

Moving to Phase II of Village Center Zoning

Takeaways from Phase I

Phase I of the Village Center Zoning Redesign effort has resulted in seven takeaways to guide the actual rezoning work which will begin in 2022. We want to know what you think of each of the proposed takeaways. Each takeaway asks whether you "agree", "disagree", or are "unsure". (put an x next to the term "agree" "disagree" "unsure". A follow up question for each takeaway asks you to share what, if any, additional information you need to properly evaluate the takeaway or if you would like to elaborate on your response.

Takeaway 1: Creating more communal & public space + activation *

Agree
Disagree
Unsure

Takeaway 1: If you would like to elaborate on your response to the previous question, please do so here. If you were unsure, what additional information do you need to evaluate this?

Your answer

Takeaway 2: Increasing accessibility to buildings and infrastructure within village centers *

Agree
Disagree
Unsure

Takeaway 2: If you would like to elaborate on your response to the previous question, please do so here. If you were unsure, what additional information do you need to evaluate this?

Your answer

Takeaway 3: Incorporating climate resiliency through built structures and green spaces *

Agree
Disagree
Unsure

Takeaway 3: If you would like to elaborate on your response to the previous question, please do so here. If you were unsure, what additional information do you need to evaluate this?

Your answer

Takeaway 4: Helping small businesses to begin, stay and thrive in village centers *

Agree

Disagree

Unsure

Takeaway 4: If you would like to elaborate on your response to the previous question, please do so here. If you were unsure, what additional information do you need to evaluate this?

Your answer

Takeaway 5: Making the permitting process easier, clearer, and multi-tiered *

Agree

Disagree

Unsure

Takeaway 5: If you would like to elaborate on your response to the previous question, please do so here. If you were unsure, what additional information do you need to evaluate this?

Your answer

Takeaway 6: Adding more diverse housing options and encouraging mixed-use projects *

Agree

Disagree

Unsure

Takeaway 6: If you would like to elaborate on your response to the previous question, please do so here. If you were unsure, what additional information do you need to evaluate this?

Your answer

Takeaway 7: Prioritizing safe and accessible routes to and through village centers, especially walking and biking *

Agree

Disagree

Unsure

Takeaway 7: If you would like to elaborate on your response to the previous question, please do so here. If you were unsure, what additional information do you need to evaluate this?

Zoning Tools Matrix

The Zoning Tools Matrix outlines how various zoning tools might be used to advance the takeaways from Phase I. This is NOT a draft zoning proposal. Rather, it is an example of how various zoning levers might be used to achieve the goals.

When we begin the actual rezoning work in 2022, we will explore the most appropriate zoning tool to address each takeaway. This will involve working through the details of proposed zoning modifications and their corresponding impacts. Note that in some cases, zoning may not be the best way to address the takeaway.

Zoning Tools Matrix - see attached tools chart (please expand for easier reading) (full size pdf available

here: <https://www.newtonma.gov/home/showpublisheddocument/78368/637746401965646319>)

Do you understand the six zoning tools:

- (1) Dimensional Standards,
- (2) Development Standards,
- (3) Allowable Uses,
- (4) Allowable Density,

(5) Permitting/Process, and
(6) Incentives?

If you have questions, please select "other" and explain.

Yes

No

Other:

Engagement Takeaways	Zoning Tools						Non-Zoning Tools
	Dimensional Standards	Development Standards	Allowable Uses	Allowable Density	Permitting / Process	Incentive	
Creating more communal & public space + 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	X
Increasing accessibility to buildings and infrastructure within village centers	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	X
Incorporating 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	X
Helping small businesses to begin, stay and thrive in village centers	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	X
Making the permitting process easier, clearer, and 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.	
Adding more diverse housing options and encouraging 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		X
Prioritizing 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	X