



Zoning & Planning Committee Report

City of Newton In City Council

Monday, November 26, 2018

Present: Councilors Albright (Chair), Leary, Krintzman, Downs, Danberg, Baker and Kalis

Absent: Councilor Brousal-Glaser

Also Present: Councilors Auchincloss, Cote and Lipof

City Staff Present: Barney Heath (Director, Planning Dept.), James Freas (Deputy Director, Planning Dept.), Rachel Nadkarni (Senior Planner, Zoning Specialist), Lily Canan Reynolds (Community Engagement Manager), Kathryn Ellis (Economic Development Director), Marie Lawlor (Assistant City Solicitor), Karyn Dean (Committee Clerk)

#408-18 **Discussion and adoption of Economic Development Strategy Plan**
DIRECTOR OF PLANNING requesting discussion and adoption of the Economic Development Strategy Plan as an amendment to the 2007 Newton Comprehensive Plan.

Action: **Zoning & Planning Approved 6-0-1 Councilor Baker abstaining)**

Note: Kathryn Ellis, Economic Development Director, explained that the previously presented Economic Development plan listed 30 priorities. There had been concern that the Plan was very dense and it was difficult to determine how the many goals would be accomplished, so the Economic Development Commission, Camoine Associates and staff worked on distilling the list. The full Economic Development Plan can be found online at

<http://www.newtonma.gov/civica3/filebank/blobdload.aspx?t=68514.19&BlobID=92911>

A hand out was provided for the Committee, detailing the implementation priorities. It is attached, details the seven high priority issues, and four medium to long term priorities.

High Priority

1. Expand capacity of Newton Innovation Center
2. Improve the external marketing of Newton's business environment
3. Increase lab space in Newton and office space to capitalizes on skilled workforce, retain and attract companies to increase commercial tax base.
4. Create a business environment that provides more support for small and local business, and policies to support and improve their viability.

5. Leverage the Economic Development Commission
6. Expand Newton's business visitation program to support existing businesses
7. Implement regular opportunities for feedback from business and create community-based conversations around the future of Newton.

Medium to Long Term Priorities

1. Monitor Development of Riverside, Northland and Washington Street Corridor
2. Promote multimodal transportation safety and comfort in villages and neighborhoods.
3. Review Land Use regulations and development policies and improve the development review process.
4. Maximize Parking management systems to assist commerce in village centers.

Committee Questions/Comments

- A Committee member agreed with a point in the Plan that legacy businesses should be supported as they have been in Newton for decades contributing to taxes and the economy and are now being priced out of the market. The concept of "inclusionary" businesses was mentioned as well – a concept that would help smaller businesses thrive in the City, which was supported by many Committee members.
- Committee members agreed that a good website is extremely important, but people have to know that website is there. Some marketing needs to be done and it not require much money to accomplish that.
- It was asked how businesses are assisted in moving out of the innovation center and into space in the city, and how successful has the city been in retaining those businesses. Ms. Ellis noted that Coach Up moved out of Seaport and wanted to be in the NIC because it was scalable. She helped them move into Echo Business Park: the seaport was \$60 sq/ft while the Echo Business Park was \$18 sq/ft. Some other companies that are growing very large are concerned that they are working out of less expensive space in the NIC to more expensive in the community, so there is concern. There are different models to fit different companies across the city. Millennial companies like raw and mill space which is affordable, for example. A Councilor said businesses in the city have needed this kind of guidance for a long time and she is pleased it is happening.
- A Councilor asked about budget implications. He was concerned about the impact on the commercial tax base. There is an impact on business opportunity but there does not seem to be offsetting resources coming to the City to pay for all the initiatives. Staff time adds up and there is a limit to how much can be done so other resources will be necessary. He was hoping to see what the capital expense would be and would the return on investment would be. He was also concerned about the zoning implications. Ms. Ellis said they are looking for a part-time employee (without benefits) to work with EDC and that is in this year's budget. There has been quite a bit of work done with just one person, so adding

another could have a big impact. For a project like Northland which could bring \$3M commercial tax revenue, the Camoine report suggests it would take 4 Wells Avenues to move the needle to 10% commercial tax. That is what needs to be addressed – what kind and how much development should there be and how can the onus be taken off the residential tax base. If more “man-hours” are needed, that will be addressed in the next fiscal year operating budget.

Utilizing the human resources that are already in the City is a key component for success. For instance, the EDC can be well utilized and the Mayor is very interested in working with businesses and businesses like to meet with her and City Councilors to discuss issues they are facing. The Area Councils can also be helpful liaisons with businesses and the City as well and used as a resource for which budgeted funds are not necessary.

The Chair noted that the Comprehensive Plan did not have a budget attached to it to implement all of its recommendations, such as buying Webster Woods among other things. A Plan is a vision for how the City wants to advance and set priorities. Each year, pieces of that plan can be addressed and there will be discussions with the Mayor on budgeting. Mr. Heath agreed and said the basic thesis behind all of the recommendations is to increase the commercial tax base. How the City can provide the tools and incentives to become a competitive place is what is being looked at. The individual recommendations in the Plan will be discussed in the budget process in the years to come.

- It was pointed out that Bridge Street has a bike trail that needs some work to be more connective but that should be highlighted. Shuttles can be limited by the size of the vehicles. It was suggested that the bus routes and schedules could be discussed with the T, which is a way to utilize existing infrastructure and keep costs down. The Newton Highland Area Council wrote a letter to the Council outlining the transportation issues. The Chair asked Ms. Ellis to work with Nicole Freedman on transportation. The common theme throughout the Economic Development Plan was improving transportation and communities throughout the area struggle with this issue. More state participation is definitely needed as well as funding from companies and other communities. Ms. Ellis believes that new development can contribute to those kinds of improvements.
- A Councilor said that he would like to encourage the reduction of not only “extra driving” to the village centers, but reduce driving in general to village centers.
- Prime office space wants to be located along highways, but Newton Corner is so problematic. Car trips need to be reduced and bus lanes and high-occupant vehicles lanes could be on the Pike right now. Pressure needs to be on the state and it will cause huge problems in economic growth if this issue is not dealt with.
- It was asked if the City has had discussions with WeWork. Ms. Ellis said they have spoken with WeWork which looked at EMS building on Needham Street.

- A Councilor said she was happy to see the Plan address banks in the City. Ms. Ellis said that Cambridge restricts the width of a storefront for a bank, which is an easy way to regulate them.

Councilor Baker said he was concerned that the budget implications were unclear. He wants to understand the commitments of infrastructure that would be required and is concerned the resources would not be available. He intends to abstain on this vote.

Councilor Danberg moved approval and the Committee voted in favor 6-0-1 with Councilor Baker abstaining. The Committee thanked Ms. Ellis and all those involved in developed this strategy plan.

#220-18 Discussion relative to the Washington Street Corridor Action Plan

DIRECTOR OF PLANNING requesting monthly progress discussions on the Washington Street Corridor action plan.

Action: Zoning & Planning Held 7-0

Note: Lily Canan Reynolds, Community Engagement Manager joined the Committee. She had requested that Committee members bring their copies of the first draft of the Washington Street Vision Plan and the Zoning Toolkit document that they were given a couple weeks ago for reference. Ms. Reynolds noted that the feedback from this and the meetings to follow will inform the second draft of the Vision Plan that will be presented in February.

Russ Preston of the Principle Group provided the Committee with an overview of the Vision Plan and Zoning at the November 14th meeting. Going forward, the discussions will focus on sub-areas of Washington Street with tonight's presentation targeted to West Newton, and January and February meetings focusing on Newtonville and the Crafts Street neighborhood.

There had been some feedback after the November 14 presentation that the illustrations provided in the first draft were not as clear and helpful as they could be. Ms. Reynolds explained that she would highlight some of those components this evening in order to better explain the options depicted in those illustrations.

Ms. Reynolds provided a PowerPoint presentation, which is attached. Please refer to it for details as well as the Planning Memo, which can be found online at:

<http://www.newtonma.gov/civicax/filebank/blobdload.aspx?t=39224.65&BlobID=92918>

Ms. Reynolds pointed out that the Washington Street Plan is not a one-size-fits-all approach. The three points to take into consideration are preserving the scale of the neighborhoods, enhancing the quality of the villages and also enabling new value at the edges of the corridor. The challenge that Principle Group has highlighted is how to keep the village centers authentically "Newton" while also adapting to the needs of the residents.

Another key theme is the choices around parking and cars. The market preference has been to provide large areas for parking and then wrap the building around the parking. The attached presentation illustrates that preference, along with a courtyard option and an incremental option.

A number of options were illustrated in the presentation for various spots in the West Newton area including the West Newton Cinema Block, the Cheesecake Blocks, and the area at the far end of Washington Street, near the Local restaurant and the Mass Pike entrance. Please refer to the presentation for this information.

Ms. Reynolds explained that the month-long public comment period will be closing on December 2 and staff has received quite a few comments. There have been 3 very successful office hours with between 6 and 15 residents coming in for conversations. The last open house will be on November 29th. The Principle Group will be presenting a review and vision map to the full City Council on December 6th and be available for any questions. The Committee will be having the deep dive conversations on Newtonville and Craft Street in January and February, with a second draft presented in February as well.

Committee Comments/Questions/Feedback

It was asked how parking would be handled. Each option shows parking under every building, a central garage or in the middle of the building. How many garages would be needed for district parking, who would pay for/own them, and have all three areas been researched for their parking needs. Ms. Reynolds said this question would require staff research.

The Street in Chestnut Hill was just granted a special permit to close in a space on the grounds that it was wasted space that could be filled with a store. There was no countervailing point of view. This presentation, however, is pointing out that it is better to space out the buildings, avoid monolithic buildings and allow some space in between. How would that preference be articulated in the zoning ordinance? Ms. Reynolds said the Principle Group is recommending that small increment store fronts that are close together and close to the sidewalk realm are best for the retail environment. She will take the larger question back to them.

The pattern of this plan is of redevelopment and not development and it is redevelopment to a much larger scale in terms of height and number of square feet. The appropriate scale needs to be found. This is a new pattern than what has been seen in the City. In addition, people have to be able to get in and out of these developments and what kind of streetscape changes will be made to accommodate that. The difference between the public and private realm needs to be identifiable. Newton does not have a Boston Redevelopment Authority, for example, who were able to take land and build out parts of the city they way they wanted. The proposed model creates a zoning envelope that a developer may or may not respond to. Will anybody respond to this invitation or will they just come back with a specific zoning proposal just for them. Ms. Reynolds said the Principle Group has consultants including economists and land use attorneys to help them understand how the proposals will get the hoped-for results. She will bring these questions to the Principle Group.

There was skepticism that large amounts of parking should be the springboard for making decisions on how and what to build. Today, that is the way it works – people want parking – but perhaps developers could build different uses that could reduce or eliminate the need for parking. Maybe the zoning could incentivize a minimized parking option. If the money that would be put into building parking facilities could be put into other modes of transportation, how might that dictate what a developer could do on the parcels of land. It is hugely expensive to build underground parking. It was noted that the future is going to look different and it may not make sense to be building huge spaces for cars. Ms. Reynolds said that once the parking requirements are reduced to whatever level is feasible in terms of the market thresholds, then the amount of dollars available does increase to be able to do other things. A Councilor said that developing Washington Street around parking would be setting up the next generation for a less productive and connected land use experience. He has mentioned bus rapid transit several times with the Principle Group without much response. In Everett and Arlington, it is working, and he would love to see that happen in Newton. It basically just takes paint to try it.

It was mentioned that cars may end up in neighborhoods if there is not enough parking in the developed areas. The plan has to be managed so that all the pieces come together in a way that is effective. Management has to be considered carefully so things get done as anticipated.

Some Committee members were surprised to see 10-story buildings in certain parts of this proposal. There was concern for maintaining a human scale that is appropriate and comfortable and an incremental approach would be more organic. Ms. Reynolds said the illustrations are difficult to look at and understand that all the changes depicted would be happening over a very long period of time. The 10-story buildings are shown in very limited areas as office space (on the edge of the Pike, for instance). Investment in transportation around those areas would be necessary and the taller buildings would be needed to offset those costs. It was pointed out that the traffic flow in the area would need to be managed so there is not a steady winding stream of cars through neighborhoods.

There was a question as to whether T service could increase. The stations could be upgraded by the number of trains coming through would not increase. It was pointed out that other things could run on that track other than the commuter trains.

A Councilor felt that Cheesecake Brook should be expanded instead of culverted and can add a lovely feature as well as help with flooding. It was also important to be sure that the look and feel on Watertown Street is pleasant and appropriate and is not forgotten when designing Washington Street. If higher buildings are going to be built near the Pike, it is important to look at what it does to sunlight and shadow to the areas surrounding them.

Some noted that the plan seems to be predicated on a lot of big development. If someone assembles a package of parcels, the zoning would need to control the architectural styles, the size and height of buildings in order to avoid a monolithic block of buildings. Ms. Reynolds suggested that Council members let staff know the specific buildings in the community that they like and

would like to preserve or replicate. It is important to understand that some property owners may want to preserve their façade but would like to update their building and perhaps build behind and up.

There was a general preference for an incremental approach, with varying building sizes and styles being developed over time. Finding the right places for higher buildings would determine if that could be viable. Everyone agreed that a monolithic façade is not desirable. The Chair said a market analysis would be needed to know if an incremental plan could be successful. The alleys can make neighborhoods easy to traverse and more connected, so improving them, making them safe, and adding more would be useful. The alleys in the Upper Falls have been painted and are very attractive. Places to congregate and green spaces to gather make a community feel connected as well.

There was also agreement that less parking would be desirable when other options are put in place. Councilor Baker was still taking his under consideration.

The Chair thanked Ms. Reynolds for her presentation and the Committee voted to hold this item, 7-0.

#518-18 Discussion and review relative to the draft Zoning Ordinance

DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.

Action: Zoning & Planning Held 7-0

Note: Rachel Nadkarni, Senior Planner, provided a review of the Residence Districts found in the first draft zoning ordinance. The presentation is attached and the Planning Memo can be found online at: <http://www.newtonma.gov/documents/Aldermen/Zoning/11-26-18%20Planning%20Memo%20518-18%20-%20Residence%20Districts.pdf>

*A full report of the Committee discussion will be available Monday, December 3rd.

***AMENDED REPORT:**

Committee Comments/Questions

Councilor Lipof expressed his excitement for the new draft zoning ordinance and praised Ms. Nadkarni for her informative presentation. Based on his 18 years as a real estate appraiser and evaluation analyst, and his term as a Land Use Committee member, he found the draft very appealing because the current zoning ordinance was too complicated, in his opinion. He noted that the Pattern Book was a great guide to the built environment and informed staff in maintaining the character of neighborhoods around the City. Because the new ordinance provides clarity and predictability, he believes it will be a better tool for the Land Use Committee as well as a much clearer guide for residents and builders.

Councilor Baker said he was not yet persuaded that FAR should be eliminated. In the SR1 districts, there are not many limitations on what can happen there in the new draft. He would like to understand how much wholesale change is necessary because that is what this draft is proposing. He would like to know more about the distinction between the by-right and special permit projects. The question that he will be asking is will this mean more development in Newton or is going to mean preserving much of the smaller housing stock. A Councilor responded that it will not be a question of more or less development. This zoning proposal will provide for more appropriate development wherever it may occur so that it is in context. There will be better development.

There were several items and issues that had been on the Zoning & Planning Committee's agenda that were designated to be held over for inclusion and resolution in the zoning redesign process. He wanted to be sure those issues were being addressed and to determine their status.

Other Committee members agreed that the presentation was excellent. Many also agreed that the content of the proposal was impressive in the way it has taken some very complex issues and made them more manageable and sensible for the City. This is much easier to understand. The contextual nature of the ordinance really addresses the many complaints from residents over the years of large houses popping up in neighborhoods of smaller homes. This will provide development that makes sense for neighborhoods. The Councilors are looking forward to the continued Ward discussions to address individual issues relevant to their constituents. This should help everyone better understand the practical impacts.

There was a question about the proximity proposal. Ms. Nadkarni said there are some areas that have a variety of housing types within one street, so the proximity rule they are proposing helps deal with some very diverse streets throughout the City. Parts of Nonantum, for example can have single, two and three-family homes, with a small multi-unit building all on one street. Adams Street is zoned a business district and the new "neighborhood general" designation would allow that to be a residence district that allows small scale commercial (residential above with commercial below).

A Councilor noted that there is some confusion around setbacks and what is allowed. She is concerned that the new ordinance might prevent use of the front yards and inhibit neighbors from interacting. Included in this is the concern that front porches should be allowed to have solid railings instead of requiring all to be "see-through". The shielding allows some privacy while still being able to be outside. There should be more flexibility on pergolas as well and art.

It was suggested that the City Council should not be in the business of dictating minimum parking requirements. Parking can be a moving target and most are not very comfortable with the concept. Building parking brings more cars. Parking relief should not prohibit centralized parking and walking that has been discussed in the past. This should be more flexible.

It was asked why larger, lower homes are being encouraged. Mr. Freas said the ordinance is not encouraging them but recognizing that they exist and providing a set of rules that govern their

potential expansion while trying to limit the number of new ones being built. The ordinance would allow them only where they already exist and otherwise require a special permit for where they are out of context. The challenges of the ranch-style house is that it is not energy efficient and they are incompatible with many of the more historic and traditional neighborhoods in the city. If someone were interested in this kind of construction, they would be directed to neighborhoods in which they already exist. Also, when the house is kept on the lower side, opportunity is given to go larger. When there is more height, the footprint becomes smaller. A great mid-century modern ranch may need some sensible expansion and going taller could ruin the integrity of the design. The footprint is an important tool in this ordinance, so it is valuable to get this feedback.

It was asked how the process would be driven and who makes the determination of house type. Ms. Nadkarni said that Inspectional Services will have a set of criteria to determine the house type combined with the use. Staff has very good data and have determined a probable building type for each lot in the City. As people get familiar with the ordinance, they will come in with designs that are appropriate for the house standards and the districts and Inspectional Services will be able to guide that as well. If there is a dispute or disagreement, the interpretations are left to the Commissioner of Inspectional Services, with the ability to appeal any decision to the Zoning Board of Appeals.

It was asked how people can determine where the boundaries are shifting from their current zoning district and the proposed zoning districts. Ms. Nadkarni said she is talking through some technological possibilities with the IT department. They will be able to also do an overlay of current as compared to the proposed and that will be brought to all the ward meetings.

A Councilor said that the proposal is showing a certain amount of “commercial creep” into the residential districts. There are no mechanisms to allow this from getting out of scale. A doctor seeing one patient an hour has been an acceptable model in many neighborhoods but allowing other kinds of uses could change that low impact dynamic. Ms. Nadkarni said the home-based business section of the ordinance may address those concerns. There is a great deal of control.

A Councilor said that the proposed ordinances is allowing more projects by-right and more by-right options for a project, and also allowing for a special permit option. This provides some flexibility for residents to make some decisions. The City Council will also have an ordinance that provides an easier guide and toolkit for rejecting projects and it will be easier to stand by those decisions based on what the ordinance allows.

The Chair asked for more examples of how the ordinance can be prevent inappropriate teardowns. Ms. Nadkarni said the build-out analysis will show the teardown vulnerability of the City. One of the pieces of lot coverage and open space definitions is that a deck, porch, patio, and other site features are not exempted from the calculations so choices will have to be made. If a lot is of medium size and a resident want a sports court, pool, etc. the house will have to be smaller. It makes it harder to max out a footprint on a lot using the new rules. A Councilor said that the things

that tend to have more of an impact on a neighbor such as a pool, should be part of a special permit process.

There was also a question about rear lot subdivisions. Ms. Nadkarni said how the lots relate to each other, the neighbors and how the back building relates to the street are nuanced. The most important rule about rear lots is that only the smallest building type can be built on them.

The Committee voted to hold this item unanimously.

Public Hearing Assigned for December 10, 2018:

#572-18 Zoning Amendment to delay effective date of garage ordinance

DIRECTOR OF PLANNING proposing to further amend Chapter 30, Section 3.4.4 of the Revised Ordinances, as amended by Ordinance B-6, to implement a deferred effective date for the Ordinance of December 31, 2019 or such other appropriate date, for the purpose of allowing the Planning Department to complete a comprehensive study thereof.

Action: Zoning & Planning Held 7-0

Note: The Chair explained that the garage ordinance effective date has been delayed twice before. The plan has been to include amendments to the garage ordinance via the zoning redesign process which is underway. The recommendation is to defer the effective day until the end of this term, December 31, 2019. A Public Hearing will be held on December 10th. The Committee voted to hold this item, 7-0.

#75-18 Discussion relative to the Zoning Redesign Event Series

DIRECTOR OF PLANNING requesting discussion of topics, issues, and ideas from the Zoning Redesign Event Series, with Committee feedback leading to staff preparation of the draft policy content outline for the new Zoning Ordinance.

Action: Zoning & Planning voted No Action Necessary 7-0

Note: The Zoning Redesign Event Series has concluded, therefore, this item is no longer relevant. Any further discussions of the redesigned zoning ordinance will utilize item #518-18. The Committee voted No Action Necessary, 7-0.

#76-18 Discussion relative to the draft policy content outline of Zoning Ordinance

DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the Zoning Redesign Project on a draft policy content outline of the new Zoning Ordinance.

Action: Zoning & Planning voted No Action Necessary 7-0

Note: This item is no longer relevant. All further discussions related to the Zoning Redesign process will utilize item #518-18. The Committee unanimously voted No Action Necessary.

Meeting adjourned.

Respectfully Submitted,

Susan S. Albright, Chair

City of Newton Economic Development Plan

Implementation Priorities

HIGH PRIORITY

1. EXPAND CAPACITY OF NEWTON INNOVATION CENTER (NIC) (3.F)

- i. Narrow -the purpose and focus of the Center, including who it is trying to serve and why, and what goals and objectives Newton is trying to accomplish.
- ii. Actively look for a larger building closer to more restaurants, coffee shops, entertainment, small offices, and mass transit.
 - *Note:* This initiative would be a joint effort with the Chamber and Cambridge Innovation Center.
 - *Budget implications:* This action could utilize existing staff capacity and resources. However, resources may be needed for a new building.

2. IMPROVE THE EXTERNAL MARKETING OF NEWTON'S BUSINESS ENVIRONMENT (3.C)

- i. Create a more professional economic development website with web-based applications and GIS platforms.
 - *Budget implications:* There will be initial set up costs and annual operating costs (approximately \$10,000).
- ii. Update the economic development website to make it easier to access. Include targeted demographic, economic and workforce data, infrastructure availability, news and events and contact information.
 - *Budget implications:* This initiative may require additional staff or staff time to handle updating with data and information on a regular basis.

3. INCREASE LAB SPACE IN NEWTON TO CAPITALIZE ON HIGHLY SKILLED WORKFORCE WITH SCIENCE BACKGROUND AND REGIONAL ECONOMIC TRENDS. (1.A) AND INCREASE OFFICE SPACE IN NEWTON INCLUDING COWORKING SPACE TO ATTRACT AND RETAIN COMPANIES AND INCREASE THE COMMERCIAL TAX BASE. (1.B)

- i. Identify a corridor or collection of parcels that will be geared towards lab space and rezone as necessary to encourage development to that area.
 - *Budget implications:* Initiative will require additional staff or staff time.
- ii. Look for opportunities to encourage new commercial growth including office and co-working space in new development and expansions.
 - *Budget implications:* Initiative may require additional staff or staff time.

4. CREATE A BUSINESS ENVIRONMENT IN NEWTON THAT PROVIDES MORE SUPPORT FOR SMALL AND LOCAL BUSINESSES (3.A) AND IMPLEMENT POLICIES TO SUPPORT SMALL RETAILERS AND IMPROVE THEIR ABILITY TO REMAIN VIABLE. (3.E)

- i. Develop a regular communication system to ensure easy access of information related to business resources, training programs, and support that is available digitally and in hard copy.
 - *Budget implication:* Integrate initiative with website changes identified above and create regular online communication via newsletter to business (quarterly). Will require staff time to prepare plus the annual subscription cost platform.
- ii. Establish land use policies that encourage or require affordable rent for locally-owned retail establishments in targeted locations throughout Newton.

- *Budget implication:* Initiative will require staff and volunteer time to develop the policy.
- iii. Recognize historic businesses as special Newton assets by creating a database of long-established small retail businesses and evaluate using this information to design a financial assistance program.
 - *Budget implications:* Integrate into the business visitation software and may require additional resources to meet the specific needs of the retailers.
- ii. Consider employing small business friendly zoning.
 - *Budget implications:* Initiative will require additional research and policy development to achieve goals

5. LEVERAGE THE ECONOMIC DEVELOPMENT COMMISSION (3.B)

- i. Use the Economic Development Commission as a partner in implementation of the Economic Development Action Plan.
 - *Budget implications:* No additional cost or staff but will require providing clear assignment to EDC.

6. BETTER UNDERSTAND AND PROVIDE MORE SUPPORT TO EXISTING BUSINESSES BY EXPANDING NEWTON'S BUSINESS VISITATION PROGRAM. (3.D)

- i. Implement a formal Business Retention and Expansion program.
- ii. Continue to create a schedule and priority list for what companies to conduct visitation with.
 - *Budget implications:* Design or subscribe to business visitation digital tools and staff time to begin to implement the program, collect and report the information, and do proper follow through.

7. IMPLEMENT REGULAR OPPORTUNITIES FOR FEEDBACK FROM BUSINESSES IN THE VILLAGES AND CORRIDORS (3.G) AND CREATE POSITIVE, COMMUNITY-BASED CONVERSATIONS AROUND THE FUTURE OF NEWTON (4.A)

- i. Run a series of round-table discussions in each of the villages to gather information from landlords, property owners, business owners and residents about what they want for their village.
- ii. Engage villages residents around what they want for their local area. Include a citywide discussion around the future of Newton, and the role of "village" within the larger city as it pertains to the future.
 - *Budget implications:* Initiative may require additional staff or staff time.

MEDIUM TO LONG TERM PRIORITIES

1. MONITOR DEVELOPMENT OF RIVERSIDE, NORTHLAND AND WASHINGTON STREET CORRIDOR

- i. Encourage uses that align with the goals of Newton in terms of building out co-working space/office/lab space, diversity of housing types, and diversifying and growing the tax base.
 - *Budget implications:* Initiative may require additional staff or staff time.
- ii. Engage neighbors and business community in project discussions.

2. PROMOTE MULTIMODAL TRANSPORTATION SAFETY AND COMFORT IN VILLAGES AND NEIGHBORHOODS (5.A)

- i. Enhance sidewalks, crossings, and add bike parking to increase safety, attractiveness, and usability and to support a "park once" environment to reduce extra driving in village centers.
- ii. Expand placemaking and beautification measures at street level to promote walkability.
 - *Budget implications:* To be determined based on physical improvements necessary and desired.

3. REVIEW ALL LAND USE REGULATIONS AND DEVELOPMENT POLICIES (4.C) AND IMPROVE THE DEVELOPMENT REVIEW PROCESS (4.B)

- i. Complete the zoning redesign project and ensure regulations are predictable and align goals.
- ii. Focus zoning redesign on reducing the need for special use permits to make development more predictable and easier in places where it is appropriate.
 - *Budget implications:* Initiative is underway and can utilize existing staff capacity and resources.
- iii. Create two tracks for zoning review (smaller vs larger commercial projects) to allow for a more efficient process.
 - *Budget implications:* Initiative may require additional staff or staff time.

4. MAXIMIZE PARKING MANAGEMENT SYSTEMS TO ASSIST COMMERCE IN VILLAGE CENTERS (5.B)

- i. Update zoning policy to enable shared parking exceptions.
 - *Budget implications:* Initiative will require additional staff or staff time.
- ii. Assist willing property owners in drawing up and implementing joint agreements that would allow for shared parking opportunities.
 - *Budget implications:* Initiative may require additional staff or staff time from planning and legal team.
- iii. Continue to implement programs like bike share, car share and differential parking rates to reduce congestion and promote multi-modal transportation.

SUMMARY GUIDANCE ON COSTS

The specific immediate and high priority action items have been identified above based on priorities set and outlined in the matrix and additional information received from the City of Newton related to day to day work responsibilities. Additionally, we have included guidance related to the impact of these initiatives on the City's budget, including both financial and personnel resources. The budget implications can be broken into three main categories:

- 1) **Direct expenditures:** These are items like designing and operating a new website, upgrading GIS capabilities, and necessary costs associated with a new location of the NIC facility.
- 2) **Capital budgeting:** These items are multi-year longer requirements and will require incorporating the annual costs into capital budgeting. Typically, they are physical infrastructure upgrades that will need to be determined based on available funds and desires of the community.
- 3) **Staff time:** Many of the action items will not necessarily require additional financial resources but will require staff resources.

HELLO WASHINGTON STREET!

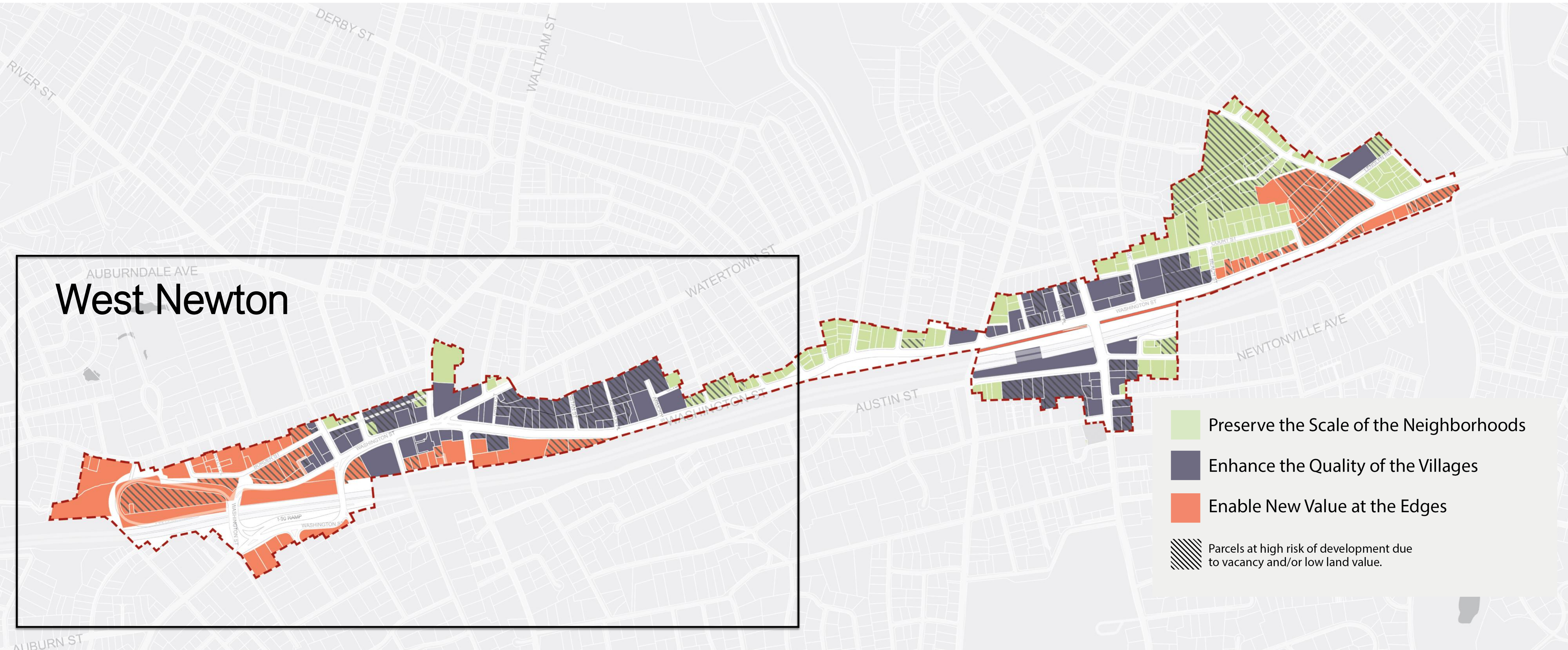
ZAP Presentation November 26, 2018



PRINCIPLE



Not One Size Fits All Approach



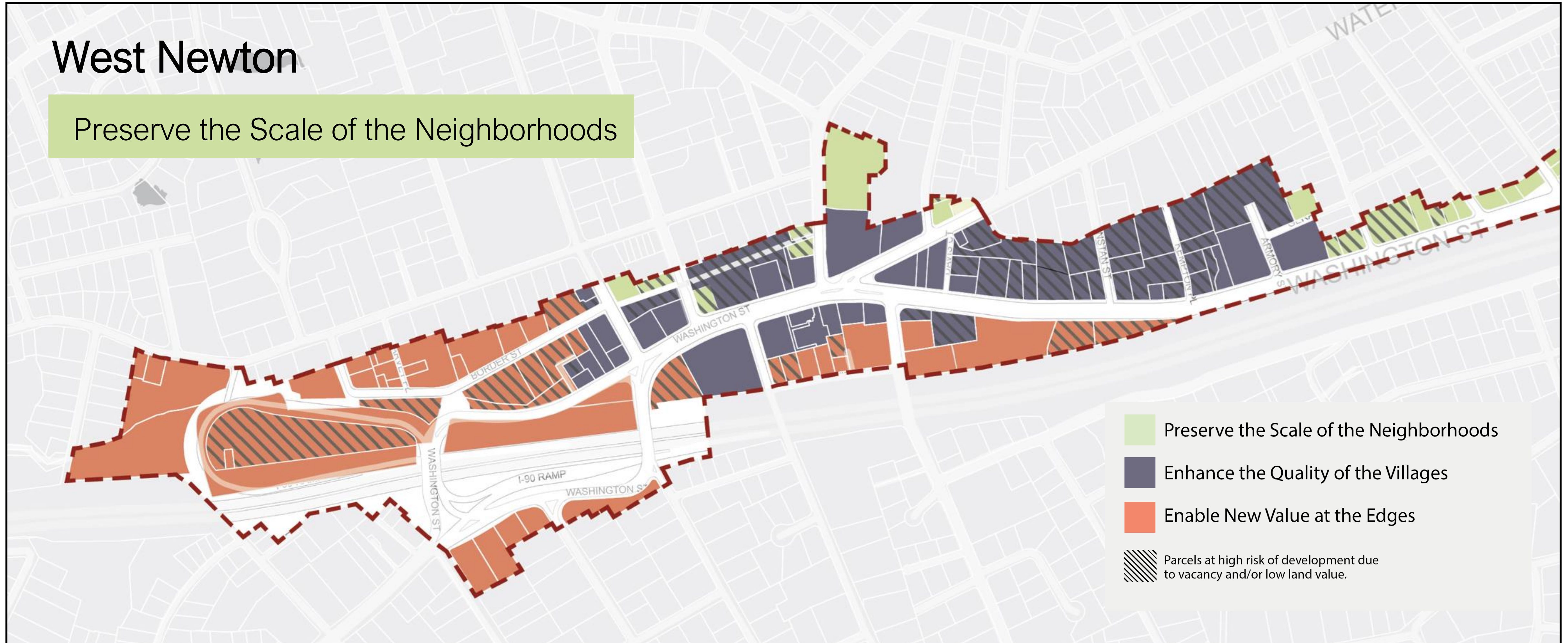
Not One Size Fits All Approach



Not One Size Fits All Approach

West Newton

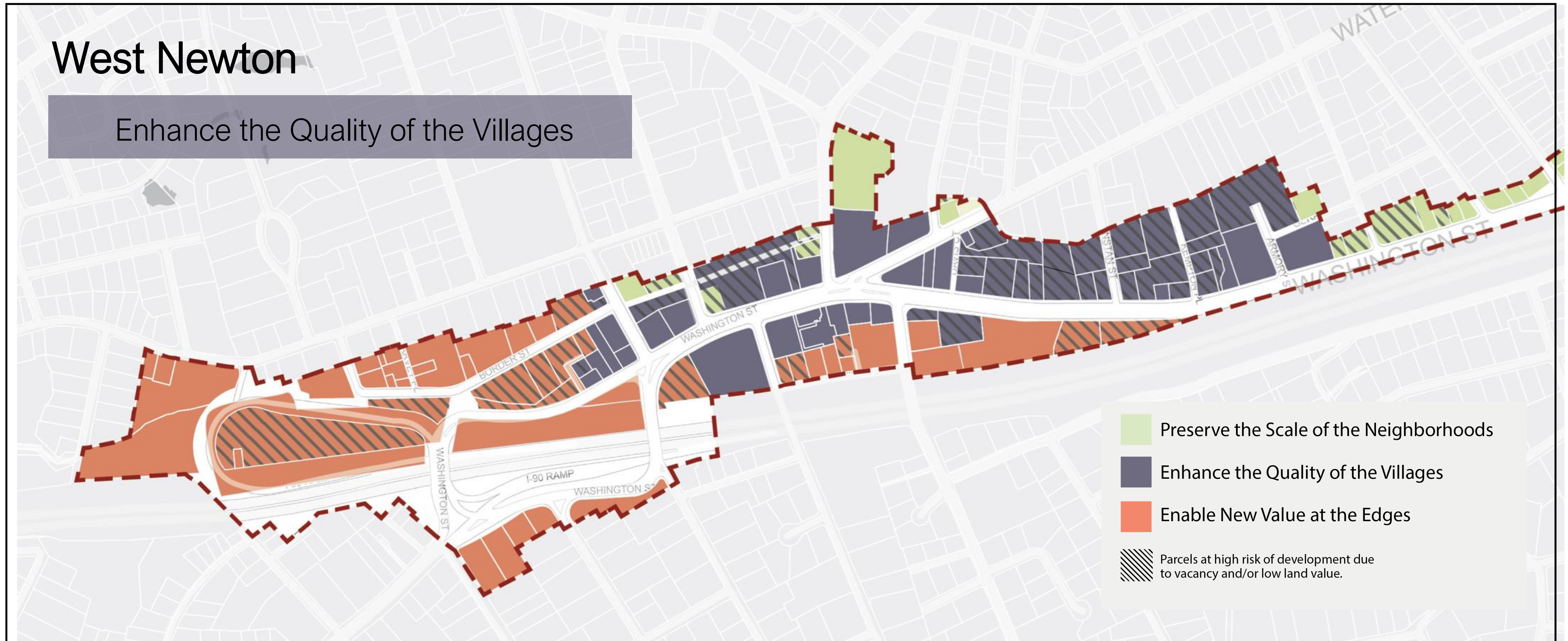
Preserve the Scale of the Neighborhoods



Not One Size Fits All Approach

West Newton

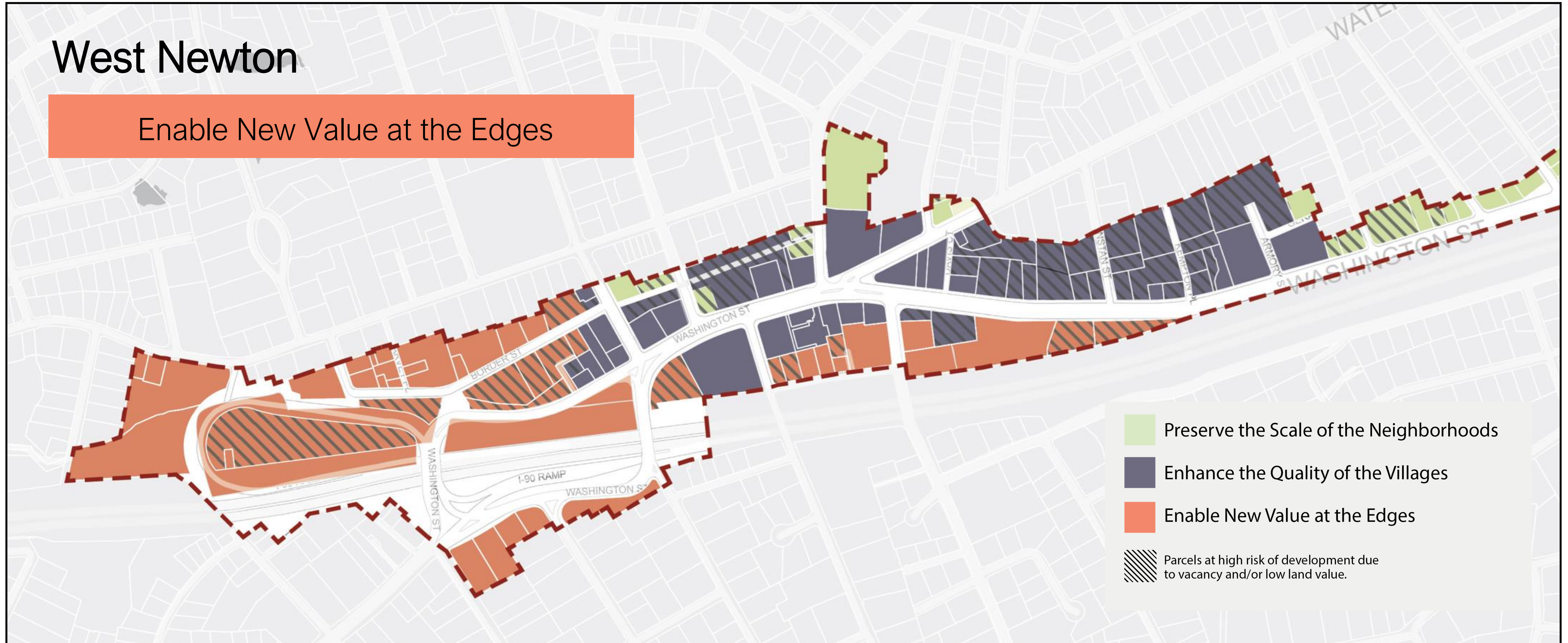
Enhance the Quality of the Villages



Not One Size Fits All Approach

West Newton

Enable New Value at the Edges



The Challenge

How do we keep our village centers authentically Newton while also adapting to the needs of citizens?



The Challenge

How do we keep our village centers authentically Newton while also adapting to the needs of citizens?



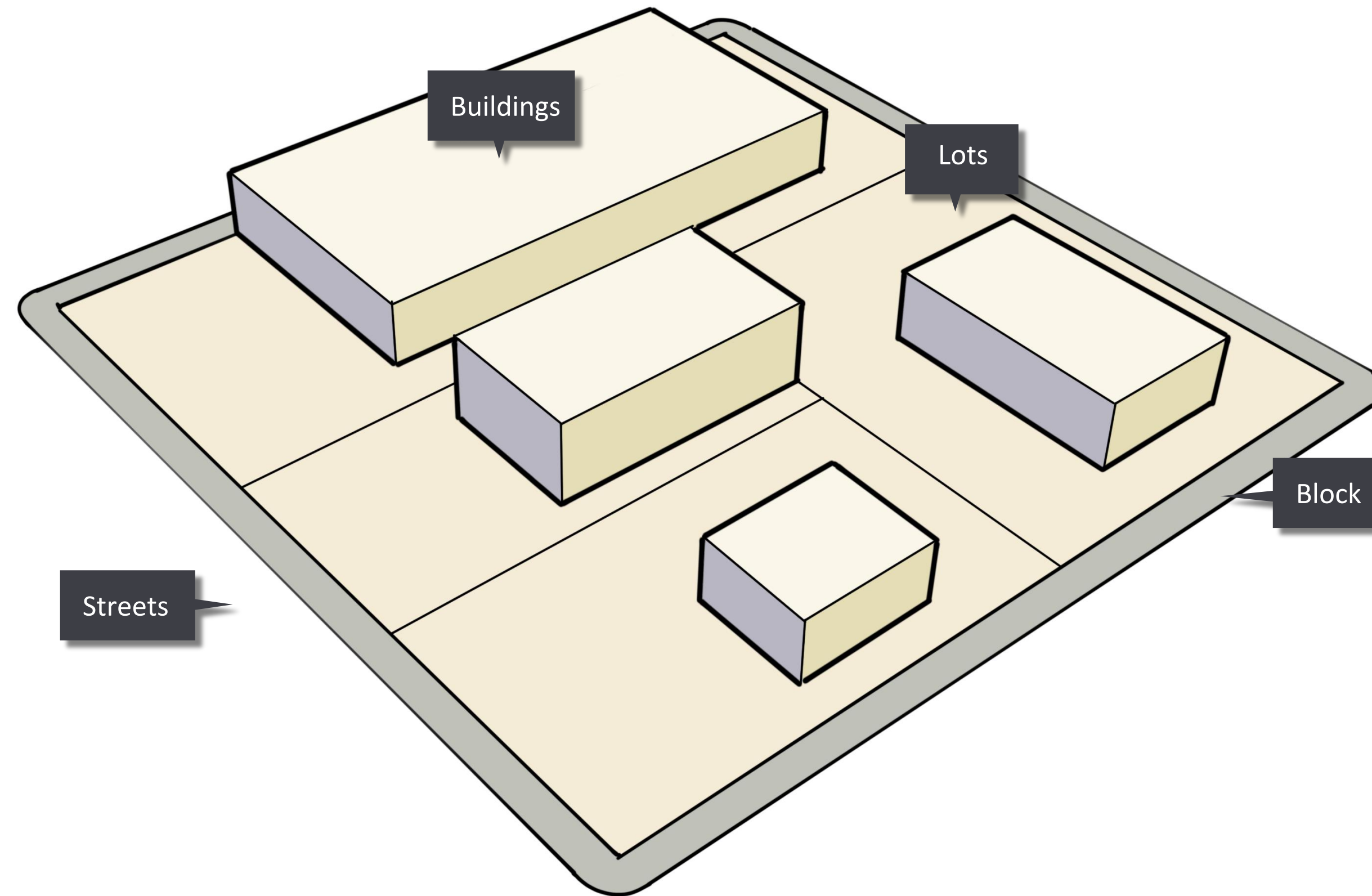
Plan for people or plan for cars?



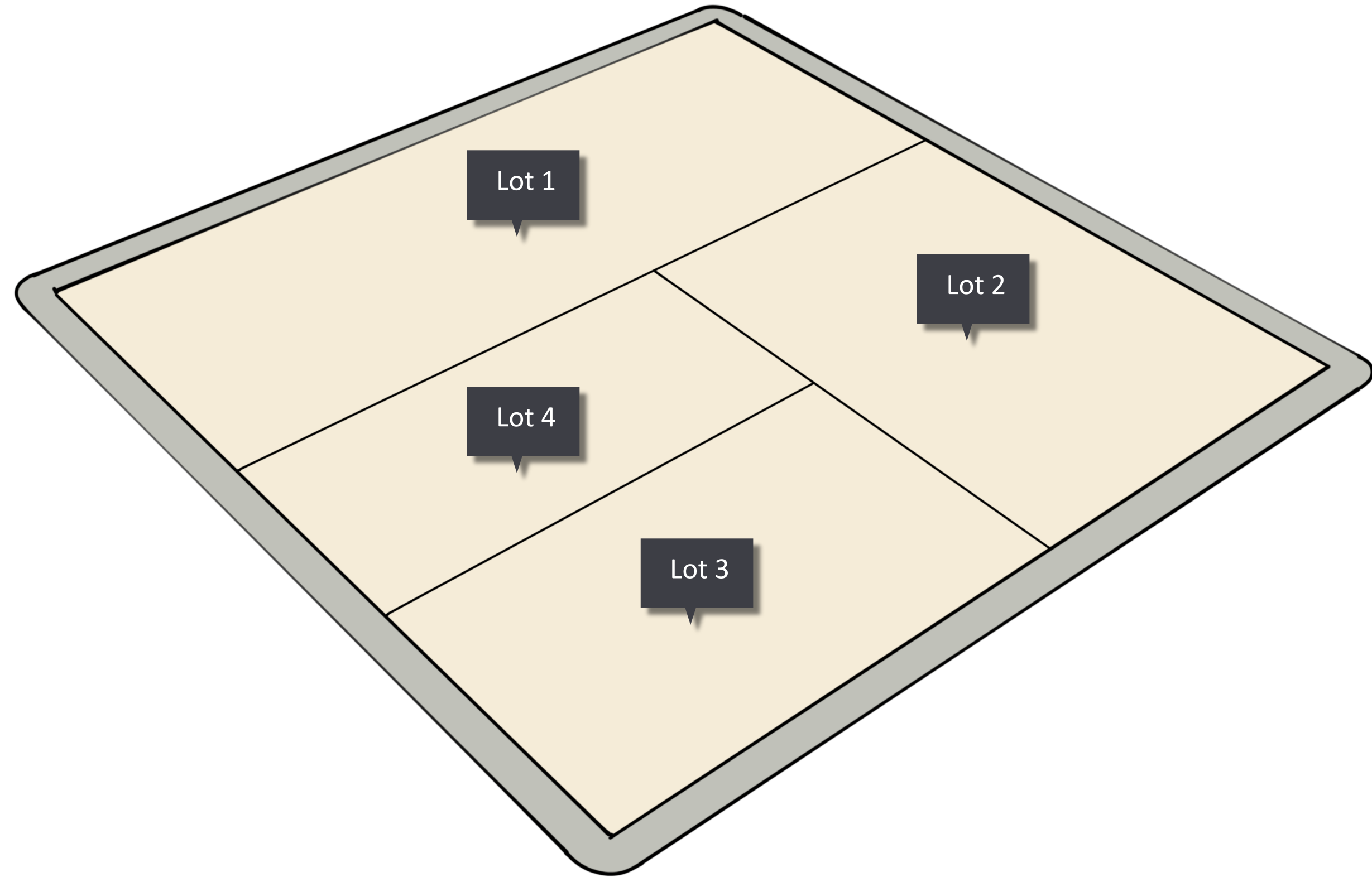
Market Driven
Precedent



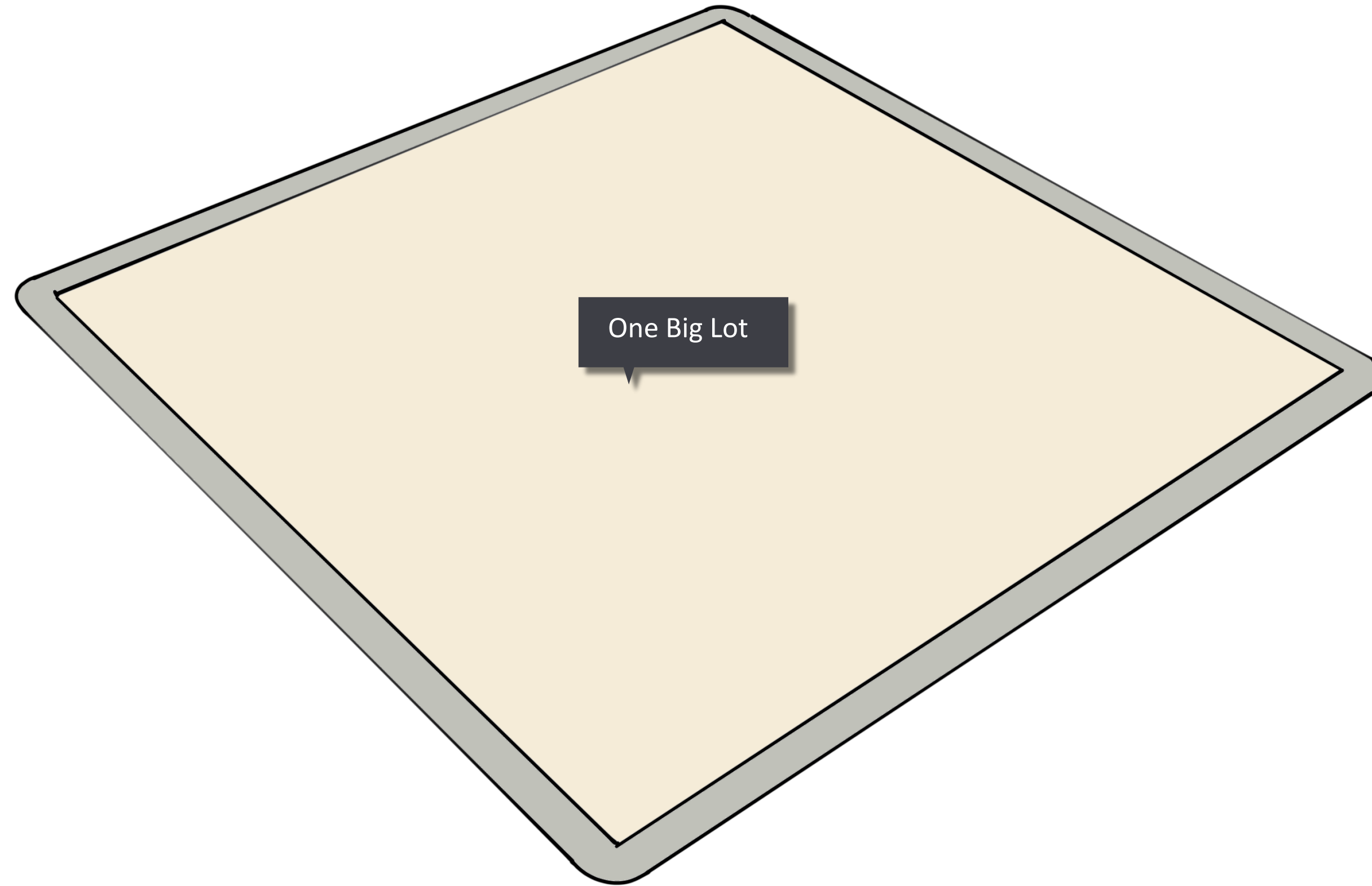
Typical Condition



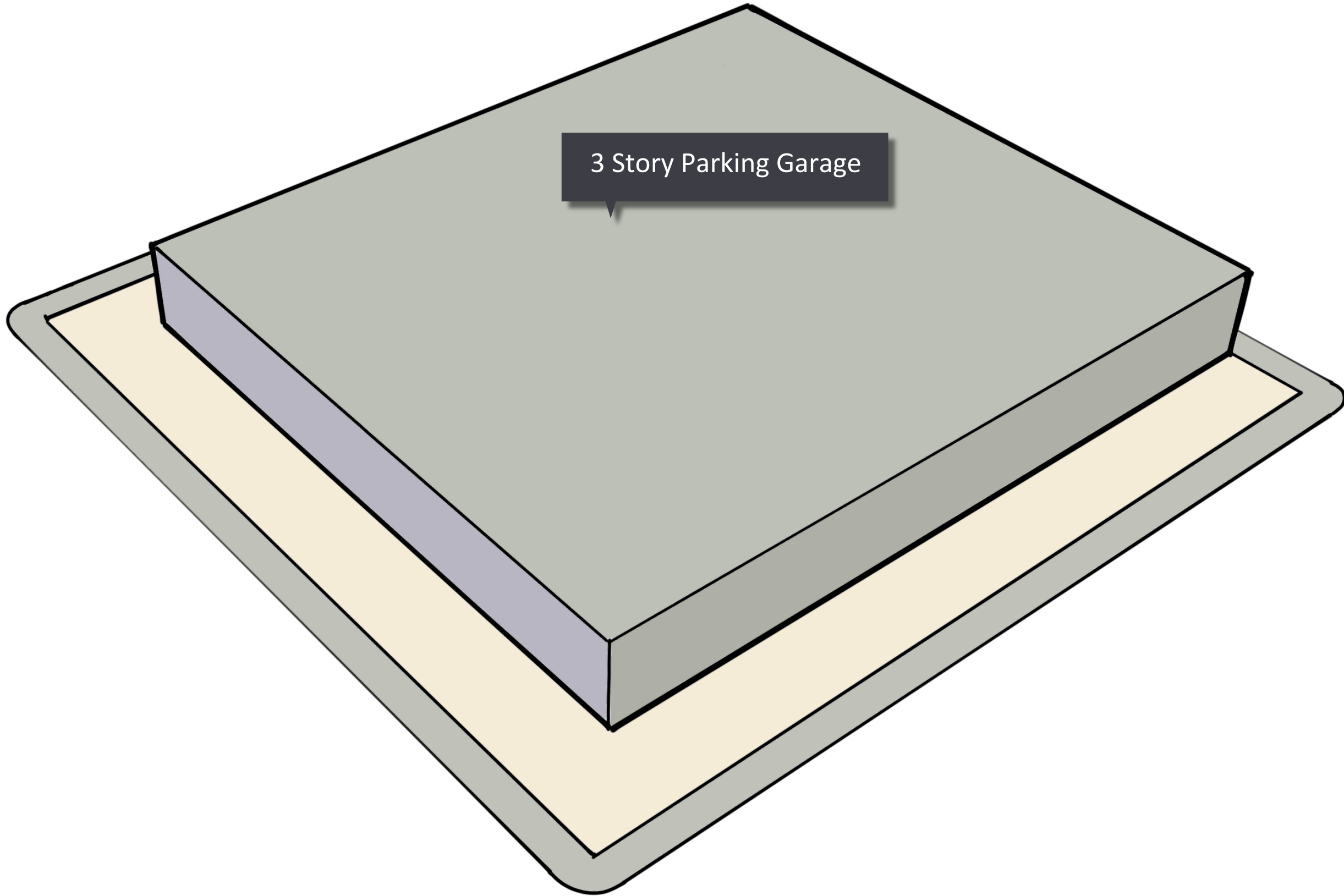
Multiple Properties are Bought

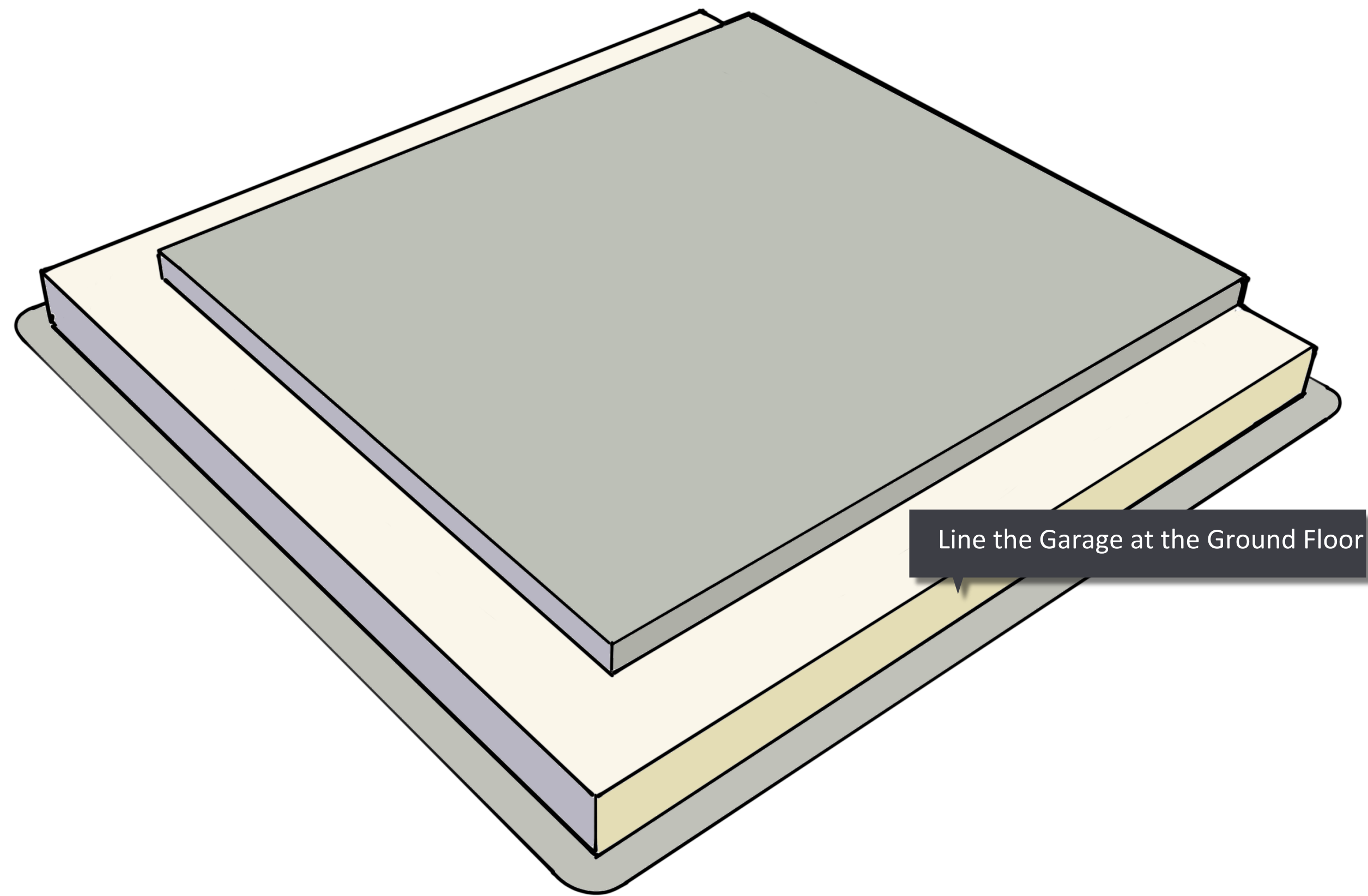


The Large Site is Assembled



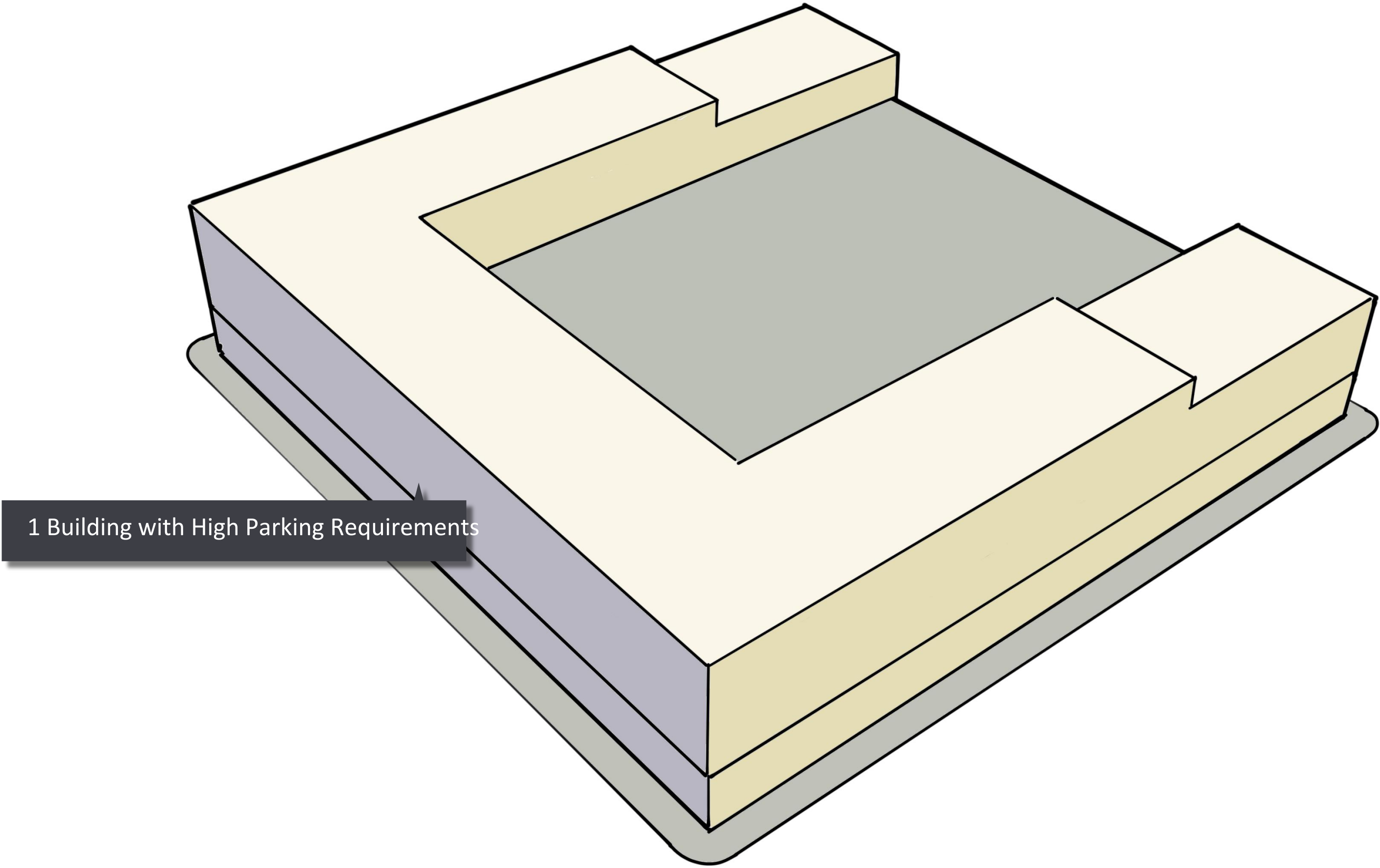
Market Driven Development Occurs





Line the Garage at the Ground Floor

Line the Upper Floors to Surround the Parking

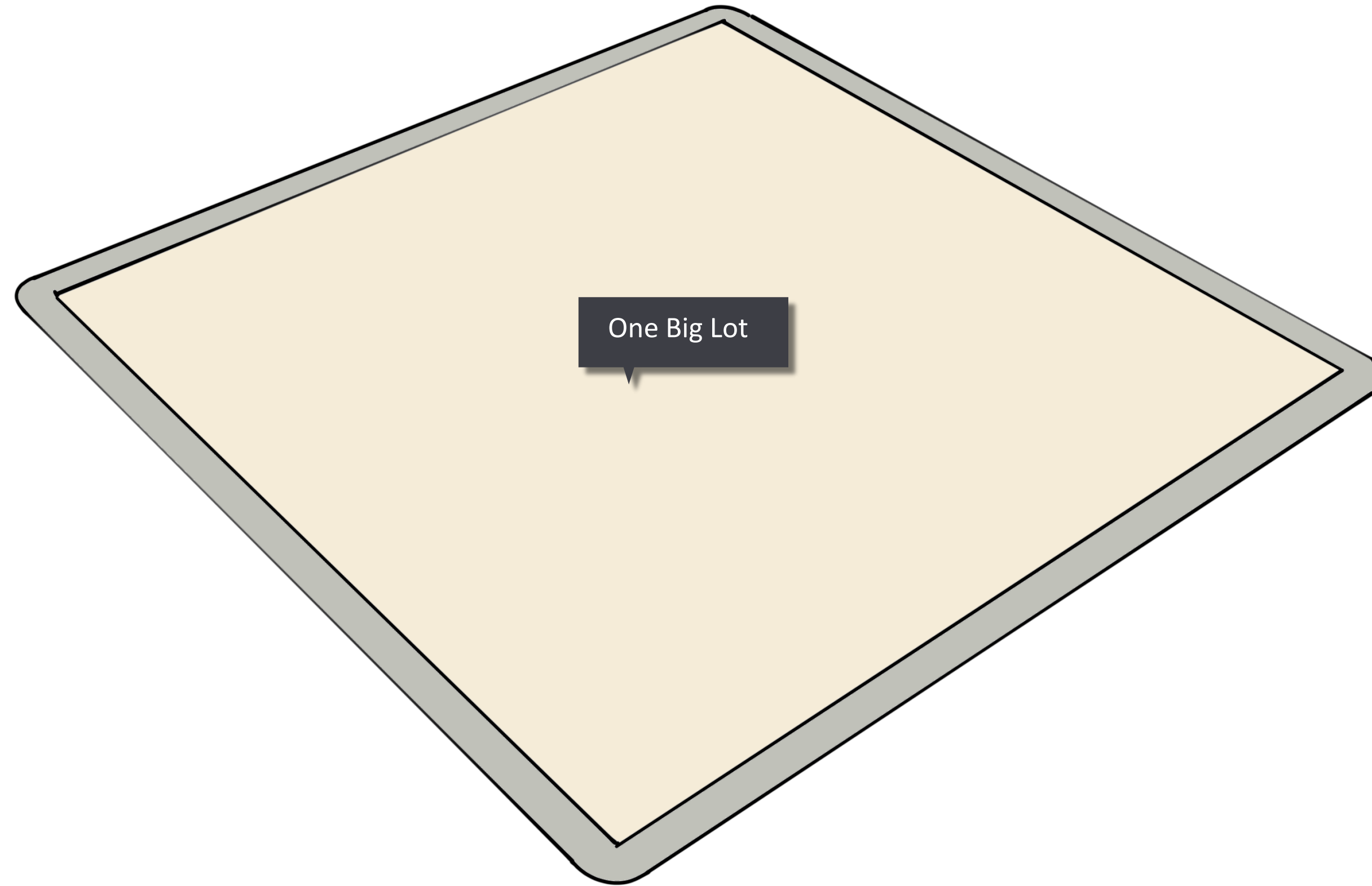


1 Building with High Parking Requirements

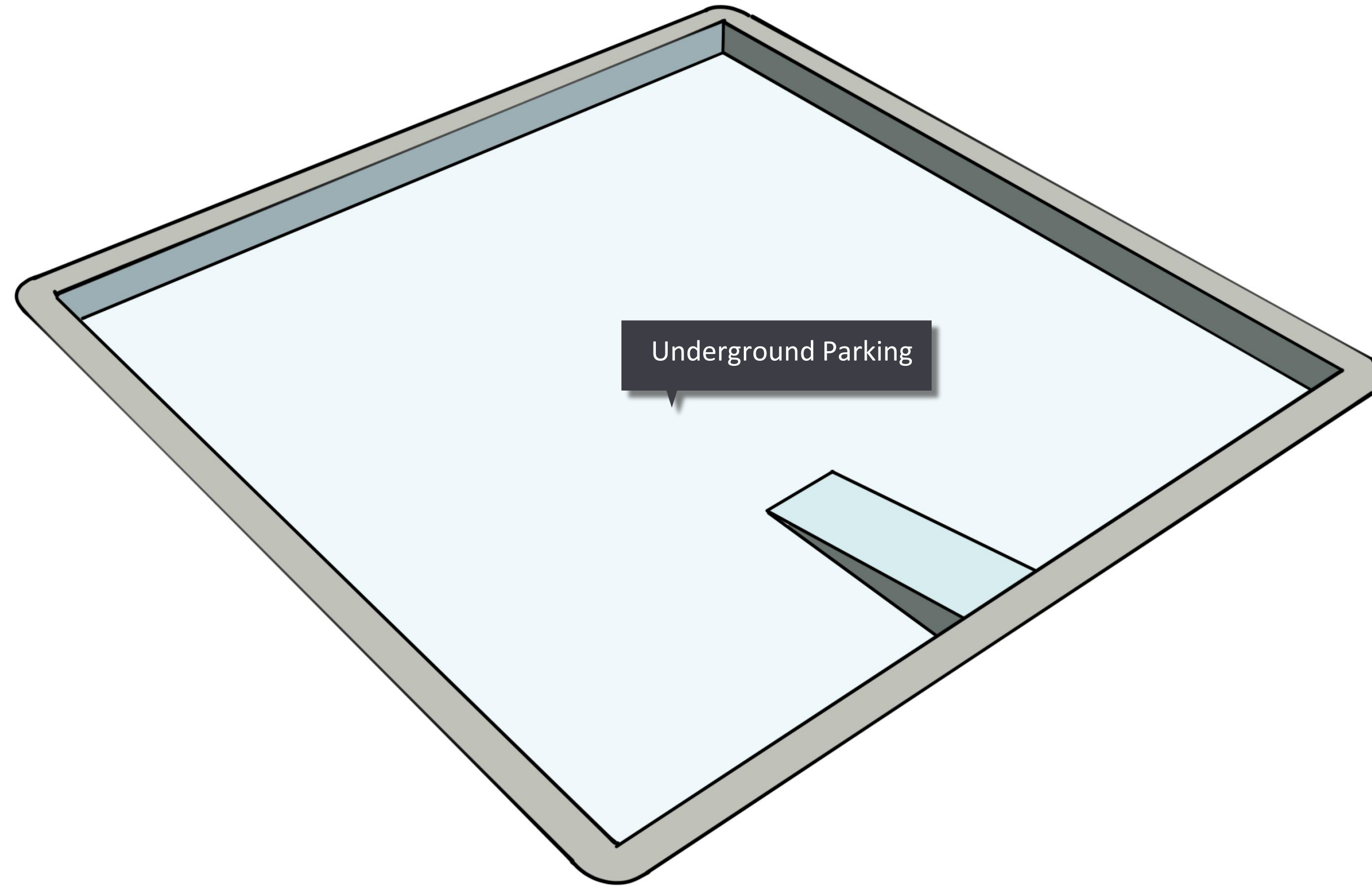
Courtyard Precedent



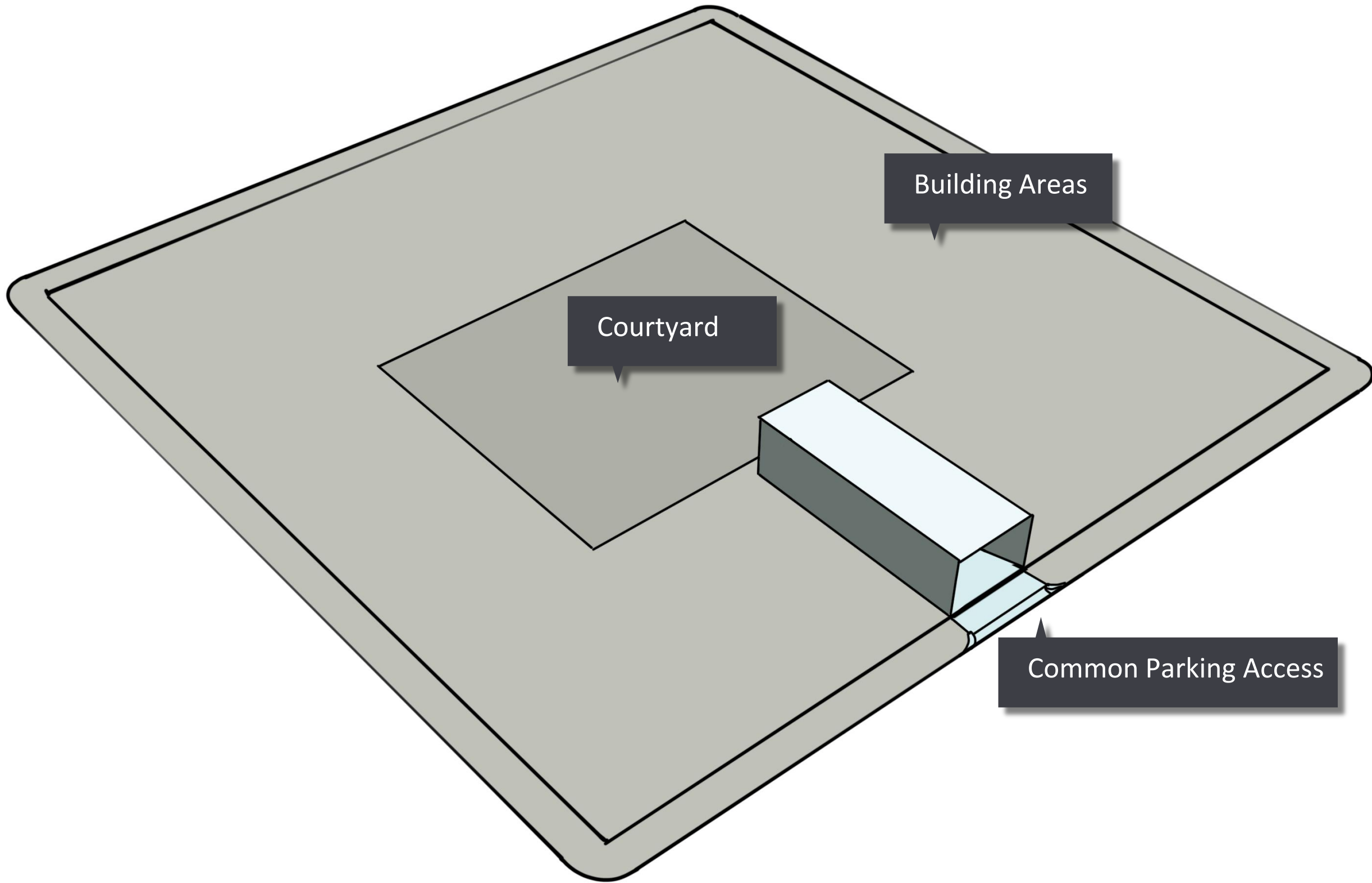
We need more parking, but want the Human-scaled places?

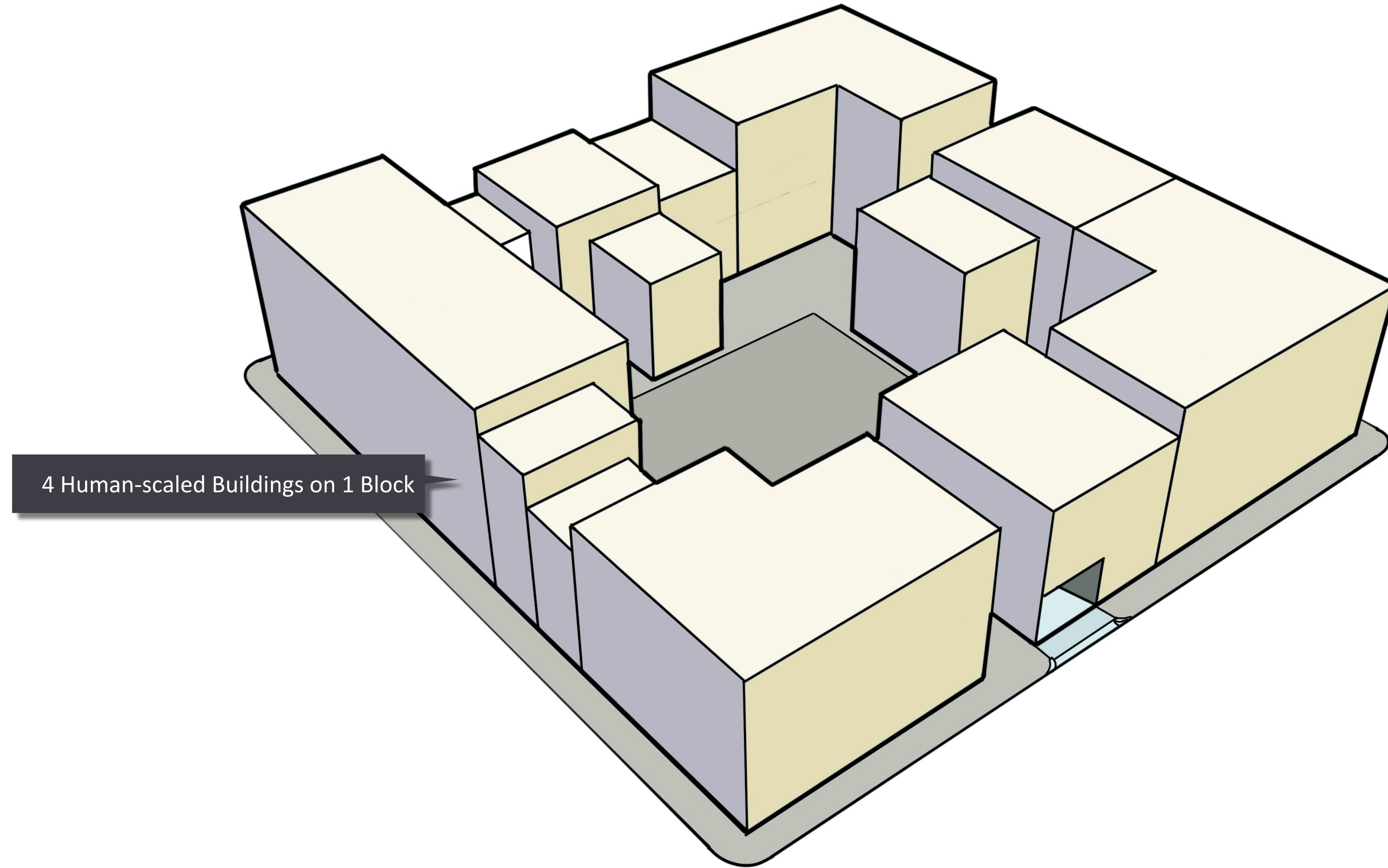


Create a Large Common Garage



Share the Parking with the Entire Block



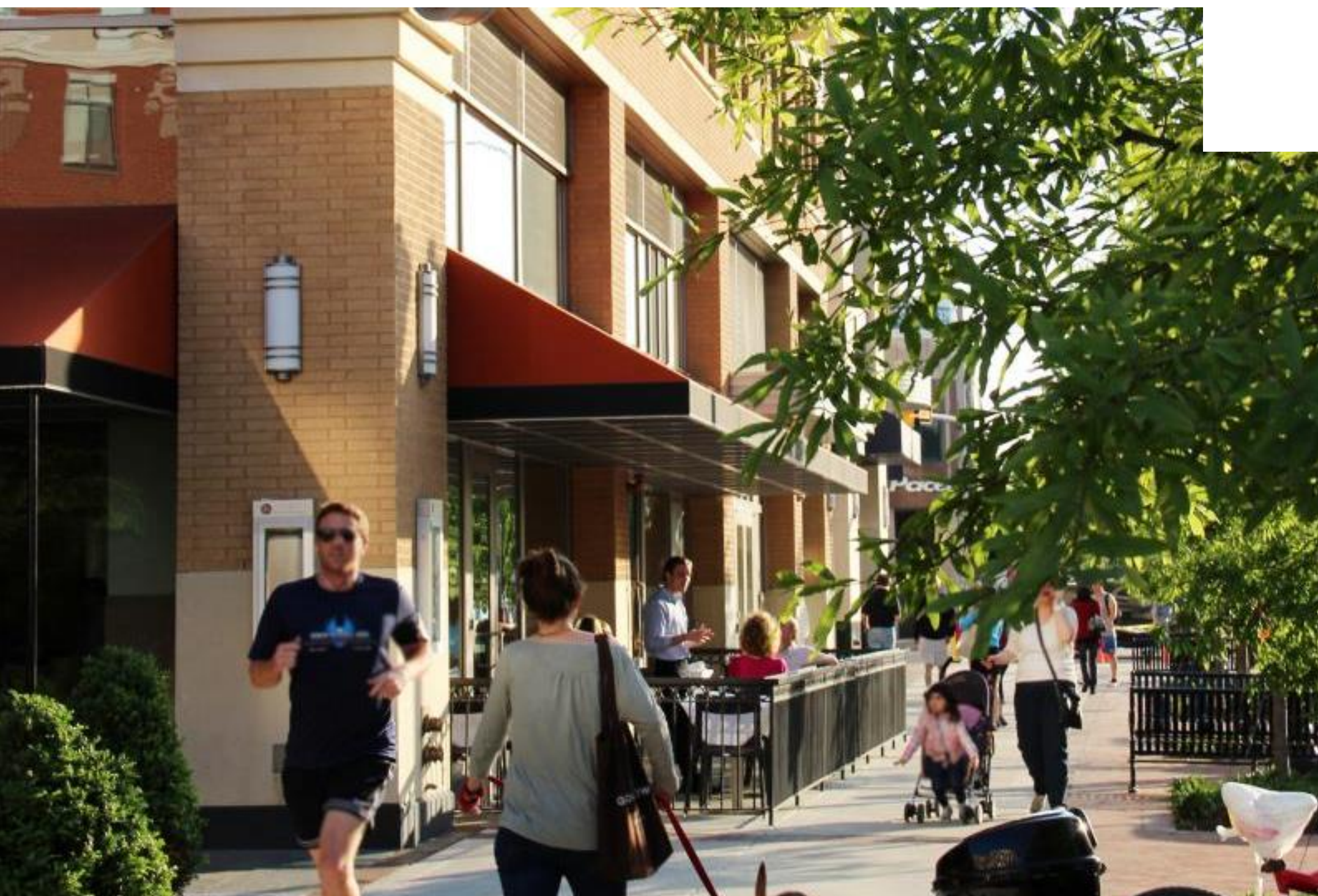


Courtyard Precedent

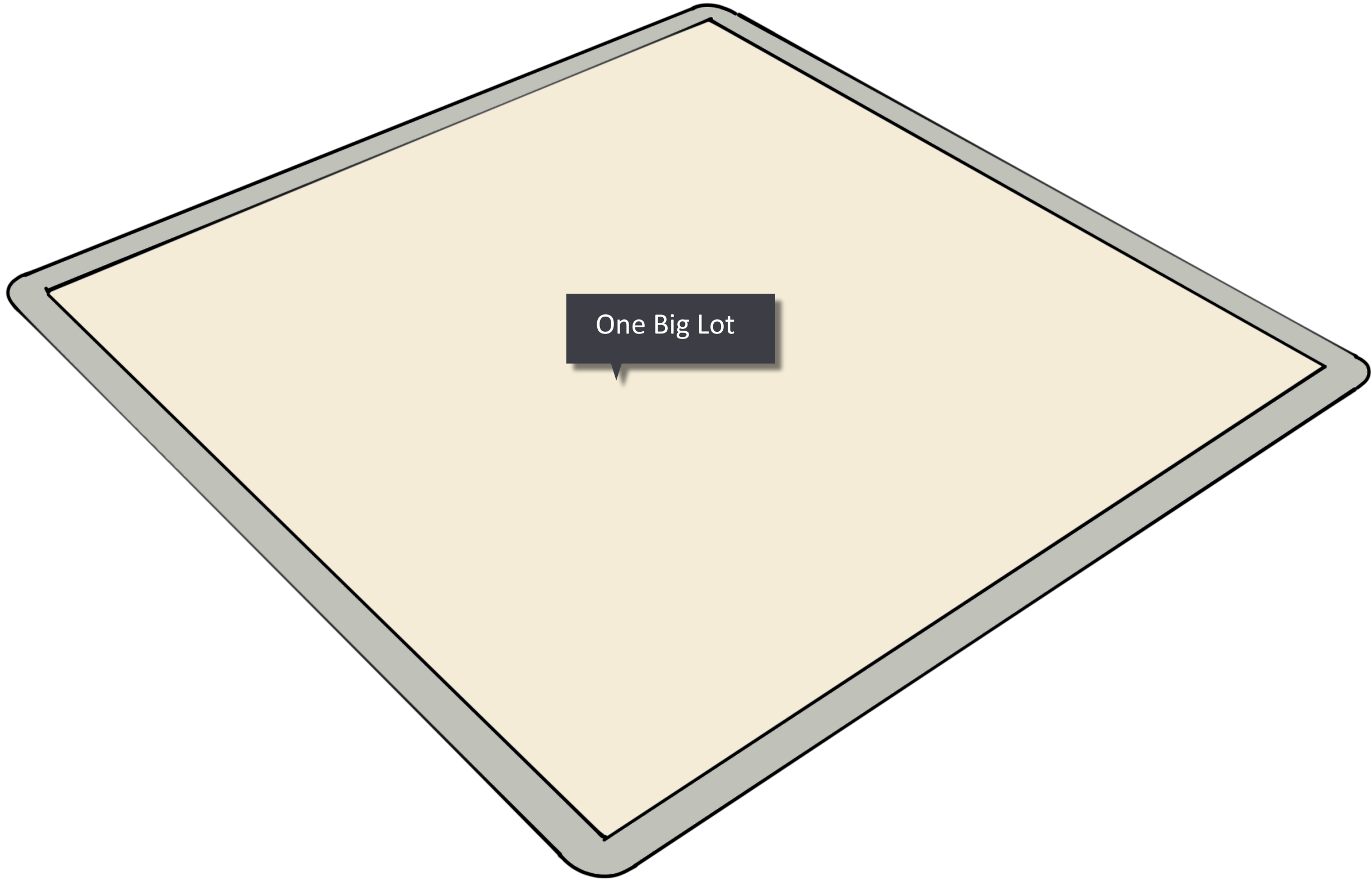


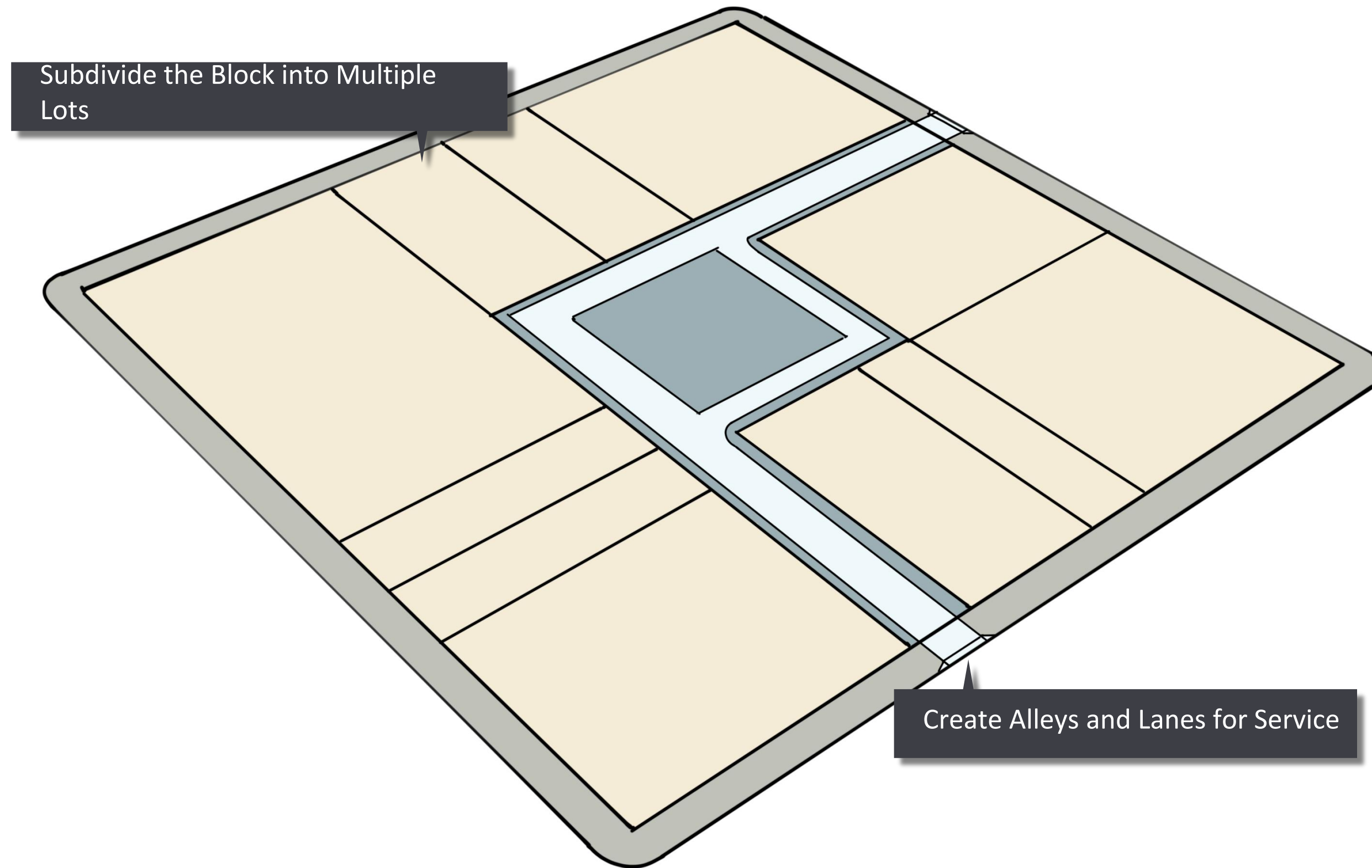


Incremental
Precedent

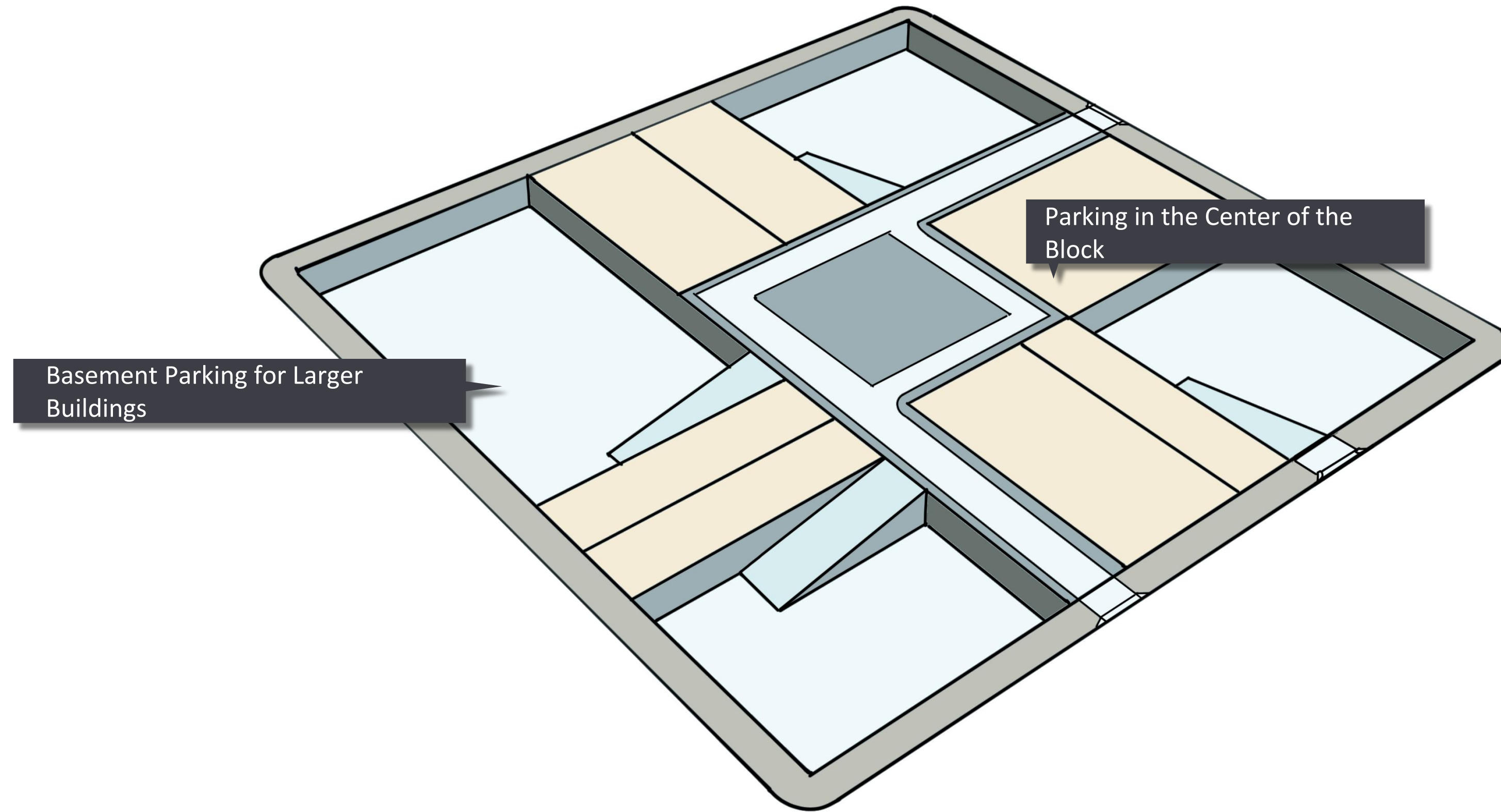


Is there another way to control development?

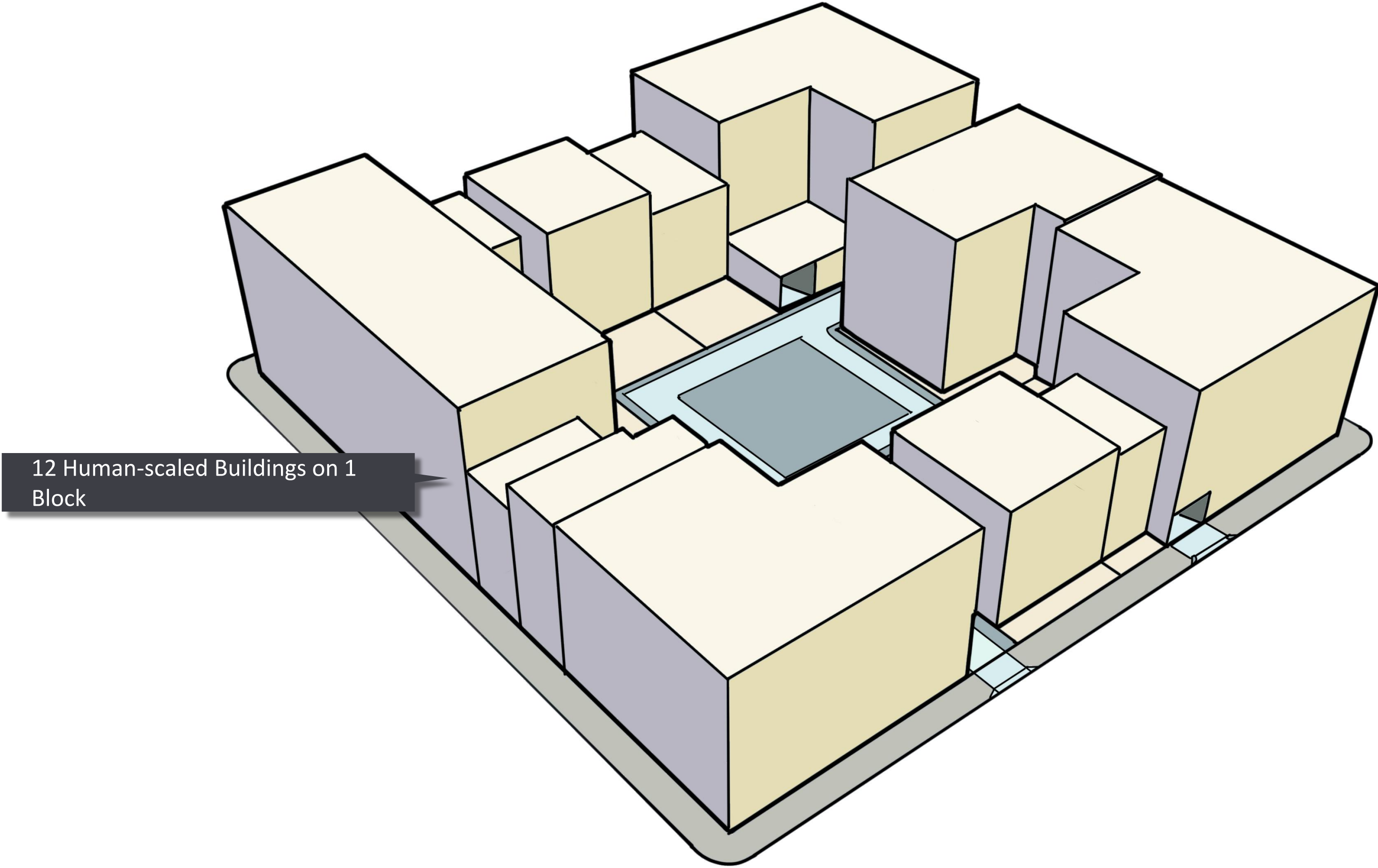




Subdivide Land at the Right Scale & Provide Transportation Choices



A Traditional Approach to Development





How can development
enhance the villages?

Not One Size Fits All Approach: West Newton



Not One Size Fits All Approach: West Newton



Cinema Block



Cinema Block - Existing



Current Zoning:
BU1

190

Police
Annex

Cinema

Waltham Street

Washington Street

Cinema Block – Market-Driven Option



Cinema Block – Market-Driven Option



Parking Spaces: 195

**Parking garages
are basis for
building size**

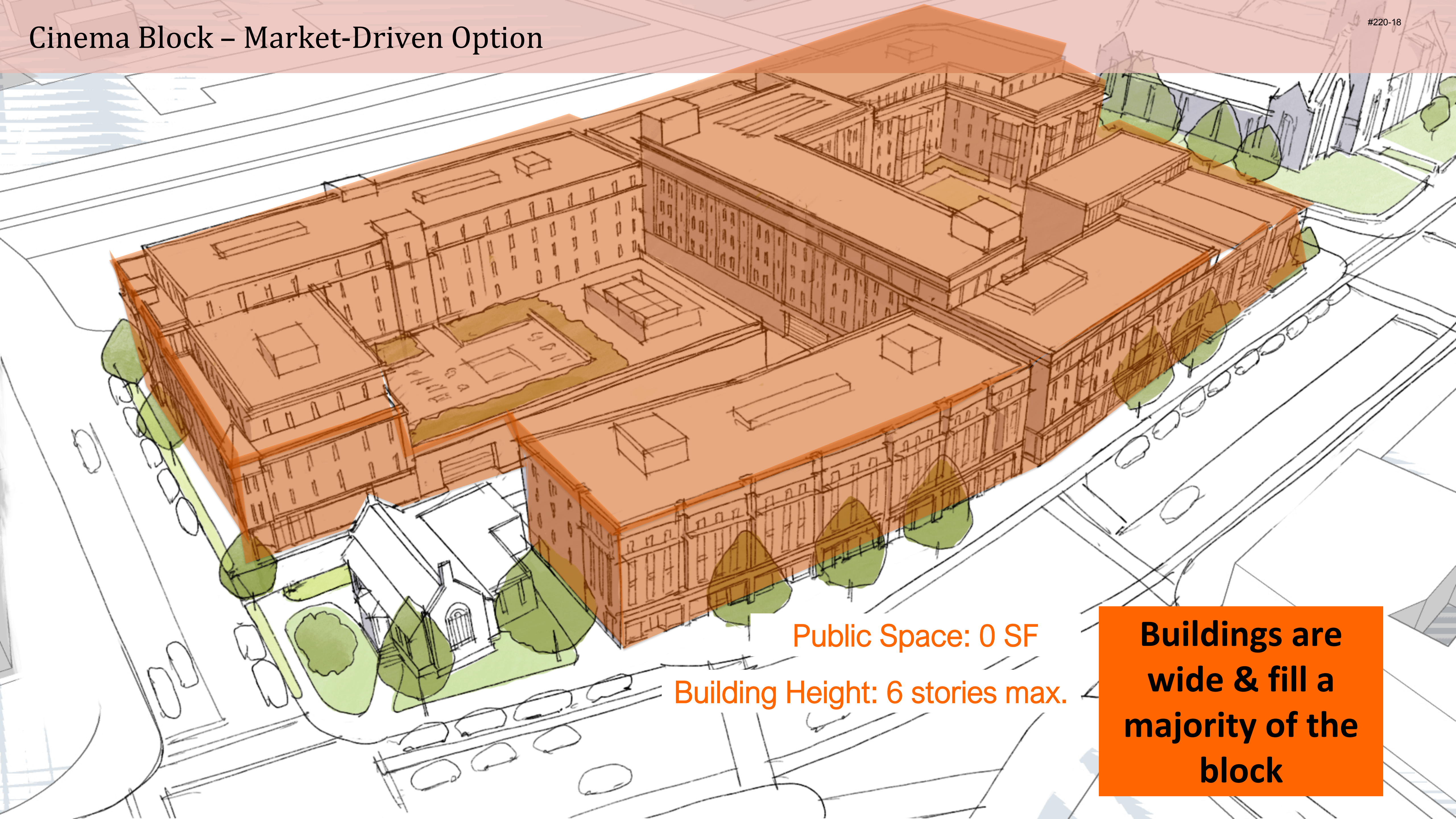
Cinema Block – Market-Driven Option



Building Width: 300' – 500' max.

Buildings are wide & fill a majority of the block

Cinema Block – Market-Driven Option



Public Space: 0 SF

Building Height: 6 stories max.

Buildings are wide & fill a majority of the block

Cinema Block – Market-Driven Option

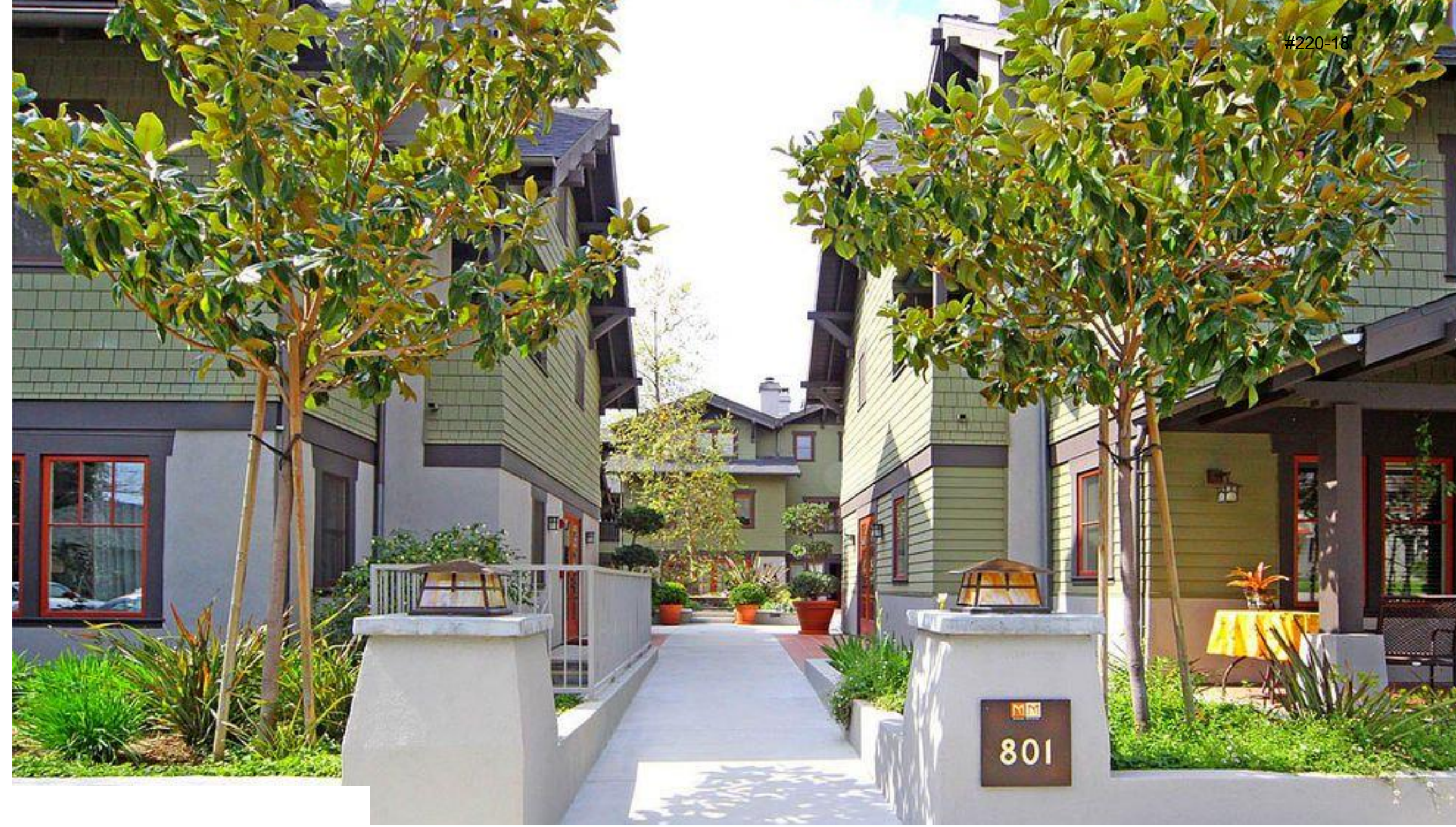


Facade treatments mimic smaller scale buildings



Market Driven
Precedent





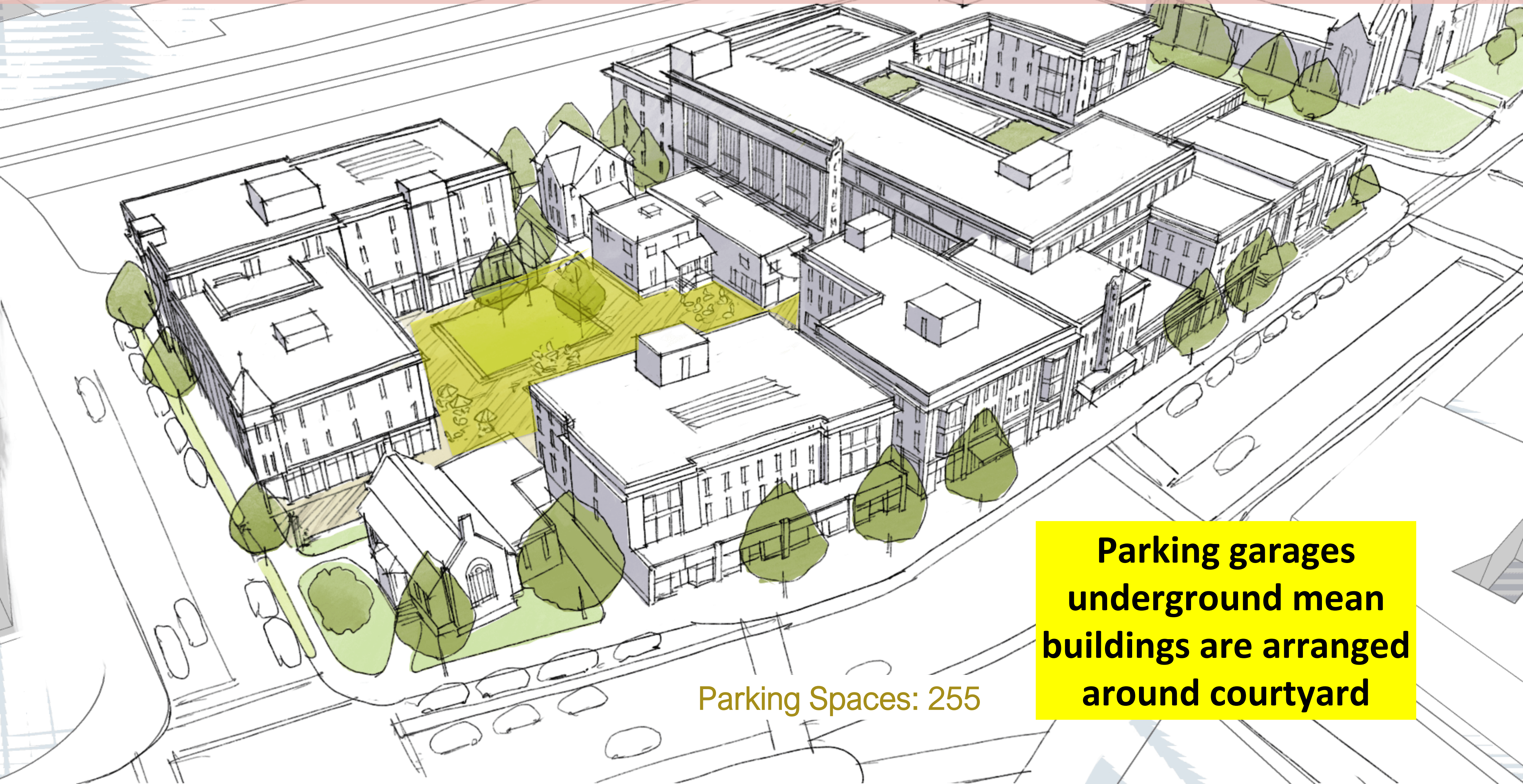
Courtyard Precedent



Cinema Block - Courtyard Option



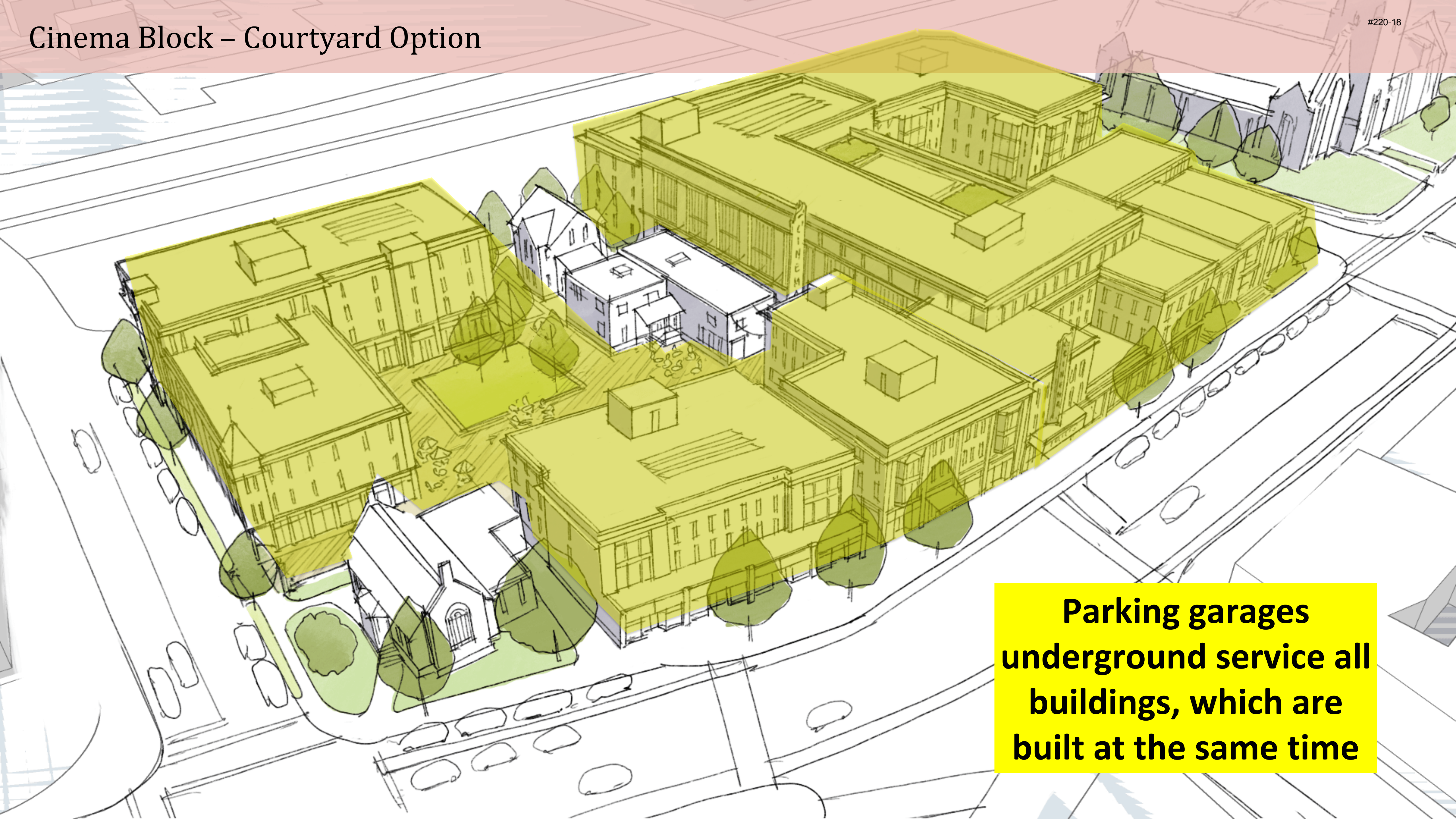
Cinema Block – Courtyard Option



Parking Spaces: 255

**Parking garages
underground mean
buildings are arranged
around courtyard**

Cinema Block – Courtyard Option



**Parking garages
underground service all
buildings, which are
built at the same time**

Cinema Block – Courtyard Option

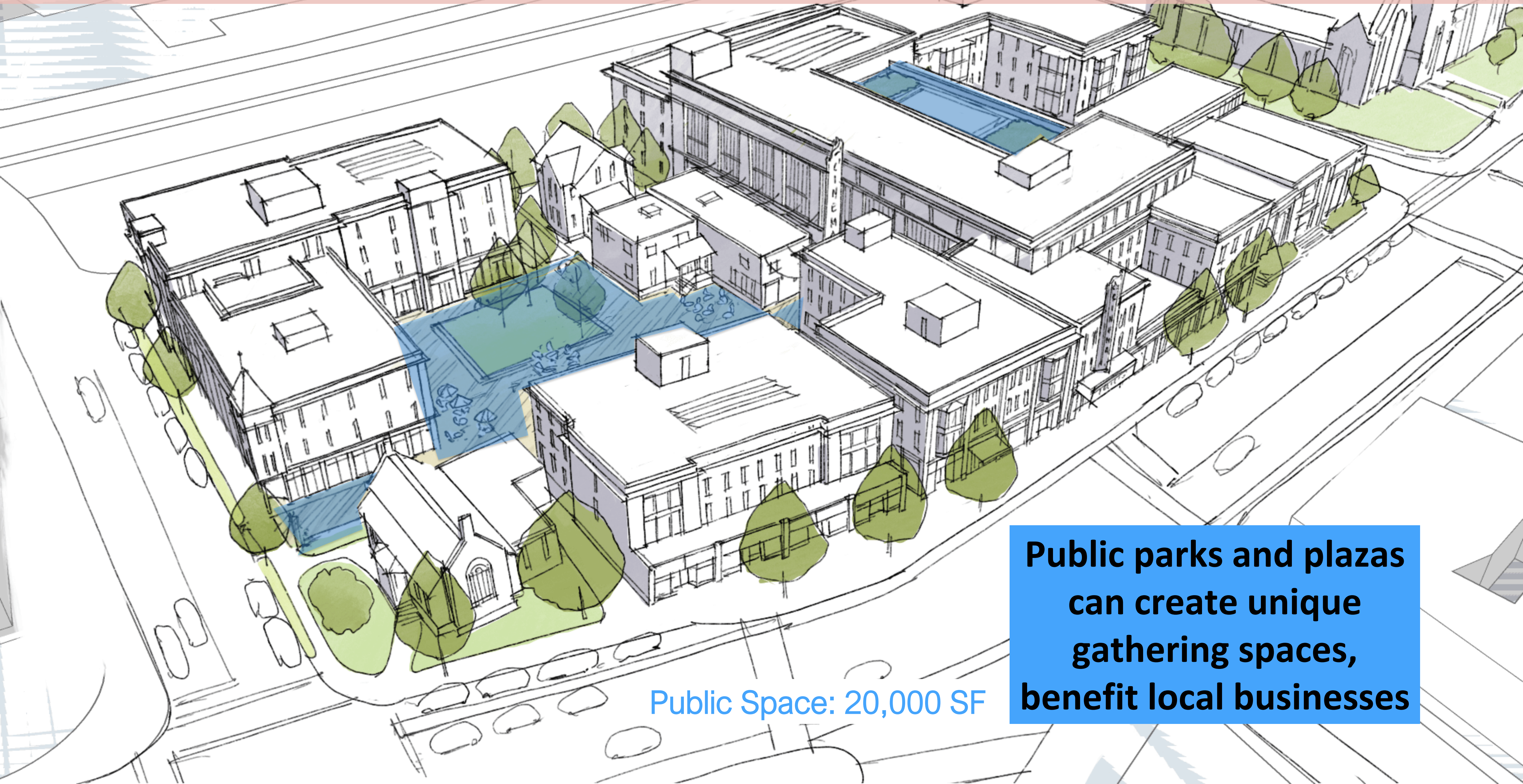


Building Width: 160' max

Building Height:
4 stories max.

Buildings are smaller scale than “Market Driven” Option

Cinema Block – Courtyard Option



Public Space: 20,000 SF

**Public parks and plazas
can create unique
gathering spaces,
benefit local businesses**

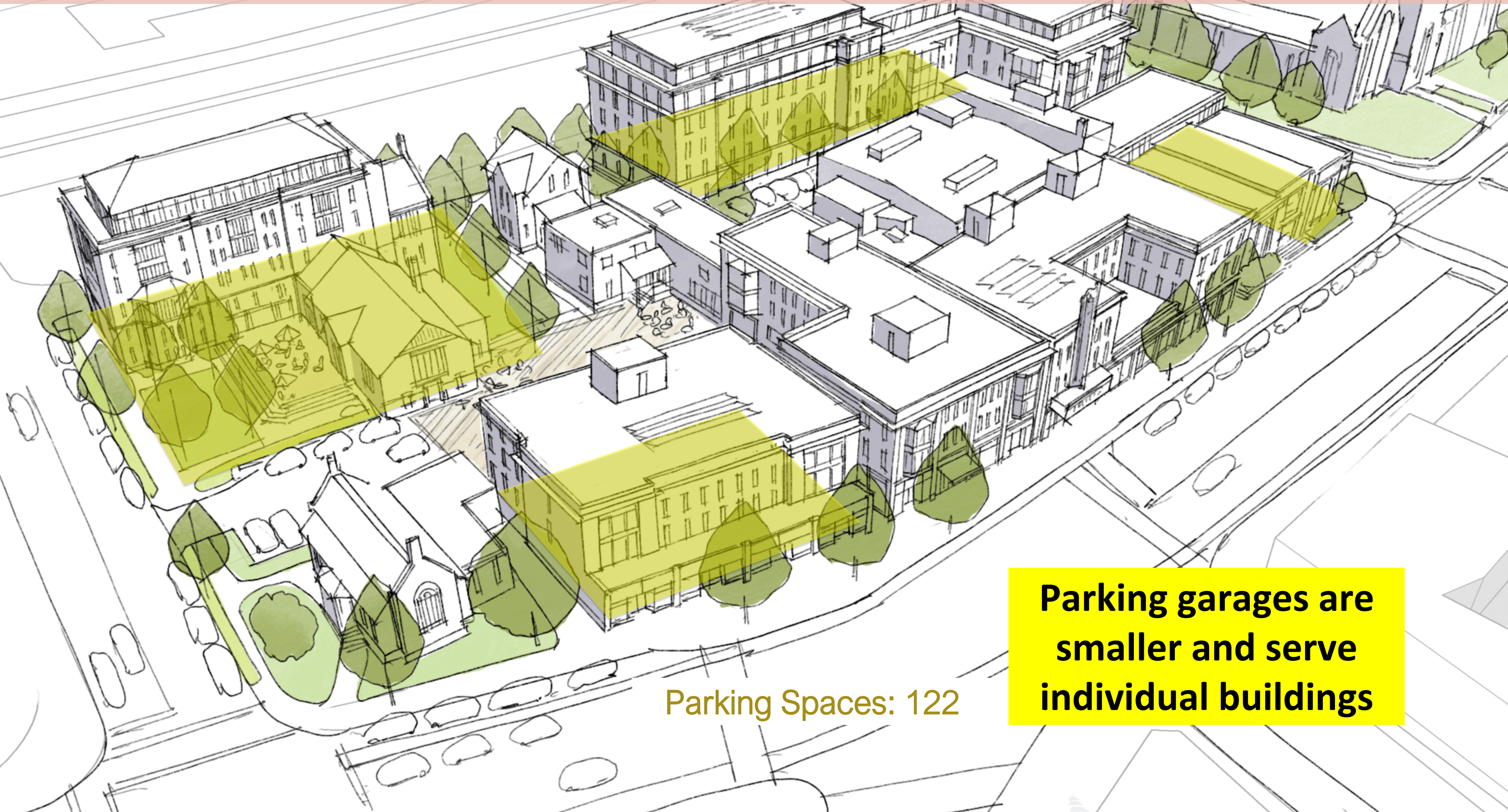


Incremental
Precedent

Cinema Block – Incremental Option



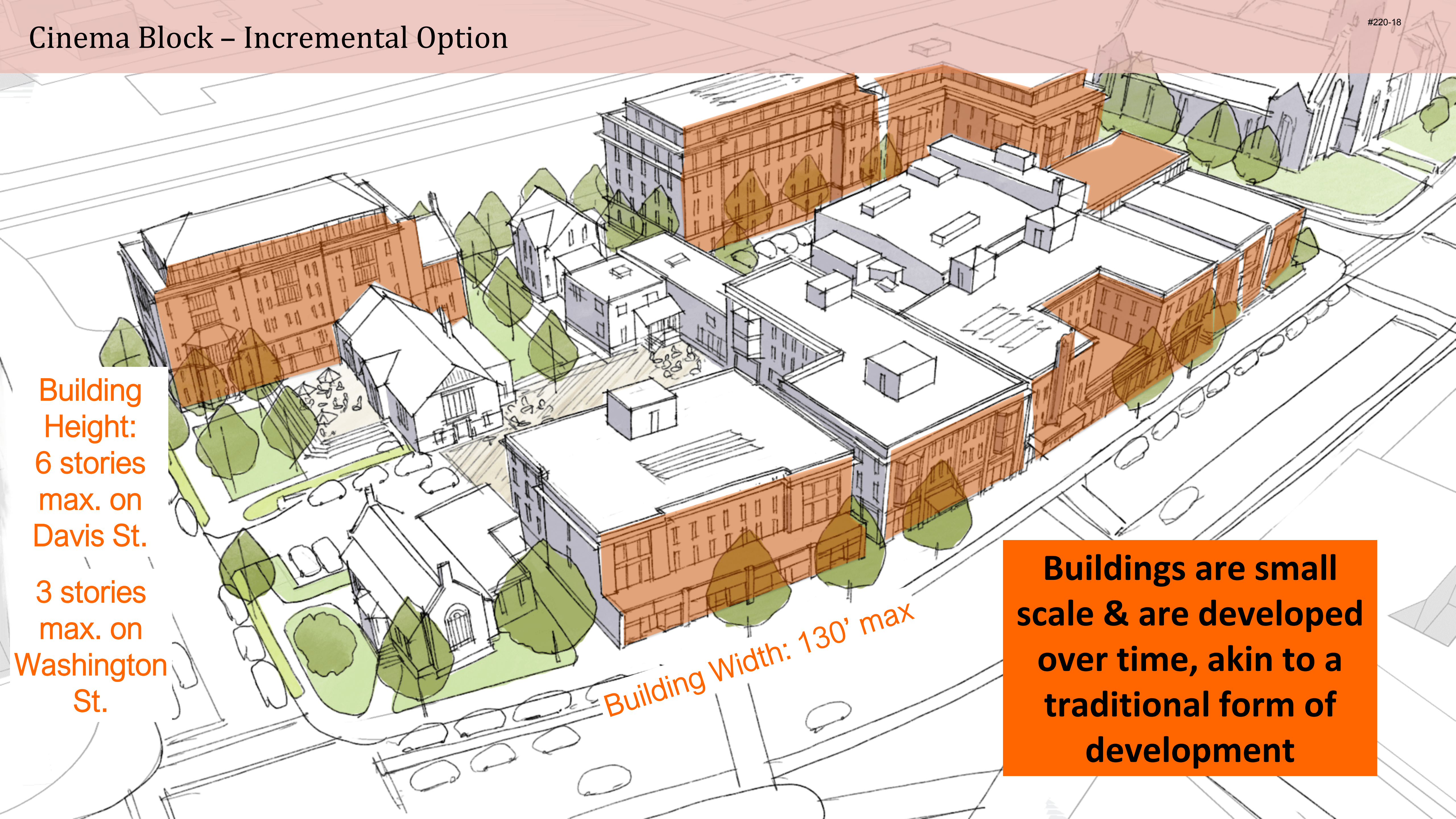
Cinema Block – Incremental Option



Parking Spaces: 122

Parking garages are smaller and serve individual buildings

Cinema Block – Incremental Option



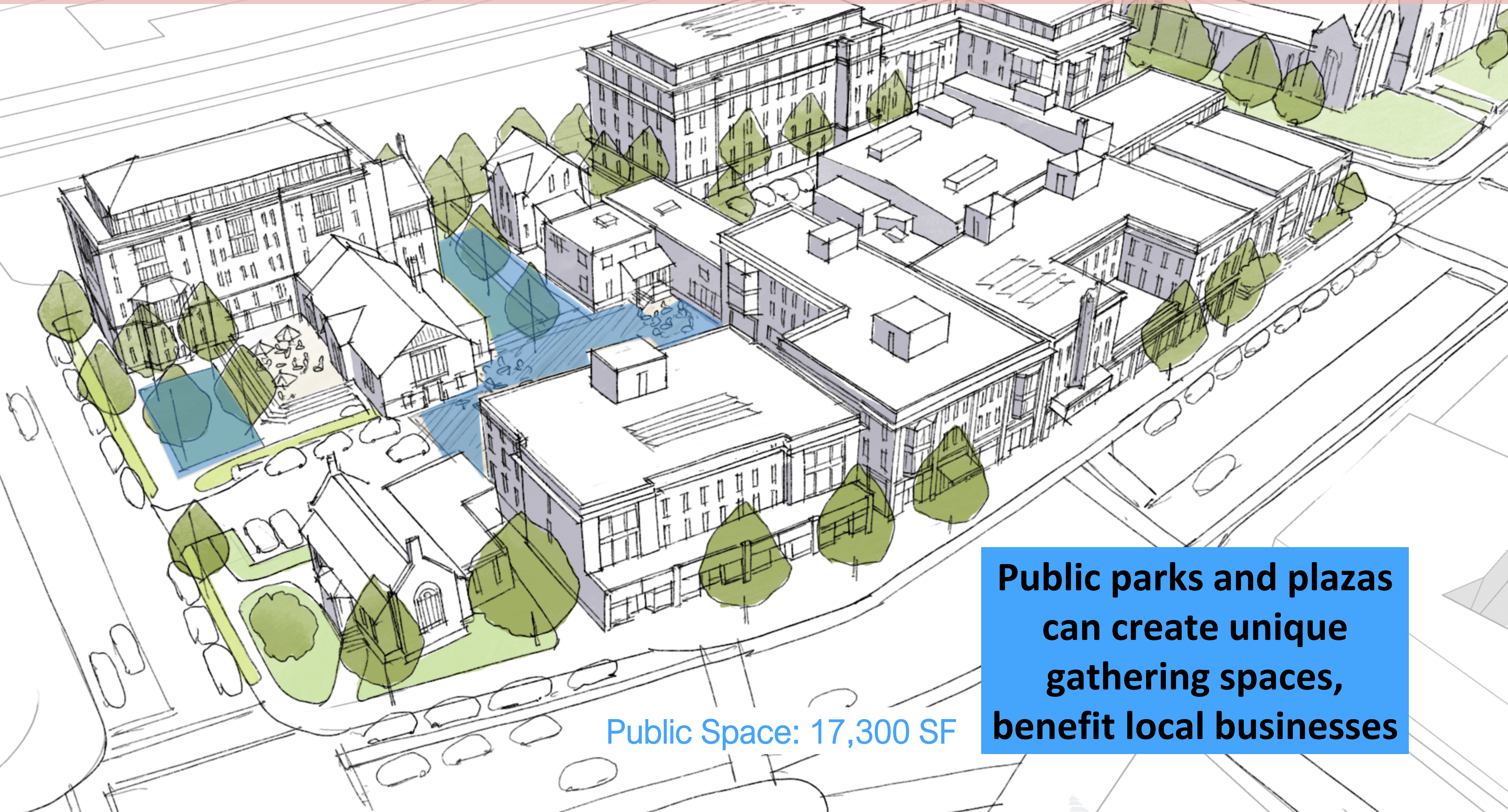
Building Height:
6 stories
max. on
Davis St.

3 stories
max. on
Washington
St.

Building Width: 130' max

Buildings are small scale & are developed over time, akin to a traditional form of development

Cinema Block – Incremental Option



Public Space: 17,300 SF

**Public parks and plazas
can create unique
gathering spaces,
benefit local businesses**

Cinema Block – Incremental Option



OPTION 1: THREE STORY REDEVELOPMENT



OPTION 2: FOUR STORY REDEVELOPMENT

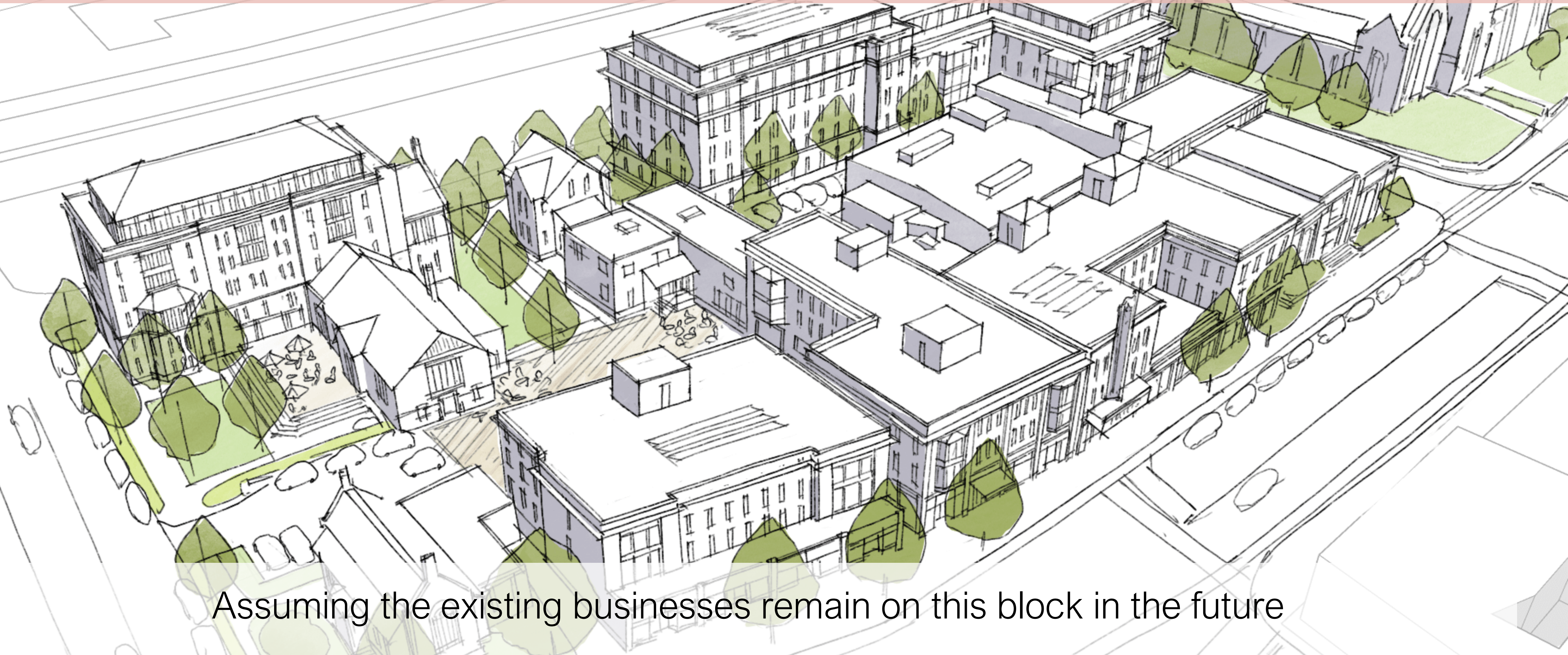


Washington Street

OPTION 3: FOUR STORY STEP BACK WITH HISTORIC PRESERVATION



Washington Street



Assuming the existing businesses remain on this block in the future

- Should these **buildings remain** as they are today,
- Should just their **facades be maintained** with new buildings incorporated, or
- Should **new buildings** replace the existing ones?

Cinema Block – Key Questions



Is an **open space in between buildings** such as an interior plaza or garden on this block a desirable use of space?



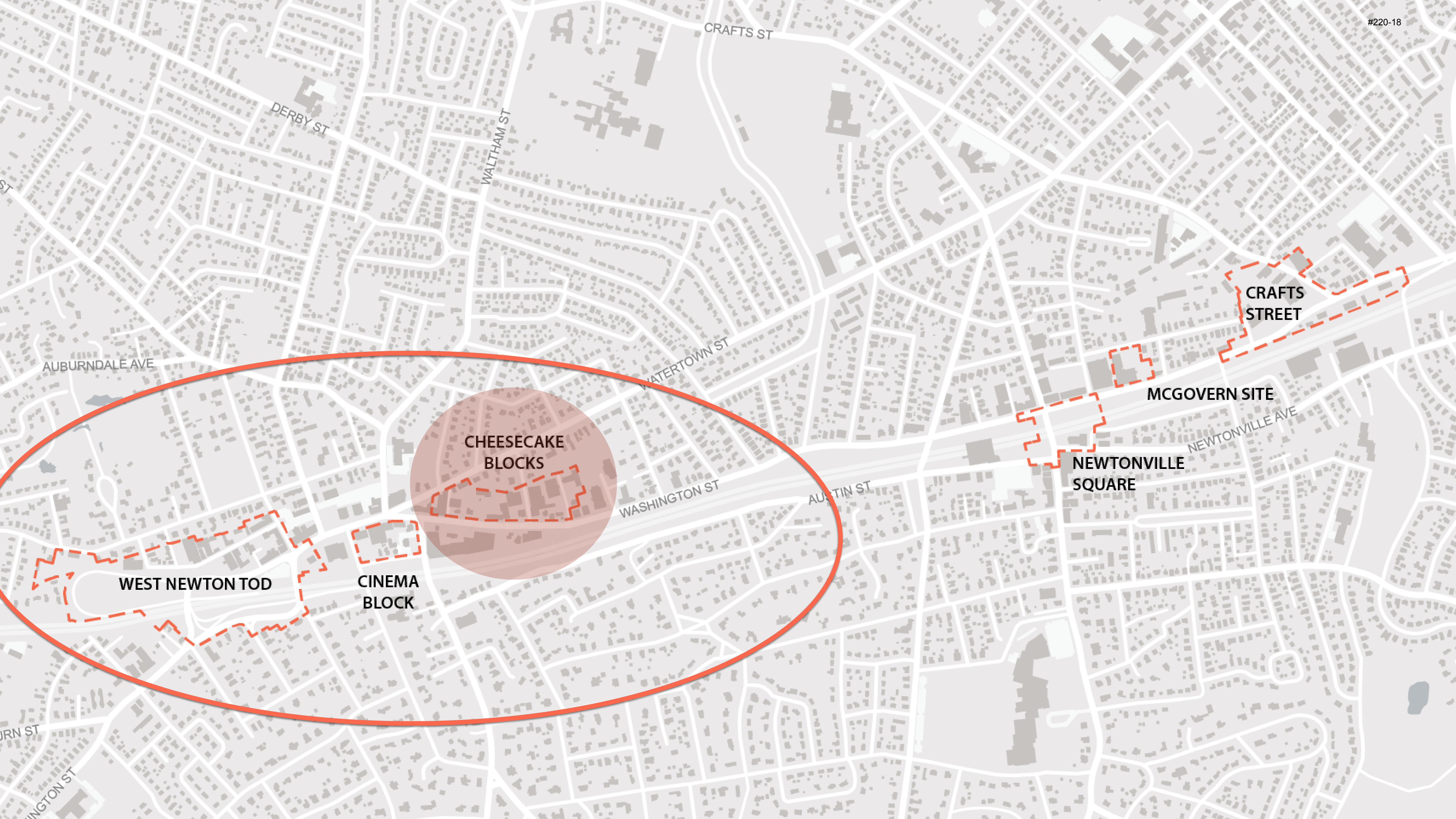
If new buildings were to be built facing the Massachusetts Turnpike on Davis Street, would **taller six-story buildings** be appropriate here as a way to **buffer the neighborhood from the highway?**

Cinema Block – Key Questions



What other questions need to be asked?

What ideas come to mind?



CRAFTS ST

DERBY ST

WALTHAM ST

AUBURNDALE AVE

WATERTOWN ST

CRAFTS STREET

MCGOVERN SITE

CHEESECAKE BLOCKS

NEWTONVILLE SQUARE

NEWTONVILLE AVE

WASHINGTON ST

AUSTIN ST

WEST NEWTON TOD

CINEMA BLOCK

JRN ST

INGTON ST

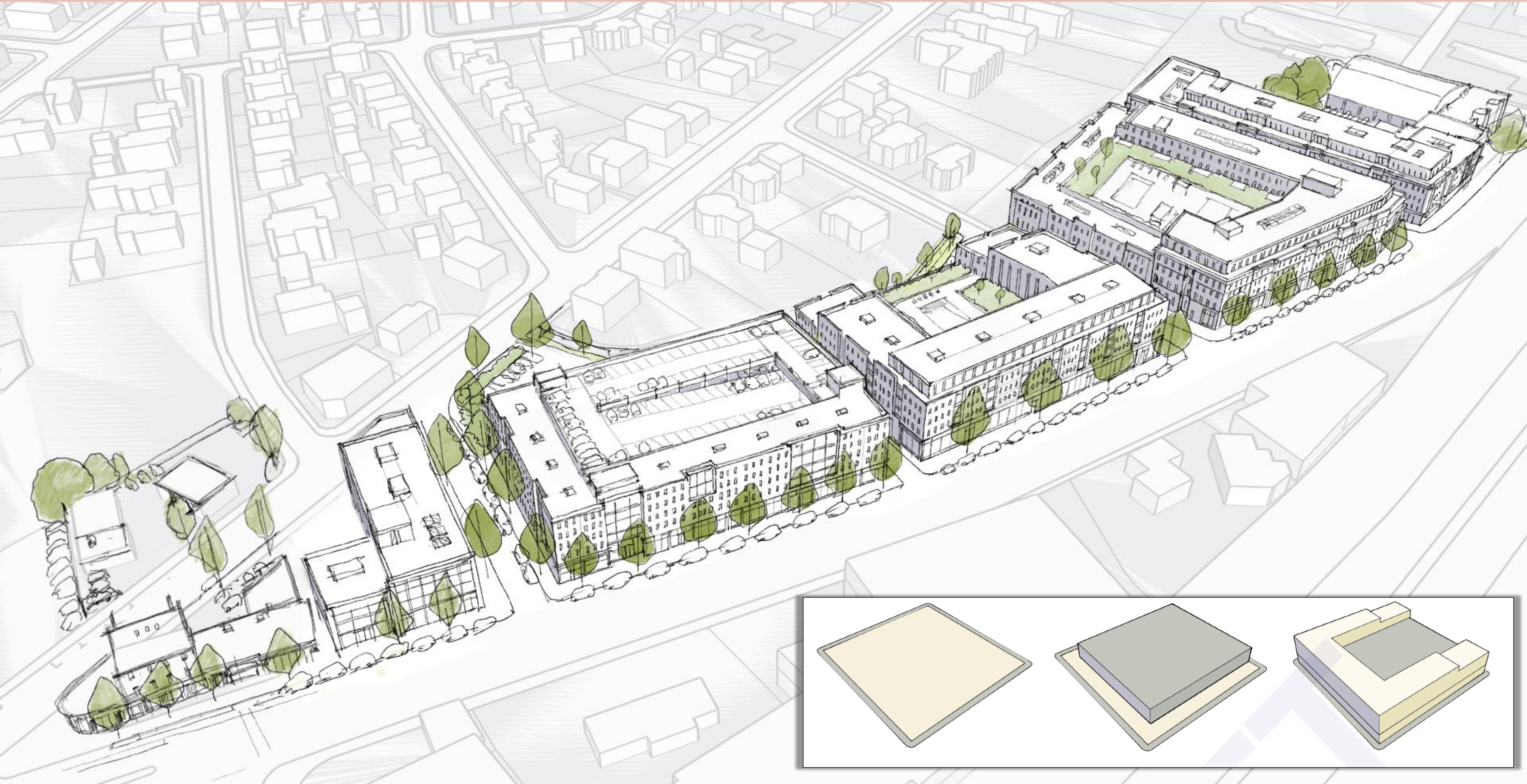


Cheesecake Blocks – Market-Driven Option

Current Zoning:
BU1 & BU2



Cheesecake Blocks – Market-Driven Option



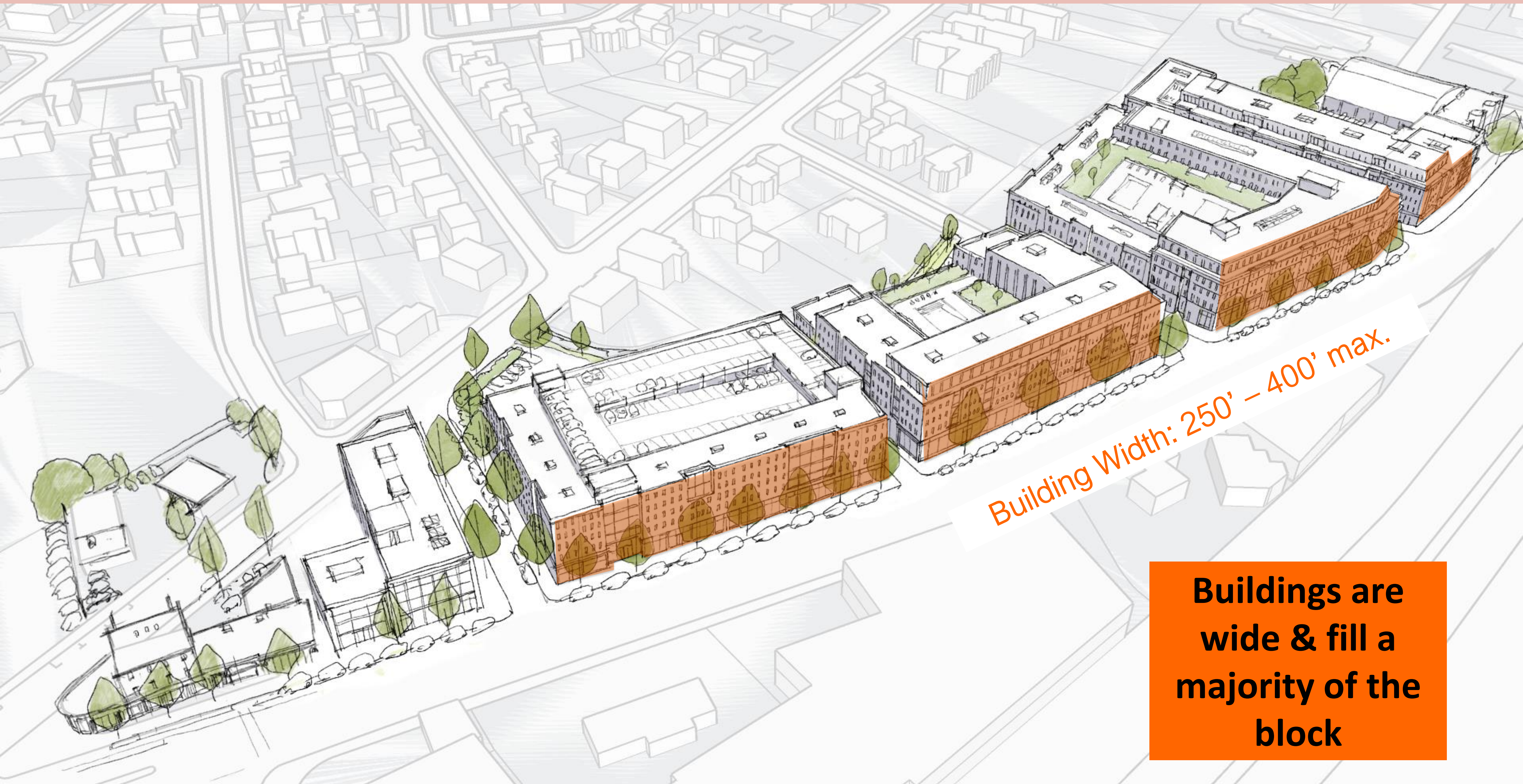
Cheesecake Blocks – Market-Driven Option



Parking Spaces: 820

**Parking Garages
are basis for
building size**

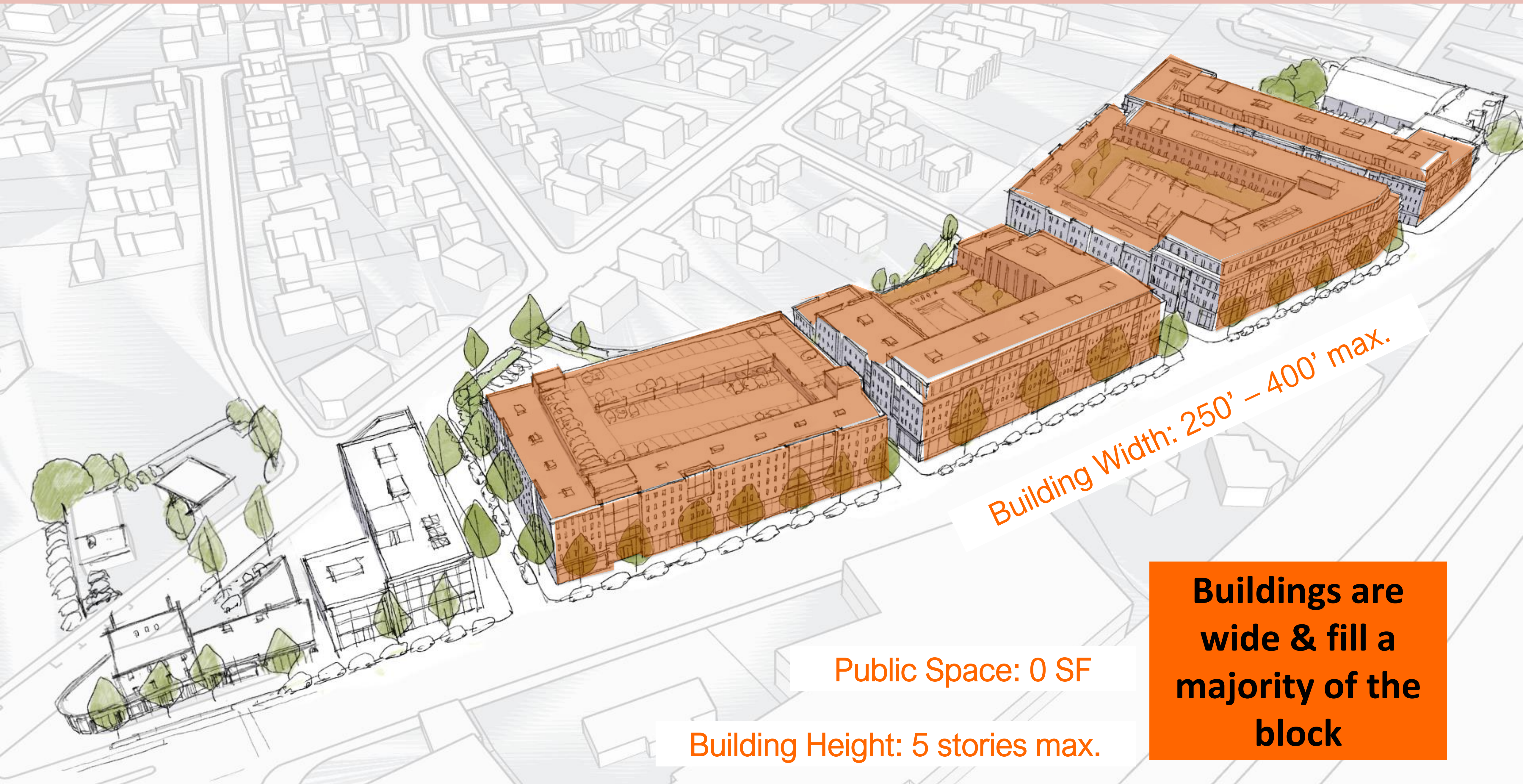
Cheesecake Blocks – Market-Driven Option



Building Width: 250' – 400' max.

Buildings are wide & fill a majority of the block

Cheesecake Blocks – Market-Driven Option



Building Width: 250' – 400' max.

Public Space: 0 SF

Building Height: 5 stories max.

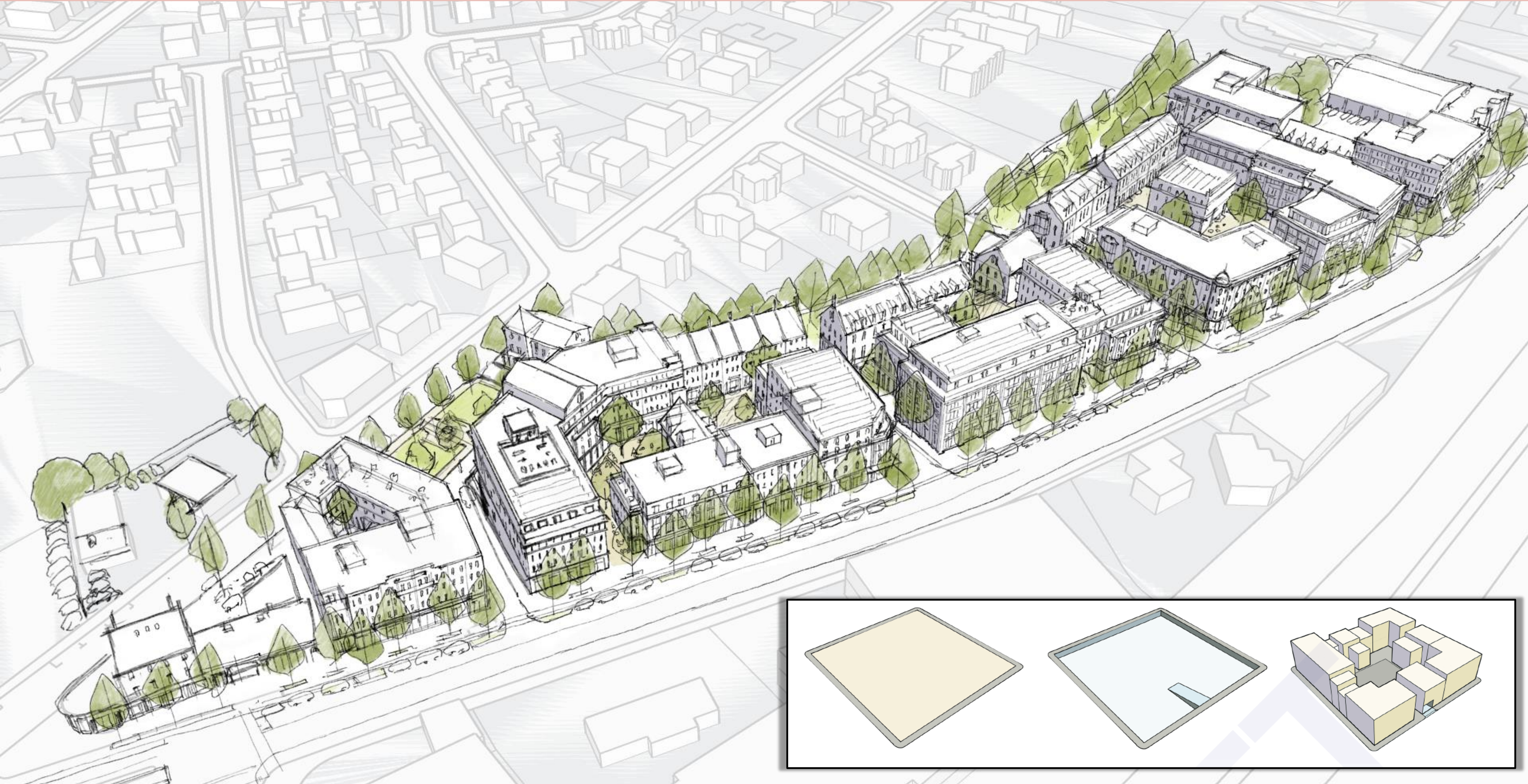
Buildings are wide & fill a majority of the block

Cheesecake Blocks – Market-Driven Option

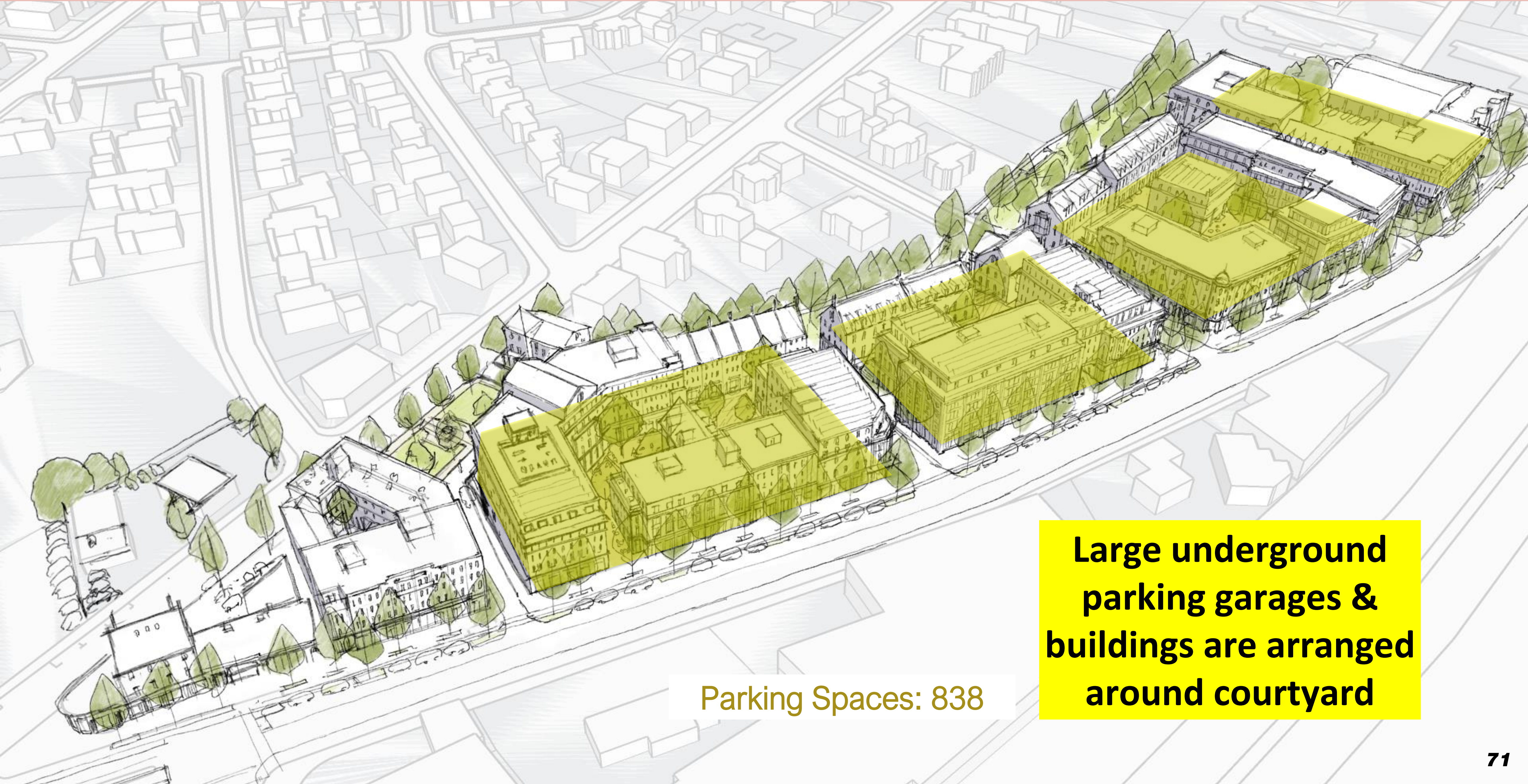


Facade treatments mimic smaller scale buildings

Cheesecake Blocks - Courtyard Option



Cheesecake Blocks - Courtyard Option



Parking Spaces: 838

Large underground parking garages & buildings are arranged around courtyard

Cheesecake Blocks - Courtyard Option



Building Width: 220' max.

Building Height: 6 stories max.

Buildings are smaller scale than “Market Driven” Option

Cheesecake Blocks - Courtyard Option

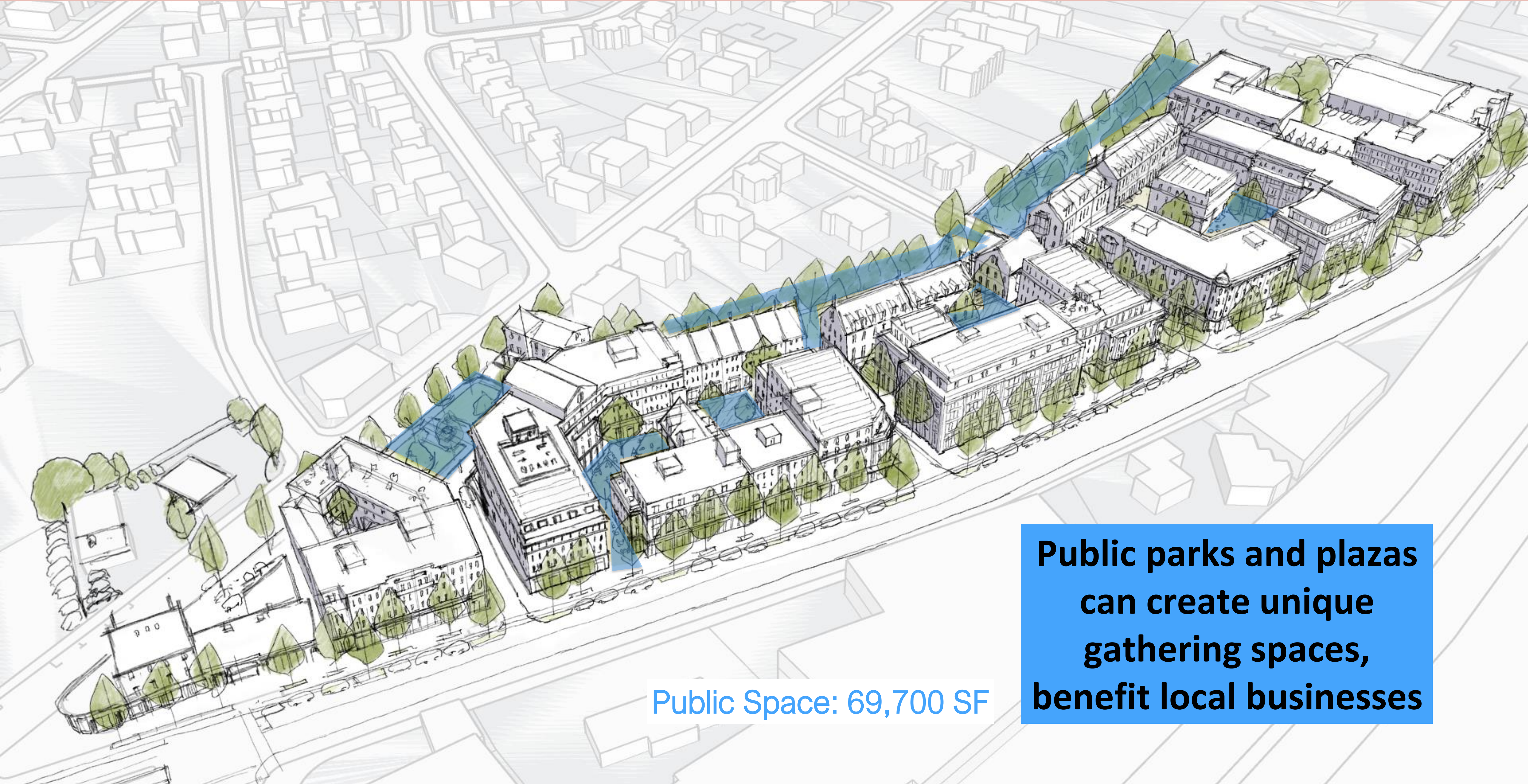


Building Width: 220' max.

Building Height: 6 stories max.

Buildings are smaller scale than “Market Driven” Option

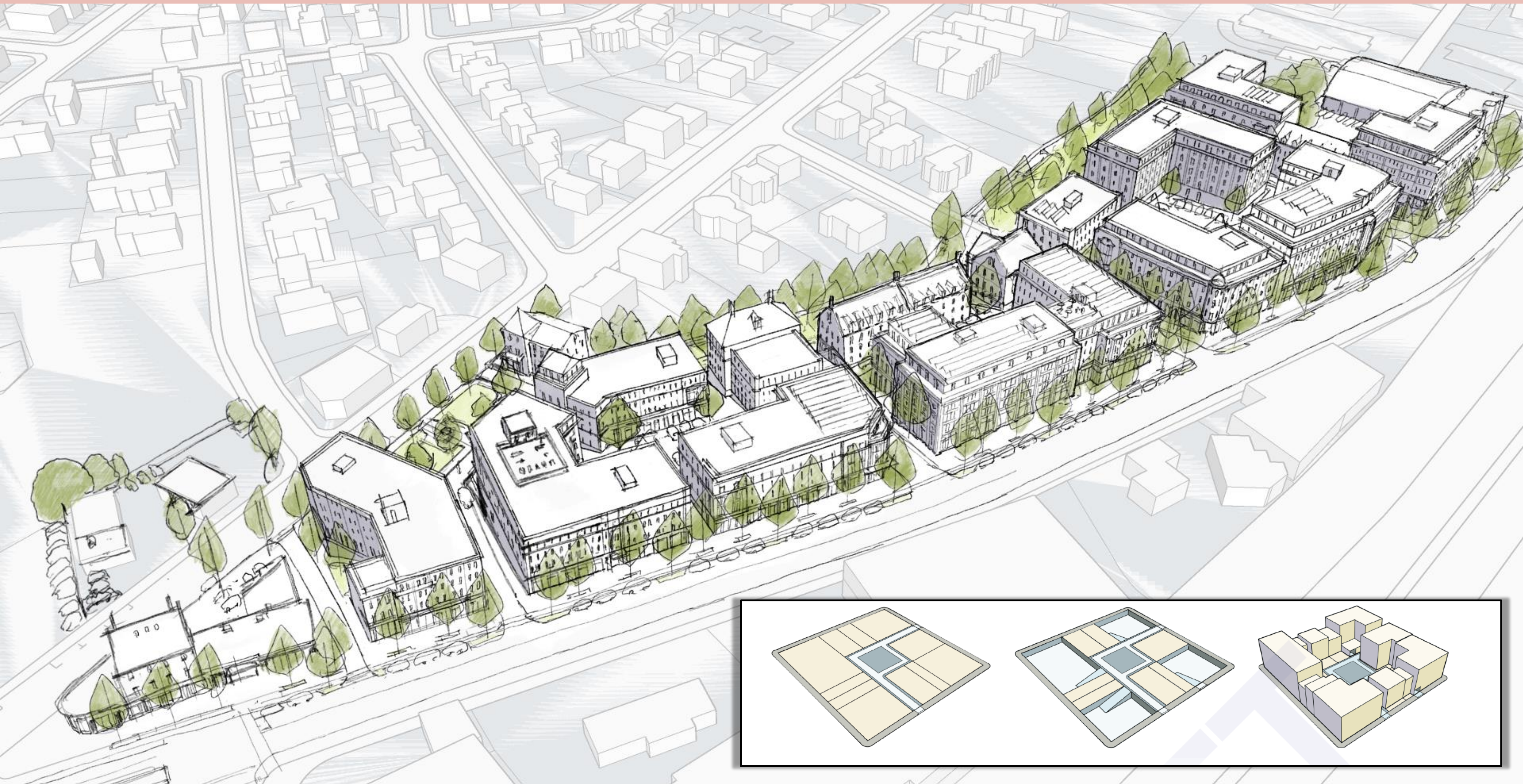
Cheesecake Blocks - Courtyard Option



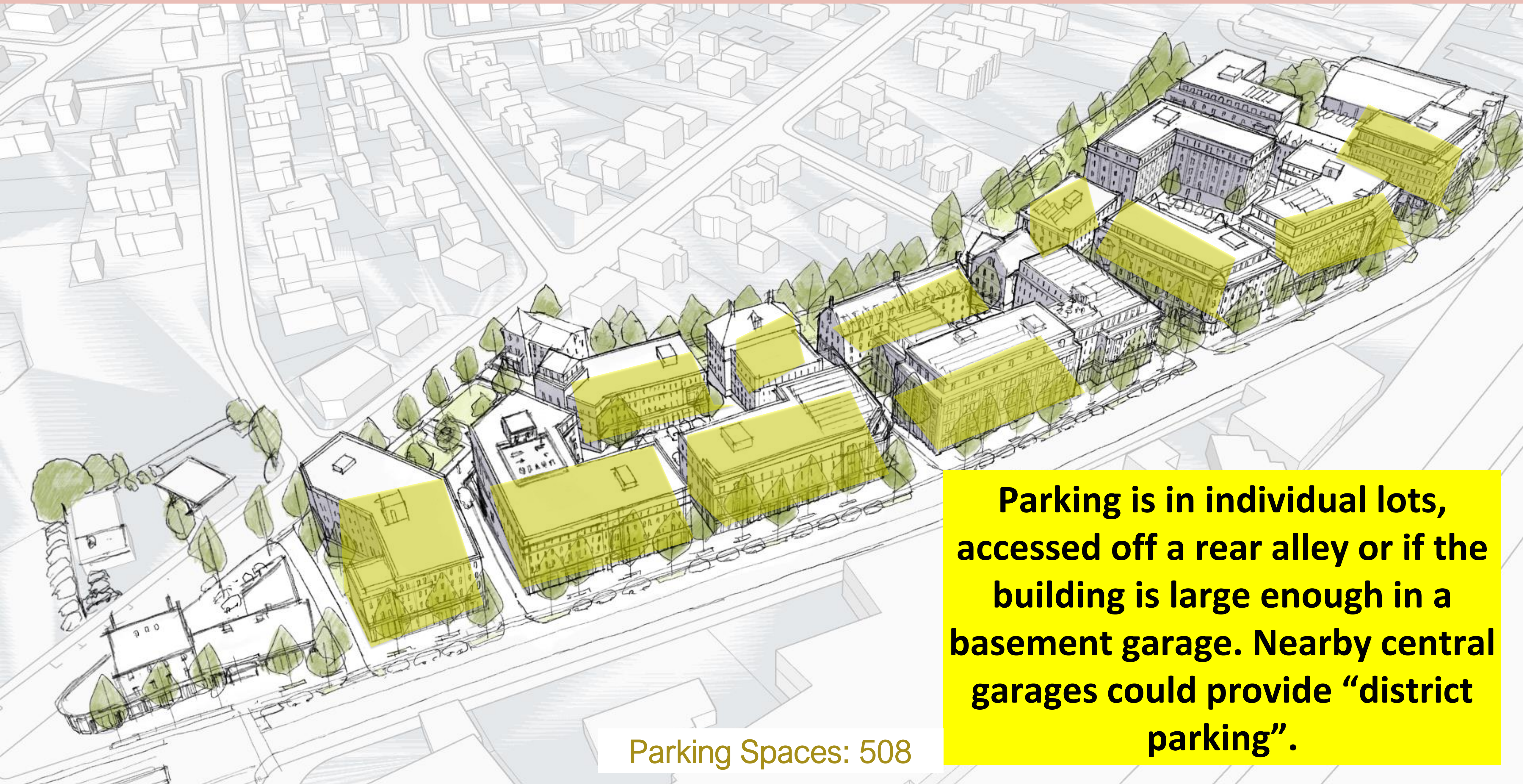
Public Space: 69,700 SF

**Public parks and plazas
can create unique
gathering spaces,
benefit local businesses**

Cheesecake Blocks - Incremental Option



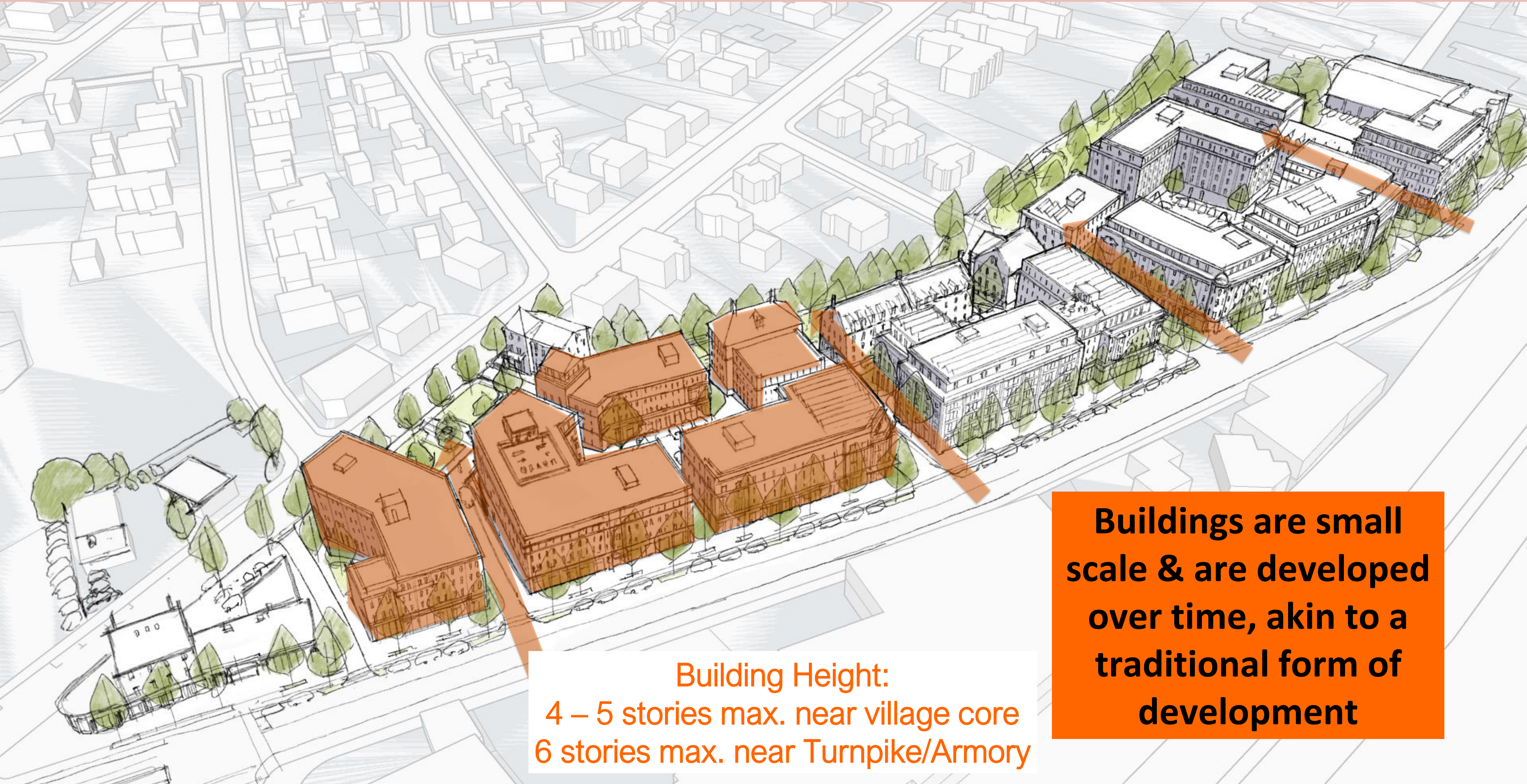
Cheesecake Blocks - Incremental Option



Parking is in individual lots, accessed off a rear alley or if the building is large enough in a basement garage. Nearby central garages could provide “district parking”.

Parking Spaces: 508

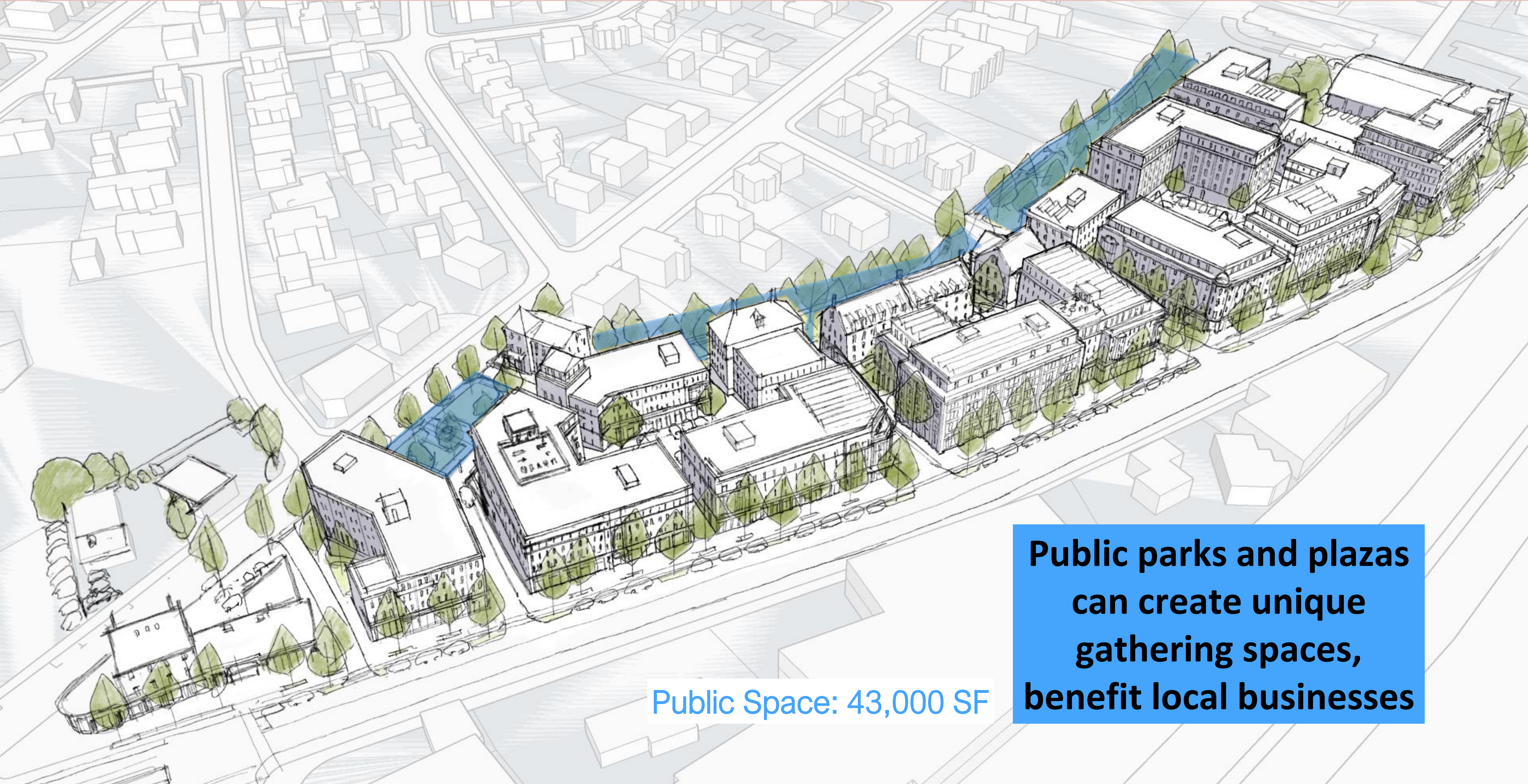
Cheesecake Blocks - Incremental Option



Building Height:
4 – 5 stories max. near village core
6 stories max. near Turnpike/Armory

Buildings are small scale & are developed over time, akin to a traditional form of development

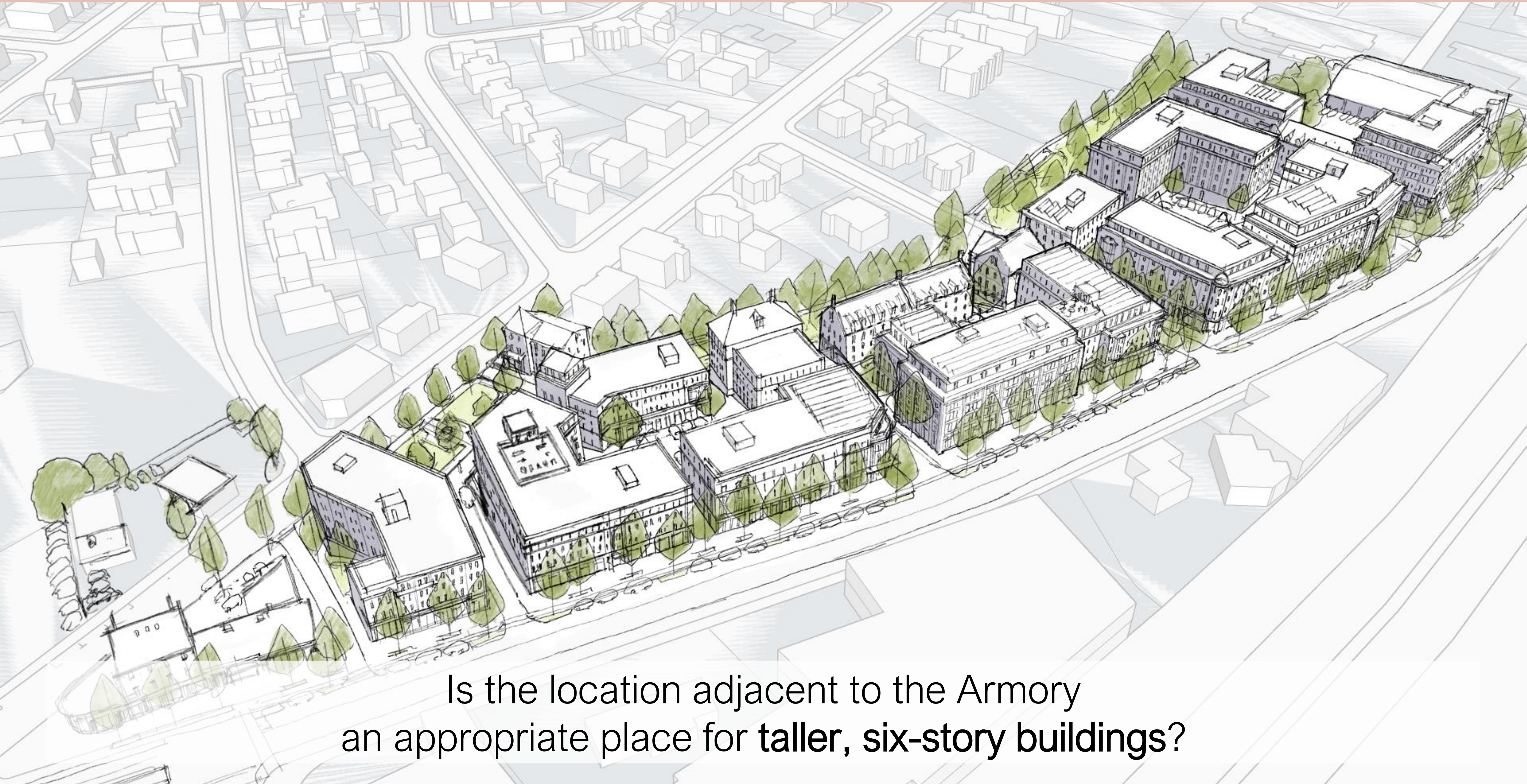
Cheesecake Blocks - Incremental Option



Public Space: 43,000 SF

**Public parks and plazas
can create unique
gathering spaces,
benefit local businesses**

Cheesecake Blocks - Incremental Option



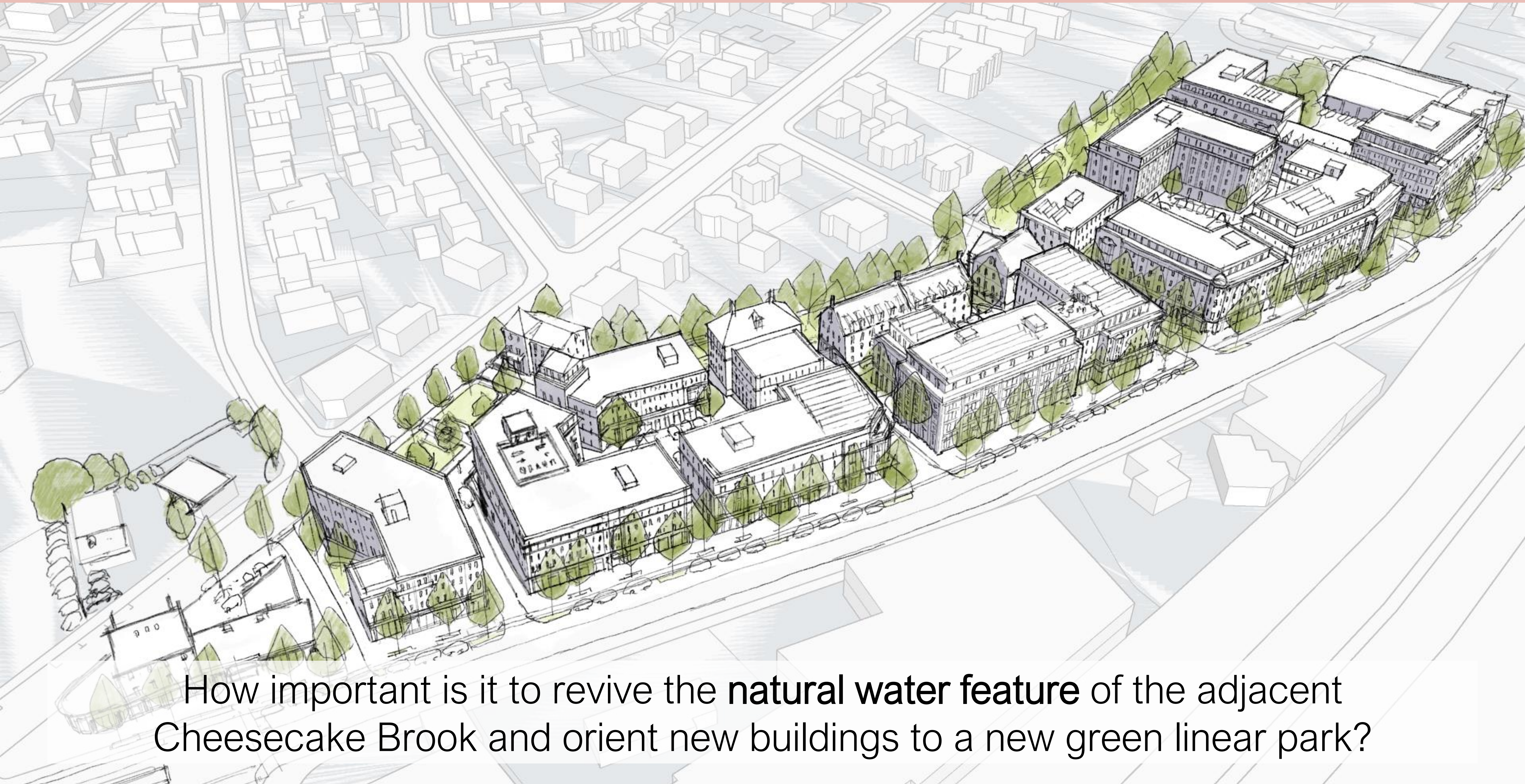
Is the location adjacent to the Armory an appropriate place for **taller, six-story buildings**?

Cheesecake Blocks - Incremental Option



Because parking is the main factor that dictates the shape of the building, how important is the **width of future buildings**, compared to the **amount of parking spaces**?

Cheesecake Blocks - Incremental Option



How important is it to revive the **natural water feature** of the adjacent Cheesecake Brook and orient new buildings to a new green linear park?

Cheesecake Blocks - Incremental Option



What other questions need to be asked?

What ideas come to mind?

What areas need to become
better parts of Newton?



CRAFTS ST

DERBY ST

WALTHAM ST

WATERTOWN ST

CRAFTS STREET

AUBURNDALE AVE

MCGOVERN SITE

CHEESECAKE BLOCKS

NEWTONVILLE AVE

NEWTONVILLE SQUARE

WASHINGTON ST

AUSTIN ST

WEST NEWTON TOD

CINEMA BLOCK

JRN ST

INGTON ST

West Newton Station – Existing



Current Zoning:
BU1 & MAN & MR1

Commuter Rail Station

The Local

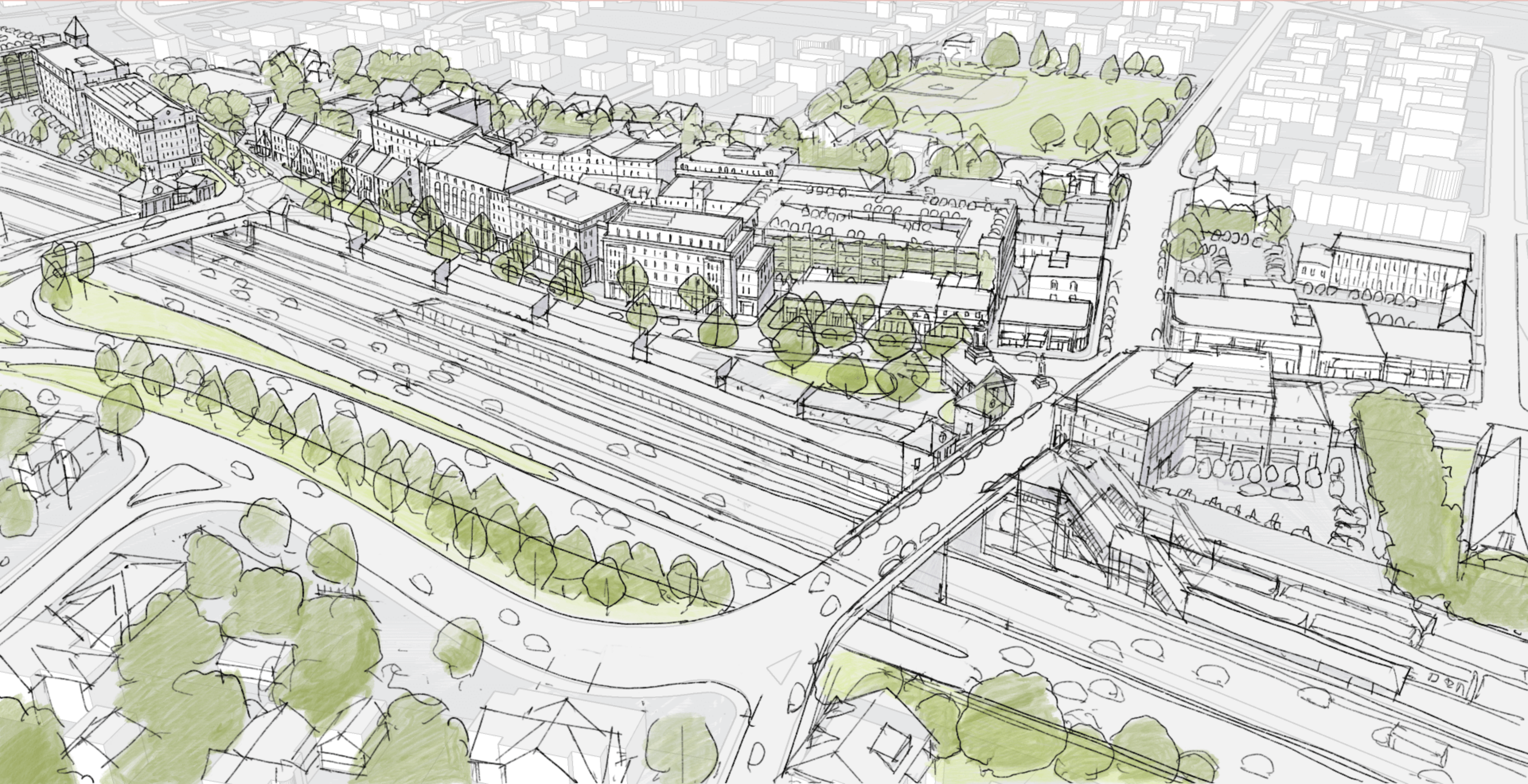
Washington Street

Putnam Street

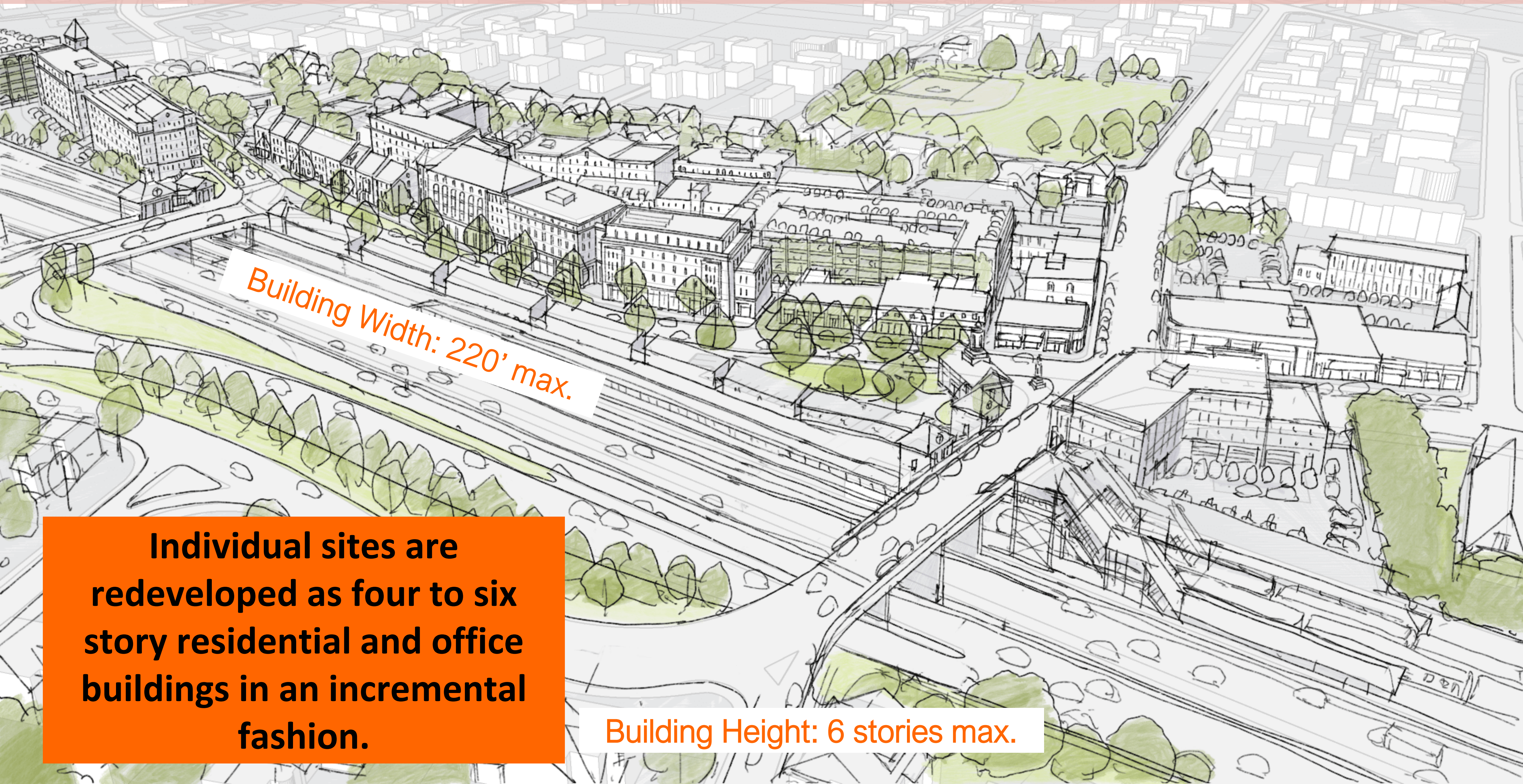
I-90

Perkins Street

West Newton Station – Incremental Option



West Newton Station – Incremental Option

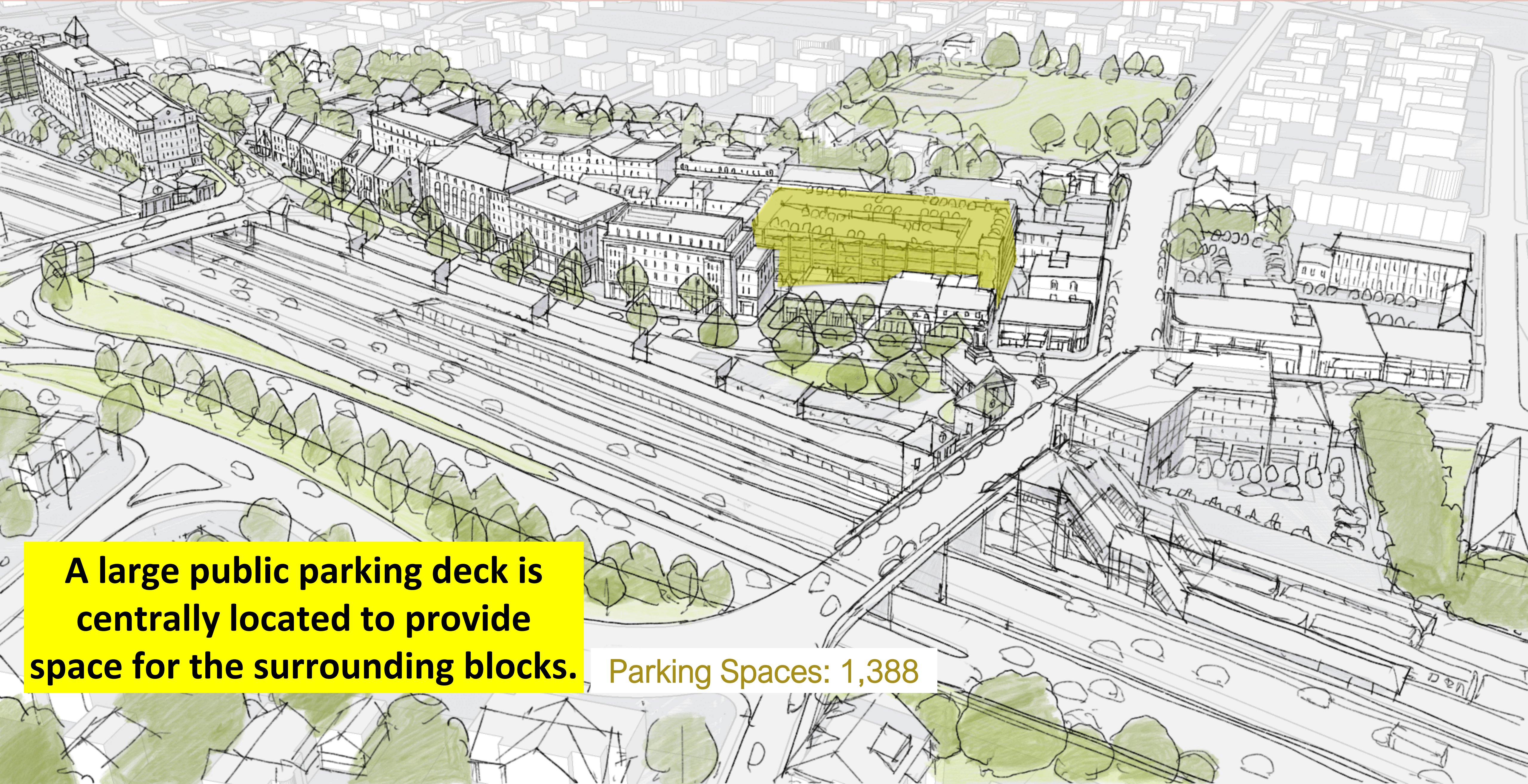


Building Width: 220' max.

Individual sites are redeveloped as four to six story residential and office buildings in an incremental fashion.

Building Height: 6 stories max.

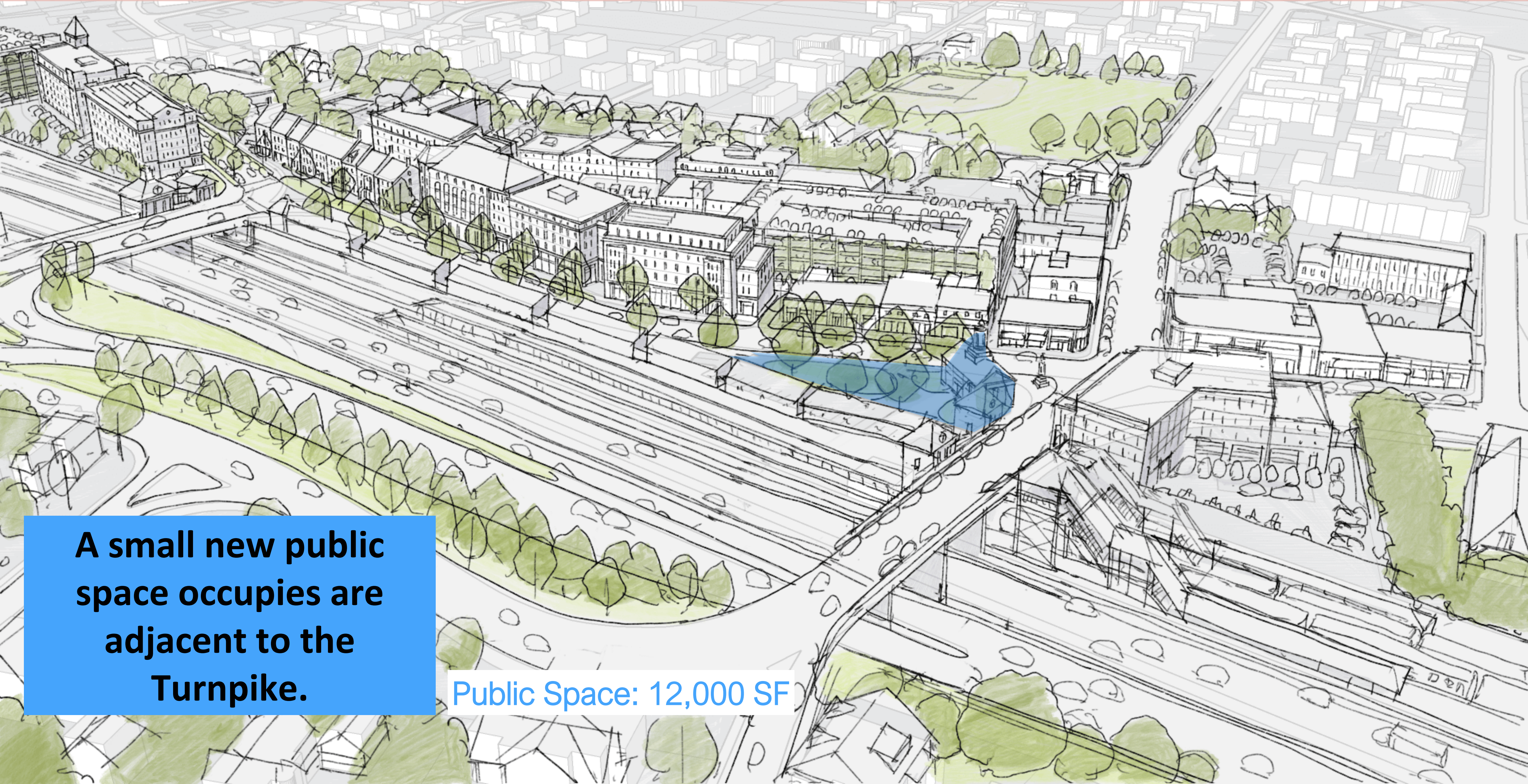
West Newton Station – Incremental Option



A large public parking deck is centrally located to provide space for the surrounding blocks.

Parking Spaces: 1,388

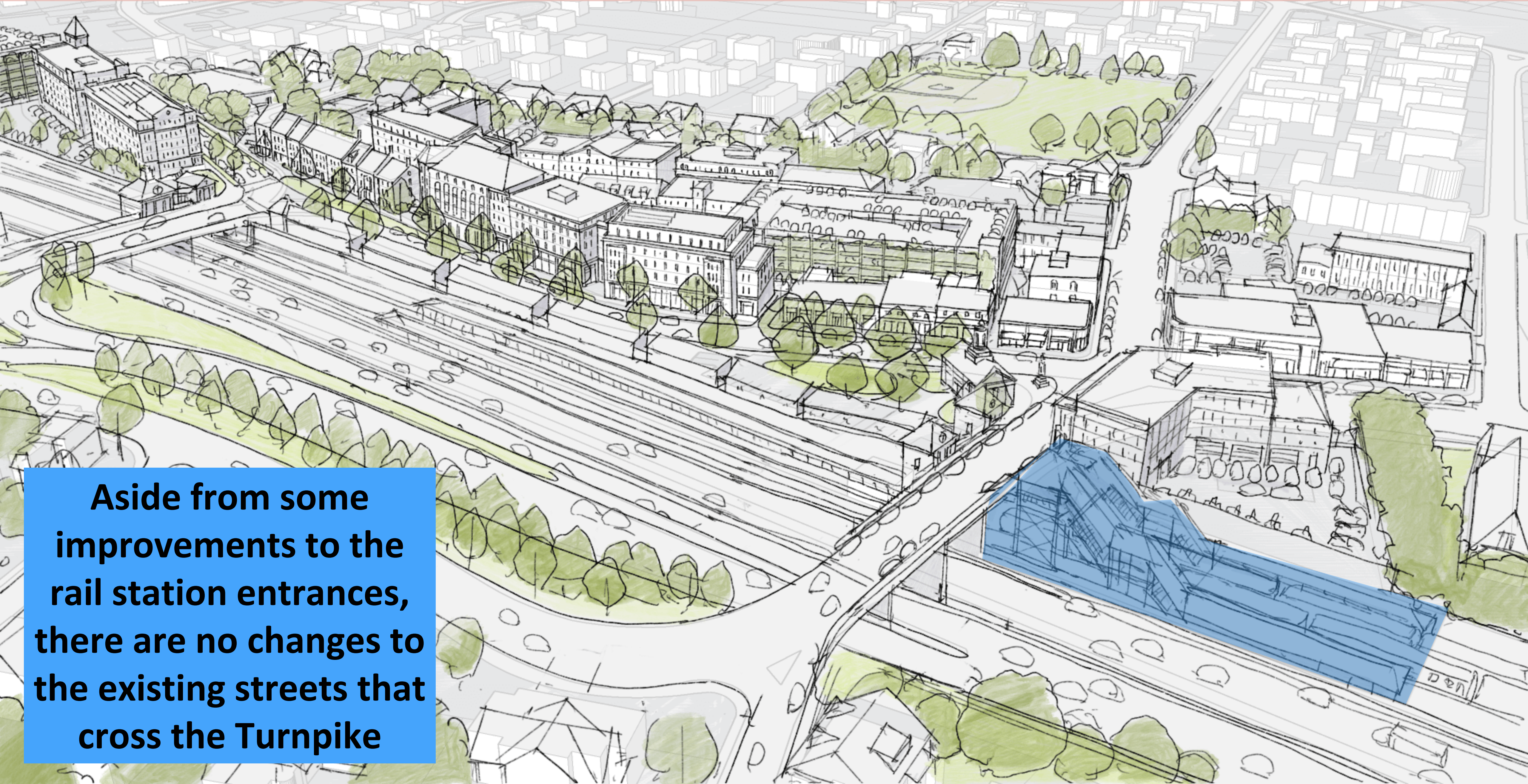
West Newton Station – Incremental Option



A small new public space occupies are adjacent to the Turnpike.

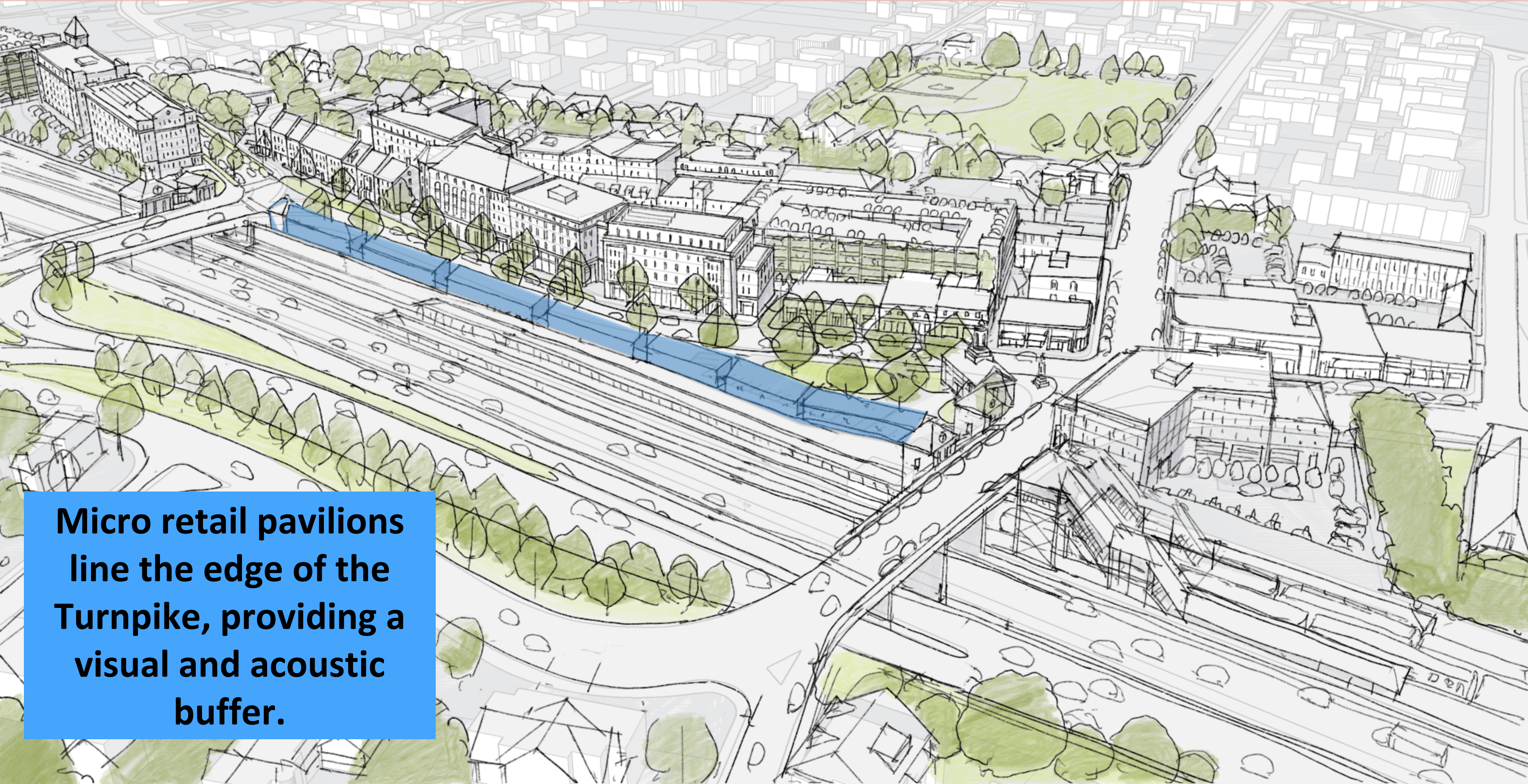
Public Space: 12,000 SF

West Newton Station – Incremental Option



Aside from some improvements to the rail station entrances, there are no changes to the existing streets that cross the Turnpike

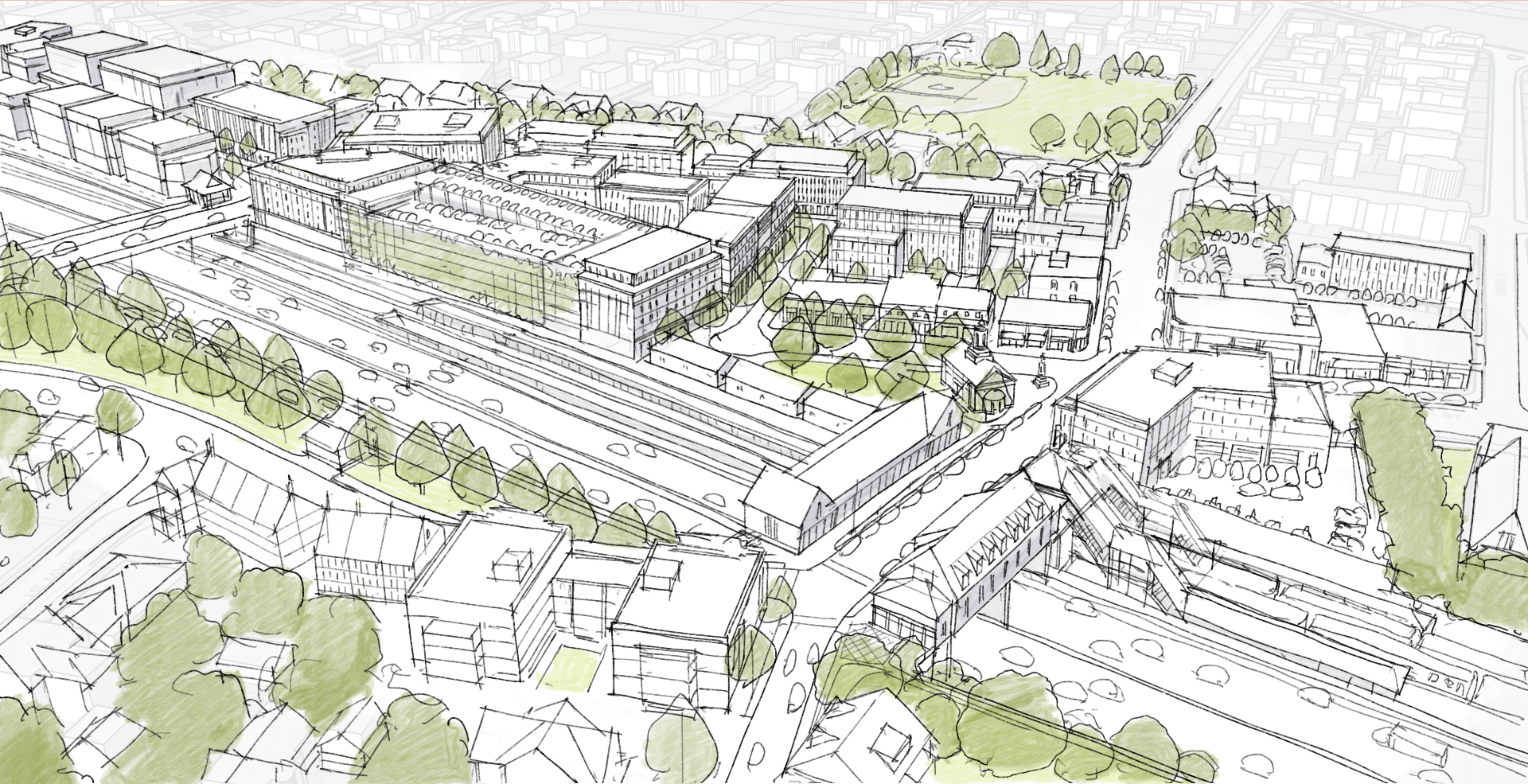
West Newton Station – Incremental Option



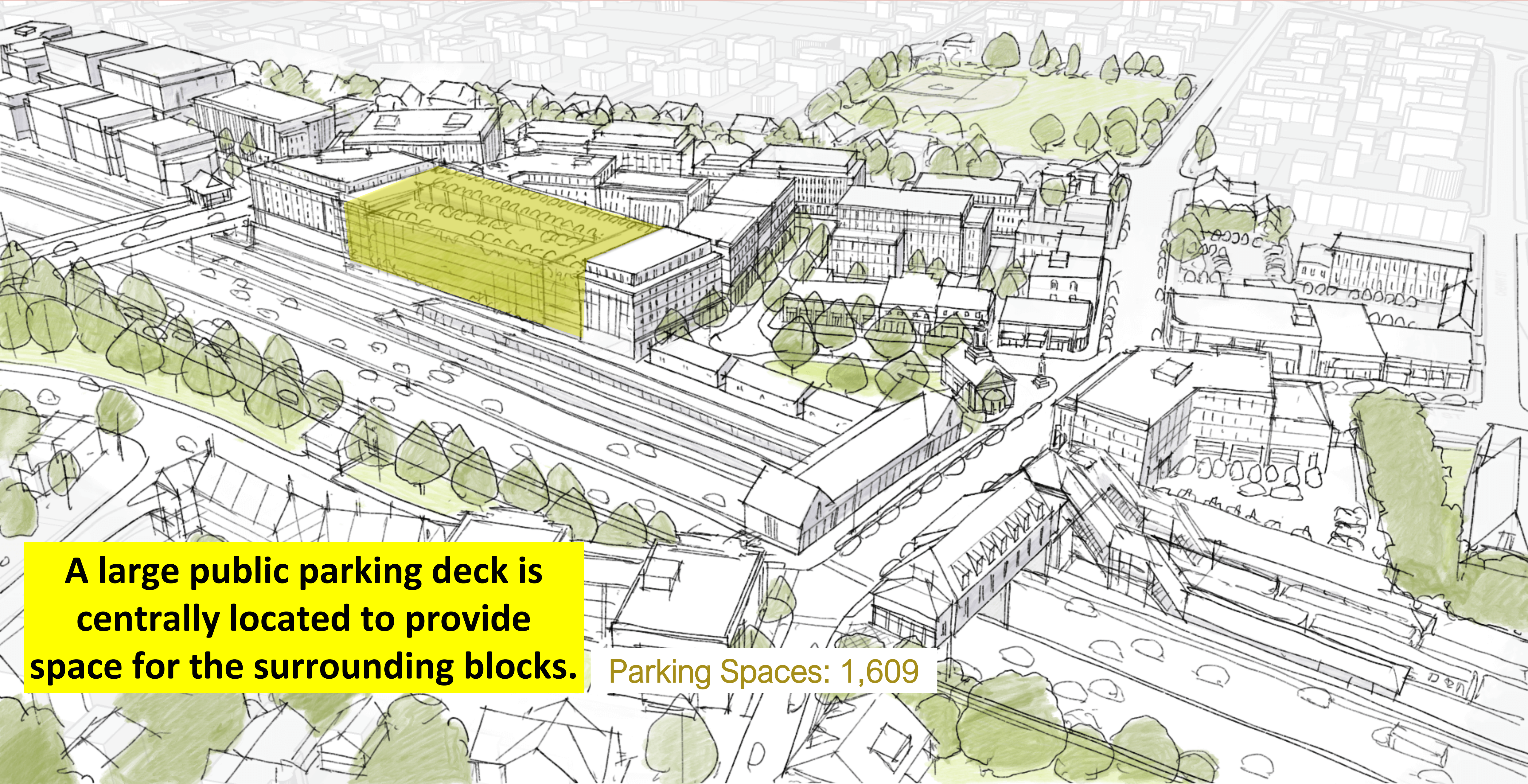
Micro retail pavilions line the edge of the Turnpike, providing a visual and acoustic buffer.



West Newton Station – Lined Bridge Option



West Newton Station – Lined Bridge Option



A large public parking deck is centrally located to provide space for the surrounding blocks.

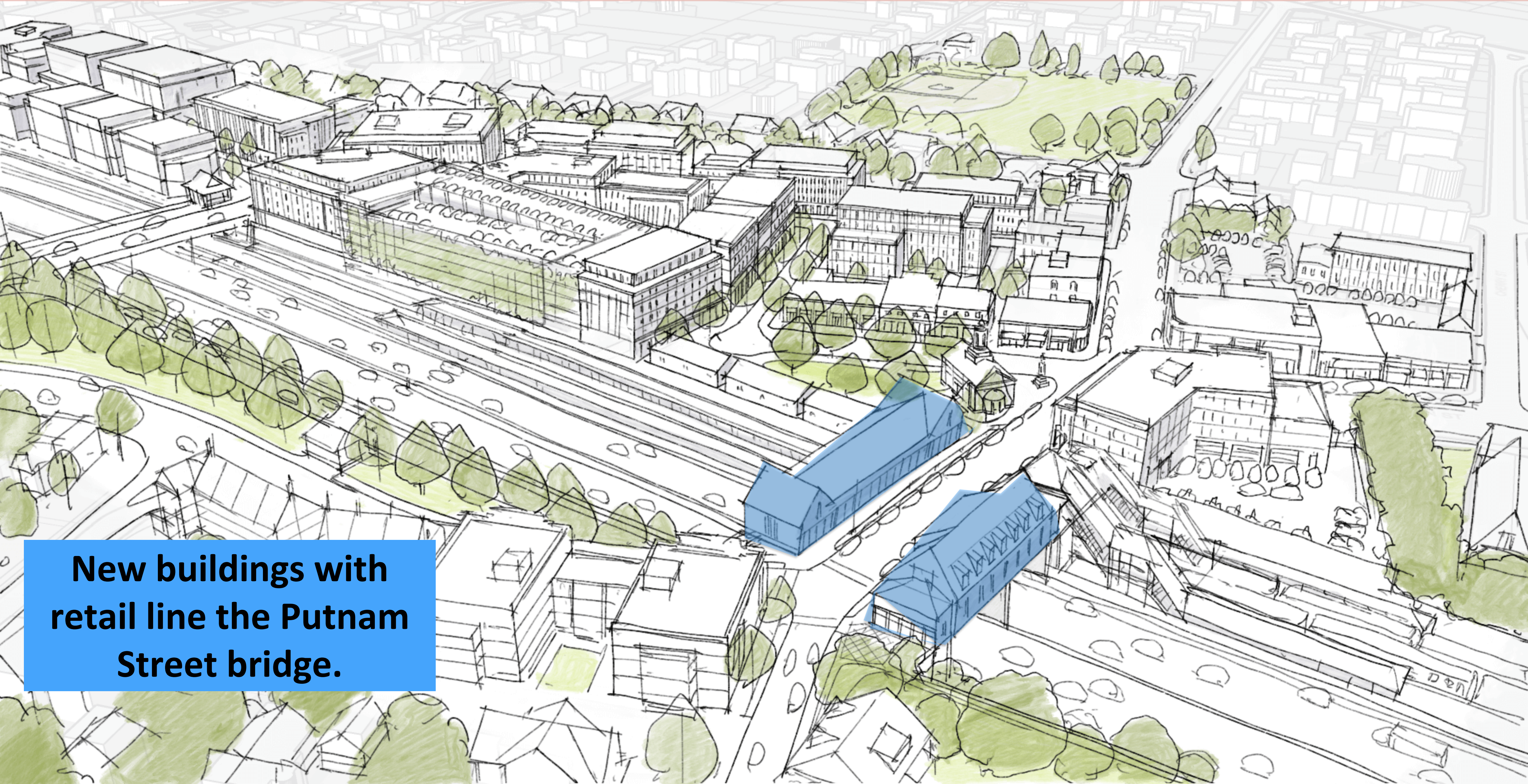
Parking Spaces: 1,609

West Newton Station – Lined Bridge Option



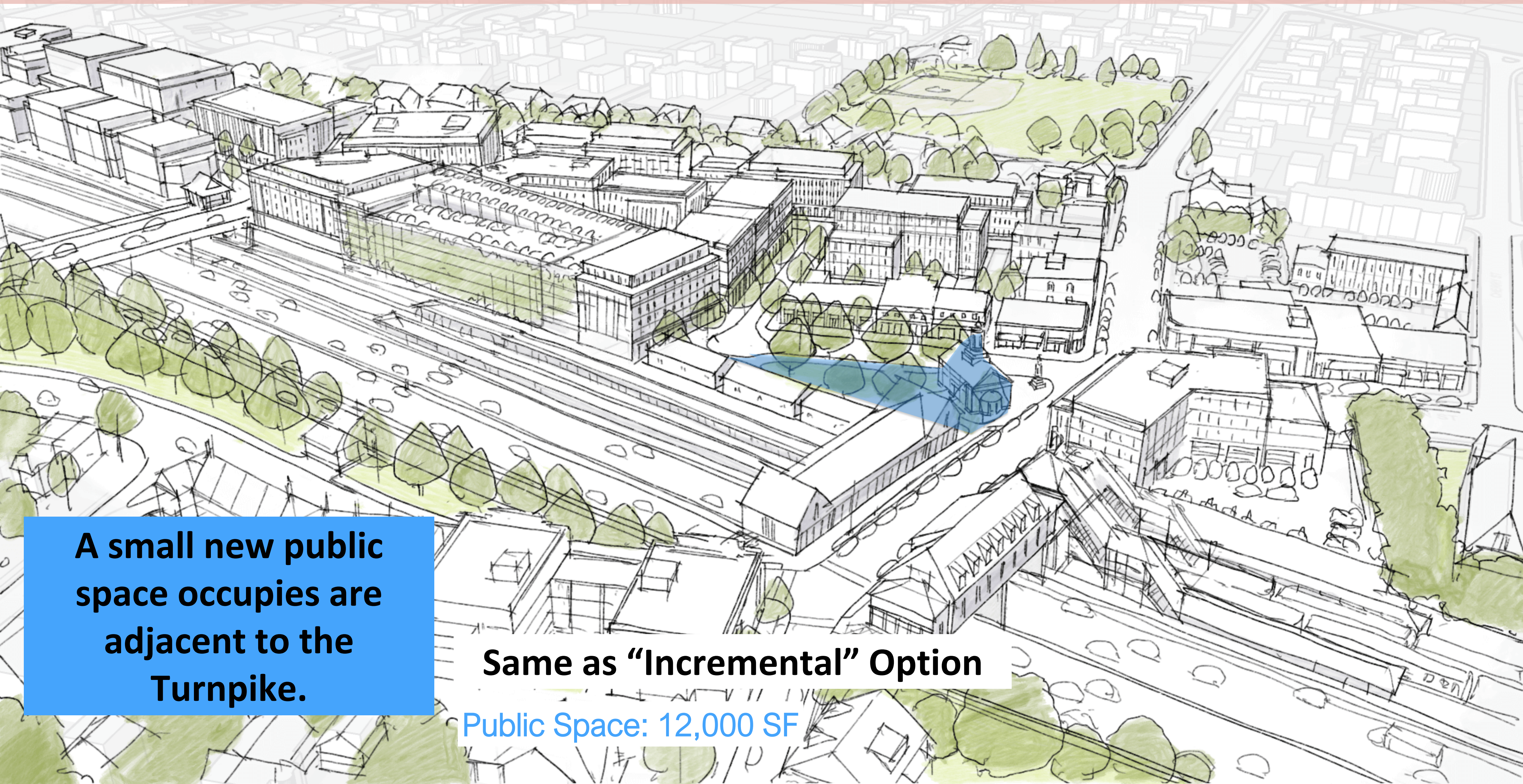
A reconfigured on-ramp to the Turnpike is more compact, safer for pedestrians to cross where it meets the road network. This makes the development of surrounding parcels possible.

West Newton Station – Lined Bridge Option



New buildings with retail line the Putnam Street bridge.

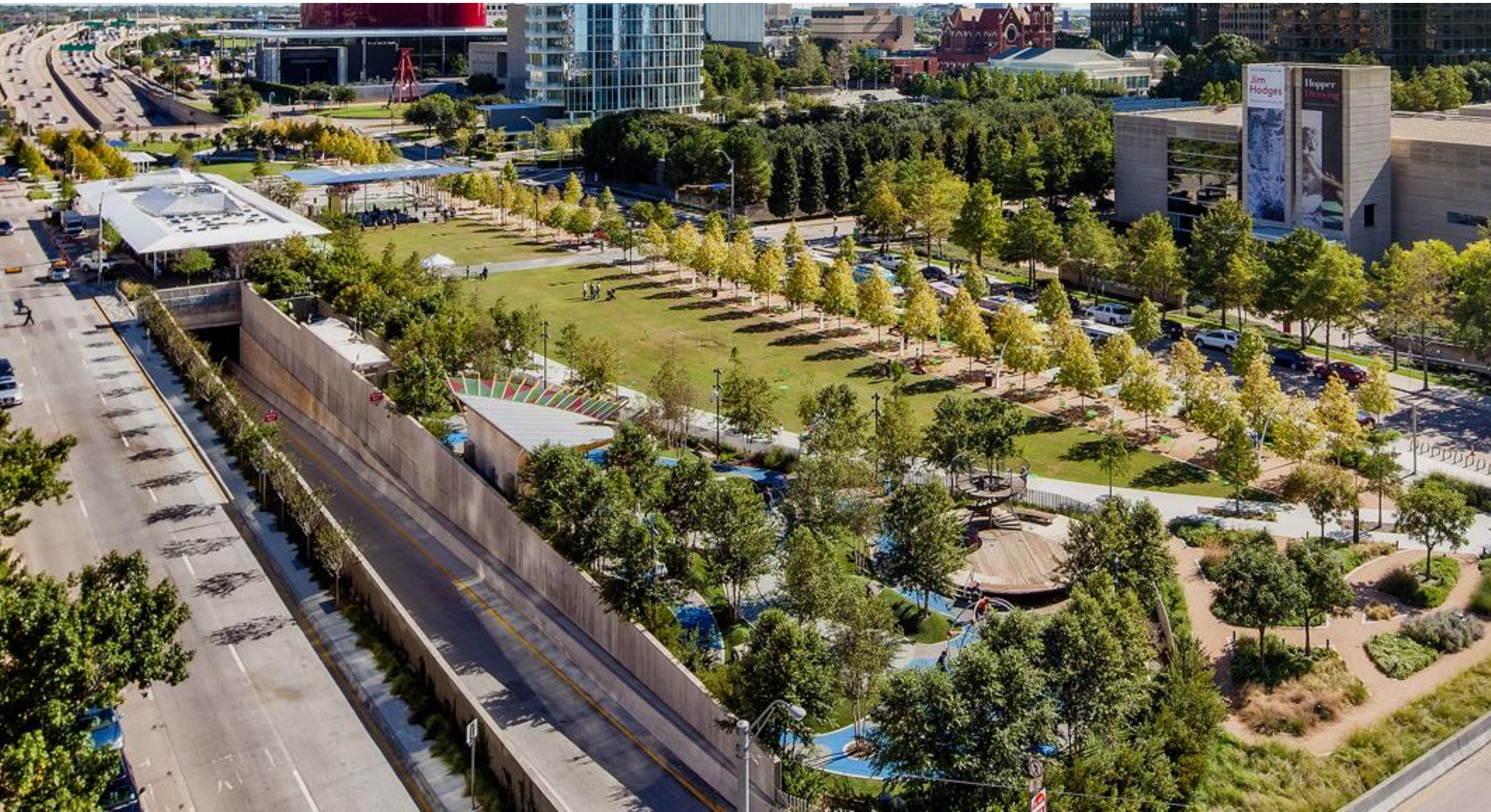
West Newton Station – Lined Bridge Option



A small new public space occupies are adjacent to the Turnpike.

Same as “Incremental” Option

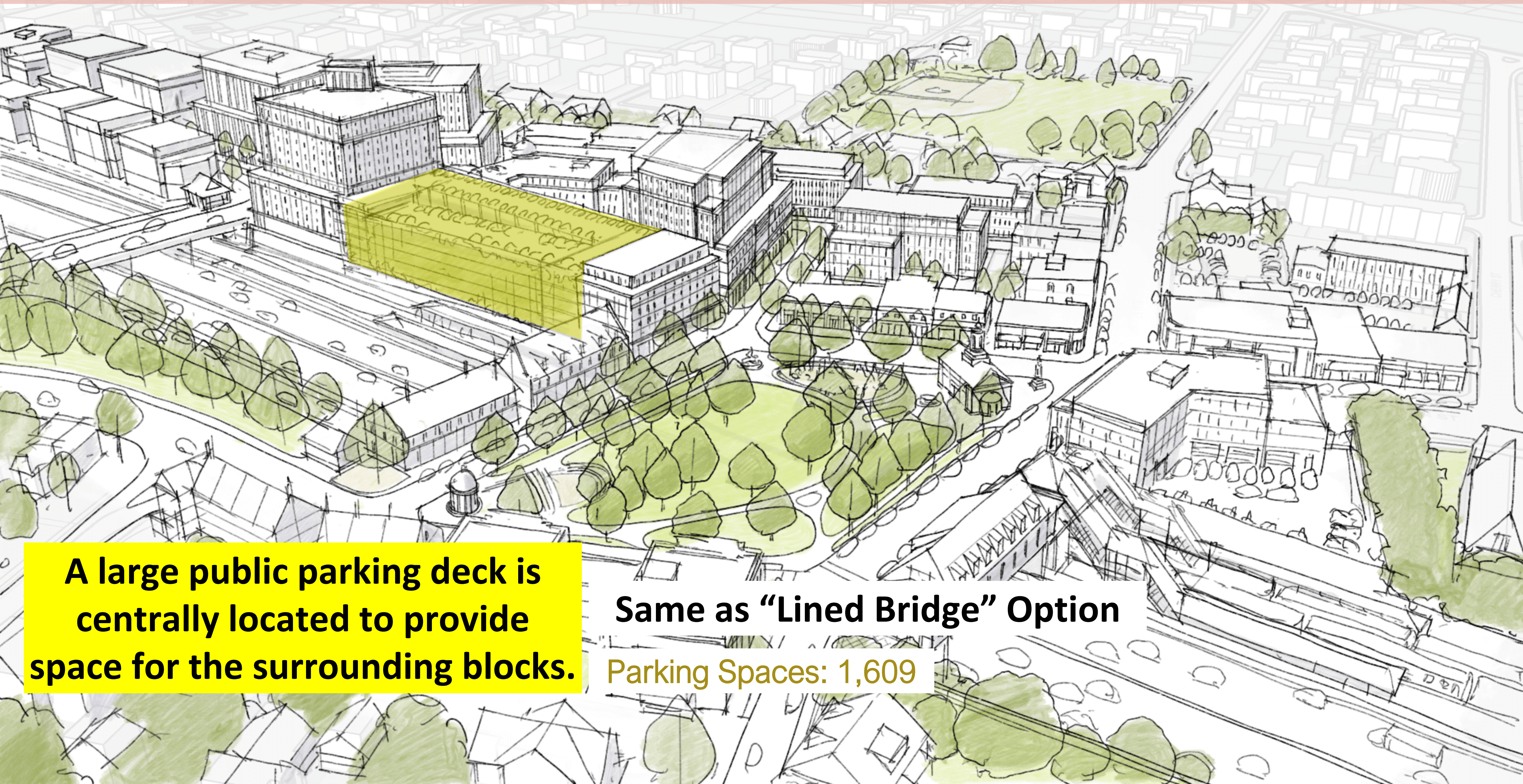
Public Space: 12,000 SF



West Newton Station – Decked Park Option



West Newton Station – Decked Park Option

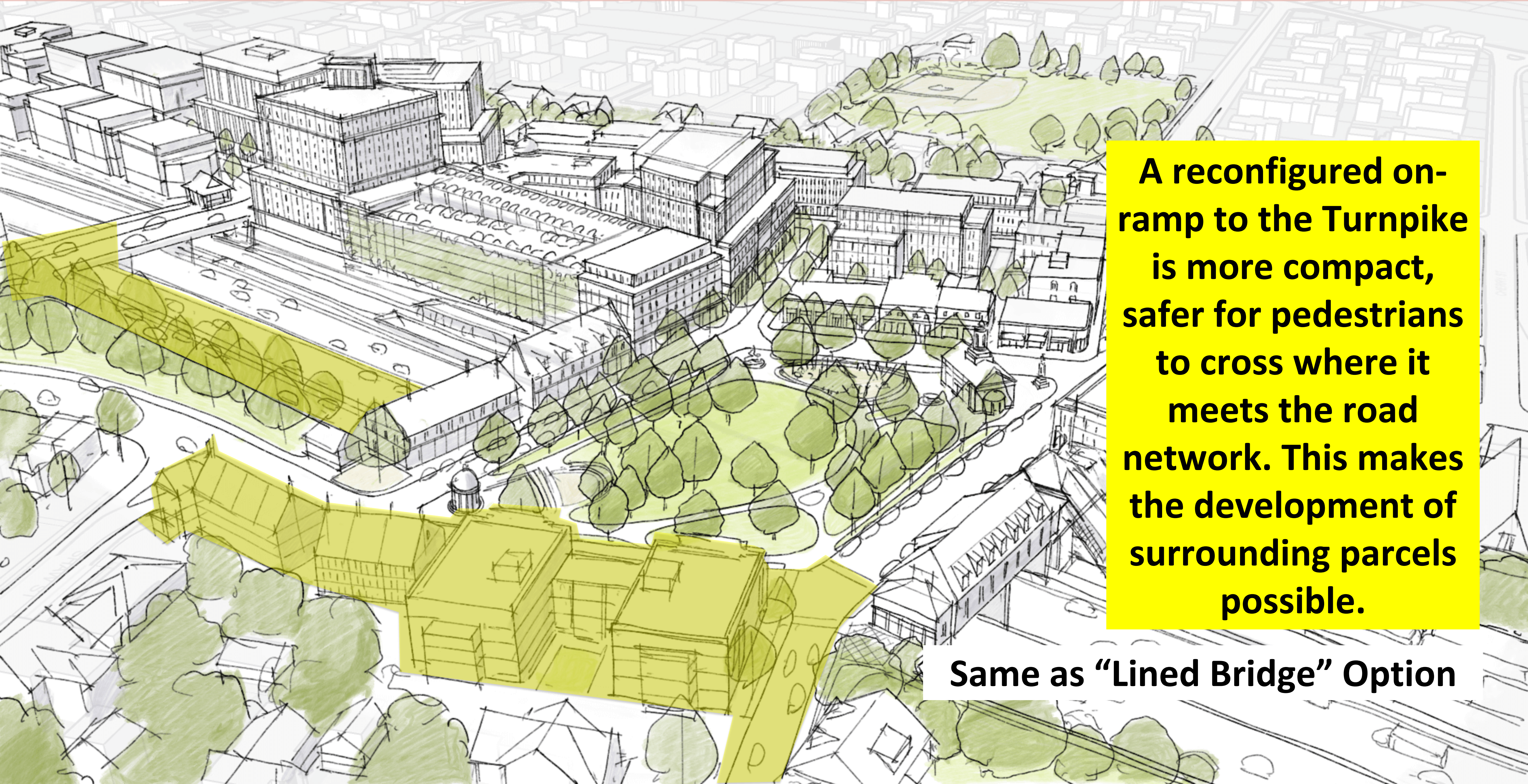


A large public parking deck is centrally located to provide space for the surrounding blocks.

Same as “Lined Bridge” Option

Parking Spaces: 1,609

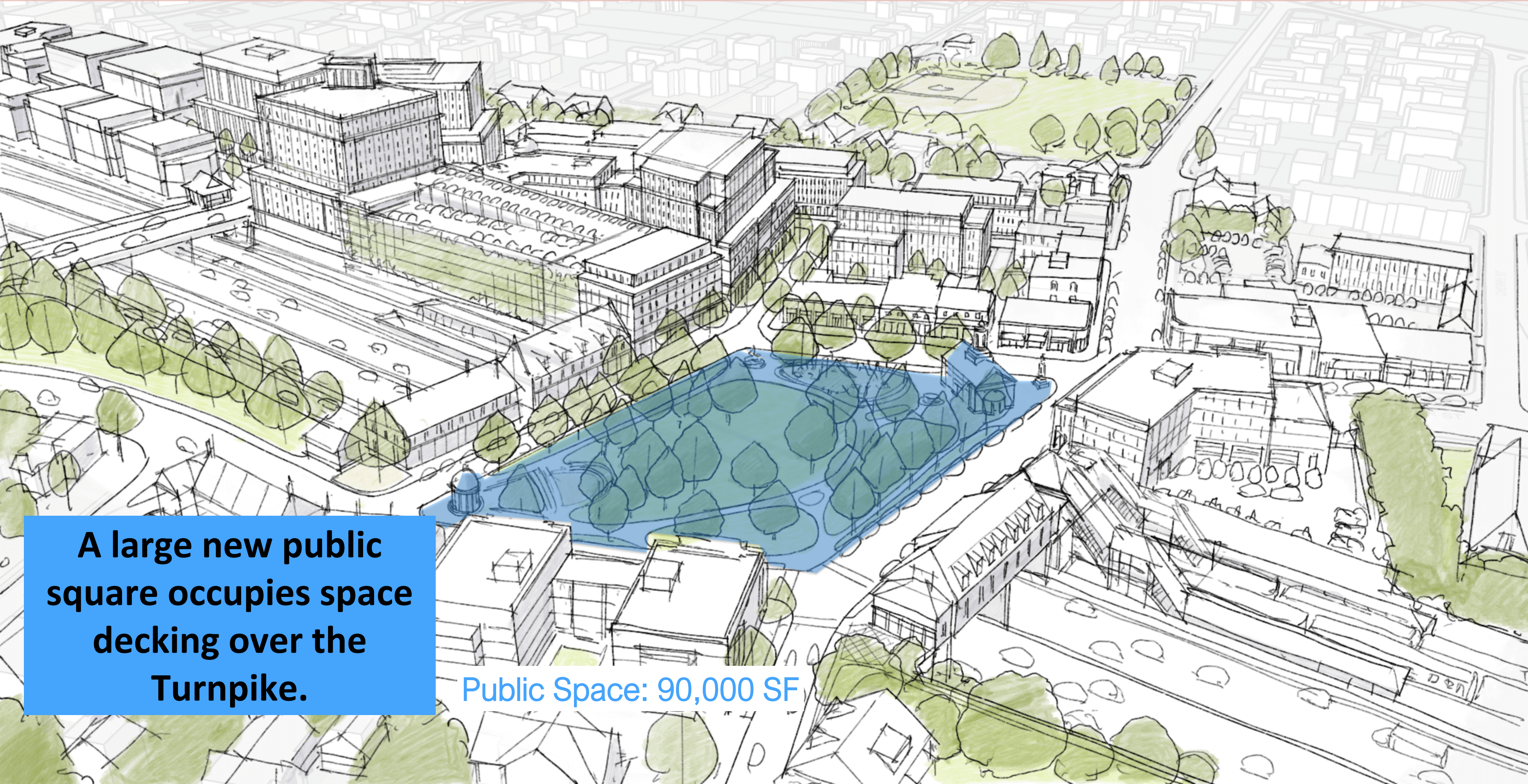
West Newton Station – Decked Park Option



A reconfigured on-ramp to the Turnpike is more compact, safer for pedestrians to cross where it meets the road network. This makes the development of surrounding parcels possible.

Same as “Lined Bridge” Option

West Newton Station – Decked Park Option



A large new public square occupies space decking over the Turnpike.

Public Space: 90,000 SF

West Newton Station – Decked Park Option



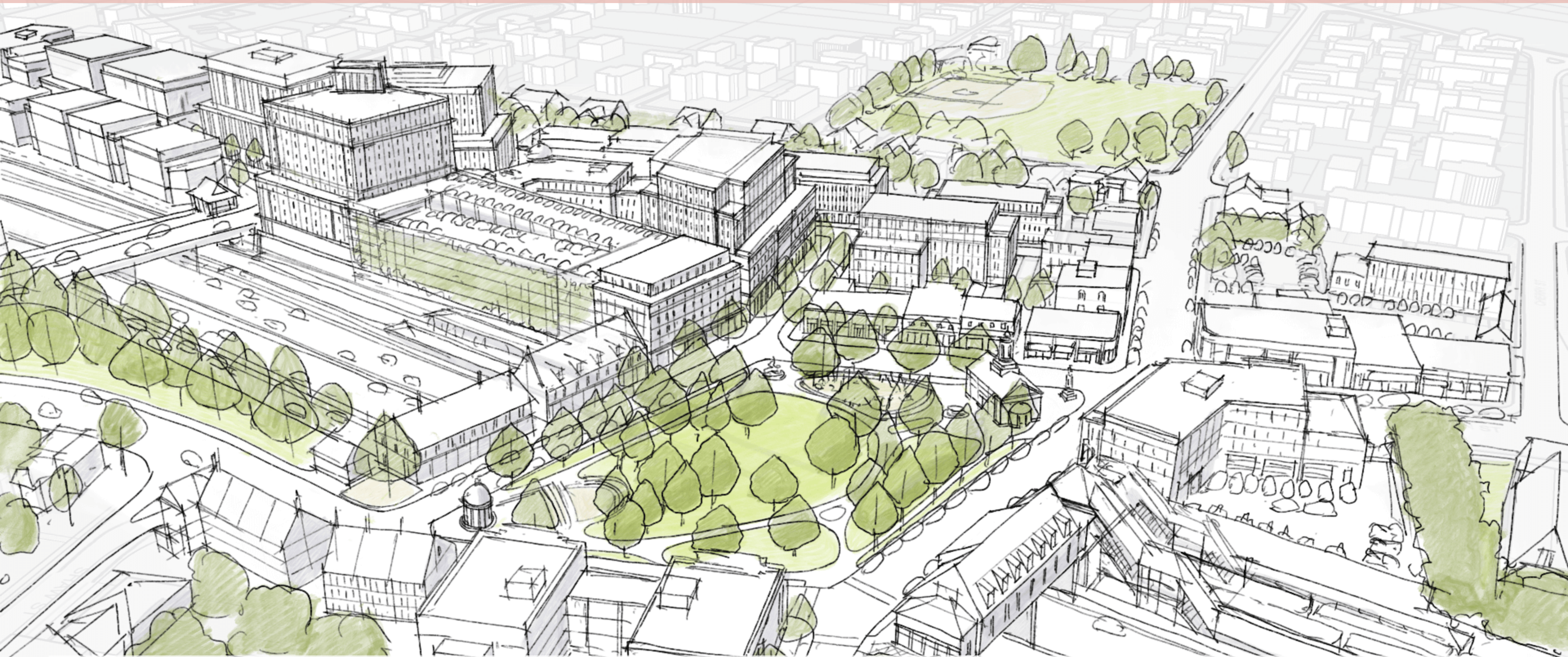
Commercial office buildings up to around ten stories are concentrated close to the west entrance of the West Newton rail station.

West Newton Station – Decked Park Option



Is this the right spot for transformational change to reintegrate this western edge of West Newton back into the village square?

West Newton Station – Decked Park Option



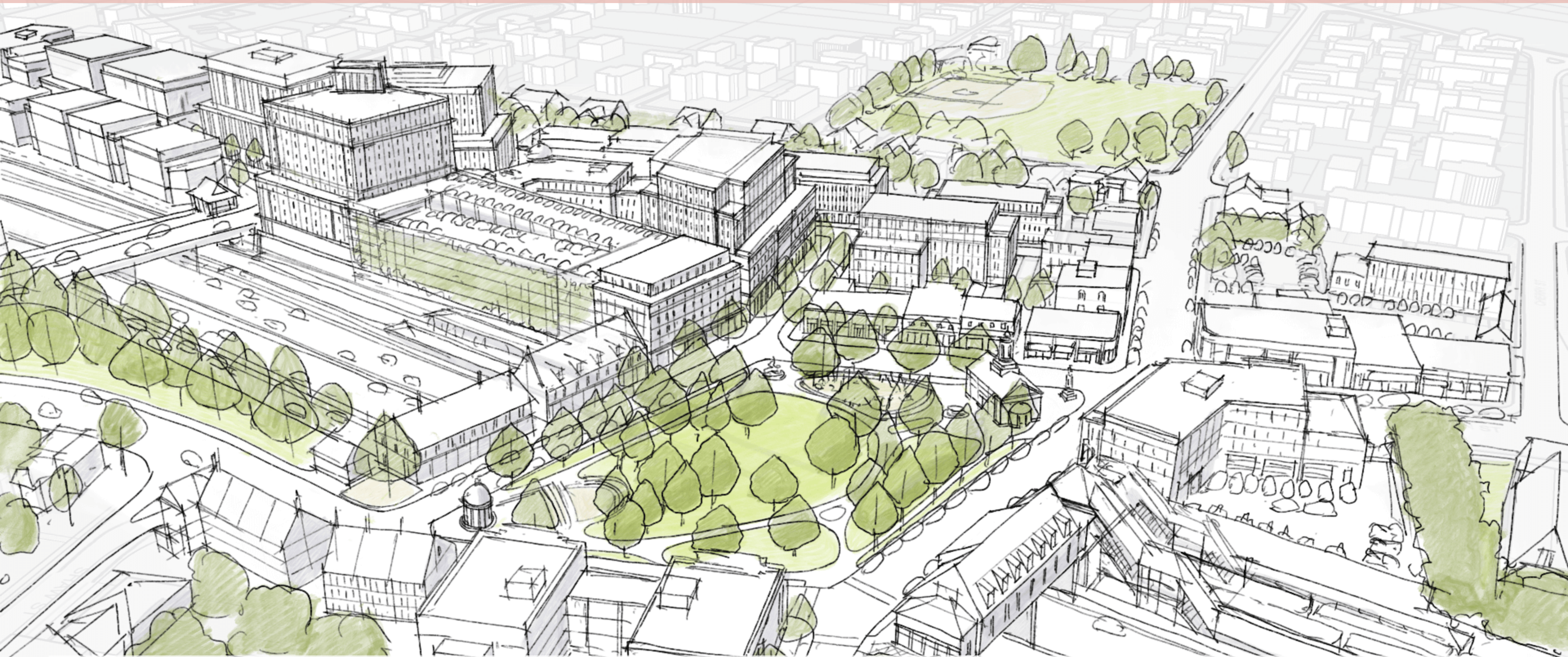
The “decked park” option shows higher stories to accommodate potential future office buildings tied to Commuter Rail station improvements, which would help boost Newton’s commercial tax base; is this desirable?

West Newton Station – Decked Park Option



Should this area **evolve incrementally** or as part of a **coordinated effort** of more transformational upgrades to the Commuter Rail station that are integrated with new buildings and open space?

West Newton Station – Decked Park Option



In the near term, which improvements on the either side of the Turnpike could help repair the West Newton street network and make it a **more walkable and connected neighborhood?**

West Newton Station – Decked Park Option



What other questions need to be asked?

What ideas come to mind?

We Need Everyone's Input

newtonma.gov/washingtonstreetvision

DROP-IN OFFICE HOURS

5:00 p.m. – 6:30 p.m.

Newton City Hall, Room 106C
(right inside front door of City Hall)

- ✓ Thursday, November 8th, 2018
- ✓ Thursday, November 15th, 2018
- ✓ Monday, November 19th, 2018
- Thursday, November 29th, 2018

| 2018 NOVEMBER | | | | | | |
|---------------|-----|-----|-----|-----|-----|-----|
| SUN | MON | TUE | WED | THU | FRI | SAT |
| | | | | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | |

NEXT STEPS FOR COUNCIL PROCESS

- ✓ November 26 – ZAP - West Newton deep dive
- December 6 - Full Council - Review of Vision Map
- December 10 – ZAP - Newtonville deep dive
- January 14 – ZAP - Crafts Street deep dive
- January 28 – ZAP - Zoning Toolkit
- February 25 – ZAP - Vision Plan Draft #2
- TBD presentations
- April/May – ZAP - Final Vision Plan & Zoning presented to Council

THANK YOU

HELLO WASHINGTON STREET!
newtonma.gov/washingtonstreetvision
@hellowashingtonstreet
WASHINGTONSTREET@NEWTONMA.GOV





**Newton 1st
Draft Zoning
Ordinance
Residence
Districts**

Planning and Zoning Committee

10.22.18

Agenda

Overview

Residential Districts

Alternative Lot/Building Configurations

Allowed Uses

Overview



Overview

Residence Districts provide the rules for development in Newton's neighborhoods.

- 1. District Lot Standards – Setbacks, Lot Coverage, Frontage**
- 2. Building Design – Massing & Height**
- 3. Alternative Configurations**
- 4. Land Use**

Overview

Residence Districts:

- **Starting point was to develop a set of data driven standards – utilized pattern book**
 - **Continued refinement**
 - **Time for policy questions to be resolved**
- **Challenge of balancing competing interests**

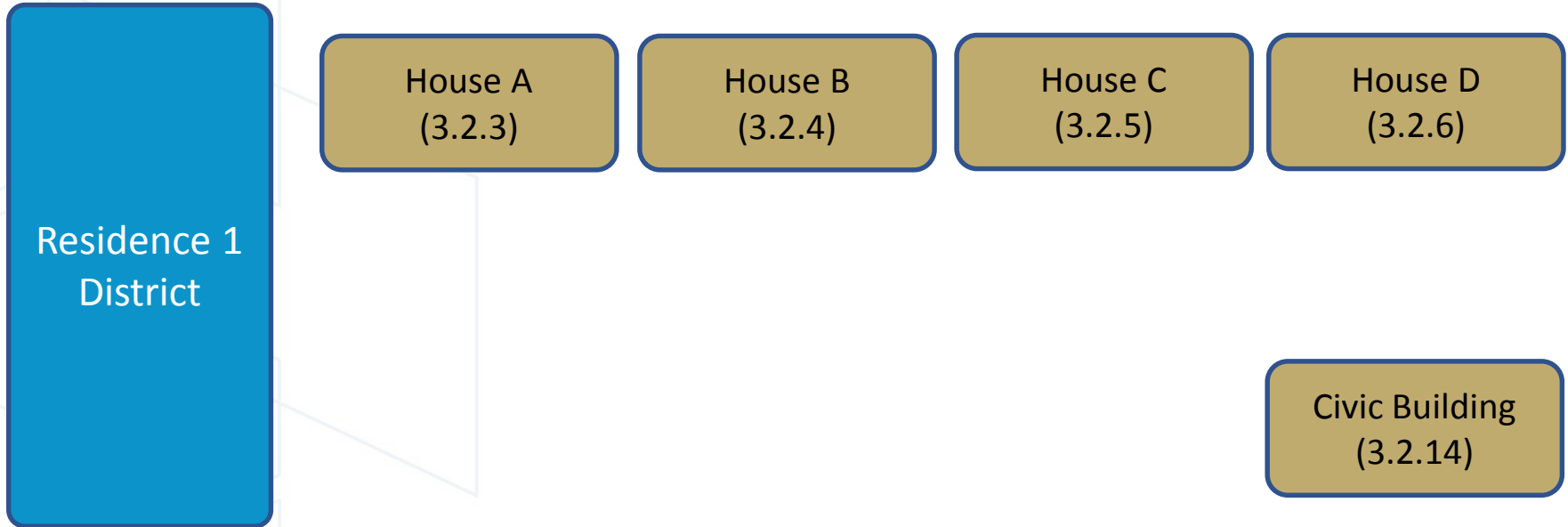
Balance

- **Property rights**
 - **Reasonable expansion / tear-downs**
- **Property values & tax revenue**
- **Neighborhood character and natural evolution in response to changing social, economic, and environmental conditions**



Residential Districts

Districts and Building Types



Districts and Building Types

Residence 2
District

House B
(3.2.4)

House C
(3.2.5)

House D
(3.2.6)

Civic Building
(3.2.14)

Districts and Building Types

Residence 3
District

Two-Unit
Residence
(3.2.7)

House B
(3.2.4)

House C
(3.2.5)

Apartment House
(3.2.8)

Small Apartment
Building
(3.2.10)

Civic Building
(3.2.14)

Districts and Building Types

Neighborhood
General
District

House B
(3.2.4)

House C
(3.2.5)

Two-Unit
Residence
(3.2.7)

Apartment House
(3.2.8)

Townhouse
Section
(3.2.9)

Small Apartment
Building
(3.2.10)

Shop House
(3.2.11)

Small Multi-use
Building
(3.2.12)

Small Shop
(3.2.13)

Civic Building
(3.2.14)

12 Acorn Dr

Setbacks and Components

an R2 District Example

12 Acorn Dr

SBL 44029 0010

District:

- current **SR3**
- 1st draft **R2**

Constructed 1960

2017 - Approved to further encroach in front setback



| | Current Ordinance | | First Draft Ordinance | |
|----------------------|-------------------|--|-----------------------|---------------------------------------|
| | Requirement | Approved Project | Requirement | Approved Project |
| Frontage | Min. 80 ft | 61 ft - nonconforming | 60-110 ft | 61 ft |
| Lot Coverage* | Max. 30% | 15.1% | Max. 35% | 32.9% |
| Setbacks | (min) | | (min or range) | |
| Front (Acorn Dr) | 30 ft | 19.7 ft – required S.P. to extend nonconforming | 23-40 ft | 27.2 ft – excess covered entry |
| Side (north) | 10 ft | 16.5 ft | 10 ft | 16.5 ft |
| Side (south) | 10 ft | 10.4 ft | 10 ft | 10.4 ft |
| Rear | 15 ft | 51.2 ft | 20 ft | 51.2 ft |
| Lot Size | Min. 10,000 sf | 7,609 sf - nonconforming | - | - |
| Min. Open Space | Max. 50% | 74% | - | - |
| Frontage Buildout | - | - | Min. 15.25 ft | 22.3 ft |
| Footprint | - | - | Max. 1,600 sf | 992 sf |
| Height (Max Stories) | Max. 2.5 stories | 2.5 stories | Max. 2.5 stories | 2.5 stories |
| FAR | Max. 0.47 | 0.26 | - | - |

Proposal Becomes BY-Right

12 Acorn Dr

SBL 44029 0010

518-18

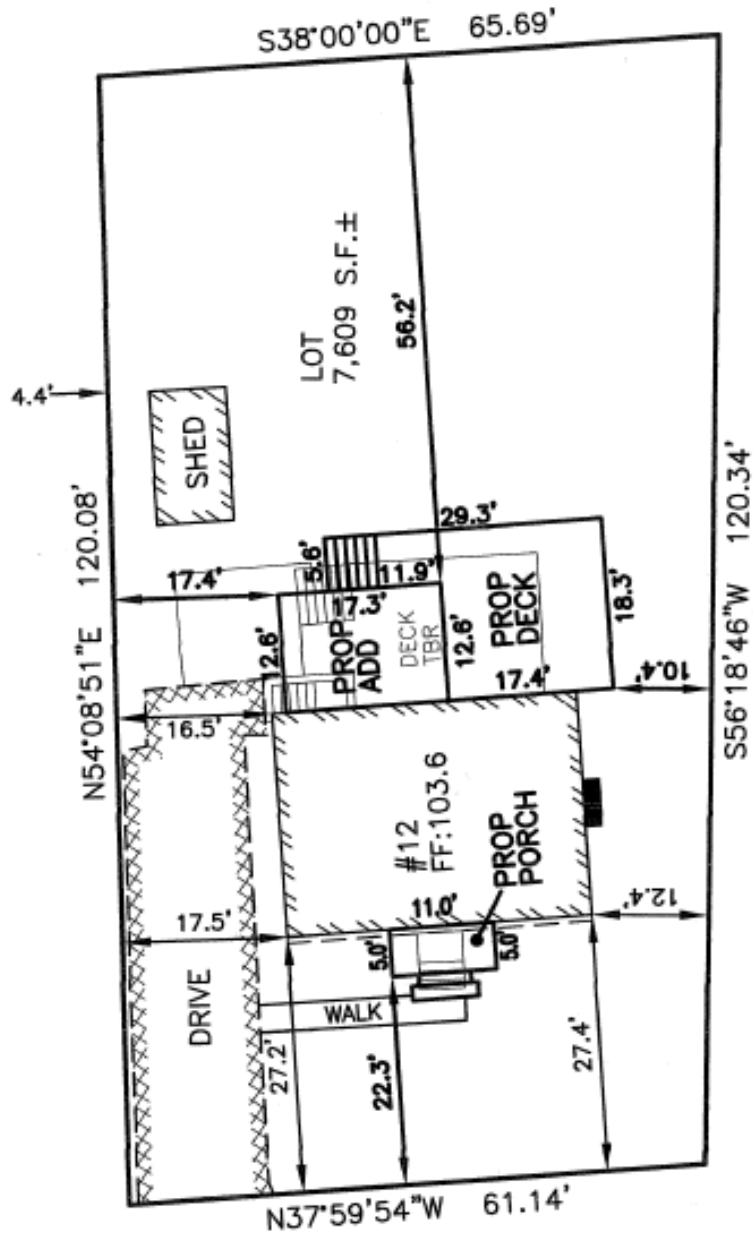
Allowed Building Types & Alternative Lot Configurations:

By Right Options

- House B, C, or D
(1 unit household living)
- Civic Building
(civic institution)

Special Permit Options

- none



ACORN DRIVE

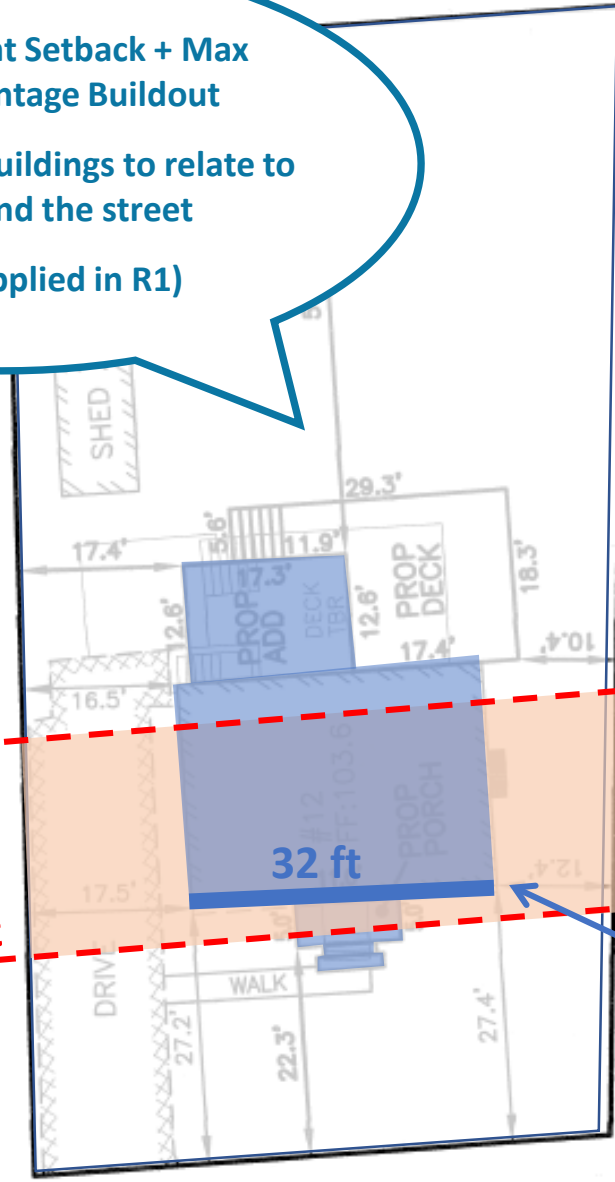
12 Acorn Dr

SBL 44029 0010

Demonstrates front setback mechanism:

- Contextual Setback
- Maximum Setback
- Frontage Buildout

Contextual Front Setback + Max Setback + Frontage Buildout together require buildings to relate to neighbors and the street
(Tool not applied in R1)



518-18

Contextual Setback (right side): 129 ft

Max Setback: 40 ft

Contextual Setback (left side): 23 ft

Frontage Buildout
Min. 25% of 61
= 15.25 ft

ACORN DRIVE

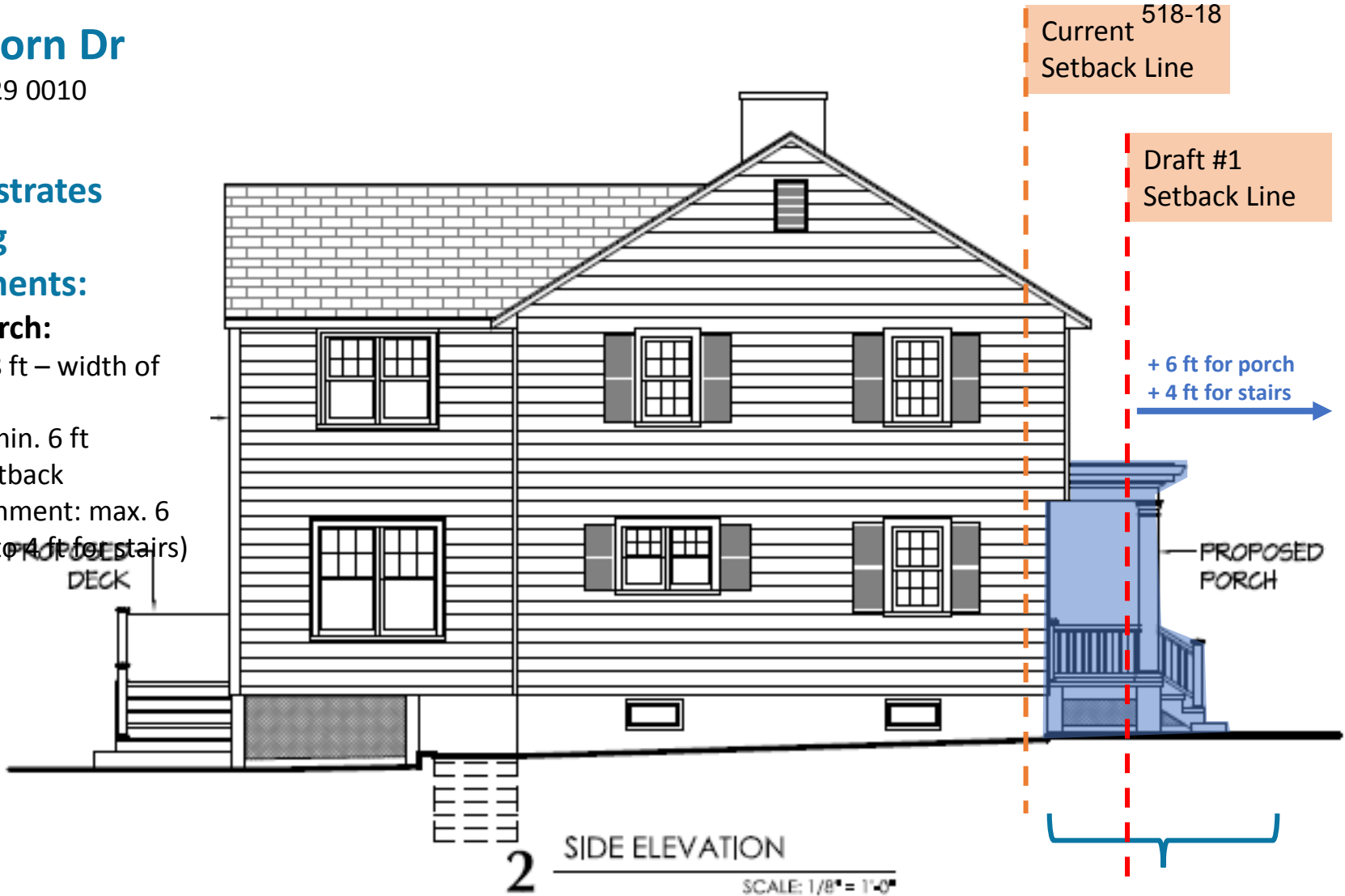
12 Acorn Dr

SBL 44029 0010

Demonstrates building components:

Front Porch:

- Width: 8 ft – width of façade
- Depth: min. 6 ft
- Front Setback encroachment: max. 6 ft + (up to 4 ft for stairs)



Required SP
under current
ordinance
By-right under
Draft #1

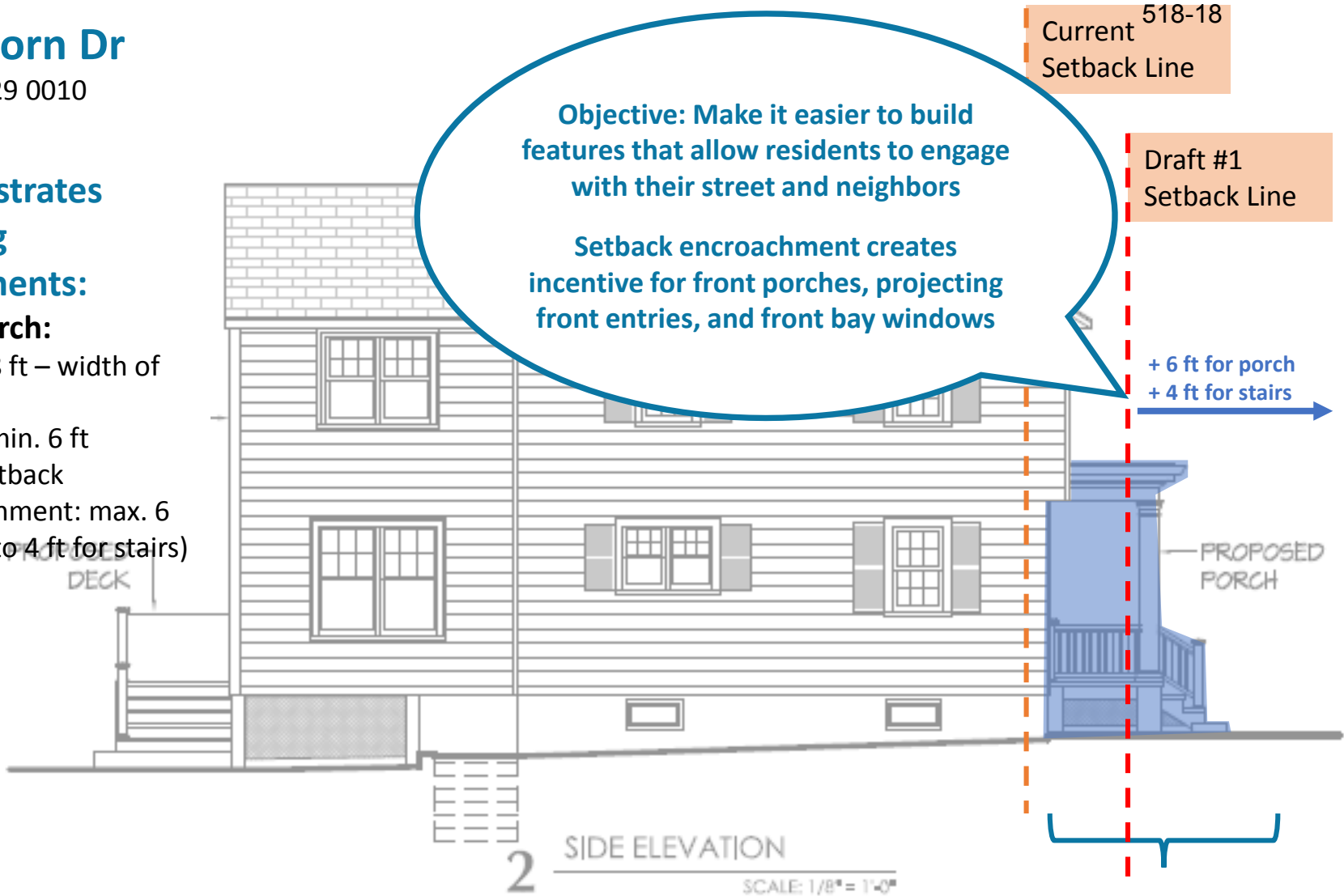
12 Acorn Dr

SBL 44029 0010

Demonstrates building components:

Front Porch:

- Width: 8 ft – width of façade
- Depth: min. 6 ft
- Front Setback encroachment: max. 6 ft + (up to 4 ft for stairs)



Required SP under current ordinance
By-right under Draft #1

1 Mary Mount Rd

Corner Lots and Changing a Building Type
an R1 District Example

1 Mary Mount Rd

SBL 43039 0010

District:

- current **SR1**
- 1st draft **R1**

Constructed 1952

Approved S.P. for addition in 2017



| | Current Ordinance | | First Draft Ordinance | |
|----------------------|-------------------|-------------------------------|-----------------------|--|
| | Required | Approved Project | Required | Approved Project |
| Frontage | 100 ft | 130 ft | 80 ft | 130 ft |
| Lot Coverage* | 20% | 23.8% - Special Permit | 30% | 32.6% - S.P. required for 30% |
| Setbacks | | | | |
| Front (Washington) | 25 ft | 29.6 ft | 20 ft | 29.6 ft |
| Front (Marymount) | 25 ft | 25.9 ft | 20 ft | 25.9 ft |
| Side | 12.5 ft | 13.6 ft | 15 ft | 13.6 ft - Variance |
| Rear | 25 ft | 28.6 ft | 15 ft – SIDE too | 28.6 ft |
| Lot Size | 15,000 sf | 15,021 sf | - | - |
| Min. Open Space | 65% | 67.6% | - | - |
| Frontage Buildout | - | - | - | - |
| Footprint | - | - | 2,500 sf | 3,586 sf - Too Large for S.P. House A, Ok for House D |
| Height (Max Stories) | 2.5 stories | 2 stories | 2.5 stories | 2 stories |
| FAR | 0.31 | 0.29 | - | - |

Proposal Requires Changes

1 Mary Mount Rd

SBL 43039 0010

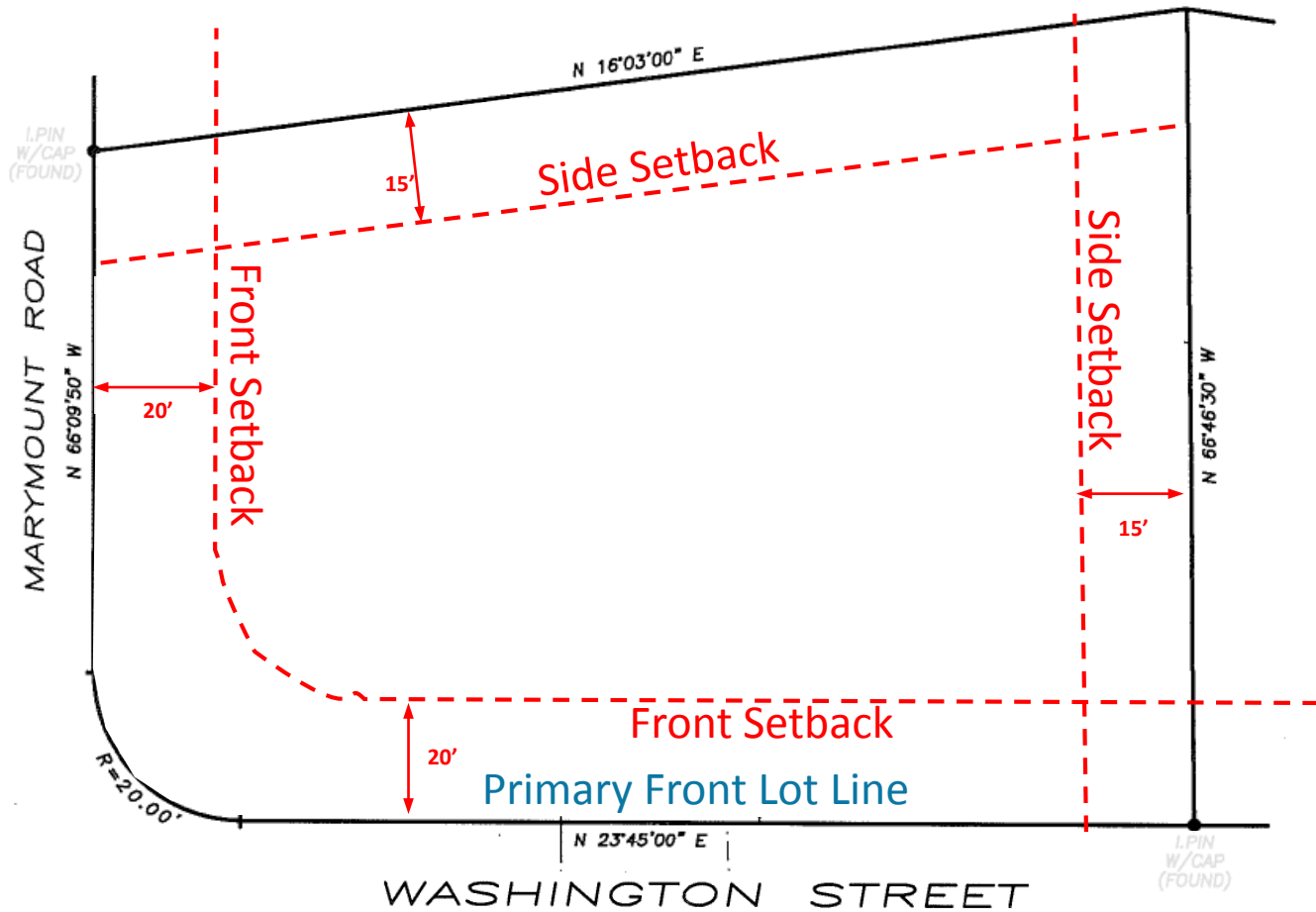
Allowed Building Types & Alternative Lot Configurations:

By Right Options

- House A, B, C, or D
(1 unit household living)
- Civic Building
(civic institution)

Special Permit Options

- Larger footprints
- Multi-Unit conversion of a House A
(10 years+ after construction)



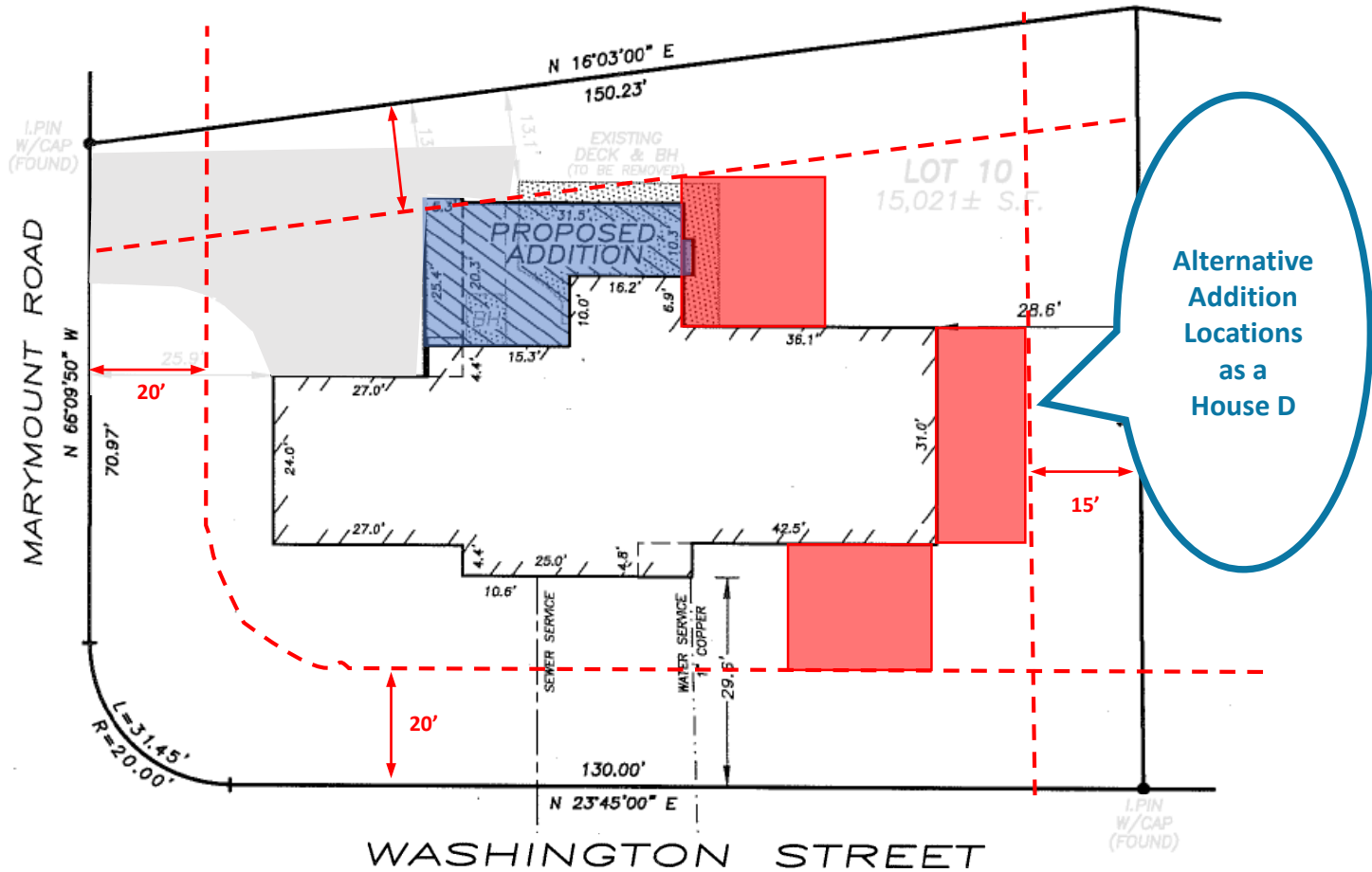
Current ordinance: Pick 1 front lot line and the one opposite is a “rear lot line” with rear setback
1st Draft: All front lot lines have a front setback, 1 front is primary (*affects front elevation standards*)

1 Mary Mount Rd

SBL 43039 0010

If it stayed a House D:

- Max. footprint would be 4,000 sf
- Increasing footprint needs to be weighed against other site features (*subject to lot coverage limitations too*)



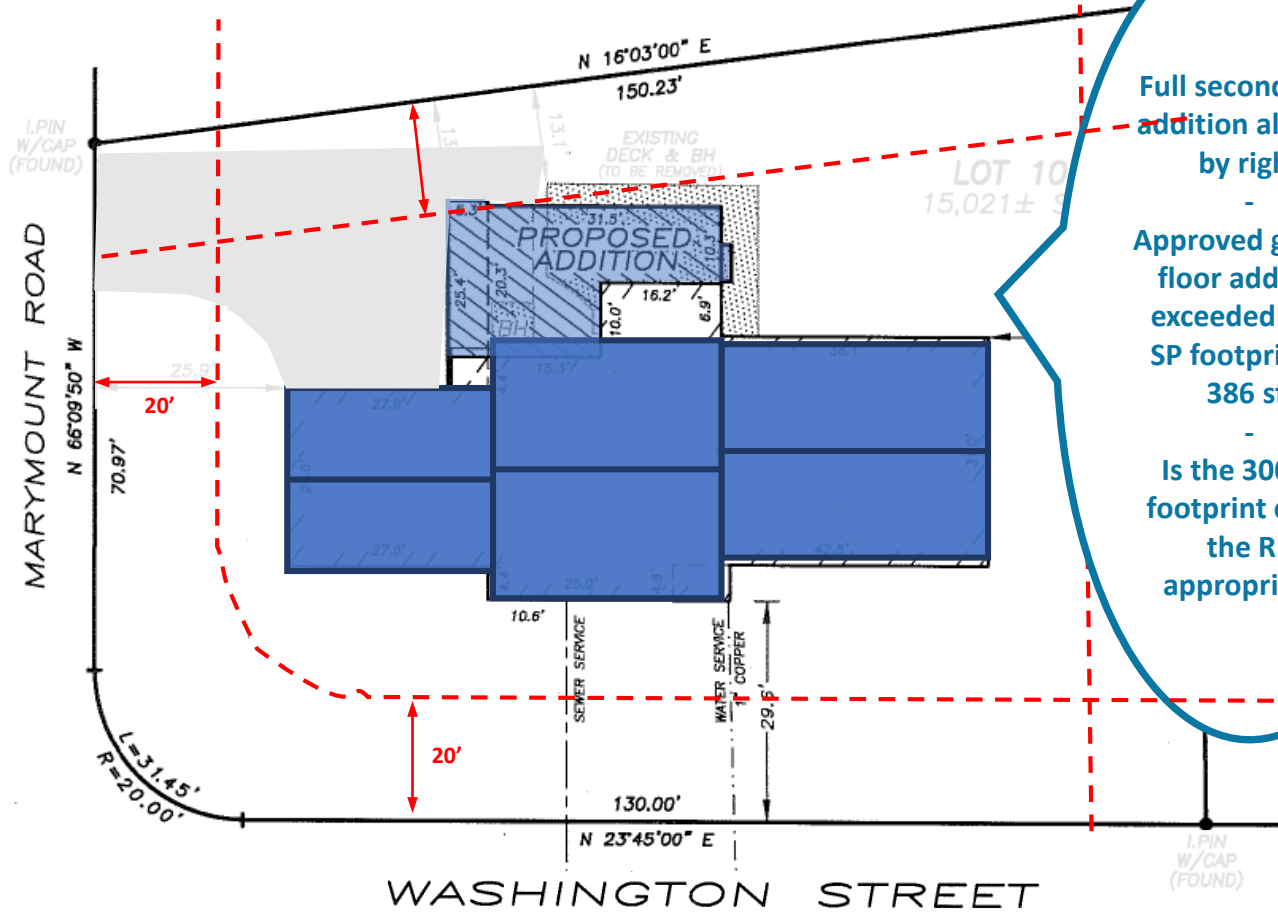
1 Mary Mount Rd

SBL 43039 0010

518-18

If they pursued a House A project:

- Full 2nd floor addition would be possible by right
- Ground floor expansion allowed up to 3,000 sf by Special Permit



Full second floor addition allowed by right

-

Approved ground floor addition exceeded max. SP footprint by 386 sf.

-

Is the 3000 sf footprint cap in the R1 appropriate?



45 Beethoven Ave

Tear Down Lot and Garage Placement
an R2 District Example



45 Beethoven Ave

SBL 44029 0010

District:

- current **SR3**
- 1st draft **R2**

Constructed 2010

Approved S.P. for

addition in 2018



| | Current Ordinance | | 1st Draft Ordinance | |
|----------------------|-------------------|-------------------------------|---------------------|----------------------------------|
| | Requirement | Approved Project | Requirement | Approved Project |
| Frontage | 80 ft | 100 ft | 60-110 ft | 100 ft |
| Lot Coverage* | 30% | 19.6% | 35% | 30.8% |
| Setbacks | (min) | | (min or range) | |
| Front | 25 ft | 35 ft | 25 ft (contextual) | 35 ft - beyond contextual max. |
| Side (north) | 7.5 ft | 15.1 ft | 10 ft | 15.1 ft |
| Side (south) | 7.5 ft | 16.8 ft | 10 ft | 16.8 ft |
| Rear | 15 ft | 51.5 ft | 20 ft | 51.5 ft |
| Lot Size | Min. 10,000 sf | 15,000 sf | - | - |
| Min. Open Space* | 50% | 71.8% | - | - |
| Frontage Buildout | - | - | Min. 25 ft | 0 ft |
| Footprint | - | - | Max. 1600 sf | 2774 sf - more than S.P. House B |
| Height (Max Stories) | Max. 2.5 stories | 2.5 stories | Max. 2.5 stories | 2.5 stories |
| FAR | 0.35 | 0.43 - extended nonconforming | - | - |

Proposal Requires Changes

45 Beethoven Ave

SBL 44029 0010

Allowed Building Types & Alternative Lot Configurations:

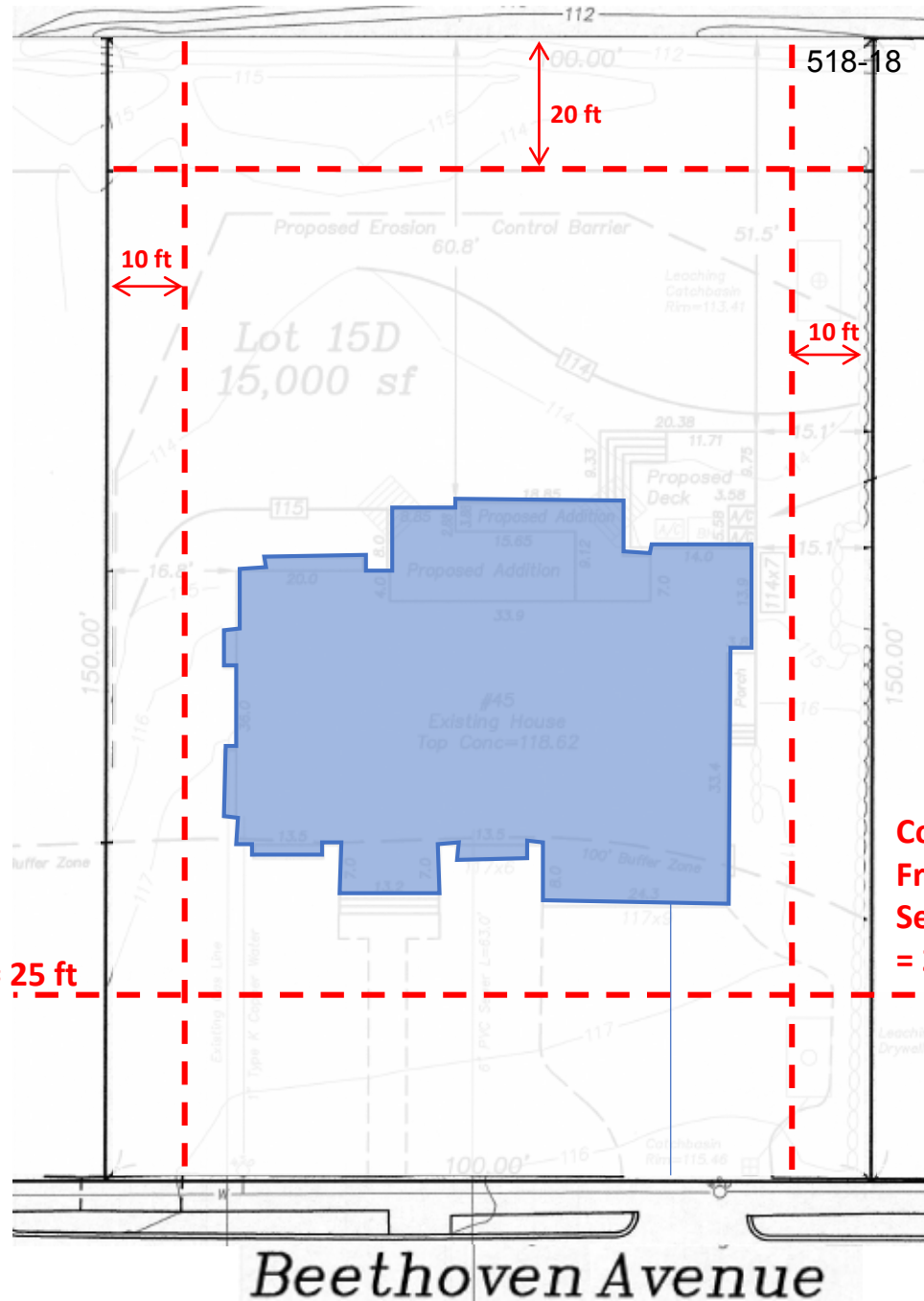
By Right Options

- House B, C, or D
(1 unit household living)
- Civic Building
(civic institution)

Special Permit Options

- Larger footprints w/in limits

Contextual Front Setback = 25 ft



Contextual Front Setback = 25 ft

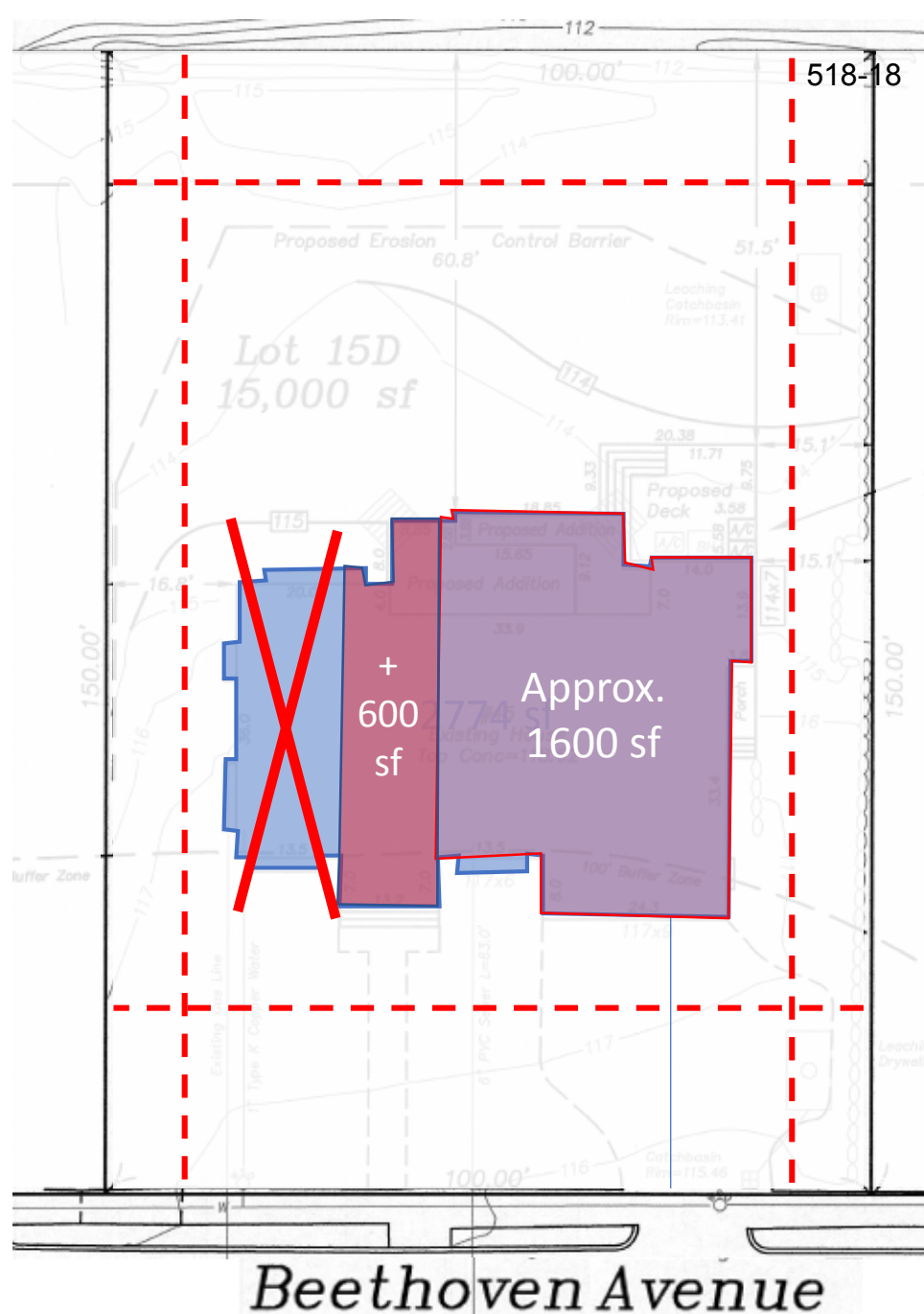
Beethoven Avenue

45 Beethoven Ave

SBL 44029 0010

Demonstrated Features:

- Contextual front setback
- **Footprint size**
- Lot coverage elements
- Garage placement

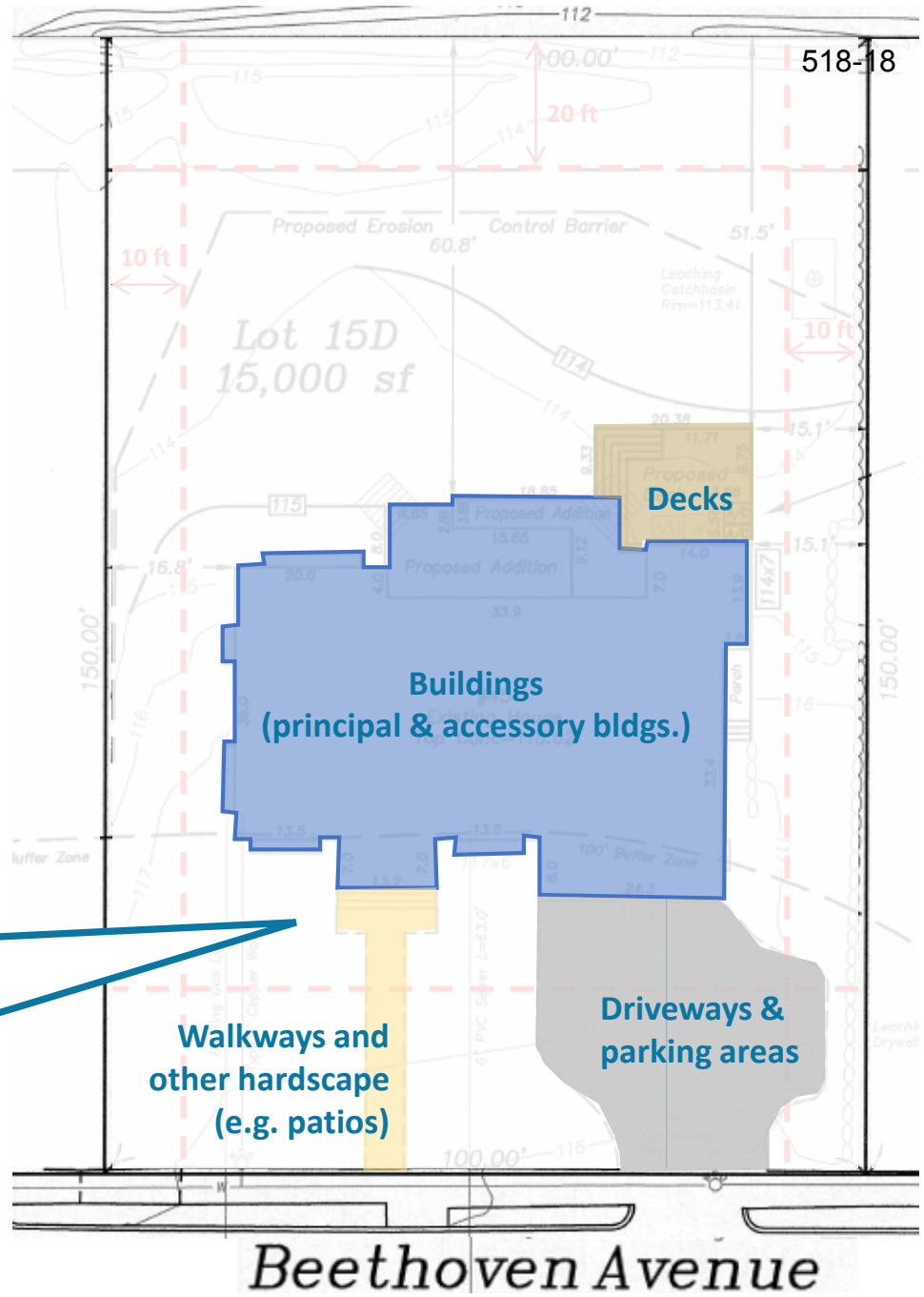


45 Beethoven Ave

SBL 44029 0010

Demonstrated Features:

- Contextual front setback
- Footprint size
- **Lot coverage elements**
- Garage placement



Lot Coverage includes all
“built” features

Inverse is “unbuilt”
landscaped areas

Should decks, patios, pools,
and tennis courts be
exempted from in lot
coverage?

Beethoven Avenue

39 Summit Rd

A Small Through Lot and Attics
an R2 District Example

39 Summit St

SBL 12022 0024

District:

- current **SR2**
- 1st draft **R2**

Constructed 1824

2017 - Approved to exceed FAR



| | Current Ordinance | | First Draft Ordinance | |
|-------------------------|-------------------|---------------------------------|-----------------------|--------------------------------------|
| | Required | Approved Project | Required | Approved Project |
| Frontage | 80 ft | 56 ft - nonconforming | 60 ft | 56 ft - nonconforming |
| Lot Coverage* | 30% | 29.1% | 35% | 32% |
| Setbacks | | | | |
| Front (Summit St) | 25 ft | 33 ft | 24-32 ft | 33 ft |
| Front (Newtonville Ave) | 25 ft | 23.6 ft | 22-36 ft | 29.9 ft – porch not included |
| Side (east) | 7.5 ft | 3.9 ft | 10 ft | 5.6 ft – chimney not included |
| Side (west) | 7.5 ft | 11.6 ft | 10 ft | 11.8 ft |
| Lot Size | 10,000 sf | 5,439 sf – nonconforming | - | - |
| Min. Open Space | 50% | 68.7% | - | - |
| Frontage Buildout | - | - | 14 ft | 29 ft |
| Footprint | - | - | 2,000 sf | 1,140 sf |
| Height (Max Stories) | 2.5 stories | 2.5 stories | 2.5 stories | 2.5 stories |
| FAR | 0.45 | 0.58 – S.P. | - | - |

39 Summit St

SBL 12022 0024

The parcel is a small **through lot**

Allowed Building Types & Alternative Lot Configurations:

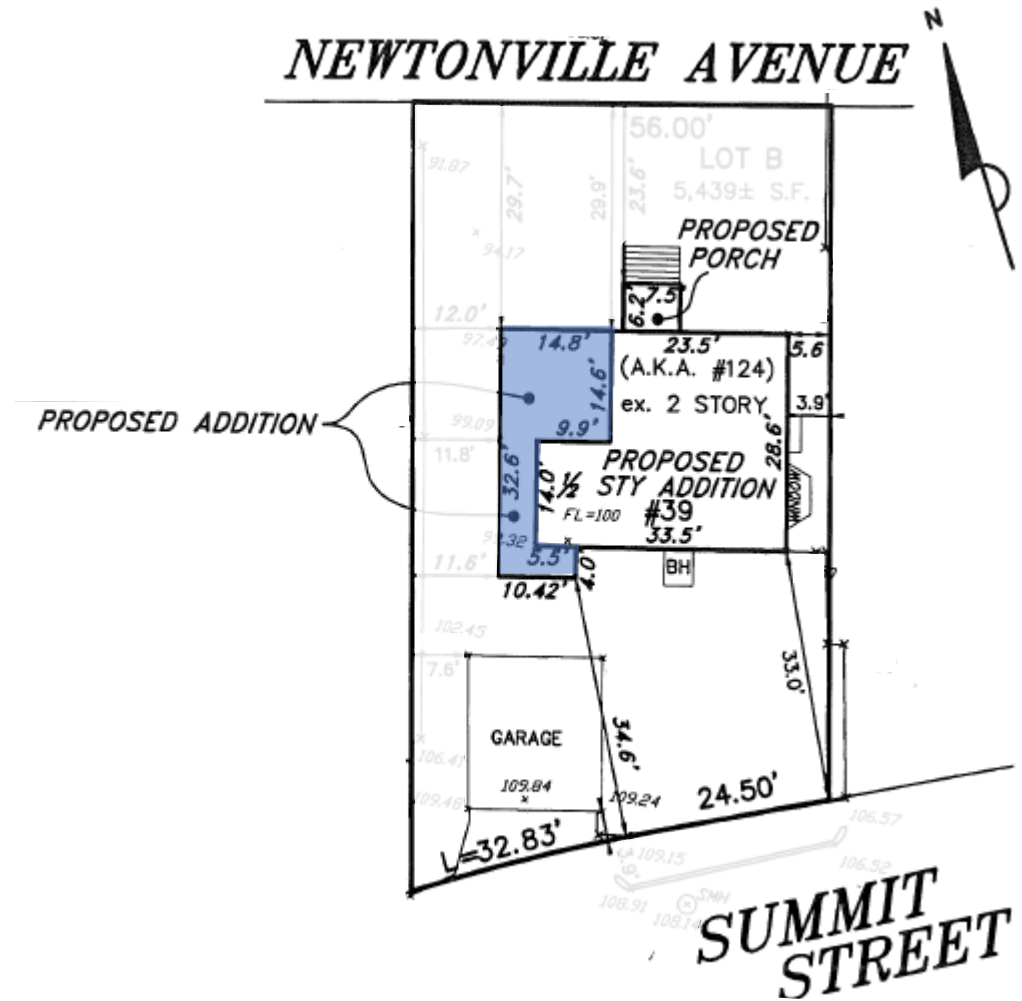
By Right Options

- House B, C, or D
(1 unit household living)
- Civic Building
(civic institution)

Special Permit Options

- Larger footprints

518-18



39 Summit St

SBL 12022 0024

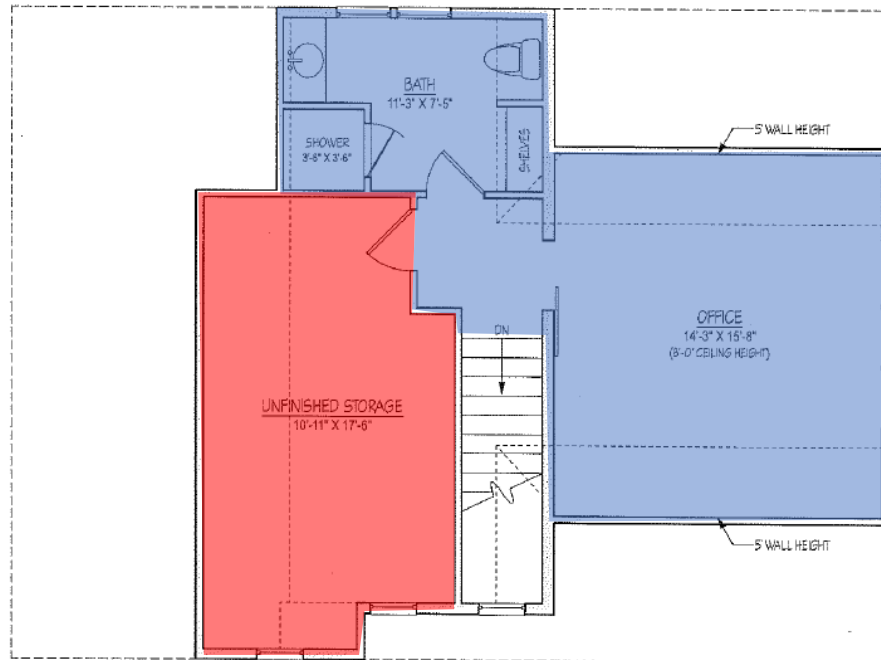
Raising the roof and adding dormers created useable height space requiring S.P. for FAR

Would be by right under 1st Draft (if roof meets min/max pitch)

The parcel is a small **through lot**

Demonstrates measurement features:

- FAR and attics



ELEVATION
LEWISVILLE AVE.

Area counting toward FAR

Area NOT counting in FAR

307 Lexington St

Two-Unit Residences and a Vacant Lot
an R3 District Example

307 Lexington St

SBL 41030 0037

District:

- current **SR3**
- 1st draft **R3**

Constructed 1870

2017 - Approved combination of lots and expansion of non-



conforming 2-unit bldg.

| | Current Ordinance | | First Draft Ordinance | |
|----------------------|-------------------|------------------|-----------------------|--|
| | Requirement | Approved Project | Requirement | Approved Project |
| Frontage | 80 ft | 113 ft | 40-100 ft | 113 ft - nonconforming |
| Lot Coverage* | 30% | 25.06% | 60% | 47% |
| Setbacks | | | | |
| Front | 25 ft | 26.4 ft | 25-28 ft | 26.4 ft |
| Side (north) | 7.5 ft | 12.8 ft | 7.5 ft | 12.8 ft |
| Side (south) | 7.5 ft | 39 ft | 7.5 ft | 39 ft |
| Rear | 15 ft | 20.1 ft | 15 ft | 20.1 ft |
| Lot Size | 10,000 sf | 15,216 sf | - | - |
| Min. Open Space | 50% | 56.13% | - | - |
| Frontage Buildout | - | - | Min 25 ft | 25 ft - nonconforming |
| Footprint | - | - | 2,000 sf | 2,925 sf – s.p. only up to 2200 |
| Height (Max Stories) | 2.5 stories | 2.5 stories | 2.5 stories | 2.5 stories |
| FAR | 0.38 | 0.36 | - | - |

Proposal Requires Changes

307 Lexington St

SBL 41030 0037



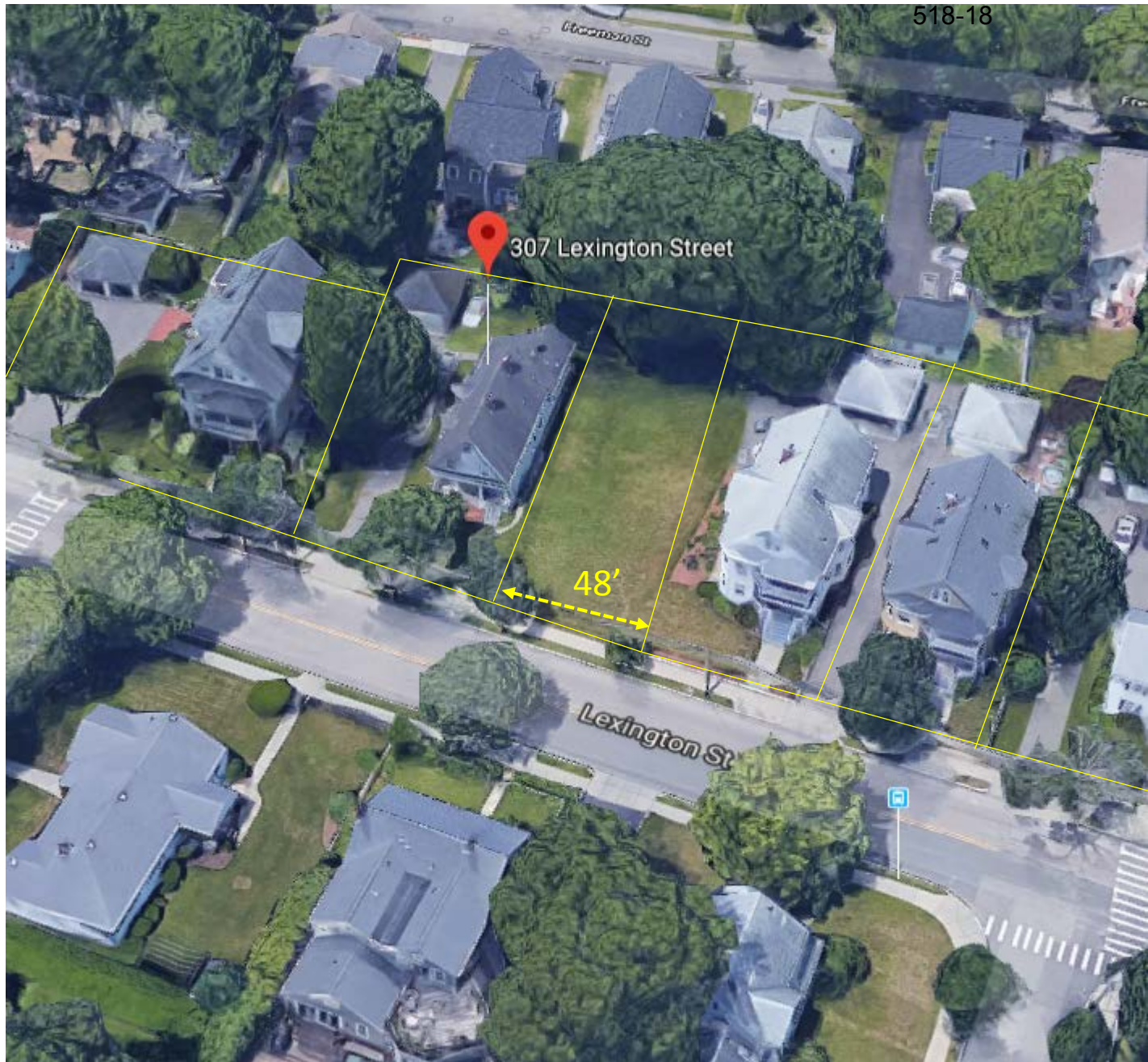
By Right under current ordinance, size of addition would be limited under 1st Draft

307

Lexington St

SBL 41030 0037

The parcel to the side of 307 Lexington began as a separate lot ... a **conforming lot** under the first draft ordinance



307

Lexington St

SBL 41030 0037

The parcel to the side of 307 Lexington began as a separate lot ... a **conforming lot** under the first draft ordinance



518-18

**The proposal benefited
from good contextual
design**

307

Lexington St

SBL 41030 0037

The parcel to the side of 307 Lexington began as a separate lot ... a **conforming lot under the first draft ordinance**

Allowed Building Types & Alternative Lot Configurations:

By Right Options

- House B or C
(1 unit household living)
- Two-Unit Residence
- Civic Building
(civic institution)

Special Permit Options

- Larger footprints w/in limits
- Apartment House
- Small Apartment Building



On combined lot:
Building footprint for a
2-Unit Res. is capped at
2200 sf

-
Proposed was 2925 sf

307

Lexington St

SBL 41030 0037

The parcel to the side of 307 Lexington began as a separate lot ... a **conforming lot under the first draft ordinance**

Allowed Building Types & Alternative Lot Configurations:

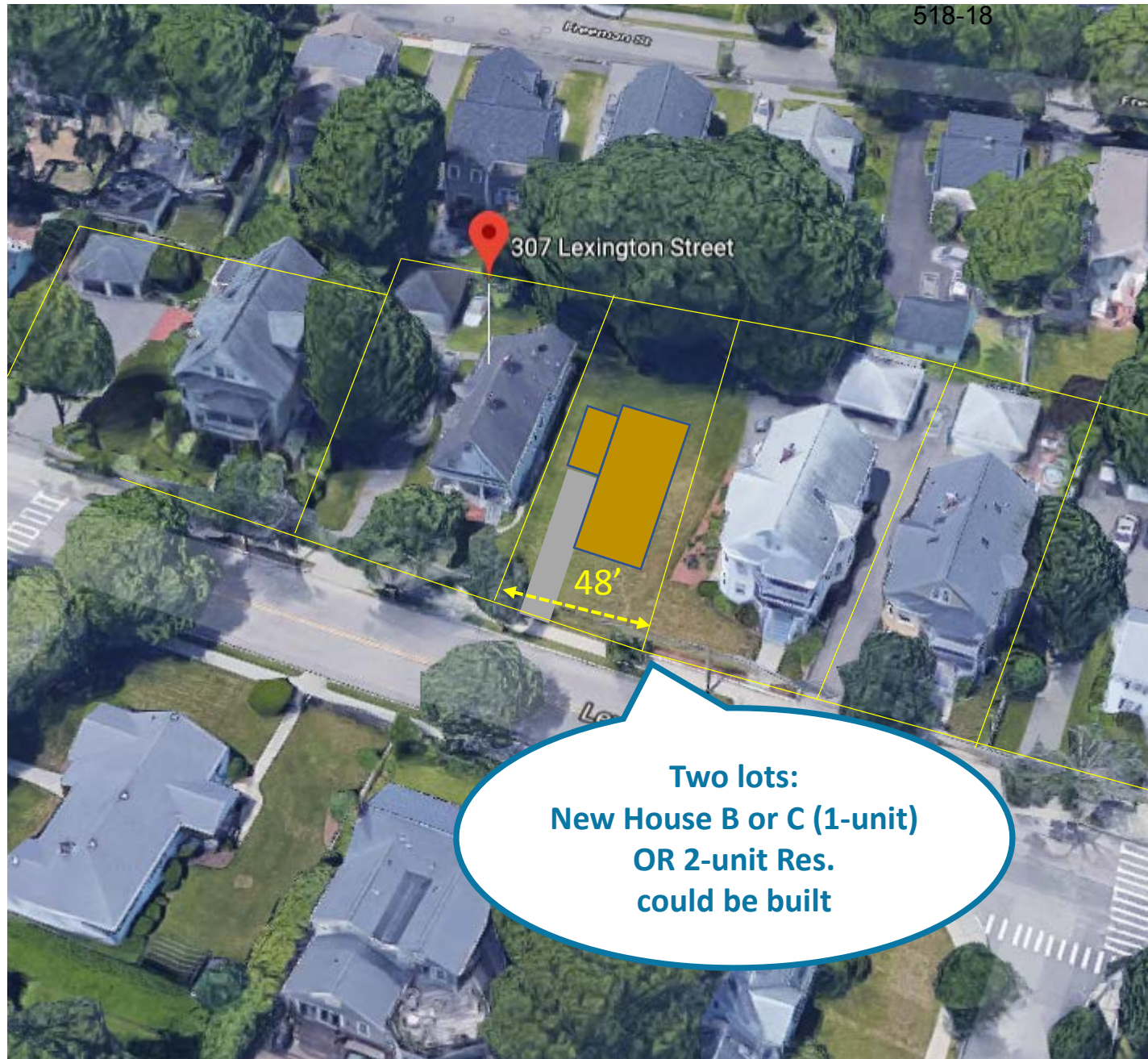
By Right Options

• House B or C
(1 unit household living)

- Two-Unit Residence
- Civic Building
(civic institution)

Special Permit Options

- Larger footprints w/in limits
- Apartment House
- Small Apartment Building





Alternative Buildings / Design Approaches

Overview

- These offer alternative layouts that preserve value for larger lots and create alternatives that can promote preservation of existing buildings.
- Alternative Lot/Building Configurations:
 - Rear Lot (3.5.1)
 - Courtyard Cluster (3.5.2)
 - Multi-Unit Conversion (3.5.3)
 - Multi-Building Assemblage (3.5.4)

1-19 Elm St

Townhouses vs. Courtyard Cluster
an R3 District Example

1-19 Elm St

SBL 33023 0009
33023 0016B

District:

- current **MR2, MR1**
- 1st draft **R3**



518-18

2007, 2015– Approved townhouse development

| | Current Ordinance | | First Draft Ordinance | |
|----------------------|-------------------|-------------------|-------------------------------------|--|
| | Required | Approved Project | Required | Approved Project |
| Frontage | 80 ft | 120 ft and 185 ft | 40 - 100 ft | 120 ft and 185 ft – nonconforming |
| Lot Coverage* | 25% | 22.3% | 60% | 48.5% |
| Setbacks | | | | |
| Front (Elm St) | 25 ft | 26 ft | 12-52 ft | 26 ft |
| Side (north) | 25 ft | 25.5 ft | 7.5 ft | 25.5 ft |
| Side (south) | 25 ft | | 7.5 ft | |
| Rear | 25 ft | 28.4 ft | 15 ft | 28.4 ft |
| Lot Size | 10,000 sf | 57,266 sf | Min 32,670 sf for courtyard cluster | 57,266 sf |
| Min. Open Space* | 50% | 86.1% | - | - |
| Frontage Buildout | - | - | - | - |
| Footprint | - | - | Townhouses not allowed in R3 | |
| Height (Max Stories) | 2.5 stories | 2.5 stories | Townhouses not allowed in R3 | |
| FAR | FAR doesn't apply | | - | - |

Proposal Requires Changes

1-19 Elm St

SBL 33023 0009
33023 0016B

Allowed Building Types & Alternative Lot Configurations:

By Right Options

- House B or C
(1 unit household living)
- Two-Unit Residence
- Civic Building
(civic institution)

Special Permit Options

- Larger footprints
- Apartment House
- Small Apartment Building
- Courtyard Cluster
- Rear Lot



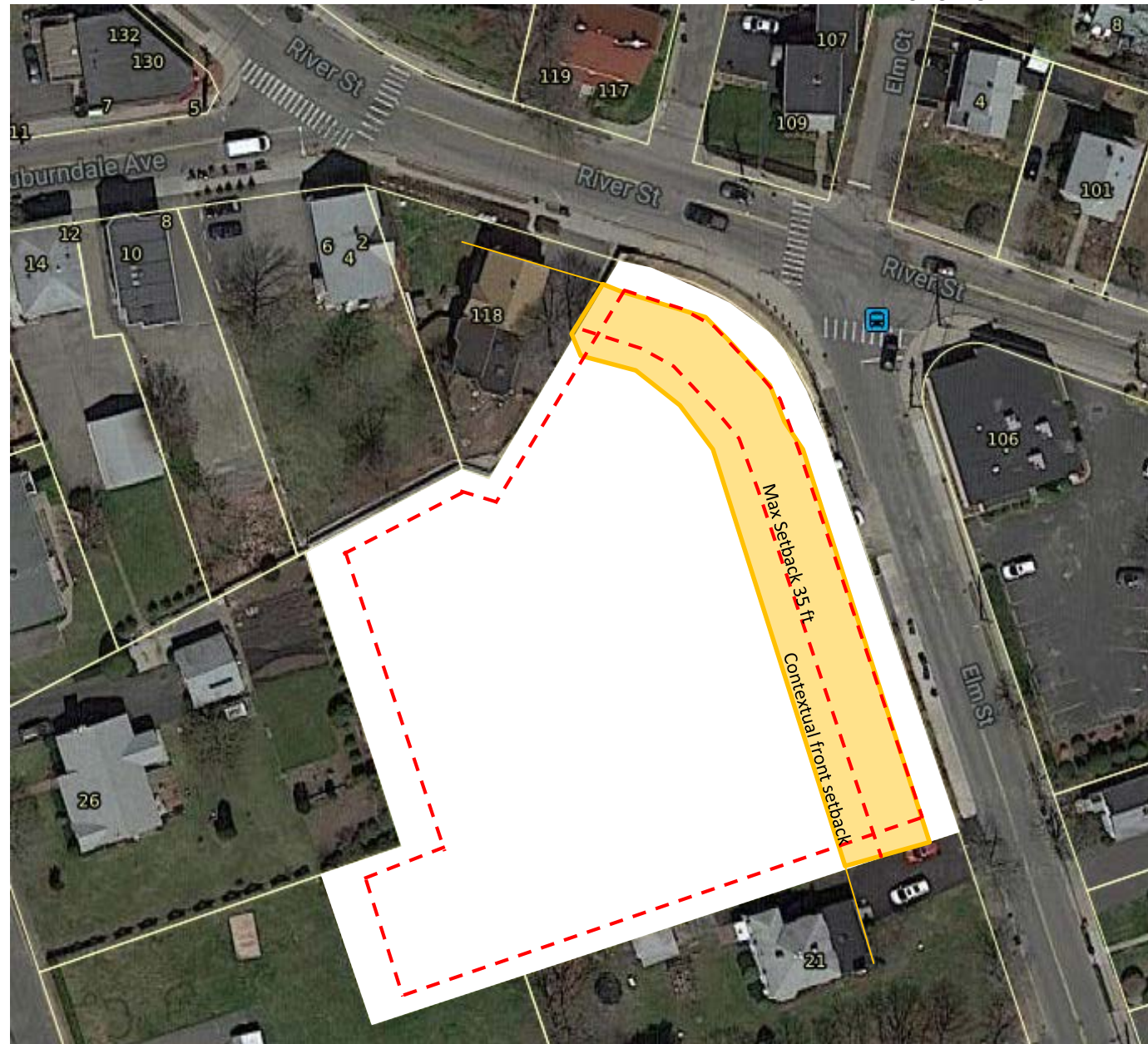
1-19 Elm St

SBL 33023 0009

33023 0016B

Example Courtyard Cluster:

- Setbacks:
 - Front: contextual 12-52 ft
max 35 ft
 - Sides: 7.5 ft
 - Rear: 15 ft



1-19 Elm St

SBL 33023 0009

33023 0016B

Example Courtyard Cluster:

- Setbacks:
 - Front: contextual 12-52 ft
max 35 ft
 - Sides: 7.5 ft
 - Rear: 15 ft
- Central courtyard



1-19 Elm St

SBL 33023 0009

33023 0016B

Example Courtyard Cluster:

- Setbacks:
 - Front: contextual 12-52 ft
max 35 ft
 - Sides: 7.5 ft
 - Rear: 15 ft
- Central courtyard
- Separate buildings with smaller than typical building footprints
- In the R3 district the following building types are allowed:
 - House C
 - House B
 - 2-Unit Res.

(all limited to 1200 sf footprints in R3)



1-19 Elm St

SBL 33023 0009

33023 0016B

Example Courtyard Cluster:

- Setbacks:
 - Front: contextual 12-52 ft
max 35 ft
 - Sides: 7.5 ft
 - Rear: 15 ft
- Central courtyard
- Separate buildings with smaller than typical building footprints
- In the R3 district the following building types are allowed:
 - House C
 - House B
 - 2-Unit Res.

(all limited to 1200 sf footprints in R3)

- Driveway must not be between the buildings and the courtyard and parking must be screened



1-19 Elm St

SBL 33023 0009

33023 0016B

We're continuing to look at the setbacks for alternative lot configurations


Example Courtyard Cluster:

- Setbacks:
 - Front: contextual 12-52 ft
max 35 ft
 - Sides: 7.5 ft
 - Rear: 15 ft
- Central courtyard
- Separate buildings with smaller than typical building footprints
- In the R3 district the following building types are allowed:
 - House C
 - House B
 - 2-Unit Res.

(all limited to 1200 sf footprints in R3)

- Driveway must not be between the buildings and the courtyard and parking must be screened





Questions and Ideas we're thinking about

Lot Standards

- **Are the Min.-Max. Frontage standards on target?**
 - Min. - Max. lot frontage in R2, R3, and N districts intended to ensure newly created lots are consistent with the typical neighborhood patterns
 - Build Out Analysis in February will give more complete picture of subdividable lots under the 1st Draft frontage standards
- **Does the encompassing lot coverage definition meet City goals?**
 - The 1st Draft lot coverage definition incorporates in many site features that are currently exempted under current definitions of lot coverage and usable open space
 - Lot coverage includes everything “built,” on some lots may require choices between yard features and expanded building footprint.
- **Are Setback Incentives meeting goals?**
 - Contextual front setback changes from being a secondary option to the guiding rule in all but the R1 district
 - Clearer incentives for character features on the front elevation
 - Side setback standards and allowed encroachments based on goals to protect privacy between neighbors as much as or more than under current ordinance
 - Are standard setbacks for the district appropriate for alternative lot configurations

Building Type Standards

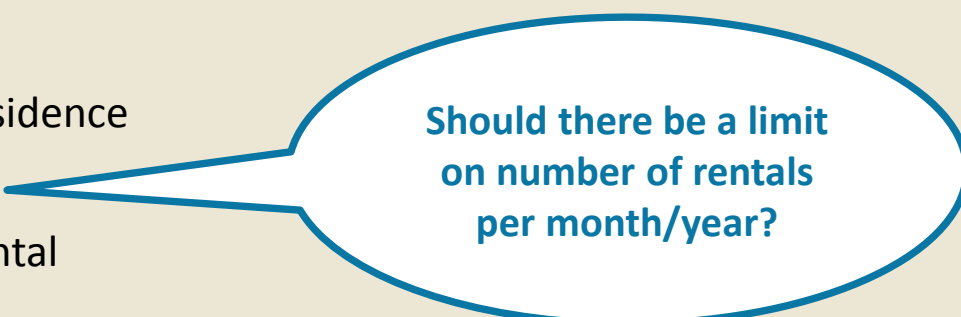
- **Footprint**
 - Does the R1 need a limit? Should it be raised?
 - Should House B/House C have lower footprint maximums?
 - Should footprint max. change depending on the district?
- **Clearly defining basements and attics**
 - FAR focused on living area, building types focus on design.
 - Gamesmanship occurs around basements and attics
 - 1st Draft defines basements and attics from a design perspective within the building type standards, allows flexible use of the interior space.
- **Simpler but sometimes different measures**
 - Architects will need to provide new measurements, e.g.:
 - Fenestration percentage for the front elevation
 - Roof pitch
 - We are tracking ease of use for homeowners and professionals

Uses

- **Building Types and Allowed Uses are separated...**
 - Household Living is an allowed use in every residence district
 - Building types detail how many units for household living are allowed
- **Uses in residential districts largely focus on compatibility – ensuring neighborliness, quiet enjoyment, etc.**
 - Recognizes the values in Newton’s mixed-use history – enhancing walkability by providing nearby destinations.
 - Neighborhood General navigates village edge transitions with limited size commercial footprints alongside residential buildings
 - Adaptive Reuse provision allows for “corner business” growth within neighborhoods.
 - Need for expanded commercial opportunities – cost of space, balancing tax revenues.

Accessory Uses

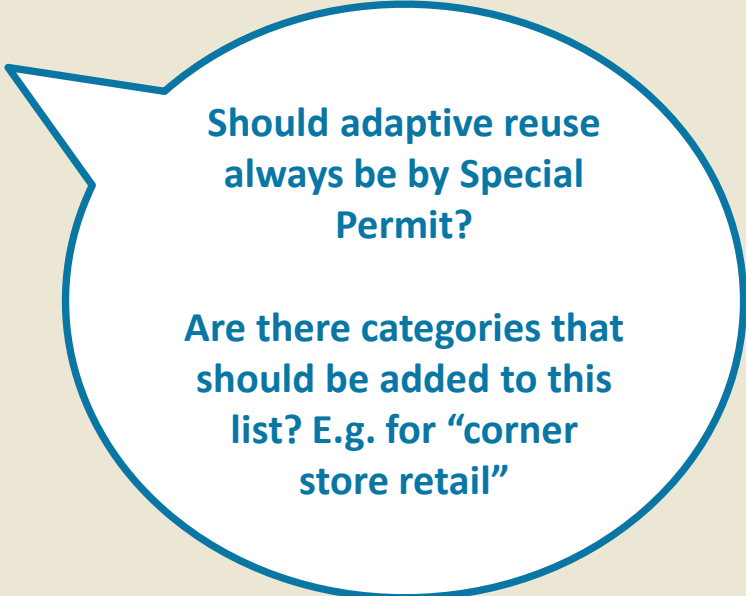
- **What are these?**
 - Supporting and subsidiary uses to an allowed principal use (e.g. household living)
- **Proposed revisions:**
 - **Home Businesses**
 - Allow more than 1 per unit
 - Clarify standards for ensuring home businesses are invisible
 - Allow SP for adaptive reuse to mixed-use if they grow beyond home business size
 - **Short Term Rentals**
 - Limit the number of guests
 - Requires primary use as owner's residence
 - **Commercial Event Rentals**
 - Cannot coincide with short term rental
 - **Personal Kennels**
 - Comment received – state statute distinguishes these from commercial kennels
- **No substantive changes to accessory apartments**



Should there be a limit on number of rentals per month/year?

Adaptive Reuse

- **Allows controlled evolution within neighborhoods**
- **Allows some uses we already allow in residential districts:**
 - museums, for-profit schools and after-school/daycare centers
- Allows for expansion of a home business to the point where it becomes more akin to a principal use.
- **Allows reuse for some broader use categories:**
 - Arts Exhibition
 - Art Sales and Services
 - Community Center
 - Museum
 - Shared Workspaces & Arts Education
 - Restaurant/Café
 - General Office



**Should adaptive reuse
always be by Special
Permit?**

**Are there categories that
should be added to this
list? E.g. for “corner
store retail”**

Other Topics

- **Incentives for Additions with Historic Preservation**
 - Should the lot standards be relaxed for projects that involve historic preservation? Which standards (e.g. just setbacks or also lot coverage)?
 - 1st draft incentivizes preservation in multiunit conversion and courtyard clusters sections
- **Special Permit Criteria for each listed Special Permit**
 - Each Special Permit has listed criteria specific to that permit
 - Tracking if there needs to be stricter/more flexible criteria for each one
 - Clarify standards for special permits and focus attention on key issues
- **Map**
 - Do we need more districts?



Next Steps & Schedule

Upcoming Discussions

ZAP Anticipated Schedule

- Residence Districts
- Village Districts
- Single Purpose Districts
- Bringing it all Together: Districts Build Out Analysis (Feb 11th)
- Environmental Standards
- Transportation
- Signs and Arts
- Bringing it all Together: Development Standards

**2nd Draft – Anticipated
May 2019**

Public Meetings

- Ward-by-Ward Meetings
Nov - Feb
- Meetings with Community Groups
- Office Hours (Spring 2019)

Committee of the Whole

- Quarterly Committee of the Whole meeting
- First One – Dec 6th

Upcoming Discussions

ZAP Anticipated Schedule

- ~~Residence Districts~~
- Village Districts
- Single Purpose Districts
- Bringing it all Together: Districts Build Out Analysis (Feb 11th)
- Environmental Standards
- Transportation
- Signs and Arts
- Bringing it all Together: Development Standards

**2nd Draft – Anticipated
May 2019**

**Ward 5 – Nov 29th
Ward 7 – Dec 12th**

Public Meetings

Ward-by-Ward Meetings

- Meetings with Community Groups
- Office Hours (Spring 2019)

Committee of the Whole

- Quarterly Committee of the Whole meeting
- First One – Dec 6th

Thank You!

