

Proposed Waban Village Center Zoning 3D Imaging

**Waban Area Council
December 12, 2022**

Process:

Worked in **Google Earth Pro**

- Import shape files for the individual parcels from the City of Newton GIS database (provides in situ parcel boundaries and existing buildings.)
- Utilize measurement tools to implement the proposed zoning (dimensional controls) in order to create lot specific zoning envelopes.
- The zoning envelopes are then visualized in the existing built environment.

Zoning envelopes were imaged for the following parcels:

VC1

Manitoba Road – Waban Ave – Beacon Street Neighborhood

- **Manitoba Rd, 14 & 20**
- **Waban Ave, 39**
- **Beacon St, 1692**

VC2

- **Wyman, 100**

Parcel DATA*

| Street | Number | Lot Area | Lot Area | | | 1st Building | | | 2nd building | | | | |
|-----------|-----------|----------|----------|-------|---------------|--------------|------------|-------|---------------|------------|------------|-------|----------|
| | | | Frontage | Depth | width of bldg | Bldg Depth | Foot print | GFA | width of bldg | Bldg Depth | Foot print | GFA | 2nd bldg |
| Manitoba | 8 corner | 11349 | 130 | 87 | 100 | 40 | 4000 | 10236 | | 7 | 730 | 884 | no |
| | 14 | 12490 | 80 | 156 | 50 | 80 | 4000 | 10376 | 50 | 36 | 1806 | 4409 | |
| | 20 | 12410 | 80 | 155 | 50 | 80 | 4000 | 10376 | 50 | 35 | 1756 | 4273 | |
| Waban Ave | 28 corner | 14430 | 80 | 180 | 50 | 80 | 4000 | 10376 | | 60 | 3019 | 7707 | |
| | 53 | 14611 | 105 | 139 | 75 | 53 | 3975 | 10399 | | 46 | 3436 | 8814 | |
| | 45 | 12462 | 100 | 125 | 70 | 57 | 3990 | 10416 | | 27 | 1923 | 4602 | |
| Waban Ave | 39 | 11748 | 90 | 131 | 60 | 67 | 4020 | 10423 | 59 | 24 | 1432 | 3318 | |
| Beacon | 1686 | 17547 | 165 | 106 | 135 | 30 | | 9891 | | 37 | 4957 | 12662 | |
| | 1692 | 16486 | 85 | 194 | 55 | 73 | | 10408 | 55 | 81 | 4467 | 11691 | |

→ Parcels in green rows imaged

*The data listed in the table above is sourced from Newton's Assessor's Database. The parcels identified in the green rows are relatively rectangular lots, hence conducive to the application of the proposed zoning. The building footprint(s) and placement on the lot were defined by the allowable setbacks. The imaged "zoning envelopes" were formulated based on additional dimensional controls (# and specified story heights for the district and required upper story step-back).

Building Height (max)

VC1

Story Heights (Range)

Top Floor

18' (max) - Pitched

12' (max) - Flat

7' step-back recess on all sides

Second Floor

12' - Residential

13' - Commercial

Ground Floor

15' - Residential

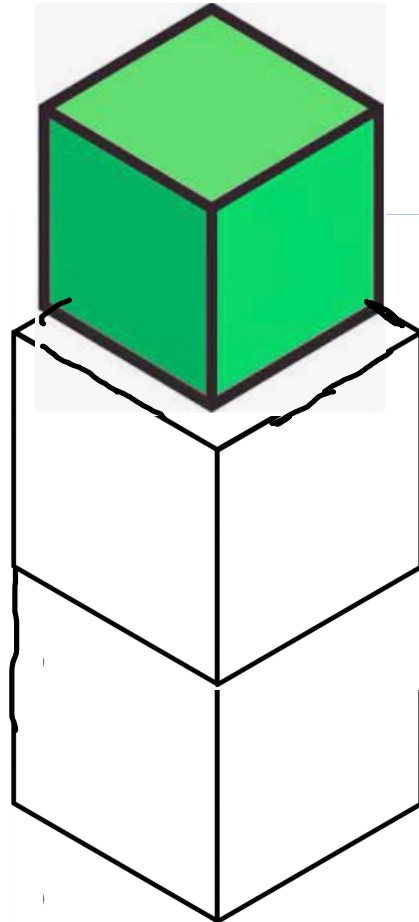
18' - Commercial

Pitch Roof

45'R 48'C - SP

Flat Roof

39'R 42'C - SP



Building Height (max)

VC2

Pitch Roof 60'R 62'C

Flat Roof 54'R 56'C

Story Heights (Range)

Top Floor

18' (max) - Pitched

12' (max) - Flat

7' step-back recess on all sides

Third Floor

12' - Residential

Second Floor

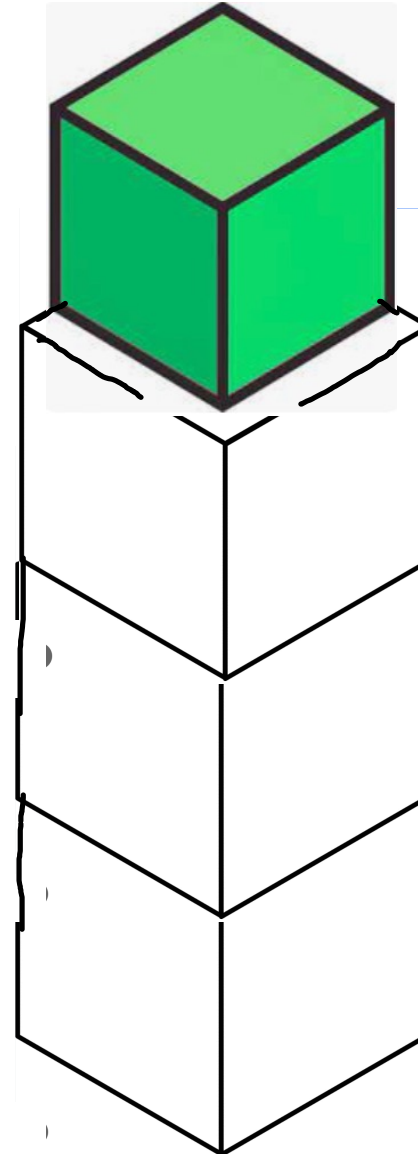
12' - Residential

13' - Commercial

Ground Floor

15' - Residential

18' - Commercial



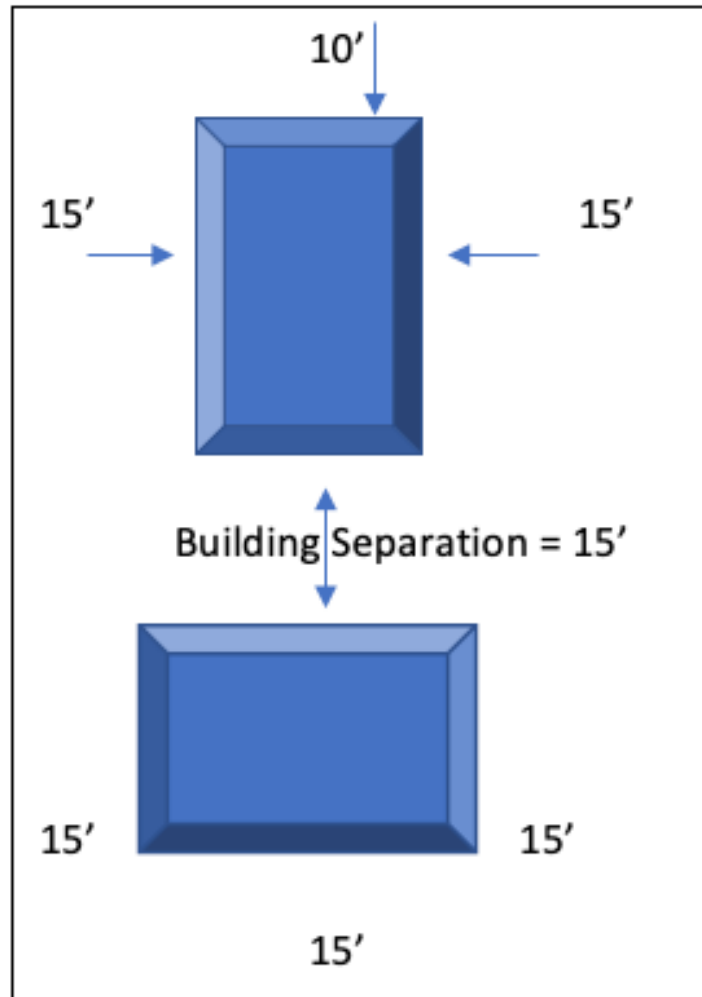
Zoning Legend

Manitoba, 14 & 20

VC1

Building Placement on Lot

→ Frontage = 80 linear ft



VC1

Setbacks:
(abutting R District)

Front: 10' (min)

Side: 15'

Rear: 15'

1st Building

| <u>Bldg Width</u> (ft) | <u>Bldg Depth</u> (ft) | <u>Foot print</u> (sf) |
|---------------------------|---------------------------|---------------------------|
| 50' | 80' | 4000 |
| 50' | 80' | 4000 |

2nd Building

| <u>Bldg Width</u> (ft) | <u>Bldg Depth</u> (ft) | <u>Footprint</u> (sf) |
|---------------------------|---------------------------|--------------------------|
| 50' | 36' | 1806 |
| 50' | 35' | 1756 |

Manitoba

14

20

14

20

Zoning Legend

39 Waban Ave

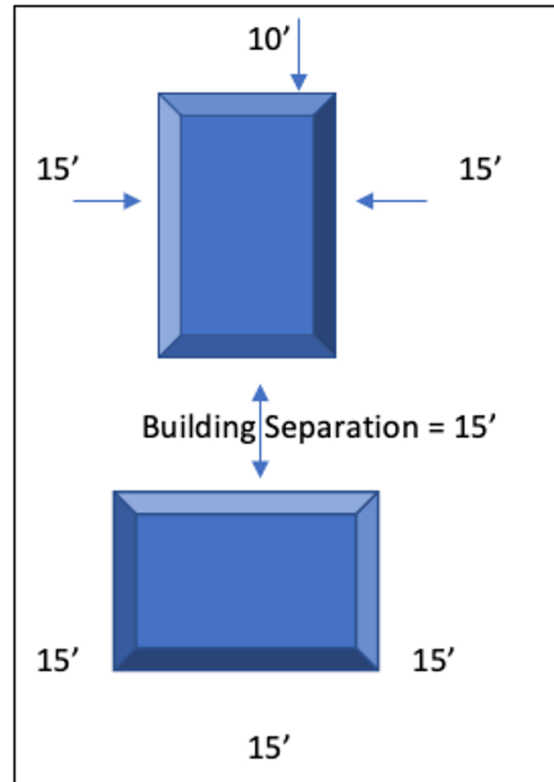
Building Placement on the Lot

Frontage = 90 linear ft

VC1

Setbacks:
(abutting R District)

Front: 10' (min)
Side: 15'
Rear: 15'



1st Building

| <u>Bldg Width</u> (ft) | <u>Bldg Depth</u> (ft) | <u>Foot print</u> (sf) |
|---------------------------|---------------------------|---------------------------|
| 60 | 67 | 4020 |

2nd Building

| <u>Bldg Width</u> (ft) | <u>Bldg Depth</u> (ft) | <u>Footprint</u> (sf) |
|---------------------------|---------------------------|--------------------------|
| 59 | 24 | 1432 |

Zoning Legend

1692 Beacon Street

Building Placement on the Lot

Frontage = 85 linear feet

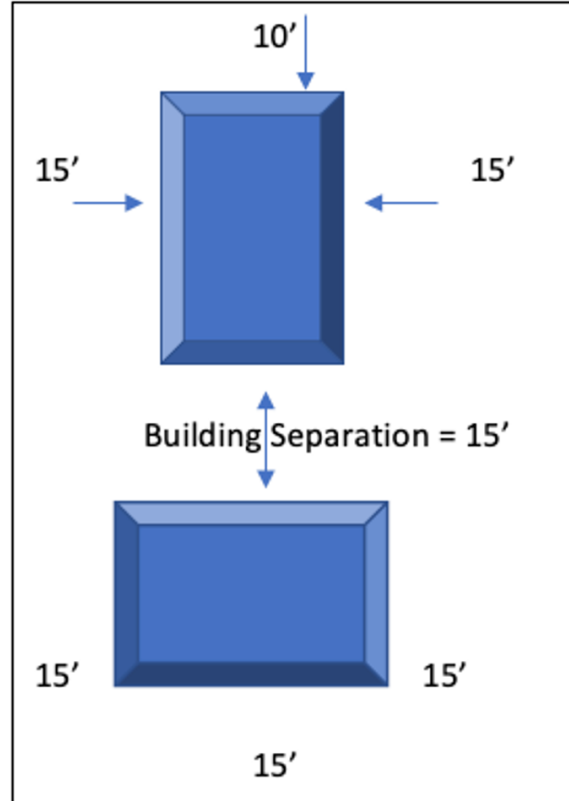
VC1

Setbacks:
(abutting R District)

Front: 10' (min)

Side: 15'

Rear: 15'



1st Building

| <u>Bldg Width</u> (ft) | <u>Bldg Depth</u> (ft) | <u>Foot print</u> (sf) |
|---------------------------|---------------------------|---------------------------|
| 55 | 73 | ~4,000 |

2nd Building

| <u>Bldg Width</u> (ft) | <u>Bldg Depth</u> (ft) | <u>Footprint</u> (sf) |
|---------------------------|---------------------------|--------------------------|
| 50 | 80 | 4,000 |



Angier Elementary School

Episcopal

Waban Ave

Waban Common



Waban Zoning
Waban Zoning Envelopes

- Legend**
- Angier Elementary School
 - Episcopal Parish of the Good Shepherd
 - Feature 1
 - Feature 2
 - Jessica Colangelo
 - Waban Common





VC1

14 Manitoba

20 Manitoba



VC1

39 Waban Ave



VC1

1692 Beacon

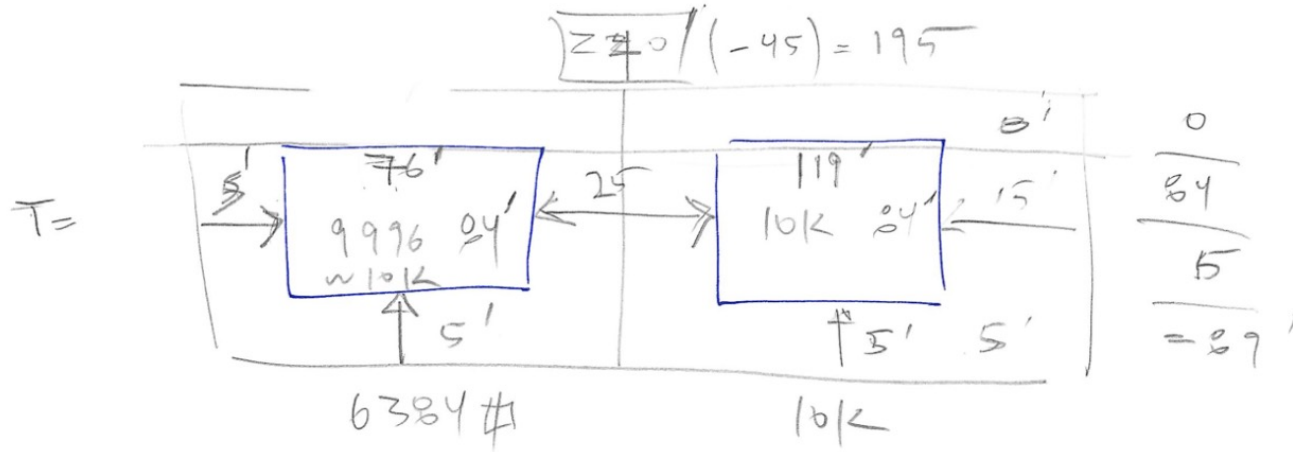
100 Wyman

Lot AREA - 23,027 ft²
 Lot DEPTH 29 ft.
 Lot FRONTAGE 260 ft. (220)

VCZ

SETBACKS

FRONT 0-15'
 SIDE 15'
 REAR. 5'



HEIGHT

$$5 + 76 + 25 + 119 + 15 = 240'$$

skipped 4

| | |
|-----------------|----|
| MAX = <u>34</u> | 12 |
| <u>3</u> | 12 |
| <u>2</u> | 12 |
| <u>1</u> | 10 |

Zoning Legend

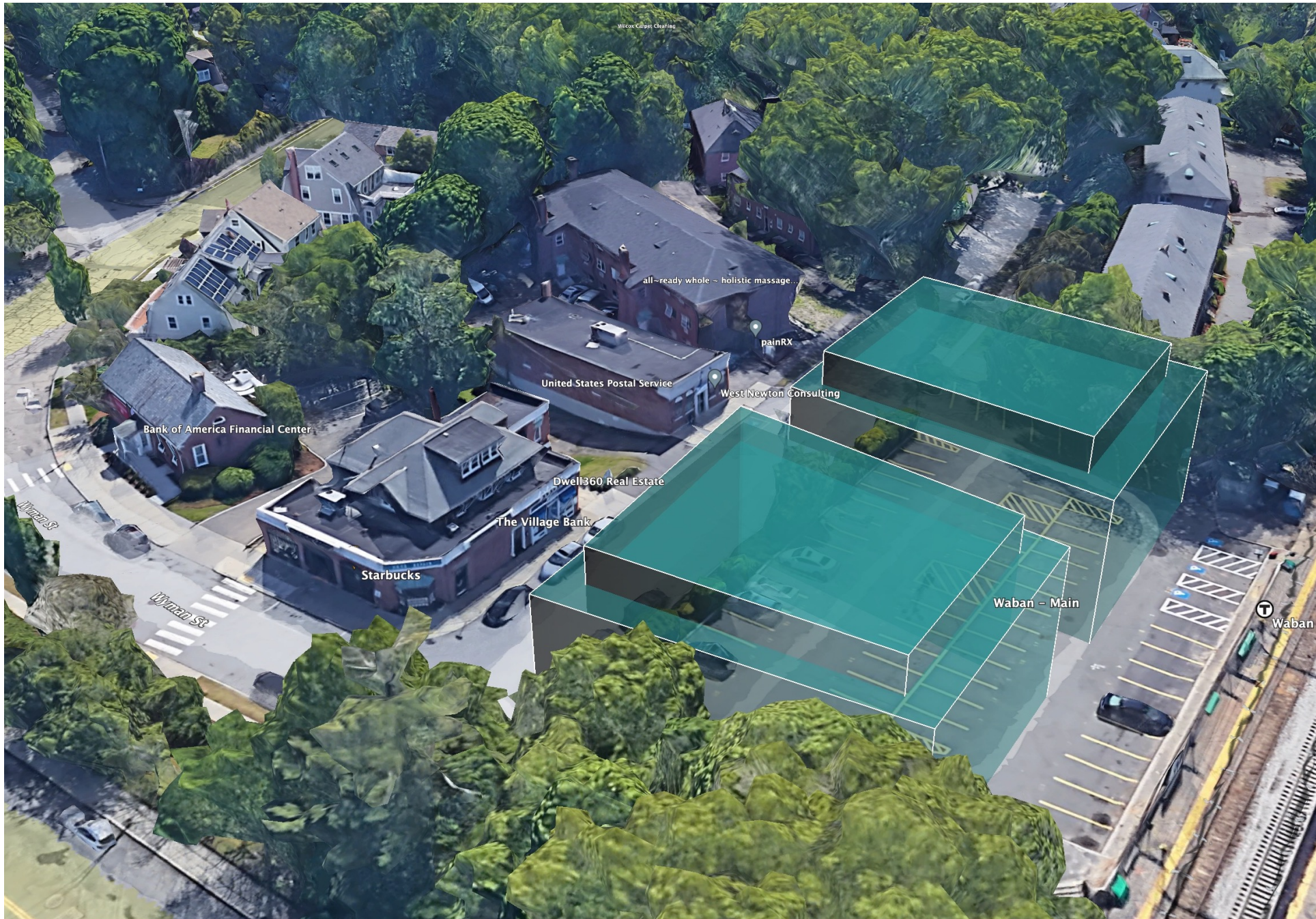
Waban Zoning
Waban Zoning Envelopes



VC2
MBTA Parking Lot
100 Wyman



VC2
MBTA Parking Lot
100 Wyman



**VC2
MBTA Parking Lot**

100 Wyman