

Data Analysis

Newton Corner Zoning Proposal of October 24 2022

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At the Zoning and Planning Committee meeting of October 24 2022, there was a presentation and discussion of Village Centers Zoning. The slide presentation may be found at:

[2022-10-24 Village Center Rezoning Phase 3: District Mapping \[51 pages\]](#)

In this document, I wish to extract the data from the zoning map for Newton Corner and make some summary conclusions. I plan to write a separate document with detailed discussion.

The District Mapping slides define 3 levels of zoning VC1, VC2, and VC3 from least dense to most dense. You may see the definitions presented on page 11 of the slide presentation:

[2022-10-24 Page 11: VC1 & VC2 & VC3 By Right Specification](#)

Unfortunately, this page does not tell the whole story. The “By Right” conditions on that page may be changed “By Special Permit”. This is not discussed anywhere in the presentation. Instead, one must examine carefully a box placed on each zoning map:

[2022-10-24 By Right vs Special Permit](#)

Here are the **By Right** allowances from the Page 11 specification:

VC1	VC2	VC3
2.5 Stories	3.5 Stories	4.5 Stories
49 Feet tall, max	62 feet tall, max	75 feet tall, max
5000 SF, max, footprint	10000 SF, max, footprint	15000 SF, max, footprint
Residential	Mixed Use & Residential	Mixed Use & Residential

Here are the **By Special Permit** allowances from the zoning map box:

VC1	VC2	VC3
3.5 Stories	4.5 Stories	5.5 Stories
62 Feet tall, max	75 feet tall, max	88 feet tall, max
7500 SF, max, footprint	12500 SF, max, footprint	17500 SF, max, footprint
Mixed Use & Residential	Mixed Use & Residential	Mixed Use & Residential

Since the **By Right** allowances may be overridden **By Special Permit**, the community can have no assurance that the **By Right** limits will determine how a proposed building is built. Any proposed building may with some extra effort by the developer and by agreement of the City Council be built according to the more generous **By Special Permit** limits. This, I believe, is a serious problem but I will not discuss this problem further here.

This document will focus on Newton Corner. The zoning map for Newton Corner is found on page 31 of the slide presentation:

[2022-10-24 Page 31: Newton Corner Map](#)

In examining this zoning map, it is helpful to make comparisons with:

[A Google satellite map centered at Newton Corner](#)

[The Newton Assessor's database centered at Newton Corner](#)

To understand details using these maps, it is necessary to zoom in on particular locations and then to examine things closely. You may use the mouse to drag maps in both apps. In addition, in Google Maps, you may use the "Street View" tool to see how specific buildings look.

In this document, I will categorize every single building that has been placed in any of the three zones VC1, VC2, VC3 on the Newton Corner zoning map. However, before listing this data in depth, I will summarize two categories of buildings:

- Major Buildings
- Residential Buildings: Apartments and Homes

1. Major Buildings

By a *major building*, I mean a building that has substantial height or significant footprint. I pick out 7 such buildings in the area of the Newton Corner zoning map. Footprints were computed using the Google Maps measurement tool.

Sheraton Four Points Hotel

12 Story

Footprint: 22100

Sheraton Four Points Hotel Garage

6 Story

Footprint: 27000

One Gateway Center: 300 Washington St
 Ground Floor Commercial + Offices Above
 11 Story
 Footprint: 21400

One Newton Place
 Along the merge of Centre St into Washington St
 4 Story
 Footprint: 51100

One Newton Place Garage
 Corner of Centre St and Pearl St
 4 Story
 Footprint: 15200

RMR Group Building
 Charlesbank Rd, Centre St, Jefferson St
 Listed as 3 Story but almost as tall as One Newton Place
 Footprint: 42000

Evans Park Senior Living at Newton Corner
 430 Centre St
 6 Story
 Footprint: 23100

Comment: With the 12 story Sheraton Four Points Hotel and the 11 story Gateway Center, Newton Corner already has buildings that almost double in height the buildings found in any of the other 11 village centers being studied by the Zoning and Planning Committee. Further, the combined footprint of the 7 buildings is 201900 SF.

2. Residential Buildings: Apartments and Homes

	VC1	VC2	VC3	Totals
Apartments	3	6	2	11
Homes	28	40	6	74
Totals	31	46	8	85

Comment: The number of apartments and homes in Newton Corner that may be demolished to fully implement the zoning map is to me astonishing.

3. The Raw Data for All Buildings inside the Zones in the Newton Corner Zoning Map

In the Newton Corner Zoning Map, there are:

- 2 VC3 zones
- 6 VC2 zones
- 7 VC1 zones

The raw data is organize from VC3 down to VC1.

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VC3 Zones

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VC3 Zone #1: Large, Central

Section 1: North of Washington St

Major Buildings:

One Newton Place

Along the merge of Centre St into Washington St

4 Story

Footprint: 51100

One Newton Place Garage

Corner of Centre St and Pearl St

4 Story

Footprint: 15200

RMR Group Building

Charlesbank Rd, Centre St, Jefferson St

Listed as 3 Story but almost as tall as One Newton Place

Footprint: 42000

2 Story Commercial

249 Centre St

270-276 Centre St

280-292 Centre St

303-321 Washington St

1 Story Commercial

259 Centre St
261-275 Centre St
323-333 Washington St

Apartment Buildings: Total 2

34 Channing St
337 Washington St

Homes: Total 6

65 Jefferson St
30-32 Channing St
21-23 Peabody St
25-27 Peabody St
42 Thornton St
44 Thornton St

***Section 2: Between Washington St North of Pike
and Centre Av / Centre St South of Pike***

Major Buildings:

Sheraton Four Points Hotel
12 Story
Footprint: 22100

Sheraton Four Points Hotel Garage
6 Story
Footprint: 27000

One Gateway Center: 300 Washington St
Ground Floor Commercial + Offices Above
11 Story
Footprint: 21400

Section 3: South of Centre Av / Center St

Major Buildings:

Evans Park Senior Living at Newton Corner: 430 Centre St
6 Story
Footprint: 23100

3.5 Story Commercial

400 Centre St: Office Building

2 Story Commercial

Newton Elks complex
Between Centre Av / Centre St south / Richardson St
427-443 Centre St

VC3 Zone #2: Small, South-West

This zone consists entirely of the land owned by the West Suburban YMCA

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VC2 Zones North of Pike

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VC2 Zone #1: North of Pike - West End

Apartment Buildings: Total 1

457 Washington St

Homes: Total 3

439 Washington St
445 Washington St
449 Washington St

This zone is 100% residential

VC2 Zone #2: North of Pike - East End

Charlesbank Rd at merge with Nonantum Pl

2 Story Commercial:

185 Charlesbank Rd

227 Charlesbank Rd

Homes: Total 1

33-35 Nonantum Pl

This zone is commercial *plus one home*

All remaining zones (VC1 and VC2) are South of Pike

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VC2 zones South of Pike

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VC2 Zone #3

South side of Richardson St to Centre St, around corner halfway to Church St

2.5 Story Commercial

465 Centre St: Eaton and Mac Kay Funeral Home

Apartment Buildings: Total 1

457 Centre St

Homes: Total 7

12-14 Richardson St

16-20 Richardson St

24 Richardson St

26-28 Richardson St

32 Richardson St

38 Richardson St

40-42 Richardson St

This zone is residential *except for one funeral home*

VC2 Zone #4

Start at Vernon St just east of Evans Park Senior Living and go east to Park St

Follow Park St around curve at Centre St to Baldwin St

Include homes on east side of Baldwin St to Underwood School

Zigzag back to the start to include apartments at 9-17 Baldwin St and additional homes on Baldwin St and Vernon St

Public Access Buildings

Underwood School

Newton Presbyterian Church

Apartment Buildings: Total 1

9-17 Baldwin St

Homes: Total 16

125 Vernon St

117 Vernon St

109 Vernon St

47 Park St

41 Park St

9-11 Elmwood St

15-17 Elmwood St

23-25 Elmwood St

29-31 Elmwood St

22-24 Elmwood St

4 Eldredge St

8 Eldredge St

9 Eldredge St

4-6 Baldwin St

12 Baldwin St

19 Baldwin St

This zone is residential *except for two public access buildings*

VC2 Zone #5

Start at Tremont St and Hibbard Rd at 315-317 Tremont St and go west to Park St

Turn right on Park St to Washington St

Go on Washington St to the lot line between 172 and 164-166 Washington St

Follow the lot line south to exclude homes on the west of Hibbard Rd

Then include 315-317 Tremont St

Apartment Buildings: Total 2

34 Park St

40-46 Park St

Homes: Total 10

315-317 Tremont St

321 Tremont St

327 Tremont St

54 Park St

28 Park St

22 Park St

12-14 Park St

184 Washington St

178-180 Washington St

172 Washington St

This zone is 100% residential

VC2 Zone # 6

Small area bounded by Pike eastbound entrance ramp,
by Washington St to southwest,
and by homes on Hunnewell Av that are not in the zone.
Includes one cul-de-sac street: St James Cir

Apartment Buildings: Total 1

169 Washington St

Homes: Total 3

65-67 St James Cir

59-61 St James Cir

56 St James Cir

This zone is 100% residential

Comment: Given the proximity to the Pike eastbound entrance ramp, it is hard to see how any development can be done on this land, let alone VC2 level

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VC1 zones South of Pike

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VC1 Zone #1

North side of Church St west of Centre St

Abuts VC2 Zone #3

Public Access Buildings

Newton Corner Worship Center {shared by several religious denominations}

Homes: Total 6

195 Church St

199 Church St

205-207 Church St

211 Church St

217 Church St

223 Church St

This zone is residential *except for one public access building*

VC1 Zone #2

South side of Church St, Centre St west to Maple Av

Plus part of Centre St and Wesley St to the south

Apartment Buildings: Total 3

5-9 Wesley St

483-497 Centre St

176-182 Church St

Homes: Total 5

188 Church St

194 Church St

200 Church St

200R Church St {separate rear building}

206 Church St

This zone is 100% residential

VC1 Zone #3

South side of Church St, Maple Av west to Oakland St

Homes: Total 4

218 Church St

222 Church St

226 Church St

234 Church St

This zone is 100% residential

VC1 Zone #4

North side of Church St east of Centre St

Public Access Buildings

Eliot Church of Newton UCC

This zone has one public access building

VC1 Zone #5

South side of Church St east of Centre St

Plus bit of east side of Centre St

Essentially the properties opposite Eliot Church of Newton UCC

Homes: Total 4

148 Church St

150 Church St

488 Centre St

500 Centre St

This zone is 100% residential

VC1 Zone #6

West side of Hibbard Rd
plus bit of south side of Washington St
Designed to abut VC2 Zone #5

Homes: Total 6

25-27 Hibbard Rd
19-21 Hibbard Rd
15-17 Hibbard Rd
9-11 Hibbard Rd
160-162 Washington St
164-166 Washington St

This zone is 100% residential

VC1 Zone #7

West side of Hunnewell Av
plus bit of north side of Washington St
Designed to abut VC2 Zone #6

Homes: Total 3
159 Washington St
179 Hunnewell Av
169 Hunnewell Av

This zone is 100% residential