

Alternate VCOD Zoning Plan That complies with MBTA Community Act

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Docket Items being addressed

#38-22 Request for discussion and amendments to the Zoning Ordinance and Zoning Map regarding village center districts ZONING & PLANNING COMMITTEE requesting review, discussion and amendments relative to Chapter 30 zoning ordinances by **adding a new Village Center Overlay District**, consisting of four (4) district tiers, by establishing requirements for such District, and requesting amendments to the Zoning Map to include the Village Center Overlay District.

#39-22 Requesting discussion on state guidance for implementing the **Housing Choice Bill** COUNCILOR CROSSLEY on behalf of the Zoning & Planning Committee requesting discussion on state guidance for implementing the Housing Choice element of the MA Economic Development legislation. (formerly #131-21)

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Total 17,920 units in all village centers will be zoned by right, not including additional lot subdivisions or allowed multiple buildings on a lot

MBTA Communities Act requires zoning to provide 8330 units by right with no special permit, variance, waiver or other discretionary zoning approval

Utile and Planning Dept. calculate 10,000 units in limited areas to meet the MBTA Communities Act

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High Level Recommendations And will meet the MBTA requirements

- Change the number of lots designated VC3
- Change special permit threshold to 15,000 sf
- Reduce number of lots in the village overlay districts
- Require minimum lot requirements for MRT and VC1 designated lots to promote Adaptive Reuse of existing buildings, versus lot subdivisions
- Include Auburndale and Newton Corner in the MBTA calculations

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Methodology to create Village Zoning Database

- Downloaded data from the Assessor's database
- Classified each property as MRT, VC1, VC2 and VC3 and eliminated duplicates
- Determined priority streets properties and abutting residential or non residential lots
- Used variables for setbacks, average unit size, max footprint, special permit threshold, story heights, and more
- Each lot is a stand alone even though one building on multiple lots and/or one owner for adjacent lots
- **Calculated:**
 - Maximum footprint, maximum building size, village center units, MBTA units, special permit lots and units with density variable, MRT dividable lots and more

Database created by Councilors John Oliver and Pam Wright

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Variables that can be easily changed to calculate city wide and MBTA Communities units in optimizing village zoning

- **Change Special Permit thresholds**
- **Change setbacks and/or building heights**
- **Change VC lots to another designation**
- **Change priority street locations**
- **Change unit density for Special Permit lots**

Database will soon have a shared link

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Various Parameter changes and the effect on units And still meet MBTA Communities Act

Zoning Options Examples	VCOD units
Utile/Planning Dept Baseline VCOD unit count	did not calculate
Baseline VCOD by right without lot subdivision or multiple bldgs on lot; Special Permit threshold 30,000 sf	17,919
Replace all VC3 with VC2, Special Permit threshold 30,000 sf	15,423
Add VC3 in select locations, Replace all other VC3 with VC2, Special Permit threshold 30,000 sf	15,914
Above VC3 in select locations; Special Permit threshold 20,000 sf	14,314
Above VC3 in select locations; Special Permit threshold 15,000 sf	12,708
Above VC3 in select locations; Special Permit threshold 15,000 sf; add Auburndale and 38 acres of Newton Corner	12,708

With the database, changes can be easily made to optimize unit count; once desired parameters are chosen, it can run through the MBTA formula

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2659 Multifamily units not completed Less than 20% in the VCOD

Multifamily projects	Residential units	Multifamily projects	Residential units
Total	2659	106 River St	9
Riverdale	204	416-418 Langley	6
Northland/Needham St	800	1114 Beacon	34
Riverside	550	136-144 Hancock (Walker)	16
Dunstan East	292	120 Norwood	4
Walker & Washington St.	28	1 Jackson St	6
West Newton Armory	43	20 Clinton St	4
300 Eliot St.	4	71 Comm Ave	6
50 Highland Ave.	4	77 Hartford St	4
145 Warren St.	5	283 Melrose	16
386-394 Watertown St.	10	432 Cherry	3
667 Boylston St.	4	15-21 Lexington	24
1092-1094 Chestnut St.	4	280 Newtonville	18
1149-1151 Walnut St.	25	956 Walnut	7
Mr. Sushi/ 383 Boylston	12	160 Stanton Ave	69
Craft St senior Living	185	264 Pearl	3
24 Wilson Cir	5	20 Kinmouth	24
63-65 Broadway	3	34 Prescott St	4
Santander Bank (50)	50	2 Life Golda Meir House	174

Two 40B projects soon to be approved outside of Village Centers: additional 568 Units

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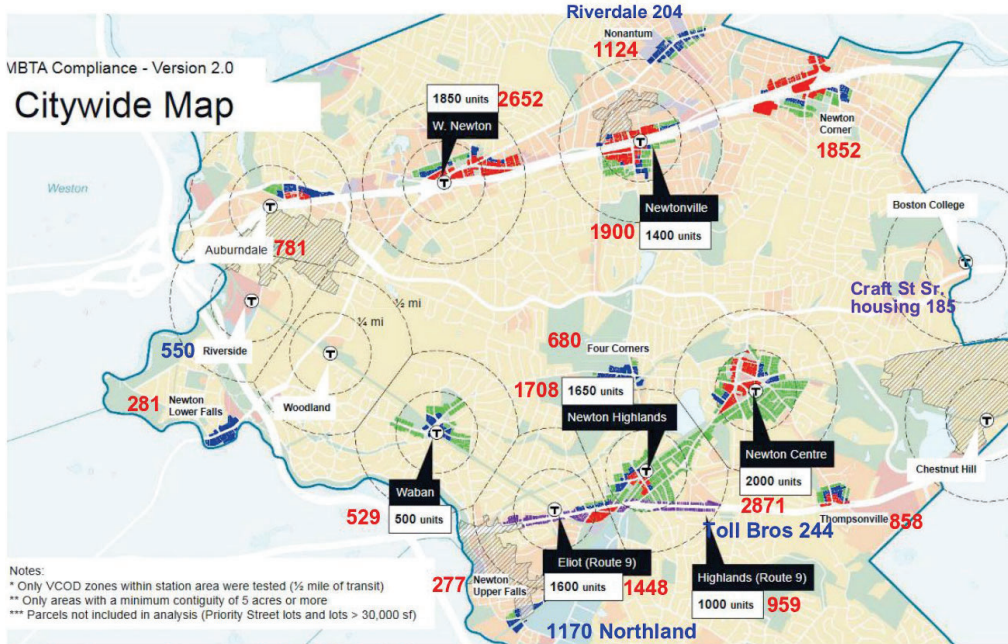
Additional analysis required with the large increase in by right units

- **Infrastructure**
- **City services – police, fire, school, recreation fields, etc**
- **Fiscal**
- **Traffic**

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Our database is a tool to better understand how changing various zoning parameters in the VCOD proposal affects the overall housing unit count and our ability to reach MBTA Communities Act compliance

VCOD permits by right including all villages and priority streets: 17,920 units
Additional 40B and large special permits approved by not built: 2,353 units



Red numbers: number of units by right including priority street lots
Black numbers: number of units calculated by Utile excluding priority street lots
Blue numbers: 40B and large special permits approved but unbuilt and not in the village zoning

End

Various Parameter changes and the effect on units

Zoning Options Examples	VCOD units	MBTA units
Utile/Planning Dept Baseline VCOD unit count	did not calculate	10,000
Baseline VCOD by right without lot subdivision or multiple bldgs on lot; Special Permit threshold 30,000 sf	17,919	9,717
Replace all VC3 with VC2, Special Permit threshold 30,000 sf	15,423	8,568
Add VC3 in select locations, Replace all other VC3 with VC2, Special Permit threshold 30,000 sf	15,914	8,913
Above VC3 in select locations; Special Permit threshold 20,000 sf	14,314	7,943
Above VC3 in select locations; Special Permit threshold 15,000 sf	12,708	7,087
Above VC3 in select locations; Special Permit threshold 15,000 sf; add Auburndale and 38 acres of Newton Corner	12,708	8,320
With database, changes can be easily made to optimize unit count; once parameters are chosen, run it though the MBTA formula		

Note: VCOD unit column includes all villages and priority streets. MBTA unit columns include only designated villages in Planning Dept Map 2.0 excluding priority streets for MBTA Communities Act count except for last line.

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Additional suggestions

- Reduce residential areas in villages to meet 8330 unit requirements
- Add Auburndale and 38A of Newton Corner to MBTA unit count
- Require site plan review for lots greater than 8000 sf in VC zones
- Allow one extra floor incentive in certain areas in the village centers
- Require special permit for priority street lots greater than 8000 sf
- Increase building separation
- Require usable open space in MRT and VC1 lots
- Keep lot requirements (size and setbacks) for MRT and VC1 as in the present zoning

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Can reduce contiguous land to 50% and add 10% outside station area And still meet the MBTA Communities Act 8330 units and reduce overall Unit count.

MBTA Communities Compliance
Version 2.0 VCOD Meets MBTA Compliance

MBTA Compliance Summary (rounded)

	MBTA Requirements (min.)	Version 2.0 VCOD Results	MBTA Compliant
Unit Capacity	8,330 units	10,000 units	YES
Aggregate Gross Density	15 units/acre	35 units/acre	YES
Total Land Area	50 acres	288	YES
% of District to be Located in Station Area	90%	100%*	YES
% of Contiguous Land for Multi-Family Zoning District(s)	50%	69%	YES

Notes:
* Only VCOD zones within station area were tested
** Parcels not included in analysis (Priority Street lots and lots greater than 30,000 sf)
*** Assumes no minimum parking requirements

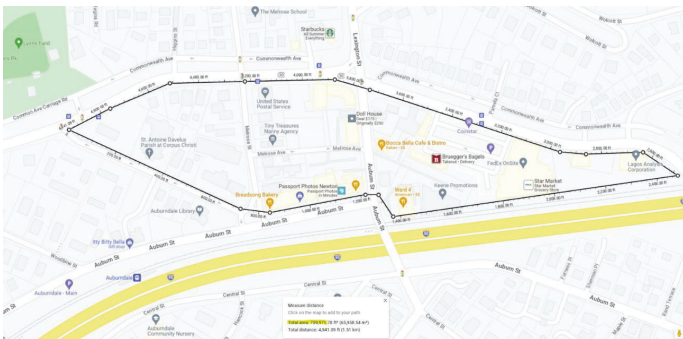
Must meet every requirement to reach compliance

Calculations:

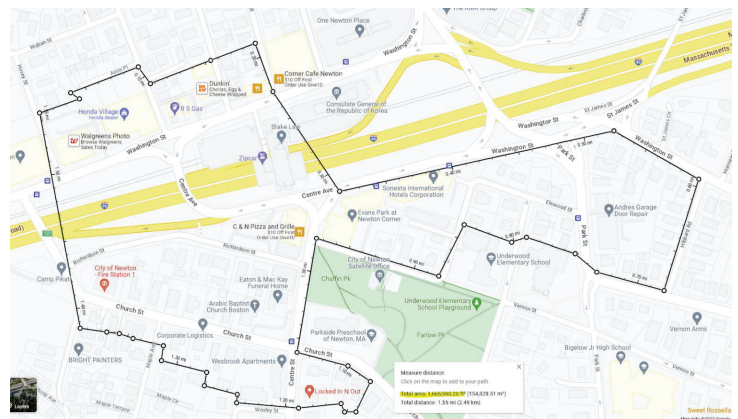
		Acres
now	total land	288
now	contiguous land - 69%	199
	can add the following for 50% contiguous	109
	can add 10% outside transit	40

Additional villages added to MBTA Communities Act units

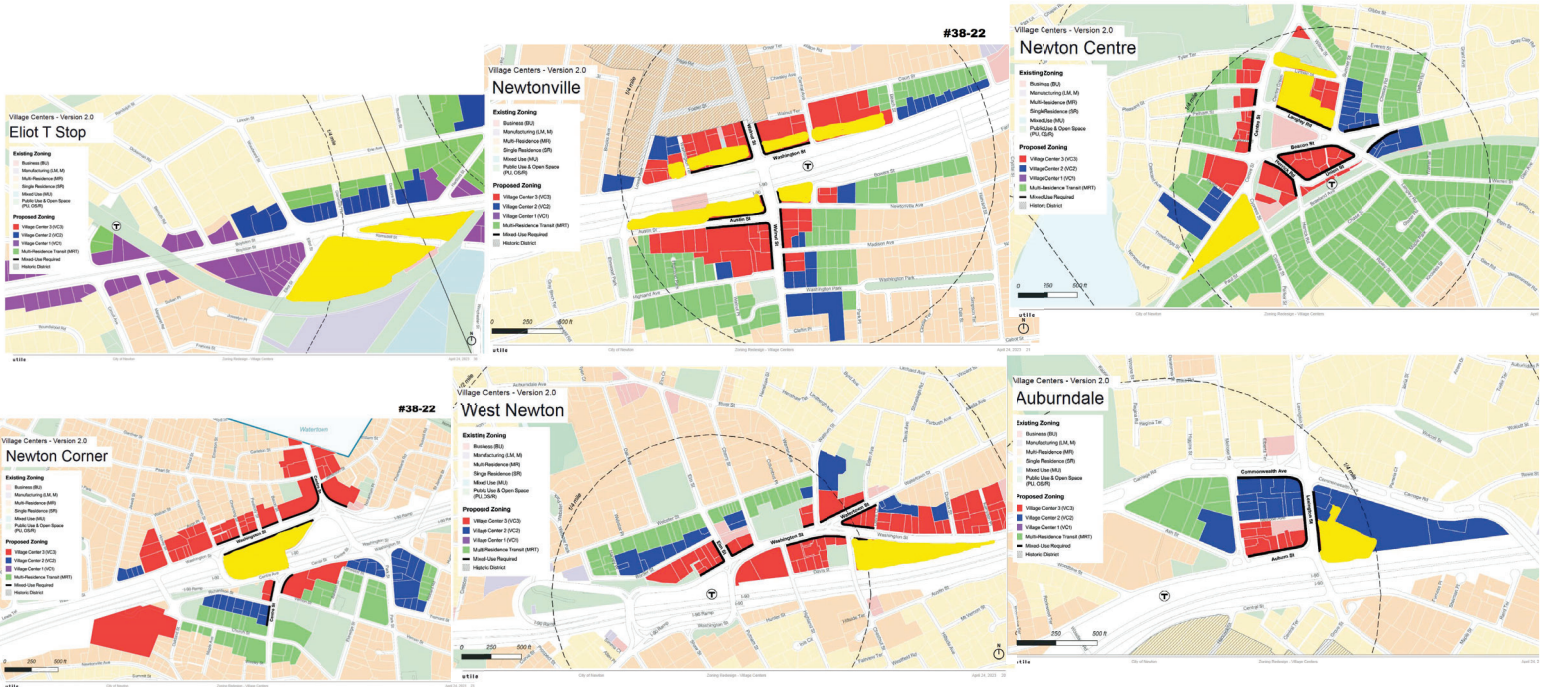
Auburndale 16.3 acres within 0.5 miles of transit



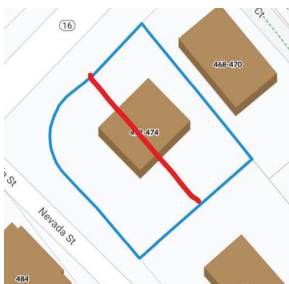
Modified Newton Corner 38.3 acres outside transit



Propose changing all VC3 to VC2 except areas in yellow below



Proposed Corner lot subdivision example



472-474 Watertown St

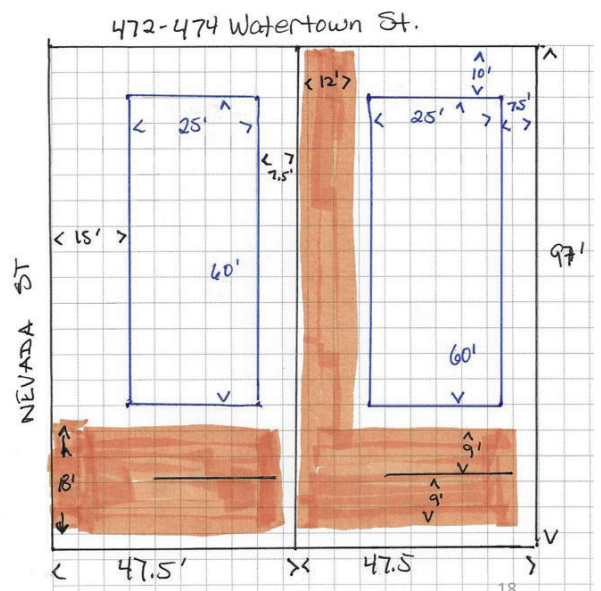
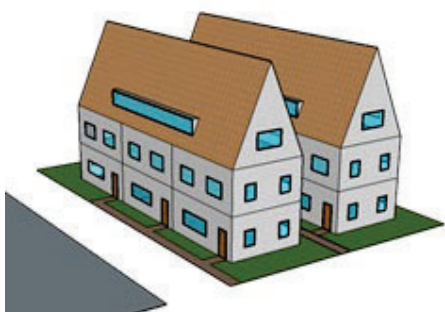
Each building is a 3 family with two 9'x19' parking stalls, 4' parking setbacks and 12' driveway

3 units are 1620 sf each

25'w x 60'l and 45' tall

9234 sf lot = 95' x 97' Could it be subdivided into two 47.5' x 97' lots

In this example, if house is 27' x 56' then 3 parking stalls would fit in the back



Easily modified database variables

	scale factor	max footprint	footprint threshold	abutting			Not abutting			Stories + half	
				rear setback	side setback	front setback	rear setback	side setback	front setback		
VC 1	0.4	4000	5600	15	15	10	15	10	10	3.7	
VC 2	0.4	10000	14000	15	15	0	5	0	0	3	
VC 3	0.35	15000	20250	15	15	0	5	0	0	4	
MRT	0	1500	1500	15	15	10	15	15	10	2.8	
VC 4	0.35	15000	20250	15	15	0	5	0	0	4	
Special Permit Threshold			30000	Special Permit sf calculation for unit numbers; units/acre			50				
Sqft / Unit			1000								

Note: scale factor used to Determine multiple buildings On a lot

sample database

	A	B	C	D	E	F	G	H	I	J	K	M	U	V
	Village	Proposed VCOD	Priority st	abut R	VC 1 abut	R rear	R side	shape factor	note	SI	No1	Street	Frontage	Lot size
428	Newton Centre	VC 2	yes	no		no	no			8	22	UNION ST	45	3617
429	Newton Centre	VC 3	yes	no		no	no			6	49	UNION ST	147	8735
430	Newton Centre	VC 3	no	no		no	no			5	50	UNION ST	120	3958
431	Newton Centre	VC 3	yes	no		no	no			6	65	UNION ST	75	4148
432	Newton Centre	VC 3	no	no		no	no			5	70	UNION ST	80	2842
433	Newton Centre	VC 3	yes	no		no	no			6	93	UNION ST	267	31455

	M	U	V	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU
No1	Street	Frontage	Lot size	lot depth	rear setback	side setback	front setback	calc footprint	max footprint	max fp or mult bldg	BLD volume All res	priority st res volume	1000 volume of units	sf unit size SP units	subdivided corner lots	
22	UNION ST	45	3617	80		5	0	0	3392	3392	3392	12079	8687	9	0	
49	UNION ST	147	8735	59		5	0	0	8000	8000	8000	37376	29376	29	0	
50	UNION ST	120	3958	33		5	0	0	3358	3358	3358	14914	14914	15	0	
65	UNION ST	75	4148	55		5	0	0	3773	3773	3773	17307	13534	14	0	
70	UNION ST	80	2842	36		5	0	0	2442	2442	2442	10859	10859	11	0	
93	UNION ST	267	31455	118		5	0	0	30120	15000	30120	67396	52396	SP	36	

Column AS formula: =if(or(\$B428="MRT", \$C428="dup"),0,if(\$V428<pivots!\$F\$32,if(\$H428>0,ROUND(min(\$AQ428,\$AR428)/\$AS\$1,0)*\$H428,ROUND(min(\$AQ428,\$AR428)/\$AS\$1,0)), "SP"))

Washington St. Vision Plan calls out for special permit on greater than 3 stories or gross floor area > 20,000 sf

Area-wide Planning Principles

Implement planning principles through project review

The planning principles identified in this vision plan are essential to how Washington Street can accommodate residential and commercial growth while respecting the architectural character and built heritage of the community. This vision plan is setting a pathway to incremental change over time, not abrupt and immediate change to remake the corridor as a new place. Zoning, and the development project review process that accompanies it, is essential to realizing this intent.

Achieving the outcomes described in this plan will require new zoning with stronger requirements for controls on building height, size, and placement than is currently found in Newton's zoning ordinance. These requirements will need to clearly require that building heights reduce as they get closer to adjacent neighborhoods, that building widths be controlled, that taller buildings step-back in height, and that there be clear diversity in building heights within a project. At the same time, the maximum allowable height of 6 stories in some areas, as shown on the height diagram on pages 84-85, will be an important component of achieving the many public objectives of this plan, from plazas and open spaces to underground parking. Therefore, the development project review process provided by the **requirement of a special permit for any building that exceeds 3 stories in height, or contains a gross floor area greater than 20,000**, is also important for

realizing these same planning principles on individual sites. The special permit process formally brings the City into the design process through its role in reviewing and approving a project. This role should be used to further ensure that the planning principles enumerated in this vision plan are incorporated into each proposed development. To that end, the criteria in the Washington Street zoning used to shape the decision-making of the City Council on a special permit must clearly identify consistency with this vision plan and its planning principles. Among these should be the idea that the **tallest buildings should be used sparingly along the corridor**, marking significant locations and otherwise used to advance public purposes.

Setting the special permit criteria and development standards of the Washington Street zoning so that the public, property-owners and potential developers can have clear expectations of what can happen along this corridor will be one of the most important implementation steps of this plan. The vision presented here offers an opportunity to improve the quality of life for the neighborhoods and villages in the area. New zoning and thoughtful review of development proposals will be necessary to realizing that opportunity.

“Tallest building should Be used sparingly along The corridor.”

Using WSVP built out estimate – now calculate for VCOD 20 year development for 2019 WSVP – 2563 new units; Recently Built/approved/planned 1135 units in WSVP area

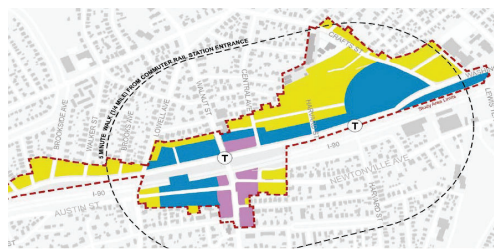
Page 178 in the Washington Street Vision Plan

Fiscal Impacts Results

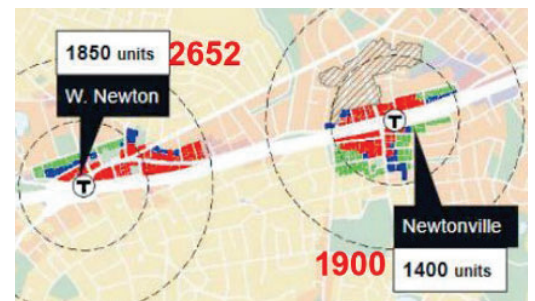
The outlook is positive. This plan for Washington Street generates net surpluses for the General Fund greater than the capital deficits. Averaged over a 20-year period, private-sector redevelopment along Washington Street would generate approximately \$999 million annually, while the costs associated with that development would only equal \$423 million annually. This evaluation is a snapshot based on current understanding. If needed, the City can refine the model. Newton will continue to balance its budget each year, considering financial guidelines and policies, applicable operating impacts, and available resources.

DEVELOPMENT PROGRAM SUMMARY	Option 1	Option 2
Housing Units	3,584	3,757
Existing/Remaining Housing Units	523	523
New Housing Units	2,541	2,734
Population	6,079	7,402
Existing/Remaining Population	1,021	1,021
New Population	5,048	6,371
Public School Students	1,088	1,325
Existing/Remaining Public School Students	184	184
New Public School Students	903	1,140
Nonresidential SF	3,678,344	4,411,901
Existing/Remaining Nonresidential SF	1,391,740	1,391,740
New Nonresidential SF	2,286,605	3,220,161
Jobs	14,785	18,418
Existing/Remaining Jobs	5,774	5,774
New Population	9,011	12,644

Note: The above values are not cumulative between options, but rather show totals that are unique for each option, as an increase over the existing condition. The values represent the net retained, plus net new for each category.



Footnote:
 • This is an illustration of principles only; this is not a regulatory or zoning map.
 • Further nuance must be developed in Washington Street Zoning including specifying the limits of each zoning.



Red numbers are total built out units in VCOD

Math to calculate VCOD 20 year build out

Rough Calculation for 20 year build out

- 4600 units (from VCOD map)
- Add 700 units for special permits in MBTA map using 45 units/acre
- Add ~1000 units for expanded WSVP in Whole Foods area
- Minus 400 units for expanded MBTA maps in Newtonville not in WSVP;
- Minus 520 existing units (per WSVP) so ~5400 units for maximum additional buildout for WSVP

- 20 year build out estimate 2563 units

Therefore, expect ~50% build out in 20 years

In the 2019 Washington St Vision Plan area, multifamily buildings:

- Over 800 units built or approved: 31% of total 20 year build out
- Over 300 additional units getting ready for special permit process: 12%
- At least 4 properties bought by developers and Swedenborgian Church now for sale
- Plus underused developer owned properties (i.e parking lots, etc)