McLean Zone 3 Overlay District Zoning By-Law Amendment

Planning Board Zoning Forum
Tuesday, September 8, 2020
Remote Access

Planning Board Zoning Forum:
McLean Zone 3 Overlay District Zoning By-Law Amendment

The proposed Zoning By-Law Amendment contains a comprehensive set of standards and guidelines to realize a new vision for development of the McLean Zone 3 Senior Living Subdistrict.

It embodies nearly two years of collaborative effort by numerous Belmont boards and committees, Town and State agencies, abutters of Zone 3, interested local citizens, McLean Hospital executives, and Northland Residential Corporation.

It represents a compromise among multiple contributing interests that offers clear benefits for all interested parties and for the Town of Belmont as a whole.

McLean Hospital Redevelopment History

1996 – Town of Belmont and McLean Hospital created a Joint Land Use Task Force to develop a mutually beneficial plan for use of McLean Hospital grounds.

1999 – Task Force produced a Memorandum of Agreement (MOA), which included, among other things,

- McLean District Zoning By-Law, Section 6A
- Separate Traffic Monitoring and Mitigation Agreement (TMMA) between the Select Board and McLean Hospital.

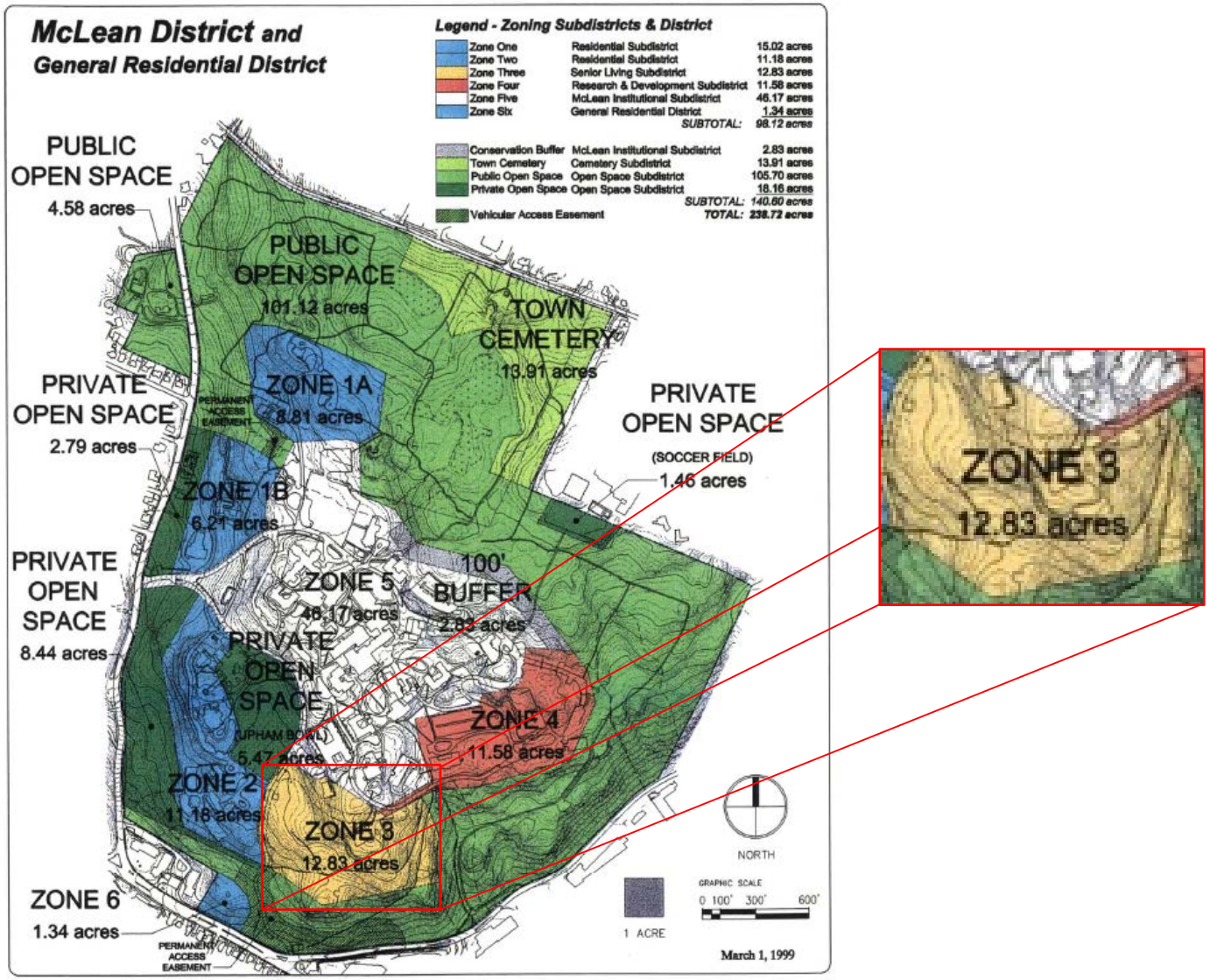
1999 – Town Meeting approved the MOA by a two-thirds majority.

Town-wide referendum ratified the MOA by a 70% vote.

McLean Hospital Development Zones

Zone	Use
Zones 1A, 1B, and 2	122 Townhouse Condominiums (Woodlands)
Zone 3	**486–Unit Continuing Care Retirement Community (CCRC)**
Zone 4	Research and Development
Zone 5	McLean Hospital
Zone 6	40 Affordable Rentals (Waverley Woods)
Private Open Space	18 Acres (Mill Street Buffer and Upham Bowl)
Public Open Space	105 Acres (Lone Tree Hill and McLean Barn)
Town Cemetery	14 Acres

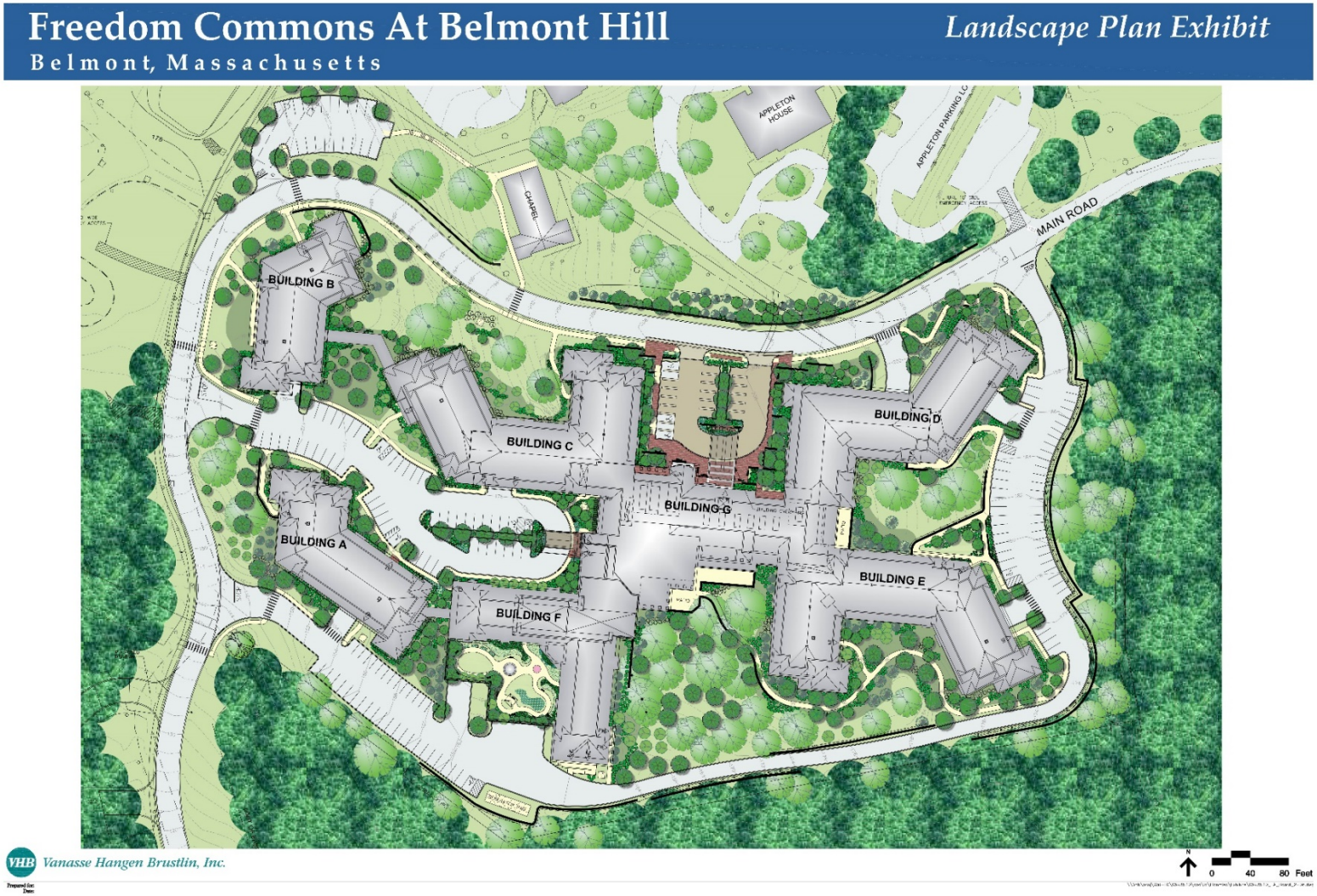
McLean Hospital Development Zones



McLean Zone 3 Senior Living Subdistrict

- Originally zoned to accommodate a cluster of seven, six-story buildings containing up to 486 units for,
  - Independent and Assisted Senior Living
  - Memory Care
  - Nursing Care
- Located on a 13-acre parcel on a hillside sloping down to the south and east toward Waverley Square.
- Accessed via Olmsted Drive (an existing private roadway) from a signalized intersection on South Peasant Street.
- Utilities already in place: water, sewer, drainage, gas, and electric.

Approved McLean Zone 3 Site Plan



McLean Zone 3 Revisited

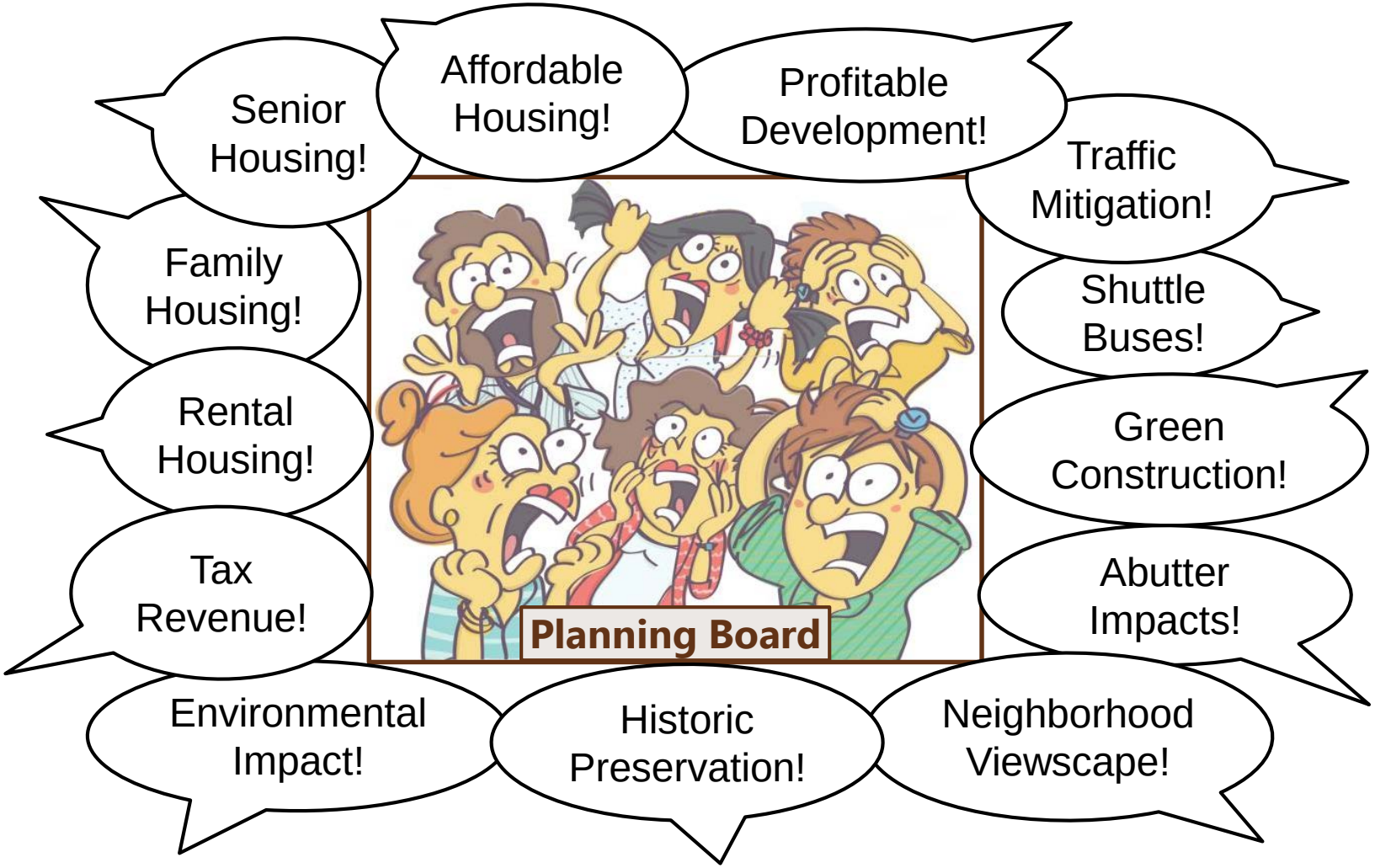
- The original Zone 3 plan collapsed with the bankruptcy of the initial developer and subsequent lack of market interest.
- In 2018, after nearly 20 years without further progress, McLean turned to Northland Residential Corporation, developer of The Woodlands in Zones 1 and 2, to create a similar vision for Zone 3.
- Northland drew up a conceptual plan for a senior-directed, condominium community of 40 townhouses and two, four-story flats buildings.
- McLean and Northland then approached the Town about making zoning changes to accommodate the concept.
- The Planning Board opened public hearings to consider the request on January 15, 2019.

Initial Northland Proposal



Strong

The Hearings Awakened Competing Interests



Crafting the McLean Zone 3 Zoning By-Law

- After further negotiations with Town Administrator Patrice Garvin and leaders of the Housing Trust, McLean and Northland returned with a new, “Friendly 40B” housing proposal on December 3, 2019.
- The revised proposal retained the 40 townhouses, but replaced the condominium flats with 110 multifamily rental apartments and added more affordable housing units.
- Starting in January 2020, the Planning Board held 18 public meetings (13 public hearings and 5 working group sessions) to discuss and draft a new zoning overlay article.
- The Planning Board consulted a land use planner to confirm unfavorable market conditions for CCRC facilities.
- The Select Board engaged consultants to review traffic projections for agreement with the TMMA.

Proposed McLean Zone 3 By-Law

- The proposed Section 6B McLean District Zone 3 Overlay District By-Law will serve as an overlay to the Senior Living Sub District of the Section 6A McLean District.
- Dimensional and other basic zoning requirements for the new Section 6B are consistent with the rest of the Zoning By-Law.
- Use allowances were adjusted to balance age-restricted and non-age restricted units to comport with the separate TMMA.
- The Select Board, Housing Trust, Historic District Commission, Energy Committee, Land Management Committee, Department of Community Development, and the Fire Department, all made significant contributions to ensure compatibility with Town of Belmont interests.

Proposed McLean Zone 3 By-Law

The By-Law includes zoning standards and requirements, as well as design guidelines to be enforced during Design and Site Plan Review.

Standards and Requirements

- Siting and Boundaries
- Applicability and Authority
- Allowed Uses and Occupancy
- Access Limitations
- Dimensional Limits
- Parking Requirements
- Affordability Requirements
- Historic Chapel Re-use

Design Guidelines

- Building Size, Scale, Materials, and Appearance
- Parking Structures
- Pedestrian and Bicycle Features
- Landscaping and Site Improvements
- Landscape Buffers
- Preferred Environmental and Energy Design

Proposed McLean Zone 3 Zoning

	Subdistrict A	Subdistrict B
Dwelling Units	40 townhouses	110 apartments in 2 buildings
Bedrooms	Up to 3 bedrooms	Studio, 1-, 2-, 3-bedroom
Ownership	For sale	Rental
Parking Spaces	2 garage spaces/unit (80 total)	1.4 garage spaces/unit (154 total)
Affordable Units	15% (6 units 80% AMI)	25% (22 units 80% AMI, 6 units 50% AMI)
Age Restriction	40 units require age 55+ head of household	57 units non-restricted 53 units age-restricted

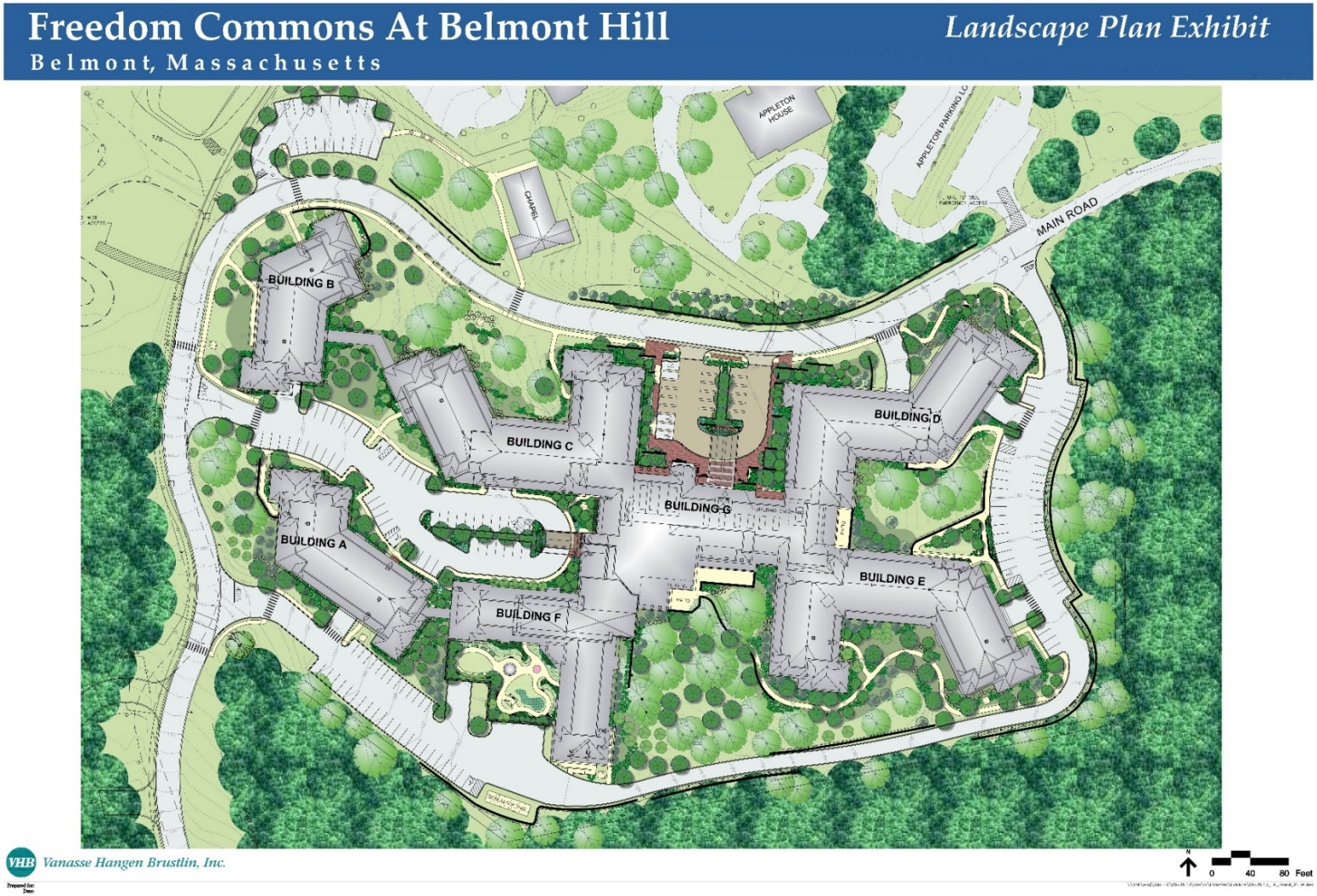
McLean Zone 3 Visual Impacts

- Visual mass of 40 townhouses and 2 apartment buildings will be far less than the original six-story, seven-building Continuing Care Retirement Community complex.
- Townhouses with gabled roofs similar to The Woodlands will reduce appearance of building bulk viewed from below.
- Apartment buildings oriented perpendicular to the slope will minimize visual exposure to Waverley Square and beyond.
- Underground parking for the apartment buildings will reduce overall building height.
- Landscape buffers and neutral building material tones will soften views from surrounding areas.

McLean Zone 3 Visual Impacts



Approved McLean Zone 3 Site Plan



McLean Zone 3 Environmental Impacts

The proposed design guidelines encourage:

- LEED Silver certifiable, sustainable design.
- Accommodations for electric vehicles and for solar roof panels.
- Landscaping with non-invasive native plants, and pesticide-free maintenance.
- Water-retentive site design and minimization of turf areas to reduce irrigation requirements.
- Retention and protection of existing, healthy, viable trees.

McLean Zone 3 Housing Impacts

The proposed Friendly 40B project will boost Belmont's SHI percentage by 1.1%, increasing our total to 7.8%.*

Affordable Housing

	80% AMI	50% AMI
New Affordable Units:	28	6

Subsidized Housing Inventory (SHI) eligible units: **116**

Senior Housing

	Townhouse	Apartment
New 55+ Age-Restricted Units:	40	53

McLean Zone 3 Traffic Impacts

Estimated traffic is expected to meet TMMA limits.

Trip Generation Counts

	Allowed	Expected
Average Weekday Trips	1,148	609
Weekday Morning Peak Hour	36	36
Weekday Evening Peak Hour	92	46

Post-occupancy traffic will be monitored and mitigated as needed to confirm comportment with allowed limits.

McLean Zone 3 Fiscal Impacts

The Select Board commissioned a demographic study to help estimate annual revenues and costs.

Average Annual Revenues and Costs (First 15 Years)

Tax and Fee Revenues:	$1,400,000
Police, Senior Services, Education Costs:*	- 700,000
Net Annual Revenue:	**$ 700,000**
Construction Fees	**$1,050,000**
Bonding Capacity:	**$25,000,000**

* Public Works Costs (snow removal, trash pickup, road maintenance, etc.) will be privately funded.


Fun

Additional Information

Additional information can be found online at:

https://www.belmont-ma.gov/planning-board/pages/proposed-mclean-zone-3-overlay-district

Or email Jeffrey Wheeler, Senior Planner, at:

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