

Most buildings in Four Corners are currently only one-story. Not opposed to more height, but VC2 may be too much.

What are the impacts of additional development that the zoning allows on city services?

Stronger rules for historic preservation should be included in the zoning.

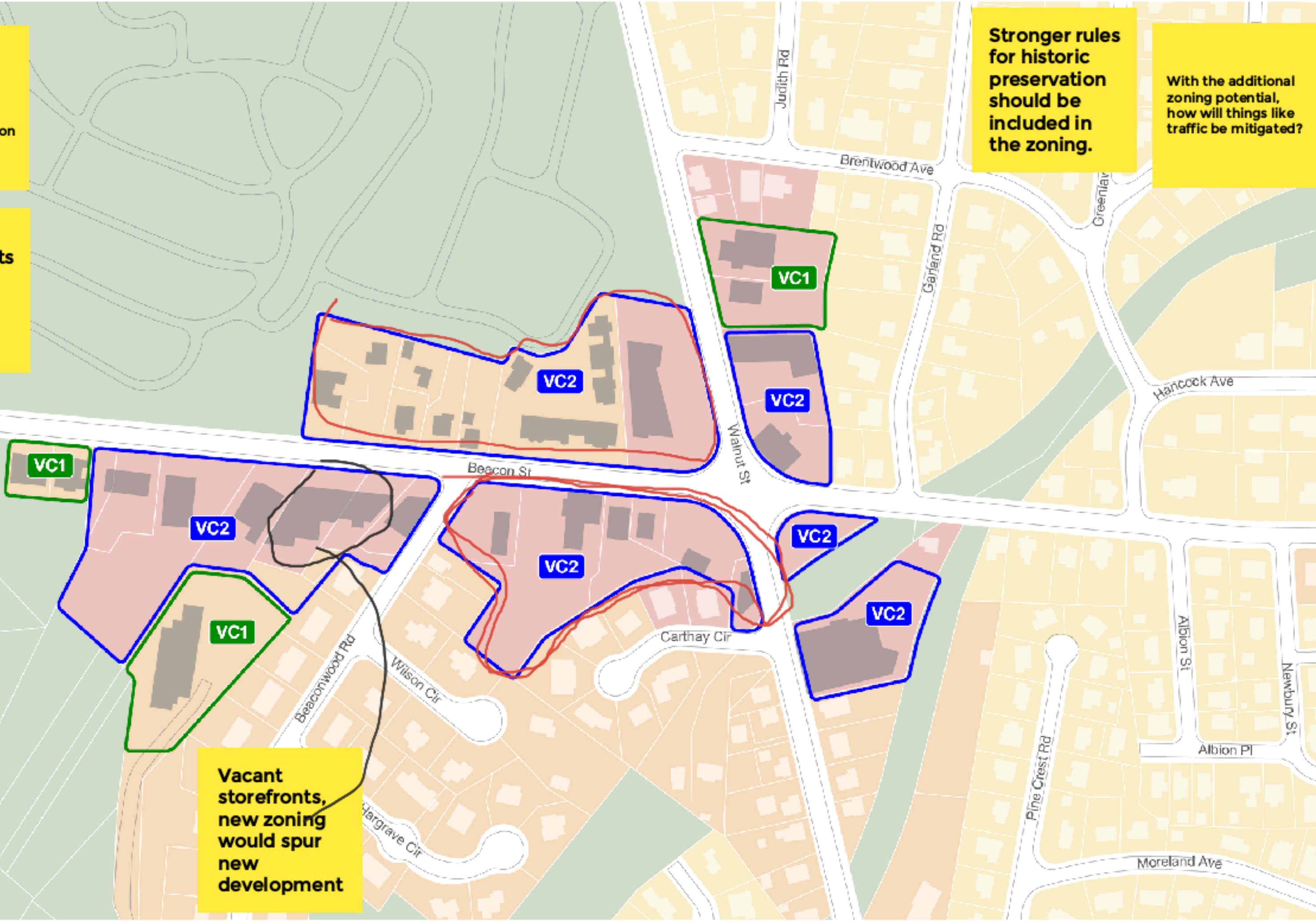
With the additional zoning potential, how will things like traffic be mitigated?

How does VC1 apply to existing MF buildings if only a portion of the building wants to change?

Lower heights are more in-line with Newton.

Used to have a business in Four Corners, believes VC3 could be added here. Particularly adjacent to the cemetery.

Does not think the maximum VC2 height works here.



Vacant storefronts, new zoning would spur new development

Believe that the VC3 is not appropriate for Newton Highlands, the parcels are not big enough,

New zoning should incentivize the conversion of existing homes (i.e. large victorians) into MF.

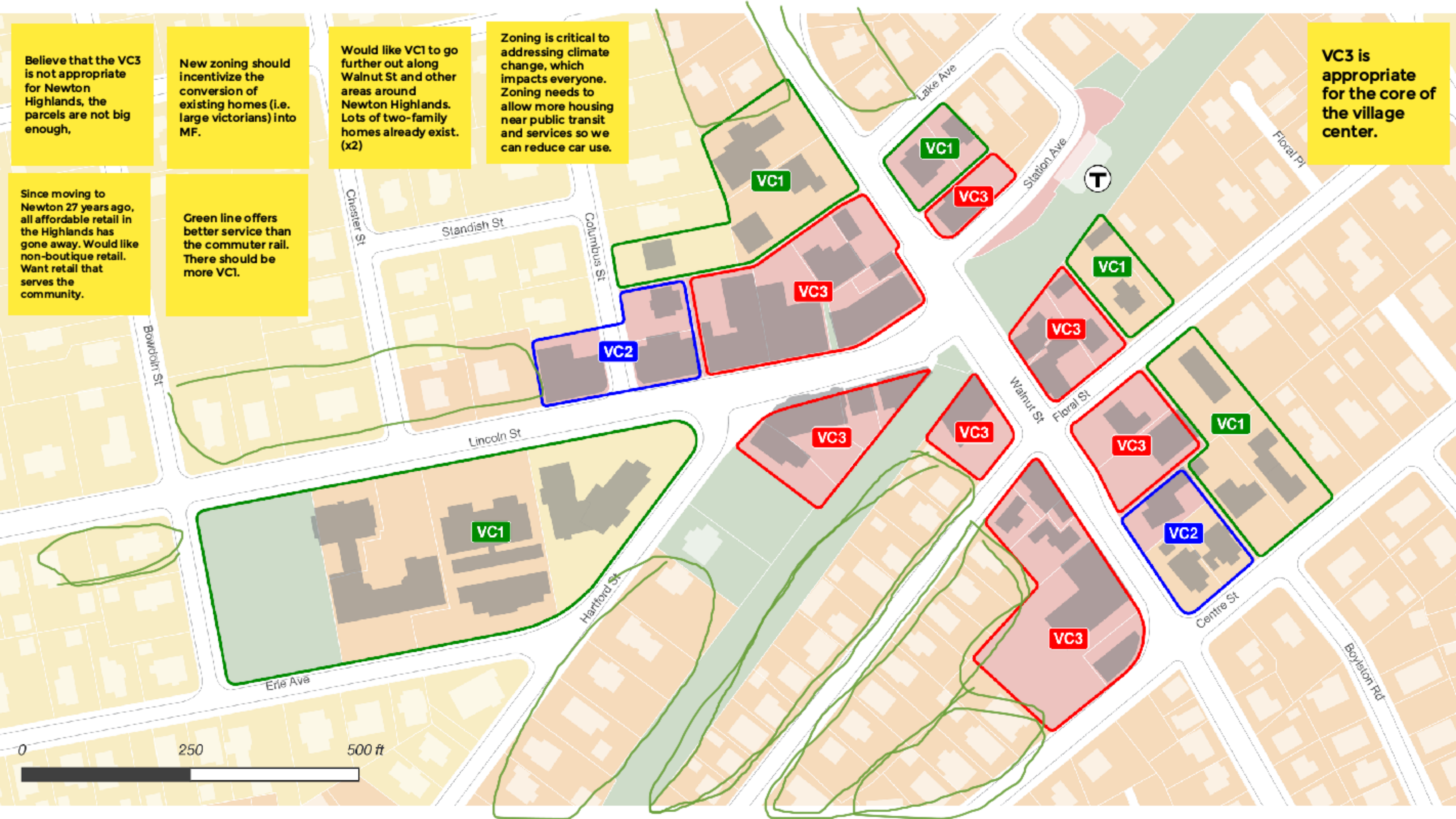
Would like VC1 to go further out along Walnut St and other areas around Newton Highlands. Lots of two-family homes already exist. (x2)

Zoning is critical to addressing climate change, which impacts everyone. Zoning needs to allow more housing near public transit and services so we can reduce car use.

VC3 is appropriate for the core of the village center.

Since moving to Newton 27 years ago, all affordable retail in the Highlands has gone away. Would like non-boutique retail. Want retail that serves the community.

Green line offers better service than the commuter rail. There should be more VC1.



VC1 needs to be expanded, key to successful village centers are these transition zones.

Definition of Active Uses is very critical for creating quality space.

Agrees that the current zoning is not working.

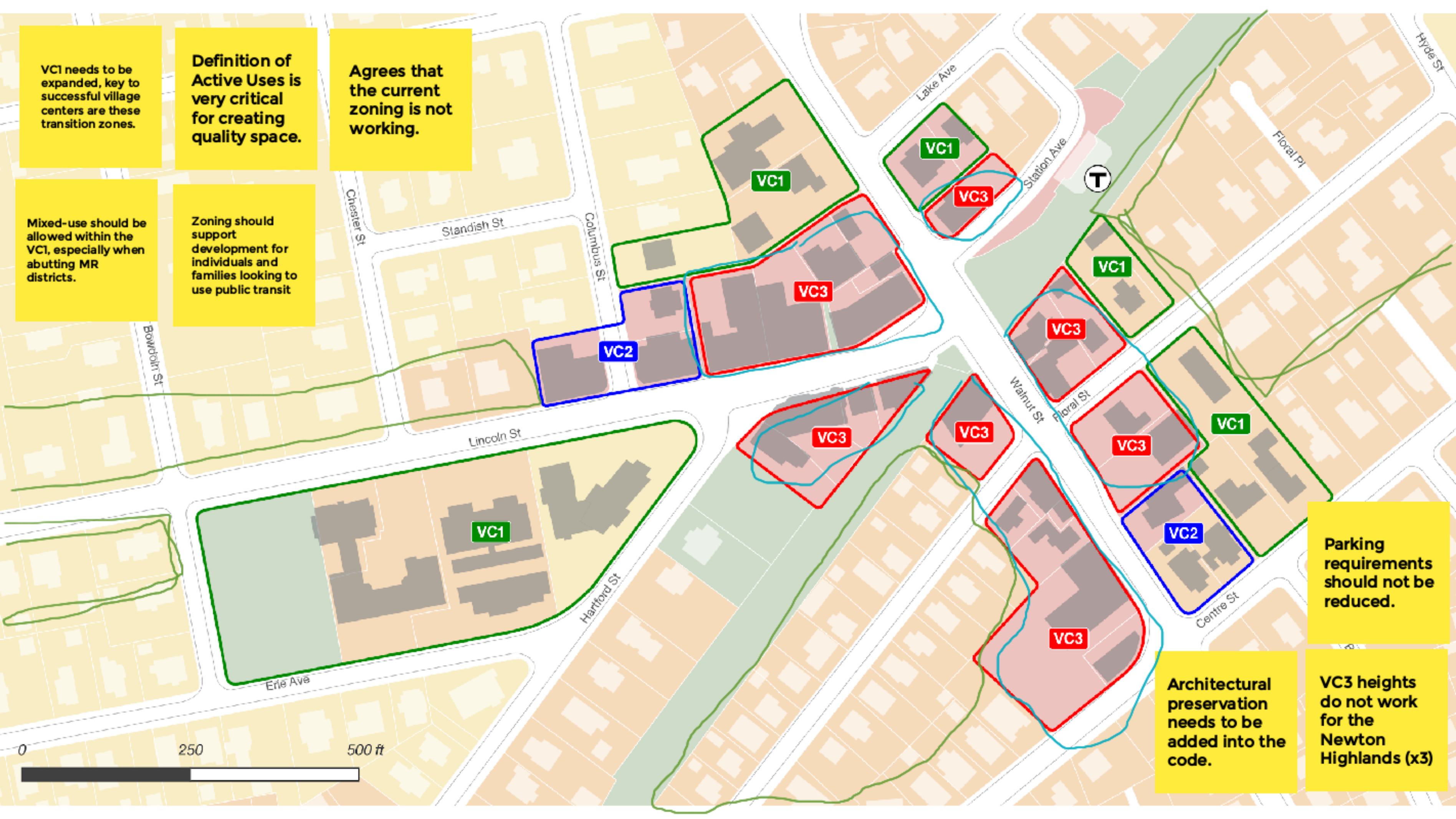
Mixed-use should be allowed within the VC1, especially when abutting MR districts.

Zoning should support development for individuals and families looking to use public transit

Parking requirements should not be reduced.

Architectural preservation needs to be added into the code.

VC3 heights do not work for the Newton Highlands (x3)



Increasing housing opportunity around public transit, not just within the core of village centers, needs to be included.

Modest zoning effort to address regional housing needs, address climate change and invigorate village centers.

Doesn't agree with the half-story requirement.

These are small lots. Allowed heights don't work with lot size.

Taller heights should require greater setbacks.

Parking requirements creates car dependency. They need to be reduced or eliminated.

Support the zoning proposal that concentrates on the VCs that seek to add density. This will support active VCs.

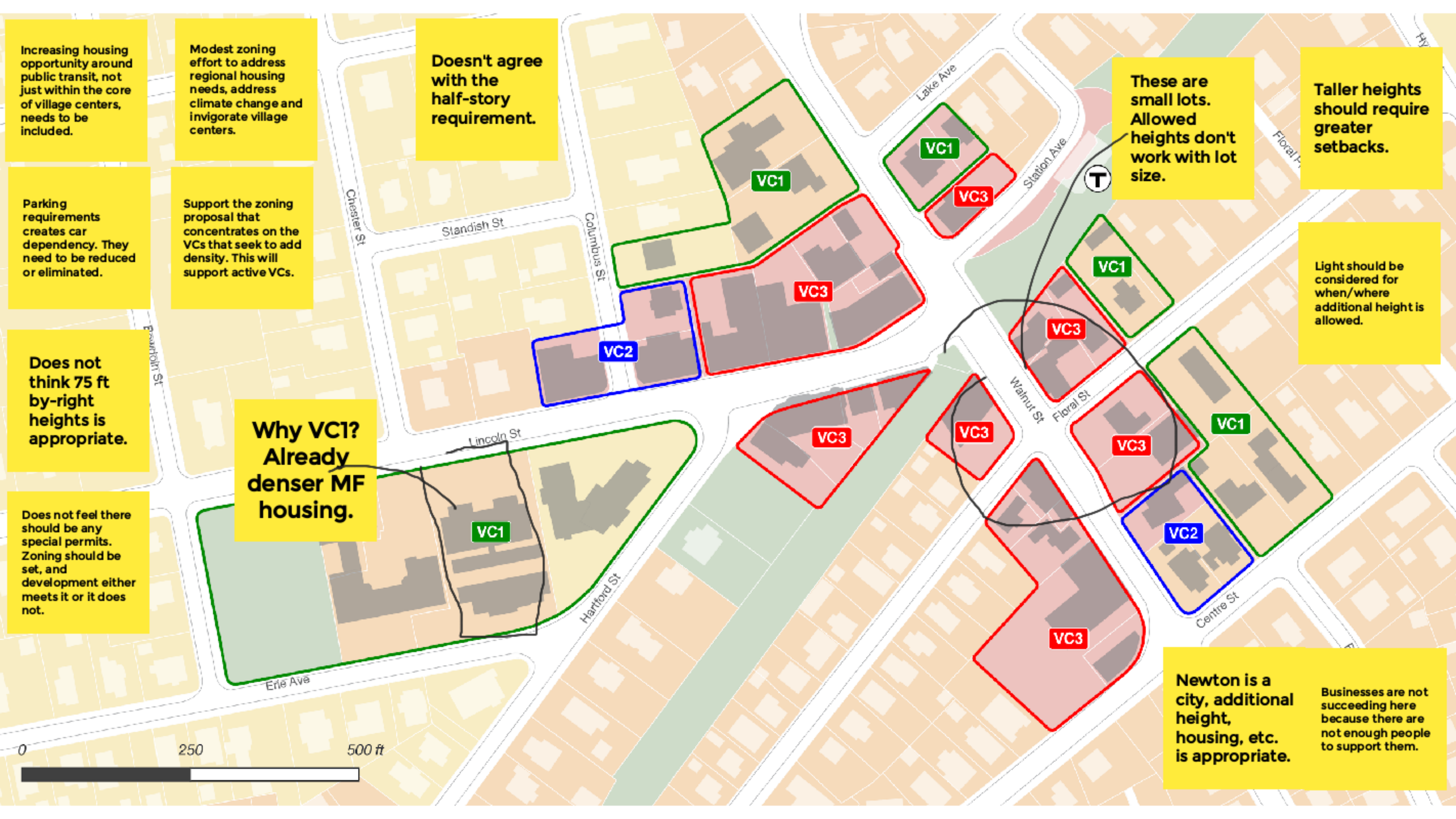
Light should be considered for when/where additional height is allowed.

Does not think 75 ft by-right heights is appropriate.

Why VC1? Already denser MF housing.

Does not feel there should be any special permits. Zoning should be set, and development either meets it or it does not.

Newton is a city, additional height, housing, etc. is appropriate. Businesses are not succeeding here because there are not enough people to support them.



So many small businesses have been lost over time.

Worried about height allowance, feels that all new projects will seek additional height through the Special Permit.

Existing public transit to get around within Newton is lacking.

Rents along Lincoln St are as high as rents in Boston (commercial)

Remove 2 hr parking limits around the T stations.

Concerned about the lack of diversity in heights. But we are a city, and have broader responsibilities.

More housing will create more traffic.

