

McLean Proposal Is a Win for Belmont!

A new Zone 3 plan for today's needs.

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This McLean proposal offers Belmont a way to advance several town goals and create housing options for a range of incomes.



Revenue for Belmont!

These new homes will generate \$1.3 million in annual tax revenue plus \$1.3 million in one-time permit fees, helping to relieve pressure on Belmont's budget. The development will also add \$25 million in bonding capacity, potentially helping Belmont advance capital projects.



Opportunities for Downsizing in Town!

Aging residents continue to leave Belmont when they want to downsize. This proposal creates opportunities to buy or rent at reasonable prices in town.



Creating affordable options to own or rent!

This proposal addresses gaps identified by Belmont's Housing Production Plan by creating homes that are affordable to people with low and moderate incomes.



Preserving Belmont's Ability to Make Decisions on Development!

Belmont will make progress toward reaching the 10% affordable housing benchmark set by the Commonwealth for all its communities. This development will add more than 100 homes to Belmont's count, putting Belmont in more control over what can be developed in the future through Chapter 40B.



Moving Belmont toward a Sustainable Future!

This development will be designed to LEED standards, have an emission-free design goal, include solar power and electric vehicle charging stations. To reduce traffic, a shuttle service will be provided to highly traveled locations.



Existing Open Space is fully preserved!

This proposal preserves current running and walking conservation land and trails.



Ensuring Belmont is a Town of Homes for All!

Creating various types of housing helps advance diversity. Recent research shows that providing a mix of different housing types is one key way communities can reduce segregation.¹ These new homes will help ensure that Belmont is truly a Town of Homes for All.

What is the McLean Zone 3 Proposal?

The Belmont Housing Trust along with others in town worked together with McLean Hospital and its developer over several months to shape this proposal. It includes the following features:

- 40 townhomes restricted to people over 55 years old to purchase
- 110 rental apartments in 2 four-story buildings
- 6 of the townhomes and 21 of the apartments will be affordable to people with incomes ranging from \$63,500 to \$97,950, depending on household size. Five of the apartments will be affordable to people with incomes ranging from \$39,700 to \$61,200, depending on household size.
- Current Belmont residents will receive priority in the affordable homes.

May Town Meeting

The Planning Board and Select Board are working toward annual Town Meeting to consider and vote on a zoning overlay bylaw that permits and requires these features, enabling McLean and its developer to pursue the envisioned development. (There will be many public meetings after Town Meeting to finalize details of the development).

You can help make this vision a reality!

- Contact your precinct's **Town Meeting Members**. Encourage them to vote in support of the McLean District by-law amendment at. (A list of Town Meeting Members is available here: <https://www.belmont-ma.gov/town-clerk/pages/town-meeting-members>)
- Share this information flyer with your neighbors and friends.
- Attend the public meetings listed below and **SPEAK UP** in support of this plan.
- If you're a Town Meeting Member, go to a precinct briefing and reach out to other TMMs to engage their support.

Schedule of Public Meetings

Show your support at public meetings. Below is a list of important public meetings where this proposal will be discussed. Please double-check with the Town Clerk's office to confirm times and location (Town Clerk #617 993-2600).

- Tuesday, February 4th 7pm – Planning Board public hearing, others will be posted (Town Hall)
- Friday, February 7th 12pm-2pm – League of Women Voters brown bag briefing (Library, lower level)
- Sunday, February 9th 3pm-4pm – Information session for Town Meeting Members & public (Library, lower level)
- Monday, May 4th – Town Meeting begins

Background: In 1999, Belmont and McLean Hospital entered into an agreement and part of the agreement included rezoning their property. This allowed McLean to sell land for townhome development. In return, Belmont preserved other land as conservation (Lone Tree Hill), made a cemetery (Highland Meadow), and built affordable rental apartments (Waverley Woods). A remaining parcel owned by McLean, Zone 3, was designated for a continuing care facility with up to 480 units. This was never built and after 20 years there is a new proposal for Zone 3. The Town Meeting must approve a zoning overlay to permit this proposal to advance.

*This information was provided by the
Belmont Housing Trust.
For more information please contact
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