



## **Zoning & Planning Committee Report**

### **City of Newton** **In City Council**

**Monday, May 22, 2017**

Present: Councilors Hess-Mahan (Chair), Danberg, Leary, Baker, Albright, Yates, Sangiolo and Kalis

Also Present: Councilors Auchincloss and Crossley

City Staff Present: James Freas (Deputy Director, Planning Dept.), Katy Hax Holmes (Historic Senior Planner), Rachel Blatt (Long Range Planner), Rachel Powers (Community Development Program Manager), John Lojek (Commissioner, Inspectional Services)

#### **#116-17      Submission of the FY18 Annual Action Plan To HUD**

HIS HONOR THE MAYOR requesting City Council authorization, pursuant to the 2017 Revised Citizen Participation Plan, to submit the FY18 Annual Action Plan to the US Department of Housing and Urban Development (HUD) for the City of Newton Community Development Block Grant (CDBG) and Emergency Solution Grant (ESG) funds and the WestMetro HOME Consortium. [04/26/17 @3:52 PM]

**Action:      Approved 8-0**

**Note:** Rachel Powers, Community Development Program Manager, addressed the Committee. She provided handouts to the Committee which are attached to this report. Please refer to the handouts for more detailed information. The City Council is being asked to authorize submission of the Annual Action Plan to the Department of Housing and Urban Development (HUD) and to accept the funds, which typically arrive in late summer or early fall.

#### **FY18 Allocations**

The FY18 Action Plan outlines funds and allocations for the fiscal year, beginning on July 1, 2017. The plan relates back to the Consolidated Plan which included the needs assessment, market analysis and extensive community input. The City is receiving approximately \$3M in Community Development Block Grant (CDBG) funding and from the HOME investments partnership program. The funds are required to be targeted to low –to-moderate income residents.

Housing is the largest allocation of funds with about 55% of the annual entitlement. The meetings that took place during the citizen participation process are outlined in the handouts. The City relied heavily on the expertise of the groups who actively work to address the needs of these residents to inform the process. The funds go towards affordable housing development, sustainable home ownership, first time homebuyer assistance, housing rehabilitation, staff costs, testing, development of scopes of work, and tenant based rental assistance (TBRA). TBRA is a pilot program and is currently supporting three households in the City. The City has worked with the Metropolitan Boston Housing Partnership to help identify at risk and formerly homeless individuals. The housing search first takes place in Newton, but two of the residents are in Waltham with one in Newton. Tenants have to apply every year.

The City worked with Continuum of Care which forms the priorities for Emergency Solution Grant funding. They help to recommend allocations for shelter services, homelessness prevention, rapid re-housing and street outreach. Ms. Powers explained that no applications were received for street outreach so those funds were dedicated to rapid re-housing. There is a HUD formula which requires 60% of funds to go towards rapid re-housing and homeless prevention because they are proven to be the most effective in breaking the cycle of poverty. The City anticipates having 1,300 beneficiaries of the programs under the Emergency Solution Grant funds.

#### Neighborhood Improvements and Architectural Access

Traditionally neighborhoods would take turns receiving money, but they have updated the RFP process to capture more shovel-ready projects to be more efficient and timely in expenditures. One application was received by the Commission on Disability and they will be working on that project as well as West Newton Square. The COD has applied for about \$87K in CDBG funds for curb cuts, Accessible Pedestrian Signals (APS) units and creating accessible pathways in open space in parks throughout Newton.

The City is looking to leverage the rest of the CDBG money with the planned streetscape improvements in West Newton Square. The target neighborhood area has changed a bit and the new district straddles the Mass Pike. Ms. Powers said she could provide a map at another time. Most communities that received CDBG have to serve 51% low-to-moderate income residents in the neighborhood.

#### Human Services

The Human Services Grant application process was much smoother this year. Ms. Powers said that human services has to align with the benchmarks for success which are to close the achievement gap for youth; promote economic mobility for adults; and promote economic vitality to older adults. This is all to create a pathway to the middle class. They are recommending funding 13 agencies over the coming year and estimating there will be 1,847 beneficiaries. The NWW Committee, which does Wednesday night drop-ins, has been recommended for supplemental funding. In the event more money is received from HUD, they would fund them as fully as possible. They requested \$10K.

#### HOME Consortium

The WestMetro HOME program is comprised of 13 communities in the metro west area. Overall the City anticipates receiving \$1.1M and this money is used for housing development, TBRA programs with other communities, homebuyer assistance, preservation and rehabilitation of existing affordable units and program administration. This funding is also used to support community development housing organizations.

#### Committee Comments/Questions

The Chair noted that public comment and participation is part of this Plan and he welcomed any comments. Phil Herr said noted there were some concerns early in the process but they were addressed. There were no other public comments at this time.

It was asked what was happening with improvements in Newtonville. Ms. Powers said a bid was developed but it has to be reworked and will go out next month. The bid will include bike racks, bus shelters and trees.

Councilor Yates asked for information on the eligibility level and data on the lot that runs from the Greenway to Needham Street in Upper Falls. It was a census tract boundary. He also noted that Lincoln, Weston and Wellesley are not part of the HOME Consortium and are not doing anything to meet the needs of low and moderate income residents.

It was asked why the allocation for the Newton Housing Authority (NHA) resident services program was \$10K less than for NCDF resident services program. Mr. Powers explained that the allocated amounts are based on requests. There is a review process and she was unsure what NHA requested, but each application was scored and ranked and most agencies received what they asked for. She would look into what their request was.

There are some projects proposed for housing including some pre-development projects. The City is working on many more projects than what is indicated in the table, but they can only include projects they expect to complete within the year. It was asked how those projects relate to money being spent. Mr. Heath explained that HUD asks the City to include projects that federal funds are not being used for, but help achieve the objectives of low and moderate income benefit. Some of the projects on the list, therefore, are included because their outcome is likely to benefit low to moderate income people.

There had been a letter received from a constituent asking about the breakdown on mortgages given based on race in the region. The constituent said she got these numbers from MAPC: 525 to white people, 13 to Latino people and 10 to black people. Councilor Albright will forward the email to Ms. Powers. Ms. Powers explained that there is a new tool introduced by HUD to affirmatively further fair housing which involves more citizen participation and extensive outreach. Newton anticipates beginning work on this program next spring with a due date of October 2019. It replaces the analysis of impediments. The goals from this process will be incorporated into the next Consolidated Plan.

Ms. Powers explained that the homeownership assistance program provides down payment and closing cost assistance. It is an opportunity to capture low to moderate income families who would not ordinarily be able to get pre-qualified for a mortgage. The benefits would include deferred loans towards closing costs based on liquid assets and the down payment would be in the form of a grant. The Court Street project will be done in-house. She has received 55 applications for the 9 units. This would allow a pre-approval from the City so applicants could go to a bank for a mortgage. The lottery is tomorrow and then individuals still have to go through the process to be sure they are qualified before closing. She believes about \$83K will go towards that and it will vary application to application.

There was concern there is not enough work being done on homelessness in the City. Ms. Powers said she was disappointed that she did not receive any applications for street outreach programs. The Community Day Program in Waltham and the Brookline Community Mental Health Center were the previous applicants in the past two years. A Councilor said last year there were people with signs by the highway and she felt there was no one to call but the police department. The police responded that there was nothing they could do and she felt there should be some protocol for police to follow and was disappointed there was no program within Newton. Ms. Powers agreed and wished that Waltham had let her know they were not applying so she could have urged another to apply.

A Councilor questioned the funding for administration. Ms. Powers explained that the admin money goes to staff, citizen participation and training. It was pointed out that this equals about \$600K. Mr. Heath explained that the staff costs included Rachel Powers, a Community Development Planner, a Grants Coordinator who handles all the financial pieces, the HOME program manager, two housing planners and the Housing Rehab Coordinator. These are all staff that service Newton and administrate the \$3M. It is difficult to administer the programs with a small staff and communities have been complaining about the admin funding. There is a lot of paperwork and a lot of work around compliance that goes into getting these funds. If the grant funding goes away, there would be no staff for housing or community development to administer any programs that happen outside the federal funding.

Summaries of CDBG expenditures had been provided by the previous Comptroller and the last one was in December, 2016. A Councilor said she has not yet asked the new Comptroller, but it is very helpful to be able to look at the current years as well as how the money has moved over a period of time. It is not all spent within the year it is received and there were a couple of years that money was deliberately banked for housing development until the housing strategy was published. She would like to understand what is happening to that money, and that since HUD has requirements for when money must be spent, what the plan is going to be to expend those funds. The Committee asked the Clerk to contact the Comptroller about providing ongoing summaries.

It was asked what was happening with Newton Corner improvements. Ms. Powers stated that work started about a week ago. The APS units have gone out to bid and some of the curb cuts have begun.

A Councilor said she would like to have more input and information along the way to forming the plan in the future, for the public. Jonathan Yeo explained that the Planning & Development Board works closely with staff and holds a public hearing on the Plan.

Councilor Yates moved approval of the submission of the Annual Action Plan to HUD and for the City to accept the funding. The Committee voted in favor unanimously.



**Local Historic District Process Update**

Councilor Hess-Mahan noted that the draft of a survey letter is attached to the agenda. This letter will go out with a boundary map and a FAQs to every household in the proposed Newton Highlands and West Newton local historic districts, over the summer. The survey is meant to help gauge the support for the local historic districts in both areas.

Katy Hax Holmes, Historic Preservation Planner addressed the Committee. She explained that the Planning Department is shepherding two grass-roots efforts to create LHD in Newton Highlands and West Newton. The City currently has four LHDs and the last one was approved 12 years ago. The plan is to use past experience to guide the current process.

Emails, phone calls and letters from the community seemed very balanced on the issue at first. Although not all households showed up at the public hearings, the comments that were heard from those who did show up, demonstrated that perhaps the support was less than even. The best way to get data, therefore, from property owners to help the City Council understand the level of support, is through a direct survey. Various concepts for a letter were discussed and the decision was made to send some educational materials and links for more detailed and lengthy information, the proposed map and the survey letter. The property owners will be asked to return the survey to the Planning Department. In order to insure that the surveys being returned are authentic, each will be given a unique identification number.

**Committee Comments/Questions**

A Councilor asked if there should be an alternate way to ask the question about participation in an historic district. The letter asks if the homeowner wants to be in the district and he felt the question should be whether the homeowner would want a historic district established which includes everyone. Therefore, the homeowner could expect that the same rules would apply to everyone. It is easy for a homeowner to say they do not want to be in one if it feels these are all individual choices instead of an expectation of reciprocity. Councilor Hess-Mahan said they were trying to keep the survey as simple as possible

The Chair said this is a boundary issue. He would encourage the Committee to consider some kind of a threshold for acceptable support to approve the LHDs. The Mass Historic Commission does not set a hard and fast rule about the level of support, so the number will be up to the Committee or City Council. He recalled that the Auburndale required a 75% homeowner acceptance level. Councilor Sangiolo said she did not remember the Committee establishing a level for Auburndale and she would not support that now. She wasn't sure exactly what the survey included, but she has seen the spreadsheet that noted each household's response. Councilor Kalis felt that a percentage level should be established.

Councilor Danberg said that many of the emails she has received on this come from people who live on a corner. The LHDs regulate anything that can be seen from the street so they are very concerned and she wanted something added to the FAQ on that issue. The Chair said the FAQs have a lot of information but cannot possibly include everything and they are trying to keep it

streamlined. Ms. Holmes is available for any questions that are not handled in the FAQ. Councilor Kalis agreed that the main concepts need to be communicated and this needs to be readable and not overwhelming. Councilor Sangiolo said she heard some frustration at the public hearing that certain questions were not being answered. Corner lots were one of them and there were some other major themes.

Councilor Kalis explained that those who are not engaged or understand the process will just answer no. Ms. Holmes said these are grass roots efforts and start in the neighborhoods with those who live there. They have gone out door to door, mailings, teas, meetings, etc. Part of the process and part of the instruction manual by the Mass Historic Commission requires massive public engagement efforts. Councilor Yates and Hess-Mahan both noted there have been many meetings in both those areas. These requests to form the LHD come from the neighborhoods, not the City.

Councilor Yates said he has heard concern about how unreasonable restrictions might be. Councilor Hess-Mahan noted that the commissioners for each LHD come before the Zoning & Planning Committee and have an opportunity to question them and approve or deny their appointments. It was also pointed out that the Mayor will be choosing the appointees.

The Committee decided that an addressed stamped envelope should be included for easier return and better response rate. A survey will be sent to each property owner, so that if a husband and wife for example own a home, a survey will be sent to each. It was asked if a follow-up letter would be possible. Mr. Heath said the goal is to get as much participation as possible, but they never expected to get 100%. This is a way to gauge support and staff time needs to be taken into consideration considering two LHDs are being proposed. It was also suggested that short URLs be created instead of the cumbersome links that are currently included.

Committee members would like the survey letter to be neutral and not slant language in a positive or negative way. The same was recommended for the FAQs. Suggestions were made for revisions and Ms. Holmes said she would re-work the documents for simplicity, clarify and neutrality. Councilor Crossley will send her suggested amendments.

Committee members also agreed that the wording on the survey should be changed to:

- Do you support the establishment of a Newton Highlands (West Newton) Local Historic District?
- Do you wish to be part of a Newton Highlands (West Newton) Local Historic District?

**#360-16(2) Zoning amendment to rezone 160 R Stanton Avenue**

DIRECTOR OF PLANNING AND DEVELOPMENT requesting to rezone land known as Section 43, Block 45, Lot 33 located at 160 R Stanton Avenue from PUBLIC USE to MULTI RESIDENCE 3 in order to prepare the site for multi-family affordable housing development. [03/23/17 @ 11:44 AM]

**Action: Approved 8-0**

**Note:** Councilor Hess-Mahan reminded the Committee that a public hearing was held on this item and was closed on May 8<sup>th</sup>, 2017. The Planning & Development Board also held and closed their public hearing on that date and recommended approval of the re-zoning of 160R Stanton Avenue from Public Use to Multi Residence 3 (MR3).

Councilor Yates said he received a letter saying that Golda Meir was formed under a friendly 40B but the zoning was never changed. James Freas, Deputy Director of Planning said that Golda Meir is zoned MR3, and this lot will then become compatible with that. Golda Meir could not be developed as is under MR3 which is why it was developed under 40B.

Councilor Baker wondered if it was necessary to rezone this land because once it is owned there is always the 40B option. Councilor Albright noted that the Reuse Committee felt it would be an advantage to have the zone changed to MR3. This would clear a hurdle for anyone looking to purchase the land. Mr. Freas noted that the zoning, either way, is irrelevant to the 1.5% open space formula.

Mr. Freas said conversations with Golda Meir have indicated that the City would expect that they would be including the 9-12 units for homeless individuals. It was also be part of the RFP and then there will be a formal response.

Councilor Albright moved approval and the Committee voted in favor unanimously.

**#80-13            Updates on the zoning reform project**

THE PLANNING DEPARTMENT requesting update discussions of the zoning reform project. [02/25/13 @ 12:31 PM]

**Action:            Held 8-0**

**Note:** Mr. Freas, Deputy Director of Planning addressed the Committee.. Each member of the Committee received a copy of the Pattern Book in their packet.

Mr. Freas explained that there are four chapters in the book: Introduction; development; patterns; and the pattern book process. Chapter 3, Newton's Patterns, contains the bulk of the data. It represents a deep analysis of how the City was developed and looks at characteristics. The context based areas are a way to take all the City wide information and boiling it down to smaller, more digestible pieces of the City. This helps people understand the content and helps staff and consultants understand the data and analysis. This study is retrospective and is still in draft form.

A PowerPoint presentation was provided which is attached to this report. Please refer to it for detailed information.

Committee Comments/Questions

A Committee member said there are some residential parcels in Chestnut Hill that are residential but are designated as commercial in this document. Mr. Freas said they used the Assessor's

database. Councilor Yates felt the boundaries for Upper Falls are not appropriate and thinks this will distort the data for the areas. He also did not like the term "Town Center" because Newton is a city. Public Art was also an issue he was unsure of in the zoning and it seemed inconsequential to him. He also suggested consulting with Neighborhood Area Councils and Neighborhood Associations. Mr. Freas took note of these concerns and he asked any Committee members to send him any irregularities they see and corrections will be made if necessary.

Mr. Freas said about 30 people showed up to the public meeting on May 11. He heard quite a bit of positive feedback and there were a number of breakout tables. He was out the one talking about environmental outcomes, like storm water. A Committee member asked if non-ZAP members showed up at the meeting. Mr. Freas said that Councilor Crossley was there and 4 or 5 members of ZAP. He asked for ideas to get the word out more. There was a suggestion to have a Committee of the Whole to present the Pattern Book. Councilor Baker said he would like to delay that meeting until Zoning & Planning had more time to work on it. Others felt that more Council members should be involved earlier so it can be put in context for next steps.

Mr. Freas said he talked about the process of moving from the Pattern Book to the Zoning Ordinance at the May 11 meeting. He mentioned that writing a zoning ordinance is more an act of design than any other kind of ordinance. It is creating rules that shape development and it is a tool to achieve a set of outcomes about the design of community and also issues of economic development, transportation, environmental issues, etc. The Comprehensive Plan is being consulted and while some of it may be outdated, many of the fundamentals are very valid. This is a community that people love and appreciate as it is for its character. Their base interpretation of what the zoning ordinance is going to do is preserve neighborhoods of the City. There are other areas of the City that will go through enhancements through growth and change that are consistent with the character of the City. Then there are transformational areas such as Needham Street and Washington Street and Riverside where they can anticipate much more substantial change, but also within the pattern of how the City has developed in the past. It has developed in a manner that has mixed use over time. The Pattern Book is helping them see how they can reflect what Newton is and how it came to be and how to bring those concepts forward to the future.

Mr. Freas explained that the process needs to take more time in order to do more work and engage more with the public and with the Councilors. He anticipates bringing this process into early 2018. The outcomes on the different topic areas need to be further explored and analyzed.

Councilor Hess-Mahan said he wholeheartedly agrees to bring the process forward to 2018. He agrees with all the Mr. Freas said, but added that there will also be a new Mayor in just a few months along with some new City Councilors. He does not feel it is time for a Committee of the Whole at this time because with turnover in the City Council, the new Council would have to be updated. The contract with the consultants is being negotiated to accommodate this plan. Mr. Freas explained that they will be back at the first meeting in September to announce the public engagement plan and dates and locations for the entire program through 2018. They are looking

at doing a meeting a month, but also some smaller events as well and keeping up a robust online presence. In September, he will be able to announce when a draft ordinance would be available.

Councilor Sangiolo agreed with the concept of spending more time on this, but she was concerned with the large area that is designated for preservation and much could be lost in that timeframe. There are many items sitting on the Zoning & Planning agenda that have sat dormant waiting for zoning reform. The moratorium she proposed was meant to be an interim measure. She had also proposed any teardown to transition to new lot standards. Councilor Hess-Mahan said there would be significant ramifications for people and that is why the City is still saddled with old/new lots. It's an extremely complicated issue that would affect a significant number of homes. Mr. Heath said he did not want to produce a document without significant community engagement and vetting.

Commissioner Lojek said he receives about 110 demolition permits a year. There are about 32,000 structures in the City and this is .06% of the structures. The Commissioner said these are not changing the residential character of the neighborhoods. Councilor Sangiolo said maybe it's not the teardowns, but it is certainly what is going up in place of the original structure. Mr. Freas said the issue of the large houses is going to be one of the most challenging issues of the effort. Trying to deal with it now by diverting resources is not feasible. The work has to be done and that will just take time. Some other Councilors agreed that diverting resources for an interim measure would not be workable. Councilor Baker noted that if these issues are not ultimately addressed, that would be extremely problematic. Mr. Freas agreed, saying that if they were not addressed, it would unlikely pass the City Council.

Councilor Yates moved hold and the Committee voted in favor.

### **Zoning & Planning and Finance Committees**

- #89-17**      **Transfer of \$125,000 to create a citywide economic development strategy**  
HIS HONOR THE MAYOR requesting authorization to transfer the sum of seventy-five thousand dollars (\$75,000) from the Planning Department Full-time Salaries Account and fifty thousand dollars (\$50,000) from the Economic Development Full-time Salaries Account to a specific project account to be established for the purpose of funding the creation of a citywide economic development strategy. [03/27/17 @2:20 PM]  
**Finance Approved 8-0**
- Action:**      **Approved 6-0-2 (Councilors Baker and Kalis abstaining)**

**Note:** Barney Heath, Director of Planning explained that this request is following in the footsteps of the housing and transportation strategies. They are looking to operationalize elements of the Comprehensive Plan. This is one that is really in need of an update to reflect current market conditions in terms of economic development. Newton needs to be competitive in the marketplace and to find its niche. At the same time, the City needs to support the businesses that are here. This will give an overall direction in the City's economic development efforts. They will be looking for the best consultant team they can find for the money.

Committee Comments/Questions

Councilor Yates hopes that a key element of the economic development strategy will be based on the Main Street approach which has had great success in Boston and across the Commonwealth and country. He provided handouts which were provided to the Planning staff.

Councilor Sangiolo asked who was driving this project. Mr. Heath said the Economic Development Commission would play a lead role. The City is about to hire a new Economic Development Director (an offer has been accepted) and there will be a robust community engagement process so there will be input from all corners. Councilor Sangiolo supports the EDC having a lead role in the process. Mr. Heath hopes to have the consultant on board this summer with completion by the end of the year. Councilor Sangiolo asked for a copy of the RFP when completed. Mr. Heath noted that Finance Committee has asked for that as well and it will be provided.

Councilor Kalis said that 70% of the priority items in the housing strategy were things that were already docketed or were already happening; 100% of the items in the transportation strategy were either happening, in process or docketed. He did not want another plan that says the same things they already know. He is concerned about approving this based on those documents. He wants something that has new ideas and is groundbreaking for the amount of money being spent on these strategies. He would like to see more of a plan before he would feel able to approve it.

Councilor Leary felt that consultants were able to put things in perspective, collect data and make things more comprehensive. However, she has seen plans but no implementation and no commitment of time or resources to make them happen in a timely manner. The Newton Centre parking plan is one example of this. Mr. Heath said the parking strategy in Newton Centre is in process right now. The transportation and housing strategies include extensive lists that take a long time to implement but they are road maps. He hopes to get a similar thing on this strategy and he is hoping for some new ideas as well as focus on things that can happen.

Councilor Albright hopes that they are able to find a nexus between housing development and economic development.

Councilor Yates moved approval and the Committee voted to approve 6-0-2 with Councilors Kalis and Baker abstaining. Councilor Kalis earlier stated his reason for abstaining and Councilor Baker noted that he was not present for the entire discussion so will abstain as well.

Meeting adjourned.

**Respectfully Submitted,**

**Ted Hess-Mahan, Chair**



# FY18 ANNUAL ACTION PLAN

Zoning and Planning Committee

May 22, 2017

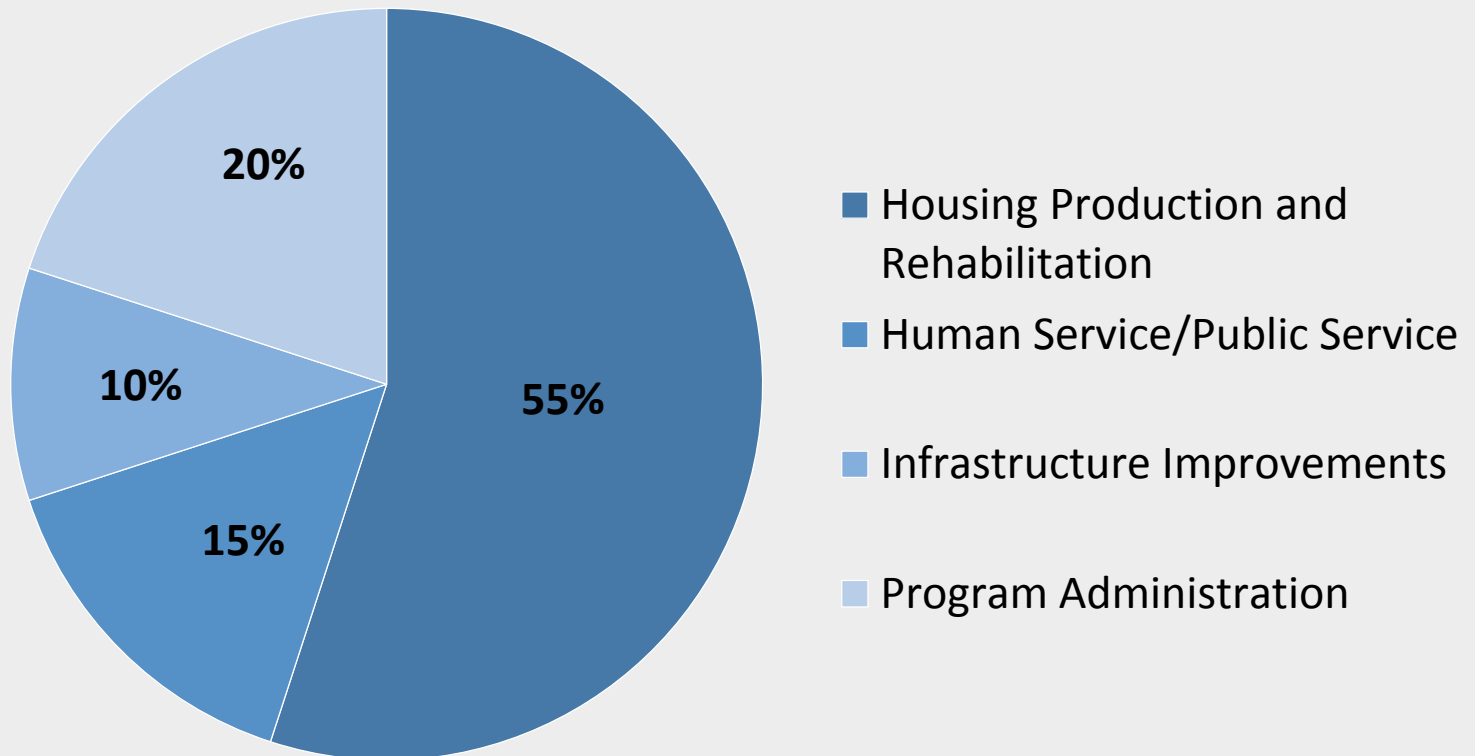
# Expected FY18 Allocation

Program	FY18
Community Development Block Grant	\$1,742,529
HOME Investment Partnerships Program	\$1,137,827
Emergency Solutions Grant	\$159,211



# Recommended FY18 CDBG Category Allocation

## Proposed Allocations



# Public Involvement to Date

<b><u>Committee</u></b>	<b><u>Date of Meeting</u></b>
HOME Consortium	3/3/17
Commission on Disability Continuum of Care	1/9/17, 2/21/17, 3/13/17
Fair Housing Committee	1/19/17
Human Service TA Session	1/4/17, 2/1/17
HS RFP Review Committee	2/8/17
ESG RFP Review Committee	3/7/17
P & D Board Hearing/Approval	3/9/17
	4/3/17

**30-DAY COMMENT PERIOD ENDED TUESDAY, MAY 2**

# Housing Production and Rehabilitation

Updated Presentation

#116-17

- Affordable Housing Development
- Sustainable Homeownership
- Housing Rehabilitation
- Housing Delivery
- Tenant-Based Rental Assistance (TBRA)

# Emergency Solutions Grant

- CoC approved funding priorities January 19, 2017
- RFP issued January 25, 2017
- Evaluations based on needs, proposed outcomes and Brookings Benchmarks

Eligible ESG Category	FY17	FY18
Shelter Services	\$63,684	\$63,684
Homelessness Prevention	\$67,945.29*	\$51,079
Rapid Re-housing	\$23,086	\$32,507
Street Outreach	\$17,516**	\$0.00
Administration	\$11,941	\$11,941
<b>Total</b>	<b>\$184,172.29</b>	<b>\$159,211</b>

\*included FY14 HMIS funds of \$23,366.29

\*\*included FY16 HMIS funds of \$1,595

# ESG Proposed Projects

ESG Category	Agency	Program	Allocation
Homelessness Prevention	Brookline Community Mental Health Center	Homelessness Prevention	\$44,579.00
	The Second Step		\$6,500.00
Rapid Re-housing	Brookline Community Mental Health Center	Rapid Re-housing	\$22,507.00
	The Second Step	Rapid Re-housing/Stabilization	\$10,000.00
Emergency Shelter Services	Community Day Center of Waltham	Stabilization Program	\$16,084.00
	REACH	Emergency Shelter for Survivors of Domestic Violence	\$12,666.00
	Middlesex Human Service Agency	Bristol Lodge Men's and Women's Shelters	\$15,900.00
	The Second Step	Emergency Shelter for Survivors of Domestic Violence	\$19,034.00

# Neighborhood Improvements & Architectural Access

Updated Presentation #116-17

- CDBG Improvement RFP issued January 2017
- \$174,250 in CDBG funds anticipated for FY18
- Request totaling \$87,125 received from 1 applicant
- Goal-select projects based on:
  - Priority needs
  - Ability to serve LMI persons
- Eligible projects:
  - Neighborhood improvements falling within HUD designated LMI neighborhoods
  - Publicly-owned or nonprofit facilities serving LMI populations
  - Removal of material and architectural barriers for persons with disabilities

# Proposed Projects

- Commission on Disability FY18 Accessibility Funding Pool
  - \$87,126 allocation (5% of CDBG funds)
  - Curb cuts, APS units, open space and park pathways improvements
- West Newton Neighborhood Improvements
  - \$87,126 allocation (5% of CDBG funds)
  - Project TBD

# Human Service Program

- Human Service category capped at 15% of annual allocation
  - \$275,000 anticipated for FY18
  - Includes \$18,750 in program income
  - Supplemental funding will be awarded should additional program income become available
- FY18 Human Service Grant application process
  - RFP released with ESG and CDBG Improvement RFP
  - RFP issued in January 2017
  - Requests totaling \$425,310.45 from 16 applicants
  - 13 organizations funded
  - Continued implementation of 1-year grant cycle
- Evaluation Criteria
  - City of Newton's Priority Needs
  - Connection with Brookings Institute's Benchmarks for Success
  - Collaboration and Partnership
  - Proposed Outcomes and Results

*Priority Needs: children, teens, families, older adults, persons with disabilities*



# Human Service Proposed Projects

Updated Presentation

#116-17

Rank	Agency	Program	Allocation	Priority Need
1	Riverside Community Care	Riverside Mental Health Services	\$40,000	Adults/Family
2	EMPath	CFO Program	\$49,500	Adults/Family
3	The Second Step	Residential & Community Programs	\$25,000	Adults/Family
4	JCHE	Caring Choices & Wellness Nursing	\$12,500	Elderly/Older Adults
5	Family ACCESS	Social Mobility for Young Families	\$45,500	Children/Youth
6	JF & CS	Stabilization & Recovery Services	\$10,000	Persons w/Disabilities
7	Newton Housing Authority	Resident Services Program	\$12,500	Elderly/Older Adults
8	Barry L. Price Center	Building Independence through Employment	\$15,000	Persons w/ Disabilities
9	REACH	Individual Support & Advocacy	\$10,000	Adults/Family
10	Boys & Girls Club	Financial Aid for Teens/Families	\$13,000	Children/Youth
11	NCDF	Resident Services Program	\$22,000	Elderly/Older Adults
12	Plowshares	Tuition Assistance	\$10,000	Children/Youth
13	Cousens Fund	Emergency Payments	\$10,000	Adults/Family

# HOME Consortium

**Bedford**

\$17,741

**Belmont**

\$49,135

**Brookline**

\$64,275

**Concord**

\$1,756

**Framingham**

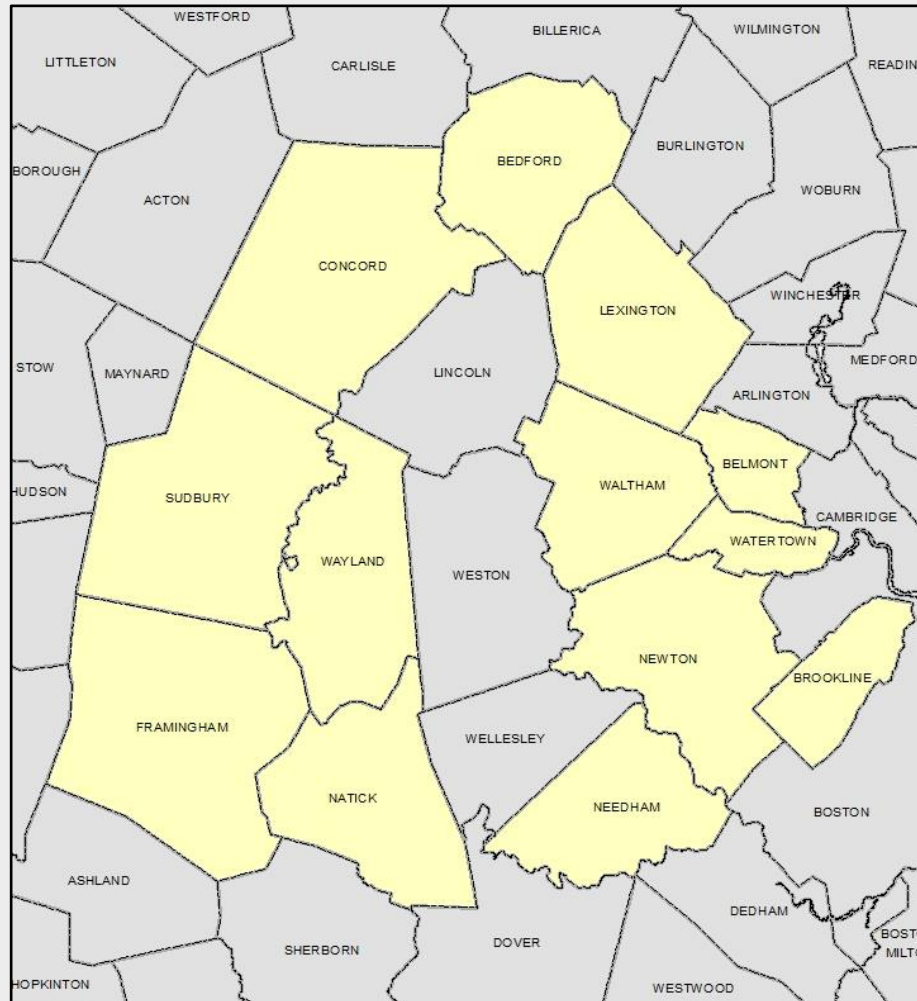
\$212,922

**Lexington**

\$46,288

**Natick**

\$42,865

**Needham**

\$21,839

**Newton**

\$136,487

**Sudbury**

\$811

**Waltham**

\$418,348

**Watertown**

\$69,882

**Wayland**

\$9,826

**Total Allocation****\$1,125,677**

# FY18 HOME Activities

- Acquisition and construction of new affordable housing units
- Preservation/rehabilitation of existing affordable housing units
- Homeowners assistance
  - Downpayment assistance
  - Homeowner rehabilitation
- Tenant Based Rental Assistance (TBRA)
  - Security deposit
  - Ongoing rental assistance

# Questions?

Updated Presentation

#116-17

## **Plan available at:**

[www.newtonma.gov/gov/planning/resources/special\\_reports\\_n\\_studies.asp](http://www.newtonma.gov/gov/planning/resources/special_reports_n_studies.asp)  
[www.newtonma.gov/gov/planning/bc/board/](http://www.newtonma.gov/gov/planning/bc/board/)

**Rachel Powers, Community Development Programs Manager**

Department of Planning and Development

1000 Commonwealth Ave

Newton, MA 02459

(617) 796-1125

[rpowers@newtonma.gov](mailto:rpowers@newtonma.gov)

# Authorization to Submit FY18 AAP

Updated Presentation

#116-17

## REQUEST FOR VOTE-

#116-17:

The Department of Planning and Development, on behalf of the Mayor, hereby request City Council Authorization, pursuant to the 2017 Citizen participation Plan, to submit the FY18 Annual Action Plan to the U.S. Department of Housing and Urban Development for the City of Newton Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and WestMetro HOME Consortium (HOME).

**Submission deadline to HUD: Within 60-days upon receipt of federal allocations from HUD or August 16, 2017 (Which ever is earlier)**



# Newton Zoning Redesign

Developing a context-  
based zoning code for  
an evolving city.

05.22.17



# Before we get started...

The Pattern Book represents several months of effort collecting first-hand data and analysis and is far too comprehensive to discuss in detail today.

But! You can find a completed draft online at:

[www.courbanize.com/newtonzoning](http://www.courbanize.com/newtonzoning)



# Pattern Book

The pattern book is a data-driven analysis of Newton's past and current development context.

1. Introduction to the Pattern Book
2. The Development of Newton
3. Newton's Patterns
4. The Pattern Book Process

Appendices:

- Community Engagement Materials
- Data Sources & Processes







# Pattern Book Trivia

Question 1:

What year did  
commuter rail service  
begin in Newton?

A 1824

B 1844

C 1861

D 1902



Question 1:

**What year did  
commuter rail service  
begin in Newton?**

A 1824

**B 1844**

C 1861

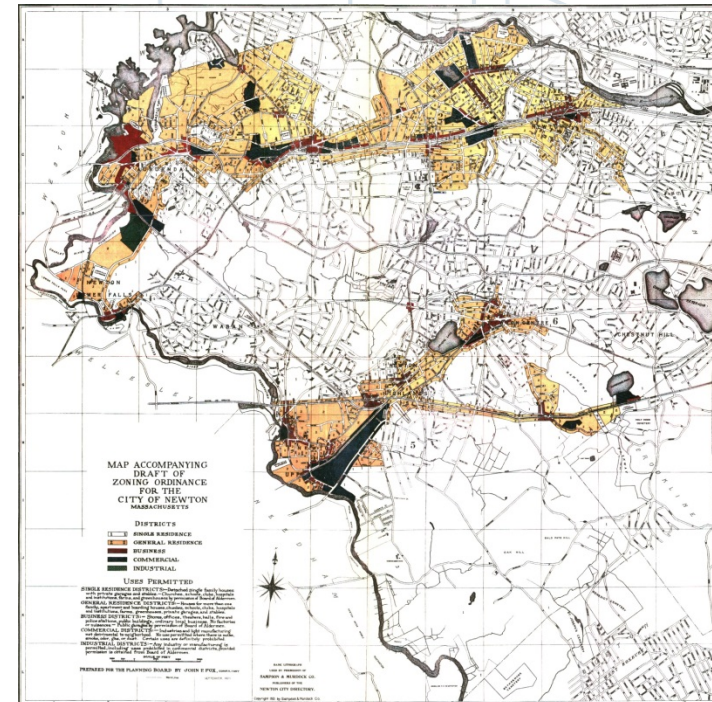
D 1902



## Question 2

# What year did Newton adopt its first zoning ordinance?

- A 1880
- B 1916
- C 1922
- D 1928



## Question 2

**What year did Newton  
adopt its first zoning  
ordinance?**

A 1880

B 1916

**C 1922**

D 1928



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## Citywide Analysis

This analysis shows several data sets at the city scale. The maps are intended to convey the composition of Newton and the systems operating citywide through various data lenses. The layers in these maps reveal patterns and allow users to draw conclusions from a citywide perspective.

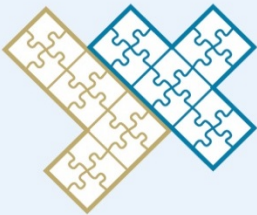
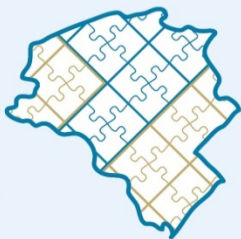


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Data compiled in the citywide analysis informed the definitions of character patterns and pattern subsets.

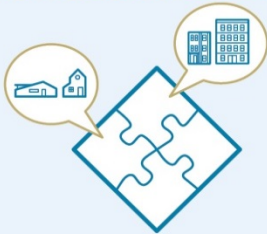
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### Pattern Subsets

Pattern subsets are the more specific and measured patterns comprising each character pattern. Each character pattern contains a menu of detailed subsets describing the scale, form, and density of development as well as the relationship of buildings to each other and to the street.

## Context-Based Areas

After reviewing the city's data layers and experiencing firsthand the unique mix of styles, densities, development eras, and uses that comprise Newton's neighborhoods and village centers, the planning team broke the city into seventeen "context-based areas" (CBA). The intent of these areas is to distinguish neighborhoods from one another in order to understand the composition and shared characteristics of development within an area, and of areas relative to each other.



### Area Overview

Each CBA is described in terms of its boundaries and development composition.



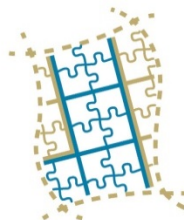
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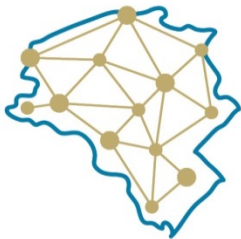


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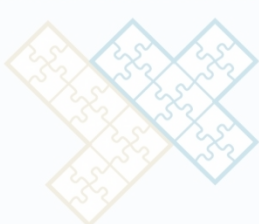


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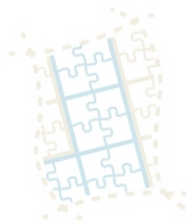
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# Citywide Analysis

## Citywide Systems

- Groutation: Walkability
- Groutation: Transit Access
- Groutation: Automobile Access
- Groutation: Parking
- Open Space
- Physical Barriers
- Watersheds

## Development Forms

- Land Use
- Business Centers
- Lot Sizes
- Gross Square Feet (development)
- Development Height in Stories
- Streetwall
- Accessory Structures
- Mean Tax Revenue/ Acre
- Nonconforming Parcels (existing zoning)
- Changes in Density Over Time
- Permeable & Impermeable Surfaces

# Citywide Analysis



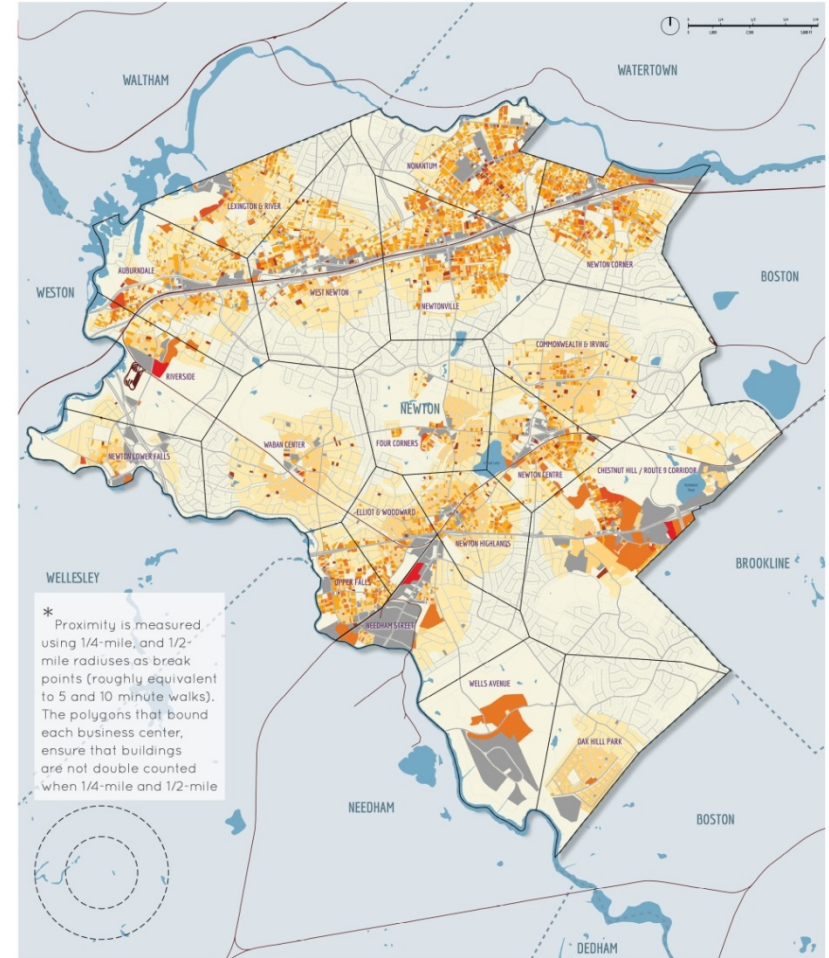
## Development Forms

### Business Centers

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### Legend

- |                          |                    |                         |
|--------------------------|--------------------|-------------------------|
| Single Family (<1/4M)    | Multi Family (<10) | Apartment (100+)        |
| Single Family (1/4-1/2M) | Mixed Use          | Commercial / Industrial |
| Two Family               | Apartment (10+)    |                         |

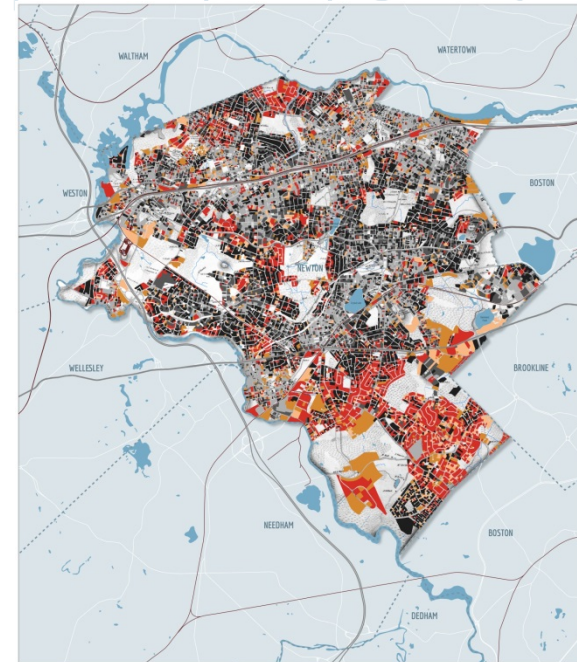


# Pattern Book Trivia

#### Question 4:

What percentage of Newton's structures were built between 1860 and 1960?

- A 39%
- B 66%
- C 72%
- D 87%



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**What percentage of Newton's structures were built between 1860 and 1960?**

A 39%

B 66%

C 72%

**D 87%**



## Question 5:

What percentage of Newton's developed parcels are non-conforming with the current zoning ordinance?

- A 53%
- B 68%
- C 87%
- D 95%





Question 5:

What percentage of Newton's developed parcels are non-conforming with the current zoning ordinance?

A 53%

B 68%

C 87%

D 95%

Question 7:

Which of Newton's village centers has the most multifamily residential square footage within  $\frac{1}{2}$  mile of the geographic center?

- A Nohantum
- B West Newton
- C Newton Corner
- D Auburndale





Question 7:

Which of Newton's village centers has the most multifamily residential square footage within  $\frac{1}{2}$  mile of the geographic center?

A Nantum

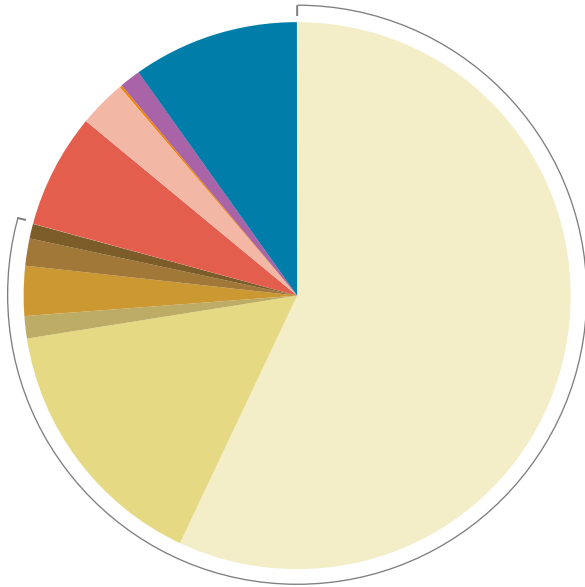
B West Newton

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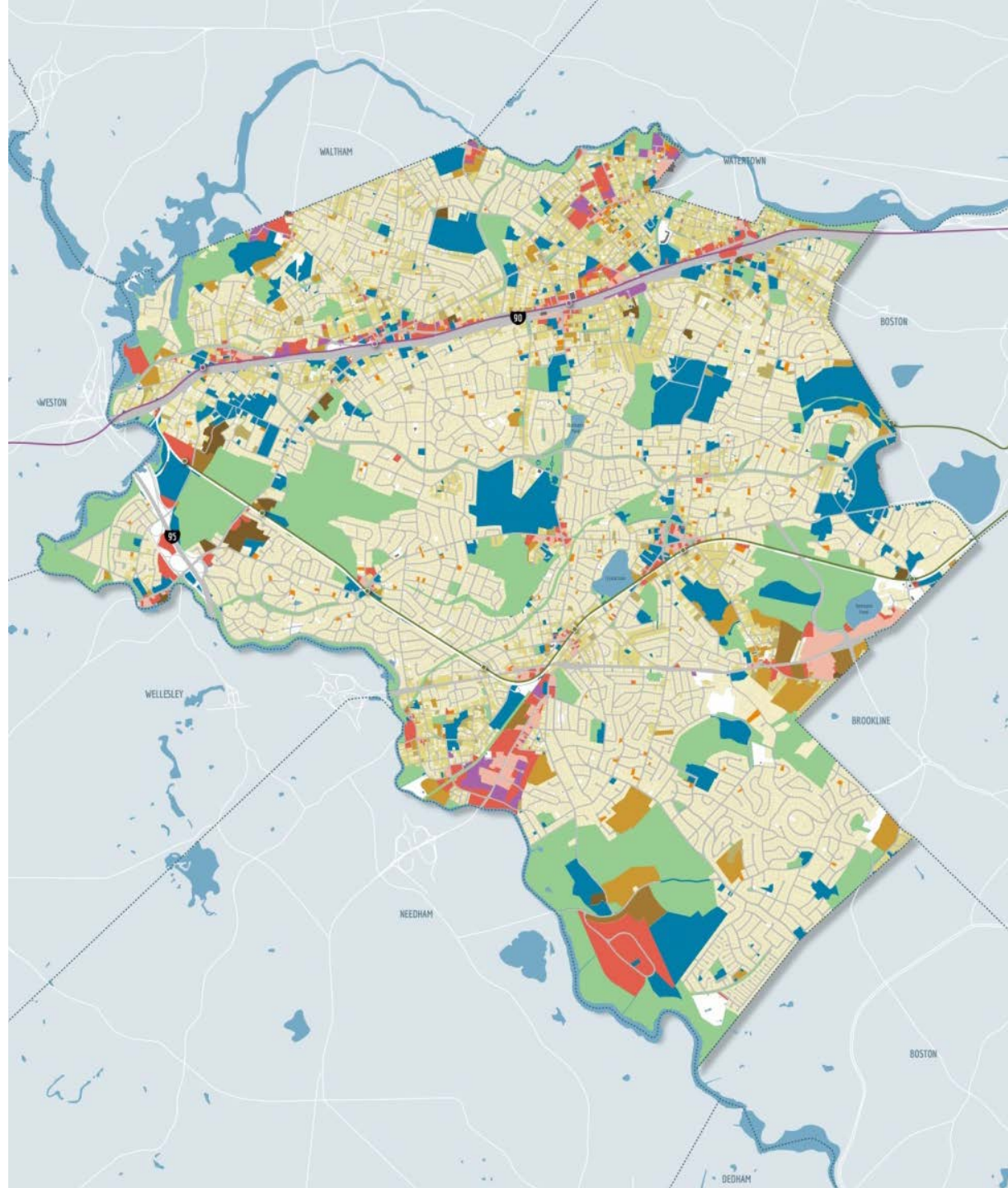
# Total Development

## Development Square Footage By Land Use



79%

Residential: SF	57%
Residential: 2/3 Units	15.5%
Residential: 4-8 Units	1.3%
Residential: 9-99 Units	2.9%
Residential: 100+ Units	1.6%
Residential: Other	0.9%
Commercial	6.8%
Retail	2.8%
Industrial/Manufacturing	1.3%
Govt/Institutional	9.8%



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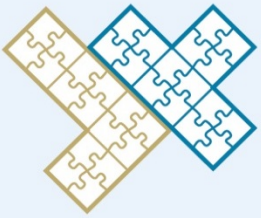
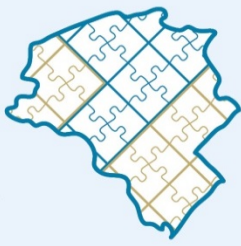
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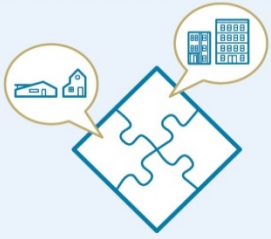
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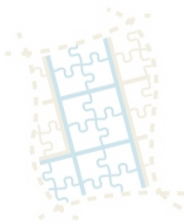
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Character Patterns & Subsets

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# Character Patterns

## Character Patterns & Pattern Subsets

### Character Patterns

After a comprehensive analysis of the many layers that together compose Newton's neighborhoods and village centers, the planning team assigned different character pattern designations to each area of the city. These character patterns are one of the two primary organizing features of the pattern book (the other being context-based areas), defining areas of the city by predominant use.

#### Neighborhood

Newton is today a predominantly residential community. Over the course of its three centuries of history, the majority of structures within the city have been single family homes. While the neighborhood classification is primarily composed of residential structures, neighborhoods in cities like Newton are almost always dotted with additional uses and building typologies.

#### Village Center

Newton is understood by locals as a city of villages. These villages follow a conventional arrangement when it comes to the organization of constituent parts, with a relatively dense commercial center serving as the hub of activity for each village and primarily residential, less dense, uses growing out from the center. Newton's village centers represent a great diversity of form, development era, density, intensity, and predominant use.

#### Commercial Cluster

Commercial clusters in Newton, while providing significant economic benefit and commercial/retail activity for the city, generally serve a larger, more regional constituency. These areas typically comprise large commercial zoned areas clustered along or in close adjacency to major regional thoroughfares. In Newton's case, the largest of these clusters are located at the edges of the city, serving local employees and shoppers and those from surrounding communities.

#### Campus

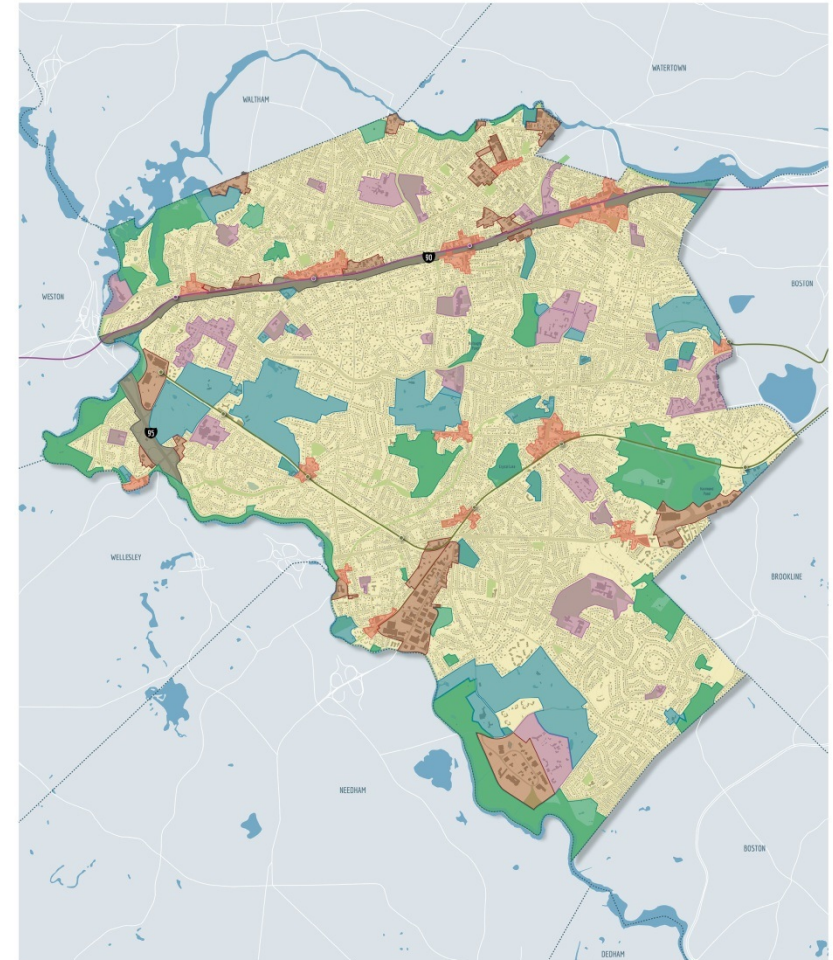
The campus classification refers to a civic, religious, institutional, and corporate uses with substantial assemblages of buildings and/or buildings accompanied by substantial landscaped grounds. In Newton, this classification often describes public school and higher education facilities, religious institutions including houses of worship and accompanying residential or educational facilities, and commercial/office parks.

#### Recreation & Public Use

The recreation/public use classification includes both formal and informal public and private outdoor recreation fields, courts which are open to public use. This is primarily an open space classification, though ancillary/support structures are included.

#### Natural/ Landscape

The natural/landscape classification captures all natural and designated lands which are to remain free from development in perpetuity. This includes all lands with conservation easements, forests, cemeteries, waterways/water bodies, wetlands, and any other designated natural/constructed features deemed conserved/preserved by the city of Newton or other administrative entities.



Character Patterns of Newton

# Pattern Subsets

## Nighborhood

- Traditional - Small
- Traditional –Medium
- Traditional –Large Compact
- Traditional –Large
- Manor
- Community–Single Family
- Community- Attached
- Multifamily–Small
- Multifamily- Large

## Village Center

- Convenience Center
- Neighborhood Center
- Town Center
- Gateway Center

## Commercial Cluster

- Employment Cluster
- Retail Cluster
- Legacy Industrial Cluster

## Campus

- Civic/ Public School
- Institutional
- Special Use

## Recreation/ Public Use

- Regional/ Neighborhood Park
- Golf Course
- Utility
- Civic Center
- Cemetery/ Burial Ground

## Natural/ Landscape

- Easement
- Natural Formation/ Water
- Wetland/ Ecological Resource

# Neighborhood Character Pattern

## Character Patterns & Pattern Subsets

### Neighborhood

Newton is today a predominantly residential community. Over the course of its three centuries of history, the majority of structures within the city have been single family homes. These homes when clustered together form unique neighborhoods comprising approximately 68% of Newton's land area.

While the neighborhood character pattern is primarily composed of residential structures, neighborhoods in cities like Newton are almost always dotted with additional uses and building typologies. It is not at all uncommon for small commercial and retail establishments to become embedded in these areas, in the form of doctors' offices, dental practices, small commercial offices, banks, coffee shops, small grocers, and restaurants. These outliers offer local residents the benefit of convenience and small instances of the vitality that comes with a mix of uses in a neighborhood.

#### Traditional Neighborhoods

These neighborhoods evolve over time and are typically arranged on grid-like streets with both natural and planned lots, pedestrian infrastructure, parks, etc.

#### Community Neighborhoods

These neighborhoods are typically developed over a short period of time by one or a few builders and are represented by an architectural uniformity. Street patterns are often more curvilinear and can be disconnected from the larger urban fabric; feeder streets connect to larger arterials.

#### Manor Neighborhoods

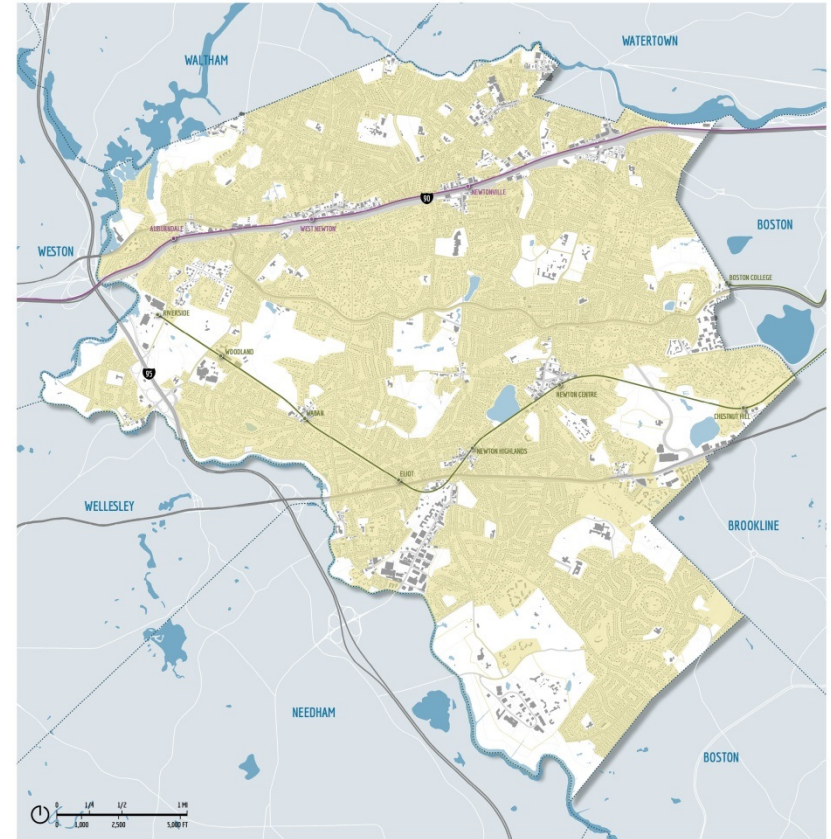
Manor neighborhoods are defined by large houses on large lots with deep and inconsistent setbacks, which can reduce the feeling of walkability through the neighborhood. These neighborhoods are often designed to feel more private than other residential typologies.

#### Multifamily Neighborhoods

While multifamily structures can exist in any neighborhood pattern, neighborhoods with a multifamily designation typically comprise larger multifamily structures clustered together. These are often found in denser areas of the city or along major transportation routes.

# 68%

of Newton's total  
area is designated as  
Neighborhood.



### Newton's Neighborhoods

Newton's neighborhoods are mapped above in yellow. As is evident, this character pattern constitutes the majority of this largely residential city. While most of the city's development comes in the form of homes, its various neighborhoods take on a wide variety of characteristics ranging from centuries-old manor style estates to tall residential "towers in the park" as was in vogue in more recent planning history.

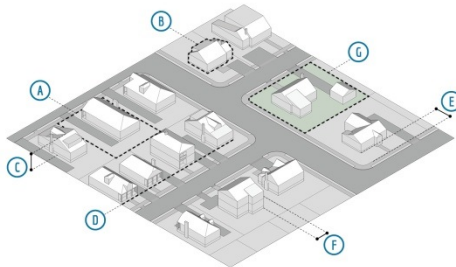


# Neighborhood Pattern Subsets

## Character Patterns & Pattern Subsets

### 1. Traditional - Small

Small traditional neighborhoods have a grid-like street structure with a relatively high frequency of intersections, creating small, walkable blocks. They are characterized by their small lot size and short, mostly uniform front setbacks, which contribute to a continuous streetwall defining the public realm. These neighborhoods often have contiguous sidewalks on both sides of the street, interrupted for driveway curb cuts that are most typically wide enough for one car.



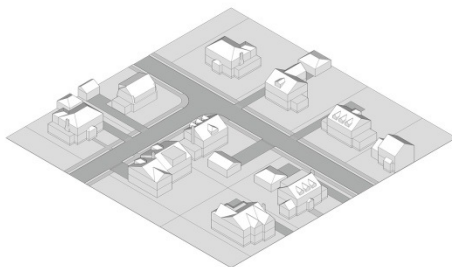
#### Typical Dimensions

A LOT SIZE	3,500 - 8,500 SF
B DEVELOPMENT SIZE	1,500 - 2,700 SF
C HEIGHT	1.0 - 1.75 stories
D STREETWALL	Continuous
E FRONT SETBACK	20 - 30 FT
F SIDE SETBACK	10 - 20 FT
G PERMEABLE SURF.	65 - 85%
DEVELOPMENT ERA	Consistent presence
DEVELOPMENT FORM	Buildings are relatively small for Newton. They range from single-story to 1.75 stories, which are as tall as two-story homes but have steeply pitched roofs which limit the habitable space on the second floor. They may be accentuated with window dormers that allow for light, but are not large enough to accommodate significant additional habitable space.



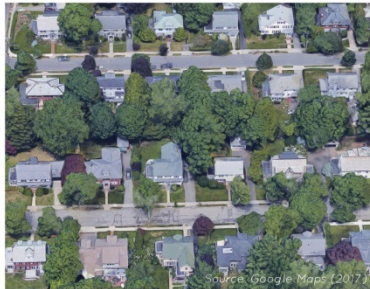
### 2. Traditional - Medium

Medium traditional neighborhoods have a grid-like street structure with a relatively high frequency of intersections, creating small, walkable blocks. Lot sizes range from 7,500 gross square feet to 15,000 gross square feet, which typically allows for a driveway, backyard, and side yards between structures. Uniform building setbacks, contiguous sidewalks, and limited curb cuts enhance the pedestrian quality of the public realm, though generous front setbacks ranging between 25 and 35 feet separate the public realm from the private homes.



#### Typical Dimensions

A LOT SIZE	7,500 - 15,000 SF
B DEVELOPMENT SIZE	2,700 - 4,500 SF
C HEIGHT	2.0 - 2.5 stories
D STREETWALL	Continuous
E FRONT SETBACK	15 - 35 FT
F SIDE SETBACK	25 - 25 FT
G PERMEABLE SURF.	35 - 65%
DEVELOPMENT ERA	Consistent presence
DEVELOPMENT FORM	Most buildings in these neighborhoods are medium-sized single family homes. They range from two stories to 2.25 stories, which are two-story homes but have pitched roofs with small dormers and small attics that may have a limited amount of habitable space. On occasion, an office or a corner store is present in these neighborhoods.

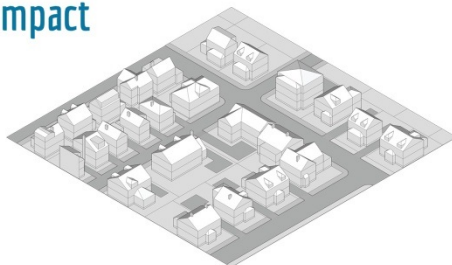


# Neighborhood Pattern Subsets

## Character Patterns & Pattern Subsets

### 3. Traditional - Large Compact

Large compact traditional neighborhoods have a grid-like street structure with a relatively high frequency of intersections, creating small, walkable blocks. They have small and medium lot sizes, ranging in size from 1,500 gross square feet to 7,500 gross square feet. This range of lot size often allows for a driveway and side yards large enough to accommodate some landscaping and a pathway around the building, but still have a building width to lot width ratio that contributes to a continuous streetwall. Contiguous sidewalks and small, uniform building setbacks ranging from 10 feet to 30 feet encourage pedestrian activity in the public realm.



#### Typical Dimensions

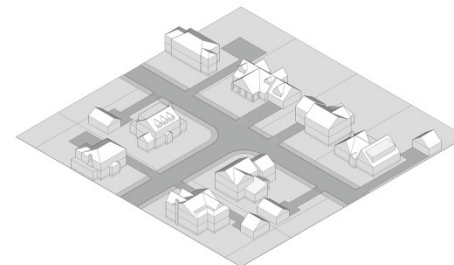
<b>A LOT SIZE</b>	1,500 - 7,500 SF
<b>B DEVELOPMENT SIZE</b>	4,000 - 10,000 SF
<b>C HEIGHT</b>	2.5 - 3.0 stories
<b>D STREETWALL</b>	Continuous
<b>E FRONT SETBACK</b>	10 - 30 FT
<b>F SIDE SETBACK</b>	5 - 15 FT
<b>G PERMEABLE SURF.</b>	65 - 80%
<b>DEVELOPMENT ERA</b>	1850 - Present
<b>DEVELOPMENT FORM</b>	These buildings range in height from 2.5 stories to 3 stories. A 2.5 story building is as tall as a three-story building, but has a steeply pitched roof, limiting the habitable space on the third floor. It is not uncommon for shed dormers to increase the habitable space on the third floor. These are mostly single family homes, two-family homes, and two-family homes that have been converted into condominiums, though a few offices and corner stores are notably present. This pattern subset is often situated between village centers and neighborhoods, providing a transition across the intensity of uses.



## Neighborhood

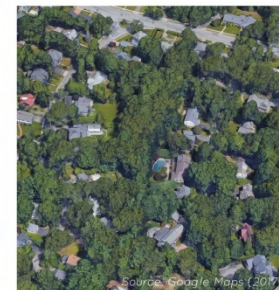
### 4. Traditional - Large

Large traditional neighborhoods have a grid-like street structure with a high frequency of intersections, creating small, walkable blocks. They have medium lot sizes, ranging in size from 15,000 gross square feet to 25,000 gross square feet. This range of lot size often allows for a driveway and side yards large enough to accommodate some landscaping and a pathway around the building, while maintaining a building width to lot width ratio that contributes to a continuous streetwall. Contiguous sidewalks and uniform building setbacks ranging from 25 feet to 60 feet also enhance the pedestrian character of the public realm.



#### Typical Dimensions

<b>A LOT SIZE</b>	15,000 - 25,000 SF
<b>B DEVELOPMENT SIZE</b>	4,000 - 8,500 SF
<b>C HEIGHT</b>	2.5 - 3.0 stories
<b>D STREETWALL</b>	Continuous
<b>E FRONT SETBACK</b>	25 - 60 FT
<b>F SIDE SETBACK</b>	20 - 40 FT
<b>G PERMEABLE SURF.</b>	60 - 80%
<b>DEVELOPMENT ERA</b>	1850 - Present
<b>DEVELOPMENT FORM</b>	These buildings range in height from 2.5 stories to 3 stories. A 2.5 story building is as tall as a three-story building, but has a steeply pitched roof, limiting the habitable space on the third floor. It is not uncommon for shed dormers to increase the habitable space on the third floor. These are mostly single family homes, two-family homes, and two-family homes that have been converted into condominiums, though a few offices and corner stores are notably present. This pattern subset is often situated between village centers and neighborhoods, providing a transition across the intensity of uses.



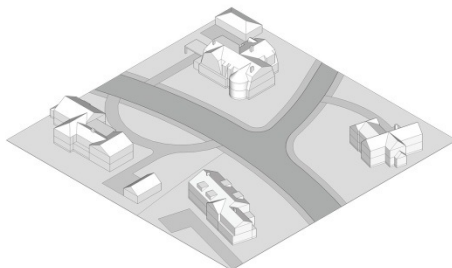


# Neighborhood Pattern Subsets

## Character Patterns & Pattern Subsets

### 5. Manor

Manor neighborhoods have curvilinear streets replete with cul-de-sacs and loop roads, as well as a low frequency of intersections. Lot sizes are very large, with large, uneven front setbacks and generous street frontage. These dimensions allow for generous front, side, and backyards, and in many instances the buildings are fully or partially obscured from view from the street. Sidewalks are not always contiguous or present. All of these characteristics create a public realm that is less conducive to pedestrian movement and more appropriate for vehicles. There is complete separation between the public realm and the private realm.



#### Typical Dimensions

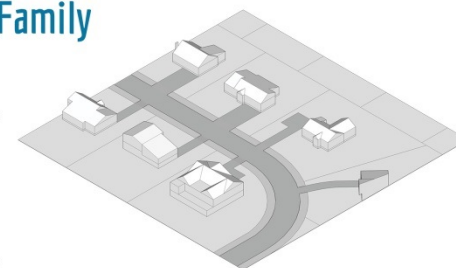
<b>A LOT SIZE</b>	20,000 - 100,000 SF
<b>B DEVELOPMENT SIZE</b>	6,000 - 15,000 SF
<b>C HEIGHT</b>	2.0 - 3.5 stories
<b>D STREETWALL</b>	Discontinuous
<b>E FRONT SETBACK</b>	30+ FT
<b>F SIDE SETBACK</b>	30 - 100 FT
<b>G PERMEABLE SURF.</b>	80 - 95%
<b>DEVELOPMENT ERA</b>	1850 - Present
<b>DEVELOPMENT FORM</b>	Buildings in manor neighborhoods are predominantly single family homes. They are typically very large in terms of gross square feet, however the large lot sizes do not encourage or necessitate compact development and buildings range in height from 2.0 stories to 3.5 stories.



## Neighborhood

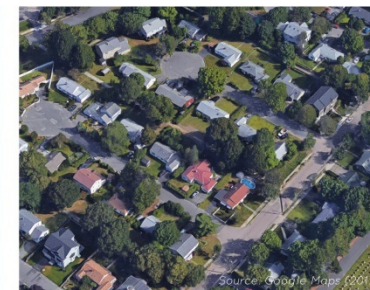
### 6. Community - Single Family

Community neighborhoods primarily differ from traditional neighborhoods in that they were often developed at a single point in time. In form, the layout of the streets and the size of the lots relative to the size of the buildings that sit on them is also different than the more organic character of traditional development. The local street network is characterized by series of cul-de-sacs which feed into larger arterial roads. Sidewalks and pedestrian pathways are generally present and contiguous. Lot sizes tend toward a medium 7,000 to 15,000 GSF, with moderately-sized uniform front setbacks. Altogether, these characteristics create a neighborhood that feels insular, promoting the public realm and pedestrian activity for residents while creating physical and psychological buffers for non-residents.



#### Typical Dimensions

<b>A LOT SIZE</b>	7,000 - 15,000 SF
<b>B DEVELOPMENT SIZE</b>	1,200 - 2,500 SF
<b>C HEIGHT</b>	1.0 - 2.0 stories
<b>D STREETWALL</b>	Continuous
<b>E FRONT SETBACK</b>	25 - 40 FT
<b>F SIDE SETBACK</b>	10 - 20 FT
<b>G PERMEABLE SURF.</b>	60 - 85%
<b>DEVELOPMENT ERA</b>	1945 -1975
<b>DEVELOPMENT FORM</b>	Buildings in single family community neighborhood patterns are typically small in scale and stature. These homes have less than 2,500 gross square feet, and less than two full stories, though partial second stories can be augmented with small dormers to add light or increase habitable space.

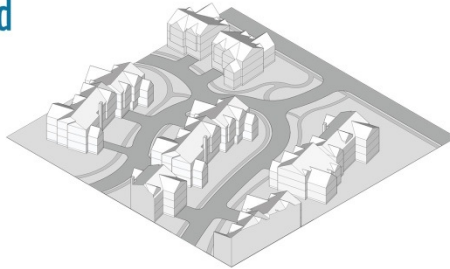


# Neighborhood Pattern Subsets

## Character Patterns & Pattern Subsets

### 7. Community - Attached

Attached community developments exist to a limited extent across the city. Unlike most other areas of Newton, the attached community typologies were built within a short timeframe in the last several decades. They are often separated from the rest of the urban fabric by natural features such as rock formations or wooded buffers, and have an internal street network that connects to the city street grid through one or more arterial roads. Due to the nature of these developments, the architectural and urban design patterns are strict, and unique to each community.



#### Typical Dimensions

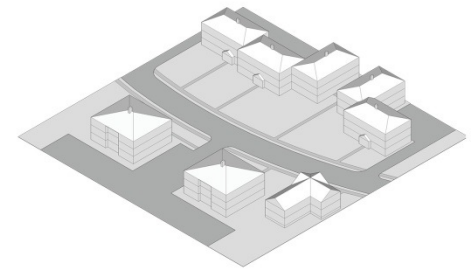
A LOT SIZE	85,000 - 1,200,000 SF (total)
B DEVELOPMENT SIZE	5,000 - 30,000 (structure)
C HEIGHT	2.0 - 3.0 stories
D STREETWALL	Discontinuous
E FRONT SETBACK	N/A
F SIDE SETBACK	Units attached and clustered
G PERMEABLE SURF.	80 - 95%
DEVELOPMENT ERA	1970 - 1990
DEVELOPMENT FORM	Communities of attached homes share similar, if not identical, architectural characteristics. Each individual community has a different material and color palette and unique architectural details.



## Neighborhood

### 8. Multifamily - Small

Small multifamily neighborhoods are present in many areas of the city, but are not found in every village. They are often embedded within other neighborhood character patterns, or serve as a transition between the intensity of uses of a village center and neighborhood. These low-rise apartment complexes have large lots that largely conform to the city street grid. Front setbacks for these complexes generally align with the retail, mixed-use, or residential parcels adjacent to them, though internal courtyards can disrupt the street wall.



#### Typical Dimensions

A LOT SIZE	15,000 - 100,000 SF (total)
B DEVELOPMENT SIZE	10,000 - 50,000 SF (structure)
C HEIGHT	2.0 - 4.0 stories
D STREETWALL	Discontinuous
E FRONT SETBACK	15 - 30 FT
F SIDE SETBACK	Varies
G PERMEABLE SURF.	80 - 95%
DEVELOPMENT ERA	1960 - Present
DEVELOPMENT FORM	Buildings in these neighborhoods range in height from two to four stories. They are quite large in size, ranging from 10,000 GSF to 50,000 GSF. The buildings are typically oriented toward the street, and the large front façade is often broken up by a courtyard, minimizing the visual impact of the massing.



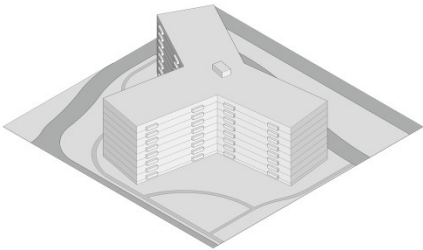
# Neighborhood Pattern Subsets

## Character Patterns & Pattern Subsets

## Neighborhood

### 9. Multifamily - Large

Large multifamily developments exist throughout the city, but are not present in every village. They are located on extra-large lots and do not conform to the standard street grid, often relying on an internal network of private roadways. Setbacks vary, but are typically greater than 90 feet. Internal circulation and landscaping separate these buildings from the fabric of the city. The relatively large lot sizes also accommodate significant amounts of landscaped area as well as substantial surface parking lots.



### Typical Dimensions

A LOT SIZE	200,000 - 1,000,000 SF (total)
B DEVELOPMENT SIZE	50,000 - 500,000 SF (structure)
C HEIGHT	5.0 - 17.0
D STREETWALL	Discontinuous
E FRONT SETBACK	90+ FT
F SIDE SETBACK	50 - 100 FT
G PERMEABLE SURF.	35 - 95+%
DEVELOPMENT ERA	1955 - Present
DEVELOPMENT FORM	This pattern is primarily characterized by large multifamily complexes/towers. These developments are five or more stories tall, and can be as tall as 17 stories in Newton. This pattern is often referred to as "towers in the park" due to low lot coverage ratios.



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# Village Center Character Pattern

## Character Patterns & Pattern Subsets

### Village Center

Village centers are Newton's primary mixed-use areas serving as the commercial and retail hearts of the city. These centers often provide an identity for the neighborhoods that encompass them through placemaking and practical functions. Though storefronts range in size, they are all generally suited for smaller retail establishments owned by local and regional operators, as was the predominant retail model throughout the period of their development and growth. They are eminently walkable and pedestrian friendly, and serve as places for community members to gather, socialize, and shop. Many are accessible by at least one form of public transit. The different character pattern subsets are largely categorized based on their scale and offerings, as the general architectural and urban design characteristics are similar throughout most of the village centers.

#### Convenience Center

Convenience centers are the smallest of Newton's village centers both in terms of total land area and development square footage. These centers primarily serve a small, local population living in close proximity to the center, largely offering convenience goods and common services.

#### Neighborhood Center

Neighborhood centers are traditional urban New England village centers serving a local population and generally comprise convenience goods, general services, coffee and dining options, and some small speciality and commodity retailers.

#### Town Center

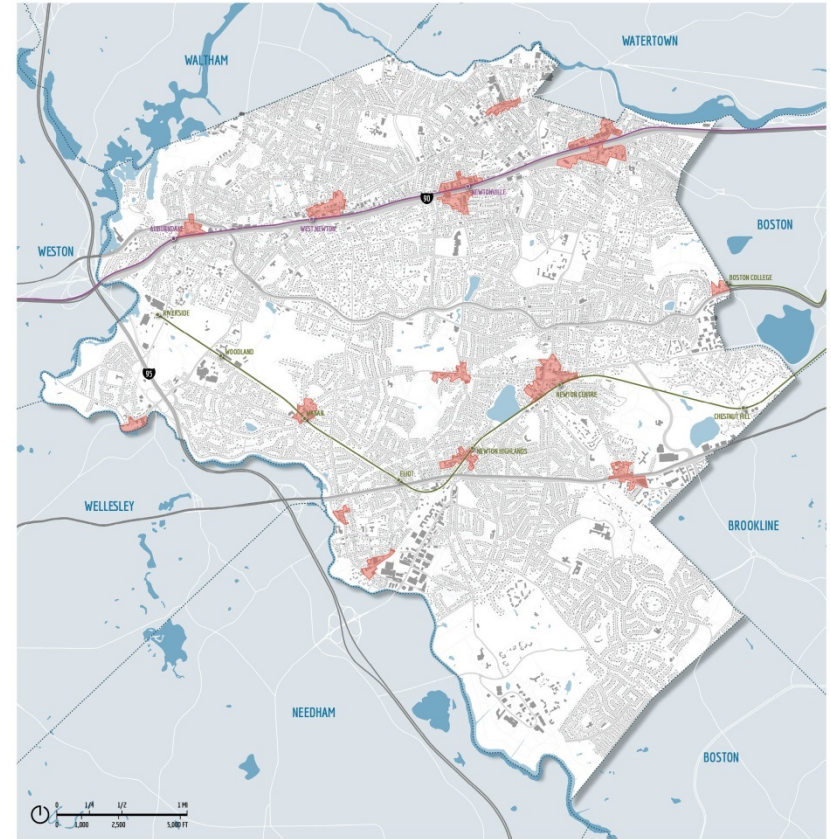
Town centers generally offer the most robust mix of uses, often introducing multifamily housing and institutional uses to an extensive mix of commercial and retail options. These centers serve a citywide, and sometimes regional population and focus on a greater density of patrons at any given time.

#### Gateway Center

Gateway centers are typically located at the edges of the city, in close adjacency to the city's main transportation gateways. These centers usually support a large commercial footprint and associated retail and dining options.

# 2%

of Newton's total  
area is designated as  
Village Center.



### Newton's Village Centers

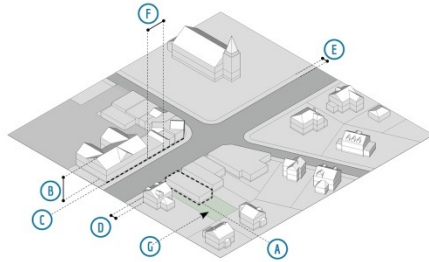
Newton's village centers can be found throughout the city, though are most often situated alongside the city's transportation infrastructure (namely rail lines). These centers developed over centuries as the primary retail and commercial destinations for the city's neighborhoods and today serve a local and regional population for employment, shopping, dining, entertainment, civic, religious, and a variety of other uses.

# Village Center Pattern Subsets

## Character Patterns & Pattern Subsets

### 1. Convenience Center

Convenience Centers are those where the total commercial and retail square footage does not exceed 200,000 square feet. They typically comprise five to 25 storefronts catering to retail establishments supporting daily errands, including one or two banks, a dry-cleaner, small goods, and cafes. Building heights range from one story to three stories. Development often presents a continuous streetwall. Uses are predominantly restricted to retail and commercial offices, though occasionally apartments are found on the second or third story. Sidewalks are approximately ten feet wide on average, suitable for the steady but light pedestrian traffic. Public parking is found on the street, or in rear communal lots.



#### Typical Dimensions

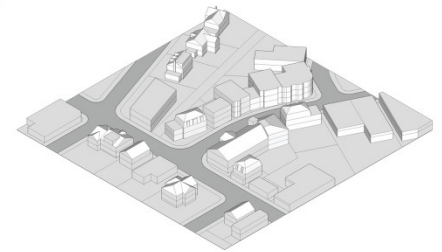
A RETAIL DEV. SIZE	750 - 2,500 SF
B HEIGHT	1.0 - 3.0 stories
C STREETWALL	Continuous
D SETBACK	0 FT
E SIDEWALK WIDTH	8 - 12 FT
NUMBER OF STORES	10 - 25
F STOREFRONT WIDTH	20 - 25 FT
G PERMEABLE SURF.	0 - 75%
PARKING LOCATION	Street, rear lots



## Village Center

### 2. Neighborhood Center

Neighborhood Centers generally comprise an average commercial and retail square footage range of 250,000-500,000 square feet, and 20 to 50 storefronts. The retail mix is often suited for convenience and light shopping, including a selection of banks, small goods, salons, boutiques, and restaurants. Building heights range from one story to three stories. Architecturally, these buildings face the street and are well-articulated, representing a diversity of building eras. There is often a continuous streetwall. Uses are predominantly restricted to retail and commercial offices, though apartments can be found on the second or third story. Sidewalks are suitable for the steady, moderate pedestrian traffic. Public parking is found on the street, or in communal lots behind buildings.



#### Typical Dimensions

A RETAIL SIZE	750 - 5,000 SF
B HEIGHT	1 - 3 stories
C STREETWALL	Continuous
D SETBACK	0 FT
E SIDEWALK WIDTH	10 - 15 FT
NUMBER OF STORES	25 - 60
F STOREFRONT WIDTH	20 - 25 FT
G PERMEABLE SURF.	0 - 25%
PARKING LOCATION	Street, rear lots





# Commercial Cluster Character Pattern

## Character Patterns & Pattern Subsets

### Commercial Cluster

In many areas of Newton, large concentrations of land and development square footage are—by virtue of circumstance, regulation, or intention—dominated by one primary commercial use. Whether it is a cluster of office buildings, retail establishments or industrial/manufacturing uses, these areas create a unique development pattern within Newton. Typically, these areas serve a regional population, attracting residents of Newton and the surrounding communities to large employers and retailers. The form of development is often auto-oriented, with close proximity to major vehicular infrastructure, giving primacy to automobile access and parking, and considering pedestrian and bicycle access secondarily.

### Employment Cluster

Employment clusters typically comprise office parks, service areas, and clusters of unrelated commercial/office uses adjacent to major transportation infrastructure. While these areas may mix a handful of retail establishments and other uses, their predominant use is commercial/office.

### Retail Cluster

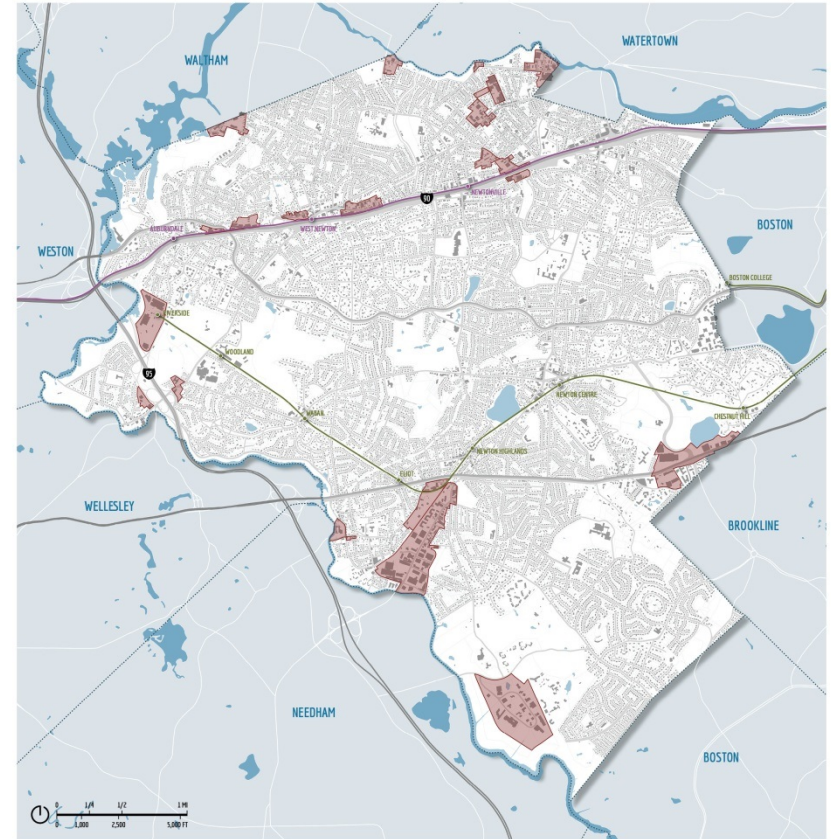
Retail clusters take on a variety of forms, but foremost among them is the shopping mall. This uniquely 20th century development typology takes on a variety of forms in Newton, ranging from indoor suburban shopping mall to strip mall to the more recent pedestrian-oriented type commonly described as a “lifestyle center”.

### Legacy Industrial Cluster

Legacy industrial clusters are common in historic cities like Newton that have substantial rail and water access. These areas include some of New England’s earliest manufacturing facilities and include a unique architectural character and site design. In many cases, these clusters still operate as industrial/manufacturing facilities.

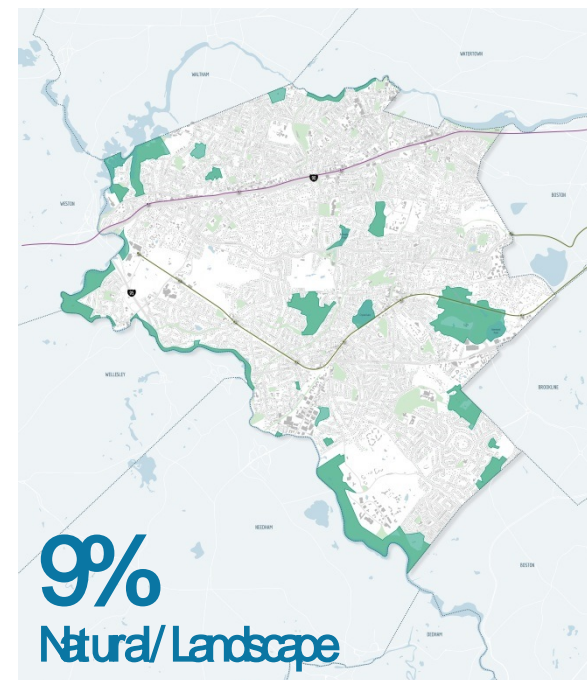
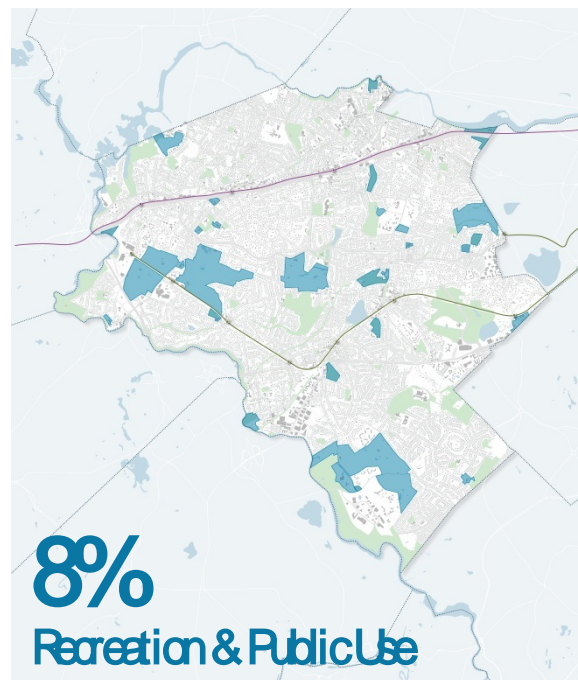
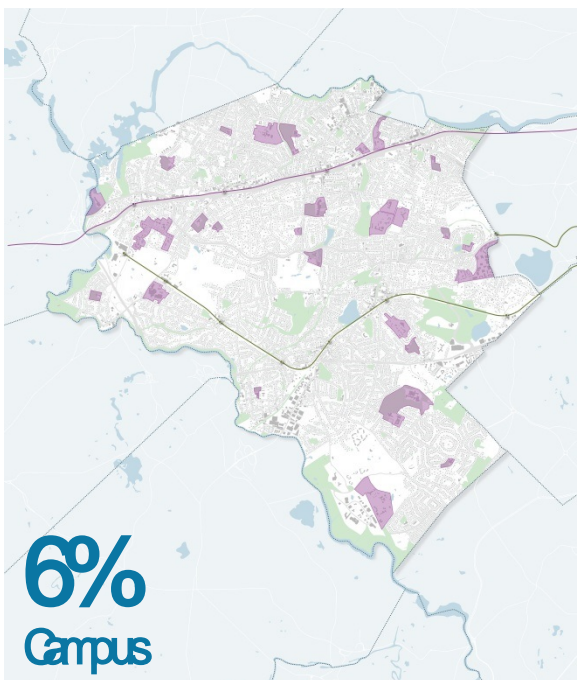
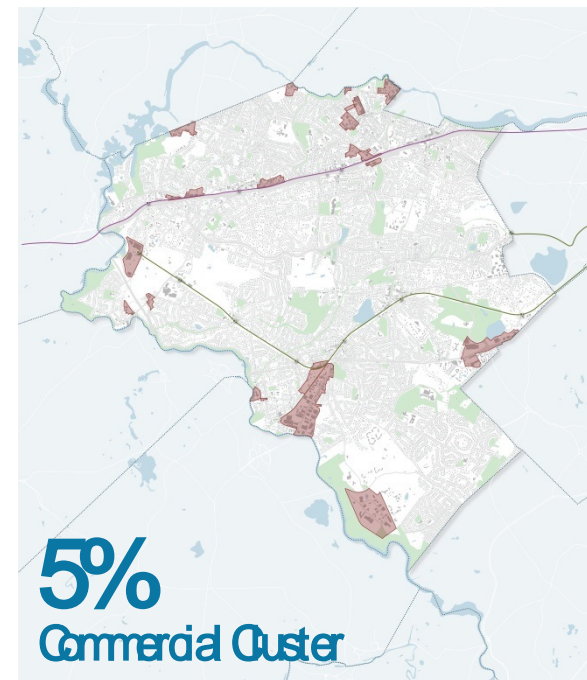
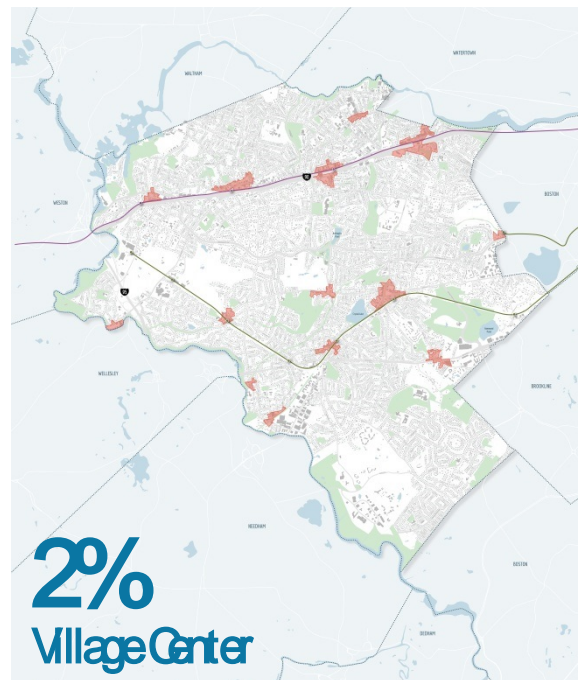
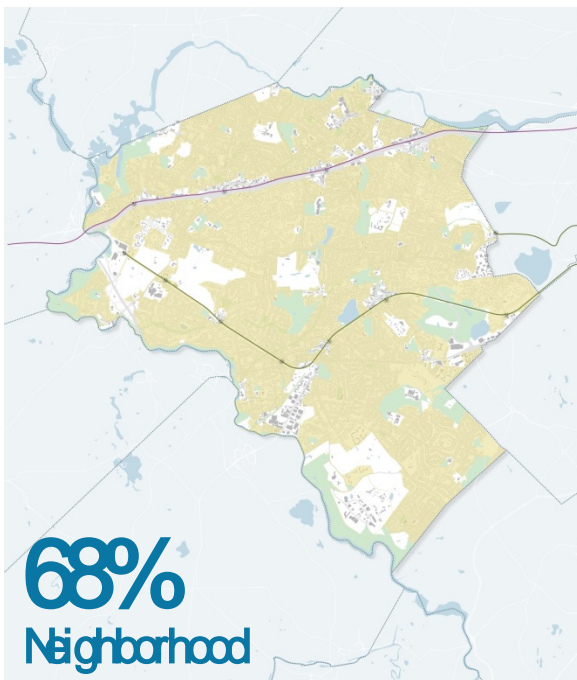
5%

of Newton’s total  
area is designated as  
Commercial Cluster.



### Newton’s Commercial Clusters

Similar to village centers, commercial clusters are largely situated along major routes of access, including highways, rail lines, and waterways. Newton’s commercial clusters range in development era from the earliest mill facilities to more modern office parks and shopping malls. In some cases, these clusters are in the process of evolving in form and diversifying in use. It is reasonable to expect that some will be more reasonably classified as village centers in the near future.





### Citywide Analysis

This analysis shows several data sets at the city scale. The maps are intended to convey the composition of Newton and the systems operating citywide through various data lenses. The layers in these maps reveal patterns and allow users to draw conclusions from a citywide perspective.

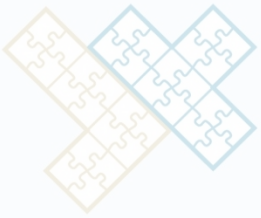


Seeing data sets on the citywide scale is useful for understanding the similarities and differences between Newton's various neighborhoods and centers. To understand these data on a more local scale, they have been broken down by CBA.

Data compiled in the citywide analysis informed the definitions of character patterns and pattern subsets.

### Character Patterns & Pattern Subsets

Development types (blue squares in the diagram to the right) are broad categories describing the predominant land use and composition of Newton's neighborhoods and centers. Pattern subsets (gold puzzle pieces in the diagram to the right) are the more specific and measured patterns comprising each character pattern.



#### Character Patterns

Development types are large, generalized categories describing the predominant use(s) and development composition of Newton's neighborhoods and centers. The pattern book breaks the city into six character patterns: neighborhood, village center, regional center, campus, recreation/public use, and conservation.



#### Pattern Subsets

Pattern subsets are the more specific and measured patterns comprising each character pattern. Each character pattern contains a menu of detailed subsets describing the scale, form, and density of development as well as the relationship of buildings to each other and to the street.

# Context-Based Areas

### Context-Based Areas

After reviewing the city's data layers and experiencing firsthand the unique mix of styles, densities, development eras, and uses that comprise Newton's neighborhoods and village centers, the planning team broke the city into seventeen "context-based areas" (CBA). The intent of these areas is to distinguish neighborhoods from one another in order to understand the composition and shared characteristics of development within an area, and of areas relative to each other.



#### Area Overview

Each CBA is described in terms of its boundaries and development composition.



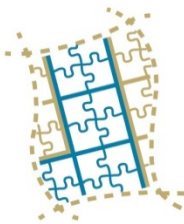
#### Land Use Analysis

A generalized land use map shows the patterns of development within each CBA. Key development metrics are measured by land use.



#### Street Type Analysis

Street types are mapped within each CBA and key development metrics are displayed by street type.



#### Character Patterns & Subsets

Each CBA is broken down and analyzed using the same character patterns and subsets described above.



# Context-Based Areas

## Context-Based Areas

### What is a Context-Based Area?

Newton is a city defined by its villages. Whether resulting from historical settlement patterns, transit and transportation decisions made decades ago, or the interventions of mid-twentieth century city planners, Newton's many villages and centers take on a variety of character types and patterns. To best understand the unique character of the city's many areas, it made sense to use these villages to inform a more localized analysis. As there are no official boundaries to Newton's villages—as well as some debate about how many there are—these context-based areas will serve as the basic unit of geographic analysis for the purposes of this pattern book.

### How were the Context-Based Areas generated?

While these 17 areas may not directly correspond to popular understanding of a village's composition, they serve as a good starting point for the in-depth pattern analysis on the following pages. By analyzing patterns in a more finite geography than the city as a whole, we can understand the differences between

areas and compare development dimensions between neighborhoods. Since these serve only as tools for understanding and comparison, context-based areas should be understood only as units of analysis in the pattern book. The following factors generally contributed to the location of the CBA area outlines.



#### Physical Barriers

Physical barriers include rivers, railways, large open spaces and natural features, and any other permanent features that inhibit movement and connectivity.



#### Nearest Center

In many of Newton's neighborhoods, one village center defines the area and give identity to the residential neighborhoods surrounding it.



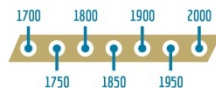
#### Built & Use Patterns

In some cases, it is easy to identify differences between neighborhoods based on the size, density, and type of development. In other cases, the predominant uses of areas create natural lines of division.



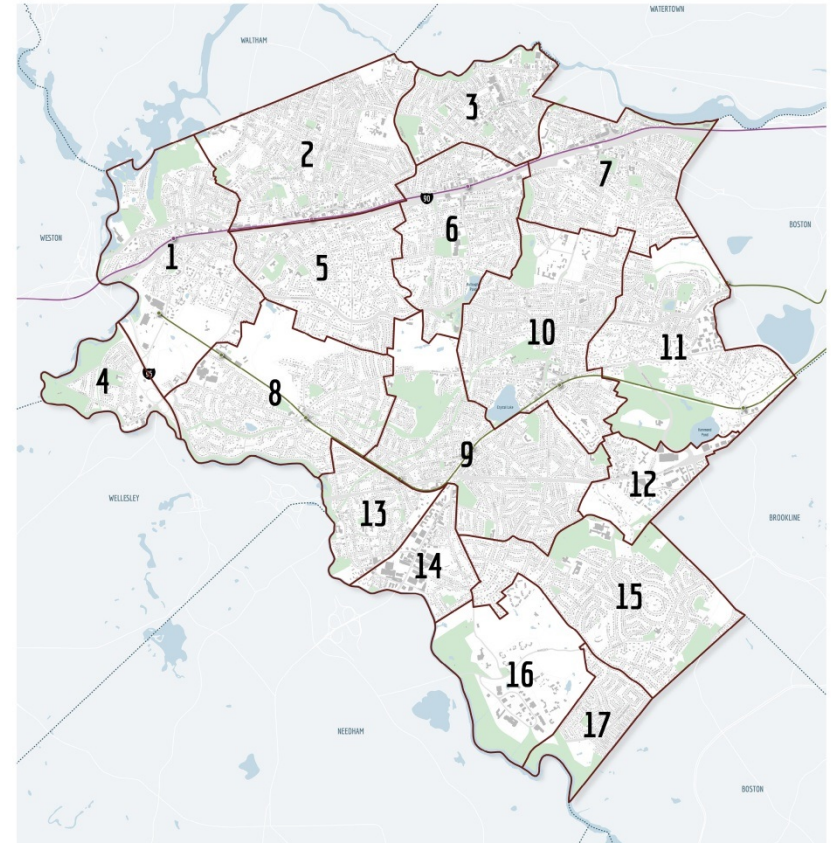
#### Local Wisdom

Many Newtonians can identify their own villages and neighborhoods. Many Newtonians can identify their own villages and neighborhoods. Through close consultation with city staff, residents, and workshop visitors, our analysis considers this local wisdom.



#### Historical Development

Newton's neighborhoods and villages developed over the course of multiple centuries. By tracking development patterns and key features of development eras, the historical patterns of Newton can serve as significant lines of demarcation between neighborhoods.



### Context-Based Areas

The map above shows the 17 context-based areas delineated for the analysis purposes of this pattern book. While, in some cases, these shapes bear a resemblance to the colloquial villages of Newton (as understood by the local population), that popular understanding was only one of the many factors that contributed to their creation. The box to the left explains how the lines fell where you see them here.



# Context-Based Areas

## Context-Based Areas

### 2. West Newton Area

#### Area Overview

The West Newton Area is one of the most diverse collections of neighborhoods and centers in all of Newton. Representing a wide range of uses and building types, and spanning multiple centuries of development, the area has changed significantly over time and represents pieces of many eras and bygone character patterns.

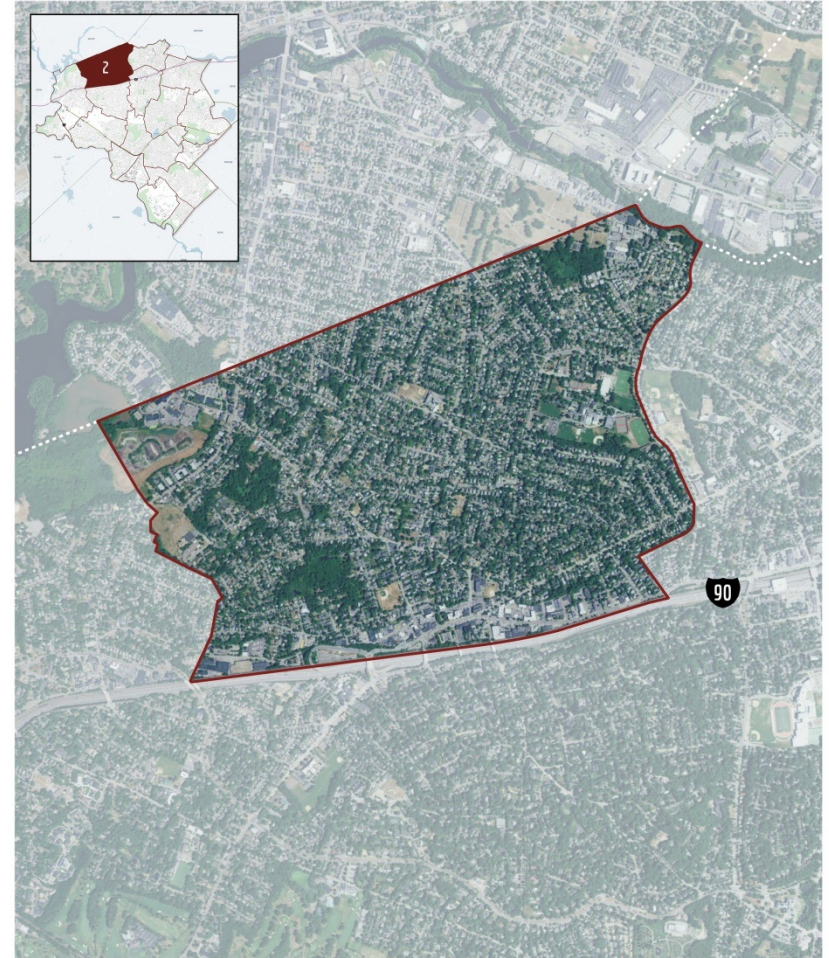
West Newton contains some of the city's most dense and walkable neighborhoods. With an intersection density of 171 intersections per square mile as compared to the city's average of 112 per square mile, the area contains relatively little acreage of permeable surfaces comprising 56% of the area's 939 acres, counting it among the most urban areas of Newton as measured by this metric.

**939** total acres

**171** intersections per square mile

**56%** permeable surfaces

**\$37k** Average tax revenue per acre



Aerial photograph of the West Newton context-based area.

# Context-Based Areas

## Context-Based Areas

### 2. West Newton Area

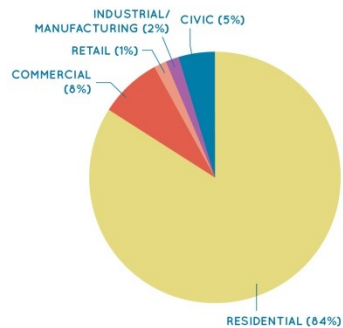
#### Land Use Analysis

The West Newton area is framed by the Newton city boundary to the north, I-90 to the south, the Burr Elementary school to the west, and Albermarle Road to the east. This area is one of Newton's most diverse with respect to land uses and residential typologies. This area is home to the West Newton village center, which comprises a variety of

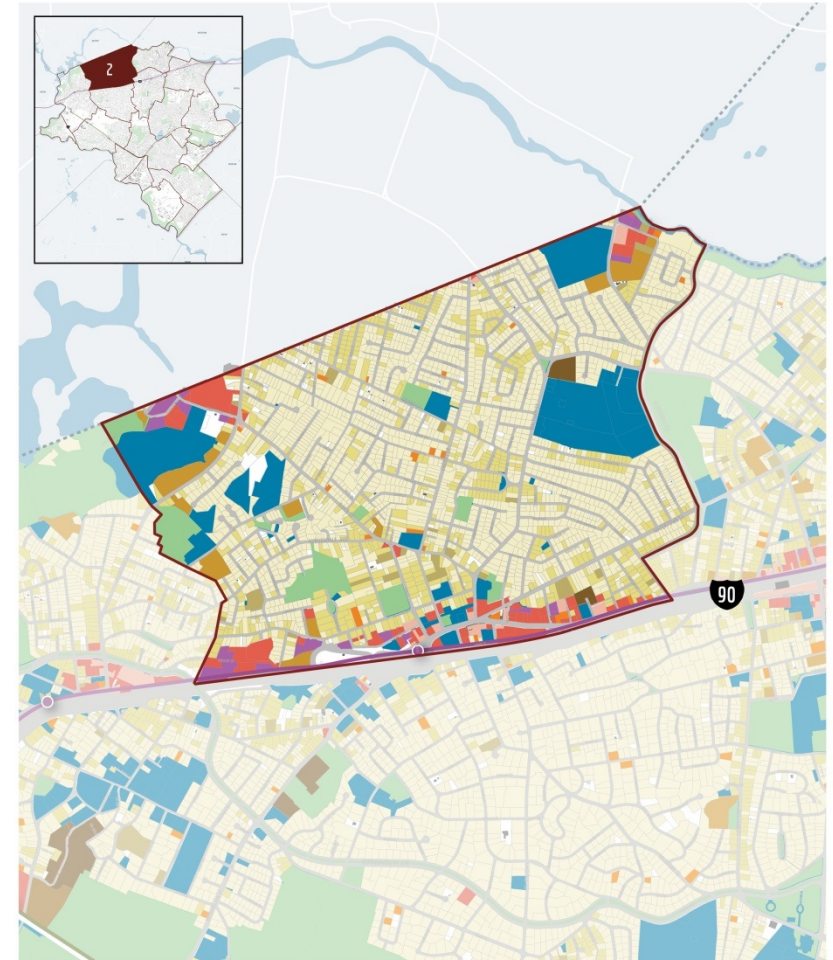
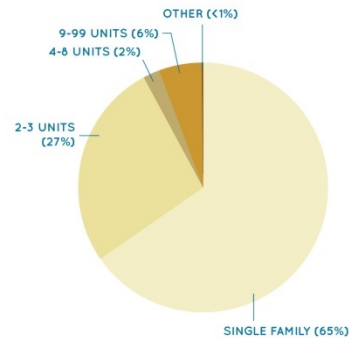
commercial, retail, industrial/manufacturing uses strung along I-90. This is where the greatest concentration of multifamily residential products can be found in this area. As West Newton was one of the earlier areas of the city to develop, building and development lots tend to be smaller than those found in other parts of the city.

USE CATEGORY	PARCEL COUNT	BUILDING SQ. FOOTAGE (TOTAL)	PARCEL AREA (MED.)	BUILDING SQ. FOOTAGE (MED.)	SETBACK (MED.)	STORIES (MED.)
RESIDENTIAL	2,824	10,282,170 SF	7,400 SF	3,200 SF	23.4'	2.0
SINGLE FAMILY	2,044	6,665,019 SF	7,500 SF	3,015 SF	24.3'	2.0
2-3 FAMILY	600	2,735,617 SF	7,274 SF	4,230 SF	20.4'	2.0
MULTIFAMILY (4-8)	21	218,146 SF	17,088 SF	9,081 SF	12.8'	---
MULTIFAMILY (9-99)	17	563,096 SF	45,725 SF	24,570 SF	26.7'	---
MULTIFAMILY (100+)	0	0	---	---	---	---
OTHER	1	20,174 SF	124,845 SF	20,174 SF	---	2.0
COMMERCIAL	96	976,440 SF	10,680 SF	5,396 SF	5.1'	---
RETAIL	21	198,172 SF	9,224 SF	7,750 SF	0'	---
MIXED USE	0	0	---	---	---	---
INDUST./MANUF.	13	206,822 SF	26,404 SF	13,976 SF	10.3'	---
CIVIC/INSTIT.	78	571,602 SF	11,511 SF	---	---	---

Total Development Square Footage by Land Use



Total Residential Development Square Footage by Building Type





# Context-Based Areas

## Context-Based Areas

### 2. West Newton Area

#### Average Development Form Metrics by Street Type

The West Newton area includes at least one of each major street type—arterial, major collector, minor collector, and local. As is the case with many of Newton's village centers, the West Newton village center developed at the confluence of several major roadways, including Washington Street, Watertown Street, and Waltham Street. As is typical, the greatest development density is clustered within this village

center, with most of the lower density residential products distributed along minor collector and local streets to the north of the West Newton village center. As shown in the table below, dimensional patterns can be seen with respect to the various uses and building types that have built up along each street type within this area.

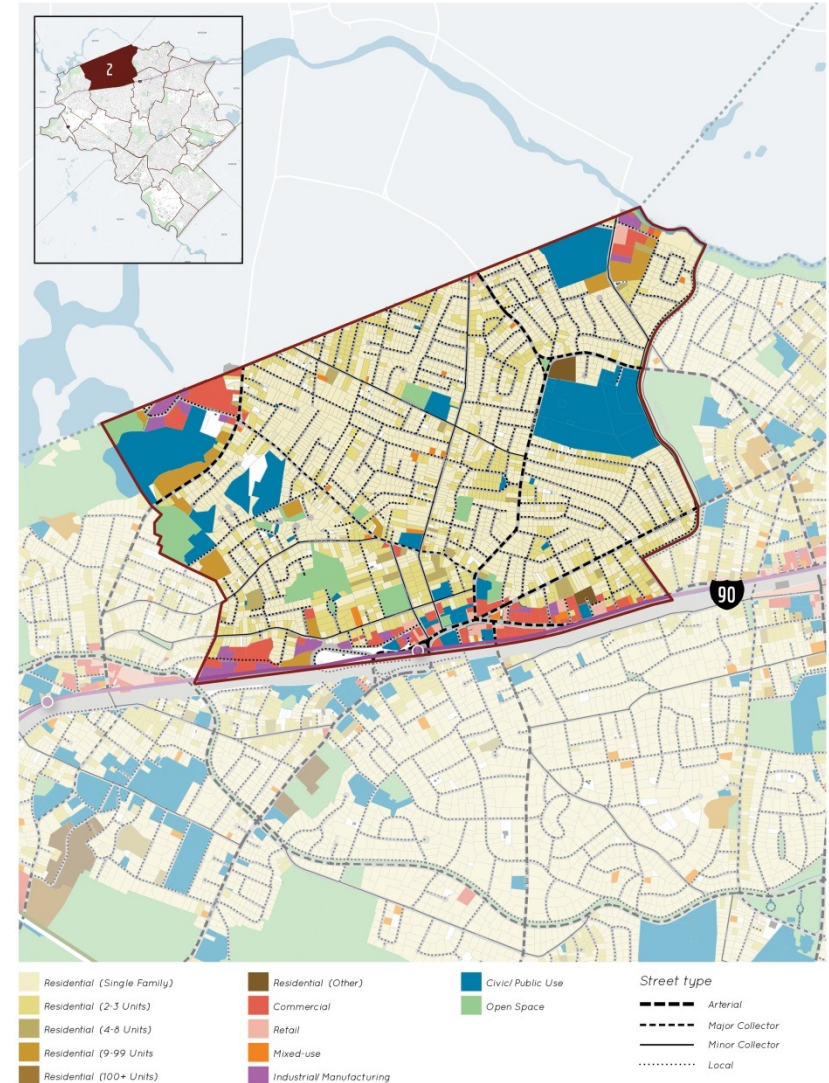
USE CATEGORY	ARTERIAL ROAD				MAJOR COLLECTOR STREET				MINOR COLLECTOR STREET				LOCAL STREET			
	GSF MED.	PARCEL AREA MED.	STORIES MED.	SETBACK MED.	GSF MED.	PARCEL AREA MED.	STORIES MED.	SETBACK MED.	GSF MED.	PARCEL AREA MED.	STORIES MED.	SETBACK MED.	GSF MED.	PARCEL AREA MED.	STORIES MED.	SETBACK MED.
RESIDENTIAL	3,800	8,437	2.0	24.6'	3,118	6,983	2.0	19.1'	3,324	7,929	2.0	21.3'	3,144	7,300	2.0	23.7'
SINGLE FAMILY	3,389	8,303	2.0	25.0'	2,685	6,200	2.0	21.5'	3,001	7,883	2.0	22.4'	2,994	7,437	2.0	24.4'
2-3 UNITS	4,611	8,835	2.0	24.0'	3,926	7,982	2.0	17.2'	4,243	8,518	2.0	20.1'	4,200	7,026	2.0	20.3'
4-8 UNITS	7,876	18,363	---	47.0'	12,092	17,088	---	11.1'	13,248	21,398	---	10.4'	7,056	13,290	---	21.7'
9-99 UNITS	21,120	42,377	---	22.4'	25,653	21,472	---	45.7'	43,092	77,478	---	25.9'	25,610	57,035	---	35.0'
100+ UNITS	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
OTHER	20,174	124,845	2.0	0'	---	---	---	---	---	---	---	---	---	---	---	---
COMMERCIAL	---	---	---	---	5,327	7,176	---	2.8'	4,984	13,617	---	6.1'	5,786	14,289	---	4.8'
RETAIL	6,372	8,910	---	0'	---	---	---	---	6,578	21,140	---	6.9'	22,296	13,000	---	6.1'
MIXED USE	---	---	---	---	---	---	---	---	12,478	31,668	---	17.0'	19,131	26,327	---	13.0'
INDUST./MANUF.	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
CIVIC/INSTIT.	3,480	21,154	---	22.1'	---	70,560	---	---	---	163,837	---	0'	---	9,040	---	---



Washington Street in West Newton (2016)



Washington Street in West Newton (1920's)



# Context-Based Areas + Character Patterns & Pattern Subsets

## Context-Based Areas

## 2. West Newton Area

## Character Patterns & Pattern Subsets

With close proximity to both Waltham and Watertown to the north, the West Newton set of neighborhoods and centers includes many of the categories of residential building type and five of the six character patterns cataloged in this pattern book. The area includes a pedestrian-scale street network with consistent, walkable sidewalks and a mix of

Small and large development blocks. Residential properties are tightly packed within this area's neighborhoods, with average side setbacks as small as ten feet in several places. The main commercial area is the linear West Newton village center situated along I-90.

### Village Center

The West Newton Area's only village center is the West Newton village center, located in the south, along I-90. This center is moderately sized, relative to Newton's several village centers, with a substantial mix of 19th and 20th century buildings and styles and a dense, highly-walkable urban form.



### Commercial Cluster

West Newton is home to two regional employment centers (on either side of the West Newton village center) and two commercial centers to the north, abutting Waltham. The employment clusters are strung along Washington Street and primarily house uses such as offices, a grocery store, automotive service shops, and other large-scale commercial/retail operations. The legacy industrial clusters in the north comprise offices, small manufacturers, storage facilities, a music studio, and small retail spaces.

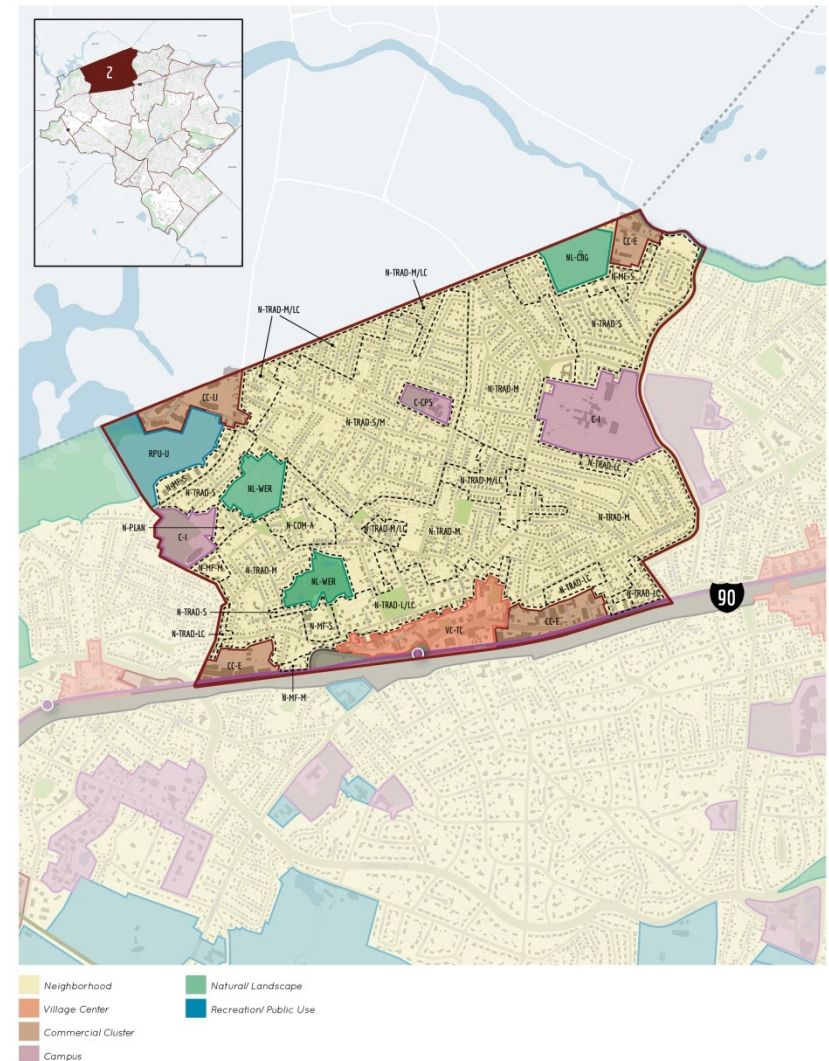
*Campus*

The West Newton Area contains one campus character pattern—the Fessenden School. This private 41-acre primary school comprises academic and recreation facilities as well as playgrounds, outdoor sports fields and courts, and large landscaped open space.



### Neighborhood

The neighborhoods of West Newton developed in the city's early years in response to character patterns and the introduction of rail service to the area. The neighborhood patterns predominantly include traditional subsets, featuring mainly one-, two-, and three-family residential properties on small lots. Larger residential properties and denser building types are primarily clustered near the village and regional centers.







# Pattern Book Trivia

## Question 8:

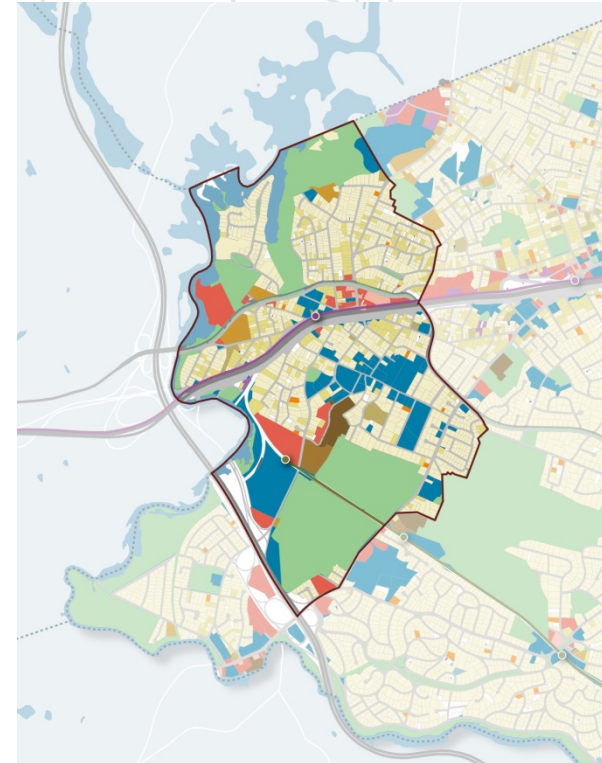
What percentage of the Auburndale CBA development (as measured by square footage) is residential?

A 32%

B 92%

C 72%

D 46%



Question 8:

What percentage of the Auburndale CBA development (as measured by square footage) is residential?

A 32%

B 92%

C 72%

D 46%



Question 10:

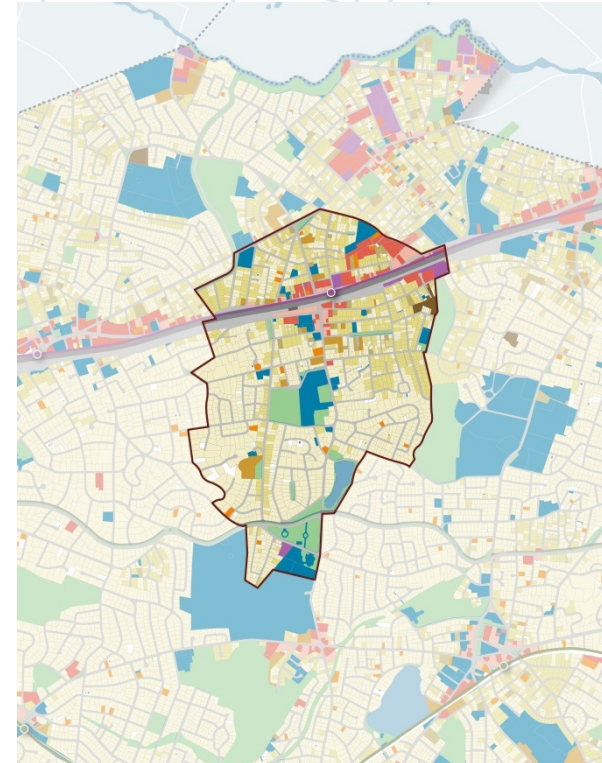
What is the median square footage of a residential parcel in the Newtonville CBA?

A 6,500 SF

B 8,900 SF

C 12,300 SF

D 15,500 SF



Question 10:

**What is the median square footage of a residential parcel in the Newtonville CBA?**

A 6,500 SF

**B 8,900 SF**

C 12,300 SF

D 15,500 SF

Question 11:

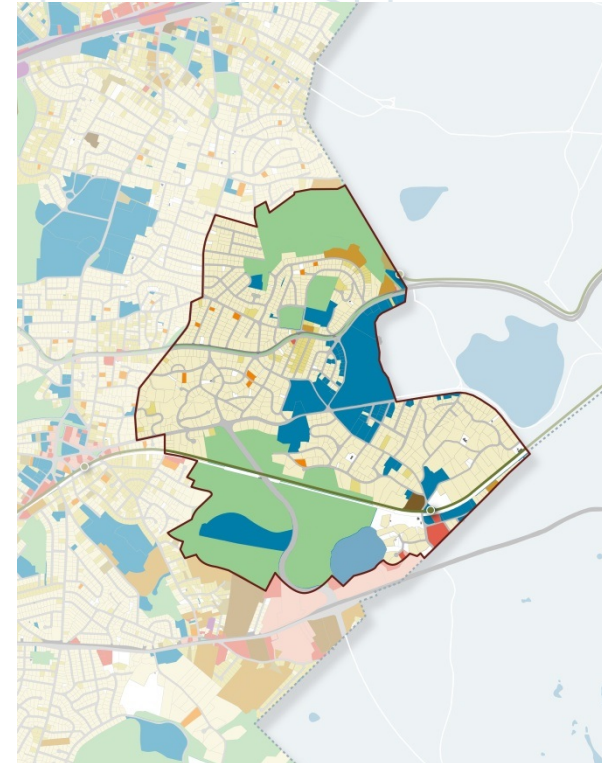
What is the median setback of a single family home in the Chestnut Hill CBA?

A 20 FT

B 25 FT

C 30 FT

D 45 FT



Question 11:

What is the median setback of a single family home in the Chestnut Hill CBA?

A 20 FT

B 25 FT

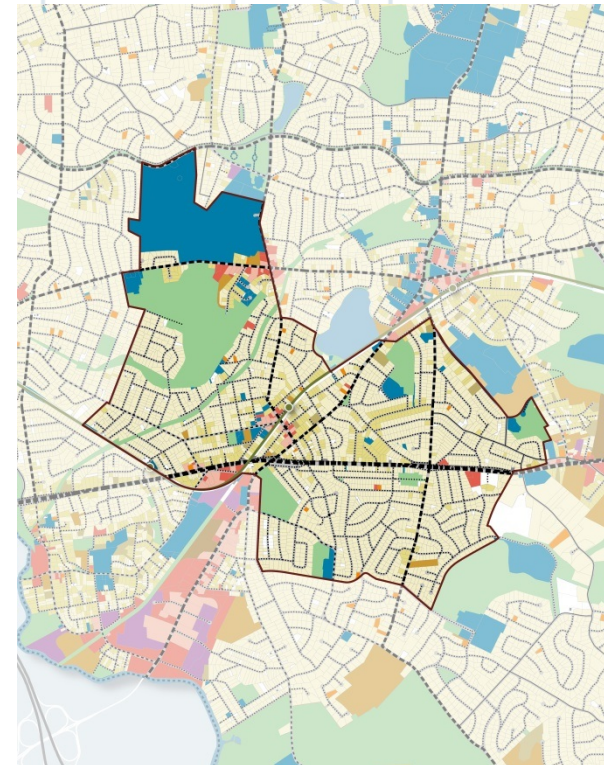
C 30 FT

D 45 FT

## Question 12

What is the median square footage of a single family home on a local street in the Newton Highlands CBA?

- A 2,540 SF
- B 1,990 SF
- C 5,220 SF
- D 3,660 SF



## Question 12

What is the median square footage of a single family home on a local street in the Newton Highlands CBA?

A 2,540 SF

B 1,990 SF

C 5,220 SF

D 3,660 SF





# Want a closer look?

We've only covered the very basics today. To download and review the full draft pattern book, go to:

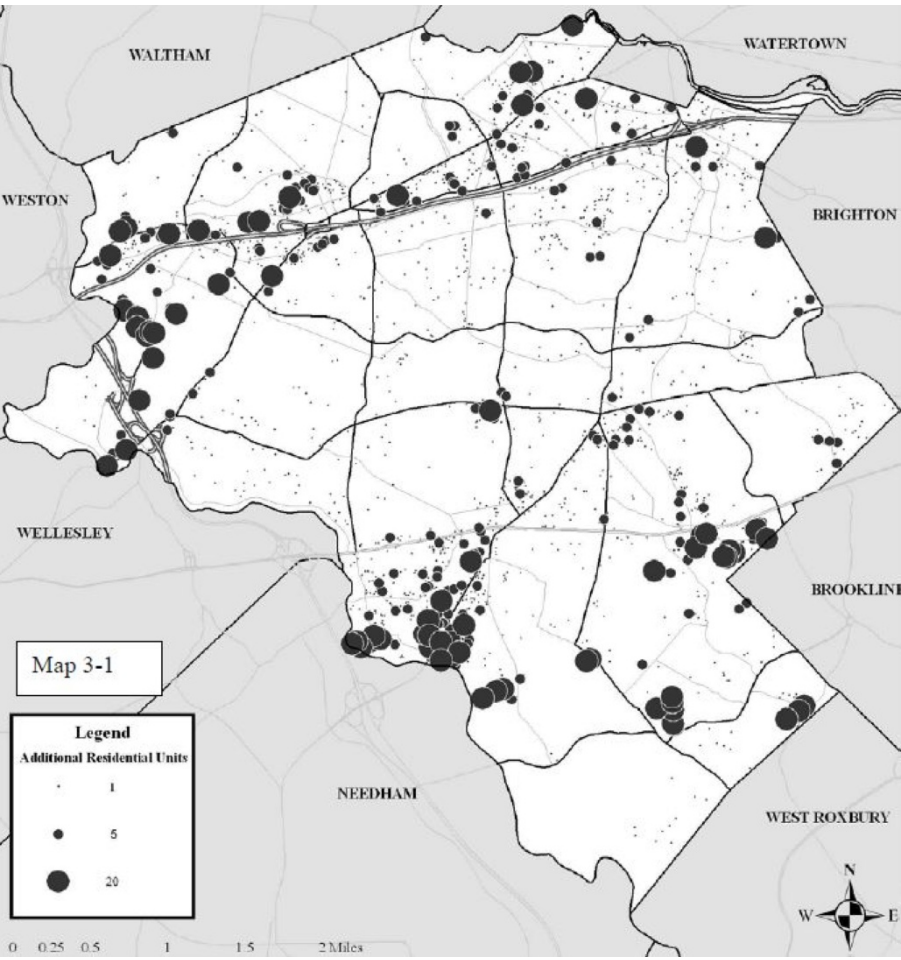
[www.courbanize.com/  
newtonzoning](http://www.courbanize.com/newtonzoning)

And click on the “info” tab at the top.

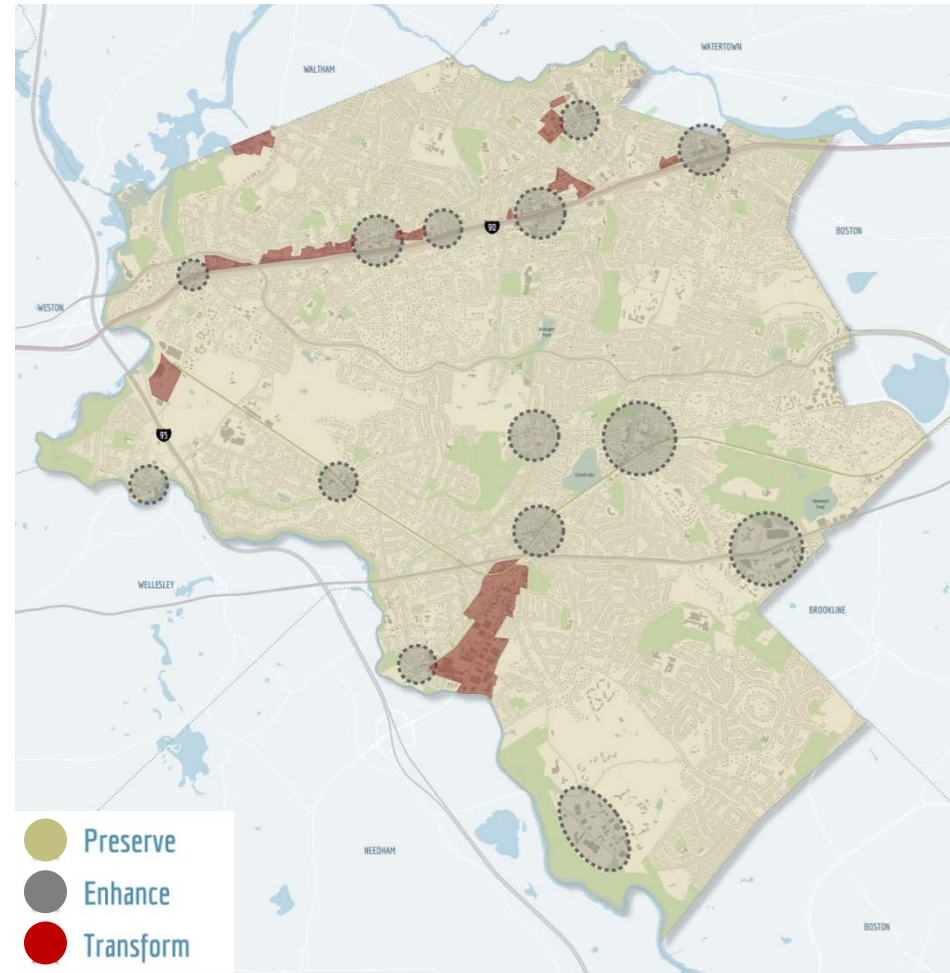
The background is a soft-focus photograph of a suburban neighborhood. It shows several houses with light-colored siding and dark roofs, partially obscured by large, leafy green trees. The lighting suggests a bright, sunny day. The overall tone is peaceful and community-oriented.

# Drafting the Zoning Ordinance

# Preserve, Enhance, Transform



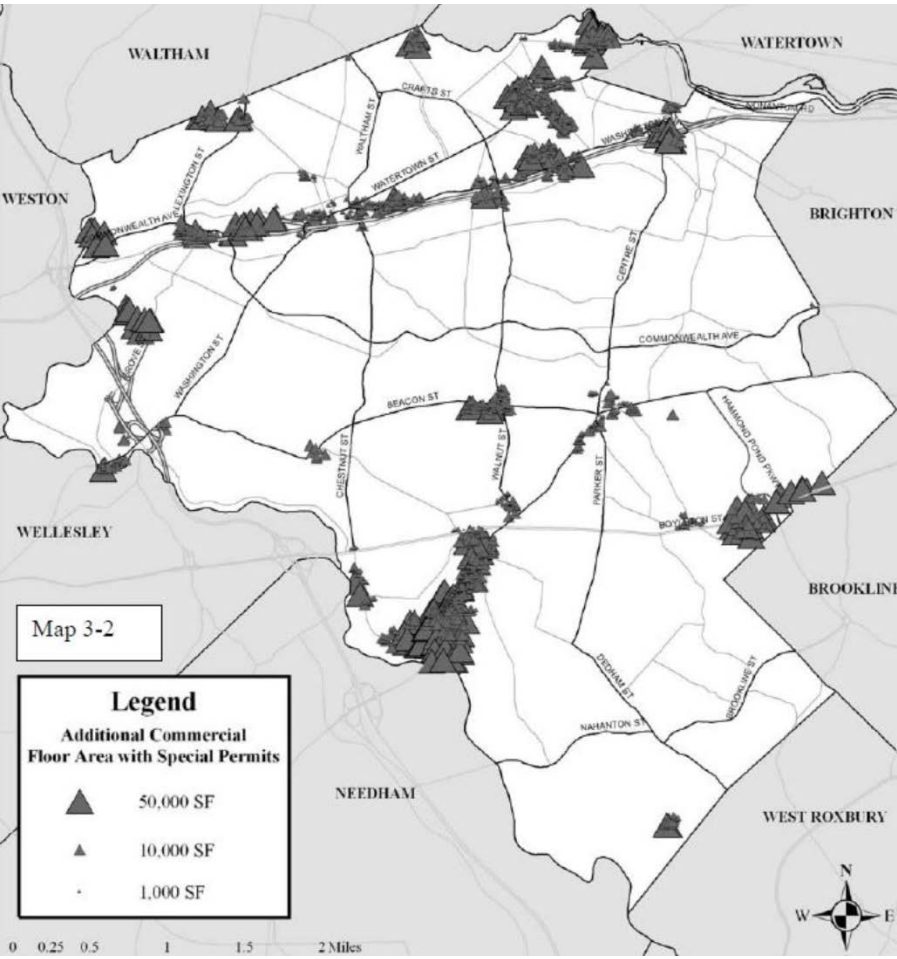
Additional Dwelling Units at Build Out



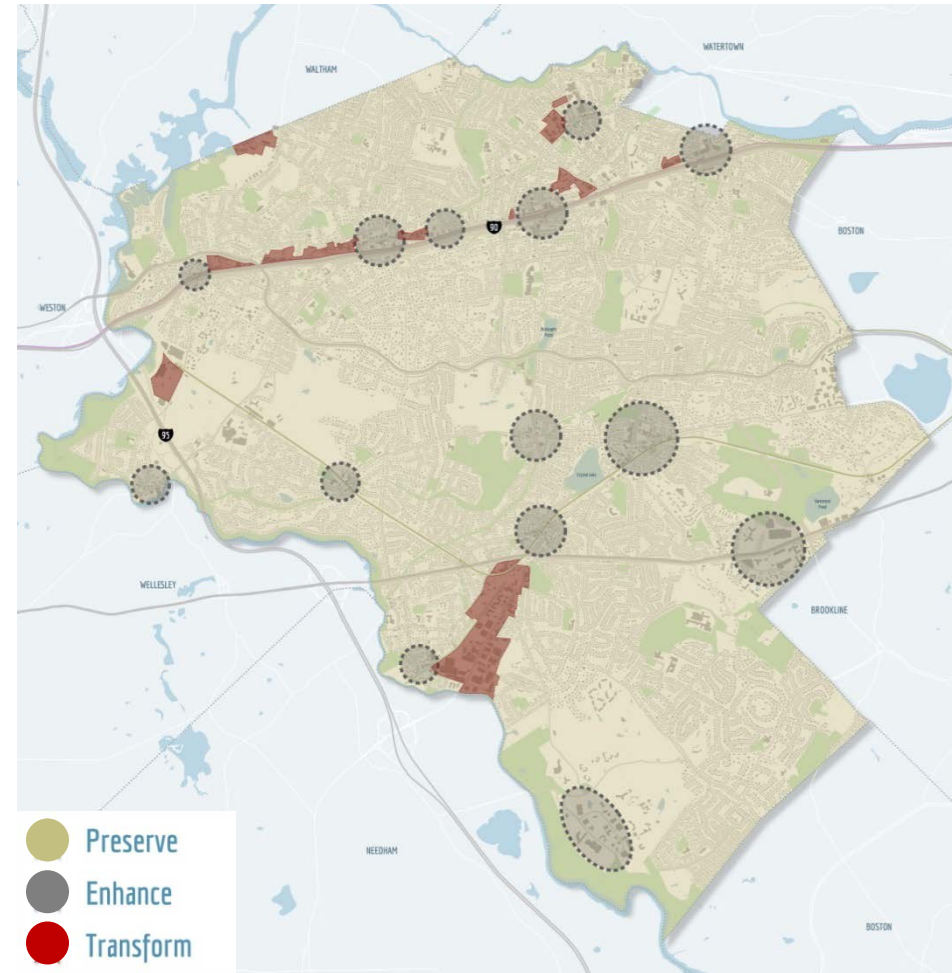
Base Interpretation



# Preserve, Enhance, Transform



Additional Commercial Floor Area at Build Out



Base Interpretation