



Newton Zoning Redesign

A Parking Lot for Goldilocks:
Zoning for Just the Right
Size

01.18.18

Welcome!

6:35

Zoning 101

6:45

A Parking Lot for Goldilocks

7:20

Q&A

7:30

Table-top Sessions





Zoning 101

Zoning Is...

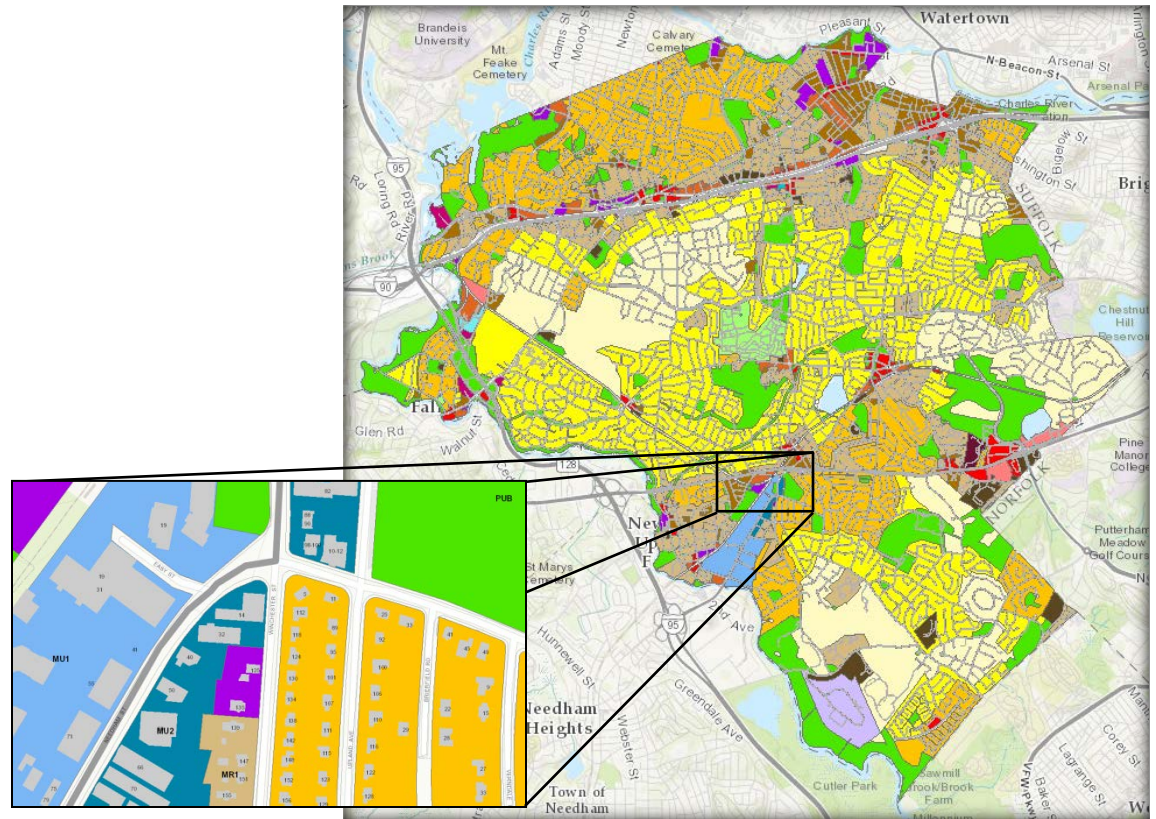
Zoning shapes our city. It ensures that buildings and uses of land promote positive outcomes for the community and are consistent with the neighborhood context.

Zoning is the regulation of our built environment: types of buildings, their locations, and their uses.



Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- Decision Making Processes

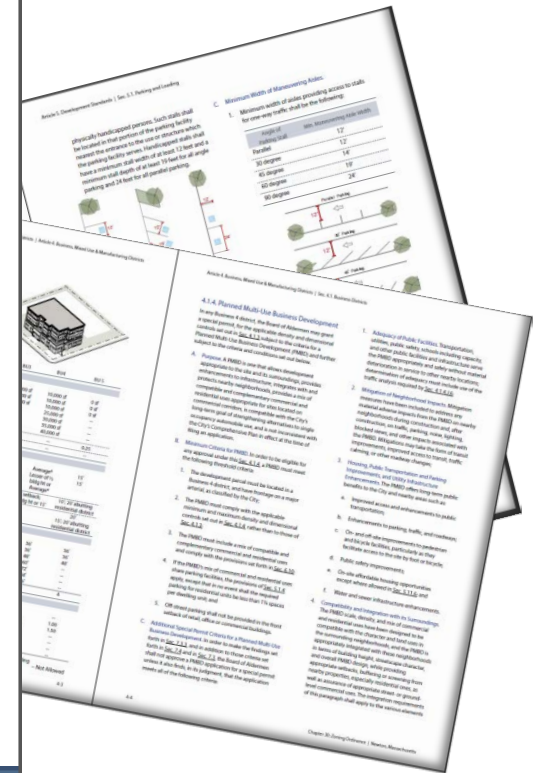
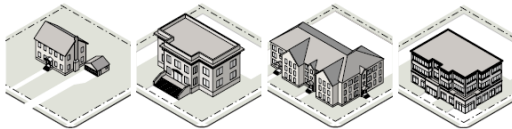


The Zoning Map divides the city into districts, each of which represents a different set of land uses and scales of building types.

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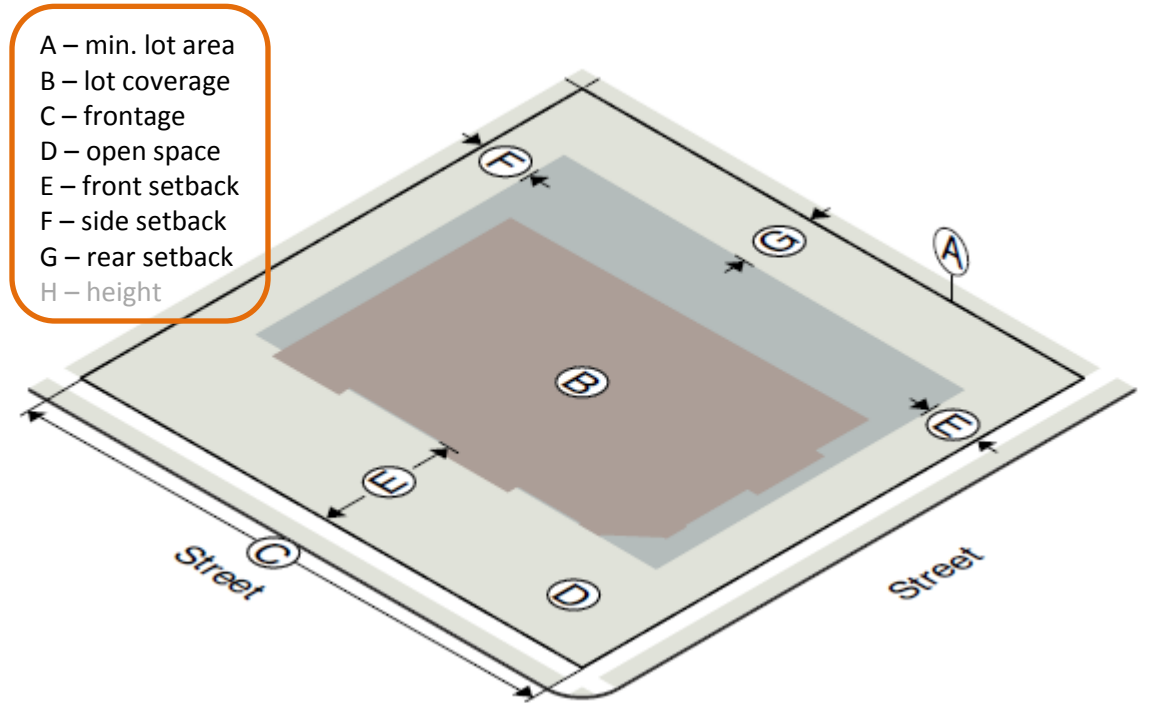
Newton, Massachusetts
Chapter 30: Zoning Ordinance
November 1, 2015



The Zoning Ordinance is the book of rules and regulations for how private property lots are divided, how buildings are constructed on those lots, and how those buildings are used.

Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- **Dimensional Requirements**
- Development and Use Standards
- Decision Making Processes

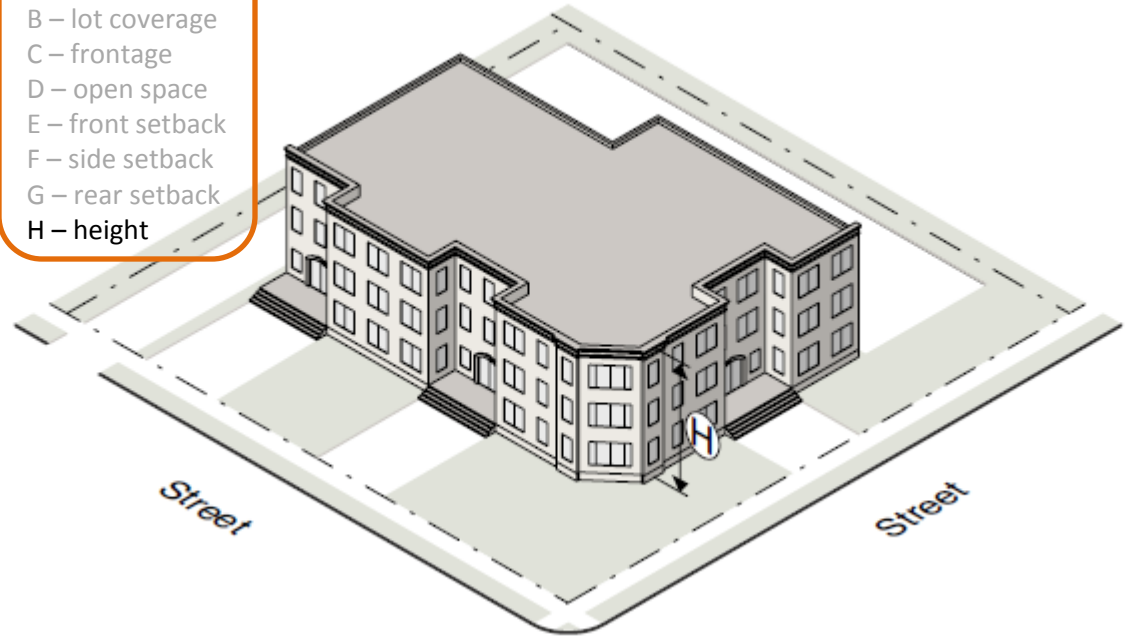


Dimensional Requirements control the dimensions of private property lots and the buildings constructed on them, including: width and depth of properties, height and overall scale or mass of buildings, as well as how far buildings are from the street and from neighboring property lines.

Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- **Dimensional Requirements**
- Development and Use Standards
- Decision Making Processes

A – min. lot area
B – lot coverage
C – frontage
D – open space
E – front setback
F – side setback
G – rear setback
H – height



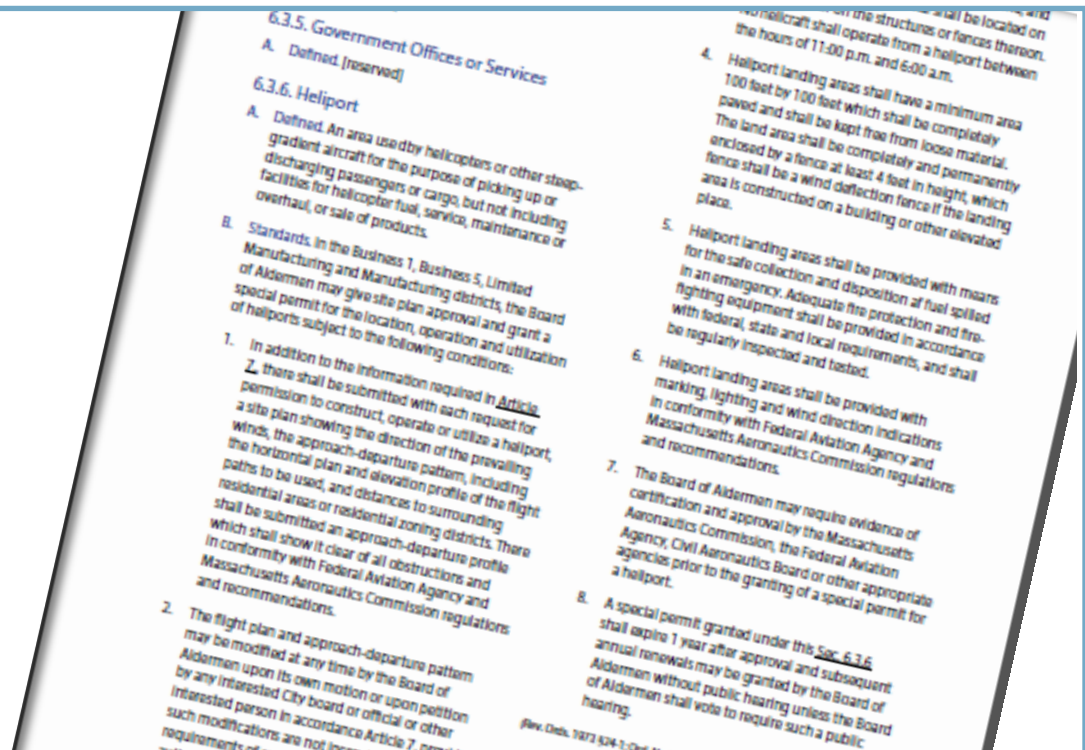
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Central Elements of Zoning

- The Zoning Map
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- Dimensional Requirements
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- Decision Making Processes

For each use

- Define it. State Intent.
- Set standards - Specific application materials, specific site layout standards, specific operations standards



Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- **Decision Making Processes**

Who approves? What standards for approval are applied?

City Council

e.g. Special Permit

Zoning Amendments

Zoning Board of Appeals

e.g. Variance

Inspectional Services

Department

e.g. Building Permit

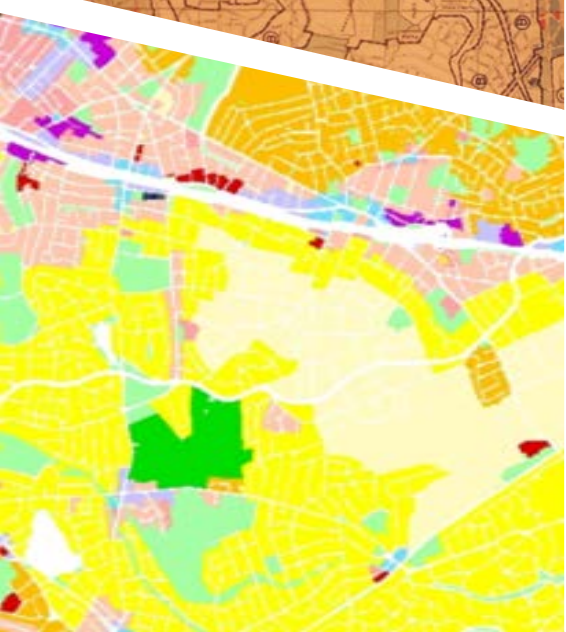


Created by Creative Stall
from Noun Project

Decision Making Processes for applying the zoning rules are outlined in the ordinance as well.



30-Second History of Zoning in Newton



1922 – First zoning code in Newton

1941 – Add residential zones

1953 – Introduce lot sizes & setbacks

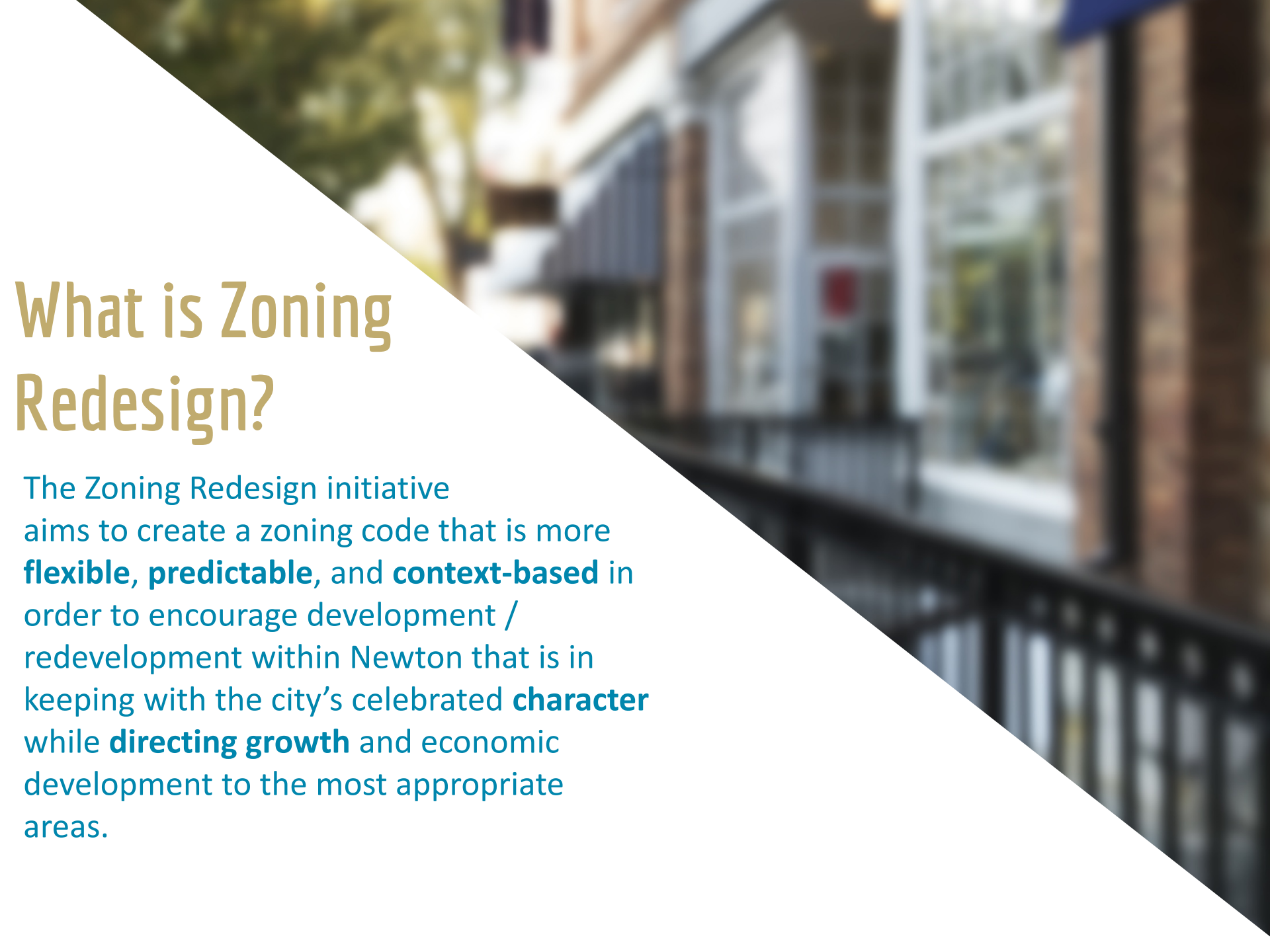
1987 – Major reorganization, and update to commercial zones

2011 – Zoning Reform Group

2015 – Phase One completed

2017 – Phase Two – TODAY!

Current efforts



What is Zoning Redesign?

The Zoning Redesign initiative aims to create a zoning code that is more **flexible, predictable, and context-based** in order to encourage development / redevelopment within Newton that is in keeping with the city's celebrated **character** while **directing growth** and economic development to the most appropriate areas.



The Pattern Book


The Pattern Book represents several months of effort collecting first-hand data and analysis. We will be collecting comments on this document through November 29.

Complete draft online at:

www.courbanize.com/newtonzoning

Zoning Redesign Timeline





**Zoning is our
opportunity to
shape the future
of Newton**

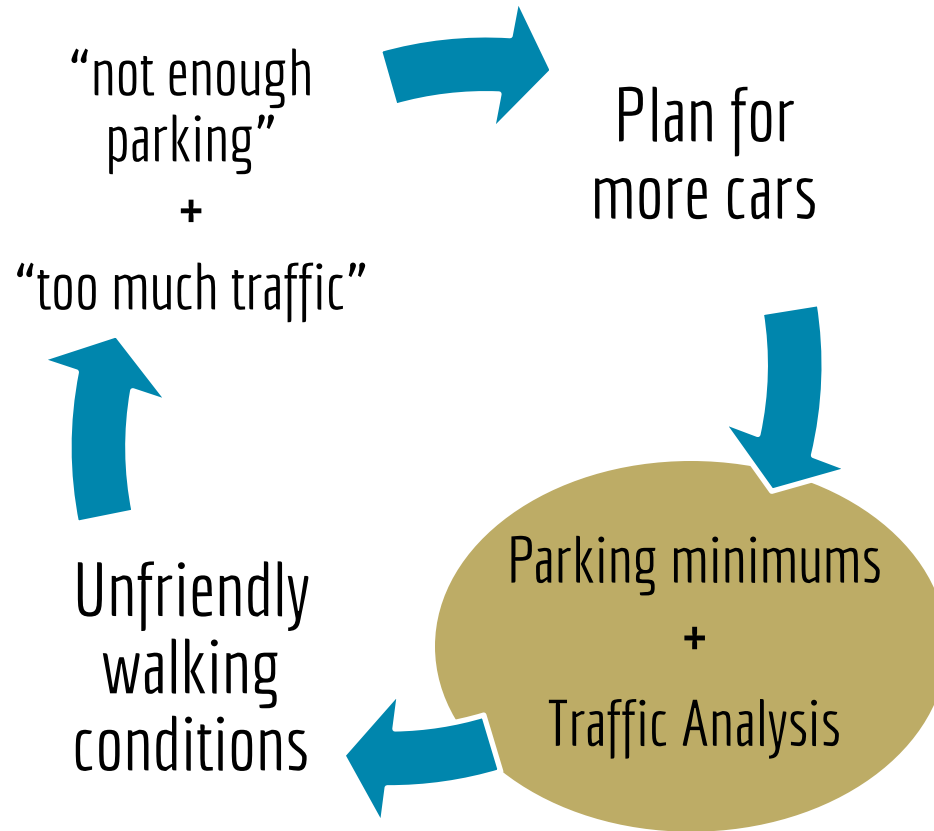


A Parking Lot for Goldilocks: Zoning for Just the Right Size

Zoning & Transportation – Two Intersections

- Development review
 - Transportation studies
 - When? How? About what?
- Parking
 - Minimum number of spaces
 - 1 space per 3 restaurant seats
 - 2 per residential unit
 - On these particular ones we're among the highest in the region*
 - Design Requirements for parking lots

The Problem



Cycle of building for the “worst case” scenario

You get what you zone for...

Current zoning asks for...

- Worst-case traffic projections
- High minimum parking

– More traffic

– Large empty parking lots

We get...



Zoning can...

...help achieve Newton's goals for a Safe, Smart, Accessible, Livable, and Sustainable transportation system.

...help ensure convenient and available parking for those who need it.



Zoning Tools for Transportation

Transportation
Demand Management

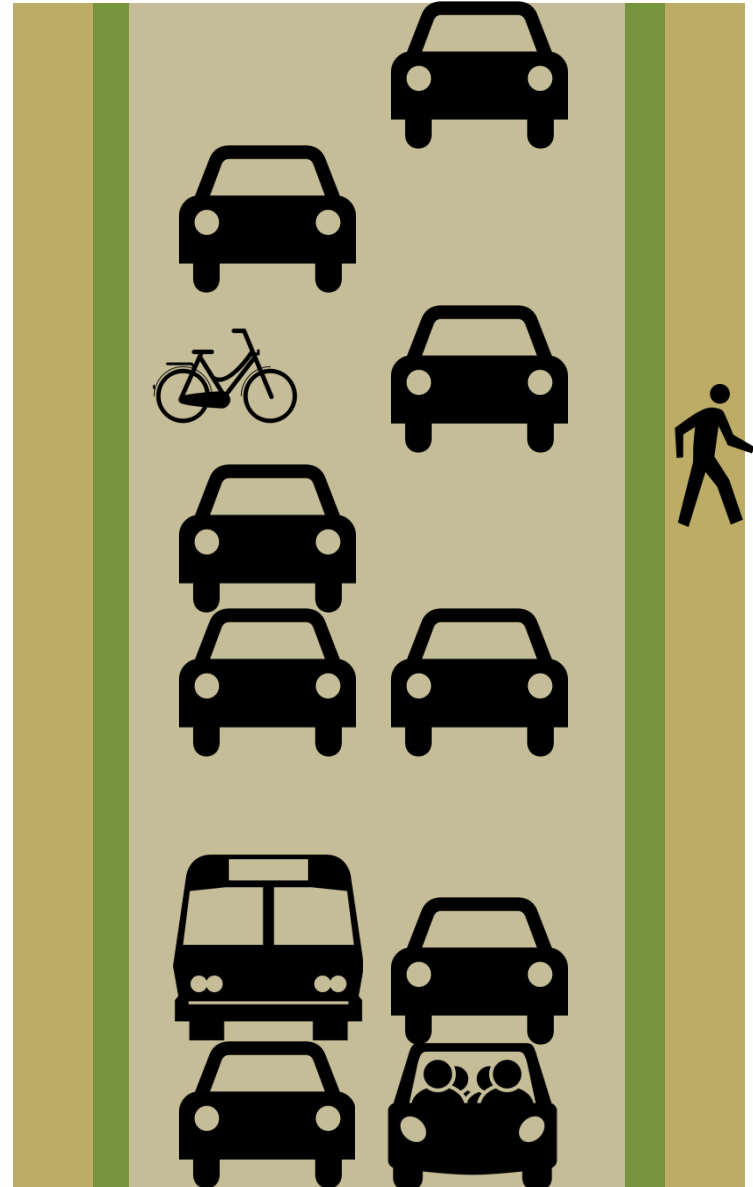
Right Size Parking
Requirements

Optimize Parking
Resources

Site Design

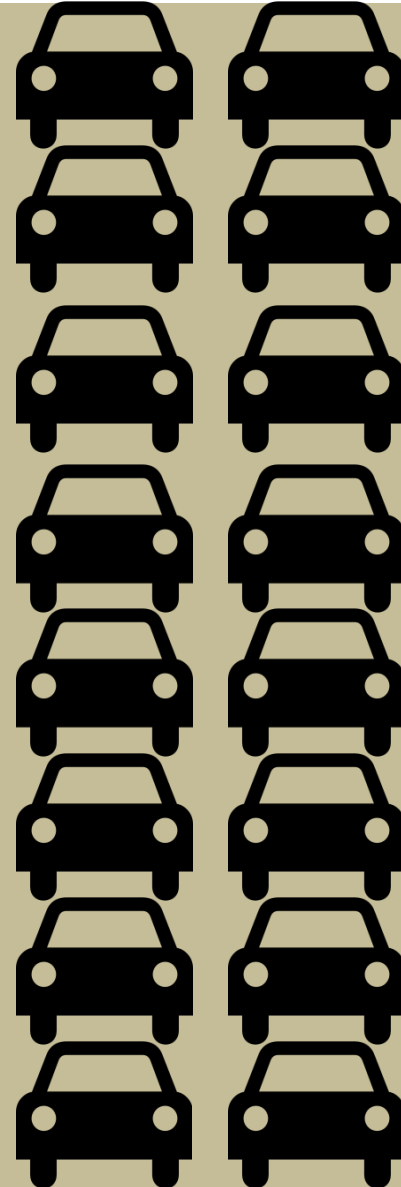
Transportation Demand Management (TDM)

Giving
People
Options



Transportation Demand Management (TDM)

Instead of
driving in
rush hour



Transportation Demand Management (TDM)

Leave late/go in early

Telecommute

Carpool

Rideshare (Uber/Lyft)

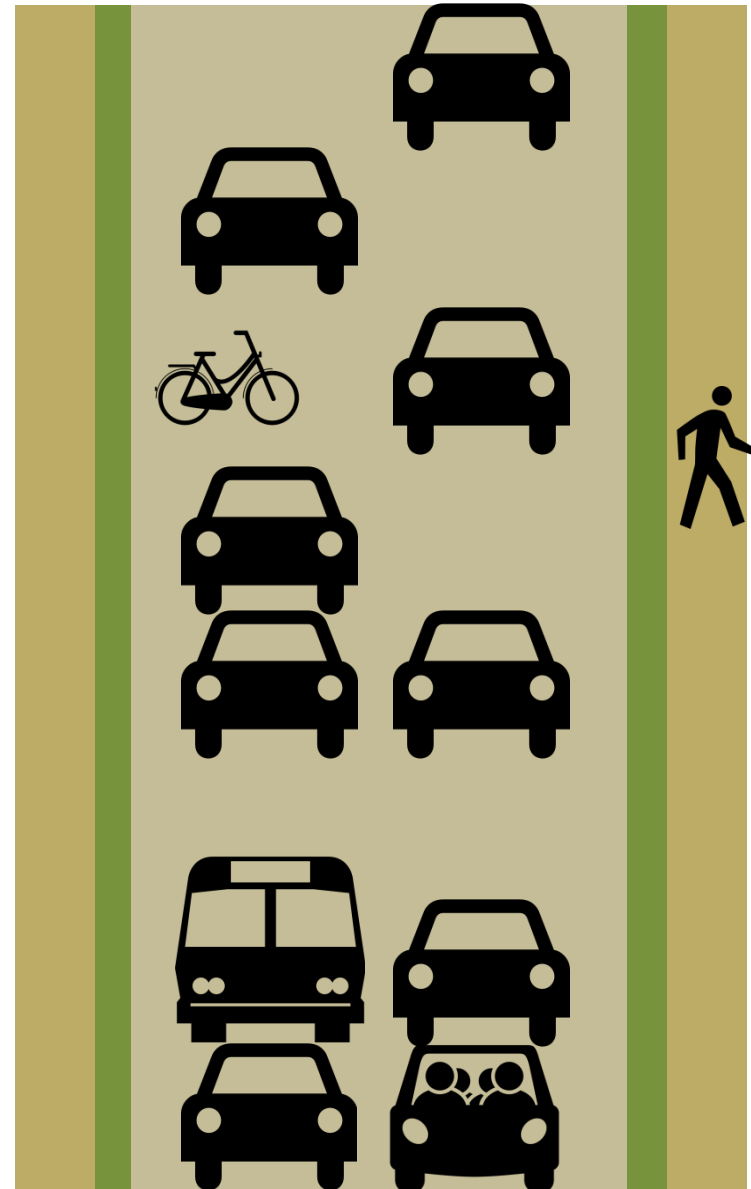
Walk

Bus

Green Line

Commuter Rail

Bike



Transportation Demand Management (TDM)

Locate housing near transit and jobs

Invest in walking, biking, and transit infrastructure

Distribute information about transportation options



Transit Passes

Separate housing and residential parking costs



Bike parking & locker rooms

Emergency ride home programs

On Site Carshare (e.g. zipcar)

Transportation Demand Management (TDM)

Proposed Approach:

Set mode-split goal & implement TDM to reach goal



**Novartis Necco Building
Cambridge, MA**

Opening Goal: 44% Drive
Year 7 Reporting: 33% Drive

Mix of limited parking,
ongoing incentives for
transit, walking, biking

Proposed Transportation Demand Management Policy

Goal: Require new developments to reduce drive alone trips at peak times.

1. Set a mode-split goal
2. Require developments to implement T.D.M. until they reach their mode-split goal



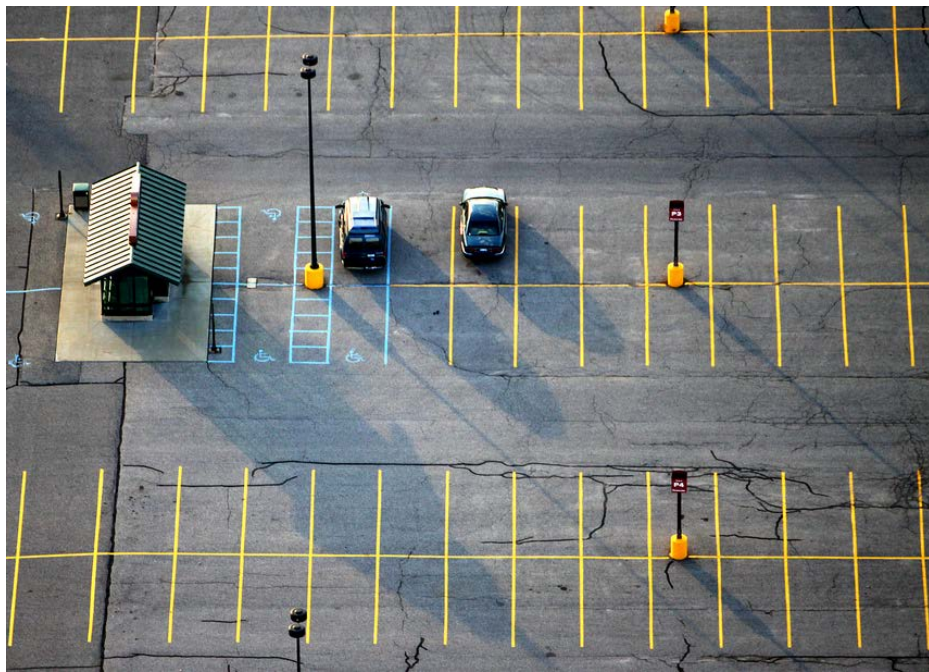
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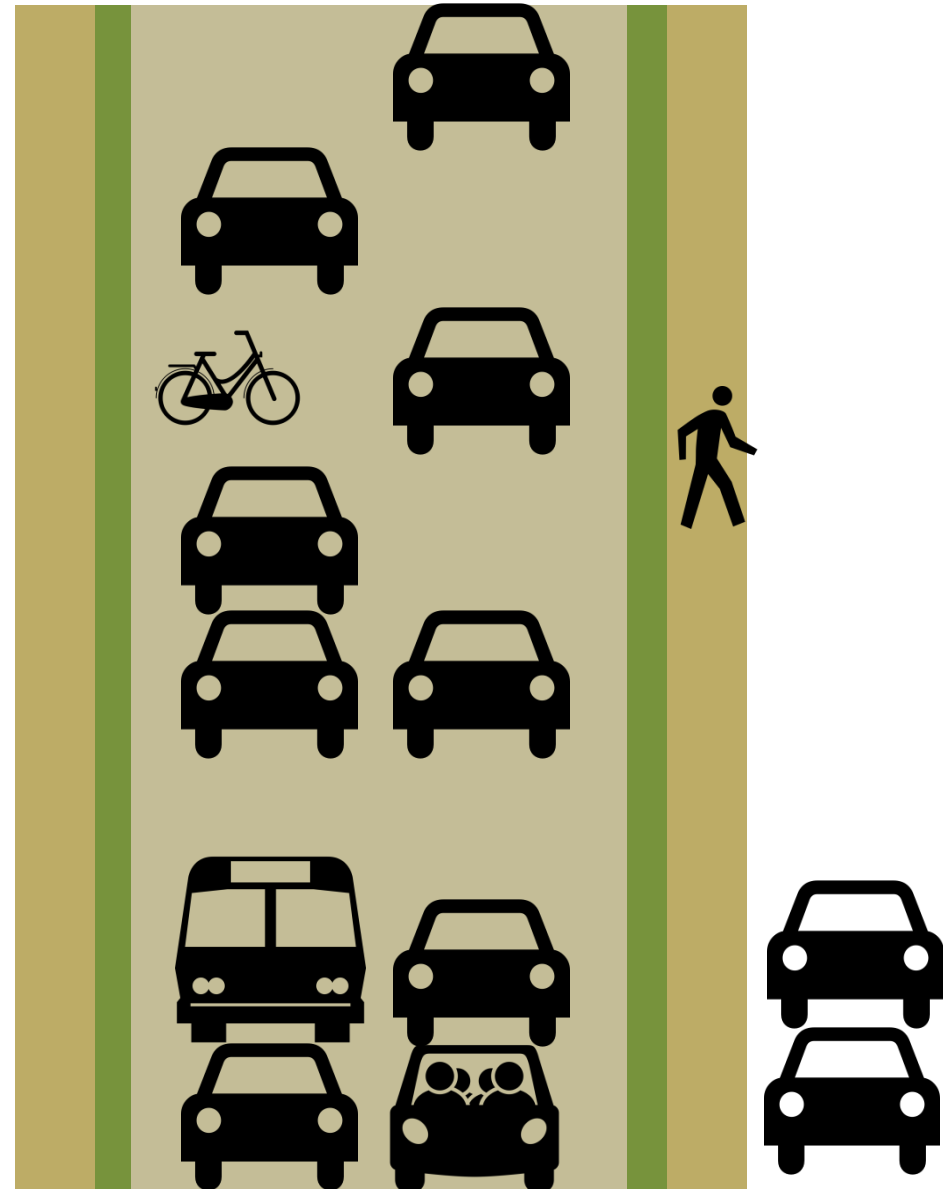
Site Design



Too big? Too small? Just the right size?

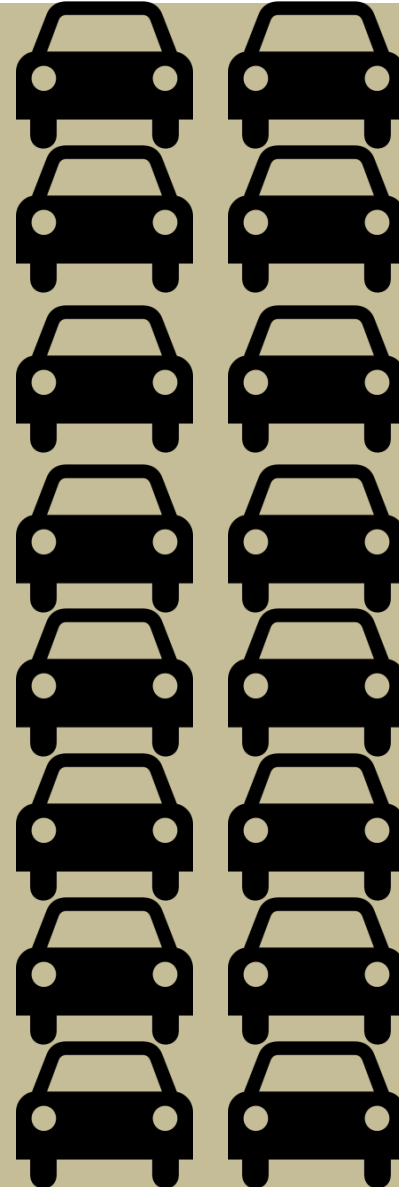
Right Sized Parking Requirements

Abundant
Free Parking
→ Driving

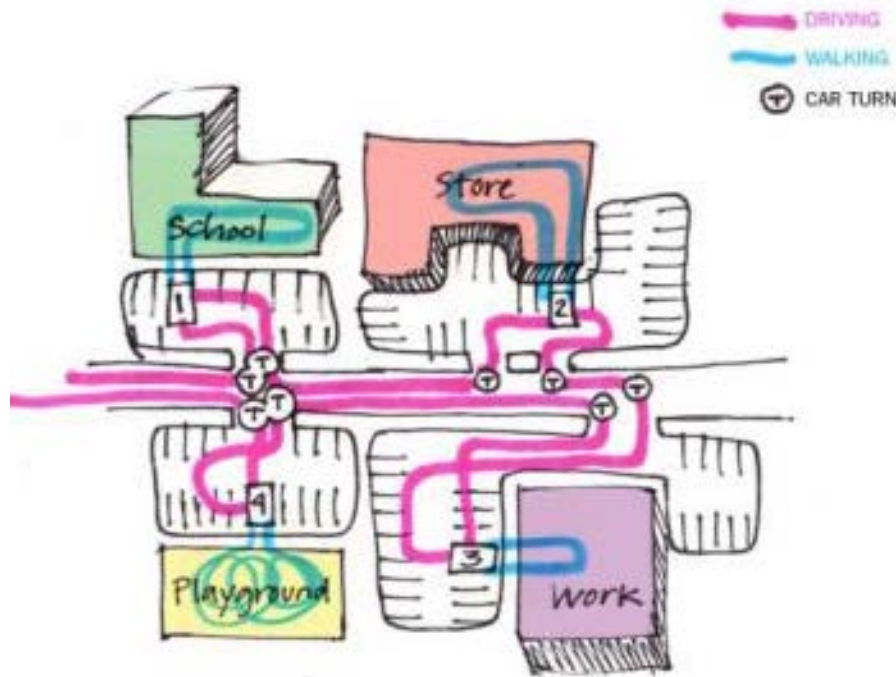


Right Sized Parking Requirements

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Right Sized Parking Requirements

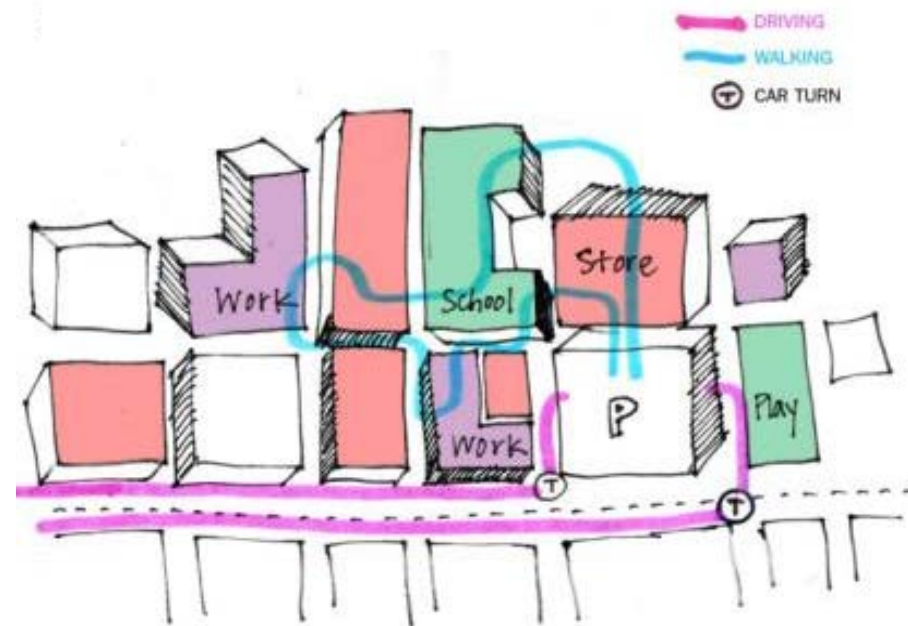


Current Approach

Assumes every use is an island:

- Driving is the only way a visitor arrives. Must drive between destinations.

Parking requirement is based on highest use day.

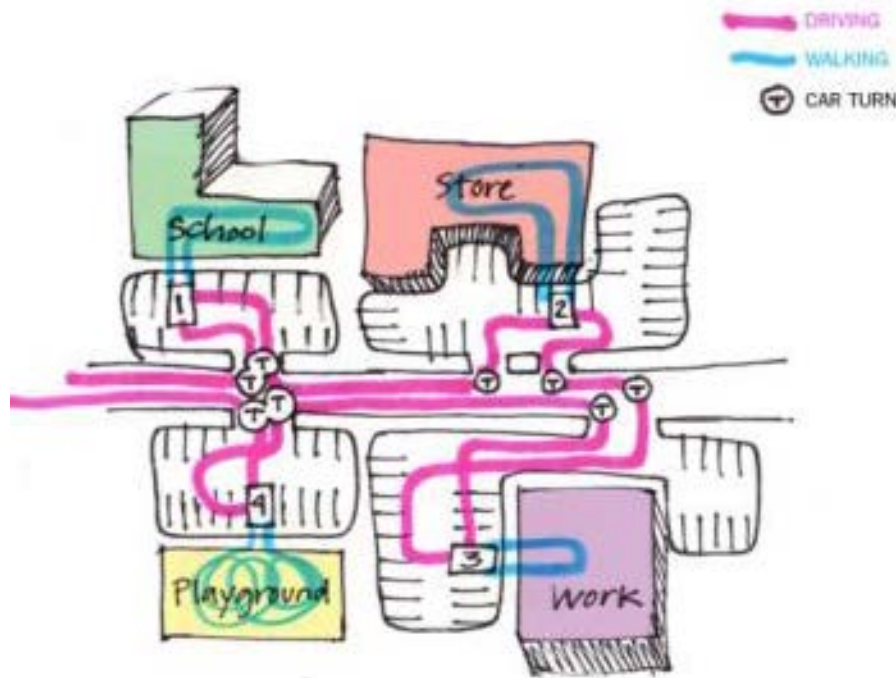


Goldilocks Approach

Review context:

- Mix of uses
- Current/projected mode-split
- Shareable resources

Right Sized Parking Requirements



Current Approach

Assumes every use is an island:

- Driving is the only way a visitor arrives. Must drive between destinations.

Parking requirement is based on highest use day.



Newton's Zoning Ordinance
assumes all commercial areas
– malls & village centers alike –
Start with the single use approach



Land uses in “park once” areas like village centers are required to get special permits waivers to operate in existing spaces because they cannot meet conventional parking requirements.

Right Sized Parking Requirements

Shops at Chestnut Hill

- **Received at waiver** because they did not have enough parking to meet the zoning requirements
- **2017 Black Friday** found 30% of the parking was still empty at busiest time, on busiest day of the year



Black Friday (November 24, 2017) Parking Occupancy



Right Sized Parking Requirements

Now: minimum parking requirement

Based on estimated maximum need

Results in large lots, inefficient 364 days of the year

Proposed: goldilocks parking with a maximum

Based in transportation goals, design goals, modern market needs

We're not worried about minimum parking – market still wants parking, developers are going to provide it

Zoning Tools for Transportation

Transportation
Demand Management

Right Size Parking
Requirements

Optimize Parking
Resources

Site Design

Optimizing Parking Resources

Shared Parking

Currently:

- Shared parking occurs informally throughout the city

Proposed:

- Encourage sharing of parking at off-peak times
- Allow lot owners flexibility to offer parking to the public
- New app-based tools to make this easy for lot owners and parkers



43%

of all (public and private) parking spots in Newton Centre are empty at peak times

26%

of parking is unused overnight at multifamily residential buildings in a Boston Metro area 2017 MAPC study

Created by Rifaah Himmah
from Noun Project

Optimize Parking Resources

Free Parking is not free

- Opportunity costs
- Construction & maintenance costs

Residential

- Decouple housing and parking costs



Employee Parking

- Charge for parking
- Subsidize Transit



Proposed Parking Policy

Goal is to ensure convenient parking without excessive parking

1. Set parking maximums
2. Recalculate/remove parking minimums
3. Allow shared parking
4. Encourage parking to reflect true costs



Zoning Tools for Transportation

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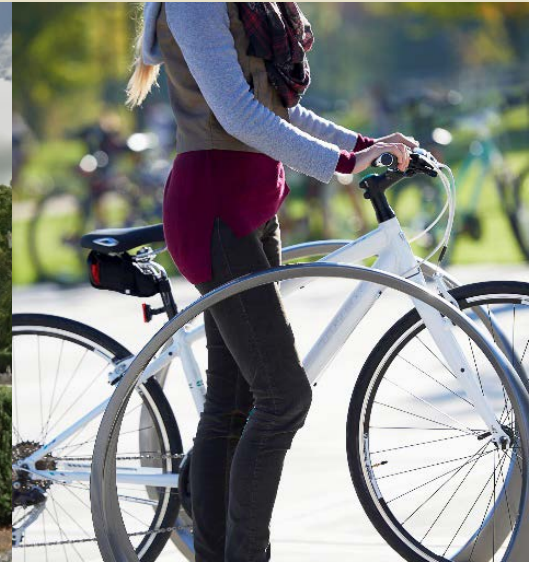
Optimize Parking
Resources

Site Design

Site Design

Clear entrances & routes for walking and biking

Walking up equally easy as driving up
Visible bike parking for visitors



Front Doors

Visitor Bike Racks

Site Design

Create safe & pleasant parking lots

Once a driver parks, they become a pedestrian



Lighting



Walkways

Site Design

Environmentally friendly parking lots

Parking lots are an opportunity to progress sustainability goals



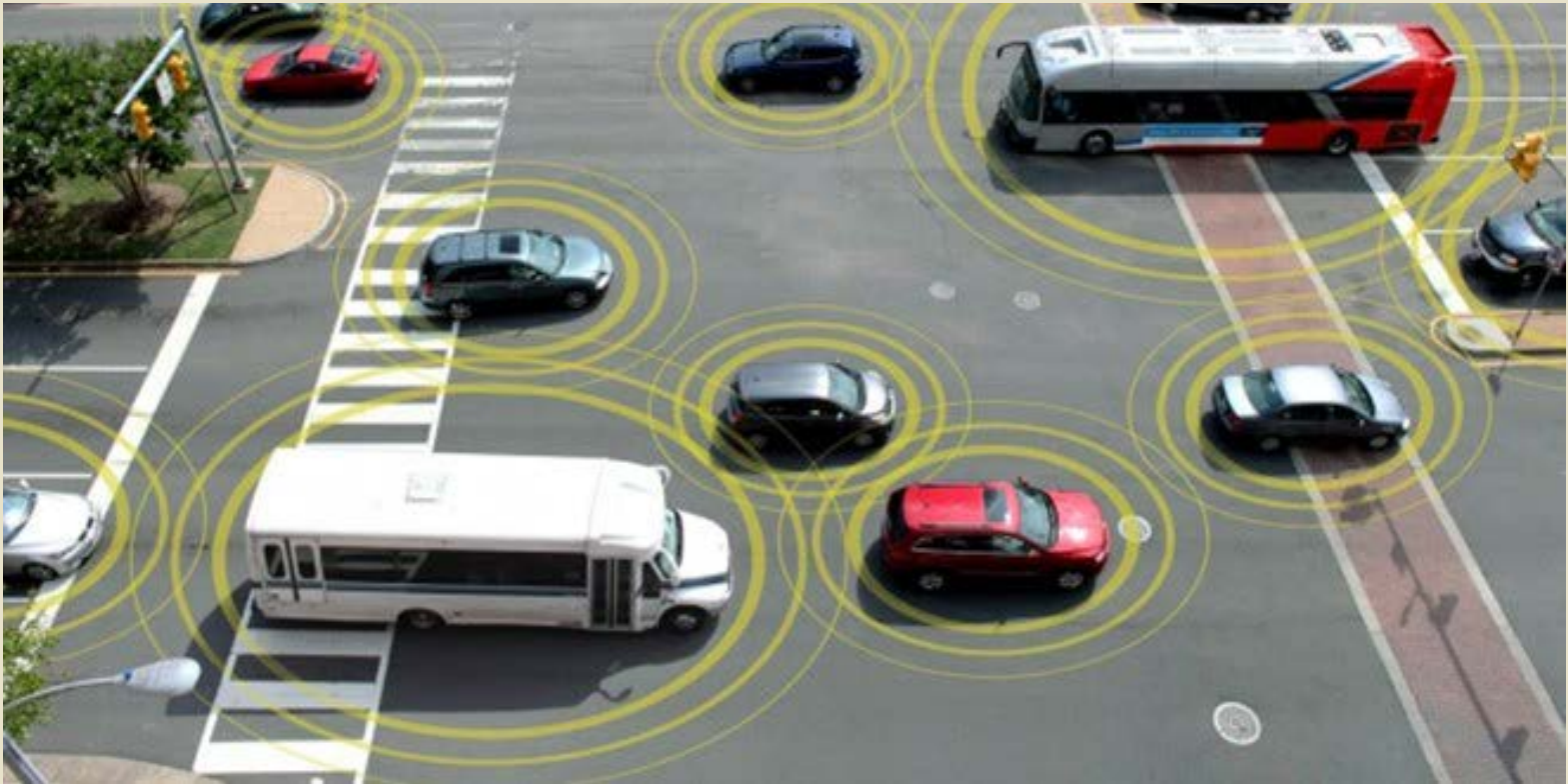
Solar Canopies



Permeable Pavement

Site Design

Prepare for future technology



Site Design

Prepare for future technology

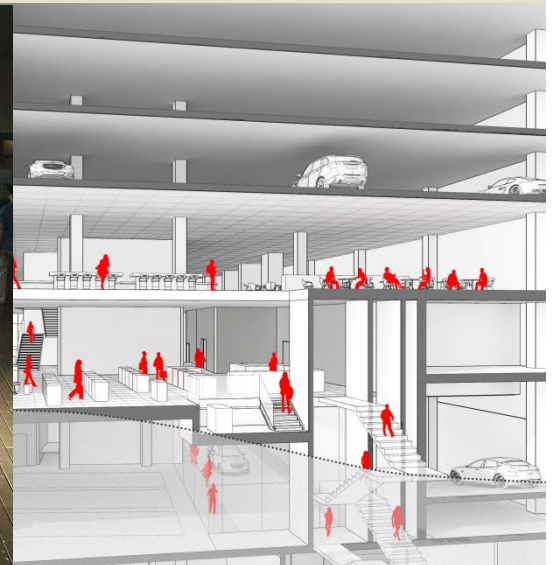
- Electric vehicle charging at all new buildings
 - All parking ready to accept charging station tech
- Designated pick-up/drop-off areas
- Convertible parking garages



EV Charging



Pick-up/Drop off areas



Convertible Parking Garages

Site Design Policy

Goal: Site design policies reinforce transportation options and sustainable design.

1. Include sidewalk & bike access in site design criteria
2. Enhance safety & sustainability in parking design standards
3. Direct developments to prepare for emerging technologies





Stay involved

We've only scratched the surface today.
Participate in future events and online at:

[www.courbanize.com
/newtonzoning](http://www.courbanize.com/newtonzoning)

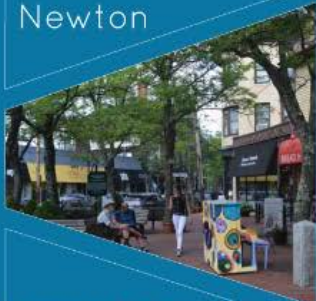
City of Newton Zoning Redesign Event Series: September 2017 - May 2018

Location: Newton Free Library, 330 Homer Street, Druker Auditorium*

Time: 6:30 p.m. - 8:00 p.m.*

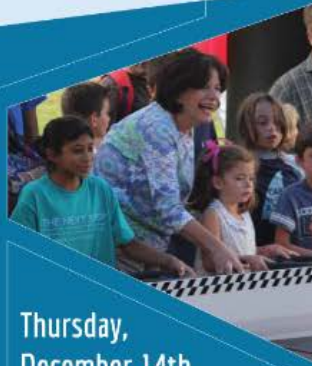
RSVP online at www.courbanize.com/newtonzoning

**Wednesday,
September 27th**
Think Globally,
Act Locally:
Zoning for a
Sustainable
Newton



**Wednesday,
November 29th**
Cracking the
Code:
Understanding
Zoning for
Homeowners

**Thursday,
October 19th**
Newton's
Advantage: Zoning
and Economic
Development



**Thursday,
December 14th**
Housing for
Whom? Zoning,
Affordability,
and Fair Housing

**Thursday,
January 18th**
A parking Lot for
Goldilocks: Zoning for
Just the Right Size

**Thursday,
February 15th**
Tapping the
Creative
Economy: Zoning,
Arts, and
Artisans

**Thursday,
March 15th**
Building Shape,
Size, and Form in
Neighborhoods
and Village
Centers

Thursday, April 12th
What's the
Process? How Stuff
gets Built in
Newton

**Thursday,
May 10th**
A New Zoning
Map for Newton



*All the events will be held at this location and time.

The location of this meeting is wheelchair accessible and reasonable accommodations will be provided to persons with disabilities who require assistance.

If you need a reasonable accommodation, please contact the city of Newton's ADA/Sec. 504 Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253.

The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.



Thank You!

What do you think



Zoning Tools for Transportation

Transportation
Demand
Management

Right Size
Parking
Requirements

Optimize
Parking
Resources

Site Design

What did you like?

What did you not like?

What did we miss?

How should we refine these proposals?