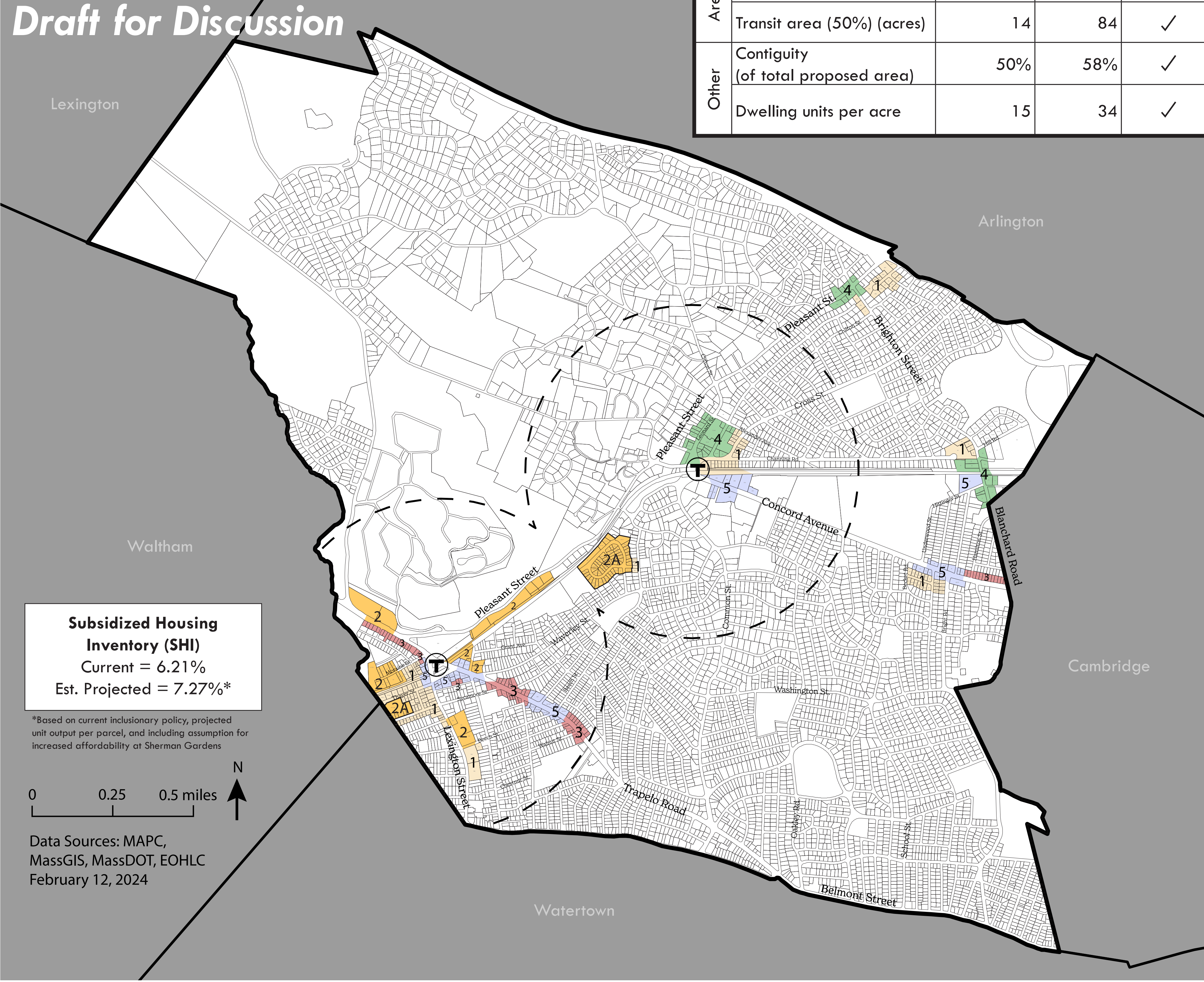


Belmont Multifamily Zoning In-progress Option 1

	Compliance Standard	Minimum	Modeled	Compliance Result
Units	Multifamily unit capacity	1,632	3,466	✓
	Transit area unit capacity	816	2,503	✓
	Max. units from mandatory mixed-use	408	332	✓
Area	Gross land area (acres)	28	104	✓
	Transit area (50%) (acres)	14	84	✓
Other	Contiguity (of total proposed area)	50%	58%	✓
	Dwelling units per acre	15	34	✓

Draft for Discussion



Legend	Subdistrict	Description	Modeled Unit Capacity	Projected Affordable Units
	Subdistrict 1	Small-scale neighborhood residential	717	49
	Subdistrict 2	Moderate-scale neighborhood residential	601	27
	Subdistrict 2A	Incentive Sub-zone - BHA	214	22
	Subdistrict 3	Moderate-scale traditional residential	420	14
	Subdistrict 4	Small-scale mixed use	332	34
	Subdistrict 5	Moderate-scale mixed use	1,182	211
		Total	3,466	357

Geography	Acres	Modeled Unit Capacity
Waverley	60	1,751
Belmont Center	13	589
Belmont Village	11	163
Upper Pleasant St	5	193
Brighton/Blanchard	6	417
East Concord Ave	9	353
Total	104	3,466

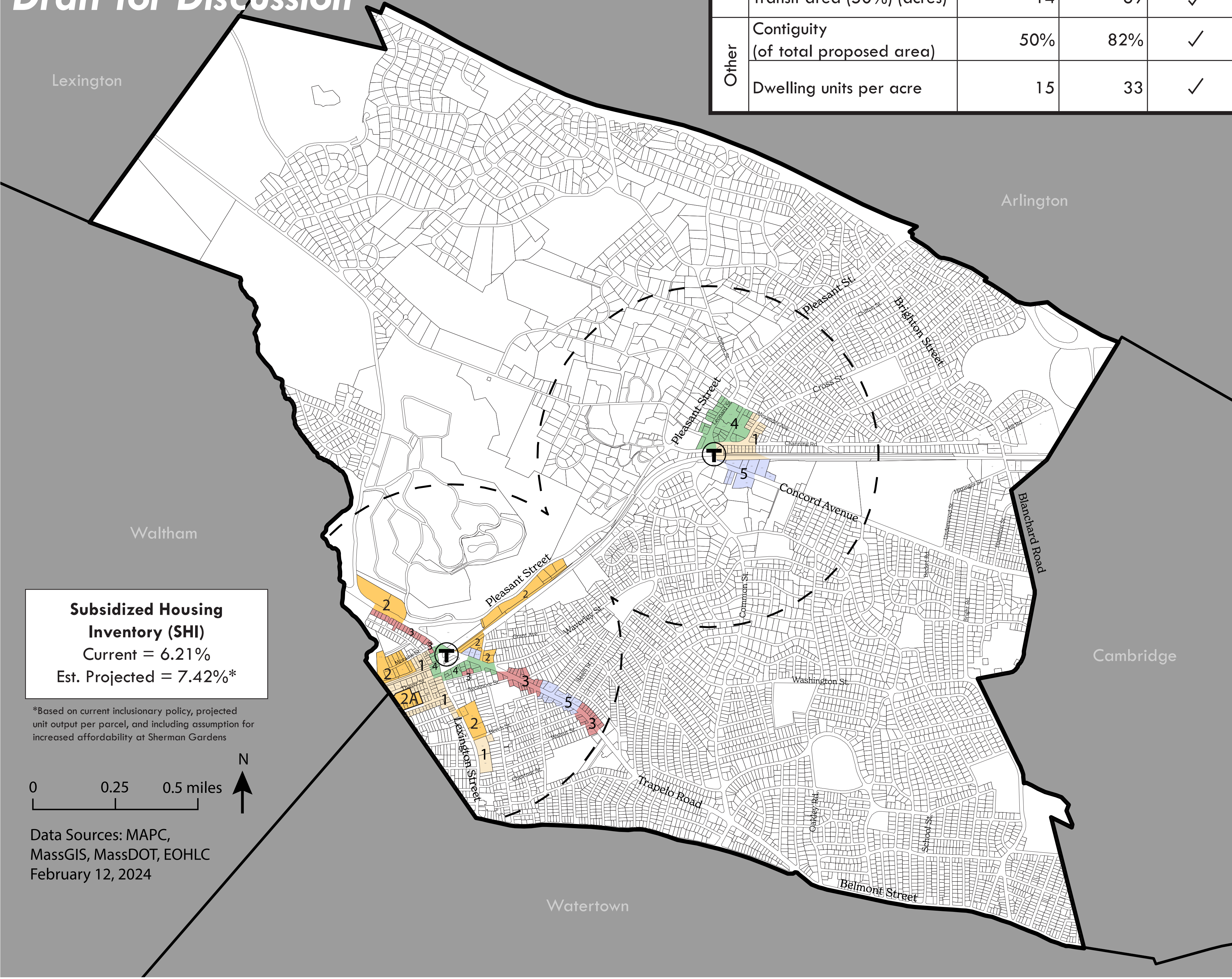
Place green dot if this is your most preferred option

Place red dot if this is your least preferred option

Belmont Multifamily Zoning In-progress Option 2

	Compliance Standard	Minimum	Modeled	Compliance Result
Units	Multifamily unit capacity	1,632	2,196	✓
	Transit area unit capacity	816	2,196	✓
	Max. units from mandatory mixed-use	408	226	✓
Area	Gross land area (acres)	28	69	✓
	Transit area (50%) (acres)	14	69	✓
Other	Contiguity (of total proposed area)	50%	82%	✓
	Dwelling units per acre	15	33	✓

Draft for Discussion



Legend	Subdistrict	Description	Modeled Unit Capacity	Projected Affordable Units
	Subdistrict 1	Small-scale neighborhood residential	404	30
	Subdistrict 2	Moderate-scale neighborhood residential	601	27
	Subdistrict 2A	Incentive Sub-zone - BHA	62	6
	Subdistrict 3	Moderate-scale traditional residential	340	10
	Subdistrict 4	Small-scale mixed use	226	23
	Subdistrict 5	Moderate-scale mixed use	563	148
		Total	2,196	245

Geography	Acres	Modeled Unit Capacity
Waverley	56	1,607
Belmont Center	13	589
Belmont Village	0	0
Upper Pleasant St	0	0
Brighton/Blanchard	0	0
East Concord Ave	0	0
Total	69	2,196

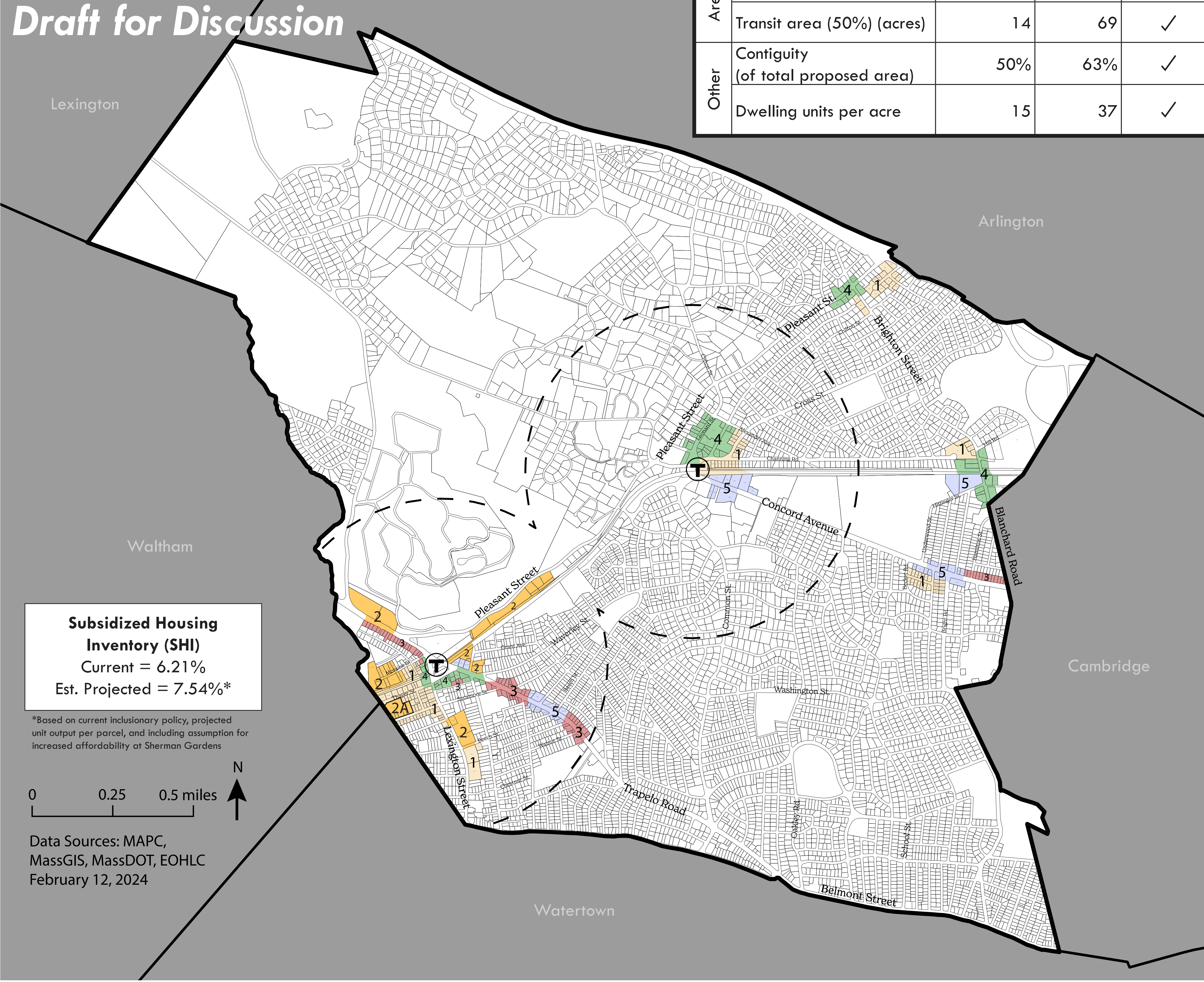
Place green dot if this is your most preferred option

Place red dot if this is your least preferred option

Belmont Multifamily Zoning In-progress Option 3

	Compliance Standard	Minimum	Modeled	Compliance Result
Units	Multifamily unit capacity	1,632	3,159	✓
	Transit area unit capacity	816	2,196	✓
	Max. units from mandatory mixed-use	408	395	✓
Area	Gross land area (acres)	28	89	✓
	Transit area (50%) (acres)	14	69	✓
Other	Contiguity (of total proposed area)	50%	63%	✓
	Dwelling units per acre	15	37	✓

Draft for Discussion



Legend	Subdistrict	Description	Modeled Unit Capacity	Projected Affordable Units	Geography	Acres	Modeled Unit Capacity
	Subdistrict 1	Small-scale neighborhood residential	706	48	Waverley	56	1,607
	Subdistrict 2	Moderate-scale neighborhood residential	601	66	Belmont Center	13	589
	Subdistrict 2A	Incentive Sub-zone - BHA	62	6	Belmont Village	0	0
	Subdistrict 3	Moderate-scale traditional residential	420	23	Upper Pleasant St	5	193
	Subdistrict 4	Small-scale mixed use	395	45	Brighton/Blanchard	6	417
	Subdistrict 5	Moderate-scale mixed use	975	149	East Concord Ave	9	353
		Total	3,159	337	Total	89	3,159

Place green dot if this is your most preferred option

Place red dot if this is your least preferred option

Belmont Multifamily Zoning Open Considerations

Draft for Discussion

For any in-progress scenario, the refinements will occur, and likely include:

- Subdistrict dimensional characteristics
- Parking requirements
- Adjusting location of portions of some subdistricts, with a focus on Subdistrict 4 and Subdistrict 5
- The incentive height associated with Subdistrict 5
- Refining where Mandatory Mixed Use should occur
- Including or not including Belmont Housing Authority properties

Place post it note comments with general feedback