

McLean Zone 3 | The Residences at Bel Mont

Belmont Planning Board Meeting

May 18, 2021



McLean District | Zone 3

The Residences at Bel Mont

Project Team:



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RYAN ASSOCIATES



Original Concept Plan

Subdistrict A
40 Townhouse Units
2.5-Stories

Subdistrict B
110 Units
Two 4-Story Elevator Buildings

+2 Bonus Units in Eliot Chapel



Revisions to Masterplan

Subdistrict A
Reduce Townhouse Unit Count from 40 to 38 Units; 2.5-Stories. +2 Chapel Units

- 1. Covert triplex to duplex units to open up views to Eliot Chapel, increase open space, and reduce massing
- 2. Covert triplex to two single units to open up views to Upham Bowl, increase open space, and reduce massing

Subdistrict B
112 Units (110 + 2 Chapel Bonus Units)
3-Story & 4-Story Buildings

- 1. Lower height of west building to better transition to scale of townhomes
- 2. Reduce Scale of west buildings by dividing into two parts creating a physical and visual connection to the townhome neighborhood
- 3. Maximize south facing roof for solar panels







Subdistrict A

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Buildings 1 • 14

• 38 Age-Restricted For-Sale Townhouse Units

• 15 2BR (39%) 2,165 SF - 2,272 SF

23 3BR (61%) 2,212 SF - 2,566 SF

33 Market | 5 Affordable

• 87 Parking Spaces

• 76 Garage Parking Spaces (2 Per Unit)

• 11 Guest Surface Parking Spaces (.3/Unit)

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Eliot Chapel Reuse

• 2 Age-Restricted For-Sale Units

• 1 3BR 2,753 SF

• 1 1BR 1,006 SF

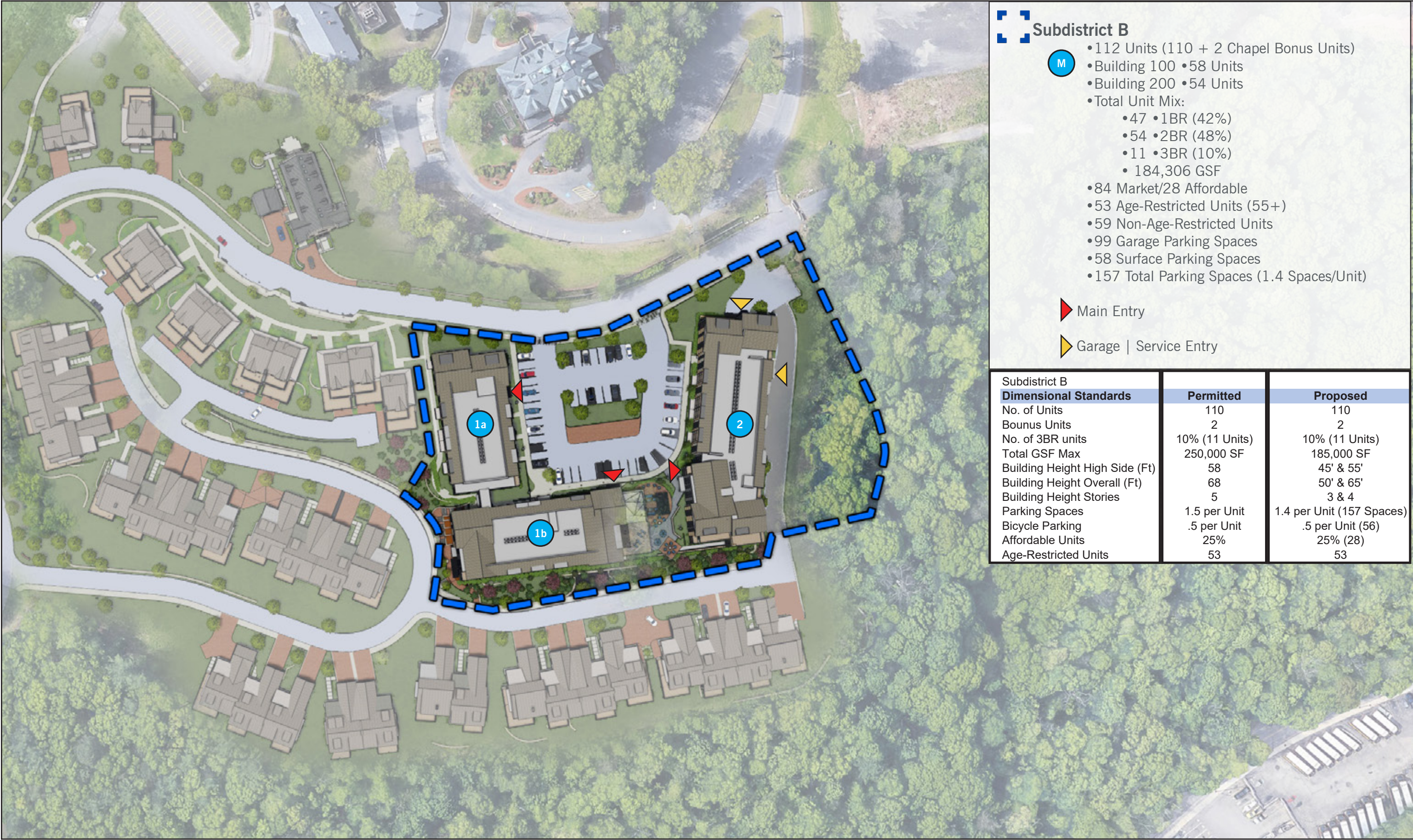
• 1 Market, 1 Affordable

• 2 Garage Parking Spaces

• 2 Surface Spaces

Subdistrict A		
Dimensional Standards	Permitted	Proposed
Number of Units	40	38
Number of Units in Grouping	4	4
Avg No of Bedrooms	2.6	2.6
Townhome Unit Living Area	2,400 SF	≤ 2,566 SF
Townhome Unit Gross Area	3,600 SF	≤ 3,739 SF
Total Gross Floor Arera	144,000 SF	136,652 SF
Building Height Max (Ft)	36'	less than 36'
Building Height (Stories)	2.5	2 & 2.5
Parking Spaces	2.3 per Unit	2.3 per Unit
Affordable Units	15%	15% (6)
Age-Restricted Units	100%	100% (40)





























Upham Bowl

McLean Hospital

Woodlands at Belmont Hill

Public Open Space

Subdistrict A

Subdistrict B

Waverley Woods

Public Open Space

THANK YOU

Olmsted Drive

Olmsted Drive

Pleasant Street

Trapelo Road