

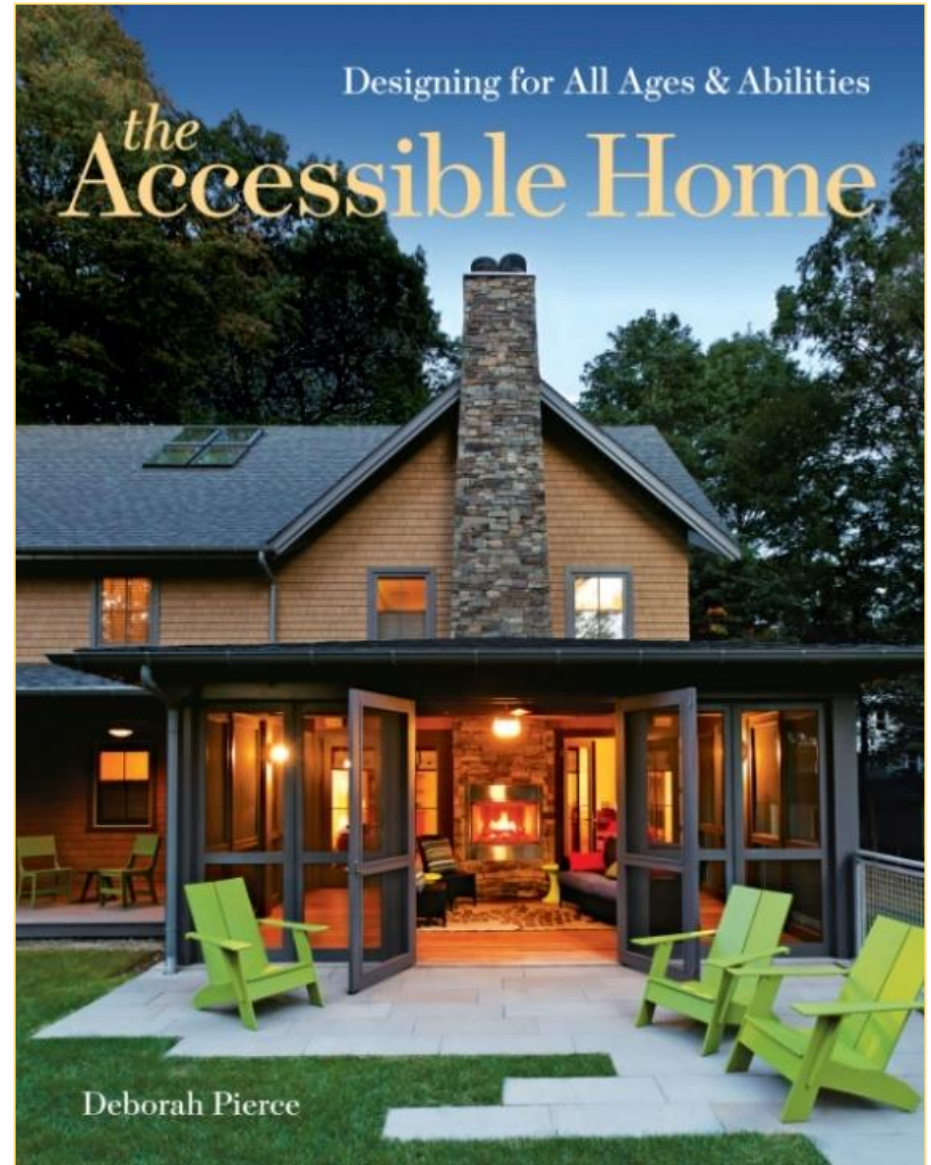
Zoning for Changing Demographics

Presentation to ZAP

Deborah Pierce

16 July 2020

Pierce Lamb Architects – Since 1980



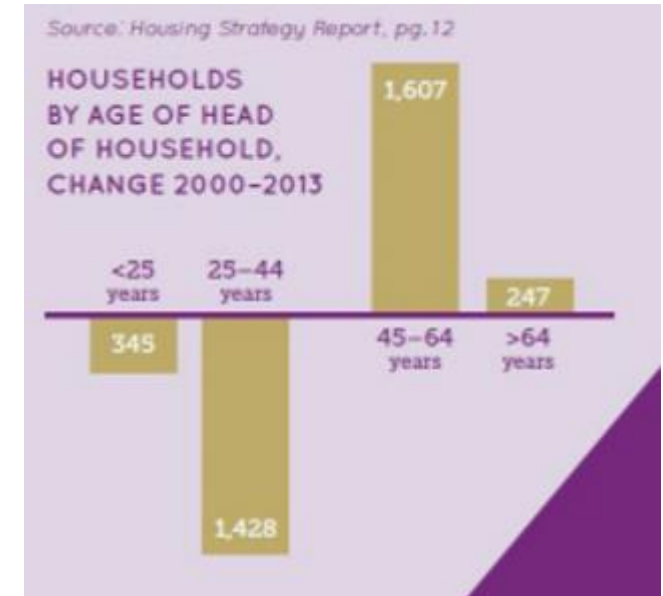
Zoning drivers over history

YEAR	ZONING CONTEXT
1922	Formalize existing land use : commercial, industrial, residential districts.
1940	Differentiate districts within use areas. Add dimensional controls .
1953	Tighten requirements to reduce allowable density .
1987	Control development in commercial and institutional districts.
2003	Add Inclusionary Zoning - requirements for Affordable Housing .
2007	Comprehensive Plan.
2016	Newton Housing Strategy, Census-data informed : smaller families, more singles, older heads-of-household.

Trends in Zoning focus on PEOPLE rather than BUILDINGS or LAND.

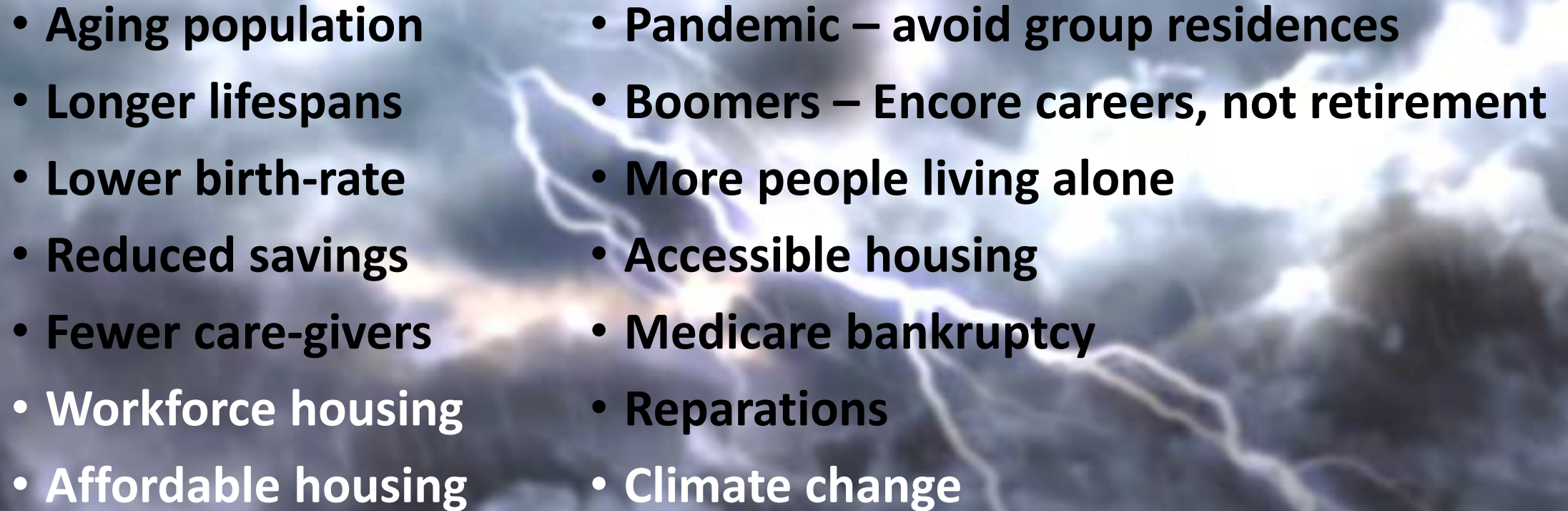
Newton Demographics

YEAR	Newton	MA	USA
Householders living alone	24.70%	28.90%	27.70%
Singles 65+	12.30%	11.10%	9.90%
1+ householders over 60 years	40.80%	36.30%	27.70%



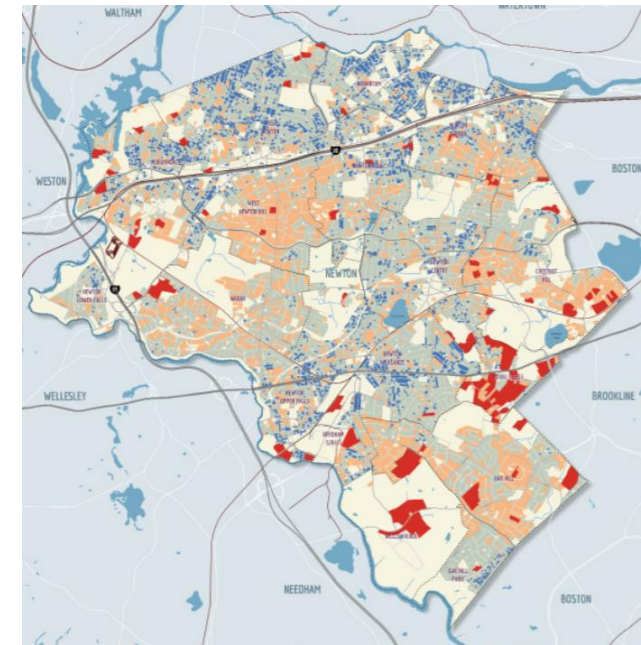
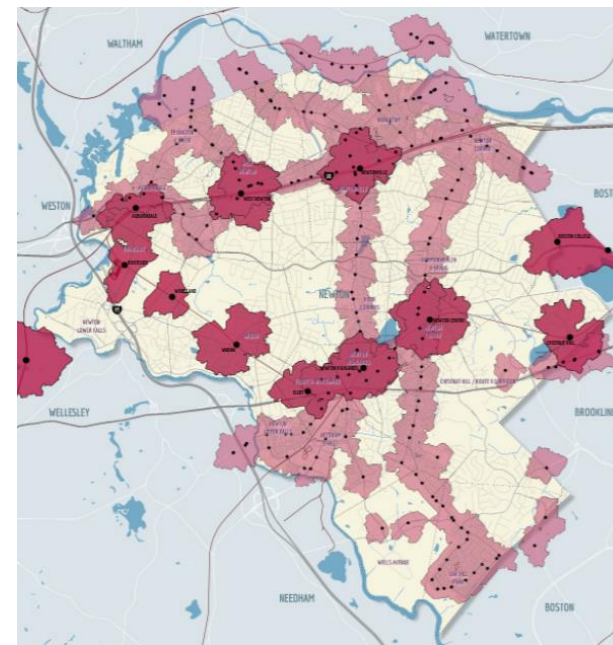
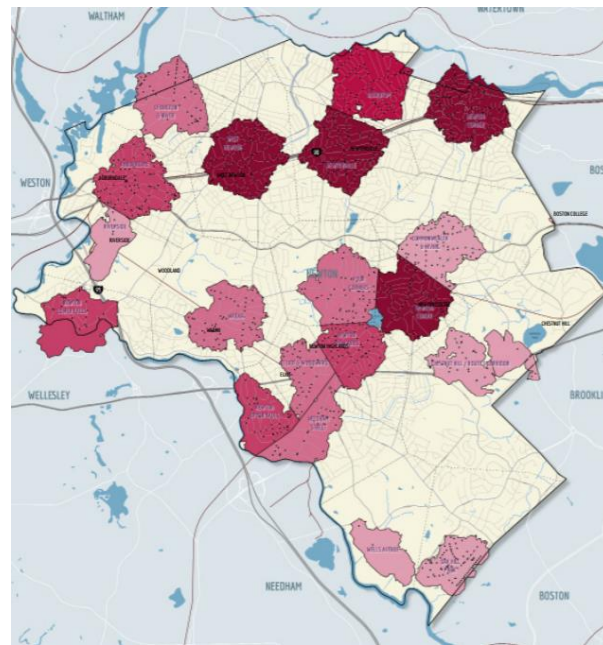
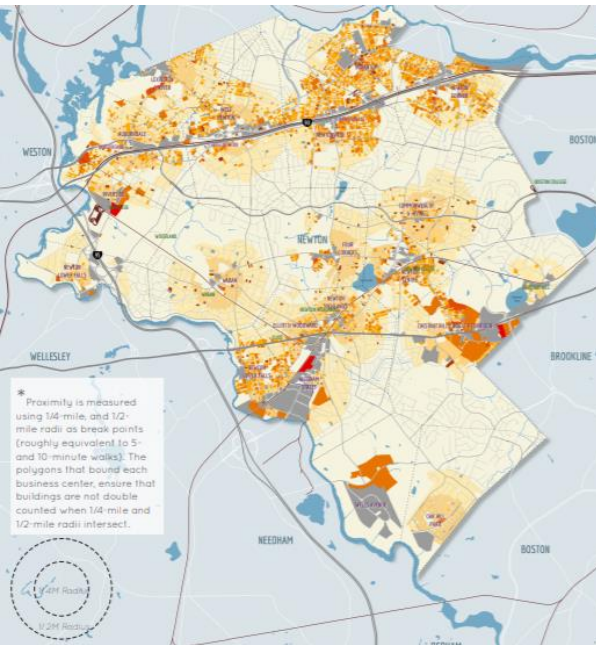
Seniors are a large and growing part of Newton's population.

Perfect Storm

- 
- Aging population
 - Longer lifespans
 - Lower birth-rate
 - Reduced savings
 - Fewer care-givers
 - **Workforce housing**
 - **Affordable housing**
 - Pandemic – avoid group residences
 - Boomers – Encore careers, not retirement
 - More people living alone
 - Accessible housing
 - Medicare bankruptcy
 - Reparations
 - **Climate change**

New realities need new prototypes.

Distribution of land/building characteristics



2/multi-family

Walkability

Near public transit


House sizes

Traditional analyses are more descriptive, not prescriptive.

Pattern Subsets

 Neighborhoods:
68% Newton area

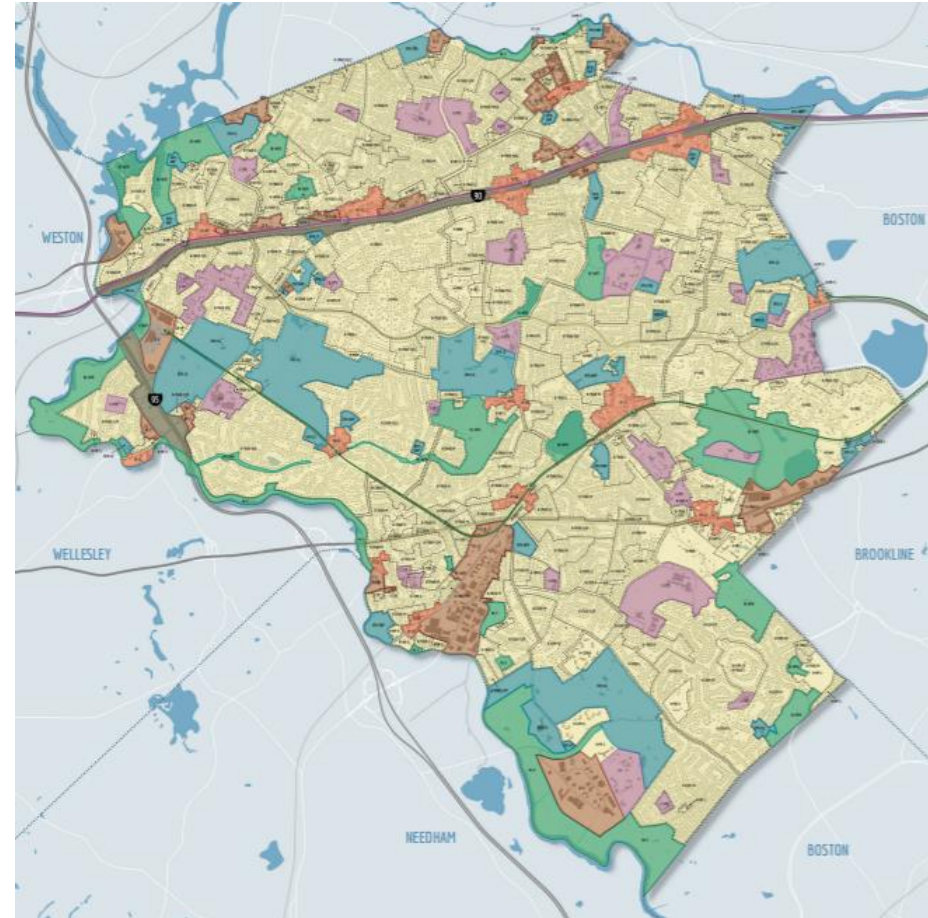
 Village Center:
2% Newton area

 *Commercial Cluster*

 *Campus*

 *Recreation & Public Use*

 *Natural/ Landscape*



Residential accessibility is needed throughout the city.

Re-Imagine Housing

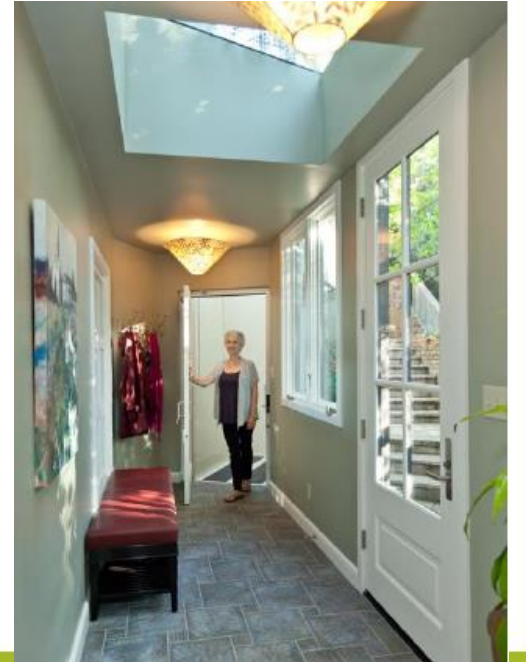
The industry has largely focused on developing a more contemporary version of homes from 20, 30, 40, 50 years ago.

Homes for agile, growing families simply **do not work** for aging adults and smaller households!



Trend 1

REMODEL FOR AGING

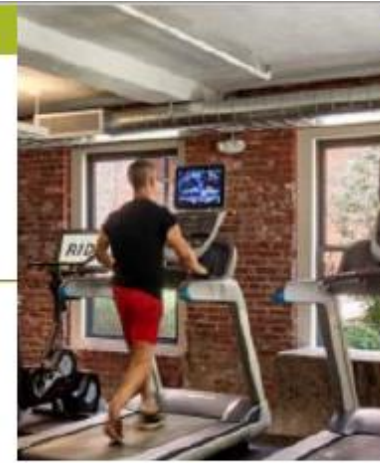


Retrofit existing housing stock.

Trend 2

APARTMENT LIFE

- Lofts
- Senior-friendly apartments
- Luxury senior lofts
- Affordable senior housing
- Assisted living



Provide options
for down-sizing.



Trend 3

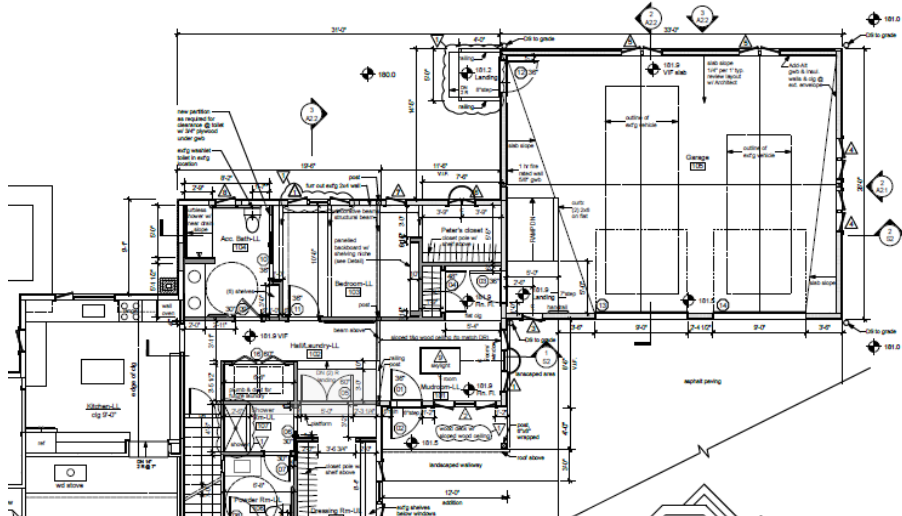
COMMUNAL VILLAGES

- 55+ retirement community
- Co-housing
 - Resident-initiated
 - Developer-initiated

Support aging in community.



Senior-friendly policy:



1. Supports access upgrades
 - Speedy approvals
 - Prioritize functional circulation
 - Ease dimensional requirements
2. Promotes housing options
 - Small houses
 - ADU's
 - Flats, not townhouses
 - Building conversions
 - Small-scale multi-family
 - Foster community
 - Throughout the City
3. Positions Newton for leadership
 - Visitability
 - Prioritize 2+ family homes

Support Access Upgrades

Streamline Access-Upgrade Approvals Process

Typical age-friendly upgrades:

- Exterior ramps and lifts
- Expanded building footprint
- Bed/bath additions at floor-1
- Bring laundry out of basement
- Elevator additions
- Zero-step decks & landings
- Attached garages
- Grading - prioritize ramps & paved walkways over stairs
- Shorter driveways



Support Access Upgrades

Protect Single-Level Homes & Neighborhoods



- Discourage tear-downs
- Designate “accessibility districts”
- Incentivize smaller house types



Promote Housing Options

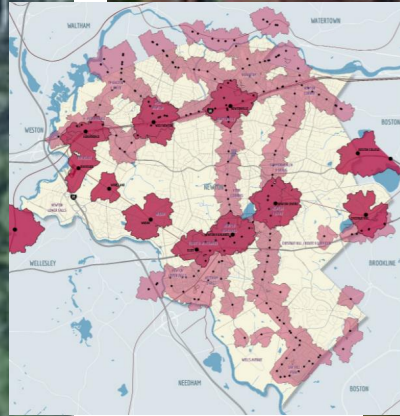
Enable Conversions of Single-Family Houses



- Ease restrictions around multi-unit conversions
- Allow multi-unit conversions in ALL house types

Promote Housing Options

Increase housing opportunity near transit points



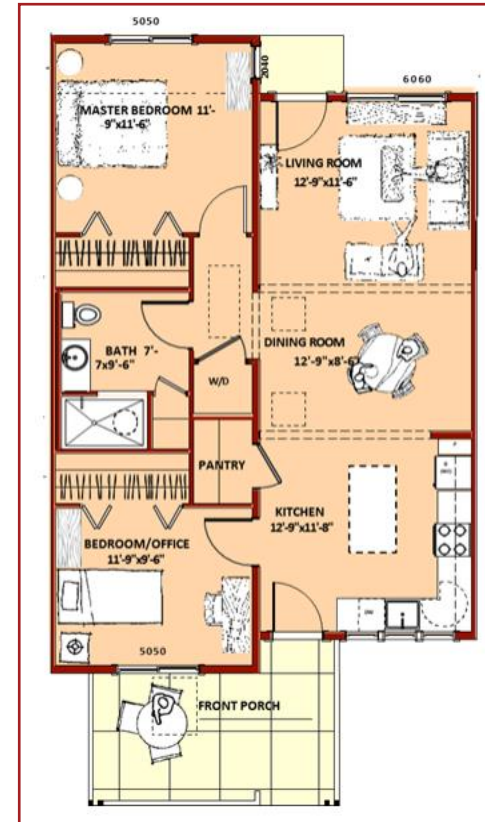
Sections 3.1.2 - 3.1.6 Residential districts:
Allow multi-family in all districts within 1/2
mi of train stops, 1/4 mi of express bus stops.

Promote Housing Options

Build Small Houses

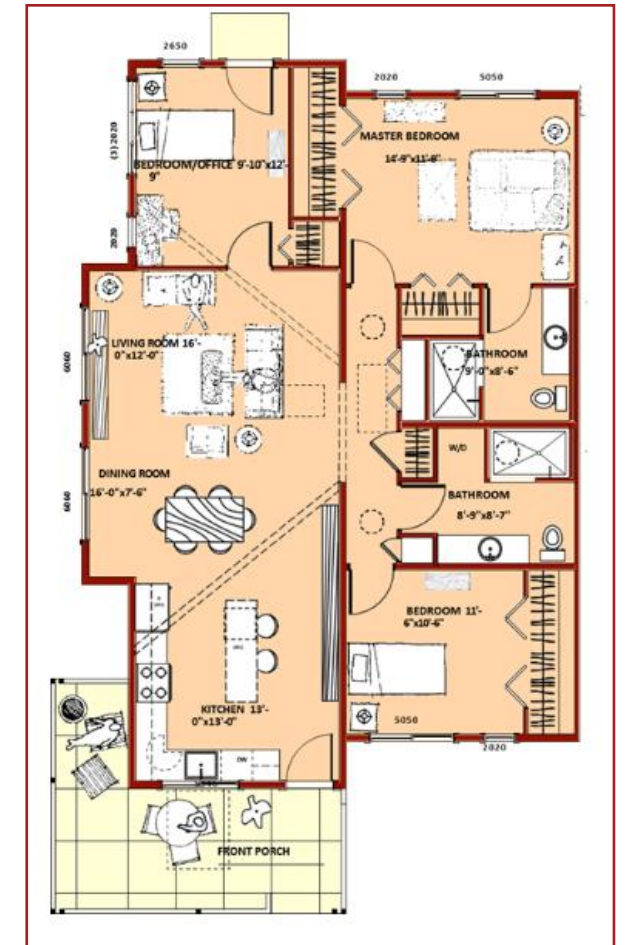


- Smaller dimensional requirements
- Accessory apartments



2BR, 1 Bath, 910 SF

3 BR, 2 Bath, 1325 SF



Promote Housing Options

Build Flats and Elevator Buildings



- Zoning needs to accommodate buildings large enough for elevators.
- Incentivize small and mid-size multi-unit housing

Ease Special Permit requirements for Multi-family housing

Promote Housing Options

Convert Industrial Space



Utilize existing resources



Promote Housing Options

Develop New Housing Prototypes



- Quads
- 5-10 unit buildings
- Small-scale multi-family
- Mid-market affordability



Position for Leadership

Incentivize Visitability

1. Accessible Entrances
2. Ground floor bathroom
3. Door/hall widths

Allow prominent ADU entranceways.
Support grading/paving changes.



- Bollingbrook IL
- Austin TX
- Urbana IL
- Pima County, AZ
- Atlanta GA
- Tuscon AZ
- Vermont
- Maryland



Be Bold – de-prioritize single family homes

Oregon

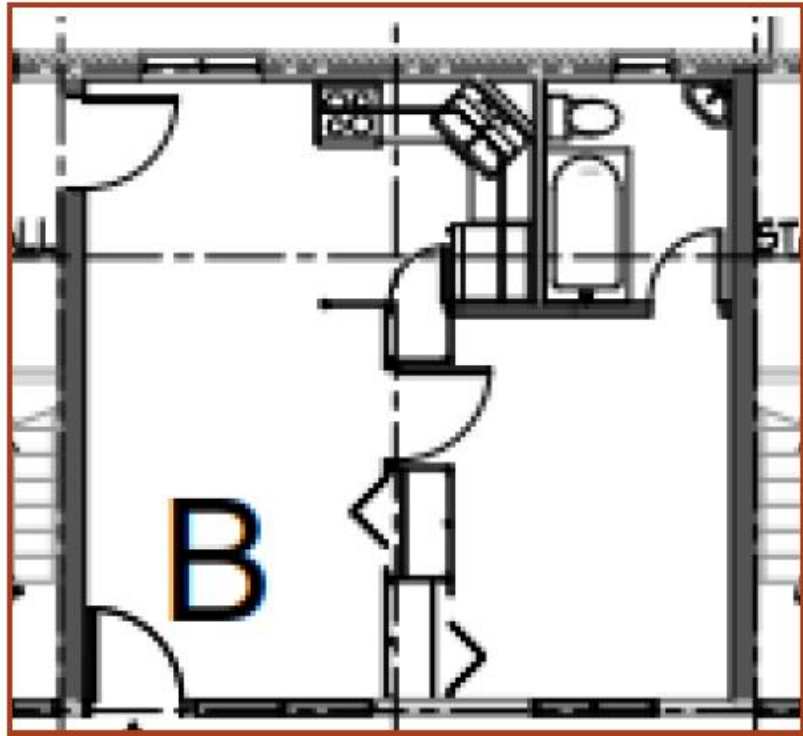
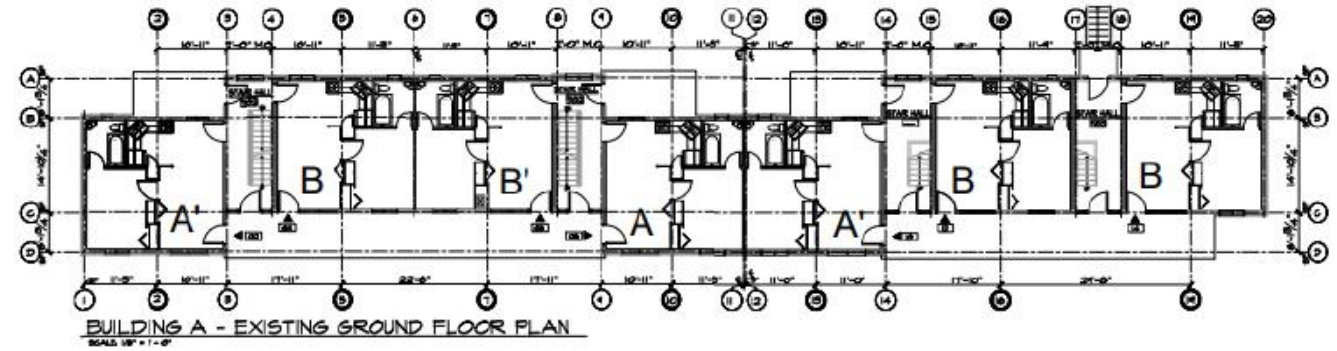
Oregon [H.B. 2001](#), August 2019, requires that cities 25,000+ allow multifamily units on land previously limited to single-family homes.

Cities of 10-25,000 must allow duplexes on sites previously designated for single-family use only.

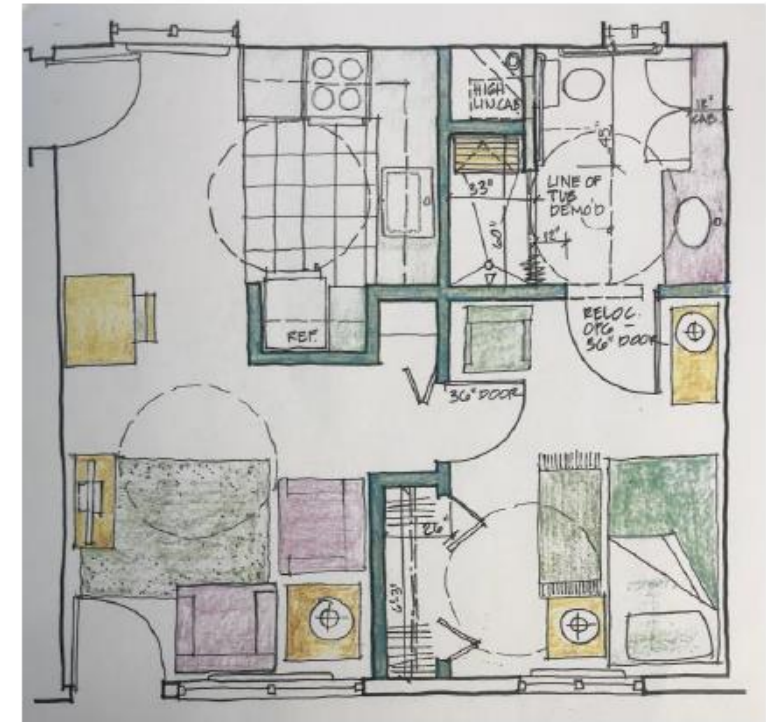
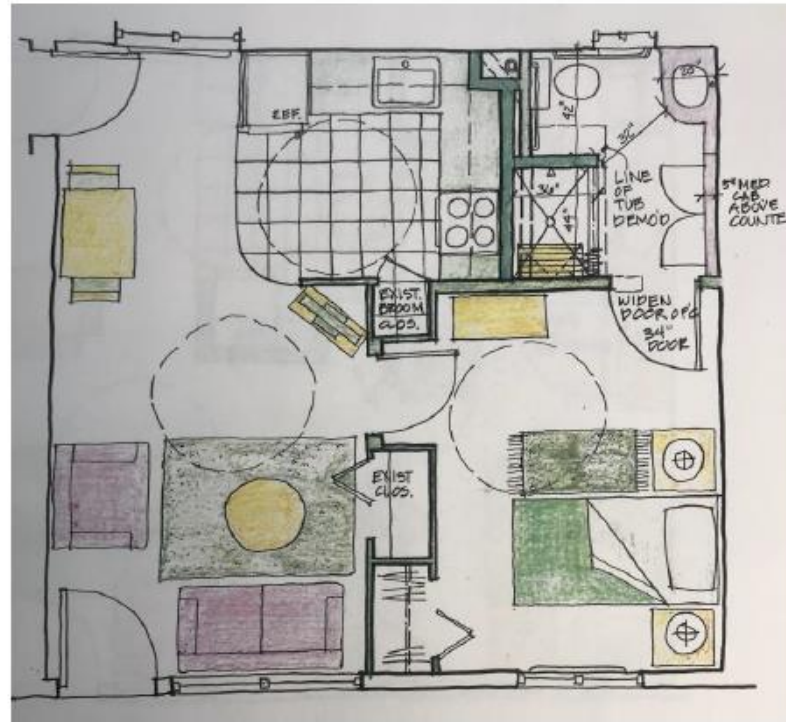
Minneapolis, MN

End single-family throughout the city.

Senior Housing Mod
Assume everyone has disabilities. They do.



Pleasant Street Apartments
Marlborough MA



UD Consultant to Tise Design Associates, 2017

Allyson

General issues of aging



*Make rear unit
of 2-family
accessible.*



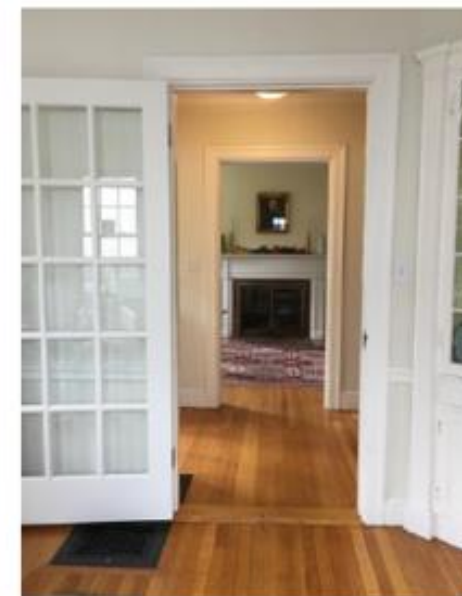
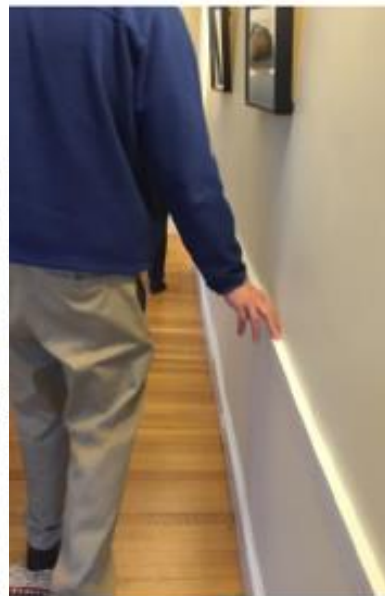
Ryck & Jenn

Progressive Vision Loss

Design safe clear circulation



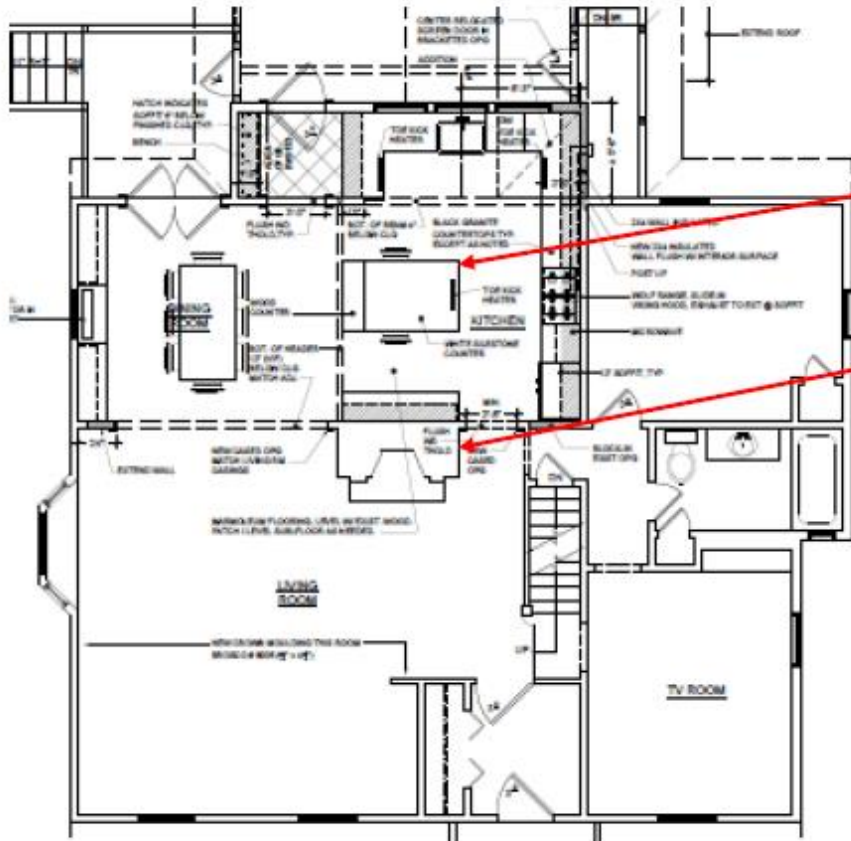
- Design generous safe landings
- Create sturdy level walking surfaces
- Add handrails



Peggy & Bob

Progressive Hearing Loss

Maximize visibility

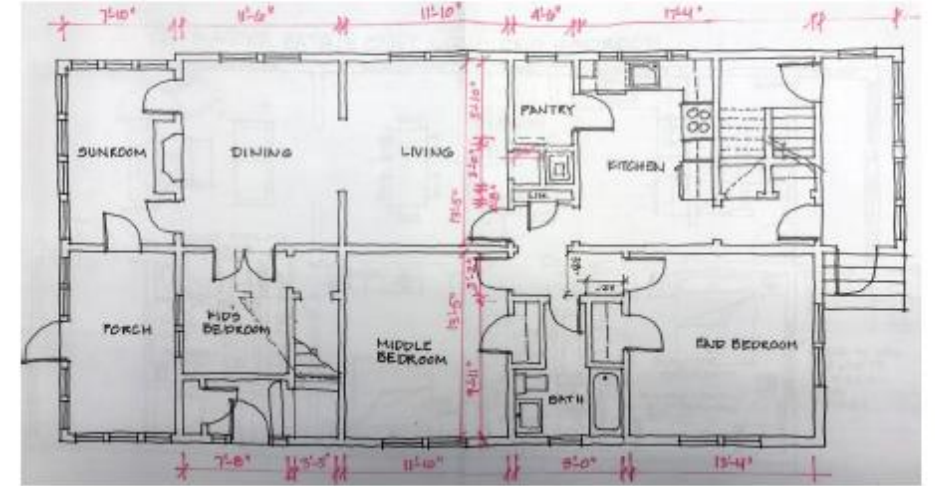


- Eliminate walls.
- Island kitchen.
- Coffered ceilings.
- Relocate and eliminate doorways.

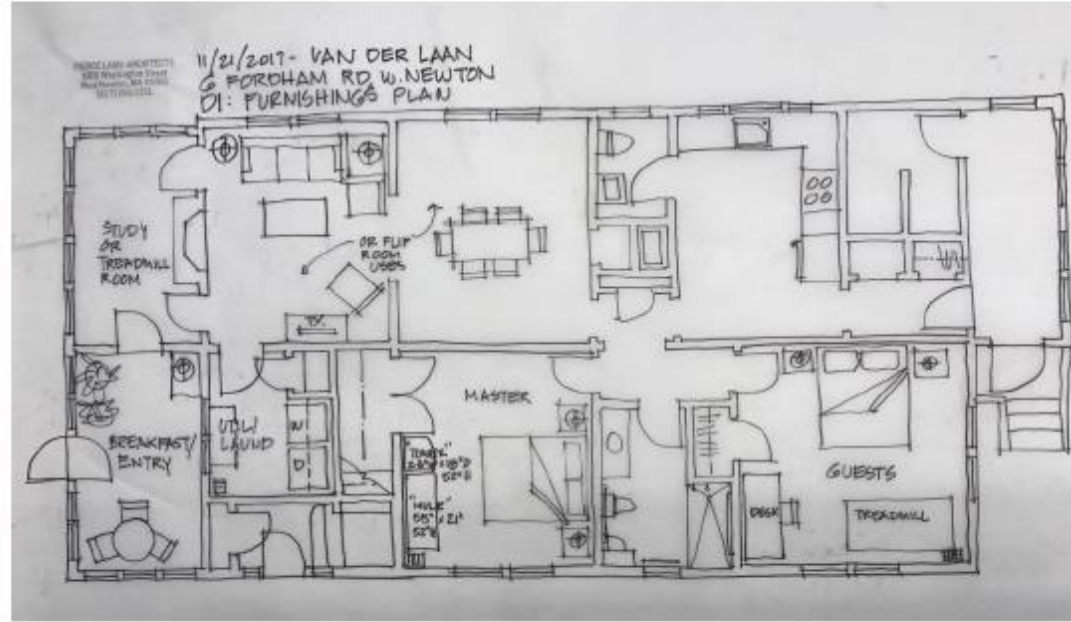
Carrie & Mark

Knee/shoulder/cardio impairments

*Create responsive
bathrooms & laundries.*



Before



Deb & Steve

General issues of aging

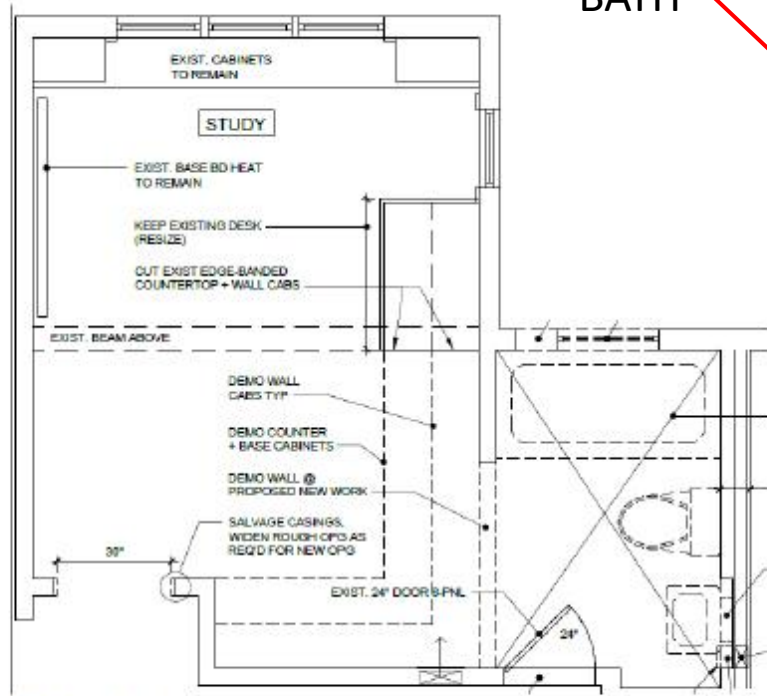
*Create options
for changing
conditions*



Bambi & Michael

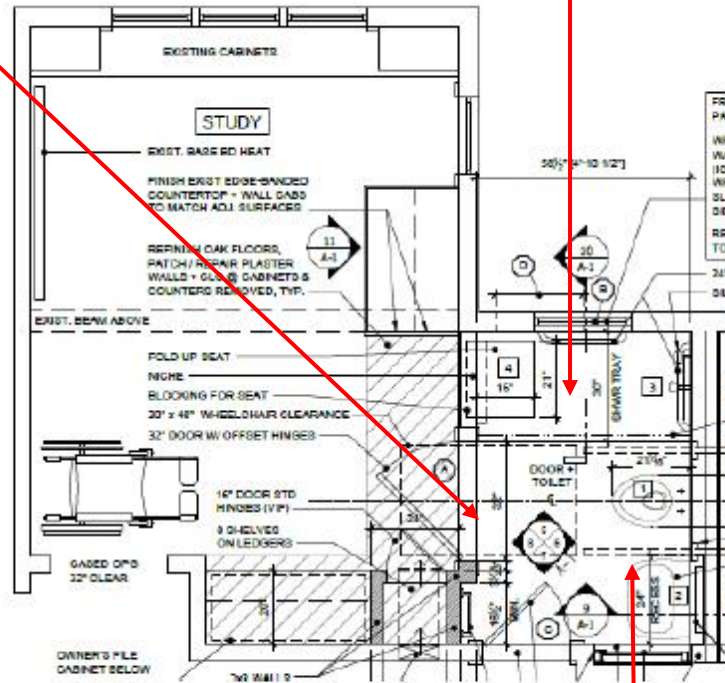
General aging issues

Provide bed-bathroom at main level.



Before

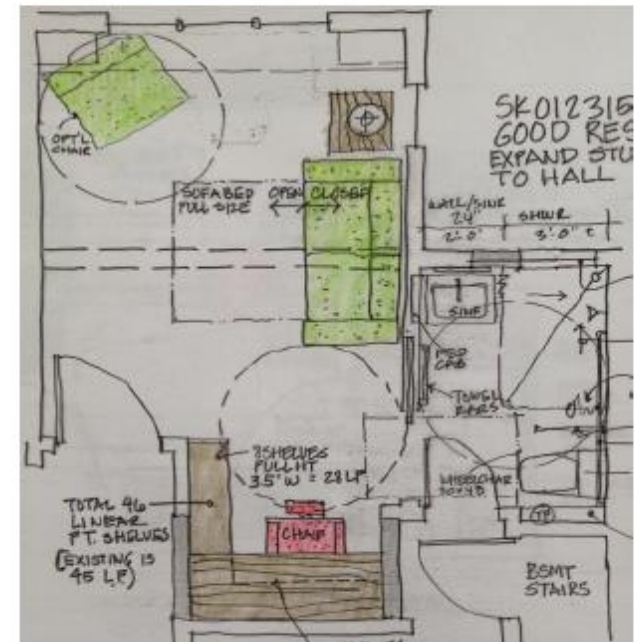
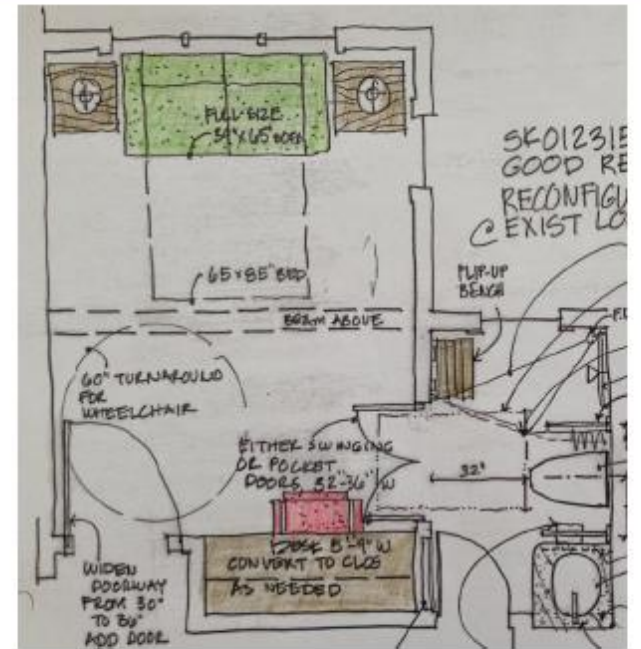
LINK BEDROOM-
BATH



After

NEW FIXTURES,
GRAB-BARS

SWAP TUB
FOR SHOWER



New England Center for Homeless Veterans

Prioritize access, self-care, social/recreation uses.



Shelter & Transitional Housing

UD Consultant to
Tise Design Associates
2016



Apartment Prototypes