An aerial photograph of a city street scene. The street is lined with multi-story brick buildings and parking lots filled with cars. The scene is viewed from a high angle, showing the layout of the buildings and the flow of traffic on the road.

Belmont Center Zoning Overlay District

**Summary of Zoning Bylaw Initiative
& Parking Study for TAC Presentation**

July 17, 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)

A PLANNING VISION FOR BELMONT CENTER



FINAL REPORT
THE BELMONT CENTER PLANNING GROUP
February, 2008

DRAFT

Town of Belmont
Comprehensive Plan 2010-2020



A Vision for Belmont: Mapping a Sustainable Future

Volume II: Appendices and Supporting Materials



Presented By

BELMONT PLANNING BOARD
&
BELMONT OFFICE OF COMMUNITY DEVELOPMENT

April 8, 2010

Prepared By

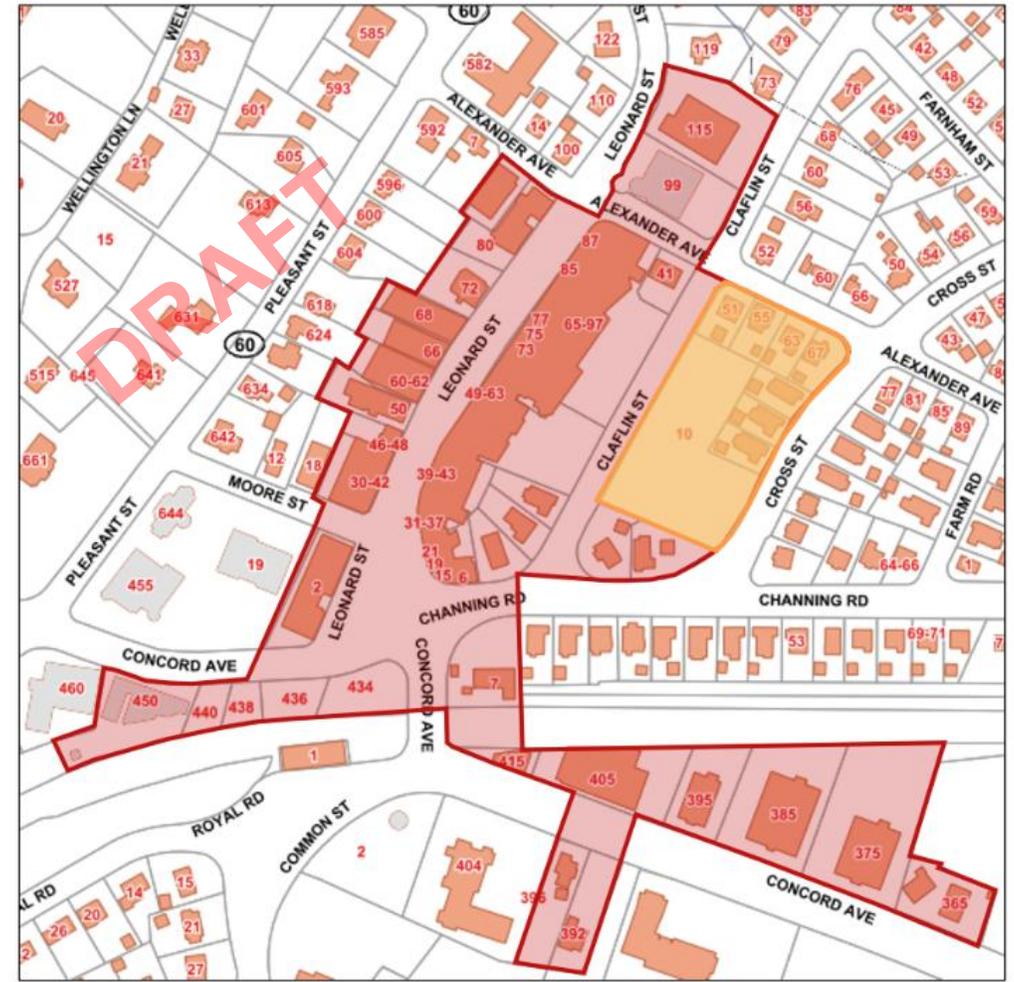
LARRY KOFF & ASSOCIATES
BLUESTONE PLANNING GROUP
EATON PLANNING
GLC DEVELOPMENT, INC.
NELSON/INGAARD
TODREAS HANLEY ASSOCIATES
ABRAMSON & ASSOCIATES, INC.
TETRA TECH RIZZO

Purposes

1. Develop 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 for Commuters, Empty-Nesters, Young Professionals, and Artists
3. Inject More Life and Vibrancy into the Center
4. Add 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

- **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 parking-related provisions that may be of interest for the TAC to see.**

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'

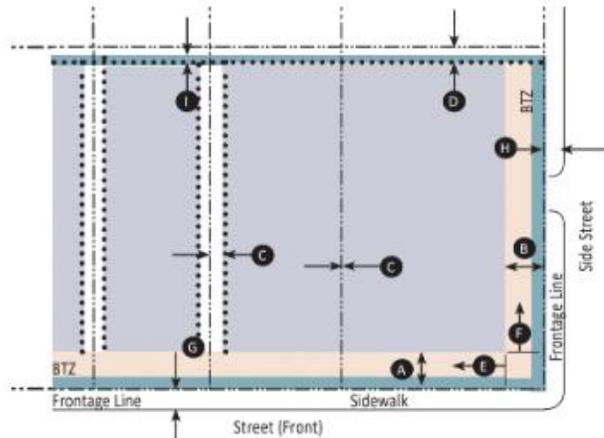
B. REGULATING PLAN



Form-Based Overlay Districts



2. BUILDING FORM



Key
 - - - - - Frontage/Property Line
 - - - - - Setback Line
 - - - - - Build-to-Zone (BTZ)
 - - - - - Potential Building Area (in addition to BTZ)
 - - - - - Encroachment Area

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

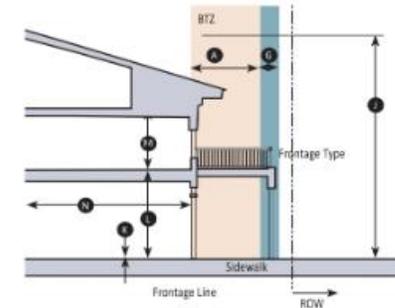
Building Façade within Build-to-Zone		
Front Street Frontage	40% min	F
Side Street Frontage	N/A	G
Lot Coverage (% maximum)	70% max	

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



Key
 - - - - - Frontage Line
 - - - - - Build-to-Zone (BTZ)
 - - - - - Building
 - - - - - Encroachment Area

b. Building Form

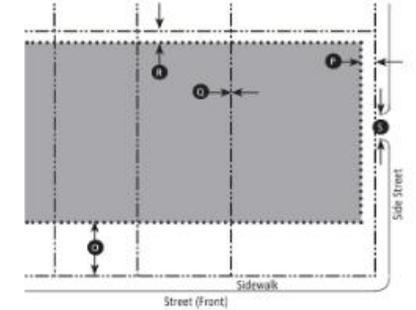
Height		
Main Building	2.5 stories	K
	48' max	L
Maximum Building Height with Public Benefit Incentive	3.5 stories	
Rear Accommodation Building Height within 50' of Lot Line Abutting R District	pitched roof preferred 2.5 stories / 41' max	
Ground Floor Elev. Above Sidewalk	6" max (commercial)	M
Ground 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	P

c. Frontage Type

Depth, Ground Floor Active Use	15' min.	Q
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.
 See Lot & Building Standards for more information



Key
 - - - - - Frontage/Property Line
 - - - - - Setback Line
 - - - - - Parking Area

a. Parking Location (Distance from Property Line)

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

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

Where We Are

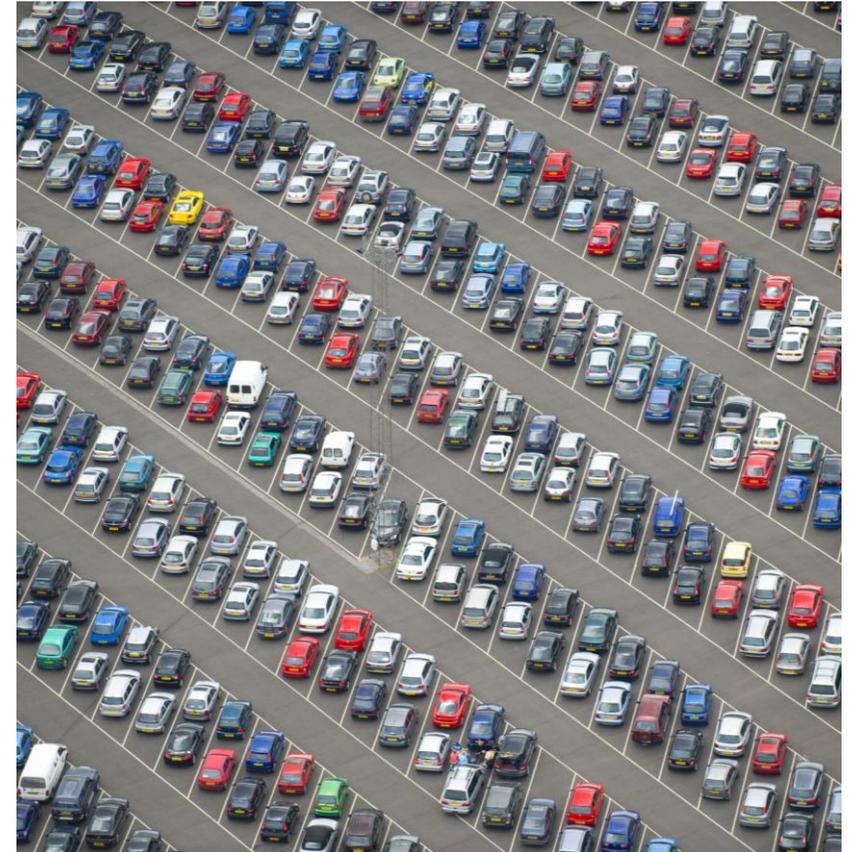
- **Zoning is in 3rd draft**
- **Planning Board Public Hearing is open and ongoing**
- **We are working on editing draft, working on talking points and outreach, and preparing for impacts analyses**

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, guided by the Planning Board, is continuing to revise the first draft code.
- **Public and Stakeholder Outreach** – The Town will continue to solicit feedback with project stakeholders and the general public.

Parking

- Parking has been of interest to many stakeholders
- What is the current supply (same as ID in 2012 Report?)
- What will be the demand at partial and full buildout?
- Will the supply be sufficient to serve this level of development?
- Are there opportunities for more spaces? For better use of existing parking?
- Does the proposed zoning require enough parking or too much?
- What else can soften demand? Walkability? Public transit?



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

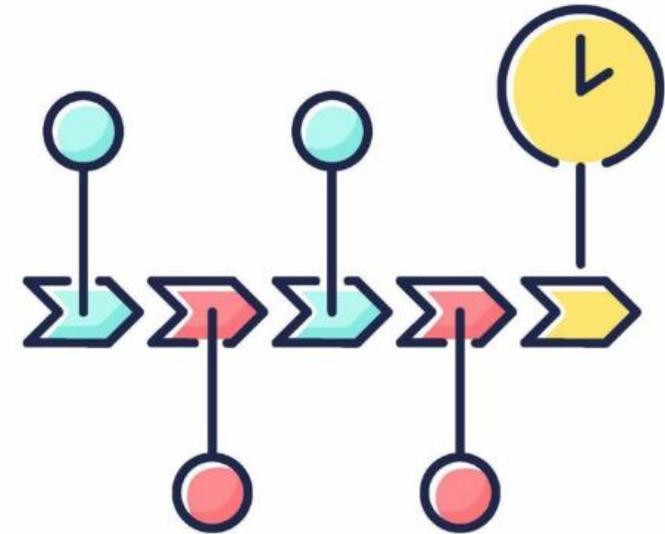
DESMAN

STA SPALDING TOUGIAS
ARCHITECTS, INC.

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

Current Schedule

- **Preliminary Data:** August 25, 2025
- **Next Zoning Project Public Listening Session:** September 11, 2025
- **Final Report:** September 25, 2025



Partners

- The Planning Board is interested in partnering with other boards and committees to help with analysis and other aspects of the project
- They see the **Transportation Advisory Committee** as critical to helping to evaluate the parking and traffic analyses and explain to the public
- Maybe TAC can help generate new ideas for how we can increase supply and reduce demand
- Consider a joint TAC-Planning Board Public Meeting on traffic and parking in Sept.
- The final zoning will need to be shaped by these analyses

QUESTIONS?