

# 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

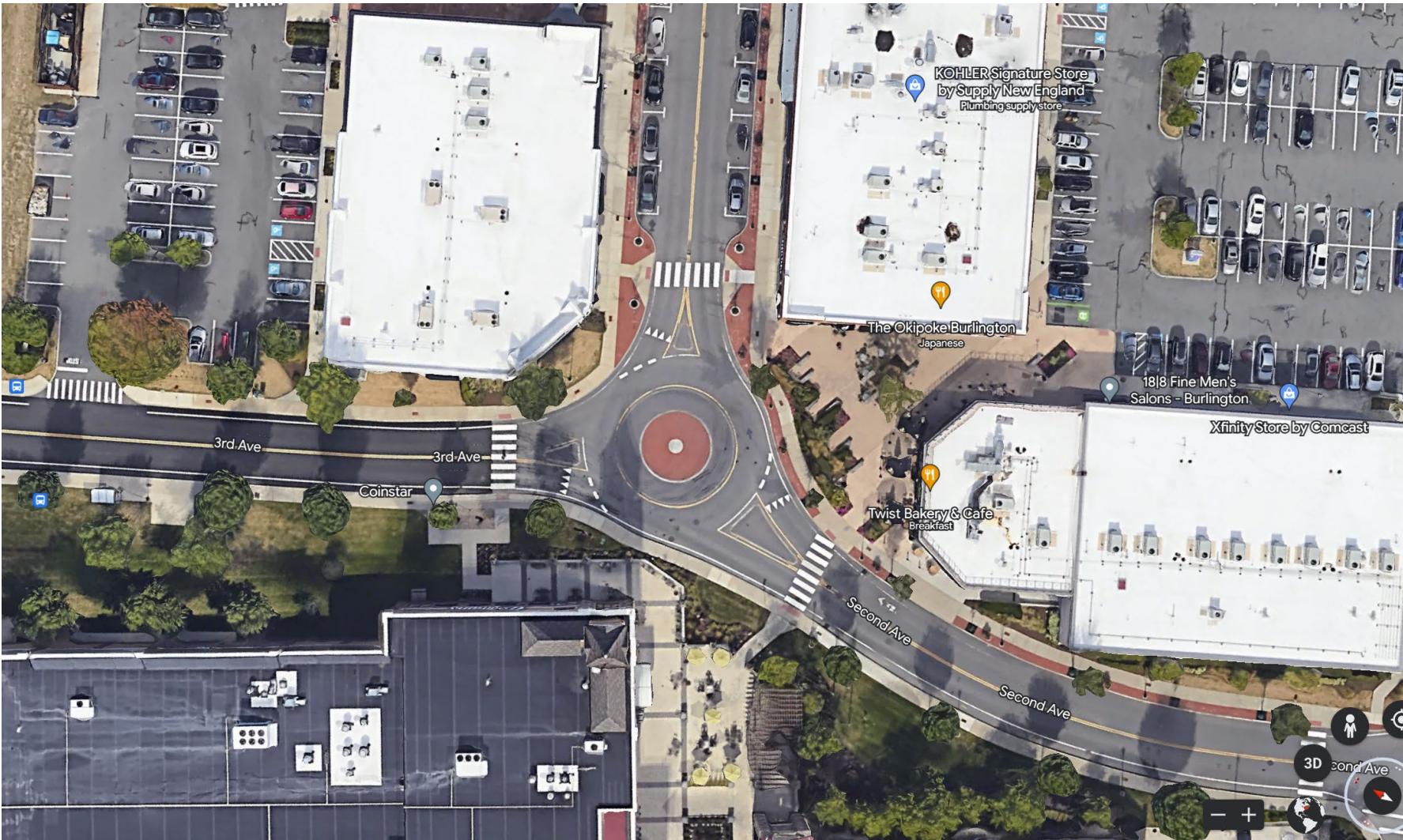
# 128 DISTRICT MODEL DEVELOPMENT/General Comm. & Retail



## 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



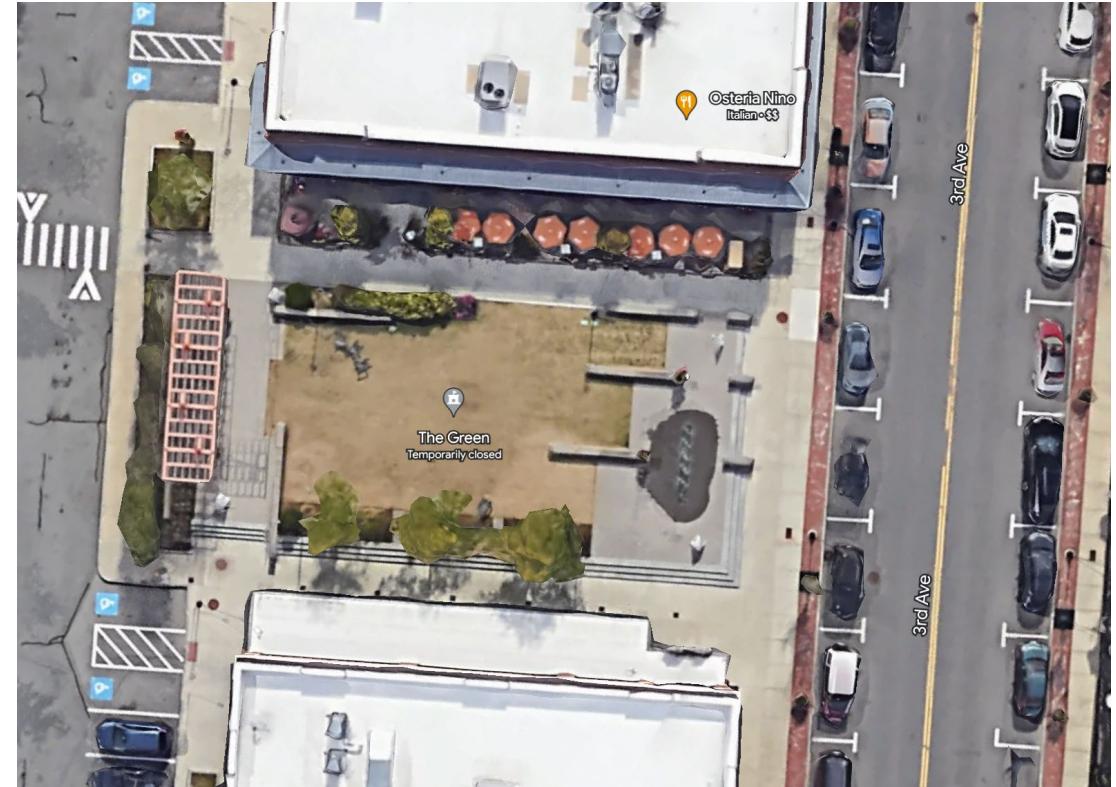
- 3<sup>rd</sup> Ave streetscapes and active outdoor amenity space



- 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

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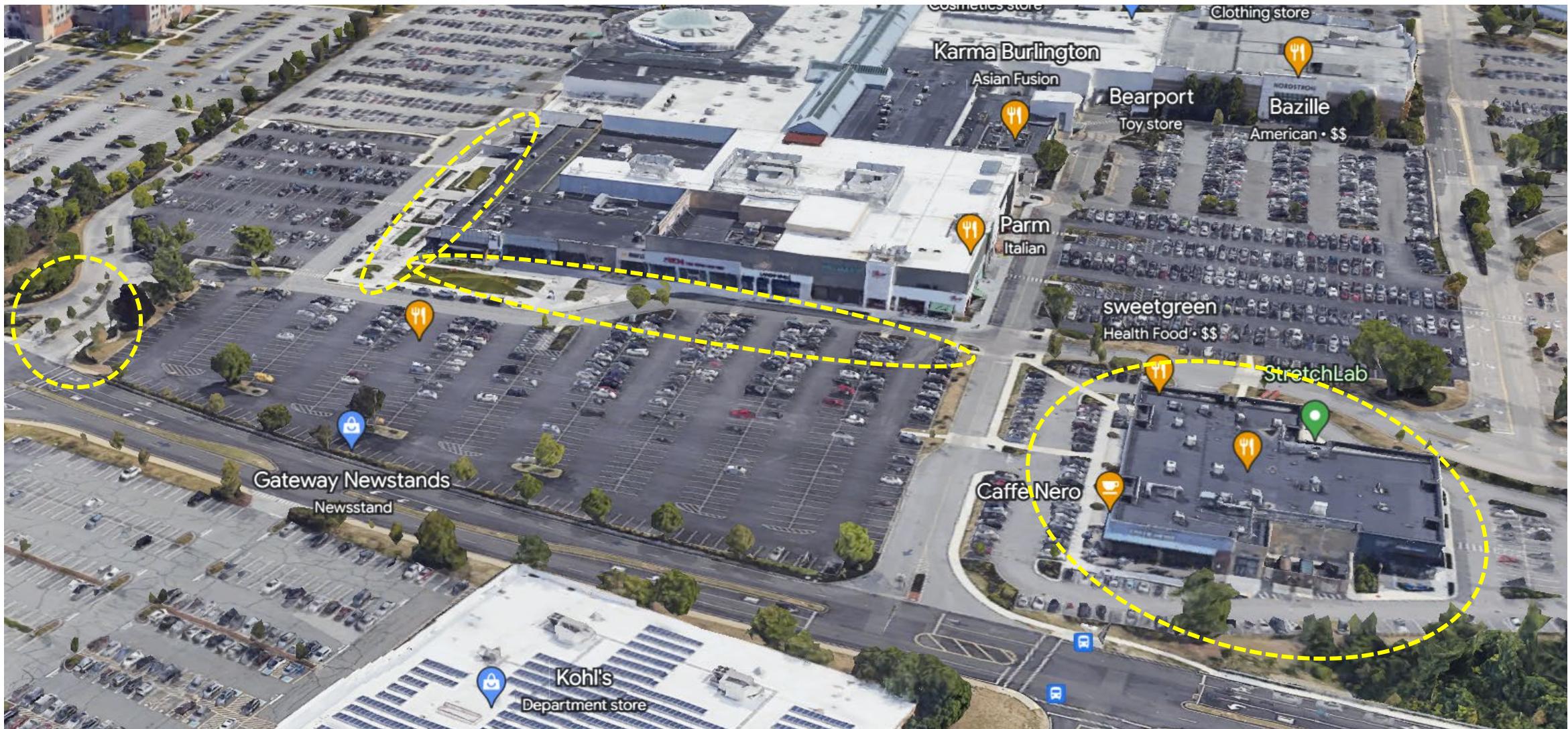
SOUTH AVE PDD/3RD AVE



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

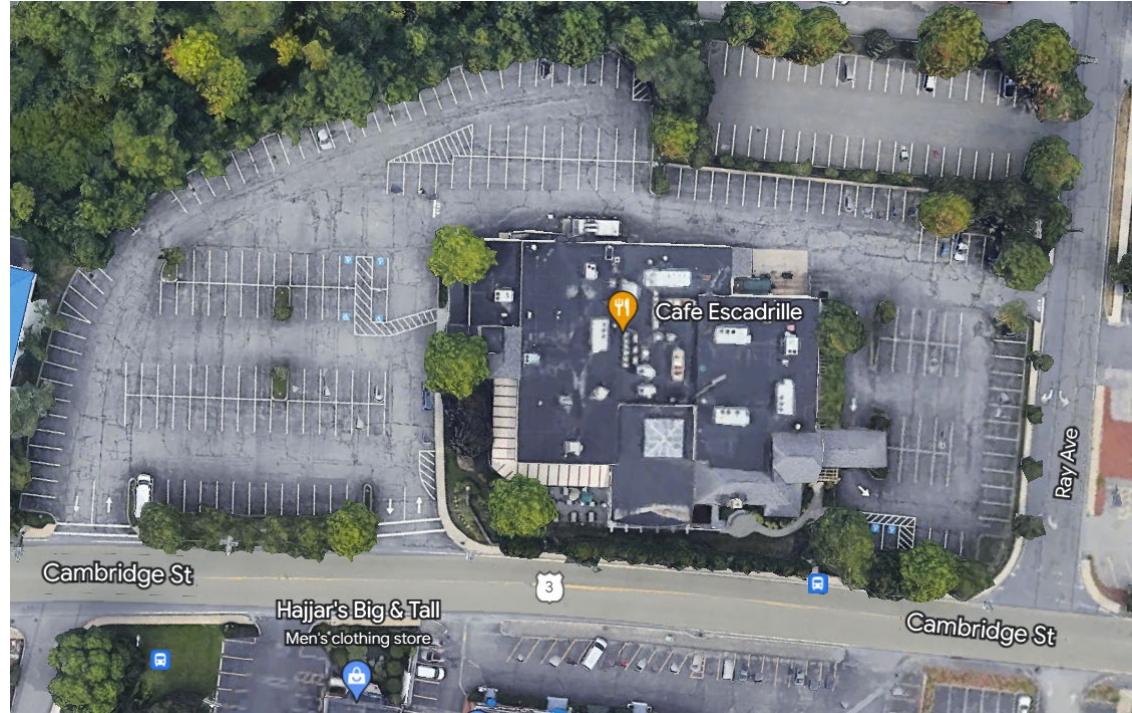


### METRO CREDIT UNION

- 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

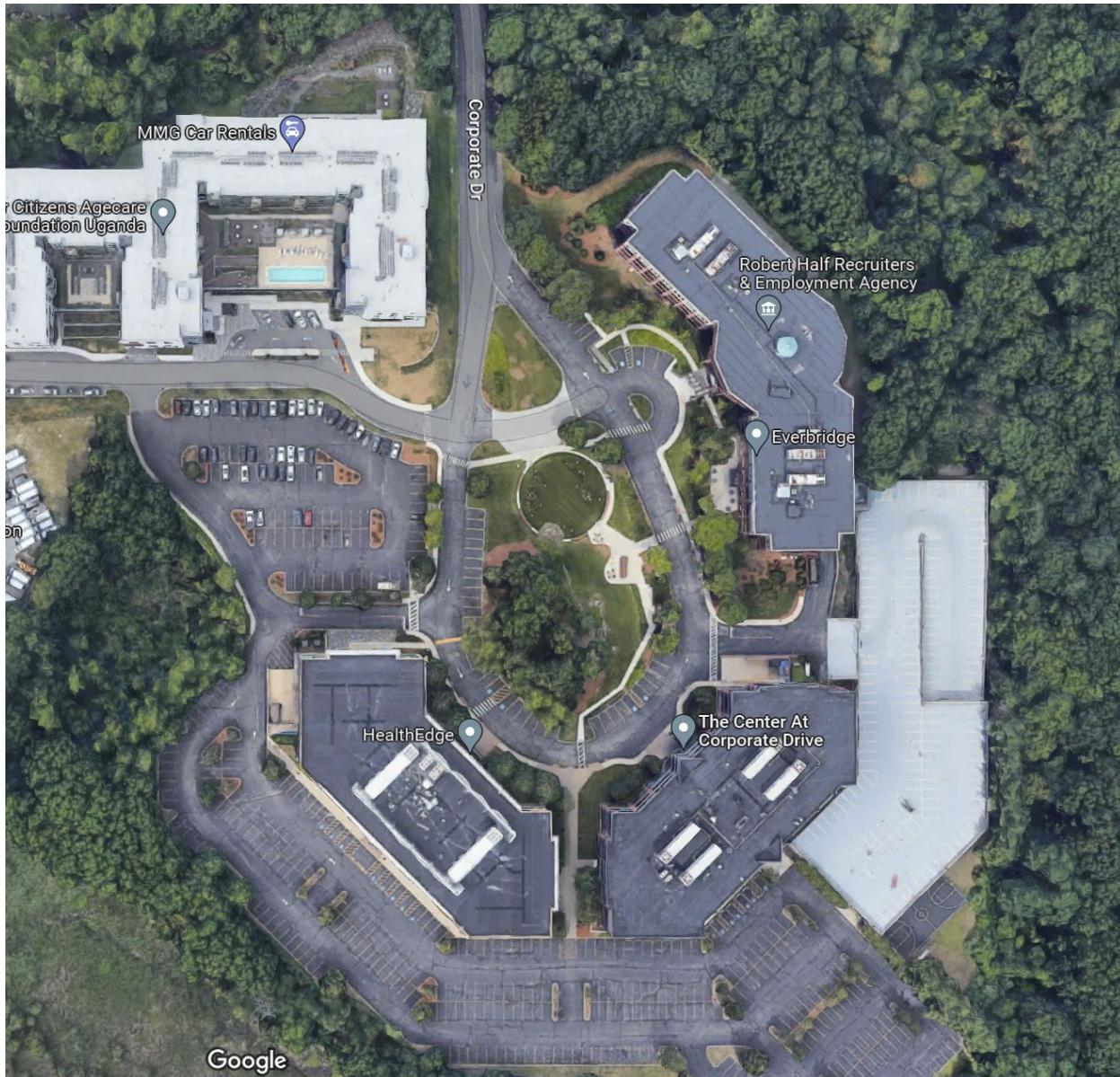


### CAFÉ ESCADRILLE & BANQUET HALL

- 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

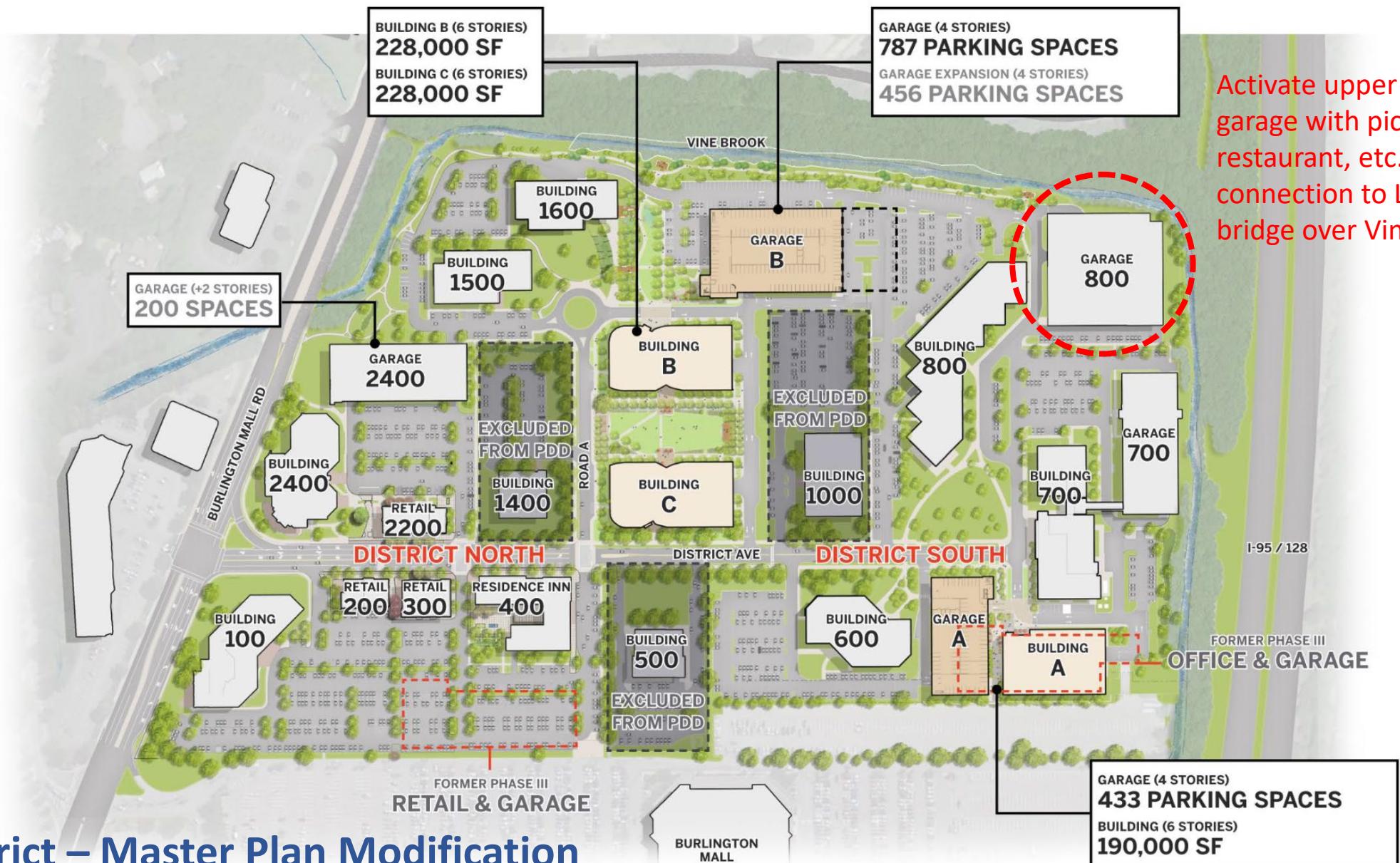
BUILDING	LEVELS	FLOOR PLATE	TOTAL AREA
BUILDING A	4	40,000 sf / floor	160,000 sf
BUILDING B	4	40,000 sf / floor	160,000 sf
BUILDING C	4	46,000 sf / floor	180,000 sf
TOTAL SF AREA			500,000 sf
POTENTIAL GARAGE	4	100 spaces / floor	400 spaces
POTENTIAL GARAGE	4	70 spaces / floor	280 spaces
TOTAL GARAGE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





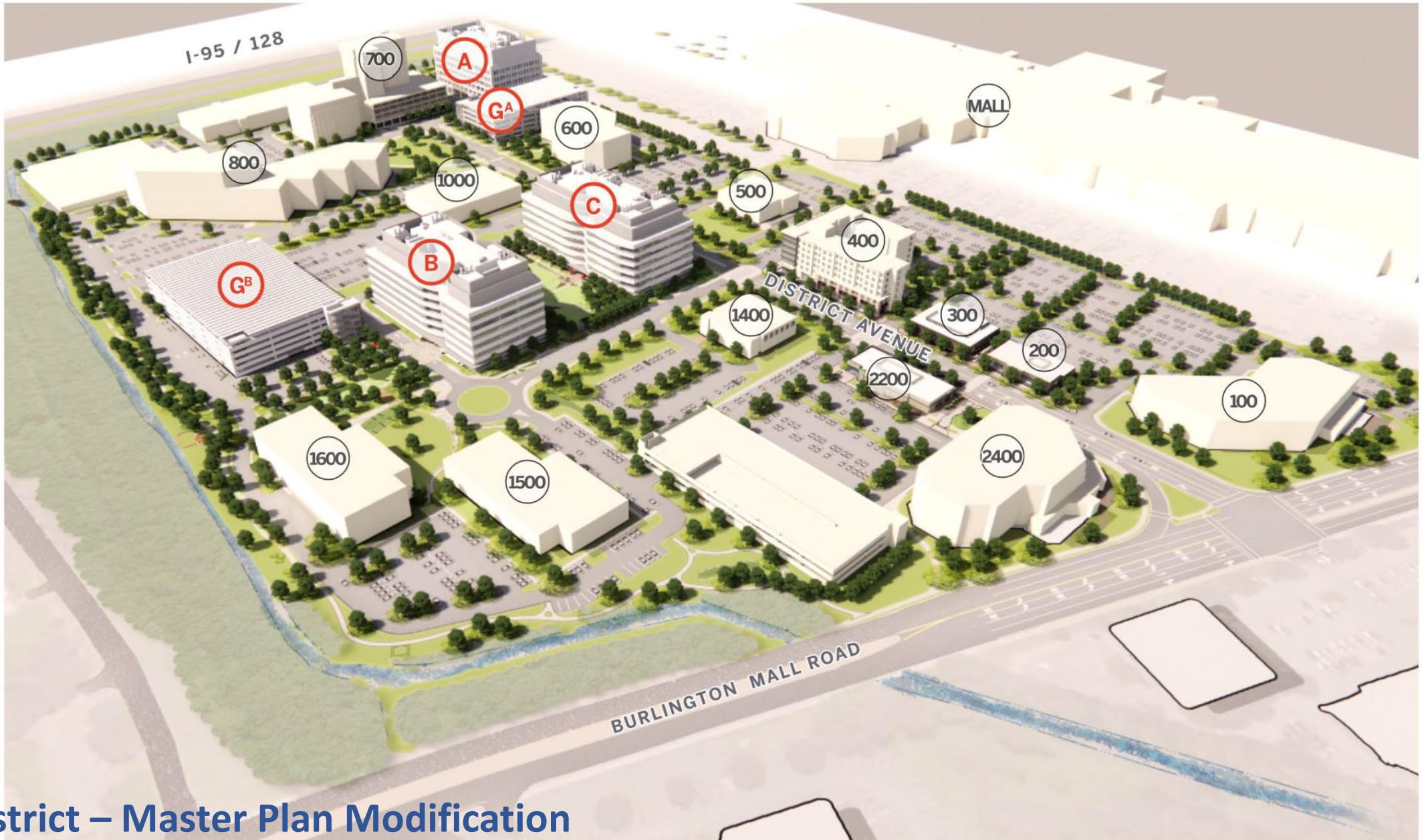
NWPDD/NETWORK DRIVE

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

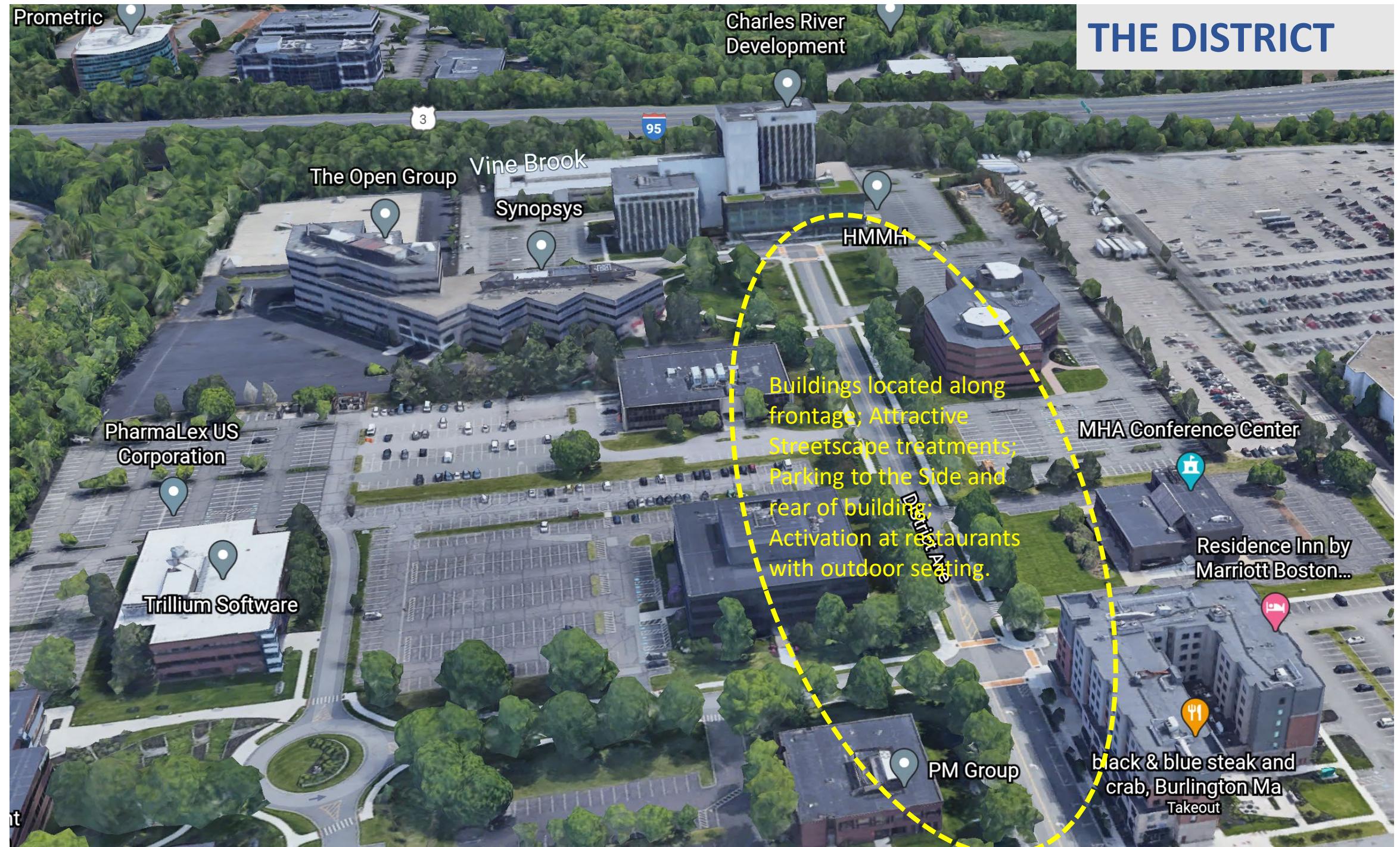


The District – Master Plan Modification

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



Prometric



# 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

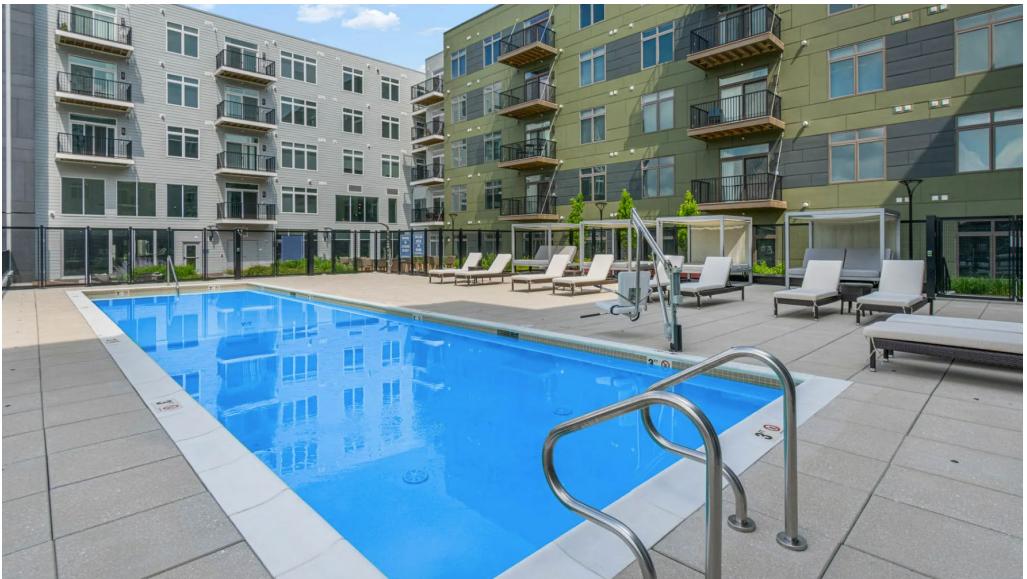


# 128 DISTRICT MODEL DEVELOPMENT/Residential



## 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

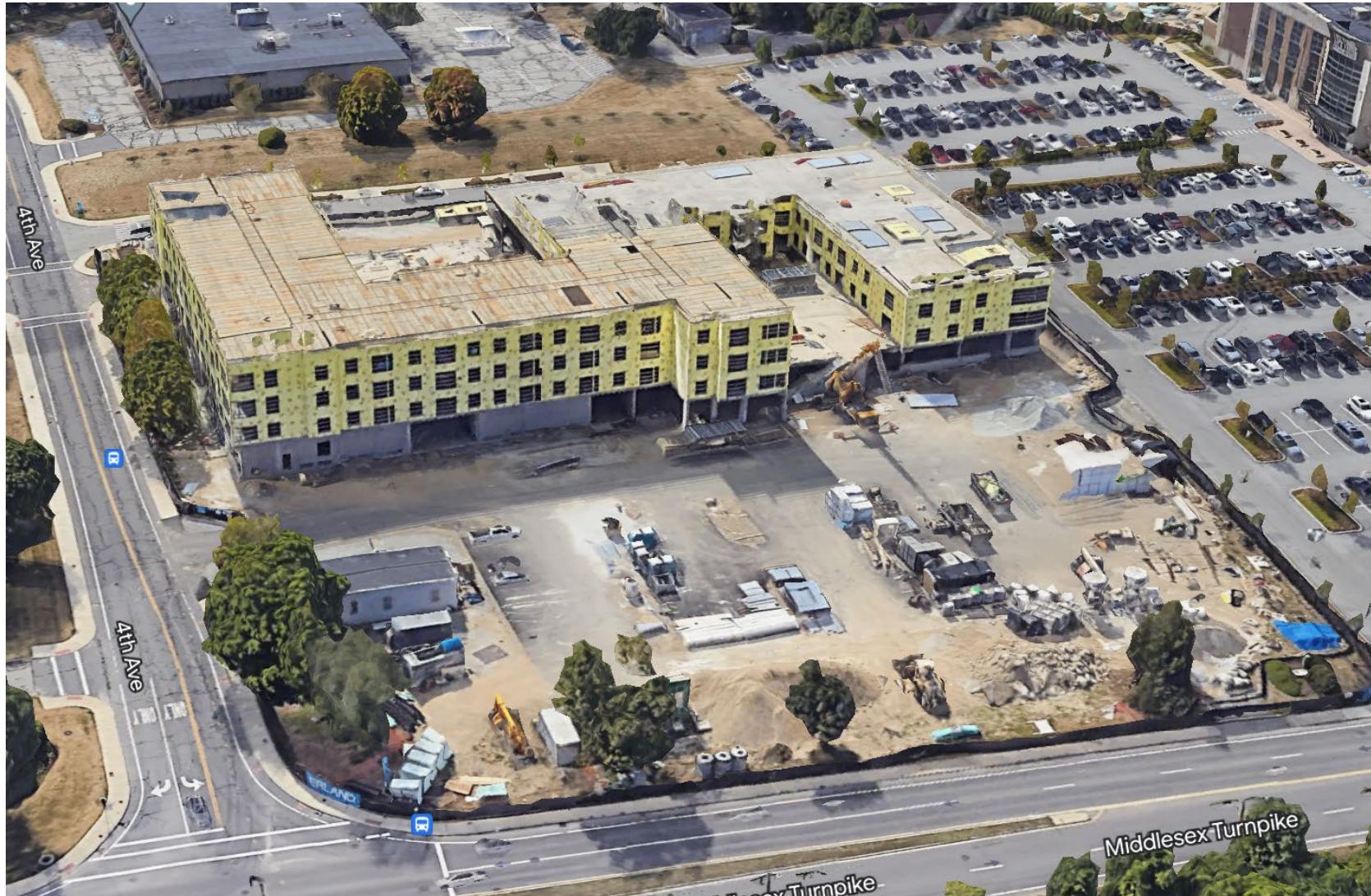
- **Tremont Apartment Building** – Attractive architecture, streetscapes, outdoor amenity spaces, parking garage (2-level); 180 units
- **Huntington Apartment Building** – Attractive architecture, streetscapes, outdoor amenity spaces, pedestal parking (1-level); 120 units

# 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.



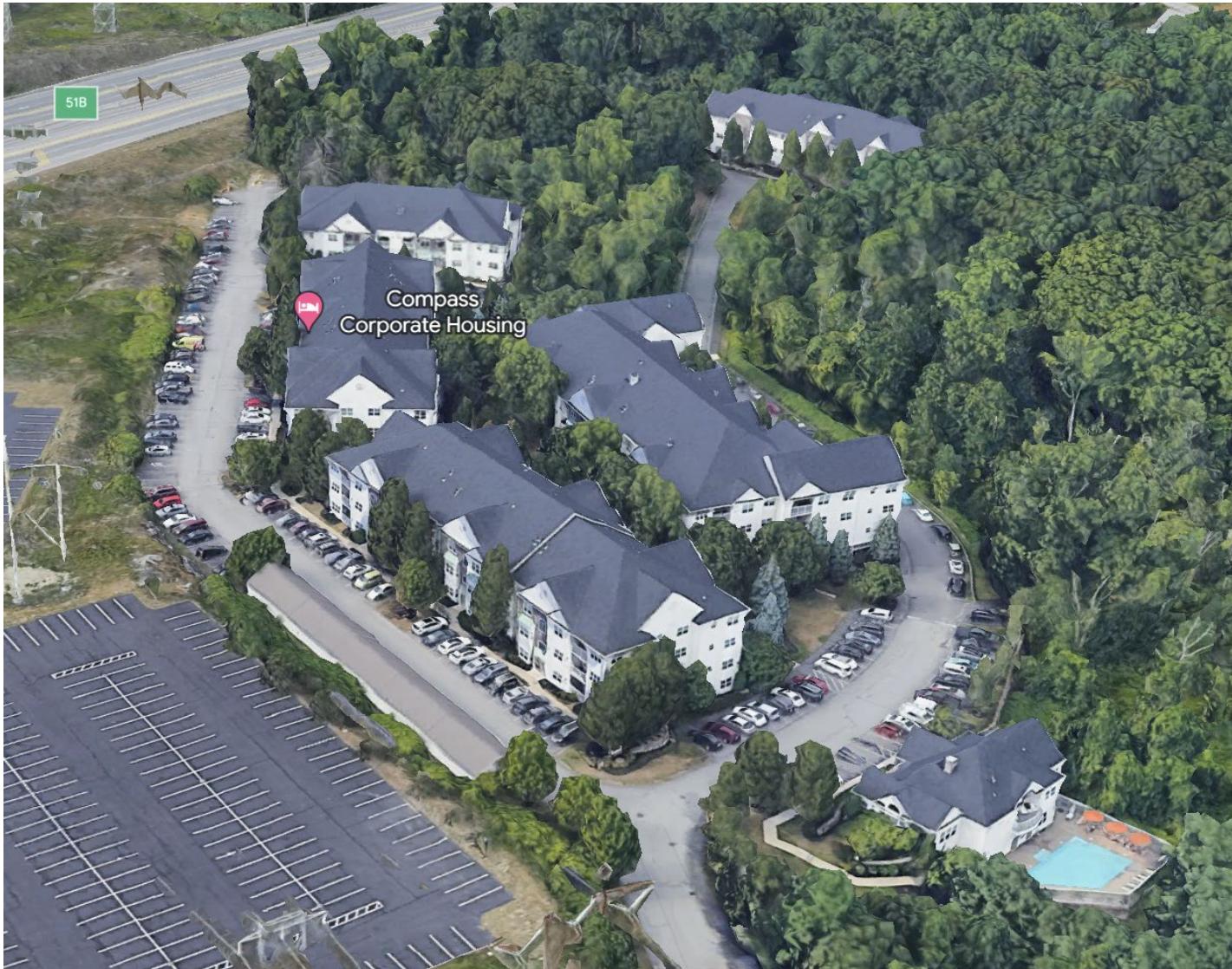
# 128 DISTRICT MODEL DEVELOPMENT/Residential



- **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



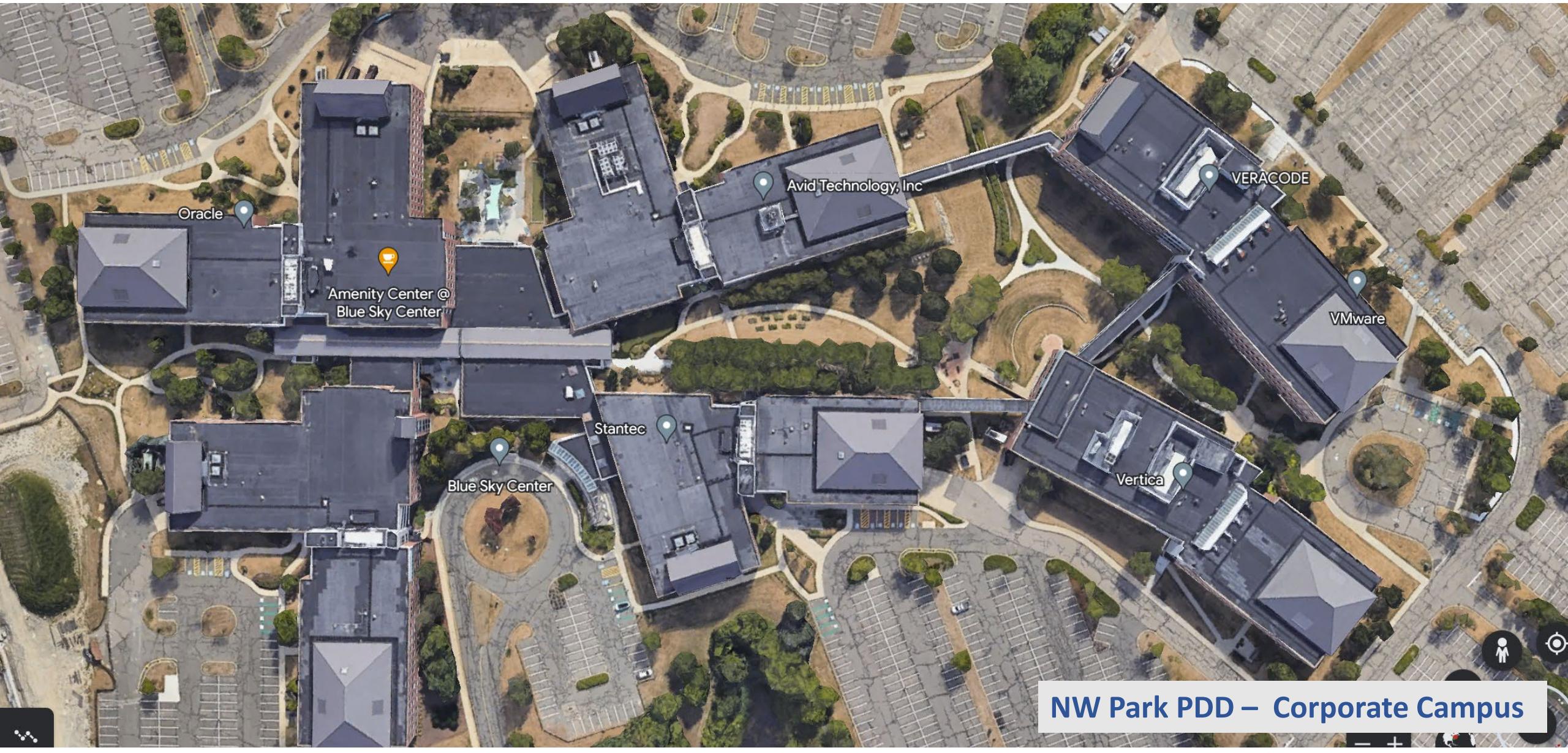
- Contemporary 180-unit garden apartment complex.
- Range of different unit types and size.
- 36 affordable units.
- Attractive center courtyard and active open space.



# 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

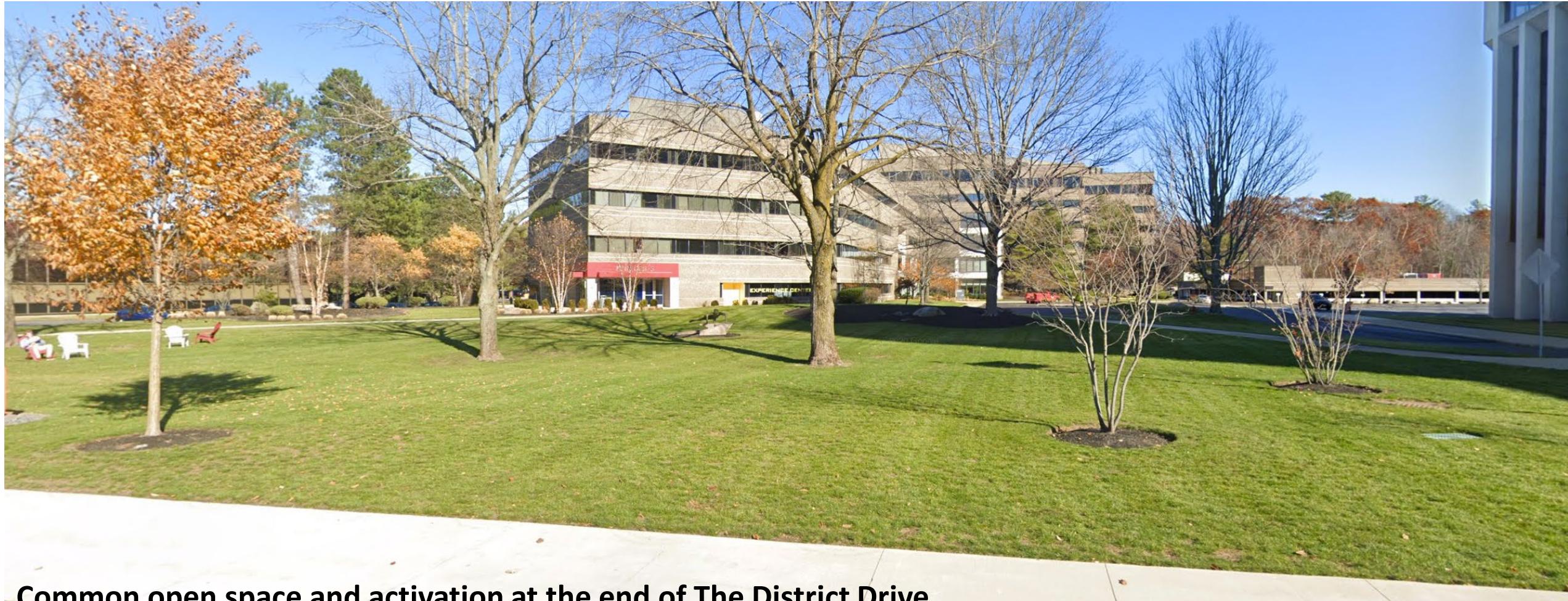


## NW Park PDD - Abbott Labs Frontage

- 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

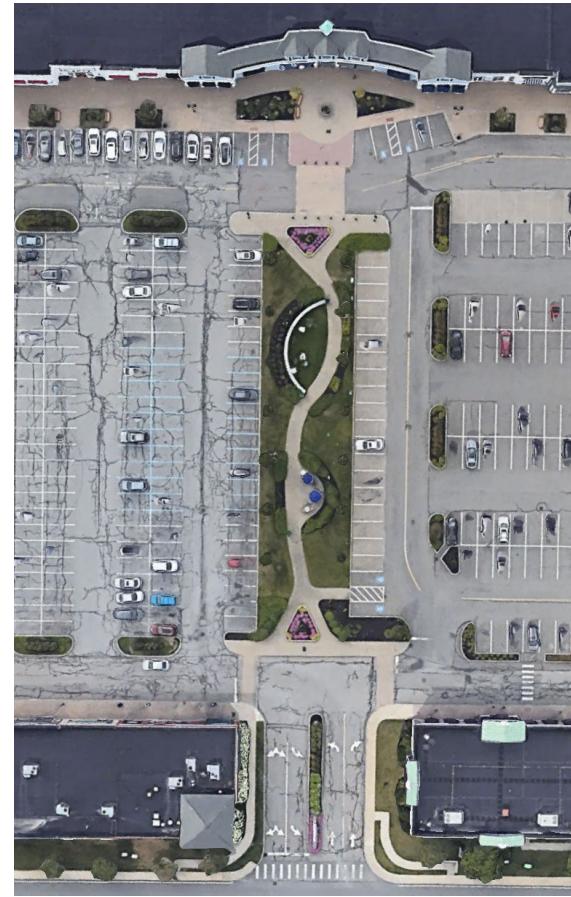
## Burlington Mall



- 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

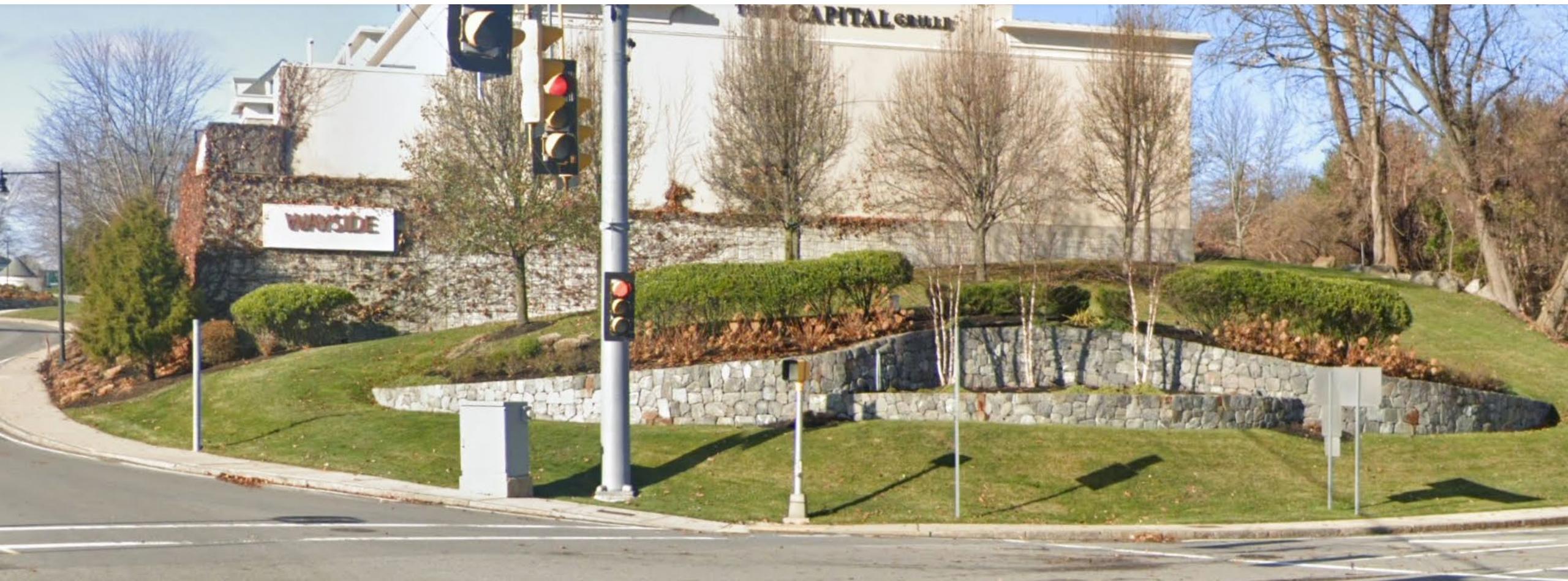
## Burlington Office Park – Cambridge Street



- 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