

McLean Child and Adolescent Campus Project

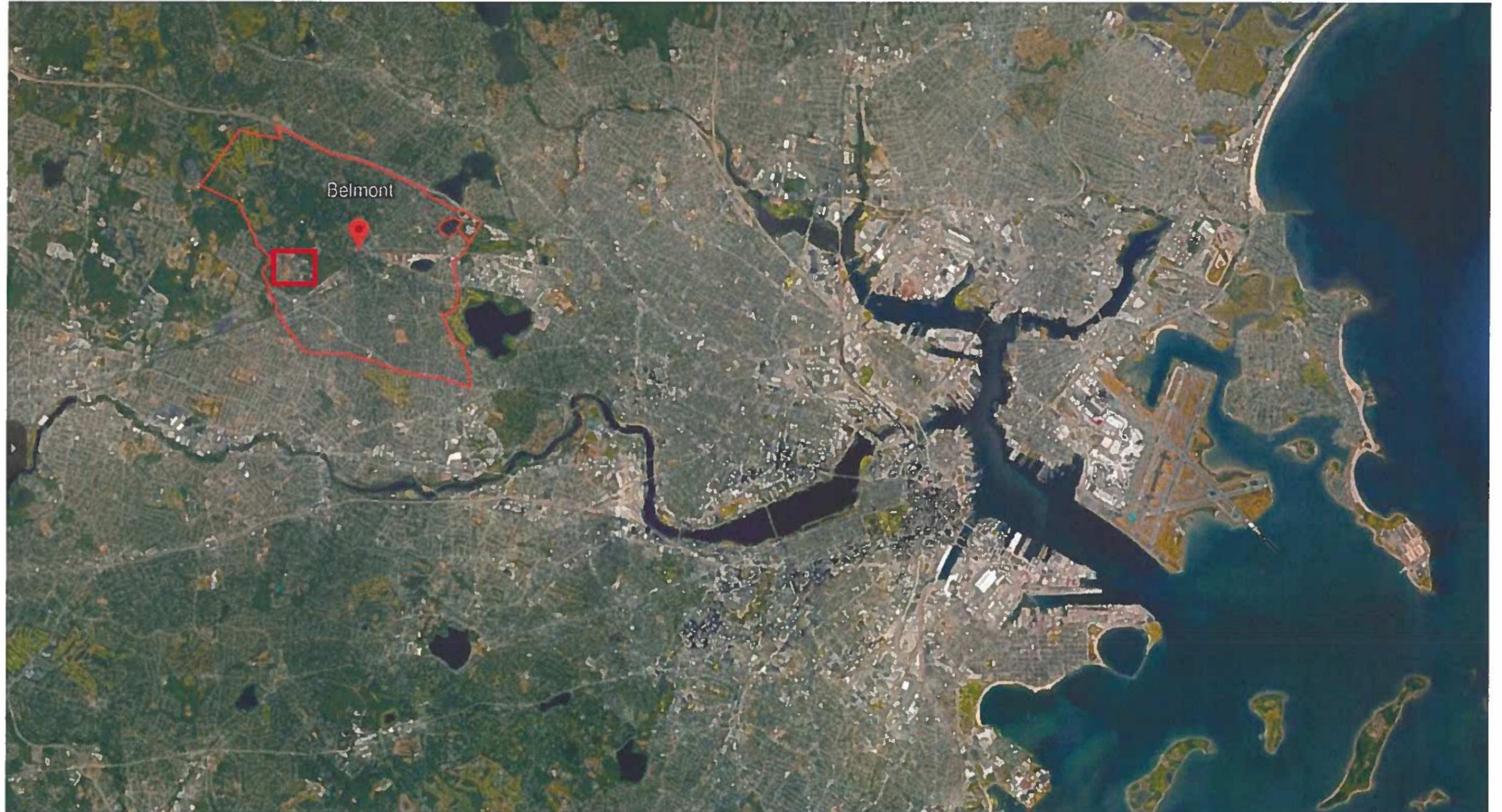
Concept Plan Submission
Town of Belmont



DATE:
10.23.2024

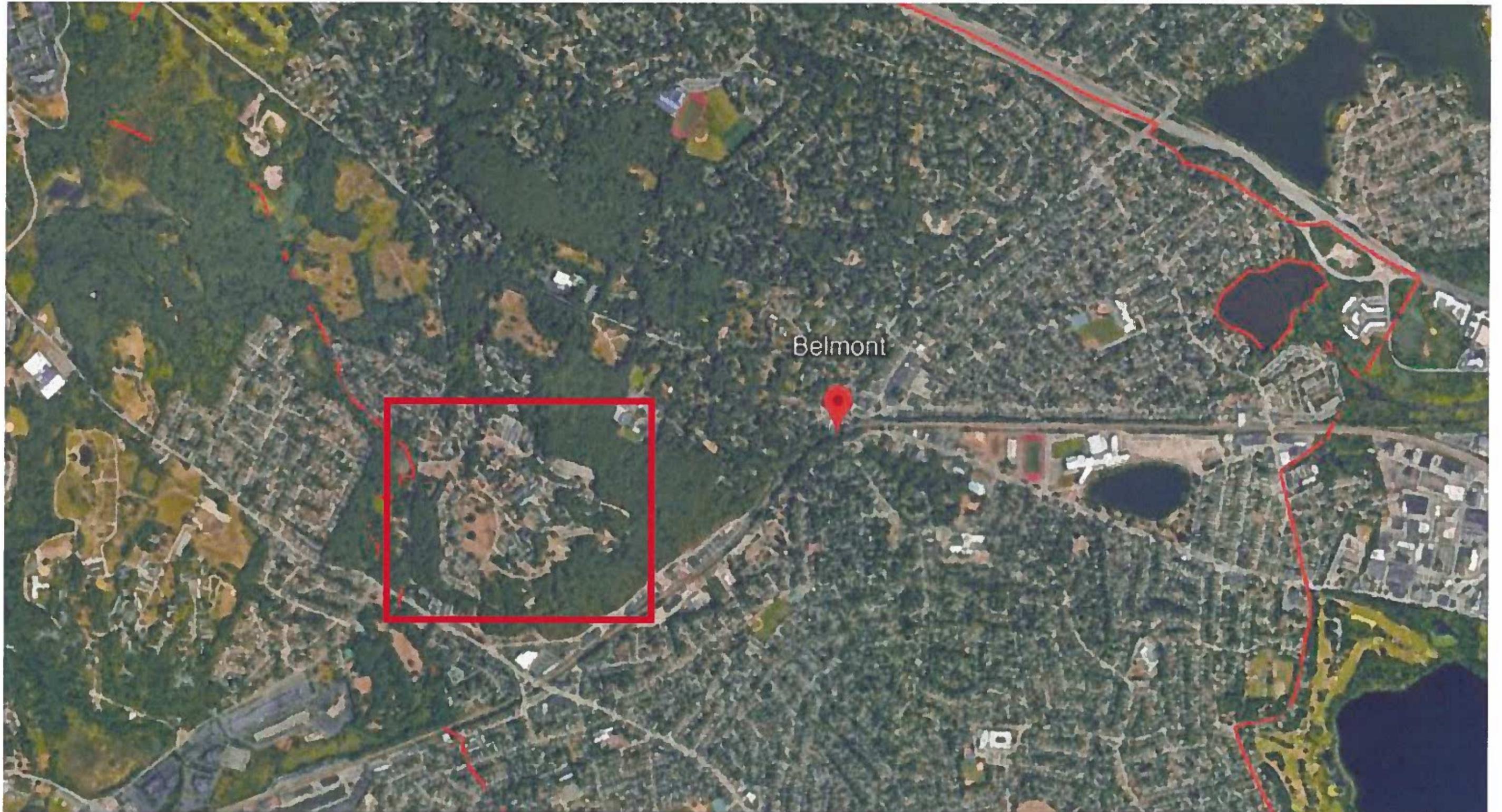
McLean Campus - Larger Context

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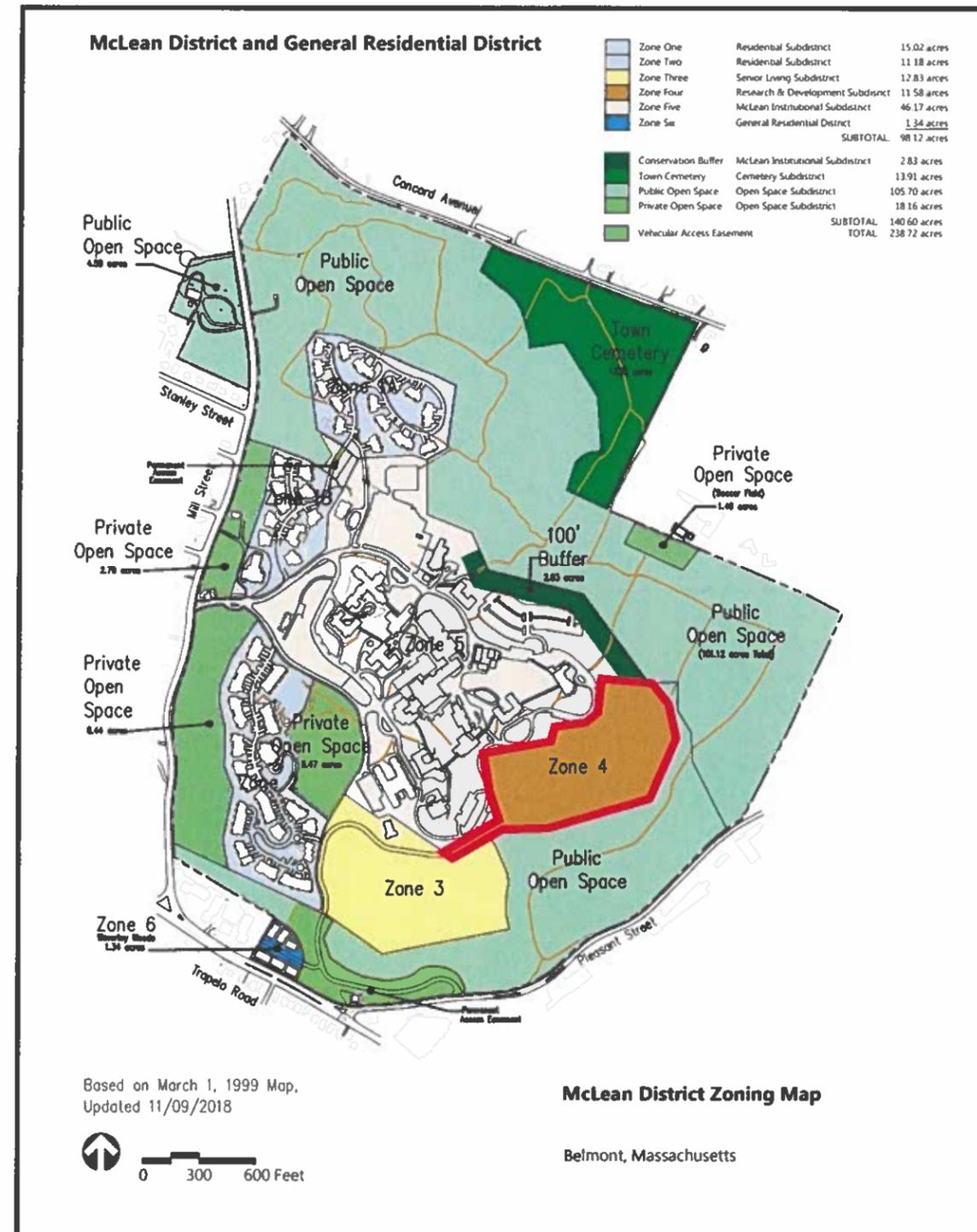
Location within Town of Belmont

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Location within McLean District - Zone 4

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Dimensional Table

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Zoning District: Zone 4: Research & Development Subdistrict*		
Zoning Regulation Requirements	Required**	Provided
Maximum Building Height (Buildings)	4 stories/67-feet	Residence: 4 stories / 63'-3" to peak School: 2 Stories / 34' - 3" to mechanical screen wall
Maximum Building Height (Parking Structure)	5 stories/45-feet	3 stories / 33' ***
Maximum Gross Floor Area (Buildings)	150,000 square feet	Residence: 60,145 sf School: 29,065 sf Total: 89,210 sf
Gross Floor Area (Parking Structure)	--	Garage: 71,900 sf ****
Subdistrict Area	--	504,300 sf
Minimum Open Space	30% Lot Area within Subdistrict	65%
Maximum Lot Coverage	40% Lot Area within Subdistrict	20%
Maximum Impervious Surface Coverage	70% Lot Area within Subdistrict	45%
Minimum Setback from Buildings to the Subdistrict Boundary Line	15-feet	41-feet

* Zone 4 is zoned for Research and Development use but McLean will be advancing this project as a Dover Amendment educational use.

**Zoning regulation requirements as specified in the Town of Belmont Zoning By-Law as amended through 9/23/2020, approved 1/7/2021.

***Height is approximate: Final grade around parking structure is under design; height listed is from average grade.

****Based on Zoning By-Law Section 6A.2: Dimensional Requirements, interior parking areas shall be excluded from gross floor area.

Conceptual Site Plan

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Location within McLean District - Conceptual Massing

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