

BELMONT AREA REVITALIZATION PLAN

- Utility meters should be screened from the public right of way.
- Main entries should be directly related to the public sidewalk via a paved walkway (where possible).
- To the extent possible, new developments should seek to preserve large, old growth trees.
- Garages should be located to the rear of the house. Parking pads and bump-outs in front yards are discouraged.
- The use of large front porches facing the street and corner porches on corner lots are encouraged.
- Multiple adjacent vacant lots targeted for infill housing should be reconfigured to be consistent with existing lot in terms of size and proportion whenever possible. Lot widths should be at least 45' but no more than 55'.
- Front setbacks of infill housing units should be aligned with adjacent units.
- Driveways should be limited to one car wide.

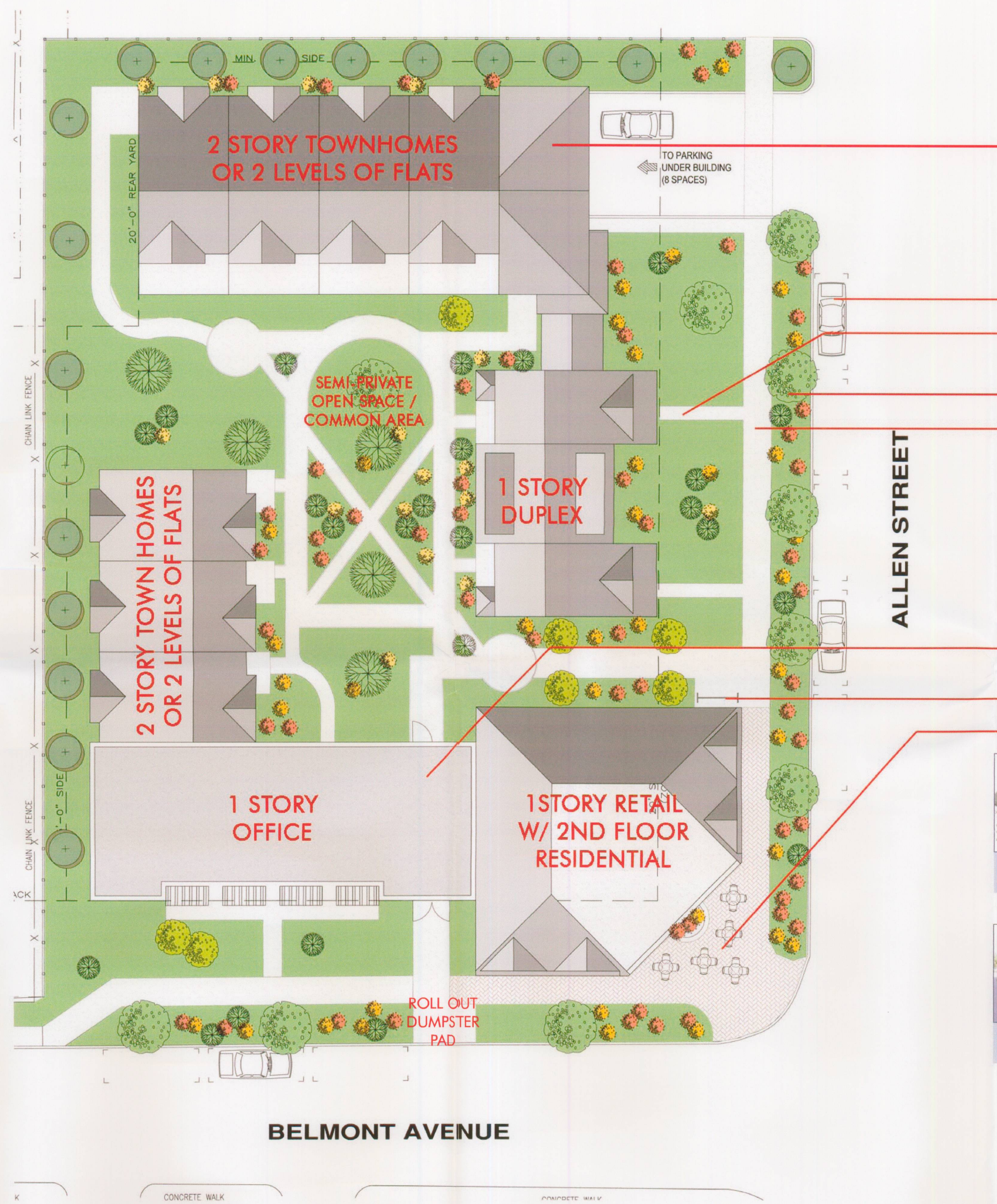
Uniform setback line
Line of wide front porches, vertically proportioned windows and main entries related to front sidewalk

2 DESIGN GUIDELINES
SINGLE FAMILY RESIDENTIAL LAYOUT

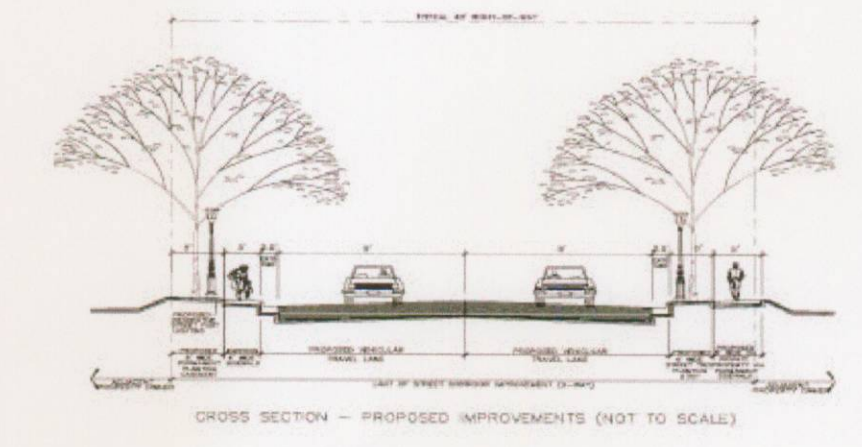
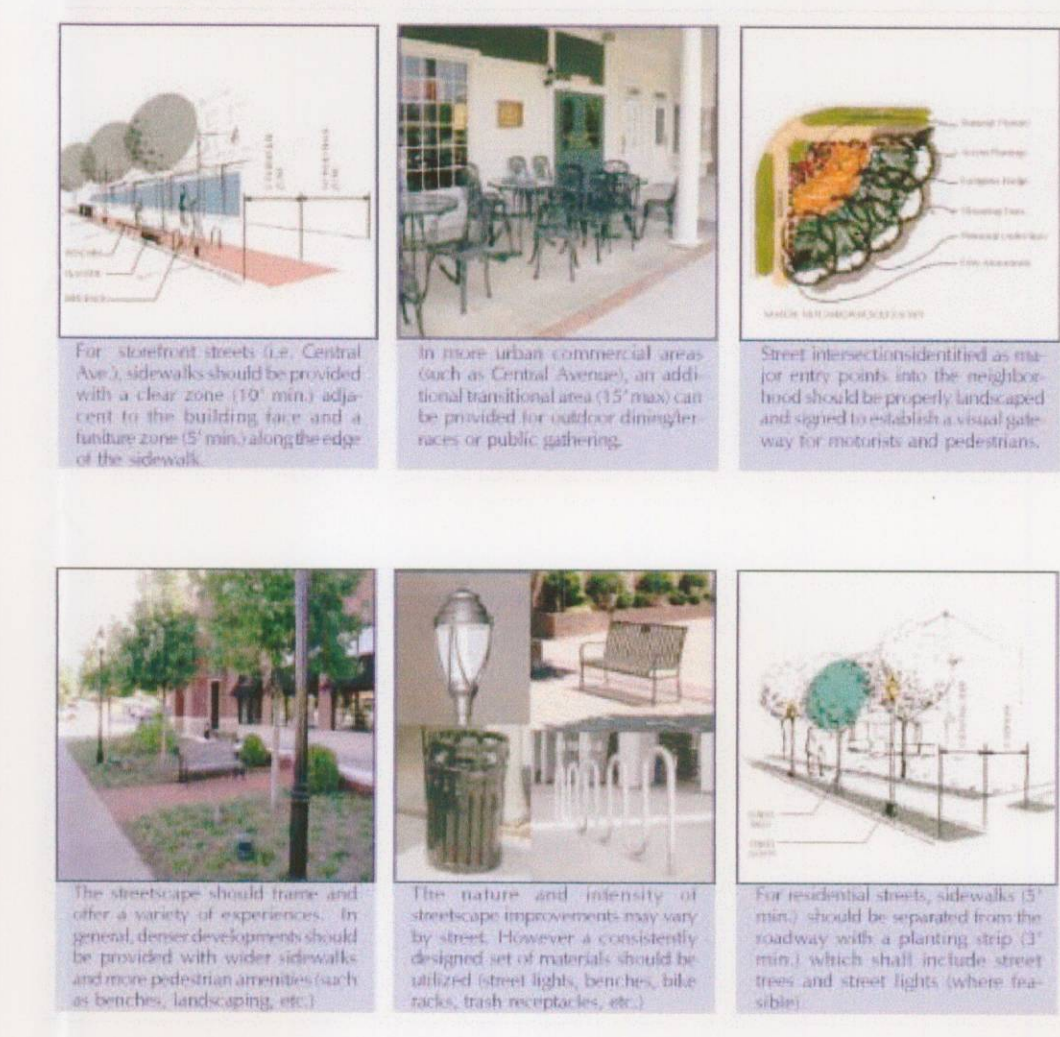
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- New developments should seek to incorporate play areas into the development.
- Utility areas (e.g., garbage dumpsters) should be screened from the front side and internal to the development (i.e. away from public view).
- Courts can be provided to create common parking areas that facing around the entire housing development is strongly discouraged.
- Parking areas should be internal to the development or located in the rear (i.e. away from public view).
- Access to internal streets and parking areas should be off side streets (rather than primary streets).
- On-street parallel parking is encouraged.
- New development should seek to clearly define the block edge (i.e. building along the block perimeter).
- Semi-private open spaces / recreational areas should be provided within the development.
- To the extent possible, multi-family homes in single family areas should have consistent scale, massing and design (i.e. buildings designed to look like large houses).
- New multi-family buildings should address the street. Units / buildings facing the street should have front porches and sidewalks.

3 DESIGN GUIDELINES
MULTI-FAMILY RESIDENTIAL LAYOUT



- SECURED PARKING UNDER BUILDING - CONCEALED FROM VIEW
- ON STREET PARALLEL PARKING WHERE POSSIBLE
- WALK OUT STREET ACCESS FROM ALL STREET LEVEL UNITS
- 8' PLANTING STRIP
- 6' SIDEWALK
- DUMPSTERS / RECYCLING HIDDEN FROM VIEW
- BICYCLE RACKS
- CAFE SEATING



BELMONT KORNER'S REDEVELOPMENT
Belmont Avenue and Allen Street

"The cornerstone of the plan is a commitment to **preserving the single family character** of Belmont's neighborhood core...and to propose improvements that support revitalization and **improve neighborhood livability**"

From the Belmont Revitalization Plan, May 12, 2003