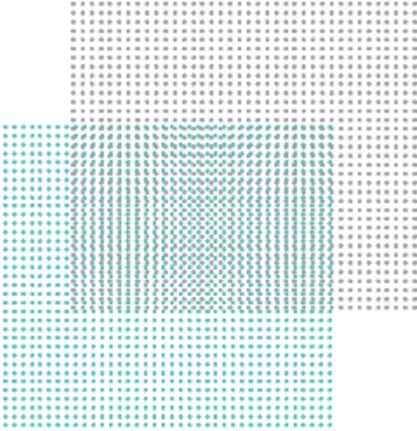




March 13, 2025

Economic Development Committee – Belmont Center Rezoning



“It is the crown jewel of Belmont and needs to be thoughtfully grown and protected. It is first and foremost a merchant district”

“The make-up of Belmont Center's businesses is the envy of other Main Streets. There is a kitchen store, a bookstore with a cafe, at least 3 more independent bakeries with coffee service. There are 5 women's clothing boutiques, one run by an independent designer, and one being the flagship location of the most successful high-end consignment boutique in the Boston metropolitan area.

The architecture is charming, and shoppable. On-street parking is affordable and there is an ample community lot with enough parking for employees and customers.”



Belmont Center Rezoning Impact



Before



After



Zooming In



Belmont
MASSACHUSETTS
The Town of Homes



Zooming In



Belmont
MASSACHUSETTS
The Town of Homes



Zooming In



Belmont
MASSACHUSETTS
The Town of Homes



Zooming In



Clafin Street



Belmont
MASSACHUSETTS
The Town of Homes



Concord Avenue Before and After



Belmont
MASSACHUSETTS
The Town of Homes



Concord Avenue Before and After



Belmont
MASSACHUSETTS
The Town of Homes

CONCORD STREET: AFTER





- **What will be the construction impacts on existing Belmont Center Businesses?**
- **Who is the deciding authority on Claflin Street?**
- **How does this differ from existing zoning, where developers can have two stories by right and three stories by special permit?**
- **Impact to traffic in the study area and elsewhere in Belmont (namely Waverly Square and Brighton/Blanchard**
- **Parking availability both during construction and after construction? For on-street, private Locatelli Parking Lot, and the Claflin Lot?**
- **Would there be any construction phasing to mitigate the impact the impact to local businesses?**
- **Has there been any feedback to this plan from the town engineering department, the historic district commission, the traffic advisory committee, or any other boards/committees in Belmont (Warrant Committee)**
- **Economic Impact – how many new net sqft of commercial and residential would this add to Belmont’s tax base? When could we expect a preliminary revenue estimation from the town’s consultant? What about the cost side including electrical, water, sewer, stormwater, and other utility requirements?**
- **How does this impact the Belmont Light Building (also town owned)?**



- *What is the going per sq/ft rate in each of the town's 3 districts?*
- *Do businesses in Belmont do enough dollars annually to keep their occupancy costs at a healthy 5-10% of gross revenue?*
- *How has the rise in property taxes affected businesses with triple-net leases?*
- *Have Belmont Center businesses been negatively affected by the vacancies on Leonard Street?*
- *Which categories of businesses in Belmont Center have seen falling sales for the last 3 years?*

LEONARD ST., BELMONT, MASSACHUSETTS

**BELMONT BUSINESS CENTER
1930'S**

Source: Belmont Historical Society

