

City of Newton Zoning & Planning Committee

Village Center Rezoning: Phase 1

Agenda

1. Approach to Village Center Study
2. Schedule
3. Engagement Plan

Newton's Unique Village Centers



Newton Centre



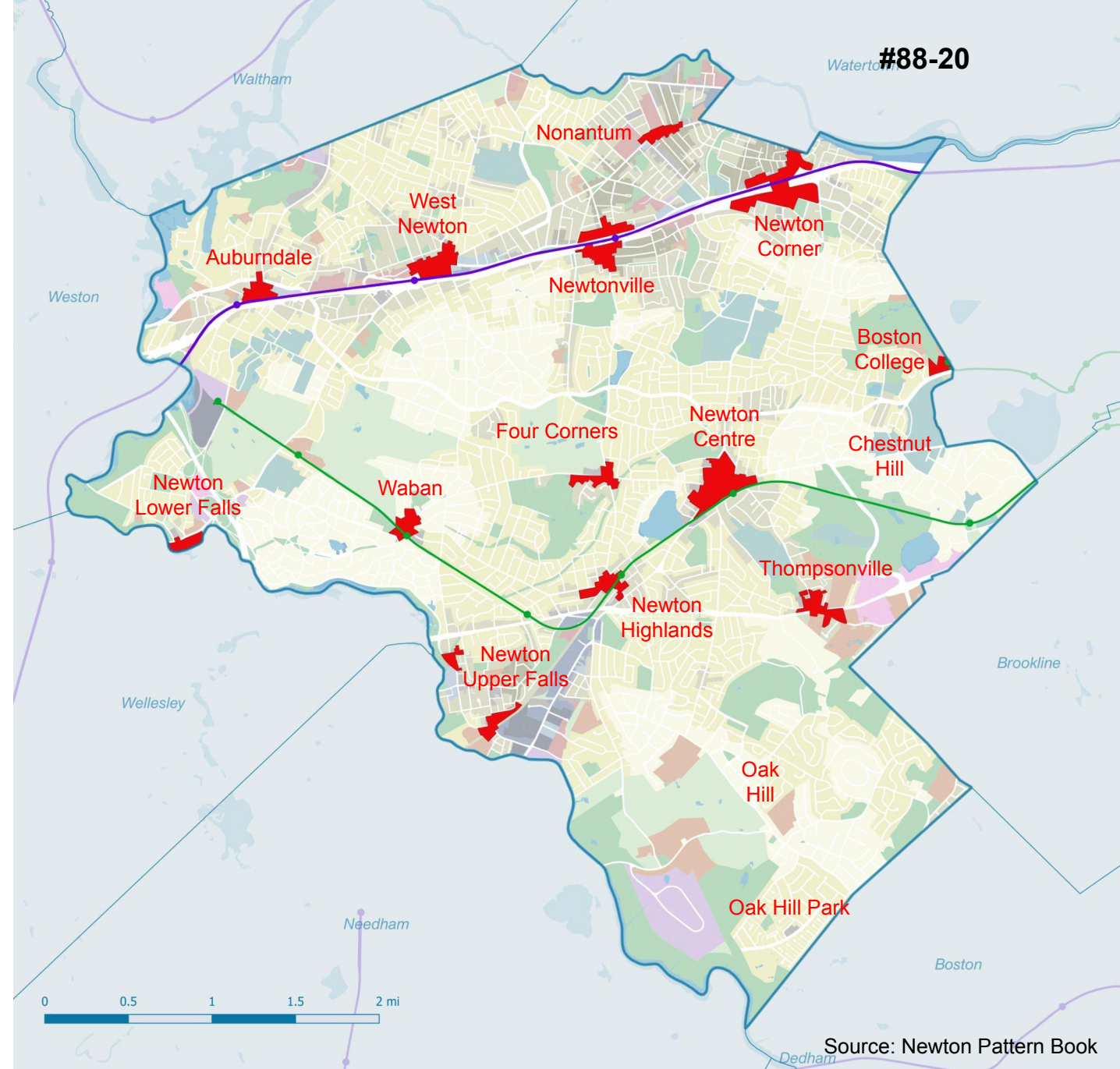
Newton Highlands



Newton Corner



West Newton



Village Center Characteristics: A Mix of Uses



served by public transit



community gathering spaces



smaller / local retail and office



pedestrian friendly

Goals for Village Centers in Recent Plans

Support the vitality of village centers which provide focal areas for the [sense of place and community](#) - **CP**

Promote an [active environment and a pedestrian experience](#) - **CP** and **EDP**

[Maintain the character and unique feeling](#) of the villages while [supporting economic vibrancy](#) - **EDP**

Build dynamic and varied cultural spaces and [promote art and activity](#) in the villages - **A&C**

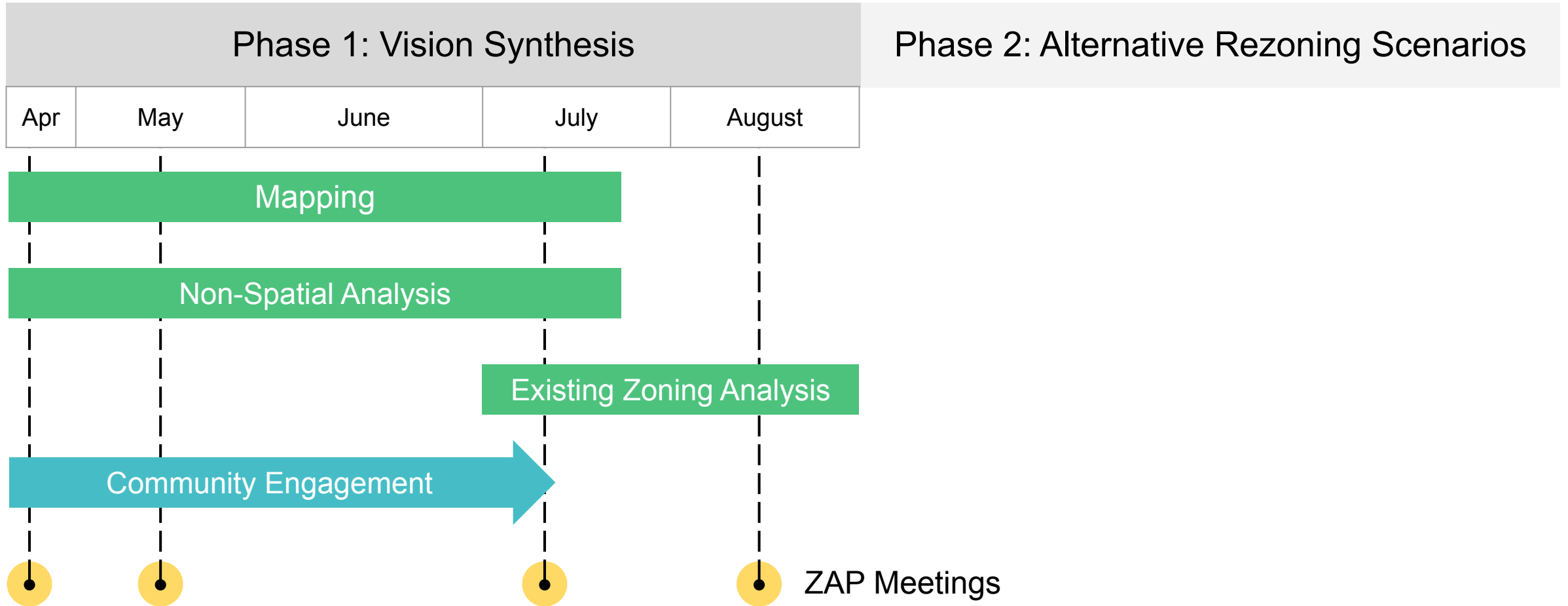
Taken from City Planning and Policy Documents:

CP: Comprehensive Plan 2007

EDP: Economic Development Plan 2019

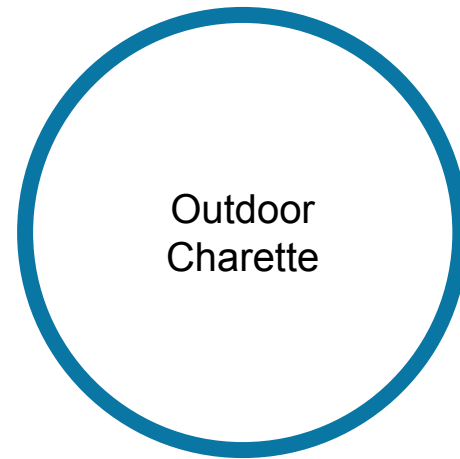
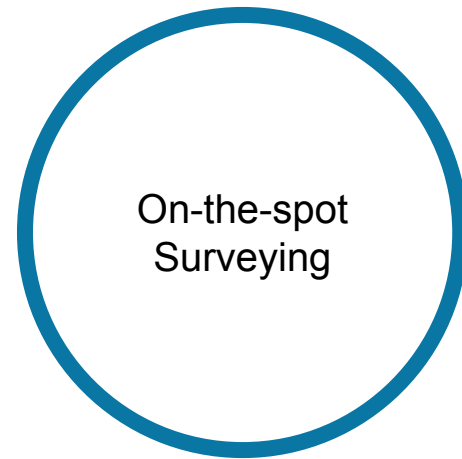
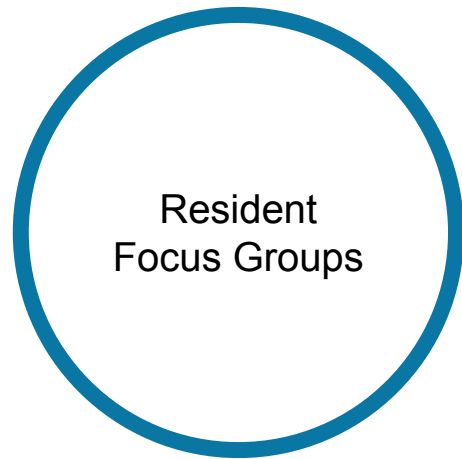
A&C: Arts and Culture Plan 2019

Village Center Zoning Redesign Schedule: Phase 1



Engagement Plan

Vision Kit & Polis Survey



Vision Kit



Self-guided kit for any Village Center: asks residents to go out and explore their village centers



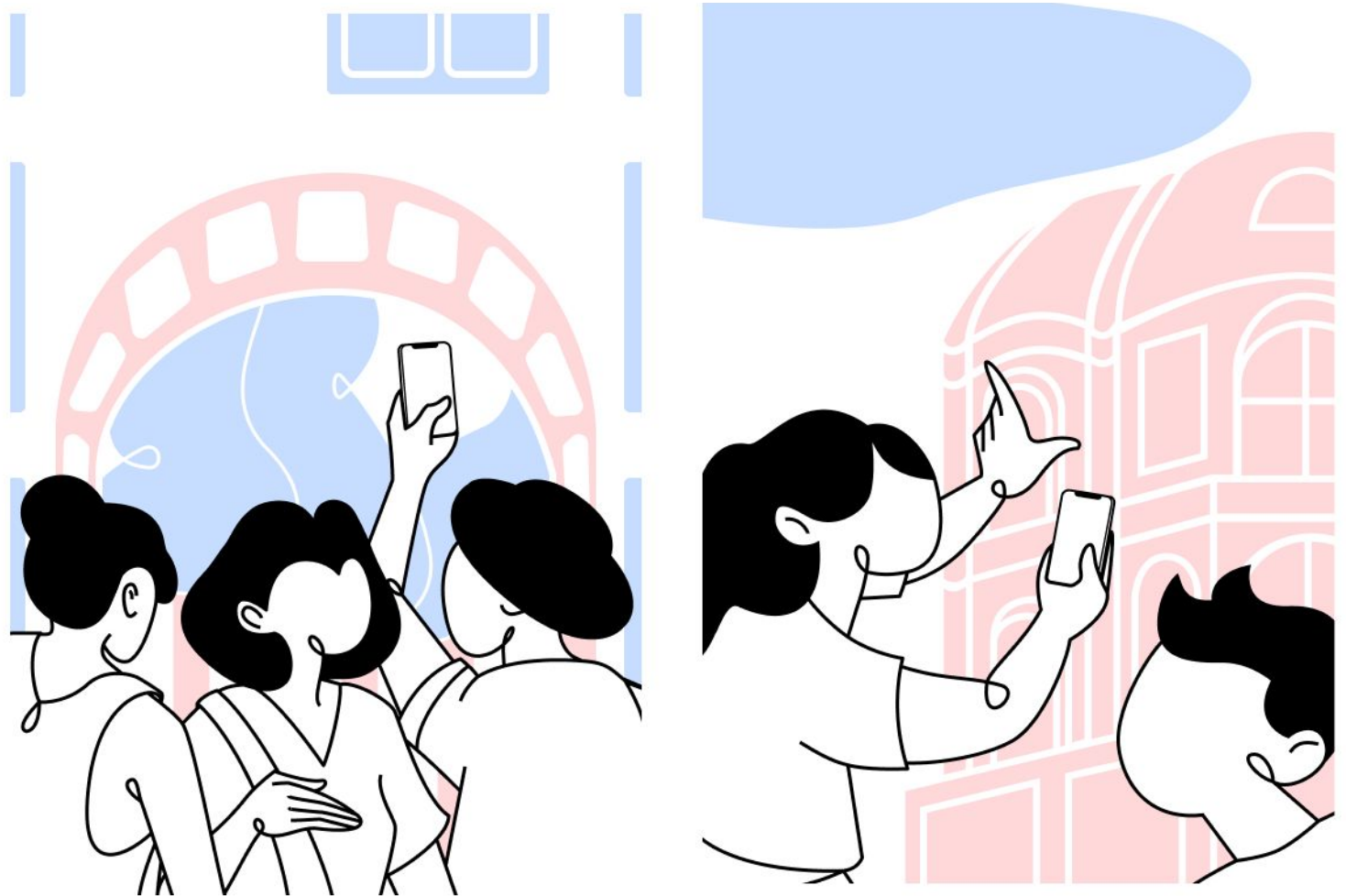
Printed, on your phone or on your computer



Activates ideas for the Polis survey



Send in photos, drawings & stories



Surveying during time of pandemic: crowdsourcing

Norwalk Industrial Zones

You'll see statements written by other participants. Start by reading and voting on those statements. For each statement, you can Agree, Disagree, or Pass. You might decide to pass, for example, because a statement is vague or confusing, or it does not apply to you, or maybe the statement makes more than one point and you don't agree with all of it.

After you've voted on several statements, you should add your own if you didn't see your point of view represented. To add your own statement, click in the field underneath the conversation, type your statement, and then click Submit.

You can see a report about all votes and comments submitted so far at <https://pol.is/report/r626mstbzwevuhycpb66f>.

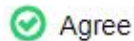
Welcome to a new kind of conversation - vote on other people's statements.



Anonymous wrote:

100+ remaining

Industry can exist in fairly close proximity to residential neighborhoods, but many rules, buffers and controls needed to avoid conflicts



Agree



Disagree

Pass / Unsure

- **434** people voted (based on logins or individual devices)
- **366** people grouped
- **23,356** votes were cast
- **197** statements were submitted
- **53.82** votes per voter on average

Consensus versus divisive topics

Consensus topics: Increase waterfront public access, protect water quality, protect shellfish industry, reduce traffic

Divisive topics: Encouraging industrial development, how to resolve industrial-residential conflict

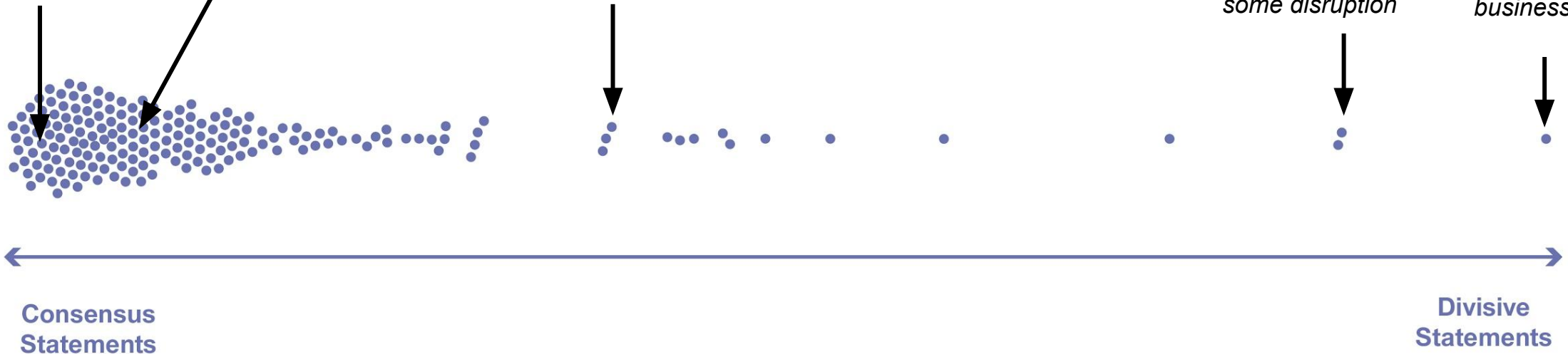
Industrial zoning needs to consider effects on existing residential communities

Contractor yards should not be interspersed in residential areas

Current industrial zoning is appropriate and needs no modifications

Industry is well-located and residential neighborhoods need to accept some disruption

Restricting truck operations may address conflicts between residences and businesses



We can determine the groups in which respondents fall.

Opinion Groups

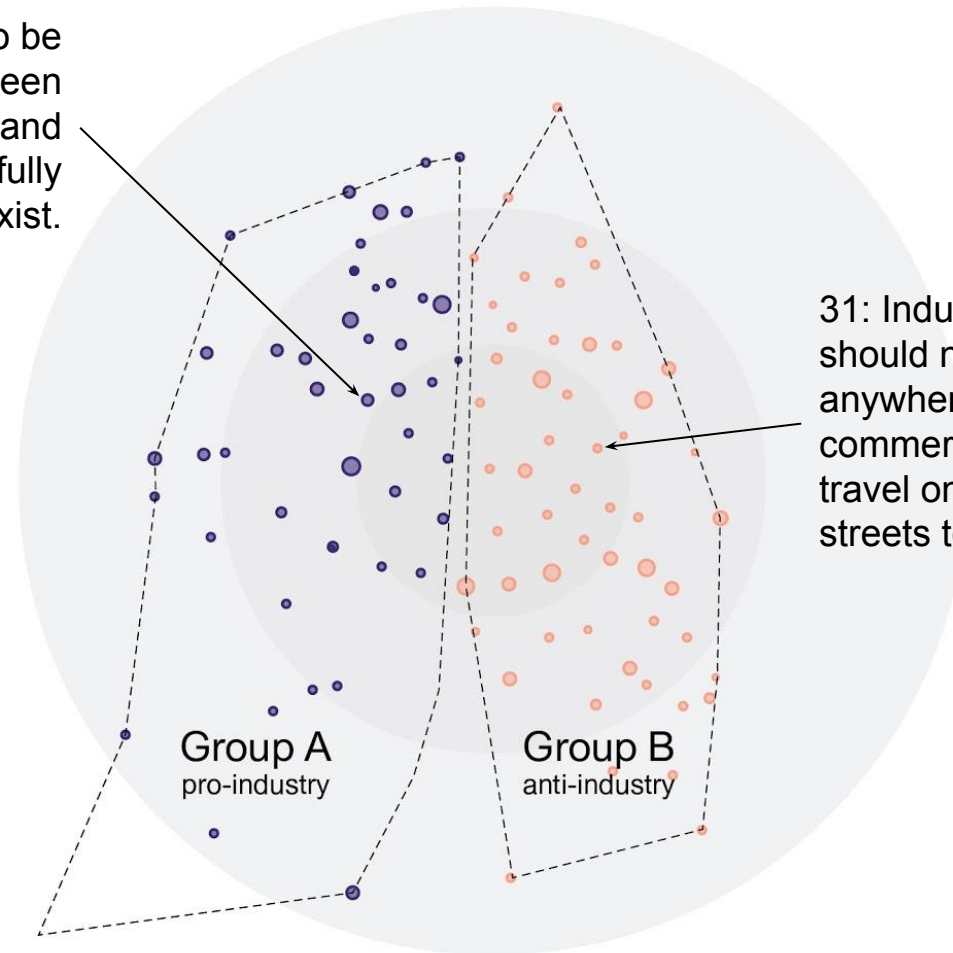
Across 366 total participants, opinion groups emerged. There are two factors that define an opinion group. First, each opinion group is made up of a number of participants who tended to vote similarly on multiple statements. Second, each group of participants who voted similarly will have also voted distinctly differently from other groups.

Group A: 132 participants

Statements which make this group unique, by their votes:

STATEMENT	OVERALL 366	A 132	B 234
53 Industrial uses can be good, job-producing engines of investment for our City. A healthy mix of uses is critical to sound land-use planning	56% 25% 18% (189)	92% 1% 6% (66)	36% 38% 25% (123)
19 There needs to be a balance between working (industrial) and residential. Hopefully the two can coexist.	69% 12% 18% (266)	90% 0% 10% (100)	57% 19% 23% (166)
17 I agree that we should encourage more industrial development, but location is a crucial factor	64% 23% 11% (305)	85% 2% 11% (112)	52% 35% 11% (193)
94 To survive, a city must have and support industry. It cannot live on arts, restaurants and "friendly" businesses.	50% 26% 23% (126)	81% 2% 16% (49)	29% 42% 27% (77)
7 The City should actively encourage more industrial development to promote job creation.	28% 46% 25% (275)	57% 9% 33% (110)	8% 70% 20% (165)

19: There needs to be a balance between working (industrial) and residential. Hopefully the two can coexist.



31: Industrial sites should not be permitted anywhere where commercial trucks must travel on residential streets to reach I-95.

Group A
pro-industry

Group B
anti-industry

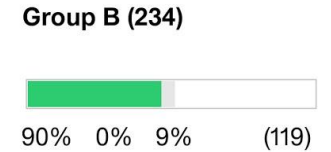
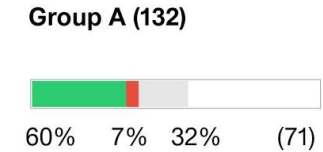
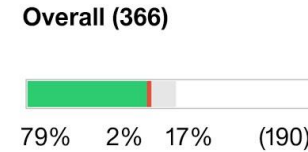
Comments that generate consensus vs. generate controversy.

Consensus Statements:

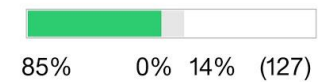
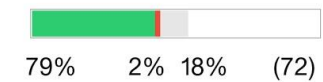
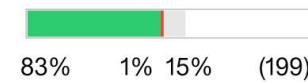
Topics people agreed on:

- traffic issues + infrastructure
- heavy industry vs. light industry
- the importance of the waterfront and the environment
- the location of industrial uses, especially relative to residential areas

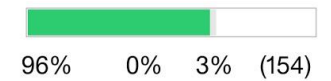
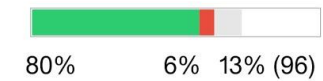
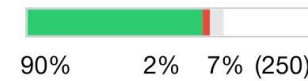
Traffic in East Norwalk pre-COVID was already terrible. Trucks will not help. Fix the problem before adding to it.



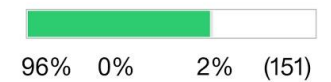
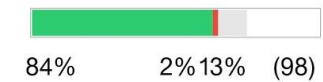
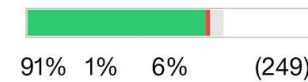
There needs to be a clear definition/distinction between light and heavy industry.



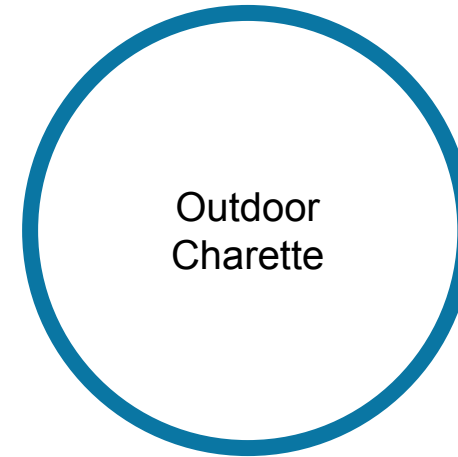
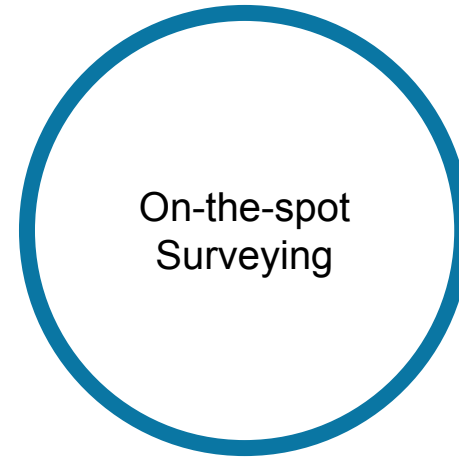
Water quality is a top priority, and we should limit industrial uses that damage the ecosystem of the harbor and Long Island Sound.



Industrial zoning needs to take into consideration the effects of the existing residential community nearby.



Engagement Plan



- **Young people: 15-35**
- **People with disabilities**
- **Renters**
- **BIPOC Individuals & Families**
- **LGBTQ+**
- **Older adults**
- **Creative communities**

- Youth Commission
- Commission on Disability
- NHA & NCDF
- Human Rights Commission
- Human Rights Commission
- Council on Aging
- Newton Cultural Council

How to Engage

Public Info Session: Thursday, May 20th, 6-7pm. Register at newtonma.gov/zoningredesign

For Councilors: Presentation at May 24th ZAP Meeting

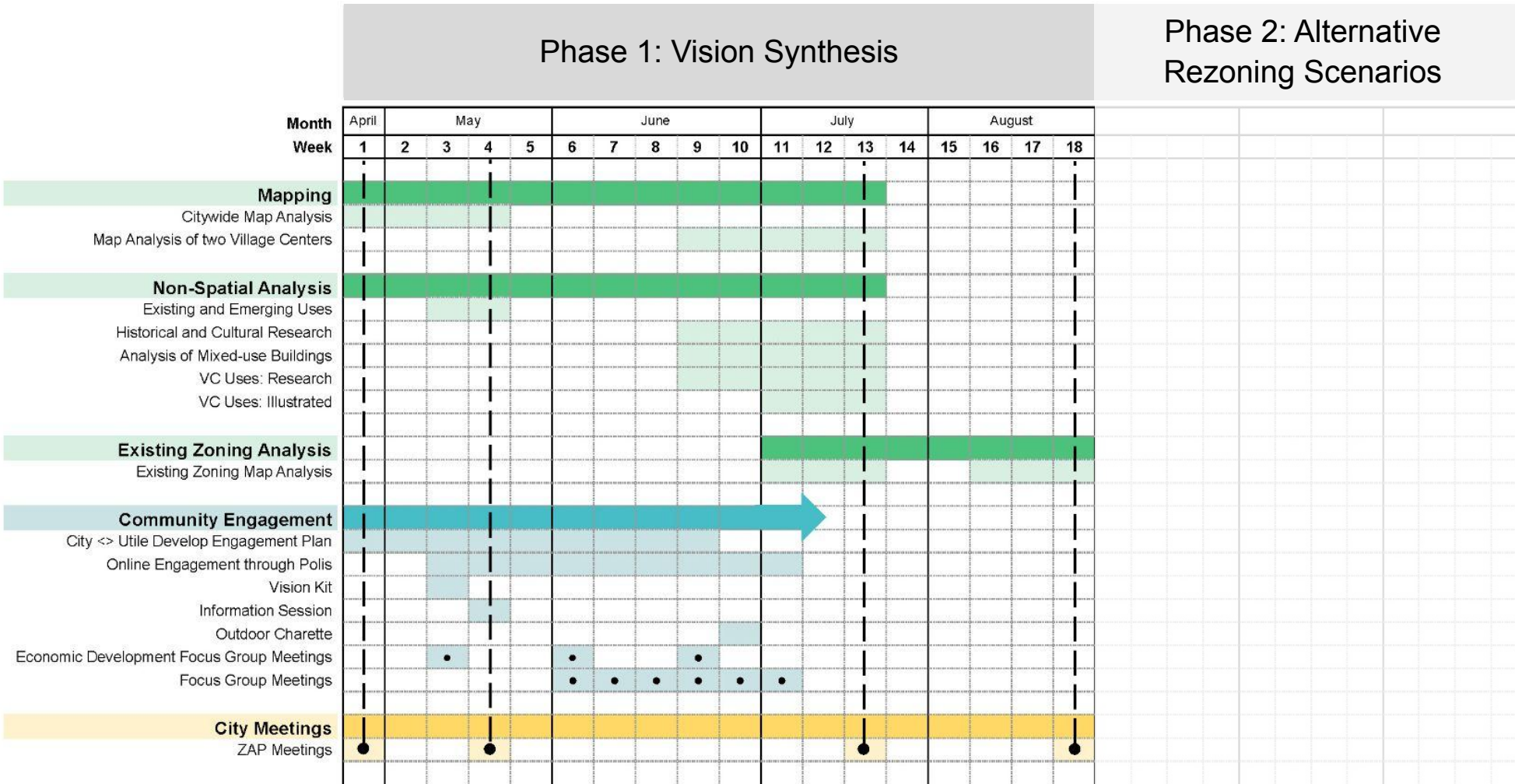
For Area Councils: Reaching out to Presidents

For a Focus Group: Fill out an Interest Form at newtonma.gov/zoningredesign

To stay updated:

- zoningredesign@newtonma.gov
- newtonma.gov/zoningredesign
- Nevena Pilipovic-Wengler, npilipovicwengler@newtonma.gov

Village Center Zoning Redesign Schedule



KEY
 • Meeting