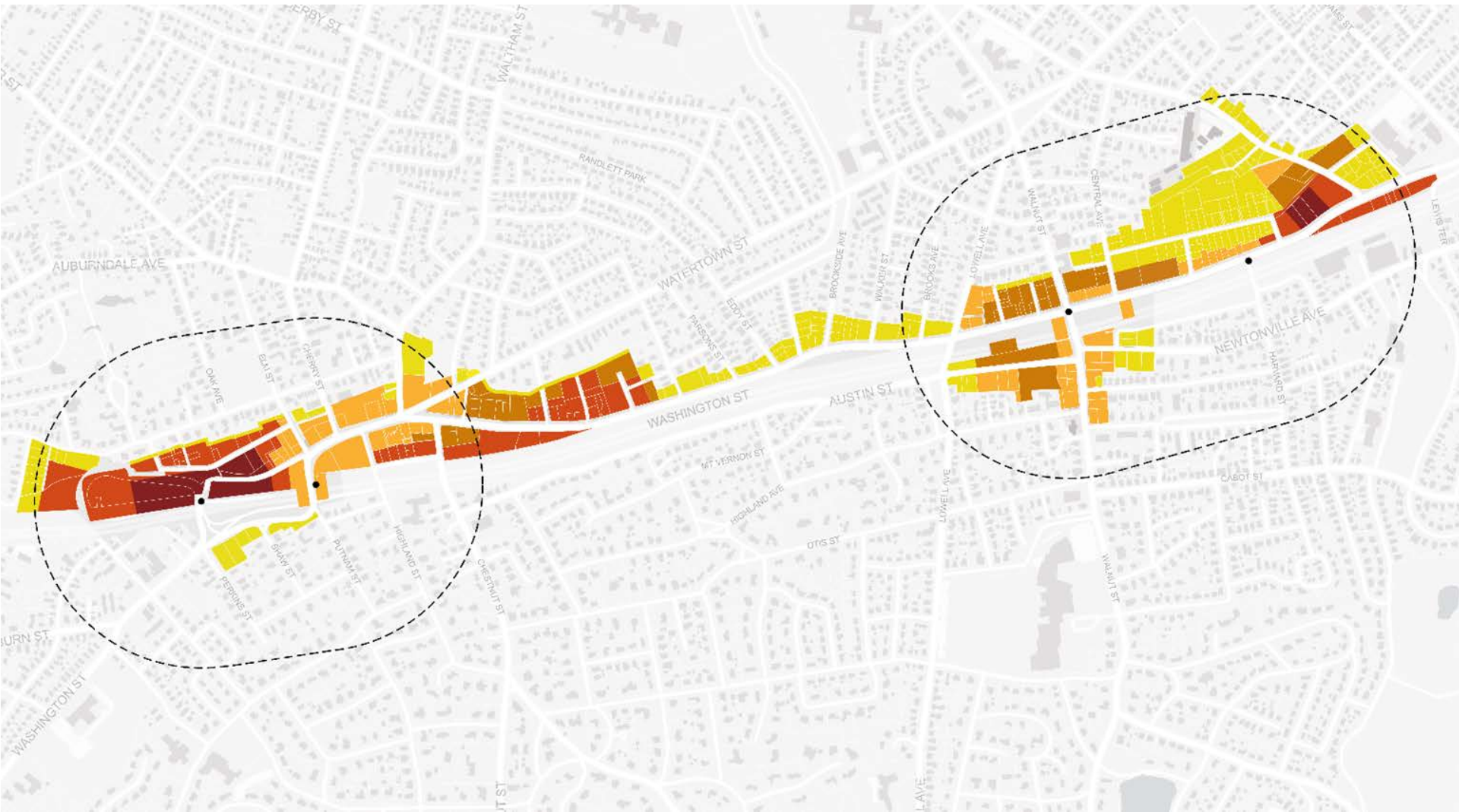
PROPOSED ZONING: HEIGHTS ALLOWED BY RIGHT







#165-19



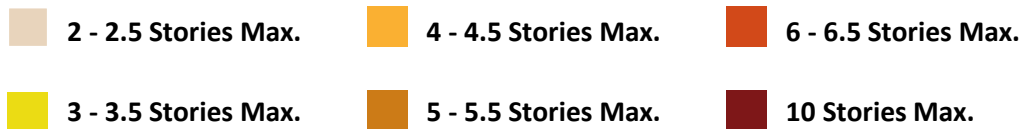
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- 5 - 5.5 Stories Max.
- 6 - 6.5 Stories Max.
- 10 Stories Max.

PROPOSED ZONING: HEIGHTS ALLOWED WITH SPECIAL PERMIT #165-19



- | | | |
|--|--|--|
|  2 - 2.5 Stories Max. |  4 - 4.5 Stories Max. |  6 - 6.5 Stories Max. |
|  3 - 3.5 Stories Max. |  5 - 5.5 Stories Max. |  10 Stories Max. |

Zooming in on the 10 story locations

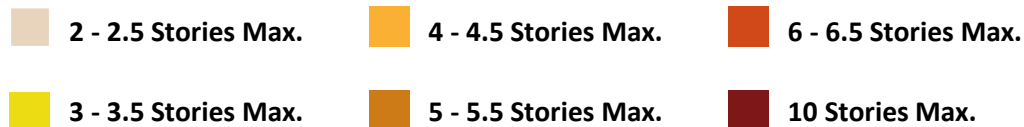


Zooming in on the 10 story locations

Crafts St

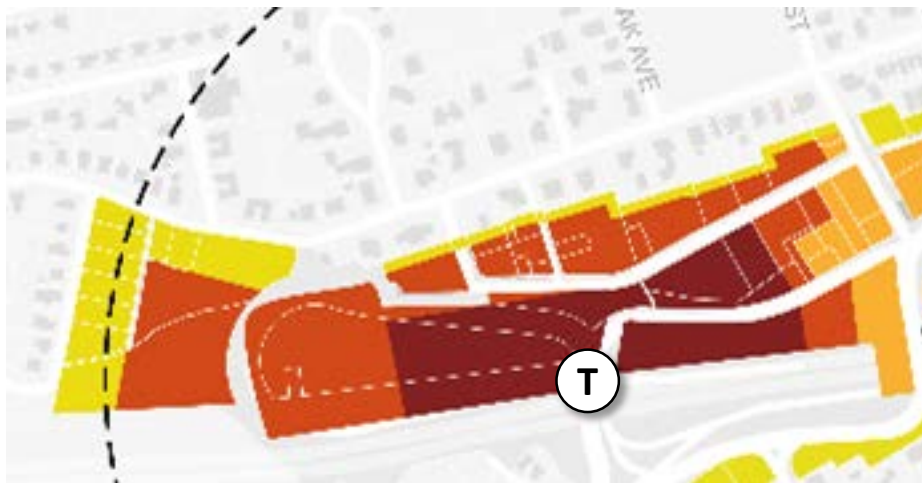


- Create a central node of economic activity in Newtonville
- Create a headquarters viable site visible from I-90 but and not adjacent to neighborhood
- Allow enough office/lab density to see potential private investment to support commuter rail upgrades

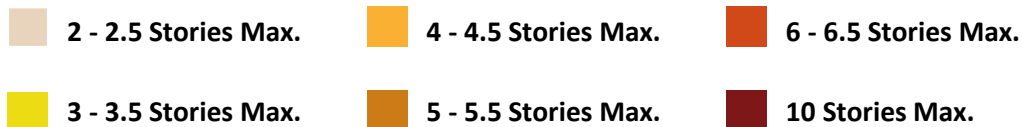


Zooming in on the 10 story locations

West Newton MBTA Parking

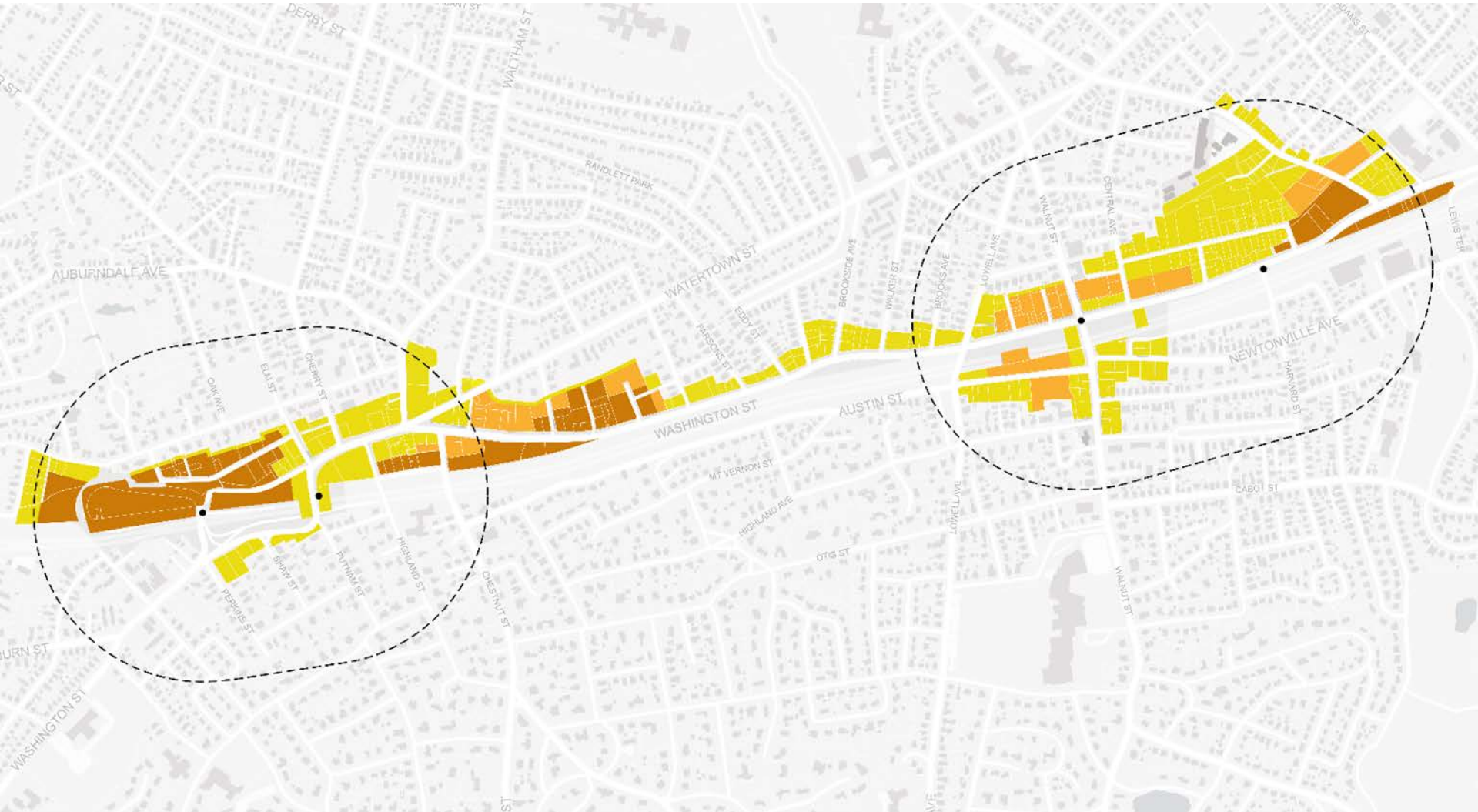


- Allow enough density to ensure developer rebuilds the bridges and street network
- Create a headquarters viable office/lab location with highway visibility
- Use flexibility understands added complexity of working through the MBTA process
- Site ensures tall buildings are not adjacent to neighborhoods



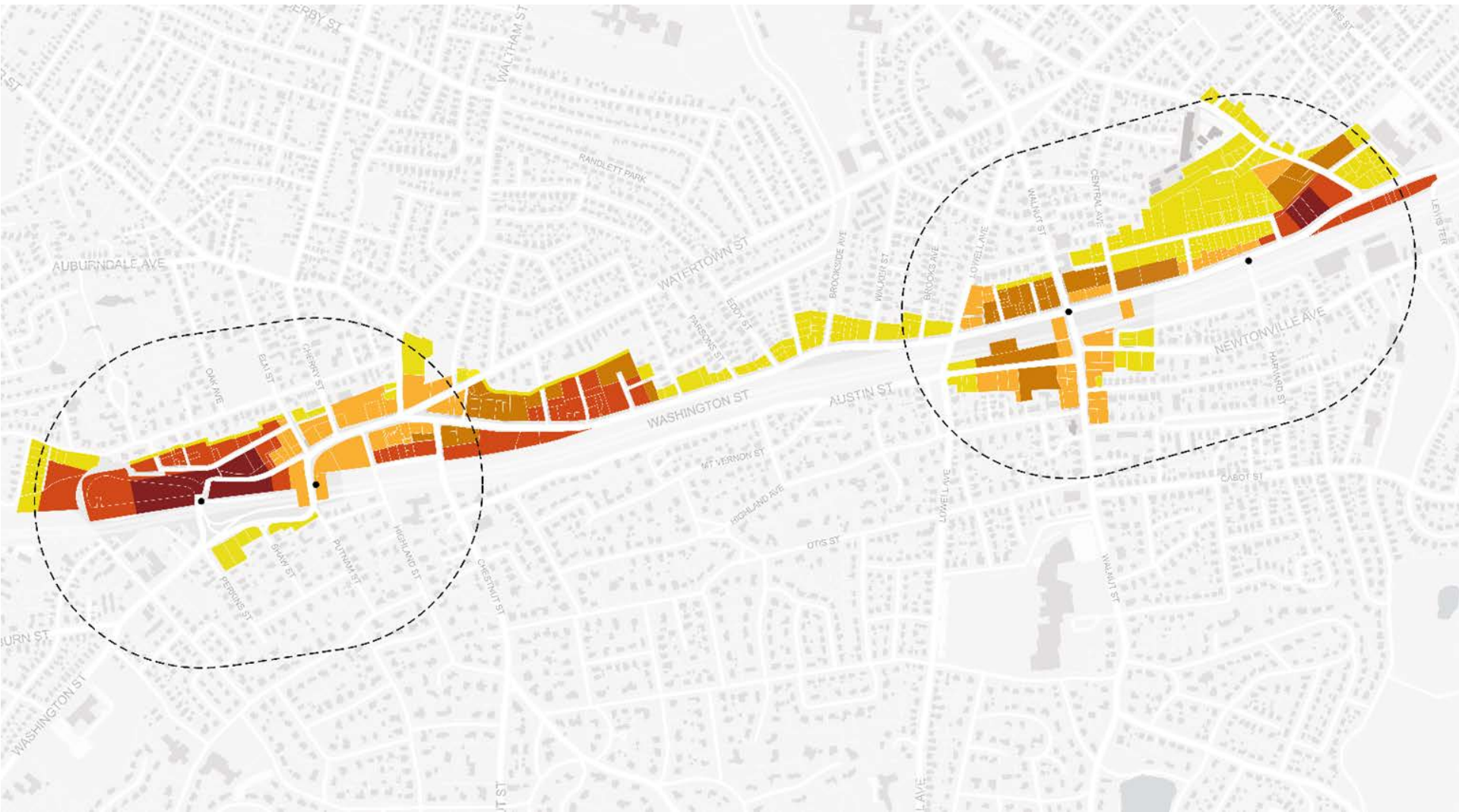
PROPOSED ZONING: HEIGHTS ALLOWED BY RIGHT







#165-19



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PROPOSED ZONING: HEIGHTS ALLOWED WITH SPECIAL PERMIT #165-19



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Thank you!