

Applicant Information

Name of Municipality or Public Entity

Town of Belmont

Executive Officer or Designee for Project

David J. Kale, Town Administrator

Application Contact (if different from above)

Glenn R. Clancy, P.E.

Title:

Director of Community Development

Address:

19 Moore Street

City:

Belmont

State:

MA

Zip:

02478

Phone: ((xxx)-xxx-xxxx)

(617) 993-2650

Fax:

(617) 993-2651

E-mail Address:

gclancy@belmont-ma.gov

Project Type and Description

Please select one of the following project types that best describe your project. *

Mixed-use development with density of at least 4 units to the acre

Housing development at a density of at least 4 units to the acre

Transportation improvements to enhance safety in small, rural communities

☒ Economic development and job creation and retention

Is the population of the host community 7,000 or below? *

Yes ☒ No

If yes, has the host community received a Small Town Rural Assistance Program (STRAP) grant in the last 5 years?

Yes No

2.3 Project Description

Please provide a detailed description of the public infrastructure project for which you are requesting grant assistance that includes a full explanation of the uses for which this grant is being requested. Please provide a concise explanation of how the infrastructure project will advance the host community's housing, economic development and/or community revitalization objectives, or if your community has a population of 7,000 or less, how the project will enhance public safety and transportation.

In accordance with Patrick-Murray Administration's goal of creating 10,000 new multi-family housing units per year, if the public infrastructure project included in this application does not support the development of new housing in your community, please provide an explanation of why housing is not included as part of this request. If housing is not supported by this application request, the community should identify mixed-use or housing development efforts (such as overlay districts, new zoning bylaws) which support housing development of at least 4 acres per unit for single family development and 8 acres per acre for multifamily development that have been adopted in other locations (e.g. accepted at town meeting) by your community.

If the MassWorks Infrastructure Program funding is intended for a specific element of a larger public infrastructure project, please describe that element and its relationship to the overall project.

Please be advised that no more than 10% of the total grant request may be used for design/engineering, except in communities with a population of 7,000 or less, where the communities are eligible to apply for full design/engineering costs along with a construction grant. The Belmont Center Streetscape Improvements Project is part of an overall effort to revitalize the town center. By providing safer travel, increased parking, and aesthetic landscaping, the project's goal is to provide a more attractive business district in the downtown area to promote economic development.

A reallocation of space within the existing roadway right of way is proposed to offer adequate space for all modes of transportation. This includes narrowing the travel lane widths for slower and safer travel speeds while providing additional space for bicycle and pedestrian accommodations including improved accessibility to meet the requirements of the American Disabilities Act and Massachusetts Architectural

Project Type and Description

Access Board. There will also be additional parking spaces created throughout the. In total, this project proposes to reconstruct approximately 3,300 linear feet of roadway surface and 5,200 feet of sidewalk.

The Project includes improvements to the unsignalized intersection at Concord Avenue and Leonard Street. Pavement narrowing, traffic islands and bumpouts will introduce a new, safe crossing for pedestrians and improve access to the nearby MBTA Station. A new bus shelter will be added to protect those waiting at a bus stop on Leonard Street. The project has been designed to incorporate a future connection to Mass. Central Rail Trail, which connects 24 communities between Boston and Northampton. A public park and green space is proposed to provide space for public events and community activities.

The project abuts the Pleasant Street Historic District. The former Fire Station at 50 Leonard Street, recently converted to an office building and restaurant, with input from the Belmont Historic Commission, is subject to a preservation agreement. The Town Hall Complex (Town Hall, the Homer Municipal Building and the Belmont School Department Headquarters) is a wonderful protected historic area located within the project limits. Creating an attractive streetscape in the town center will increase the level of awareness and preservation of the Town's history.

Belmont Center is the largest of the three major commercial centers in Belmont with the others being Cushing Square and Waverley Square. With proposed improvements to Waverley Square and Cushing Square as part of MassDOT's Trapelo Road/Belmont Street Project, Belmont Center will be perceived as being dated when compared to the other business centers. A majority of the project area is zoned Local Business I. This project will transform Belmont Center business district to an inviting destination as opposed to just a thoroughfare to other destinations.

In January 2013, after anchoring retail in Belmont Center for over 70 years, Macy's (formerly Filenes) closed its doors at 75 Leonard Street, vacating a 60,000 square-foot space that employed 101 associates. With the goal of creating new and exciting employment opportunities in the Belmont Center business district, this project proposes amenities and facilities aimed at attracting a single new tenant or multiple businesses to the now vacant building.

In Cushing Square a new overlay district allows multiple stories of residential over first floor business. Cushing Village is a mixed use development of 115 units of rental apartments (including affordable units), 245 parking spaces, a neighborhood grocery, health spa and 37,500 square-feet of retail. With Belmont Center streetscape improvements, there is potential for multifamily housing redevelopment on Concord Avenue at the former Belmont Municipal Light. This site would provide an ideal Transit Oriented Development location due to its location adjacent to the Belmont Center Commuter Rail and MBTA bus routes. Belmont zoning bylaws allow for the conversion of a large public building into housing through a special permit. Also, a Local Business I zone allows for mixed use commercial / residential up to three stories under a special permit.

Public Infrastructure Project

Amount of funds requested

\$1,520,000.00

Name of proposed project

Belmont Center Streetscape Improvements Project

Project site address

Leonard Street & Concord Avenue, Belmont

Is the project site publicly owned?☒ Yes ☐ No**Describe type of ownership (select all that apply).**☒ Public land☒ Right of Way

Leasehold

Easement

Other

If other, please explain.**If not currently public, will the site be publicly owned by the project start date?**Yes ☐ No ☐**If not, please explain and include details about the nature, timing, and mechanism of the public acquisition.****Is the project seeking other sources of public funds?***Yes ☒ No ☐**Has the project been subject of a local public hearing or meeting?***☒ Yes ☐ No**Will the project be ready to proceed with construction in the upcoming construction season?***☒ Yes ☐ No

Does the project support transit-oriented developments (that is, developments located within one-half mile of a transit station; further, transit station is defined as a subway or rail station, or a bus stop serving as the convergence of two or more bus fixed routes that serve commuters)?*

✓ Yes No

If yes, please identify the type of transit services and name of location/station:

MBTA Commuter Rail - Fitchburg Line. Belmont Center Station providing service to North Station in Boston.

MBTA Bus Lines - 74 and 75 providing service to Harvard Square in Cambridge.

Does the project support the redevelopment of a previously developed site?*

✓ Yes No

Does the project support a development containing a mix of residential and commercial uses, with a residential density of at least four units to the acre?*

Yes ✓ No

Does the project support the development of new housing (or a mix of uses including housing) with a residential density of at least four units to the acre?*

Yes ✓ No

Is the project supported by two or more communities?*

Yes ✓ No

If yes, please attach letters of support from each community. At least one letter, from a community other than yours, is required.

Is the project located in a Gateway City? *

Yes ✓ No

Is the project consistent with MassDOT's Complete Streets design guidelines that call for appropriate accommodation of all transportation modes (See the MassDOT Highway Division Project Development and Design Guide, Chapter 5)?*

✓ Yes No

If no, please explain.

Is the project consistent with the City or Town's Master Plan?*

✓ Yes No

Is the project consistent with a Regional Planning Agency regional growth plan?*

✓ Yes No

If yes, please identify the plan.

MetroFuture - Metropolitan Area Planning Commission (2008)

Is the proposed project expected to support future growth, within the next five years, in and around the project area?

✓ Yes No

Does the municipal zoning allow, by-right, each of the housing or economic development project(s) identified in this application? If not, please describe the existing zoning and any steps that have been taken to amend the zoning to allow the project(s) to proceed by-right or by expedited permit process.

✓ Yes No

If no, please explain.

To answer the following questions, the Planning Ahead for Growth Online Mapping Tool can be utilized. The Planning Ahead for Growth Online Mapping Tool allows users to interactively display a number of geographic districts, as well as overlay multiple districts at one time. The Online Mapping Tool is available on the Massachusetts Permit Regulatory Office website under the MassWorks Infrastructure Program page:

http://maps.massgis.state.ma.us/map_ol/eohed_mapping.php

Does this project fall within an Expedited Local Permitting District/Chapter 43D District?

Yes ✓ No

If yes, what is the name of the Chapter 43D District?

Does this project fall within a Growth District?

Yes ✓ No

Does your municipality have a Chapter 40R district or Compact Neighborhood Designation?

✓ Yes No

Is the proposed project located within a Chapter 40R district or Compact Neighborhood Designation?

Yes ✓ No

Is the project located within any of the regions that have undergone priority development and preservation planning in association with EOHED/EOEEA (e.g., South Coast Rail Corridor,

495/Metrowest Compact Region or the Merrimack Valley region).

Yes ☒ No

If yes, does this project fall within a state identified Priority Development Area or a Priority Preservation Area?

Priority Development Area

Priority Preservation Area

If yes, what is the name of the Priority Area?

Please explain how the proposed project is consistent with the South Coast Rail Corridor Plan, or the 495/MetroWest Development Compact Plan or the Merrimack Valley Regional Plan. If not identified as a state or regional priority area, how is the location and/or development consistent with the plan?

Has your community received a Green Community Designation from the Executive Office of Energy and Environmental Affairs?

Yes ☒ No

Will the proposed project impact or involve (directly or indirectly) a state owned highway or roadway?

Yes ☒ No

If yes, what is the name of the state owned highway or roadway that will be impacted. If multiple highways or roadways will be impacted please list them.

If yes, have you reviewed the project with your local MassDOT District Office?

Yes No

Project Map

Please provide maps, photographs or any other graphics which delineate the project site and its context.

After each file is selected please click save before uploading the next file.

Applicants may use the Planning Ahead for Growth Online Mapping Tool to create project maps that can be uploaded to this form. The Planning Ahead for Growth Online Mapping Tool is available on the Massachusetts Permit Regulatory Office website under the MassWorks Infrastructure Program page.

http://maps.massgis.state.ma.us/map_ol/eohed_mapping.php

https://madhcd.intelligrants.com/_Upload/303387-SupportingGraphics.pdf

https://madhcd.intelligrants.com/_Upload/303387_2-ProjectOverview.pdf

https://madhcd.intelligrants.com/_Upload/303387_3-PreliminaryDesignPlans-BelmontCenterImprovements.pdf

Budget and Sources

6.1: Please provide a breakdown of the project budget in the following table.

This should include the cost of each project element (surveying, permitting, design, bid, construction oversight, construction, etc.) and should not be limited to the work which will be covered by the MassWorks Grant.

Please also indicate if the cost listed is an estimate or if the work has been bid and if MassWorks funds will be used for each element of work listed.

Please be advised that no more than 10 % of the total grant request may be used for design/engineering, except in communities with a population of 7,000 or less, where the communities are eligible to apply for full design/engineering costs along with a construction grant.

Action	Cost	Cost Estimate OR Previously Bid	Requesting MassWorks Infrastructure Program grant support for this use (check box)
Survey *	\$18,000.00	Cost Estimate ✓ Previously Bid	
Permitting *	\$0	Cost Estimate ✓ Previously Bid	
Design/Engineering *	\$279,000.00	Cost Estimate ✓ Previously Bid	
Construction *	\$1,520,000.00	✓ Cost Estimate Previously Bid	✓
Other: Construction	\$1,000,000.00	✓ Cost Estimate Previously Bid	
Other: Utility Construction	\$1,200,000.00	Cost Estimate ✓ Previously Bid	

Budget and Sources

Other:		Cost Estimate
		✓ Previously Bid
Other:		Cost Estimate
		Previously Bid
Other:		Cost Estimate
		Previously Bid
Total:	\$4,017,000.00	

Please complete the following table with budget sourcing information.

Please identify all sources of funding that will support the proposed public infrastructure project, including the total requested MassWorks Infrastructure Program grant.

Please specify whether each funding source is secured or currently pending approval.

Source	Amount	Secured OR Pending	Additional Details
MassWorks *	\$1,520,000.00	Secured	\$1,400,000 requested for Construction and \$120,000 requested for Construction Oversight.
		✓ Pending	
Municipality *	\$2,497,000.00	✓ Secured	\$1,200,000 is DPW Water Main Replacement Project. This project is substantially complete. National Grid gas main replacement is ongoing. This cost is not included in the \$2,497,000 total.
		Pending	
Federal *	\$0	✓ Secured	No federal funds to be used on this project.
		Pending	
Other:		Secured	
		Pending	
Other:		Secured	
		Pending	
Other:		Secured	
		Pending	
Other:		Secured	
		Pending	
Total:	\$4,017,000.00		

Project Schedule and Milestones

Please provide a project schedule and anticipated project milestones for the public infrastructure project for which the community is seeking grant assistance.

Milestone	Start Date	End Date	Additional Details
Survey	10/3/2011	2/29/2012	Survey complete
Permitting	1/2/2014	3/3/2014	Coordination with existing MWRA water main
Design/Engineering	8/2/2010	12/31/2013	Design is close to 100%
Bid/Contract	1/2/2014	3/3/2014	
Start Construction	4/1/2014		
25% Construction	6/1/2014		
50% Construction	8/1/2014		
75% Construction	11/15/2014		
100% Construction	4/1/2015		
Punch List	4/1/2015	5/1/2015	

Readiness Checklist

Please provide a list of all permits and other actions required for this project, the current status of those permits, and the timeframe in which the permits will be obtained. Please specify all required local permits and the status of each.

Required Permit	Filing / Request Date	Anticipated Date of Issuance	Additional Details
MEPA: ENF			
MEPA: EIR/FEIR			
Order of Conditions			
Superseding Order of Conditions			
401 Water Quality Certification			
Water Management Act Permit			
MassDOT Access Permit			
Sewer Extension Permit			
Mass Historic Commission Review			
Utility relocation			
Article 97 Land Disposition			
Other Permit: Local	1/2/2014	3/3/2014	Coordination with existing MWRA water main.
Permit: MWRA			
Other Permit:			
Other Permit:			
Local Permit:			
Local Permit:			
Local Permit:			
Local Permit:			
Local Permit:			
Local Permit:			

Development Project

Is the applicant seeking grant funds to support a transportation project to enhance safety in a small, rural community with a population of 7,000 or less?

If yes, the applicant is not required to complete the remaining questions in the Development Project form.

Yes ☒ No

Please select one of the following project types that best describe the private project or community plans to be supported by the infrastructure grant request.

Mixed-use development with housing density of at least 4 units to the acre

Housing development at density of at least 4 units to the acre

☒ Economic development and job creation and retention

Does the project support immediate growth in and around the project area?

☒ Yes No

Please provide a letter from the private entity confirming the intent to move forward with the proposed private development project and answering questions 9.5 through 9.11 below. The municipality should also reflect the information provided in the developer's letter or describe the broader development plans for this location in the answers to the questions below. Municipalities are encouraged not to leave questions 9.4 – 9.12 blank.

https://madhcd.intelligrants.com/_Upload/304129-LocatelliProperties.pdf

Please provide the anticipated private development project start date.

11/1/2013

Is the development project fully permitted? If the development is not fully permitted, please indicate what permits are outstanding and the expected timeframe within which the permit(s) will be secured

Yes ☒ No

Please provide the total anticipated private investment in the private development project.

\$6,000,000.00

Please provide a detailed description of the private development project that includes the full scope of the project (including phasing details, if applicable).

Approximately 60,000 square foot former Macy's space at 71-89 Leonard Street in Belmont Center would be completely gutted and renovated and re-rented to one or more anchor tenants, and the remainder of the space would be rented to small and medium retail tenants.

Landlord's project would include re-grading and adding new lights and signs in the adjacent parking lot, and Landlord would renovate the building including installing new storefronts to match or emulate the original storefronts (1941-1955) including signboards, lights, and awnings. Landlord would be responsible for the initial demolition of existing interior walls, demising the various store premises, upgrading the utilities and bringing such utilities to the building, installing new roofs, weatherproofing, and Landlord would be

Development Project

responsible for coordinating all related carpentry, electrical, and plumbing work.

The new tenants would be responsible for all tenant exterior improvements including new signs, awnings, lights. Also the new tenants would be responsible for all of the interior finishes (sheet rocking, taping, paint, carpet, tile, etc.), and distributing all utilities throughout the demised premises, and the new tenants would be responsible for coordinating the related carpentry, electrical, and plumbing work.

In terms of the phasing of the work, the project should proceed as follows:

first initial demolition would take place, then permitting, and once permitting is completed, then landlord's work would commence, and finally, after Landlord's work is completed or close to completion, then the new tenant's work would take place.

Please provide information related to the private development scope in the following table:

Type of Development	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Housing <input type="checkbox"/> Mixed-use
Square footage of new development	Number 60,000
Number of rental units	0
Number of homeownership units	0
Total number of units	0
Total number of affordable housing units (Affordability definition based on DHCD standards. Please see guidance for DHCD Affordability standards.)	0
State Level of affordability (30% of Area Median Income, 50%, 60%, 80%, etc.)	0
Number of part time jobs to be created	150
Number of full time jobs to be created	80
Number of full time jobs to be retained	20

Please provide a project schedule and the anticipated project milestones for the private development project. If necessary, please use the space provided below to provide additional details.

Milestone	Start Date	End Date	Additional Details
Permitting	11/1/2013	3/3/2014	
Design/Engineering	11/1/2013	3/3/2014	
Start Construction	11/1/2013	4/1/2014	
50% Construction	6/2/2014	7/15/2014	
100% Construction	9/1/2014	12/1/2014	

If available, please provide the following information for the private entity for this project:

- **Company Name** Albert J. Locatelli Realty Trust
- **Contact Information** Kevin C. Foley, Trustee
- **Phone** (617) 484-2200
- **Email** kfoley@locatelliproperties.com

Certification of Public Entity Authorization

Please submit a certified copy of the vote taken by the executive body authorizing acceptance of state funding for this project.

If your community requires a vote to authorize acceptance of state funding for this project but the vote has not been taken, please explain the timeframe in which this will be *completed*. If a vote is not needed, please explain.

The Board of Selectmen will vote to accept a grant once the grant is available. Upon awarding of a MassWorks grant the board will accept the award at its next scheduled meeting. The board meets every two weeks.

Please complete the following statement:

I, David J. Kale, hereby certify that I am duly authorized to submit this application on behalf of Town of Belmont and to agree to implement the MassWorks Infrastructure Program requirements on behalf of said municipality. I understand that the information provided with this application will be relied upon by the Commonwealth in deciding whether to make the MassWorks Infrastructure grant and that the Commonwealth reserves the right to take action against the applicant or any other beneficiary of the grant if any of the information provided is inaccurate, misleading, or false.

I hereby certify under the pains and penalties of perjury that the answers submitted in this application and the documentation submitted in support are accurate and complete.

David J. Kale
Name

Town Administrator
Title

9/13/2013
Date

Please print, complete, sign, date, and mail the following document within two (2) weeks of your application submission.

MassWorks Certification Letter

Please return an original copy of the signed authorization letter to:

MassWorks Infrastructure Program

Executive Office of Housing and Economic Development

1 Ashburton Place, Room 2101

Boston, MA 02108