



Future Planning for a Better Newton

Waban and Highlands Area Councils

January 21, 2016

Chris Pitts VP WAC

Srdjan Nedeljkovic Pres NHNAC

Purpose of This Meeting

To begin to the process of facilitating residents' crafting of an authentic prescriptive document with their vision of:

- Village Centers and Commercial Zones (SF)
- Transportation and Mobility (SN)
- Housing: Density, Openspace/Greenspace, Diversity, Affordable/Attainable Homes/Units (CBP)
- Residential: Historic Preservation, Design, Lot Size, (RG)

Review of Previous Village Planning

Brainstorm Topics:

- Community trust, Village Center, community buildings, retail, historical preservation, housing diverse city, multi units
- Aging in place, emergency services, low income services
- green space, trees preservation and maintenance, River access, Parkland improvement
- Transportation, traffic, parking, sidewalks, bike lanes, street maintenance, signage, streetlights, ADA compliance, streetscapes,
- Sustainability, zero carbon, climate adaptation, recycling, gas leaks, flooding, power outages, infrastructure
- Community building, intergenerational gathering, tree lights, adult learning, art, recreation, sports facilities, library, pets
- Political engagement, town hall meetings, communication technologies
- Community assets: library, hospital, churches, schools, playgrounds, trails, triangles, pocket parks

Streets, Parking and Traffic

- **GOALS:** Create safest possible environment for pedestrians, bikes, and drivers. Walkability - accessibility for all people ALL AGES for all seasons. Keep parking available in Waban Center.
- **THREATS:** Speeding traffic, Increased traffic, Lack of continuity for sidewalks, trash, More cars per home, Non Resident cut-through traffic, increased number of parking spaces

Sustainability

- Solar options – home panels and community investment groups
- home energy audits
- climate change preparedness - flooding
- electric autos
- alternative energy sources

Wabanareacouncil.com information

Housing

GOALS:

- Preserving important homes and landmarks
- Allowing for economic diversity
- Preserving key features of Waban
- Identifying best method and placement for future growth (commercial/other)
- Preserve single family homes. Create and/or make available affordable housing

HOW:

- Recognizing existing stock and identify unique styles through survey and research
 - **Historical background and significance: Presentation from Historian Alice Ingerson on website**
- Preserving existing homes - what can be done?
 - Historic Landmarking criteria for National Register: *places associated with ... the broad patterns of our history, places that generate a strong positive reaction from the community for reasons of the heart*
- Historic District
- Community Investment Group/Land Trust: Purchase Landmarks to preserve and control future. Potential to purchase and make available properties, preserving assets
- Influencing the Newton Consolidated Plan and Zoning Code to ensure that funding and policies are available to implement these priorities
- Understanding the Impacts of Density

Community Building

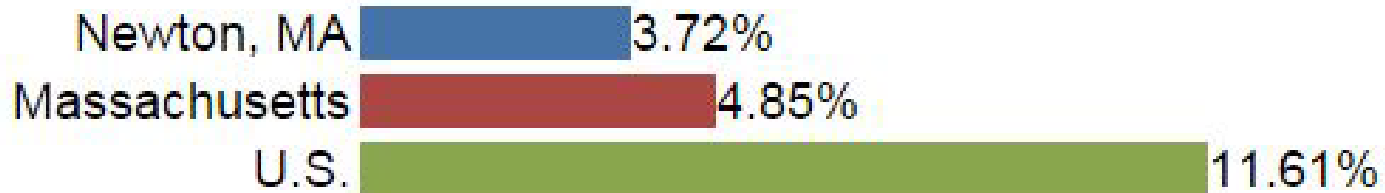
GOALS: Add events that supplement WIS activities for Multi generational

HOW:

- New Angier facilities open to community for rental, - family Sunday nights, meetings, events, etc
- Waban Library Center
- Windsor Club
- History of Waban, the more we know, the more we can celebrate and appreciate
- Skating - takes maintenance and prep but can be done
- Opening up Quinobequin for community party
- Soup Social
- Outdoor Movies and Concerts (Angier field, Warren Lincoln Park)
- Animal Show/Parade
- Caring Community - schedule to create year round
- **Newton at Home Beacon Hill type organization**
- **Praying Natick Indians** event

Population

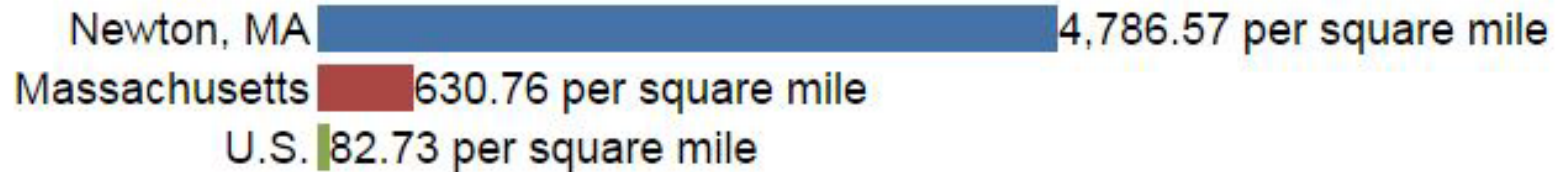
Population Growth Since 2000, #89



- Growth is low in Massachusetts
 - ranked 41st in growth in USA
- Newton is 11th most populated city in state
- 3.72% population growth since 2000 = 0.23% $@$ yr

Density

Population Density, #18



- Density rank #18 in state
- much higher than state average of 630.76 people per square mile
- much higher than national average of 82.73 people per square mile
- Half as dense as Brookline, twice as dense as Dedham

Newton Population Shifts

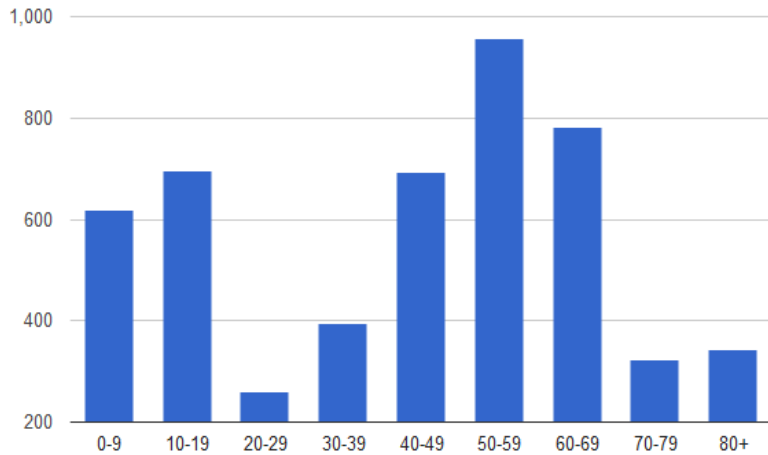
Age	Year 2000	Year 2010	diff
Under 5 years	4,401	4497	96
5 to 9 years	5,014	5290	276
10 to 14 years	5,267	5336	69
15 to 19 years	6,653	8017	1364
20 to 24 years	5,133	5594	461
25 to 34 years	10,809	8268	-2541
35 to 44 years	12,823	10755	-2068
45 to 54 years	13,400	12621	-779
55 to 64 years	7,689	11789	4100
65 to 74 years	5,918	6197	279
75 to 84	4,667	4294	-373
85 years and over	2,055	2488	433

Source: US Census

Waban

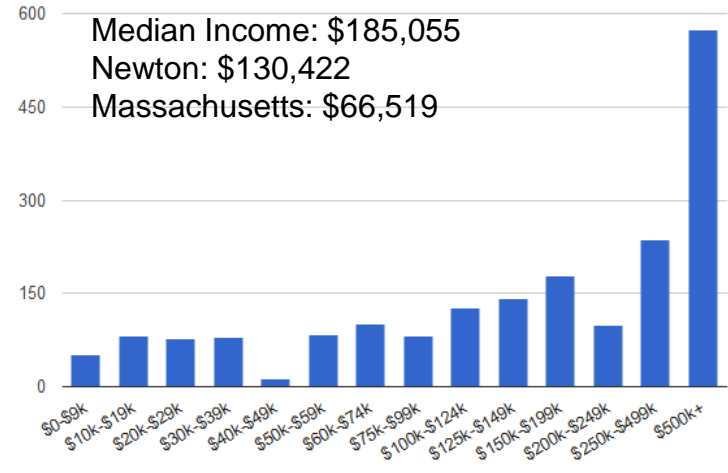
Age Distribution for 02468

Show Data



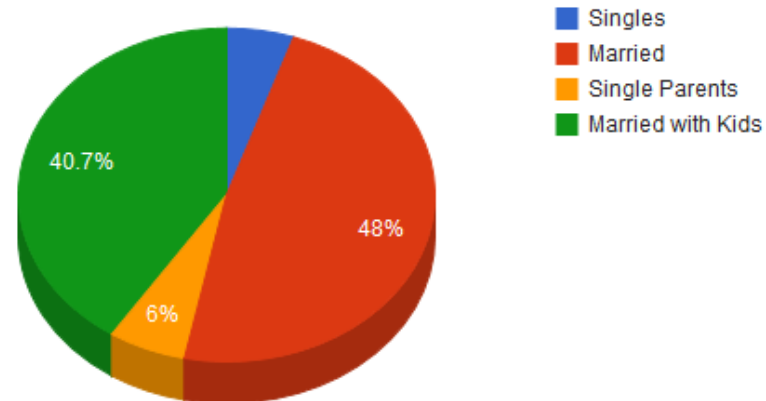
Household Income for 02468

Show Data



Marital Status for 02468 Residents

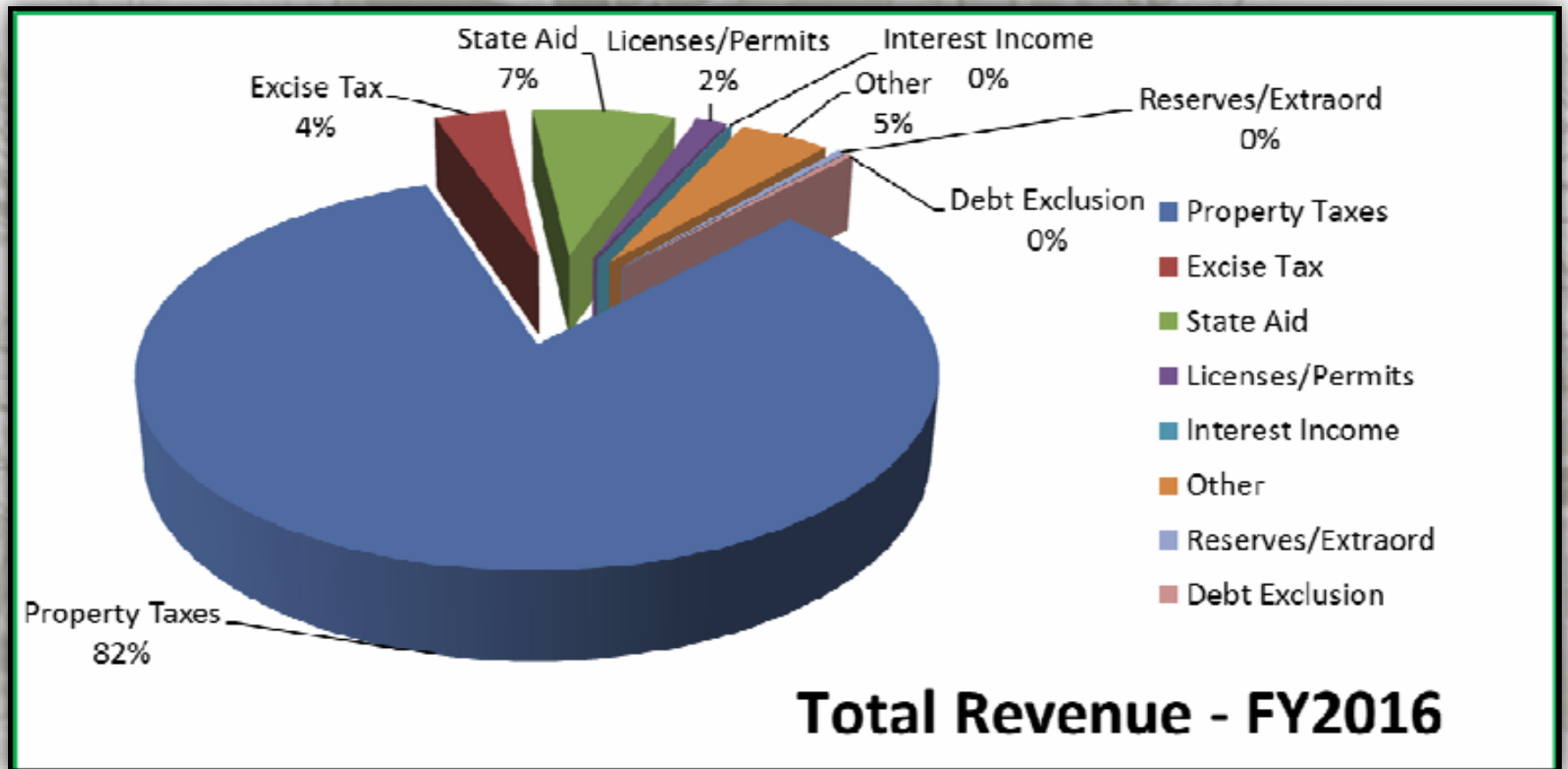
Show Data



Newton Taxes

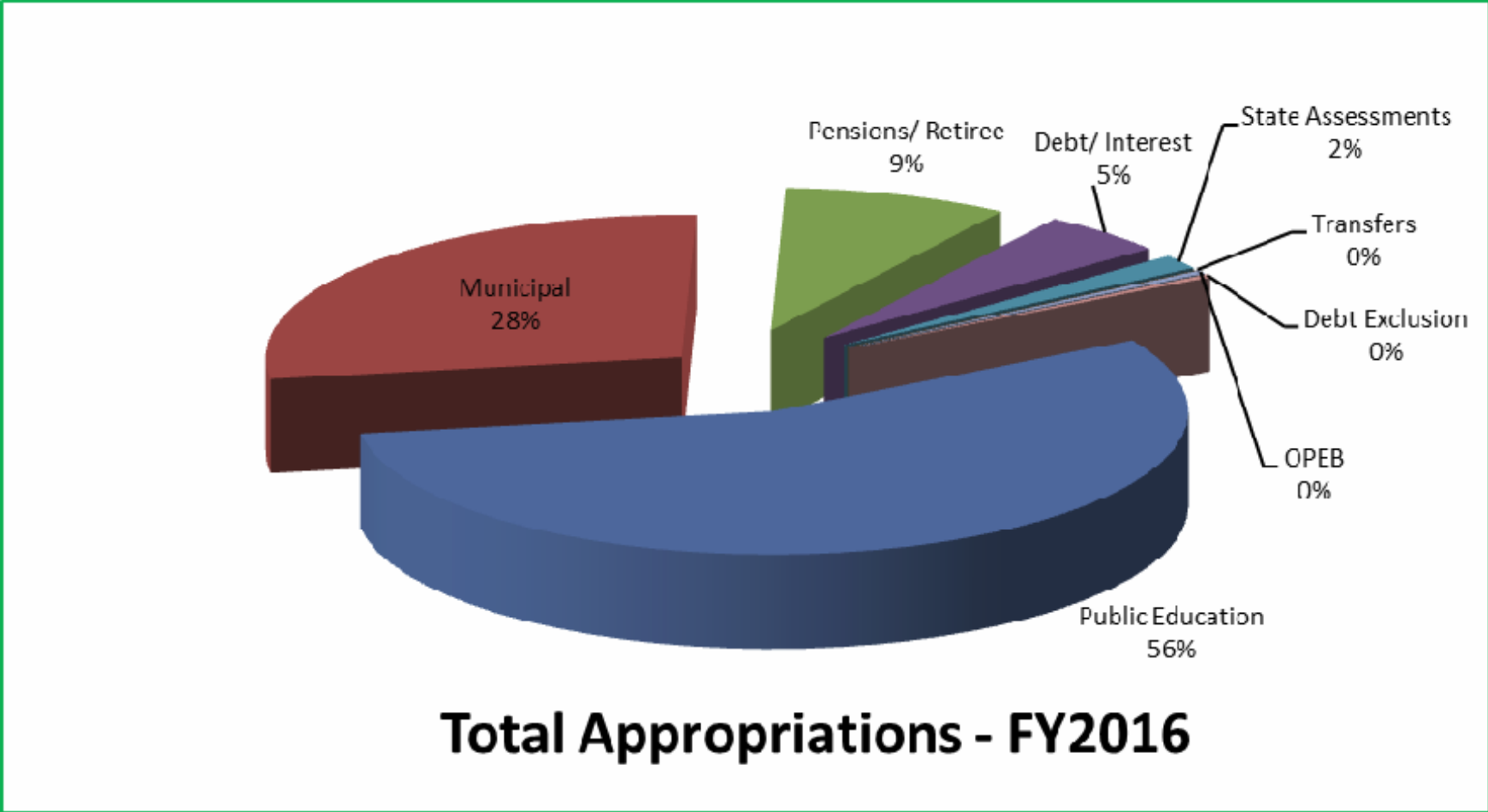
- 2016 Residential Tax Rate \$11.38 per thousand of assessed value example 1M = \$11,380
- 2016 Commercial Tax Rate \$21.94 per thousand of assessed value example 1M = \$21,940
- Overrides are permanent
- School costs \$17, 000 per student

Where Newton gets its \$362M



Source: 2016 Newton Budget

How Newton Spends its \$362M



Source: 2016 Newton Budget

Commercial Center



Historic Landmarks & Properties

Peck Property
Staples-Craft Farmhouse



St. Philip Neri
Church

Historic Landmarks & Properties

Windsor Club



Waban Library
Center

Historic Landmarks & Properties



Historic Landmarks & Properties



Angier & Zervas



Open & Green Spaces



Pocket Parks and Triangles



CREATING A BETTER AMERICAN Playgrounds

Angier



Warren Lincoln



Richardson





**Future Planning
for a
Better Newton**

**Brought to you by:
NHNAC & WAC**

The “Ideal Village” of Newton Highlands

Presented by Srdjan S. Nedeljkovic
January 21, 2016



Lincoln Street, Newton Highlands, Mass.

RT211 (11)

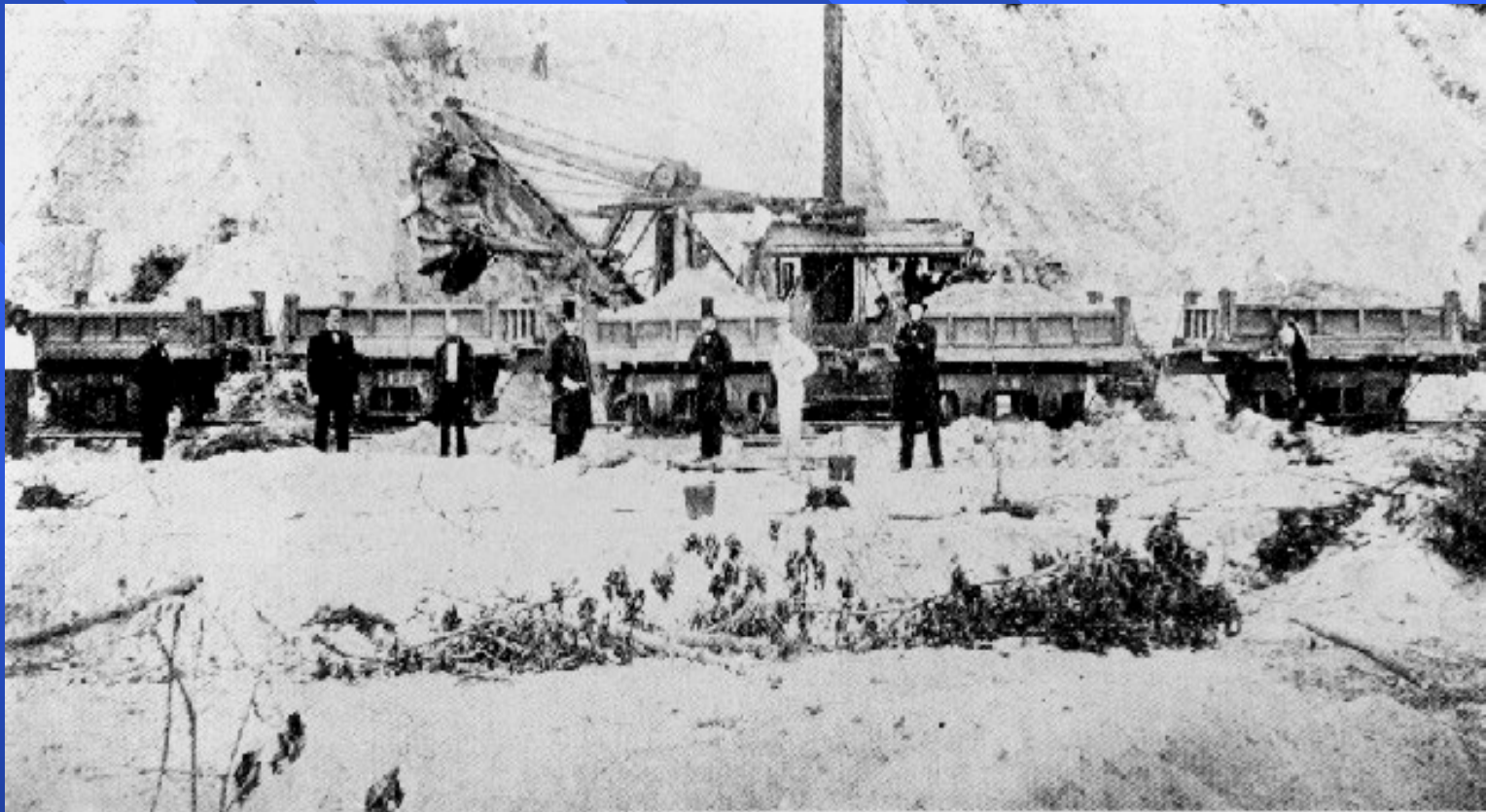
Future Planning for a Better Newton: Newton Highlands

Landscape Inventory

- The Village Center
- Other Commercial Areas
- Crystal Lake and Open Space
- Our Residential Neighborhoods
- Visions of the future

Newton Highlands: General History

- Much of Newton Highlands was part of a land grant in 1634 to a wealthy English landowner, John Haynes
- Was governor of colony, died in Connecticut in 1654
- Land went to heirs, not sold for 2-3 generations
- Two highways served area: north-south Dedham Road (now Centre Street) and east-west Sherborn Road
- As late as the 1870's, fewer than 20 families lived in the area



John Souther's steam shovel loading gravel for the Back Bay

The Charles River Railroad and the filling of the Back Bay

Two new inventions: railroad + steam shovel = Back Bay



The Square near Lincoln St. Newton Highlands, Mass.

283

The Village Center, 1890's



Rail service from
Highlands to Upper
Falls was successful

Heavy freight tonnage
Brisk passenger service

Commuters to factories
at Upper Falls and
knitting mills in Needham

Newton Highlands Depot (1887)

Commissioned to HH Richardson,
built by firm Shepley, Rutan, Coolidge
after Richardson's death

NH – Upper Falls: 5¢
NUF - Boston: 25¢



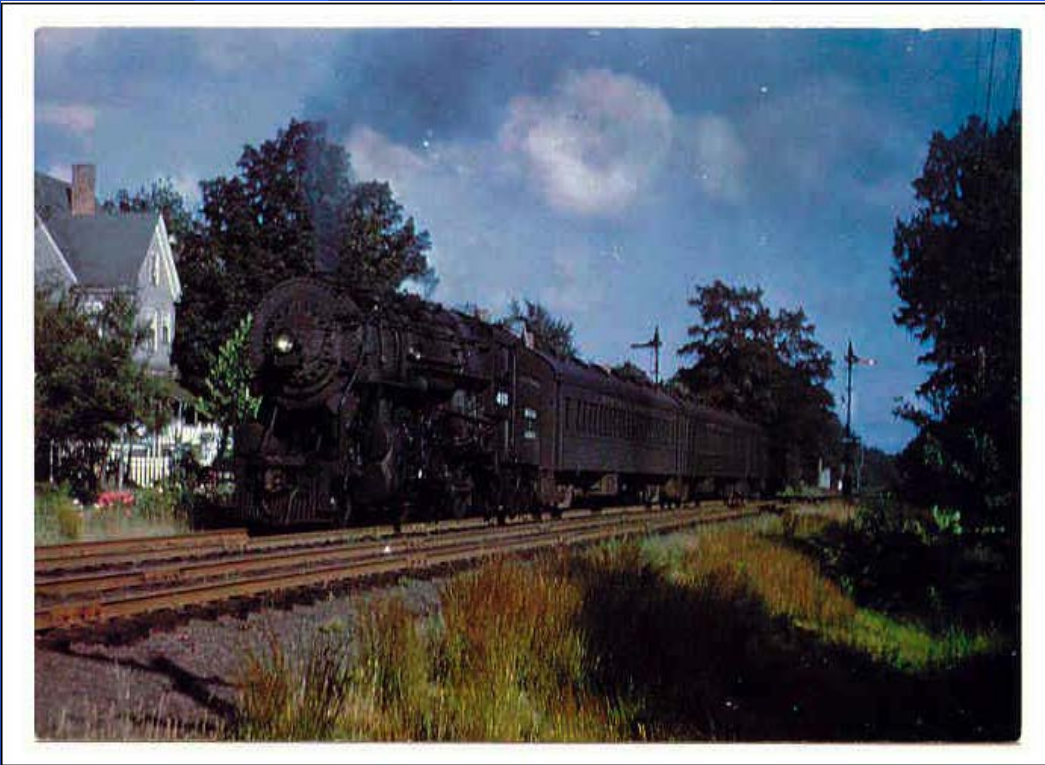
Eliot Station in Newton Highlands (1907)

Eliot Station in Newton Highlands

On Lincoln Street side of railroad

Station located on western side of current parking lot

Station demolished for parking lot in mid-1900's



Train Service in Newton Highlands (1948)

Service began to run from NUF through Needham to Boston (1911)

Promoted to develop Needham

Passenger service at NUF depot ended in 1927

Freight service prospered
Spur across Needham S built in 1953



RRPictureArchives.NET Image Copyright Lew Schneider

Conversion of steam railroad to electric Riverside Branch (photo taken March, 1959)



Rail passenger service diminished after World War II

Last locomotives ran along Circuit Railroad on May 31, 1958

Riverside Branch opens in 1959

Electric trolleys began Service July 4, 1959

Ridership:



Streetcars in Newton Highlands

Initially ran from
Upper Falls to
Newtonville (1892)

Extended lines to
Watertown (1897) and
Needham (1906)

Buses replaced streetcar
in 1926

MBTA route 32 (1964)
MBTA route 532 (1972)
MBTA route 59 (1982)



Street railway granted franchise to operate (1901) on Boylston Street

Conditions: must construct boulevard 90 ft wide, pay \$15,000 damages, operate streetlights

Electric express service (1903)
Ran freight service (1912-1922)

Boston & Worcester Railway

Speeds 1 mile/minute !

Last streetcar to Framingham made the trip on June 10, 1933



Route 9: 100 years 1900 - 2000



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MASSROADS.COM

LINCOLN STREET, NEWTON HIGHLANDS, MASSACHUSETTS

6251



The Village Center, 1930's



Aerial View of Newton Highlands, 1947

Newton Highlands Commercial Centers



**Diverse set of commercial
and retail centers:**

Village Center

Needham Street corridor

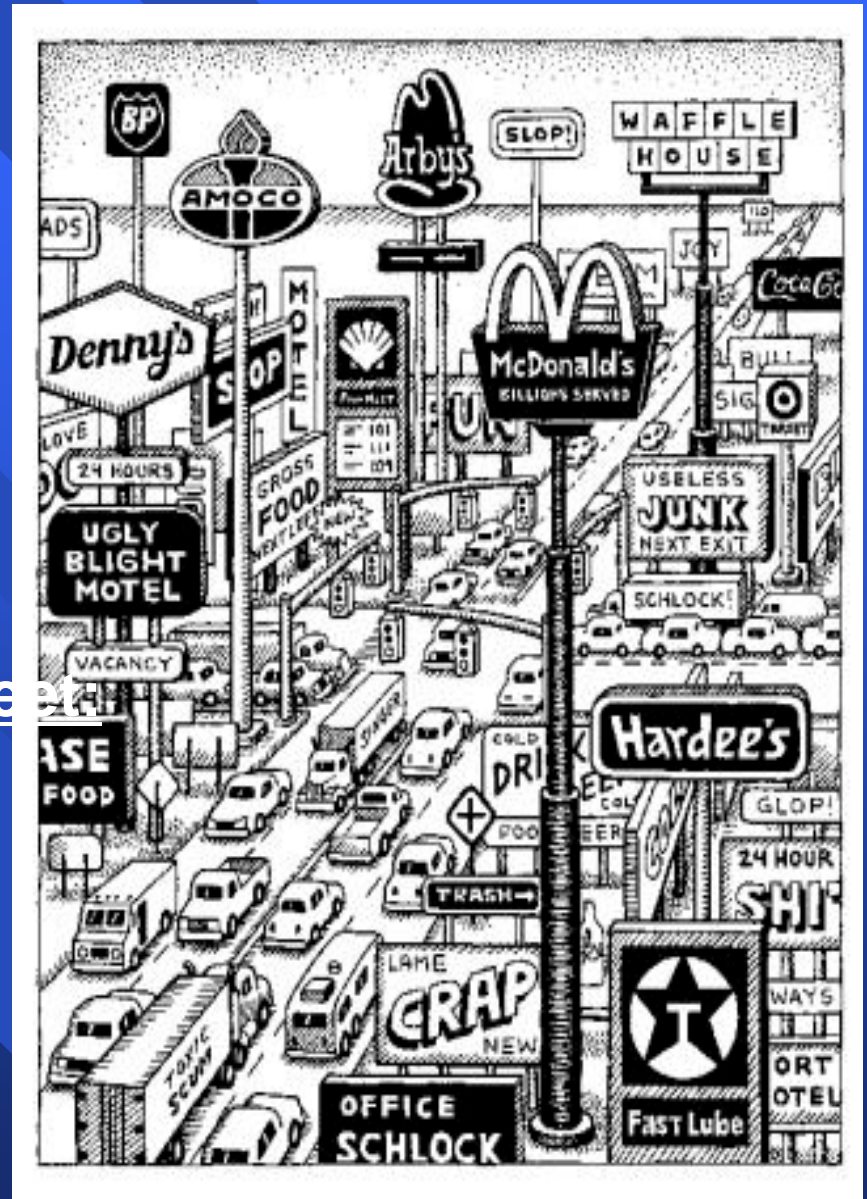
Four Corners

Eliot and Woodward



The Problems of Needham Street

- Congested and polluted
- Hostile to pedestrians
- Poor access to businesses
- Multiple safety concerns
- Aesthetically repulsive
- Barrier between neighborhoods







Avalon
St. Joseph's Highlands
A COMMUNITY OF RESIDENTS
NOW LIVING



Developed, Owned and Managed by Bierbrier Development, Inc.

Needham Street Village Shops (Built and opened in 2014)

Newton Highlands Open Space and Recreation

Hyde Playground is a focal point

Crystal Lake: bathing, walking, fishing, and ice skating

Newton Highlands Playground: sports

Cold Spring Park

Sudbury and Cochituate Aqueducts





- Acquired in 1894
- “Great Pond”
Over 10 acres
State owned
- Accessed on
three sides
- Elevation 149 ft
- 18 direct abutters
and Norwood Ave
complex
- Drains into the
Charles River



Swimming in Crystal Lake, c. 2000's



Skating on Crystal Lake



Sudbury Aqueduct

Built in 1870's to
bring water to
Boston - 16 miles in
length

Water transported from
Sudbury River to
Chestnut Hill Reservoir

Part of Dept. of
Conservation and
Recreation system

Now used as a
walking trail



The Hyde Community Center

The Hyde Community Center - opened in 1988 after the Hyde School closed in 1984

Self-supporting non-profit organization

Movie nights and dances

Winter Social

Basketball and volleyball Speakers' Series

Band nights

Halloween haunted house

Exercise and meditation



The Taiwan Garden at the Cultural Center of Taipei



The Cultural Center of Taipei Economic and Cultural Office in Boston

Established in 1991 in Chinatown, Boston

Relocated to Hyde Center in 2007

Computer room, multiple use auditorium, library

Liaison for overseas business, education, and promotion of Taiwanese



Ice Skating at the Hyde Playground (starting 2010)



Newton Highlands - Heritage Landscapes

From the Reconnaissance Report (April 30, 2009)

What are valued landscapes in Newton Highlands

- South Parish Burying Ground (1802): 1.4 acres, also known as the Winchester Street Burying Ground
- Newton Highlands branch library (1886):
Louis Brigham House (restored in 2009 using CPA funds)
- Hyde School (1907, Neo-classical)
- Newton Highlands Playground (? Not on list)

Newton Highlands - Heritage Landscapes

From the Reconnaissance Report (April 30, 2009)

What are valued landscapes in Newton Highlands

- Charles River Railroad right-of-way
- Cold Spring Park (66.7 acres, 60% wooded):
Old Cold Spring Park accessed from Duncklee Road
- Hope Fountain and Officer English Garden
- Lincoln Street, Station St., NH Railroad Station (1887)
- Crystal Lake (beach, bathhouse)

Newton Highlands Residential Neighborhoods

**Gamut of styles:
1600s to 2000s**

1600's: Colonial neo-Jacobi

**1800's: Italianate, Gothic,
Queen Anne, Shingle Style,
Richardson Romanesque**

**1900's: Colonial Revival, Ca
Cod, Ranch, Tudor, Dutch
Colonial**

**2000's: Neo-traditional,
Contemporary**





Newton Highlands, near Eliot station, 1890's



Samuel A. Walker houses

Located at 44 and 74 Erie Ave. and 93 Bowdoin St.

Walker built 1/3 of the 66 houses built in the Highlands between 1871 and 1874

Italianate and Mansard Styles, some hipped

Ornament applied sparingly, brackets at eaves, cornices over windows, sidelights

Stick style with clipped gables at 44 Erie, gable window originally round



The Future of Newton Highlands:

*A process of
incremental change*

5 Bellingham Street

**The Future of
Newton Highlands:**
*A process of
incremental change*



240 Plymouth (2007)



240 Plymouth (2009)



157 Dickerman (2008)



157 Dickerman (2009)

**The Future of
Newton Highlands:
*From plan to reality***



148 Dickerman (2007)

**The Future of
Newton Highlands:**

*A process of
dramatic change*



148 Dickerman (2009)



21 Endicott Street (2005)



99 Lincoln Street (2003)

**The Future of
Newton Highlands:
*Neo-Traditionalism***



73 Wood End Road (2001)



89 Forest Street (2002)

The Future of Newton Highlands:

***An Occasional
Exercise in
Non-traditionalism***



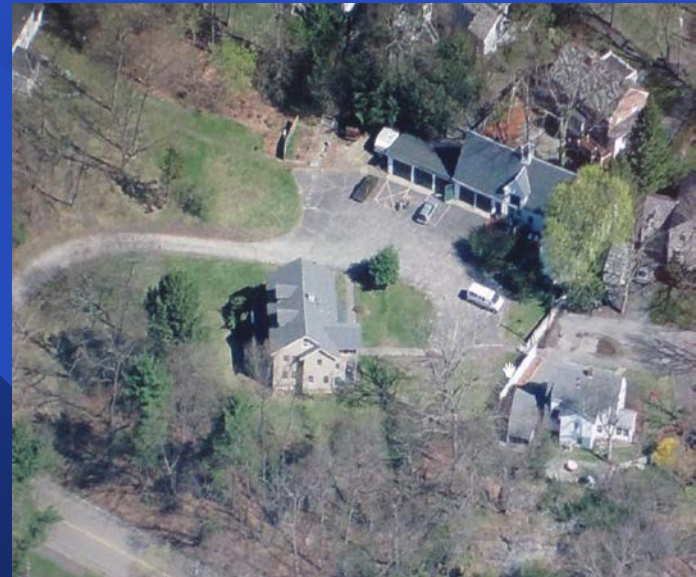
1094 Walnut Street (2004)



The Future of Newton Highlands:

*Are we saving history -
Or destroying it?*

112-116 Dedham Street







**The Future of
Newton Highlands:
A new development
emerges**


**112-116 Dedham Street
April, 2013**

THE RIDGE
110 - 116 Dedham Street
Newton Highlands



LOT 1
Dedham Street - Newton Highlands






LOT 2
Dedham Street - Newton Highlands

Developer :
Golden Development Corp
Needham MA
781-449-8393


Architects:
Mike McKay Architects 617-522-6650
HFA Design 508-384-8838
Landscape Design :
James Emmanuel Assoc 781-622-7487

Construction Financing
Needham Bank 781-444-2100
Special Mortgage Rates for Buyer
Needham Bank -AnsMarie 781-474-5470



LOT 3
Dedham Street - Newton Highlands

Exclusively Marketed by
Louis Wolfson
617-799-3326
www.LouisWolfson.com



LOT 4
Dedham Street - Newton Highlands



The Future of Newton Highlands:

*Houses are
getting bigger*

295 Upland Avenue
April, 2013



**The Future of
Newton Highlands:**

***Two empty lots
become one house***

**12 Nantucket Road
April, 2013**

The Future of Newton - Vision and Goals:

- Pedestrian-friendly streets connecting neighborhoods with enhanced public transit
- Vibrant village and commercial centers
- Vital suburban and residential environments
- Changes that are consistent with community character and historic resources

Newton Highlands - The Future

- **Can we envision growth within the historical context of Newton's villages?**
- **Can we solve problems of housing in our villages and business centers?**
- **Can we improve transportation and mobility and create pedestrian-oriented streetscapes?**
- **Can we create places we can be proud of?**



Commodore Builders, Inc.
August 15, 2012

HYDE COMMUNITY BANDSTAND

Schnee Architects, Inc.

What Happens Next

7:50 - 8:20

- Group breakouts: Four groups moderated by Chris Pitts, Srdjan Nedeljkovic, Rena Getz, and Steven Feinstein
 - Village centers and commercial zones
 - Housing: affordable housing, density, chapter 40B
 - Transportation and mobility
 - Residential: historic preservation, design, lot size, etc
- Each group moderated by one of the four facilitators.
- We will discuss Open Space and Recreation as part of the broader discussion

8:20 - 8:45

- Group presentations: 5 minutes each
- Presentation of Breakout sessions: Chris Pitts, Srdjan Nedeljkovic, Rena Getz, and Steven Feinstein

8:45 - 9:15

- Community engagement and discussion
- Moderated by: Rena Getz and Steven Feinstein

9:15 - 9:30

- Wrap-up, summary, and goals/instructions for next meeting
- Presenters: Chris Pitts and Srdjan Nedeljkovic