

April 7, 2008

**Report
of the
Town of Belmont
Capital Projects Overview Committee**

Committee Members

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I. Introduction

The Board of Selectman prepared a specific mandate for the Committee as follows:

“The Committee will examine all future capital projects to determine the most efficient use of land and buildings, including the possibility of combining two or more projects. The Senior Center is exempted from this review.”

The Committee accepted this challenge and understood its charge to include the review of all known capital projects, whether already in process or in the conceptual phase. It further reviewed each project separately and in aggregate, in conjunction with all available land and existing building opportunities to determine if opportunities exist for synergy by combining two or more projects. This included a review of properties currently on the market for possible acquisition as well as properties the committee felt created interesting opportunities for the Town (i.e. Purecoat Site). It took the charge one step further by brainstorming the combination of projects and available land with the intent of identifying strategic gains by organizing land and buildings. That is, studying the best probable fit among all of the projects with all of the available land.

The committee immediately identified a number of projects that are already in the planning and/or discussion phase within the Town. In addition, in the course of interviewing numerous Town officials, we discovered additional projects to consider. In an effort to think strategically and comprehensively we assumed that all the projects were valid and looked to identify possible synergies among projects.

II. Executive Summary

The Committee believes there is significant benefit to the Town to formulate a strategic land use plan that combines two or more capital projects thereby enabling many projects to be situated in better locations and provides better re-use of existing, suitable and adaptable structures.

Belmont has neglected its infrastructure for decades and is now faced with several Capital projects requiring attention. Both the new **Wellington Elementary School** and the first phase of the **High School** renovations are the most imminent projects for the Town. The Wellington was selected by the Town as the most pressing need and it should be the first priority among all the other Capital projects facing the Town. The High School project should be prioritized consistent with the availability of State aid, but balanced against the increasing concern that BHS may lose accreditation due to insufficient Science Classrooms and Labs.

Currently, there is a long list of capital projects facing the Town and it is the Committee's concern that as each one rises to crisis dimension, an ad hoc short-term solution will be proposed that will not be in the long term interest of the Town. Dealing with each project on a stand alone basis eliminates the opportunity for comprehensive thinking and creation of a strategic plan that maximizes natural synergies. The potential looming crisis includes the following:

- 1. MAIN LIBRARY:** The existing library is in need of updating and enlargement. The current proposal to demolish the library and replace it on the same site is a mistake. The site does not readily lend itself to an expanded building, and there is expensive flood mitigation costs associated with providing adequate parking at this location. Furthermore, the building has remaining useful life for other purposes. A rational decision needs to be made quickly in order to not forfeit over \$5,000,000.00 in state funding from the Massachusetts Board of Library Commissioners. It is our recommendation that the library be relocated to the North side of Concord Avenue
- 2. POLICE STATION:** The present Police Station is wholly inadequate. It was this Committee's recommendation in October 2007 that the existing library building be examined by the Police Station Feasibility Study as a possible new location. In March 2008, the final report agreed with our recommendation that the best location for a new Police Headquarters be the existing Memorial Library on Concord Avenue; retrofitted to accommodate a new Police Station. The existing building meets their space and location requirements.

3. **UNDERWOOD POOL:** The Underwood Pool and Bathhouse are approaching complete failure. The pool plays a central role in the summer activities of the Town. No doubt a “Friends of the Underwood Pool” group would be formed, with the goal of replacing the pool at the existing site, regardless of site limitations or the desire to fit a pool into a plan that would offer natural synergies with other facilities. It is imperative that a Strategic Plan address the alternatives for the replacement of an outdoor municipal swimming pool before the Underwood Pool fails.

4. **WHITE FIELD HOUSE:** The White Field House suffers from numerous problems including old systems, inadequate changing facilities, rodent infestation, dilapidated bathroom facilities and not being ADA compliant. Additionally, the lack of ADA compliant public restrooms at the Athletic complex needs to be addressed.

5. **ICE RINK:** The Skip Viglirolo Ice Rink has numerous shortfalls due to its age and the type of facility. The relocation of the Skip Viglirolo Ice Rink should be considered. This possibility would expand the athletic fields, and allow the Town to think strategically about a possible recreation cluster that maximized the opportunity for shared facilities such as changing rooms, concession stand, ADA access and limited disruption to residential neighbors.

In an attempt to think comprehensively about the capital projects problems facing the Town, the Committee attempted to examine and assemble the pieces of the puzzle. We attempted to look beyond each project’s present limits for opportunities to either combine projects or to reuse existing buildings for another Town use. Hidden cost savings were considered when examining proposals; such as eliminating relocation costs while buildings were demolished and rebuilt.

This process included the possibilities of multiple relocations to find opportunities that offer better facilities, greater planning and flexibility and/or less capital costs.

We have identified two viable options for a long range strategic plan for the Town’s capital projects needs. In both instances we believe that these plans can be implemented in a phased manner, instead of requiring wholesale adaptation.

The Committee believes our exercise in creative thinking has enormous merit for the Town, and will position the Town to face the challenges of the next decade. Looking to creatively solve the problems looming ahead will ensure that centuries of future Belmontians will benefit from our foresight.

Option A. Utilizing the Concord Avenue Former Incinerator Site

One solution to be studied in a strategic plan is the potential use of the former incinerator site off Concord Ave bordering the Lexington Town line. A strategic plan would determine the real estate development potential and delineate exact development limitations and potential environmental impacts.

The Committee reviewed reports from environmental consulting firms that indicate the site contains nearly 20 acres. Currently the site supports only the DPW need for materials and equipment storage and staging. The site consists of some pristine areas, paved areas, the incinerator building, land areas that were created with the use of incinerator ash materials and areas where some or most of that ash material was clay capped in the early 1980's.

It is the understanding of the Committee that the Town has undertaken a comprehensive site assessment for the purpose of completing a fully compliant capping procedure. This assessment includes study and analysis for possible reuse and has examined, to a limited degree ground water and surface water quality. The recommendations of the consulting firm include additional test pits where the edge of waste has not been clearly established.

Most encouraging is the discovery that the site has been found and tested to contain incinerator ash, which is inert and nontoxic. This means it is vastly different from a conventional landfill that could have active decomposing organic volatile compounds and the like. The Committee believes that with proper planning and preparation capping and permitting to comply with today's regulations are relatively easy.

The Committee was provided information concerning the original clay capping procedures in the 1980's. Materials used were spoils from the Alewife/Red Line extension project. Given the proximity to the greater Boston area the Committee believes that a similar opportunity exists for acquiring additional capping materials from other local construction projects for any further capping at substantially reduced cost.

Clearly with the size of the property, it holds great potential for the development of an Athletic Complex while still serving the needs of the DPW. This might include an indoor ice facility (conceivably in a public/private partnership with a state of the art facility for year round operation) and fields. In addition, it is a possible site for the relocation of a new outdoor Town swimming pool to replace the Underwood Pool. Natural synergies exist with the opportunity to share bathroom, changing and concession facilities. The location minimizes disruption to residential neighborhoods.

Option B. Creating a Municipal Cluster on the Concord Avenue Corridor

A second possible solution to be explored and vetted in a strategic plan is a municipal cluster on Concord Avenue. As initially explored in the “Cluster Report”, the library would be re-sited on the north side of Concord Avenue allowing the Police Station to utilize the existing Memorial Library building. A recreational cluster would be created adjacent to the existing Skip Vigliolo Ice Rink. There are inherent synergies in placing a new outdoor pool next to the ice rink and football stadium. A new field house could be constructed within the complex that would serve as a general locker facility for all functions as their usage does not generally overlap. External access only bathrooms could be built on one side of the structure, which would also be handicapped accessible. These bathrooms would serve the needs of spectators at various sporting events held at the Athletic Complex. A renovated Skip Vigliolo Ice Rink would be part of any such recreational cluster. The creation of a new building envelope for the Rink would have the added advantage of better utilizing space at this location, perhaps by moving it closer to the railroad tracks and allowing for year round use of the ice rink. A renovated Rink could include a two-sided concession stand with an internal face within the rink and an external face that meets the needs of sporting events and swimming pool activities. The design should include handicap access to the top of the existing bleachers and press box.

This option would be contingent on replacing lost playing fields across the street at the site of the Underwood Pool., and finding adequate room to re-site the Library and create additional parking. Two options that present themselves are moving the softball field from its present location adjacent to the Mobil Station, or relocating the JV soccer field to the Underwood site.

Conclusion:

The first step in determining the viability of either Option is to engage a professional design firm to develop a Strategic Land/Building Use Plan addressing the development of the former incinerator site and the Concord Avenue corridor. The Committee believes its future charge should be to engage and work with a design professional to develop a Strategic Plan.

The Committee understands that there is approximately \$3 million in a designated fund reserved for the capping of the incinerator site. The use of these funds to engage a design firm seems to be within the scope of its designation. It is the Committee’s understanding that this would require a 2/3 vote of Town Meeting. The capping of the incinerator site should not take place until the Strategic Plan determines its potential for the development of an athletic complex.

III. Scope and Approach to the Task

Initially, the Committee was faced with a very short time frame: the Board of Selectmen requested an interim report from the Committee by October 1, 2007. As a first phase, the Committee identified the known capital projects of the Town (see Appendix 1 for a list and summaries) and reviewed previous studies of Town facilities (see Appendix 2 for a list of reports reviewed). Additionally, the Committee identified public and private sites that had the potential to serve as a location for one or more of the Town's capital projects (see Appendix 3 for a list of properties reviewed).

As a second phase, the Committee met with various Town Boards, Commissions, and Committees and with Department Heads to gain a better understanding of the needs, issues, obstacles, and goals driving the capital projects previously identified (see Appendix 4 for a list of those interviewed). These meetings were valuable in both understanding the wants and needs of the user groups as well as gaining an appreciation of the frustration associated with planning a capital project in a vacuum. That is to say, in the absence of a long term plan or Strategic Plan, each project has been subjected to limited options for space. As our conclusion alludes, we believe that this translates to lost opportunity for the Town and results in our final recommendation for such a Strategic Plan. These elements along with preliminary recommendations were submitted in the Committees Interim Report dated October 11, 2007.

The Committee began the third phase of its work by looking beyond each project's present limits for opportunities to either combine projects or to reuse existing buildings for another Town use. This process included possibilities of multiple relocations to find opportunities that offer better facilities, greater planning and flexibility and/or less capital costs. This phase was driven by identifying site that optimized synergies (i.e. joint parking, existing buildings adaptable for re-use, possible public/private partnerships, etc). This phase was not a financial feasibility study. The Committee did base its recommendations on the long range best interest of the Town considering its services as well as economic and political realities.

IV. Individual Project Discussions and Conclusions

A. New Wellington Elementary School

Project Status: The project has a Building Committee appointed, selected a design firm and a project management firm. Schematic Designs were completed and submitted along with a letter of intent and statement of conditions to the Massachusetts School Building Authority (MSBA). As required by the MSBA, the School Committee selected the Wellington School as the Town's most pressing school building need. In March 2008, the MSBA advanced the Wellington in its process of approval for State funding.

The Committee endorses the School Administration plans to completely rebuild the Wellington School. The Committee met with School Department representatives. The Committee agrees that any renovation to the existing structure has serious design limitations. There are at least three compelling reasons for moving the project forward as soon as possible: (1) the deteriorating and inefficient school building, (2) the escalating construction costs, and (3) the now apparent support for state aid. The Committee considered some ideas for the school's vehicular parking situation. The Committee felt both the Wellington School and the St Joseph's Parish could benefit from an agreement to share each other's parking facilities.

B. Additions and Renovations to the Belmont High School

Project Status: The High School project is currently under the direction of the Superintendent's Advisory Council on the Future of Belmont High School (Superintendent's Advisory Council). This committee has worked extensively with numerous consultants to create a master plan for meeting the anticipated needs of the High School, and has recommended a multi-year renovation project that would be divided into four phases. (Master Plan and Feasibility Study for Renovations to Belmont High School- October 15, 2004)

In March of 2007, under the direction of the School Committee and with the full endorsement of the Superintendent's Advisory Council, schematic designs were completed and submitted along with a letter of intent and statement of conditions to the Massachusetts School Building Authority. The current design is a subset of the previous study, and referred to as "Phase One" for the renovation and expansion of the BHS sciences programs.

The Committee endorses the School Administration's proposal for proceeding with the Phase One renovation of BHS. This plan achieves the necessary recommended improvements to the science classrooms and labs.

The accreditation danger to the High School as a result of outdated science classrooms makes the School Administration's approach seem prudent. Given the intense competition for state aid, it appears likely that a smaller project might have a greater chance of state funding.

The Committee also recommends, either in conjunction with or independent of any High School project, the installation of a tunnel beneath the MBTA rail road tracks to provide pedestrian and public safety vehicle access (only) to BHS. The CPOC feels it is imperative to improve public safely access. Additionally, this right of way as a pedestrian path would improve the school's access to the Winn Brook neighborhood and athletic playing fields at the Winn Brook School. The addition of the tunnel would have the extra benefit of creating supplemental access to playing fields and tennis courts to support the High School athletic programs.

C. Belmont Memorial Public Library

Project Status: The library has undergone several building and site studies. In 2004, the State's Board of Library Commissioners allowed a new round of project funding. The Belmont Library Board developed a new design for their existing site and packaged it into a grant application. The plan calls for complete demolition of the existing 30,000 SF structure and the construction of a new 44,000 SF building, elevated to provide parking underneath. In the spring of 2007, Belmont was notified that it was eligible for a grant of \$5.2 million dollars from the Commonwealth to build a new library.

However, the current design appears to be the most eminent example of a compromised situation for the Town. The current plan calls for complete demolition of an existing building which has remaining useful life and replacing it with a new building on the site. The CPOC understands the circumstances by which the Library Board reached their decision. The Library Board was not offered any alternative sites.

Our committee agreed that the existing library building has remaining useful life, is built from quality materials and is beautifully sited on its existing location. Given all these considerations, the committee recommends that the existing library not be demolished, but instead be used as a new Police Station. **Further, the Committee recommends a new library building on the opposite side of Concord Avenue.**

Our recommendation was reached with the underlying understanding that additional land has been purchased along Concord Avenue, along with the acknowledgement that significant problems at the White Field House need to be addressed, which potentially can create more land to work with than when the

original "Cluster Study "was done. These two factors should mitigate the impact to the High School playing fields.

Construction of a new library on the opposite side of Concord Avenue also adds a new building to the High School complex. Adaptation of an expanded open campus concept would allow the library to serve as additional study and research space for high school students needing quiet study space during extended free periods which occur during school hours. The long-range High School plans include significant costs for renovating the existing undersized library and computer research center. Placing the new Public Library on the High School campus creates many natural opportunities for synergy if design plans include an accommodation for an expanded student population.

In addition, there are added benefits to the Town over the long run by keeping and adapting the existing library building including:

- Eliminates the costs associated with flood control necessary to make expanded parking possible at the current site.
- Removes cost associated with relocating library to temporary quarters while a new library is built or the existing library is renovated.
- Existing building can function as a "swing space" during the construction or renovation of other projects.
- Can be reused as a new Police Headquarters as recommended by the Police Station feasibility study.

D. Belmont Police Station/ Municipal Light Building

Project Status: In September 2007, the Town convened a group of citizens to conduct a Feasibility Study for the Police Station. In March 2008, the results of the study were presented to the Selectman.

The Police Station Feasibility Committee, after reviewing nine sites for possible construction or rehabilitation for a new police station, recommended an adaptive reuse of the Memorial Library Building into a new police station, replacing the current station. This move will require that the Library relocate into a new facility before the Police Station is moved but the report recognizes the fact that the Library has outgrown its current building and is looking to construct a new building.

The Committee supports this recommendation considering the following benefits:

1. The exiting Library building is of sufficient size to accommodate the proposed Police Station program with no change to the building footprint.

2. Building a Police Station at the current library site will allow the existing station to function with little or no interruptions during construction and will minimize relocation costs.
3. The current Police Station, once vacated, provides a land asset to the Town with good resale potential being in close proximity to public transportation and the Town Center.
4. Public access to this building is very good. It is on a bus line, within walking distance of the Town Center and, with implemented parking solutions that should stem from a thorough study of the Concord Avenue Corridor, recommended previously, offer more parking options than the current site.
5. The Memorial Library building is a wonderful civic building, easily identified, and located centrally in Town, and should not be demolished even though it has outgrown its current use.

Additionally, the Committee concluded that the Electric Light building is of limited use for municipal benefit on its own. The building has a peculiar shape, poor conditions inside and out. Its adaptability is severely limited. The site also contains one of the Town's electrical substations and associated easements, as well as housing an active infrastructure for the Town's data network. The Committee recommends that Town consider the property in conjunction with the property of the present Police Station and the adjacent Royal Road property.

We recommend performing a market study for the sale of the land and/or building(s) at the current Police/Light Building site. The market study should recognize the historic significance of the existing building and could include the possibility of utilizing the land on Royal Road across the railroad tracks. The combined site would have significant mixed use development possibilities. Alternatively, the site lends itself to consideration for a transportation-related facility. Any development needs to be preceded by the relocation of the electrical substation and data network currently located on this property.

E. Outdoor Swimming Pool and Support Building/ Outdoor Skating Area

Project Status: The present condition of the facility dictates the need to address the pool and the support building.

The Underwood Pool and Bathhouse are municipal structures in poor condition. The three general components of the complex - pool, bathhouse and water filtering system each suffer serious deficiencies increasing the likelihood that the pool will suffer a complete failure in the near future. Additionally, the pool consistently presents concerns raised by the Belmont Health Department.

A major problem with the facility is the topography of the site relative to installation of a concrete pool. It is located at the base of a hillside and on top of land with a high water table. This results in chronic flooding and difficulty maintaining the integrity of the pool floor. The original "pool" was actually a spring fed pond. Additionally, the lack of a separate wading pool requires complete closure of the pool when "children's accidents" occur. There are numerous other structural, mechanical and accessibility issues within the complex that need to be mitigated as outlined in a July 7, 2007 memo from Peter J. Castanino.

The site of the present pool, designed and donated by the Underwood family in 1912, is historically significant to the Town as one of the first public outdoor pools in the country. It is a beloved gathering spot for families seeking relief from the heat. Numerous children learn to swim here while enrolled in Recreation Department swim programs. Like the library, it is an asset that the entire Town enjoys.

The committee concludes that the pool complex presents an interesting opportunity for the Town to think proactively about issues of site location and maximizing synergies. While some may argue that it would be wise to permanently close the pool once it fails, that approach does not acknowledge the central role that the pool plays in the summer activities of the Town. The potential exists for a "Friends of the Underwood Pool" group to evolve and force a compromised repair or replacement. The Committee believes it would be prudent to have the existing site examined as part of the Strategic Land Use Plan, examining the Incinerator site, the High School recreation complex and the existing Library site. Like the adjacent Library site, the pool is restricted by the running stream and other topographic challenges. The best use of land now occupied by a depression for outdoor ice skating should be a part of the study. Forward thinking by the Town in the area of land use planning will create a viable template for dealing with future problems.

F. Skip Vigliolo Ice Rink Facility

Project Status: The Ice Rink is not an active project at this time, however in the course of our interview we were made aware of numerous issues that will need to be addressed at some point in the future.

The facility is a modified pre-engineered building, semi-enclosed, with an enclosed administration and office area. The Skip Vigliolo Ice Rink has seen the need for structural updates over the past few years. The Town invested considerable funds recently to repair the ice sheet and refrigeration equipment in response to problems over the past few seasons. Peter Castanino, Belmont Department of Public Works Director recently inherited responsibility for the Ice Rink, which was previously an “orphan” given that BHS controls the land, but shared programming responsibility with the Recreation Department.

Our understanding of the problems at the ice rink include inadequate locker rooms, lack of ADA compliant restrooms, and a structure that does not allow for an extended season, thereby limiting revenue sources. In addition, the building is not winterized in any form, rendering it frigid for spectators.

The Ice Rink is heavily used by a variety of Town groups. Belmont High School has both JV and Varsity teams for girls and boys hockey. There are numerous youth hockey programs that utilize the rink every day during season. Additionally there is the Recreation Departments Learn to Skate program, Recreational Hockey program and Adult Learn to Skate and Figure Skating program. The rink has a full schedule of participation during the winter season. Finally there is no shortage of groups willing to rent ice time from the Town. Our research discovered that there are no significant barriers to moving the ice rink off the High School property. There are no rules that mandate teams must be on school grounds.

A Strategic Plan should consider modifying the existing Ice Rink facility, including the possibility of making it suitable for year round use. The study should consider coordinating an elevator or lift for access to the press box level on the bleachers. As suggested elsewhere, the Strategic Plan may alternatively recommend relocating the Ice Rink to the old Incinerator site and possibly create a public-private partnership.

The Committee considered the opportunity for the Town to lease the existing facility to a private developer on this site but rejected the idea. Primarily, we do not want to give up that land on the high school campus. Additionally, leasing of the rink would create noise and lighting issues for the abutters.

G. Replacement of the Paul White Field House

Project Status: The Paul White Field House is not an active project at this time, however in the course of our interview we were made aware of numerous issues that will need to be addressed at some point in the future.

The facility and its systems are beyond their useful life. Renovations to accommodate modern building codes and ADA compliance would far exceed the building's replacement cost. The White Field House suffers from numerous problems including old systems, inadequate changing facilities, rodent infestation, dilapidated bathroom facilities and being ADA non-compliant. Additionally, the lack of ADA compliant public restrooms at the athletic complex needs to be addressed

How the necessary function of the field house should best be provided is one of the matters that must be considered in the Strategic Plan. In our interview with the proponents of a new library, they advised that a locker room function in the basement of a new properly soundproof building would not be inconsistent with library use. As part of a Strategic Master plan, the option of locating a field house in the basement of a new Library structure should be fully vetted.

H. Town Yard Building Improvements

Project Status: not active

Now that the Municipal Light Department has located to the Town Yard, the entire assembly of buildings should remain. It appears to be the best use of the land and there is limited prospect of selling the property and even less prospect for relocating a Town yard in another neighborhood. **The Committee recommends investigating the feasibility of the Town providing a new access across the railroad tracks and onto Pleasant Street, thereby mitigating truck traffic in the surrounding residential neighborhood.**

V. Other Town-Owned or Potential Sites Discussion

Dimelia Property - Pleasant Street

The Committee recommends the Town monitor this property as it seems ultimately it may be a good spot for public use such as a train station.

Purecoat Property - Brighton Avenue at Hittinger Street

The Purecoat property presents a tremendous opportunity for a strategic acquisition of land to increase the size of the high school campus. The Committee recommends being proactive with the site, talking with the owner(s) in case they ever wanted to sell, and also working with the state to explore funding options for possible hazardous materials mitigation. The Town would benefit from researching any previous studies or tests performed regarding hazardous materials that may be present. The Committee is aware that the Belmont Municipal Light Department has viewed the Purecoat Site as a probable location for an electrical substation. **The Committee recommends close coordination between the Municipal Light Department and the School Administration to ensure the compatible and maximum benefit for the expansion of the High School campus when determining the position of the new substation location.** Any decision to acquire the Purecoat property must be balanced against the loss of this industrial tax base.

Video Plus - Trapelo Road

Adjacent to the newly constructed Fire Department Headquarters and Station, this site was recently on the market for lease and presents another opportunity for a strategic acquisition. This site was considered by the Police Station Feasibility Study as a possible location for a new station, but the existing Library site was ultimately viewed as more favorable. Benefiting from the experiences at the Fire Department, the Committee recommends performing soil analysis due diligence in conjunction with any possible acquisition.

Our Lady of Mercy – Belmont Street and Payson Road

This site offers an opportunity for potential municipal uses due to its large size and location on a major transportation corridor. The committee felt it was not as ideal a site for the library as the proposed Concord Avenue location, due to its distance from the High School. This site was recently re-zoned as a 40R Residential District with the full support of the neighborhood.

VFW Hall - Trapelo Road

This site was considered by the Police Station Feasibility Study. The continued use of this particular site by the Veterans of Foreign War is in doubt and the Town should think strategically about the use of this property. It has potential as an expansion of the Pequossett Athletic Field with an attractive landscape entrance from Trapelo Road. Any change of use would require the Town to find another location to house the Veterans of Foreign War.

VII. Summary of Recommendations and Conceptual Ideas

1. Endorse the rebuilding of the Wellington Elementary School as soon as possible.
2. Prioritize the construction of the first phase of the High School renovation plan consistent with availability of State aid but balanced by concern for the ever increasing need for additional Science Classroom and Lab Space. Construct a tunnel under the railroad tracks behind the High School to facilitate emergency access and expand field capabilities.
3. Get written approval from the Massachusetts Board of Library Commissioners to re-site the Library on the North side of Concord Avenue.
4. Engage a design professional to consider the development possibilities for the incinerator site and the synergies with the recommended changes in the Concord Avenue corridor with a new library, new police station and potential relocation of recreation resources
5. Construct a new Library Building on the opposite side of Concord Avenue with the possibility of combining usage- i.e. basement level locker room facilities for the athletic complex and ADA compliant bathroom facilities accessible from the exterior of the building.
6. Maintain the existing Public Library Building to be retrofitted for a new Police Station use.
7. Sell the Municipal Light Department Building for commercial redevelopment. This should be combined with Police Station and Royal Road.
8. Create a new access road connecting the Town Yard to Pleasant Street enabling maximum usage of the site without unnecessary disruption of residential neighborhoods.

VII. Attachments

1. Summary of properties reviewed
2. Complete list of studies reviewed
3. List of Properties
4. List of people interviewed

APPENDIX 1

LIST OF CAPITAL PROJECTS

The known capital projects of the Town that were included in the review are:

- A New Wellington Elementary School
- Additions and Renovations to the Belmont High School
- Belmont Memorial Public Library
- Belmont Police Station
- Outdoor Swimming Pool and Support Building
- Skip Viglirolo Ice Rink Facility
- Paul White Field House
- Belmont Municipal Light Building
- Town Yard Building Improvements

Appendix 2

List of Reports Reviewed

A Planning Program for Belmont, Dec 1960

Land Development Policies, Feb 1962

Community Facilities, Dec. 1962

Library - (prior to construction of current library building)

Town Offices - (have been rebuilt and not under consideration currently)

Police Department

Municipal Light Building

Public Works

Plan for Schools and Recreation, Feb 1963

School Building Needs, April 1965

Six School Study, Oct 1977

School Needs Evaluation, 1985

Report of the Long Range Facility Advisory Committee, March 1985

Report for the Chenery Future, 1992

Public Library Long Range Plan, Feb 1993

Town of Belmont Facilities Audit, Edwards and Kelcey, September 2002

Belmont Memorial Library, Site Selection and Schematic Design Study, J. Stewart Roberts Architects, Inc., May 2005

Belmont Public Schools Facilities Audit, Vol 1,ARCADD, Inc., November 1999

Belmont Public Library Feasibility Study, Tappe' Associates, March 2001

Cluster Planning Task Force, Summary, June 2002

Library Site Planning Committee, Summary, June 2004

Master Plan and Feasibility Study for Renovations to Belmont High School, Design Partnership of Cambridge, October 2004

New Roger Wellington Elementary School, Solutions, 2005

Town of Belmont Concord Avenue Landfill, Camp Dresser & McKee, January 2001

A Feasibility Study for the Wellington Elementary School, Drummey Rosanne Anderson, Inc., January 2001

APPENDIX 3

BELMONT PROPERTY STUDY

CAPITAL PROJECT OVERVIEW COMMITTEE

PROPERTY	OWNERSHIP	LOT AREA (ft ²)	STRUCTURE	BUILDING FOOTPRINT (ft ²)	BUILDING HEIGHT	BUILDING AREA (ft ²)	AGE (years)	ZONING	ASSETS	LIABILITIES
Public Works Map 29 Lot 68a	Belmont	277,895	garages, sheds	41838	1 story	41,838	107 ¹	B	Facility already exists and accepted by neighbors. Needs new buildings. Consider access over tracks to Pleasant St.	Buildings need to be replaced
Water Dept Map 30 Lot 18	Belmont	162,914	water dept bldgs	3,381	2 stories	3,381	107 ²	B	Adjacent to Public Works	Buildings need to be replaced
Police Station Map 31 Lot 1a & 1b	Belmont	24,571	police station	5,782	3 stories	13,266	79	LB I		Poor Condition Inadequate Parking
Light Building Map 31 Lot 1c	Belmont	12,112	light department	5,947	2 stories	8,766	81 ³	LB I		No parking Vacant Houses electric substation
Royal Road Map 31 Lot 42	Belmont	92,696	none	n/a	n/a	n/a	n/a	SC		Possible Wetlands Topography Neighborhood Objections to development
Library Map 24 Lot 56B	Belmont	86,557	library bldg	12,606	2 stories	25,212	43	SC		
VFW Site Map 14 Lot 251	Belmont	12,168	VFW bldg					GR	On major Town road	Building status Relocation of VFW center
Pequosette Plgrnd Map 14 Lot 251a	Belmont	331,666	none	n/a	n/a	n/a	n/a	GR		
Met State Hospital Map 67 Lot 4	State	32.89 acres	none	n/a	n/a	n/a	n/a		Large parcel Vacant land	Limited Access only through Waltham Wetlands and environmental concerns Limited developable land.
Incinerator Site Beaver Brook Map 67 Lot 4A Incinerator Map 67 Leaf Composting Map 64 Lot 3	Belmont	987,505 15.627 acres 9.4 acres	none none	n/a n/a	n/a n/a	n/a n/a	n/a n/a	SD	Vacant Land Large Lots	Limited Access Wetlands and waterways on site Distance from Town Center Lack of infrastructure Costs of and allowed uses after capping
Rock Meadow Map 64 Lot 3	Belmont	70.2 acres	none	n/a	n/a	n/a	n/a			Conservation Land

BELMONT PROPERTY STUDY

CAPITAL PROJECT OVERVIEW COMMITTEE

Kendall School Map 29 Lot34a	Belmont	53,760	none	n/a	n/a	n/a	n/a	GR	Vacant Land	
Former Video Plus Map 14 Lot 42	Private	35,065	Retail Store	8,322	1 story	8,322	82	LB III	Location on Major road Abuts Fire Station	Acquisition Cost Probable Ground contamination New building cannot be merged w/existing fire station w/o substantial cost
Dimilia Property Map 29-129	Private	103,620	auto dealership	23,824	1 story	23,824	74	LB II	Location and size of parcel	Acquisition Cost Owners asking above market value
Purecoat Map 38 Lot 8 & 9	Private	126,726	manufacturing	65,805	1 story	67,165	87	B	Location - adjacent to High School Size of Parcel	Acquisition Cost Environmental Issues Significant loss of tax revenue
Our Lady of Mercy	Private		Church, Rectory, Convent, Sr. Center					SC		

SC = Single Family C
 LB = Local Business
 B = General Business
 GR = General Residential

1 - total of 5 buildings, 4 built in 1900, and 1 (16,18 ft²) built in 2003
 2 - includes garage (1 story) and office (2 stories)
 3 - two story portion built 1934

APPENDIX 4

LIST OF PEOPLE INTERVIEWED

<i>Item</i>	<i>Date</i>	<i>Contact</i>	<i>Representation</i>	<i>Telephone</i>
1.	6/12/07	Peter Castanino	Director, Belmont Department of Public Works	617.993.2680
2.	6/12/07	Glenn Clancy	Director, Belmont Community Development	617.9932650
3.	6/12/07	Kevin Looney	Manager, Belmont Building Services Department	617.993.2640
4.	7/11/07	Maureen Connors	Director, Belmont Public Library	617.993.2852
5.	7/11/07	Hal Shubin	Chairman, Belmont Library Trustees	617.489.6595
6.	7/11/07	Patricia Brusch	Chair / Member, Warrant Committee et al.	617.486.3778
7.	7/14/07	Peter Holland	Superintendent, Belmont School Administration	617.993.5400
8.	7/14/07	Gerry Missal	Director, Belmont School Administration	-
9.	*	Timothy Richardson	Manager, Belmont Municipal Light Department	617.993.2817
10.	*	Richard McLaughlin	Chief, Belmont Police Department	617.993.2570

* Interviewed during facility tour by members of the 'CPOC – Work Group on separate occasions.