

The image displays a dense, repeating pattern of small, identical text blocks arranged in a grid. Each block contains a short paragraph of text, which appears to be a placeholder or a test pattern. The text is rendered in a light blue or teal color against a white background. The overall effect is a textured, almost pixelated appearance, suggesting a high-resolution digital image or a print made from a vector graphic.

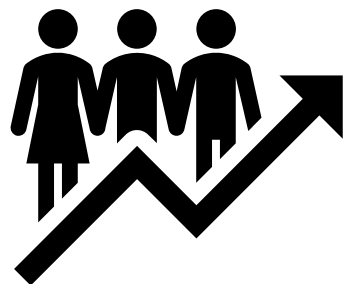
MBTA Communities Advisory Committee

Economic Development Impact Discussion

- The Economic Development Committee (EDC) was formed in 2020 by the Select Board following the completion of the Belmont Business Strategy. The role of the Belmont EDC is to develop, implement, and update the recommendations in the Belmont Business Strategy, in conjunction with Town staff and departments

MBTA Multifamily Compliance & Growth

- Given Belmont's impending fiscal challenges and the need to bolster tax collections to maintain essential services, how can we use 3A strategically to enhance commercial tax revenue?



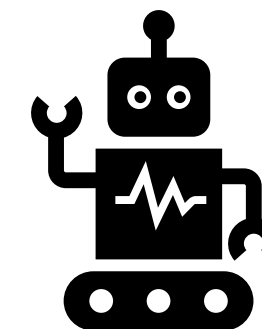
Parking

- With the growth in housing and commercial sectors, how should Belmont address the challenges related to minimum parking requirements?



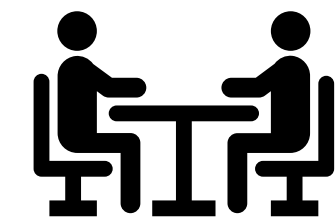
Commercial Opportunities/ Tech Disruption

- What sectors are most promising for Belmont's economic growth given its geographic location and proposed zoning changes?



Business Community Involvement

- How can Belmont ensure active involvement from the small business community in the planning and development process?





MBTA Multifamily Compliance & Growth

Discussion Questions



Q1: Given Belmont's impending fiscal challenges and the need to bolster tax collections to maintain essential services, how can we use the 3A MBTA Multifamily Development strategically to enhance commercial tax revenue?

Q2: Considering the distinct interests of various Belmont business areas, including Belmont Center, Wavery Square, Cushing Square, the Trapelo Corridor, Belmont St., and East Belmont (Blanchard Rd and Concord Ave), how can we tailor the development strategy for each area?

Q3: Given Belmont's two train stations, is there an opportunity to petition the state to allow fifty percent of zoning to fall within 0.5 miles of both stations (i.e. 25% around Wavery, 25% around Belmont Center)

Q4: How can Belmont ensure growth between commercial and housing development to avoid potential strain on existing and future town resources?

Q5: Should Belmont consider implementing a local tax or fee for short-term rentals to generate additional revenue for the town? This could help offset any potential costs associated with regulating and enforcing short-term rental bylaws

Key Thoughts & Conclusions



Proactive Engagement with State Entities	Diversification of Revenue Streams	Tailored Development Framework	Infrastructure and Amenities	Community Engagement
Given the potential benefits of expanding zoning near both train stations, proactive lobbying and collaboration with state authorities will be crucial. This effort could provide greater flexibility in Belmont's development strategy	It's evident that relying solely on property taxes, especially from residential properties, may not be sustainable. Expanding the commercial tax base, attracting diverse businesses, and leveraging public-private partnerships can ensure more stable revenue streams for Belmont	Each business area within Belmont—be it Belmont Center, Waverly Square, or others—has its unique character and potential. Development strategies should be tailored to respect and enhance these unique attributes, ensuring that growth feels organic and supportive of existing communities	Ensuring growth doesn't strain town resources means planning not just for buildings but also the amenities and infrastructure that support them. This might involve green spaces, schools, public facilities, and more. Investing in these areas can make Belmont more attractive to potential residents and businesses alike	Engaging with Belmont's community is vital. Collecting input, addressing concerns, and creating a shared vision can ensure the development aligns with what residents hope to see for their town's future





Parking

Belmont Vehicle Statistics



Year	# Vehicles	Average Daily Miles Driven	Total Daily VMT	% ICE	% Hybrid	% BEV	% Passenger	% Commercial	% Municipal
2020	17,808	21.4	380,558	93.2%	4.85%	1.17%	94.93%	4.4%	0.9%
2021	17,436	20	348,922	92.3%	5.2%	1.5%	94.9%	3.98%	0.9%
2022	17,323	22.2	384,277	90.6%	5.93%	2.15%	95.1%	3.79%	0.9%
2023	17,403	21.6	376,602	89.1%	6.44%	2.93%	95.2%	3.83%	0.9%

Source: Mass Vehicle Census

Belmont Parking Categories



Name	Belmont Parking Requirement
Dwellings	2 per unit, or 1 per unit with <2 bedrooms
Public Assembly	1 for each 3 person capacity based on MA state Building Code
Hotels, Motels, Room & Board, Commercial Accommodations	1 per unit, plus 1 for each 8 units
Restaurant	1 per 2 persons seating capacity; up to 20 outdoor seasonal seats shall not count in total
Commercial Recreation	1 per 2 participant capacity, plus 1 per 3 person spectator capacity
Auto Service Station	3 plus 3 per service bay
Other Service Establishments	1 per 250 sqft ground floor gross floor area; 1 per 350 sqft in LB-1 plus 1 space per 400 sqft area on other floors; 600 sqft in LB-1; no fewer than 3 spaces per separate enterprise
Retail	
Office	
Wholesale and Industrial Establishments	1 per 1.5 employees on largest shift, but capable of expansion to not less than 1 space per 400 sqft gross floor area
Other Uses	Spaces to be determined by Building Inspector (or Planning Board in cases referred to it for Design & Site Plan Review)
Mixed Use	Requirements for each use are additional, unless determined that a smaller # is adequate due to staggered hours

Examples by Various Business Types and Sizes



Belmont	Arlington	Watertown	Waltham	Lexington	Winchester
5000 SQFT Restaurant Example (assumed seating of 133 seats)					
67 spaces	33 spaces	33 spaces	55 spaces	34 spaces	33 spaces (non-CBA)

3000 SQFT Medical Office					
12 spaces	8 spaces	20 spaces	20 spaces	15 spaces	8 spaces

30,000 SQFT Bowling Alley with 20 Lanes (assumed capacity of 400 people)					
100 spaces	100 spaces	40 spaces	200 spaces	180 spaces	80 spaces

3000 SQFT Retail Store					
12 spaces	10 spaces	10 spaces	18 spaces	12 spaces	10 spaces

Examples by Various Business Types and Sizes



Belmont	Arlington	Watertown	Waltham	Lexington	Winchester
8-story, 240k sqft lab and office building					
800 spaces	480 spaces	400 spaces	800 spaces	960 spaces	480 spaces
5-acre residential development at 18 units per acre (90 units)					
113 spaces	90 spaces	135 spaces	180 spaces	90 spaces	180 spaces
80 unit hotel with 20 employees					
90 spaces	80 spaces	80	80	80	n/a
110,000 sqft soccer bubble					
220 spaces	367 spaces	275 spaces	83 spaces	660 spaces	100 spaces

Discussion Questions & Key Thoughts



Q1: With growth in housing and commercial sectors, how should Belmont address the challenges related to parking minimum requirements?

Q2: How can we encourage alternatives like public transportation use or bike commuting to reduce parking demands?

Adaptation to Changing Vehicle Landscape	Efficient Land Use	Encourage Sustainable Mobility	Infrastructure Savings	Supporting BEV Adoption	Economic Boost
The rise in BEVs from 2020 to 2023 signals a shift in Belmont's transportation preferences. With the total vehicle count remaining flat or even declining, it suggests that residents are increasingly open to sustainable transportation alternatives	Eliminating parking minimums could lead to more efficient land use. Land previously allocated for parking could be repurposed for green spaces, commercial establishments, or other community amenities, enhancing the quality of life and potentially increasing property values	Removing parking minimums might further incentivize the use of public transportation, carpooling, or cycling. This would reduce congestion, lower carbon emissions, and create a more pedestrian-friendly environment	With vehicles driving an average of only 21.6 miles per day, the demand for extensive parking infrastructure might be diminishing. Funds that would otherwise be used for parking structures or maintenance could be reallocated to other pressing infrastructural needs or community projects	Rather than focusing on traditional parking, Belmont could prioritize establishing more EV charging stations, supporting the growing number of BEV users and further promoting sustainable transportation	By reducing or eliminating the obligation for businesses to provide extensive parking, we might see a surge in diverse commercial establishments that previously might have been deterred by parking constraints. This could lead to increased commercial activity and a more vibrant local economy

Source: Work-based Learning Alliance website, MA press release, EDC discussions



Commercial Opportunities and Technology Disruption

Discussion Questions & Key Thoughts



- Q1: What sectors are most promising for Belmont's economic growth given its geographic location and proposed zoning changes? How does the rise of tech disruption, including foodtech, play into this?
- Q2: How can Belmont attract businesses from these promising sectors and support startups that represent the forefront of technological innovation?

Alignment with tech trends	Diversification of economic landscape	Local business evolution	Community and Economic Integration
As the global market leans more towards technology-driven solutions, Belmont's focus on embracing tech disruption can position the town as a forward-thinking hub. This strategic alignment has the potential to attract innovative startups and tech businesses, boosting local employment and economic growth	By tapping into multiple sectors, including foodtech and other areas of tech disruption, Belmont can diversify its economic landscape. This reduces dependency on any single industry, ensuring more resilient economic health and growth opportunities	Tech disruption presents an opportunity for existing businesses in Belmont to evolve and integrate new technologies into their operations. This can increase competitiveness, enhance customer experiences, and lead to expanded markets	By fostering an environment conducive to tech innovation, Belmont can integrate its community with the broader regional and national economic trends. This ensures the town remains relevant and adaptable in the face of rapid technological change, bringing long-term benefits for residents and businesses alike

Source: Work-based Learning Alliance website, MA press release, EDC discussions



Business Community Involvement in 3A

Discussion Questions & Key Thoughts



Q1: How can Belmont ensure active involvement from the business community in the development process?

Q2: What channels can be created for businesses in Belmont to voice their development priorities and concerns?

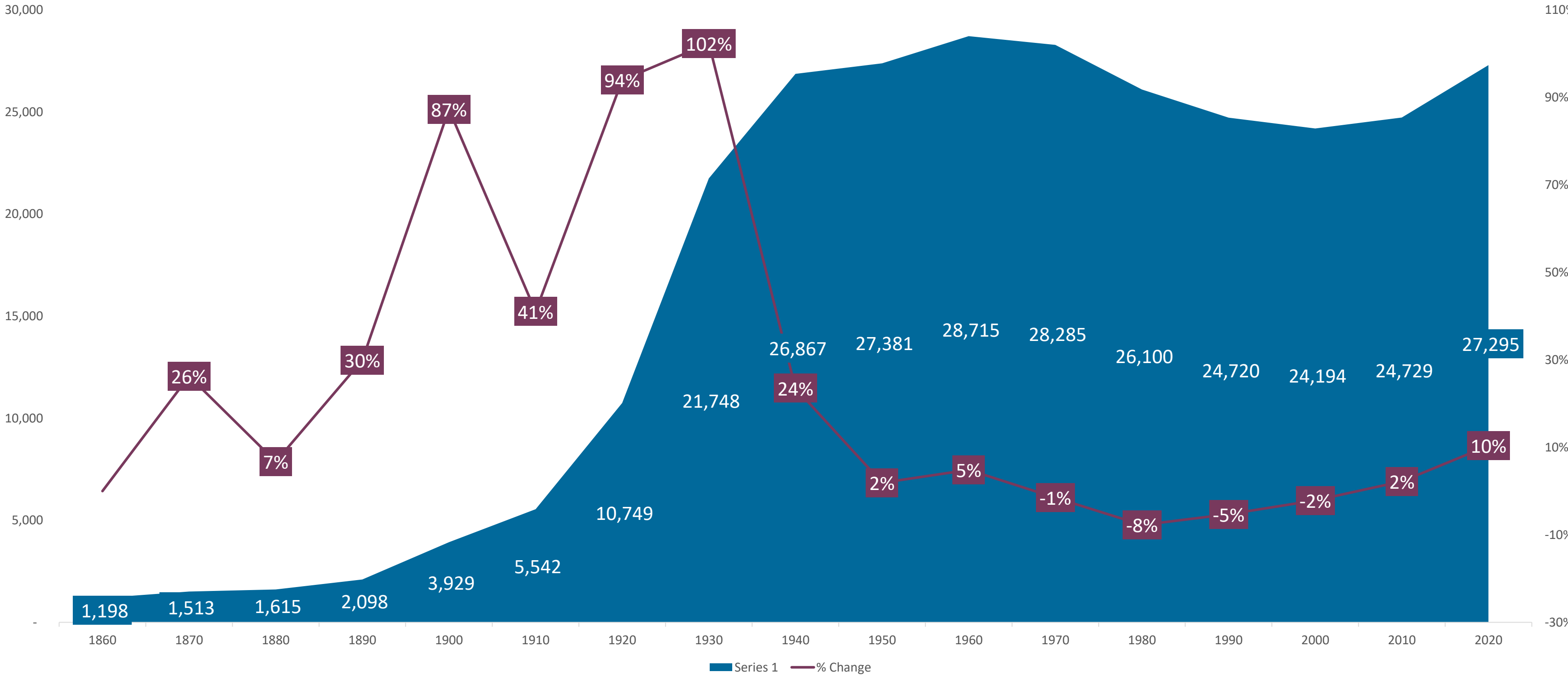
Formation of additional business center associations	Role of the EDC	Reliable News Reporting	Transparent Communication Channels
To better understand and cater to the distinct needs of each business area, Belmont should prioritize the establishment of additional business center associations, especially in pivotal areas like Waverly, Trapelo, and Cushing. These associations can serve as focal points for gathering insights, airing concerns, and championing local initiatives	The EDC should not only act as a bridge between the business community and the Select Board but also ensure that businesses have a voice and influence across various town committees and boards. By offering a platform for consistent dialogue, the EDC can ensure that local businesses play a central role in shaping Belmont's economic and developmental future	With the emergence of Belmont's new newspaper, it's crucial that the publication commits to unbiased and timely reporting. Informed business owners and employees can make better decisions and actively participate in town affairs. This promotes a well-informed business community that's engaged in civic matters, fostering a synergistic relationship between town governance and the local economy	Given the fast-paced nature of business operations, it's vital to establish clear and direct communication channels. These channels can relay town decisions, policy changes, and other relevant information quickly and effectively to the business community, ensuring they are always in the loop and can react or adjust in a timely manner

Source: Work-based Learning Alliance website, MA press release, EDC discussions



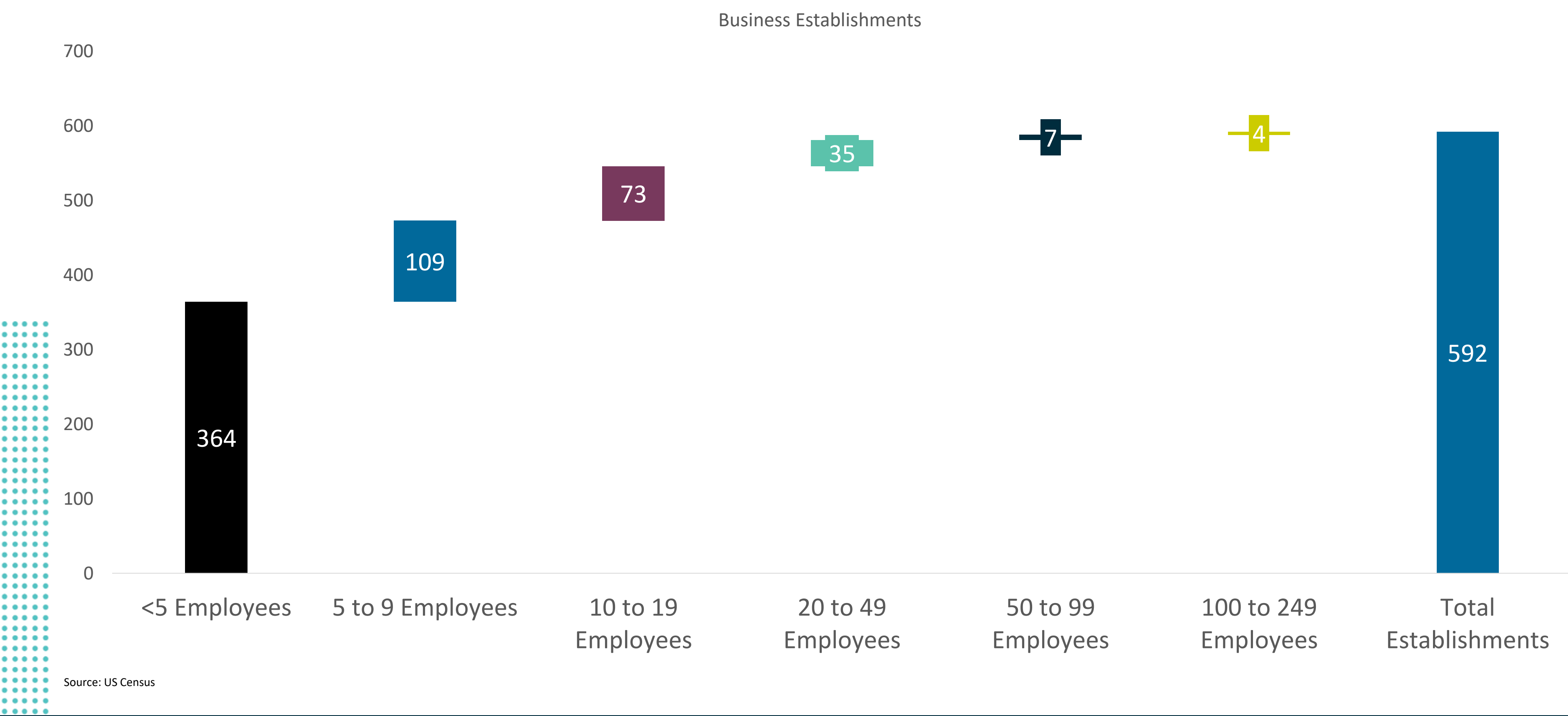
Appendix

Historical Belmont Population

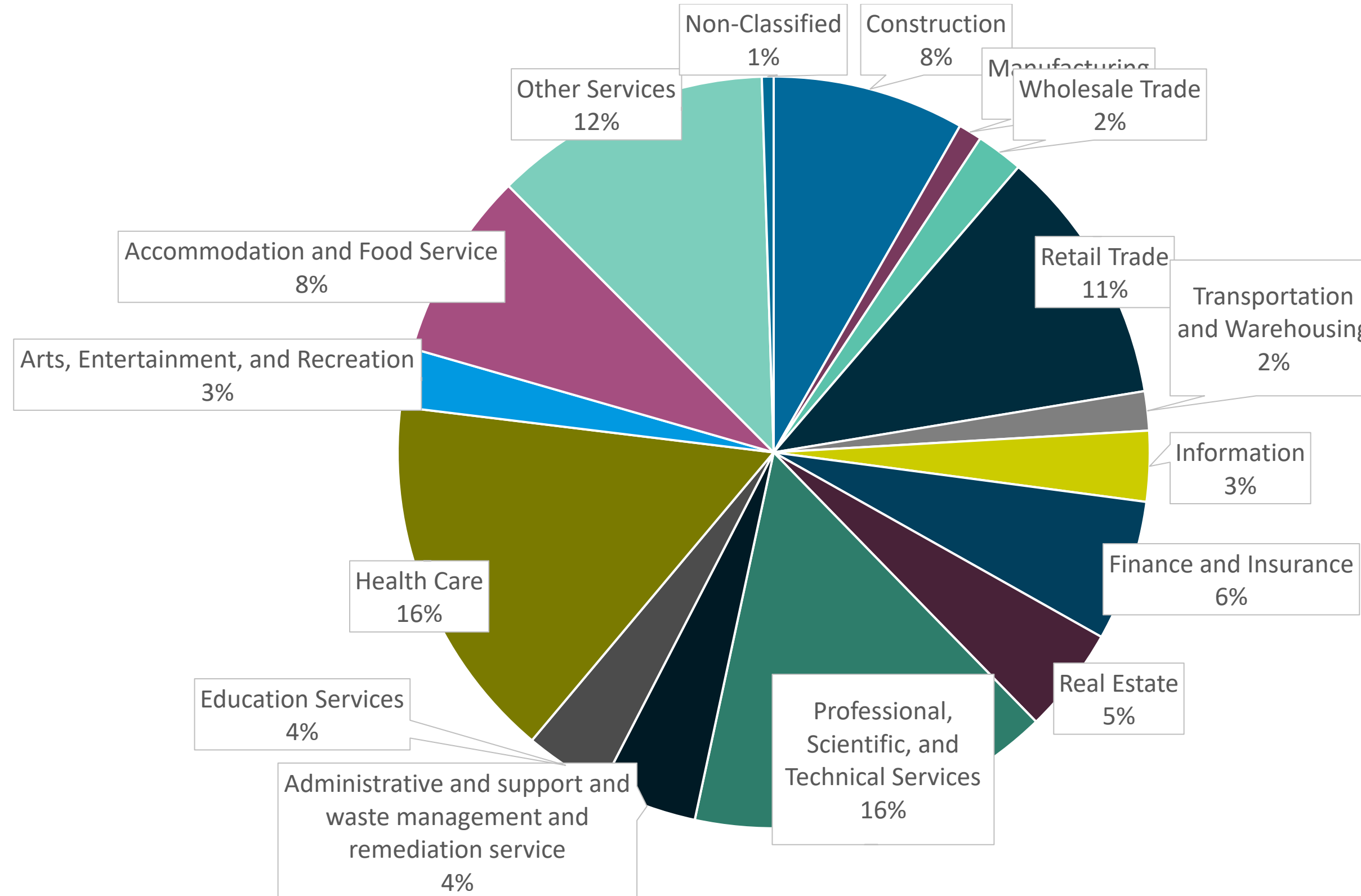


Source: UC Census Bureau

The majority of Belmont businesses (>60%) have <5 employees



Belmont Businesses Classification (as of 2021)



Total Establishments:
594

Annual Payroll (2021e)
\$417 Million

Number of Employees
6,844

Average Employee Salary
\$60,935

Belmont vs Arlington Parking Categories



Name	Belmont Parking Requirement	Arlington Parking Requirement
Dwellings	2 per unit, or 1 per unit with <2 bedrooms	1 per unit (for 1, 2, 3-family dwelling or apartment building)
Public Assembly	1 for each 3 person capacity based on MA state Building Code	N/A
Hotels, Motels, Room & Board, Commercial Accommodations	1 per unit, plus 1 for each 8 units	1 per sleeping room, plus 1 space per 400 sqft public meeting area or restaurant
Restaurant	1 per 2 persons seating capacity; up to 20 outdoor seasonal seats shall not count in total	1 per 4 seats total seating; outdoor seating shall not count
Commercial Recreation	1 per 2 participant capacity, plus 1 per 3 person spectator capacity	Health Club or Indoor Athletic Facility: 1 space per 300 sqft of gross floor area
Auto Service Station	3 plus 3 per service bay	N/A
Other Service Establishments	1 per 250 sqft ground floor gross floor area; 1 per 350 sqft in LB-1 plus 1 space per 400 sqft area on other floors; 600 sqft in LB-1; no fewer than 3 spaces per separate enterprise	Retail: 1 space per 300 sqft; Office/business: 1 space per 500 sqft gross floor area
Retail		
Office		
Wholesale and Industrial Establishments	1 per 1.5 employees on largest shift, but capable of expansion to not less than 1 space per 400 sqft gross floor area	Wholesale: 1 space per 1000 sqft; Light Mfg: 1 space per 1000 sqft or 0.75 spaces per employee of the combined employment of the two largest successive shifts, whatever is larger
Other Uses	Spaces to be determined by Building Inspector (or Planning Board in cases referred to it for Design & Site Plan Review	Medical Office: 4 spaces per physician, dentist, practioner
Mixed Use	Requirements for each use are additional, unless determined that a smaller # is adequate due to staggered hours	Sum or uses computed separately

Name	Arlington Parking Requirement
Public Housing for Elderly	1 space per 5 units
Assisted Living Residence	0.4 spaces per dwelling unit
Group Home	2 spaces per 4 residential rooms
Auto Sales and Service	1 space per 1000 sqft
Hospital	2.25 space per bed of design capacity
Nursing Home	1 space per 4 beds of design capacity

Name	Arlington Parking Requirement
Non-Exempt Educational	1 space per 200 sqft of gross floor area in classrooms and other teaching stations, plus spaces for gym or auditorium, whichever has the larger capacity, as specified elsewhere
Other School	2 spaces per classroom in elementary and middle or junior high school; 4 spaces per classroom for HS plus gym/auditorium

Belmont vs Watertown Parking Categories



Name	Belmont Parking Requirement	Watertown Parking Requirement
Dwellings	2 per unit, or 1 per unit with <2 bedrooms	2 per unit; 3 per unit if >4 bedrooms; townhouse/rowhouse: 2/unit; Multifamily (0.75, 1, 1.5, 2 for bedrooms)
Public Assembly	1 for each 3 person capacity based on MA state Building Code	1 per 5 fixed seats or 10 linear feet of bench floor are open to public assembly where no seats/benches are provided
Hotels, Motels, Room & Board, Commercial Accommodations	1 per unit, plus 1 for each 8 units	1 per employee at peak occupancy plus 0.75 per guest room plus 1 per table or 5 seats in a restaurant plus 1 per 250 sqft in function rooms (no eating)
Restaurant	1 per 2 persons seating capacity; up to 20 outdoor seasonal seats shall not	1 per table or 4 seats and 1 per every 4 linear ft of standing table
Commercial Recreation	1 per 2 participant capacity, plus 1 per 3 person spectator capacity	1 per 400 sqft gross floor area
Auto Service Station	3 plus 3 per service bay	1 per 200 sqft gross floor area
Other Service Establishments	1 per 250 sqft ground floor gross floor area; 1 per 350 sqft in LB-1 plus 1 space per 400 sqft area on other floors; 600 sqft in LB-1; no fewer than 3 spaces per separate enterprise	Bank: 1 per 300 sqft; R&D: 1 per 600 sqft
Retail		
Office		
Wholesale and Industrial Establishments	1 per 1.5 employees on largest shift, but capable of expansion to not less than 1 space per 400 sqft gross floor area	1 per 1200 sqft
Other Uses	Spaces to be determined by Building Inspector (or Planning Board in cases referred to it for Design & Site Plan Review	Funeral parlor: 1 per 5 seats; Bowling Alley: 2 per bowling alley; Kennels: 1 per 300 sqft; Self-Storage: 2 per 10,000 sqft with minimum of 6
Mixed Use	Requirements for each use are additional, unless determined that a smaller # is adequate due to staggered hours	Sum of commercial and residential requirements consistent with this ordinance except in CB district

Name	Watertown Parking Requirement
Auto Sales	1 per 600 sqft of space devoted to showrooms
Hospital	1 per staff plus 1 per 4 patient beds
Nursing Home	1 per staff plus 1 per 4 patient beds
Non-Exempt Educational	1 per staff member plus 1 per 3 students driving age (unless car usage is prohibited) or 1 per 8 seats in largest places of assembly, whatever is greater

Name	Watertown Parking Requirement
Retail with Accessory Food	1 per table or 4 seats plus 1 per 250 sqft of function rooms
Other School	1 per 600 sqft gross floor area

Belmont vs Lexington Parking Categories



Name	Belmont Parking Requirement	Lexington Parking Requirement
Dwellings	2 per unit, or 1 per unit with <2 bedrooms	1 per apartment or unit
Public Assembly	1 for each 3 person capacity based on MA state Building Code	1 per each 6 seats in largest assembly area
Hotels, Motels, Room & Board, Commercial Accommodations	1 per unit, plus 1 for each 8 units	1 per guest room
Restaurant	1 per 2 persons seating capacity; up to 20 outdoor seasonal seats shall not	1 per 3 seats, or 1 per 150 sqft; 1 per 5 seats or 1 per 200 sqft in CB
Commercial Recreation	1 per 2 participant capacity, plus 1 per 3 person spectator capacity	1 per 6 seats; 6 per 1000 sqft for indoor athletic facilities
Auto Service Station	3 plus 3 per service bay	2 per bay
Other Service Establishments	1 per 250 sqft ground floor gross floor area; 1 per 350 sqft in LB-1 plus 1 space per 400 sqft area on other floors; 600 sqft in LB-1; no fewer than 3 spaces per separate enterprise	Office: 1 per 250 sqft, 1 per 333 SF in CB; Medical Office 1 per 250 sqft, 1 per 200 sqft in CB
Retail		
Office		
Wholesale and Industrial Establishments	1 per 1.5 employees on largest shift, but capable of expansion to not less than 1 space per 400 sqft gross floor area	1 per 1000 sqft; Manufacturing/R&D is 1 per 500 sf
Other Uses	Spaces to be determined by Building Inspector (or Planning Board in cases referred to it for Design & Site Plan Review	Funeral Parlor: 1 per 4 seats in largest area; Theater: 1 per 6 seats
Mixed Use	Requirements for each use are additional, unless determined that a smaller # is adequate due to staggered hours	n/a

Name	Lexington Parking Requirement
Auto Sales	1 per 250 sqft(325 in CB); On Street Level rooms floors: 1 per 500 SF
Hospital	0.4 per living unit
Nursing Home	1 per staff plus 1 per 4 patient beds
Non-Exempt Educational	Daycare: 1 per 500 sqft

Name	Lexington Parking Requirement
Retail with Accessory Food	Takeout: 1 per employee plus 1 per 5 linear ft of counter space; 1 per 2 employees plus 1 per 7 linear ft of counter space in CB

Belmont vs Waltham Parking Categories



Name	Belmont Parking Requirement	Waltham Parking Requirement
Dwellings	2 per unit, or 1 per unit with <2 bedrooms	2 per unit (1, 2, multifamily)
Public Assembly	1 for each 3 person capacity based on MA state Building Code	1 for 3 fixed seats and 1 for 36 sqft unseated public floor area
Hotels, Motels, Room & Board, Commercial Accommodations	1 per unit, plus 1 for each 8 units	1 per bedroom
Restaurant	1 per 2 persons seating capacity; up to 20 outdoor seasonal seats shall not	11 per 1000 sqft gross floor area and 1 per 6 seasonal outdoor seats; Fast Food: greater of 1 parking space for every 3 seats in customer food service area, including seasonal outdoor seats, or 6 spaces per 1000 sqft gross floor area
Commercial Recreation	1 per 2 participant capacity, plus 1 per 3 person spectator capacity	Tennis: 6 per court; Handball: 3 per court; Swimming: 3 for each 5 feet or portion thereof in width of 3 per 150 sqft; whichever produces the most spaces; Nature: 1 for every 3 participants
Auto Service Station	3 plus 3 per service bay	N/A
Other Service Establishments	1 per 250 sqft ground floor gross floor area; 1 per 350 sqft in LB-1 plus 1 space per 400 sqft area on other floors; 600 sqft in LB-1; no fewer than 3 spaces per separate enterprise	Stores/Shops: 6 per 1000 sqft; office is 1 per 300 sqft; Banks 1 per 200 sqft
Retail		
Office		
Wholesale and Industrial Establishments	1 per 1.5 employees on largest shift, but capable of expansion to not less than 1 space per 400 sqft gross floor area	1 per 2 workers based on peak employment
Other Uses	Spaces to be determined by Building Inspector (or Planning Board in cases referred to it for Design & Site Plan Review	Medical: 1 per 150 sqft
Mixed Use	Requirements for each use are additional, unless determined that a smaller # is adequate due to staggered hours	n/a

Name	Waltham Parking Requirement
Public Housing	3 for every 4 dwelling units
Hospital	1 per 350 sqft gross floor area

Belmont vs Winchester Parking Categories



Name	Belmont Parking Requirement	Winchester Parking Requirement
Dwellings	2 per unit, or 1 per unit with <2 bedrooms	2 per unit; mid-rise apartment 0.75 per unit in CBD
Public Assembly	1 for each 3 person capacity based on MA state Building Code	Religious: 1 space per 4 seats (same with library and museum); Funeral is 1 per 200 SF
Hotels, Motels, Room & Board, Commercial Accommodations	1 per unit, plus 1 for each 8 units	Not Provided
Restaurant	1 per 2 persons seating capacity; up to 20 outdoor seasonal seats not included	CBD: 0.75 spaces per 1k SF; GBD 1 and 2 is 1 space per 4 seats; Fast Food 1 space per 2 seats
Commercial Recreation	1 per 2 participant capacity, plus 1 per 3 person spectator capacity	Indoor Commercial: 0.75 per 1k/SF or 1 space per 4 seats; Bowling Alley: 0.75/1k SF or 4 spaces per alley; Tennis is 2 spaces per court
Auto Service Station	3 plus 3 per service bay	0.75 spaces per 1k or 1 space per 200 sF elsewhere
Other Service Establishments	1 per 250 sqft ground floor gross floor area; 1 per 350 sqft in LB-1 plus 1 space per 400 sqft area on other floors; 600 sqft in LB-1; no fewer than 3 spaces per separate enterprise	Retail: 0.75/1k SF; GBD-1 is 1 space per 200 SF; IL is 1 per 350 SF on ground floor and 1 space per 500 SF elsewhere; GBD-2 (<10k space per 400 SF; >10k is 1 space per 300 SF
Retail		
Office		
Wholesale and Industrial Establishments	1 per 1.5 employees on largest shift, but capable of expansion to not less than 1 space per 400 sqft gross floor area	Storage or Lumber Yard: 1 per 850 SF
Other Uses	Spaces to be determined by Building Inspector (or Planning Board in cases referred to it for Design & Site Plan Review	Private Club: 1 space per 4 seats; 0.75 spaces per 1k in CBD
Mixed Use	Requirements for each use are additional, unless determined that a smaller # is adequate due to staggered hours	2 spaces per unit; 1 space per 200 SF (non-residential)

Name	Winchester Parking Requirement
Group Home	1 per 3 beds
Hospital	1.5 spaces per hospital bed
Nursing Home	1 space per 3 beds
Non-Exempt Educational	0.75 spaces per 1k SF in CBD; 1 space per 1k elsewhere

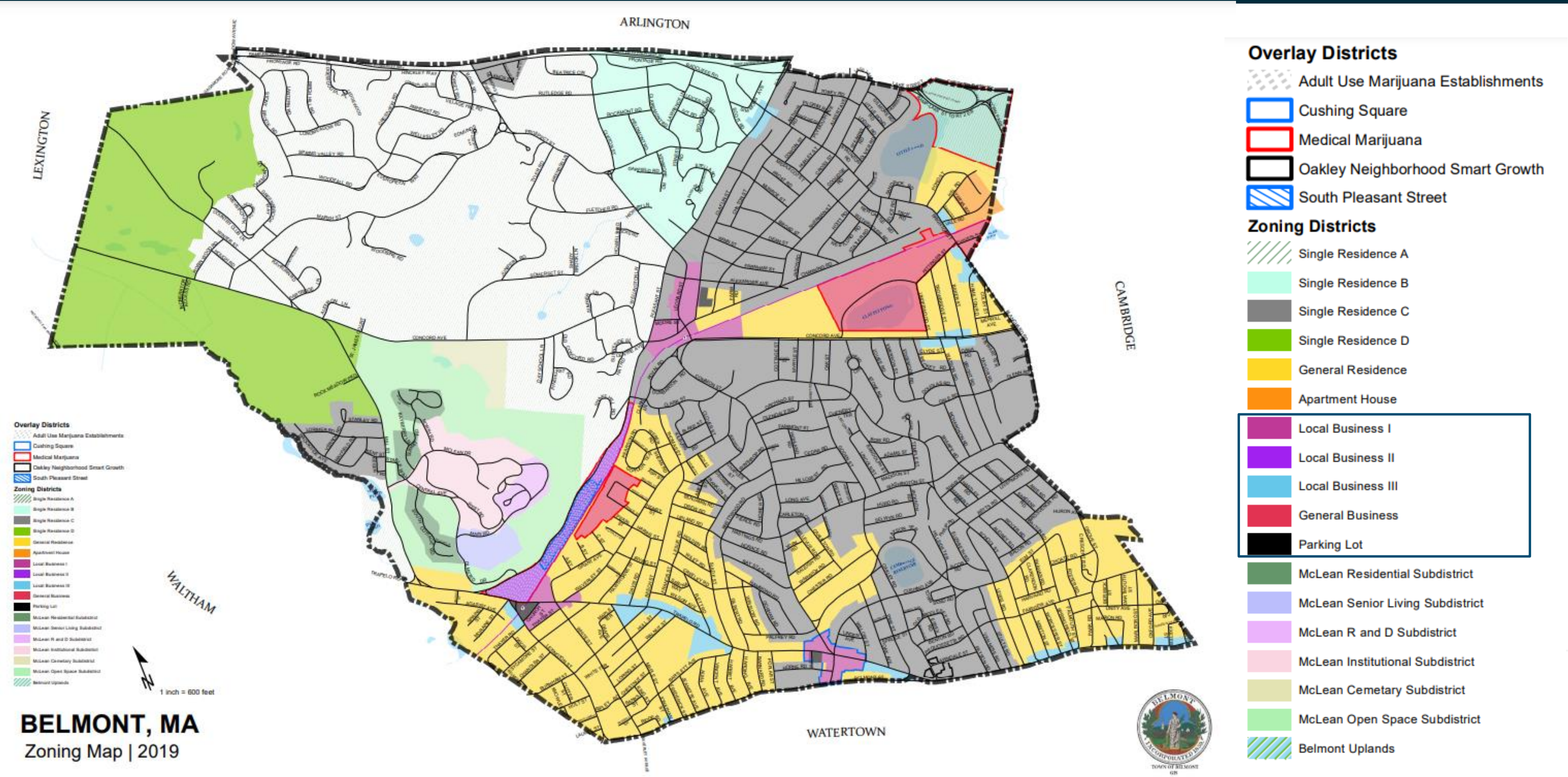
Name	Winchester Parking Requirement
Other School	0.75 per 1k in CBD; 1 space per 600 sf elsewhere
Lab Space	1 per 500 sqft

Belmont Business District Height Requirements

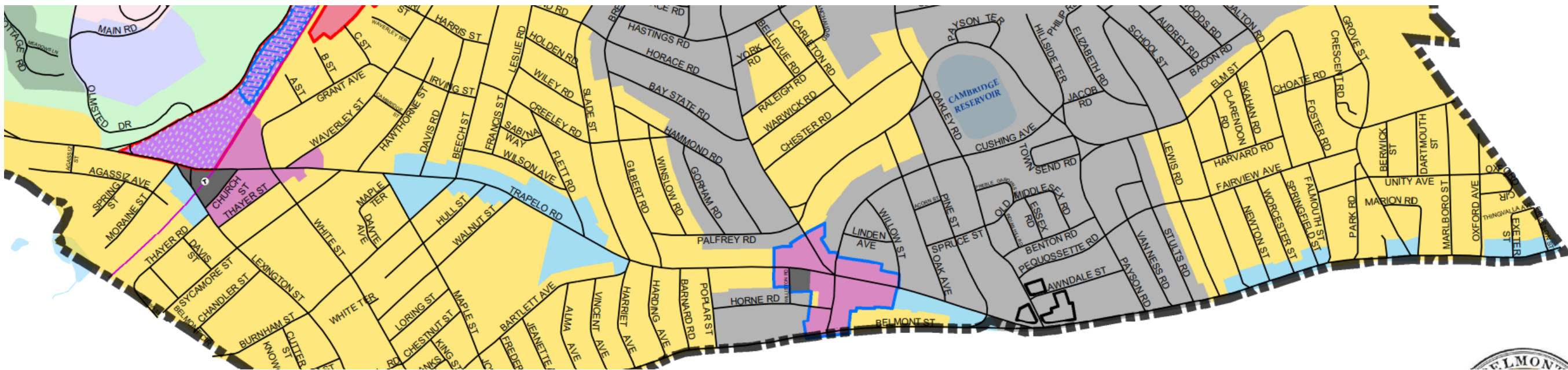
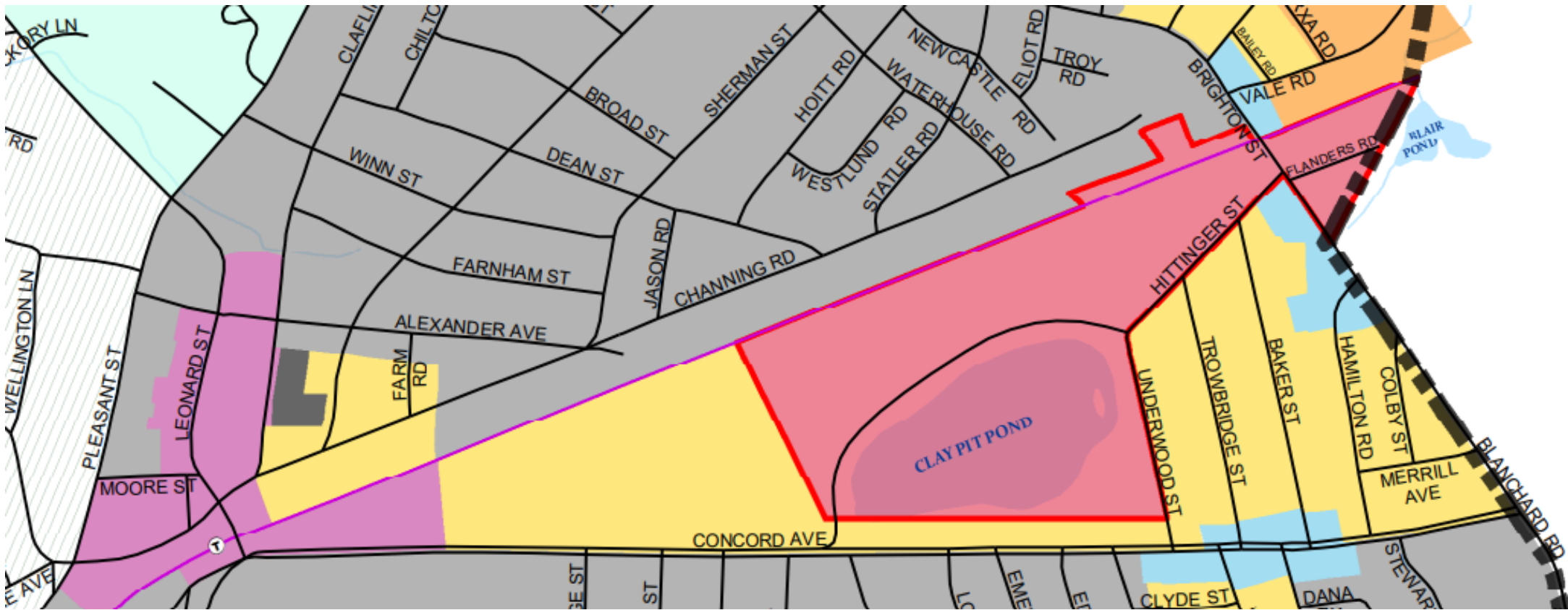
Commercial District	Maximum Building Height		Comment
	Feet	Stories	
LB I	28	2	Max of 32 ft and 3 stories may be allowed by SP from ZBA
LB II	32	2	
LB III	28	2	
GB	36	-	
McLean Research & Development Subdistrict	67	4	6A.2.3 a) – with max area of 150,000 sqft
McLean R&D Subdistrict Parking	45	5	3.5 spaces per 1k sqft (525 spaces for 150k building)
S. Pleasant St Overlay	28	2	40 ft and 3 stories allowed by SP
Cushing Square Overlay	28	2	36 and 3 allowed by SP; or 48 and 4 by SP

Cushing Square 8.4 – Four Story Developments (48 feet) – must be on a single lot with area not to exceed 15k sqft; development project including underground parking areas on site; 4th floor must be for residential use only

Current Zoning Map



Current Zoning Map



- ### Overlay Districts

 - Adult Use Marijuana Establishments
 - Cushing Square
 - Medical Marijuana
 - Oakley Neighborhood Smart Growth
 - South Pleasant Street
- ### Zoning Districts

 - Single Residence A
 - Single Residence B
 - Single Residence C
 - Single Residence D
 - General Residence
 - Apartment House
 - Local Business I
 - Local Business II
 - Local Business III
 - General Business
 - Parking Lot
- ### McLean Subdistricts

 - McLean Residential Subdistrict
 - McLean Senior Living Subdistrict
 - McLean R and D Subdistrict
 - McLean Institutional Subdistrict
 - McLean Cemetary Subdistrict
 - McLean Open Space Subdistrict
 - Belmont Uplands

Key Considerations to Building Heights



Neighborhood Character: How do current height restrictions shape the character of our neighborhoods? Would changes in these restrictions disrupt the existing aesthetic or enhance it?

Economic Feasibility: Are the current height restrictions limiting the economic feasibility of new developments? Would changes encourage more economic activity, leading to job creation and increased tax revenue?

Urban Density: How would adjusting height limits impact urban density? Could this contribute to more vibrant, walkable communities, or would it potentially lead to overdevelopment?

Infrastructure Impact: How might taller buildings impact existing infrastructure, such as sewer, water, and transportation systems? Are these systems equipped to handle increased demand?

Environmental Impact: What is the potential environmental impact of taller buildings? Could they, for instance, lead to more efficient land use and lower carbon footprints, or might they contribute to issues like loss of green spaces or solar access?

Emergency Services: Can our current emergency services accommodate taller buildings, in terms of fire safety and evacuation procedures?

Public Opinion: How does the public feel about potential changes to building heights? How can we ensure that residents' views are heard and considered in the decision-making process?

Case Studies: Are there examples of similar communities successfully increasing their height restrictions? What lessons can we learn from these examples?

Urban Planning Principles: How do proposed changes align with current best practices and principles in urban planning and sustainable development?

Areas of Belmont where allowable building heights could be increased?

View Corridors or Skyline

Potential for Development
(i.e. underdeveloped or vacant plots)

Transit Access

Land Use Compatibility

Location-Specific Analysis

LEONARD ST., BELMONT, MASSACHUSETTS

BELMONT BUSINESS CENTER 1930'S

Source: Belmont Historical Society

