



Architect Focus Group

Article 3 – Residence Districts

04.24.20



Agenda

- **Introductions**
- **Meeting Intent & Purpose**
- **Article 3 Goals**
- **Process – Where We Are Now**
- **Hear from You**



Introductions



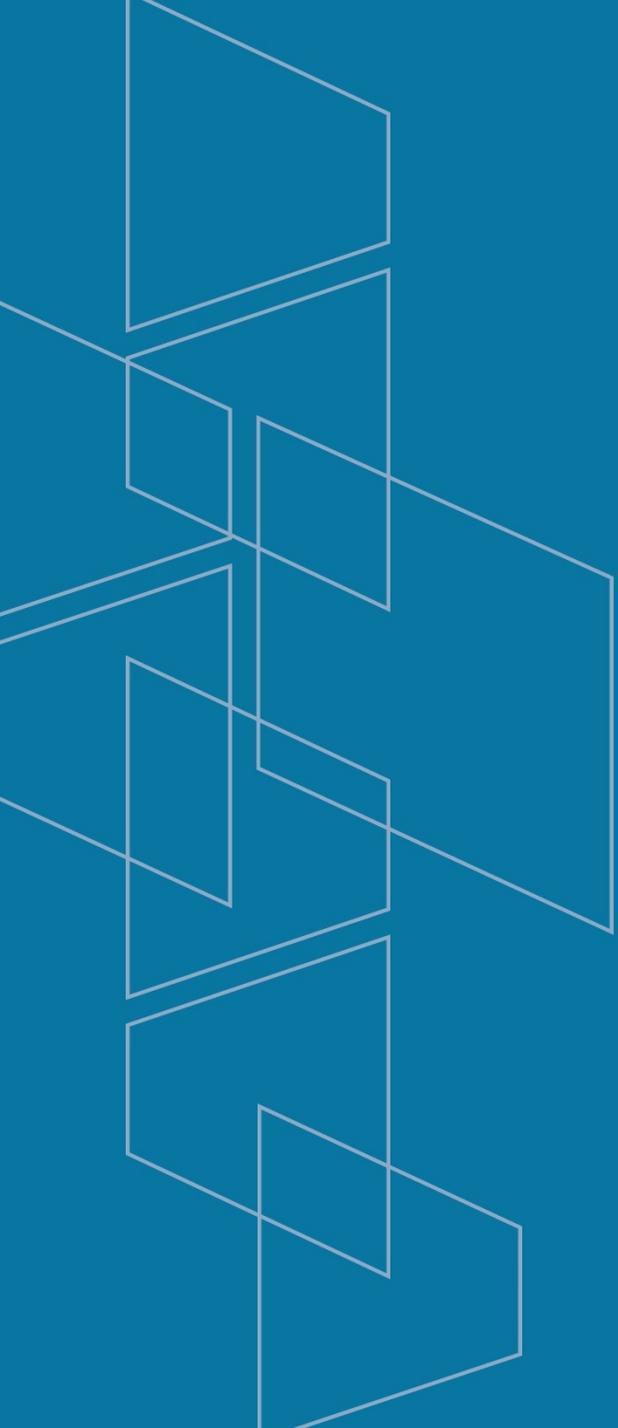
From the City

- **Planning (Current and Long-Range)**
- **Utile (Architect and Urban Planning/Design Consultant)**
- **Councilor Crossley (ZAP Chair)**



Architects

- **Name**
- **Typical projects in Newton**
- **When/how you became involved with Zoning Redesign**



Meeting Intent & Purpose

Hear from Professionals





Prompting Questions

- **Do Building Types increase predictability while still allowing design creativity?**
- **How will an ordinance that promotes smaller homes on smaller lots impact the development market?**
- **Are the new definitions clearer and harder to manipulate?**



Article 3 - Goals

Predictability with Flexibility

- **Easy to use, understand, and interpret**
 - **Residents (homeowners and neighbors)**
 - **Designers and buildings**
 - **City Staff**

Contextual In-fill Development

Single Family

Medium Traditional - 2 level, regular



GSF: 1,500 - 2,500

Lot Size: 5,000 - 10,000

Front Setback: 15' - 35'

Lot Coverage: 10% - 30%

Common Features:

- driveway/accessory structure parking

- **Building Types match existing buildings**
- **Pattern Book**
- **Community feedback**

Increase Housing Opportunity & Diversity



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Process - Where We Are Now

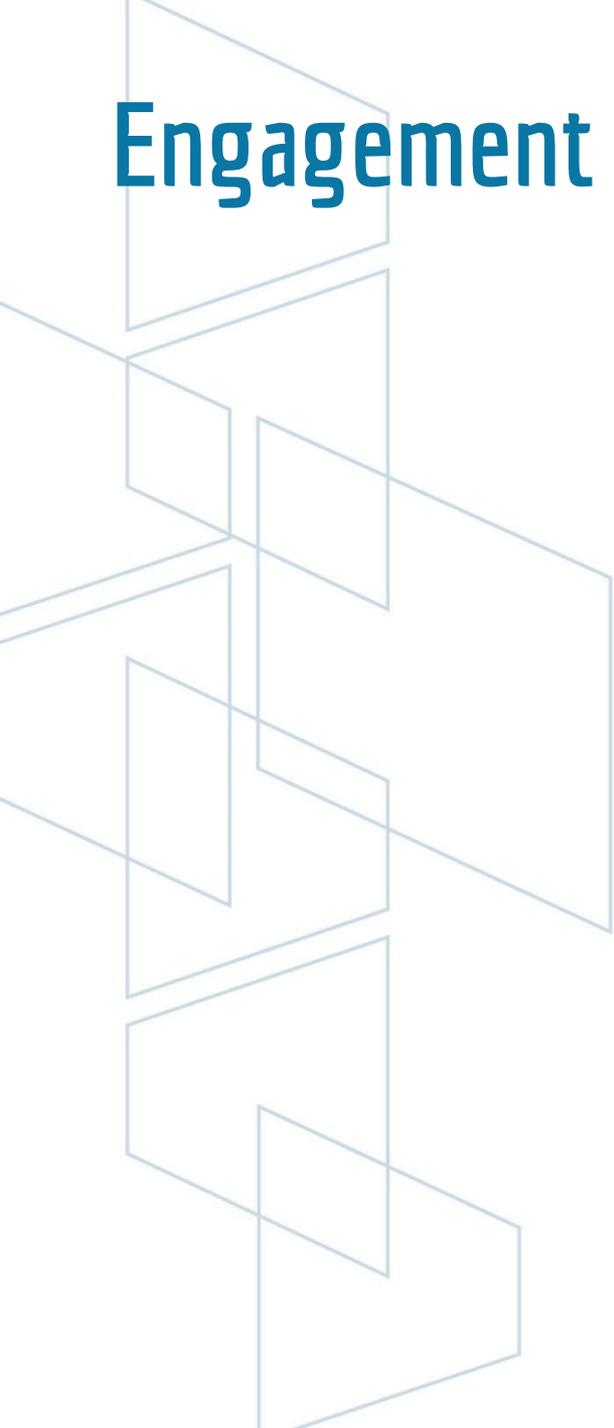
Where are we

City Council Term 2020 - 2021

Articles	Mar - 20	Apr - 20	May - 20	Jun - 20	Jul - 20	Aug - 20	Sep - 20	Oct - 20	Nov - 20	Dec - 20	Jan - 21	Feb - 21	Mar - 21	Apr - 21	May - 21	Jun - 21	Jul - 21	Aug - 21	Sep - 21	Oct - 21	Nov - 21	Dec - 21	
Art. 3 - Residence Districts	█	█																					
Art. 2 - General Standards				█	█	█																	
Art. 4 - Village Districts					█	█	█	█	█														
Art. 8 - Development Standards								█	█	█	█												
Art. 9 - Use Regulations									█	█	█	█	█										
Art. 10 - Non-Conformities													█	█	█								
Art. 11 - Administration													█	█	█	█	█						
Art. 5 - Public Use & Recreation Districts																	█	█	█				
Art. 6 - Single Purpose Districts																	█	█	█				
Art. 7 - Overlay & Master Plan Districts																		█	█	█			
Art. 12 - Definitions																			█	█			
Art. 1 - Introduction																				█	█		
Overview/Wrap-Up																						█	
City Council Vote																							█

Notes

- The draft Zoning Map will be discussed within the appropriate Articles
- Parallel community engagement and outreach accompany each Article discussion
- This timeline is an estimate and subject to change



Engagement During the COVID-19 Pandemic

Redesigned web pages

www.newtonma.gov/zoningredesign

Focus groups by Zoom

- **First session today with you**

Office Hours

- **By Zoom, starting in May**

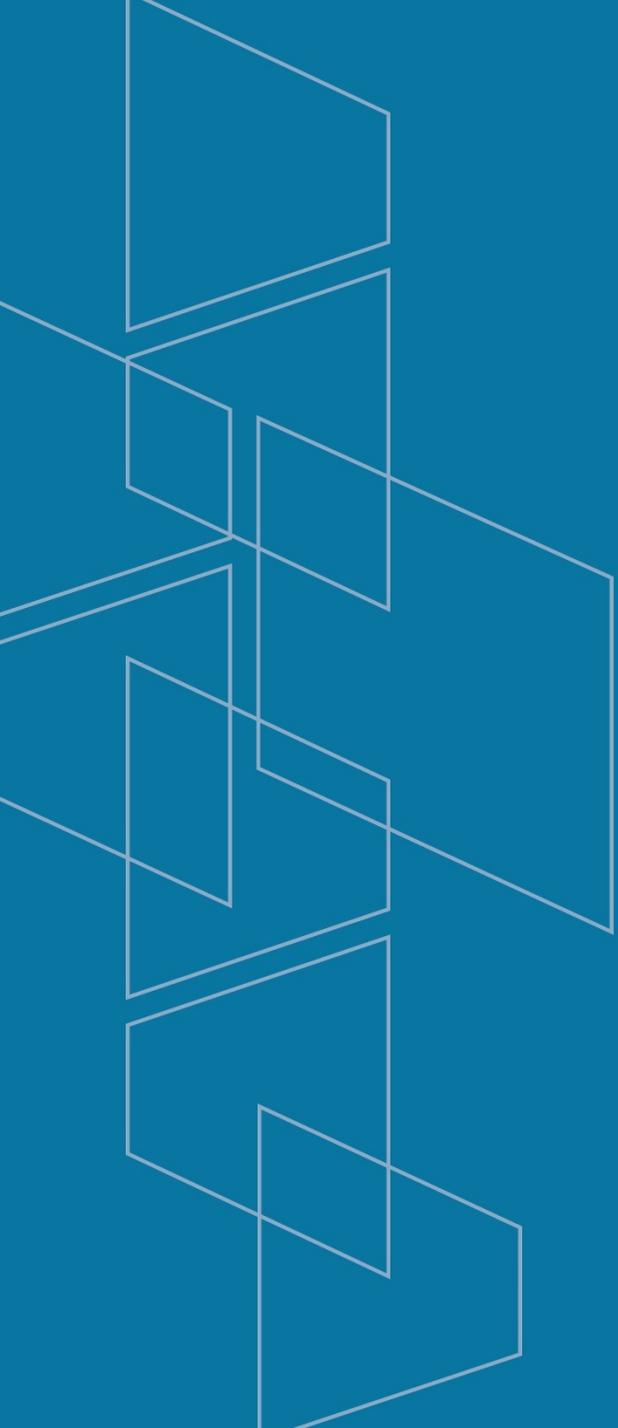
City Boards and Commissions



Hear from You

Questions, Comments, Concerns

- **Points of clarification**
- **Overall goals**
- **Line edits**
- **Etc.**



Open Discussion

Thank You!

