Newton Zoning Redesign

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

13 MARCH 2017
Newton’s Overall Zoning Reform Process

PHASE 1: ZONING REFORM

PHASE 2: ZONING REDESIGN

PHASE 3: ONE-YEAR REVIEW
Newton’s Overall Zoning Reform Process

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PHASE 3: ONE-YEAR REVIEW

Zoning Redesign Process

PHASES 1-4: GOAL SETTING, MANAGEMENT, DATA ANALYSIS, IMMEDIATE ISSUES

PHASE 5: PATTERN BOOK

PHASE 6: DRAFT ZONING ORDINANCE

PHASE 7: FINAL DRAFT ORDINANCE
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Pattern Book Development

RESEARCH & ANALYSIS: OUTREACH, COMMUNITY TOURS, RESEARCH, GIS ANALYSIS, FOCUS GROUPS

PATTERN BOOK PRODUCTION

TEST METHODOLOGIES, REVIEW WITH CITY STAFF, FINALIZE DRAFT, PRESENT TO CITY COUNCIL, PRESENT TO PUBLIC

TRANSITION TO ORDINANCE

EVOLVE PATTERN BOOK, USE PATTERN BOOK IN CRAFTING CODE
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TRANSITION TO ORDINANCE: EVOLVE PATTERN BOOK, USE PATTERN BOOK IN CRAFTING CODE
Draft Pattern
Book Materials
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2. The Development of Newton
3. Newton’s Patterns
4. The Pattern Book Process
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- The Pattern Book & The New Zoning Ordinance
- The Pattern Book Methodology
- Using the Pattern Book to Inform Development/Redevelopment in Newton
2. The Development of Newton

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- Newton Today
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- Citywide Analysis
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Newton’s Patterns Deep Dive
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.

Development Types & 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 areas within development types that describe the more detailed form, scale, and density of development within each development type.

Village-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 “village-based areas” (VBA). 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 VBA 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 VBA. Key development metrics are measured by land use.

Street Type Analysis

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

Development Types & Subsets

Each VBA is broken down and analyzed using the same development types and subsets described above.
1. 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 VBA.

Data compiled in the citywide analysis informed the definitions of development types and pattern subsets.

Development Types & Pattern Subsets

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Pattern Subsets

Pattern subsets are the more specific and measured patterns comprising each development type. Each development type 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.

Village-Based Areas

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

Street Type Analysis

Street types are mapped within each VBA and developed.

Development Types & Subsets

Each VBA is broken down and analyzed using layers.
2. Development Types & 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 areas within development types that describe the more detailed form, scale, and density of development within each development type.

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

Pattern Subsets
Pattern subsets are the more specific and measured patterns comprising each development type. Each development type 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.

Village-Based Areas
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Land Use Analysis
A generalized land use map shows the patterns of development within each VBA.

Street Type Analysis
Street types are mapped within each VBA and key.

Development Types & Subsets
Each VBA is broken down and analyzed using its specific pattern subsets.
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Data compiled in the citywide analysis informed the definitions of development types and pattern subsets.

3. Village-based Areas

Village-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 “village-based areas” (VBA). 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.

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

Development Types & Subsets
Each VBA is broken down and analyzed using the same development types and subsets described above.
1. Citywide Analysis

Citywide Systems
- Circulation: Walkability
- Circulation: Transit Access
- Circulation: Automobile Access
- Circulation: 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
1. Citywide Analysis

**Development Forms**

**Business Centers**

Vendam re ex es vulputa eceped millingtus cui dolorat. Ficis et esteniae de magnatium et aut ut la quam fugiae vero dem quam eareptati re quist qui idestorrio magnatent hacipitris rende siurnaquasi velquamus.

Vendam re ex es vulputa eceped millingtus cui dolorat. Ficis et esteniae de magnatium et aut ut la quam fugiae vero dem quam eareptati re quist qui idestorrio magnatent.

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**Legend**

- Single Family (1-4F)
- Single Family (5+M)
- Two Family
- Multi Family (10+D)
- Mixed Use
- Apartment (10+K)
- Commercial / Industrial

**Proximity** is measured using 1/4-mile and 1/2-mile radiuses as break points (roughly equivalent to 5 and 10-minute walks). The polygons that bound each business center ensure that buildings are not double counted when 1/4-mile and 1/2-mile
2. Development Types

- Neighborhood
- Village Center
- Regional Center
- Campus
- Recreation/Public Use
- Conservation
2. Development Types

Development Types & 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 XX% of Newton’s land area.

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. 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 rectilinear lots, pedestrian friendly, etc.

Planned Neighborhoods

These neighborhoods are typically developed over a short period of time by one or a few builders and feel architecturally uniform. Street patterns are more curvilinear and can be disconnected from the larger urban fabric. Feeder streets connect to larger arteries.

Manor Neighborhoods

Manor neighborhoods often have large houses with large setbacks, which can reduce the feeling of walkability of the neighborhood.

Newton’s Neighborhoods

Vendam rer eex es volupta excepted sit volupta cuss dolorat. Ficis et estenias de magnatum et aut et la quam fugiae vero dem quam eorupti re quist quid idealis orro magnament transcipitis rendele siurumo quasi veliquamus. Quist qui idesio orro magnament hancipitis rendele siurumo quasi veliquamus voluptaque nulaborem eadar abierum re, archristis quam hari opium.
2. Pattern Subsets

**Neighborhood**
- Traditional – Small
- Traditional – Medium
- Traditional – Large Compact
- Traditional – Large
- Manor
- Planned
- Planned Unit Development
- Multifamily – Medium
- Multifamily – Large

**Village Center**
- Convenience Center
- Neighborhood Center
- Urban Center
- Gateway Center

**Regional Center**
- Employment Center
- Retail Center
- Legacy Industrial Center

**Campus**
- Civic
- Corporate Park
- Institutional

**Recreation/Public Use**
- Regional/Neighborhood Park
- Golf Course
- Utility
- Cemetery/Burial Ground

**Conservation**
- Easement
- Natural Landscape/Formation
- Wetland/Ecological Resource
- Water Body
- Forest
2. Pattern Subsets

Development Types & Pattern Subsets

1. Small Traditional

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, uniform front setbacks, which contribute to a continuous streetwall that defines 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

<table>
<thead>
<tr>
<th>LOT SIZE</th>
<th>1,000 - 7,000 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEVELOPMENT SIZE</td>
<td>9 - 2,000 SF</td>
</tr>
<tr>
<td>HEIGHT</td>
<td>1.0 - 1.75 stories</td>
</tr>
<tr>
<td>STREETWALL</td>
<td>Continuous</td>
</tr>
<tr>
<td>SETBACK</td>
<td>0 - 25 FT</td>
</tr>
<tr>
<td>SIDE SETBACK</td>
<td>xx - xx</td>
</tr>
</tbody>
</table>

| 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. Medium Traditional

Medium traditional neighborhoods have a grid-like street structure with a relatively high frequency of intersections, creating small, walkable blocks. Lot sizes range from 7,000 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 15 and 35 feet separate the public realm from the private homes.

Typical Dimensions

<table>
<thead>
<tr>
<th>LOT SIZE</th>
<th>7,000 - 15,000 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEVELOPMENT SIZE</td>
<td>2,000 - 4,500 SF</td>
</tr>
<tr>
<td>HEIGHT</td>
<td>2.0 - 2.5 stories</td>
</tr>
<tr>
<td>STREETWALL</td>
<td>Continuous</td>
</tr>
<tr>
<td>SETBACK</td>
<td>15 - 35 FT</td>
</tr>
<tr>
<td>SIDE SETBACK</td>
<td>xx - xx</td>
</tr>
</tbody>
</table>

| 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. |
3. Village-based Areas

Village-Based Areas

What is a Village-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 village-based areas can be understood as approximations of their boundaries.

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 fine-grained geography than the city holistically, we can understand the differences between areas and compare development dimensions between village-based areas.
3. Village-based Areas

Village-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 development types.

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 43% of the area's 0.5% acres, counting it among the most urban areas of Newton.

939 total acres
171 intersections per square mile
3.8% publicly accessible open space
$XXk Average tax revenue per acre
3. Village-based Areas

Village-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 Alemarte 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 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.

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>PARCEL COUNT</th>
<th>BUILDING SQ FOOTAGE (TOTAL)</th>
<th>PARCEL AREA (MEAN)</th>
<th>BUILDING SQ FOOTAGE (MEAN)</th>
<th>SETBACK (MEAN)</th>
<th>STORIES (MODE)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>1,602</td>
<td>9,076,471 SF</td>
<td>7,762 SF</td>
<td>3,315 SF</td>
<td>23’</td>
<td>2.0</td>
</tr>
<tr>
<td>SINGLE FAMILY</td>
<td>2,090</td>
<td>6,805,566 SF</td>
<td>2,601 SF</td>
<td>3,118 SF</td>
<td>24’</td>
<td>2.0</td>
</tr>
<tr>
<td>TWO FAMILY</td>
<td>400</td>
<td>2,029,801 SF</td>
<td>2,531 SF</td>
<td>4,321 SF</td>
<td>22’</td>
<td>2.0</td>
</tr>
<tr>
<td>THREE FAMILY</td>
<td>26</td>
<td>132,804 SF</td>
<td>10,962 SF</td>
<td>3,744 SF</td>
<td>23’</td>
<td>2.0</td>
</tr>
<tr>
<td>CONDOMINIUM</td>
<td>111</td>
<td>378,263 SF</td>
<td>0.470 SF</td>
<td>2,624 SF</td>
<td>24’</td>
<td>2.0</td>
</tr>
<tr>
<td>APARTMENT (4-8)</td>
<td>10</td>
<td>74,855 SF</td>
<td>13,544 SF</td>
<td>7,265 SF</td>
<td>16’</td>
<td>---</td>
</tr>
<tr>
<td>APARTMENT (9-99)</td>
<td>11</td>
<td>137,673 SF</td>
<td>49,787 SF</td>
<td>28,150 SF</td>
<td>27’</td>
<td>---</td>
</tr>
<tr>
<td>COMMERCIAL</td>
<td>81</td>
<td>828,943 SF</td>
<td>15,295 SF</td>
<td>5,086 SF</td>
<td>15’</td>
<td>---</td>
</tr>
<tr>
<td>RETAIL</td>
<td>21</td>
<td>233,415 SF</td>
<td>12,715 SF</td>
<td>9,584 SF</td>
<td>3.5’</td>
<td>---</td>
</tr>
<tr>
<td>MIXED USE</td>
<td>23</td>
<td>328,117 SF</td>
<td>15,562 SF</td>
<td>4,882 SF</td>
<td>20’</td>
<td>2.0</td>
</tr>
<tr>
<td>INDUST./MANUF.</td>
<td>34</td>
<td>339,090 SF</td>
<td>21,364 SF</td>
<td>8,463 SF</td>
<td>24’</td>
<td>---</td>
</tr>
<tr>
<td>CIVIC/INSTIT.</td>
<td>101</td>
<td>667,569 SF</td>
<td>0.061 SF</td>
<td>3,256 SF</td>
<td>20’</td>
<td>1.5</td>
</tr>
</tbody>
</table>

Total Development Square Footage by Land Use

- Residential (61%)
- Single Family (68%)
- Two Family (21%)
- Other (21%)
- Mixed Use (11%)
- Industrial/Manufacturing (5%)
- Civic (6%)
- Retail (27%)
- Commercial (7%)

Total Residential Development Square Footage by Building Type

- Residential - Single Family
- Residential - Two Family
- Residential - Three Family
- Residential - Condominium
- Residential - Apartment (4-8 Units)
- Residential - Apartment (9-99 Units)
- Industrial/Manufacturing
- Civic/Public Use
- Commercial
- Retail
- Mixed Use

WORK IN PROGRESS!
3. Village-based Areas

Village-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.
3. Village-based Areas + Development Types & Pattern Subsets

Village-Based Areas

2. West Newton Area
Development Types & Pattern Subsets

With close proximity to both Waltham and Watertown to the north, the West Newton set of neighborhoods and centers includes all seven categories of residential building type and five of the six development types 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 medium in size, 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.

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

Campus
The West Newton Area contains one campus development type—the Fassenden School. This private 40-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 development types and the introduction of rail service to the area. The neighborhood patterns predominantly include traditional 1 and traditional 2 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.
Next Steps
Newton Zoning Reform

Next Steps in Public Engagement

PHASE 5: Pattern Book
- Ongoing Online Engagement — coUrbanize + Sign Campaign
- Draft Pattern Book Review with ZAP (April)
- 2\textsuperscript{nd} Pattern Book Open House (late April/early May)
- Revisit Focus Groups (May-June)
- Draft Pattern Book Review with City Council (May)

PHASES 6 & 7: Draft Zoning Ordinance
- Public Presentation (June)
- Draft Ordinance Focus Groups (June-July)
- Draft Ordinance Review with ZAP & P&D (August/September)
- Ward Meetings & Subject Specific Meetings (early September)
- Draft Ordinance Presentation to City Council (early September)
- Public Presentation (October)