

# 128 DISTRICT DEVELOPMENT CASE STUDIES



**LOCAL EXAMPLES OF QUALITY DEVELOPMENT & DESIGN**



General Commercial, Retail & Restaurants

# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail



2001



2018

## SOUTH AVE PDD/3RD AVE

- Conversion from older general industrial buildings to a pedestrian oriented horizontal mixed use district.
- Attractive Streetscapes (curb outs at intersections).
- Building on the frontage with good fenestration.
- Parking behind or side of building.
- Façade treatments, pocket parks, outdoor seating, gateway treatments



# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail



## SOUTH AVE PDD/THIRD AVENUE

- Conversion from older general industrial buildings to a pedestrian oriented horizontal mixed use district.
- Attractive Streetscapes (curb outs at intersections).
- Building on the frontage with good fenestration.
- Parking behind or side of building.
- Façade treatments, pocket parks, outdoor seating, gateway treatments



# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail

## SOUTH AVE PDD/3RD AVE

- 3<sup>rd</sup> AVENUE – On street parking with brick apron.
- 11-Foot travel lanes to reduce speed and calm traffic.
- Curb extension that shorten pedestrian crossing with streetscape treatments and brick apron.
- Activation of sidewalk with outdoor seating.





# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail

## SOUTH AVE PDD/3RD AVE



- 3<sup>rd</sup> Ave streetscapes and active outdoor amenity space



- 3<sup>rd</sup> Ave buildings – On street parking, brick apron, buildings along the frontage with good fenestration; Buildings are somewhat flat (unarticulated); projecting blade signs are needed for pedestrians to see shops and restaurant up the street; full awnings would be an enhancement



# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail

## SOUTH AVE PDD/3RD AVE



- Good terminus view at with Wegmans at the top of 3<sup>rd</sup> Ave; streetscapes and active outdoor amenity space



# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail

## SOUTH AVE PDD/3RD AVE



- Attractive streetscapes, pedestrian cross walks, on-street parking, and 11- foot travel lanes all calm traffic are creating a vibrant pedestrian district



# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail

SOUTH AVE PDD/3RD AVE

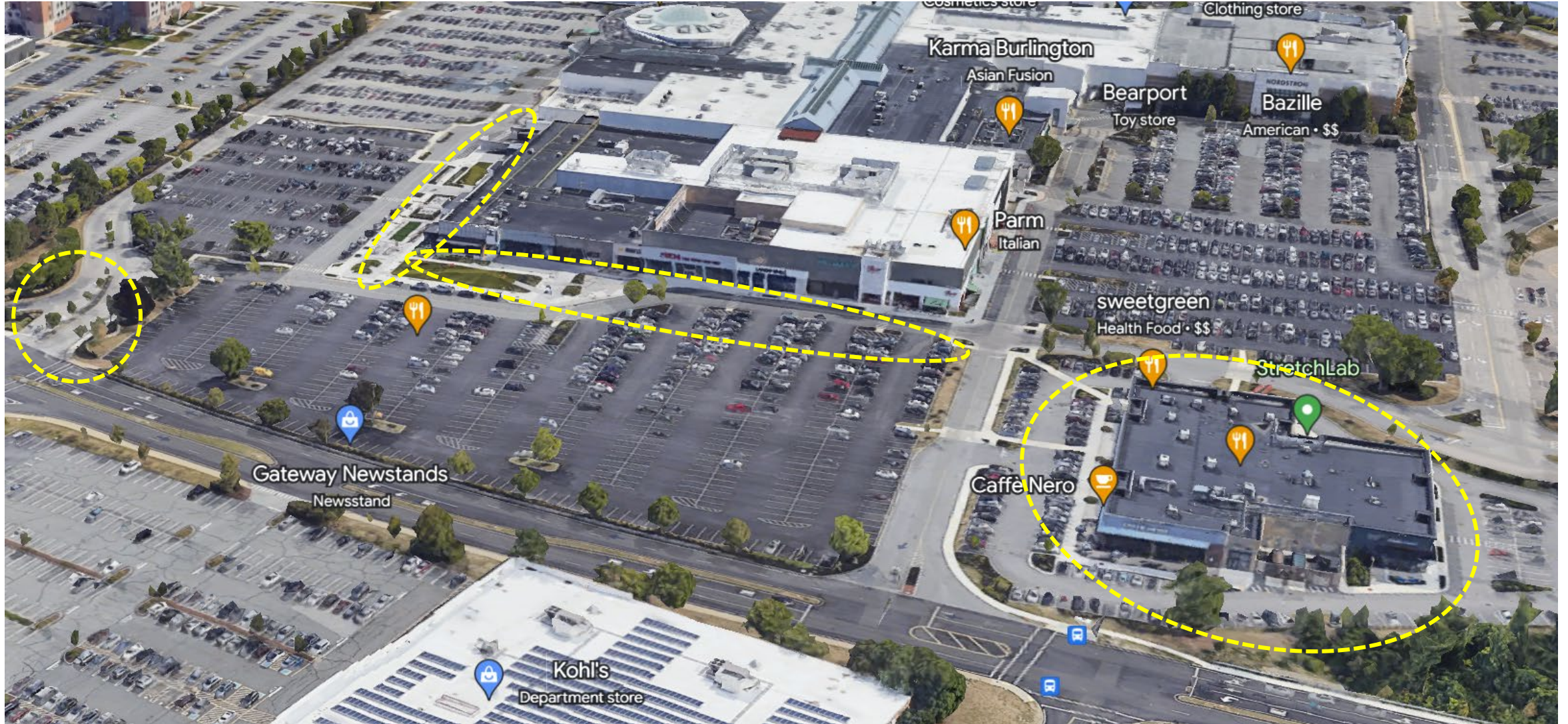


Café in front of Wegmans; Structured parking to the side of the building



# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail

## BURLINGTON MALL



- Reconfiguration of Sears Dept Store and Auto Center into restaurants and retail, exterior facades and activation



# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail



## BURLINGTON MALL

- New External business configuration, access, façade/signage, and outdoor amenity spaces in former Sears Dept. Store.
- Reconfiguration of Sears Dept Store and Auto Center into restaurants and retail, exterior facades and activation
- Gap in sidewalk on Mall Road frontage; Infill development opportunity



# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail

## BURLINGTON MALL



- New External business configuration, access, façade/signage, and outdoor amenity spaces in former Sears Dept. Store.



# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail



BURLINGTON MALL

EXTERNAL ACTIVATION: Restaurants with external access, façade/sign treatments, outdoor dining terraces, streetscape treatments.



# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail

## Middlesex Turnpike Corridor



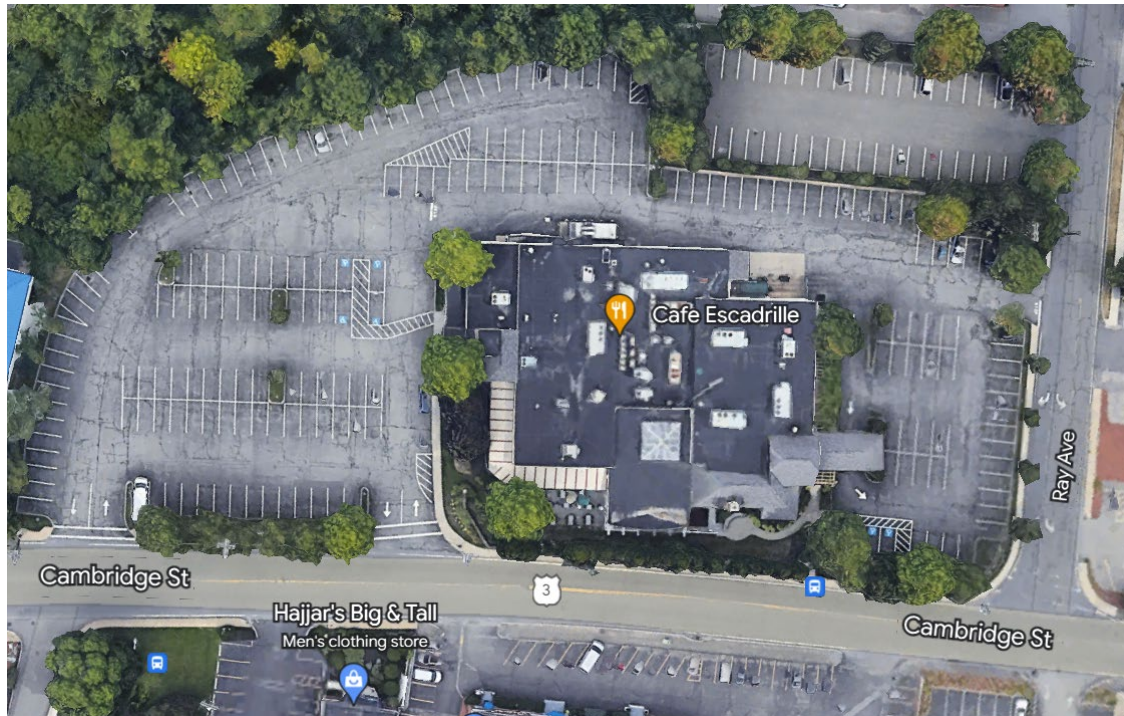
### METRO CREDIT UNION

- Metro Credit Union and Jersey Mike's Subs.
- Attractive small contemporary commercial building located along the street frontage.
- One access point from MTP a parking to the side and rear.
- Street trees and landscape treatments along frontage.
- Pedestrian connection to public sidewalk.



# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail

## Cambridge Street Corridor



### CAFÉ ESCADRILLE & BANQUET HALL

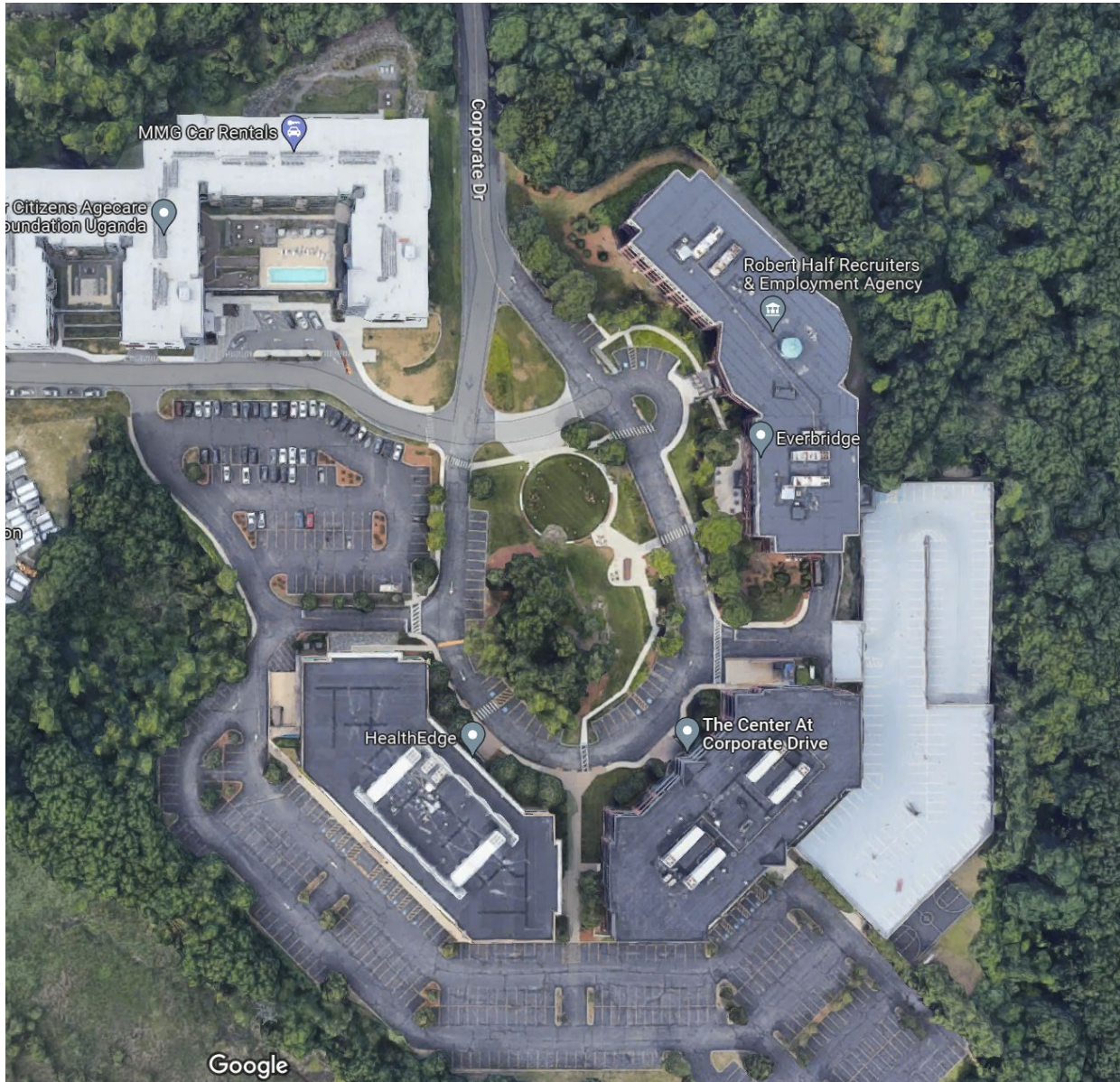
- Attractive restaurant built along the frontage with outdoor dining, streetscape and landscape enhancements
- Parking to the side and rear of building; Supplemental parking deck at 10 Ray Ave for banquet hall



Corporate Office and Life/Science



# 128 DISTRICT MODEL DEVELOPMENT/Corporate Office & Life/Science



## CORPORATE DRIVE PDD – THE CENTRE

- Office campus buildings centered on attractive and open gathering space.
- Most parking is located to the rear of the buildings





# 128 DISTRICT MODEL DEVELOPMENT/Corporate Office & Life/Science

## SOUTH AVE PDD/KEURIG & DR. PEPPER



- Large lab and office building with pedestal parking (4-levels) located along the frontage of South Ave.
- Landscaped parking lot with pedestrian connection to the building and basketball court.
- Elevated walkway between 2 buildings.
- Streetscape along South Ave with sidewalk connection to buildings



# 128 DISTRICT MODEL DEVELOPMENT/Corporate Office & Life/Science



NWPDD/NETWORK DRIVE



# NWPDD/NETWORK DRIVE

| BUILDING            | LEVELS | FLOOR PLATE        | TOTAL AREA |
|---------------------|--------|--------------------|------------|
| BUILDING A          | 4      | 40,000 sf / floor  | 160,000 sf |
| BUILDING B          | 4      | 40,000 sf / floor  | 160,000 sf |
| BUILDING C          | 4      | 46,000 sf / floor  | 180,000 sf |
| TOTAL SF AREA       |        |                    | 500,000 sf |
| POTENTIAL GARAGE    | 4      | 100 spaces / floor | 400 spaces |
| POTENTIAL GARAGE    | 4      | 70 spaces / floor  | 280 spaces |
| TOTAL GARAGE SPACES |        |                    | 680 spaces |







BURLINGTON MALL

ISLAND CREEK OYSTER BAR

COFFEE NERO

PRESSED CAFE

v.good

CHIPOTLE

clover food lab

TAVERN SQUARE

USCANA KITCHENS

3RD AVE

Wegmans

ARCHER HOTEL

BANCROFT

REDSTONE

NINO

twist

Family Cafe

KINGS



LIFE TIME

South Entry

25

Build to Suit

15

35

95

75

45

55

65

Center Entry

NETWORK DRIVE

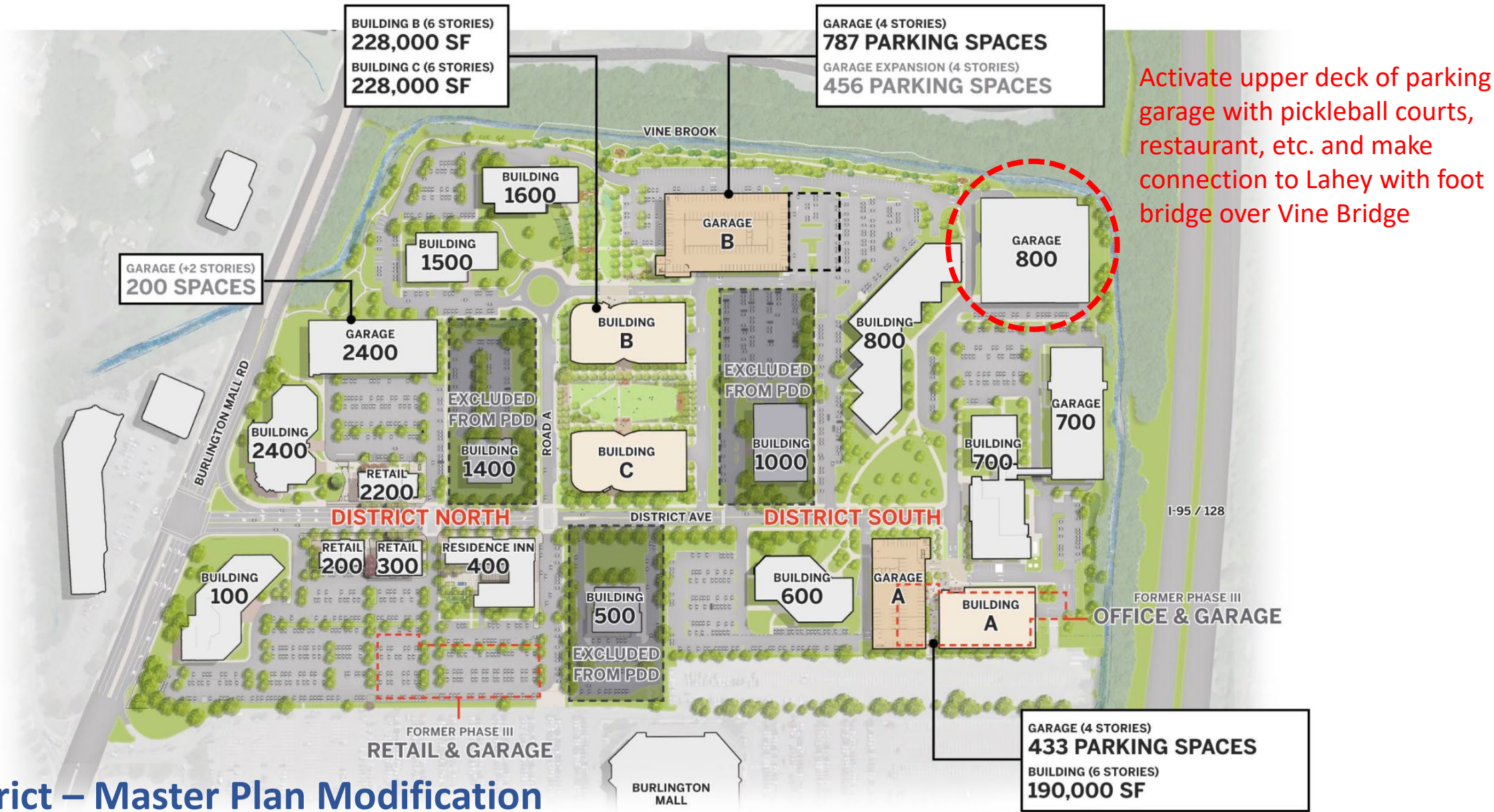
AT NORTHWEST PARK



NWPDD/NETWORK DRIVE



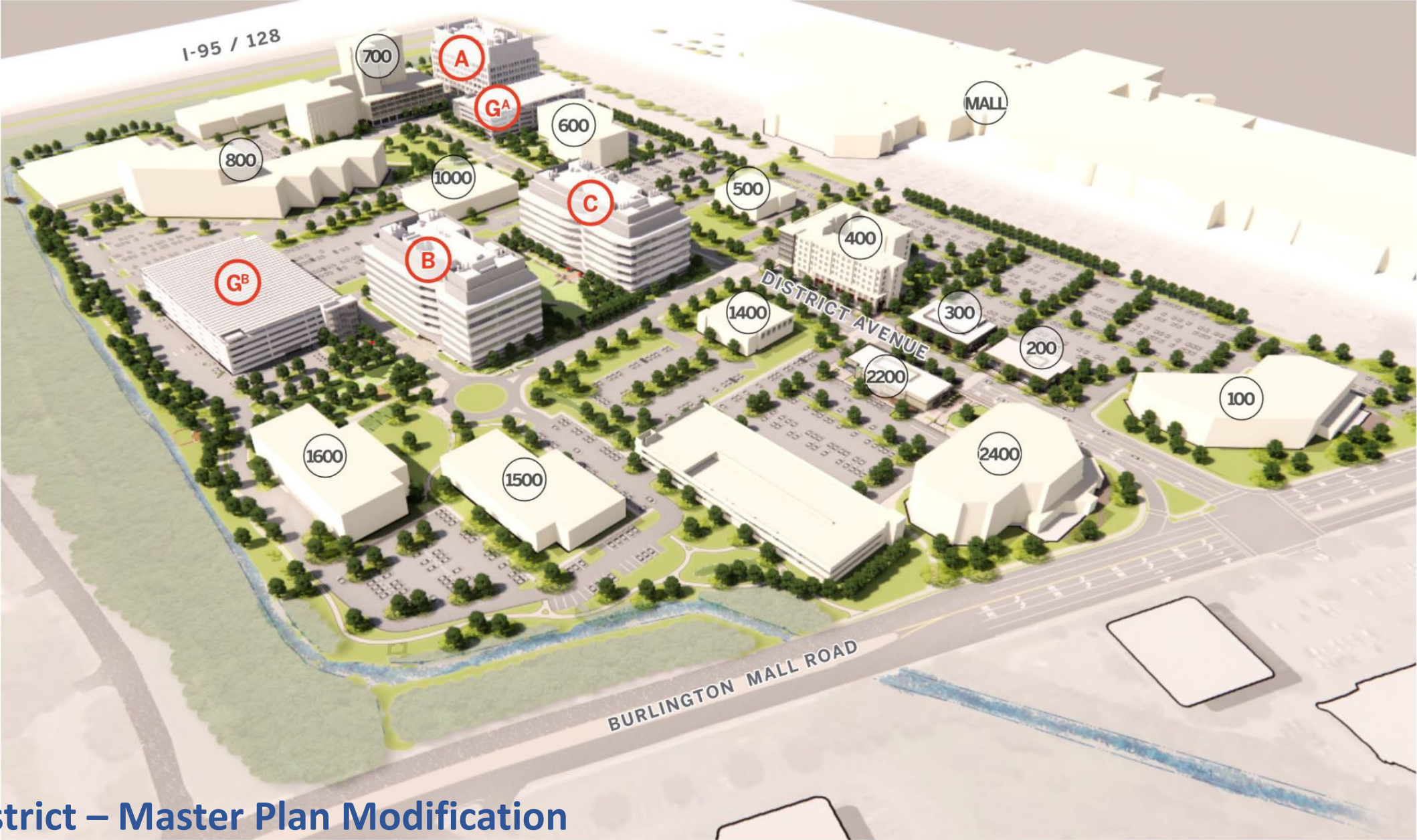
# 128 DISTRICT MODEL DEVELOPMENT/Corporate Office & Life/Science



The District – Master Plan Modification



# 128 DISTRICT MODEL DEVELOPMENT/Corporate Office & Life/Science



The District – Master Plan Modification



Prometric

Charles River  
Development

# THE DISTRICT

The Open Group  
Vine Brook  
Synopsis

HMMH

PharmaLex US  
Corporation

Buildings located along  
frontage; Attractive  
Streetscape treatments;  
Parking to the Side and  
rear of building;  
Activation at restaurants  
with outdoor seating.

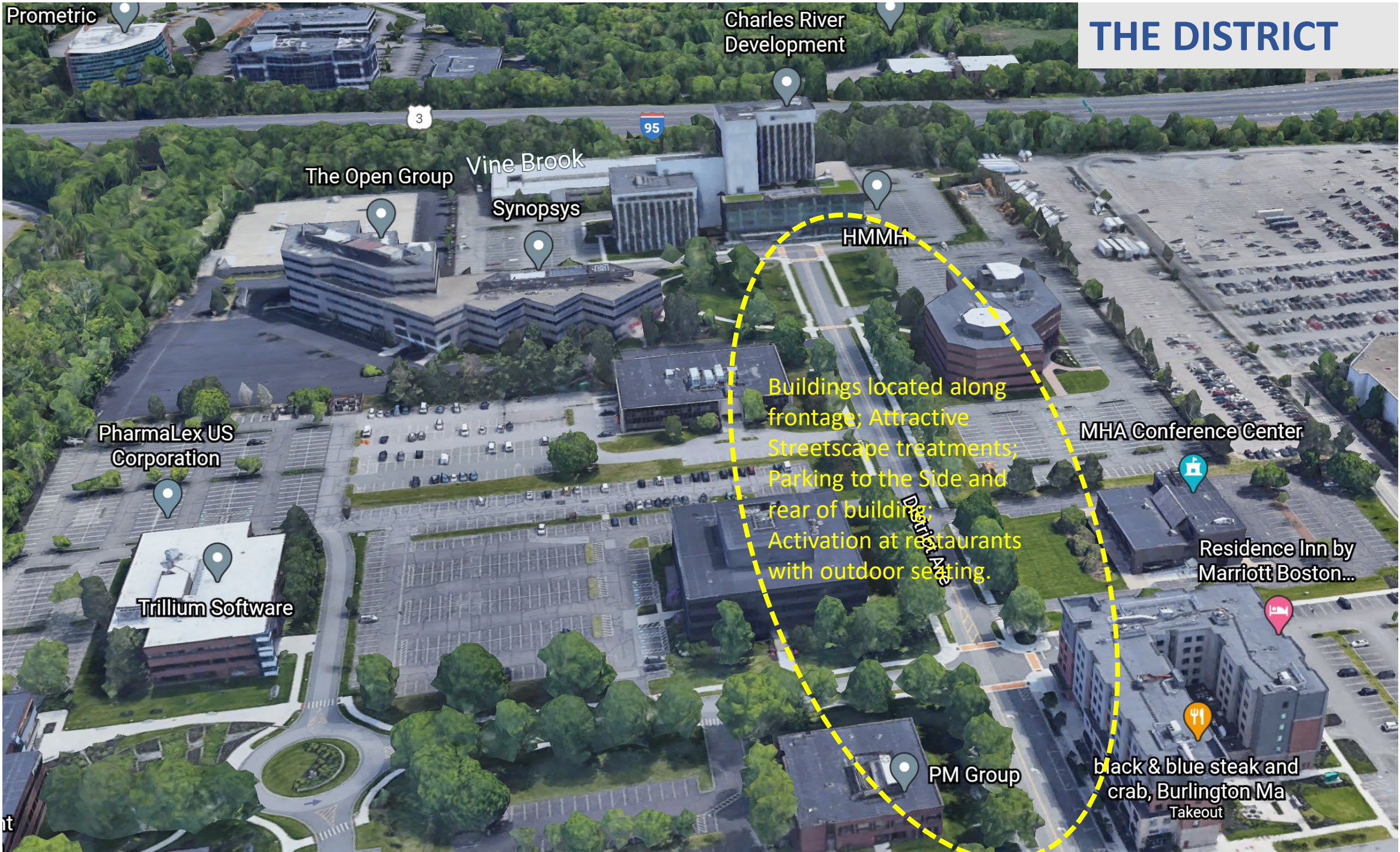
MHA Conference Center

Trillium Software

Residence Inn by  
Marriott Boston...

PM Group

black & blue steak and  
crab, Burlington Ma  
Takeout





# 128 DISTRICT MODEL DEVELOPMENT/Corporate Office & Life/Science



## THE DISTRICT

- MODEL: Charles River Building 4-story infill development along the front and side of main building
- Rooftop deck and gathering space
- Attractive streetscape and street trees
- Good fenestration on front façade
- Parking to the side and parking garage to the rear
- Good terminal view at the end of District Drive



# 128 DISTRICT MODEL DEVELOPMENT/Corporate Office & Life/Science

## Burlington Office Park/Wall Street PDD



- Salesforce – Contemporary office building; structures parking; attractive landscape/streetscape; parking lot landscape.
- Potential for infill development over parking garage



Residential



# 128 DISTRICT MODEL DEVELOPMENT/Residential



## Sunrise Senior Living

- Attractive assisted living complex on Mall Road.
- 79 rental units.
- Adjacent and connected to TRW Park.



# 128 DISTRICT MODEL DEVELOPMENT/Residential

## Corporate Drive – The Reserve





# 128 DISTRICT MODEL DEVELOPMENT/Residential



## Corporate Drive – The Reserve

- Attractive contemporary apartment building with 271 units.
- Pedestal parking (2-level)
- Attractive and purposeful open spaces
- Range of unit types and size.





# 128 DISTRICT MODEL DEVELOPMENT/Residential



## South Ave PDD - Third Ave

- **Tremont Apartment Building –**  
Attractive architecture, streetscapes, outdoor amenity spaces, parking garage (2-level); 180 units
- **Huntington Apartment Building -**  
Attractive architecture, streetscapes, outdoor amenity spaces, pedestal parking (1-level); 120 units



# 128 DISTRICT MODEL DEVELOPMENT/Residential

**NEW APARTMENT BUILDINGS:** Lifetime Living with 167 units and planned 174-unit complex with pedestal parking; new commons, and potential connection to 3<sup>rd</sup> Avenue.





# 128 DISTRICT MODEL DEVELOPMENT/Residential

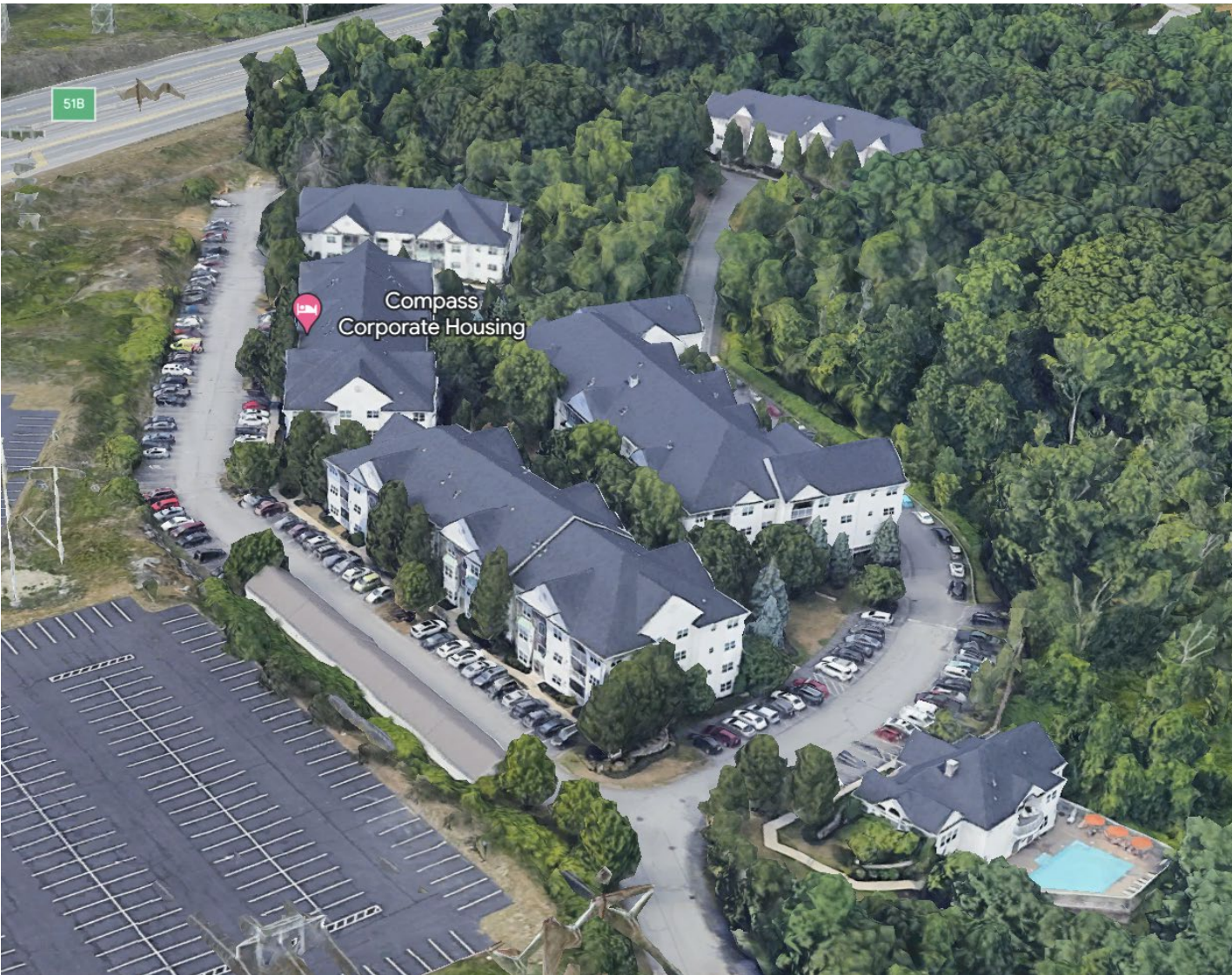


- **Lifetime Living:** New apartment building in NWP with 174 units; pedestal parking (1 level); Oriented to 4th Ave with parking and landscaping along MTP



# 128 DISTRICT MODEL DEVELOPMENT/Residential

## Wall Street PDD - Heritage at Stone Ridge



- Contemporary 180-unit garden apartment complex.
- Range of different unit types and size.
- 36 affordable units.
- Attractive center courtyard and active open space.





# Open Space & Activation



# 128 DISTRICT MODEL DEVELOPMENT/Open Space & Activation

- Oracle interior courtyard and exterior walkways, landscape and open spaces





# 128 DISTRICT MODEL DEVELOPMENT/Open Space & Activation



NW Park PDD – Corporate Campus

PERFORMANCE GLADE



# 128 DISTRICT MODEL DEVELOPMENT/Open Space & Activation





# 128 DISTRICT MODEL DEVELOPMENT/Open Space & Activation



NW Park PDD – Corporate Campus





# 128 DISTRICT MODEL DEVELOPMENT/Open Space & Activation

## NW Park PDD – Corporate Campus





# 128 DISTRICT MODEL DEVELOPMENT/Open Space & Activation

## South Ave PDD - Third Avenue



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



# 128 DISTRICT MODEL DEVELOPMENT/Open Space & Activation



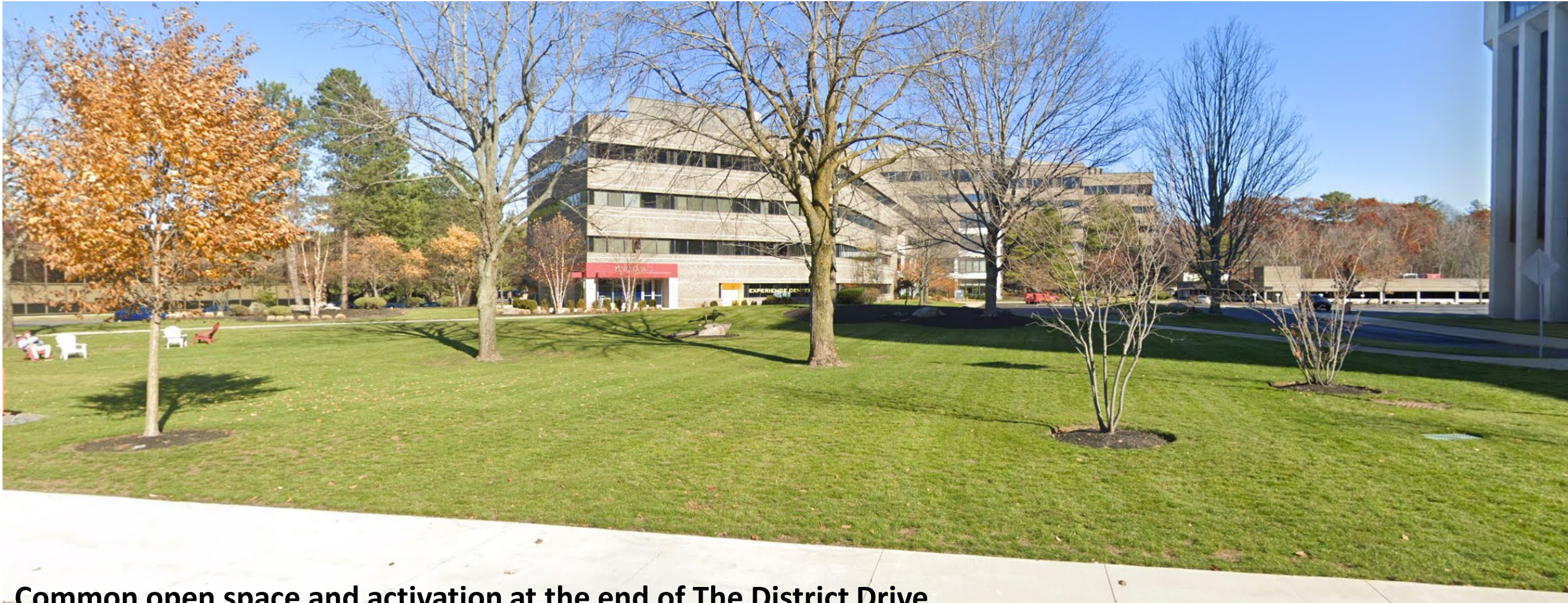
## NW Park PDD - Abbott Labs Frontage

- Activation – Pocket Park along frontage



# 128 DISTRICT MODEL DEVELOPMENT/Open Space & Activation

## THE DISTRICT



**Common open space and activation at the end of The District Drive**



# 128 DISTRICT MODEL DEVELOPMENT/Open Space & Activation

## THE DISTRICT



Outdoor seating at Rebecca's and Pressed



# 128 DISTRICT MODEL DEVELOPMENT/Open Space & Activation

## Burlington Mall



- Restaurants with external access, façade/sign treatments, outdoor dining terraces, streetscape treatments



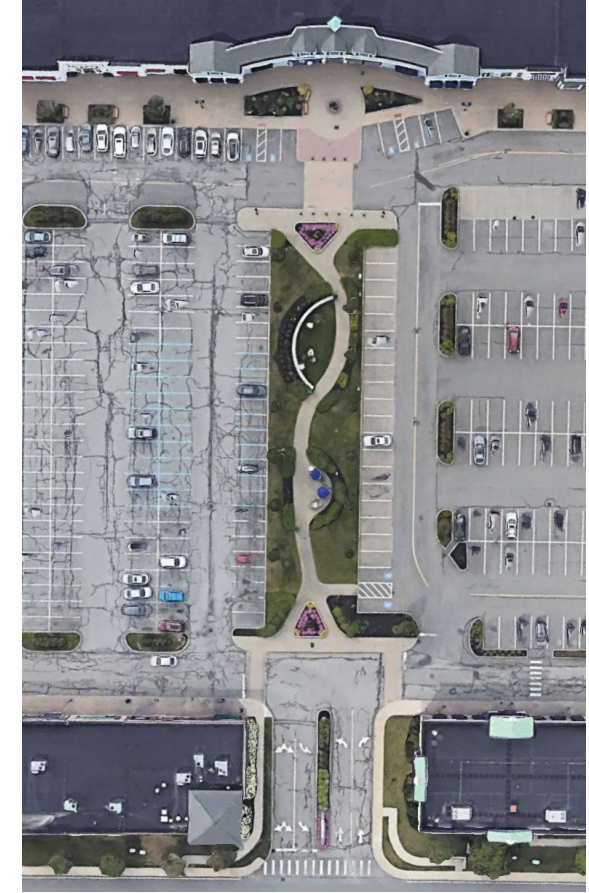
# Parking Landscape & Access



# 128 DISTRICT MODEL DEVELOPMENT/Parking, Landscape & Access



**Northwest PDD:** Oracle parking lot walkway connection to building



**Wayside Commons Lifestyle Center:** Commercial Lifestyle Center; buildings located along the street frontages but internalized with back of buildings facing the street; attractive landscape/streetscape; Parking lot pedestrian walkway and pocket park



# 128 DISTRICT MODEL DEVELOPMENT/Parking, Landscape & Access



**Burlington Woods** - Good parking lot landscape and pedestrian connection to the building (but not to S. Bedford St.)



**Keurig** – Excellent parking lot landscape and pedestrian connection to the building and South Ave



# Gateway Treatments



# 128 DISTRICT MODEL DEVELOPMENT/Gateway Treatments

## District Drive at Mall Road

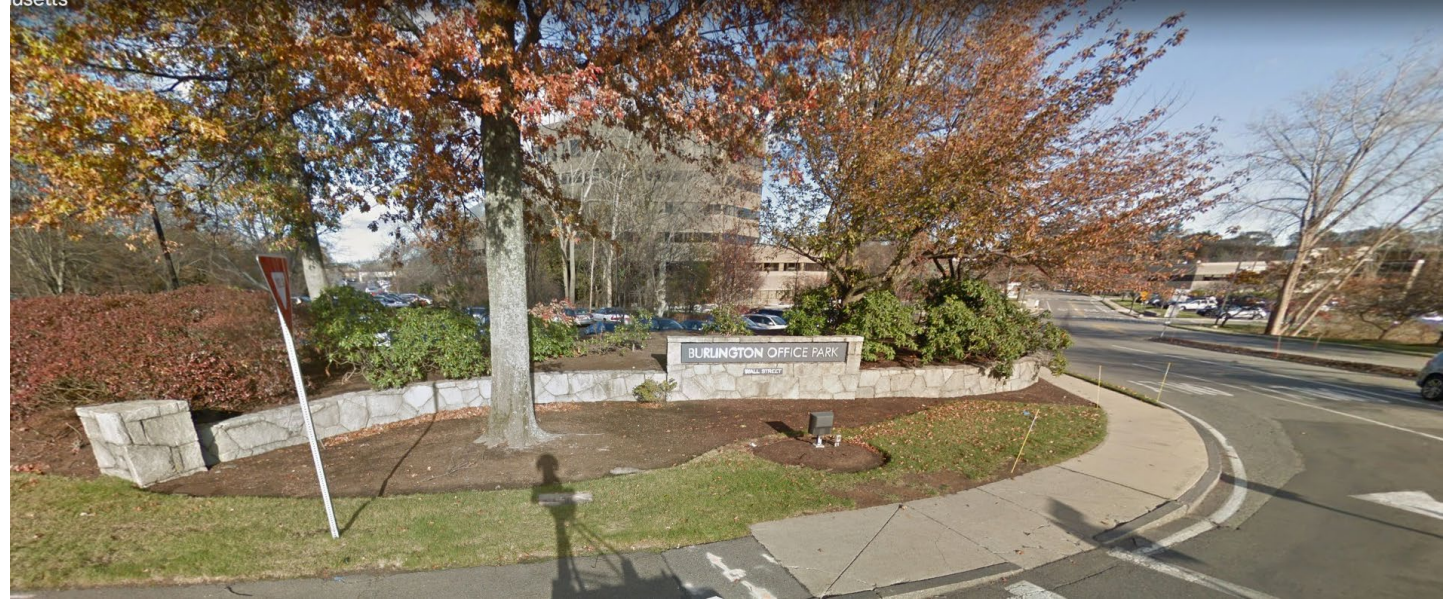


The District – District and attractive gateway treatments and building identification



# 128 DISTRICT MODEL DEVELOPMENT/Gateway Treatments

## Burlington Office Park – Cambridge Street



- Gateway Monument Signs at Wall Street and Cambridge Street



# 128 DISTRICT MODEL DEVELOPMENT/Gateway Treatments

## S. Bedford Road Corridor – Wayside Commons



- Gateway treatment at S. Bedford Street and Wayside Road



# 128 DISTRICT MODEL DEVELOPMENT/Gateway Treatments

## South Ave PDD - Third Avenue



Curb extension, crosswalks, and streetscape at 3<sup>rd</sup> Ave and MTP



Gateway Treatments at 3<sup>rd</sup> Ave and Middlesex Turnpike