



Zoning Redesign: Village Centers

The City of Newton's project to update the zoning code

October Recap + Looking to November _ 11.10.22

- **Engagement results** of village center zoning framework at Nov 14 ZAP meeting
- **Version 1.0 Draft Maps for Village Center zoning**: Oct 24 ZAP discussion + City hall First Floor Exhibit (beginning Nov. 14th) + Upcoming info/input sessions
- **Tentative Agendas** for November ZAP Meetings



Image description: A collage of 12 photos, each zoomed in on the 12 village centers being considered for village center zoning updates. The photo shows how many pins community members put into the large interactive map in the former library exhibit. Each pin color has a different meaning - blue is for village centers you visit, green for where you live, yellow for where you work, and red for where you study. The village centers are mostly filled with blue pins.

Community input results on village center zoning framework

From September 1st through October 17th, community members gave input on a proposed framework for updating the city's village center zoning. About 1,000 folks submitted the feedback tool, attended equitable focus groups and visited the library exhibit.

City staff will present a synthesis of what they heard from the community at the virtual Zoning and Planning Committee (ZAP) meeting of November 14th, 2022. [Click here for the staff memo released on November 10.](#)

[Click here for the ZAP meeting's Zoom link](#) and [click here for the meeting's agenda](#). Find information about the proposed zoning framework, library exhibit, feedback tool and more at <https://newtonma.gov/zoningredesign/vc>

Following this presentation, city responses to the engagement results will be discussed more in depth at the ZAP meeting on Monday, November 28th, where the first draft of zoning text for the

village centers will be presented.

Mapping - October 24 ZAP Recap

Planning staff and consultant Utile presented [version 1.0 of the village center zoning districts](#) to ZAP at their October 24 meeting. This initial mapping process ran in parallel to the recent engagement, mentioned above, and builds upon nearly two years of research, analysis and City Council deliberation.

In short, the version 1.0 village center district maps propose three new village center zones that could be applied in twelve of our village center commercial areas. Unlike the current zoning, with its one-size-fits-all format, Utile and Planning staff customized these new zoning districts to each village center.

This first draft is intentionally meant to be reviewed and updated. Future updates to the draft maps will incorporate the recent engagement results, input from ZAP workshops at upcoming meetings, and comments gathered through future public information sessions. At the October 24 ZAP meeting, Councilors were particularly interested in learning more about how overlay districts work, impacts on existing special permits, including other areas like the Boston College T station, and the connection with the MBTA Communities requirements.

Check out the ZAP conversation on the video recording from NewTV [here](#) starting at minute 14:10. The full PowerPoint presentation, including all the draft maps, are [here](#).

Map exhibit at city hall and upcoming info + input sessions!



Image description: A collage of the version 1.0 maps for the 12 village centers being considered for updated village center zoning.

Want to see hard copies of the version 1.0 maps? Physical maps of the twelve village centers will be displayed at City Hall from mid-November through December. The maps will be displayed in the 1st floor City Hall Community Gallery space.

Also, bring your ideas and reactions to upcoming information sessions to be held later in November and early December. These virtual sessions, focused on one or two village centers per meeting, will provide community members with an opportunity to provide feedback on these initial maps. The sessions will prioritize hearing from the property owners and businesses located within the proposed rezoning districts.

All virtual sessions will be held from 5:30 to 6:30pm. The dates and registration links for each village center are below and can be found on the new village center maps web page (<https://newtonma.gov/vcmaps>):

- Tuesday, November 29 - **Upper Falls and Waban** - [register here](#)

- Wednesday, November 30 - **Four Corners and Newton Highlands** - [register here](#)
- Thursday, December 1 - **Newton Centre and Thompsonville** - [register here](#)
- Tuesday, December 6 - **Lower Falls and Auburndale** - [register here](#)
- Wednesday, December 7 - **West Newton** - [register here](#)
- Thursday, December 8 - **Newtonville** - [register here](#)
- Wednesday, December 14 - **Nonantum and Newton Corner** - [register here](#)

Community members can also provide input [through this online form](#).

Upcoming ZAP Meetings

Review September and October meeting reports at [ZAP's website](#). See the tentative agendas (this is not finalized and is subject to change):

Monday, November 14, 2022 at 7pm ([Click here for the final agenda](#))

- #489-22 - Requesting review and discussion for the creation of as-of-right zoning for animal service establishments
- #38-22 - Discussion and review relative to the draft Zoning Ordinance regarding village centers
 - **Chair's note:** *There will be a presentation and discussion regarding the results from the recent Community Engagement period and feedback tool, along with follow-up Councilor questions from and subsequent to the 10/24/2022 Zoning & Planning Committee meeting.*

Monday, November 28, 2022 at 7pm

- #38-22 - Discussion and review relative to the draft Zoning Ordinance regarding village centers - version 1.0 of the village center zoning text



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