An aerial photograph of a city street scene. The street is lined with various buildings, including multi-story commercial or institutional structures and smaller residential-style buildings. There are several parking lots with cars parked. The overall scene is a typical urban environment.

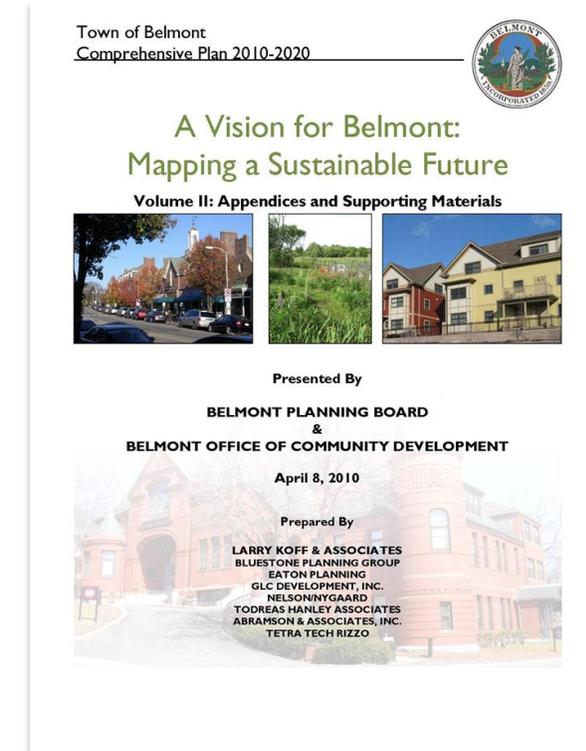
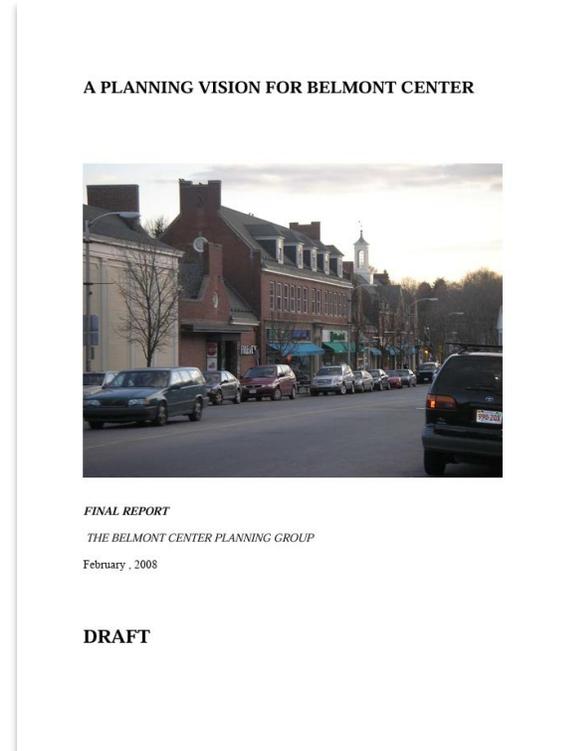
Belmont Center Zoning Overlay District

**Summary of Zoning Bylaw Initiative
for EDC Presentation**

July 28, 2025

Background: Why This Project?

- The Belmont Center Zoning Project stems from the desire to enhance the Center and pursue economic growth strategies
- An opportunity to advance goals from previous plans
 - **REPORT:** A Planning Vision for Belmont Center (2008)
 - **PLAN:** Draft Belmont Comprehensive Plan (2010)

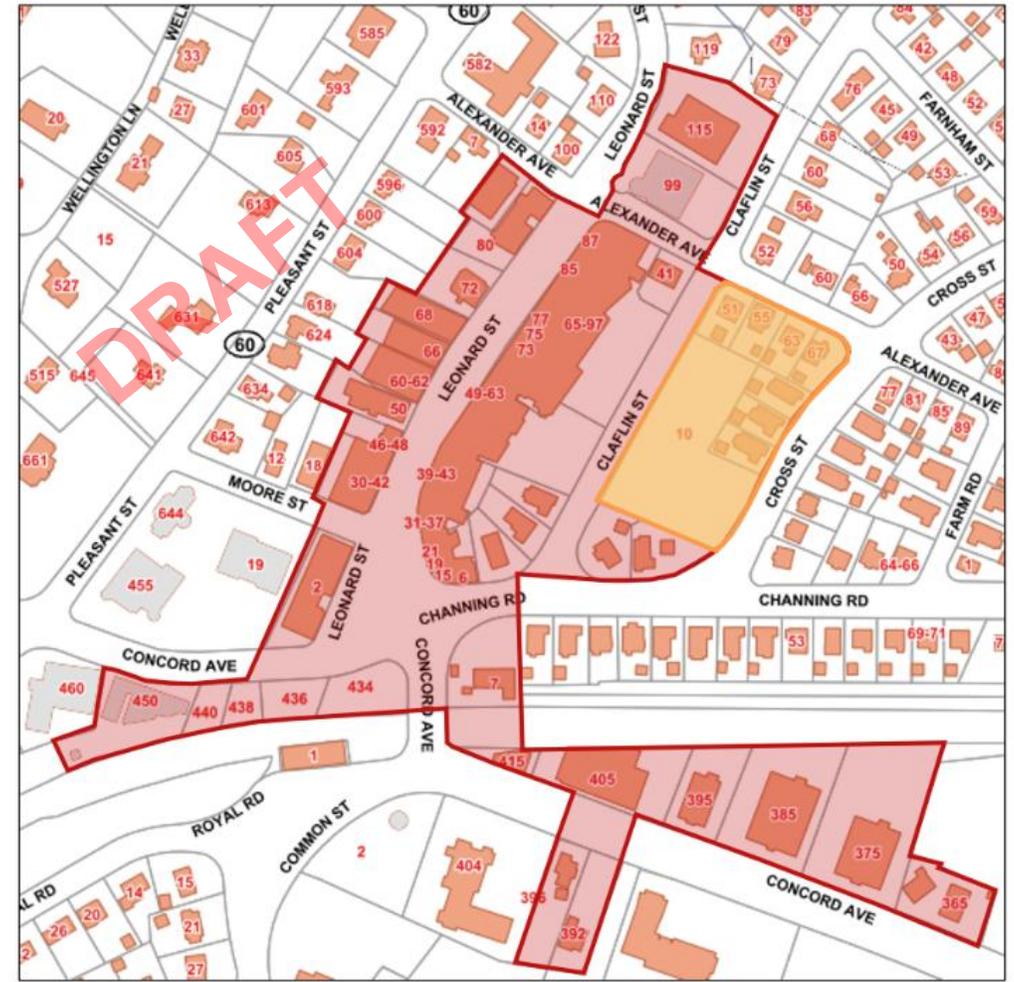


Purposes of Proposed Zoning

- 1. Facilitate Development of Additional Commercial Space:** Retail, Office, Services, Hospitality, and Other
- 2. Provide New Residential Units** to Complement Commercial Space in a Mixed-Use, Transit-Oriented Area
 - Residential in the Center adds to customer base for existing and new businesses
 - Commuters, Empty-Nesters, Young Professionals, and Artists
- 3. Inject More Life and Vibrancy into the Center**
- 4. Adds to the Local Tax Base**
- 5. Provide More Shopping Options** for Residents and Visitors
- 6. Improve the Design and Aesthetics of the Center**

Project Area & Subdistricts

- Belmont Center & Concord Ave.
- Five (5) Subdistricts
- Each Area has a Theme/Purpose
- Claflin Lot and Surrounding Lots Removed from Phase 1
- Claflin Area May Be Re-Introduced When Sufficient Data Supports it.



Proposed Belmont Center Project Area Map 4

Zoning Bylaw

- **Proposed Zoning for the Center is the Form-Based Code (FBC)**
 - A land use regulation that fosters predictable built results and a high-quality public realm using physical form (rather than separation of uses) as the organizing principle.
- **The Belmont Center Zoning would be an overlay zoning district, similar to that passed for MBTA 3A zoning.**
- **It would include a number of provisions RE: Impacts**
 - Parking Provisions
 - Construction Management Provisions

CONTENTS

§10.1	Framework and Overview
§10.2	Introduction
§10.3	Form-Based Overlay Districts
§10.4	Permitted Uses + Parking
§10.5	General Standards
§10.6	Streets and Civic Spaces
§10.7	Administration
§10.8	Definitions

Zoning

- **Proposed Form-Based Code (FBC) would have many of the same criteria as conventional zoning. The base building heights proposed would be:**

- FB1: 37'
- FB2: 37'
- FB3: 37'
- FB4: 52'
- FB5: 61.5'

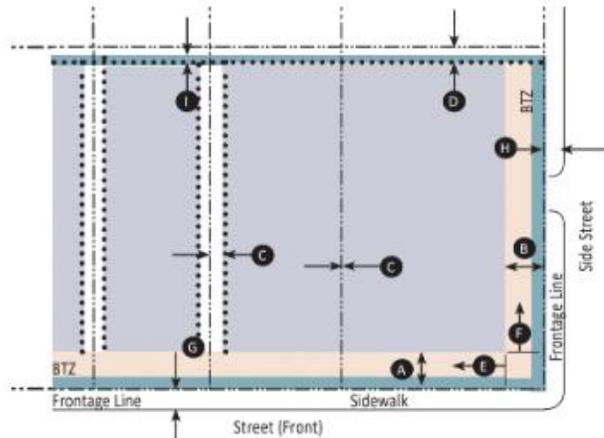
B. REGULATING PLAN



Form-Based Overlay Districts



2. BUILDING FORM



a. Building Placement

Setbacks

Front Build-to-Zone	0' min to 10' max	A
Side Street Setback	5'	B
Interior Side Property Line Setback	0' min (attached) 7.5' min (detached)	C
Rear Setback	10' min.	D
Rear Setback abutting R District	20' min	E

Frontage Buildout

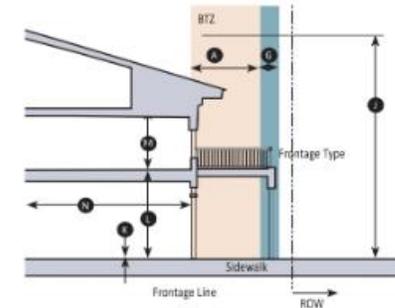
Building Façade within Build-to-Zone		
Front Street Frontage	40% min	F
Side Street Frontage	N/A	G
Lot Coverage (% maximum)	70% max	

Permitted Encroachments

Balconies, Bay Windows, Awnings, Stoops, and Other Frontage Elements		
Front	8' max.	H
Side Street	7.5' max.	I
Rear	3' max.	J

Building form is dictated by a prescriptive set of dimensional and siting requirements with detailed diagrams.

3. PARKING



b. Building Form

Height		
Main Building	2.5 stories	K
	48' max	L
Maximum Building Height with Public Benefit Incentive	3.5 stories	
Rear Accommodation Building Height within 50' of Lot Line Abutting R District	pitched roof preferred 2.5 stories / 41' max	
Ground Floor Elev. Above Sidewalk	6" max (commercial)	M
Ground Story Height	11' min.	N
Upper Floor(s) Story Height	8' min. clear	O
Half Story Height	18' max pitched roof 12' max flat roof	

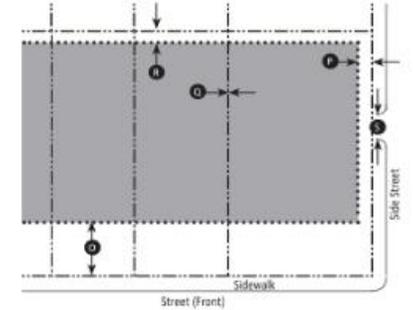
c. Frontage Type

Depth, Ground Floor Active Use	15' min.	P
Ground Floor Fenestration	60% min	
Allowed Frontage Types	Shopfront, Gallery, Forecourt, Stoop	

d. Miscellaneous

All buildings must have a Principal Entrance along the Front Façade.

¹ See Lot & Building Standards for more information



a. Parking Location (Distance from Property Line)

Front Setback	20' min	Q
Side Street Setback	3' min	R
Side Setback	0' min	S
Rear Setback	5' min	T
Parking Curb Cut Width	15' max.	U

b. Parking District Requirements

Parking shall be provided as established in the Parking Section. Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible. Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways adjacent to parking. Shared driveways between adjacent lots is encouraged to reduce curb cuts.

Buildout



The zoning will emphasize commercial development but also allow some hospitality and residential uses.



The potential buildout is estimated to allow at least:

Commercial: 472,000 s.f.

Hospitality: 220,000 (350 Rooms)

Residential: 250,000 s.f. (328 Units)



Full buildout may never occur, and change would take place over many years, not right away nor all at once.

Impacts Analysis

A range of potential impacts are either currently being analyzed or under consideration, including:

- **Urban Design**

- Renderings
- Viewshed Analysis
- Test Requirements and Guidelines

- **Parking**

- Review Past Studies
- New Parking Analysis
- Consider Parking Benefit District (PBD)

- **Construction Management**

- Research Best Practices
- Determine Legal Options
- Consult w/ Practitioners

- **Traffic & Transit**

- Review Past Studies
- Consult w/ Professional Analysts
- Review Literature

- **Business Support**

- Formula Business Restrictions
- Funding for Small Businesses
- Business Liaison
- Permitting Reform

- **Fiscal Impact Analysis (FIA)**

- Get Refined Buildout Numbers
- Refine FIA Tool/Consult w/ Experts

- **Other**

- Financial Feasibility Analysis
- Focus Groups
- Execution Delay Options
- Farmers Market

Public Process

The Planning Board has conducted a thorough public process, including:

- **Workshops and Focus Groups**
 - January 22nd Workshop
 - Four (4) Focus Groups 1/23
 - June 24th Open House
- **Public Meetings**
 - Listening Session 2/27
 - Listening Session 3/26
- **Planning Board Discussion**
 - Several Meeting Discussions Held Prior to Public Hearing Opening
- **Planning Board Public Hearing**
 - Nine (9) Sessions so far
- **Presentations to Boards and Committees**
 - Select Board
 - Town Meeting
 - Transportation Advisory Committee
 - Economic Development Committee
 - Warrant Committee (pending)
 - School Committee (pending)
- **Media & Other**
 - Belmont Voice Articles
 - Belmont Citizens Forum Article
 - BMC News Now (pending)
 - FAQ (pending)
 - Web Page and News Flash
 - Developer Focus Group 4/16

Based on public input, the Board has already made significant changes to the draft By-Law regarding nearby residences and is considering a number of others to address construction impact concerns, parking, and design provisions.

Public Process – What We Heard

The Planning Board has heard concerns from the public and businesses, including:

- **Support for Context-Sensitive Design**
 - Fits Scale and Charm of Belmont
 - Avoid Becoming Cambridge/Somerville
 - Human-Scaled Buildings
- **Support for Placemaking**
 - Places for People to Gather, Civic Spaces
 - Public Realm Improvements
 - Bicycle and Pedestrian Focus / Walkability
- **Concern Over Potential Impacts**
 - Impacts on Abutters
 - Traffic and Parking
 - Fiscal Impacts
 - Infrastructure
 - Environmental
- **Commercial Vitality/Economic Development**
 - Balancing Growth and Maintaining Identity
 - Livelier Area Supporting Small Businesses and Drawing Visitors
 - Support for Revenue Generating Uses
- **Other**
 - Support for Senior Housing
 - Prefer a Phased Approach
 - Need clarity on Implementation

Based on public input, the Board has already made significant changes to the draft By-Law regarding nearby residences and is considering a number of others to address construction and other impact concerns, parking, and design provisions.

Where We Are Now...

- **Zoning is in 3rd draft. Working with a redline version.**
- **Planning Board Public Hearing is open and ongoing**
 - Topic-oriented meetings for last 2 months
 - Next session is July 29th (Administrative)
- **We are working on refining draft, working on talking points and outreach, and preparing for impacts analyses**

Next Steps...

- **Continue Impacts Assessment** – The Planning Board and staff are evaluating potential codes and policies that can address concerns over **construction** impact, **parking**, and softening the effect of increased **height**. Also looking at traffic, fiscal impact, and infrastructure.
- **Continue to Revise Code** – Consultant and staff, guided by the Planning Board, is continuing to revise the draft code.
- **Public, Committee, and Stakeholder Outreach** – The Town will continue to solicit feedback with project stakeholders and the general public.

Economic Development

- **This project is explicit in furthering economic development in Belmont**
- **It is expected to have a clear data driven positive fiscal impact to the Town**
- **It provides for an expanded local customer base for existing businesses**
- **It creates a positive feedback loop of spending from both the commercial and residential sectors. Synergy between new and existing businesses increases cross-shopping potential.**
- **A more vibrant and economically active Center increases property value and long-term business viability.**
- **Higher foot traffic reduces vacancy risk and may support longer lease terms and capital improvements by landlords.**
- **Upzoning allows for more mixed-use development that blends housing and retail, reinforcing the Center as a "live-work-shop" destination.**
- **A stronger retail ecosystem keeps spending in Belmont rather than losing it to nearby centers like Cambridge, Lexington, or Waltham.**

Parking

- The Town is retaining DESMAN Associates and Spalding Tougias as parking consultants
- They will develop a targeted parking analysis with the following tasks:
 - Review Existing Information
 - Develop Parking Inventory
 - Develop Parking Demand Model
 - Demand/Supply Adequacy Scenarios
 - Recommended Solutions

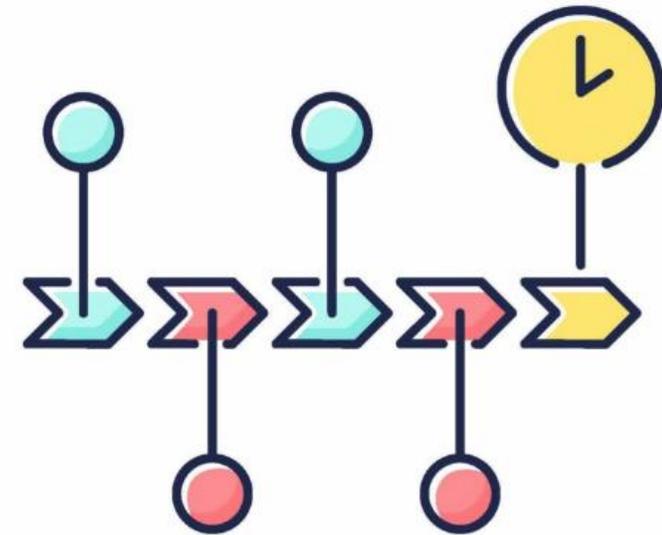
DESMAN

STA SPALDING TOUGIAS
ARCHITECTS, INC.

Preliminary data available in 4 weeks. Final Report in 8 weeks.

Current Schedule

- **Public Hearings:** August 5 and 19; Sept. 9 and 23
- **Next Zoning Project Public Listening Session:** September 11, 2025
- **Final Report:** September 25, 2025



Partnership

- The Planning Board is interested in partnering with other boards and committees to illuminate the overall benefits of the project.
 - Strong support from Select Board
 - TAC partnering on Parking and Traffic Analysis
 - Aiming for August Dialogue w/ Warrant Committee and School Committee
- The Board sees the **Economic Development Committee** as critical to helping to explain the economic and fiscal benefits to the public
- The **EDC** can serve as a crucial liaison between the Town and the local business community
- The **EDC** could assist by helping with messaging and disseminating critical information to the public
- The final zoning can be further shaped and refined by **EDC** input