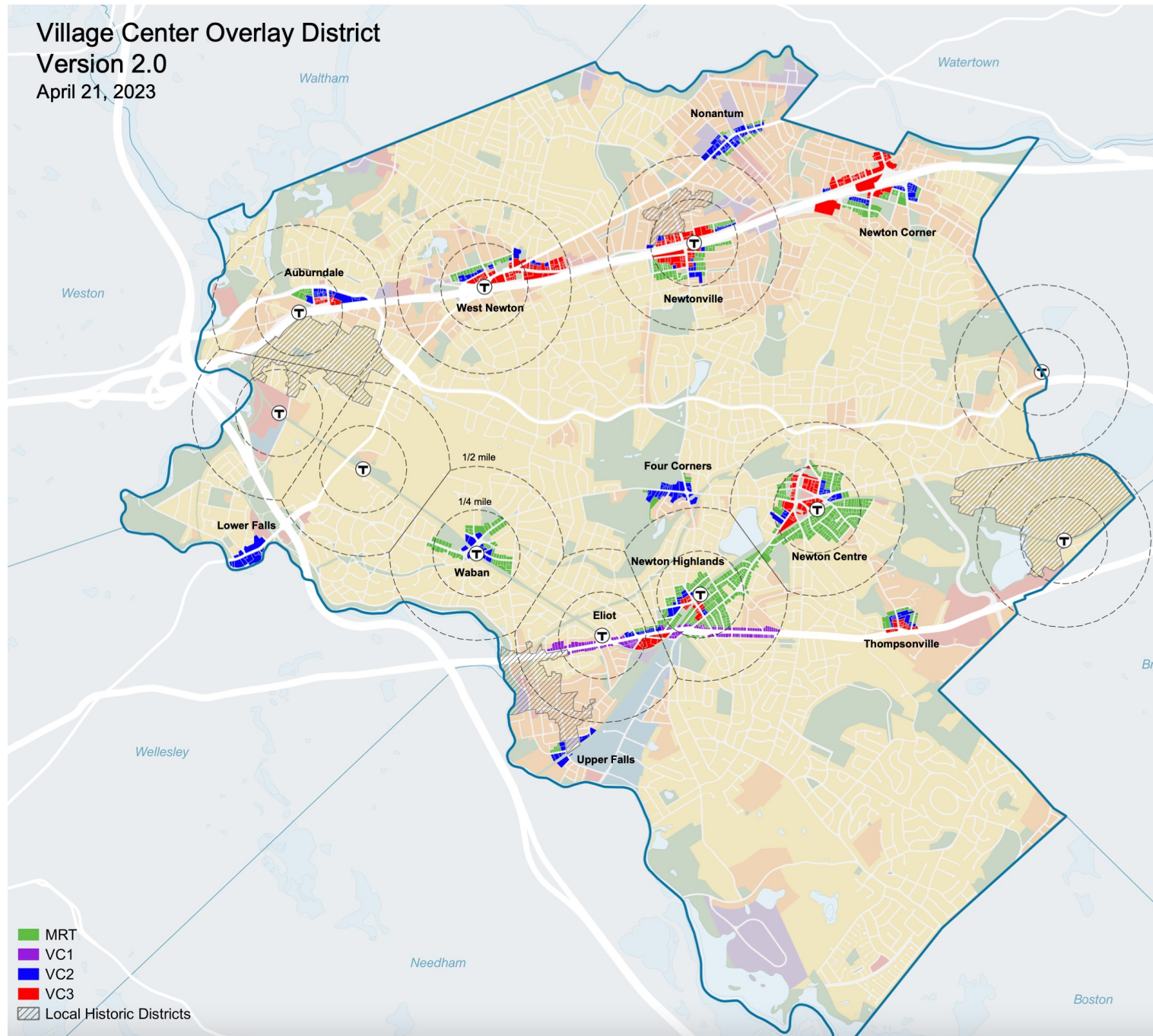
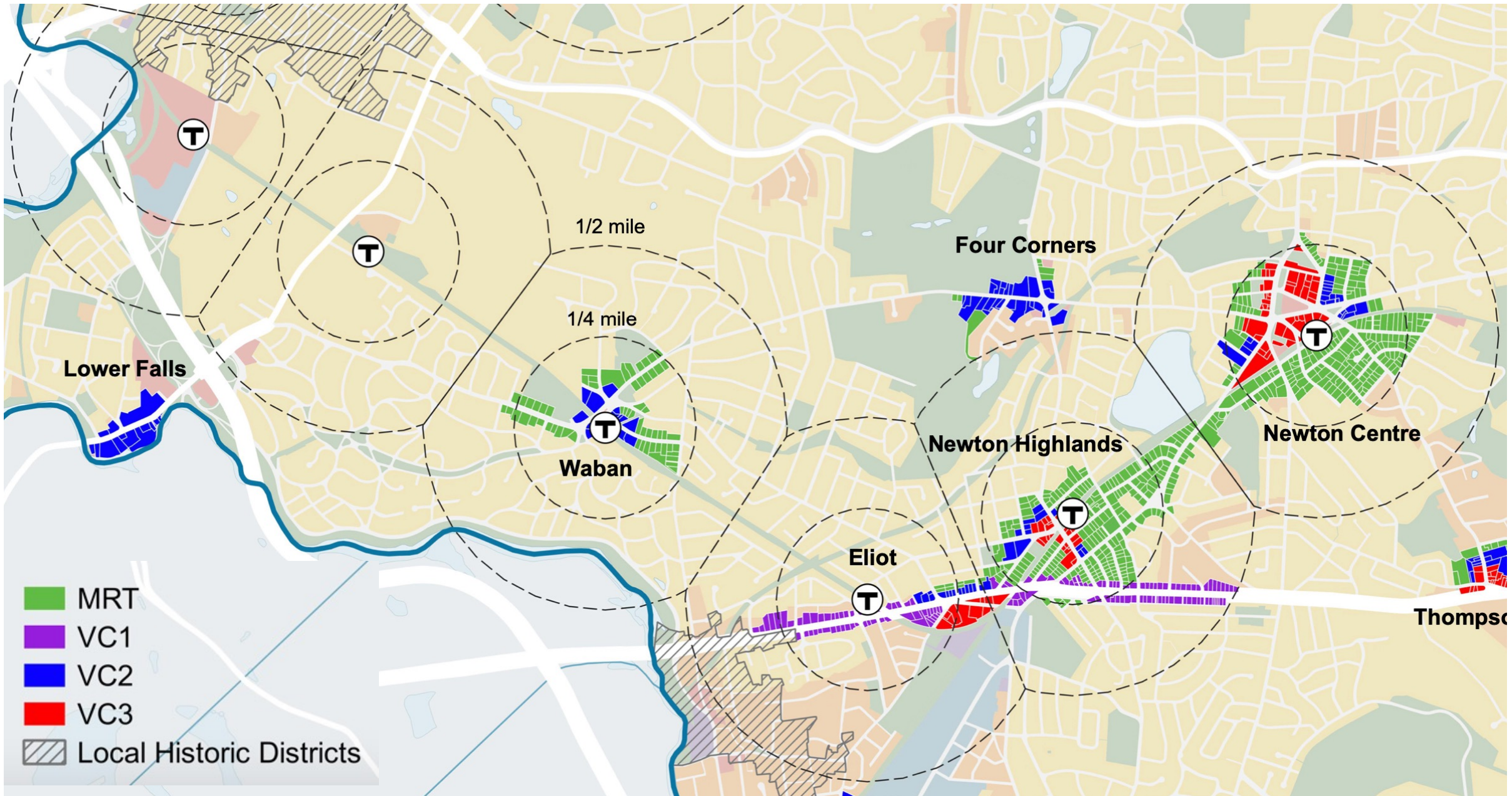


Upzoning Proposal for Waban Village Center

May 11, 2023

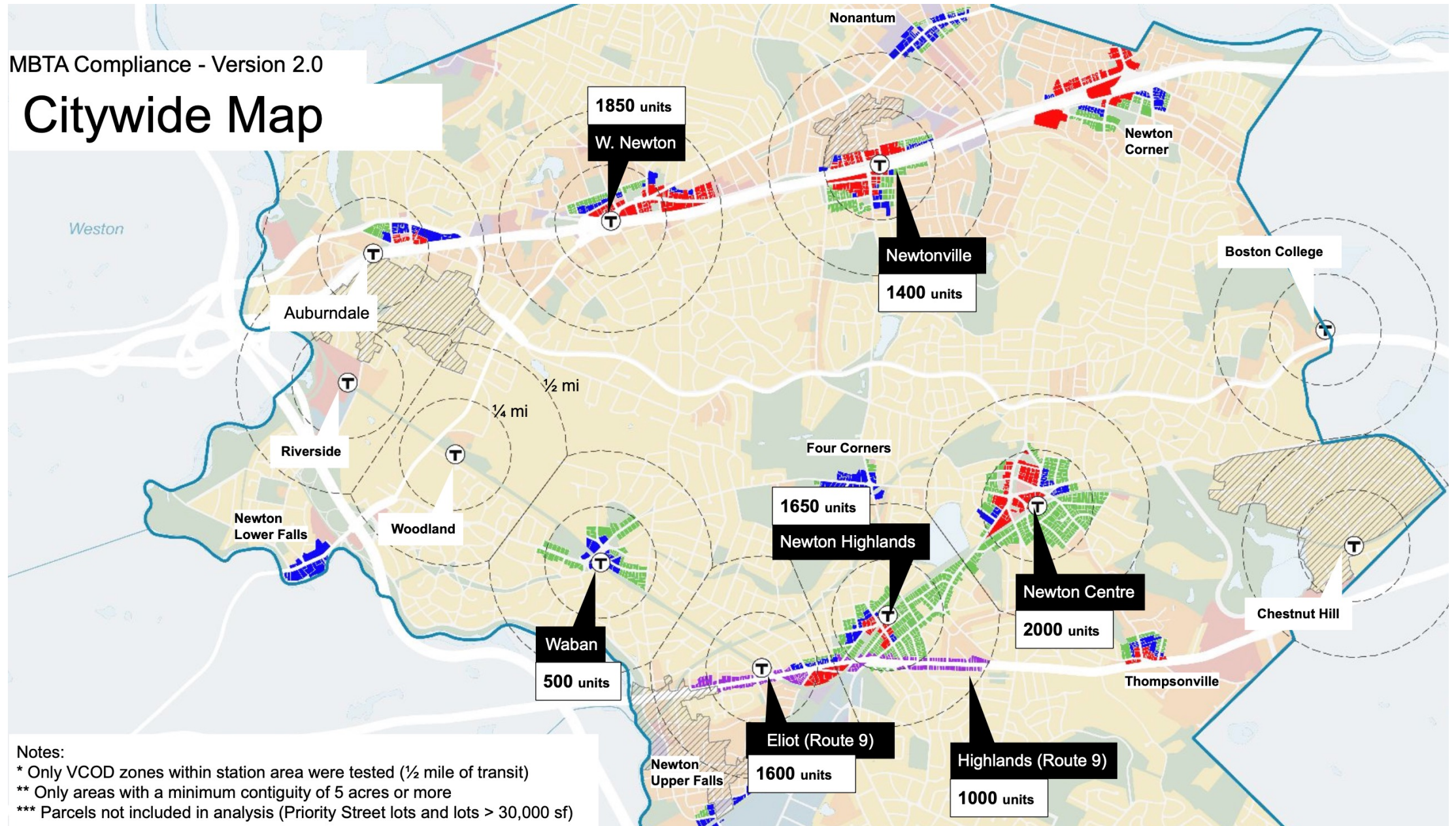
Village Center Overlay District
Version 2.0
April 21, 2023





MBTA Compliance - Version 2.0

Citywide Map



Notes:

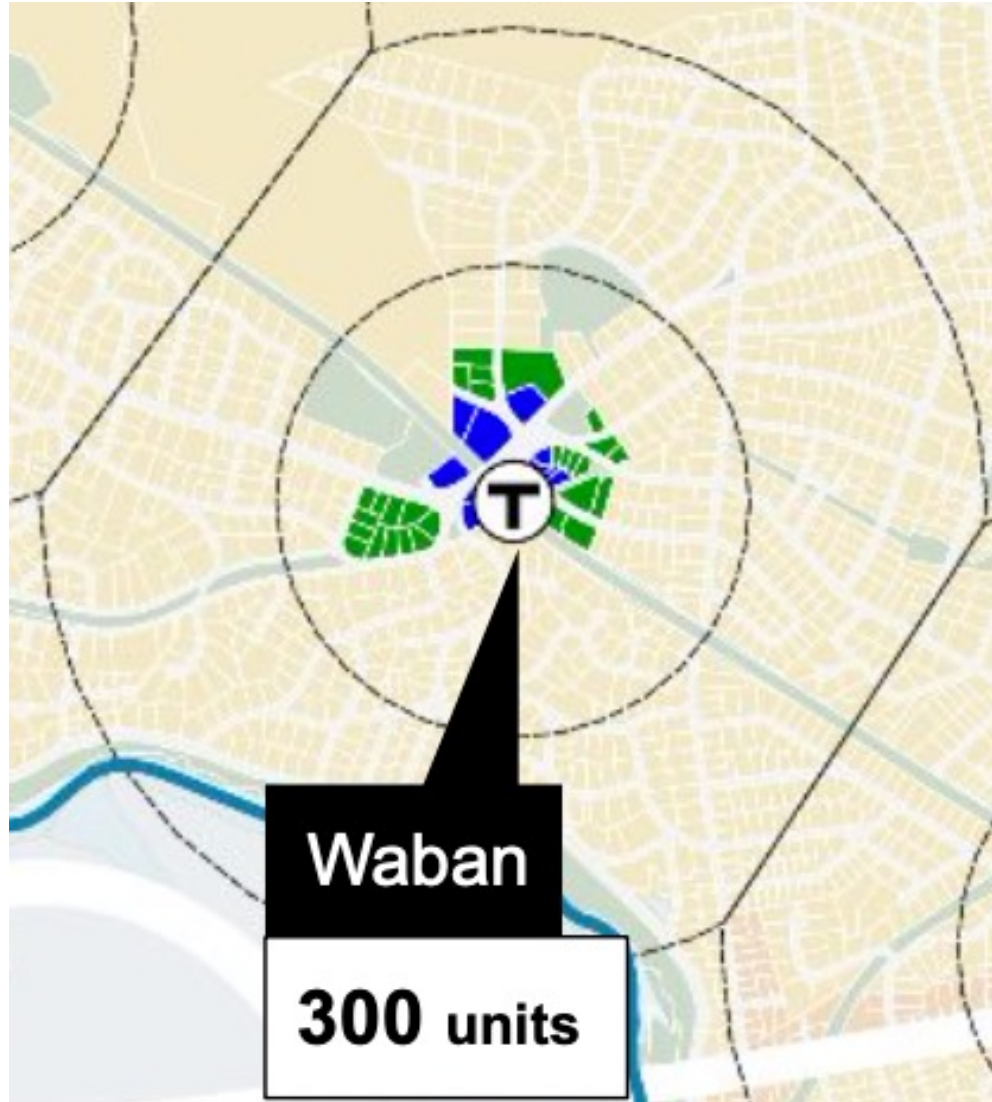
* Only VCOD zones within station area were tested (1/2 mile of transit)

** Only areas with a minimum contiguity of 5 acres or more

*** Parcels not included in analysis (Priority Street lots and lots > 30,000 sf)

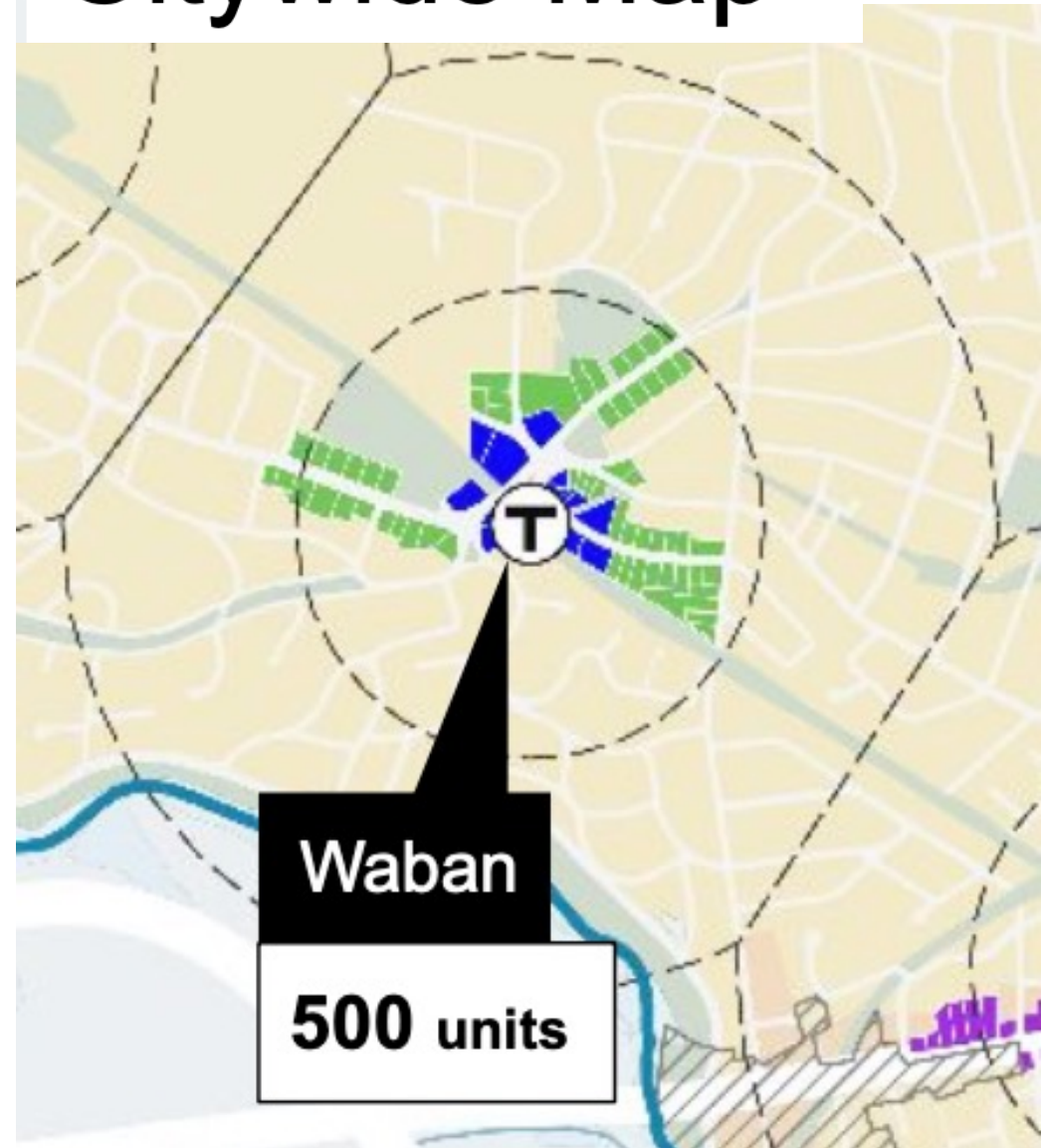
MBTA Compliance - Version 1.0

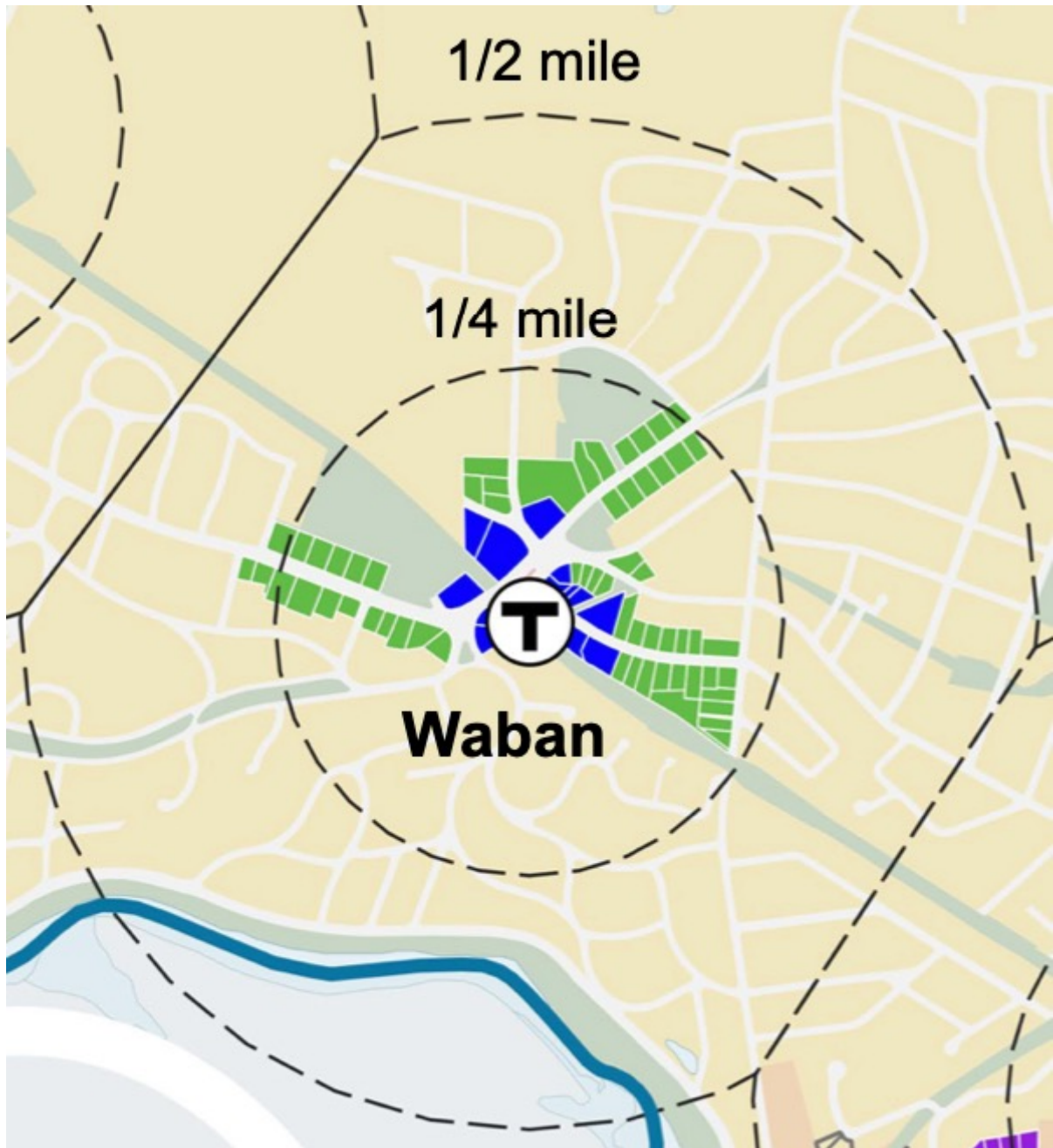
Citywide Map



MBTA Compliance - Version 2.0

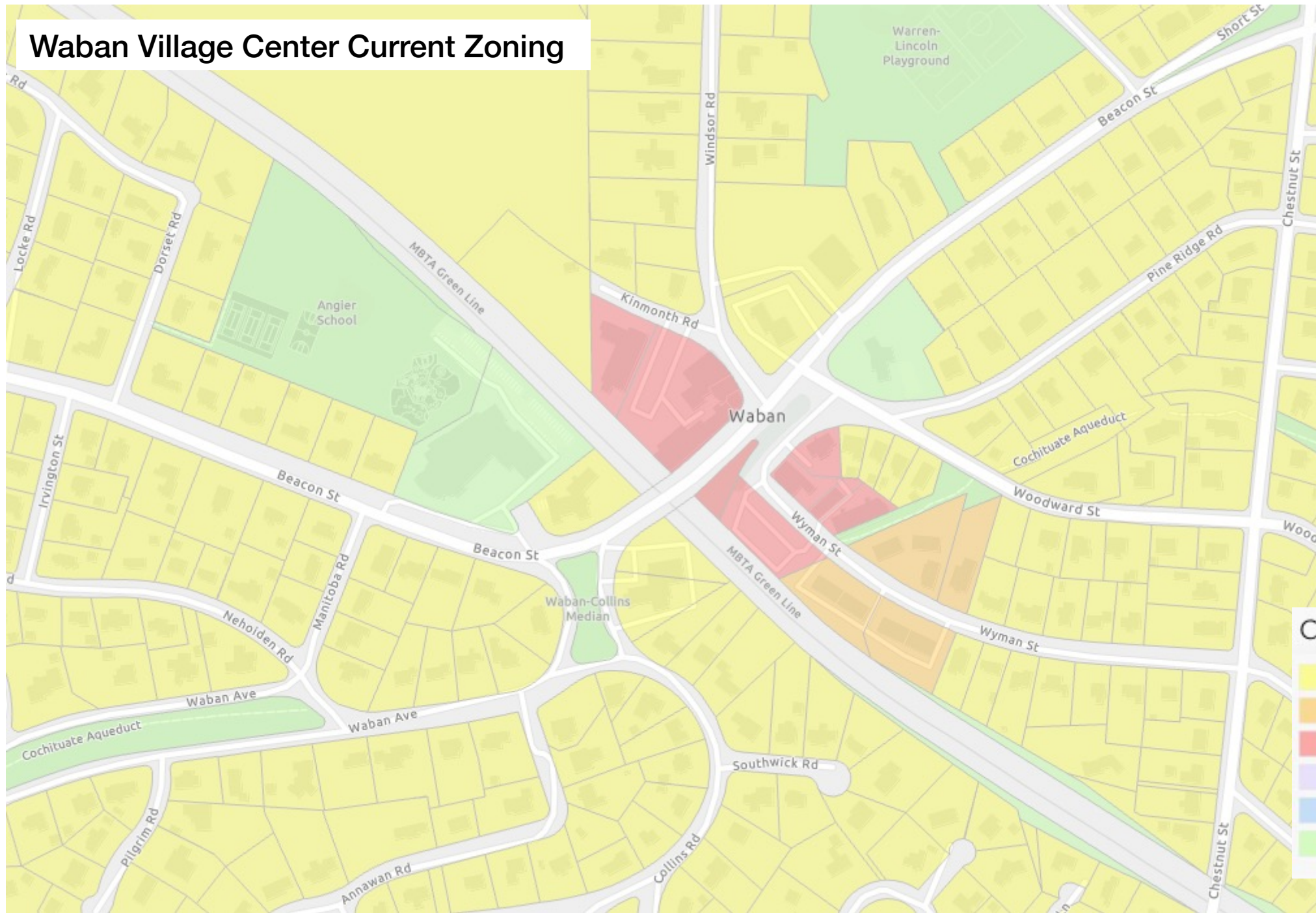
Citywide Map





VCOD Designation	Lot Count
MRT	60
VC2	11
Total	71

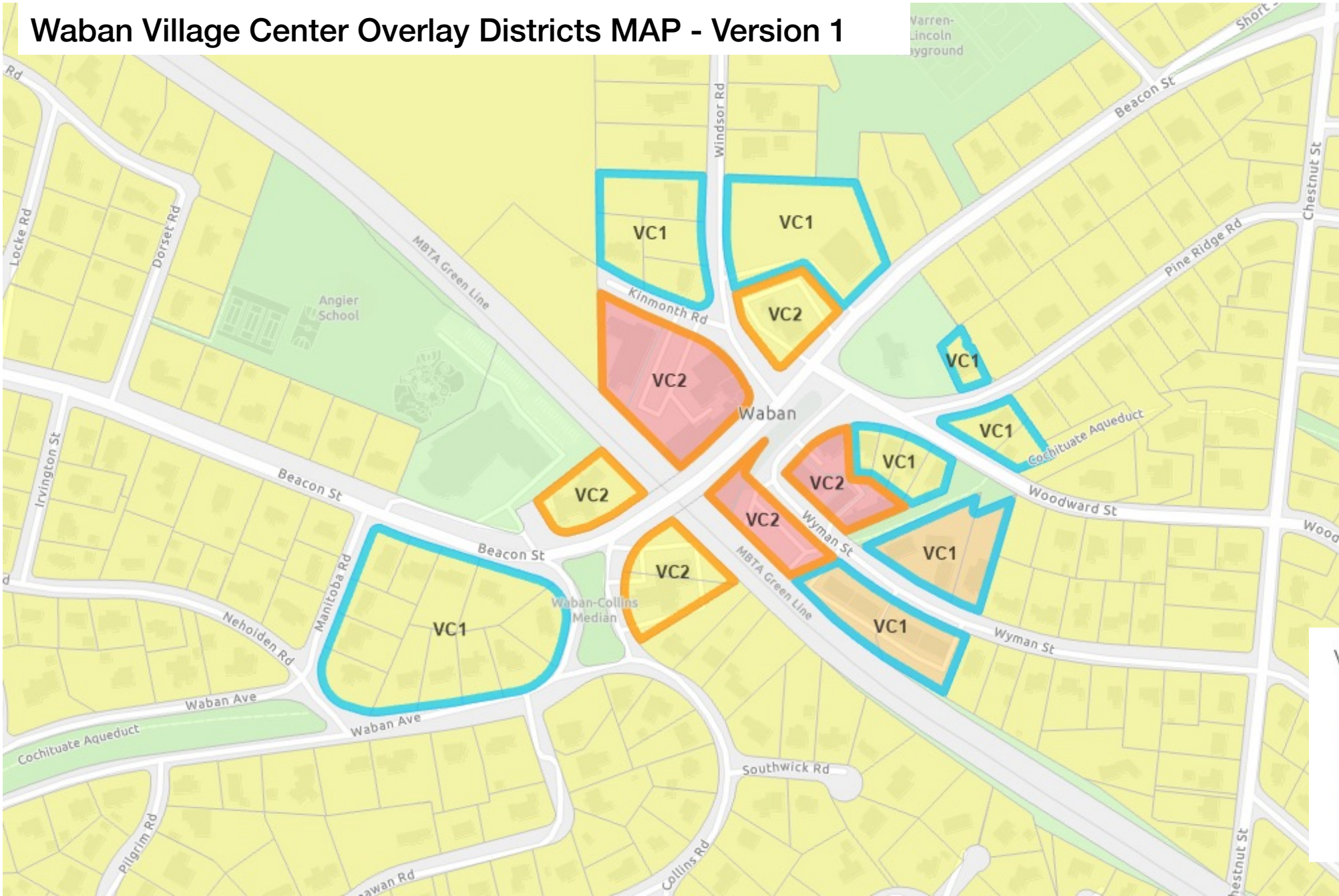
Waban Village Center Current Zoning



Current Zoning Legend

- Single Residence
- Multi-Residence
- Business
- Manufacturing
- Mixed Use
- Public Use and Open Space

Waban Village Center Overlay Districts MAP - Version 1

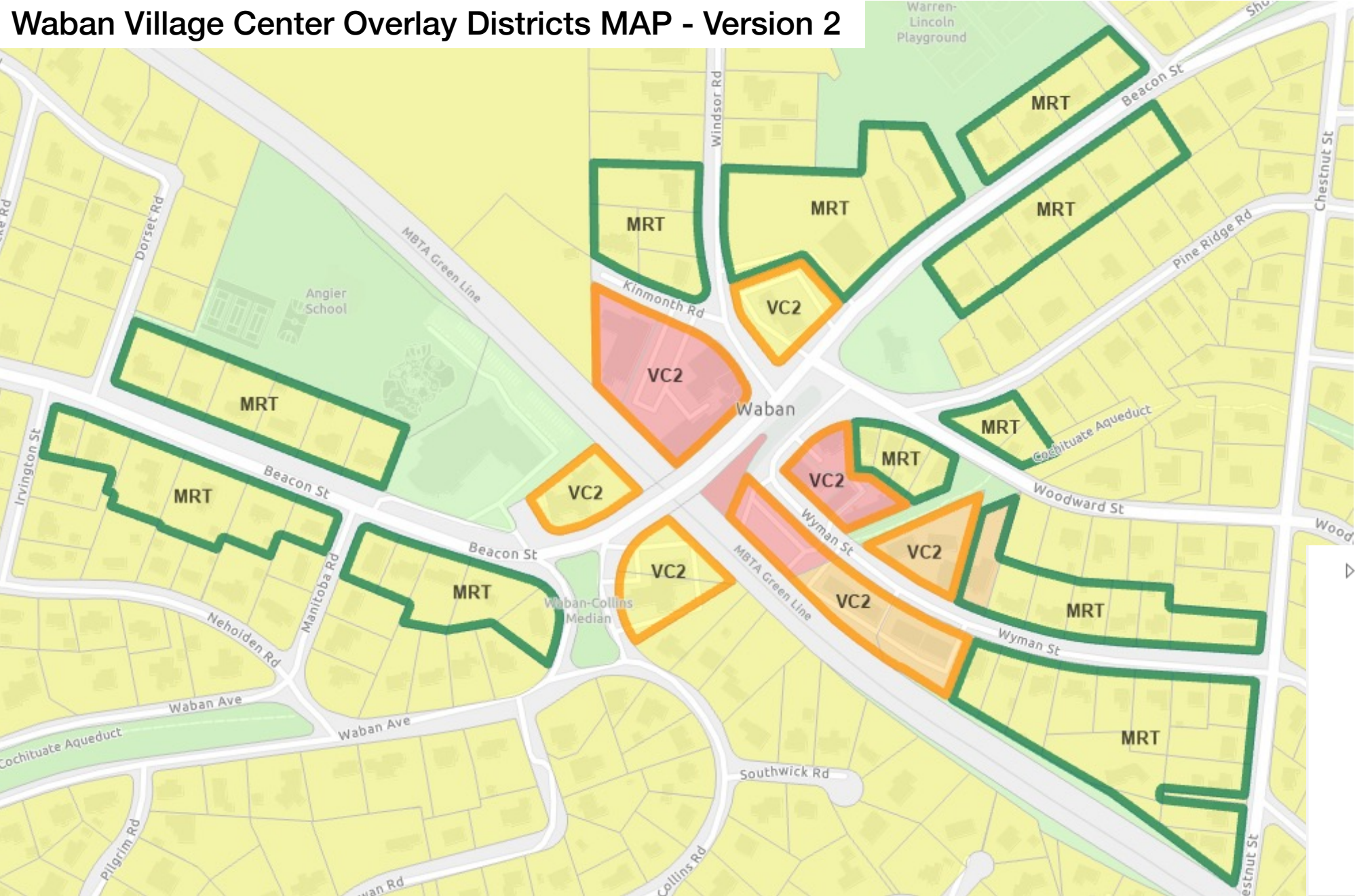


Village Center Zoning version 1

Zone

- VC1
- VC2
- VC3

Waban Village Center Overlay Districts MAP - Version 2



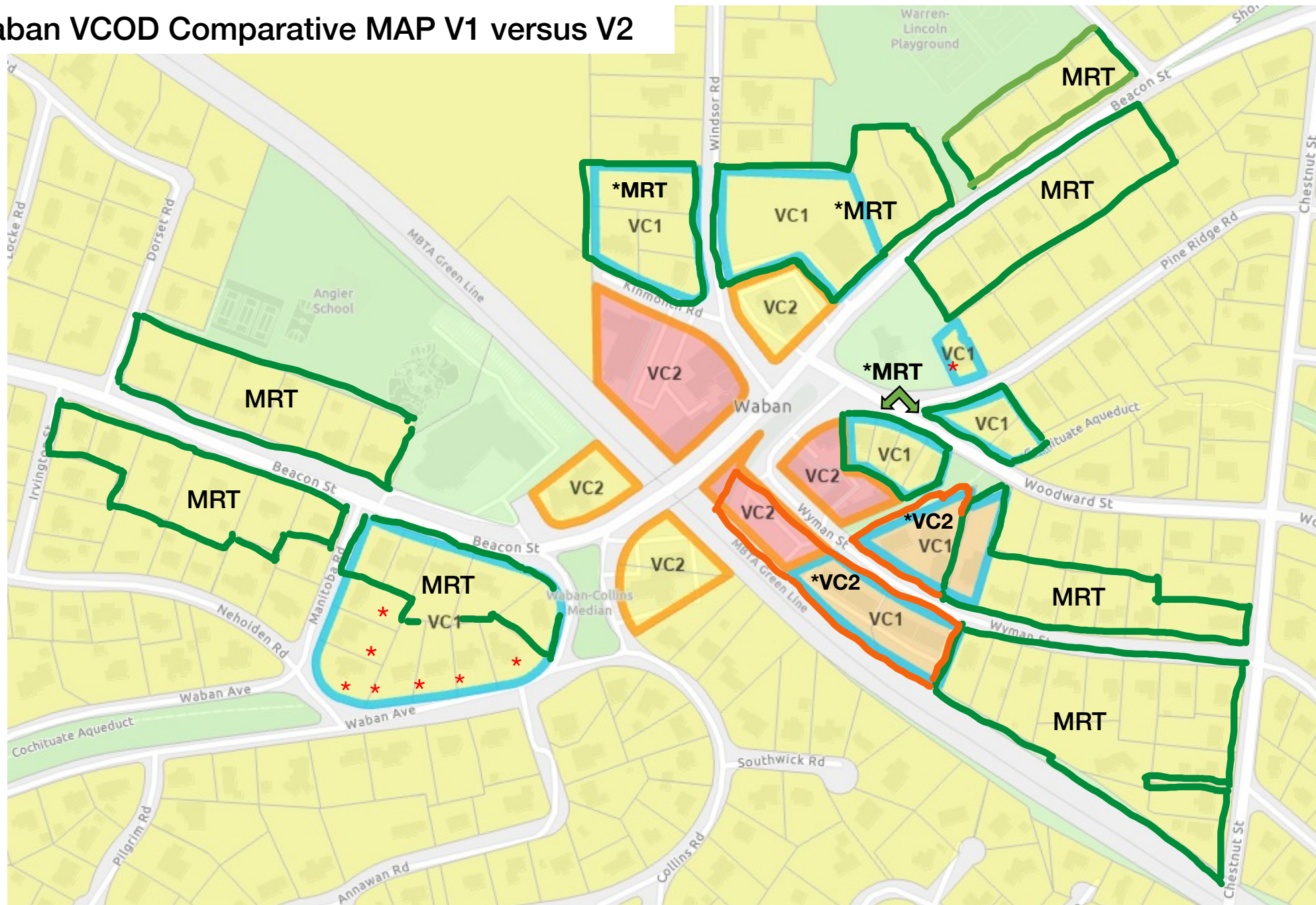
Version 2

Village Center Zoning version 2

Zone

- MRT
- VC1
- VC2
- VC3

Waban VCOD Comparative MAP V1 versus V2



New VCOD Designations



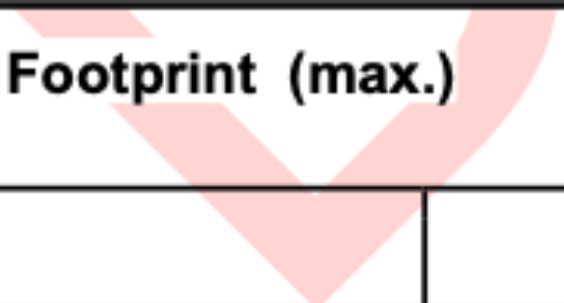
* removed

VCOD	MRT	VC1	VC2	VC3
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Building Massing

Building Footprint (max.)

-	1,500 sf	4,000 sf	10,000 sf	15,000 sf
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VCOD	MRT	VC1	VC2	VC3
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Building Massing



Building Height in Stories (max.)

–	Pitched Roof: 2.5 Flat Roof: 2.0	2.5	3.5	4.5
Development within 50' of lot line abutting a Residential District	Pitched Roof: 2.5 Flat Roof: 2.0	2.5	3.5	3.5



VCOD	MRT	VC1	VC2	VC3
Ground Story Height in Feet (min.)				
Mixed-Use Priority Streets	N/A	15'		
All other Streets	N/A	12'	12'	12'
Half-Story Height in Feet (max.)				
Flat Roof	12'			
Pitched Roof	18'			

VCOD	MRT	VC1	VC2	VC3
Pitched Roof, Building Height in Feet (max.)				
–	45'	45'	62'	75'
Development within 50' of lot line abutting Residential District	45' 15' + 12' + 18'	45'	62' 18'+13'+13'+18'	62'
Flat Roof, Building Height in Feet (max.)				
–	27'	40'	56'	69'
Development within 50' of lot line abutting Residential district	27' 15' + 12'	40'	56' 18'+13'+13'+12'	56'

MRT

The **Multi-Residence Transit (MRT)** district acts as a transition between the mixed-use cores of village centers and surrounding residential neighborhoods.

The goal of the MRT district is to:

- Facilitate new small-scale multi-family buildings similar in size to the surrounding residential neighborhoods
- Preserve existing homes through conversion to multiple units



94-96 Madison Street, Newtonville
5 units
Footprint: 1,700 sq ft



384 Newtonville Avenue, Newtonville
4 units
Footprint: 1,269 sq ft

New MRT Metrics (originally VC1)

MRT Allows Similar or Smaller to Current Zoning

	Proposed Zoning	Current Zoning
	MRT	SR2/MR1/MR2*
Useable Open Space	30%**	50%
Front Setback	10'	25'
Side Setback	7.5'	7.5'
Rear Setback	15'	15'
Building Height, Pitched Roof	2.5 stories / 45'	2.5 stories 36'
Building Height, Flat Roof	2.0 / 27'	2.5 / 30'
Building Footprint, max.	1,500 sf (new construction)	None, but new construction typically ranges from 2,000-2,500 sf
Number of Units, max.	4 (new construction)	1 (SR) 2 (MR1/MR2)
Allowable Uses	Multi-family	Single- and Two-family

*Old lot standards

** Only required for lots over 30,000 sf

MRT

The MRT district allows for two development options:

New Construction

Front Setback	10'
Side Setback	7.5'
Rear Setback	15'
Building Height, Pitched Roof	2.5 stories / 45'
Building Height, Flat Roof	2.0 stories / 27'
Building Footprint, max.	1,500 sf
Number of Units, max.	4
Multiple Buildings per Lot	Special Permit

Multi-Family Conversion

Front Setback	20' (for new addition)
Side Setback	7.5' (for new addition)
Rear Setback	15' (for new addition)
Building Height, Pitched Roof	2.5 stories / 45'
Building Height, Flat Roof	2.0 stories / 27'
Building Footprint, max.	Can be exceeded by 50%
Number of Units, max.	6
Multiple Buildings per Lot	Site Plan Review

MRT

Converting existing homes to multi-family has challenges.

The following renovations are anticipated:

- Building Code requires upgrades for access/egress to each unit
- Plumbing chases for new kitchens and bathrooms
- Soundproofing between units
- Separate utility metering for units

Incentivize conversion through:

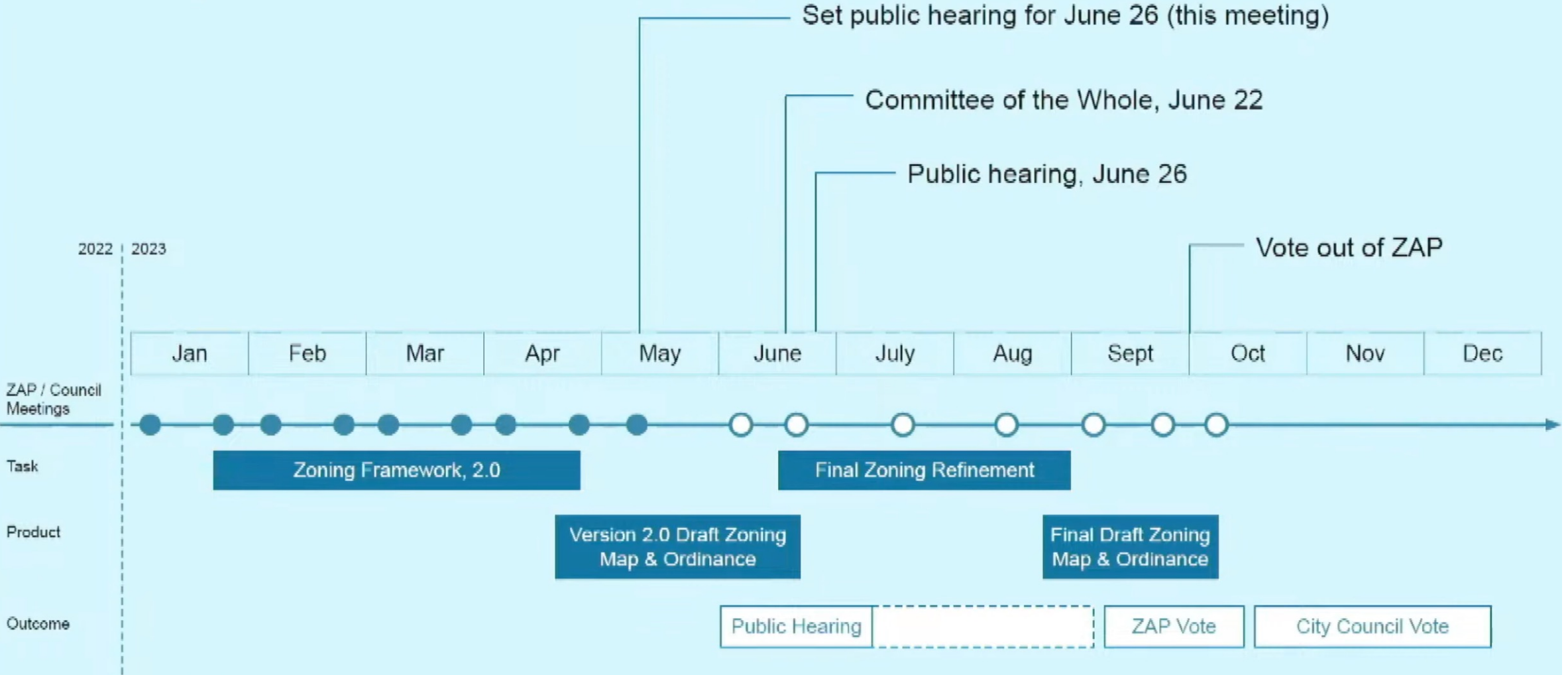
- Increase allowable addition to existing home from 400 sf to 50% of existing footprint
- Allow up to 6 units
- Allow multiple buildings by Site Plan Review

MRT

- Potential to produce smaller units at a lower price point will help **produce affordable units**, allowing young families to enter the Newton market and encourage empty-nesters to sell their homes.
- Existing homes have **high embedded value**; as a result, the **ability to add additional square footage** will be necessary to make projects attractive to developers.
- The **condition of the existing structure will have an impact on viability**. The highest-and-best use for fixer-uppers is likely to be multi-family conversions if additional square footage can be added.
- **Larger lots that allow for additions and/or a second structure will be most attractive** to developers since an increase in per square foot values does not cover the constructions for multi-family conversion.
- **Additional analysis is necessary** to compare attractiveness of the proposed MRT zoning with the existing MR1/MR2 code.

Timeline: Where we are

Next Steps



2.2. District Purpose.

The Village Center Overlay District (VCOD) has been divided into four (4) distinct tiers of districts:

- A. Multi Residence Transit (MRT). The MRT District facilitates new small-scale multi-family buildings similar in size to the surrounding residential neighborhoods and the preservation of existing homes through conversion to multiple units. This district acts as a transition between the mixed-use cores of village centers and surrounding residential neighborhoods.
- B. Village Center 1 (VC1). The VC1 District facilitates small- to medium-scale multi-family buildings given its location along major corridors and proximity to amenities, mixture of uses, and transit options found in Newton's village centers. This district acts to link certain village centers and allow for neighborhood serving retail along key corridors and intersections.

- C. Village Center 2 (VC2). The VC2 District facilitates mixed-use and residential development of moderate scale. This district serves as the core of some village centers and as a transition district for other village centers. Buildings are typically set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. Ground story active uses address the needs of residents and employees in the immediate neighborhood as well as the larger Newton Community.
- D. Village Center 3 (VC3). The VC3 District facilitates mixed-use development of moderate- and large-scale. This district serves as the core commercial zone of certain village centers, particularly those with access to mass transit. Buildings are typically set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. Ground story active uses address the needs of residents and employees in the immediate neighborhood, the larger Newton Community, and regional visitors.

Requirements When Abutting R-Districts

	MRT	VC1	VC2	VC3
Side Setbacks (min.)				
Abutting a building without a Party Wall in non-R District	7.5'	10'	0'	
Abutting an R District	7.5'		15'	
Rear Setbacks (min.)				
Abutting a non-R District		15'		5'
Abutting an R District		15'		
Building Height in Stories (max.)				
Development within 50' of lot line abutting R-District	Pitched: 2.5 Flat Roof: 2.0	2.5		3.5
Pitched Roof, Building Height in Feet (max.)				
Development within 50' of lot line abutting R-District		45'		62'
Flat Roof, Building Height in Feet (max.)				
Development within 50' of lot line abutting R-District		40'		56'

Notes:

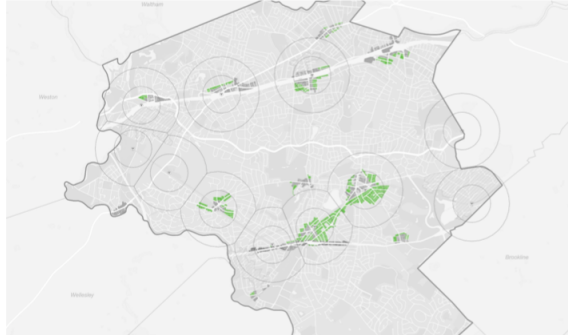
- Increased side and rear setbacks abutting R-Districts for VC1, VC2, and VC3
- VC3 maximum building heights step down by one (1) story within 50' of a lot line abutting an R-District to transition to the residential context.
- Screening required abutting R-Districts



Dunstan East stepping down in height to adjacent neighborhood

Key Updates - Updated Metrics

Multi-Residence Transit (MRT)⁺



+ Formerly called VC1

	Version 1.0	Version 2.0
Special Permit	Lots greater than 30,000 sf	Lots greater than 30,000 sf
Site Plan Review	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
Height, max. (pitched roof)*	2.5 stories; 45'	2.5 stories; 45'
Height, max. (flat roof)*	2.5 stories; 39'	2.0 stories; 27'
Building Footprint, max.	4,000 sf	1,500 sf (new construction)
Number of units, min./max.	N/A	3 / 4 (new construction)
Facade Length, min.	75%, or Lot Width within side setbacks minus 15', whichever is less	50%
Setback: Front	10' min., 20' max. or average	10' or average
Setback: Side, min.	<ul style="list-style-type: none"> Abutting a building without a party wall in a non-R district, then 10' Abutting an R-district, then 15' 	7.5'
Setback: Rear, min.	<ul style="list-style-type: none"> If abutting a non-R district, then 10' If abutting an R district, then 15' 	15'
Allowable Uses	Multi-family, Limited Retail	Multi-family, Limited Retail

*Only Residential use is allowed

Village Center 1 (VC1)⁺

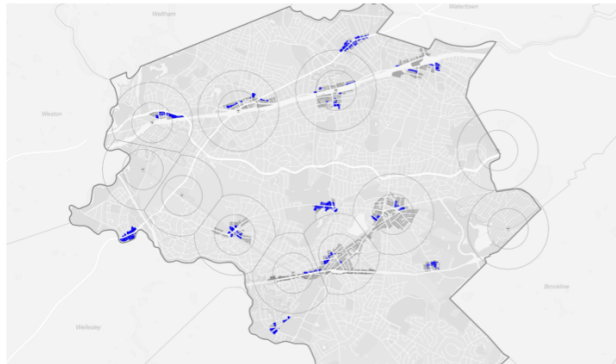


+ Zone mapped only along Route 9

	Version 1.0	Version 2.0
Special Permit	Lots greater than 30,000 sf	Lots greater than 30,000 sf
Site Plan Review	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
Height, max. *	2.5 stories; 39' (flat) 45' (pitched)	2.5 stories; 39' (flat) 45' (pitched)
Building Footprint, max.	4,000 sf	4,000 sf
Facade Length, min.	75%, or Lot Width within side setbacks minus 15', whichever is less	75%, or Lot Width within side setbacks minus 15', whichever is less
Setback: Front	10' min., 20' max. or average	10' or average
Setback: Side, min.	<ul style="list-style-type: none"> Abutting a building without a party wall in a non-R district, then 10' Abutting an R-district, then 15' 	<ul style="list-style-type: none"> Abutting a building without a party wall in a non-R district, then 10' Abutting an R-district, then 15'
Setback: Rear, min.	15'	15'
Allowable Uses	Multi-family, Limited Retail	Multi-family, Limited Retail

*Max height assumes a mixed-use building with residential units on the upper floors.

Village Center 2 (VC2)

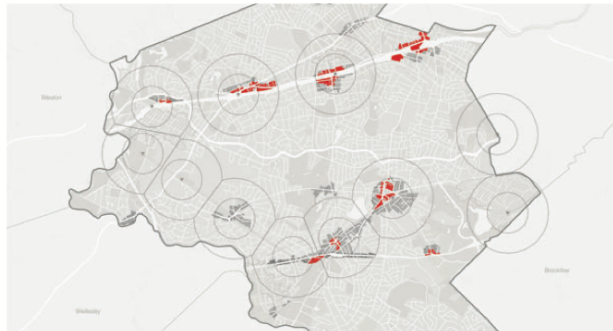


*Max height assumes a mixed-use building with residential units on the upper floors.

** Height reduction required within 50' of lot line.

	Version 1.0	Version 2.0
Special Permit	Lots greater than 30,000 sf	Lots greater than 30,000 sf
Site Plan Review	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
Height, max. (mixed-use)*	3.5 stories; 54' (flat) 60' (pitched)	3.5 stories; 54' (flat) 60' (pitched)
Height, max. (R adjacent)**	–	–
Building Footprint, max.	10,000 sf	10,000 sf
Facade Length, min.	75%, or Lot Width within side setbacks minus 15', whichever is less	75%, or Lot Width within side setbacks minus 15', whichever is less
Setback: Front	0' min., 15' max. or average	0' min., 15' max. or average
Setback: Side, min.	None, unless: <ul style="list-style-type: none"> ● Abutting a building without a party wall in a non-R district, then 5' ● Abutting an R-district, then 15' 	None, unless: <ul style="list-style-type: none"> ● Abutting a building without a party wall in a non-R district, then 5' ● Abutting an R-district, then 15'
Setback: Rear, min.	<ul style="list-style-type: none"> ● If abutting a non-R district, then 5' ● If abutting an R district, then 15' 	<ul style="list-style-type: none"> ● If abutting a non-R district, then 5' ● If abutting an R district, then 15'
Allowable Uses	Multi-family, Retail, Office	Multi-family, Retail, Office

Village Center 3 (VC3)



	Version 1.0	Version 2.0
Special Permit	Lots greater than 30,000 sf	Lots greater than 30,000 sf
Site Plan Review	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
Height, max. (mixed-use)*	4.5 stories; 66' (flat) 72' (pitched)	4.5 stories; 66' (flat) 72' (pitched)
Height, max. (R adjacent)**	3.5 stories; 54' (flat) 60' (pitched)	3.5 stories; 54' (flat) 60' (pitched)
Building Footprint, max.	15,000 sf	15,000 sf
Facade Length, min.	75%, or Lot Width within side setbacks minus 15', whichever is less	75%, or Lot Width within side setbacks minus 15', whichever is less
Setback: Front	0' min., 10' max.	0' min., 10' max.
Setback: Side, min.	None, unless: <ul style="list-style-type: none"> Abutting a building without a party wall in a non-R district, then 5' Abutting an R-district, then 15' 	None, unless: <ul style="list-style-type: none"> Abutting a building without a party wall in a non-R district, then 5' Abutting an R-district, then 15'
Setback: Rear, min.	<ul style="list-style-type: none"> If abutting a non-R district, then 5' If abutting an R district, then 15' 	<ul style="list-style-type: none"> If abutting a non-R district, then 5' If abutting an R district, then 15'
Allowable Uses	Multi-family, Retail, Office	Multi-family, Retail, Office

*Max height assumes a mixed-use building with residential units on the upper floors.

** Height reduction required within 50' of lot line.