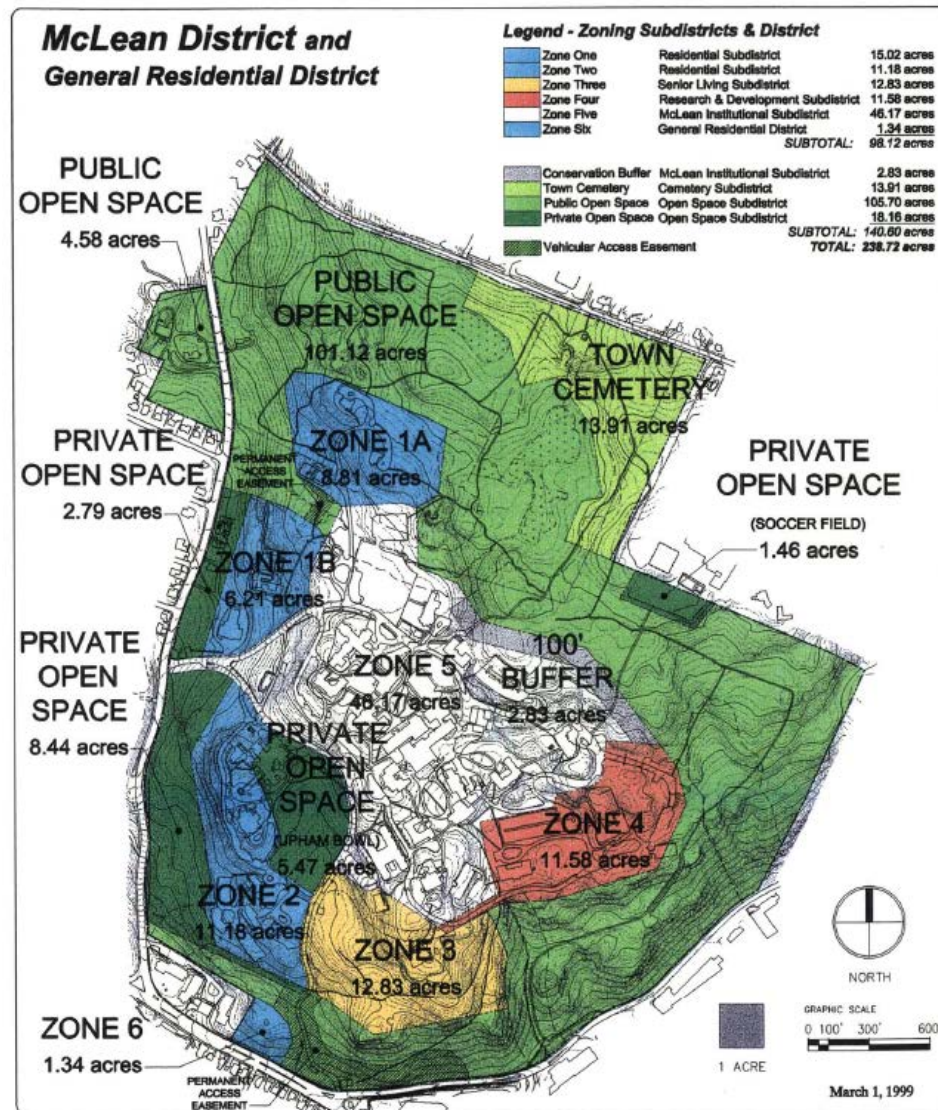


Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment



Zoning Amendment Public Hearing:

McLean Zone 3 Overlay District Zoning By-Law Amendment

Brief History of the development of the McLean District

1996 – Belmont created the McLean Hospital Land Use Task Force – a collaboration between McLean and Belmont

The Task Force was charged with developing a mutually beneficial land use plan.

1999 – The Task Force produced the Memorandum of Agreement (MOA) and supporting documents including the McLean District Zoning By-Law

May 1999 – Town Meeting approved the MOA by a two-thirds vote and in July 1999, the mixed-use plan received a 70% approval in a town-wide referendum

The rezoning of the McLean property allowed for development of clustered housing, affordable housing, a senior community and a research and development facility

Zoning Amendment Public Hearing:

McLean Zone 3 Overlay District Zoning By-Law Amendment

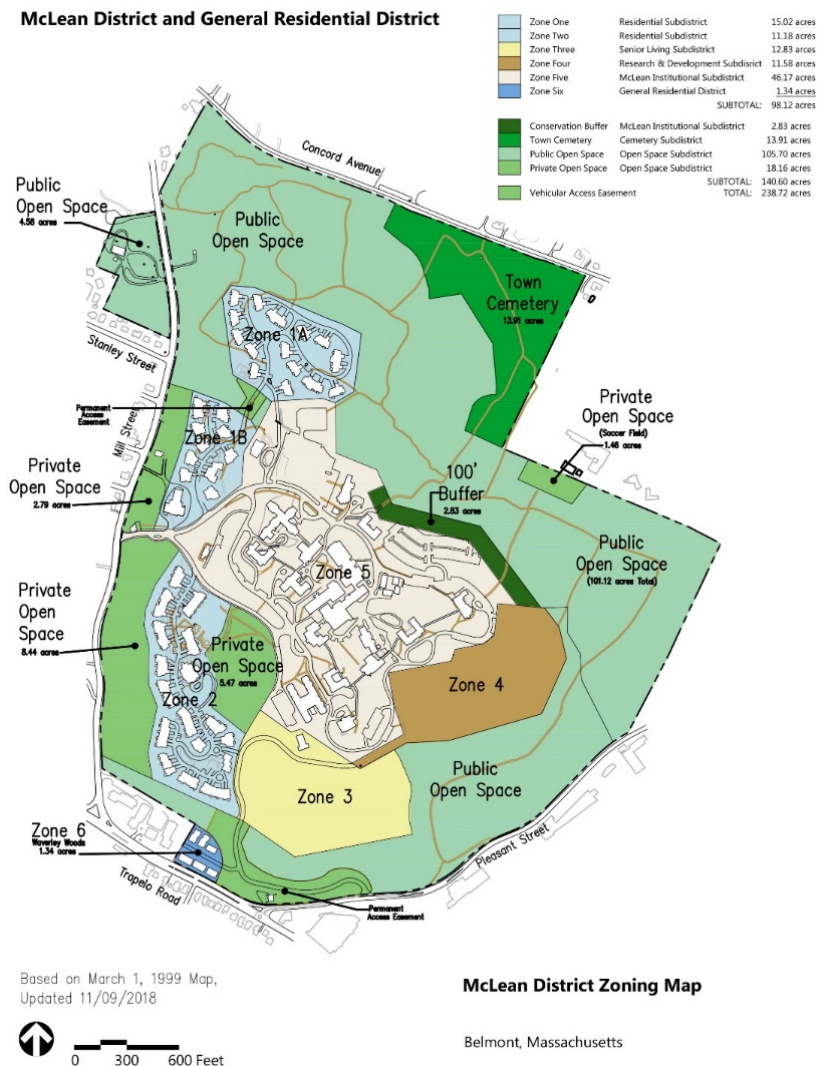
McLean District – Adopted 1999 Special Town Meeting:

- Memorandum of Agreement (MOA) – Open Space Conservation (public and private), Cemetery, Historic Preservation, Tax Agreement, Traffic Monitoring and Mitigation
- Zoning By-Law (part of MOA)
 - Zone 1A – 33 for-sale townhouse units
 - Zone 1B – 22 for-sale townhouse units
 - Zone 2 – 56 for-sale townhouse units
 - Zone 5 – McLean Hospital
 - Zone 6 – 40 units of affordable family rental housing
 - Public Open Space – 105 Acres (McLean and Barn areas)
 - Private Open Space – 18 Acres
 - Cemetery – 14 Acres

Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

To Be developed:

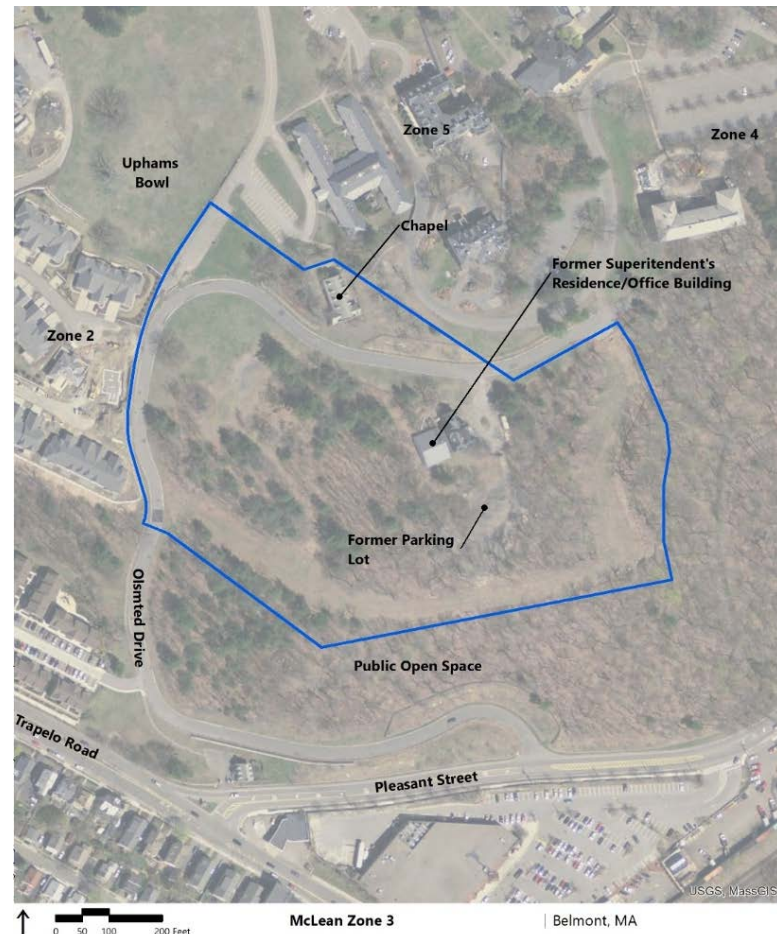
- **Zone 3 – 482 units of Continuing Care Retirement Community**
- **Zone 4 – 150,000 square feet research and development**



Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

The Property – Zone 3 - Senior Living Subdistrict

- 12.83 +/- acre parcel
- Two existing buildings – Chapel and Office Building
- Bordered by:
 - Zone 2 Woodlands
 - McLean Hospital Subdistrict
 - Upham Bowl
 - Public Open Space
 - Waverly Woods - Affordable Housing
 - Zone 4 (R&D) Sub District
- Accessed via Olmsted Drive (private existing drive) accessed off signalized Pleasant Street intersection
- All site infrastructure in-place - sewer, water, gas, drainage and electric
- Semi-wooded/partially cleared site
- Topography rises from N>S and E>W

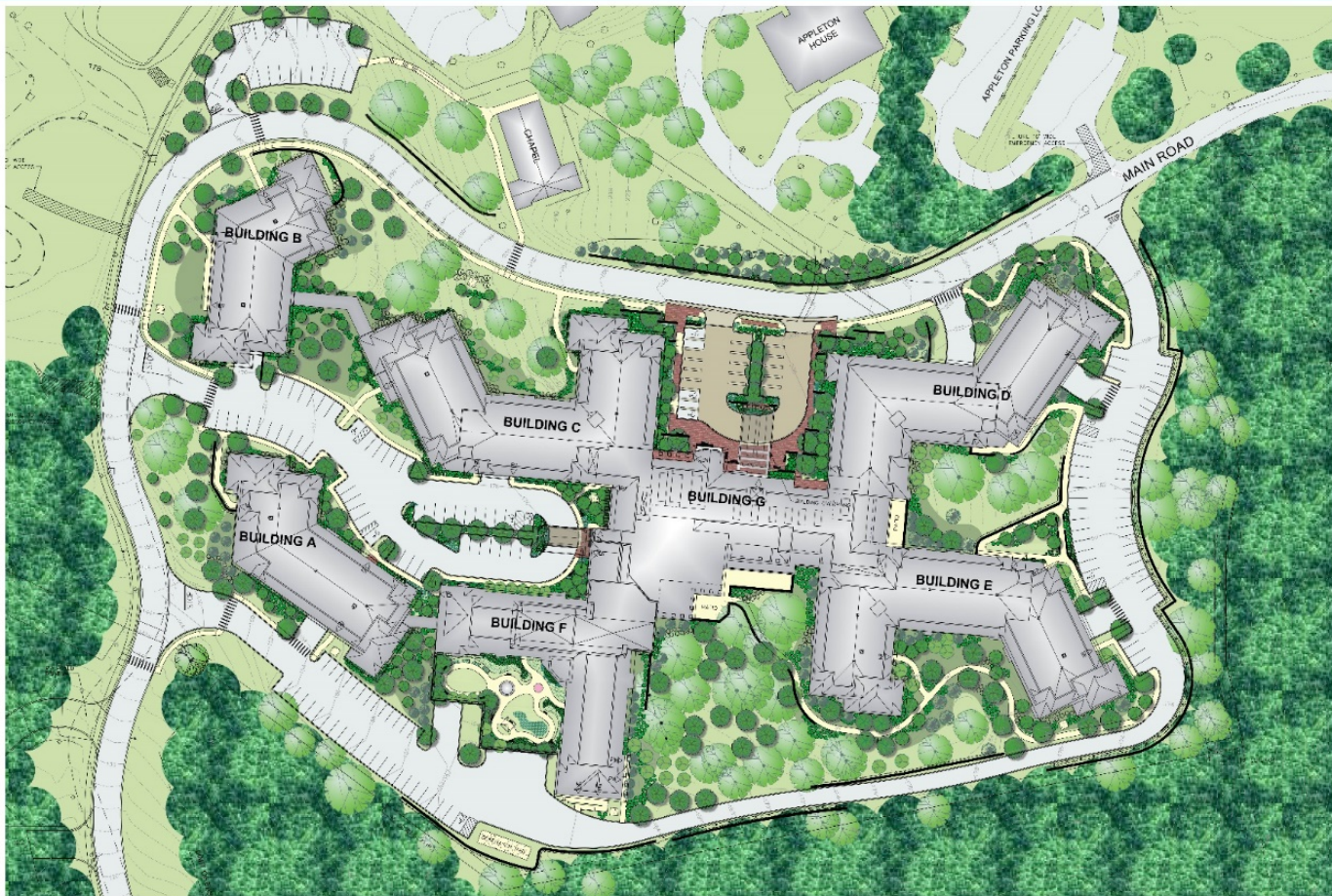


January 15, 2019

Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

Freedom Commons At Belmont Hill Belmont, Massachusetts

Landscape Plan Exhibit



Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

Brookdale/ARC Approved Plan – Dec 2001

- Seven Buildings, 6 story, 600,000 sf CCRC Complex
- 482 units
 - Mix of Independent, Assisted Living, Memory Care and Nursing Units
 - 450 Parking spaces
 - 67' Building height
- Density = **38 units/acre**
- Pleasant Street Access via Olmsted Drive
- Significant staffing and service requirements
- Affordable Units Per By-Law:
 - 30 units
 - 6.25% of 482 units
 - 9% of non-nursing unit count
 - 120% AMI

Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

Why did this not move forward:

- Numerous reasons
- CCRC demand collapsed
- Developer went bankrupt
- Not enough demand – market was built out

Zoning Amendment Public Hearing:

McLean Zone 3 Overlay District Zoning By-Law Amendment

Proposed Site Plan Spring 2019 –
Senior Directed Independent Living Residential Community



Zoning Amendment Public Hearing:

McLean Zone 3 Overlay District Zoning By-Law Amendment

Proposed Site Plan Spring 2019 –

Senior Directed Independent Living Residential Community

- 104 Senior Directed Independent Living Residential Community
 - 34 Woodlands Style 2-3 bedroom townhouse units
 - 70 1-2 bedroom units in 2 - 4 story above structured parking units
 - Retention and reuse of Chapel
- Density @ **8/acre** or **5x less**
- Building Height:
 - Townhouses 2.5 stories or 36'
 - Flats – 4 stories above underground garage
- Parking – ***approx.*** ½ ***ARC*** plan
 - 2/townhouse
 - 1.5/flat
 - + Guest/service spaces
- \$1.4mm annual tax revenue
 - \$25mm in bonding capacity
- 9 affordable units – 9% @ 120%

Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

Why plan did not move forward:

- Numerous reasons
- Zoning By-Law development was rushed
- Plan didn't provide enough benefits to Town


Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment



CONCEPT PLAN

11/11/19

- 40 TOWNHOUSES
 - 104 APARTMENTS
- with
- 52 SURFACE SPACES
 - 88 GARAGE SPACES
 - COMMUNITY BLDG AND POOL

 FLATS BLDG AREA =
3.2 ACRES +/-
(138,000sqft)

Zoning Amendment Public Hearing:

McLean Zone 3 Overlay District Zoning By-Law Amendment

Sub-District A

- 40 Town Houses
- For sale
- 2 garage parking spaces/unit
- 15% affordable (6 units)
- Age restricted
- DSPR

Sub-District B

- 104 Apartments
- Rental
- 1.4 parking spaces/unit
- 25% affordable (26 units)
- Non-age restricted
- DSPR

TOTAL

- 144 Units
- Mix of Ownership
- 140 parking spaces (surface & garage)
- 32 affordable units (80% AMI)
- Age and Non-age
- DSPR

Zoning Amendment Public Hearing:

McLean Zone 3 Overlay District Zoning By-Law Amendment

Affordability -

- 10% State requirement
- Subsidized Housing Inventory (SHI) – 6.53%
- Need 3.47% to attain 10% - need 351 Units
- Cushing Village -12 units - 6.65%
- McLean Zone 3 - 7.74%
 - 104 apartments (all count toward SHI)
 - 6 Townhouses
- Affordable at 80% of Area Median Income (AMI)
 - In 2019 - \$78,800 for family of 4 in Boston area

Zoning Amendment Public Hearing:

McLean Zone 3 Overlay District Zoning By-Law Amendment

- Stand alone Zoning By-law
- Overlay District – existing zoning stays in play

Outline of Draft Overlay Zoning By-Law

1. Purpose – Why this By-Law exists
2. Boundaries – Defines the area that is covered by the By-Law
3. Applicability and Authority – Establishes Overlay District, Planning Board as Permit Granting Authority, DSPR
4. Use Regulations: What is allowed in Sub-Districts A and B
5. Performance and Design Standards: Dimensional and Parking Regulations; Scale, Materials, Interior Layout, Landscaping
6. Affordability Requirements: % required, monthly housing payment, Affordable Housing Restriction, Administration
7. Submittal Requirements
8. Procedures

Zoning Amendment Public Hearing: McLean Zone 3 Overlay District Zoning By-Law Amendment

Tuesday, January 21	Planning Board starts public hearing
Tuesday, February 4	Planning Board continues public hearing
Tuesday, February 18	Planning Board continues public hearing
Tuesday, March 3	Planning Board continues public hearing
Tuesday, March 17	Planning Board continues public hearing – FINALIZES AMENDMENT
Monday, March 23 – Tuesday, March 24	Select Board opens and closes Warrant for Town Meeting
Wednesday, March 25	Staff submits draft Article to Town Administrator's Office for circulation to Town Counsel, Department Heads, etc.
Wednesday, April 1	Staff submits final text for amendment to Town Administrator's office
Monday, April 6	Select Board votes on the final Warrant for the Special Town Meeting
Tuesday, April 7	Planning Board prepares for Town Meeting
Thursday, April 9	Staff submits Planning Board report to Town Clerk within 21 days of the close of the public hearing
Thursday, April 9	Town Clerk mails Special Town Meeting materials
Tuesday, April 21	Planning Board prepares for Town Meeting
Friday, April 24	Staff submits PowerPoint slides to Town Administrator's office
TBD	League of Women Voters holds Warrant Briefing (tentative)
Wednesday, April 29	Town Meeting Members submit amendments to Warrant articles, if necessary
Monday, May 4 1st Night of Town Meeting	Town Meeting Votes on Zoning Amendment