

SOUTH PLEASANT STREET FORUM I
AUDIENCE NOTES – January 20, 2011

MICHAEL'S NOTES

- Continue car uses?
- McLean R & D and assisted living – develop with these in mind.
- Reflect historic area in design of new development.
- Coordinate development with other projects and areas in town. (What can Belmont support?)
- Commercial vs. residential or mix?
- Different than the rest of Belmont going forward. Think out of box.
- Affect on residential neighborhoods behind municipal land – sight, sound, smell, etc.
- As Rt. 60 and a high traffic area parking and reason to stop is important stickiness!
- Farmer's market, small merchants (Fanuil Hall like) – green environment.
- Municipal swaps – police, etc.
- Is there an appetite for neighbors to isolate existing residential neighborhood from South Pleasant Street?
- Pedestrian crossovers over railroad.
- Route 60 to Trapelo Road is supposed to add traffic lights as part of McLean Project.
- Extend downtowns into South Pleasant Street. Bridges, tunnels, etc.
- Town versus developer trade-offs.
- Need map with footage – Assessors.
- Height is a concern for some.

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- Dealership use has been a good use.
- Trade-offs – if higher building can open space be increased.
- Viewscape important to neighbors.
- Similar to Kendall Square – multi-use.
- Air rights over railroad to extend development.
- Integrate with Waverley Square.
- Commercial development and tax revenue.
 - High end R & D (Genzyme type).
- High tech auto uses.
- Kids recreation center – teens.
- Restaurants.
- Indoor sports complex (public/private) hockey rink/climbing wall.
- Office space.
- Large scale day care.
- Dog park.
- Not an office park?
- Project vision for future by attracting start up next tech businesses.
- Exclusively Commercial – retail, restaurants, office.
- Mix retail, office and residential.

JENNY'S NOTES

- Develop pedestrian and bike connections as part of vision.
- Potential to change atmosphere.
- Reconfigure auto connections as well?
- Make use of White Street extension?
- Try to visualize total transformation extend downtown areas?
- Get estimate for White Street Bridge?
- High end biotech, R & D, other development to expand tax base?
- Leaning toward commercial uses?
- Continue to support automotive uses? Especially of future.
- Opportunity for something to happen soon.
- Actually relatively close to neighborhood off of Waverley Street. Sight lines go across to Pleasant Street.
- Should we consider more than one zone?
- Not very walkable – vehicle access.
- Visualize like sidewalk businesses? BBQ, Farmers Market, Fanuil Hall as model?
- Should it be considered as continuous with the other side of tracks?
- Municipal uses in swap?
- Should the properties fronting on Trapelo Road be included? (Shaws, Car Wash)
No? Part of Waverley? Take out Shaws?
- Post prior requirements (came before McLean Agreement).
- Be aware of traffic implications.
- Plan design – consider connection to Historic District – make visually pleasing.

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- Consider infrastructure and services and what Belmont is capable of.
- What would make it attractive and inviting.
- Mall type use incorporating spaces for young people to gather?
- Hardware store? Good parking.
- Look realistically at commercial development ideas – significant investment.
- Will involve traffic.
- Sports complex. Day care.
- Design will be crucial in making a substantial commercial development work.
- Tech uses?
- What does “substantial” mean?
- Where will height work? Not block view from Waverley?
- Surface parking? Visual aspect – what is tradeoff to give incentive to hide parking?
- Vision more like Kendall Square?
- Air rights development? Connect the neighborhood?
- Poll:
 - Residential – 1
 - Apartment House – 3
 - Commercial – 15
 - Mixed use – 7