

City of Newton Zoning & Planning Committee

Village Center Zoning: Phase 1 Priorities



Zoning
Redesign

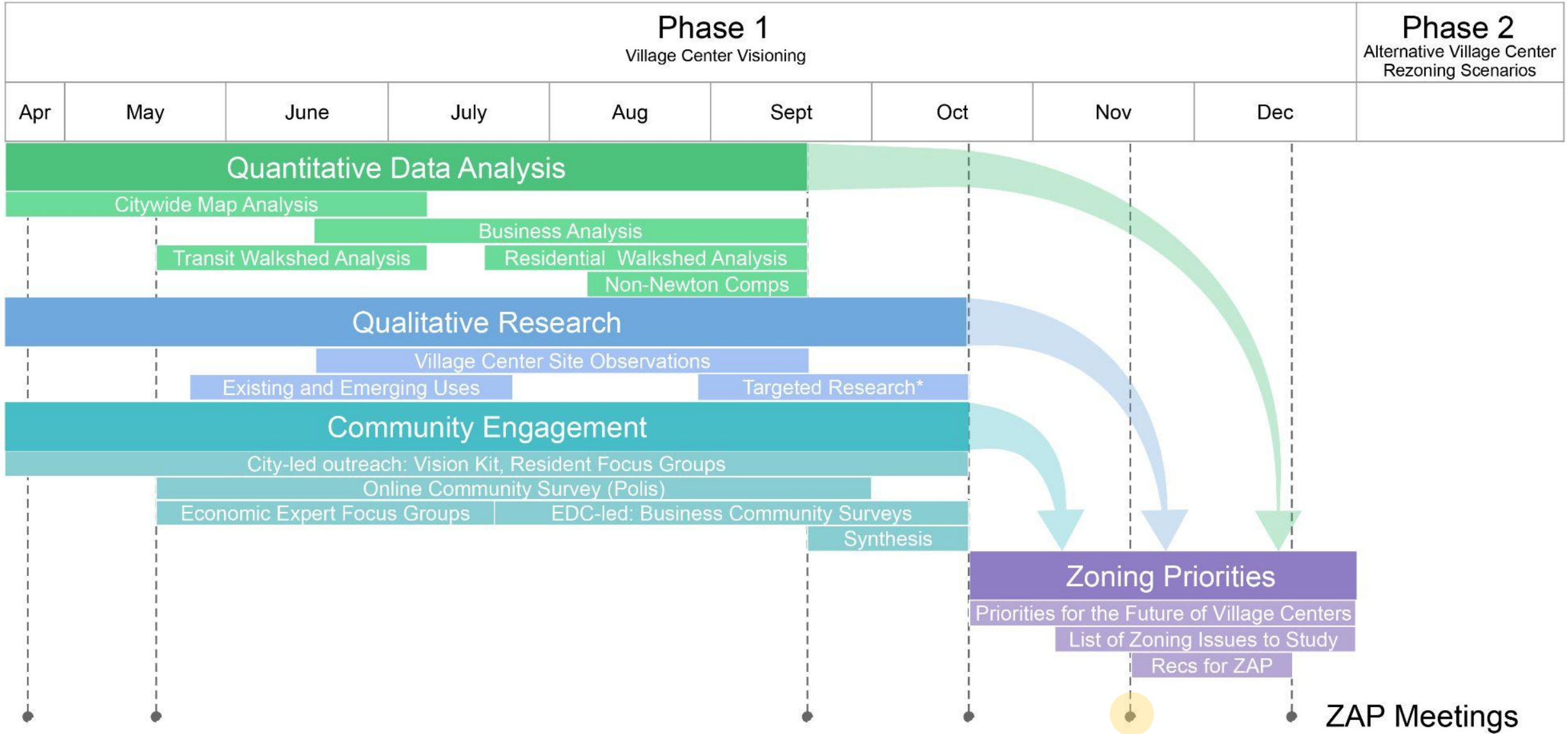
Agenda

1. Introduction
2. Linking Takeaways to Zoning
3. Looking Ahead

2021 Calendar



#88-20

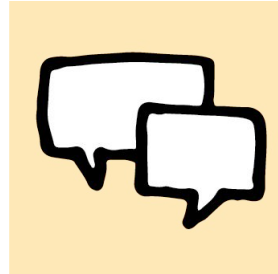


ZAP Meetings

Engagement + Analysis



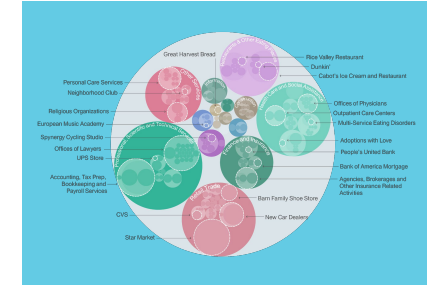
Vision Kit
290 participants /
102 submissions



Online interactive forum
1,249 participants



Equitable focus groups
139 participants
18 community facilitators



Quantitative analysis
Businesses, Transportation,
Population in walksheds



Economic development engagement
41 participants



History presentation
88 attendees/
viewed 165 times



On-the-spot Surveying
Over 500 engaged in-person



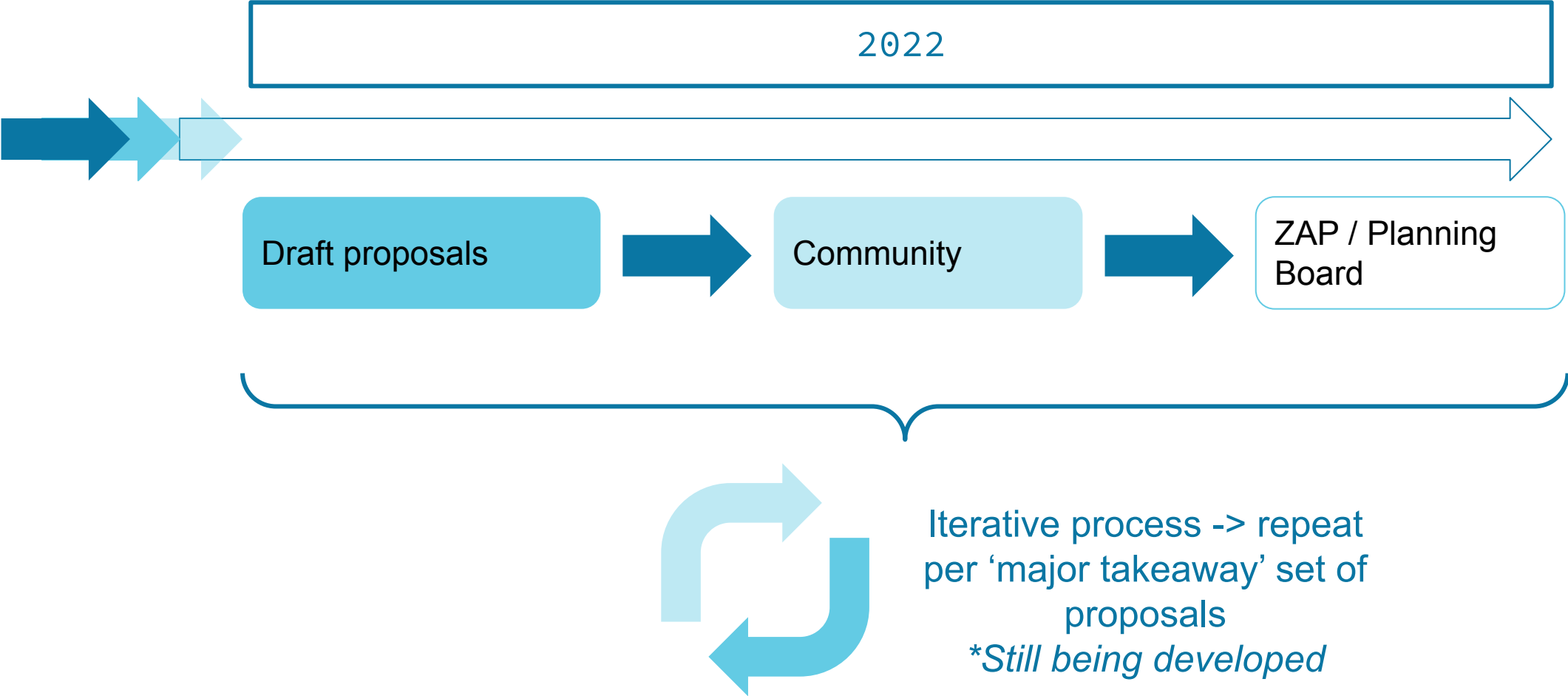
Qualitative analysis
Site observation of three village centers for over 30 hours.

2022 Calendar - Community Engagement



Iterative process of technical and policy proposals drafted by staff and Utile and reviewed with community members, the Planning Board, and ZAP

2022 Calendar - Community Engagement



What we learned - Takeaways

Climate resiliency through built structures and green spaces

Communal & Public Space + Activation

More Diverse housing options and encourage mixed-use projects

Increase ease to get to Village Centers, especially through alternatives to driving

Increase accessibility to buildings and infrastructure within Village Centers

Increasing the ability for small businesses to begin, stay and thrive in Village Centers

Make the permitting process easier, clearer and multi-tiered

Linking Takeaways to Zoning

	Zoning Considerations					Non-Zoning Considerations	
	Dimensional Standards	Development Standards	Allowable Uses	Allowable Density	Permitting/ Process	Incentive	
Communal & Public Space: More + Activated		X			X	X	X
Increase the ability for small businesses to begin, stay and thrive in VCs	X	X	X	X		X	X
Climate resiliency through built structures and green spaces		X		X		X	X
Increase accessibility to buildings and intersections within VCs		X			X		X
Make permitting process easier, clearer + multi-tiered	X	X	X		X		X
More diverse housing options and encourage mixed-use projects	X	X	X	X	X		X
Increasing ease to get to Village Centers, especially through alternatives to driving				X		X	X

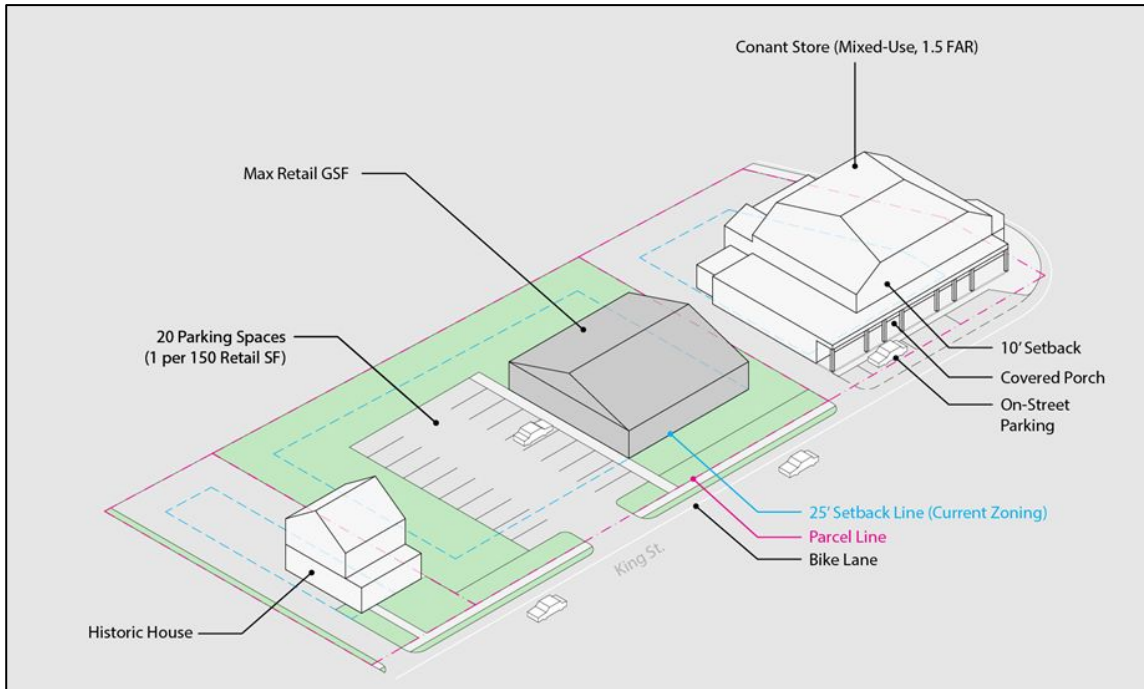
Takeaways

Zoning Tools

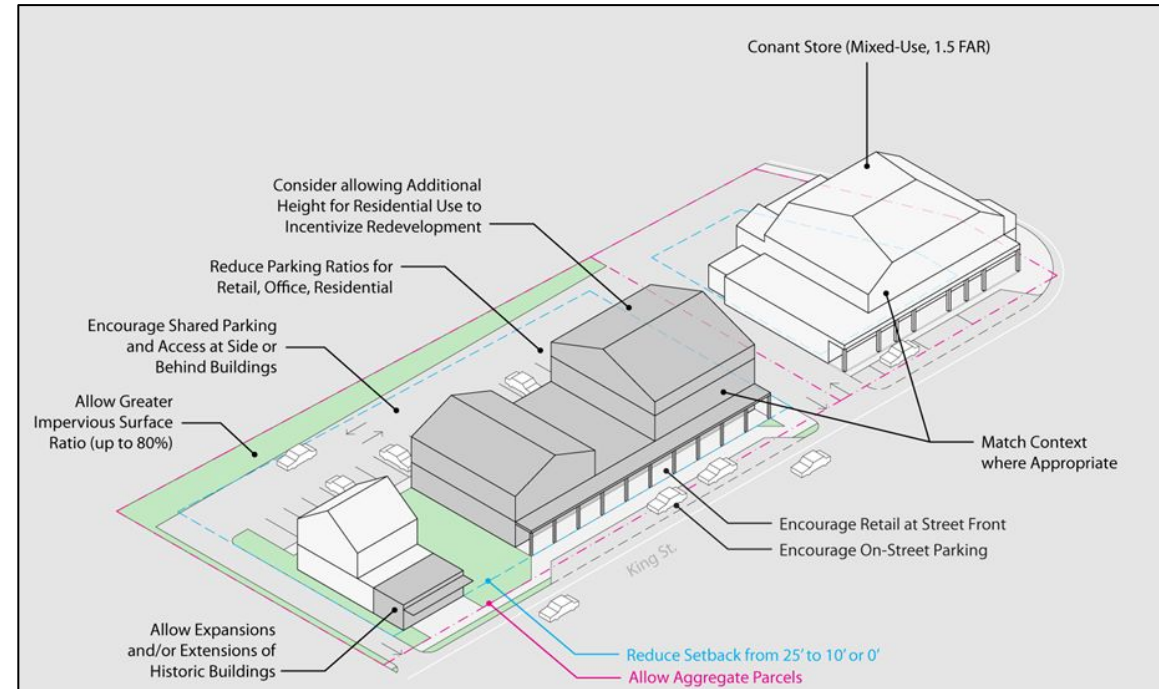
	Dimensional Standards	Development Standards	Allowable Uses	Allowable Density	Permitting / Process	Incentives
Create more communal and public space and activation	Setbacks that prioritize active use	Open space/ community space requirements for new development & redevelopment	Update Use Table		Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for greater public realm enhancements
Increase accessibility to buildings and infrastructure within VCs	Ensure minimum sidewalk widths	Follow universal design guidelines Require affordable accessible housing units			Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for public realm accessibility improvements
Incorporate climate resiliency through built structures and green spaces	Exemptions for sustainable building design components	Tier sustainability benchmark requirements for different sized projects Planting/open space requirements for new development & redevelopment		Height and density allowance for sustainability measures	Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for increased sustainability measures
Help for small businesses to begin, stay and thrive in VCs	Smaller retail spaces Flexible ground floor story height	Flexible parking requirements	Simplify home business regulations Update Use Table	Upper floor residential above ground floor retail Expand built-in customer base	Flexible parking requirements Streamline process for use change in existing space	Height and density bonuses in exchange for subsidized commercial space
Make the permitting process easier, clearer + multi-tiered	Update standards for by-right projects	Update standards for by-right projects Design guidelines	Tiered process for by-right and Special Permit projects Update Use Table		Tiered process for by-right and Special Permit projects "How To" guide for small builders and developers	Streamlined process in exchange for greater levels of affordability, sustainability, accessibility, etc.
Add more diverse housing options and encourage mixed-use projects	Setback requirements that allow for missing middle housing	Flexible parking requirements	By-right mixed use and multi-family projects Update Use Table	Height and density allowance for missing middle and mixed-use buildings	Tiered process for by-right and Special Permit projects	
Prioritize safe and accessible routes to and through village centers, especially walking and biking	Ensure minimum sidewalk widths	Promote bicycle, shuttle, rideshare, and other alternatives to driving infrastructure Flexible parking requirements	Update Use Table	Height and density allowance for missing middle and mixed-use buildings	Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for greater public realm enhancements

1: Create more communal and public space and activation

Dimensional Standards	Development Standards	Allowable Uses	Allowable Density	Permitting / Process	Incentives
Setbacks that prioritize active use	Open space/ community space requirements for new development & redevelopment	Update Use Table		Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for greater public realm enhancements



Example lot before code, Littleton Common (Utile)



Example lot after code, Littleton Common (Utile)

1: Create more communal and public space and activation

Dimensional Standards

Development Standards

Allowable Uses

Allowable Density

Permitting / Process

Incentives

Setbacks that prioritize active use

Open space/ community space requirements for new development & redevelopment

Update Use Table

Public realm design guidelines that address accessibility, green infrastructure, and activation considerations

Height and density bonuses in exchange for greater public realm enhancements



28 Austin Street: New sidewalks, trees, and bike parking



28 Austin Street: New public plaza, Bram Way



Vision Kit Photo

1: Create more communal and public space and activation

Dimensional Standards

Development Standards

Allowable Uses

Allowable Density

Permitting / Process

Incentives

Setbacks that prioritize active use	Open space/ community space requirements for new development & redevelopment	Update Use Table		Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for greater public realm enhancements
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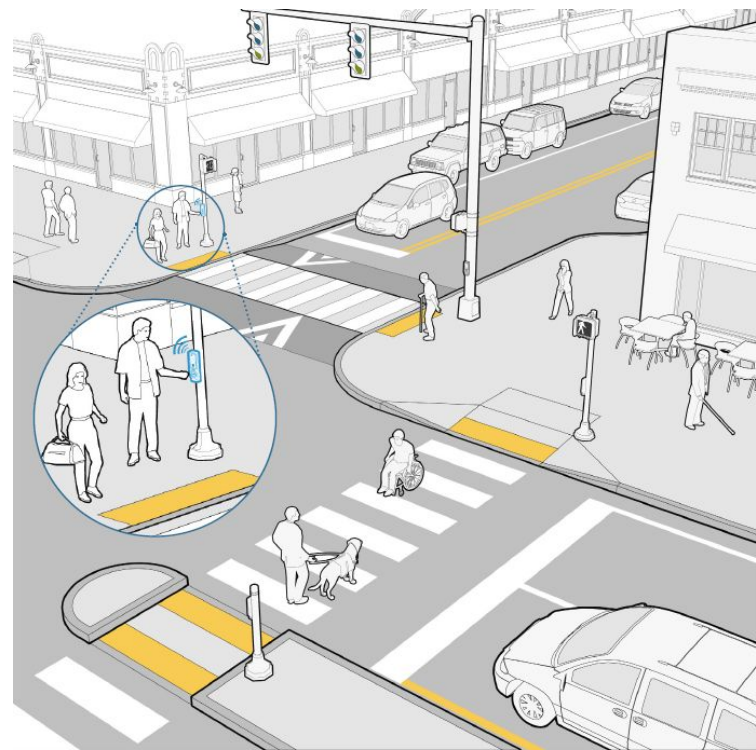


FUNCTIONAL CLASSIFICATION		FRONTAGE ZONE		PEDESTRIAN ZONE ²		AMENITY ZONE		CURB	
		WIDTH	MATERIAL	WIDTH	MATERIAL	WIDTH	MATERIAL	WIDTH	MATERIAL
ARTERIAL STREET		See Land Use Context	Concrete	≥ 6' (5' min.)	Saw-cut concrete ³	≥ 6' (0' min.)	See Land Use Context	≥ 6" ⁴	Granite, concrete, or asphalt berm
COLLECTOR STREET				≥ 3' (0' min.)					
LOCAL STREET				≥ 5' (5' min.)		≥ 2' (0' min.)			
VILLAGE CENTER OR COMMERCIAL	≥ 2' (0' min.) ¹	Concrete or vegetated	See Functional Classification	≥ 10' (5' min.)	See Functional Classification	Concrete, paver	See Functional Classification	Vegetated or country drainage	Granite, concrete, asphalt berm, or no curb (country drainage)
NEIGHBORHOOD OR CAMPUS				See Functional Classification					
RECREATION OR NATURAL/LANDSCAPE	N/A								

Newton Street Design Guidelines (optional)

2: Increase accessibility to buildings and infrastructure

Dimensional Standards	Development Standards	Allowable Uses	Allowable Density	Permitting / Process	Incentives
Ensure minimum sidewalk widths	Follow universal design guidelines Require affordable accessible housing units			Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for public realm accessibility improvements



Newton Street Design Guidelines (optional)

3: Incorporate climate resiliency through built structures + green spaces

Dimensional Standards	Development Standards	Allowable Uses	Allowable Density	Permitting / Process	Incentives
Exemptions for sustainable building design components	Tier sustainability benchmark requirements for different sized projects Planting/open space requirements for new development & redevelopment		Height and density allowance for sustainability measures	Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for increased sustainability measures



Vision Kit:
EV Charging station at Trio



Clafin School Building - adaptive reuse and preservation

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1 NEIGHBORHOOD DESIGN | 6 SUSTAINABILITY | A PROMOTE SUSTAINABLE PLANNING AND DESIGN

1.6.A. Promote sustainable planning and design

Commit to smart growth and sustainability principles as described by LEED ND guidelines in planning and design such as through green building, community livability, alternative transportation, ecological restoration, heat island effect reduction, health and wellness, building material quality, resource efficiency, climate change resiliency, waste management, and/or public education.



District-wide sustainability planning and design strategies

Green and resilient neighborhood development

- LEED for Neighborhood Development Silver-level Certification to be pursued for entire 22-acre development.
- Permeable paving to reduce stormwater runoff and prevent flooding

Community livability

- "Live-work-play" mixed-use development creates a vibrant, desirable and sustainable community.
- New affordable housing units
- Shading of streets and sidewalks with street trees reduces heat gain
- New parks, open spaces, a playground and paths for community gathering and recreation—also reduces heat absorption
- Preservation of historic building, resources and industrial culture

Alternative transportation

- Integrated pedestrian, bike, bus and shuttle to train connections
- Vehicle and bike sharing programs
- Electric car charging

Health and wellness

- Walkability through compact mixed-use promotes physical activity
- Recreational paths and trail connections provide easy access for outdoor exercise
- Selection of green/sustainable building materials create healthy indoor air quality

Public and tenant education programs

- Site signage of sustainable and resilient strategies for community education
- Green building education for tenants

The Northland Newton Development Design Guidelines 33

1 NEIGHBORHOOD DESIGN | 6 SUSTAINABILITY | A. PROMOTE SUSTAINABLE PLANNING AND DESIGN



Innovative Stormwater Management

The project proposes to showcase best practices and principles of green infrastructure: restoring the ecological and hydrologic functions of a former industrial site in the heart of Newton. With sustainability, livability, and resilience as guiding principles, the design team has developed a green infrastructure concept design that will exceed stormwater management regulatory requirements while creating public amenities, reducing urban heat island effect, enhancing natural habitat, and reconnecting Newton residents to South Meadow Brook.

Street trees with sand-based structural soil

Sand-based structural soil (SBSS) is a non-proprietary mix of stone and soil that supports the sidewalk while allowing tree roots to grow normally. A SBSS system, located adjacent to a tree wells, will include sidewalk set on a minimum of six inches of open graded crushed stone over a minimum of 30 inches of SBSS. Where appropriate for each site, the tree wells and SBSS will be paired with permeable pavement or diversion of gutter flow into a depressed tree well.

Green infrastructure

Bioretention basins, planters, and curb bump-outs will be distributed throughout the site to divert gutter flow, sidewalk runoff, and parking lot runoff. While facility designs will be tailored for each location, each bioretention facility will feature an inlet directing runoff into a sediment forebay for pretreatment. After passing through the forebay, runoff will infiltrate through layers of mulch, bioretention media, and peastone into a reservoir layer of open-graded crushed stone. Once ponding reaches the desired depth, an outlet or standpipe with beehive grate will drain each bioretention facility to the next downstream catch basin or manhole. Where conditions preclude infiltration, these facilities will be designed with a waterproof liner and perforated underdrain to fully drain the facility within 72 hours.

Permeable pavement

The bike path, several on-street parking lanes, and other hardscape plaza areas will feature permeable pavement. Rain falling on the pavement or running into it from adjacent surfaces will infiltrate through the pavement and choker stone into a reservoir layer of open-graded crushed stone. Where conditions preclude infiltration, these facilities will be designed with a sand filter layer (phosphorus reduction), a waterproof liner, and a perforated underdrain to fully drain the facility within 72 hours.

The Northland Newton Development Design Guidelines 34

Sustainability Guidelines for the Northland Development: Large projects are required to have design guidelines

4: Help small businesses to begin, stay and thrive in village centers

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Smaller retail spaces Flexible ground floor story height	Flexible parking requirements	Simplify home business regulations Update Use Table	Upper floor residential above ground floor retail Expand built-in customer base	Flexible parking requirements Streamline process for use change in existing space	Height and density bonuses in exchange for subsidized commercial space



Bow Market, Somerville. Small businesses (165 square feet) and relaxed parking requirements



Project Pop-Up, Newtonville

5: Make the permitting process easier, clearer, and multi-tiered

Dimensional Standards	Development Standards	Allowable Uses	Allowable Density	Permitting / Process	Incentives
Update standards for by-right projects	Update standards for by-right projects Design guidelines	Tiered process for by-right and Special Permit projects Update Use Table		Tiered process for by-right and Special Permit projects "How To" guide for small builders and developers	Streamlined process in exchange for greater levels of affordability, sustainability, accessibility, etc.



Chestnut Hill (Vision Kit Photo)



Newton Centre

6: Add more diverse housing options and encourage mixed-use projects

Dimensional Standards	Development Standards	Allowable Uses	Allowable Density	Permitting / Process	Incentives
Setback requirements that allow for missing middle housing	Flexible parking requirements	By-right mixed use and multi-family projects Update Use Table	Height and density allowance for missing middle and mixed-use buildings	Tiered process for by-right and Special Permit projects	



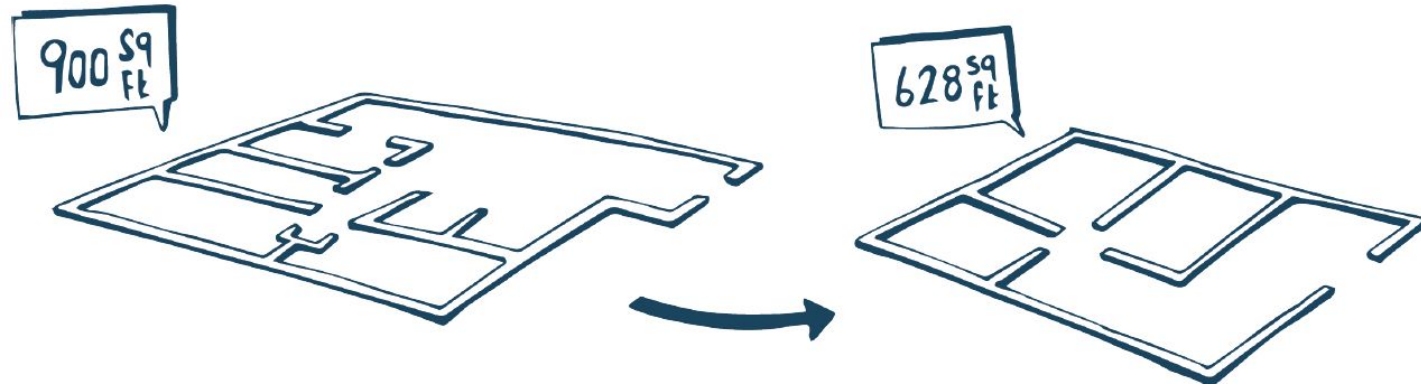
71-31 Herrick Road. This building is non-conforming under current zoning



Mixed-use and Missing Middle Housing in and around Newton Centre

6: Add more diverse housing options and encourage mixed-use projects

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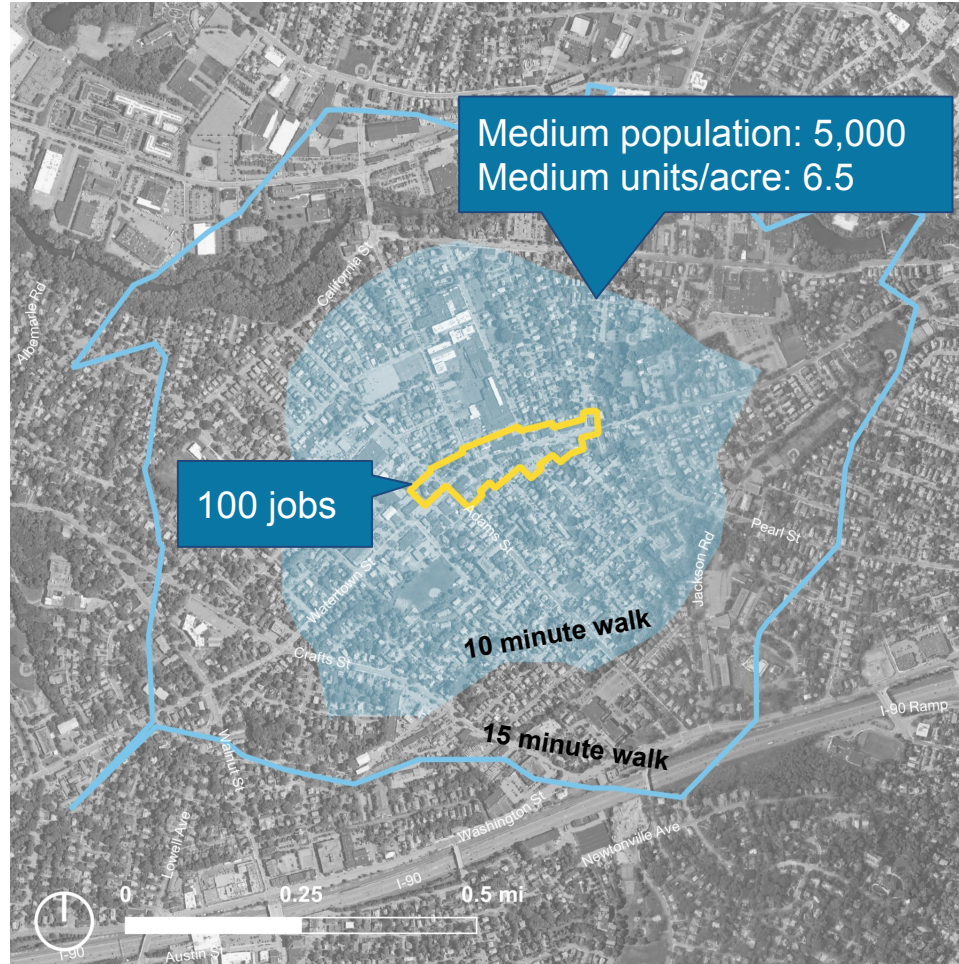
Boston Compact Living Pilot, 2020

6: Add more diverse housing options and encourage mixed-use projects

Waban*

vs

Nonantum



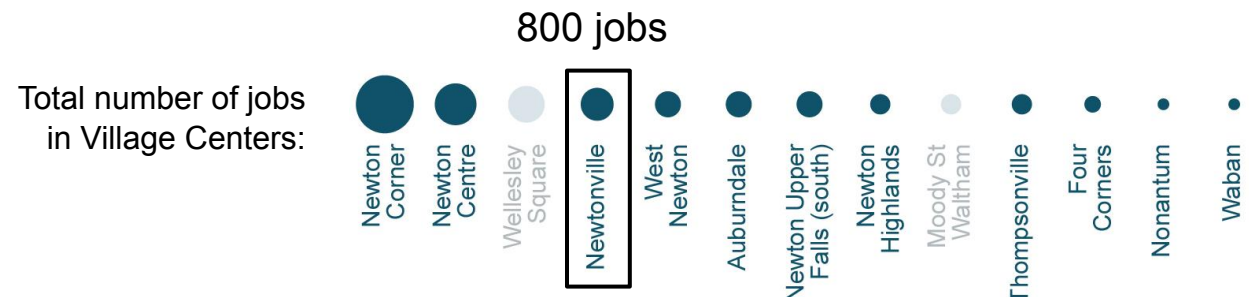
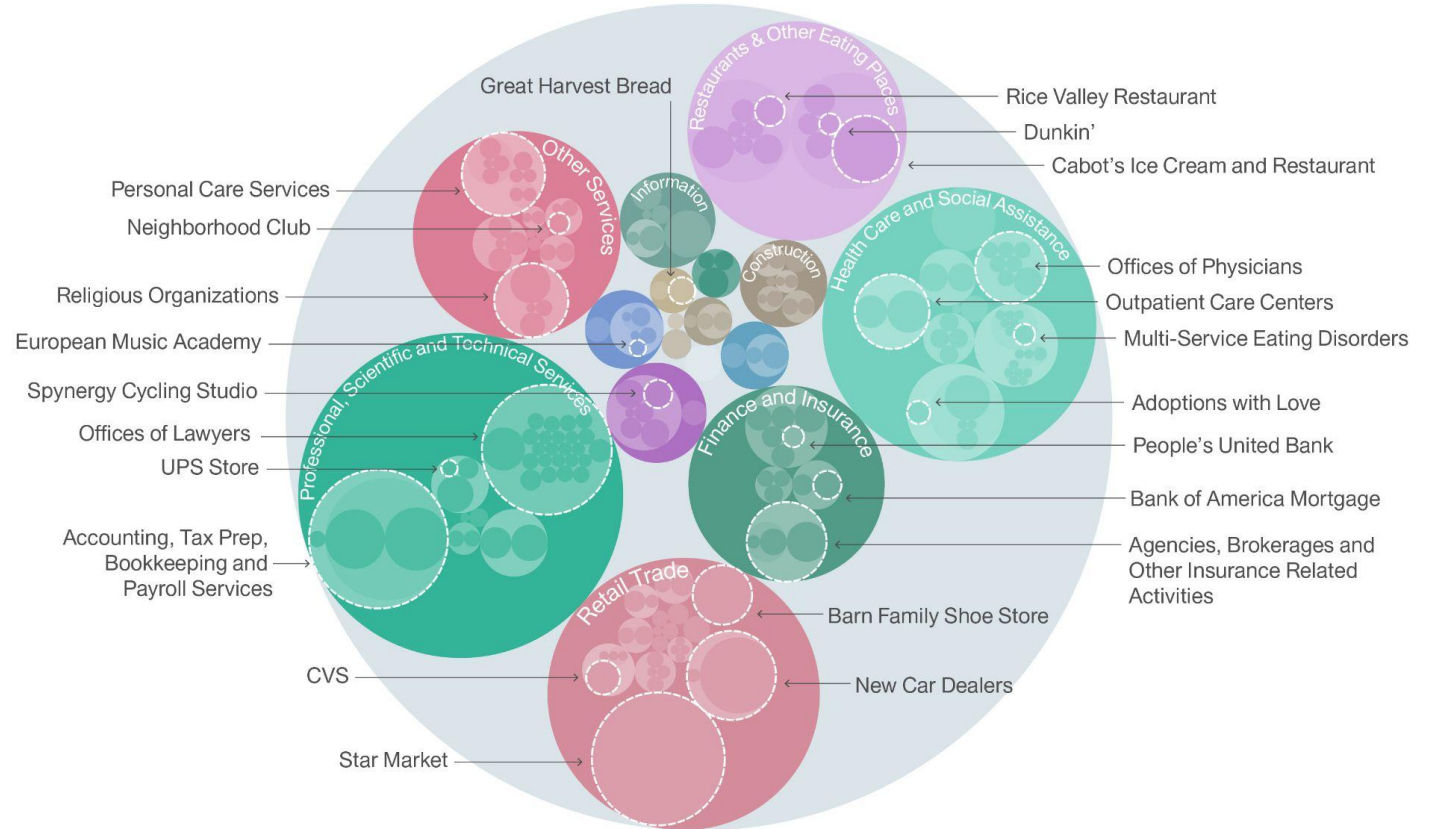
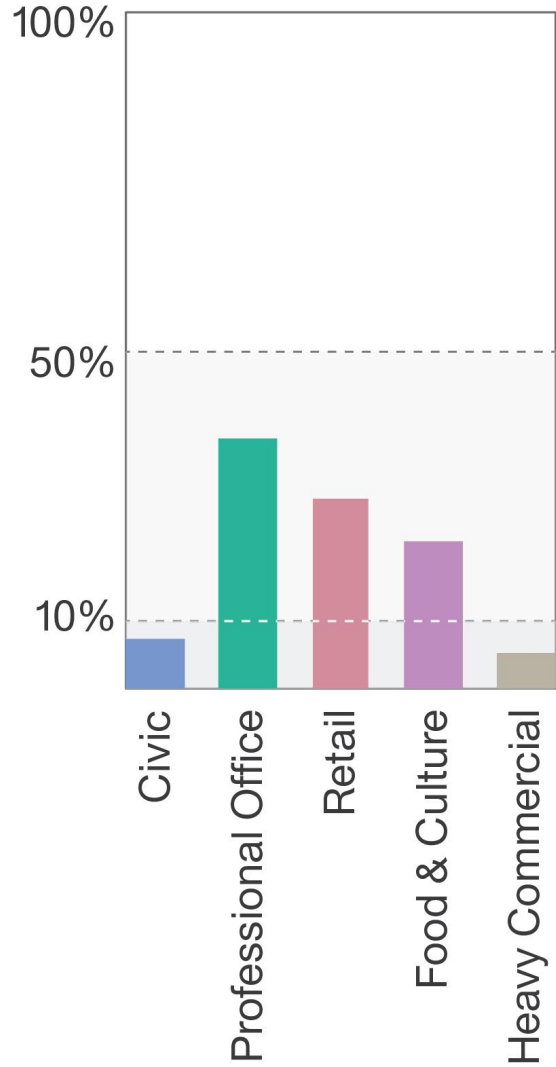
Population category	Population within a 10 minute walk
High*	≥ 6,000
Medium*	6,000 < x ≤ 4,000
Low*	< 4,000

Housing units/acre category	Housing units per acre within a 10 minute walk
High*	≥ 10
Medium*	10 < x ≤ 5
Low*	5 < x ≤ 3
Very Low*	< 3

*as compared to the other eleven village centers.

NOTE: Starred Village Centers contain a train stop.

6: Add more diverse housing options and encourage mixed-use projects



7: Prioritize safe and accessible routes to & through village centers, especially walking and biking

Dimensional Standards	Development Standards	Allowable Uses	Allowable Density	Permitting / Process	Incentives
Ensure minimum sidewalk widths	Promote bicycle, shuttle, rideshare, and other alternatives to driving infrastructure Flexible parking requirements	Update Use Table	Height and density allowance for missing middle and mixed-use buildings	Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for greater public realm enhancements



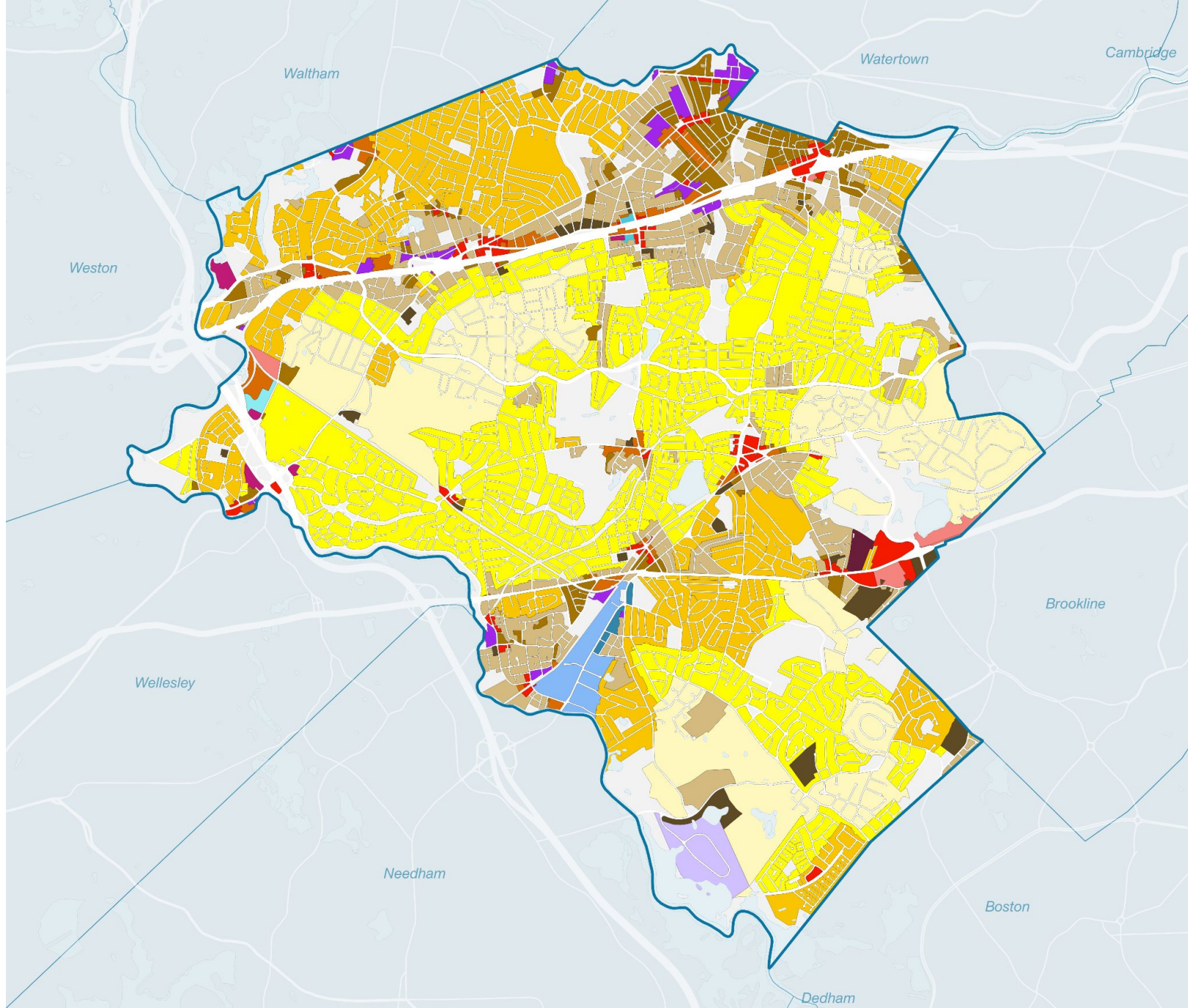
Vision Kit Photo:
New bike lanes at
Washington Street

Looking Ahead



Existing Zoning

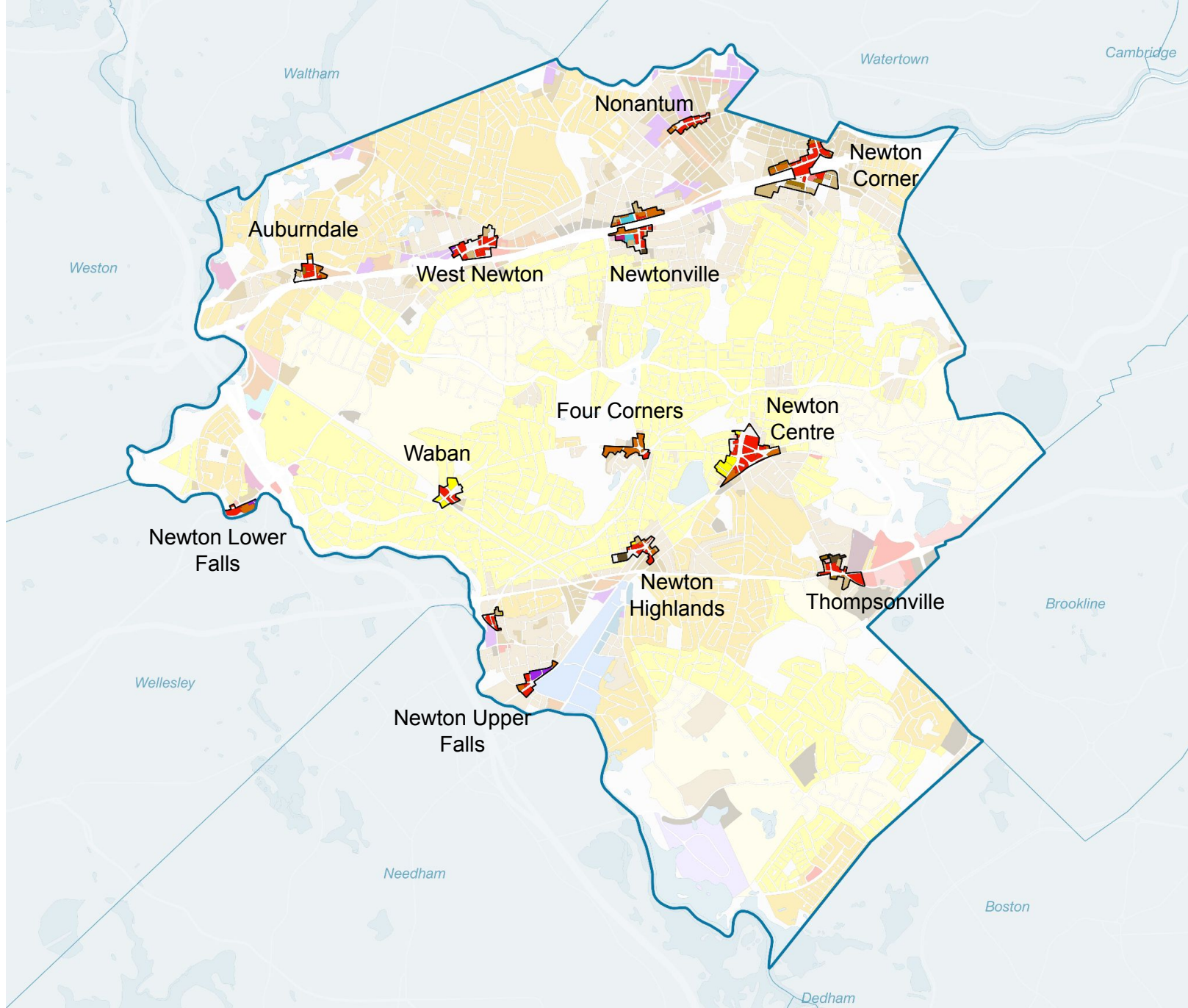
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- BU1
- BU2
- BU4
- BU5
- LMD
- MAN
- MR1
- MR2
- MR3
- MR4
- MU1
- MU2
- MU3
- MU4
- SR1
- SR2
- SR3

Existing Zoning

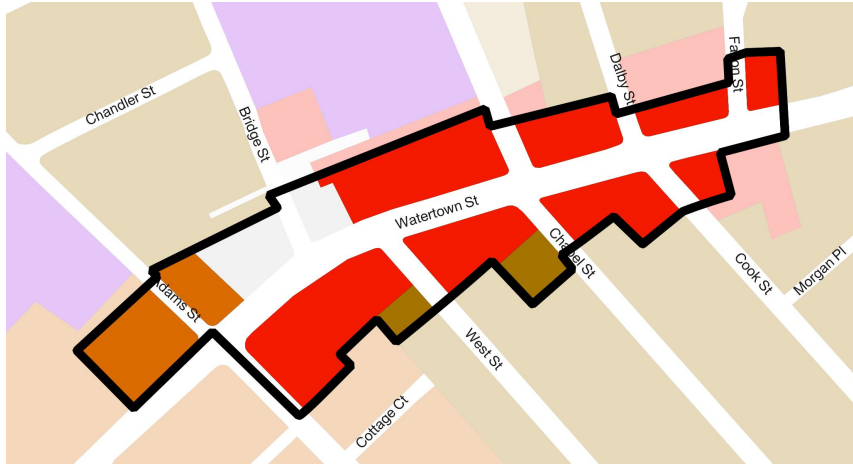
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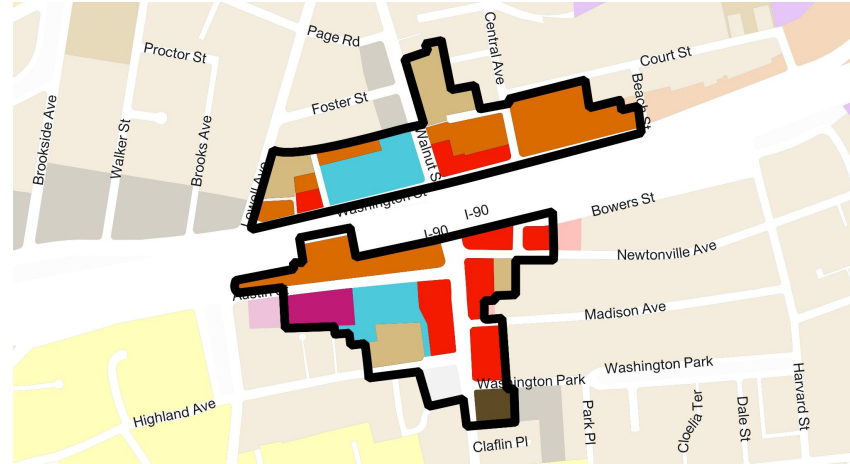
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- MU1
- MU2
- MU3
- MU4
- SR1
- SR2
- SR3
- Village Center outlines from Pattern Book Study

Existing Zoning: Village Centers

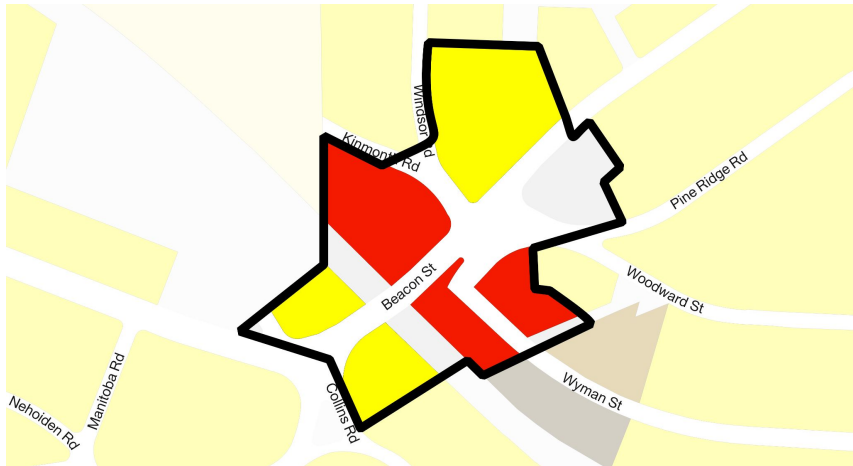
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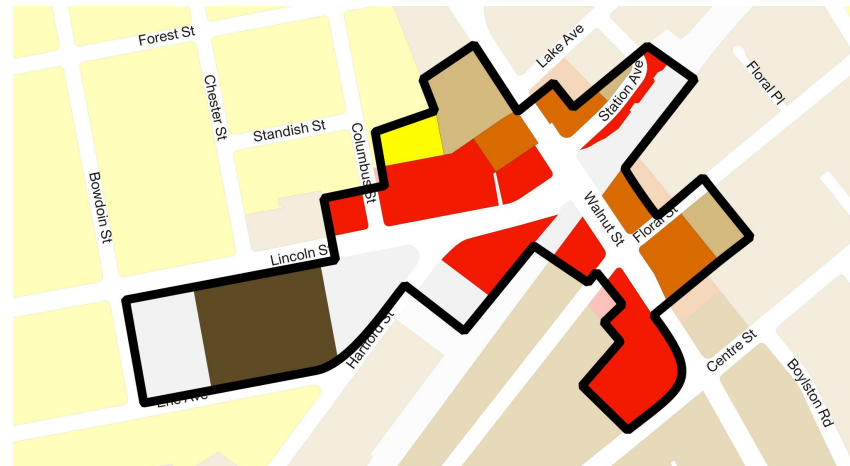
Newtonville



Waban



Newton Highlands



- BU1 | up to 2 stories
- BU2 | by-right
- BU4
- BU5
- LMD
- MAN
- MR1
- MR2
- MR3
- MR4
- MU1
- MU2
- MU3
- MU4 | up to 3 stories
- SR1 | by-right
- SR2
- SR3
- Village Center outlines from Pattern Book Study

Existing Zoning: Creates non-conforming buildings



Newton Highlands



Newton Corner

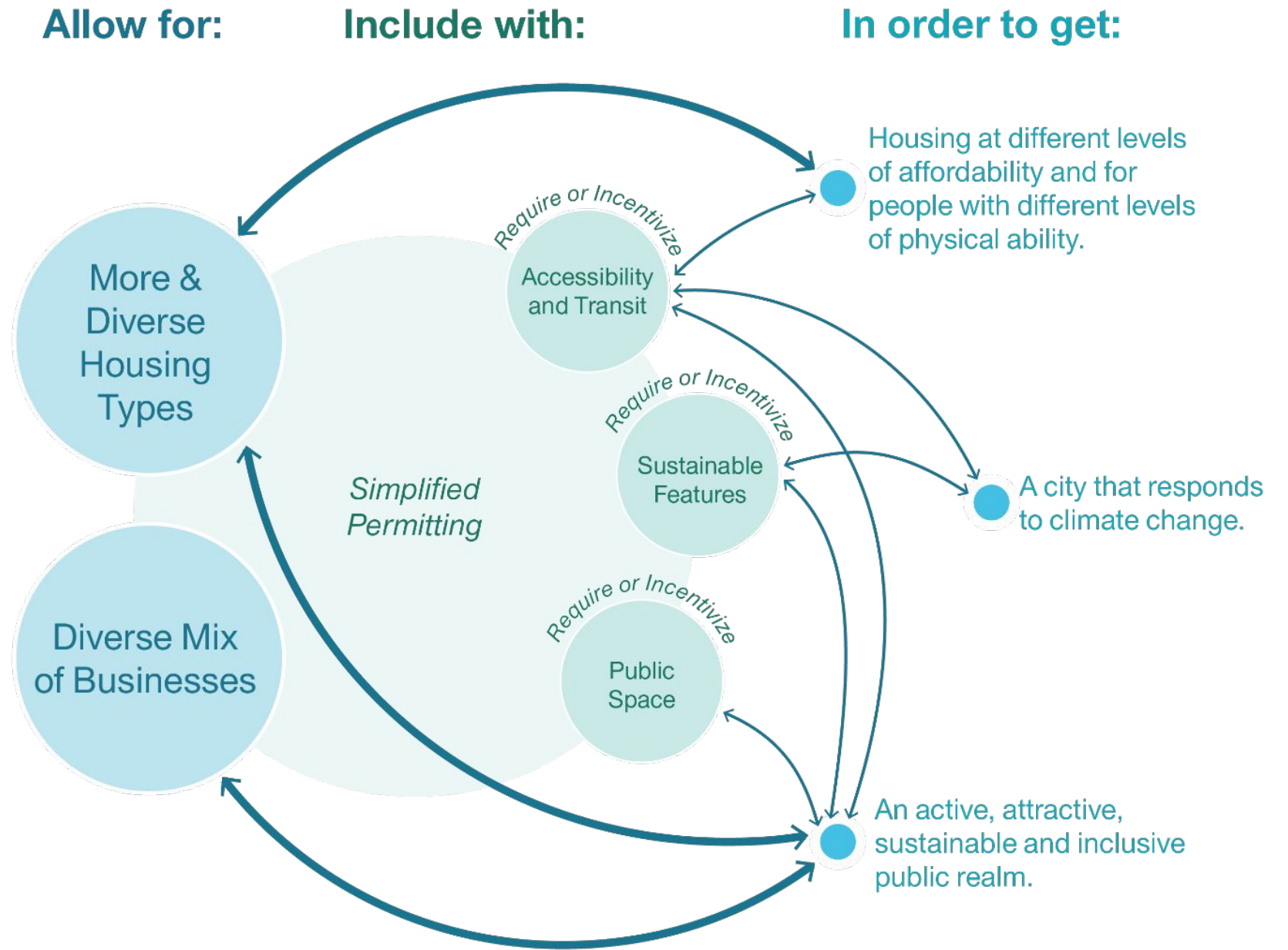


West Newton

ZAP Next Steps

Agree on the Focus of Zoning Redesign in and around Village Centers:

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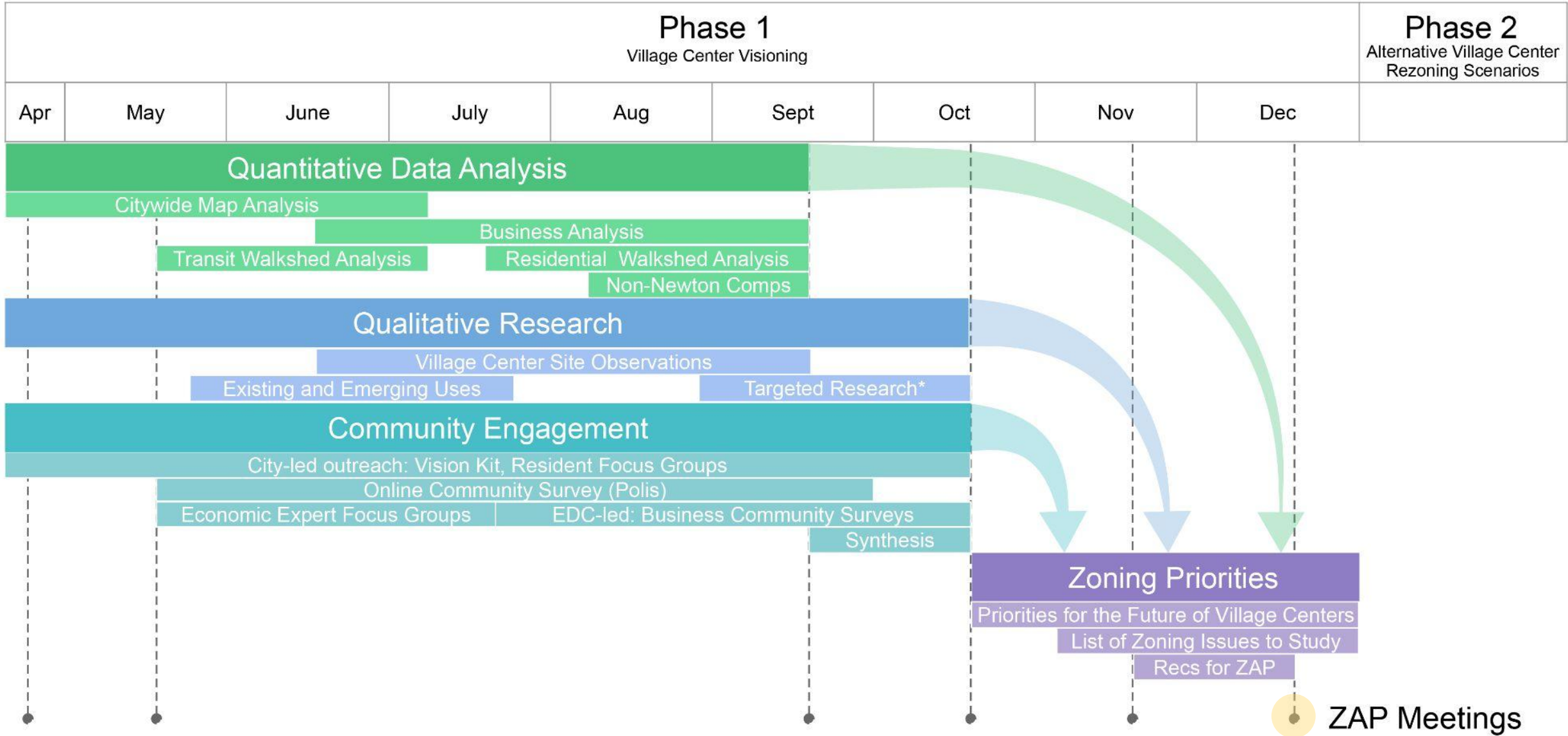


2021 Calendar

December ZAP Meeting



#88-20



ZAP Meetings

Thank you!

