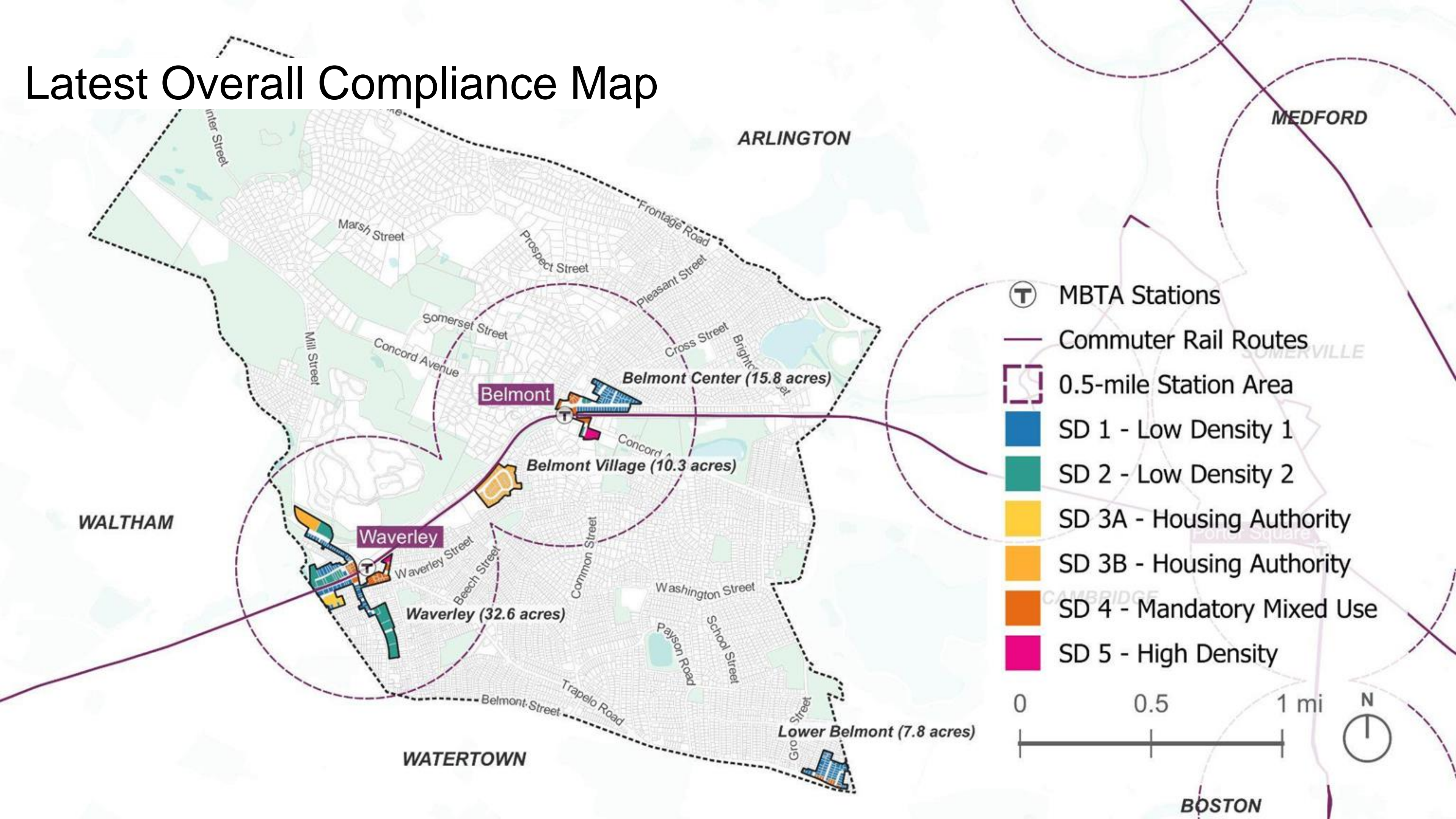
An aerial architectural rendering of a city, likely Belmont, Massachusetts. The scene is dominated by a dense grid of buildings, shown in a light grey/white color with some green highlights on roofs and parks. In the upper right, a large, grey, teardrop-shaped blimp with the word "utile" written on its side is floating. The background shows a body of water with many small sailboats and a larger ship. The overall style is clean and modern, typical of urban planning presentations.

# Belmont Form-based Zoning Framework

June 25, 2024

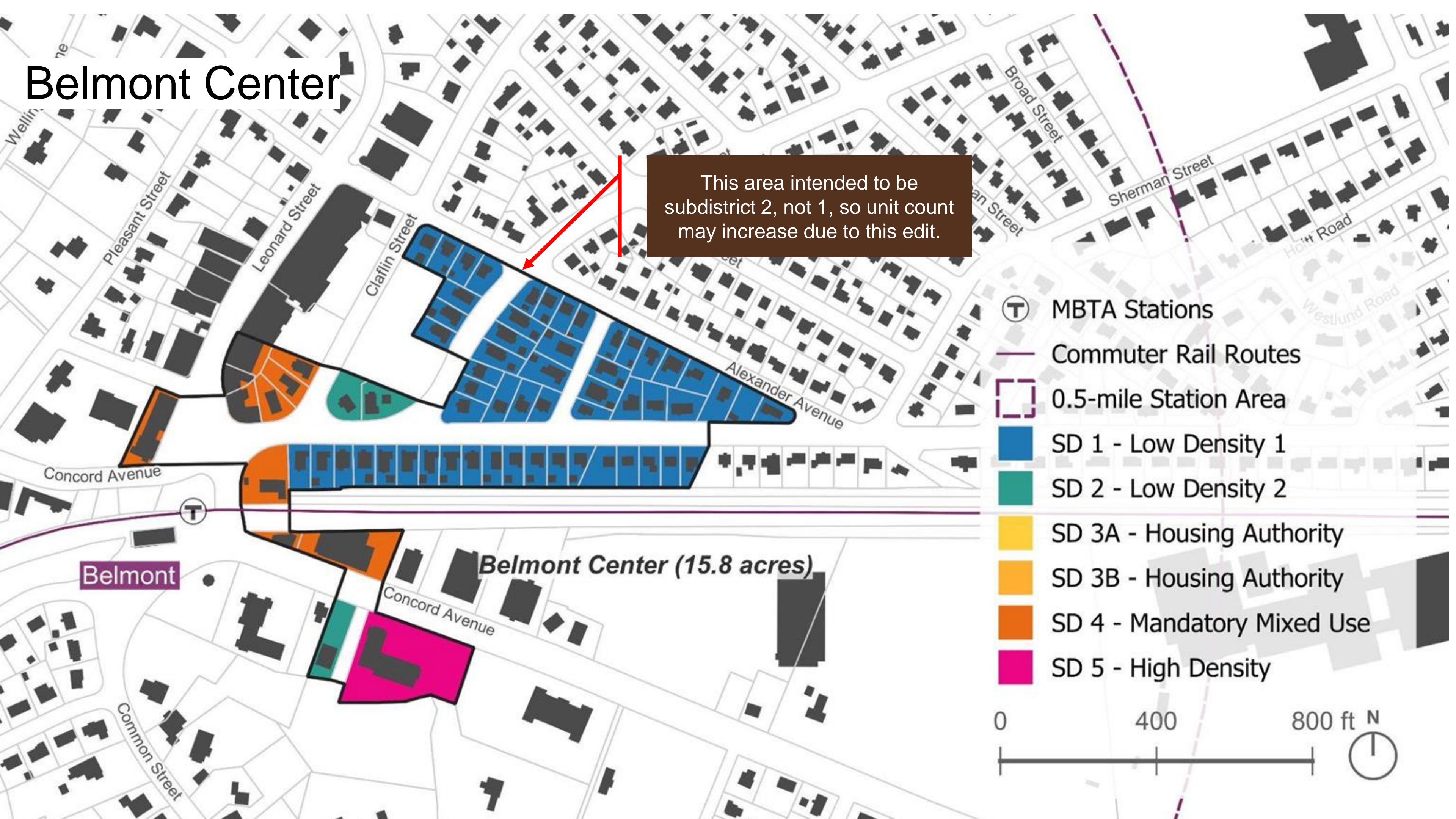
**Latest MBTA Communities Compliance Maps & Results**  
For Internal Reference Only

# Latest Overall Compliance Map



# Belmont Center

This area intended to be subdistrict 2, not 1, so unit count may increase due to this edit.



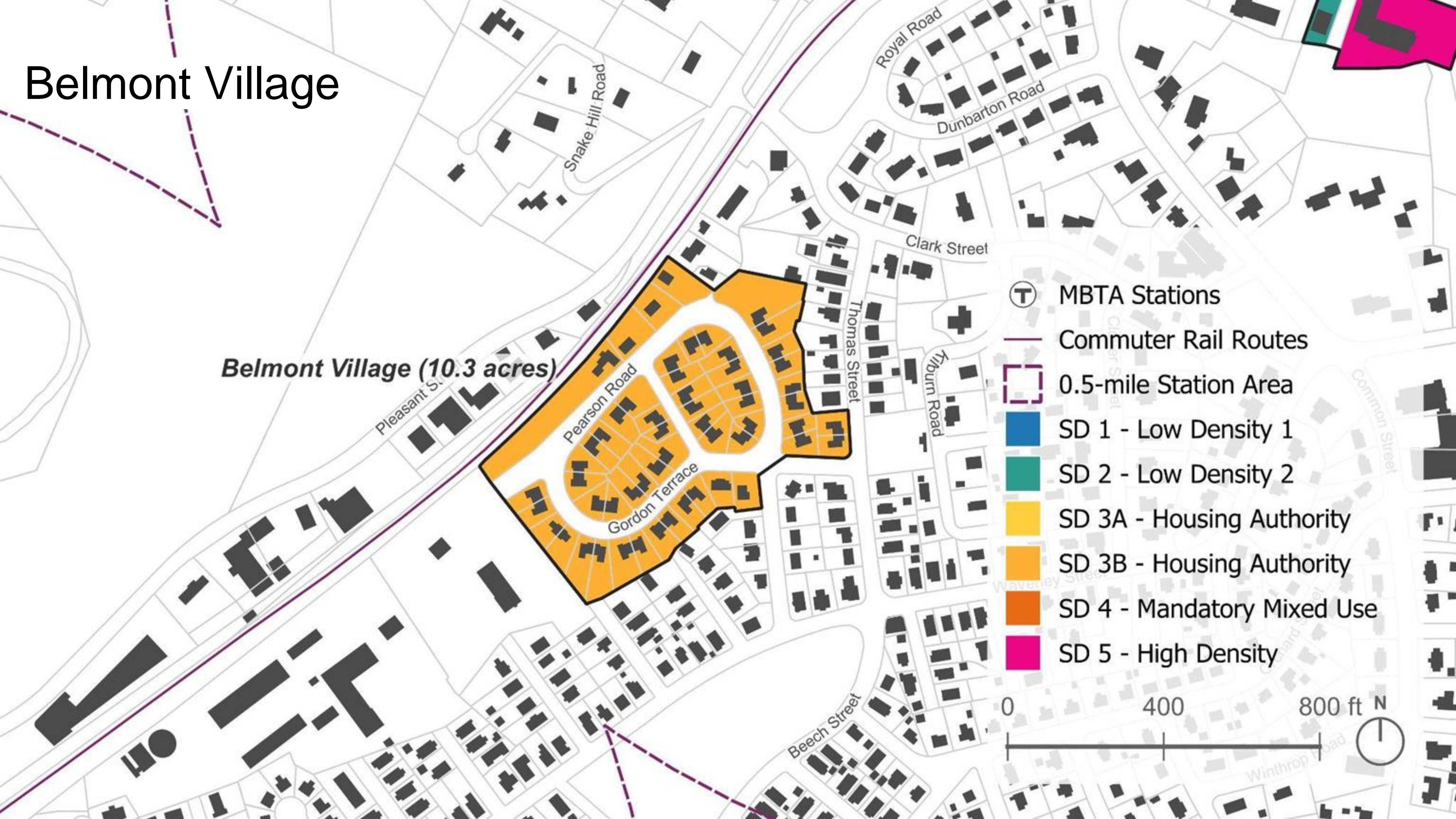
- Ⓣ MBTA Stations
- Commuter Rail Routes
- ⬡ 0.5-mile Station Area
- SD 1 - Low Density 1
- SD 2 - Low Density 2
- SD 3A - Housing Authority
- SD 3B - Housing Authority
- SD 4 - Mandatory Mixed Use
- SD 5 - High Density



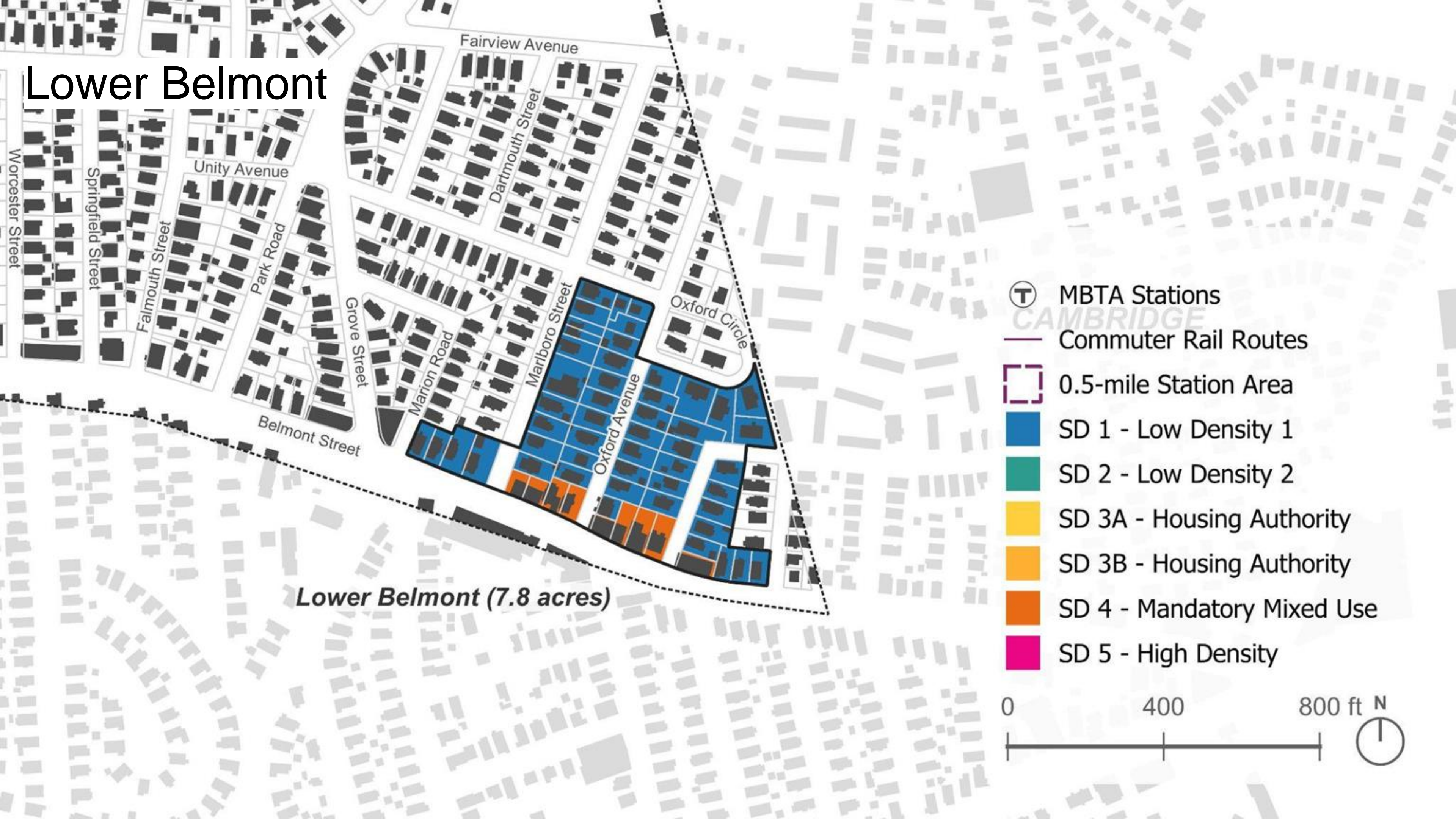
# Belmont Village

**Belmont Village (10.3 acres)**

- Ⓣ MBTA Stations
- Commuter Rail Routes
- ▭ 0.5-mile Station Area
- SD 1 - Low Density 1
- SD 2 - Low Density 2
- SD 3A - Housing Authority
- SD 3B - Housing Authority
- SD 4 - Mandatory Mixed Use
- SD 5 - High Density



# Lower Belmont

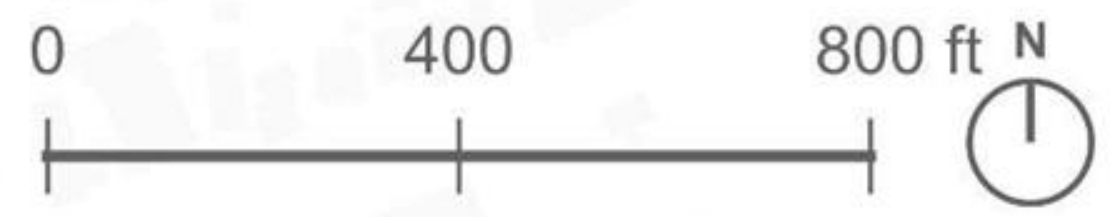


Worcester Street  
Springfield Street  
Falmouth Street  
Unity Avenue  
Park Road  
Belmont Street

Fairview Avenue  
Dartmouth Street  
Oxford Circle  
Grove Street  
Marion Road  
Marlboro Street  
Oxford Avenue

- Ⓣ MBTA Stations
- Commuter Rail Routes
- ▭ 0.5-mile Station Area
- SD 1 - Low Density 1
- SD 2 - Low Density 2
- SD 3A - Housing Authority
- SD 3B - Housing Authority
- SD 4 - Mandatory Mixed Use
- SD 5 - High Density

*Lower Belmont (7.8 acres)*



# Waverley

Waverley (32.6 acres)

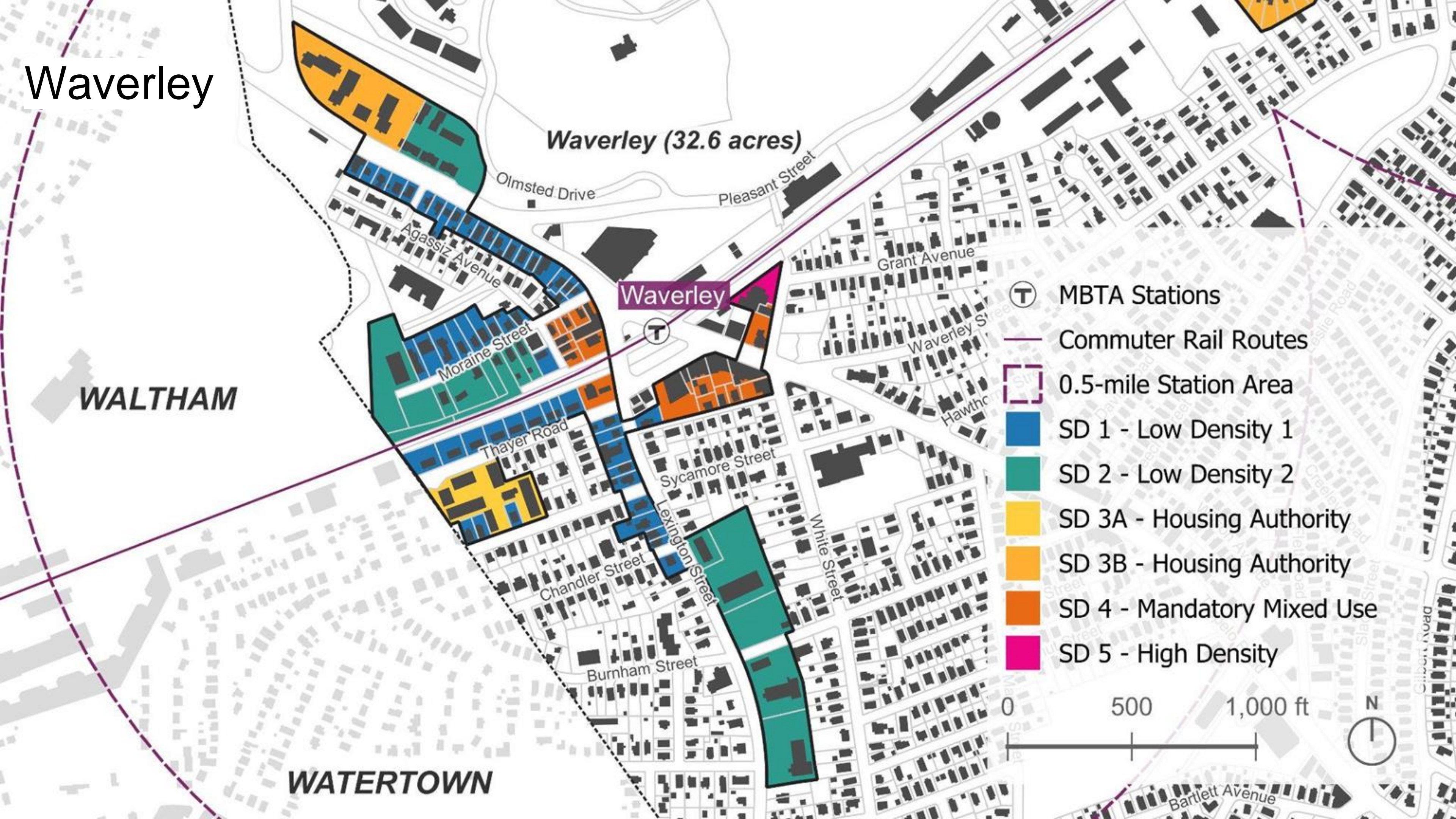
Waverley

WALTHAM

WATERTOWN

- Ⓣ MBTA Stations
- Commuter Rail Routes
- ⬡ 0.5-mile Station Area
- SD 1 - Low Density 1
- SD 2 - Low Density 2
- SD 3A - Housing Authority
- SD 3B - Housing Authority
- SD 4 - Mandatory Mixed Use
- SD 5 - High Density

0 500 1,000 ft



# Compliance Check Results

## Baseline without unit cap for SD1

District	3A vs. MMU	Max Units per District	Max Units per Lot	Min Lot Size	Max Stories	Model Inputs					Model Outputs
						Min. Open Space	Front Setback (ft)	Side Setbacks (ft)	Rear Setback (ft)	Min. Parking Spaces per Unit	Unit Capacity
SD 1 - Low Density 1	3A	N/A	N/A	2,700 sf	3	30%	10	7.5	15	1	1,004
SD 2 - Low Density 2	3A	N/A	N/A	6,500 sf	2	30%	10	7.5	20	1	384
SD 3A - Housing Authority	3A	135	N/A	N/A	5	30%	10	10	20	0.4	135
SD 3B - Housing Authority	3A	340	N/A	N/A	5	40%	10	10	20	0.4	340
SD 5 - High Density	3A	N/A	N/A	N/A	3	20%	N/A	N/A	15	0.5	125
SD 4 - Mandatory Mixed Use	MMU	N/A	N/A	N/A	2.5	20%	N/A	N/A	15	0.5	386
Total w/o MMU											1,988
Total w/ MMU											2,374
Does it meet the +10% target?											Ideally below 2,000 145%
Compliance Targets											1,632
Compliance Target +10%											1,795
Existing Units											736
Net Increase in Units											1,638
MMU % check (3A alone must achieve 75% of compliance target)											Ideally below 1,100 122%
50% Contiguity Check											49%

**Without a unit cap for SD1, the total unit capacity exceeds the maximum number by 374 units.**

# Compliance Check Results

## Baseline with unit cap for SD1 of **3 units**

District	3A vs. MMU	Max Units per District	Max Units per Lot	Min Lot Size	Max Stories	Model Inputs					Model Outputs
						Min. Open Space	Front Setback (ft)	Side Setbacks (ft)	Rear Setback (ft)	Min. Parking Spaces per Unit	Unit Capacity
SD 1 - Low Density 1	3A	N/A	<b>3</b>	2,700 sf	3	30%	10	7.5	15	1	468
SD 2 - Low Density 2	3A	N/A	N/A	6,500 sf	2	30%	10	7.5	20	1	384
SD 3A - Housing Authority	3A	135	N/A	N/A	5	30%	10	10	20	0.4	135
SD 3B - Housing Authority	3A	340	N/A	N/A	5	40%	10	10	20	0.4	340
SD 5 - High Density	3A	N/A	N/A	N/A	3	20%	N/A	N/A	15	0.5	125
SD 4 - Mandatory Mixed Use	MMU	N/A	N/A	N/A	2.5	20%	N/A	N/A	15	0.5	386
Total w/o MMU											1,452
Total w/ MMU											1,838
Does it meet the +10% target?											<b>Ideally below 2,000</b> 113%
Compliance Targets											1,632
Compliance Target +10%											1,795
Existing Units											736
Net Increase in Units											1,102
MMU % check (3A alone must achieve 75% of compliance target)											<b>Ideally below 1,100</b> 89%
50% Contiguity Check											49%

**With a unit cap of 3 units for SD1, the total unit capacity and net increase in zoned unit capacity fall into a more acceptable range.**



# Compliance Check Results

Baseline with unit cap for SD1 of **4 units (instead of 3 units)**

## Benefits of using 4 units as the unit cap for SD1

- Resulting unit capacity stays below 2,000 units
- More attractive than 3 units from market perspective
- Enables two duplexes on the same lot
- If an owner who owns adjacent lots wishes to build more than 4 units, they can still keep the lots as separate. (e.g. building a maximum of 8 units instead of 4 units on two adjoining lots)

# Compliance Check Results

## Baseline with unit cap for SD1 of 4 units

District	3A vs. MMU	Max Units per District	Max Units per Lot	Min Lot Size	Max Stories	Model Inputs					Model Outputs
						Min. Open Space	Front Setback (ft)	Side Setbacks (ft)	Rear Setback (ft)	Min. Parking Spaces per Unit	Unit Capacity
SD 1 - Low Density 1	3A	N/A	4	2,700 sf	3	30%	10	7.5	15	1	618
SD 2 - Low Density 2	3A	N/A	N/A	6,500 sf	2	30%	10	7.5	20	1	384
SD 3A - Housing Authority	3A	135	N/A	N/A	5	40%	10	10	20	0.4	135
SD 3B - Housing Authority	3A	340	N/A	N/A	5	40%	10	10	20	0.4	340
SD 5 - High Density	3A	N/A	N/A	N/A	3	20%	N/A	N/A	15	0.5	125
SD 4 - Mandatory Mixed Use	MMU	N/A	N/A	N/A	2.5	20%	N/A	N/A	15	0.5	386
Total w/o MMU											1,602
Total w/ MMU											1,988
Does it meet the +10% target?											Ideally below 2,000 122%
Compliance Targets											1,632
Compliance Target +10%											1,795
Existing Units											736
Net Increase in Units											1,252
MMU % check (3A alone must achieve 75% of compliance target)											Ideally below 1,100 98%
50% Contiguity Check											49%

With a unit cap of 4 units for SD1, the total unit capacity and net increase in zoned unit capacity are still within a ballpark of the desired ranges.

# Options to further reduce unit capacity

## **Option 1:** Eliminate (12) SD1 Parcels in Lower Belmont and Waverley

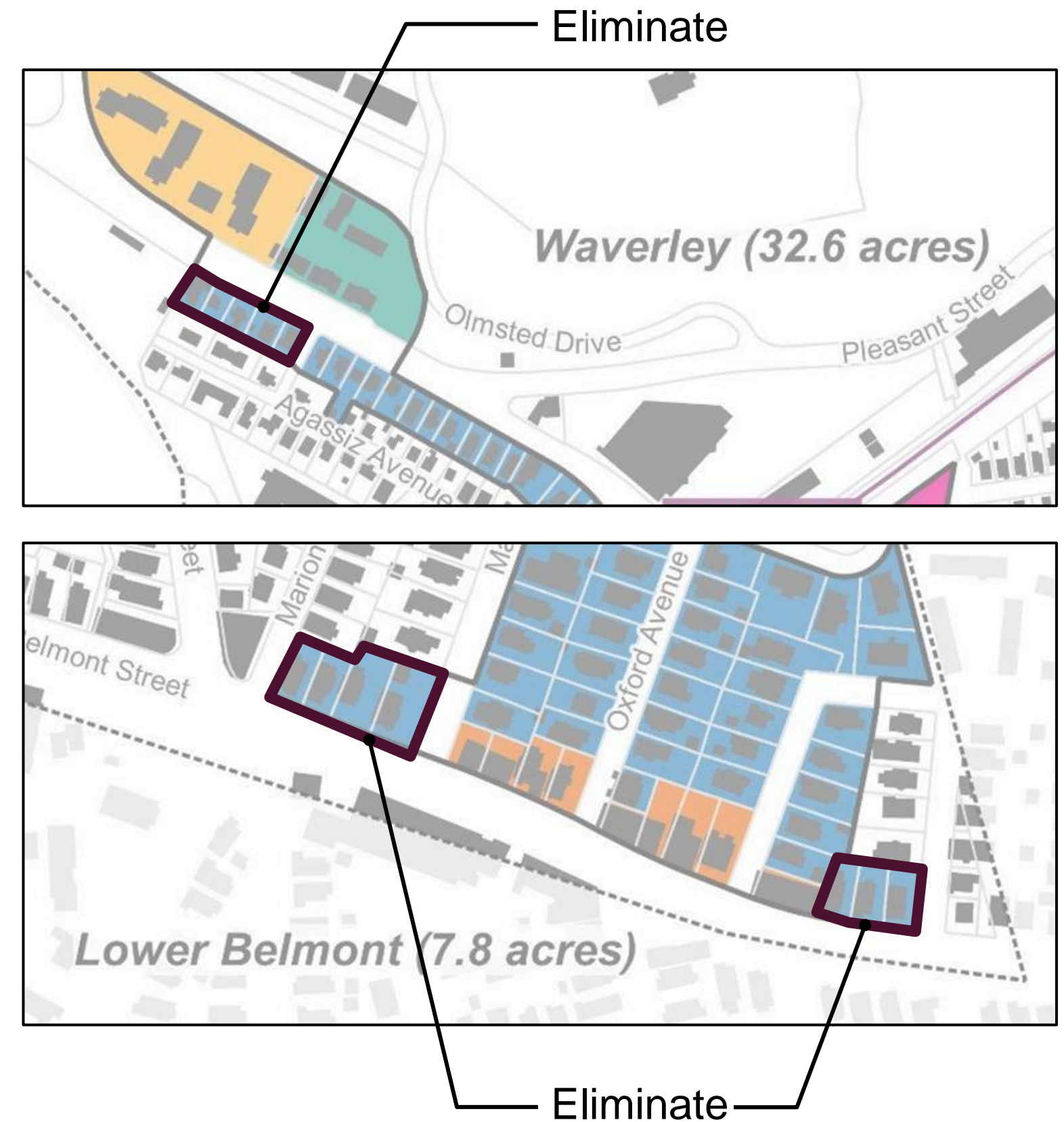
- Waverley: Eliminate (5) parcels within westernmost block on Trapelo Road

**Issue:** reduces acreage in Waverley, further compounding shortfall in Contiguity.

- Lower Belmont: Eliminate (4) westernmost and (3) easternmost SD1 parcels on Belmont St frontage

**Issue:** Need to determine if this reduces acreage below 5 acres.

**Result: unit capacity reduced by 36 units**



# Options to further reduce unit capacity

## **Option 2:** Eliminate (9) SD4 Parcels in Lower Belmont

- Lower Belmont: Eliminate (9) SD4 on Belmont St frontage

*Issue:* Also need to determine if this reduces acreage below 5 acres.

**Result: unit capacity reduced by 50 units**

## **Option 3:** Change SD5 Parcel on Concord Ave to SD2

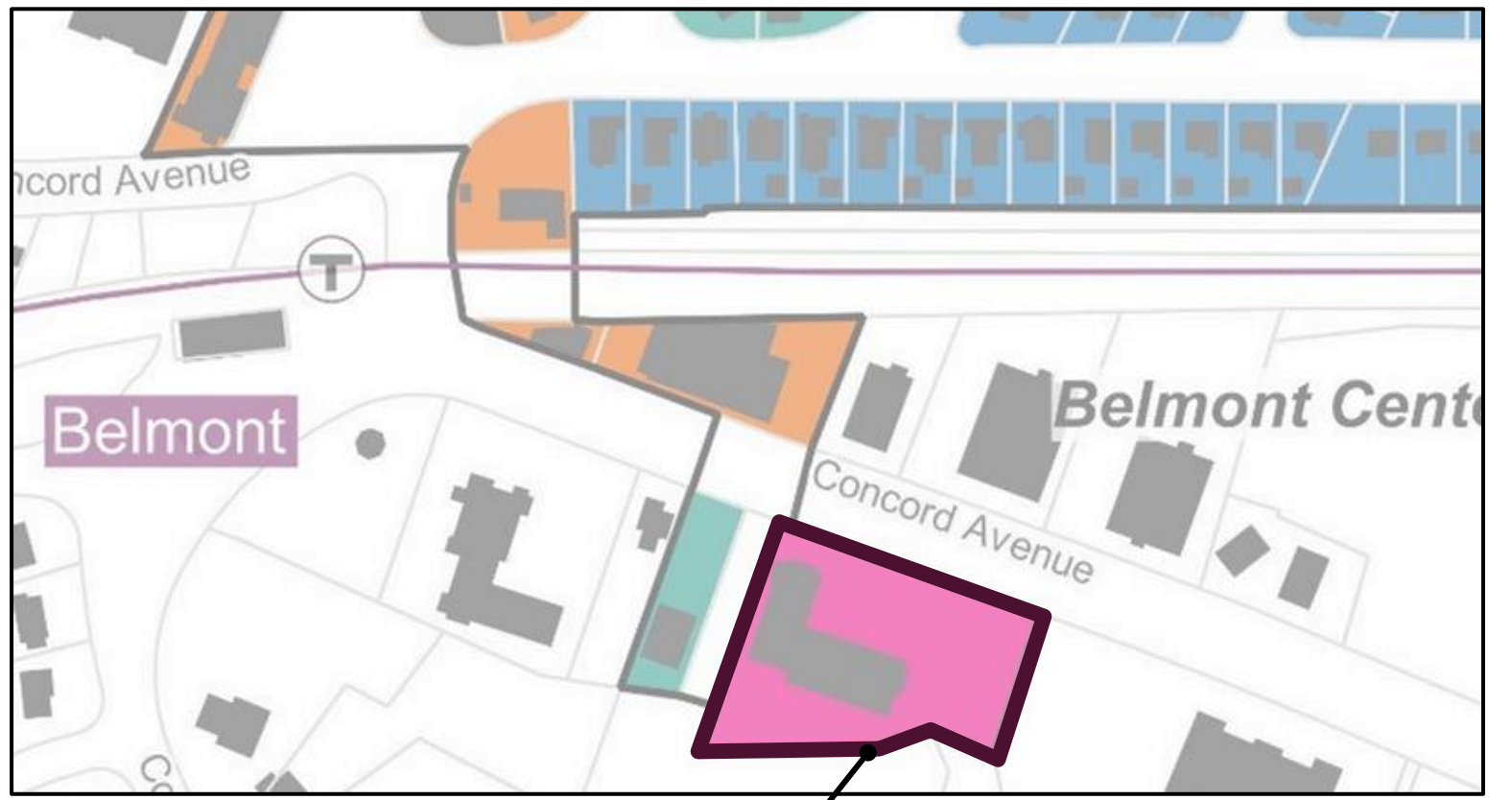
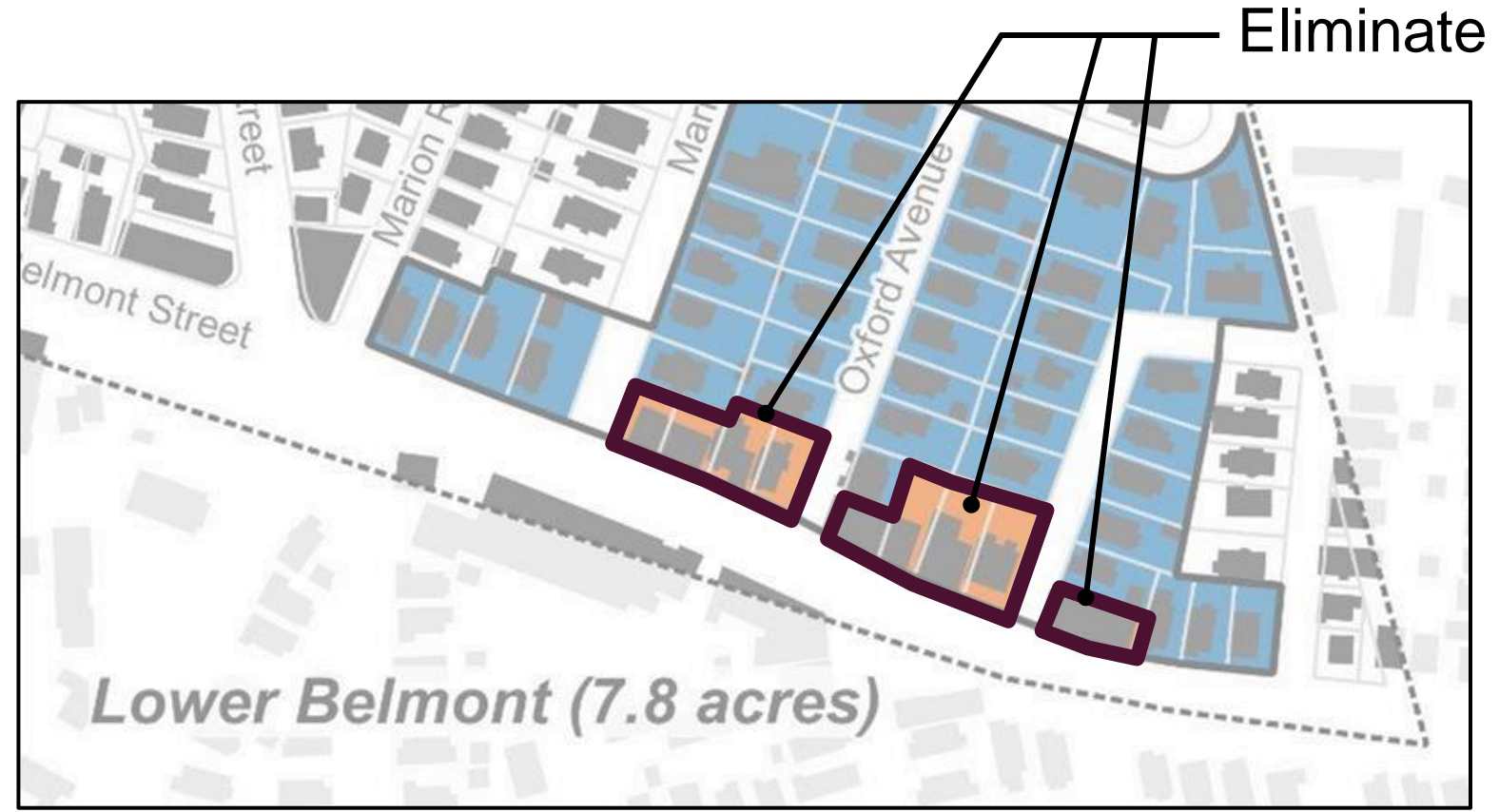
*Issue:* This reduces actual development opportunity in 3A plan.

**Result: unit capacity reduced by 51 units**

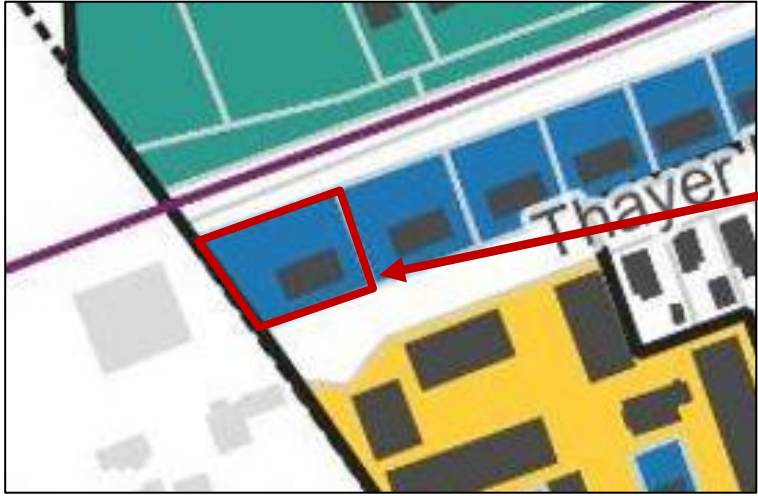
## **Option 4:** Add back SD1 on Agassiz and Thayer to gain acreage for Contiguity

*Issue:* This increases unit count.

**Result: UNK**



Reduce from SD5 to SD2



Example 1 67-71 Thayer Road  
(Parcel ID 33-1)  
Parcel Size = 11,020  
Proposed SD = 1  
No Cap – 6 Units  
3 Cap – 3 Units



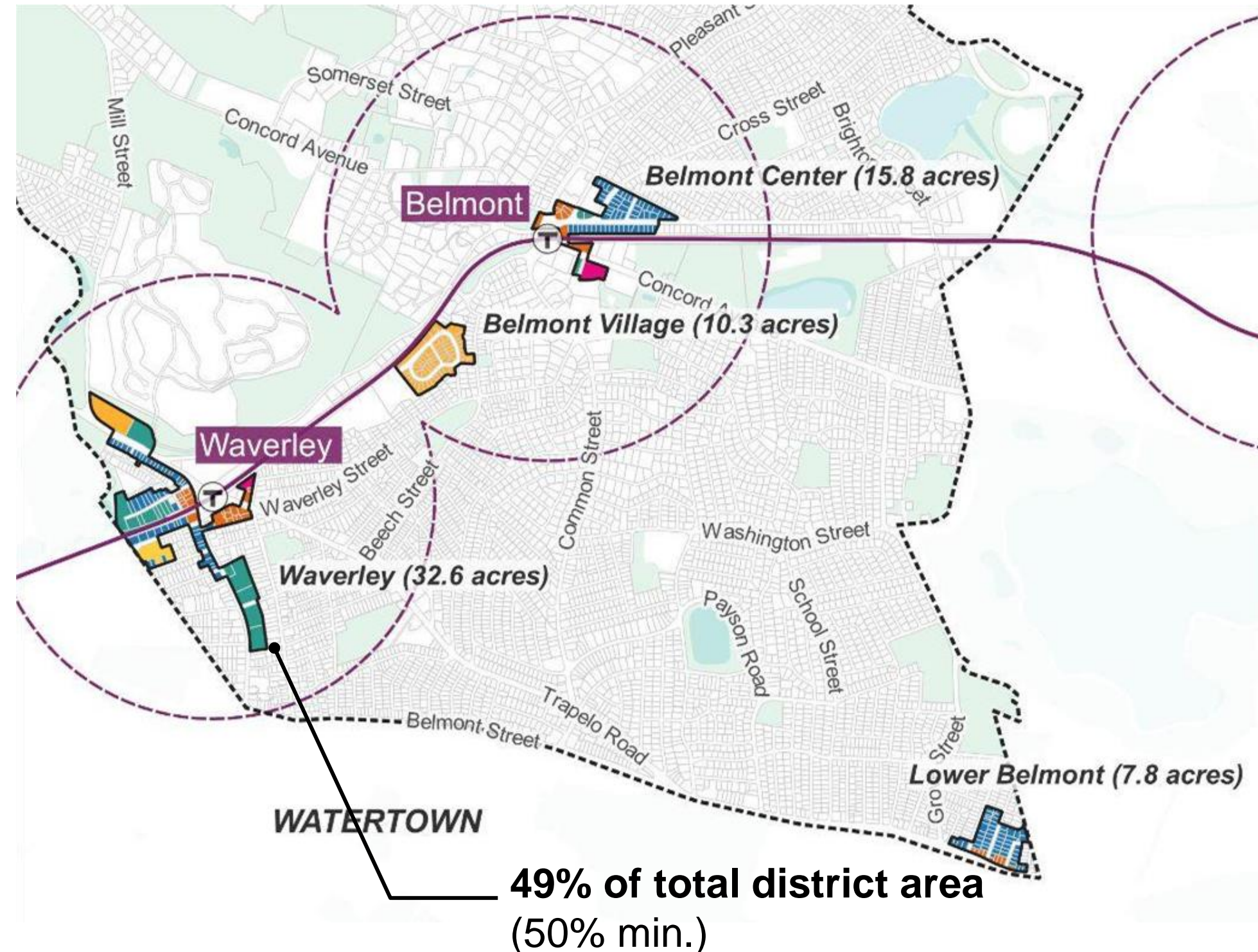
Example 2 21 Marlboro St  
(Parcel ID 1-57)  
Parcel Size = 10,500  
Proposed SD = 1  
No Cap – 6 Units  
3 Cap – 3 Units

# 50% Sub-area Check

The Waverley subarea currently only constitute 49% of the total district area, so the current baseline map **does not meet compliance**.

Removing parcels from the other sub-areas will enable the Waverley subarea to constitute more than 50% of the total district area in order to meet compliance.

The sub-area acreages indicated in the map are based on GIS measurements and inclusive of ROWs that between parcels.



# Summary

- The compliance model is very sensitive to the maximum units per lot parameter for SD1. Setting a unit cap of 3 units for SD1 would result in a reduction in unit capacity by 536 units. The resulting total unit capacity (below 2,000) and net increase in zoned unit capacity (around 1,100) meet the desired ranges provided to Utile.
- A potential middle ground is to set a unit cap of 4 units for SD1.
- Several other options to further reduce unit capacity (irrespective of unit caps for SD1) were tested, totalling a 137-unit reduction if all of them are applied. **Doesn't seem necessary if using the hard 3 unit cap scenario.**
- Minor tweaks to the compliance map will be needed in order to meet the sub-area 50% rule, which requires that a sub-area (a single set of contiguous sub-districts) constitutes at least 50% of the total district area.

**Note from Chris:** Perhaps the easiest way to boost contiguity is to add back the SD1 in Agassiz and Thayer areas and eliminate the SD1 parcels along Belmont Street. Using the hard 3 unit cap scenario, we have some room in the unit count.