

Village Center Re-zoning Update

Waban Area Council

April 13, 2023

Prior to issuing version 2.0 of the VCOD zoning text and maps, Planning and Utilite will present the proposed changes from version 1.0 to 2.0 for discussion. These include:

- **February 27th Meeting**
 - Focus on design standards
 - Identify mixed-use priority streets
 - Prioritize historic preservation
 - Reduce residential parking requirements in village centers (introduced)

- **March 13th Meeting**
 - **Reduce residential parking requirements in village centers (continued)**
 - **Eliminate special permits for building height or footprint**
 - **Apply a consistent policy to zoning of City-owned parcels**
 - **Revise VC1 Standards**

- **March 27th and 29th Meetings**
 - Incentivize additional affordable housing (March 27)
 - Maximize MBTA Communities compliance (March 29)

Four ZAP meetings have been held since WAC March 9th meeting.

1. Introduction

2. Design Standards

3. Mixed-Use Priority Streets

4. Historic Preservation

5. Parking

6. Next Steps

The following pages present maps that identify mixed-use priority streets in the new Village Center Overlay Districts. Where identified, mixed-use development will be required. VC3 and VC2 districts excluded from this designation can still opt to have mixed-use development.

Mapping Principles:

- Only VC3 and VC2 districts were considered for mixed-use priority streets.
- We customized the approach for each VC based on visual evidence, using Google Earth.
- Portions of streets were designated as mixed-use priority to encourage placemaking, and bolster existing patterns of vital commercial and retail activity.



 New proposal

Historic Preservation

Incentivize adaptive reuse in VC2 and VC3 districts

Provide zoning exemptions for the reuse of pre-1940s buildings:

- Building footprint bonus for additions
- Exempt from parking requirements
- Exempt from open space requirements
- Site Plan Review in lieu of Special Permit

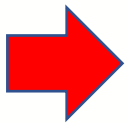


New proposals

- 1. Reduce Residential Parking Requirements**
2. Eliminate Special Permit Increases for Height and Footprint
3. Apply Consistent Policy to Zoning City-Owned Parcels
4. Revise VC1 Standards

ZAP March 13, 2023

Reduce Residential Parking Requirements



	Residential	Residential within 0.25 miles of a transit station	Adaptive Reuse
Version 1.0	1 per unit	1 per unit	1 per unit
Proposed	0.5 per unit	0 per unit min 1 per unit max	None

New proposal introduces parking maximums for residential properties within 0.25 miles of Transit hub and reducing parking requirements.

Eliminate Special Permit Increases for Height and Footprint

	VC1		VC2		VC3	
	By-Right	Special Permit	By-Right	Special Permit	By-Right	Special Permit
Version 1.0						
Stories	2.5	3.5	3.5	4.5	4.5	5.5
Footprint	4,000 sf	6,000 sf	10,000 sf	12,500 sf	15,000 sf	17,500 sf
Proposed						
Stories	2.5	N/A	3.5	N/A	4.5	N/A
Footprint	1,500 sf	N/A	10,000 sf	N/A	15,000 sf	N/A



Apply Consistent Policy to Zoning City-Owned Parcels

	Zoning	
	Publicly Owned Parcels with Municipal Buildings	Publicly Owned Surface Parking Lots
Version 1.0	Mix of VCOD districts and Public Use	Mix of VCOD districts and Public Use
Proposed	Public Use*	VCOD Districts

* Should municipal buildings be further distinguished? (ex. schools vs. offices)

Revise VC1 Standards

Conversion of Existing Buildings - VC1		
	Version 1.0	Proposed
Building Footprint (max)	N/A	Existing plus 400 sq ft*
Number of Units (min / max)	N/A	2 / 6
Setbacks (min)	Front - 10 ft Side - 10 ft Rear - 15 ft	Front - 10 ft Side - 7.5 ft Rear - 15 ft
Parking Requirement (min)	1 per unit	0 per unit
Open Space (By-Right - min)	N/A	None
Multiple Buildings on a Lot	By-Right	Site-Plan Review**

* 400 square feet additions only allowed on the rear/side elevations and must be at least 20 feet from the front elevation

** A streamlined process would incentivize preserving an existing building while adding another building to the rear

Revise VC1 Standards

New Construction - VC1		
	Version 1.0	Proposed
Building Footprint (max)	4,000 sq ft	1,500 sq ft
Number of Units (min / max)	N/A	3 / 4
Number of Stories (max)	2.5 – pitched roof 2.5 – flat roof	2.5 – pitched roof 2.0 – flat roof
Setbacks (min)	Front - 10 ft Side - 10 ft Rear - 15 ft	Front - 10 ft Side - 7.5 ft Rear - 15 ft
Parking Requirement (min)	1 per unit	0.5 per unit 0 min. / 1 max. (< 0.25 mi from transit)
Open Space (By-Right - min)	None	TBD*
Multiple Buildings on a Lot	By-Right	Special Permit**

* Planning and Utile are analyzing lot sizes that can accommodate a 1,500 square foot footprint, parking, and meet setbacks to determine if open space is required and what percentage

** A special permit may be appropriate to ensure buildings are predominantly oriented to the street and the site layout provides adequate open space.

SetBacks

	SR2	SR3	MR1	MR2	MR3	MR4	<u>pVCOD</u>
New Lot							
Setbacks							
Front	30'	30'	30'	25'	15'	15'	10'
Side	15'	10'	10'	10'	7.5'	10'	7.5'
Rear	15'	15'	15'	15'	15'	15'	15'

	SR2	SR3	MR1	MR2	MR3	MR4	<u>pVCOD</u>
Old Lot							
Setbacks							
Front	25'	25'	25'	25'	15'	15'	10'
Side	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'
Rear	15'	15'	15'	15'	15'	15'	15'

 **Front Setback is the most impacted (changed).**

% change

Using old lots standards:

For SR2 - SR3 - MR1 - MR2:

change is $25' - 10' = 15'$ so $15' \div 25' = 0.6$ or **60% change** (delta) in setback

MR3 - MR4:

Change is $15' - 10' = 5'$ so $5' \div 15' = 33\%$ change

Incentivizing Affordability in Newton's Village Centers

Throughout the village center zoning process Planning staff have heard from the City Council, Boards & Commissions, and community members about the desire to increase affordability within new development. With this guiding principle, Planning staff, City consultants, and members of the Newton Housing Partnership (NHP) undertook an analysis to understand if providing a by-right increase in building height and massing could incentivize more affordable units within the proposed VCOD. The following information summarizes the results of that analysis and resulting policy recommendation.

Affordability Bonus

Village Center 3 (VC3) & Village Center 2 (VC2) Districts			
	Base Condition	Option 1	Option 2
Height Bonus (stories)	N/A	+ 1	+ 2
Building Footprint Bonus (sq ft)	N/A	+ 2,500	+ 2,500
Required Affordable Units (min)	17.5%	25%	30%
Required AMI for Bonus Affordable Units (average)	65%		

Incentive Allowance

	Village Center 3 District (VC3)			Village Center 2 District (VC2)		
Allowance (max)	Base Condition	Option 1	Option 2	Base Condition	Option 1	Option 2
Height (stories)	4.5	5.5 (+1)	6.5 (+2)	3.5	4.5 (+1)	5.5 (+2)
Building Footprint (sq ft)	15,000	17,500 (+2,500)		10,000	12,500 (+2,500)	



Summary of Initial Findings from Test Fits

	Village Center 3 District (VC3)			Village Center 2 District (VC2)		
	Base Condition	Option 1	Option 2	Base Condition	Option 1	Option 2
Height (stories)	4.5	5.5	6.5	3.5	4.5	5.5
Building Footprint (sq ft) *	12,847	16,801	16,801	6,544	11,043	11,043
Total Square Feet	55,249	89,164	105,124	23,940	51,870	62,843
Total Units	48	82	98	24	52	63
Affordable Units	8	24	33	4	15	22
% Affordable	17.5%	30%	34%	17%	30%	35%

* The maximum footprint is based on actual properties in Newton, compliant with all VCOD zoning

This initial analysis is based on a rental property development. The VC3 option includes ground floor retail, while the VC2 option is fully residential. Additional information on the analysis, including initial pro forma input ranges and sites used for the test fits, can be found in Attachment A.

**What would it mean to apply
the Affordability Bonus in Waban?**

*Applicable to V2 designated lots



4/6/2023

Newton Highlands NAC unanimous vote not in support of Affordability Bonus
(based on proposed building height increase in Highlands Village Center.)

Dear ZAP members, and all City Councilors,

At tonight's meeting of the Newton Highlands Neighborhood Area Council, the Area Council voted unanimously that the increase of number of stories as an affordability bonus (as described in the March 27th memo) is inappropriate for the Newton Highlands village center. If there are locations where 5.5 and 6.5 story buildings are appropriate, those locations should be specifically identified and not left up to chance. In its unanimous vote, the Area Council felt that there are no such locations in the Newton Highlands village center. The Area Council also voted unanimously that the 4.5 story maximum of VC3 (without any bonuses) is itself too tall for the Newton Highlands village center, consistent with past community visioning exercises.

Thank you for consideration of these issues.

Sincerely,

Jeremy Freudberg, NHNAC President

On Behalf of the Newton Highlands Neighborhood Area Council

