



Zoning & Planning Committee Report

City of Newton In City Council

Monday, July 30, 2018

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

Absent: Councilor Baker

Also present: Councilors Markiewicz, Auchincloss, Crossley and Greenberg

City Staff: Maureen Lemieux (Chief Financial Officer), Barney Heath (Director, Planning Dept.), James Freas (Deputy Director, Planning Dept.), Rachel Nadkarni (Long Range Planner), Jennifer Cairra (Chief Planner), Lily Reynolds (Community Engagement Manager), Kathryn Ellis (Economic Development Director), Shubee Sikka (Urban Designer), Marie Lawlor (Assistant City Solicitor), Karyn Dean (Committee Clerk)

#374-18 **Re-appointment of Jay Walter to Newton Upper Falls Historic District Comm**
HER HONOR THE MAYOR re-appointing JAY WALTER, 83 Pembroke Street, Newton, as a full member of the NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION for a term to expire July 1, 2020. (60 days: 8/17/18)

Action: **Zoning & Planning Approved 5-0 (Councilors Kalis and Krintzman not voting)**

Note: The Chair explained that re-appointees to boards or commissions are not generally required to come before the Committee. However, at the last Zoning & Planning Committee meeting, Councilor Baker asked that Mr. Walter's re-appointment be held until he could join the Committee for a discussion. This was prompted by an email sent to the City Council from former Councilor Amy Sangiolo, about a letter in the Tab, written by Mr. Walter (see attached). It was written at the time that West Newton and the Newton Highlands were petitioning the City Council for Historic Districts in their neighborhoods.

Mr. Walter joined the Committee and said he was surprised that his re-appointment was held. He has served on the Upper Falls District Commission for 10 years and his work has never been questioned or controversial. He said that Ms. Sangiolo's claim that his letter to the editor makes him unfit for the Commission is confusing to him. Does it suggest that he cannot be critical of a preservation effort without being pro-development? Does it suggest that his support of not expanding the local historic districts voids all the work that he has done all these years? He felt Ms. Sangiolo's view was very black and white and he was not so doctrinaire.

Mr. Walter explained that In the projects he sees, he scrutinizes each project on its merits. In the Tab letter, he states "This is not to stay local historic districts do not have value. They do indeed

protect architectural heritage and historic fabric of a neighborhood. Only truly distinguished homes in extraordinary neighborhoods should be asked to comply". The subtext of his argument was the districts were too big and including homes that were not distinguished would be a burden to homeowners. In public comment before the Council at that time, he said "the intent of local historic district designations is to protect architecturally significant structures by placing fairly onerous restrictions on homeowners as they maintain and upgrade their property. Because these onerous restrictions imposed by a district, I believe the designation should be applied sparingly. The proposed Highlands district is too large."

He pointed out at the time of the letter there was a lot of misinformation in the City. Some had heard that some people could opt out of districts and that district regulations would be less restrictive than other districts. Both were fallacies and he felt that clarifying what a district actually involved was necessary. He had his letter fact checked by the Planning Department.

He stated that the Committee would be hard-pressed to find someone more engaged in the preservation community. He is currently a Trustee at the Jackson Homestead and served for 9 years as vice president of Historic Newton. The Durant Kendrick Homestead was purchased during his tenure and they established a successful capital campaign and oversaw the restoration of the Homestead. It was also in that period of time that Historic Newton was transformed in the major cultural institution it is today in the City. He has been a long-standing chair of the Newton House Tour, which is Historic Newton's largest annual fundraiser and Newton's de facto showcase for its extraordinary housing stock. Along with Cindy Stone, former Director of Historic Newton, he developed and nurtured the Newton Preservation Awards. This is the City's only program dedicated to recognizing preservation projects in residential, commercial, institutional and municipal building. He has been a juror in that program for years. He was a founding member of Friends of Farlow Park who partnered with Parks & Recreation for the restoration of the pond and the bridge replacement in Newton's oldest and most historic park. They have worked continuously for 14 years to see the project through which will be completed in September.

He is a residential architect providing design services to remodel, restore and build additions on older homes. He has worked in Newton for 30 with the last 15 years of his practice almost exclusively in Newton. In all those years he has been involved in 3 teardown, all for owners who kept their properties, and none for developers. Much of his current workload is remodeling for aging in place. He is very proud that his professional practice as well as his community activism and is dedicated to preserving the City's historic housing stock instead of replacing it.

A Committee member stated that she was involved in the West Newton historic district debate. She asked if Mr. Walter felt the Upper Falls district was not problematic in the way he felt the West Newton and Newton Highlands would have been. He felt the Upper Falls district is appropriate because of the historic nature of the neighborhood and the way it was formed around the mills. He did not think the West Newton proposal was problematic because single family homes were being replaced with other single family homes. The Highlands district proposal was too large and included too many homes that were not particularly distinguished and it would have been very

onerous. Where else in life do you let the government come in and tell you how to do things? The districts have to be applied carefully and sparingly.

Committee members said his work has been very apparent in the City for years. Some have done work with him on historic city projects and others thanked him for all the wonderful historic work he has done in the City. His dedication is impressive. There was controversy around the two proposed historic districts and his comments in the Tab were echoed by many people around the City.

The Chair thought both of the proposed historic districts were too large and that the points Mr. Walter made in his article were very valid and very well thought through. She felt it was a dangerous precedent to make appointees such as Mr. Walter come into Committee in this manner because of one letter.

Councilor Leary moved approval and said she could not think of anyone more qualified or competent. She said she was ready to move his approval at the last meeting and did not think it necessary for him to come to Committee. The Committee voted in favor, unanimously, with thanks for his continued service.

#376-18 Zoning amendment to regulate marijuana establishments

THE PLANNING DEPARTMENT requesting amendments to the Newton Zoning Ordinance, Chapter 30, to regulate the use of land, structures and buildings for the operation of marijuana establishments; to determine in which zoning districts and under what conditions marijuana establishments will be allowed; and to establish minimum standards and criteria.

Action: **Zoning & Planning Held 7-0**

Note: Jennifer Caira, Chief Planner, joined the Committee. She provided an update on the revised zoning for marijuana establishments to include recreational marijuana uses. A draft proposal had been presented to Committee on June 25th and those standards have been put into a draft zoning ordinance which was included in the Planning memo for this meeting. Ms. Caira provided a PowerPoint presentation, which is attached to this report. Please refer to it for the details of the proposal.

Committee Questions/Comments

A Councilor was a little concerned about the zone along Needham Street and its proximity to the playground in the area. Ms. Caira said the zoning will be re-evaluated as soon as there is new zoning in the City as a result of Needham Street projects, Washington Street development and zoning reform. Staff have started to think about how to handle this by perhaps looking at an overlay or other solution.

A Councilor had asked about signing and promotion of establishments. There do not seem to be many restrictions. Ms. Caira noted that signage cannot include anything that states it is marijuana or pictures of marijuana leaves or paraphernalia, and signs cannot be neon. There are also limits of

when signs can be lit. The current language allows City Council can make changes if the signage significantly adversely affects the neighborhood. Ms. Lawlor said that a city could not impose any greater restrictions than that state requires unless those restrictions also then apply to liquor stores. A Councilor said it is difficult to determine what “adversely” and “significantly adversely” could mean. Ms. Lawlor said with a special permit, there is the opportunity for discretion with stated reasons for determining if something is “not in derogation” or is “in derogation” of the neighborhood. This could be viewed as a similar opportunity for discretion with explanation.

It was asked if liquor stores can have sponsors or raffles. Ms. Lawlor said the regulations state that marijuana establishments can sponsor events if 75% of attendees will be over 21. They cannot sponsor children’s events. These are all stated in the state regulations were included in the packet and they will be referenced and linked in Newton’s ordinance.

A Councilor noted that the language suggests that the ½ mile limit would disallow a recreational and a medical facility co-locating. Ms. Caira said that language will be amended so that it is clear that co-location is allowed.

It was asked if it was in the state regulations that an RMD needs to be 500 feet from a house of worship. Ms. Caira said that requirement was in the state law, but Councilor Albright thought it was added to Newton’s ordinance at the suggestion of former Alderman Brian Yates. Some Committee members felt this requirement was not necessary. *Clerk’s Note: Research with the Law Department confirmed that the house of worship requirement is not in the state regulations.*

A Councilor asked about parking requirements for establishments. Ms. Caira said she aligned the establishments with the use they are most similar to: for retail sales the requirement would be 1 parking space per 300 square feet plus 1 parking space per 3 employees; and for cultivation, craft cooperatives, product manufacturing, microbusiness, research facility and testing laboratory the requirement would be 1 per 1000 square feet plus 1 per 4 employees. The Councilor felt 1 per 300 feet and 1 per 3 employees is very generous considering the City is trying to reduce automobile trips. Ms. Caira said this could be updated with zoning redesign.

A Committee member would like the buffer zone between establishments to be a mile instead of a half mile. Ms. Caira noted that they looked at various distances and the problem with a mile is that it restricts too many areas and the City has to provide meaningful opportunities for establishments. If the number of allowed establishments is eventually reduced to 2-4 instead of 8, then the buffer distance can be revisited.

It was asked what kinds of refuse would be included in a growing operation and if there would be anything people could divert for use. Ms. Caira said she was not completely sure but there are state regulations on how the product is tracked and disposed of. The main concerns she had heard about growing facilities is the higher consumption of energy for operation, and that warehouse rents have skyrocketed due to the new demand, which is pushing other uses out. She has not heard of any issues with disposal.

There was a question about energy options for facilities. Ms. Caira said there are three options for energy in growing facilities in the proposed ordinance: onsite renewables, buying renewable energy certificates through the state market or Newton Power Choice, or to opt up to 100% renewable through Newton Power choice. To use Newton Power Choice, a business has to be on basic service, so some establishments might not be able to take part. Newton does not expect to get large cultivators, but there has been some interest for microbusiness, which is a small cultivator that can also do product manufacturing. There would be other options to offset the energy. According to statistics from Colorado, the average electricity consumption of a local 5,000 square foot, indoor marijuana facility is about 41,800 kilowatt hours monthly. The average cost of a business of that size is about 5,000 kilowatt hours monthly and for a household is about 600 kilowatt hours monthly. A Councilor wondered if outdoor growing would be utilized to reduce power usage. Ms. Caira said that it seems to be an indoor enterprise almost exclusively. There is a requirement in the ordinance that everything is contained within a building.

A Councilor asked about providing opportunities for minority owned businesses. Ms. Lawlor noted there is a state run program to determine areas which have had a greater impact from past marijuana criminal laws in order to provide opportunities for certain business owners there. Newton would not be part of that program.

It was asked if the City could prohibit sale of any products that look like candy. Ms. Caira said there are current restrictions on edibles so that it cannot look like known candies. Ms. Lawlor added that there are some strict prohibitions on edibles and they are being limited to geometric shapes and must be individually labeled with warnings.

The hours for operation can be set by special permit, but they are suggesting 8am to 8pm as a consistent starting point as is consistent with other municipalities. It was noted that other retail establishments open a little later and stay open later. It might be better to consider 9am to 9pm instead.

A Councilor member noted that according to the zoning map, most of the zoning provides for opportunities on the north side of the City. He wondered if that restriction would cross all categories because he would not want to see various types of establishments clustered in one area. Ms. Caira said the zoning has to provide meaningful opportunities for 8 establishments so it might be tricky, but it is something they will look at.

It was asked if the language around odor was sufficient as it refers to "normal sense of smell". A Councilor wondered if it should be something else as he could see people disagreeing about what "normal" means. Perhaps "reasonable" would be preferable. Ms. Caira will speak to the Law Department about this.

If the criteria were met and got through the special permit process, establishments would be allowed in the malls that fall within the proposing zoning.

The Chair noted that this item will be heard in public hearing in September. Councilor Danberg moved hold and the Committee voted in favor.

#76-18 **Discussion relative to the draft policy content outline of Zoning Ordinance**
DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the Zoning Redesign Project on a draft policy content outline of the new Zoning Ordinance.

Action: **Zoning & Planning Held 7-0**

Note: The PowerPoint presentation of this item is attached for review. A report of this discussion will be forthcoming.

#185-18 **Discussion and adoption of Needham Street Vision Plan**
DIRECTOR OF PLANNING requesting discussion and adoption of the Needham Street Vision Plan as an amendment to the 2007 Newton Comprehensive Plan.

Action: **Zoning & Planning Approved 7-0**

Note: The Chair said that the changes made to the Vision Plan based on comments from the last meeting were very good. The Committee thanked staff for their work on this.

Councilor Downs moved approval and the Committee voted in favor unanimously.

#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 7-0**

Note: Russell Preston from the Principle Group joined the Committee. He provided a progress report on the Washington Street Corridor action plan. He provided a PowerPoint presentation, which is attached, to further illustrate the recent process, ideas, visions, schedule and budget. Please refer to it for details.

Mr. Preston said the input from the community during the design week meetings was excellent and gave the group a lot of raw material to think about for design and planning. Being in residence in the area during the sessions was extremely useful and helped them understand what it is like to live there, day-to-day. They heard from almost everyone that supporting local businesses and maintaining and improving the character of the village centers was a priority. He noted that there is an incongruous experience on Washington Street, going from lovely places to inhospitable places then back again. Determining how to improve the areas that are not conducive to the small village areas is something to consider.

Some aspirational “big ideas” came out of the conversations as well as some “point of tension” that need further conversation. The group is thinking about how to find the ideal and figure out how to accomplish that ideal. In doing so, they look into different scenarios which will bring additional compromises and additional questions and tensions that have to be resolved. Continuing to receive the feedback from the Committee and Council will contribute to the best plan at the end of this process.

The group looked at how they could bring back productive land into the tax roll and have it done in a form that is acceptable to the community, long-term. They looked at the area near Cabot's and noted there is a lot of real estate devoted to the storage and movement of cars. There is a tension between what the idea of the public life of the village is, and the reality on the street. One of the sketches they prepared during design week included repairing the highway with a series of pavilions which are essentially smart sounds-walls, and then looking at sensitive in-fill on sites that are under development pressure, such as the car dealership in that area. Supporting that local business (Cabot's) with better sidewalk frontage and a more human-scaled street to encourage business would be assets as well. (See presentation for illustrations).

They considered how to provide affordable and missing middle housing to provide a range of housing options and where they should go. There are some locations along Washington Street that have a more residential character and they would like to respect the ebb and flow of those areas with the mixed-use areas. There is a context sensitivity to that change in character. Near the Oakley Spa there is a remnant green space which presented some options. The proposed idea would be to do some in-fill of buildings. The area can support a variety of types of housing options and more density. A small apartment building (3-8 units) is in-scale with that area and could be workforce housing. These changes would not destroy the character of that area. Further down, an affordable housing complex could be added that is of a scale and rhythm that is appropriate to the increment of development that is in that neighborhood now. (See presentation for illustrations).

There is a pressure for re-development and how it transitions or interfaces with the adjacent residential neighborhood. Dunstan Street slopes down into a residential neighborhood after some industrial buildings. Changing the character in the span of one-block is accomplished by transitioning to a smaller increment of development done in a scale that is appropriate for the residential buildings that exist. Adding to that, some green space and landscaping would be added in here and there. (See presentation for illustrations).

The group heard that the types of buildings that are being built in Watertown, Belmont, Cambridge, etc . are being dictated by the scale of the automobile. The buildings are essentially liners going around parking bays and that dictates their form. Human Scale is the idea of not laying out the parking grid and planning development around it. It means looking at what is best for the human scale first. There could be a number of buildings on the same site that also has public space. Breaking up the increment of development in an appropriate scale resonates as the idea of a village. There are many different things going on – not just a building and parking. This has much to do with how parking is regulated and how parking deployed on a site directly relates to the character. (See presentation for illustrations).

Looking at new open spaces and how improvements can be made is a major idea as well. Captain Ryan Park, for example, may be underutilized. Drawing it out shows that it simple space that could be better used to support the life of the community. With very few upgrades, that area could support arts, programming and uses that better serve the neighborhood. (See presentation for illustrations).

Mr. Preston said they are now mid-stream in the design process and the question is how do they coordinate the community and design in an iterative process and keep checking assumptions. Design Week was in June and they are scheduling the next big public event on October 24th. The team is working on what will go into a public draft, presented at that event. Then they will get feedback through the holidays, having a series of technical forums on some of the zoning, then refine and revise the draft to be presented in February. That draft will go back out for public comment for final revisions. They have revised the budget to move excess funds forward for future phases and are tracking quite well with the budget, overall.

Attached is also a handout provided by Mr. Preston, which represent some bigger ideas from the design week conversations. These are the ideas than can inform more of the nuanced policy and zoning recommendations.

Committee Comments/Questions

A Councilor said he was surprised that people want more development, based on this presentation. He thought there would be more of a push/pull but every illustration looks more dense than he anticipated. Mr. Preston said there is a question of height related to all this and the relative density that might be re-developed. The community might want 3 or 4 stories than ramp up incrementally, or not. The tension around the village center focuses around the cinema block. Is razing and replacing some of the older buildings the option or is there sensitive in-fill and retaining some of the uses. There are different ways of looking at this still. The Councilor said it is important that the consultants grapple with all these issues because it was his understanding that the people in the area are grappling with the issues. Mr. Preston said these visions will be drawn up in a few different ways and presented to the community again for their input. The Chair wanted to know what people said that led them to draw these particular illustrations, because some people might be a little scared by them because they seem very busy. The Committee would like to know more about the process.

Mr. Preston said in the public draft of the vision plan, presented in October, there will be a set site plans that will annotate all the different points and features. As an example of the kinds of conversations that led to some of the illustrations, the group asked the community about an underutilized green space and how to make it usable and comfortable. People responded that the adjacent highway would have to be dealt with in order to make that happen. Then the idea of the pavilions came in to mitigate the highway, which led to the change of character when heading toward the more residential areas and how that might work. It was then asked how to deliver more affordable housing. One way to do that is to include missing middle housing types that are smaller buildings, delivered for lower construction costs that could be knitted into the existing neighborhood. In doing the analysis, they realized that people like to walk 5 minutes, but not much more. So when looking at siting, it made sense to add that kind of in-fill housing within 5 minutes of a village center and the housing area itself could become a cluster of the village center. It brings more activity and allows the nearby village center to thrive as well.

A Councilor said bikers would use Washington Street if it were safe for their travel. She has seen dedicated and protected pedestrian and bike paths in Helsinki that worked very well. She also felt the missing middle scaled housing would fit nicely into various sections of the street. People are mostly concerned about out of scale, monolithic buildings on Washington Street.

A Councilor encouraged Mr. Preston to look at the economic development strategy. Figuring out how to pay for any improvements needs to be considered. Washington Street is one of the hotter areas in Newton, along with Needham Street, so trees, storm water infrastructure will be critically to the success of anything that goes in there. People may not want more density, but there needs to be a way to pay for all the other good things people want. Also, underground parking in the Bay area of San Francisco cost about \$100K a space so adding underground parking here adds a huge cost to the housing. Mr. Preston said parking is a big topic and perhaps parking maximums should be set. The illustrator likes to show the buildings and put fewer trees, but tree canopies really resonate for people in Newton. Perhaps Washington Street be repaired with a strong tree canopy.

A Councilor noted that the line drawings are very lively and really help with understanding the spaces that were photographed. The drawing techniques are different from the existing environment to the envisioned environment – the lines are heavier in the latter and there are many more of them. The drawings might be less intimidating if they were simpler. The heavier technique may give the impression that more has been added than actually has been added. Mr. Preston said they would work with a couple different types of drawings and they will also get more refined through the process. Ultimately, they will end up lined and water colored.

Mr. Preston will said the draft will provide several scenarios and they will be asking for feedback. These questions are informing the design work. There will be a 30-day comment period on the October draft and then they will host a series of forums after that for one-on-one discussions. Ms. Reynolds said Planning is also doing some community engagement in that timeframe as well. The feedback will go back into refining the drawings for the second draft.

The Chair said the Committee needs to have periodic check-ins on the zoning process. Mr. Preston said there will also be a draft of the zoning in October. Ms. Reynolds said the “snapshot report” that was included in the Committee’s packet includes many scenarios that were beginning to be developed and began annotation on those. That will continue to be refined. Mr. Preston said they try to tell this story with words, numbers and pictures. Two versions of a fiscal impact have been developed and that will continue to be worked on and will likely be presented in October as well. Usually fiscal impacts are one step behind design for obvious reasons.

A Committee member said the way the questions (in the presentation) were formed can be leading and he would like Mr. Preston to consider the wording. Mr. Preston said that are wordsmithing still. After design week, there was so much information so they need to allow the dust to settle a little bit and get things just right.

The Committee thanked Mr. Preston for his presentation. The Committee voted unanimously to hold this item.

#408-18 Discussion and adoption of Economic Development Strategy Plan

DIRECTOR OF PLANNING requesting discussion and adoption of the Economic Development Strategy Plan as an amendment to the 2007 Newton Comprehensive Plan.

Action: Zoning & Planning Held 7-0

Note: Mr. Heath explained that staff had a discussion with the Economic Development Commission about the need for an action plan for economic development in the City. The City put out an RFP at the end of 2017 and the best response was from Camoin Associates, who had some familiarity with Newton. They had participated in the N2 Corridor work, which was extremely helpful in terms of getting up to speed quickly. They took a very comprehensive approach and did a deep dive on analysis and used existing document and studies as part of their work as well. They took the time to meet with various stakeholders which was helpful for filling in the gaps and getting more local knowledge.

The Plan was distributed to the Committee for review. Mr. Heath distributed a handout to the Committee, which is attached to this report. Please refer to it for details. A report of this discussion will be forthcoming.

Meeting adjourned.

Respectfully Submitted,

Susan S. Albright, Chair

Karyn Dean

From: Amy Sangiolo <amysangiolo@gmail.com>
Sent: Monday, July 16, 2018 9:42 AM
To: Karyn Dean
Subject: Please forward to the ZAP Committee for tonight's meeting
Attachments: IMG_20170419_0004.pdf

Dear Zoning and Planning Committee members,

I write in opposition of the re-appointment of Jay Walter to the Newton Upper Falls Historic District Commission. Given Mr. Walter's disparaging statements about local historic districts (see attached Letter to the Editor), it seems inappropriate to continue Mr. Walter's service on a local historic district but rather given his interest in development, Mr. Walter might be better suited for the Urban Design Commission or the Design Review Committee.

Thank you for your time and consideration.

Sincerely,

Amy Mah Sangiolo

Be wary of local historic districts

To those who wish to create local historic districts to stop tear-downs, be careful what you wish for. A LHD is a blunt instrument to address a very specific concern. In order to prevent a handful of teardowns at the peak of the market, you create a burdensome regulatory regime

SEE LETTERS, B3

effecting entire neighborhoods for generations.

As a commissioner of the Upper Falls Historic District Commission for the last nine years, I have seen first hand the regulatory demands a district puts on its residents. Homeowners must come before us for any major change to the exterior of their home or their lot. Most people assume this means additions or remodeling. They may not realize it includes ordinary home repairs such as replacing doors or windows, shutters or gutters. It also includes porch, stoop or stair repairs, new or replacement fencing, garden walls, garages or garden structures. Basically anything you want to do to the outside of your home is subject to review by the Commission if it can be seen from a public way and it is not an in-kind repair, except painting.

These regulations are often a huge hassle for homeowners. First they can't just hire a contractor to get something done. They must submit an application, have drawings made, then attend a public hearing (or two). They must notify their neighbors and allow time for appeals. Often the Commission requires more complicated details and more costly materials. At times we prohibit people from doing what they want to do.

At a minimum the process takes a month, typically two, sometimes more. It is required of all houses within the district no matter how architecturally insignificant they are. I often feel sorry for applicants caught in a seemingly pointless process because it is apparent to all, the house or the proposed change just doesn't warrant the attention.

This is not to say local historic districts don't have value. They do indeed help to preserve and protect the architectural heritage and historic fabric of a neighborhood. But they do it at a fairly onerous regulatory process that cedes a lot of power to local commissions and can be burdensome for homeowners within the district. Only truly distinguished homes and extraordinary neighborhoods should be asked to comply.

Jay Walter

Former vice president of the Upper Falls Historic District Commission

Zoning and Planning Committee

1

MARIJUANA NEW ZONING PROPOSALS

7/30/2018

Zoning Principles

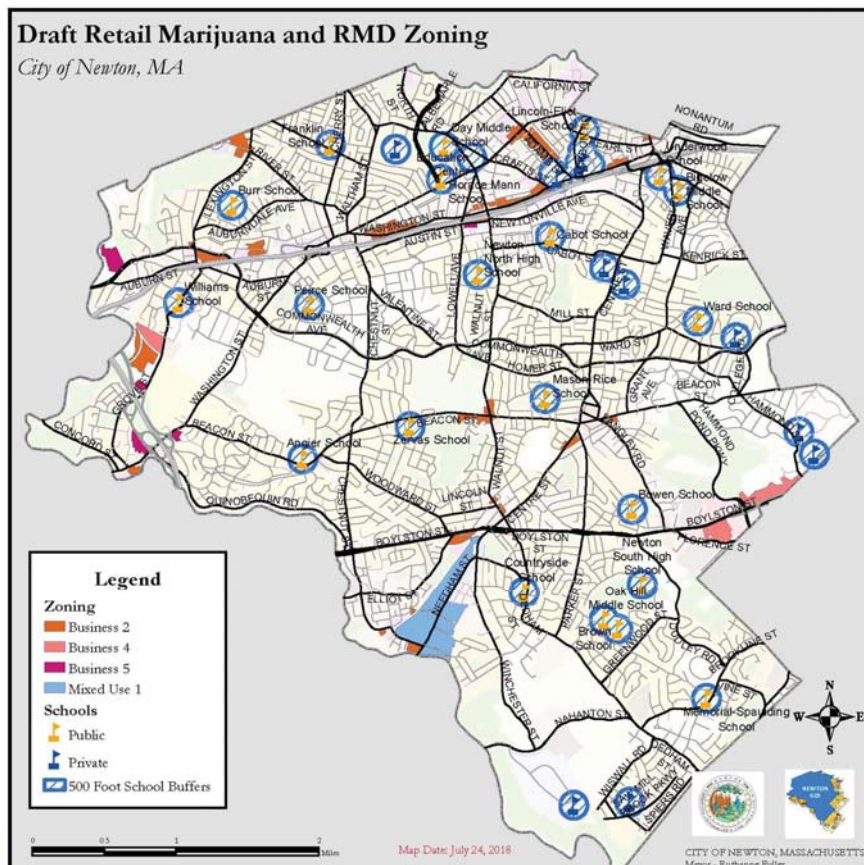
2

- Minimize impacts to neighboring uses
 - Traffic, parking, odor, etc.
- Balance aesthetic impacts with security concerns
 - Include minimum transparency requirements and locate retailers outside of village centers
 - Locate retail in visible locations for easier enforcement and increased safety from “eyes on the street”

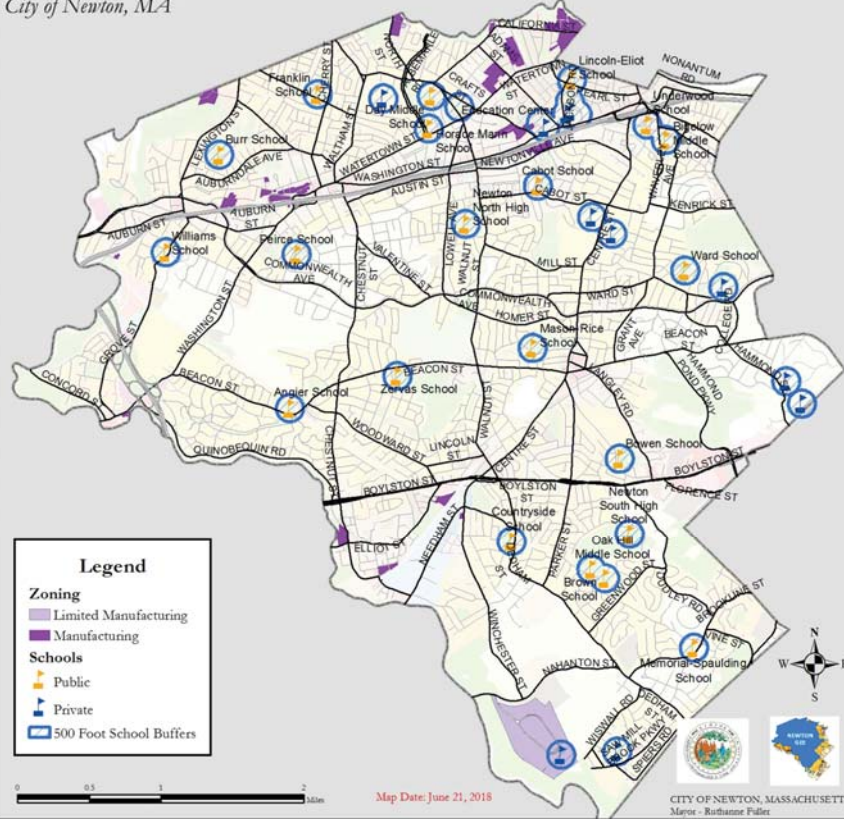
Proposed Zoning Districts

3

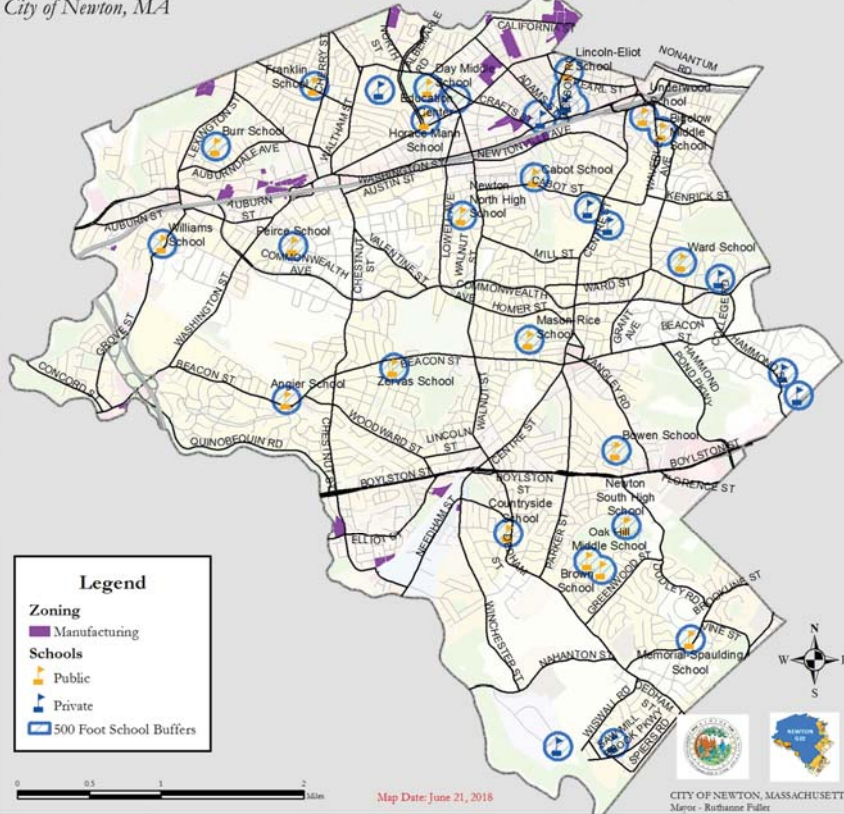
- Interim until new Zoning Redesign districts
- All uses by Special Permit only
- Retail and Medical – Business 2 (BU2), Business 4 (BU4), Business 5 (BU5), and Mixed Use 1 (MU1)
- Marijuana Research and Independent Testing Laboratory – Limited Manufacturing (LM) and Manufacturing (M)
- Cultivation, Marijuana Product Manufacturing, Craft Marijuana Cooperative, and Microbusiness – Manufacturing (M)



Draft Marijuana Research Facility and Independent Testing Laboratory Zoning City of Newton, MA



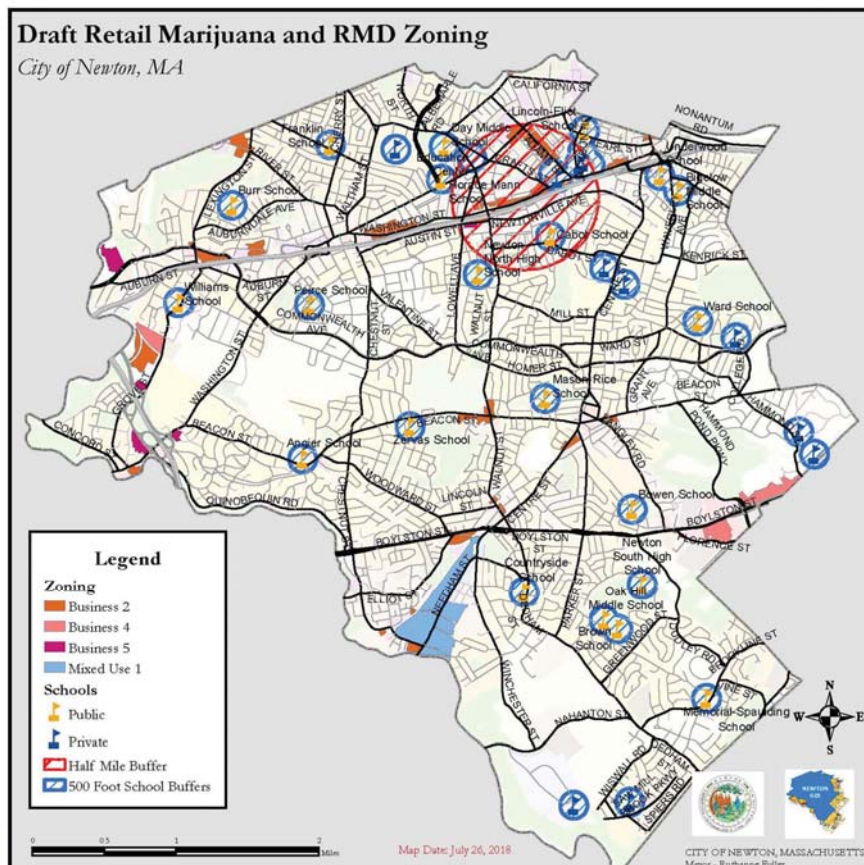
Draft Marijuana Cultivation and Product Manufacturing Zoning City of Newton, MA



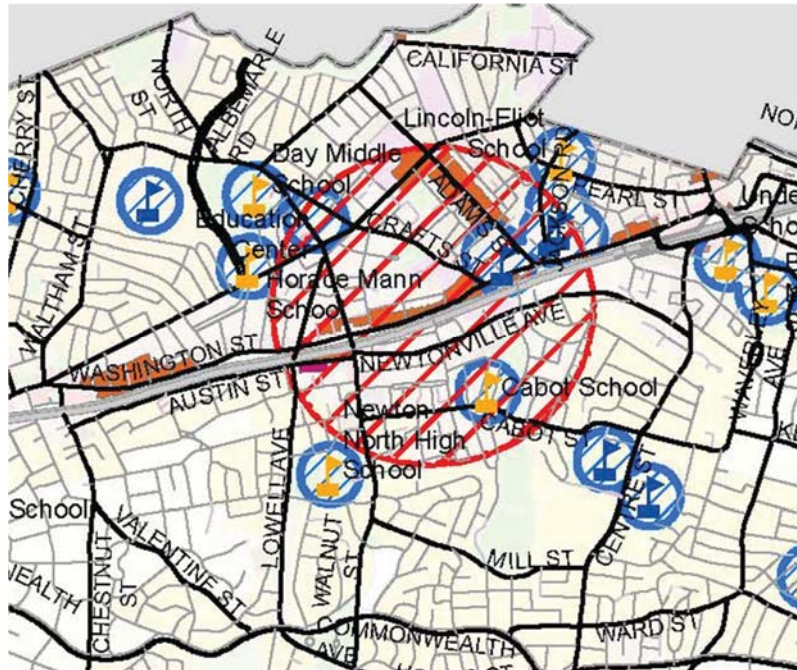
Minimum Criteria and Limitations on Approval

7

- 500 foot buffer from schools for Marijuana Retailers (recreational) and 500 foot buffer from schools, daycares, places of worship and places where children commonly congregate for Registered Marijuana Dispensaries (medical)
- Minimum half mile buffer between all RMDs and Marijuana Retailers
- Marijuana Retailers limited to no more than 20% of package store licenses (8)



Half-mile buffer around Garden Remedies



Minimum Criteria and Limitations on Approval

10

- Conform with state regulations for signage and advertising
- Hours of operation not to exceed 8am to 8pm
- Do not locate within building containing residential uses
- Limit RMDs and Marijuana Retailers to less than 5,000 square feet
- RMDs and Marijuana Retailers to provide minimum of 25% transparency at ground level, unless waived by Special Permit

Minimum Criteria and Limitations on Approval

11

- Require police review and approval of security plan
- Submit emergency response plan to police and fire
- Submit operations and management plan to Planning and ISD
- All cultivation to offset energy use with 100% renewables
- Ventilate so as that odors cannot be detected at exterior of building or adjoining use

Submittal Requirements

12

- Service area map for RMDs
- Transportation Analysis
- Lighting Analysis
- Context Map
- Registration Materials

Criteria for Approval – all Marijuana Uses

13

- Lot is designed to provide convenient, safe and secure access for clients and employees driving, walking, bicycling, or using public transportation
- Loading, refuse and service areas are designed to be secure and shielded from abutting uses
- Designed to minimize adverse impacts on abutters
- Satisfied all conditions and requirements of the ordinance

Criteria for Approval – RMDs and Retailers

14

- 500 feet from a school unless waived – Marijuana Retailers
- 500 feet from a school, daycare, religious use or place where children congregate – RMD
- Traffic will not create significant adverse impact
- Building and lot are compatible with other buildings in the area and mitigate any negative aesthetic impacts
- Accessible to persons with disabilities
- Accessible to regional roads and public transportation
- Located where it may be readily monitored
- Hours of operation will not have a significant adverse impact on nearby uses

Criteria for Approval – RMDs only

15

- Located to serve an area that currently does not have reasonable access to medical marijuana or has been established by DPH as an area where supplemental service is needed

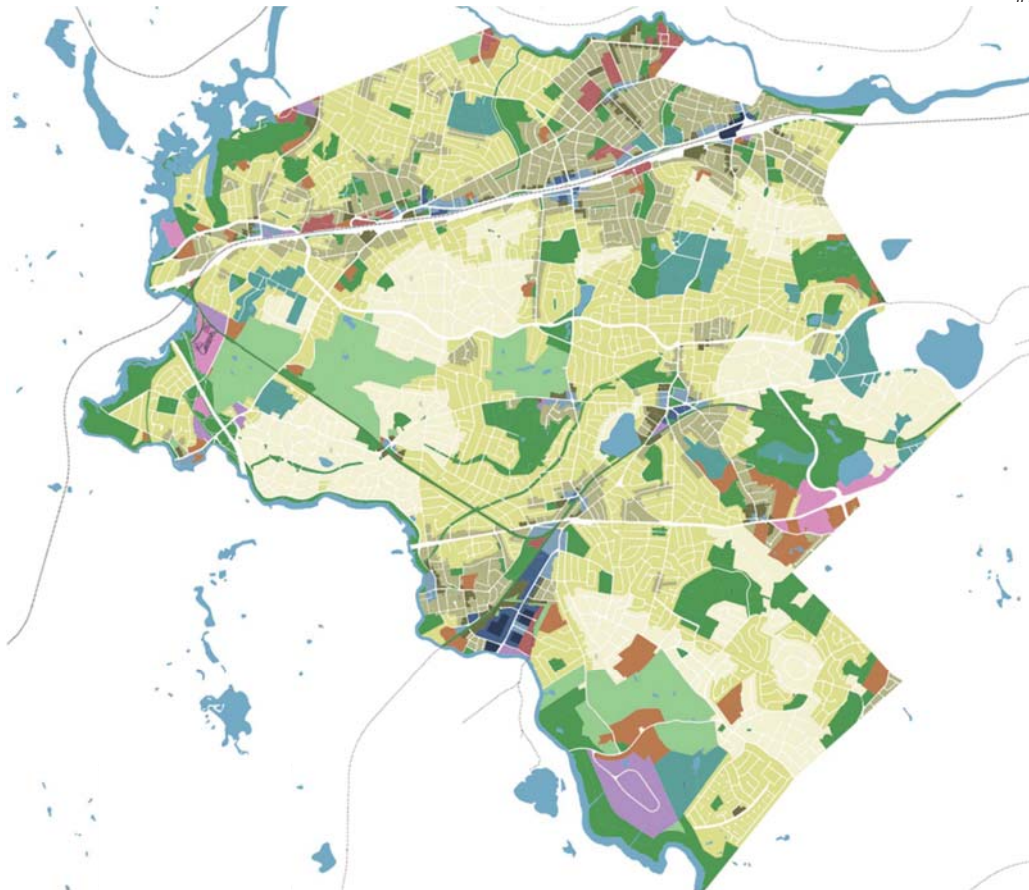
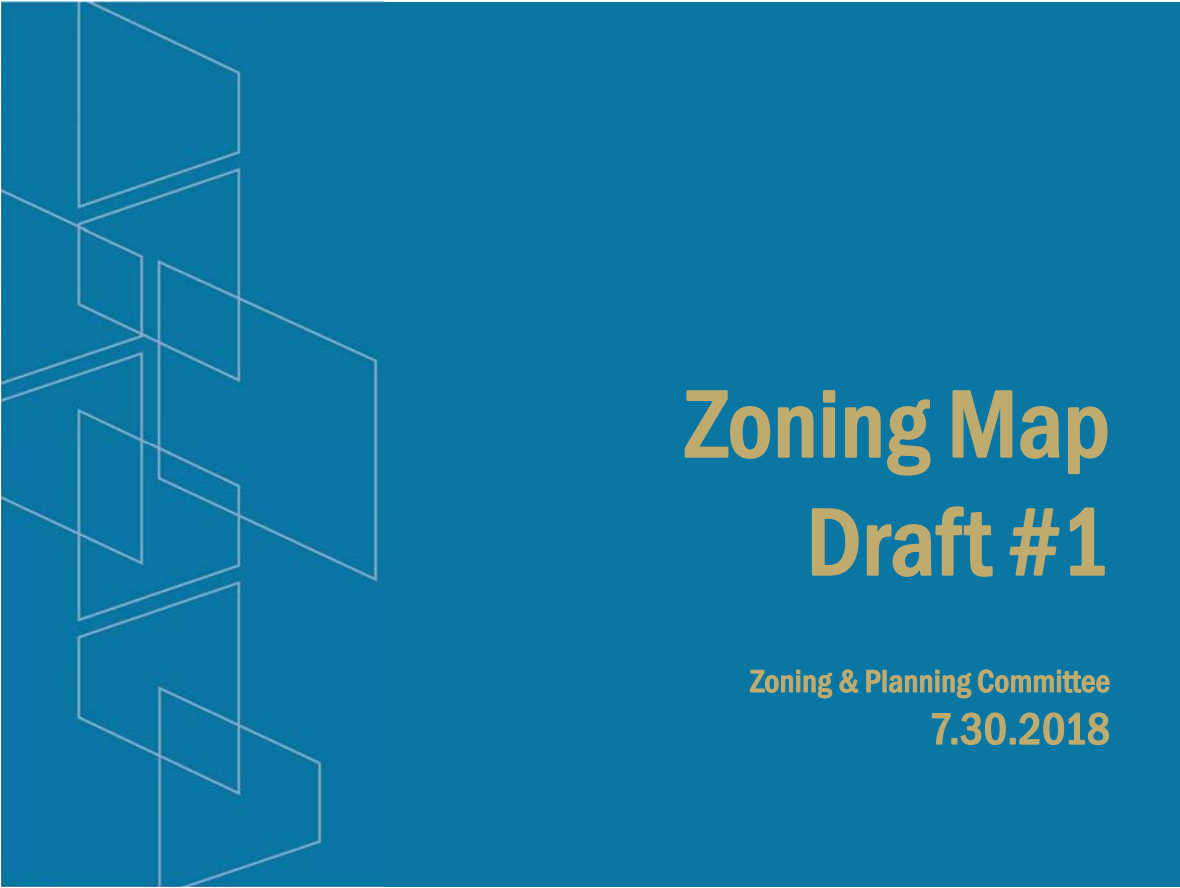
Next Steps

16

- Request a public hearing on this item in September

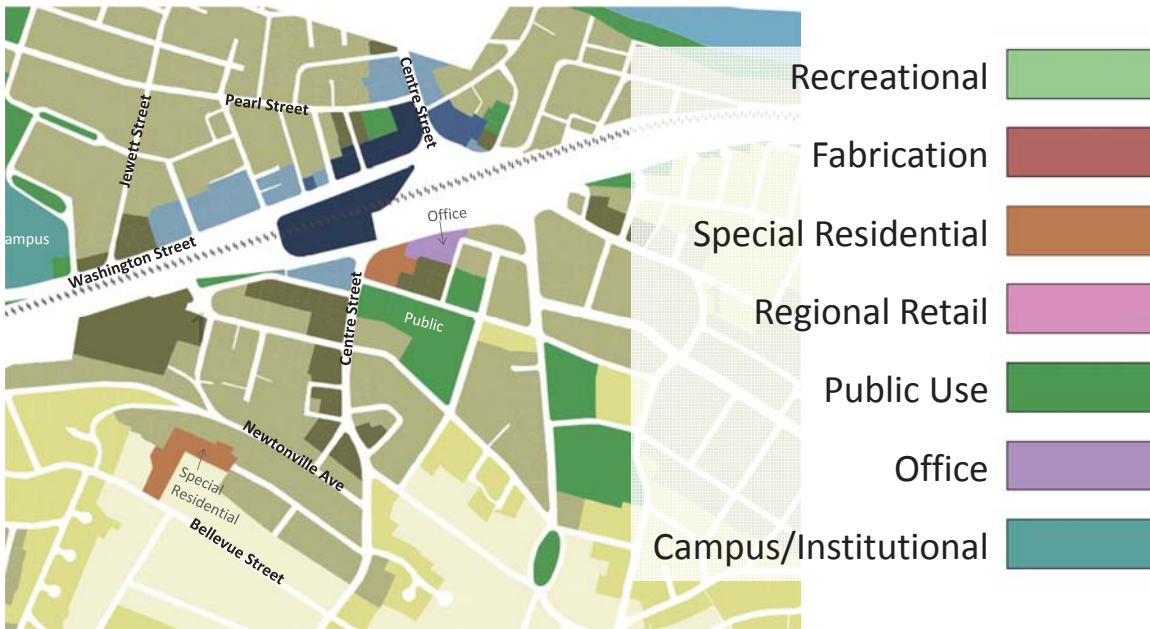
Zoning Map Draft #1

Zoning & Planning Committee
7.30.2018





The Draft #1 Zoning Map include 14 proposed zoning districts
 – 7 context based districts and 7 single purpose districts



The Draft #1 Zoning Map include 14 proposed zoning districts
 – 7 context based districts and 7 single purpose districts

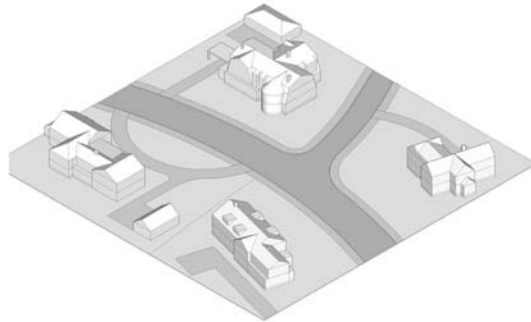


The Draft #1 Zoning Map is based on current context
 – visioning & master planning efforts
 will be used to guide future changes



Residential 1 – R1

The Residence 1 District is composed of neighborhoods characterized by typically larger homes on larger parcels of land. These neighborhoods frequently feature architecturally distinctive homes and significant areas of landscaping and trees. Nearly entirely single unit dwellings, where other uses exist or may be proposed, it is generally in the interest of preserving the existing building stock through allowing an existing building to be converted to multiple units or the creation of a museum or other civic institution.



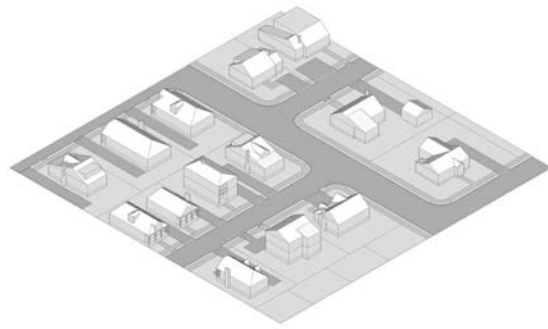
Building Types:

- House A (estate)
- House B (colonial/mid-size Victorian)
- House C (cape/cottage)
- House D (large ranch)
- Multi-building Court
- Civic Building (religious institution/school)



Residential 2 – R2

The Residence 2 District represents the quintessential suburban neighborhood with ample lawns and single-unit homes. Largely developed in the middle of the last century in the spaces between Newton's villages, the intent of this district is to create predictability for homeowners in what they may do with their homes and preservation of neighborhood character. In many cases these neighborhoods are remote from the walkable village centers of the City and therefore do not have nearby gathering places, shops, or services.

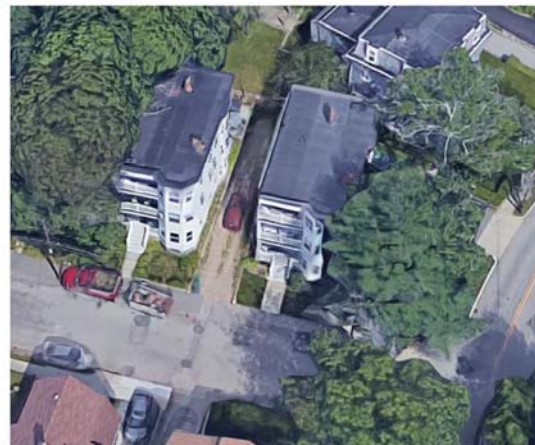
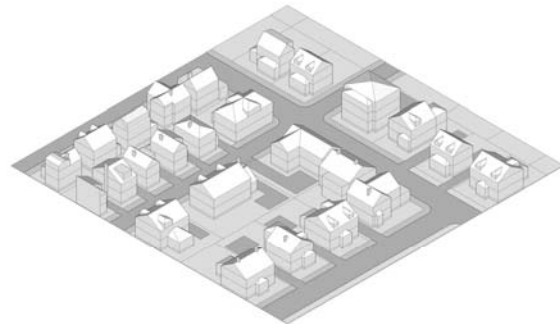


Building Types:

- House B (colonial/mid-size Victorian)
- House C (cape/cottage)
- House D (large ranch)
- Multi-building Court
- Civic Building (religious institution/school)

Residential 3 – R3

The Residence 3 District represents a suburban scale neighborhood composed of single, two, and three-unit homes and frequently within walking distance to transit and activity centers. The intent of this district is to preserve neighborhood character, support predictability, and to integrate homes in two and three-unit buildings.

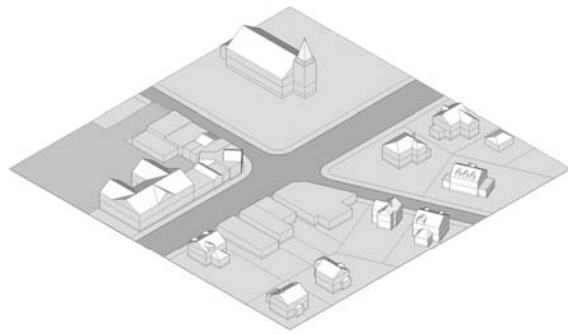


Building Types:

- House B (colonial/mid-size Victorian)
- House C (cape/cottage)
- Duplex (2-units next to each other)
- Apartment House (triple decker)
- Small Apartment Building
- Multi-building Court
- Civic Building (religious institution/school)

Neighborhood General - N

Within a short walk of the amenities, mixture of uses, and transit options of Newton's village centers, the Neighborhood General District serves as a transition from the villages to the neighborhoods beyond. With easy access to the above amenities, these areas are appropriate for a wider range of housing types, consistent in scale with the neighboring single and two-unit homes, including 2-4 unit buildings, cottage clusters and townhouses. The intent of this district is to offer a wider range of housing choices, including affordable housing options, in walkable neighborhoods close to transportation and to direct such housing to support the existing character of the neighborhood.



Building Types:

- House A
- House B
- House C
- Duplex
- Apartment House
- Townhouse
- Small Apartment Building
- Shophouse
- Small Multi-use Building
- Small Shop
- Multi-building Court
- Civic Building (religious institution/school)



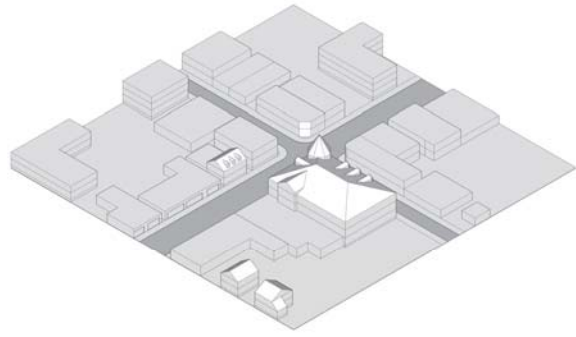
Multi-Building Court – detached single-unit residences surrounding a shared central green space

Village 1 – V1

The proposed Village 1 District represents the smallest of the village centers in Newton, exemplified by such places as Waban and Newton Highlands as well as the edges of other villages and mixed-use districts where they abut the residential neighborhoods. This district generally has a maximum height of three stories. Buildings are generally required to front directly on the sidewalks and feature active storefronts and small commercial spaces to encourage local businesses.

Building Types:

- Small Apartment Building
- Shophouse
- Small Shop
- Shop
- Small Multi-use Building
- Fabrication Building
- Civic Building

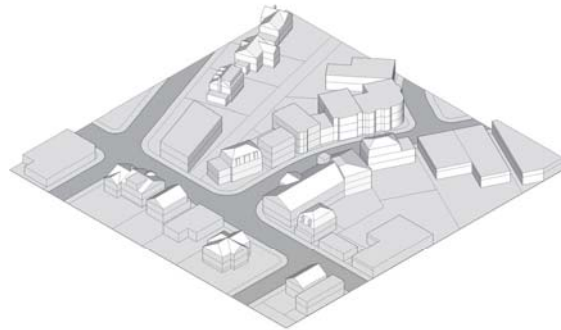


Village 2 – V2

The Village 2 District represents the core of the middle-sized villages in Newton, exemplified by the central parts of Newton Centre and West Newton. This district restricts heights to three stories. Buildings front directly on the sidewalk with active storefronts and a mixture of small and medium sized commercial spaces to promote mostly local businesses with some regional or national stores also present. The intent of this district is to feature a vibrant mixed-use village with a significant residential population, primarily local serving office space, and a shopping destination for residents of Newton and neighboring municipalities.

Building Types:

- Small Apartment Building
- Shophouse
- Small Shop
- Shop
- Small Multi-use Building
- Medium Multi-use Building
- Lab Building
- Lined Garage
- Civic Building

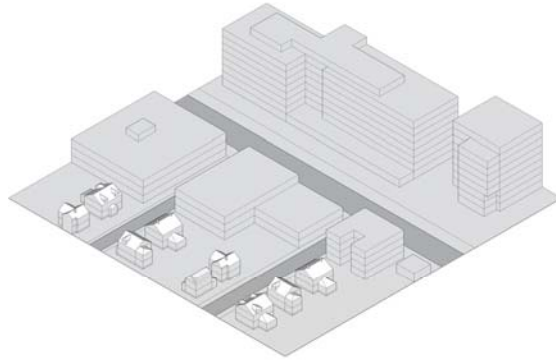


Village 3 – V3

The Village 3 District represents the core area of larger villages. Buildings are characterized by middle scale heights and front directly on the sidewalk with active storefronts with a mixture of small and medium sized commercial spaces to promote mostly local businesses with some regional or national stores also present. The intent of this district is to feature a vibrant mixed-use village with a significant residential population, office space targeted towards regional or national companies, and a shopping destination for residents of Newton and neighboring municipalities.

Building Types:

- Shophouse
- Small Shop
- Shop
- Small Multi-use Building
- Medium Multi-use Building
- Large Multi-use Building
- Tall Multi-use Building
- Lab Building
- Lined Garage
- Civic Building

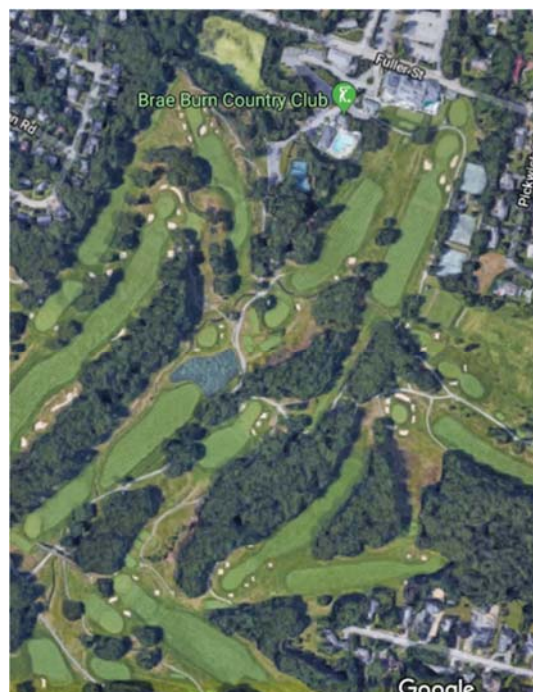


Recreation

The Recreation District represents large, privately held recreational facilities such as golf courses or tennis clubs as well as other, similar substantial and largely undeveloped parcels such as cemeteries. These parcels typically represent significant open space resources for the community at large as well as serving as a recreational resource for members of the community. Buildings in this district tend to stand-alone and not relate to the surrounding neighborhood or village context.

Uses:

- Agriculture
- Arts & Creative Enterprise
- Cemetery
- Community Center
- Museum
- Private Club or Large
(e.g. Golf Course or Tennis Club)
- Public Service



Fabrication

The Fabrication District represents Newton's manufacturing, light industrial, and maker/builder spaces. This district is composed of buildings where things get made and for uses that require storage space. The uses in this district can generate noise, odors, and other environmental conditions that must be mitigated.

Building Types:

- Fabrication Building
- General Commercial Building

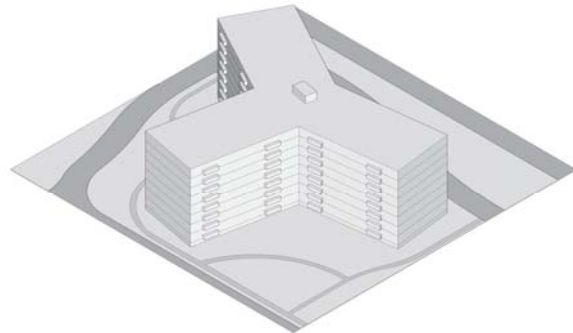


Special Residential

The Special Residential District is composed of large scale multi-unit development projects configured as either one large building or as multiple townhouse style buildings. The defining characteristic is that the development project is isolated from surrounding neighborhoods through vegetated buffers and/or parking lots. These projects do not typically reflect the surrounding building character.

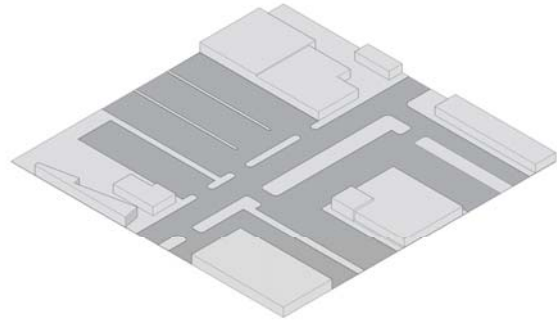
Building Types:

- Townhouse
- Apartment Tower



Regional Retail

The Regional Retail District is composed of regional retail destinations; typically, large, multi-unit retail complexes. These lots typically have large amounts of parking and the buildings are isolated from any surrounding neighborhoods.



Building Types:

- Shopping Center
- Large Office Building



Public Use

The Public Use District is composed of public spaces such as parks, plazas, and conservation areas, and buildings dedicated to public uses such as education, recreation, and local government. All of the properties in this district are publicly owned. Buildings are frequently distinctive in their placement and design and contribute significantly to community identity.



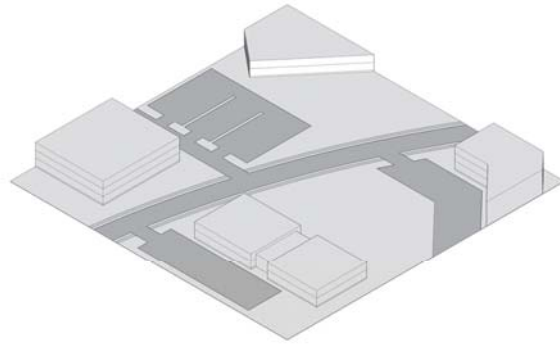
Uses:

- Parks
- Public Schools
- Municipal Facilities



Office

The Office District is composed of stand-alone office buildings, most typically found in proximity to highway access. Buildings in this district are frequently surrounded by landscaping and parking lots.



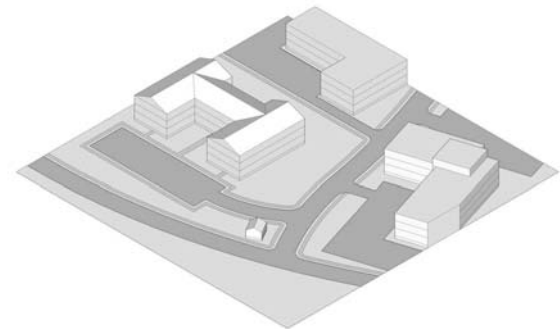
Building Types:

- Office Building
- Lab Building



Campus/Institutional

The Campus/Institutional District represents Newton's large school and institution campuses. These areas are characterized by buildings at different scales, greenspaces, parking facilities, and other structures with most of these features internally oriented rather than relating to the public street network.



Uses:

- College/University
- Private School
- Civic Institution



Next Steps

October 22nd – Full Draft Ordinance & Map

Next Public Forums:

Councilor-hosted Ward-by-Ward Meetings

HELLO WASHINGTON STREET!

ZAP Committee Presentation July 30, 2018



PRINCIPLE 





Public Design Week June 5 – 12, 2018

- 75 hours of public engagement over 7 days
- 400+ individual visitors
- 3 key events: food social, block party, chili cook-off
- Community Bike Tour
- Community Walk Audit
- 7 topic sessions
- 38 planning team staff, interns, volunteers
- 1,345 surveys completed

Hello
Washington
Street!

Pop-Up Workspace – June 7-12, 2018 at 1239 Washington Street



Mayor Fuller and young residents at the workspace



Inside the workspace

Pop-Up Workspace



Housing Diversity + Affordability Topic Session

Topic Sessions

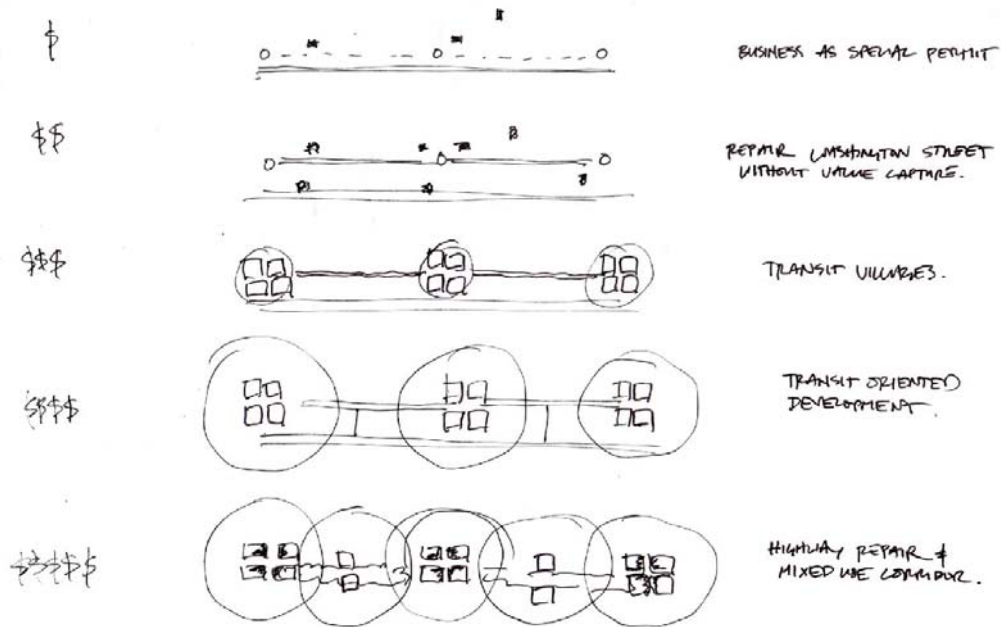
- Housing Diversity + Affordability
- Parking + Traffic
- Public Life + Public Spaces
- Business Roundtable
- Walk, Bike, Ride, Drive
- Creative Arts + Culture on Washington
- Understanding Form-Based Codes & Zoning

Big Ideas

1. Villages as Cultural Hubs
2. Public Spaces, Social Places
3. Housing for All
4. Human-Scaled Villages
5. Smart Driving, Smart Parking
6. Walk + Bike Washington Street
7. Regional Transit
8. Reconcile the Pike
9. Fiscal Strength

Planning Choices

Value



Points of Tension and Further Conversation

1. Fiscal Impacts
2. Affordable Living
3. Density & Character
4. Parking & Character
5. Public Space

Fiscal Impacts

How much density, and in what form, does the community desire in order to increase the tax base?





Affordable Living

How can we create Affordable and missing middle residential buildings that provide a range of affordable housing options? Where should these units go?





Density & Character

What character of development would allow people to feel more comfortable with greater density & height in some locations, away from existing homes?



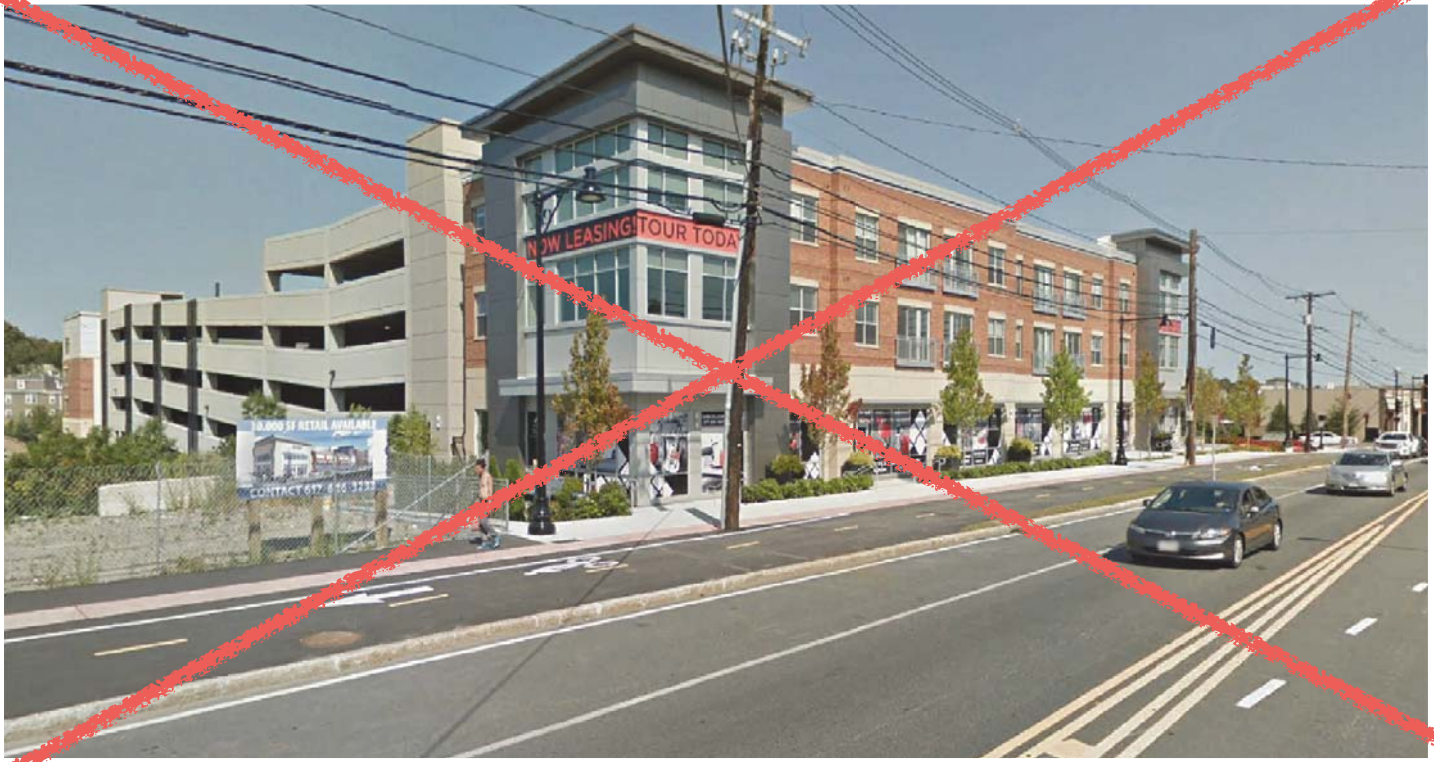


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Parking & Character

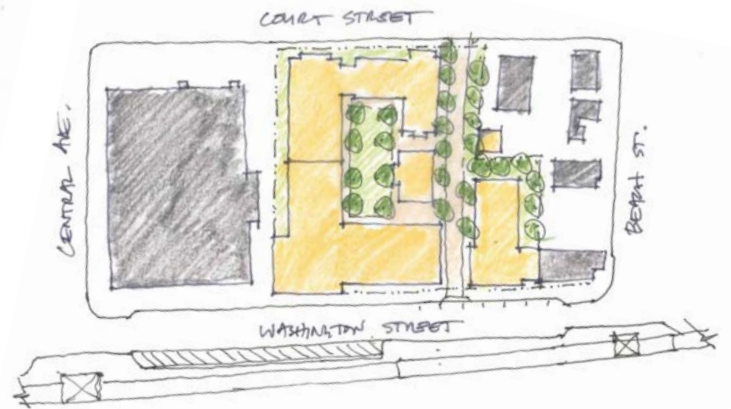
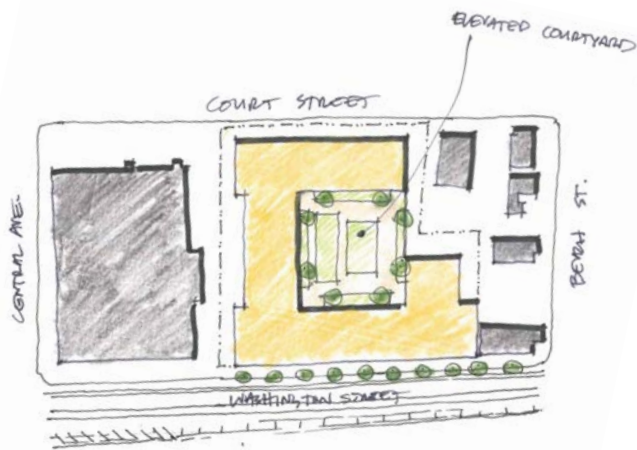
Is the community open to lower parking requirements if it helps result in a more fine grain building form?

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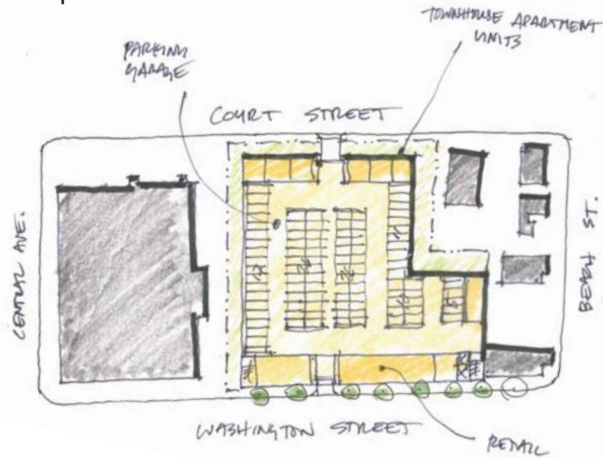


Option 1: Site Plan

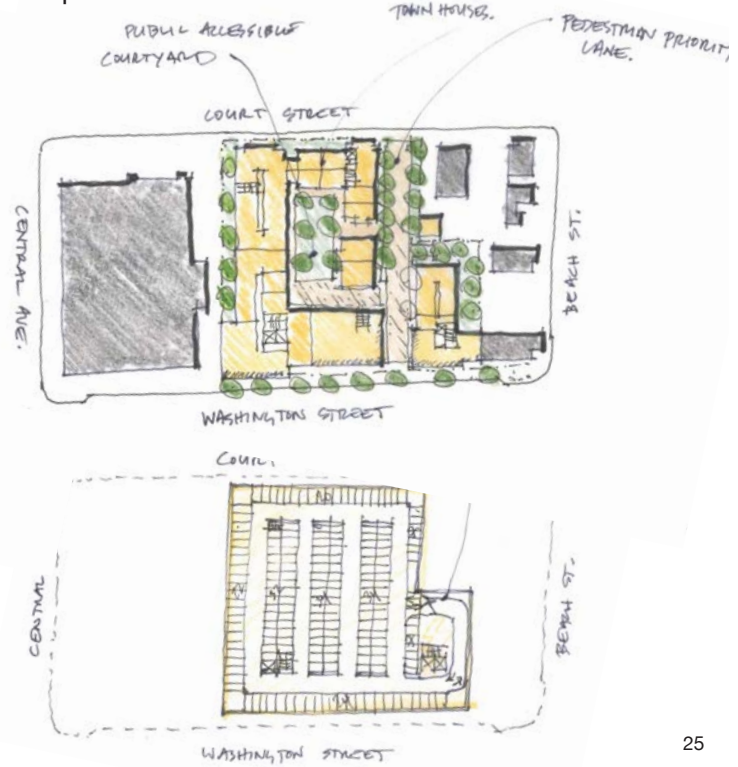
Option 2: Site Plan



Option 1: Ground Floor Plan

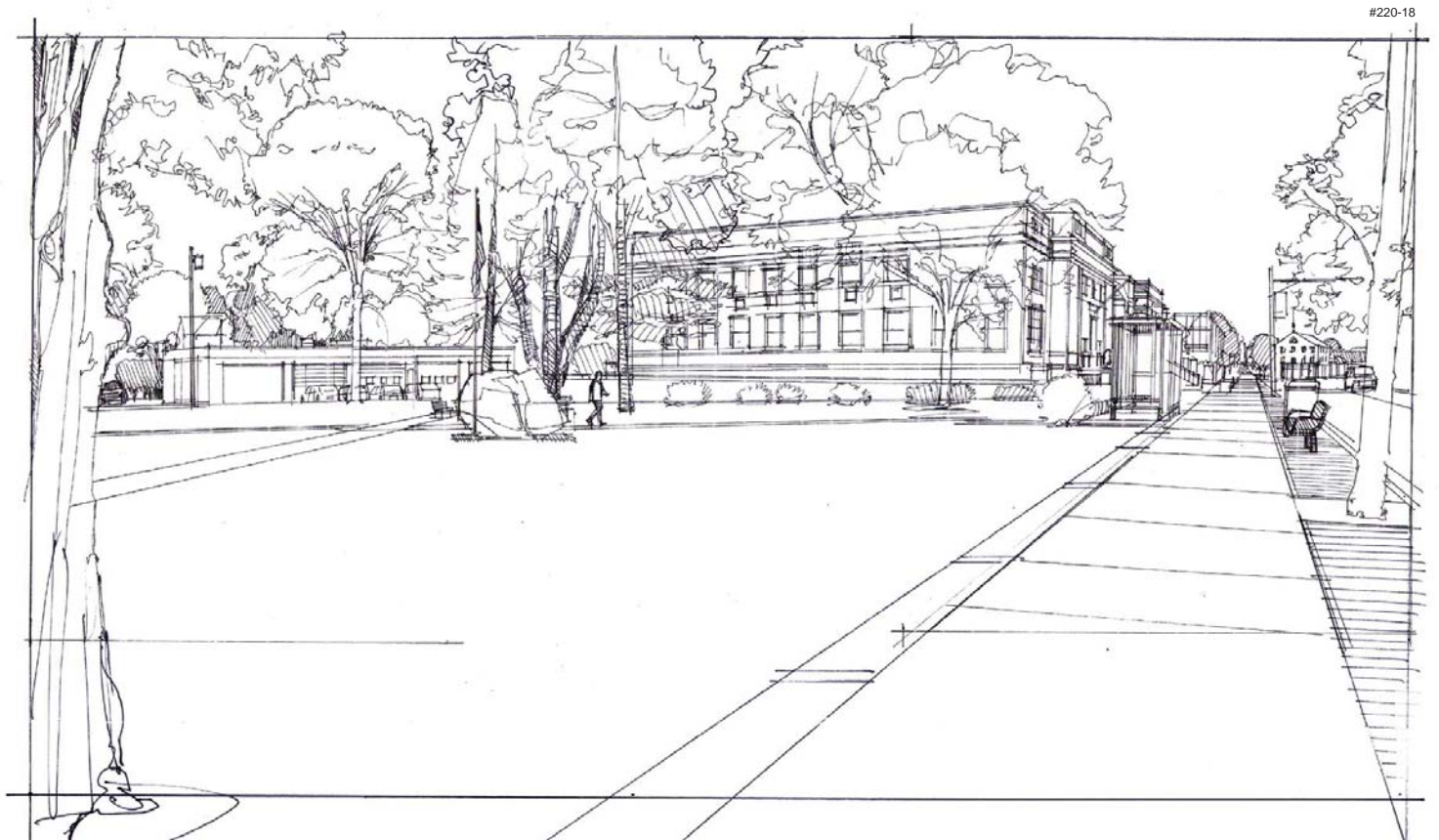


Option 2: Ground Floor Plan

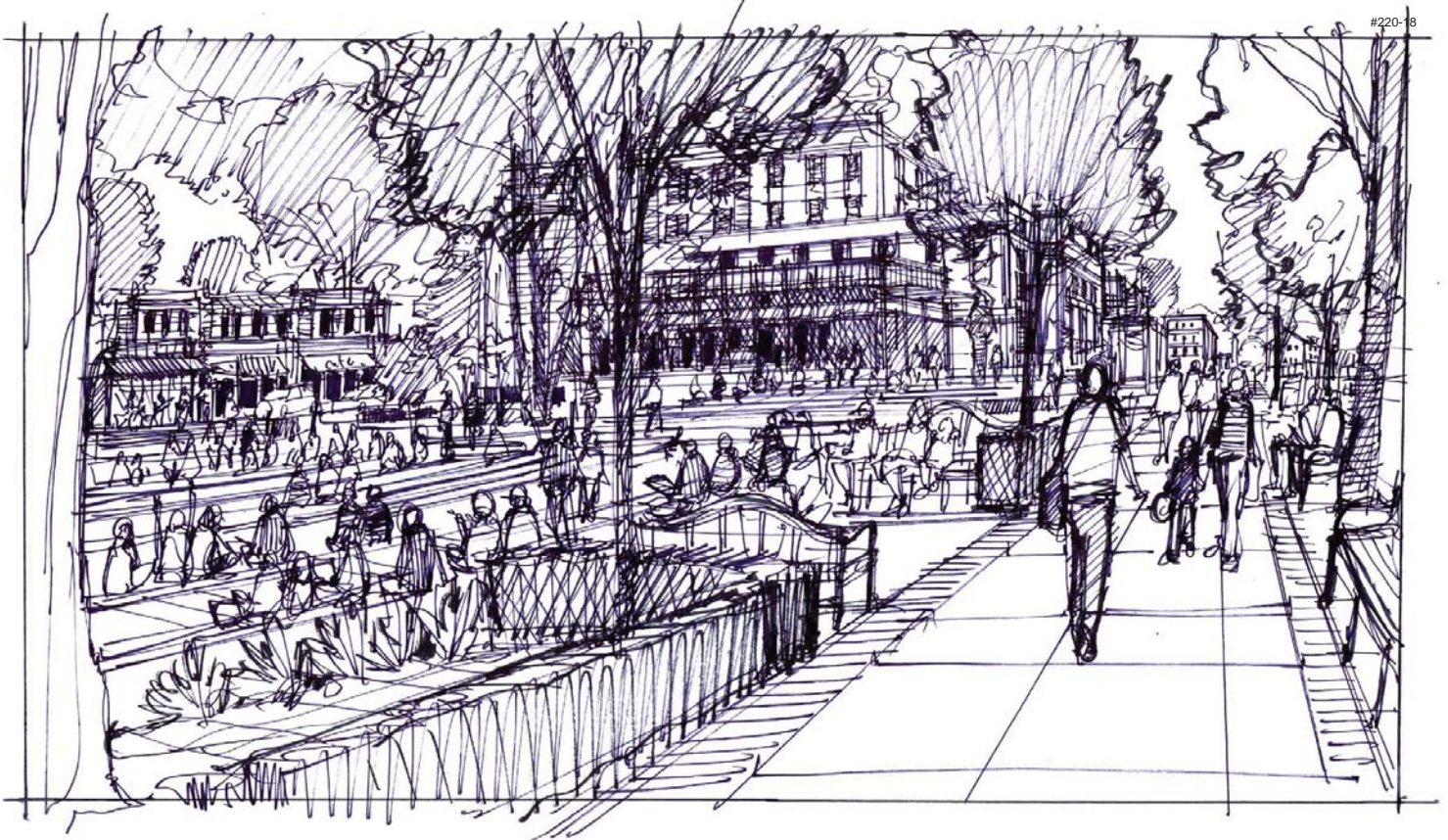


Public Space

How can new, meaningful public spaces be provided and paid for if zoning emphasizes smaller increment development?



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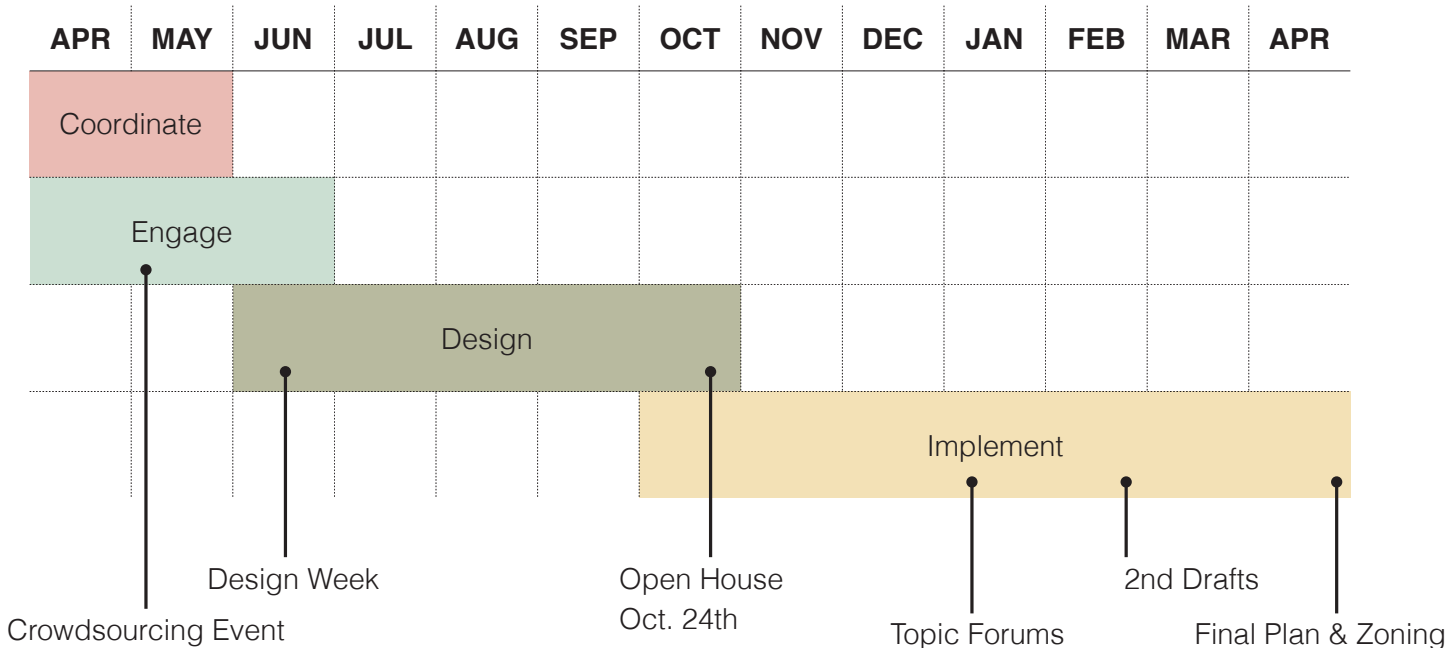
DECIDE

PRESENT

DEFEND

COORDINATE
+
ENGAGE
+
DESIGN
+
IMPLEMENT

HELLO WASHINGTON STREET! SCHEDULE



DESIGN WEEK

PRODUCTION

**PUBLIC
DRAFT #1**

October

**PUBLIC
DRAFT #2**

January/February

**FINAL
Recommendations**

April

City Council & Public Hearing

Washington Street Vision Plan & Zoning Code - Progress Report 7/20/2018

Task	Description	Original Budget	Revised Budget	Total to Date	% Complete
Task 0.0	Project Management	\$ 31,855.00	\$ 41,855.00	\$ 24,476.40	58.48%
Task 1.0	Existing & Emerging Conditions Research	\$ 70,335.00	\$ 13,752.95	\$ 13,752.95	100.00%
Task 2.0	Community Connectors	\$ 2,920.00	\$ 3,176.80	\$ 3,176.80	100.00%
Task 3.0	Community Crowdsourcing	\$ 21,625.00	\$ 25,732.50	\$ 25,732.50	100.00%
Task 4.0	Multi-Day Planning Event (Charrette)	\$ 121,290.00	\$ 121,290.00	\$ 102,133.60	84.21%
Task 5.0	Plan Open House (Public Draft #1)	\$ 143,335.00	\$ 185,552.75	\$ 3,540.00	1.91%
Task 6.0	Forums	\$ 18,455.00	\$ 18,455.00	\$ 0.00	0.00%
Task 7.0	Revise Plan & Zoning Code (Public Draft #2)	\$ 38,190.00	\$ 38,190.00	\$ 0.00	0.00%
Task 8.0	Final Plan & Zoning Code (Public Draft #3)	\$ 20,255.00	\$ 20,255.00	\$ 0.00	0.00%
Team Cost		\$ 468,260.00	\$ 468,260.00	\$ 172,812.25	36.91%
Direct Cost		\$ 31,740.00	\$ 31,740.00	\$ 12,999.02	40.95%
TOTAL		\$ 500,000.00	\$ 500,000.00	\$ 185,811.27	37.16%

THANK YOU

HELLO WASHINGTON STREET!
newtonma.gov/washingtonstreetvision
[@hellowashingtonstreet](https://twitter.com/hellowashingtonstreet)
WASHINGTONSTREET@NEWTONMA.GOV



PRINCIPLE





New neighborhood square with dog park and playground

Captain Ryan Park enhanced with new design

- New buildings
- Existing buildings
- Open space
- Courtyard
- Civic



Enhanced creek landscaping - creating new linear park

Large parking garage for commuters, local businesses, public parking (currently MBTA surface parking lot)

Transit oriented mixed use development

- New buildings
- Existing buildings
- Open space
- Courtyard
- Civic



Removal of redundant bridge and new alignment for highway ramps

New public plaza & MBTA entrance with accessible access to Commuter Rail platforms

- New buildings
- Existing buildings
- Open space
- Courtyard
- Civic





- New buildings #220-18
- Existing buildings
- Open space
- Courtyard
- Civic

Pavilions screening Mass Pike



Pavilions screening Mass Pike

Density & Transit

Is the community interested in high density & tall buildings close to the train stations and can that help improve stations and upgrade service?

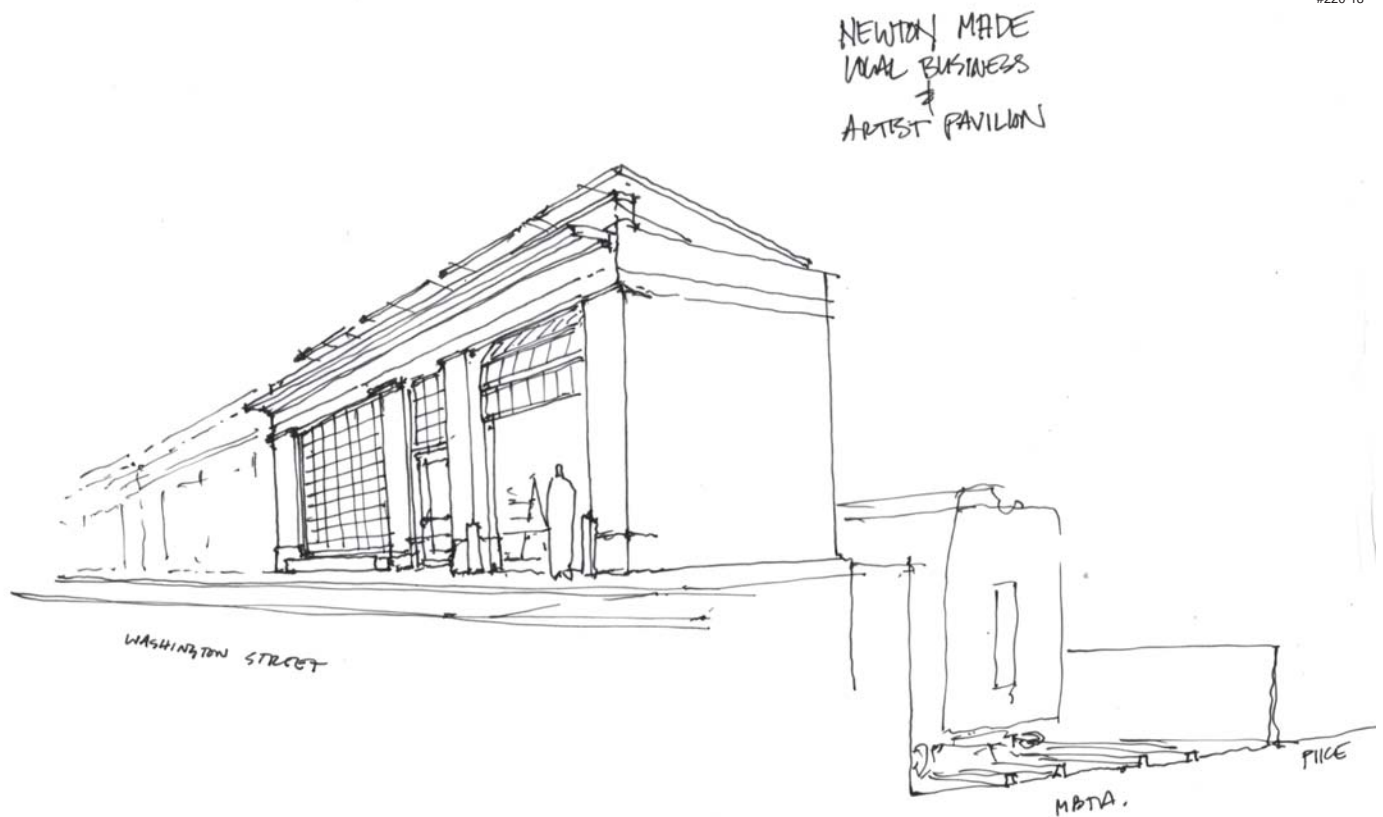






Street Design

Is there a widespread interest in providing land area for the “Washington Street Pavilions” to help reduce the impacts of the Turnpike?





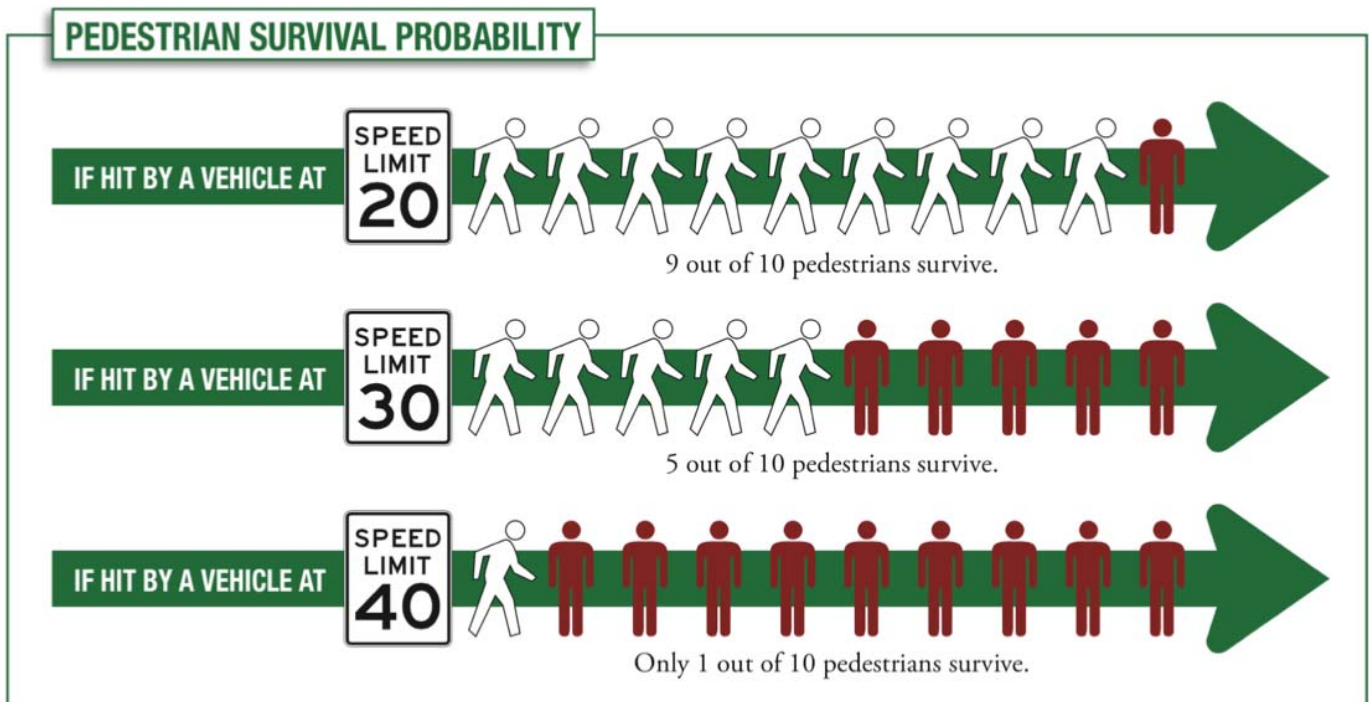
WASHINGTON STREET

Choice 6 – Artists pavilions

Looking East (Approximate ROW = 73')



- Reconstruct street
- Parallel on-street parking on both sides with landscaped curb extensions
- Widen sidewalk on south side
- Artist pavilions (shields rail/highway) on south side
- One lane in each direction

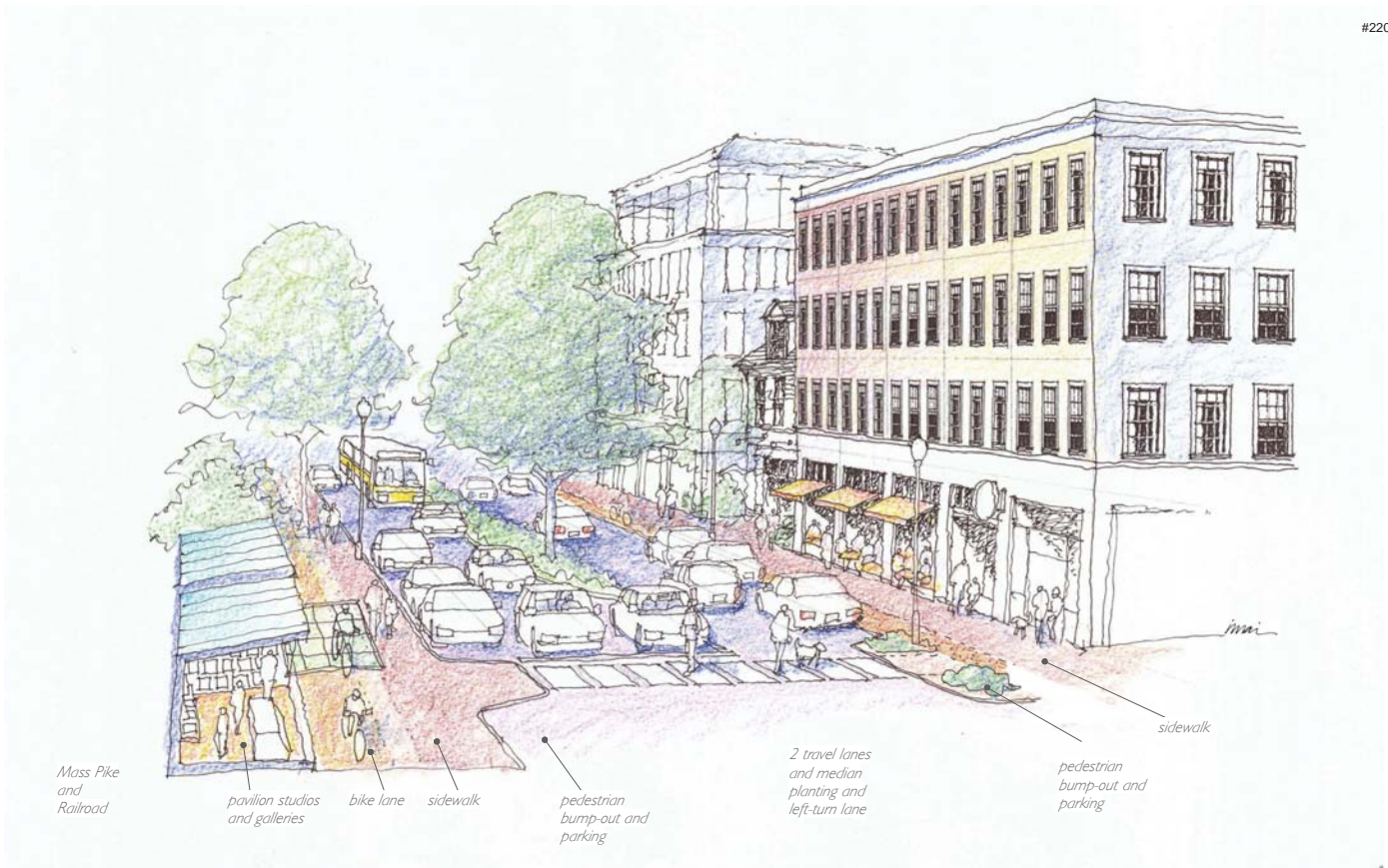


Vehicle Crashes

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#220-18



WASHINGTON STREET

One-way protected bike lanes

Looking East (Approximate ROW = 73')



- Retrofit existing street
- Restriping/maintain drainage
- Parallel on-street parking on both sides
- Protected bike lanes on both sides
- One lane in each direction
- Two-way center left turn lane with spot landscape medians





“Missing Middle” Housing



Neighborhood parking structure for use by public, new development, Star Market, local businesses

New park capping the highway, new accessible entrance for MBTA Commuter Rail

- New buildings
- Existing buildings
- Open space
- Courtyard
- Civic



Air rights development extending commercial "main street" character of the street across the highway

Plan to cap the 101 freeway in Downtown LA with a park moves forward

The four-block park would have space for an outdoor market, viewing deck, and public events

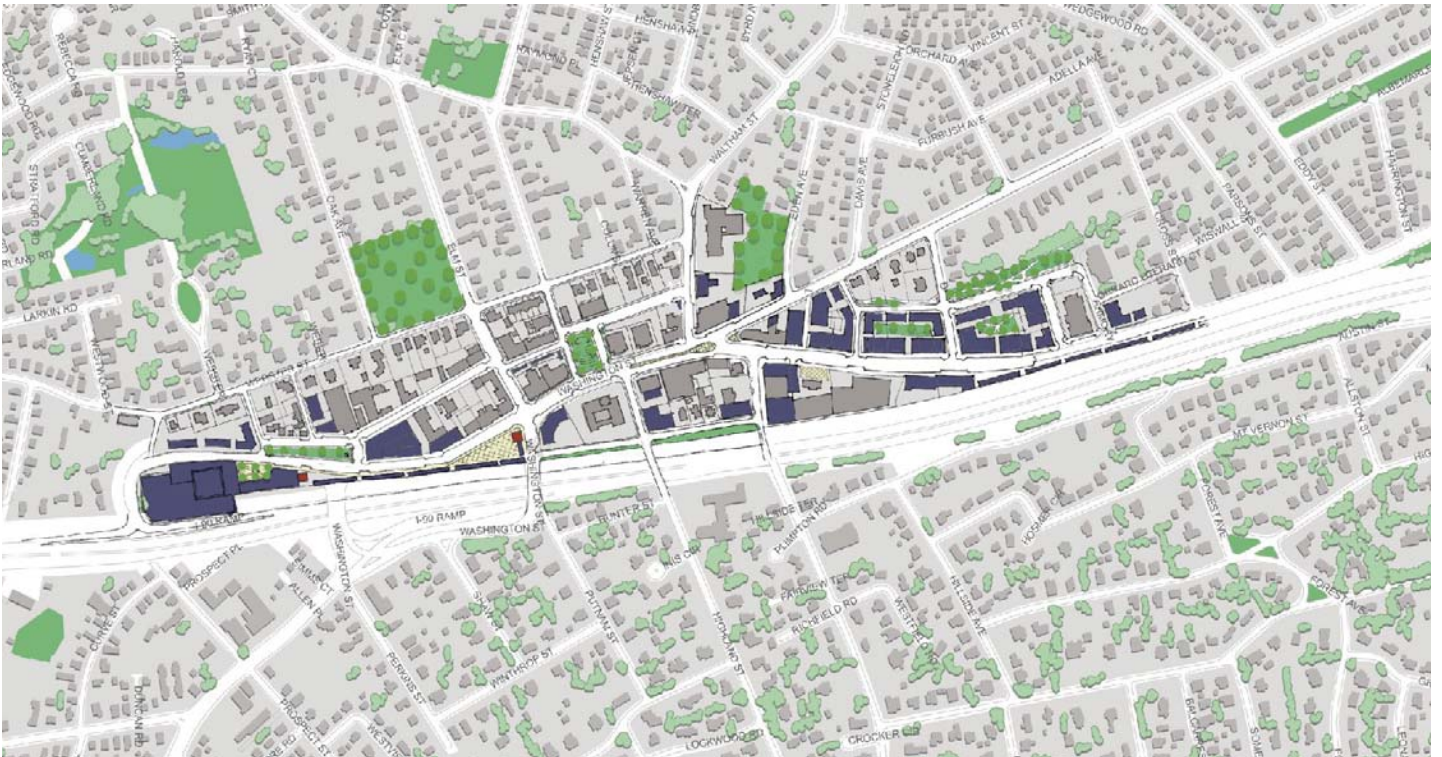
By Bianca Barragan | Jun 21, 2017, 10:52am PDT

f t SHARE



The proposed cap park over the 101 freeway would span four blocks, from Hill to Los Angeles streets. | Courtesy of Friends of Park 101







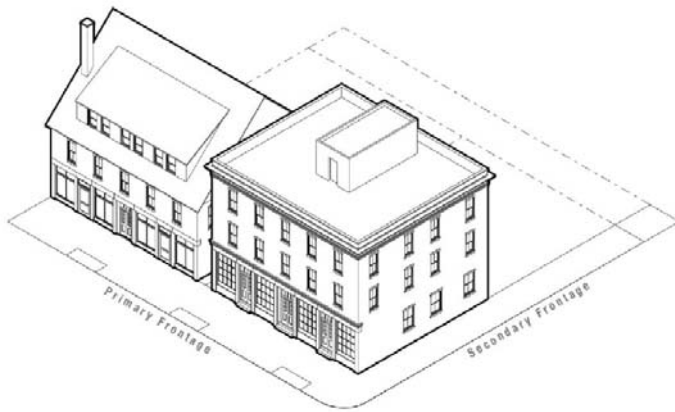
Village - 3 Stories Max
(6 Stories with TOV / Historic Bonus)

e. BUILDING TYPES

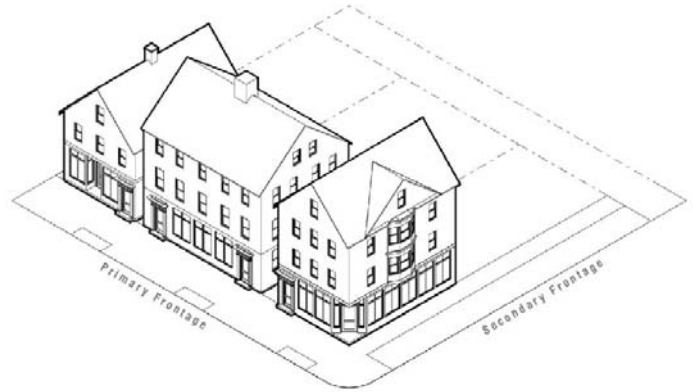
Live/Work Flex	●
Shophouse	●
Shop	●
Inn	●
Mixed-Use Building	●
Civic Building	●



Mixed-Use Building



Shophouse



Public Spaces, Social Places

- **Make a Permanent Farmer's Market Location**
- **Recover the Green Nugget**
- **Put Trees Everywhere**
- **Make Attractive Spaces for Sidewalk Cafes and Restaurants**
- **Build a Pocket Park or Tot Lot Within 2 ½ minute Walk of Every Doorstep**
- **Celebrate and Gather *Al Fresco* - in the parks, in the streets**
- **Build Nature-Inspired, Woodland Playgrounds and Adventure Parks**
- **Make a Village Green in West Newton Lined With Commercial and Retail Spaces (Beer Garden, Restaurants)**
- **Connect to the Charles River**

"More trees please!"

"Name the greenspace bulge, the Green Nugget."

"You can't put enough trees here."

"It took me a decade to figure out the Charles River is so close to here. How do we make it more part of the life of our community?"

"Movies outdoors, open studios and art fairs. Those things can draw people."

"Create more urban green spaces, not less."

"Because playgrounds are near schools, tot lots need to be away from them."

"Do not give up Ryan Park"

Human-Scaled Villages

- **Preserve the Scale and Character of The Villages**
- **Keep Village Centers Unique**
- **Protect Historic and Iconic Buildings**
- **Create Tree Canopies and Add Layers of Vegetation**
- **Balance New Development with Existing Adjacent Neighborhoods.**
- **Make Room for Wider Sidewalks**
- **Require Civic Space Amenities as Part of New Development**
- **Provide City-Backed Loans and Grants for the Rehabilitation of Historic Commercial Buildings**

"Right Sizing, right scaling the streetscape. Reclaim for the neighborhood."

"Be good stewards of our future community."

"It is not always about the architecture. What's important is what is happening at the street level."

"Density doesn't increase conservation"

"Zone out large developments."

"Keep old historic buildings. Integrate them into city planning and design."

"More mixed-use, housing, and greenspace."

"Adaptive Re-use please, not demolition."

"Plants, trees, stone and brick give scale and intimacy, and make places feel more human and inviting".

Housing for All

- **Build Apartments Near Transit Stations**
- **Allow Large Home Owners To Share Their Houses**
- **Protect the Fabric of the Neighborhoods**
- **Trade off Density for Building Form, Quality Architecture, and Materials**
- **Support Diversity: Build Big “A” Affordable Housing**
- **Protect Single Family Neighborhoods From Up-zoning**
- **Build Missing Middle Housing for Seniors and Families**
- **Build Live/Work MakerSpace Housing**
- **Use TIF to Incentivize Construction of Big “A” Affordable Housing for Seniors**

“Nice looking architecture will offer a lot of new housing. Probably should be lower [building height] near to the older houses.”

“I’d like to age in place. Unfortunately, if we sell our house we’d make a lot of money but we would have no place to live.”

“Middle income housing is important.”

“Incentivize people who already have space in their house to rent out a room in their house.”

“Newton needs more racial diversity. We need more affordable housing for families with children near transportation hubs!”

“Policy is not pushing for product that meets less than 50%, but only 50-80% of Median Family Income.”

“To get us empty nesters out of our Newton homes, you need to build multi-unit with elevators, and thus height.”

Reconcile the Pike

- **Deck Over the Pike**
- **Install Living Green Walls On Buildings and Bridges to Mitigate Noise, Improve Air Quality, and Beautify the City**
- **Use Maker Boxes and Liner Buildings as Structural Sound Barriers**
- **Build More Local Streets Across the Pike, Connecting North to South**
- **Simplify the Circle of Death**
- **Put Solar Panels On Sound Barriers Facing the Pike**
- **Build Dedicated Pedestrian and Bicycle Bridges Over the Pike**

“Build over the train tracks with density.”

“Sound barriers.”

“Pedestrian bridge over the pike and other areas along Washington.”

“Build cantilevered narrow buildings along south side, serving as a sound barrier and providing office and retail.”

“Put the road over the road.”

“Deck the Pike.”

“Cover the Pike.”

Walk + Bike Washington Street

- **Build Protected Bicycle Lanes to Separate Bicyclists from Moving Vehicles**
- **Design Streets to Equally Prioritize Pedestrians, Bicycles and Cars**
- **Slow Down Traffic Speeds and Improve Flow**
- **Design Washington Street With School Children and Elders in Mind**
- **Make Safe Crossing Locations Every 400’ MAX**
- **Fix Dangerous Sidewalks**
- **Install a Green Canopy of Street Trees over Washington Street**
- **Build Pedestrian Comforts for Winter (lighting, shelter, warming stations, wooden benches)**

“The point about Needham and Parker is well taken, but those streets are retail and restaurants on both sides. On Washington, there’s things going on on one side but not on the other. It’s not comparable to say that Washington Street is the same. There is nowhere to take a turn – you run into a fence.”

“Protected bike lanes are a must. We will never have this opportunity again to take this important step!”

“Less parking, more walking.”

“Keep 4 lanes of traffic on Washington Street. Have buildings set back further from road to make room for dedicated bike lanes and wide sidewalk.”

Regional Transit

- **Extend the Yellow Line to Connect the Green Line to Riverside Station**
- **Invest in A Fully Accessible Transit System**
- **Extend Bus Service to Connect Underserved Areas to Important Destinations and Rail Transit**
- **Adjust MassDOT Turnpike Fees to Discourage Commuter Trips on Washington Street**

“Need to reactivate ‘T’s’ loop route from green line.”

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Public Spaces, Social Places

- **Make a Permanent Farmer's Market Location**
- **Recover the Green Nugget**
- **Put Trees Everywhere**
- **Make Attractive Spaces for Sidewalk Cafes and Restaurants**
- **Build a Pocket Park or Tot Lot Within 2 ½ minute Walk of Every Doorstep**
- **Celebrate and Gather Al Fresco - in the parks, in the streets**
- **Build Nature-Inspired, Woodland Playgrounds and Adventure Parks**
- **Make a Village Green in West Newton Lined With Commercial and Retail Spaces (Beer Garden, Restaurants)**
- **Connect to the Charles River**

"More trees please!"

"Name the greenspace bulge, the Green Nugget."

"You can't put enough trees here."

"It took me a decade to figure out the Charles River is so close to here. How do we make it more part of the life of our community?"

"Movies outdoors, open studio and art fairs. Those things can draw people."

"Create more urban green spaces, not less."

"Because playgrounds are near schools, tot lots need to be away from them."

"Do not give up Ryan Park"

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Newton City Clerk

Human-Scaled Villages

- **Preserve the Scale and Character of The Villages**
- **Keep Village Centers Unique**
- **Protect Historic and Iconic Buildings**
- **Create Tree Canopies and Add Layers of Vegetation**
- **Balance New Development with Existing Adjacent Neighborhoods.**
- **Make Room for Wider Sidewalks**
- **Require Civic Space Amenities as Part of New Development**
- **Provide City-Backed Loans and Grants for the Rehabilitation of Historic Commercial Buildings**

“Right Sizing, right scaling the streetscape. Reclaim for the neighborhood.”

“Be good stewards of our future community.”

“It is not always about the architecture. What’s important is what is happening at the street level.”

“Density doesn’t increase conservation”

““Zone out large developments.”

“Keep old historic buildings. Integrate them into city planning and design.”

“More mixed-use, housing, and greenspace.”

“Adaptive Re-use please, not demolition.”

“Plants, trees, stone and brick give scale and intimacy, and make places feel more human and inviting”.

Housing for All

- **Build Apartments Near Transit Stations**
- **Allow Large Home Owners To Share Their Houses**
- **Protect the Fabric of the Neighborhoods**
- **Trade off Density for Building Form, Quality Architecture, and Materials**
- **Support Diversity: Build Big “A” Affordable Housing**
- **Protect Single Family Neighborhoods From Up-zoning**
- **Build Missing Middle Housing for Seniors and Families**
- **Build Live/Work MakerSpace Housing**
- **Use TIF to Incentivize Construction of Big “A” Affordable Housing for Seniors**

“Nice looking architecture will offer a lot of new housing. Probably should be lower [building height] near to the older houses.”

“I’d like to age in place. Unfortunately, if we sell our house we’d make a lot of money but we would have no place to live.”

“Middle income housing is important.”

“Incentivize people who already have space in their house to rent out a room in their house.”

“Newton needs more racial diversity. We need more affordable housing for families with children near transportation hubs!”

“Policy is not pushing for product that meets less than 50%, but only 50-80% of Median Family Income.”

“To get us empty nesters out of our Newton homes, you need to build multi-unit with elevators, and thus height.”

Reconcile the Pike

- **Deck Over the Pike**
- **Install Living Green Walls On Buildings and Bridges to Mitigate Noise, Improve Air Quality, and Beautify the City**
- **Use Maker Boxes and Liner Buildings as Structural Sound Barriers**
- **Build More Local Streets Across the Pike, Connecting North to South**
- **Simplify the Circle of Death**
- **Put Solar Panels On Sound Barriers Facing the Pike**
- **Build Dedicated Pedestrian and Bicycle Bridges Over the Pike**

“Build over the train tracks with density.”

“Sound barriers.”

“Pedestrian bridge over the pike and other areas along Washington.”

“Build cantilevered narrow buildings along south side, serving as a sound barrier and providing office and retail.”

“Put the road over the road.”

“Deck the Pike.”

“Cover the Pike.”

Walk + Bike Washington Street

- **Build Protected Bicycle Lanes to Separate Bicyclists from Moving Vehicles**
- **Design Streets to Equally Prioritize Pedestrians, Bicycles and Cars**
- **Slow Down Traffic Speeds and Improve Flow**
- **Design Washington Street With School Children and Elders in Mind**
- **Make Safe Crossing Locations Every 400' MAX**
- **Fix Dangerous Sidewalks**
- **Install a Green Canopy of Street Trees over Washington Street**
- **Build Pedestrian Comforts for Winter (lighting, shelter, warming stations, wooden benches)**

“The point about Needham and Parker is well taken, but those streets are retail and restaurants on both sides. On Washington, there’s things going on on one side but not on the other. It’s not comparable to say that Washington Street is the same. There is nowhere to take a turn – you run into a fence.”

“Protected bike lanes are a must. We will never have this opportunity again to take this important step!”

“Less parking, more walking.”

“Keep 4 lanes of traffic on Washington Street. Have buildings set back further from road to make room for dedicated bike lanes and wide sidewalk.”

Regional Transit

- **Extend the Yellow Line to Connect the Green Line to Riverside Station**
- **Invest in A Fully Accessible Transit System**
- **Extend Bus Service to Connect Underserved Areas to Important Destinations and Rail Transit**
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Economic Development Strategy

Zoning and Planning presentation - July 30th 2018

Mr. Barney Heath, Director of Planning

Ms. Kathryn Ellis, Economic Development Director

Opportunities and Challenges Assessment

The findings of the interviews, data analysis, capacity assessment, and knowledge of the region were compiled into a list of the City of Newton's opportunities and challenges related to economic development and quality of life. This assessment is used to inform the goals, and actions identified in the Action Plan Matrix. The full list of opportunities and challenges are outlined below.

Newton's Opportunities

- Highly educated workforce
- Well established villages
- Well-known reputation as a great place to live
- High-quality schools
- Undergoing zoning redesign
- High incomes and consumer spending power
- Numerous new development projects in progress
- Strong demand for lab space in the region
- Boston College Schiller Institute and UMass Amherst developments
- Excellent location and proximity within Boston Metro
- Three commuter rail and seven MBTA Green Line stops
- Access to the Charles River
- Lower commercial property tax rate that Boston and neighboring communities



Newton's Challenges

- Limited space/sites for development
- Inadequate transportation infrastructure, traffic congestion, and parking challenges
- Limited diversity of housing options
- Negative perception related to predictability and ease of development
- Limited resources for economic development
- Zoning regulations restricting development
- Tension within community around the vision for the future of Newton
- Heavy reliance on residential values for tax base
- Difficulty attracting and retaining entrepreneurial and innovative businesses



Newton Market Opportunity Summary	
Use Type	Opportunity
Office	High vacancy level and a lack of Class A space limit potential for new development, but opportunities exist to reposition and amenitize current inventory.
Lab	Robust growth and soaring rents in Cambridge/Boston life sciences sector presents an opportunity to create a lab space node in Newton.
Medical Office	An aging population and shifting trends in health care delivery means strong demand for medical office space into the future.
Industrial	Land availability constraints and high land costs limit potential for comparatively low-value industrial development.
Retail	High incomes and significant spending leakage are an opportunity for new retail development in the city, but rising rents are squeezing out existing mom-and-pop shops.
Hotel	Sluggish commercial development in Newton and increased room supply in nearby suburbs limits potential, but differentiated boutique hotels are viable.
Residential	Urgent need for smaller, affordable workforce units to house the talent required to attract commercial development. To be affordable, affordable units are more likely to be multifamily rather than single-family homes.

Source: Camoin Associates

The five main goals identified through this planning process include:

- **Goal 1:** Take steps to pursue development sectors that make Newton both commercially successful and a great place to live, work, and play.
- **Goal 2:** Focus redevelopment efforts on key parcels and corridors in Newton
- **Goal 3:** Support the start-up, growth, stability, and vitality of businesses and entrepreneurs in Newton
- **Goal 4:** Make the development process more predictable and efficient including community consensus and refinement of the review process.
- **Goal 5:** Maintain and enhance the special qualities of Newton while improving transportation throughout

Actions

- **Objective #1.A.** - Increase lab space in Newton to capitalize on highly skilled workforce with science background and regional economic trends.
- **Objective #1.B.** - Increase office space in Newton including coworking space to attract and retain companies and increase the commercial tax base.
- **Objective #1.C.** - Encourage mixed-use projects in villages and commercial corridors, especially those with mass transit.
- **Objective #1.D.** - Take advantage of economic development tools (TIF, DIF, BID)

Priority First Steps

While all the strategies are important and have been included for a reason, the following should be implemented as soon as possible as they will have the greatest impact and result in momentum for the overall effort.

- 1) **Complete the review of the zoning code to align it with the goals of the community to**
 - 1) grow the commercial tax base, make village centers and commercial corridors with mass transit thriving with successful retail, restaurants, and residences.
 - 2) Review the development review process to find ways to make it faster and more predictable. Complete press releases, developer informational sessions, and other promotional activities to make people aware of the improvements being proposed to improve the perception of Newton's review process and relationship with development. The intention is not to make it easy for developers but rather to make it predictable and not overly onerous in a way that blocks good development from happening.
- 2) **Update the City of Newton's Economic Development website** to include more information about the strengths of the city, available space, major project happenings, and other tools for businesses looking to potentially locate in the area. Highlight the workforce, high quality of life, and affordable space options as reasons why a business should locate in Newton. Create target landing pages
- 3) **Continue to reevaluate the Newton Innovation Center** to identify the next steps of the initiative. Find a larger building in a location with restaurants, coffee shops, and other amenities while re-aligning or re-confirming the purpose and focus of the Center to clarify who it is trying to serve and why, what goals and objectives the City is trying to accomplish.
- 4) **Improve the land use policies and development review process to encourage appropriately scaled transit oriented development and walkability.** Use the zoning update to allow for walkable villages and corridors with appropriate parking requirements.