

BURLINGTON 128 DISTRICT REZONING INITIATIVE

Advisory Group
April 12, 2023



Brovitz Community Planning & Design
Dodson & Flinker, Inc.
Pam Brown, FAICP, J.D.



MassDevelopment /Site Readiness Program

Meeting Agenda

Time	Topic
12:00 PM	Get lunch and get settled
12:05-12:30 PM	Presentation & Q&A (technical and clarifying questions)
12:30-1:10 PM	Breakout Group Discussions—Test Sites
1:10-1:30 PM	Report Out Full Group Discussion
1:30 PM	End

Project Schedule Updates

- **Design Charrette, May 23-25**
- **Advisory Committee Meeting #3:**
June (date TBD)
- **Target for zoning adoption:** Town Meeting, January 2024

128 DISTRICT PROJECT AREA AND CONTEXT

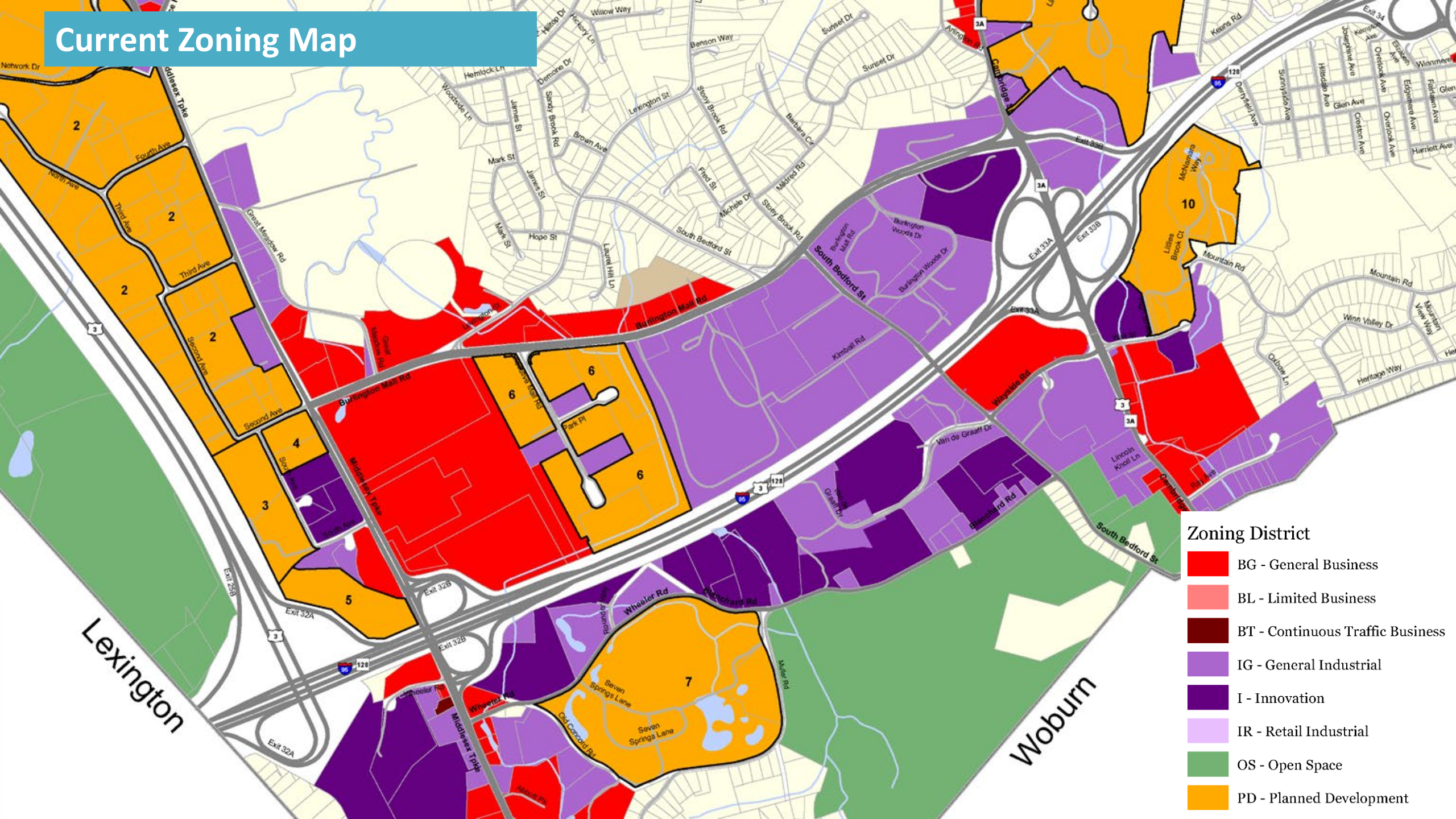


❑ **128 District Project Area:** Generally bordered by Blanchard Road, Route 3, Route 3A, and Burlington Mall Road.

❑ **Approximately 570 Acres of Land**

❑ **Surrounding Context:** Northeastern University Innovation Campus, Vine Brook, aquifers and natural systems, the Vine Brook WTP and wellfields, transit connections to Alewife Station, Lowell, and Lexington

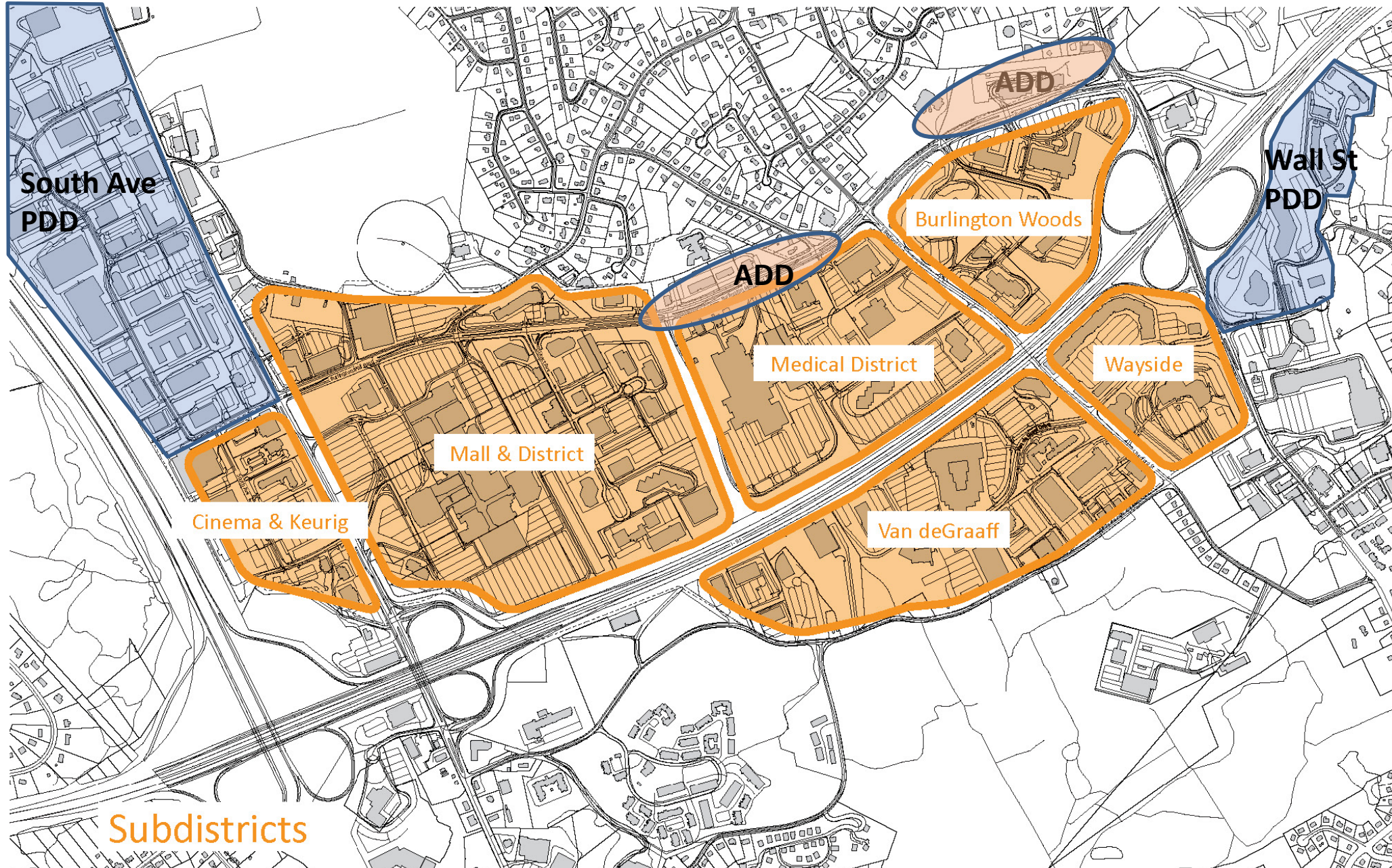
Current Zoning Map



Zoning District

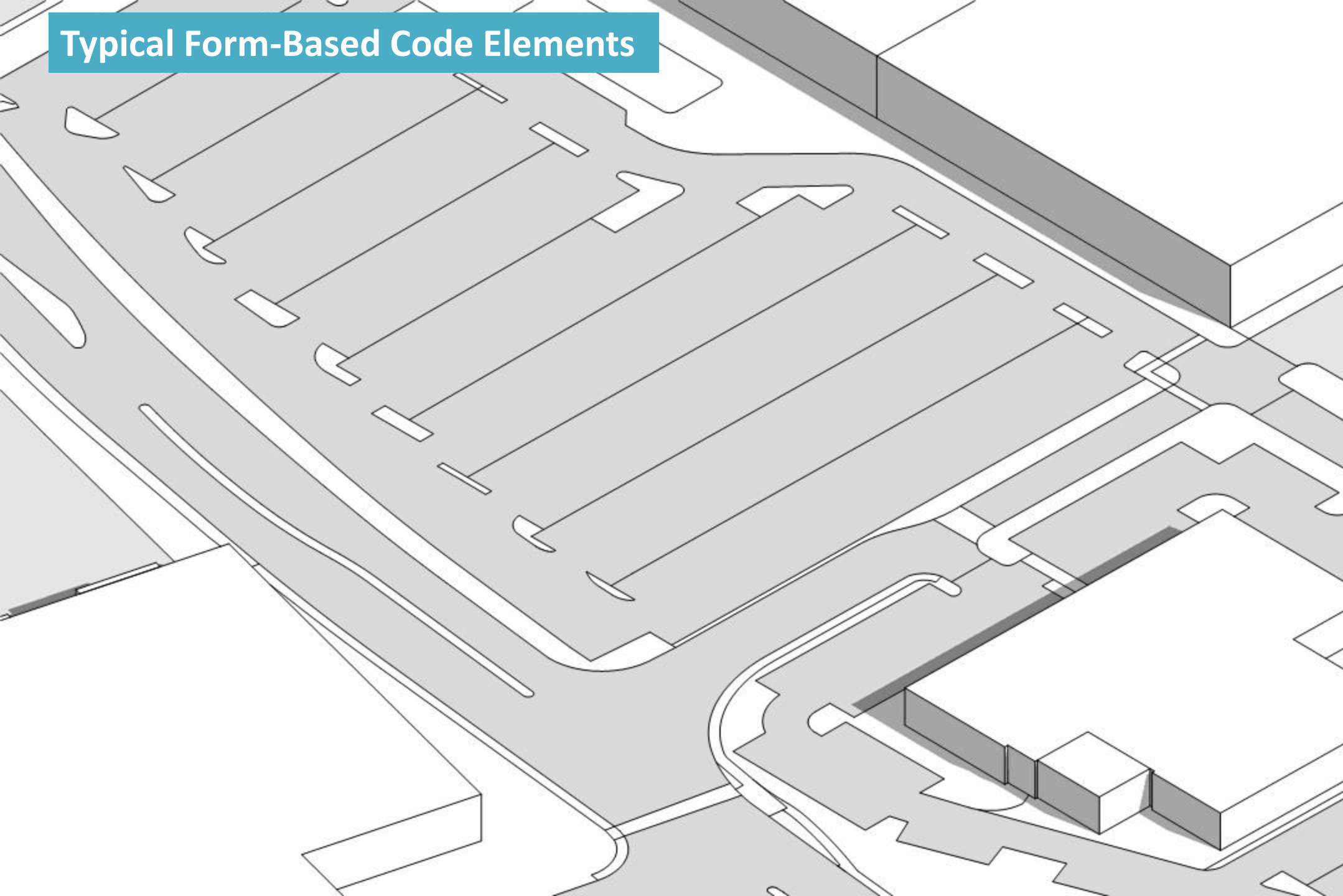
- BG - General Business
- BL - Limited Business
- BT - Continuous Traffic Business
- IG - General Industrial
- I - Innovation
- IR - Retail Industrial
- OS - Open Space
- PD - Planned Development

ZONING CONCEPTS – OVERLAY SUBDISTRICTS

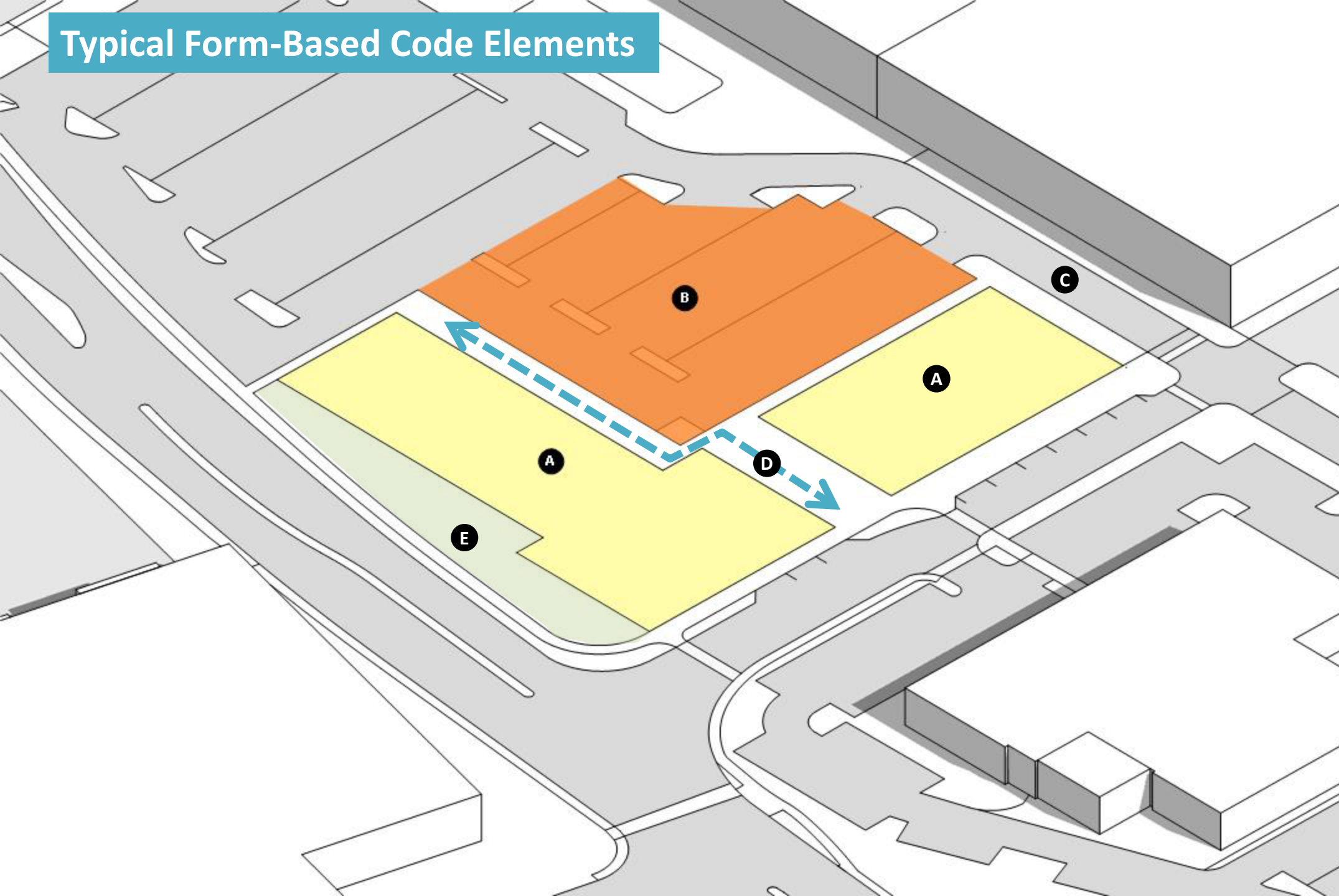


Typical Form-Based Code Elements

Existing
Conditions



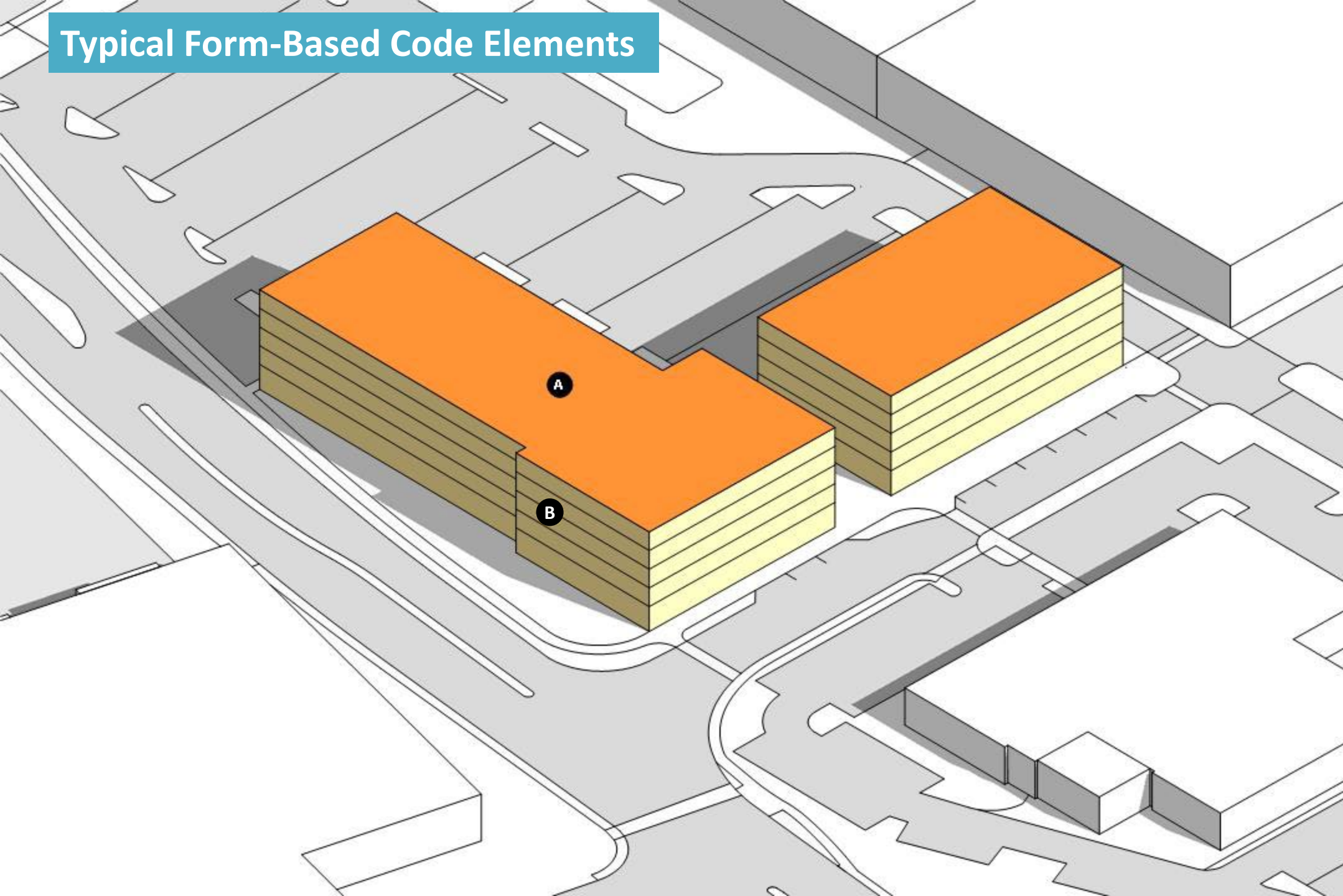
Typical Form-Based Code Elements



- A** Building placement
- B** Parking placement
- C** Vehicular Access
- D** Pedestrian Connections
- E** Public Realm Interface

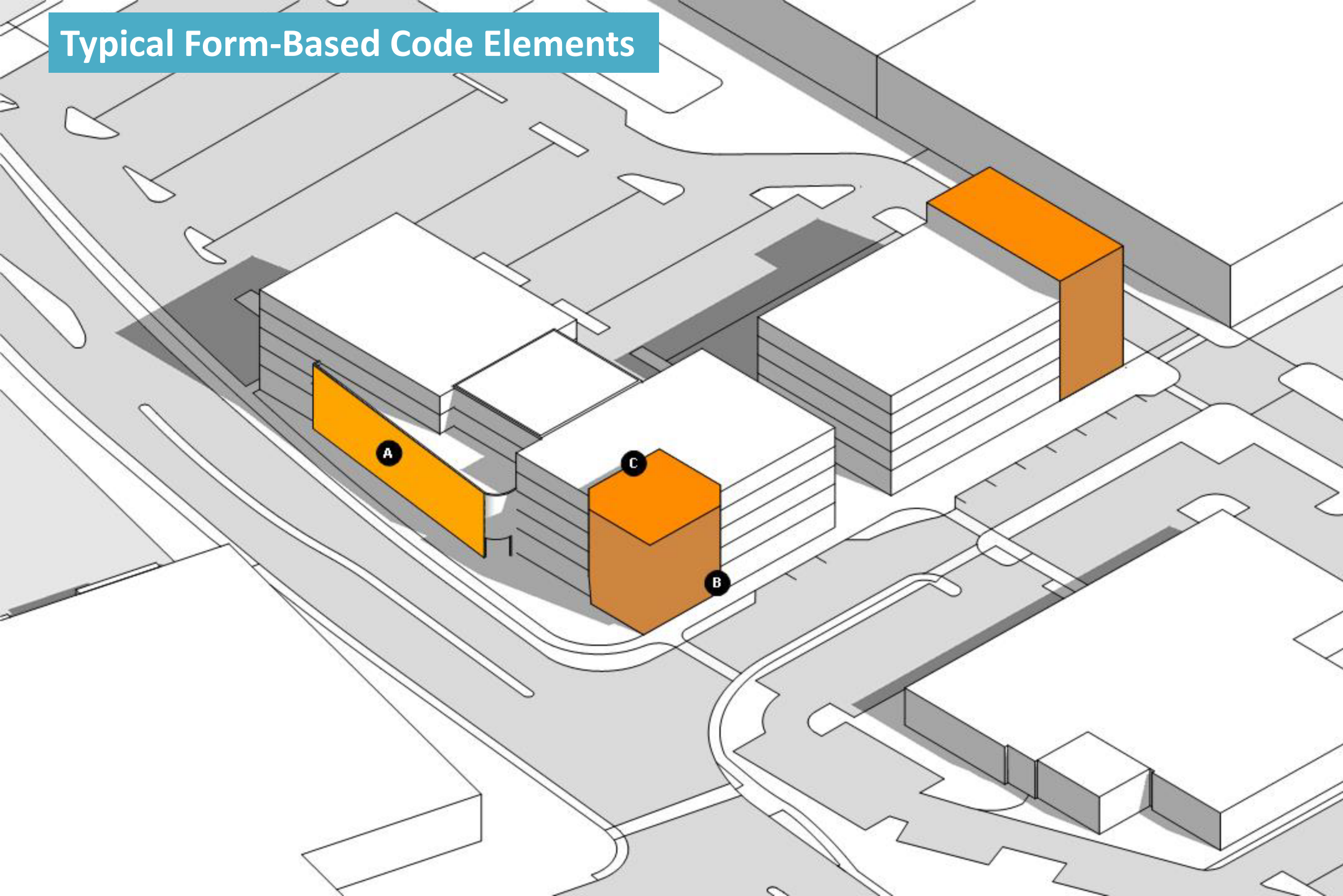
Typical Form-Based Code Elements

- A** Building height/stories
- B** Building bulk

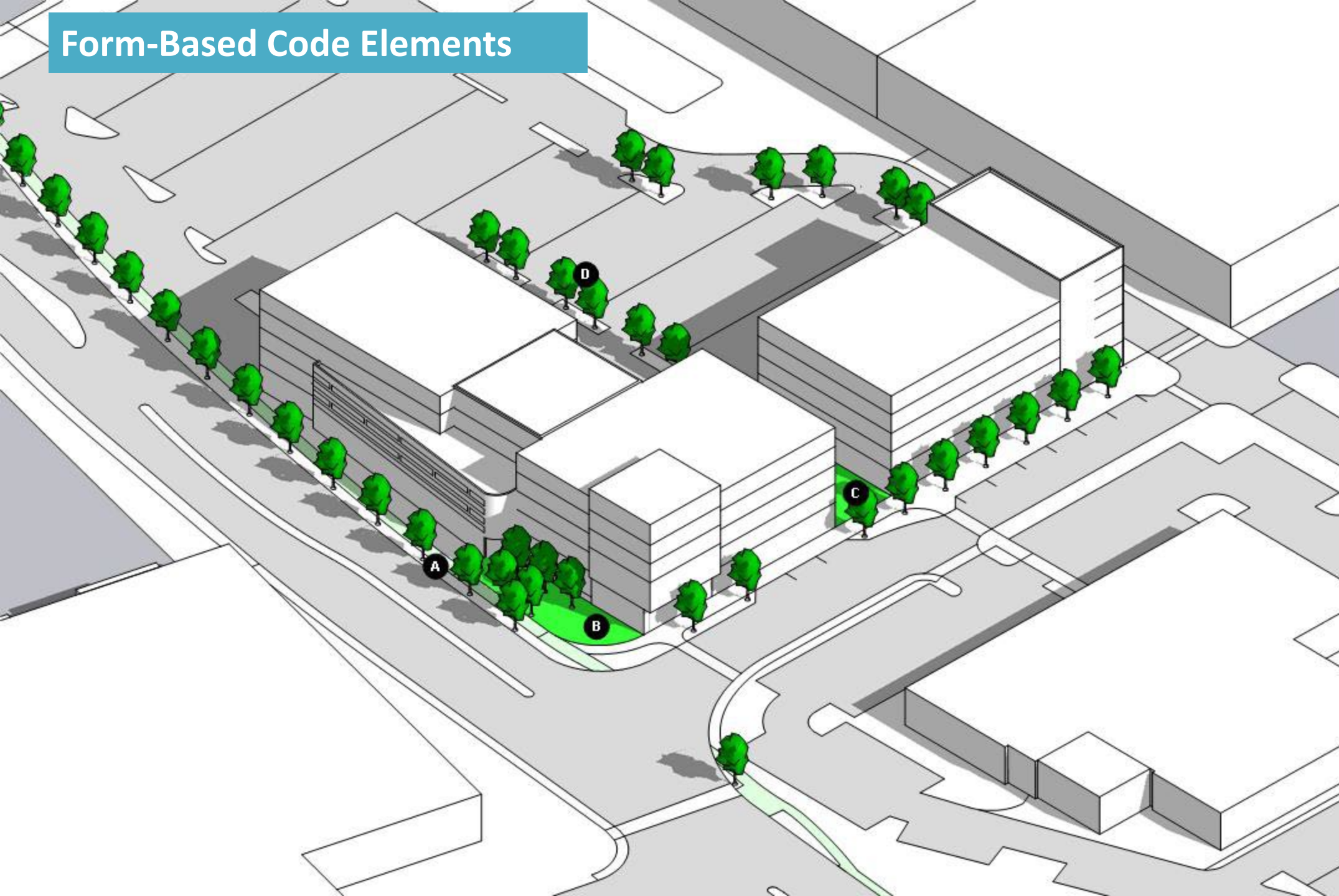


Typical Form-Based Code Elements

- A** Façade articulation
- B** Corner emphasis
- C** Height variation



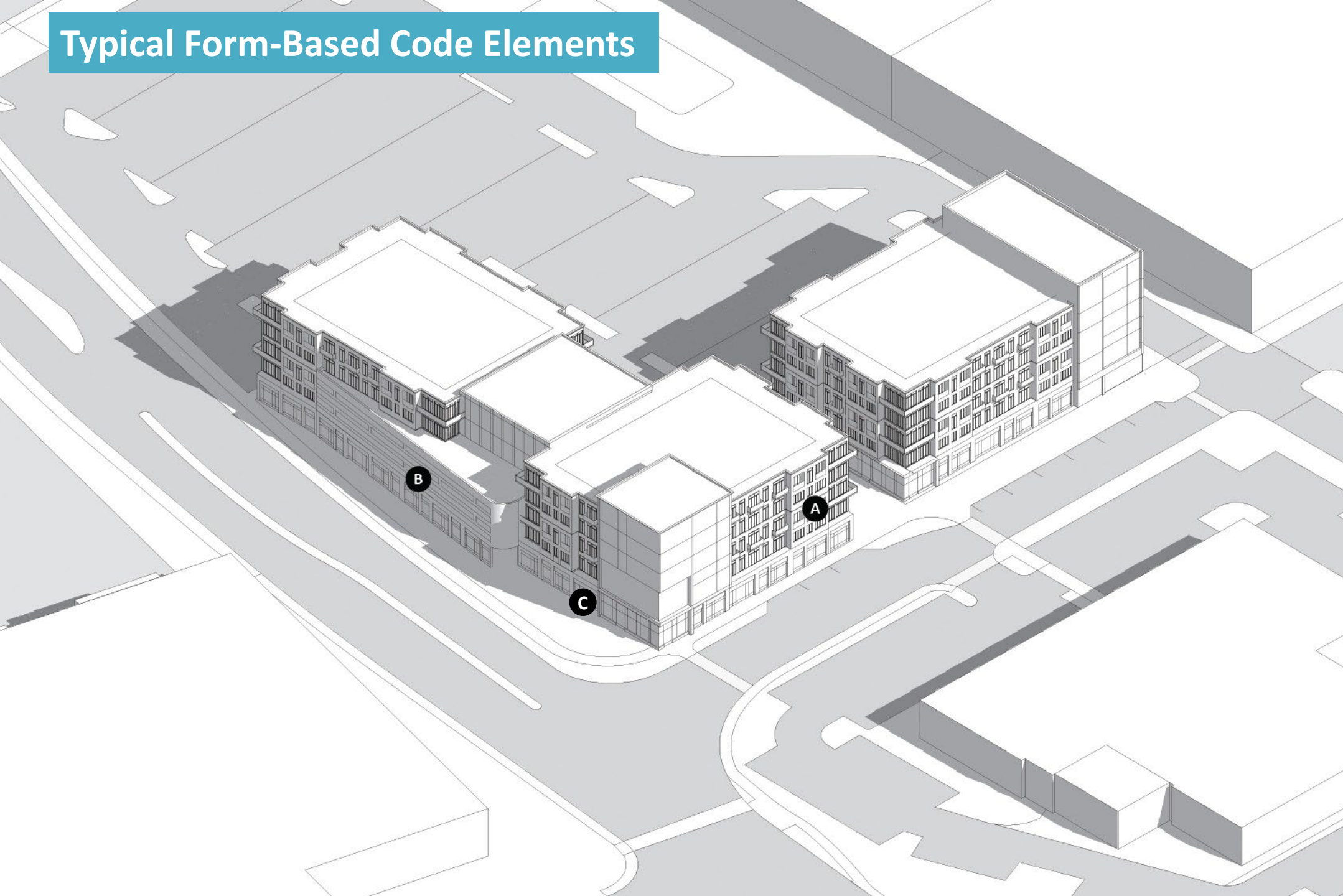
Form-Based Code Elements



- A** Streetscape, Complete Streets
- B** Outdoor Amenity Spaces,
- C** Pedestrian Connections
- D** Parking Lot Shade Trees, Landscaping, Screening, Low Impact Development

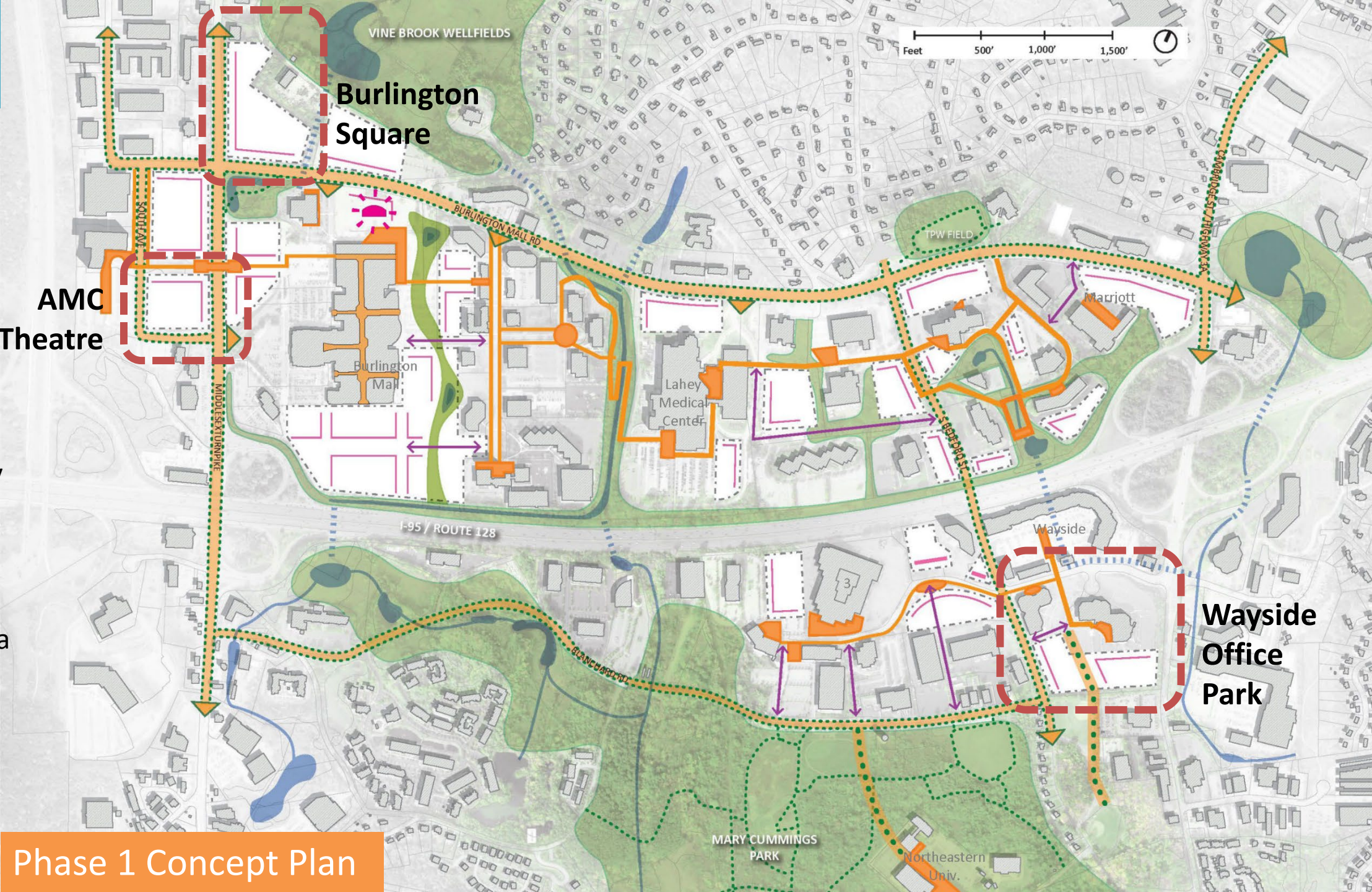
Typical Form-Based Code Elements

- A** Fenestration
- B** Signage
- C** Entrances



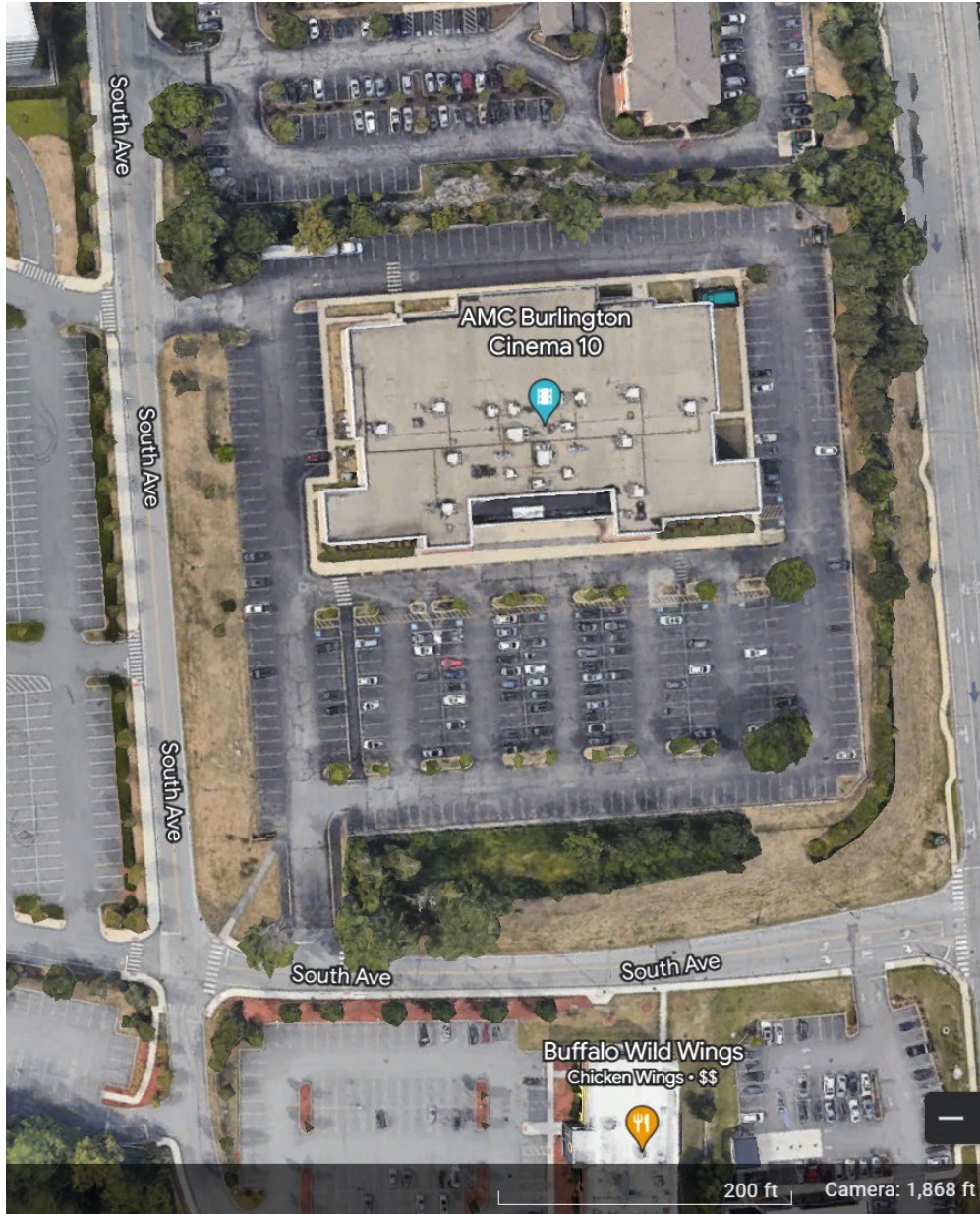
Focal Sites for Today

- Complete Street Corridors
- Street Connections
- Nodes and Interconnectivity
- Development Opportunity Area
- Development Frontage



Phase 1 Concept Plan

AMC Theatre—Middlesex Turnpike & South Ave



Existing Conditions

- Zoning: Innovation District
- Lot Size: approximately 5 acres
- FAR: approx. 0.15
- Current Use: AMC Theatre. Leased until 2029.

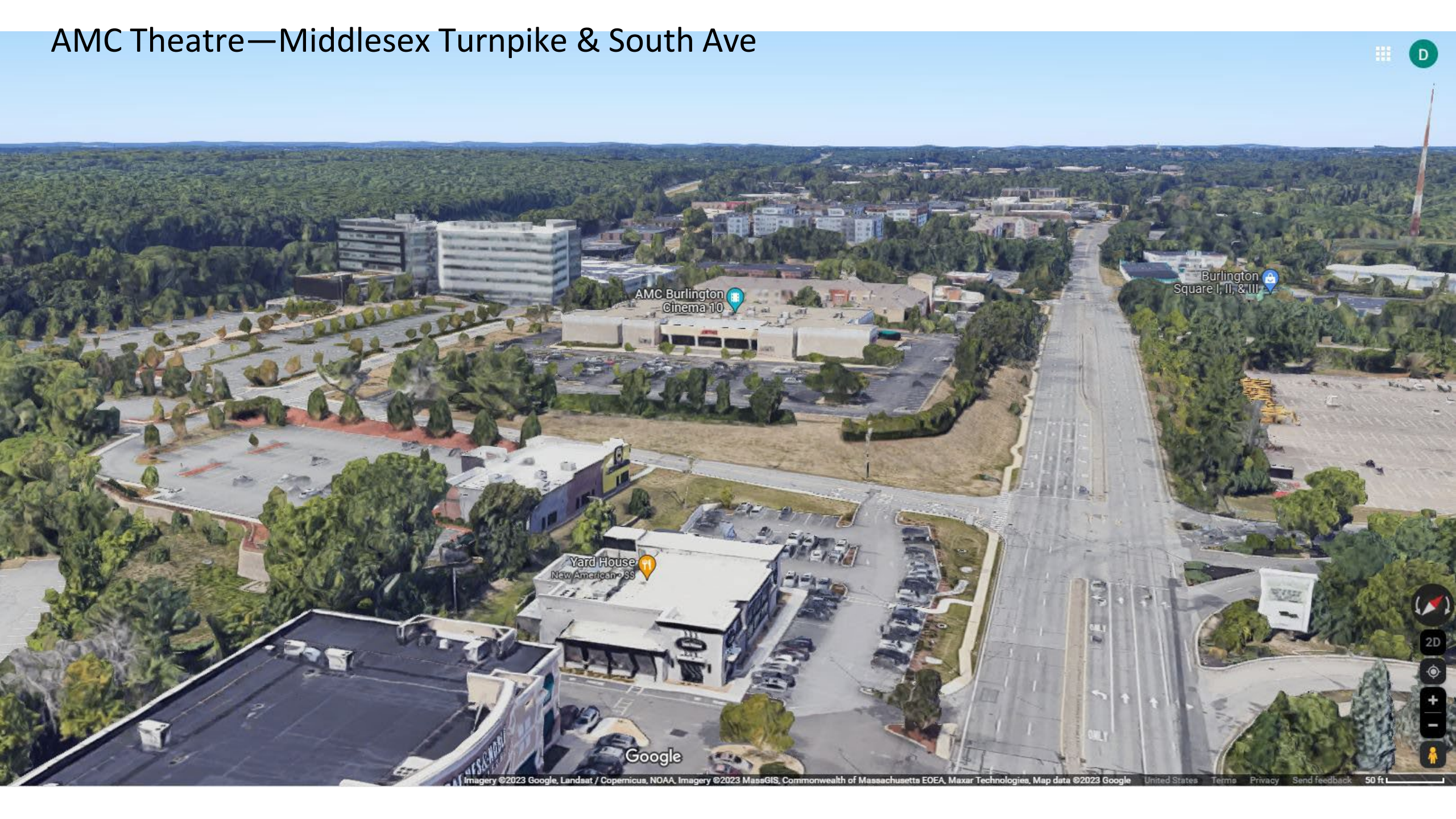


AMC Theatre—Middlesex Turnpike & South Ave



- Standalone building surrounded by surface parking
- Sidewalk along Middlesex Turnpike
- Significant grade change to east and south
- Building is not visible from Middlesex Turnpike or South Ave (from south)
- Blank wall facing South Ave to west






AMC Theatre—Middlesex Turnpike & South Ave

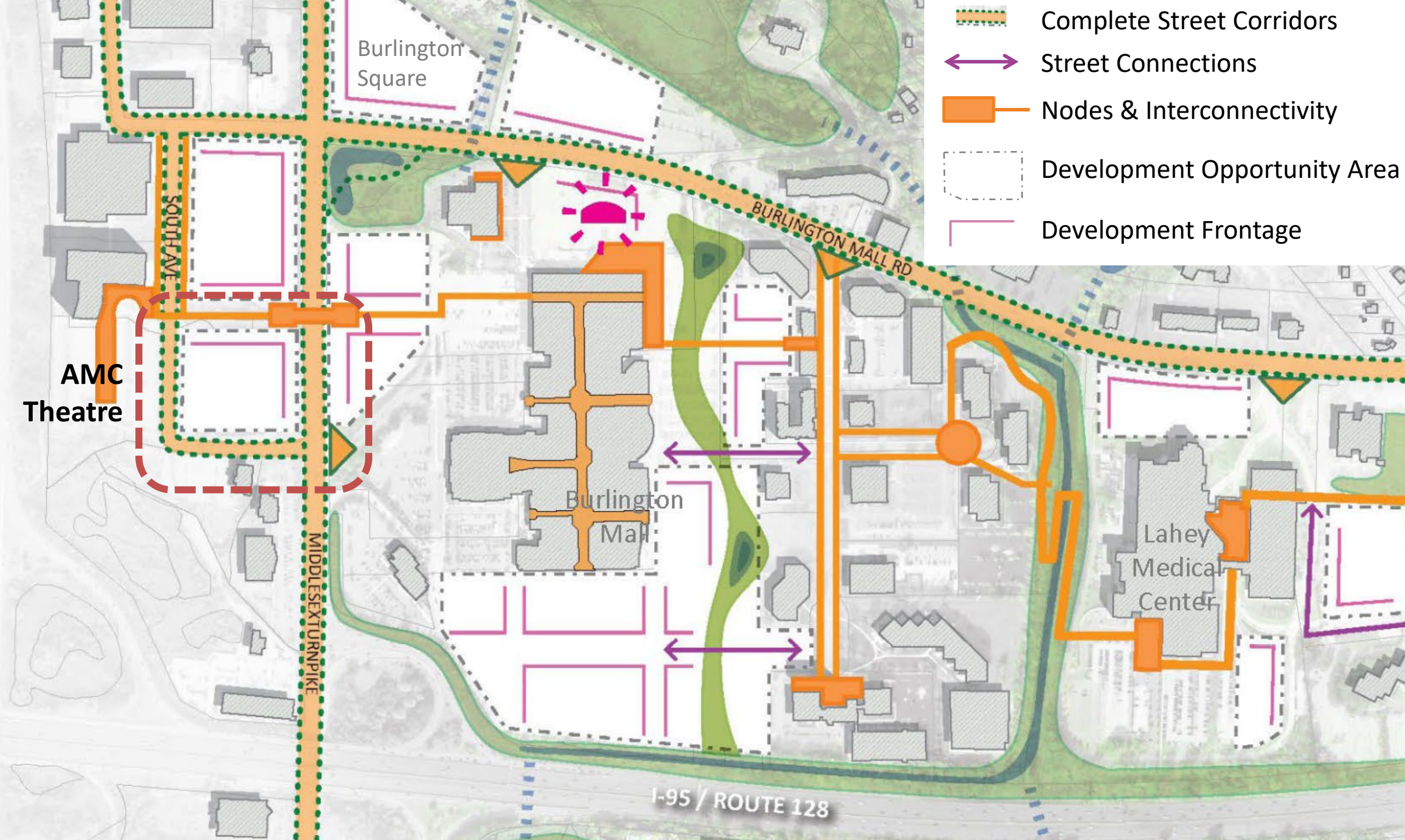


AMC Theatre—Middlesex Turnpike & South Ave



200,000 square feet of
lab space permitted

-  Complete Street Corridors
-  Street Connections
-  Nodes & Interconnectivity
-  Development Opportunity Area
-  Development Frontage



Burlington Square – Mall Road & Middlesex Turnpike



Existing Conditions

- Zoning: General Business District
- Lot Size: approx. 6.75 acres
- FAR: approx. .3
- Current Uses: Staples, Golf Galaxy, and small office, retail, and restaurant tenants

Burlington Square – Mall Road & Middlesex Turnpike

- Parking lot along the frontage of MTP/Mall Road (100% corner)
- Commercial building along MTP frontage and Mall Road with blank façade facing the street.
- No landscape, streetscape, sidewalk, bike lanes, pedestrian access from the street
- Staples is oriented sideways and completely screened from MTP by large trees.
- Difficult vehicle access due to close proximity to the intersection.
- Vine Brook on site but no access
- Significant grade change to Mall Road and southern end of Middlesex Turnpike

Burlington Square – Mall Road & Middlesex Turnpike





Wayside Office Park—Cambridge St, Wayside Rd, South Bedford St.



Existing Conditions

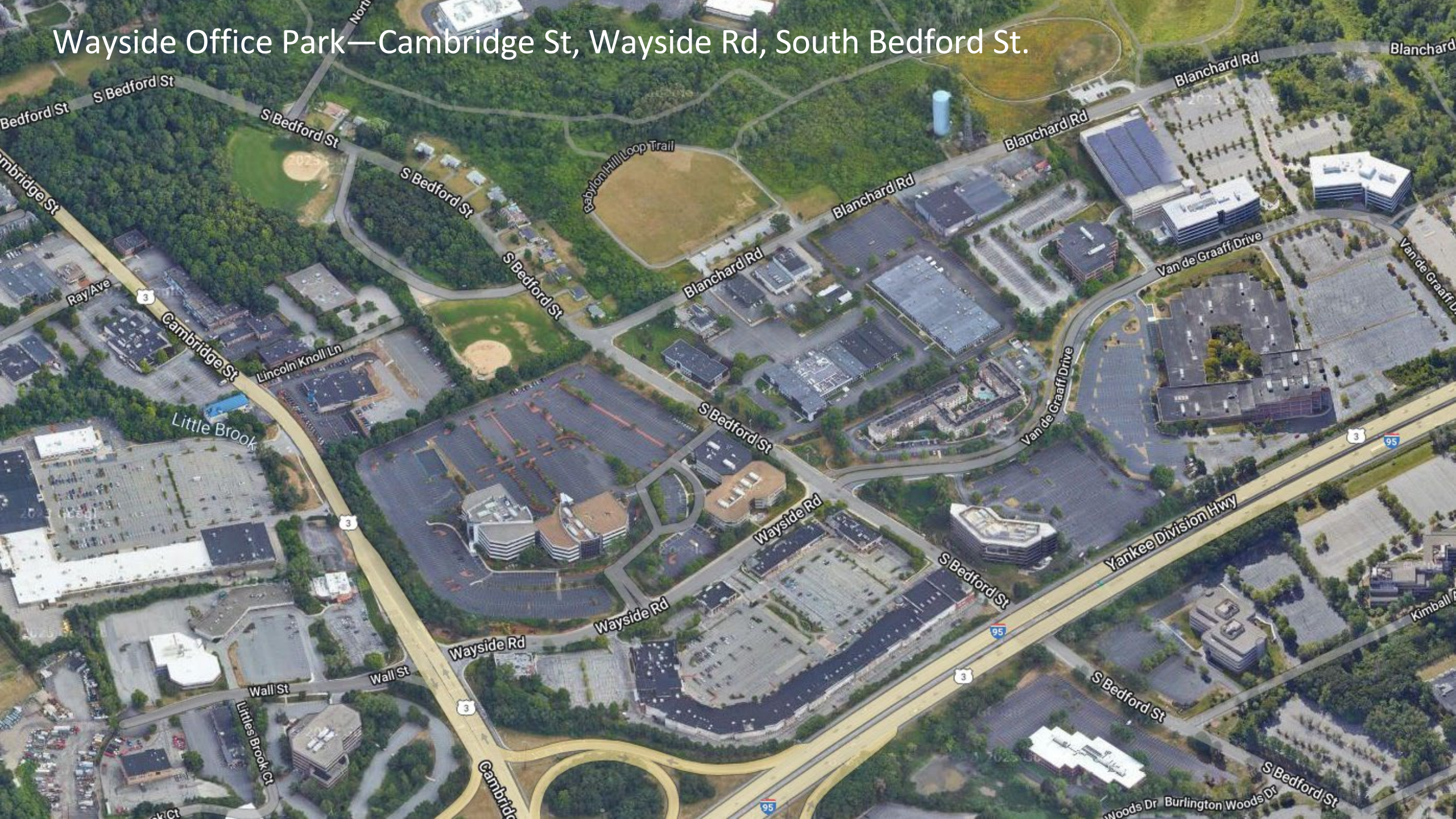
- Zoning: General Industrial
- Lot Size: approx. 21 acres
- FAR: approx. 0.5
- Two office buildings






Wayside Office Park—Cambridge St, Wayside Rd, South Bedford St.



- Building A:
 - Nuance Communications
 - Building is aligned with Wayside Rd & S. Bedford St
 - Main entry faces lot interior.
- Building B:
 - Microsoft, Here Technologies, Progress, Work.
 - Parking on all sides.
 - Main entrance faces lot interior.
- Sidewalk along Wayside Rd
- Significant grade changes to Wayside Rd and Cambridge St.

Wayside Office Park—Cambridge St, Wayside Rd, South Bedford St.



-  Complete Street Corridors
-  Street Connections
-  Nodes & Interconnectivity
-  Development Opportunity Area
-  Development Frontage



Example - South Ave PDD - Third Avenue



- Pedestrian oriented horizontal mixed-use district
- Attractive Streetscapes (curb bumpouts at intersections, brick strip along sidewalk, street trees, lighting).
- Buildings are lined up along the edges of the sidewalk with storefronts
- Varied building sizes. Larger buildings are broken into smaller masses
- Parking behind or side of building.
- Pocket parks, outdoor seating, gateway treatments, wayfinding signs

Example - South Ave PDD - Third Avenue



Curb extension, crosswalks, and streetscape
at 3rd Ave and MTP



Gateway at 3rd Ave and MTP

Example - South Ave PDD - Third Avenue



Wegmans' tower terminates views on both 3rd Ave and 2nd Ave;
Outdoor amenity space between Wegmans and parking garage



"The Green" – Well positioned pocket park with active uses,
programming, attractive materials, and peripheral outdoor dining



Streetscape and active outdoor amenity space

Q&A

Are there any clarifying questions about what we presented?

Please save comments for breakout group discussions and the full group discussion at the end of the meeting.

Breakout Groups

Discussion Questions

- Strengths & Weaknesses: What are the biggest strengths and weaknesses of this area?
- Circulation: How does this site fit into the vehicle, pedestrian and bicycle circulation networks and how can it be improved?
- Open Space: Are there important open spaces on site or nearby? Are there opportunities to connect to others nearby?
- Uses: What kinds of uses would be appropriate or inappropriate on this site?
- Development: Location of new or redeveloped buildings
- Building Design: Size, shape, height and other design characteristics of new buildings
- Parking: Form and location of parking lots and structures
- Outdoor Amenities: Location, use and design characteristics
- Sustainability: Zoning for building energy performance, stormwater management, landscaping, etc.
- Signage: What kinds of signs are appropriate? How should gateways be marked?

Design Charrette, May 23-25

Tuesday	3-5PM	Site Tour (public)
	6:30-8:30PM	Listening Workshop (public)
Wednesday	9AM-1PM	Studio Work On-site (consultants)
	2PM-4PM	Site Visits (Advisory Group) and/or Focus Groups (property owners/operators)
	5PM-8PM	Visioning Workshop (public)
Thursday	9AM-4PM	Studio Work On-Site (consultants)
	4PM-6PM	Final Presentation Review (Advisory Group)





THANK YOU!

Contact Information:

Ted Brovitz
Brovitz Community Planning & Design
Ted.Brovitz@gmail.com
508.737.4402

Peter Flinker, FAICP, FASLA
Dodson & Flinker
peter@dodsonflinker.com
413-628-4496 x 102

Dillon Sussman
Dodson & Flinker
Dillon@dodsonflinker.com
413-628-4496 x 103