



Future Planning for a Better Newton

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

Outline of Draft Recommendations

May 31, 2016

Future Planning for a Better Newton: Newton Highlands and Waban

Overall Approach

- The Village Center
- Other Commercial Areas
- Residential Neighborhoods
- Open Space and Recreation

Village Centers

- Consideration should be given to developing certain properties in village centers
- Setbacks, density, and heights should reflect the historical nature of the other village structures
- Consistent with a “Main Streets” design
- To accomplish these goals: consider “Mixed Use Overlay” zoning district with careful identification of boundaries

Village Centers: Newton Highlands

Illustrative examples:

- Walnut Street – north side
 - Former Walnut Street Garage (1149-1151 Walnut Street)
 - Brookline Bank building (1156-1160 Walnut Street)

- Walnut Street – south side
 - Highlands Garage (1186 Walnut Street)
 - Highland Wine & Spirit site (1194 Walnut Street)

- Gateway building – Corner Walnut/Centre

Walnut Street – north (current conditions)



**Walnut Street near
Lake Ave**

**Parking lot in front
creates unwelcoming
streetscape**

**Low heights lead to
poor sense of place**

**Lack of enclosure and
absence of vitality**

Walnut Street – north (current conditions)

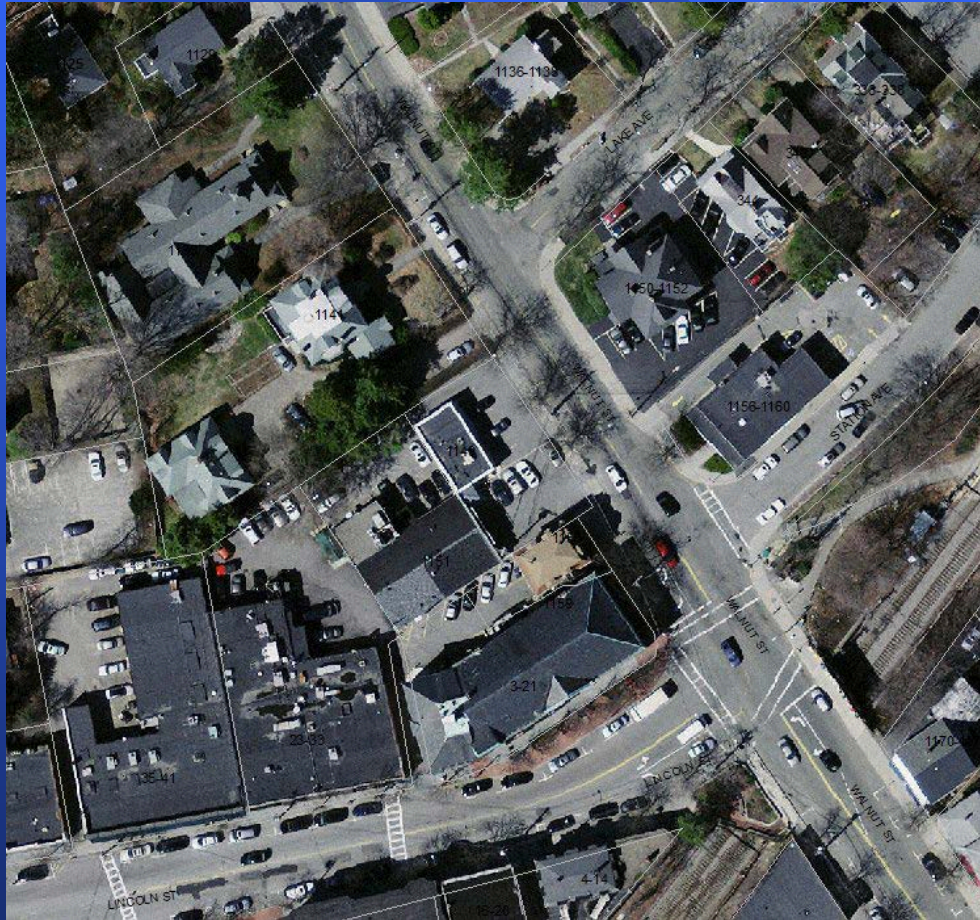


Walnut Street near Lake Ave

Even though this lot
is in the heart of
the village...

It does not draw
pedestrians to the
village

Walnut Street – north (current conditions)



Currently:

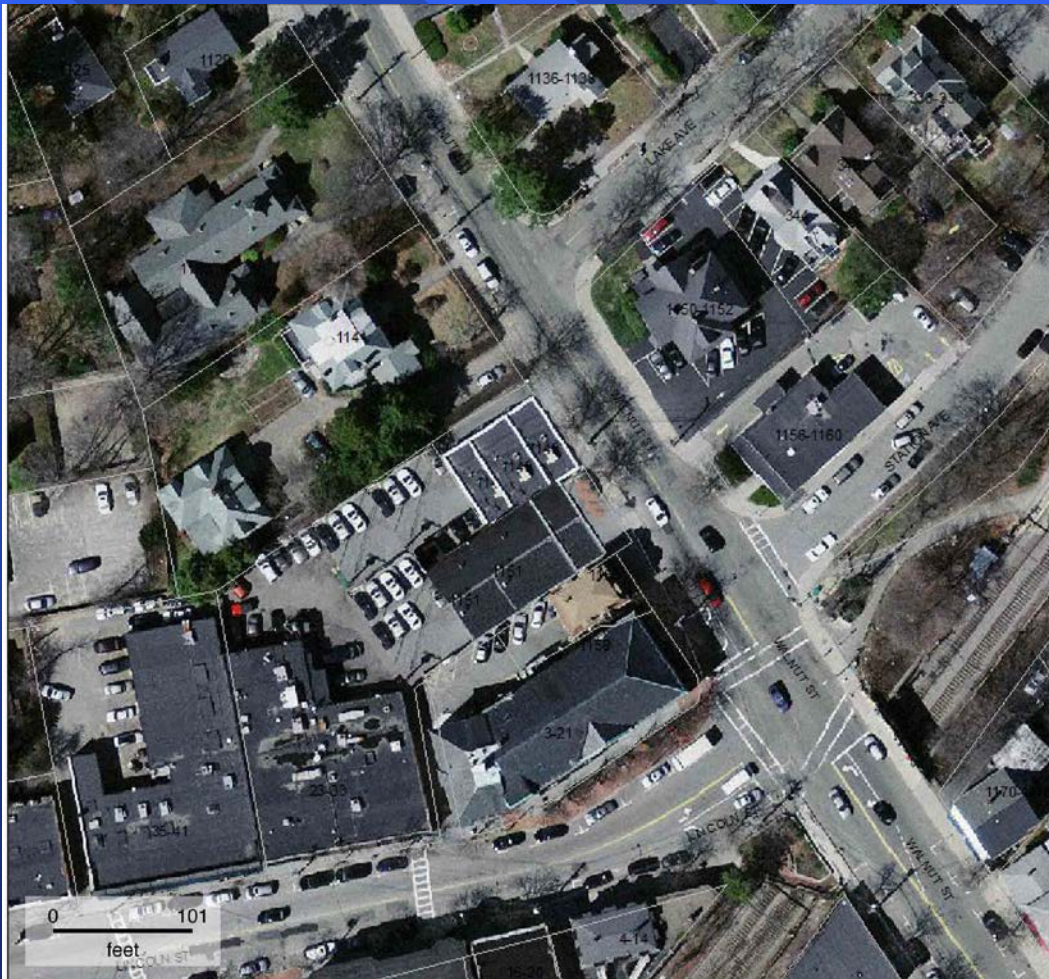
Surface parking in front

Two small buildings: Total
< 5000 sq ft of building area

Parking: 13 spaces in front
and 13 spaces in rear

Poor aesthetics and
little historical significance

Walnut Street – north (future conditions)



Future:

Surface parking in rear

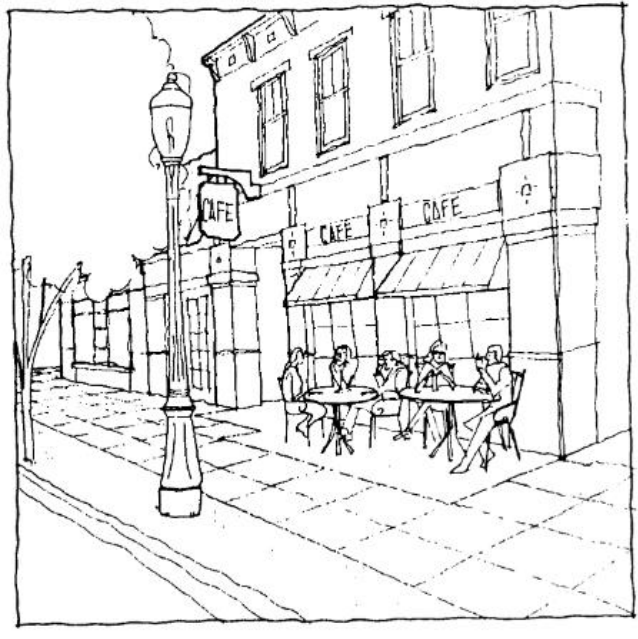
New buildings of historical scale and massing

Approximately 12,000 sq ft of building area

Parking: 26 off street and 1 new on-street space

Unified streetscape with new pocket plaza

Walnut Street – north (future scenario)



Implementing a “main streets” design and supporting modest increases in density can result in a more vibrant streetscape

The curb line in this section would allow for an extra-wide sidewalk, creating opportunities for on-street dining

Walnut Street – north (future scenario)



**Walnut Street near
Lake Ave**

**Buildings conform
to the historical
village patterns**

**Allow for an improved
pedestrian environment**

**New first floor retail
And possible office or
housing above**

Walnut Street – north (future conditions)

Comparison to Stevens Building:

	Steven's Bldg	1149 Walnut	1151 Walnut
Zoning code	325 (Small retail)	325 (Small retail)	325 (Small retail)
Lot area	10,024 square feet	13,050 square feet	
Frontage	150 feet	99 feet	15 feet
Building area	20,479 square feet	4000 square feet	8000 square feet
Parking	6	26 off street and 1 new on street, both buildings	
Assessment	\$2,987,300	\$1,100,000	\$1,700,000

Walnut Street – south (current conditions)



Walnut Street near Floral Street

Parking lot in front creates unwelcoming streetscape

Low heights lead to poor sense of place

Lack of visual definition on entry into village

Walnut Street – south (current conditions)

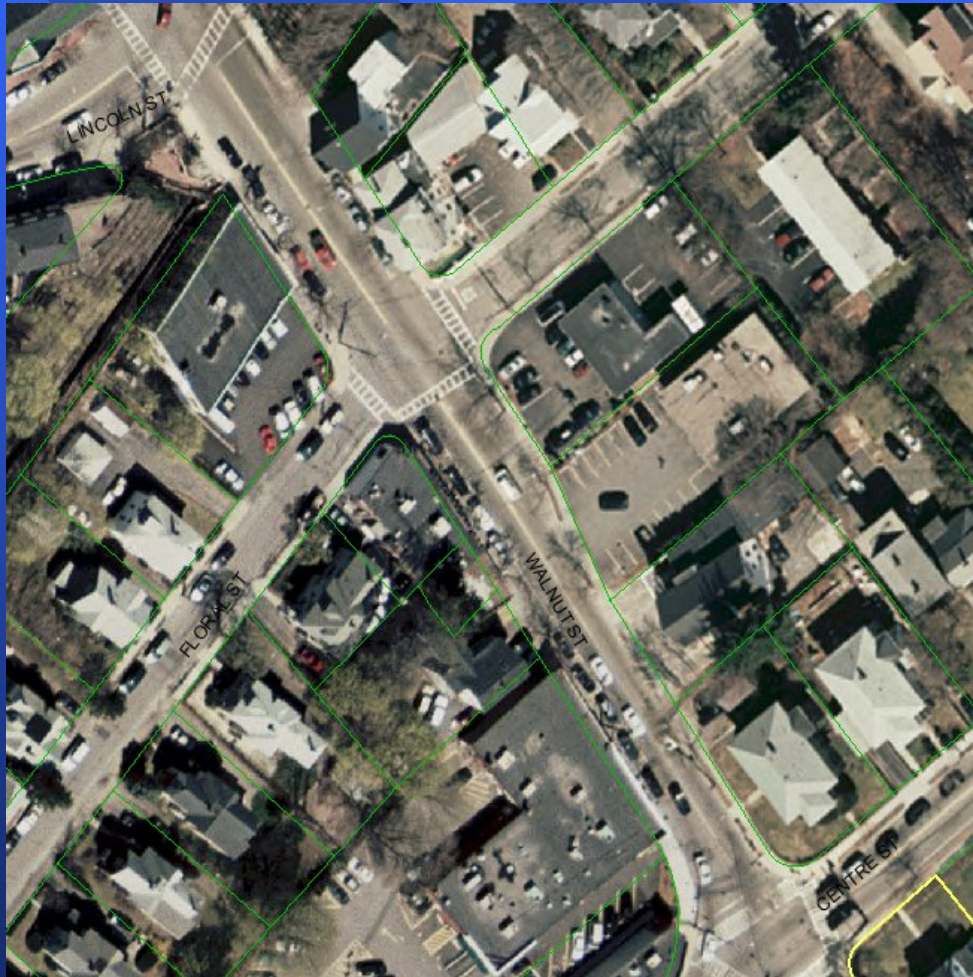


**Walnut Street near
Floral Street**

**Even though this lot
is in the heart of
the village...**

**It does not draw
pedestrians to the
village**

Walnut Street – south (current conditions)



Currently:

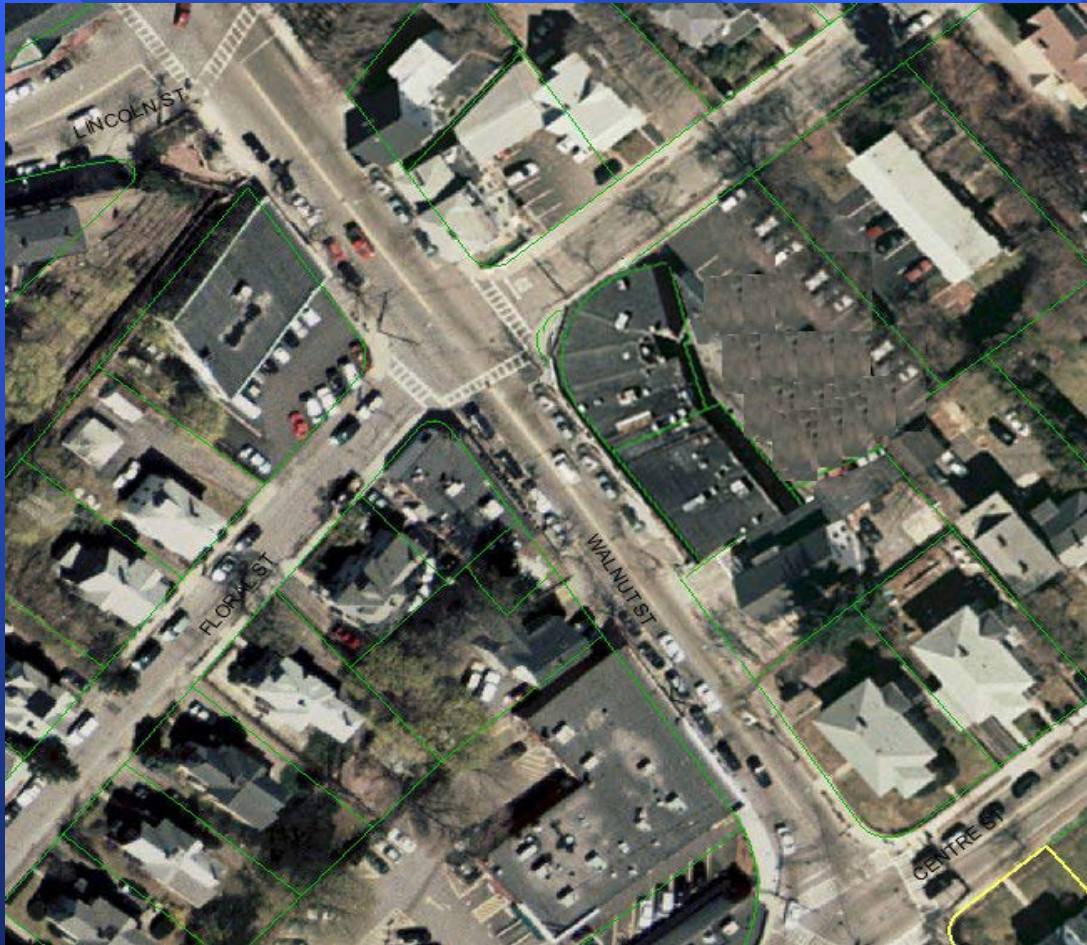
Surface parking in front

Two small buildings: Total
< 10,000 sq ft of building area

Parking: 18 spaces for 1186
and 16 spaces for 1194 Walnut

Poor aesthetics and
little historical significance

Walnut Street – south (future conditions)



Future:

Surface parking in rear

New buildings of historical scale and massing

Approximately 23,000 sq ft of building area

Parking: 30 off street and 5 new on-street space

Wide sidewalks and transparent windows

Walnut Street – south (future scenario)



Walnut Street near Floral Street

Buildings conform to the historical village patterns

Allow for an improved pedestrian environment

New first floor retail and possible office or housing above

Walnut Street – south (future scenario)



Walnut Street near Floral Street

Creates new visual definition on entry to the village

Increases vitality and value for the community

Consolidate curb cuts and improve safety

Walnut Street – south (future conditions)

Comparison to Stevens Building:

	Steven's Bldg	1186 Walnut	1194 Walnut
Zoning code	325 (Small retail)	325 (Small retail)	325 (Small retail)
Lot area	10,024 square feet	10,760 square feet	11,848 square feet
Frontage	150 feet	115 feet	78 feet
Building area	20,479 square feet	7500 square feet	9500 square feet
Parking	6	30 off street and 5 new on street, both buildings	
Assessment	\$2,987,300	\$1,700,000	\$1,350,000

Village Centers: Newton Highlands

Scope of Change:

- Lincoln Street – Historic village center will be maintained
- Residential boundaries – No changes anticipated for the Lincoln Street and Hartford Street boundaries between residential and mixed use zones
- Centre Street – Opportunities may exist for promoting a continuous pedestrian streetscape to Needham Street

Village Centers: Newton Highlands

Mixed Use District: key components

- May be applied to any Business 1-5, Mixed Use 1-2, or Manufacturing district
- Not eligible for Residential zones
- Purpose: to create new economic growth, affordable housing, and walkable pedestrian areas
- May be applied to village centers and to other commercial zones

Village Centers: Newton Highlands

Mixed Use District: main criteria

- Requires approval process by City Council by two-thirds vote after full community input process
- Needs to comply with density and dimensional controls as further outlined
- May include a mix of complementary commercial and residential uses

Village Centers: Newton Highlands

Mixed Use District: parking criteria

- Parking: for residential units, minimum of 0.5 and maximum of 1.5 spaces per dwelling unit
- Parking: for commercial uses, minimum of 1 stall for each 1500 SF floor area and maximum of 1 stall for each 400 SF floor area
- No off street parking in front setback
- Exempt businesses <1000 SF space from off-street parking requirements

Village Centers: Newton Highlands

Mixed Use District: density requirements

- Total FAR may be up to 3.0 if within 1250 ft from rail based transit station
- Total FAR may be up to 2.0 otherwise
- Transportation plan must enable such that no more than 80% of trips are by auto
- If parcel (or assembly of parcels) is greater than 2 acres, then beneficial* open space must be at least 30% of lot area

Village Centers: Newton Highlands

Mixed Use District: mix of use requirements

- Mix of uses shall have no less than 30% of floor area as commercial
- Not less than 25% of parcel floor area shall be residential
- First floor of building must be retail and consumer services: at least 75% of street level frontage must be commercial
- Avoid “big box” retail: no single use >20K SF floor area, up to 40K SF floor area in commercial corridors

Village Centers: Newton Highlands

Mixed Use District: transportation

- Must implement both maximum and minimum requirements for parking (as noted)
- Equivalent mitigation for non-auto based access improvements as for auto access
- Mitigations may include contributing to fund for transit improvements, traffic calming, pedestrian improvements, bicycle access
- Undergrounding of utilities on main streets

Village Centers: Newton Highlands

Mixed Use District: integration with neighbors

- Scale and massing must be compatible with surrounding character
- Must be integrated with appropriate connectivity, avoidance of fencing and inappropriate buffering
- Must allow for pedestrian access, streetscape continuity, and avoidance of multiple curb cuts
- Appropriate architectural design and pedestrian scale, including street level windows and entrances

Village Centers: Newton Highlands

Mixed Use District: permitting and phasing

- Prior to special permit, an organization of abutters and interested parties shall be created with authority to interact with the builder/developer and the City
- Advisory council may consist of neighborhood representatives and/or Area Council members
- Upon permit issuance, construction must start within one year and be substantially complete within three
- Criteria will be established that requires further review of project due to modifications

Village Centers: Newton Highlands

Mixed Use District: permitting and phasing

- Transportation plan must include auto trip projections to be followed by post-construction analysis
- Analysis of projected transit use, parking plan, and pedestrian access plan must be submitted
- Bicycle plan to include at least 1 space per 3 dwelling units and 1 space per 5 parking spaces
- Criteria will be established that requires further review of project due to modifications

Mixed Use Overlay: Newton Highlands

DENSITY AND DIMENSIONAL REQUIREMENTS FOR PLANNED MIXED BUSINESS DEVELOPMENT

Area, frontage, and bulk	2-10 acres	1-2 acres	< 1 acre
Minimum lot frontage	100 ft	100 ft	60 ft
Max. total floor area ratio	2.0 (*)	2.0 (*)	2.0 (*)
Min. lot area per dwelling unit	1200 sq.ft	1200 sq.ft.	1200 sq.ft
Maximum lot coverage	N/A	N/A	N/A
Min. beneficial open space	30% (10)	20% (10)	N/A

Note: * Maximum FAR 3.0 if within 1250 of rail based transit or if at least 70% of parcel usable floor area residential

Mixed Use Overlay: Newton Highlands

DENSITY AND DIMENSIONAL REQUIREMENTS FOR PLANNED MIXED BUSINESS DEVELOPMENT

Height and setbacks	Streetside facade	Interior development (in commercial corridors)
Height (feet) (*)	36-48 ft	72 ft
Height (stories)	4	6
Front setback (from street)	Lesser of 15 ft or 1/2 building height	Greater of 50 ft or 1/2 building height
Side setback	0 ft	Greater of 15 ft or 1/2 building height
Rear setback	Greater of 15 ft or 1/2 building height	

Newton Highlands Commercial Centers



Diverse set of commercial and retail centers:

Implement “Village Center” type development

Pedestrian streetscape with wide sidewalks, street trees, and underground utilities

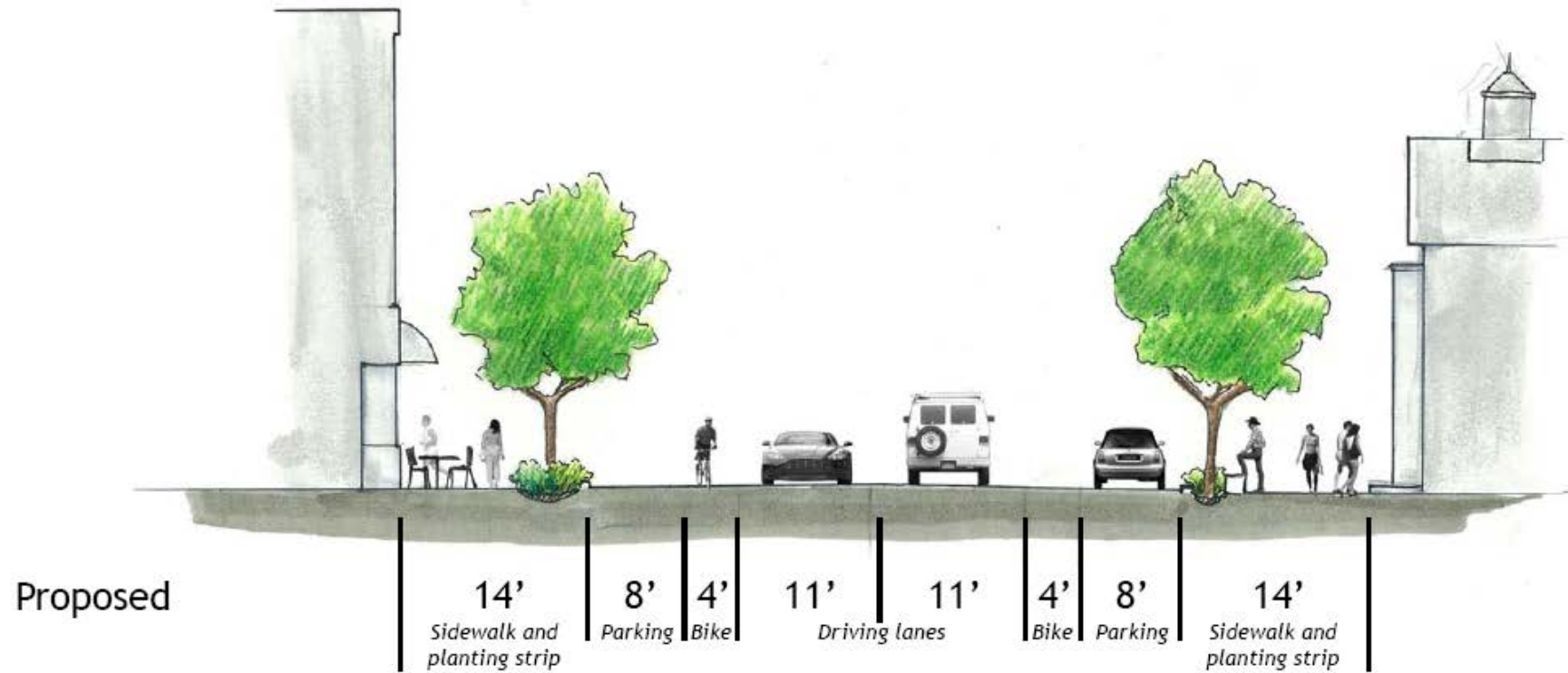
Zoning and design guidance to achieve desired results

NEEDHAM STREET: A better streetscape

Creating a pedestrian-friendly design

- **Create wide sidewalks and promote placement of buildings adjacent to the sidewalk**
- **Bury utilities underground and plant street trees**
- **Reduce and minimize the number of curb cuts**
- **Eliminate the two way turn lane and replace with either a median/bike lanes or on street parking**

STREETSCAPE IMPROVEMENTS



Roadway Cross-section for a Pedestrian-Friendly NEEDHAM STREET

Note: Current right-of-way approximately 46 feet. New configuration assumes property owners will provide easement of about 7' on each side of roadway for pedestrian improvements.



What might that look like: A Pedestrian-Friendly NEEDHAM STREET

The Opportunities of Needham Street

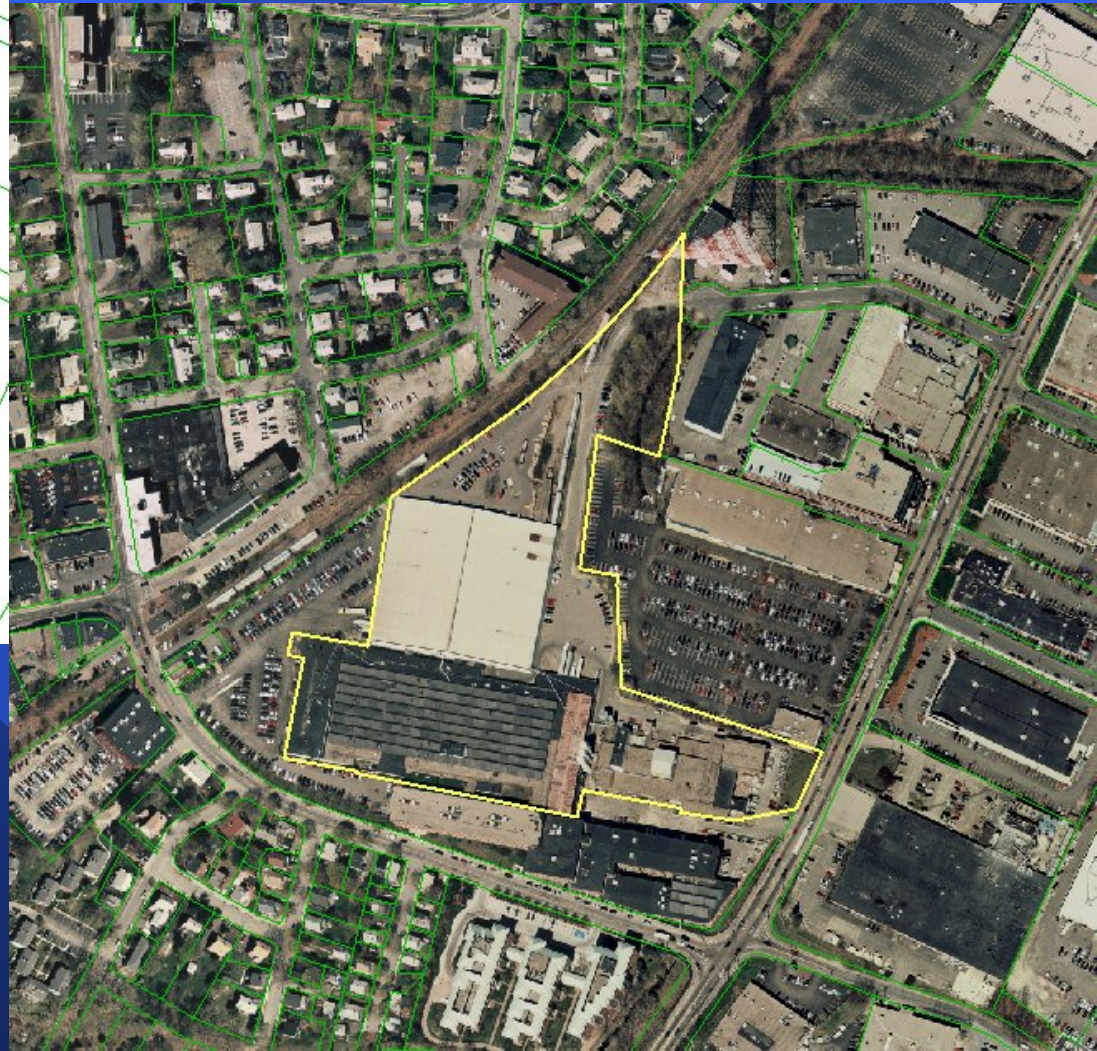
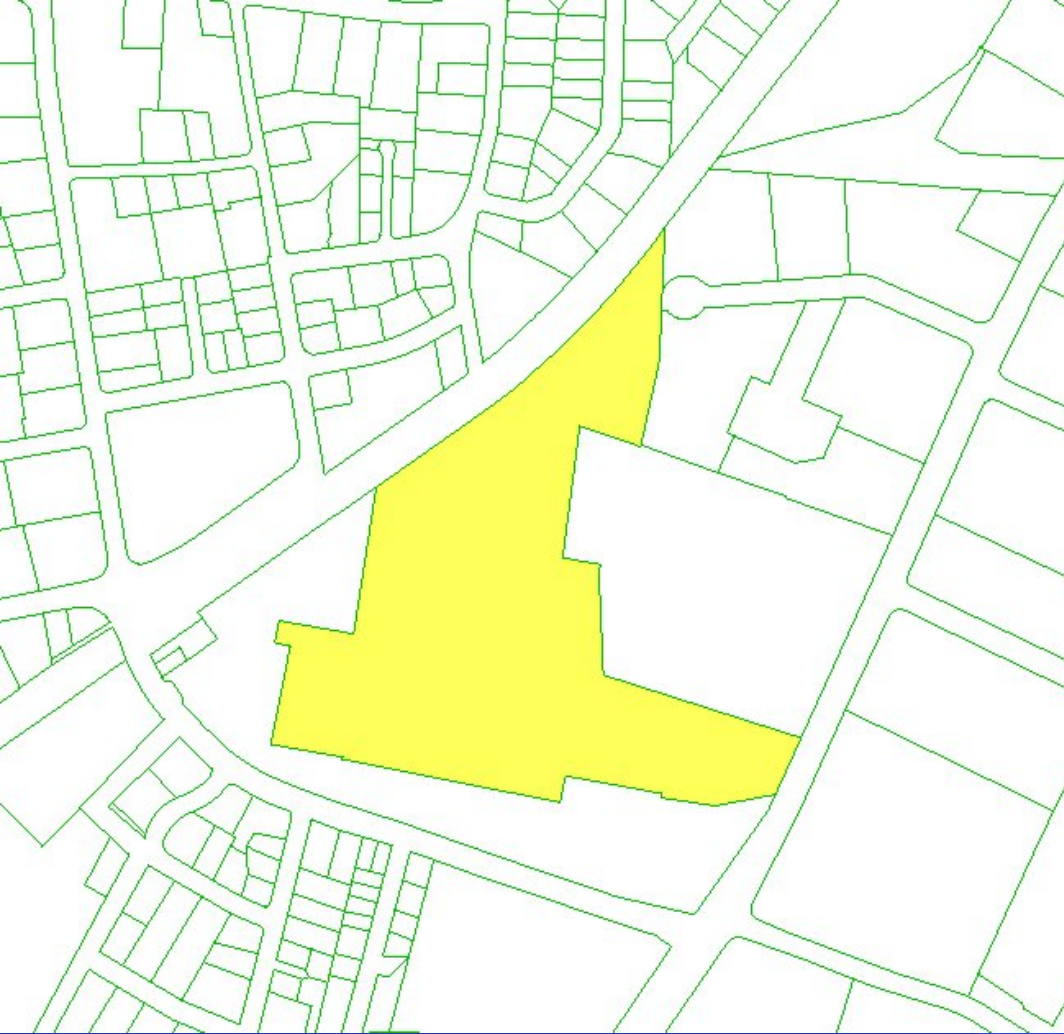


Avalon Bay Apartments:
This is considered as
affordable housing in Newton

The Northland site:
A 22-acre site from
Oak Street to Tower
Road - *Will be developed*



Opportunities on Needham Street



**A new village at
Newton Upper Falls**



Northland "Marshall's Plaza" site Potential Concepts

A new village at
Newton Upper Falls



Developed, Owned and Managed by Bierbrier Development, Inc.

Needham Street Village Shops (Built and opened in 2014)



**Needham Street Village Shops
(opened in 2014)**



Upper Falls Community Value Statement/Schematic Design Based on Community Meeting and Design Charrette for the Upper Falls Village Center and Northland Property interface. Mark Sangiolo, Architect Newton MA. Pro Bono Newton Civitas 2009

Housing next to Transit - ArborPoint at Woodland T station



Could this be the future on Needham Street ?

Redevelopment and Affordable Housing



Reinterpreting historic standards while reflecting economic diversity

Village Centers and Mixed Use Zones

Using principles of Design Guidance



Poor urban design:

Fortress office Strip mall
Isolated housing Walgreen's
Grocery store Traffic

Create a sense of place:

Improve pedestrian mobility
Connect to nearby parks
Good design = better places!



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 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



Newton Highlands - Heritage Landscapes

What are valued landscapes in Newton Highlands

From the Reconnaissance Report (April 30, 2009)

- 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 (Add to list)

Newton Highlands - Heritage Landscapes

What are valued landscapes in Newton Highlands

From the Reconnaissance Report (April 30, 2009)

- 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)

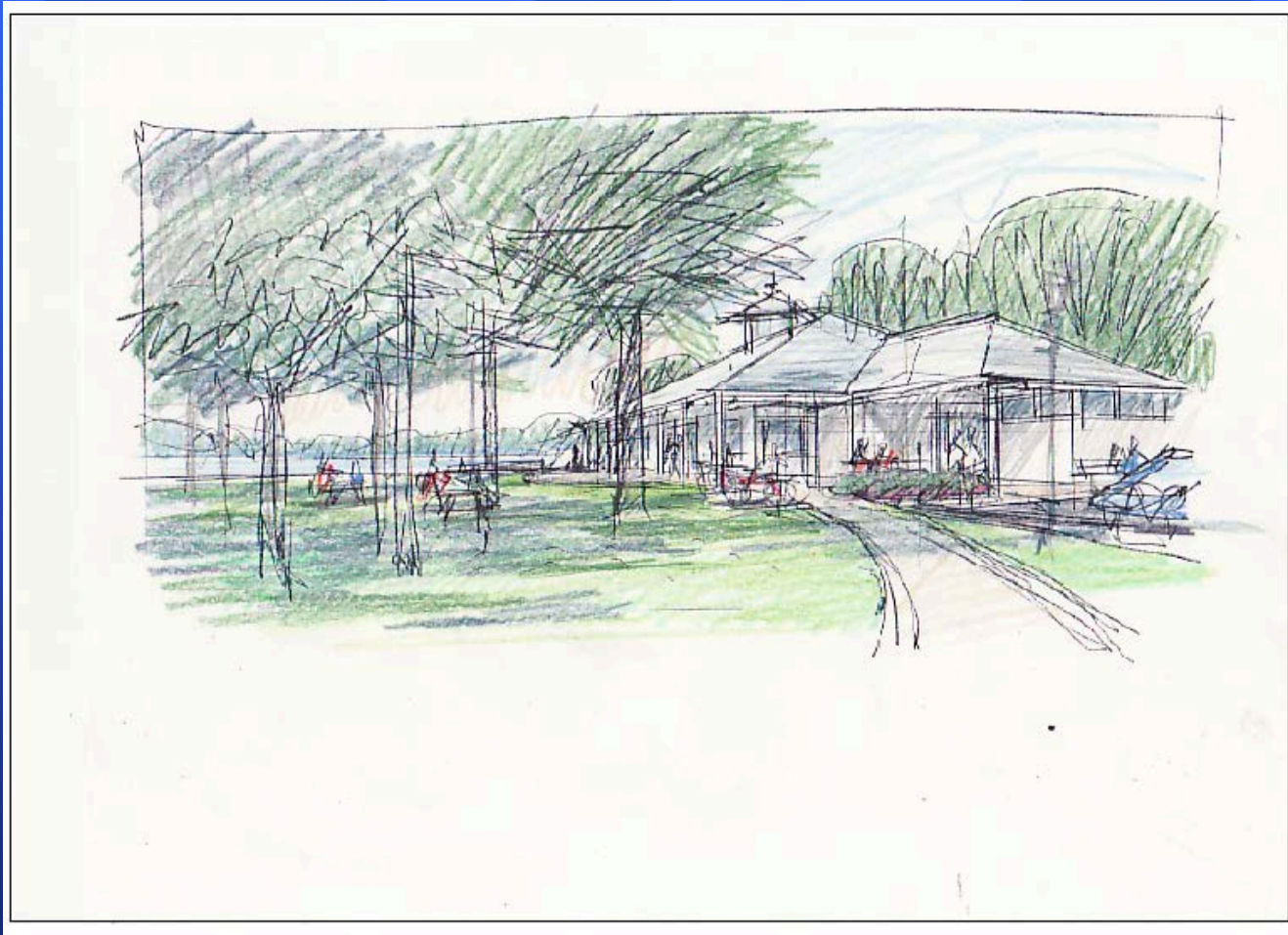


- Acquired in 1894
- “Great Pond”
Over 10 acres
State owned
- Accessed on
three sides
- Elevation 149 ft
- 18 direct abutters
and Norwood Ave
complex
- Drains into the
Charles River



Skating on Crystal Lake

Crystal Lake Arts/Cultural Center (future)

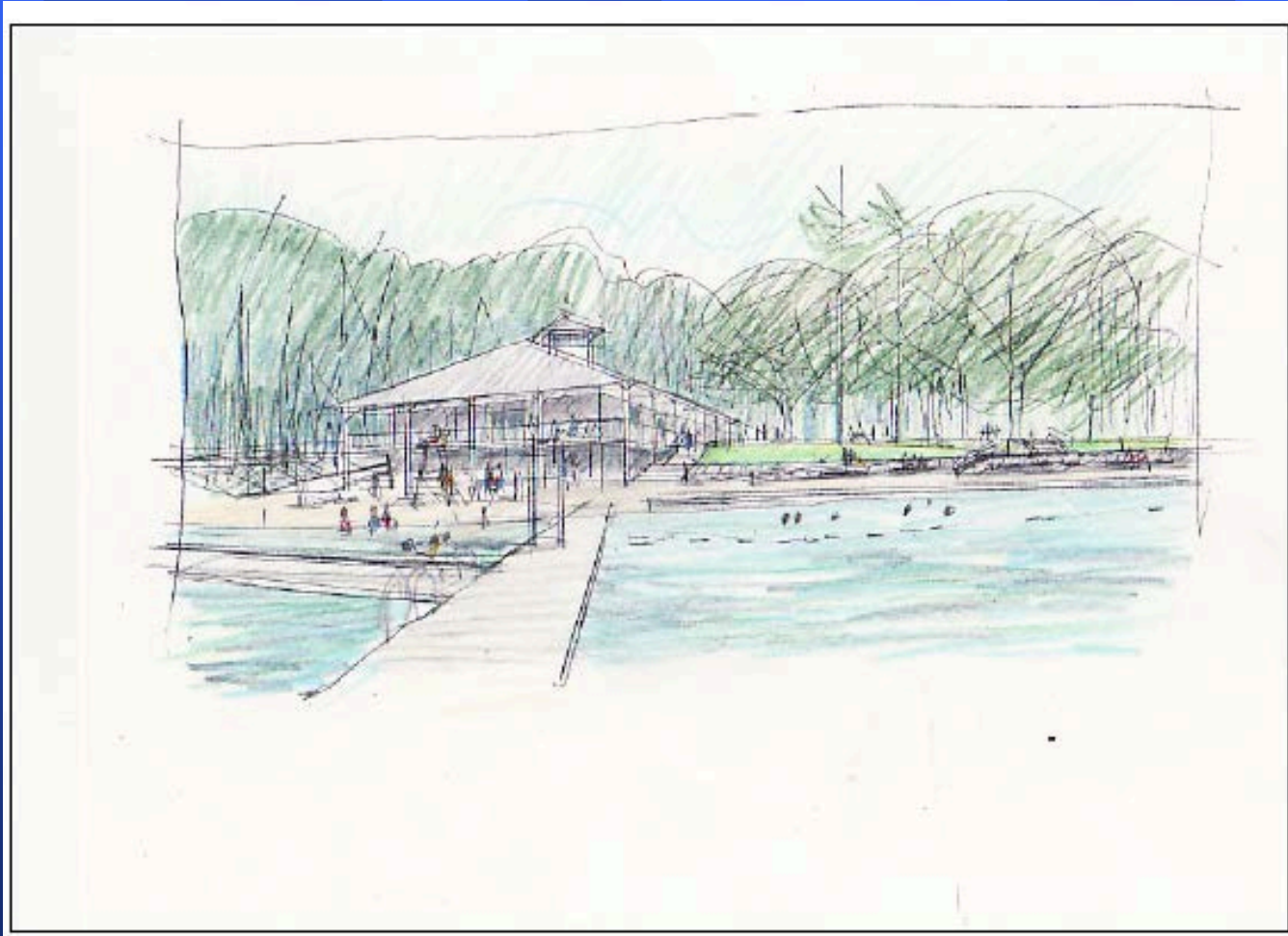


**View of new building
approaching the lake
from Rogers Street**

**Flat roof shed has
been removed**

**Access to building
and between building
and park is improved**

Crystal Lake Arts/Cultural Center (future)



**View of new building
looking from the
dock in the lake**

**Reminiscent and
respectful of familiar
structure that it has
replaced**

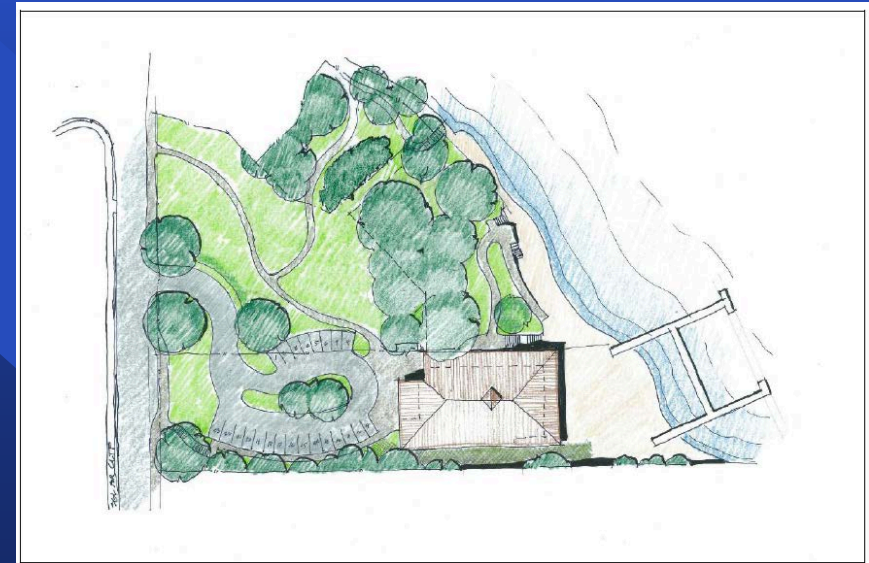
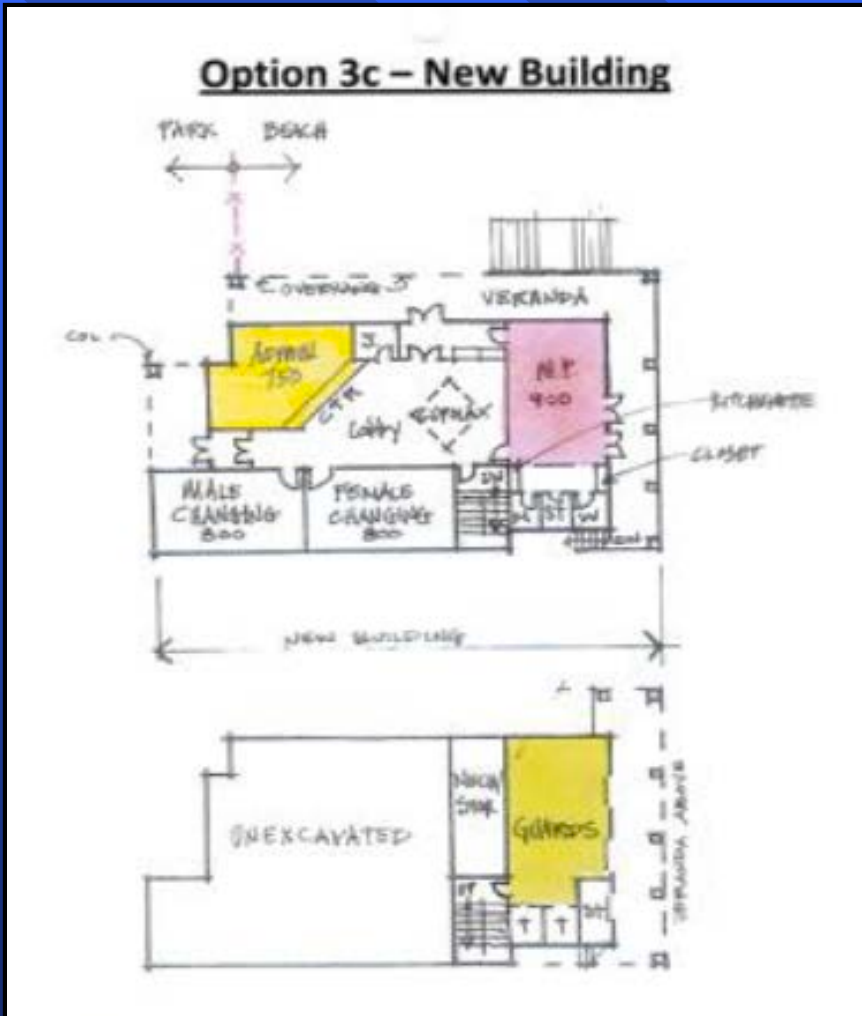
**Increased lighting
and new usable
verandah providing
views to the lake
and park**

Crystal Lake Arts/Cultural Center (future)

Programming expanded to 4 season facility

Senior programs, arts and cultural events

Option for oval circulation patten





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

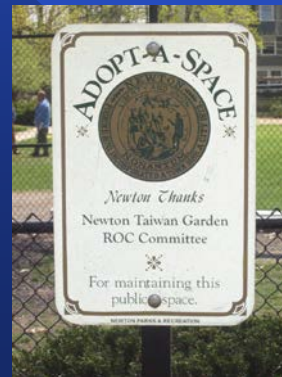
Halloween haunted house

Exercise and meditation

Now home of the Cultural Center of Taipei



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 culture



Commodore Builders, Inc.
August 15, 2012

HYDE COMMUNITY BANDSTAND

Schnee Architects, Inc.



Ice Skating at the Hyde Playground (starting 2010)





The Future of the Hyde Center

Is the brick wall design of the Hyde Center consistent and reflective of nearby buildings in the village?

What if it were a two story structure?

An indoor swimming pool and exercise gym?

A community meeting space and function hall?

Available for private occasions?

A facility that integrates with the neighborhood

Newton Highlands Playground (current)



Off of Dedham Street

Worn out children's Tot-lot

Baseball diamond

Poor access to adjacent woodland

Problems with water drainage

Leads to difficult use

Newton Highlands Playground (current)



Surrounding perspective

Parking on Winchester Street during some events

Upland Avenue extension provides rear access to businesses and park

Immediately adjacent to homes on Wade Street

Adjacent to both homes and businesses

Newton Highlands Playground (current)



Off of Dedham Street

13.3 acres

60% active use

40% passive use

Facilities not up to today's standards

Highly used by youth sports organizations

Newton Highlands Playground (proposed)



Plan creates facilities for:

Tennis courts

Baseball

Football/soccer

Basketball

Open field

Passive woodland paths

Children's play area

Two new park support buildings

Landscape enhancements

Parking: street-side and new asphalt lot within green-space of park

Newton Highlands Playground (proposed)



Current draft parking plan:

55 spaces street side

32 spaces in lot

Suggestion to revise draft plan:

Improve parking access while removing asphalt lot within parkland area

ROW: 50 ft wide x 900 ft length

Could accommodate 100 spaces

No need to replace parkland with parking

Parking may be shared with businesses on evenings and weekends



Newton Highlands Residential Neighborhoods

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

1600's: Colonial neo-Jacobian

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

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

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



Newton Highlands - Pillar One

Local Historic District

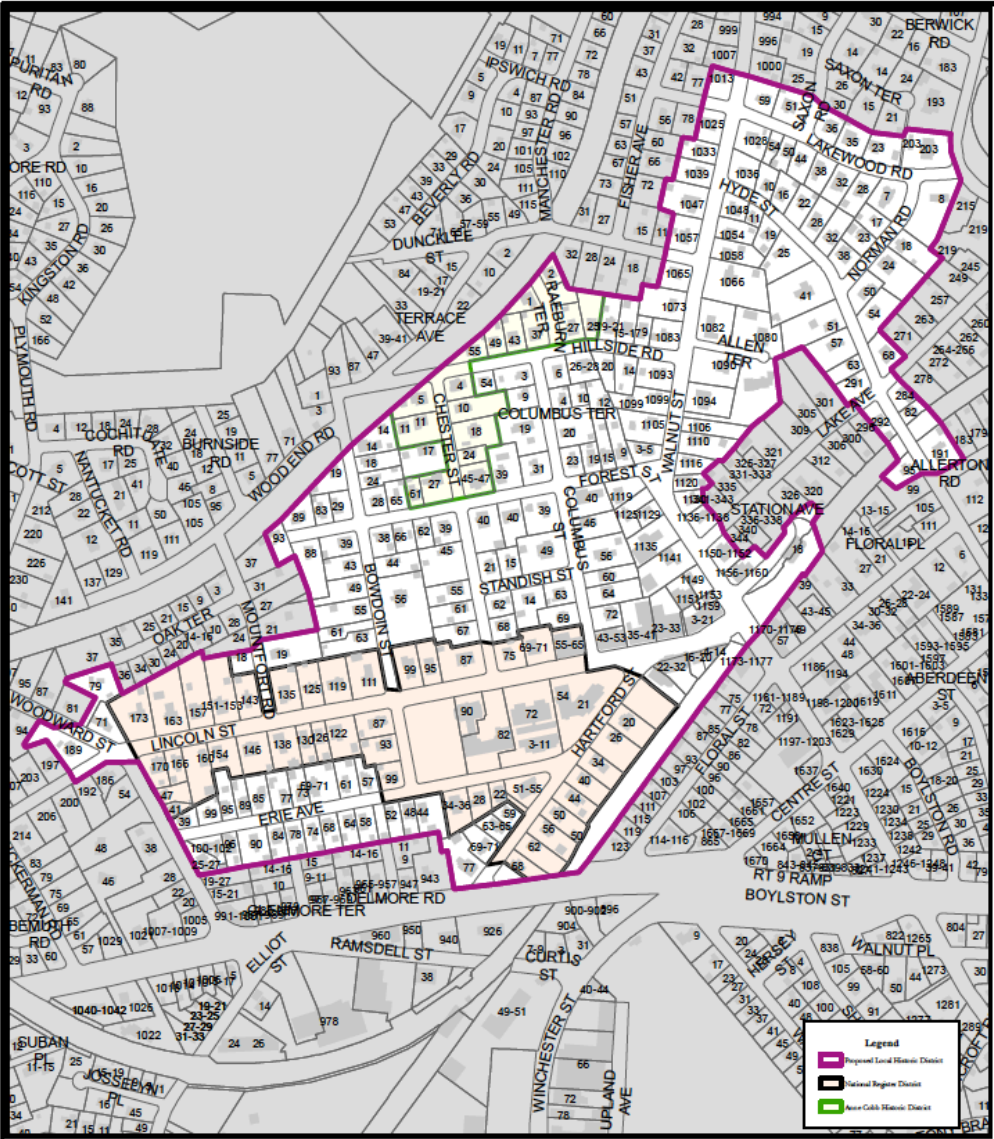
- **Add a level of protection to the most historical and impressive houses in our district**
- **Regulate demolition, new construction, or addition to a historic structure**
- **Does not apply to parts of the house that are out of view**
- **Does not apply to paint, landscaping, ordinary repairs**
- **Does not apply to terraces, sidewalks, if above ground**

Newton - Pillar One

NHNAC Local Historic District (Proposal)




Includes most of area around Lincoln Street National Register and Ann Cobb historic district

Includes Dickerman house, Fogg Farm, and historic William Hyde House



Proposed Newton Highlands Local Historic District
City of Newton, Massachusetts

CITY OF NEWTON, MASSACHUSETTS
Mayor - Seth D. Warren
GIS Administrator - Douglas Greenfield



0 50 100 200 300 400 500 600 700 800 900 Feet

Map Date: March 09, 2016

The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

Local Historic Districts

Proposed area of LHD in Newton Highlands

- District consists of 252 properties of which 5 are vacant lots
- More than 2/3 have already been documented on the Mass Historic Commission Form B or Area Forms
- That left 74 properties not yet researched
- Volunteers photographed 173 properties in need of documentation (3/4 view from street)

Local Historic Districts

What have we heard? Pros and Cons:

Pros:

- Preserve and protect distinctive characteristics of buildings and places in Newton Highlands
- Encourage compatible new designs

Cons:

- Prevent homeowners from desired updates or upgrades to their homes?
- Another potentially costly layer of bureaucracy?

Local Historic Districts

Features of a LHD to consider in Newton Highlands

- Purpose is not to prevent all growth, but to make new changes harmonious with surrounding properties
- Only allowed to review changes visible from a public way
- Exclude items such as: paint color, storm windows and doors, air conditioning units
- Routine maintenance is exempt from review

Local Historic Districts

Features of a LHD to consider in Newton Highlands

- May consider size and shape of building, may impose additional set back or dimensional requirements
- Will not consider interior changes, solar may be approved
- Exclude temporary structures, terraces and walks, walls, fences, lighting fixtures, anything damaged by fire or storms
- May issue “certificate of hardship” if an incompatible change is not a detriment to the public welfare
- Appeal process: through Superior Court

Local Historic Districts

I want to construct an addition in LHD... what do I do?

- Complete an application to the local Historic District Commission
- LHD Commission will hold a public hearing
- If the addition is deemed appropriate, the Commission will issue a certificate – you would go to ISD to get a permit
- If the application is not compatible, the Commission will explain why and offer suggestions on how to improve the project

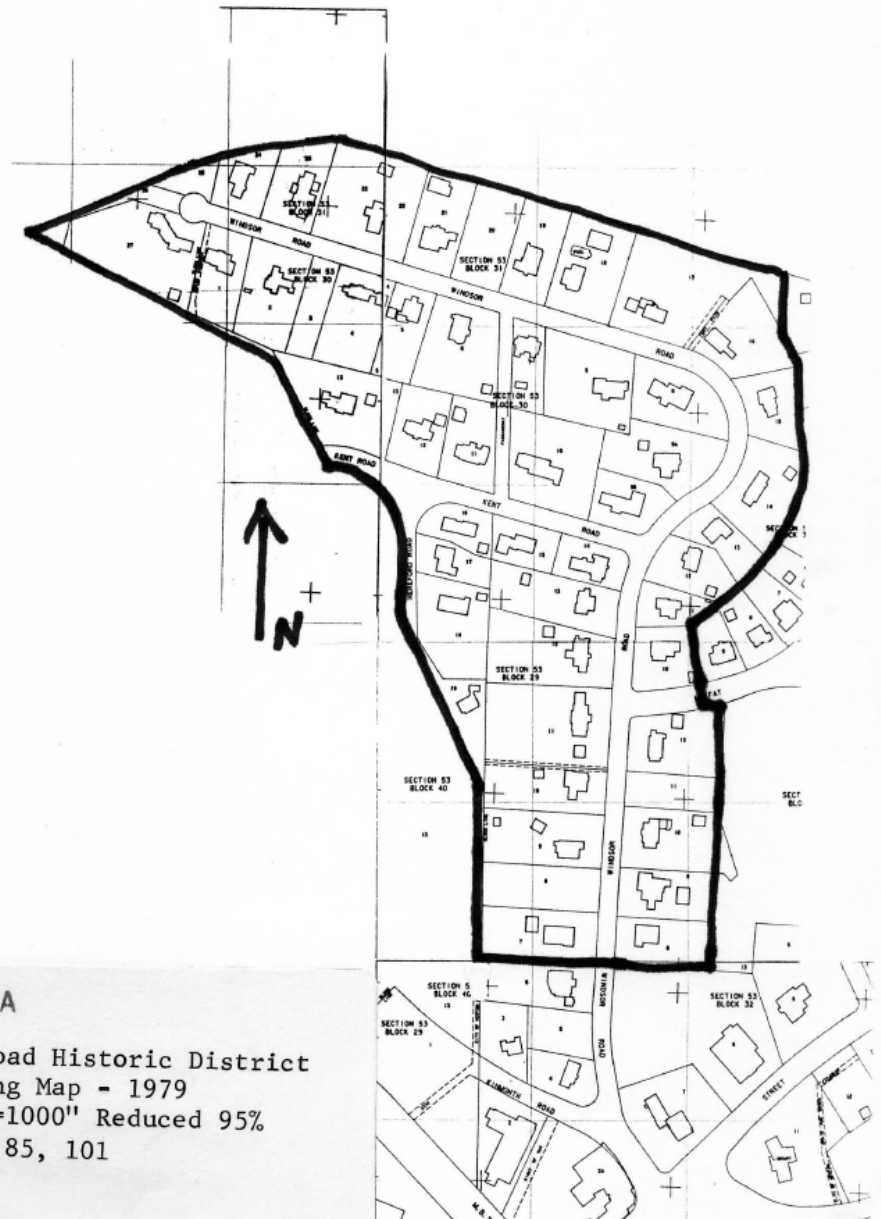
Waban – Windsor Road Historic District

48 houses on a curving road,
large lots, varied terrain, and
sweeping views

Developed in late 19th and
early 20th century.

15 houses built by 1907,
another 20 added by 1950

Several streets were planned,
only Kent Road and
Hereford Road were built



Newton, MA-MRA

Windsor Road Historic District
Engineering Map - 1979
Scale: 1"=1000" Reduced 95%
Page: 84, 85, 101



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)



21 Endicott Street (2005)



99 Lincoln Street (2003)

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



73 Wood End Road (2001)



119 Lincoln Street (2003)



119 Lincoln Street (2009)

The Future of Newton

*An exercise in historical
restoration*



1910 Colonial Revival



89 Forest Street (2002)

**The Future of
Newton**
*An Occasional
Exercise in
Non-traditionalism*



1094 Walnut Street (2004)



530 Chestnut St

New Construction: Contemporary design, transparent, glass and stone
Modest size: 2943 SF on a 15,287 SF lot, built in 2010

Newton - Pillar Two

Zoning Review and Recommendations

- **Re-evaluation of the zoning map and zones themselves**
- **Consider zoning changes that have property-specific effects**
- **Review: lot coverage, setbacks, heights, location on a lot, and what is buildable and what is not**
- **Create framework for context sensitive, form-based code**
- **Integrate with system of design review**



The Future of Newton

*Houses are
getting bigger*

295 Upland Avenue
April, 2013





The Future of Newton

***Houses are
getting bigger***

**295 Upland Avenue
March, 2016**



**200 Upland Avenue
March, 2016**

**4000+ SF house
Built in 2016**

Replaced a 1143 SF house



**Next to a 1600 SF
Cape Cod house
Built in 1955**

**The Future of
Newton**

***Houses are
getting bigger***



**Moses Crane house, 1860
Inventor of the fire alarm**

The Future of Newton

***It's getting a bit
crowded around here!***

**219 Lake Avenue
March, 2016**



245 Lake Ave



215 Lake Ave



The Future of Newton

*It's getting a bit
crowded around here!*

215 Lake Ave
March, 2016





The Future of Newton

*It's really getting
crowded around here!*

245 Lake Ave
March, 2016



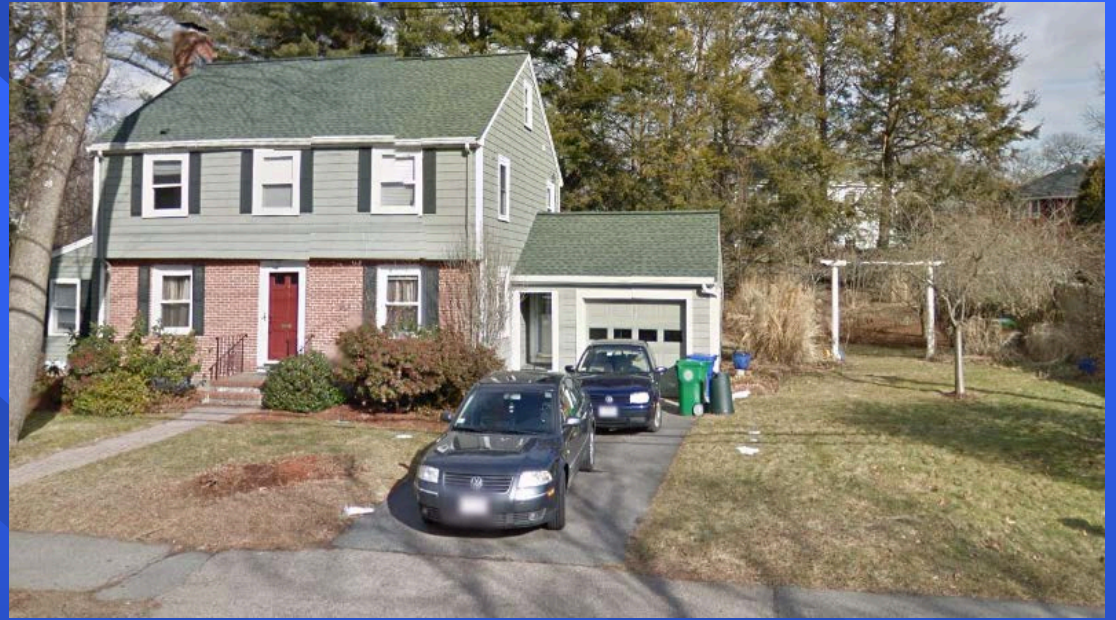


The Future of Newton

*Respect your neighbor's
personal space*

245 Lake Ave
March, 2016





The Future of Newton

*A house grows a new wing
and sprouts more asphalt*

81 Woodward Street
January, 2016





The Future of Newton

Concealing a garage

136 Hyde Street
2007 - 2016





**Do good fences
make good neighbors?**

**Why are there
retaining walls?**

**18.8K SF on 30K SF lot
\$6,550,000**

**The Future of
Newton**

***Wetherell House
Six units of housing***

**Elliot & Wetherell Streets
March, 2016**





**Retaining walls
can lead to floods**

**Stockade fence on top of
retaining walls**

**Was once popular short cut
to Richardson Field**

The Future of Newton

***A community of isolation:
fences and walls***

**136 Beethoven Avenue
March, 2016**





Turning your back to the community

Isolated: sidewalks to nowhere

**Garages like soldiers,
standing at attention!**

The Future of Newton

***Exclusive and separated
Someplace becomes no place***

**The Terraces
Langley Road**





**Houses that front
our main streets**

**Integrated paths that
connect homes to community**

**No fences to form barriers
Landscaping, not retaining walls**

**The Future of
Newton**

***Preserving our
Heritage landscapes***

**Commonwealth Avenue
March, 2016**



Newton - Pillar Three

Design Review and Recommendations

- **Contextual review – this is NOT about aesthetics!**
- **Alignment with priorities**
- **Promoting place excellence**
- **Developing standards and standardizing expectations**
- **Balancing community goals, privacy, and property rights**



Large lot:
33,202 SF

House built 1905
was 3917 SF

Replaced in 2014
with 8310 SF
house

Contemporary
design

170 Windsor Road New Construction

Windsor Road on
Historic Register





Bigger house – bigger price
Rented for \$1625/month:
2574 SF – 6840 SF
Each unit sold:
\$1,100,000 - \$1,175,000

The Future of Newton

Demographics:
Not so affordable any more

1657 Centre Street
March, 2016





**An eclectic village that
Includes single and multi-family
Homes, a grocery store,
Restaurants, and services**

**Near Crystal Lake, Cold Spring
Park, the Library, and the MBTA**

The Future of Newton

***Four Corners – What's
Missing Here?***

**Carthay Circle
March, 2016**





1572 & 1580 Beacon Street

Before: Two houses on a street, getting along just fine

1572 Beacon: Colonial built in 1920, 2550 SF house on 15,000 lot

1580 Beacon: Colonial built in 1920, 2373 SF house on 15,091 lot



1580 Beacon Street

Historical Commission: decided that the house should be “Preferably Preserved” for architectural integrity and neighborhood context (vote 7-0, July 2014)

1580 Beacon Street tests the premise that context in the neighborhood has value.

Was a 2 story house with an unusual central eyebrow dormer and single story wings.

A new dormer was added in 1979, in the rear

Otherwise, minimally altered with retained historic features



1580 Beacon Street

New Construction: Building permit taken out August, 2015 (\$560K valuation)
Contemporary design, roof lines poorly reflect sense of proportionality
Next to another house that turns its back to its neighbors



1572 Beacon Street

Next to new Construction – notice Pillars of new Fence
Perhaps to assert the desire for isolation, tall brick barriers
are being erected in the front yard



1580 Beacon Street

Next to new Construction – notice Pillars of new Fence
Demeaning and devaluing the public way – Walking on the sidewalk
near the village center becomes a humiliating experience

Newton - Pillar Four

Inspectional Compliance and Recommendations

- **Notification of abutters and interested parties**
- **Enforcement of zoning policies**
- **Compliance with design guidance**
- **Includes fencing, grade changes, retaining walls**
- **Height, parking in the front setback, surface runoff**



The Future of Newton

*A peaceful lakefront
house*

35 Norwood Avenue
March, 2016





Uncomfortable interjection of a contemporary design

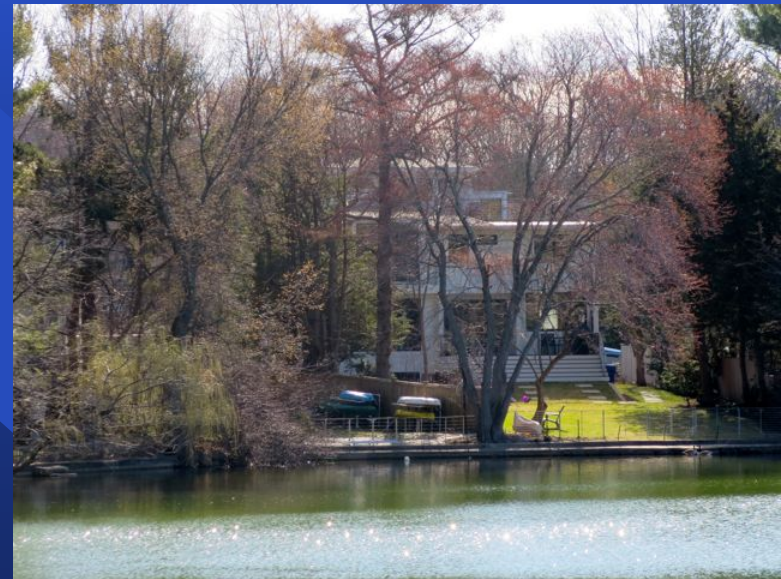
Front yard consists of sloped garage and driveway

Multiple ways house is non-compliant with rules

The Future of Newton

A peaceful lakefront house

**35 Norwood Avenue
March, 2016**





Lake: within 100 ft of wetland setback

Exceed FAR: 0.42 = 5813 SF house on 9573 SF lot

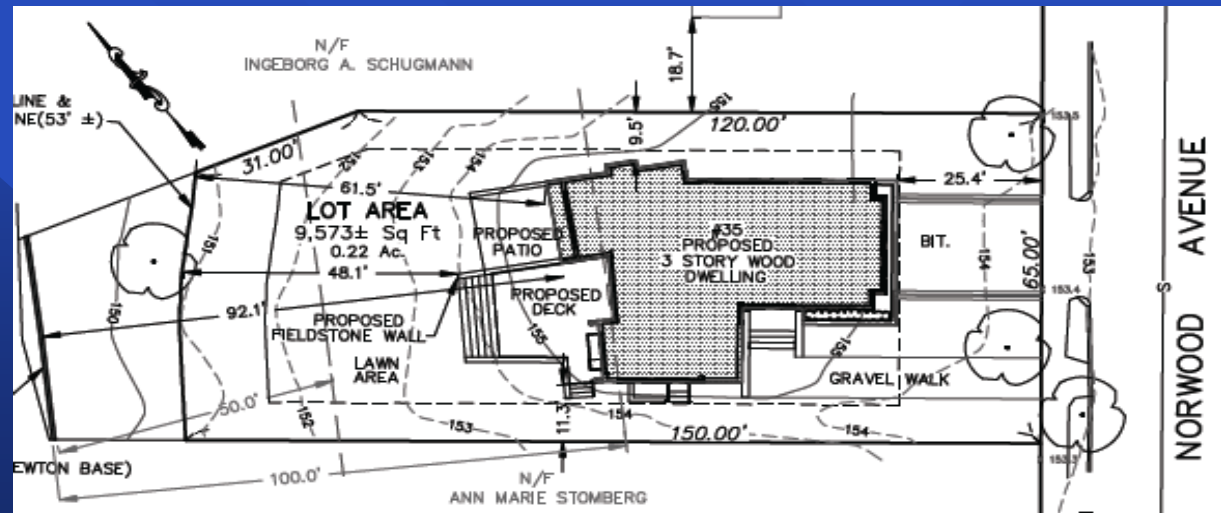
Exceed height = 35.7 ft

Insensitive to environment

The Future of Newton

How much variance is too much?

**35 Norwood Avenue
March, 2016**





Bigger house – bigger price

**Size grew from:
1500 SF – 5500 SF**

**Price grew from:
\$654K - \$2,340,000**

**The Future of
Newton**

A demographic change

**1453 Centre Street
March, 2016**





The Future of Newton

*Lakefront in back, but with
lots of asphalt in front*

1453 Centre Street
March, 2016



Newton – Future Planning

Next steps: Review and Develop the Four Pillars

- **Historical Preservation and the Local Historic District**
- **Zoning Review and Update**
- **Establishing robust Design Guidance**
- **Insuring Inspectional Compliance**

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?**