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CITY OF NEWTON, MASSACHUSETTS

Economic Development Commission

A G E N D A

DATE: Tuesday, December 13, 2016

TIME: 7:30 PM

Newton City Hall – Room 204

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|--|--------------------|
| 1. Attendance | 7:30 – 7:35 |
| 2. Zoning Redesign Discussion (See Attached) -
James Freas & Lily Canan Reynolds | 7:35 – 8:20 |
| 3. Economic Development Updates
<i>N2 Innovation District</i>
<i>Northland Proposal on Needham Street</i>
<i>West Newton Square</i>
<i>Wells Avenue Vision</i>
<i>Economic Development Director Search</i> | 8:20 – 8:30 |
| 4. Approval of Meeting Minutes for September 13, 2016 | 8:30 – 8:35 |
| 5. Discussion/Possible Vote on EDC Letter
For Washington Place Project | 8:35 – 8:55 |
| 6. January 10, 2017 Agenda Items, Nominations
Annual Report & Other Business | 8:55 – 9:00 |
| 7. Adjournment | 9:00 PM |

Upcoming Meeting – January 10, 2016, Room 205, City Hall

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.

Economic Development Commission

On December 13, 2016 Planning Dept. staff would like to meet with the Economic Development Commission to discuss City Council's Zoning Redesign project. The purpose of this meeting is to gather input on how a new zoning ordinance could encourage economic development and business vibrancy in Newton in the context of future preservation, enhancement, and transformation areas in Newton. Below are a set of questions to help get the conversation started.

Background:

We are nearing the 100 year anniversary of the City of Newton Zoning Ordinance, originally developed in 1922. Zoning regulates land use, the development of new buildings, and the permitted uses of existing buildings. Over the years, Newton's zoning has been amended to reflect changing times and new norms. The City Council is embarking upon a comprehensive re-write of Newton's existing ordinance and is looking for the community's input. Important community considerations such as discouraging teardowns, reducing the size of new homes, encouraging the preservation of village centers and identifying appropriate locations for additional growth can all be addressed through zoning. Find out more about at www.courbanize.com/newtonzoning.

Questions:

- When you think about how Newton has developed over time, what has worked well for economic development in Newton? What hasn't worked well?
- What is your experience with Newton's existing zoning ordinance?
- What are some of the challenges presented by Newton's existing zoning ordinance for existing/new businesses?
- How can future development enhance the business climate for a diversity of businesses in Newton (including: small retailers, service-based businesses, manufacturing, restaurants, research/laboratory, etc.)?
- Where do you envision growth areas for business uses/districts in Newton?
- What types of buildings and development does Newton need more/less of for businesses?
- What is the demand for co-working spaces in Newton?
- How can underutilized structures in Newton be adapted or reused in ways that benefit existing and new businesses?
- What are some business uses that Newton should attract more of?
- Which places in Newton are most representative of what you consider to be the essential character of that part of the City?
- Are there any examples of ordinances or development permitting/approvals procedures you think Newton could learn from?
- Whose voice is missing from the conversation around zoning redesign?