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CASE NO. 25-03

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NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

APPLICATION FOR DESIGN AND SITE PLAN APPROVAL

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, January 28, 2025 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. regarding the application for Design and Site Plan Approval submitted by Mr. Michael Macht-Greenberg, Agent, for McLean Hospital/Massachusetts General Brigham, to construct a Child and Adolescent Campus in the McLean Zone 4 District. The 90,000 sq. ft Campus will consist of two occupied buildings, a parking structure and associated outdoor areas for additional parking, site services and playgrounds. The Campus will serve both day and residential students

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/1965/2025-Cases>

TOWN OF BELMONT PLANNING BOARD



McLEAN CHILD & ADOLESCENT CAMPUS

McLean Child and Adolescent Campus Project

Design and Site Plan Review, Town of Belmont

Narrative

DATE:

12.16.2024 DESIGN AND SITE PLAN REVIEW SUBMISSION



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01 Introduction

01 Introduction

McLean is committed to building a comprehensive and developmentally appropriate campus to provide specialized education and therapeutic programs for children, adolescents and families typically dealing with anxiety, depression, trauma or other emotional distress. McLean's proposal will offer a welcoming and comfortable environment for patients, students, and families, while supporting McLean staff as they provide the highest quality of care. Indoor and outdoor spaces will enhance education, treatment and healing processes utilizing deliberate designs for contemplation, relaxation, recreation and learning. McLean's Child and Adolescent Campus project will bring together programs that are currently scattered on the McLean Hospital Zone 5 main campus and offsite in Arlington, MA. This project, situated in Zone 4 of the McLean Zoning District, will be accessible from Pleasant Street via Olmsted Drive. The project will be situated within the ample existing tree cover, predominantly on portions of the site that have been previously developed.

The components of the program include:

Pathways Academy

Pathways Academy is a year-round, licensed special education day school designed to meet the social, sensory, psychological, and educational needs of neurodivergent children and adolescents ages 6 through 22. There is a projected enrollment of approximately 35 students.

Arlington School

The Arlington School is a licensed special education college preparatory high school that integrates strong academics with clinical support for students with mental health challenges. It will serve approximately 45 students.

Partial Hospital Programs (PHP)

McLean's partial hospital programs provide day-long treatment for children, teenagers and young adults.

Residential Programs

McLean's child and adolescent residential programs provide twenty-four hour education and treatment for patients. The program will accommodate 88 adolescents.

The Construction Project

The project consists of two occupied buildings, a parking structure with adjacent exterior spaces, a circulation drive for building access, designated loading area, associated site utility services, and specially-design landscaping, courtyards, and playground areas to serve the educational and clinical needs of the student population and onsite programming.

01 Introduction

Residence Building

The residential programs and partial hospital programs will be provided in a four story brick building, with a footprint of roughly 15,000 sf, and a total floor area of approximately 60,000 sf.

School Building

Both the Pathways Academy and the Arlington School will be housed within a two story brick building, also with a footprint of roughly 15,000 sf, and a total floor area of approximately 29,500 sf. The Pathways Academy will be located in one wing of the school building, and the Arlington School in another. At the juncture of these two programs will be a multi-function activity space, which open into an adjacent outdoor courtyard.

Landscape

The landscape of the Child and Adolescent Campus reflects the design of the historic McLean campus, with buildings nestled into a pastoral landscape. Ample plantings will welcome and greet students, staff and families upon arrival. Courtyards and play spaces have been designed around the school building as an integral component of the therapeutic environment. The design of the landscape is described in more detail in Section 03 - Landscape Design.

Parking Garage

The adjacent parking garage provides parking on grade, plus two levels of structured parking above grade. The parking structure will provide spaces for 223 vehicles, including van accessible spaces on the ground floor. The building will consist of precast concrete and will provide space for up to 250 kW of photovoltaic panels above the top parking level. An on-grade exterior parking lot will sit immediately adjacent to the parking structure to provide a total capacity of 270 spaces. At the request of the Belmont Fire Department, all electrical vehicle charging ports will be located in the on-grade exterior lot.

Planning for the Future

While the zoning for the parcel allows 150,000 gross square feet of construction, McLean is targeting this project at just under 90,000 gross square feet. The northern portion of Zone 4 will be reserved for a potential 60,000 gross square foot future project.

02 Building Design

02 Building Design

The intent of the project is to develop two buildings which share a similar language, yet each have their own identity. In keeping with the tradition of the historic McLean campus, the buildings will be clad in hand laid brick. Central to both buildings will be generous windows that allow natural light and connection to the landscape in a majority of spaces. And, despite floor-to-floor heights that are kept relatively low to reduce visual impact, the space will have generous ceiling heights. Aside from some accent spaces, the brick generally will be a yellow-buff brick, similar in color to the existing Francis de Marneffe building on campus. This neutral color allows the landscape to take the foreground.

Residence Building

The residence building is a four-story building with two wings forming an “L” shape on campus. It is intentionally set behind the lower, two-story school building to allow for better access to natural light throughout the day. A darker colored brick roots the building in the landscape, and delineates the partial hospital program on the first floor. The upper floors are the buff brick. Each bedroom has a large window for access to daylight and nature. More glazing is provided in strategic locations, particularly in group rooms where young people will spend the majority of their time during the day.

The roof is predominantly a pitched roof, with wells to accommodate the mechanical systems. To comply with the new specialized energy code, the roof of the Residence houses an array of air source heat pumps that generate heating and cooling for both buildings.

School Building

The school building consists of two wings, joined at a larger activity space. The Pathways School is housed in the east-west wing. The Arlington School is located in the north-south wing. Each school has its own program, but similarly designed spaces. Classrooms are located on the east and south portions of the wings, to face the quieter, less developed courtyard adjacent to the archaeological site. Offices and other support spaces are located at the west and north sides of the wings, adjacent to the more active play courtyards.

At the end of each wing is the entrance to its respective school, near the drop-off loop. Wide windows and canopies clearly indicate the entrance to welcome the students, staff, and visitors.

The activity space at the intersection of the two wings is a two-story space with a half basketball court. Wide doors allow for easy access to the immediately adjacent playground and exterior ball court.

Design Goals

The key design goal for the project is to create a welcoming and developmentally-appropriate space that supports the educational and clinical programs provided for the child and adolescent patient population. The external approach to the buildings, the outside areas, and the internal spaces are all part of and equally important to the educational and therapeutic services provided as the design of the buildings themselves. The buildings are set back slightly from the circulation drive, and allow landscape elements to compliment the façades. The short walk to

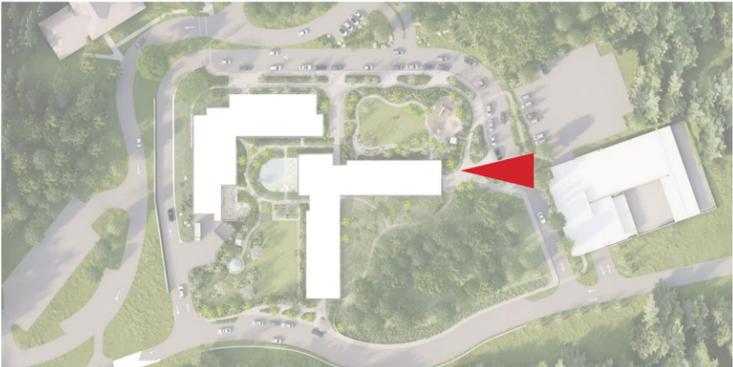
02 Building Design

the buildings allows for a comfortable space between the car at arrival and the walk towards the welcoming entries. Once inside, ample light will greet the students, staff and families, and generous windows will provide a connection to the outside landscape at the majority of spaces.

02 Building Design



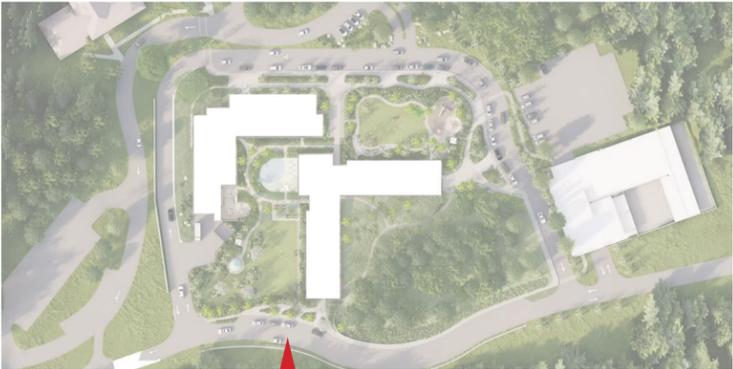
School and Residence from the East



02 Building Design



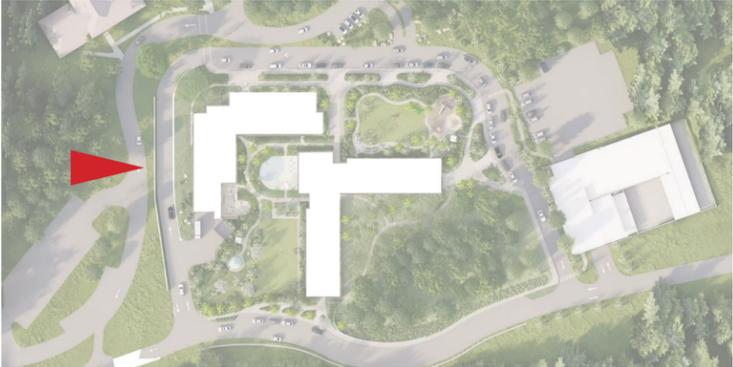
School and Residence from the South



02 Building Design



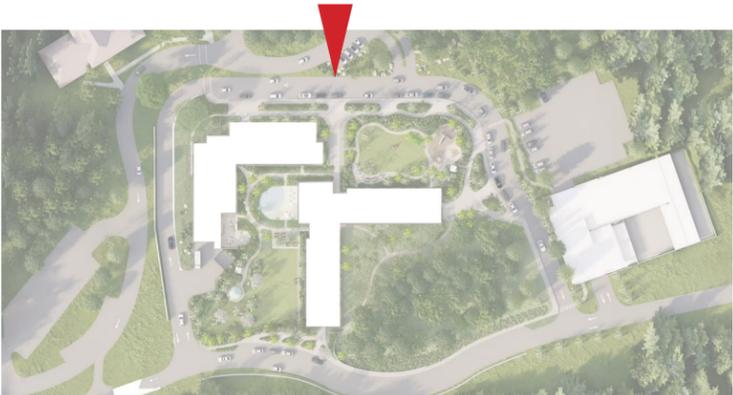
School and Residence from the West



02 Building Design



School and Residence from the North

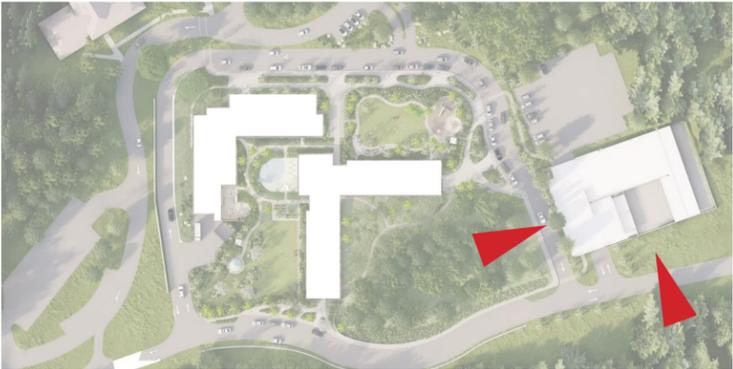




Parking Structure from the South



Parking Structure from the West



03 Landscape Design

03 Landscape Design

The landscape design for the McLean Child and Adolescent Campus project reflects the importance of the historic landscapes on the McLean Campus and focuses on four primary objectives: safety, inclusivity, access to nature, and recreation. These objectives are closely aligned with the campus's purpose which is to create a therapeutic and educational environment supporting the needs of its child and adolescent patient population.

A single, one-way ring road will be established within the site boundary of Zone 4, facilitating direct drop-off access to residential and school facilities. Emphasizing equal access, the landscape design ensures connections proximate to building entries. Clearly defined and accessible sidewalks lead from drop-off areas directly to building entries, providing clear visibility for students, staff and families. Accessible paths are provided to ensure equal and easy access throughout the site.

Recognizing the importance of nature in both educational and therapeutic environments, the approach to the landscape design is to emphasize the need to provide outdoor recreation as well as direct views of greenery from interior classrooms and offices. Each building facility has direct access to landscape courtyards, designed to support socialization, outdoor learning, recreation, and quiet contemplation. The west courtyard, tailored for older children, offers amenities such as a multi-sport court with lawn seating, seating terraces, a learning garden, and a yurt for educational activities, along with garden paths and recreation lawn. The west courtyard is surrounded by lush plantings as natural screening for privacy. The east courtyard, intended for younger children, includes a flexible lawn, a circulation path with seating areas, children's play equipment, and a meditation/sensory garden. In order to clearly demarcate boundaries and prevent street access, the east courtyard is enclosed with low fencing. The landscape design and associated programmatic elements were developed in collaboration with McLean staff and clinicians to best support the educational and clinical needs of the child and adolescent patient population.

The landscape design incorporates native New England elements, such as natural stone walls, native and adaptive plantings, and locally sourced materials. Landscape lighting will be provided for all vehicular areas, pathways, and egress points, meeting code-required levels and general illumination standards. Egress criteria will be met without creating excessive brightness that could disturb the nearby community.

Adequate buffers along the subdistrict boundaries will be implemented to reduce the site's impact on the surrounding community. A sidewalk connection will link the Zone 4 Child and Adolescent Campus to Zone 3 in the south west and Zone 5 to the north in order to ensure necessary pedestrian circulation within the McLean campus.

04 Site Model

04 Site Model

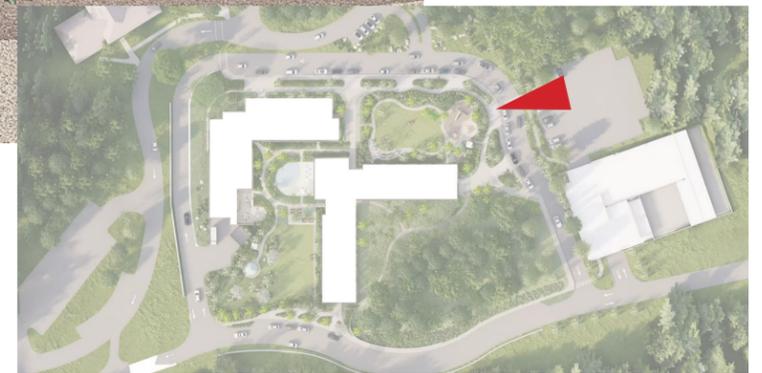
Design & Site Plan Application

Attached please find a 3D Rendering of the proposed Child and Adolescent Campus that provides a reasonably scaled model of the Campus.

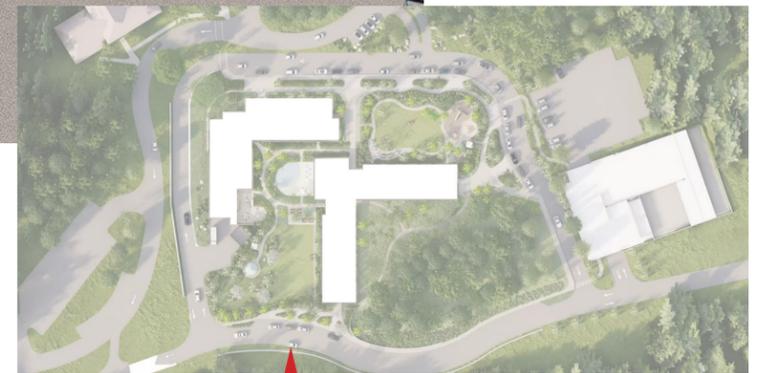
04 Site Model



04 Site Model



04 Site Model



05 Traffic - Circulation & Parking

05 Traffic - Circulation & Parking

Site Access and Parking

As required under the McLean District zoning bylaw the Zone 4 development site is accessed from Pleasant St. to the south via Olmsted Drive, an existing paved driveway within the McLean Hospital campus connecting Zones 2, 3, and 4. Access between Zone 4 and Zone 5 will be gated and its use will be limited to emergency and McLean Hospital service vehicles only. As outlined in the attached Memorandum from Hemenway & Barnes to George Hall, Town Counsel, Chris Ryan and Glenn Clancy, dated August 20, 2024 the project requires that McLean-operated service vehicles access Zones 4 from Zone 5 via the gated access to allow for facility needs such as maintenance, food deliveries, trash removal, and similar activities, without creating additional trips on the Town of Belmont roadway network that would be necessary if these vehicles were required to leave on Mill Street and reenter the campus from Pleasant Street to access Zone 4.

All parking associated with the project will be provided within the Zone 4 boundary. Parking will be limited to a new two-level parking structure and an adjacent, on-grade exterior lot. A total of 270 parking spaces will be provided, including 27 electric vehicle charging spaces as required by the MA State Electrical Code. Accessible parking will be provided within both the parking structure and exterior lot in accordance with the ADA/MAAB requirements. The total proposed parking count is below the maximum parking rate established for Zone 4 development of 3.5 spaces per 1,000 SF of building area, which would equate to a maximum space count of 313 spaces for this project.

In addition to the designated parking areas noted above, drop-off/pick-up zones will be provided for each component of the proposed building program: Residential/PHP, Pathways School, and the Arlington School. These drop-off/pick-up zones will be designated for live loading/unloading only, and have been designed to meet applicable requirements for accessible drop-offs.

Vehicular Circulation

Site Users

Employees, students, and visitors will access the McLean Child and Adolescent Campus site from Olmsted Drive at the southwest corner of Zone 4. Those wishing to proceed directly to parking will remain on the two-way driveway running along the south edge of Zone 4 to the parking garage. Students being dropped off at any of the two schools will be directed to the one-way circulation loop around the buildings, moving in a clockwise direction to allow for passenger drop-off. Adequate space has been provided for both queueing and bypass of the drop-off areas. Upon exiting the one-way circulation loop, drivers can either continue into the parking garage via one of the two proposed garage entry points, or head west to exit the site. Vehicles parked in the garage will similarly exit to the west toward Olmsted Drive. In addition, a McLean Hospital shuttle service currently operates between the McLean Zone 5 campus and the Waverly Square MBTA station and will be available to users of the proposed Zone 4 facility.

Loading

Deliveries to the facility will be directed to a proposed loading dock at the southwest corner of the residence building. The loading dock is accessed from the circulation loop, a small portion of which will be designated for two-

05 Traffic - Circulation & Parking

way traffic to allow loading vehicles to leave the dock without circulating past the schools. The loading dock has been designed to simultaneously accommodate a single-unit box truck and a McLean service vehicle. The need for larger delivery vehicles is not anticipated; however, should it be necessary on occasion, it will be scheduled for off-hour periods in order to not disrupt traffic flows.

McLean Service Vehicles

Access between Zones 4 and 5 will be limited to McLean Hospital service vehicles to allow for facility needs such as maintenance, food deliveries, trash removal, and similar activities. A gated connection is proposed at the north side of the site between the proposed circulation loop and the existing Zone 5 driveway. This proposed connection will allow service vehicles to travel between Zones 4 and 5 without having to exit the campus into the Town of Belmont roadway network.

Emergency Vehicles

Emergency vehicles (fire, police, ambulance) are anticipated to access the Zone 4 Child and Adolescent Campus site from Pleasant Street via Olmsted Drive. The proposed driveways have been designed to accommodate the Town of Belmont aerial ladder trucks and meet applicable code requirements for distances to building walls and access points, including all points of the sprinklered buildings being within 250 feet of an access drive and at least one entrance for each building being within 50' of an access drive. Additionally, at the request of the Belmont Fire Department, access has been provided to the exterior parking lot from the circulation loop and the proposed service connection between Zones 4 and 5 has been designed to accommodate movement of the aerial ladder truck.

Pedestrian Circulation

Pedestrian circulation is incorporated throughout the design of the proposed project. Pedestrian access to the Zone 4 Child and Adolescent Campus site from Pleasant Street will be provided by means of a sidewalk extension along the north side of Olmsted Drive connecting to the planned Zone 3 sidewalk. Within the Zone 4 site, pedestrian connections are proposed between the parking structure/exterior lot and the Pathways School drop-off, with additional circulation routing pedestrians to the Arlington School and the Residential/PHP building. An additional pedestrian connection to Zone 5 will be provided at the northwest corner of Zone 4 to facilitate employee access to Zone 5 amenities such as the cafeteria, post-office, etc.

The McLean Child and Adolescent Campus is designed to provide a private therapeutic and learning environment.. Separation from general pedestrian connectivity is necessary to maintain the privacy of students, patients and families. Therefore, although the Child and Adolescent Campus will allow for pedestrian access to the larger public sidewalk system outside of McLean, the design intentionally incorporates features such as restricted-use signage to discourage general pedestrian access into private educational and therapeutic spaces. Zone 4 does provide connections for employees to walk to/from Pleasant Street and for Zone 4 site users to access the entire Child Campus and McLean main campus, as appropriate.

05 Traffic - Circulation & Parking

Bicycle Circulation

McLean staff or students choosing to ride bicycles to work will access the site from Pleasant Street via Olmsted Drive. Given the low-speed driveways, bicycles will be accommodated by shared travel lanes with automobiles. Covered bicycle parking will be provided within the parking garage.

06 Traffic - TMMA

06 Traffic - TMMA

Attached please find a copy of the revised Traffic Monitoring and Mitigation Agreement executed by the Town and McLean Hospital. Also attached please find a copy of the receipt evidencing delivery of McLean Hospital's payment of \$100,000 to the Town in connection with the upgrade to the Mill Street/McLean Drive traffic light.

06 Traffic - TMMA

AMENDED AND RESTATED TRAFFIC MONITORING AND MITIGATION AGREEMENT

This Amended and Restated Traffic Monitoring and Mitigation Agreement ("Agreement") is entered into as of June 26, 2024 by and between the Town of Belmont, acting by and through its Select Board ("Belmont"), and The McLean Hospital Corporation ("McLean") to supersede and replace the Traffic Monitoring and Mitigation Agreement between the same parties dated November 22, 1999 (the "1999 TMMA"). This Agreement establishes the maximum level of permitted traffic to be generated by uses within the McLean Institutional zoning subdistrict in the event it is no longer used for psychiatric hospital purposes and to set forth the recourse actions to be taken by Belmont in the event that the actual traffic levels exceed such permitted levels. This Agreement also details the traffic mitigation measures for which McLean agrees to provide the funding in addition to the funding it has already provided between the approval of the 1999 TMMA and this Agreement.

I. MONITORING PROGRAM

A. PSYCHIATRIC AND RELATED USES EXEMPT

Notwithstanding any provision hereof to the contrary, this Agreement shall not be applicable to the McLean Institutional Subdistrict so long as the buildings and improvements within such subdistrict continue to be used exclusively for psychiatric hospital purposes and uses functionally dependent upon and necessary to psychiatric hospital use, except for either (i) up to 75,000 square feet of gross floor area of other uses permitted by zoning (other than medical offices) or (ii) up to 25,000 square feet of gross floor area of medical offices as permitted by zoning. McLean represents that as of the date hereof the entirety of the McLean Institutional Subdistrict is used for psychiatric hospital purposes and uses functionally dependent upon and necessary to psychiatric hospital use, Belmont acknowledging that such representation includes the Arlington School and the existing day care facility (but no expansion thereof) within such definition. McLean agrees to provide Belmont with an annual certification, on a building-by-building basis, of the number of square feet used for other purposes. McLean shall notify Belmont promptly upon any change in use causing the foregoing thresholds to be exceeded. Belmont shall have the right to obtain such further reasonable evidence from McLean as it shall require to confirm the accuracy of such certifications.

B. MONITORING PROGRAM AFTER CHANGE OF USE

At such time as buildings and improvements within the McLean Institutional Subdistrict are no longer exempt from this Agreement pursuant to the preceding Subsection A, the traffic monitoring and management program described in Subsections C, D, and E below is to be conducted following completion and substantial occupancy of any building within said District. The traffic monitoring program and recourse actions described herein will ensure that any redevelopment of the McLean Institutional Subdistrict project generate morning peak hour traffic flows at a rate that is less than or equal to 450 trips, evening peak hour traffic flows at a rate that is less than or equal to 470 trips, and daily traffic flows at a rate that is less than or equal to 4,760 with respect to said District. The following Subsections C, D, and E shall only apply in the event that the exemption for psychiatric hospital use described in Subsection A above is no longer in effect.

C. STUDY DATA

Data collected for the traffic monitoring program will include traffic volumes entering and exiting the McLean Institutional Subdistrict. Monitoring will involve continuous Automatic Traffic Recorder (ATR) counts on a daily basis. (Data will be collected in 15-minute increments.) Data collected shall be retained for at least one year from the date of collection.

A "weekly sampling report" shall mean a data collection report providing monitoring results over five

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consecutive, non-holiday weekdays, summarized by one-hour intervals and by daily totals. The morning and evening peak hour volumes for each weekday will be determined and average morning and evening peak hour volumes will be determined for the week. In addition, the daily trip totals for each weekday will be determined and average daily trip totals will be determined for the week.

D. PROGRAM

1. Within six months after the issuance of a building permit for a structure within the McLean Institutional Subdistrict, the owner of the land within the subdistrict (the "owner") shall file with the Town Engineer a detailed Traffic Demand Management (TDM) plan, describing the measures to be taken by the owner to avoid traffic generation in excess of the levels permitted hereby and describing the further measures to be taken by the owner in the event traffic generation exceeds permitted levels. The owner shall consult with the Town Engineer prior to filing the TDM plan and shall take into account any comments of the Town Engineer with respect thereto. The owner shall file an updated TDM plan annually thereafter.

2. Within thirty days of such structure reaching a 90% occupancy level, or one year after a certificate of occupancy has been issued, whichever is earlier, the owner shall notify the Town Engineer. The Town Engineer shall thereafter have the right in the McLean Institutional Subdistrict, whenever this Agreement becomes applicable thereto, to require submission of a weekly sampling report for such subdistrict for any week designated by the Town Engineer. A weekly sampling report shall thereupon be submitted to the Town Engineer within seven days of such request (or seven days after the end of the week to be reported upon, if later). Notwithstanding the foregoing, Belmont agrees to observe the guideline that weekly sampling reports should generally not be required more than bi-monthly during development of a subdistrict and more than annually after one year following substantial completion of the build-out and occupancy within the subdistrict, reserving Belmont's right to require more frequent weekly sampling reports upon changes in use, changes in ownership, the occurrence of violations or other reasonable basis for more frequent reporting.

E. RECOURSE ACTIONS

1. There shall be deemed to be a violation of this Agreement whenever a weekly sampling report reveals that:

- (a) either the morning or evening average peak hour trip generation rate exceeds the permitted rate; or
- (b) the average daily trip total exceeds the permitted rate.

2. If a weekly sampling report contains a violation, then the owner shall: (a) prepare and submit to the Town Engineer an updated TDM plan (if one has not been filed within the previous three months); (b) use diligent efforts to implement such plan as soon as possible and (c) provide follow-up weekly sampling reports to the Town Engineer until no further violations exist. If a weekly sampling report (including a follow-up report) contains a violation, then the owner shall pay the Town of Belmont a traffic mitigation payment of \$10,000 (\$2,500 for a follow-up report) for each such weekly sampling report, which shall be applied by the Town against its costs in monitoring and enforcing this Agreement and/or in taking further action to mitigate the effect of traffic generated by the Property upon Town streets.

3. If follow-up weekly sampling reports continue to show violations for two weeks, then Belmont may restrict the number of parking spaces which can be used during the morning and evening peak hours to the extent that the Town Engineer determines is needed to correct the violations. If follow-up weekly sampling reports still continue to show violations thereafter, the Town Engineer may further increase such parking restrictions.

4. If for two consecutive months, follow-up weekly sampling reports evidence that average trip generation is below the permitted rates, the Town will return full control of parking to the owner. The

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owner shall continue to be obligated to file follow-up weekly sampling reports for one month after full control of parking has been returned.

II. MITIGATION PROGRAM

McLean and Belmont hereby acknowledge that:

1. The projects at the intersection of Pleasant Street and McLean Drive (now Olmsted Drive) and the intersection of Pleasant Street and Trapelo Road that McLean agreed to fund in Section II of the 1999 TMMA have been completed except for the signalization of the intersection of Pleasant Street and Olmsted Drive;
2. McLean's commitment to provide \$310,000 to fund design and/or construction of other offsite intersection improvements described in Section II.E. of the TMMA has been reduced to \$110,000, pursuant to Paragraph 16(b) of the November 22, 1999 Memorandum of Agreement between McLean and Belmont; and
3. McLean and Belmont are examining their records to determine what funding, if any, may have been provided for the discretionary projects described in Section II.E. of the 1999 TMMA.¹

Based on the foregoing, and in consideration of the Town's release of the Senior Living Subdistrict and the Research and Development Subdistrict from the monitoring and management provisions in the 1999 TMMA, McLean will provide the funding for the mitigation measures listed below.

Location	Proposed Action	Schedule	Estimated Cost
A. Pleasant Street at (Olmsted Drive)	Signalize*	Within 12 months of receipt of approvals from the Select Board.	Actual Cost
B. McLean Driveway and Mill Street	Upgrade Signal	By June 30, 2026	\$210,000 inclusive of the \$110,000** remaining due under the 1999 TMMA

*Traffic control signal installations are specified in the Manual on Uniform Traffic Control Devices (MUTCD) and subject to oversight by the Massachusetts Department of Transportation (Mass DOT). Signals may only be installed subject to an affirmative warrants analysis, to be performed by McLean at the direction of the Town Engineer.

**McLean's obligation to fund the upgrade to the signal at Mill Street and the McLean Driveway shall be reduced by any amount that McLean can establish has already been paid to the Town for the improvement of the intersections listed in Section II.E of the 1999 TMMA, or that was paid to third parties in a manner that is creditable to its obligations under the 1999 TMMA.

McLean shall have the right and option to procure the design and engineering services for the aforementioned signalization projects and to construct and install the signals, subject to Belmont's approval of the final design, which approval shall not be unreasonably withheld.

¹ Section II.E. of the 1999 TMMA provided as follows with regard to other offsite intersection improvements:

"Projects under Heading C must pertain to one or more of the following intersections: Mill Street at McLean Driveway; Mill Street at Trapelo Road; Trapelo Road at Waverley Oaks Road; Trapelo Road at Star Market Driveway; Concord Avenue at Winter Street; Concord Avenue at Mill Street; Pleasant Street at Clifton/Leonard Streets; Pleasant Street at Brighton Street; Concord Avenue at Blanchard Road; Concord Avenue at Pleasant Street; Concord Avenue at Common Street; Concord Avenue at Channing/Leonard Streets. Such projects can include transit, shuttle, pedestrian and/or bicycle enhancements associated with such intersections."

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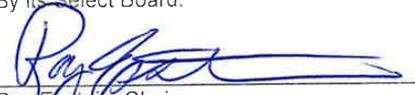
In the event that McLean and the Belmont Select Board agree that the signalization work should be undertaken by Belmont, Belmont shall provide an engineering and design budget to McLean. McLean shall deliver 100% of said budget amount to the Town Treasurer to be held in an account established under G. L. c. 44, § 53A within 45 days. At such time as Belmont completes the design and engineering phase and has obtained bids for the construction phase, Belmont shall provide a construction budget to McLean, who shall then deliver 100% of said construction budget amount to the Town Treasurer to be placed in the same account.

The purpose of these accounts shall be to accept the grants made by McLean hereunder and to pay all design, permitting and construction costs associated with the signalization projects, and for no other purpose except as McLean may agree in writing. Such funds shall be maintained by the Treasurer in an interest-bearing account, with any accrued interest to remain in the § 53A account. Any principal or accrued interest remaining in the account upon completion of the signalization project shall be returned to McLean.

III. LEGAL EFFECT

The foregoing obligations shall run with the land now owned by McLean Hospital Corporation in Belmont, Massachusetts. McLean shall require any successor owner of land governed hereby to acknowledge in writing its obligations hereunder and to provide the same to Belmont prior to or upon transfer. A notice hereof shall, at the request of Belmont, be executed by McLean and recorded with the Registry of Deeds. This Agreement shall not take effect until ratified by a majority vote of Town Meeting of the Town of Belmont. Upon such ratifying vote, this Agreement shall not be amended in any material respect except by a further majority vote of Town Meeting.

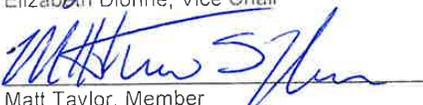
TOWN OF BELMONT,
By its Select Board:



Roy Epstein, Chair



Elizabeth Dionne, Vice Chair



Matt Taylor, Member

THE McLEAN HOSPITAL CORPORATION,

By: 

[Name]
Its:

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06 Traffic - TMMA



December 09, 2024

Dear Customer,

The following is the proof-of-delivery for tracking number: 770211150315

Delivery Information:

Status:	Delivered	Delivered To:	
Signed for by:	Signature release on file	Delivery Location:	19 MOORE ST
Service type:	FedEx Priority Overnight		
Special Handling:	Deliver Weekday		BELMONT, MA, 02478
		Delivery date:	Nov 26, 2024 10:03

Shipping Information:

Tracking number:	770211150315	Ship Date:	Nov 25, 2024
		Weight:	0.5 LB/0.23 KG

Recipient: Mr. Glenn Clancy, Town Engineer, Town of Belmont - Homer Municipal 19 Moore Street ATTN: Public Works BELMONT, MA, US, 02478	Shipper: Michael Macht-Greenberg, PhD, MPH, McLean Hospital 115 Mill Street, MS 102 Belmont, MA, US, 02478
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Reference 1600-ML6201

Proof-of-delivery details appear below; however, no signature is available for this FedEx Express shipment because a signature was not required.

Thank you for choosing FedEx

07 Stormwater

07 Stormwater

As part of the project, a comprehensive stormwater management system has been designed to mimic existing, pre-construction drainage patterns, attenuate peak runoff rates, and provide water quality treatment in accordance with the Town of Belmont's stormwater management requirements and the MassDEP Stormwater Standards. The stormwater management system provides a treatment train of Best Management Practices that will serve to remove pollutants such as TSS and phosphorus and manage stormwater runoff rates to protect downstream properties from the proposed changes in onsite cover types.

Under the proposed conditions, the existing general drainage patterns will be maintained to route runoff from north to the south end of the Site. Stormwater runoff from the Site will be collected in new deep sump catch basins in paved areas and area drains within vegetated areas. Stormwater will then collect in a closed-drainage system and be routed to one of four subsurface sand filter/detention systems located throughout the Site. The roofs of the occupied buildings and the parking structure will also be routed to subsurface sand filter/detention systems.

Runoff conveyed to the subsurface sand filter/detention systems will be managed through the construction of an outlet control structure to control peak runoff rates prior to stormwater discharging from the Site. The sand filter portion of the systems will treat the required water quality volume for TSS and phosphorous prior to discharge.

For a complete overview of the proposed stormwater management improvements, including water quality calculations and discharge rate analyses for the site, please refer to the accompanying Stormwater Report submitted with this application.

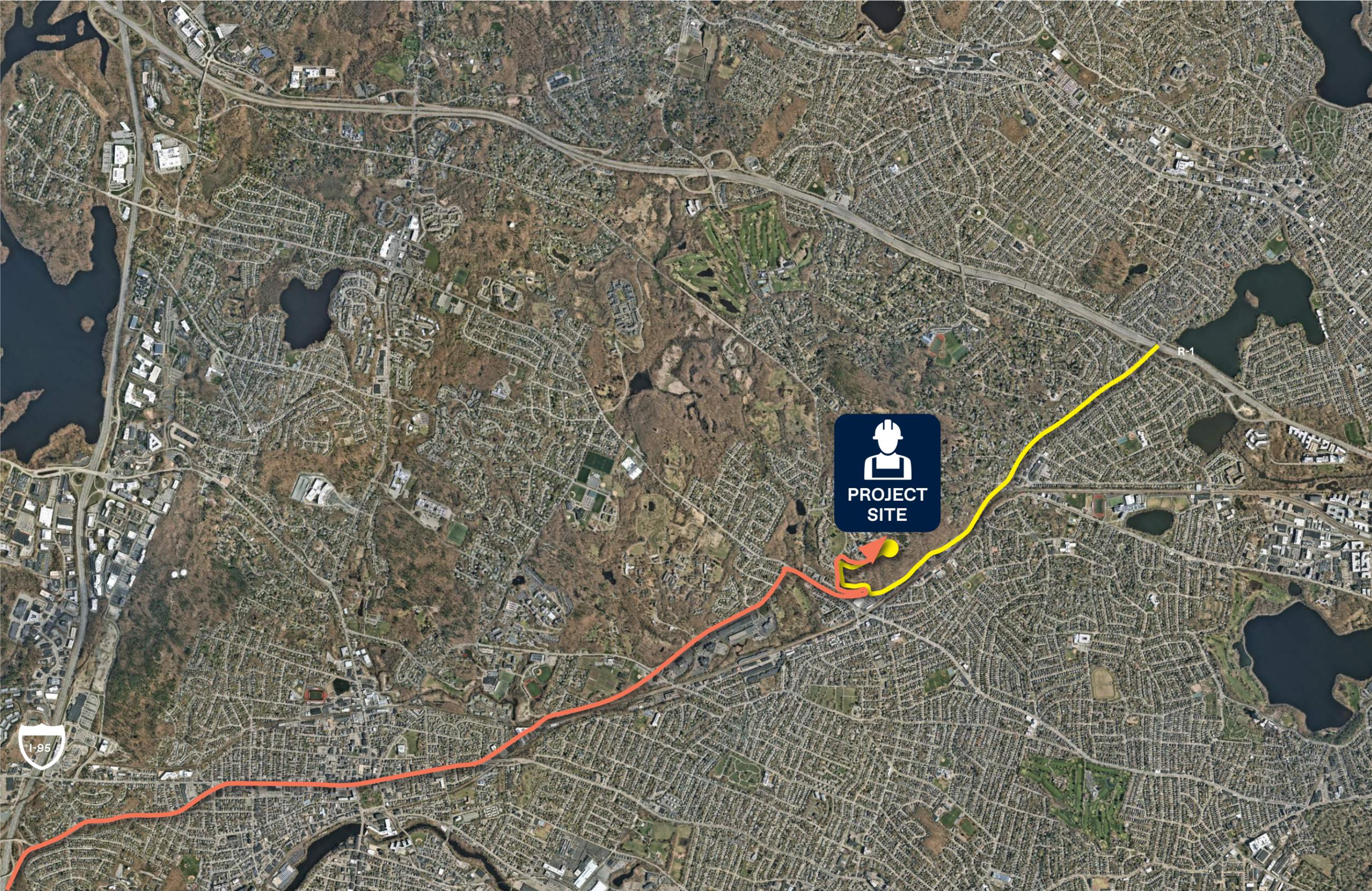
08 Visibility Outside McLean

08 Visibility Outside McLean

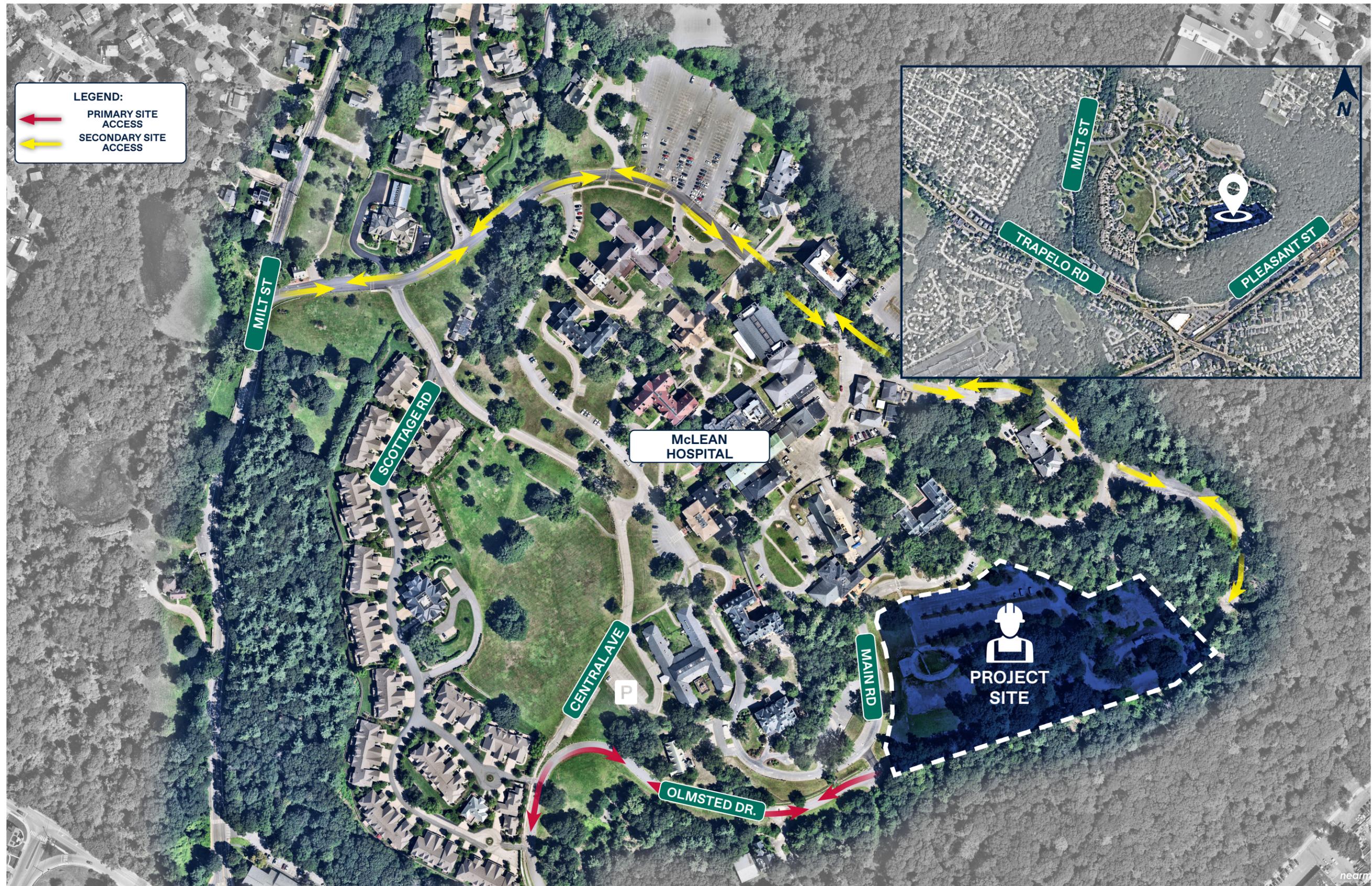
The McLean District By-Law states that a Design and Site Plan Application should include evidence that a crane, balloon or other temporary representation of the height of each proposed structure has been brought to the site and kept in place for at least 72 hours, together with photographs showing the visual impacts of each proposed structure. This provision of the By-Law was specifically directed to the original Zone 3 development which would have been a very large development and raised concerns that a number of the buildings would have been visible from Waverly Square and other areas of Belmont. The provision has no practical relevance either to the recently approved Zone 3 development (greatly reduced in scope from the original Zone 3 planned development) or to the proposed Child and Adolescent Campus where all the buildings are in full compliance with the height limits set in the zoning bylaw. Further, McLean is deeply concerned about the disruption that could be caused on its Campus by bringing equipment of this nature on to the Campus. Therefore, McLean Hospital respectfully requests to be excused from the provisions of this section of the By-Law.

09 Construction Phasing & Logistics

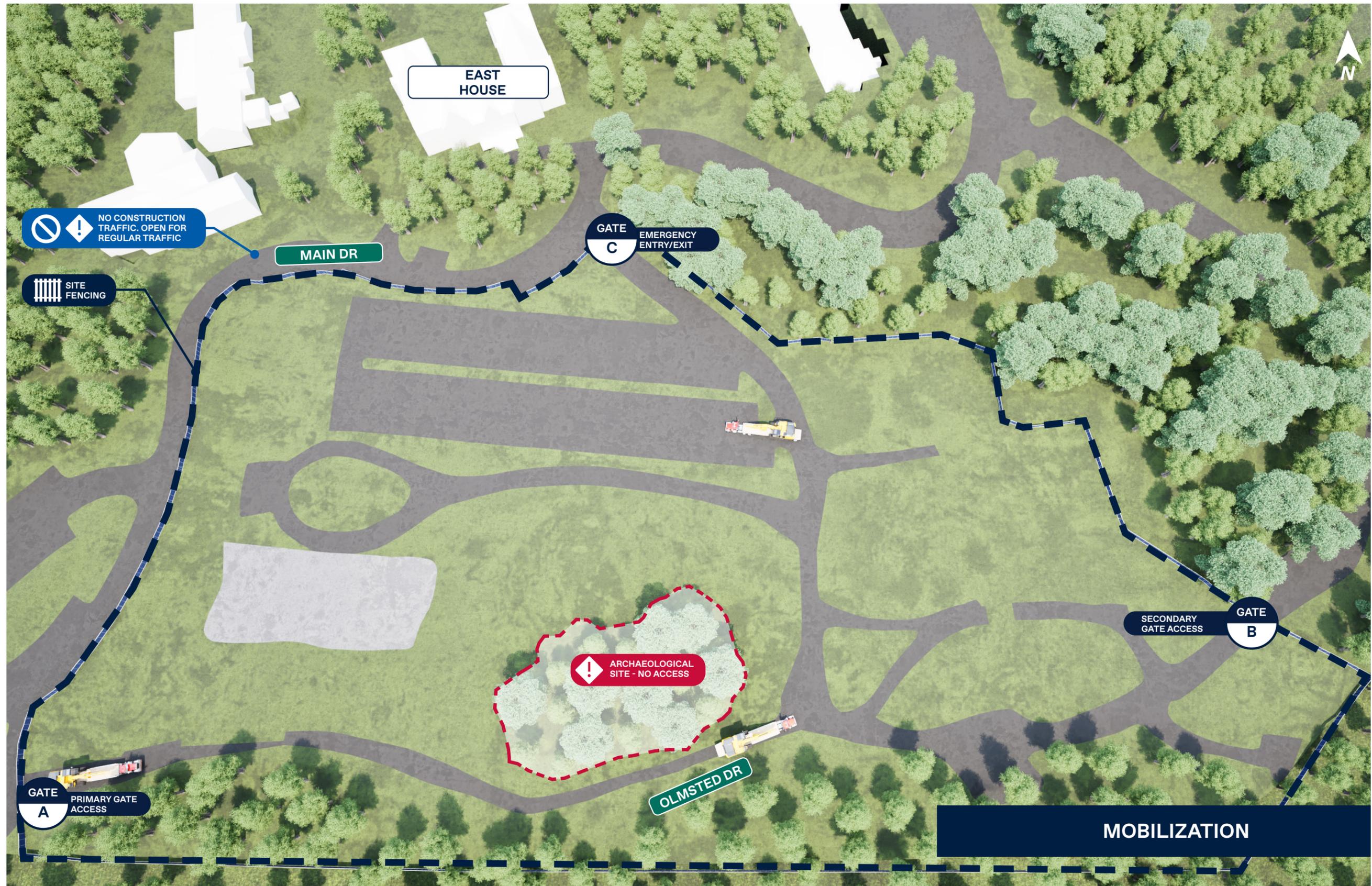
09 Construction Phasing & Logistics



09 Construction Phasing & Logistics



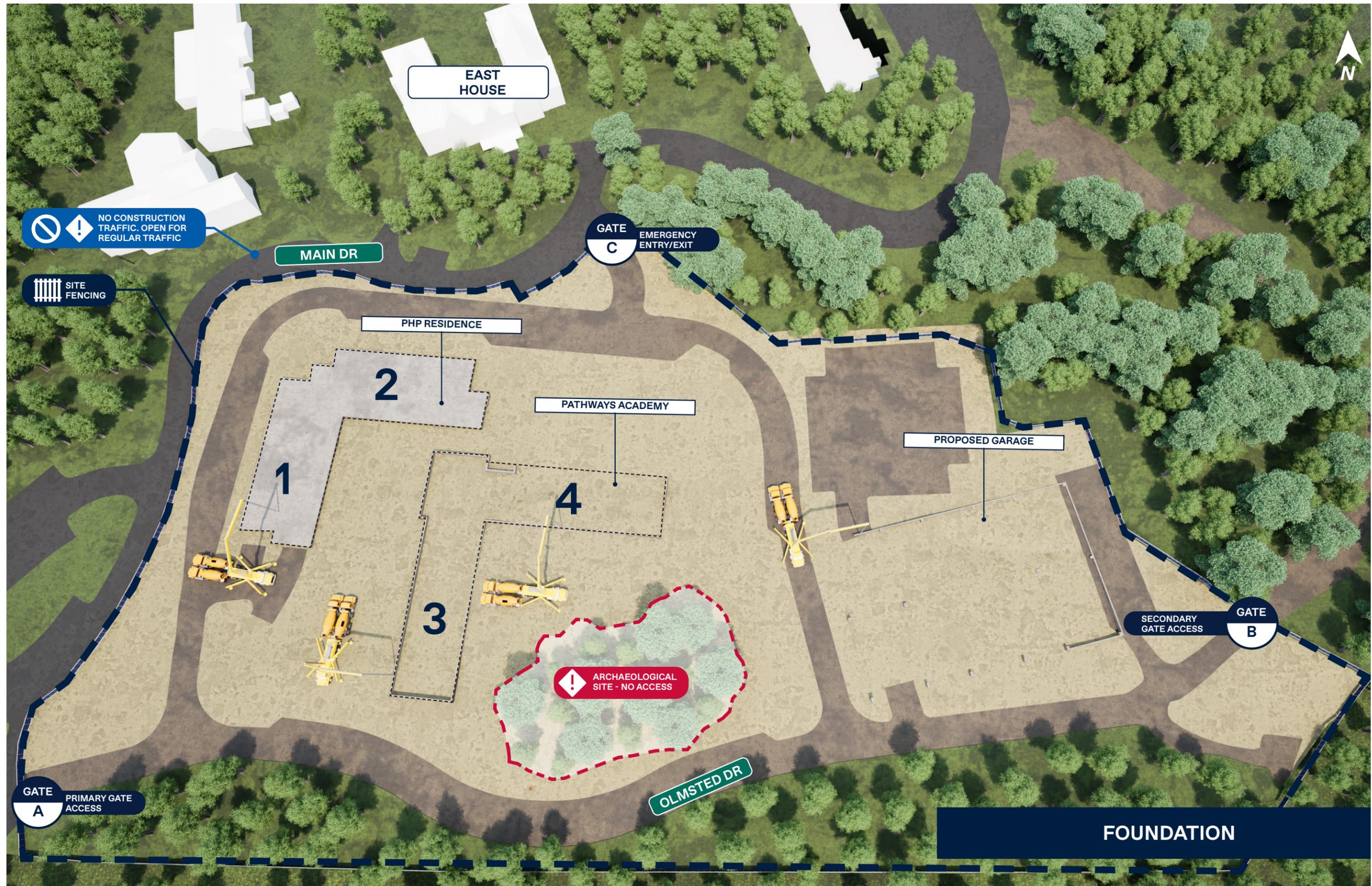
09 Construction Phasing & Logistics



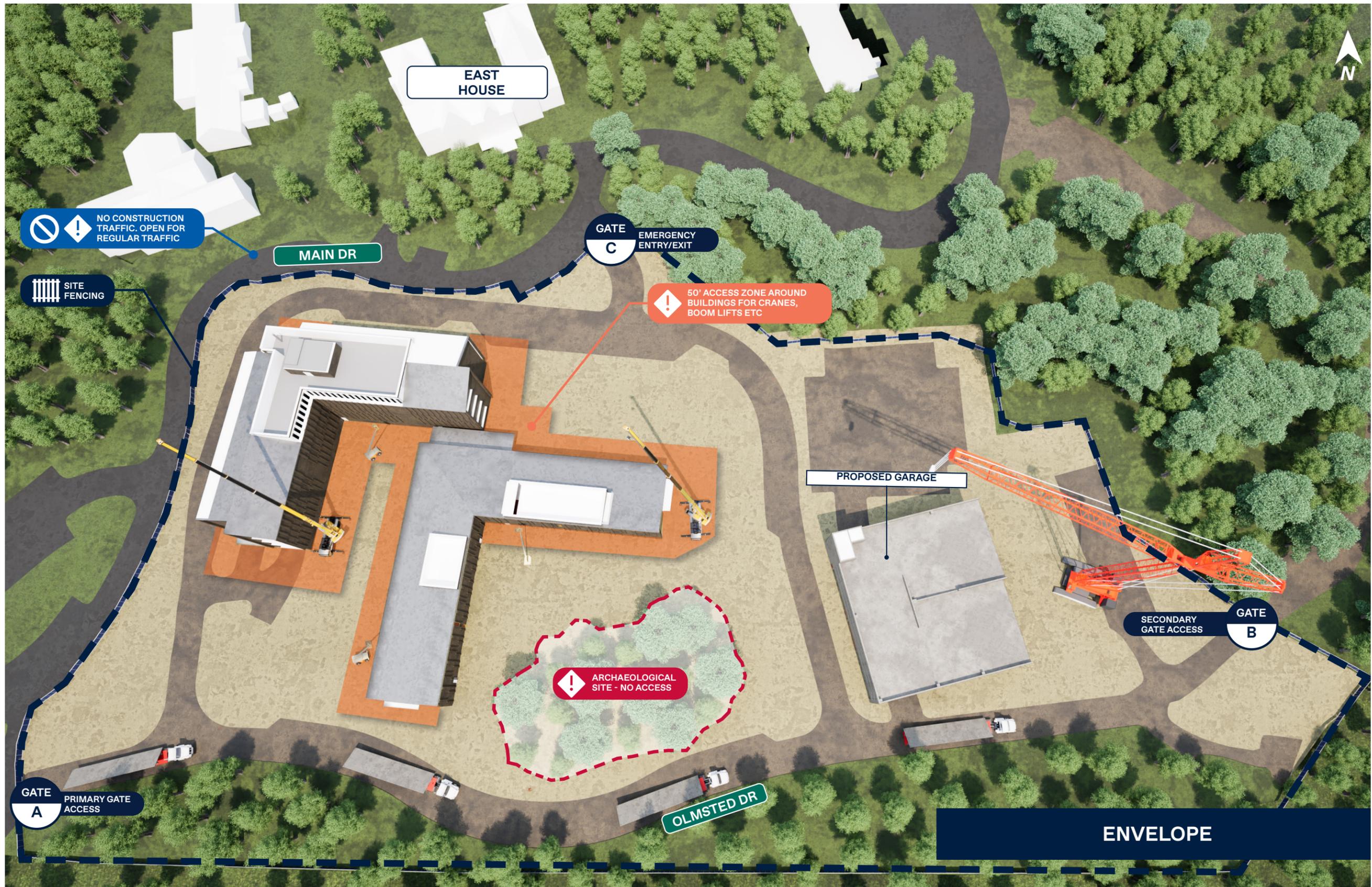
09 Construction Phasing & Logistics



09 Construction Phasing & Logistics



09 Construction Phasing & Logistics



09 Construction Phasing & Logistics



10 Erosion & Sedimentation Control Plan

10 Erosion & Sedimentation Control Plan

Erosion and sedimentation controls will be provided throughout the duration of construction. Whereas the project proposes greater than one acre of land disturbance, the construction manager and McLean Hospital will be required to file a Notice of Intent with the Environmental Protection Agency (EPA) for coverage under the National Pollution Discharge Elimination System (NPDES), which will include the preparation of a Stormwater Pollution Prevention Plan (SWPPP) outlining the means, methods, and inspection schedules associated with the installed controls. Control of erosion and sedimentation will be the responsibility of the construction manager and is anticipated to include a combination of standard control practices such as perimeter controls, catch basin inlet protection, stabilized construction exits, soil stabilization, and dust control. An "Erosion and Sedimentation Control Plan" has been included with the project plans outlining these requirements and showing the minimum erosion control measures to be implemented.

11 Landscape & Specimen Tree Preservation

11 Landscape & Specimen Tree Preservation

The following measures are proposed to mitigate the effects of development on significant natural and landscape features of the site:

Preservation of Treescape and Specimen Trees

Valuable trees, including oaks, American sycamores and pines, are located in the northwest corner of the Zone 4 site, at the archaeological site, and along the south edge of the existing Olmsted Drive. These trees have been carefully considered during the design process and will be preserved to the greatest extent possible. These trees will be protected and monitored during the length of construction to ensure their health and longevity. In addition, the archaeological site will be completely protected during construction and no development is planned within the boundaries or buffer areas of the archaeological site.

Strategic Placement of Buildings

The buildings are positioned on previously developed space within the site with careful attention given to preserving specimen trees, an approach that minimizes disruption to the existing landscape features. Additionally, the placement of buildings will take into account the views of the existing treescape and specimen trees, ensuring that the aesthetic value of the trees is reflected in interior views.

Tree Replacement

Replacement trees will be chosen to match the character of the existing site and follow the species recommended by the Belmont Shade Tree Committee. Proposed tree species include River Birch (*Betula nigra*), Eastern Red Cedar (*Juniperus virginiana*), American Elm (*Ulmus americana* "Princeton" or "New Harmony"), Honey Locust (*Gleditsia triacanthos* var *inermis*), Bur Oak (*Quercus macrocarpa*), Pin Oak (*Quercus palustris*), Red Oak (*Quercus rubra*), Tulip Tree (*Liriodendron tulipifera*), Flowering Dogwood (*Cornus florida*), Yellowwood (*Cladrastis kentukea*), Sweetbay Magnolia (*Magnolia virginiana*), and others.

For reforestation near the existing forest edge and the archaeological site, a mix of Oak, Maple, and Pine trees will be planted.

12 Evidence of Property Ownership

12 Evidence of Property Ownership

Evidence of Property Ownership

Attached please find a copy of the Quitclaim Deed granting McLean Hospital ownership of the land on which its Campus is located, including the parcel of land that is Zone 4 on which the proposed Child and Adolescent Campus will be located.

12 Evidence of Property Ownership

SI-1-80 W 1231 4183-17

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817.75 -

QUITCLAIM DEED

THE MASSACHUSETTS GENERAL HOSPITAL, also known as MASSACHUSETTS GENERAL HOSPITAL, a charitable corporation organized under the laws of Massachusetts, in consideration of ONE DOLLAR (\$1.00) paid, grants to THE McLEAN HOSPITAL CORPORATION, a charitable corporation organized under the laws of Massachusetts and having a mailing address at 115 Mill Street, Belmont, Massachusetts 02178, with QUITCLAIM COVENANTS, certain parcels of land with the buildings and other improvements thereon situated in Belmont, Middlesex County, Massachusetts, further bounded and described as follows:

PARCEL ONE:

A certain parcel of land in said Belmont, bounded and described as follows:

- NORTHERLY: on Concord Avenue;
- SOUTHEASTERLY: on land now or formerly of Clarke, thirteen hundred seventy-seven and 6/10 (1,377.6) feet;
- SOUTHERLY: on the same land, seven hundred and 5/10 (700.5) feet;
- NORTHWESTERLY: on land now or formerly of Kendall, six hundred forty-two and 4/10 (642.4);
- SOUTHWESTERLY: on the same land, eight hundred forty-nine and 7/10 (849.7) feet;
- SOUTHERLY: again on the same land;
- WESTERLY: on land now or formerly of Buck, one hundred ninety-nine (199) feet;
- SOUTHERLY: again on the same land, two hundred ten (210) feet;
- WESTERLY: on Mill Street; and
- NORTHWESTERLY: on land now or formerly of Dowling containing forty-eight (48) acres.

12 Evidence of Property Ownership

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For title to Parcel One, reference may be had to a deed from Henry A. Underwood to Massachusetts General Hospital dated June 13, 1906 and recorded with the Middlesex South Registry of Deeds, Book 3238, Page 511.

PARCEL TWO:

A certain parcel of land in said Belmont, bound and described as follows: Beginning at the southwesterly corner of the premises hereby conveyed on Mill Street, and bounding westerly on said street one hundred and ninety-four (194) feet; northerly by a stone wall two hundred and ten (210) feet; easterly by a stone wall one hundred and ninety-nine (199) feet, and southerly by a stone wall one hundred and seventy-three (173) feet to a corner and the street first named, containing one hundred and thirty (130) square rods and being about three-quarters of an acre.

PARCEL THREE:

A certain parcel of land in said Belmont, bounded and described as follows: northerly on the Cambridge and Concord Turnpike about twenty (20) rods; thence turning and running southerly on the road leading to Kendall's Hills about six (6) rods; thence turning and running easterly on land now or late of Kendall to a point on said turnpike opposite land formerly of James Perry, deceased, containing about one-quarter of an acre.

For title to Parcels Two and Three, reference may be had to a deed from William C. Trowbridge and Celia P. Trowbridge to Massachusetts General Hospital dated October 28, 1907 and recorded with said Deeds, Book 3333, Page 434.

PARCEL FOUR:

A certain parcel of land in said Belmont, called Waverly and known as "Sewden Pasture" and is shown on a plan entitled "Plan of Land of Bernard McCusker in Belmont, Mass." dated March 1898 by J. H. Curtis, Landscape Engineer and recorded with said Deeds, Book 2648, Page 209, bounded and described as follows: Beginning at the southwesterly corner of the granted premises on Mill Street, so-called, thence by a line running in a southeasterly direction by land now or formerly of Grantor herein, five hundred seventy-one (571) feet; thence turning and running northeasterly nearly North by said land of Grantor, six hundred two and five tenths (602.5) feet; thence turning and running in a northwesterly direction by said land of Grantor, forty-eight and five tenths (48.5) feet; thence turning and running northeasterly nearly North by said land of Grantor, three hundred eighty-six and five tenths (386.5) feet; thence turning and running northwesterly by said land of Grantor, one hundred sixty-one (161) feet; thence turning and running southwesterly

12 Evidence of Property Ownership

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by land of Samuel D. Ward heirs five hundred thirty (530) feet; thence Westerly by said Ward Heirs, sixteen and five tenths (16.5) feet to said Mill Street; thence Southerly by said Street by two lines one hundred thirty-two (132) feet and one hundred ninety-eight (198) feet, respectively, to the point of beginning, containing eight and one tenth (8.1) acres according to said plan.

For title to Parcel Four, reference may be had to a deed from Bernard McCusker to Massachusetts General Hospital dated April 15, 1898 and recorded with said Deeds, Book 2648, Page 209.

PARCEL FIVE:

A certain parcel of land situate on Mill Street in said Belmont shown as containing nineteen and six tenths (19.6) acres, on a plan by Jos. N. Curtis, Civil Engineer, recorded with said Deeds, bounded Northwesterly on said Mill Street by a bending line about five hundred (500) feet. Northeasterly on land now or formerly of John S. Buck by a stone wall, about one hundred seventy-three (173) feet, still Northeasterly on land now or formerly of John J. Crawford, about three hundred (300) feet, Northeasterly again more Easterly by land of said Crawford about eight hundred fifty (850) feet; Southwesterly on the same about six hundred fifty (650) feet, said three last boundaries being by the stone wall, Northeasterly on the same about six (6) feet by the stone wall and Southeasterly, more Easterly again on land now or formerly of Charles Fairchild, by the wall and a line in continuation thereof about three hundred (300) feet; Southwesterly on land now or formerly Massachusetts General Hospital, of about one hundred thirty-seven (137) feet; Southwesterly again (by a line running more Westerly), by the wall on the same, about fifty-six (56) feet; Northwesterly on land shown on said plan as of Joshua and Phebe M. Kendall, by the wall, about ten (10) feet; Southwesterly on the land by the wall about one hundred fifty (150) feet; Northwesterly on the same by the wall, about two hundred (200) feet; Southwesterly again on same, by the wall, about two hundred (200) feet; Northwesterly again on same by the wall about thirty-seven (37) feet; and Southwesterly again on same by the wall, by two courses in all about five hundred (500) feet to Mill Street.

PARCEL SIX:

A certain parcel of land situate on said Mill Street in said Belmont, shown as containing eight and forty-eight one hundredths (8.48) acres on a plan by Jos. N. Curtis, Civil Engineer recorded with said Deeds, bounded Northwesterly on said Mill Street by a bending line about six hundred seventy-five (675) feet; Southwesterly on land now or formerly of Massachusetts General Hospital by the wall about four hundred seventy-five (475) feet; Southwesterly on the same by the wall about six hundred fifty (650) feet; Northeasterly on land shown on said plan as of Joshua and Phebe M. Kendall, by the wall about five hundred fifty (550) feet to the line of the Easterly end of the barn on the premises hereby conveyed; then continuing to bound Northeasterly on said land of Joshua and Phebe M. Kendall, by a straight line in direction of the last boundary line, about eighty (80) feet to said Mill Street.

*Mill St
Belmont, Mass.*

12 Evidence of Property Ownership

For title to Parcels Five and Six, reference may be had to a deed, from Josiah S. Kendall to Massachusetts General Hospital dated January 20, 1806 and recorded with said Deed, Book 2148, Page 62.

PARCEL SEVEN:

A certain parcel of land in said Belmont, shown on a plan entitled "Plan of Portion of S. D. Ward Estate, Mill Street, Belmont, Mass." dated October 21, 1901 by Pierce & Barnes and recorded with said Deeds, Plan Book 143, Plan 43, bounded and described as follows: beginning at the Northerly corner thereof, at a point in Mill Street by land now or formerly of said Massachusetts General Hospital, thence running South-easterly by said land of said Hospital, two hundred thirty-four (234) feet, to land now or formerly of McCusker; then running nearly Southwesterly by said McCusker land, five hundred twenty-nine (529) feet; then turning and running nearly Westerly by said McCusker land, eighteen (18) feet, to said Mill Street, then running Northerly by said Mill Street five hundred ninety-four and 6/10 (594.6) feet, to the point of beginning.

For title to Parcel Seven, reference may be had to a deed from Catherine M. Lamson, et. al. to Massachusetts General Hospital dated March 7, 1887 and recorded with said Deeds, Book 3385, Page 538.

PARCEL EIGHT:

A certain parcel of land in said Belmont, known as the "Randall Hill" lot, bounded and described as follows: beginning at the Northwest corner of the premises at a corner of the "Barn Lot", so called, and by land now or formerly of Josiah S. Kendall; thence running Easterly on two lines respectively, fifty-five (55) and one hundred seventy-four (174) feet in length to land now or formerly of Clark; thence turning and running Southerly on land of said Clark and land now or formerly of the Waverly Land Company, ten hundred sixty-three (1,063) feet; thence running Westerly eighty and one-tenth (80.1) feet to a corner; thence Southerly on said Company's land, three hundred thirty-six (336) feet; thence Westerly on said Company's land three hundred fourteen and one-tenth (314.1) feet to land now or formerly of Stearns; thence Northerly on land now or formerly of said Stearns, three hundred eighty-six and five-tenths (386.5) feet to a corner; thence Westerly on land of said Stearns and of heirs of S. D. Ward, three hundred ninety-nine (399) feet to Mill Street; thence Northerly following said Street to land now or formerly of J. S. Kendall, one hundred forty-six (146) feet; thence Easterly on said J. S. Kendall's land four hundred seventy-three (473) feet to a corner; thence Northeastery on said J. S. Kendall's land six hundred forty-six (646) feet to said "Barn Lot"; thence Easterly on said "Barn Lot" one hundred ninety-two (192) feet to a corner; thence Northeastery on said "Barn Lot" one hundred twelve and seven-tenths (112.7) feet to bounds first named, containing sixteen and two one-hundredths (16.02) acres.

12 Evidence of Property Ownership

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For title to Parcel Eight, reference may be had to a deed from Adolphus Brown, et. al. to Massachusetts General Hospital dated September 1, 1885 and recorded with said Deeds, Book 1723, Page 364.

PARCEL NINE:

A certain parcel of land situate on the Western side of Mill Street in that part of said Belmont known as Waverly and is shown on a plan entitled "Plan of Farm Land in Belmont, Mass. belonging to Edward A. Brown sold to Mass. General Hospital, July, 1897" by Joseph H. Curtis and recorded with said Deeds, Book 2583, Page 534, bounded and described as follows: Easterly by said Mill Street, two hundred eighty-nine (289) feet, Southeasterly by land now or formerly of Massachusetts General Hospital, found hundred forty-seven (447) feet, Southwesterly by land now or formerly of Kendall by wall and fence as shown on said plan, three hundred sixty-two (362) feet, Southeasterly again on the same by the wall and fence as shown on said plan, three hundred eighty-eight (388) feet, Southwesterly again on the same by fence, wall and ditch as shown on said plan, eight hundred fifty-one (851) feet, Southwesterly again but more Westerly on Beaver Brook, one hundred forty-eight (148) feet, Southwesterly again by land of Lawrence by the stone wall, five hundred ninety-eight (598) feet and Northwesterly nearly Northerly on land now or formerly of Edward A. Brown et al., by a straight line as shown on said plan, eighteen hundred seventeen (1,817) feet to said Mill Street.

For title to Parcel Nine, reference may be had to a deed from Edward A. Brown and Mary Elizabeth Brown to Massachusetts General Hospital dated July 30, 1897 and recorded with said Deeds, Book 2583, Page 534.

PARCEL TEN:

A certain parcel of land commonly called Waverly Highlands in said Belmont shown on a plan dated June 10, 1851 by Alexander Wadsworth and recorded with said Deeds, Plan Book 4, Plan 88, bounded and described as follows: Southeast, South and Southwest by Pleasant and North Streets on various curved lines as shown on said plan, thirty-seven hundred thirty-one (3,731) feet, North by land now or formerly of Kendall five hundred sixty-nine (569) feet, West by the same, six hundred (600) feet, North again by the same on two lines, as shown on said plan, two hundred sixty-eight (268) feet, West again by the same on two lines, as shown on said plan, three hundred thirty-six (336) feet, North again by the same, eighty-two (82) feet, West again by the same, on two lines as shown on said plan, five hundred six (506) feet, North by land now or formerly of Emerson Parks, six hundred eighty-four (684) feet, West by the same on two lines, as shown on said plan, two hundred sixty (260) feet, North again by the same, one hundred fifty-five (155) feet, West again by the same, eight hundred ninety-two (892) feet, North in part by land now or late of Brown and in part by land now or formerly of Green on two lines, as

*Mill St
Belmont Mass*

12 Evidence of Property Ownership

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shown on said plan, thirteen hundred thirty-five (1,335) feet, and East by land now or formerly of E. Homer by four lines, as shown on said plan, twelve hundred twenty (1,220) feet.

For title to Parcel Ten, reference may be had to a deed from the Waverly Company to the Massachusetts General Hospital dated July 20, 1875 and recorded with said Deeds, Book 1359, Page 260.

PARCEL ELEVEN:

A certain parcel of land situate on the Western side of Mill Street and Southwesterly side of Concord Avenue in that part of said Belmont known as Waverly and is shown on a plan entitled "A Plan of Part of the Brown Farm Adjoining Land of the Massachusetts General Hospital in Belmont, Mass., March 1908" by Joseph H. Curtis and recorded with said Deeds, Plan Book 171, Plan 39. Beginning on the westerly side of Mill Street about six hundred twelve (612) feet from Concord Avenue at land now or formerly of Massachusetts General Hospital; thence the line runs Westerly by said land of Massachusetts General Hospital, eighteen hundred seventeen (1,817) feet to a stone wall at land of Lawrence; thence in a general Northerly direction by the wall and by Beaver Brook along the town line between Waltham and Belmont, as shown on said plan, by land of Lawrence and land of the heirs of Samuel D. Ward, fourteen hundred thirty-five (1,435) feet to land now or formerly of G. F. Kendall; thence Easterly by a ditch five hundred fifty (550) feet to a corner and Northerly by a ditch, four hundred sixty (460) feet along said land of Kendall to Concord Avenue, two thousand sixteen (2,016) feet to Mill Street and Southerly by Mill Street, six hundred twelve (612) feet to the point of beginning.

For title to Parcel Eleven, reference may be had to a deed from Edward A. Brown, et. al. to Massachusetts General Hospital dated March 31, 1908 and recorded with said Deeds, Book 3358, Page 464.

PARCEL TWELVE:

A certain parcel of land in said Belmont shown on a plan by Joseph H. Curtis dated August, 1892 and recorded with said Deeds, Book 2148, Page 509, bounded and described as follows: Easterly by Mill Street, there measuring seven hundred seventy-four and $25/100$ (774.25) feet, Southwesterly by land of J.S. Kendall, four hundred twenty-three and $44/100$ (423.44) feet (the two extremities of said boundary line being marked by stone monuments) and Northwesterly in part by said land of J. S. Kendall and in part by land now or formerly of Adolphus Brown, in all, six hundred fifty-nine and $50/100$ (659.50) feet, said boundary by Brown being by the stone wall, containing $3 \frac{381}{1000}$ acres, more or less.

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Belmont, Mass.*

12 Evidence of Property Ownership

For title to Parcel Twelve, reference may be had to a deed from Jonas B. Kendall to Massachusetts General Hospital dated October 11, 1892 and recorded with said Deeds, Book 2148, Page 509.

PARCEL THIRTEEN:

A certain parcel of land in said Belmont bounded and described as follows: Southerly by land of the Central Massachusetts Railroad, about seven hundred eighteen (718) feet; Westerly by White Street, about one hundred thirty-one and $\frac{3}{10}$ (131.3) feet; Northerly by Pleasant Street, six hundred eighty-nine (689) feet; and Easterly by land now or formerly of Ethel E. Fisher and other, eighty-five (85) feet and six (6) inches.

For title to Parcel Thirteen, reference may be had to a deed from George L. Mayberry, et. al. to Massachusetts General Hospital dated April 6, 1894 and recorded with said Deeds, Book 2264, Page 64.

PARCEL FOURTEEN:

A certain parcel of land on the Easterly side of Mill Street in said Belmont, bounded and described as follows: Westerly on Mill Street, seven hundred seventy-six and $\frac{5}{10}$ (776.5) feet; Northerly, five hundred fifty-one and $\frac{5}{10}$ (551.5) feet; Easterly, six hundred sixty-six (666) feet, and Southerly, four hundred fifteen and $\frac{6}{10}$ (415.6) feet, the last three bounds being by land now or formerly of Massachusetts General Hospital.

For title to Parcel Fourteen, reference may be had to a deed from Walter S. Kendall to Massachusetts General Hospital dated May 25, 1909 and recorded with said Deeds, Book 3443, Page 321.

PARCEL FIFTEEN:

A certain parcel of land situate at Waverly in said Belmont bounded and described as follows: Northeasterly on land now or formerly of Massachusetts General Hospital, two hundred nine and $\frac{2}{10}$ (209.2) feet; Southeasterly on the same, two hundred five (205) feet; Northeasterly, again on the same, one hundred forty-eight and $\frac{7}{10}$ (148.7) feet; Southeasterly again on the same, one hundred nineteen and $\frac{7}{10}$ (119.7) feet; Southwesterly on the same by two lines, one hundred ninety-two (192) feet and two hundred seven and $\frac{4}{10}$ (207.4) feet and Northwesterly on land now or formerly of Josiah S. Kendall, four hundred eleven and $\frac{5}{10}$ (411.5) feet, all said boundaries being marked by stone walls.

Mill St
Belmont, Mass.

12 Evidence of Property Ownership

For title to Parcel Fifteen, reference may be had to a deed from Josiah S. Kendall to Massachusetts General Hospital dated November 8, 1897 and recorded with said Deeds, Book 2611, Page 347.

PARCEL SIXTEEN:

A certain parcel of land situate in said Belmont, bounded and described as follows: Beginning at a point on Concord Avenue where said parcel adjoins land now or formerly of Daniel Buckley, and thence running South 37° West one hundred twenty-one (121) rods, more or less by said land of Buckley and by lands now or formerly of William F. Homer and of the Waverly Company, thence turning and running North $49\frac{1}{2}^{\circ}$ West nine (9) rods and eleven (11) links, more or less, by land now or formerly of said Company; thence turning and running South 38° West sixteen (16) rods, more or less, by the same land, thence turning and running North $64\frac{1}{4}^{\circ}$ West forty-one (41) rods and twenty-two (22) links, more or less, by the same land to land now or formerly of one Kendall, thence turning and running South $63\frac{1}{2}^{\circ}$ East forty-two (42) rods and sixteen (16) links, more or less, by said land of Cheney, thence turning and running North 27° East eighty-three (83) rods and twelve (12) links, more or less, by the same land to said Concord Avenue; and thence turning and running South 57° East nine (9) rods and twenty (20) links, more or less, by said Avenue to the point of beginning, containing twenty (20) acres, more or less.

For title to Parcel Sixteen, reference may be had to a deed from Alexander H. Seaver to Massachusetts General Hospital dated September 19, 1888 and recorded with said Deeds, Book 1671, Page 173.

Also conveyed are any and all real estate or interests therein, owned by the grantor of record or otherwise, which are situate in Belmont, Middlesex County, Massachusetts.

Said parcels are conveyed subject to the real estate taxes for fiscal year 1987, which the Grantee assumes and hereby agrees to pay.

Said parcels are conveyed subject to and with the benefit of all rights, easements, agreements, privileges, appurtenances and restrictions of record, insofar as the same are now in force and applicable.

12 Evidence of Property Ownership

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The transfer of title hereunder shall take effect as of the close of business on September 30, 1980.

No Massachusetts Deed Excise Stamps have been affixed hereto, none being required by law.

IN WITNESS WHEREOF the said The Massachusetts General Hospital has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by F. SARGENT CHEEVER CHAIRMAN OF BOARD OF TRUSTEES

this 30TH day of September, 1980.



Signed and sealed in the presence of:

Richard B. Seaman

The Massachusetts General Hospital

By F. Sargent Cheever -
Chairman, Board of Trustees

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

September 30, 1980

Then personally appeared the above-named F. Sargent Cheever of The Massachusetts General Hospital and acknowledged the foregoing instrument to be the free act and deed of The Massachusetts General Hospital, before me,

Richard J. Flaherty
Notary Public

My commission expires: May 31, 1985



13 Maintenance & Management Plan

13 Maintenance & Management Plan

Source Control

A comprehensive source control program will be implemented at the McLean Child and Adolescent Campus, which includes the following components:

- Maintenance of Stormwater Management Systems
- Snow removal
- Trash and recycling
- Spill Prevention

Maintenance of Stormwater Management Systems

Standard Asphalt Pavement

McLean will sweep or vacuum standard asphalt pavement areas at least four times per year and properly dispose of removed material. Sweeping will reduce accumulation in catch basins, lower disposal costs, and help maintain subsurface structures.

Catch basins will be cleaned at least four times per year with emphasis on seasonal requirements.

Permeable Pavers

If permeable pavers are installed in the courtyard areas, planned maintenance to include:

- Scheduled sweeping and high-pressure washing,
- Protection of pavement surface from soil/mulch storage,
- Shoveling walkways instead of plowing,
- Routine attention to vegetation to prevent washout of soil on to the surface,
- Annual inspections after large storms (to observe large puddles / clogs), and
- Replacing any damaged paving blocks.

Vegetated Area Maintenance

Planned maintenance of vegetated areas to include:

- Inspection of planted areas on a semi-annual basis, removing litter.
- Maintenance of planted areas adjacent to pavement to prevent soil washout.
- Removing soil deposited on pavement.
- Re-seeding bare areas
- Planting an alternative mixture of grass species in the event of unsuccessful establishment.
- Allowing grass vegetation to grow to a height between three and four inches.
- No pesticide/herbicide usage unless a single spot treatment is required for a specific control application.
- Fertilizer shall not be applied on a regular basis. If necessary, slow-release fertilizer may be used when re-vegetating bare or damaged areas.
- Compost amendments and aeration will be annually scheduled.

13 Maintenance & Management Plan

Snow Removal

Snow removal is handled in two stages. Low-volume storms will be plowed to on-site locations within parking lots or adjacent to the vehicular or pedestrian surfaces being cleared. Stored snow will not affect sight lines of vehicles entering or exiting the site. In addition:

- Snow storage areas will be managed to prevent blockage of storm drain catch basins and other stormwater infrastructure. Runoff from snowmelt will drain into the proposed stormwater collection system.
- Sand and debris deposited on vegetated or paved areas shall be cleared from the site and properly disposed of at the end of the snow season, no later than May 15.
- Snow shall not be dumped into any waterbody, pond, or wetland resource area.

If available storage space becomes limited due to larger snowstorms or back-to-back events, McLean intends to truck snow off-site by employing a snow removal company.

Trash and Recycling

Trash and cardboard recycling will be removed daily from internal spaces on McLean's campus by EVS and disposed of in a split compactor located within the McLean Hospital campus. Trash from outdoor receptacles will be collected by McLean's grounds team and disposed of in the compactor.

The split compactor is rented from a third-party vendor (Republic) and will be serviced at least once, if not twice per week. Access to and tampering with the compactor will be limited via a locking mechanism. Logs kept on file with EVS document routine maintenance and access to the compactor.

Non-cardboard recycling will be collected by EVS and disposed of in 96G totes stored in a dedicated area on the loading dock. Totes are then collected by third-party vendor (Republic) weekly. Secure documents will also be held in a dedicated loading dock area until they are removed through Shred-It.

The loading dock, compactor, compactor enclosure, and surrounding areas will be checked frequently for spillage and/or pavement staining, then cleaned as needed.

The McLean grounds crew is responsible for

- collecting trash from outdoor receptacles,
- clearing litter from the parking area and all landscape areas, and
- properly disposing of it in the compactor.

13 Maintenance & Management Plan

Spill Prevention

Non-hazardous spills are managed by McLean's contracted EVS provider, C&W.

Incidental spill clean-up is carried out by McLean First Responder Operations Level (FROL) personnel.

HazMat training and major spill response and disposal of chemical waste used in the two science classrooms is provided by Triumvirate Environmental Inc.

Initial Notification

In the event of a spill the Director of Facilities Maintenance, the Senior EHS Officer, and/or the Executive Director of Facilities will be notified immediately.

Director of Facilities Maintenance:	<u>To be hired</u>
Senior EHS Officer	<u>Sarah Augood, (617) 855-2633</u>
Exec. Director of Facilities	<u>Jessica Tsymbol, (617) 855-2617</u>

The team will first contact the Belmont Fire Department and then notify the Belmont Police Department, the Public Health Commission, and the Conservation Commission. The Fire Department is ultimately responsible for matters of public health and safety and should be notified immediately.

Further Notification

Based on the assessment from the Fire Chief, additional notification to a cleanup contractor may be made. The Massachusetts Department of Environmental Protection (DEP)/Department of Environmental Services (DES) and the EPA may be notified depending upon the nature and severity of the spill. The Fire Chief will be responsible for determining the level of cleanup and notification required.

Emergency phone numbers are posted in the McLean Security dispatch office. A hazardous waste spill report shall be completed by the Senior EHS Officer as necessary.

Assessment – Initial Containment

The responding senior McLean official will assess the incident and initiate containment control measures. If appropriate, the senior official will authorize use of the on-site spill containment kit.

14 Compliance with Non-McLean District Zoning

14 Compliance with Non-McLean District Zoning

As required by Section 6A.6 of the McLean District Zoning By-Law, the project will be in compliance with the other provisions of the Belmont Zoning By-Law.

15 Compliance with any Non-Zoning Agreements

15 Compliance with any Non-Zoning Agreements

Evidence of Compliance with any Non-Zoning Agreements Entered into with the Town of Belmont

The Memorandum of Agreement signed by the Town of Belmont and McLean Hospital as of November 22, 1999 includes, as attachments, a number of separate agreements ranging from the Traffic Monitoring and Mitigation Agreement to the Tax Agreement to the Historic Preservation Agreement. Both the Town and McLean Hospital have complied with these agreements since they were executed. McLean Hospital will, of course, continue to comply with these agreements going forward.

NOT FOR CONSTRUCTION
ISSUED FOR DESIGN AND SITE PLAN APPROVAL

MCLEAN CHILD AND ADOLESCENT CAMPUS

103183.00

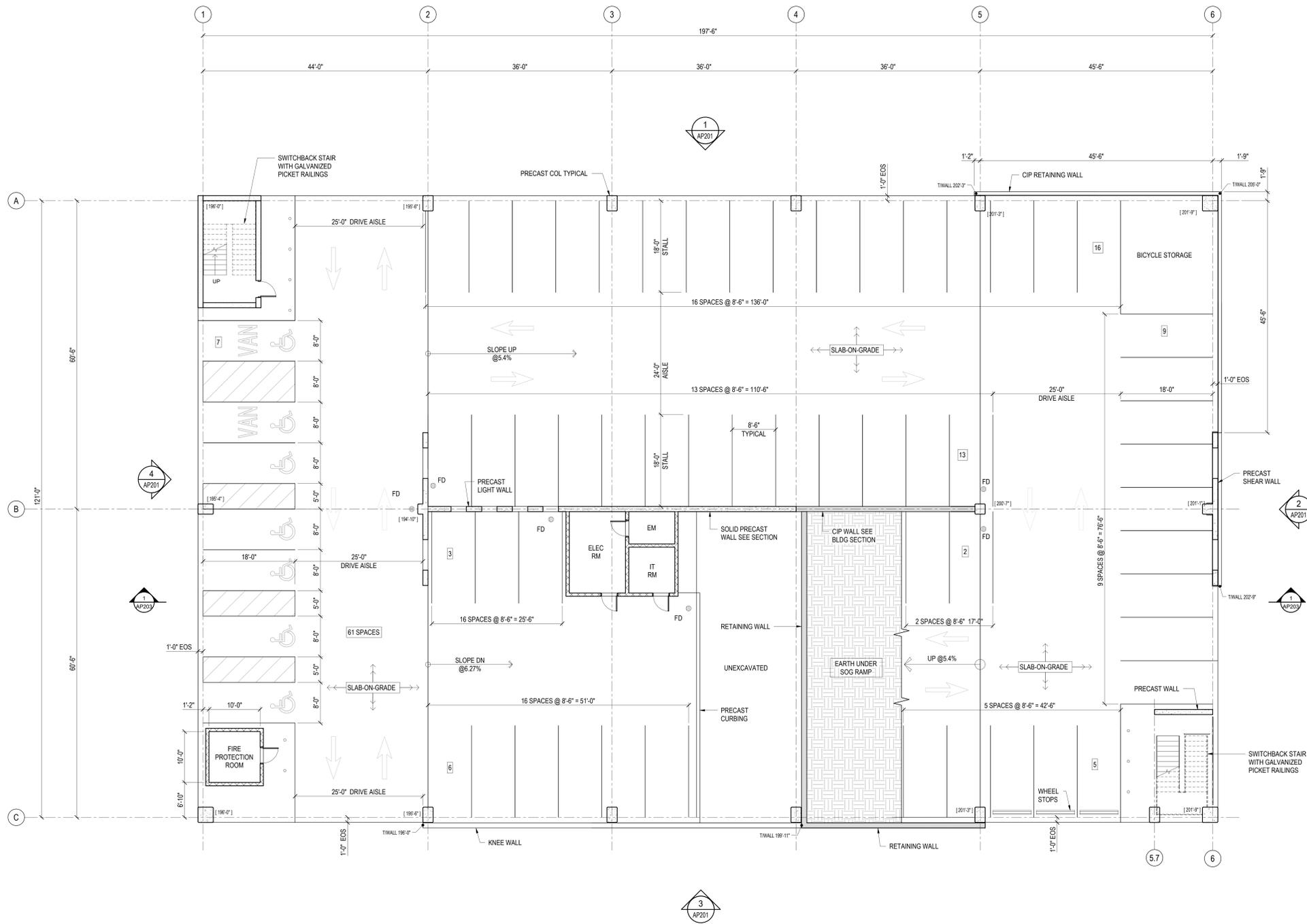
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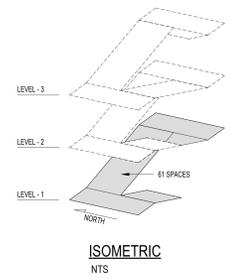
- NOTES:**
- FOR DETAILED BUILDING CODE DATA REFER TO SHEET GP0.02.
 - FOR ABBREVIATIONS, LEGEND AND SYMBOLS SEE SHEET GP0.01.
 - FOR PARKING STRIPING DETAILS GP0.01.
 - ALL ADA PARKING SPACES MUST BE DESIGNATED WITH APPROPRIATE SIGNAGE AND PAVEMENT MARKINGS.
 - FOR PARKING DECK SLOPES SEE DRAWINGS AP1.01D, AP1.02D, AND AP1.03D.
 - FOR DOOR SCHEDULE SEE AP4-SERIES.
 - FOR BOLLARD ATTACHMENT SEE SP7-SERIES.
 - PROVIDE PIPE PROTECTION PLATES AT ALL PIPES AND RISERS SUBJECT TO VEHICLE IMPACT. SEE TYPICAL STRUCTURAL DETAILS.

- LEGEND:**
- SPOT ELEVATION AT COLUMN CENTERLINE
 - SPOT ELEVATION AT SPECIFIC POINT
 - FD FLOOR DRAIN
 - CLEARANCE BAR W/ POSTED CLEARANCE
 - BOLLARD (SEE TYPICAL DETAILS)
 - CIP CONCRETE WASH
 - 4" WIDE @ 3'-0" OC STRIPING



LEVEL 1 PARKING PLAN PHASE-1
1/8" = 1'-0"

PARKING SUMMATION				
PARKING LEVEL	TOTAL	STANDARD	ADA	SQUARE FOOTAGE
EXTENDED RAMP UP	4	4		1,200
LEVEL 3	82	82		24,500
LEVEL 2	82	82		24,500
LEVEL 1	61	54	7	22,100
TOTAL STRUCTURED SPACES	229	222	7	72,300



KEYPLAN

ISSUED FOR
DESIGN AND
SITE PLAN
APPROVAL

MCLEAN CHILD
AND
ADOLESCENT
CAMPUS GARAGE

NOR FOR
CONSTRUCTION

12.16.2024

REVISIONS

MARK	DATE	DESCRIPTION
1	Date 1	Revision 1

PROJECT NUMBER: 23-051
PROJECT ARCHITECT: Designer
SHEET NAME:
**GROUND LEVEL
PARKING PLAN**

SHEET NUMBER:
AP101

