

June 17, 2025

Joseph G. DeStefano
3 Sumner Lane
Belmont, MA 02478

Belmont Zoning Board of Appeals
Belmont Town Hall
455 Concord Ave
Belmont, MA 02478

RE: 41-43 White Street Project Narrative

Ladies and Gentlemen,

I write to explain the 3rd building in the proposed re-development of The Station at Waverley Square. In 2021, the Board of Appeals granted a Special Permit to construct a three-story mixed-use building, with commercial use on the first floor and residential units on the second and third floors. Since then, the town has adopted the 3A Zoning Overlay Districts. This site falls within the Multifamily Housing Overlay District MOZ-5B District, which allows five-story mixed-use buildings by right, with ground floor commercial space and four stories of residential use above. The updated proposal reflects compliance with this zoning change, outlined as follows:

The proposal would re-develop the site into one (1) newly designed mixed-use 5-story building consisting of over six (6) thousand square feet of commercial space on the ground floor and over twenty-four (24) thousand square feet of residential space. With a total of 44 residential units, including 7 units designated as affordable, in accordance with Section 6.10 of the town's Inclusionary Housing by-law. Prior to the start of new construction it will be necessary to demolish (1) existing two (2) story mixed use building located at 43 White Street containing approximately 10,000-12000square feet of mixed-use space.

The proposed building is allowed by-right under the Multifamily Housing Overlay District, MOZ-5B requiring Site Plan Review by the Planning Board. The design and character of this new structure are consistent with two adjacent buildings we've previously developed and greatly enhance the appearance of White Street and

Waverley Square. Those projects received positive community feedback, and we believe this new proposal complements the existing streetscape and aligns with the Design and Site Plan Approval guidelines.

In May, with the guidance of Mr. Ryan, we conducted a coordinated review meeting with various town departments. During that meeting, we discussed key aspects of the project, including utilities, stormwater mitigation, energy code compliance, fire safety, and affordable housing requirements. We appreciate the presence and support of Town Administrator Ms. Patrice Garvin at that meeting.

At this time, the unresolved aspect of our proposal is landscaping. Due to several site-specific variables - such as the final placement of water and sewer lines, the stormwater system, electrical components, and subsurface soil conditions, it is not yet feasible to submit a definitive landscaping plan. Any proposal at this stage would contain speculative elements. Therefore, we respectfully request that the Board consider approving all other components of our application, with the condition that we return at a later date to present a finalized and feasible landscaping plan for your review.

In addition to the submitted materials, we have provided further information below on specific items as requested by the Planning Department.

Residential Amenities

Residential amenities will include landscaped and open space areas around the building with a goal of providing trees and landscaped areas in a cohesive design to enhance the site. The roof of the building will have an open roof deck area for residents with tables and chairs and planted areas. The ground floor of the building will have a flexible residential amenity space set up as a gym but constructed to be suitable as multipurpose space for the residents of the building. There will be a dedicated and secure bike storage area in the underground garage for the residents of the building - more on this below.

Open Space

Open space required: 20%, Open space provided: 20.2%

An open space diagram has been added to the planning board presentation materials

Snow removal & snow storage

Snow removal will be handled by a private company. Anticipated areas for snow storage have been identified on drawing 1 of sheet G001. These locations will be coordinated with the landscape design prior to the building permit application.

Waste Disposal and Recycling

Waste disposal and recycling will be handled by a private company. At all times the containers will be covered and access to them will be locked to allow tenant use only. Visual screening of the facilities will be provided. We anticipate this will occur in the northeast corner of the site. The exact location and details of the enclosure will be fully designed and coordinated with the landscape design.

Ground Story Fenestration at the Front Elevation (south)

Non-residential fenestration requirement: 70% min. measured between jambs
Non-residential fenestration provided: 98.2 (lf) linear feet of fenestration jamb-to-jamb along 137.6 lf of façade length = **71.4%, conforms**

Residential fenestration requirement: 15% min. measured between jambs
Residential fenestration provided: 7 lf of fenestration jamb-jamb along 10.1 lf of façade length = **69.3%, conforms**

Signage Details

At this time signage and site wayfinding has not been designed for the project. All signage including signs identifying the building entrances for their specific uses as well as the garage entrance and wayfinding will be designed prior to applying for a signage permit and will comply with §5.2 a. of the Belmont Zoning By-Law. In addition to complying with the bylaw, signage design will be cohesive across the project and complementary to the architectural design.

Active and Semi-Active Use Spaces (Ground Floor – South Elevation) Façade Glazing Calculation

Ground story total primary glazing area: 965.6 sf
Ground story active use (business) glazing area: 898 sf / 93%
Ground story semi active use (residential and res amenity) glazing area : 67 sf / 6.9%
Ground story semi active glazing area is <10% of active glazing, conforms

Bicycle Parking

The specific bike racking system(s) have not yet been selected and the exact configurations for the bike parking have not been designed. As previously mentioned, we will have designated and secure long-term bike parking in the underground garage. We anticipate exterior short term bike parking will be located at the east and west ends of the building (<100ft from the entrances), adjacent to the residential and commercial access points. The quantities of the bike parking will meet or exceed the quantities outlined below:

Short-term bicycle parking requirements: 0.60 spaces per Dwelling Unit

Short-term bicycle parking provided: 44 Units x 0.60 = 27 minimum and split between east and west exterior locations noted on 1/G001

Long-term bicycle parking requirements: 0.10 spaces per Dwelling Unit

Long-term bicycle parking provided: 44 Units x 0.10 = 5 minimum in underground parking area. If we can allocate additional space for racks this number will be increased.

Vehicular Parking & Shared Spaces

Underground parking will be dedicated to the residential units. 14 new surface parking spaces are being proposed. 2 spaces at the front of the building will be accessible per 521 CMR 23.00. These two spaces and the 12 other surface parking spaces will be shared between the ground floor commercial spaces. During our meeting with the Fire Department, it was noted that EV charging spaces are preferred to be provided outside of the building. We anticipate EV charging spaces will be located at the parking spaces on the west side of the building.

Parking Setbacks

Surface parking that does not fully comply with setbacks is necessary to provide a reasonable quantity of parking spaces for the building. As previously mentioned, the irregular lot shape is a challenge.

Parking Setback facing right of way: 10' required, 7' proposed.

Parking Setback not facing right of way: 3' required, 2' proposed.

A waiver is requested for parking setbacks.

White Street Curb Cuts

Due to irregular property boundary a second curb cut will be necessary for both site and garage access on White Street. This configuration was previously approved in 2021 for the 3-story design of this project located within a similar footprint. A waiver is requested for two curb cuts.

Site and Building Lighting

Site lighting has not been designed yet. The primary objective is to provide a safe and evenly lit site without excessive light trespass to adjacent properties. The lighting design will strive to satisfy as much of the site lighting needs as possible with building mounted fixtures. This will be similar to the two previously developed buildings adjacent to this project. If additional site lighting is necessary, the use of dark sky compliant bollards will be used. Given the relatively tight constraints of the site, it is anticipated that pole mounted parking lot light fixtures will not be necessary. Detailed lighting information will be provided prior to being submitted for a building permit.

As previously mentioned, the unresolved aspect of our proposal is landscaping. We respectfully request that the Board consider approving all other components of our application, with waivers as noted above and the condition that we return at a later date to present a finalized and feasible landscaping plan for your review.

Thank You,

Joseph G. DeStefano