

Hummel, Robert

From: Jack Dawley <jdawley@northlandresidential.com>
Sent: Monday, January 3, 2022 4:58 PM
To: Hayashi, Rieko (OCD); christopher.jee@mass.gov; alana.murphy@mass.gov
Cc: Matthew W. Gaines (mgaines@meeb.com); Hummel, Robert; Jack Dawley
Subject: [EXTERNAL]McLean (Belmont) Zone 3

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Chris and Rieko (and Alana if you are still involved),

Please accept this email as a follow up to the Zoom call/meeting that we held on December 2, 2021 (11-11:30) with respect to the Mclean Hospital, Zone 3, Belmont project.

To summarize, a bit of history first,

In September 2020, Belmont Town meeting affirmatively voted to adopt the 'McLean District Zone 3 Overlay Bylaw' {MDZ3OB} by a vote of 256 to 5.

The MDZ3OB allows, among other matters;

- The development of-
 - A Subdistrict of 40 Age-Restricted for-sale townhouses with a 15% @ 80% AMI Inclusionary Housing allocation.
 - A Subdistrict of 110 multi-family for-rent apartment units, comprised of 53 Age-Restricted units and 57 non-age restricted units with a 25% Inclusionary Housing allocation, of which 20% would be @ 80% AMI and 5% would be at 50% AMI.
 - The two projects would be located on a parcel on of land known as Zone 3 of the McLean District, a 12.83 acre parcel, which is envisioned to be subdivided into two distinct parcels to house each respective project – eg a Subdistrict A and a Subdistrict B parcel.
 - Based on discussions with the Department during the crafting of the proposed (and now voted on Zoning Article), it was anticipated that the Subdistrict B component of the Zoning Bylaw (the mixed use multi-family/rental project), would house the age-restricted units in one distinct building and the non-age restricted units in a separated but commonly located building, both sitting atop of a commonly accessed and used subterranean structured parking garage.
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- The adopted MDZ3OB zoning bylaw allows for the application for a singular project, as opposed to individually applied for projects.
 - The Belmont Planning Board has been reviewing a Design and Site Plan Approval application since April for the above described project under a single Design and Site Plan Approval permit application. It is anticipated that the Planning Board will move to approve the applied for project in late January/early February 2022.

- Upon approval of the D&SP application and expiration of Appeal Periods, I will file an ANR application to subdivide the Zone 3 parcel into two parcels, to permit an independent financing and development/construction of the two residential components.
- Long Term Ownership and Governance:
 - It is envisioned that the Subdistrict A project, and its associated land area, component will be set up as a 40 unit Condominium Trust/Association, governed by a Master Deed and Declaration of Trust, which will be owned and developed by a new special purpose entity, and
 - That the Subdistrict B project, and its associated land area, component will be set up as separate, and distinct from the Subdistrict A Condominium, 2 unit Condominium Trust, with unit one comprised of the non-age-restricted Buildings 100a & 100b and one unit comprised of the age-restricted Building 200. Both units would have access to common amenities, infrastructure (parking) and services and be capitalized, developed and be owned, at least initially, by the same developer/owner under two different single purpose LLCs (which will be different than the LLC which owns/develops Subdistrict A).
- Inclusionary Housing Units:
 - The Bylaw's Inclusionary Housing Unit requirement(s) would be satisfied and managed through the filing of three LIP-LAU applications –
 - 1 for the Subdistrict A age-restricted for-sale housing units
 - 1 for the Subdistrict B non age-restricted for-rent housing units, and
 - 1 for the Subdistrict B age-restricted for-rent housing units.
 - The lottery and monitoring of each LIP-LAU application would be managed under separate agreements with approved lottery and monitoring agents.
- Project Branding (Naming)
 - The applied for D&SP approval application brands the entirety of the community as – The Residences at Bel Mont
 - Each of the above described project components would carry its own distinct naming identity under the Community Umbrella name The Residences at Bel Mont.
 - Such sub-names have not been selected at this point in time, but there would be three separate sub-names (one for Subdistrict A, one for the non-age restricted buildings in Subdistrict B, and one of the age-restricted building in Subdistrict B).

The above outline, summarizes the history behind the applied for project and how we intend to proceed with the finalization of the project's Design and Site Plan Approval process and the subsequent financing, development, construction, occupancy and management of the project.

I and my Team looking forward to working with the Department in the creation of 116 units of SHI eligible Inclusionary Housing Units following the Town's issuance of a Design and Site Plan Approval permit.

Jack Dawley

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