

## Sketch Plan Application

### Description of Project:

Mixed-use Development to include ground level commercial, townhomes, multifamily flats and live/work units. Pedestrian movement and access enhanced between Frady Park and the Ebb Gantt Soccer Fields via proposed abandonment of the existing 7 th Street and recreated as a pedestrian promenade. Buildings fronting Catawba Street shall not exceed three (3) stories. Two (2) buildings fronting Brook Street/Ebb Gant Soccer Fields are four (4) stories. On-street public parking added along Broad Street adjacent to the soccer fields.

Regarding parcel 126808, known as Crescent Park & Dwight Frady Field (the "Park"), Belmont Land and Investment Company, LLC ("Belmont Land") shall donate the Park to the City of Belmont upon the Applicant obtaining a satisfactory rezoning of the Site. Belmont Land also requests as a condition to the donation of the Park that the City assume responsibility to install i) parallel parking and island bump outs on the south side of Catawba Street along the frontage of Applicant's Site similar to the existing parking and bump outs on Catawba Street adjacent to and west of Applicant's Site, ii) sidewalk along the south side of Catawba Street along the Applicant's Site and iii) street trees along the south side of Catawba Street along the Applicant's Site.

Further regarding the Park, in the event the City of Belmont ceases to use the Park site for public park and recreation purposes, the City of Belmont shall convey the Park site to Belmont Land at no cost. The deed of conveyance of the Park site from Belmont Land to the City of Belmont shall contain appropriate provisions regarding this matter.

### Summary:

24,550 sf Commercial  
63 Townhomes  
230 Multifamily flats over five (5) separate buildings  
4 Live/Work units

**Summary Alternate A** whereby Building "E" at the corner of Catawba Street and Tucker Street has greater commercial sf/fewer multifamily units:

36,600 Sf Commercial  
63 Townhomes  
220 Multifamily flats over five (5) separate buildings  
4 Live/Work units