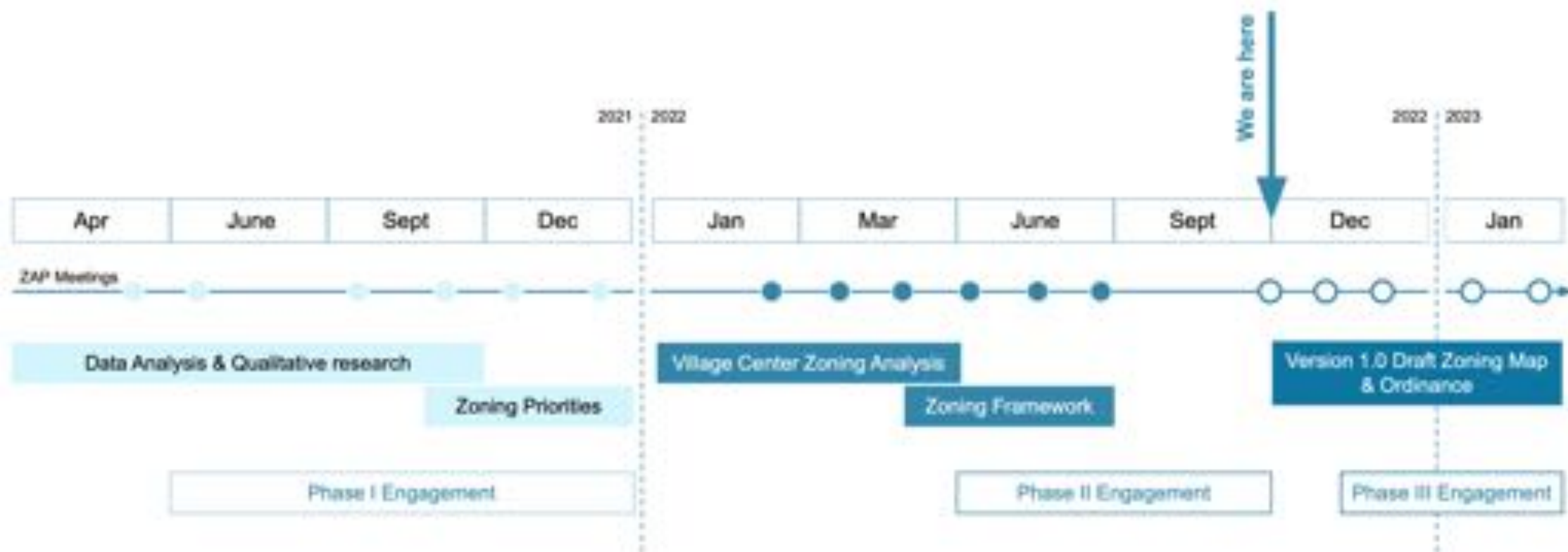


Proposed Zoning
Waban Village Center

November 10, 2022

Timeline: Where we are

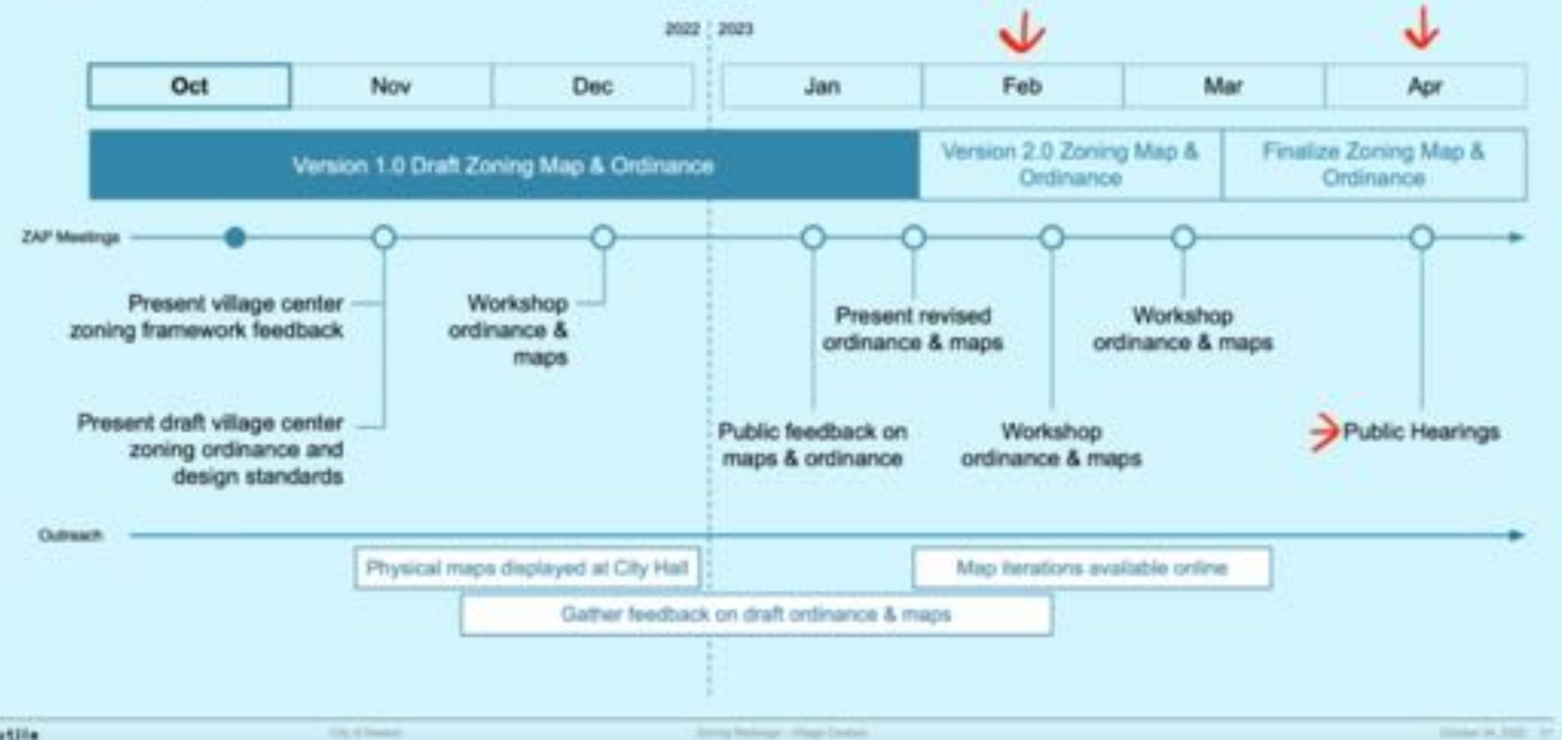
Building Upon A Multi-Year Effort



Zoning & Planning Committee Village Center Rezoning Calendar

Next Steps

Calendar



Stated Goals of Zoning Reform or Outcomes of Phase I Engagement:

ZR - Phase I - - Phase II - Implementation into Zoning

#38-22

Phase 1: Themes → Zoning Tools

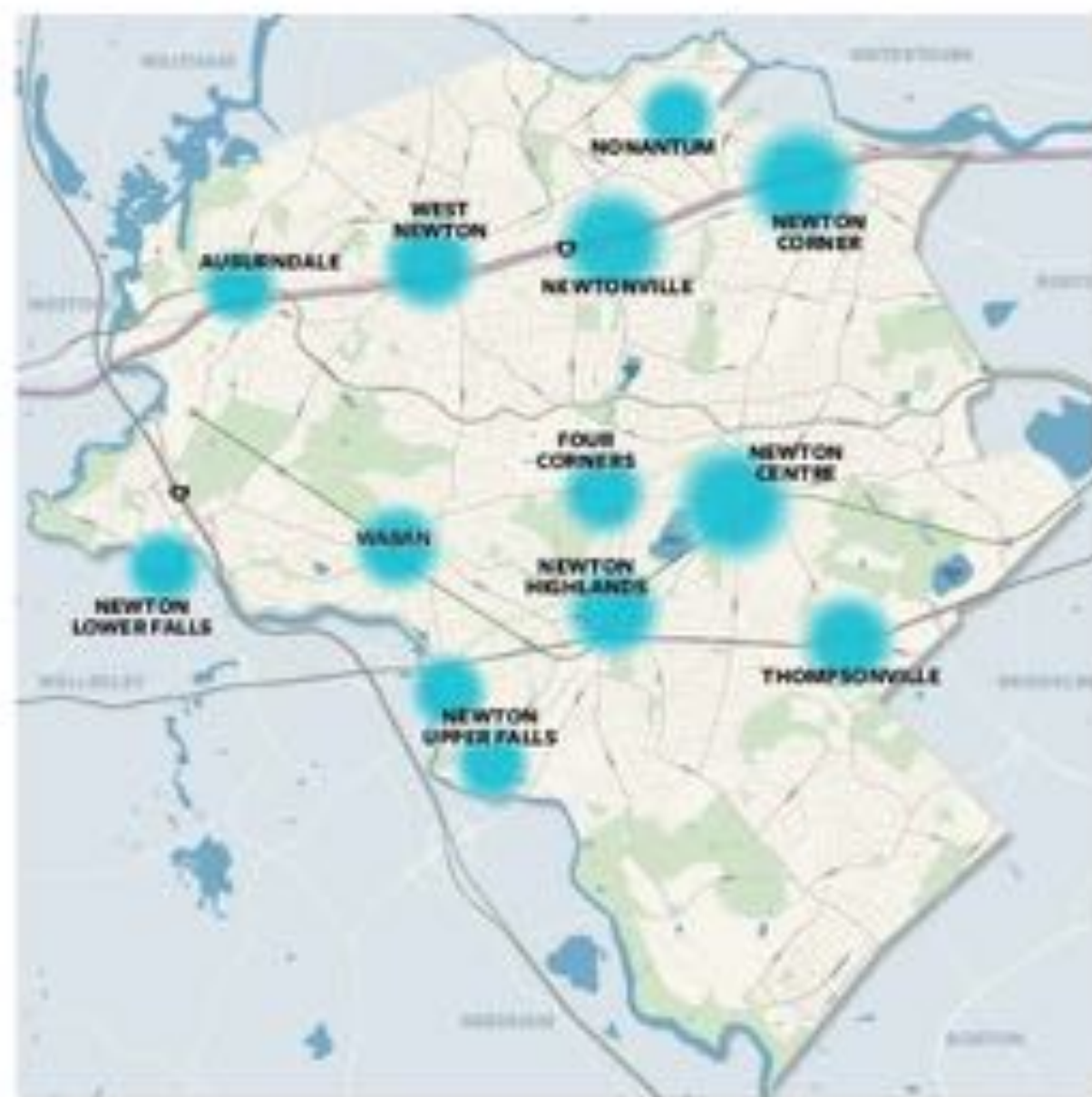
1. Create more communal and public space activation
2. Increase accessibility to buildings and infrastructure
3. Incorporate climate resiliency
4. Help small businesses to begin, stay, and thrive
5. Make the permitting process easier
6. Add more diverse housing options and mixed-use
7. Prioritize safe and accessible routes
8. Incentivize the preservation and reuse of historic buildings

	Dimensional Standards	Development Standards	Allowable Uses	Allowable Density	Permitting / Process	Incentives
1. Create more communal and public space activation		x			x	x
2. Increase accessibility to buildings and infrastructure	x	x	x	x		x
3. Incorporate climate resiliency		x		x		x
4. Help small businesses to begin, stay, and thrive		x			x	
5. Make the permitting process easier	x	x	x		x	
6. Add more diverse housing options and mixed-use	x	x	x	x	x	
7. Prioritize safe and accessible routes				x		x
8. Incentivize the preservation and reuse of historic buildings		x			x	x

Intended Outcomes

- Diverse housing options
- New local businesses
- Active gathering spaces
- Safe sidewalks / streets
- Sustainable / accessible buildings





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 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 where the total commercial and retail square feet does not exceed 200,000 sf.

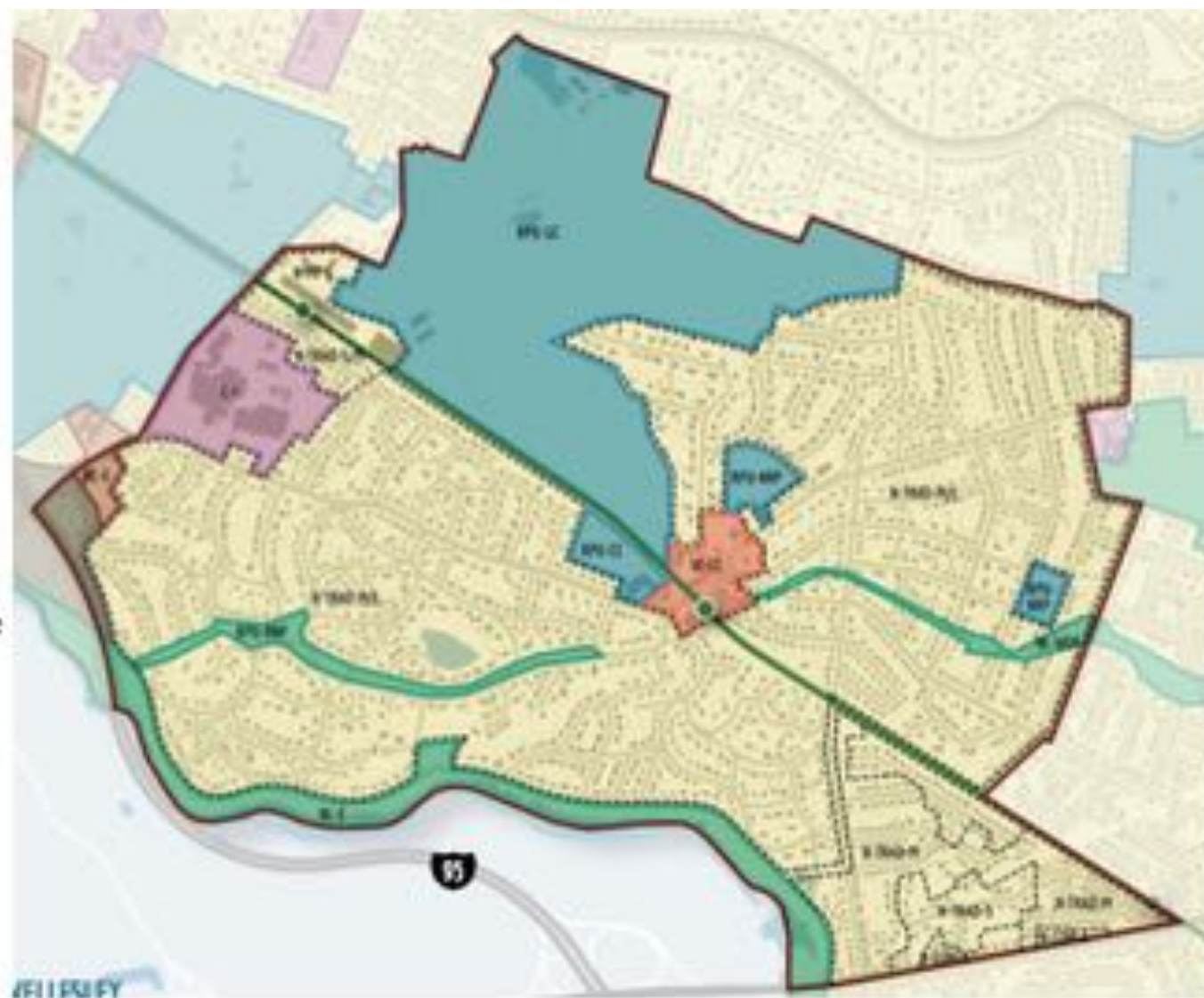
With the exception of a single historic property (Strong's Block), the village center is mostly single story and commercial/retail in use.

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



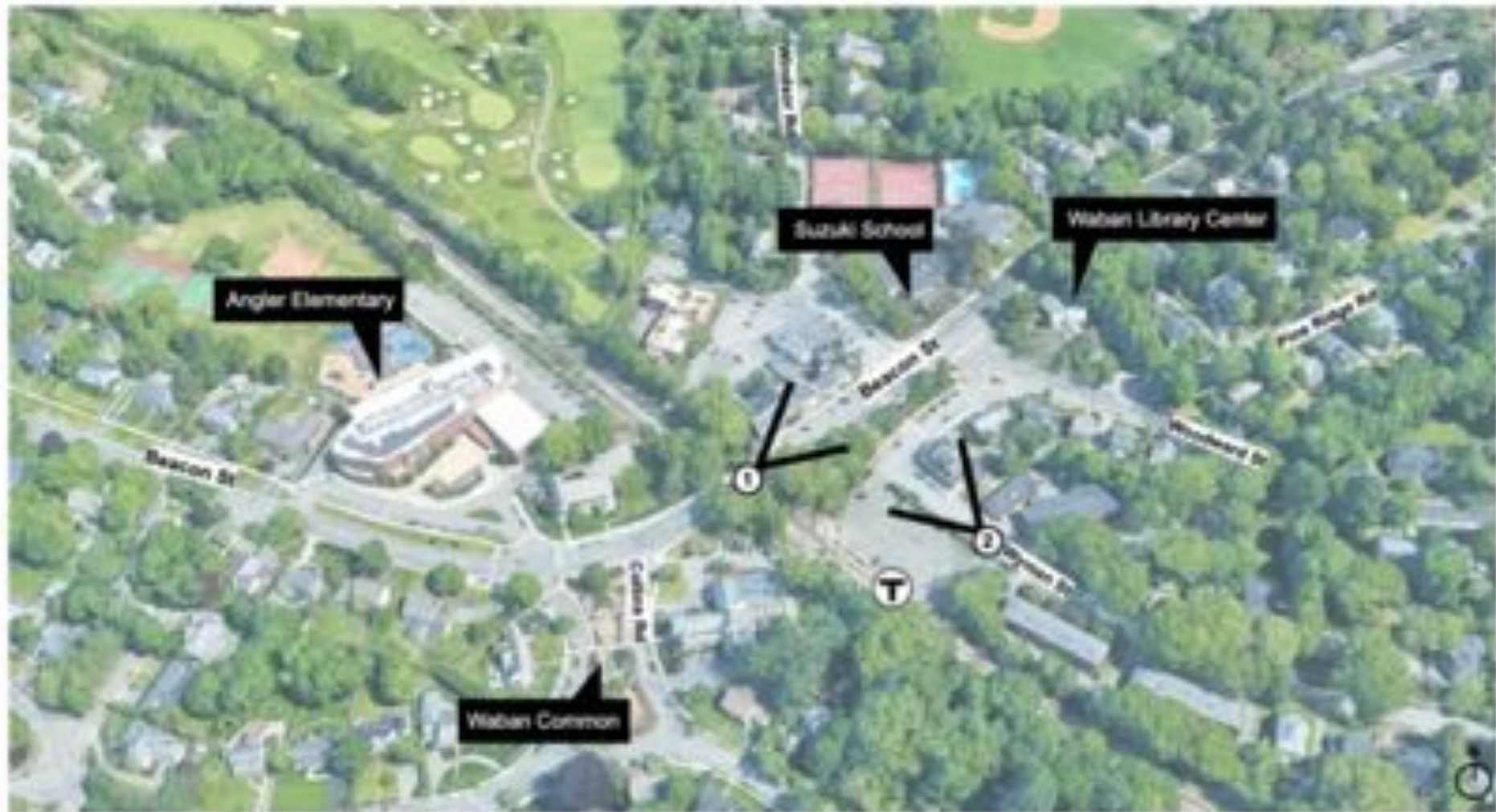
Waban



1. View down Beacon St looking east



2. Wyman St at Waban T parking lot





What is the Land Area of Waban Village Center as defined in the Newton Pattern Book?

Total Acreage = 12.3 acres

Newton Assessor's Database

Waban

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)



Proposed Zoning

- **Village Center 3 (VC3)**
Category: *By-Right / Special Permit*
Footprint, max: *15,000 sf / 17,500 sf*
Height, max: *4.5 stories / 5.5 stories*
Use: *Residential, Commercial, Mixed-Use*
- **Village Center 2 (VC2)**
Category: *By-Right / Special Permit*
Footprint, max: *10,000 sf / 12,500 sf*
Height, max: *3.5 stories / 4.5 stories*
Use: *Residential, Commercial, Mixed-Use*
- **Village Center 1 (VC1)**
Category: *By-Right / Special Permit*
Footprint, max: *5,000 sf / 7,500 sf*
Height, max: *2.5 stories / 3.5 stories*
Use: *Residential / Commercial, Mixed-Use*



Draft District Maps

Waban



Waban Village Center Map – MassMapper with MHC layer



**Total Acreage
(acres)**

**A = 1.43
A1 = 2.46
A2 = 1.78**

**B = 0.22
B1 = 0.51**

**C = 1.33
C1 = 1.06
C2 = 1.69**

**D = 0.6
D1 = 0.9
D2 = 3.64**

**Total Acreage
= 14.72**

Waban Village Center has an approximate total of 74 Dwelling Units within the area of the draft Village Center Map.

74 dwelling units divided by 14.72 acres = 5 dwelling units/acre

The MBTA Communities Act requires a Minimum gross density of 15 units per acre

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



Proposed Re-Zoning

Zoning Approach

This code regulates urban form through the following principal mechanisms:

1 Building Footprint
Sets the maximum area per story

2 Building Height
Sets the maximum height in stories/feet

3 Roof Form
Provides options for a flat or pitched roof half-story

Zoning Approach

The figures below represent proposed by-right zoning allowances

By Right
Height (ft)
Building
Footprint

Village Center 1 (VC1)

2.5 Stories

49 Feet tall, max.

5,000 SF, max. footprint

Residential development allowed

Village Center 2 (VC2)

3.5 Stories

62 Feet tall, max.

10,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed

Village Center 3 (VC3)

4.5 Stories

75 Feet tall, max.

15,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed

Proposed Development



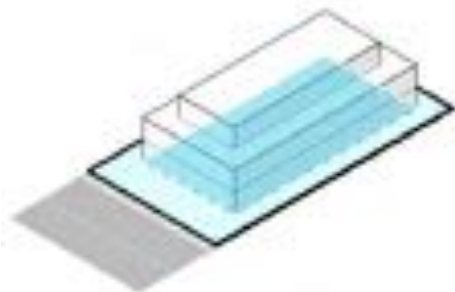
Existing Development



Establish a Maximum Building Footprint

Village Centers

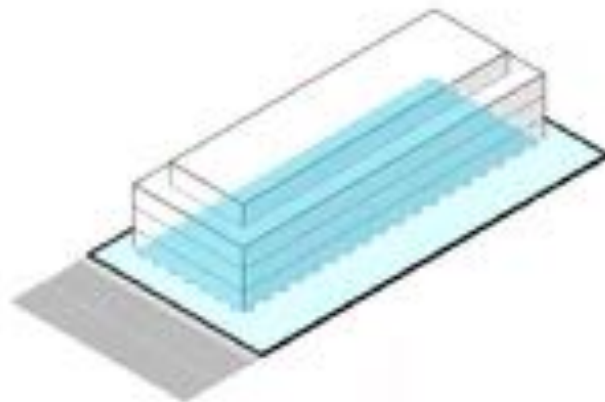
Small
BU2



5,000 sq ft

VC1

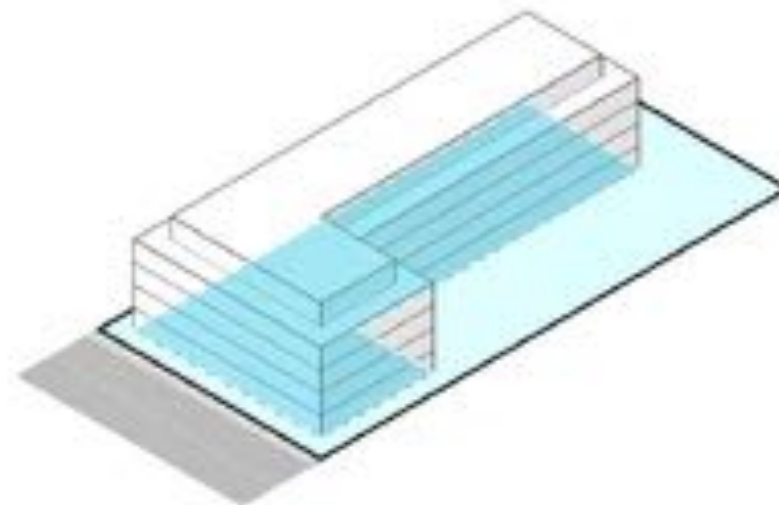
Medium
BU3



10,000 sq ft

VC2

Large
MU4



15,000 sq ft

VC3

VC1

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)

VC2

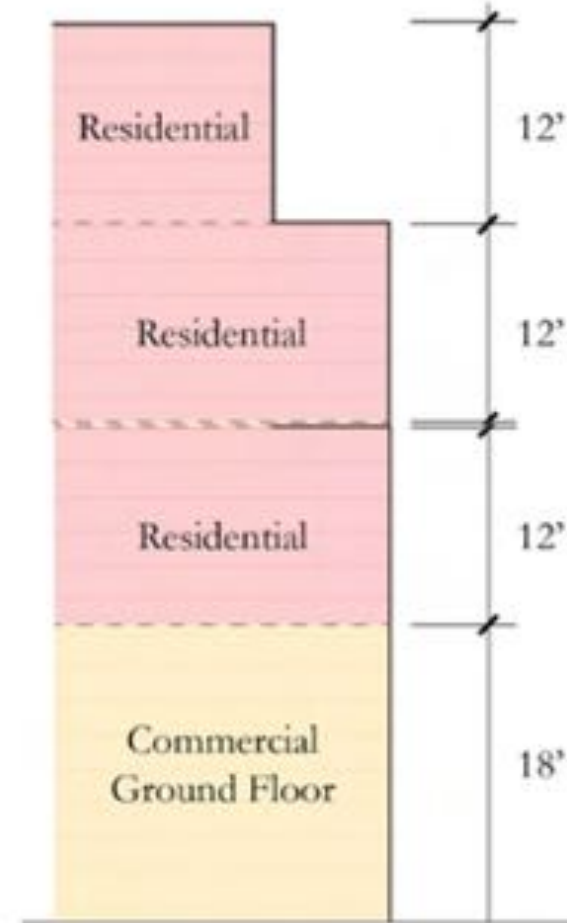
Revised BU3
By Right Build

Story Height

3.5 floors
< 54 ft - flat roof
< 60 ft – pitched roof

3.5 stories.
62' commercial
58' residential

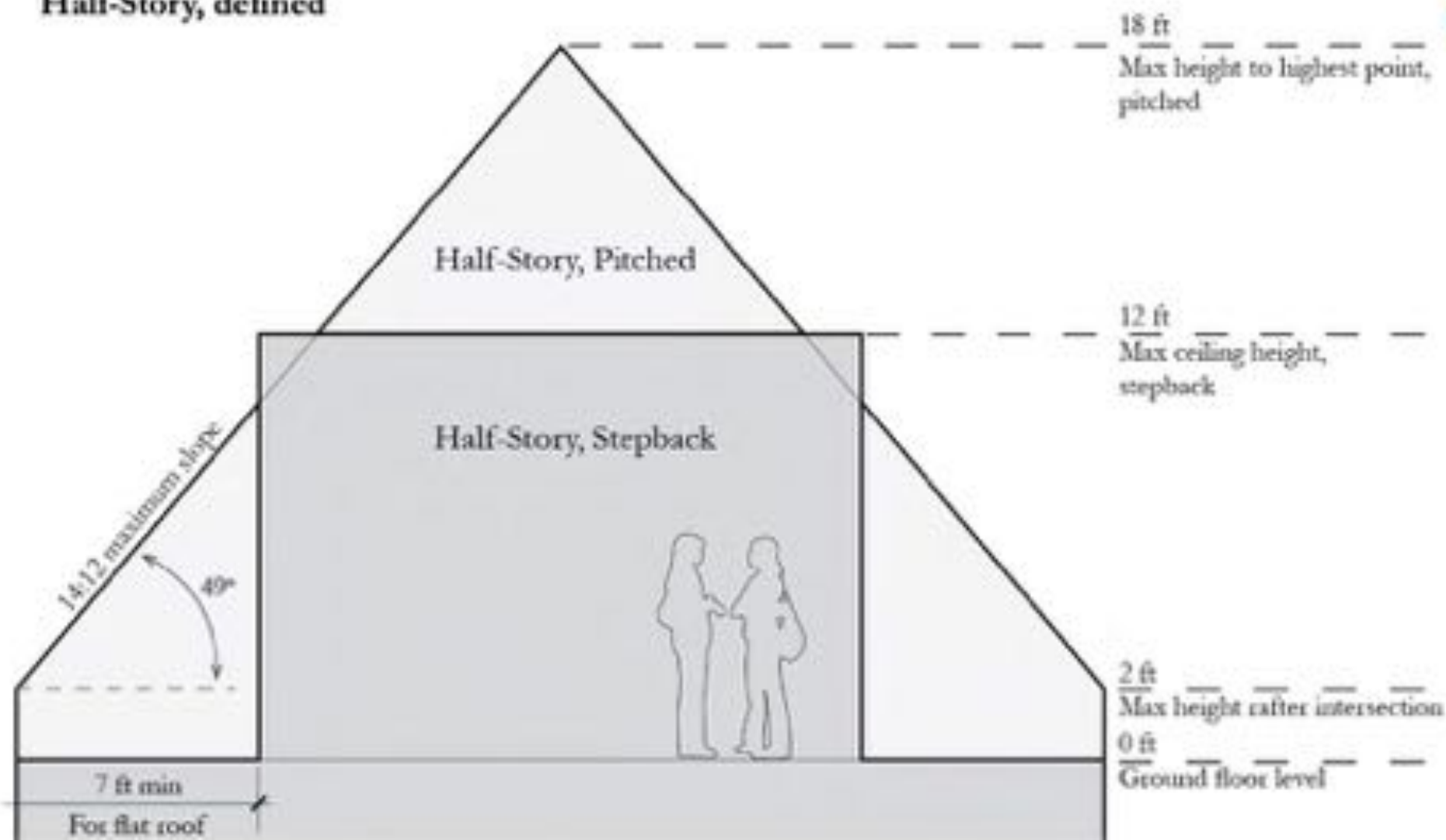
ZAP Report 04-25-22



of floors – 3.5

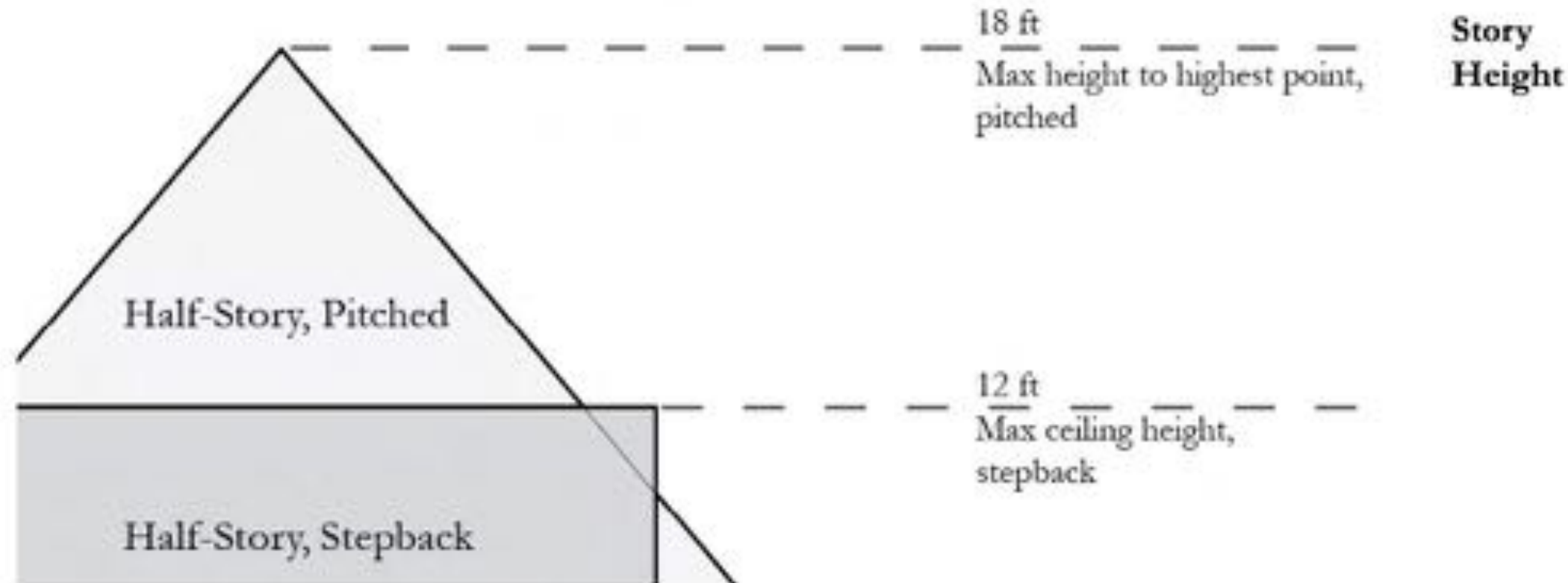
Half-Story, defined

Building Design



Set Maximum By-Right Building Height at a Half-Story

to encourage a greater diversity of roofs and buildings.



VC1

BU2
revised



By-Right 2 floors



By-Right 2.5 floors



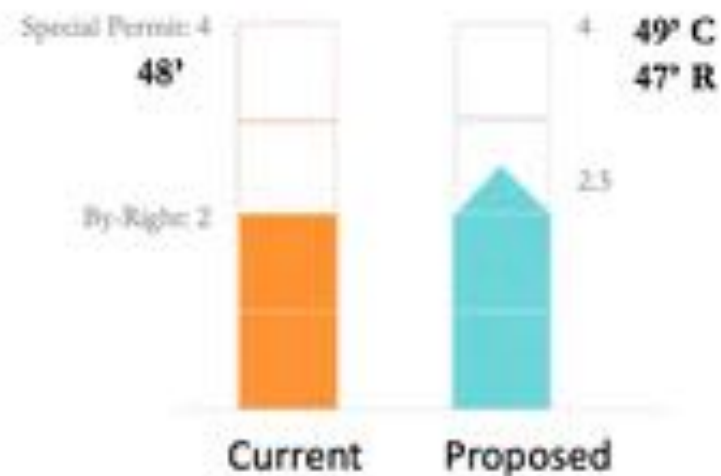
Special Permit 3 floors



Special Permit 4 floors

Small Village Centers

Story
Height
(ft)



Example of VC1 by right BUILDING

1172 Beacon Street
Newton Highlands

Commercial
Building

Building
Footprint ~ 5000 sf

Building
Height ~ 40' – 45'



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'



Example of a revised BU3 by right BUILDING

VC2



20 Kinmonth

(behind Strong's Block – Waban)

Unit Density = 43 units/acre

24 Units – Ownership + 4 IZ units

Unit Size = 815 – 1,575 sf

Average = 1,076 sf

Building Footprint = ~ 10,000 sf

Building Height = ~34 ft

(By Right – 3.5 floors - 54 ft allowable)

+20 ft higher - 1.8 stories)

FAR = 1.4

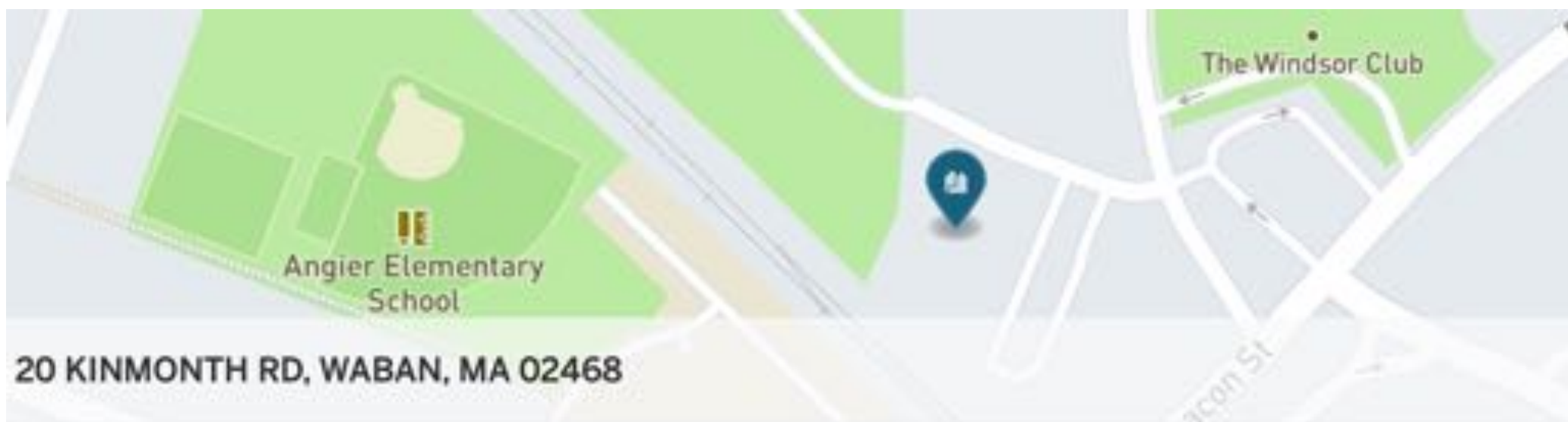
Parking below grade - 1:1

How the Zoning Rules are Applied and by Whom
The Review Process

Modify the Special Permit Thresholds:

Existing > 20,000 sf of gross floor area
Proposed - Any lot over $\frac{3}{4}$ of an acre

Proposed Review Process		
Lot Size up to 1/2 acre (21,780 sq ft)	Lot Size between 1/2 (21,780 sq ft) and 3/4 acre (32,670 sq ft)	Lot Size over 3/4 acre (32,670 sq ft)
By-Right	By-Right with Site Plan Review by Planning Board	Special Permit by City Council



20 KINMONTH RD, WABAN, MA 02468

Records

Details

Property Owner

KINMONTH RD
INVESTMENT LLC

555 HIGH ST UN 101
WESTWOOD, MA 02090

Zoning

BU1

Occupancy

112

Year Built

2020

Lot Area

24302

Sewage

Building Type

APARTMENT (9-99 UNITS)

MBL

53029 0002

Book Page

72272/137

Water

--

#312-19
20 Kinmonth Road

CITY OF NEWTON


IN CITY COUNCIL

December 16, 2019

RECEIVED
CITY OF NEWTON
DECEMBER 19 PM 4:00
CITY CLERK

ORDERED:

That the Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 25,818 square foot, 24-unit multi-family structure with residential units on the ground floor, of three stories and 34.5 feet in height, with a floor area ratio (FAR) of 1.4, to reduce the minimum stall dimensions, to waive 24 required parking stalls, to allow a retaining wall over four feet in the front setback, to reconstruct and further extend nonconforming side setbacks, as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Councilor Gregory Schwartz:

33. The Petitioner shall consult with an independent sustainability building professional/LEED Associate on the design and construction of the building, and achieve and/or implement the following measures which shall be incorporated into the Project:
- a. One third (1/3) of the roof will incorporate blue roof technology to maximize rainwater capture.
 - b. A drought tolerant landscape that will utilize native plantings.
 - c. Utilization of pervious pavers for the walkway, patio, and access driveway.
 - d. Two shaded outdoor spaces, one located in the front of the building, and in the rear yard.
 - e. Two electric vehicle charging stations, and interior and exterior bike racks.
 - f. Engagement with a MEP engineer with prior experience in sustainable projects.
 -  g. High performance building envelope with one inch insulated sheathing at all perimeter walls with R21 blown in insulation which will combine for an R27 value, and double wall type with acoustical insulation.
 - h. HVAC systems will be in each unit and will be all electric.
 - i. Low albedo roof to reduce heat-island effect in the environment and heat gain in the building.
 - j. LED lighting will be provided.

34. The Petitioner has committed to analyze, review and discuss with the Director of Planning and Development the following sustainability strategies, prior to the issuance of any building permit for the Project, in order to determine their feasibility and the possible return on investment if they were to be implemented:
- a. Recycled and recyclable materials to reduce impact of raw materials and reduce waste to landfills.
 - b. Paint, carpet adhesives, engineered wood products, and solid surfacing will be specified in accordance with low volatile organic compounds with no added urea formaldehyde.
 - c. Low maintenance materials to increase longevity which results in less material consumption and maintenance.

Zoning Regulations		VC1	VC2
Building Size	FAR (max)	1.75	2.0
	Height (max)	2.5 stories 49' commercial 47' residential	3.5 stories. 62' commercial 58' residential
	Lot area per unit (min)	--	--
	Building footprint (max)	5,000 sf	10,000 sf
Special Permit Threshold	Building area (max)	--	--
	Lot area (max)	¾ acre	¾ acre
Lot Dimensions	Lot area (min)	--	--
Setbacks	Lot Frontage (min)	60%	60%
	Setback: Front	10' - 20' or Average setback	0' -15' or Average setback
	Setback: Side (min)	0' if abutting bldg w party wall. 15' if abutting residential. Otherwise 10'.	0' if abutting bldg w party wall. 15' if abutting residential. Otherwise 10'.
	Setback: Rear (min)	15' if abutting residential. Otherwise 10'.	15' if abutting residential. Otherwise 10'.
Parking Ratio	Retail	Exempt for ground floor commercial	Exempt for ground floor commercial
	Office	1 per 700 sf	1 per 700 sf
	Multi-family	1 per unit	1 per unit
Allowed Uses		Retail Office Multi-family	Retail Office Multi-family



Mapping and MBTA Communities

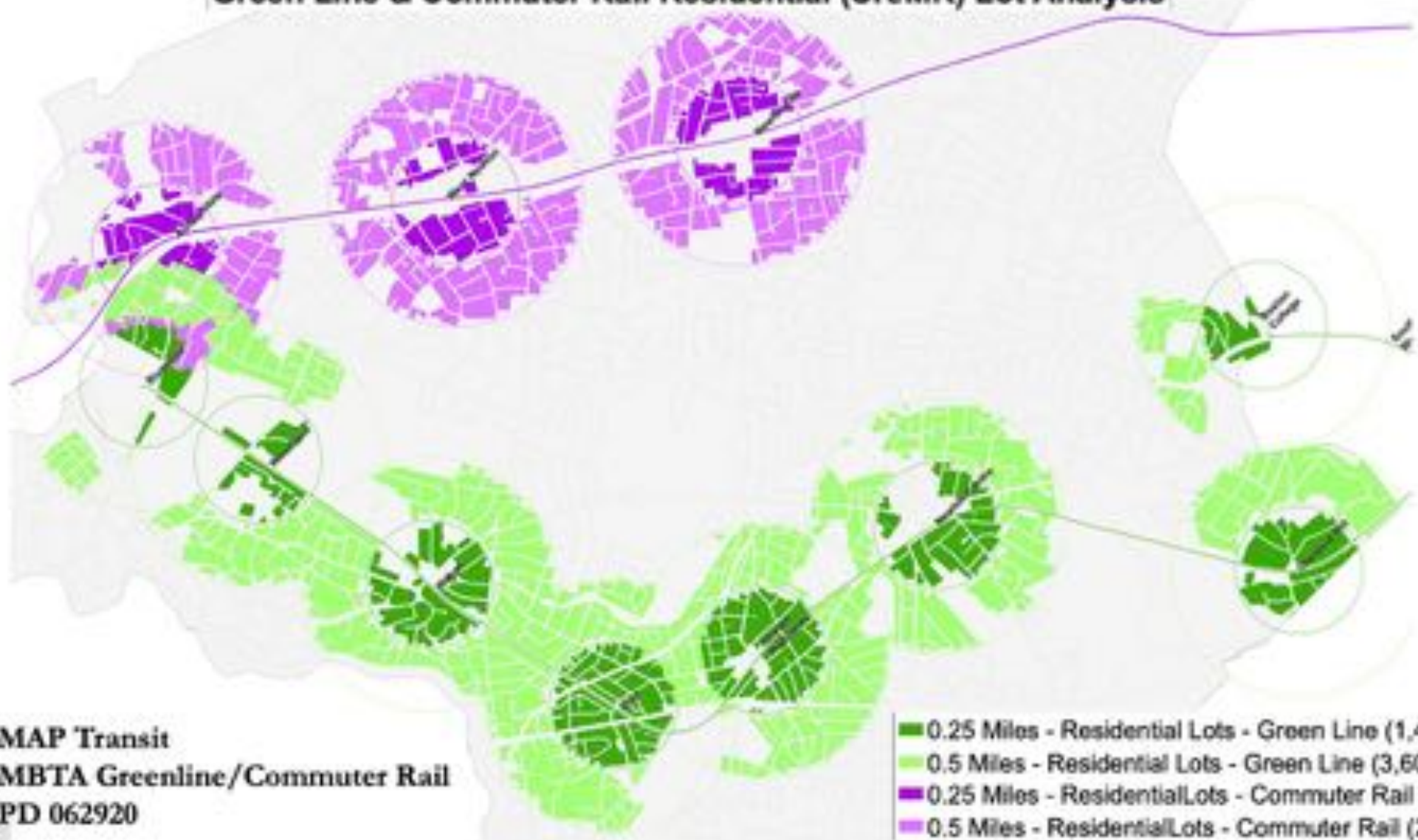
Incorporating State Requirements for Allowing Multi-Family Housing

The MBTA Communities requirement is notable for being the rare comprehensive zoning mandate by the State, requiring rezoning portions of 175 different communities in Metro Boston.

Newton is classified as a **Rapid Transit Community** due to the Green Line. Rapid Transit Communities are required to provide zoning that allows multifamily housing to be built by-right near transit, equivalent to 25% of the City's existing housing.

Newton – Rapid Transit Community				
2020 Housing	Minimum Multi-Family Unit Capacity	Minimum Land Area	Developable Station Area	% of District to be Located in a Station Area
33,320 units	8,330 units	50 acres	2,833 acres	90%

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



MAP Transit
MBTA Greenline/Commuter Rail
PD 062920

Mapping and MBTA Communities

Incorporating State Requirements for Allowing Multi-Family Housing

The zoning reforms Governor Baker enacted as a part of the [Economic Development Bill](#) in January 2021 year created a requirement that MBTA communities have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria, including:

- Minimum gross density of 15 units per acre
- No age restrictions
- Suitable for families with children
- Not more than 1/2 mile from a commuter rail station, subway station, ferry or terminal or bus station, if applicable

Mapping and MBTA Communities

Incorporating State Requirements for Allowing Multi-Family Housing

Unit Capacity and Timeline

8,330 units may seem like a lot, however the requirement it is not a housing production mandate. There is no requirement to build all of the units, **only adopt zoning that would allow them to be built**. Similarly, Newton's current zoning allows for many more units than are actually built.

It is likely that the village center zoning alone will not be enough to fully comply with the MBTA zoning requirements, however it is an important piece of the puzzle as many village centers are located near transit.

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.



The Compliance Model Includes:



A **geospatial (GIS) database** for each municipality that includes existing parcel boundaries, any excluded or sensitive land, and additional information such as owner name, address, and existing use.

Dimensional Standards	Value	Notes
Minimum Lot Size (in square feet)		
Base Minimum Lot Area (in square feet)		
Additional Lot Square Footage by Dwelling Unit (in square feet)		
Restricted space is allowed as part of open space requirement		

Building Type and Density	Value	Notes
Units/lot/acre?		
Units/lot/acre?		
Units/lot/acre?		
Units/lot/acre?		
Max or min dwelling units per lot?		
Accessory Dwelling Unit (ADU)?		

A **zoning checklist**, which will walk users through a series of questions and prompts in order to collect relevant dimensional and regulatory elements of the proposed zoning bylaw that will impact unit capacity.

Metric	Compliance Model Estimates	Zone-specific Requirement	Compliant?
District average	42.4	40.2	Y
Estimated unit capacity	999.4	988.0	Y
Estimated gross district density	15.2	15.2	Y
% of unit capacity within station areas	43.2%	43.2%	Y

A **unit capacity estimator** that will use the imported parcel information and the information collected in the zoning checklist to derive an estimate of the unit capacity on each lot in the district as well as district-level summary information such as total district unit capacity, gross density of the district, and other helpful statistics.

Draft Maps

[Print](#) [Feedback](#) [Share & Bookmark](#) Font Size: [+](#) [-](#)

Proposed Zoning Districts for Village Centers



The City of Newton is considering a set of proposed zoning changes for Newton's village center commercial districts, a set of rules that determines what can be built and where. The draft zoning changes propose three new zoning districts that are tailored to each village center to appropriately guide future development.

This first draft is intentionally meant to be reviewed and updated, incorporating the recent engagement results, input from ZAP workshops at upcoming meetings, and comments gathered through future public information sessions. Stay tuned!

Online form to give input >>> [click here](#)

- Open until end of 2022

Info + input sessions on each village center

These virtual info sessions are focused on the proposed districts for the respective village centers, with emphasis on hearing from property owners and businesses located within the proposed rezoning districts. Click below to register and to access each session's packet:

*Packets individualized for each session are still being finalized. In the meantime, you can find all draft maps [in this presentation](#).

- **Tuesday, 11.29 @ 5:30-6:30pm: Upper Falls + Waban**
 - [Click here to register](#)
 - Click here for the session packet (see above)

Looking Ahead

Planning staff and Utile will present the draft Village Center Overlay District zoning text at the November 28, 2022 ZAP meeting. This will include the basic dimensional standards (setbacks, building heights, etc.), as well as design standards required for any village center development (façade/entrance details, parking location, incentives for architectural features, etc.). Like the draft maps, the zoning text is a working document. Multiple iterations are expected in advance of any Public Hearings. Staff expects to answer many of the questions above through the release of the draft zoning ordinance.

Lastly, in parallel to the work going on at ZAP, staff are organizing seven public information + input sessions. These virtual meetings will provide community members with an opportunity to comment on these initial maps. All sessions will be held between 5:30pm and 6:30pm. The dates for each village center are below and the registration links can be found at <https://newtonma.gov/vcmaps>:

- Tuesday, November 29 - Upper Falls and Waban

<https://www.newtonma.gov/government/planning/zoning-redesign/village-centers/draft-maps>

Revised Business District 2 (BU2)

Zoning Regulations		Existing		Proposed
		BU2 By-Right	BU2 Special Permit	Revised BU2
Building Size	FAR (max)	1.0	2.0	1.75
	Height (max)	2 stories, 24'	4 stories, 45'	2.5 stories 45' commercial 47' residential
	Lot area per unit (min)	1,200 sf	1,200 sf	–
	Building footprint (max)	–	–	5,000 sf
Special Permit Threshold	Building area (max)	10,999 sf	–	–
	Lot area (max)	–	–	½ acre
Lot Dimensions	Lot area (min)	10,000 sf	10,000 sf	–
Setbacks	Lot Frontage (min)	–	–	60%
	Setback: Front	Lesser of ½ bldg ht or Average	Lesser of ½ bldg ht or Average	10' - 20' or Average setback
	Setback: Side (min)	½ bldg ht or equal to abutting side yard	½ bldg ht or equal to abutting side yard	0' if abutting bldg w party wall. 15' if abutting residential. Otherwise 10'.
	Setback: Rear (min)	Greater of ½ bldg ht or 15' if abutting residential or public use. Otherwise 0'	Greater of ½ bldg ht or 15' if abutting residential or public use. Otherwise 0'	15' if abutting residential. Otherwise 10'.
Parking Ratio	Retail	1 per 300 sf	1 per 300 sf	Exempt for ground floor commercial
	Office	1 per 250 sf	1 per 250 sf	1 per 700 sf
	Multi-family	2 per unit	1.25 per unit	1 per unit
Allowed Uses		Retail Office	Retail Office Multi-family	Retail Office Multi-family

Revised Business District 3 (BU3)

New VC2

Zoning Regulations		Existing		Proposed
		BU3 By-Right	BU3 Special Permit	Revised BU3
Building Size	FAR (max)	1.5	2.0	2.0
	Height (max)	3 stories, 36'	4 stories, 48'	3.5 stories, 62' commercial 58' residential
	Lot area per unit (min)	1,000 sf	1,200 sf	--
	Building footprint (max)	--	--	10,000 sf
Special Permit Threshold	Building area (max)	10,000 sf	--	--
	Lot area (max)	--	--	½ acre
Lot Dimensions	Lot area (min)	10,000 sf	10,000 sf	--
Setbacks	Lot Frontage (min)	--	--	60%
	Setback: Front	Lesser of ½ bldg ht or Average	Lesser of ½ bldg ht or Average	0' -15' or Average setback
	Setback: Side (min)	½ bldg ht or equal to abutting side yard	½ bldg ht or equal to abutting side yard	0' if abutting bldg w party wall, 15' if abutting residential, Otherwise 10'
	Setback: Rear (min)	0'	0'	15' if abutting residential, Otherwise 10'
Parking Ratio	Retail	1 per 300 sf	1 per 300 sf	Exempt for ground floor commercial
	Office	1 per 250 sf	1 per 250 sf	1 per 700 sf
	Multi-family	2 per unit	1.25 per unit	1 per unit
Allowed Uses		Retail Office	Retail Office Multi-family	Retail Office Multi-family