

# **Waban Village Center Ground Truthing**

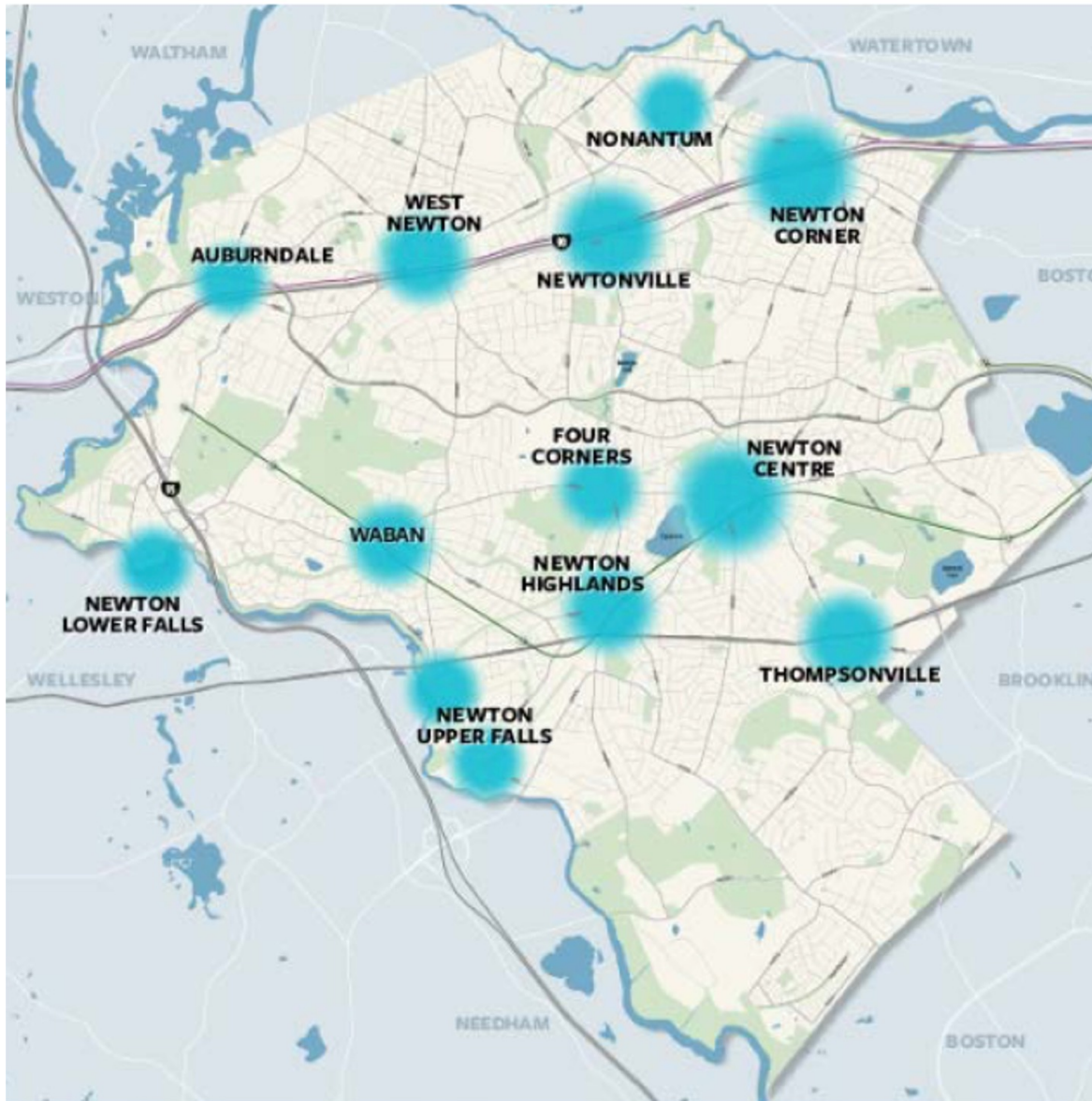
**Waban Area Council Presentation**

**October 13, 2022**

Waban village center is among the smallest in the city of Newton.

The center is designated a **convenience village** as it caters to a local population, offering mostly convenience shopping, local eateries, and general service uses - the lowest village center category were the total commercial and retail square feet does not exceed 200,000 sf.

With the exception of a single historic property (Strong's Block), the village center is mostly single story and commercial/retail in use.



**Village Center - # of lots  
within Village Center - Pattern Book**

**Auburndale - 35 lots**

**West Newton – 47 lots**

**Newtonville – 52 lots**

**Nonantum – 39 lots**

**Newton Corner – 87 lots**

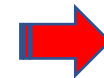
**Newton Center – 88 lots**

**Thompsonville – 30 lots**

**Four Corners – 22 lots**

**Newton Highlands – 39 lots**

**Newton Upper Falls – 33 lots**



**Waban – 14 lots**

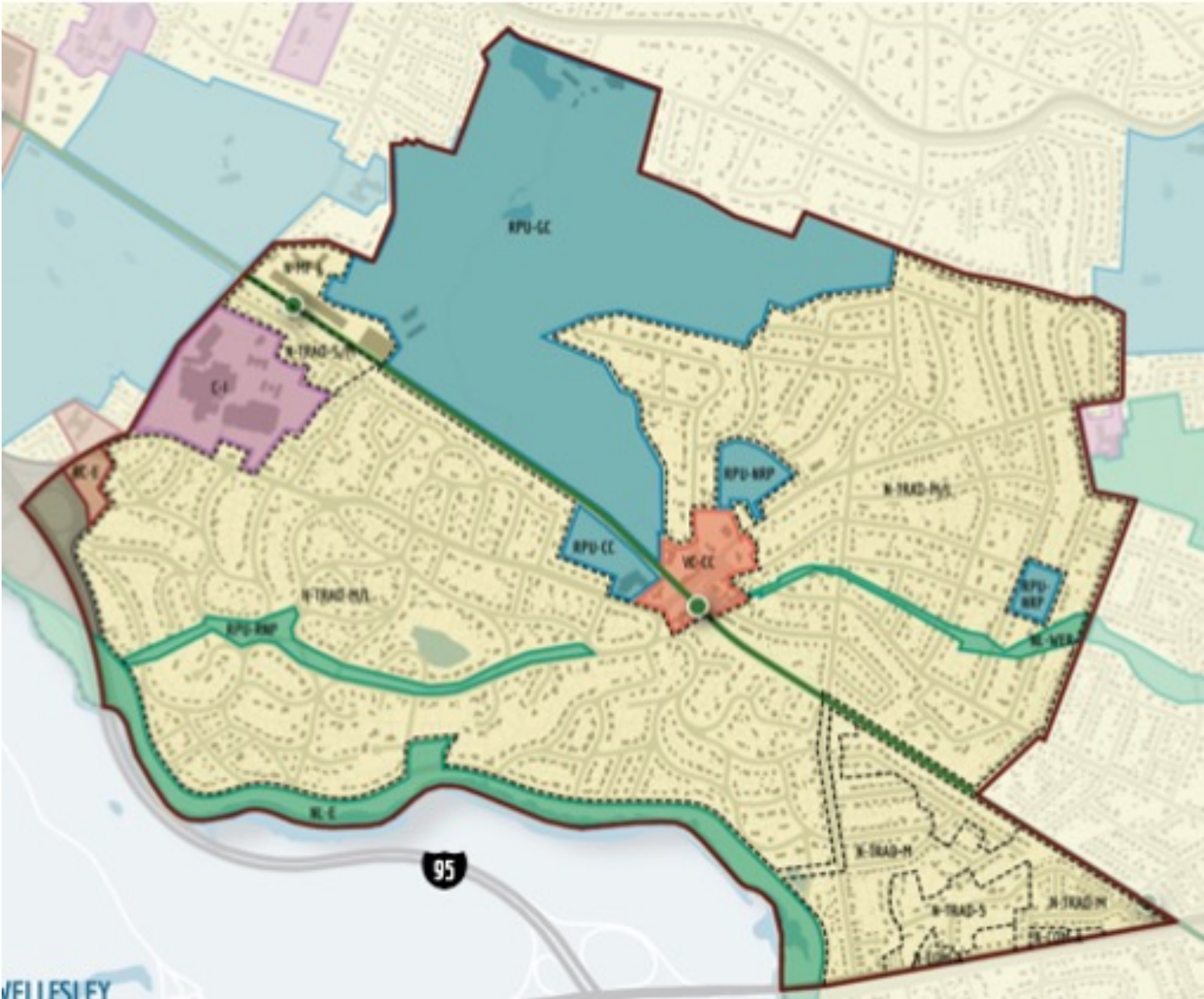
**Newton Lower Falls – 16 lots**

# Waban CBA

## Pattern Subsets

-  Neighborhood
-  Village Center
-  Commercial Cluster
-  Campus
-  Recreation & Public Use
-  Natural/Landscape

Pattern Book p 174



Waban  
Village Center

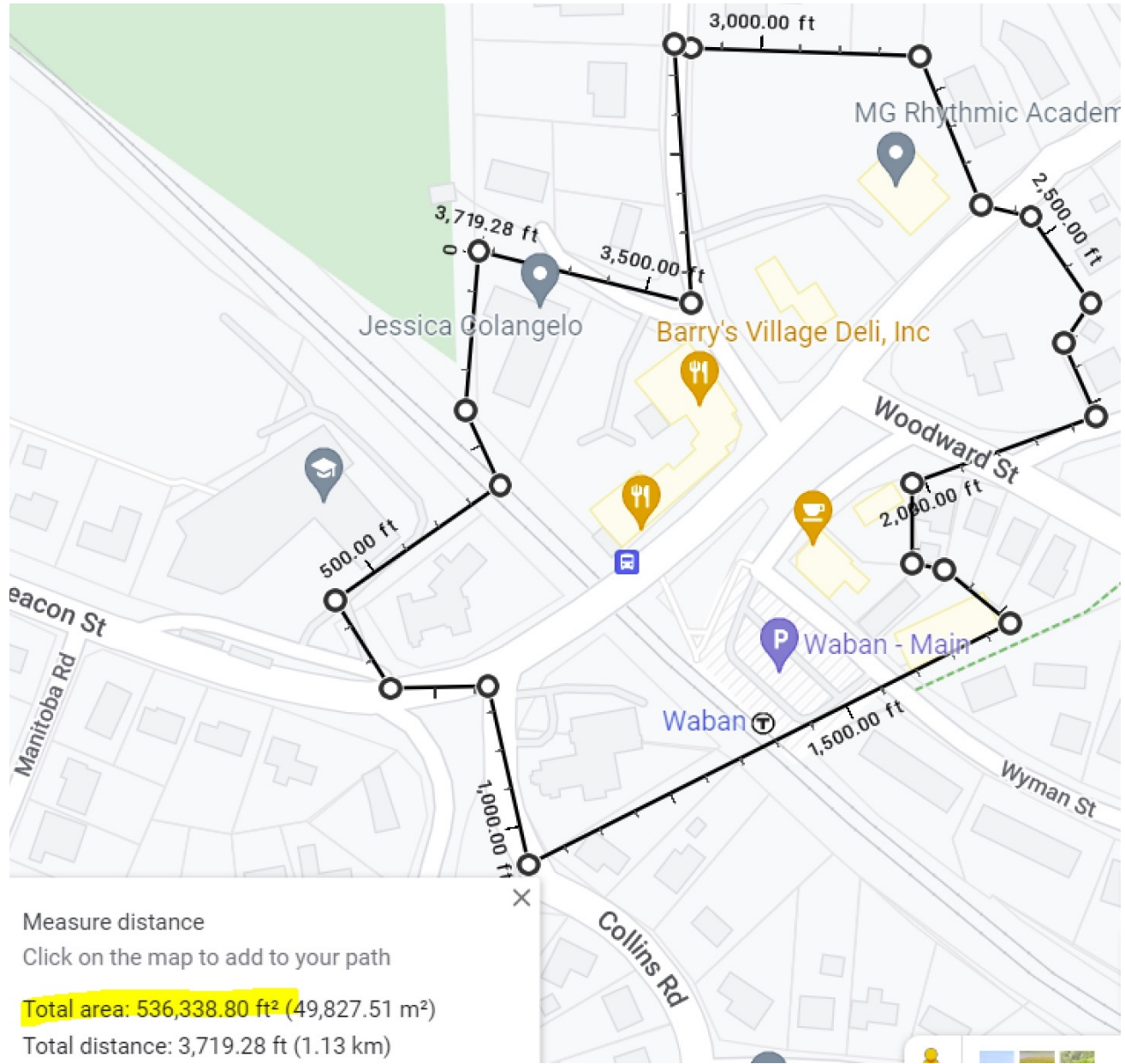
Convenience  
Center  
designation

PB p174





Newton Assessor's Database



Google Maps

**What is the Land Area of Waban Village Center?**

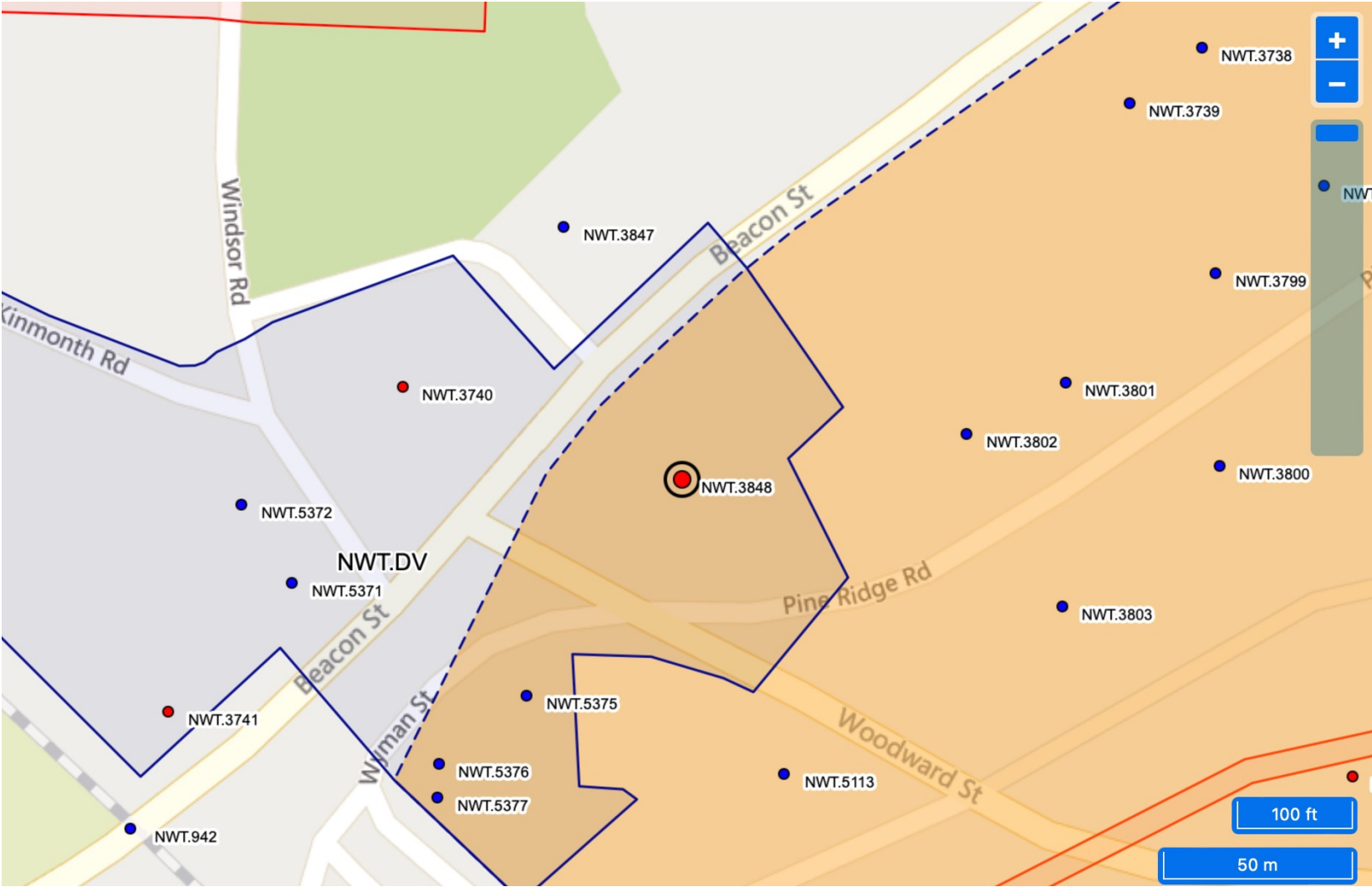
**= 12.3 Acres**

**Unclear, what is the minimum land area required for a zoning district overlay for the fulfillment of the MBTA Communities Act.**

**~Possibly 5 acres.**



# Historic Resources in Waban Village Center



# Historic Resources within NWT.DV

9 Historic Resources within Newton Area NWT.DV

Use arrow keys for [navigation inside of the grid](#)

Download results [PDF](#) or [Excel](#)

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15 items per page



MHC ID	Type	Historic Name	Address	City/Town	Year	Designations	Pic	Inv	NR
<a href="#">NWT.3740</a>	Building	Staples - Craft - Wiswall Farm	1615 Beacon St	Newton	C 1750	NRIND; NRMRA;			
<a href="#">NWT.5371</a>	Building	Strong's Block Extension	1629-1639 Beacon St	Newton	1924				
<a href="#">NWT.3741</a>	Building	Strong's Block	1637-1651 Beacon St	Newton	1896	NRIND; NRMRA;			
<a href="#">NWT.5369</a>	Building		69 Homestead St	Newton	1928				
<a href="#">NWT.5368</a>	Building		74 Homestead St	Newton	1928				
<a href="#">NWT.5372</a>	Building	Great Atlantic and Pacific Tea Company	8-12 Windsor Rd	Newton	1938	<b>Waban Market</b>			
<a href="#">NWT.5375</a>	Building	Newton - Waltham Bank and Trust Company	466 Woodward St	Newton	1949	<b>BAM Building</b>			
<a href="#">NWT.5376</a>	Building	Waban Hall	474 Woodward St	Newton	1890				
<a href="#">NWT.5377</a>	Building	U. S. Post Office - Waban Branch	93 Wyman St	Newton	1944				

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15 items per page



# Strong's Block NWT. 3741 c1896

Details



ID: [NWT.3741](#)

Historic Name: Strong's Block

Common Name: -

Address: 1637-1651 Beacon St  
2-12 Windsor Rd  
Newton

Town: Newton

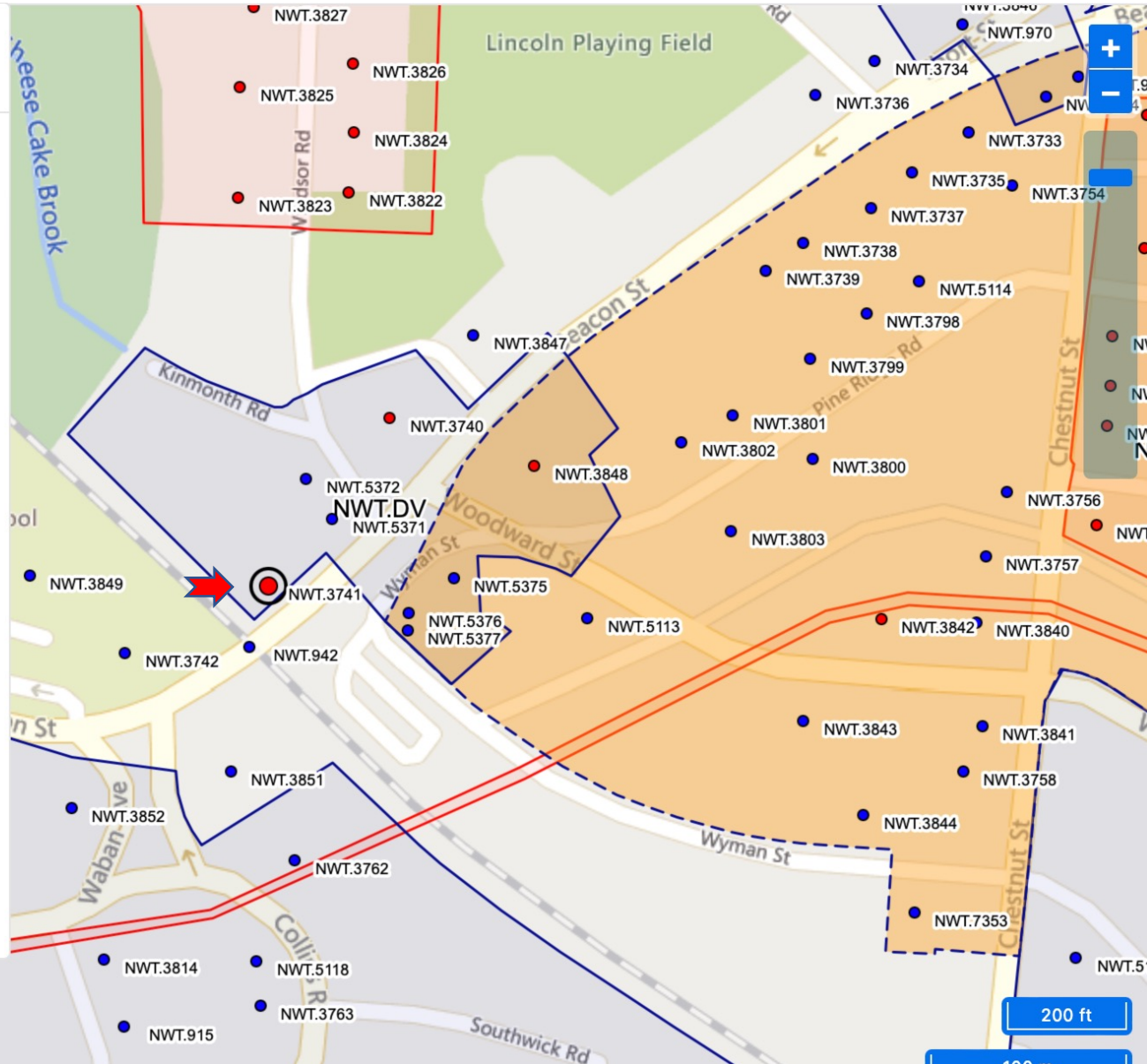
Type: -

Designations: NRIND (1986)  
NRMRA (1986)

Center/Zoom

Center

Street View



# Landmark Staples - Craft - Wiswall Farm NWT. 3740 c1750

Details



ID: [NWT.3740](#)

Historic Name: Staples - Craft -  
Wiswall Farm

Common Name: Kinmouth, David -  
Strong, William House

Address: 1615 Beacon St  
Newton

Town: Newton

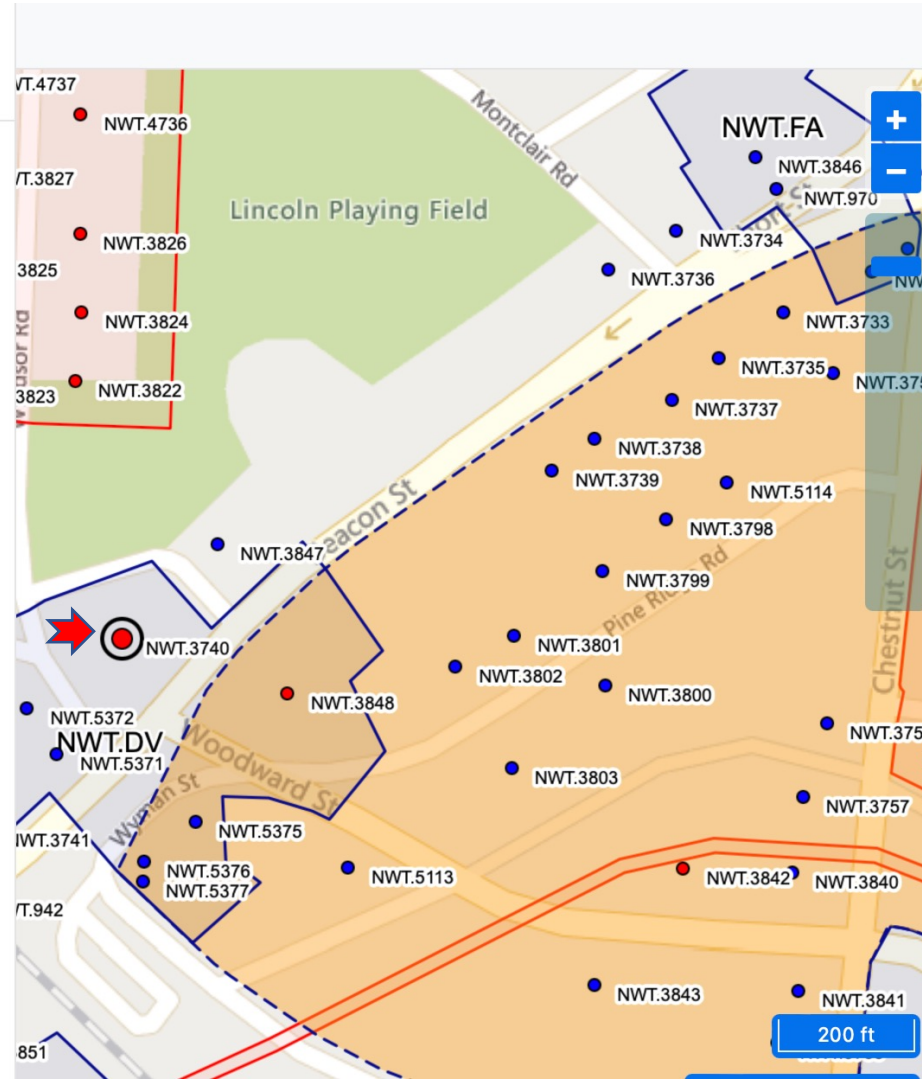
Type: -

Designations: NRIND (1986) NRMRA  
(1000)

Center/Zoom

Center

Street View



## Details



ID: [NWT.3848](#)

Historic Name: Waban Branch Library

Common Name: –

Address: 1608 Beacon St  
Newton

Town: Newton

Type: –

Designations: NRIND (1990) NRMRA  
(1990)

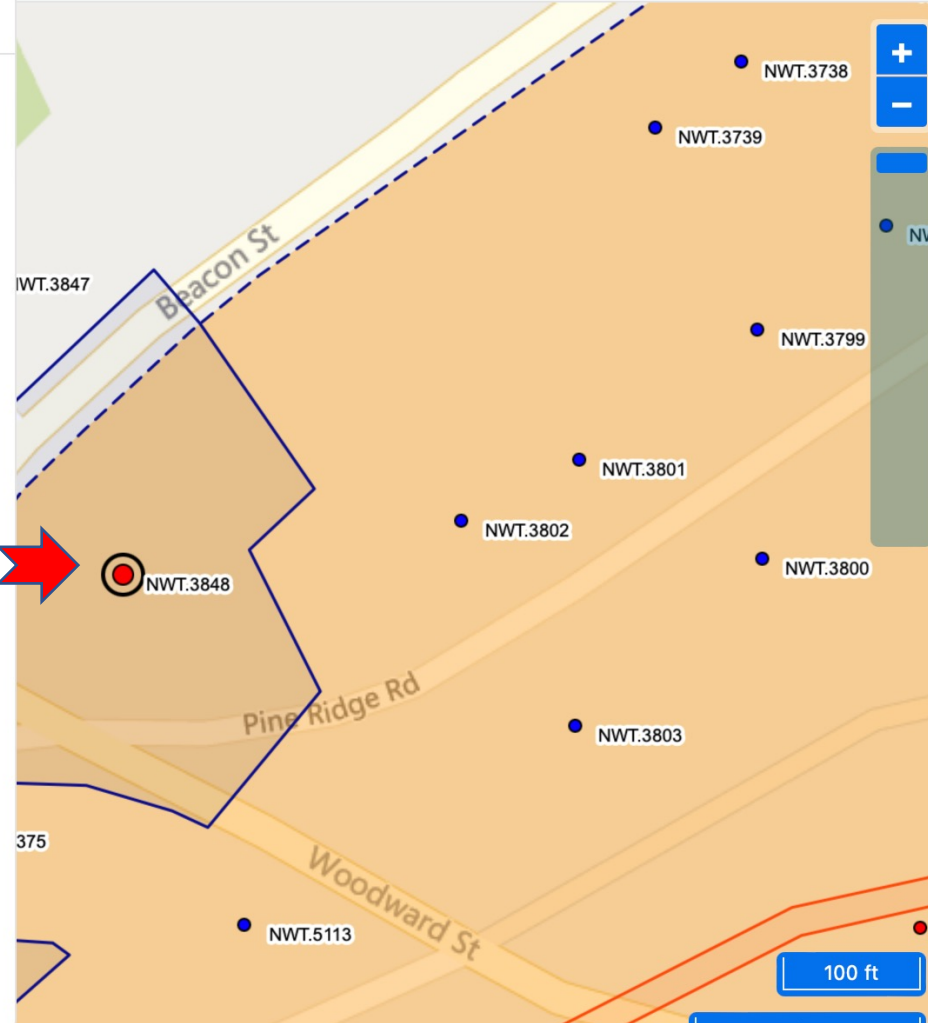
Types: Library;

Constructed: 1929

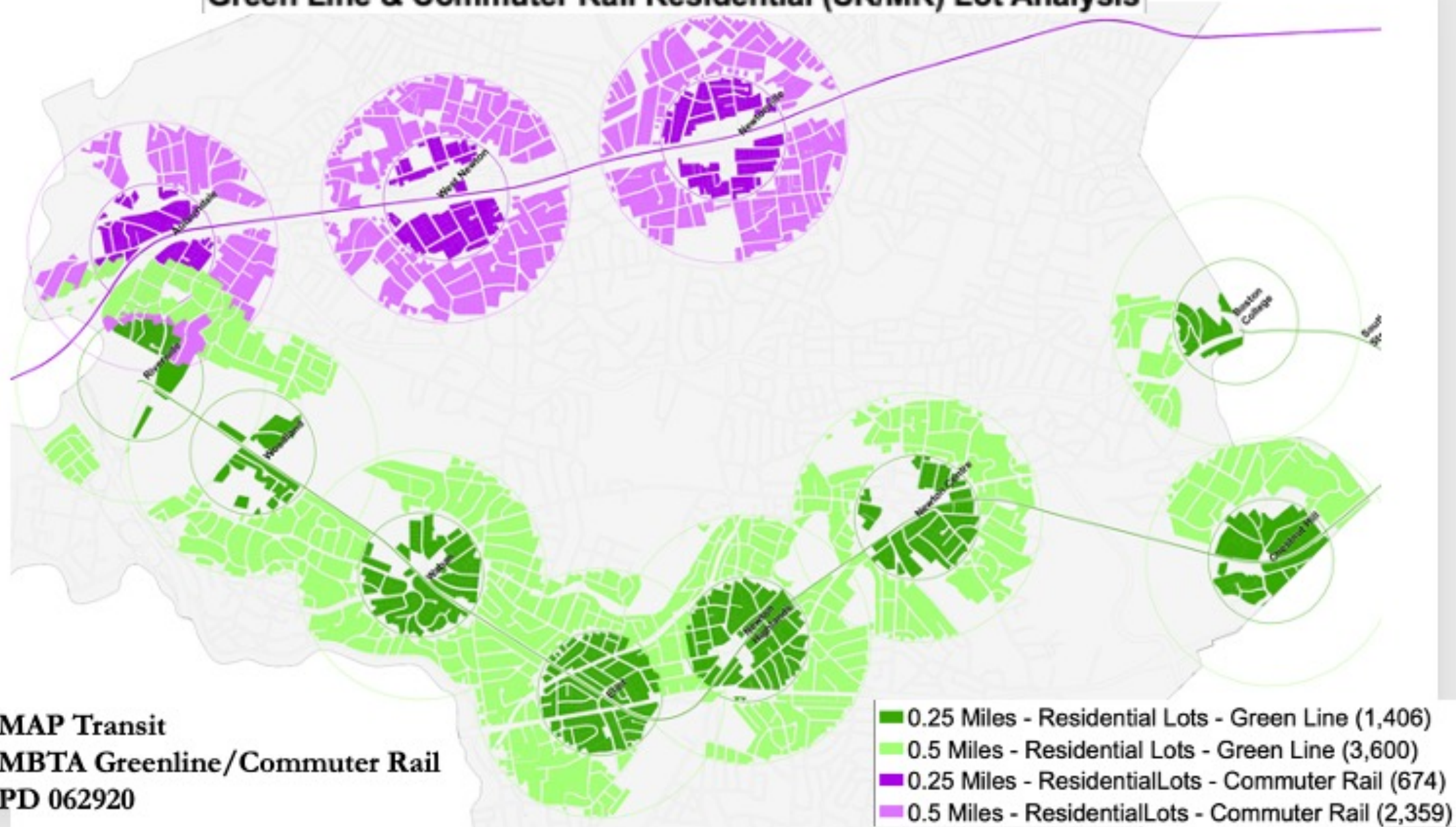
Center/Zoom

Center

Street View



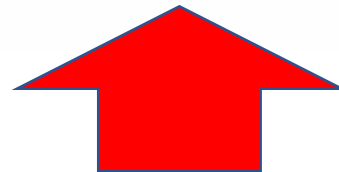
## Green Line & Commuter Rail Residential (SR/MR) Lot Analysis



# Unit Capacity is a Core Concept

“Unit capacity” is a measure of the number of multi-family units allowed by right in the district—some of which may already exist. Unit capacity for any given parcel may be higher or lower than existing development on the site.

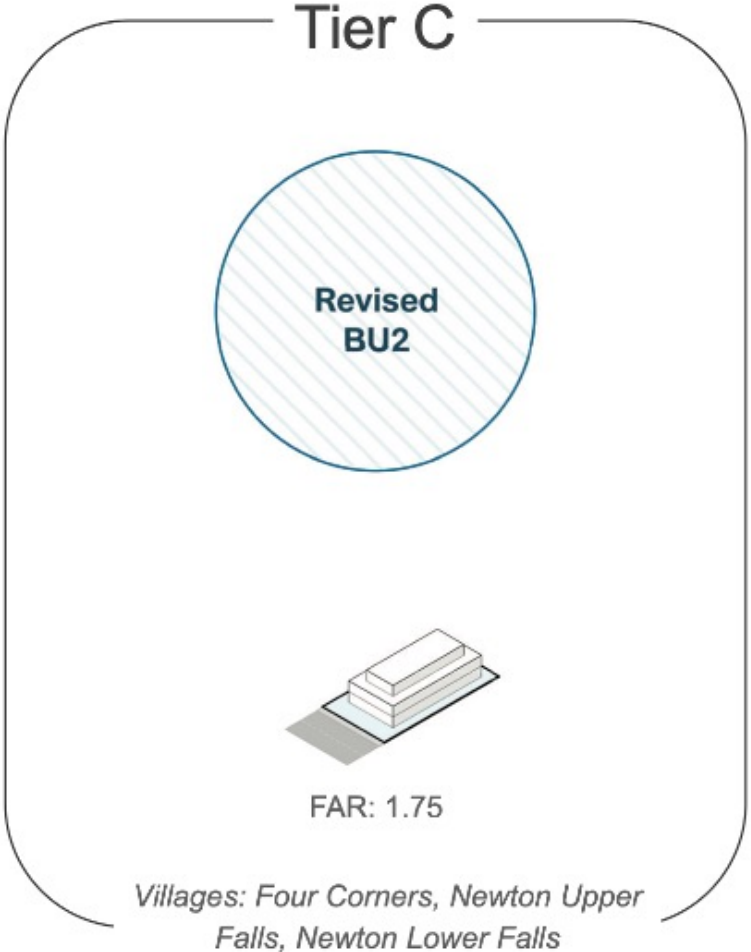
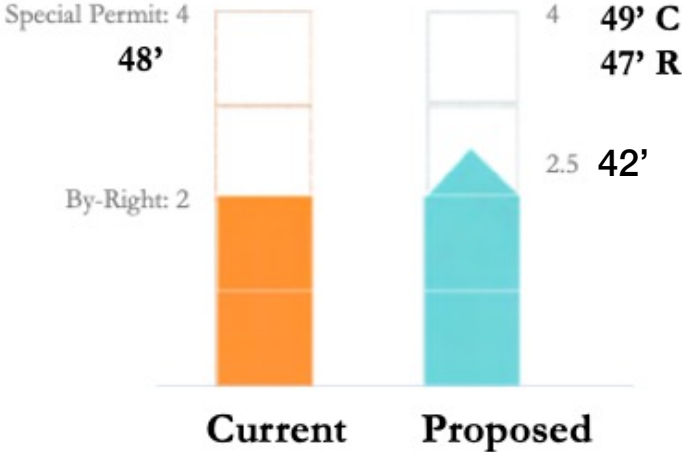
To determine the unit capacity of a new or existing multi-family zoning district, you do not “count” existing units—you instead determine how many multi-family units the zoning district would allow by right on that parcel if it were undeveloped.



**BU2 revised**

**Small Village Centers**

**Story  
Height  
(ft)**



**FAR (allowable)**  
**Current:**  
by right - **1.0**  
by SP - **2.0**  
**Proposed:**  
by right - **1.75**

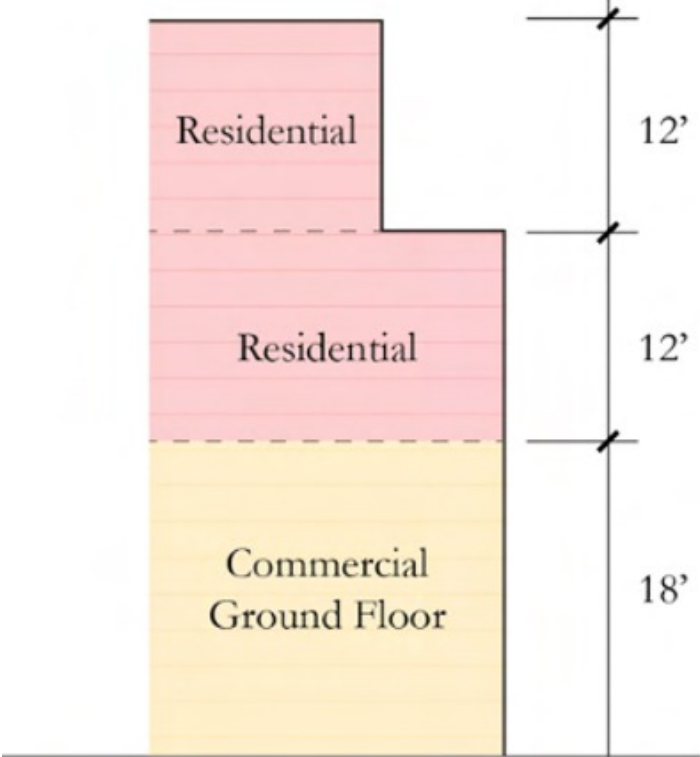


# Revised BU2

## By Right

Story Height

2.5 floors  
~42 ft



Proposed

# of floors – 2.5  
Total height (max) - 42 feet

Currently the overall height of a building is tied to 12 feet floor-to-floor heights, regardless of use. The proposal recommends linking the maximum heights to the given use as follows:

- 12 feet – Residential
- 13 feet - Commercial (upper floor)
- 18 feet - Commercial (ground floor)

## Example of a revised BU2 by right BUILDING

**Building**  
at the corner of  
Chestnut and Linden

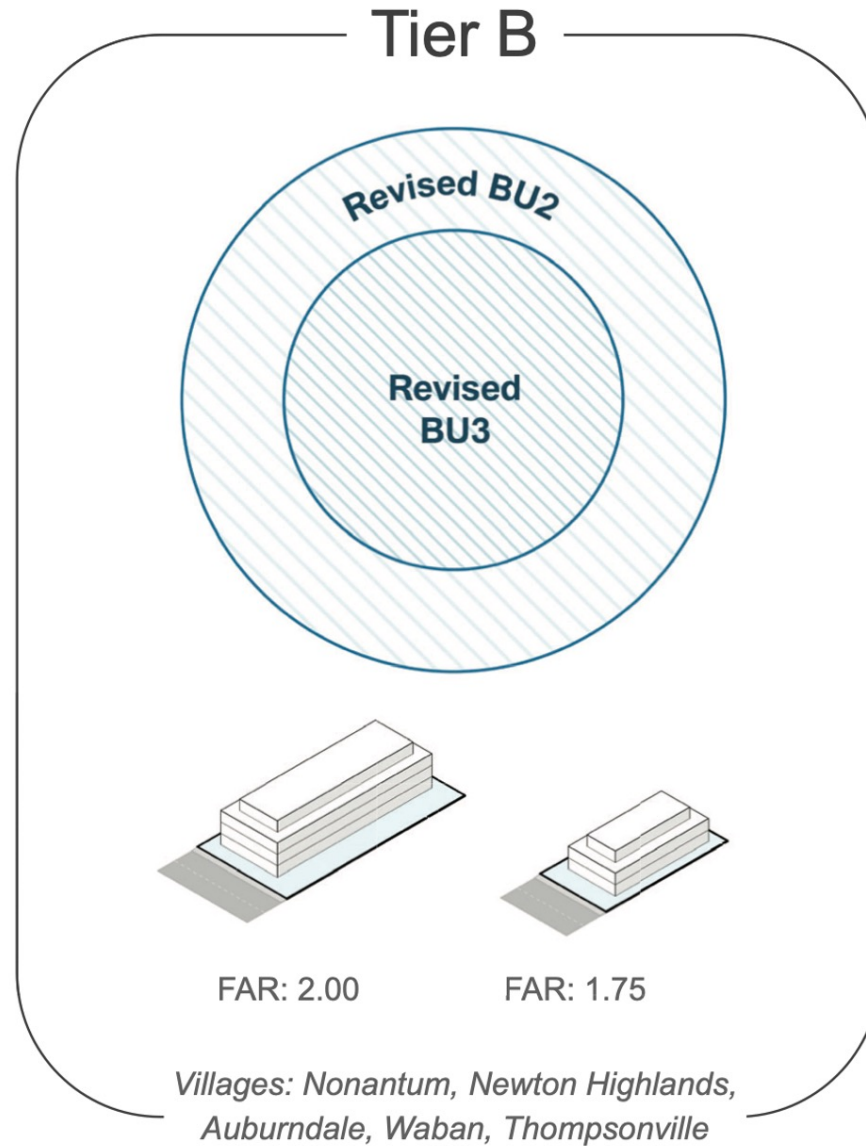
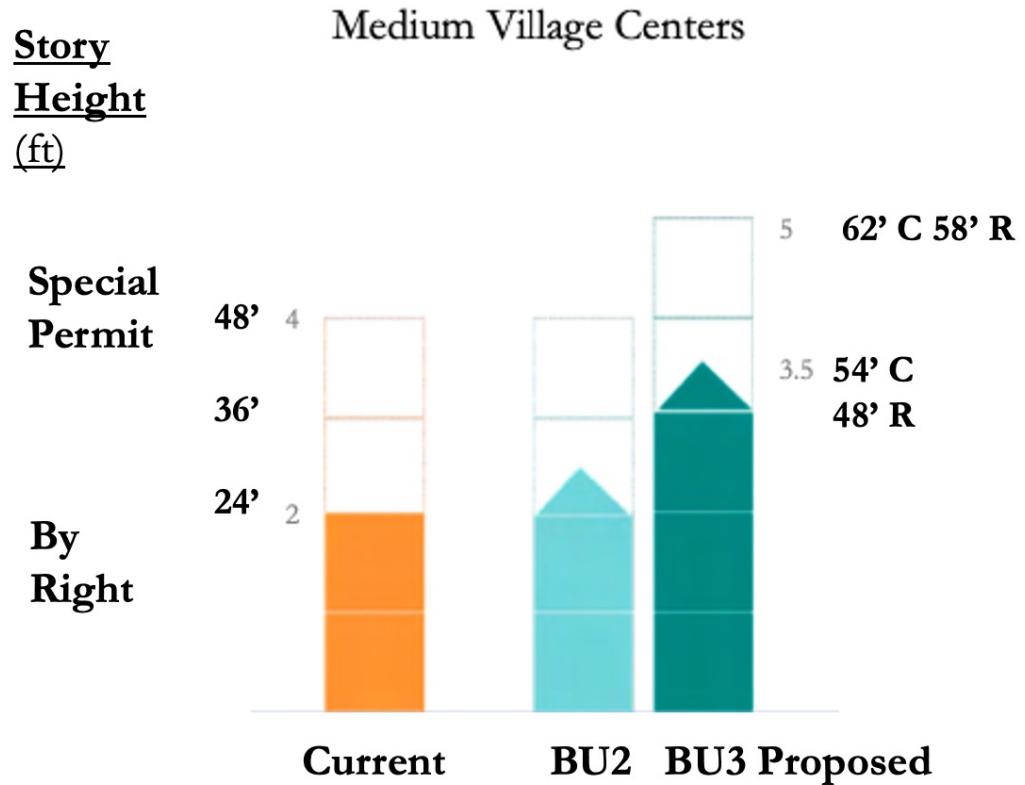
**Newton Upper Falls**

**Building**  
Footprint ~ 5,000 sf

**Building**  
Height ~ 40'



# BU3 revised



**FAR**  
**Current:**  
 by right - 1.5  
 by SP - 2.0  
  
**Proposed: 2.0**

# Revised BU3

By Right

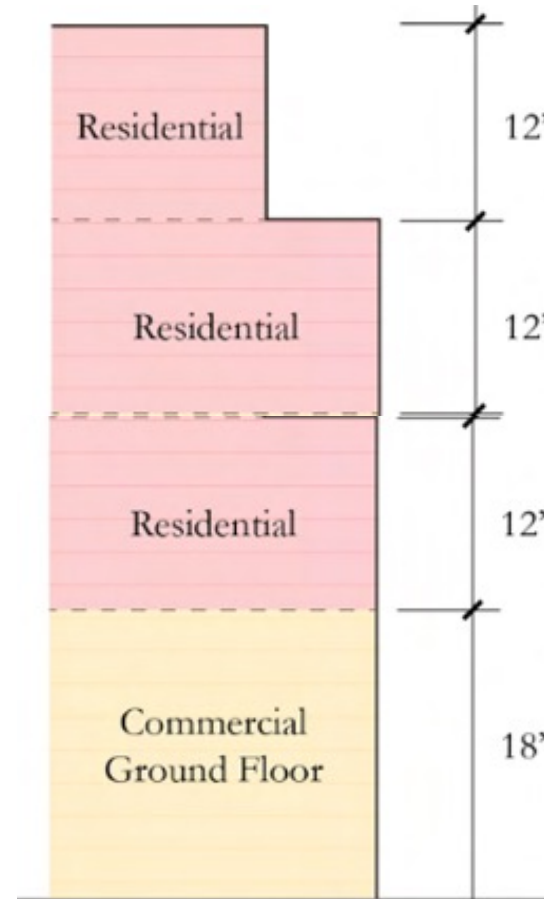
## Story Height

3.5 floors

< 54 ft – flat roof

< 60' – pitched roof

3.5 stories.  
62' commercial  
58' residential



Proposed

# of floors – 3.5

Total height (max) – 54'

# Example of a revised BU3 by right BUILDING



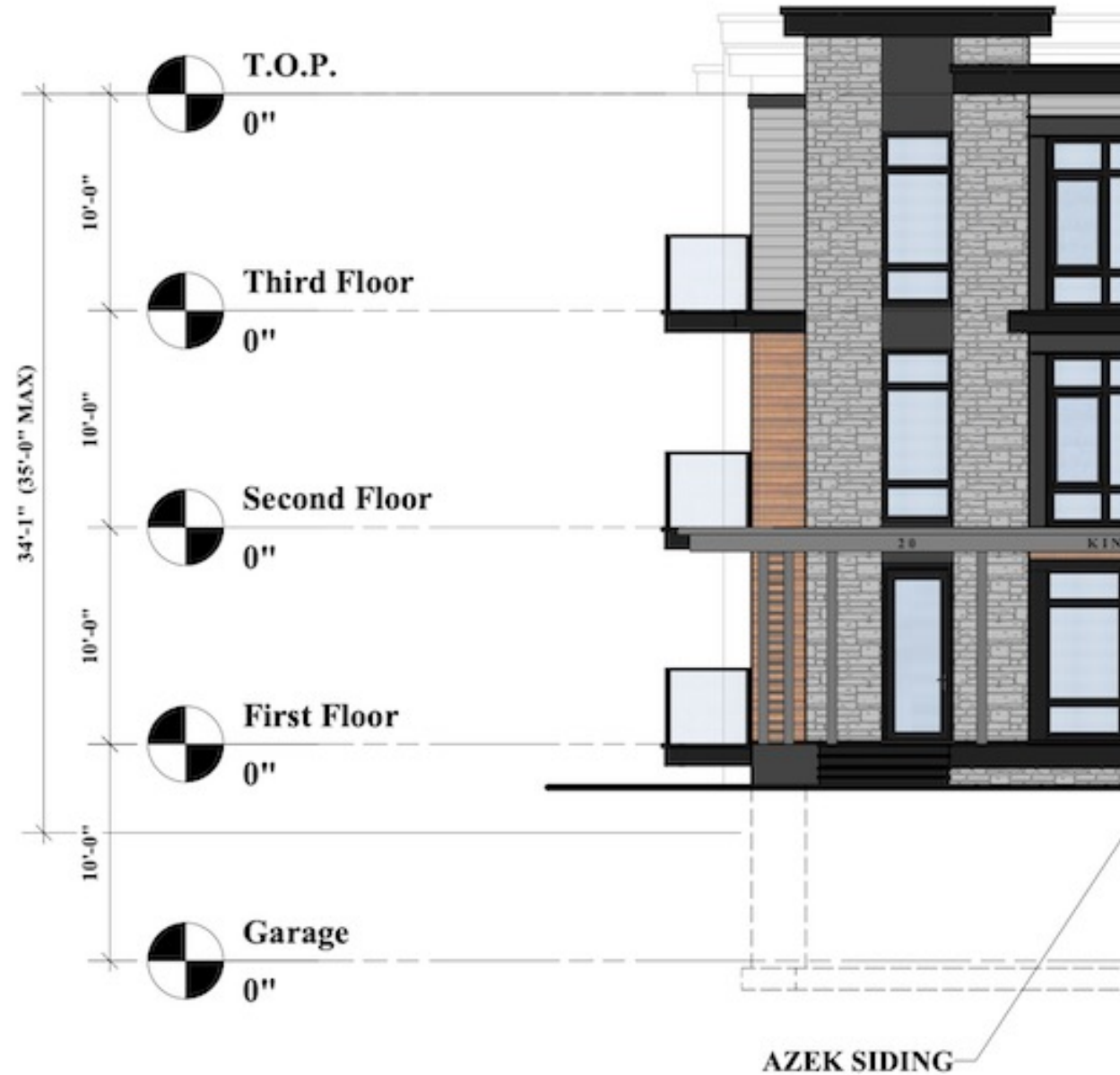
**20 Kinmonth**  
(behind Strong's Block – Waban)

Building Footprint = ~ 10,000 sf  
Building Height = ~34 ft  
(By Right – 3.5 floors - 54 ft allowable)  
+20 ft higher - 1.8 stories)

Kinmonth 20

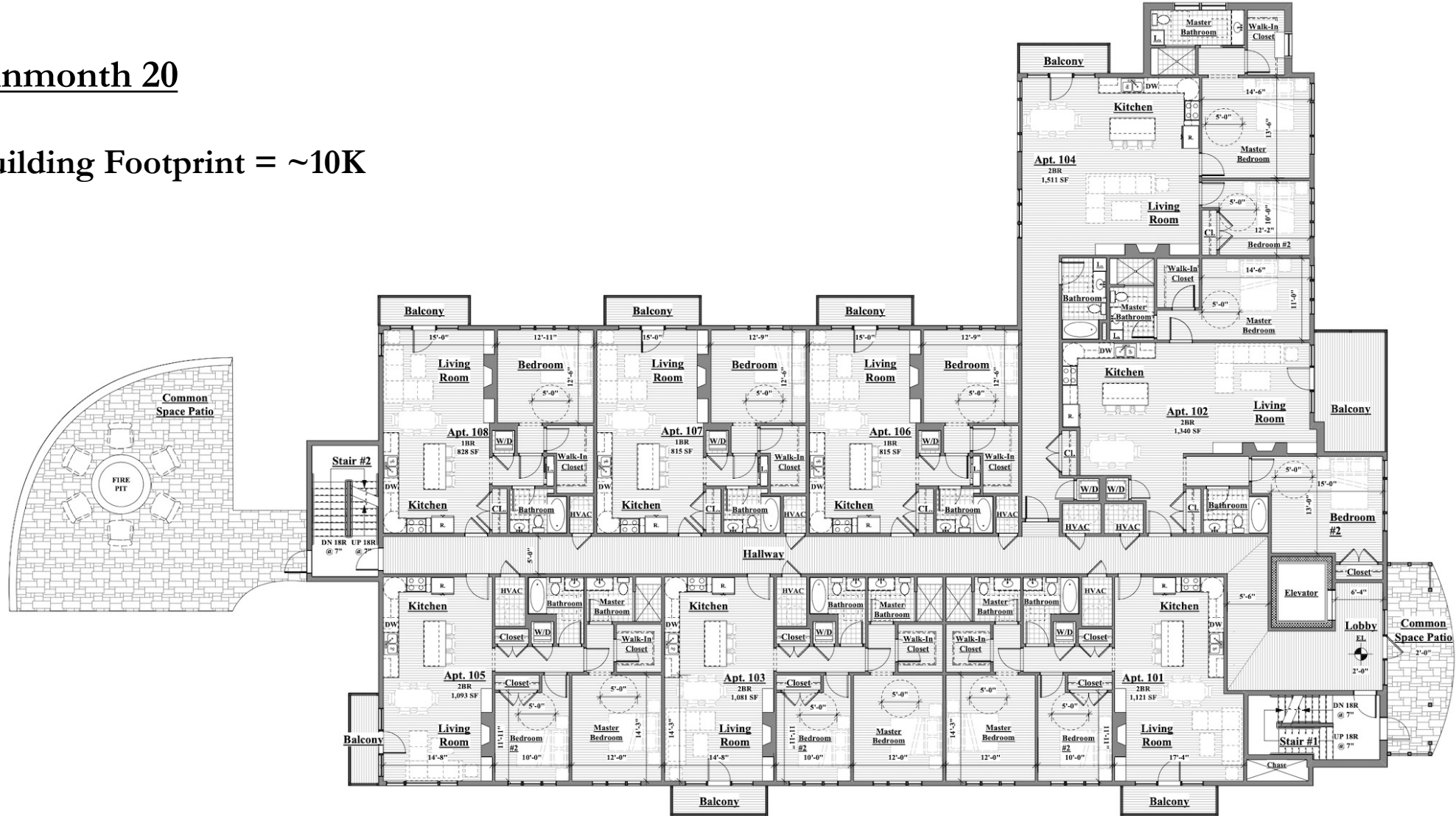
Building Height ~ 34'

Stories - >3



# Kinmonth 20

Building Footprint = ~10K



## Zoning – Current versus Proposed

<u>Parcels</u>	<u>Current Use</u>	<u>Zoning</u>	<u>Lot Size (sf)</u>	<u>Acres</u>	<u>Building Size (sf)</u>	<u>FAR existing</u>	<u>Delta over Existing, (sf)</u>	<u>% Increase (over Existing)</u>
<b>Windsor, 2-12</b>	<b>Retail, <u>Sm</u></b>	<b>BU1</b>	<b>54,198</b>	<b>1.24</b>	<b>29,555</b>	<b>0.55</b>		
		<b>BU2 revised</b>			<b>94,847</b>	<b>1.75</b>	<b>65,292</b>	<b>221%</b>
		<b>BU3 revised</b>			<b>108,396</b>	<b>2.0</b>	<b>78,841</b>	<b>266%</b>



## Half Story heights

