



McLean Zone 3 | The Residences at Bel Mont

Belmont Housing Trust Meeting
May 27, 2021

McLean District | Zone 3

The Residences at Bel Mont

Project Team:



RYAN ASSOCIATES



Original Concept Plan

Subdistrict A
40 Townhouse Units
2.5-Stories

+2 Bonus Units in Eliot Chapel

Subdistrict B
110 Units
Two 4-Story Elevator Buildings



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

T

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)

C

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

*

Affordable Housing Unit

• 6 Total

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)

Northland Residential Belmont

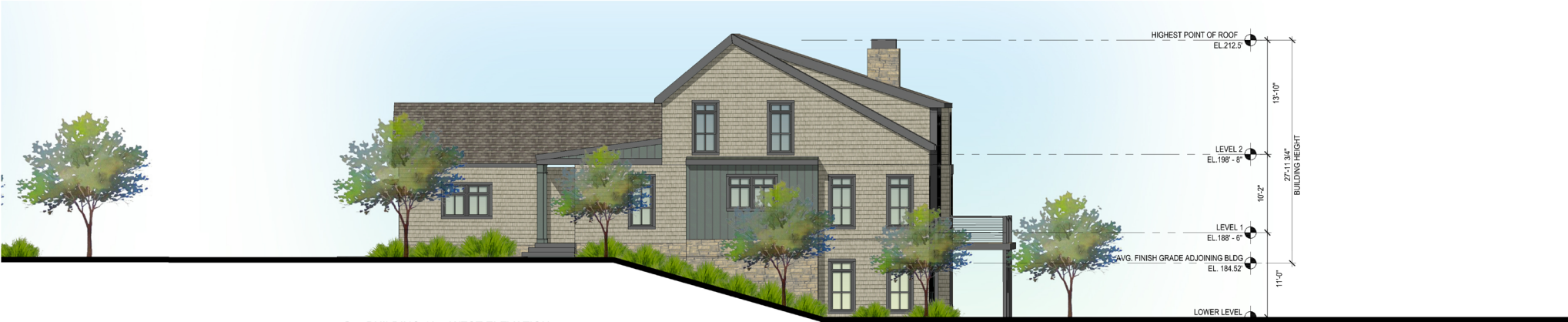
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Subdistrict A | Program & Zoning Summary

NORTHLAND

RESIDENTIAL

RYAN ASSOCIATES



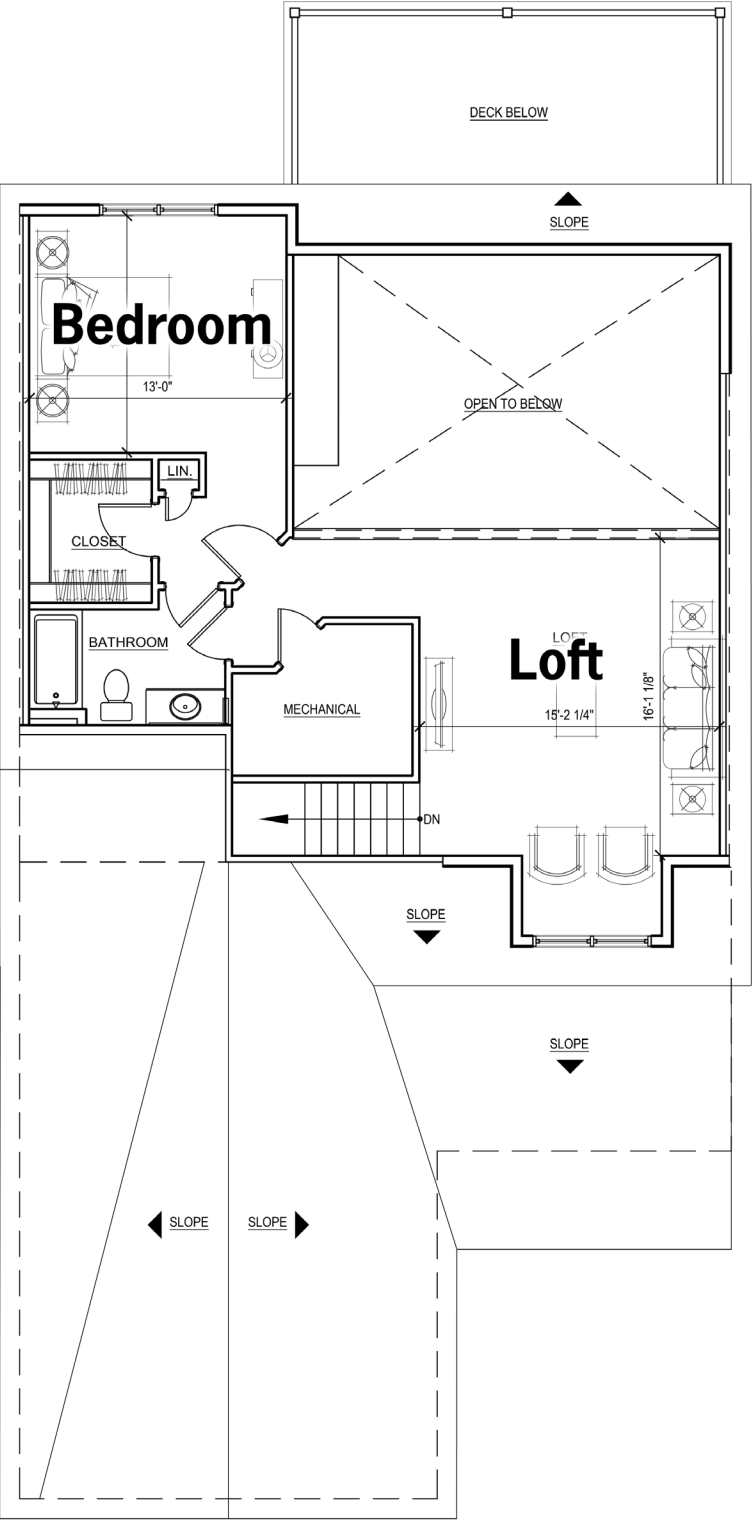
11 BUILDING 13 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



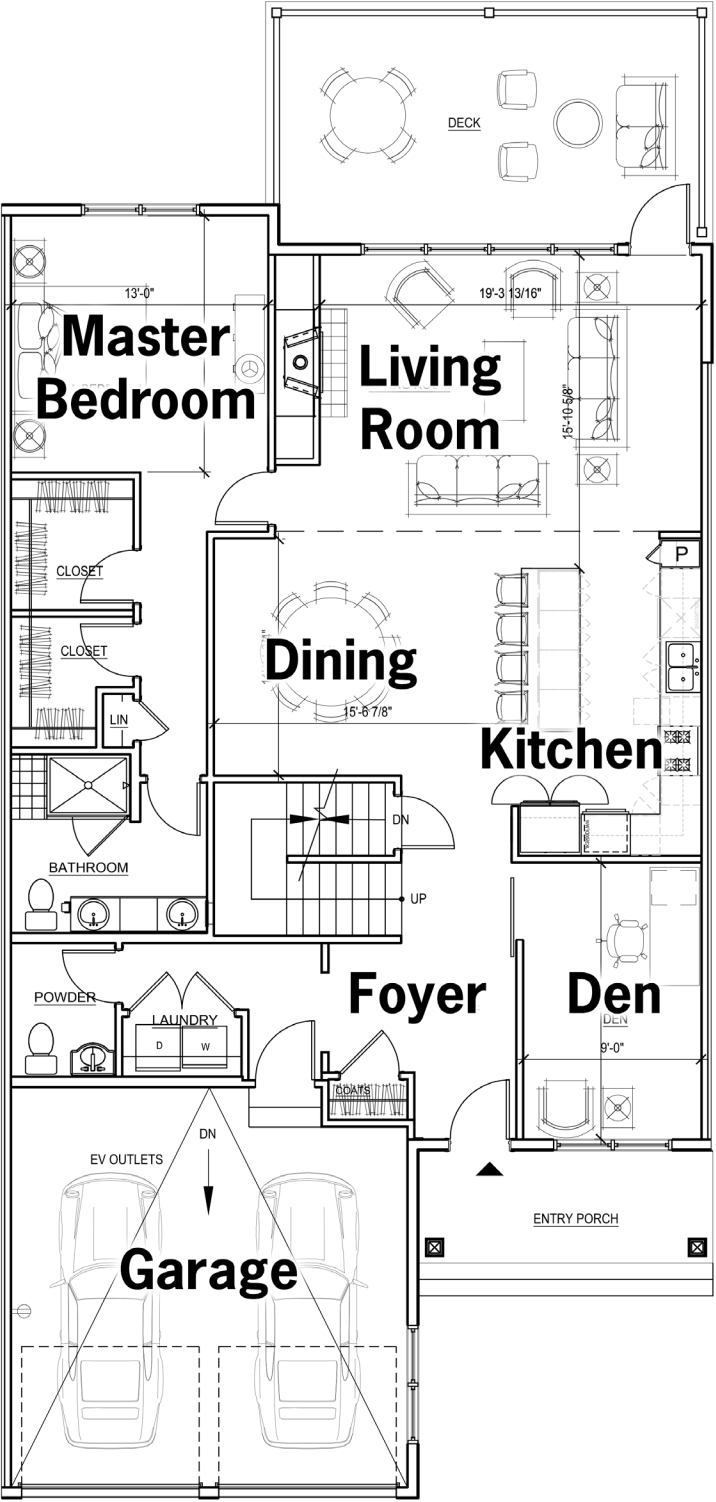
10 BUILDING 13 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Typical 2 Bedroom Townhome Affordable Unit

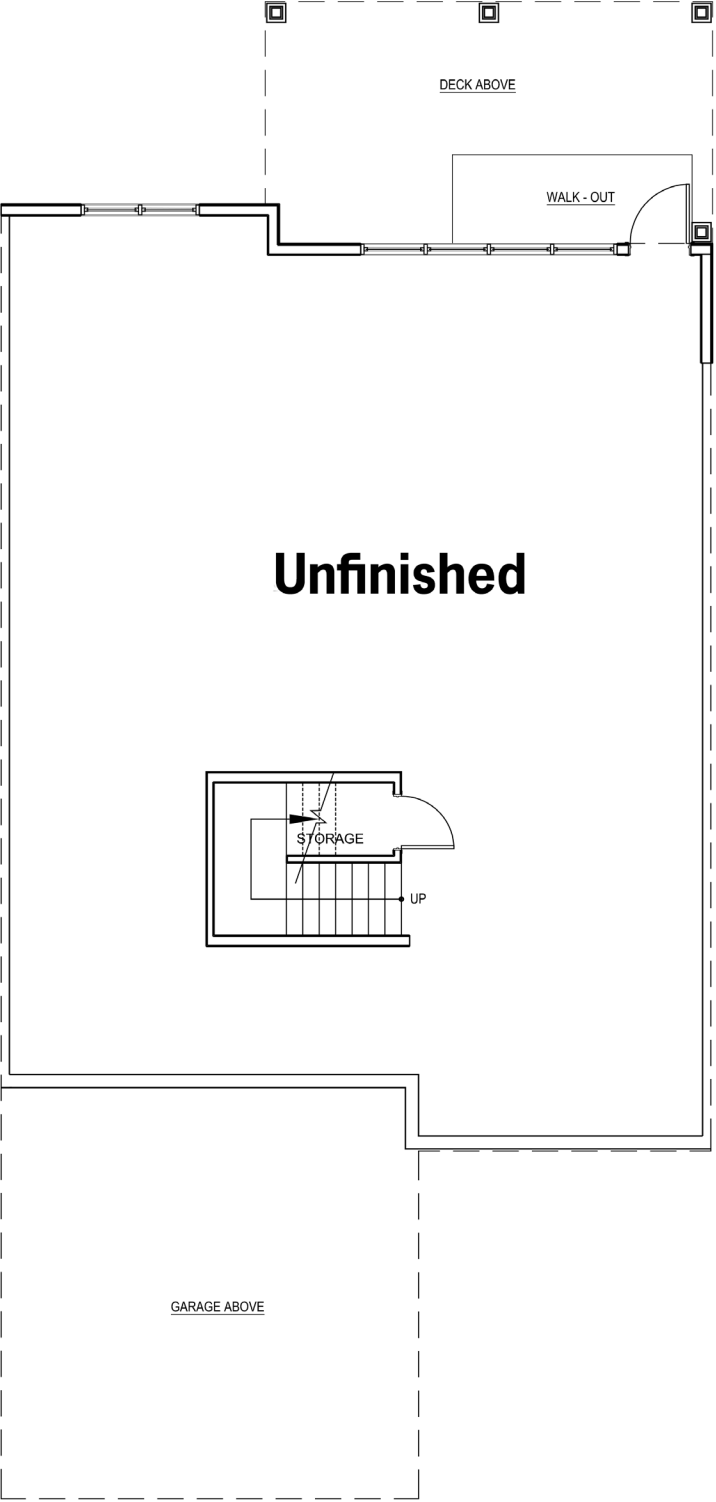
2 BR INLINE AFFORDABLE UNIT
NET LIVING AREA: 2,153 SF
GROSS FLOOR AREA: 3,427 SF



Loft Level



First Floor



Lower Level



- Subdistrict B
- M

- 112 Units (110 + 2 Chapel Bonus Units)
 - Building 100 •58 Units
 - Building 200 •54 Units
 - 84 Market/28 Affordable
- Total Unit Mix:
 - 47 •1BR (42%)
 - 54 •2BR (48%)
 - 11 •3BR (10%)
 - 184,306 GSF
 - Affordable Unit Mix
 - 12 - 1 BR (43%)
 - 13 - 2 BR (46%)
 - 3 - 3 BR (11%)
 - 53 Age-Restricted Units (55+)
 - 59 Non-Age-Restricted Units
 - 99 Garage Parking Spaces
 - 58 Surface Parking Spaces
 - 157 Total Parking Spaces (1.4 Spaces/Unit)
- Main Entry
- Garage | Service Entry

Subdistrict B		
Dimensional Standards	Permitted	Proposed
No. of Units	110	110
Bounus Units	2	2
No. of 3BR units	10% (11 Units)	10% (11 Units)
Total GSF Max	250,000 SF	185,000 SF
Building Height High Side (Ft)	58	45' & 55'
Building Height Overall (Ft)	68	50' & 65'
Building Height Stories	5	3 & 4
Parking Spaces	1.5 per Unit	1.4 per Unit (157 Spaces)
Bicycle Parking	.5 per Unit	.5 per Unit (56)
Affordable Units	25%	25% (28)
Age-Restricted Units	53	53















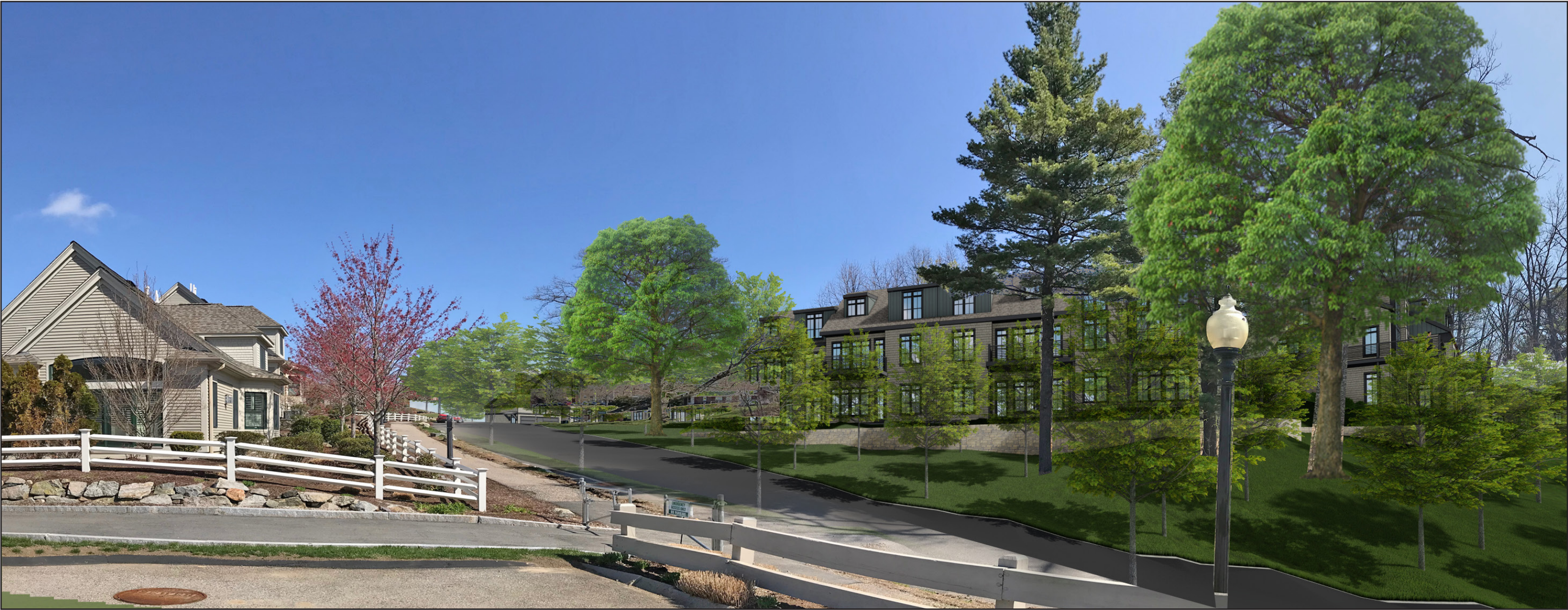
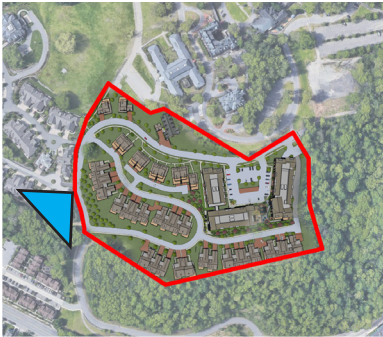












Upham Bowl

McLean Hospital

Woodlands at
Belmont Hill

Public Open Space

Subdistrict A

Subdistrict B

Waverley Woods

Public Open Space

THANK YOU

Trapelo Road

Olmsted Drive

Pleasant Street

Olmsted Drive