

MALL ROAD REZONING INITIATIVE

Mixed Use Innovation District (MIX) Form Based Code Amendments

Advisory Committee Workshop

November 29, 2023



Brovitz Community Planning & Design
Dodson & Flinker, Inc.



MassDevelopment /Site Readiness Program

An aerial photograph of a proposed development site. The image shows a mix of existing structures, parking lots, and undeveloped land. Overlaid on the image are green lines and arrows indicating a network of paths or roads, and orange lines and shapes indicating building footprints or specific areas of interest. A large green arrow points from the bottom left towards the center of the site. Another green line runs along the right side of the site. Orange lines connect various building footprints across the site. A small orange square is located in the bottom right corner of the image.

Building Info, Parking

6/22/2023

Parking Ratio

- 0.1 - 1
- > 1 - 2.5
- > 2.5 - 3
- > 3 - 4
- > 4 - 5
- > 5 - 10

Parking Ratio: Data not Available

128 District Study Area

World Hillsdale

Scale

0 0.13 0.25 0.5 mi
0 0.23 0.45 0.9 km

Map Data

© 2023 Esri, All Rights Reserved. Imagery provided by Esri and other sources. Do not use for navigation.

A hand-drawn architectural site plan for a residential development. The plan shows a grid of streets with various building footprints, green spaces, and a central water feature. The drawing is on a piece of paper with binder holes visible along the top and bottom edges.

City of San Jose Planning Department
 1. This map is for informational purposes only. It does not constitute a legal document. For legal purposes, please refer to the official zoning ordinance and the City of San Jose's official records.

Proposed Zoning Map
Aug 25, 2023

Legend:

- Building Footprints
- Parcel Boundaries
- Zoning
 - RM
 - RM-1
 - RM-2
 - RM-3
 - RM-4
 - RM-5
 - RM-6
 - RM-7
 - RM-8
 - RM-9
 - RM-10
 - RM-11
 - RM-12
 - RM-13
 - RM-14
 - RM-15
 - RM-16
 - RM-17
 - RM-18
 - RM-19
 - RM-20
 - RM-21
 - RM-22
 - RM-23
 - RM-24
 - RM-25
 - RM-26
 - RM-27
 - RM-28
 - RM-29
 - RM-30
 - RM-31
 - RM-32
 - RM-33
 - RM-34
 - RM-35
 - RM-36
 - RM-37
 - RM-38
 - RM-39
 - RM-40
 - RM-41
 - RM-42
 - RM-43
 - RM-44
 - RM-45
 - RM-46
 - RM-47
 - RM-48
 - RM-49
 - RM-50
 - RM-51
 - RM-52
 - RM-53
 - RM-54
 - RM-55
 - RM-56
 - RM-57
 - RM-58
 - RM-59
 - RM-60
 - RM-61
 - RM-62
 - RM-63
 - RM-64
 - RM-65
 - RM-66
 - RM-67
 - RM-68
 - RM-69
 - RM-70
 - RM-71
 - RM-72
 - RM-73
 - RM-74
 - RM-75
 - RM-76
 - RM-77
 - RM-78
 - RM-79
 - RM-80
 - RM-81
 - RM-82
 - RM-83
 - RM-84
 - RM-85
 - RM-86
 - RM-87
 - RM-88
 - RM-89
 - RM-90
 - RM-91
 - RM-92
 - RM-93
 - RM-94
 - RM-95
 - RM-96
 - RM-97
 - RM-98
 - RM-99
 - RM-100
- Street
 - Collector Street
 - Commercial Street
 - Local Street
 - Classic Transition Buffer
 - Greenway

Scale: 1 inch = 100 feet

North Arrow

City of San Jose Planning Department

MIX District Zoning Amendments and Design Standards

MIX District Zoning Amendments and Design Standards

MIX DISTRICT ZONING AMENDMENTS

ARTICLE II. DEFINITIONS

Add New Use Definitions

ARTICLE III. DISTRICTS

Sec 3.1.0. Districts

Add New Zoning Districts:

Mixed Use Innovation District (MIX)

Mixed Use Innovation Sub-District (MIXSD)

ARTICLE IV. USE REGULATIONS

Amend Use Regulation Tables

Principal Use Regulation Schedule

Accessory Use Regulation Schedule

Sec. 4.5. Special Regulations

ARTICLE V. DIMENSIONAL REQUIREMENTS

Add MIX District to Density
Regulation Schedule (Sec. 5.2)

ARTICLE XII. GENERAL REGULATION

Sec. 7.2. Parking Requirements and Standards

7.2.3. Parking Space and Aisle Dimensions

7.2.4. Minimum and Maximum Parking Space Requirements

7.2.5. Parking Reduction Methods.

ARTICLE XIV. MIX DISTRICT BYLAW

New Bylaw

MIX DESIGN STANDARDS & GUIDELINES

Planning Board Rules & Regulations

MIX DISTRICT GOALS

1. Development consistent with Burlington's land use plans that facilitate new investment and creates a vibrant, diverse, connected, and resilient district.
2. Context-based building and site development that reflect scale, design characteristics, and development patterns envisioned for the district.
3. A public realm with high quality streetscapes, enhanced outdoor recreation areas, and active public and publicly-oriented gathering and multi-modal transportation.
4. A range of business development opportunities.
5. Opportunities for housing to serve a variety of age groups, household types, and income ranges.



EXPANDED USES

SUSTAINABLE SITE DEVELOPMENT

EFFICIENT PARKING

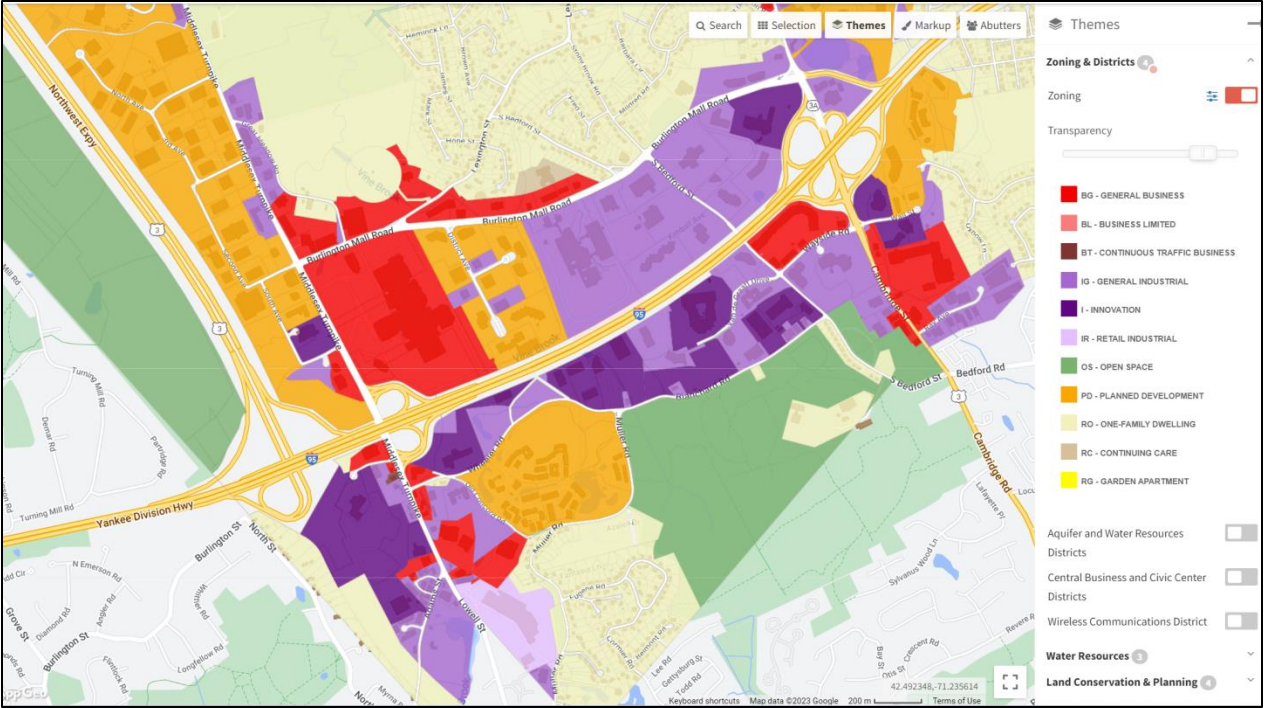
COMPLETE STREETS

QUALITY OPEN SPACES

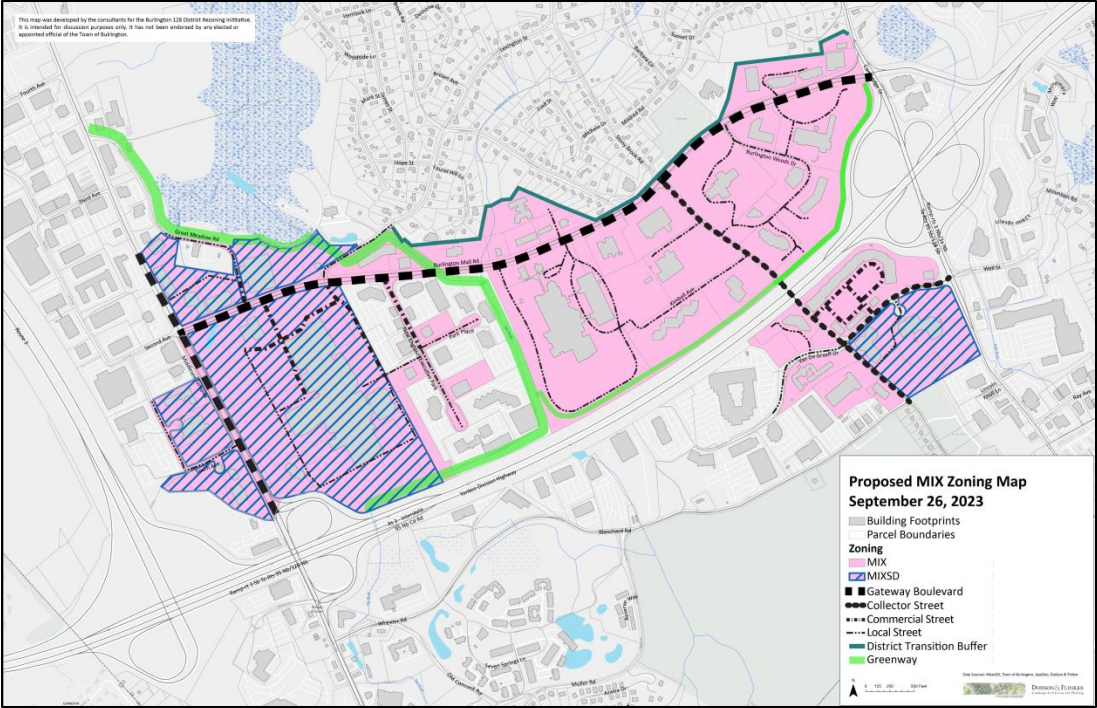
WELL DESIGN BUILDINGS

**EFFICIENT SITE PLAN REVIEW
AND PLANNING BOARD SUPPORT**

EXPANDED USES



Existing Mall Road Area Zoning Districts Map



New MIX Regulating Plan/Zoning District Map

EXPANDED USES

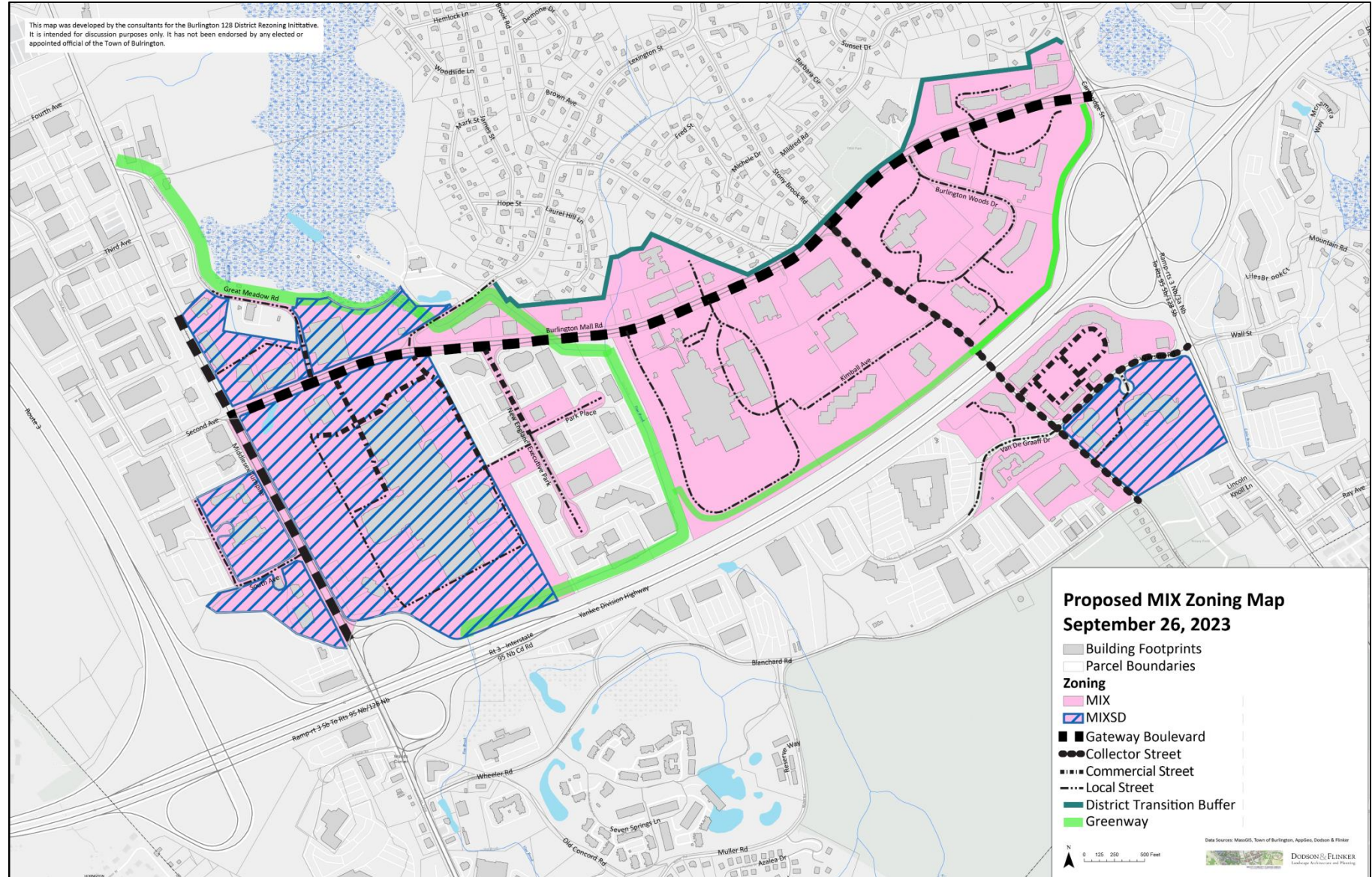
New MIX Regulating Plan/Zoning District

Districts

- Mixed Use Innovation District (MIX)
- Mixed Use Innovation Subdistrict (MIX SD)

Regulating Plan Elements:

- Gateway Boulevard
- Collector Street
- Local Street
- Transition Buffer Zones
- Greenway (Vine Brook)



EXPANDED USES

ARTICLE IV: USE REGULATIONS - AMENDMENTS FOR THE B128 INNOVATION DISTRICT																			
YES	Permitted as of right																		
NO	Prohibited																		
SP	Permitted only by a special permit, as provided by Article IX, Sections 9.2.0 through 9.2.7.																		
YES1	Permitted by right in a CC or CBD overlay district, even if prohibited or allowed only by SP in the underlying zoning district.																		
SP1	Permitted only by a special permit in a CC or CBD overlay district, even if prohibited in the underlying zoning district.																		
NOTES:	Sec. 9.2. designates the Planning Board as the SPGA																		
4.2.0 PRINCIPAL USE REGULATION SCHEDULE																			
REF. NO	USE DESIGNATION	RO	RG	RC	BN	BL	BT	MALL RD STUDY AREA				OVERLAY DISTRICTS					NEW B128	SPECIAL REGULATIONS	
								BG	IG	I	IR	OS	A	WR	CC	CBD			
4.2.1	RESIDENCE USES																		
4.2.1.1	One family dwellings	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO		
4.2.1.1.A	2-Family Dwellings	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES ₁	YES ₁	NO		
4.2.1.1.B	3-Family Dwellings	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES ₁	YES ₁	NO		
4.2.1.2	Garden Apartment dwelling units (see 11.3.0)	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO	Sec. 11.1.0 & 11.3.0	
4.2.1.3	Hotel (See 10.2.0)	NO	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	YES	YES	SP ₁	SP ₁	SP	Sec. 10.2.0	
4.2.1.3.1	Residence hotel (See 10.2.0)	NO	NO	NO	NO	NO	NO	NO	SP	SP	NO	NO	YES	YES	SP ₁	SP ₁	SP	Sec. 10.2.0	
4.2.1.3.2	Motor Hotel or Motel (See 10.2.0)	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	NO	YES	YES	NO	NO	SP	Sec. 10.2.0	
4.2.1.3.3	Short-Term Rental	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO	Sec. 4.3.2	
4.2.1.4	Garden Apartment dwelling units purchased, or erected and maintained by the Burlington Housing Authority for the purpose of providing subsidized housing.	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES ₁	YES ₁	NO	Sec. 11.1.0 & 11.3.0	
4.2.1.5	Dormitories primarily used for nonprofit educational corporations, for religious purposes, or for public purposes.	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES	Sec. 11.3.0	
4.2.1.6	One family dwellings purchased or erected and maintained by the Burlington Housing Authority for the purpose of providing subsidized housing.	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO	Article 11	
4.2.1.7	Garden apartment dwelling units purchased, or erected and maintained for the purpose of providing subsidized housing.	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO	Sec. 11.1.0 & 11.3.0	
4.2.1.8	Tents, trailers, campers, and mobile homes	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO	Sec. 4.3.2	
4.2.1.9	Dormitories other than those specified in 4.2.1.5	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	NO	Sec. 11.3.0	
4.2.1.10	Open Space Residential Development	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO	Sec. 11.6.0	
4.2.1.11	Assisted Living Facility	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO	Sec. 4.3.1	
4.2.1.12	Independent living facility	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO	Sec. 11.4.0	
4.2.1.13	Custodial Care Facility, Group Care Facility	NO	NO	NO	NO	NO	NO	NO	NO	SP	NO	NO	YES	YES	SP ₁	SP ₁	NO	Article 11	
4.2.1.14	Congregate Living Facility	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO	Sec. 11.4.0	
4.2.1.15	Continuing Care Retirement Community	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO	Sec. 11.4. & 11.5.	
4.2.1.16	Group Care Facility	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES	Article 11	
4.2.1.17.A	Multi-Family Building (other than 4.2.1.2)	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	SP	Sec. 11.1.0, 11.8.0, and 4.3.1	
4.2.1.17.B	Multi-Family Building (<= 15 DU/Acre, MBTA Qualified)	NO	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	YES	Art. 14; Art. 15	
4.2.1.18	Inn, Bed & Breakfast	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	SP ₁	SP ₁	NO	Sec. 4.3.2	
4.2.1.19	Mixed Use Building	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	NO	SP	Sec. 4.3.1	

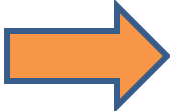
Add New Column for MIX District permitted uses by right, special permit, and prohibited uses

Add New References to Special Regulation in Art. 10 and 11 of the Zoning Bylaw

Revise Existing Use Terms and Add New Uses

EXPANDED USES

14.7. RESIDENTIAL DENSITY STANDARDS

- A. Base Residential Density.
- B. Residential and Mixed Use Development. 
 - 1. Building Types.
 - 2. Ratio of Building Space (60% Com/40% Res)
 - 3. No Net Loss of Non-Residential Building Space.
- C. Density Bonus Requirements.
 - 1. General Requirement.
 - 2. Approval of Density Bonus Improvements.
- D. Affordability Requirements.
 - 1. Number of Affordable Units (20% <=80% AMI)
 - 2. Qualified Affordable Units.

14.8. DESIGN WAIVERS & ALTERNATIVE COMPLIANCE

- A. Purpose.
- B. Review Criteria.
- C. Conditions.

FIGURE 24. RESIDENTIAL DENSITY BY ZONING DISTRICT		
BUILDING TYPES	BY RIGHT/SPECIAL PERMIT UNITS PER ACRE	
	MIX	MIXSD
Single Family and Duplex	Not Allowed	15 D.U./Acre by Right
Rowhouse/Townhouse	Not Allowed	15 D.U./Acre by Right
Multi-Family Building	15 D.U./Acre by Special Permit	15 D.U./Acre by Right
Mixed-Use Buildings	15 D.U./Acre by Special Permit	20 D.U./ by Special Permit

FIGURE 25. PUBLIC BENEFIT TYPE AND BONUS SCHEDULE	
PUBLIC BONUS TYPE	LEVEL OF BONUS
Public/Publicly Accessible Open Space Improvements or Facilities	30 D.U./Acre
Affordable Housing (Above Required Amount)	30 D.U./Acre

SUSTAINABLE SITE DEVELOPMENT

COMPONENTS AND GOALS

General Site Improvements and Design Standards.

Site Access and Connectivity.

Parking Placement and Access.

Passive and Active Open Space.

Site Furnishings, Landscape and Streetscape.

Transitional Buffers.

Sustainable Design.

FIGURE 3. SITE DEVELOPMENT BEST PRACTICES



Existing Conditions



A. Building Placement, B. Parking Placement, C. Vehicular Access, D. Pedestrian Connections, E. Public Realm Interface



A. Building Height/Stories, B. Building Bulk



A. Façade Articulation, B. Corner Emphasis, C. Height Variation, D. Upper Floor Setback



A. Streetscape/Complete Streets, B. Outdoor Amenity Space, C. Ped. Connections, D. Parking Lot Shade Trees, Landscaping, Screening, and LID



A. Fenestration, B. Signage, C. Entrances

SUSTAINABLE SITE DEVELOPMENT

COMPONENTS AND GOALS

General Site Improvements and Design Standards.

Site Access and Connectivity.

Parking Placement and Access.

Passive and Active Open Space.

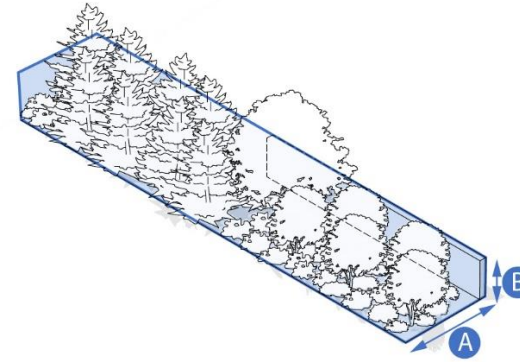
Site Furnishings, Landscape and Streetscape.

Transitional Buffers.

Sustainable Design.



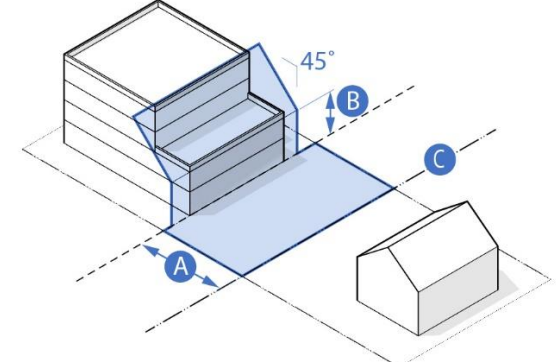
FIGURE 1. TRANSITIONAL BUFFERS



Transitional Landscape Buffer

A = Minimum depth of 20 feet with landscaping.

B = Minimum height of 8 feet with opaque fence.

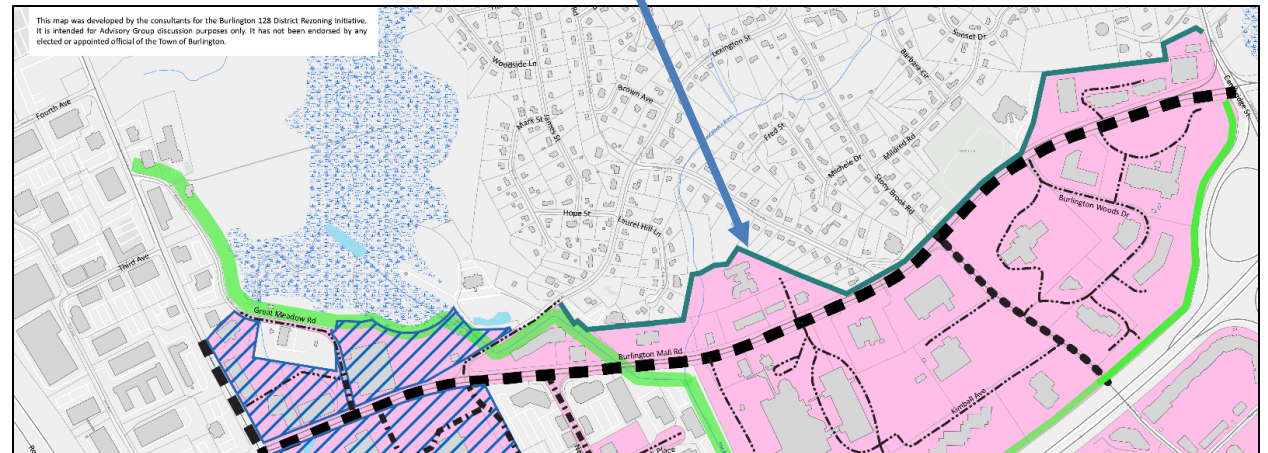


Transitional Building Buffer

A = Minimum building setback of 30 feet.

B = Maximum building height of 50 feet at setback.

C = Property Line



SUSTAINABLE SITE DEVELOPMENT

COMPONENTS AND GOALS

Site Landscaping and Sustainability Standards.

- 1. Streetscape Treatments/Tree Belts.
- 2. Pathway, Sidewalk, Curbing.

Sustainable Site Design Standards.

- 1. Low Impact Development Certification.
- 2. High-Performance Building Skin.
- 3. Plant Trees.
- 4. Green Roofs and Walls.
- 5. Rain Gardens and Permeable Pavers.
- 6. Sustainable Outdoor Amenity Spaces.
- 7. Latent and Renewable Energy Sources.

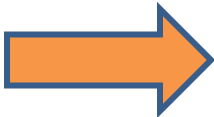


FIGURE 3. DEVELOPMENT SITE

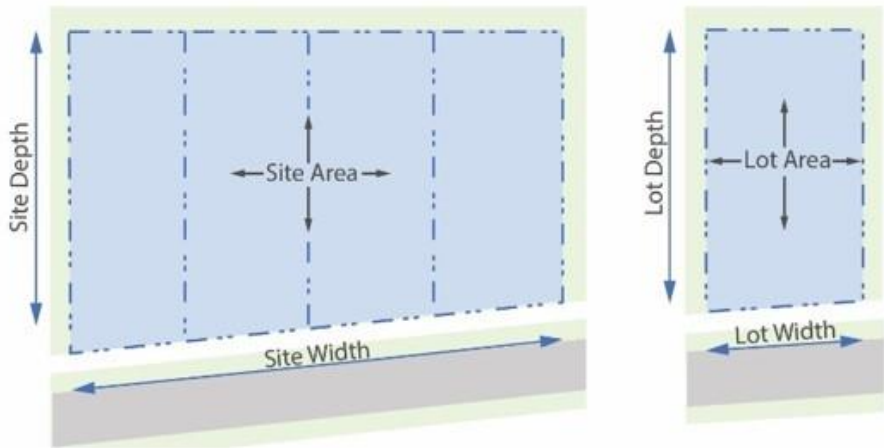
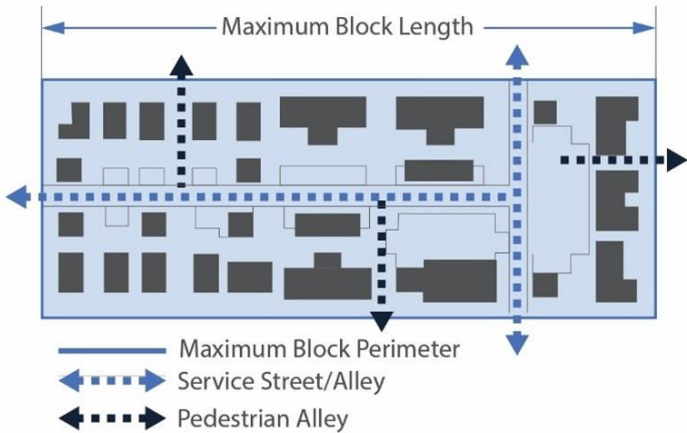


FIGURE 4. BLOCK DESIGN STANDARDS



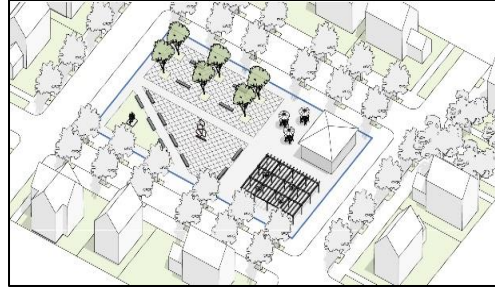
Development Type	Max. Block Face Length	Max. Block Perimeter Length
Mixed Use Development	400 Feet	1,200 Feet
Residential Development	300 Feet	1,200 Feet
Other Development Types	Not Applicable	Not Applicable

QUALITY OPEN SPACES

COMPONENTS AND GOALS

Outdoor Amenity Space Standards.

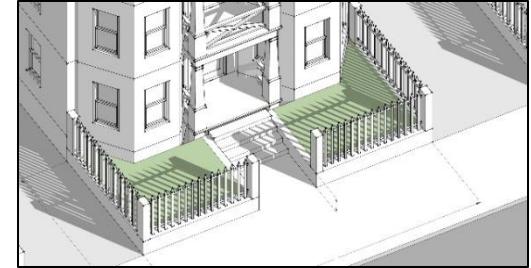
1. Outdoor Amenity Space Types.
2. Required Outdoor Amenity Space.
3. Design Standards.



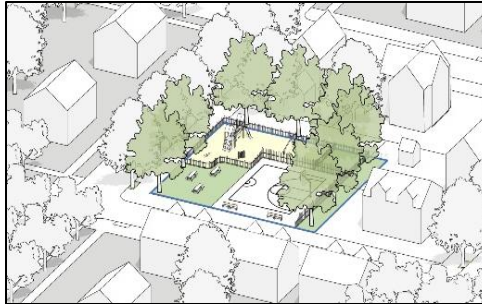
Plaza or Square



Private Yard and Garden



Dooryard



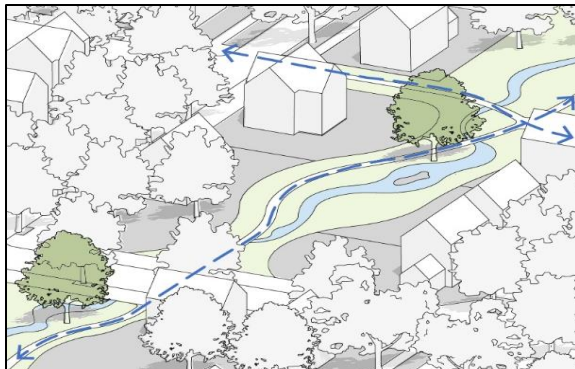
Pocket Park/Playground



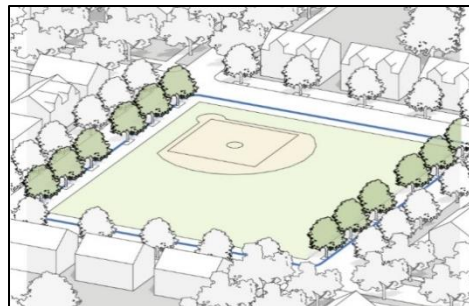
Forecourt



Community Garden



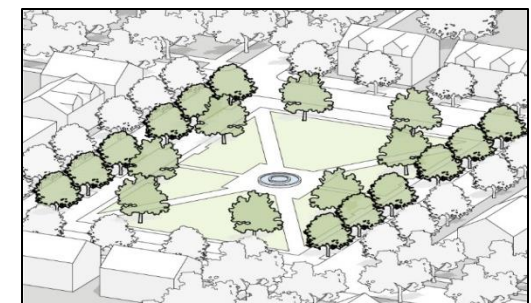
Pathway



Athletic Field/Ball Court



Courtyard



Common/Green

QUALITY OPEN SPACES

COMPONENTS AND GOALS

Outdoor Amenity Space Standards.

1. Outdoor Amenity Space Types.
2. Required Outdoor Amenity Space.
3. Design Standards.

Outdoor Amenity Space Types

Civic Space (CS)

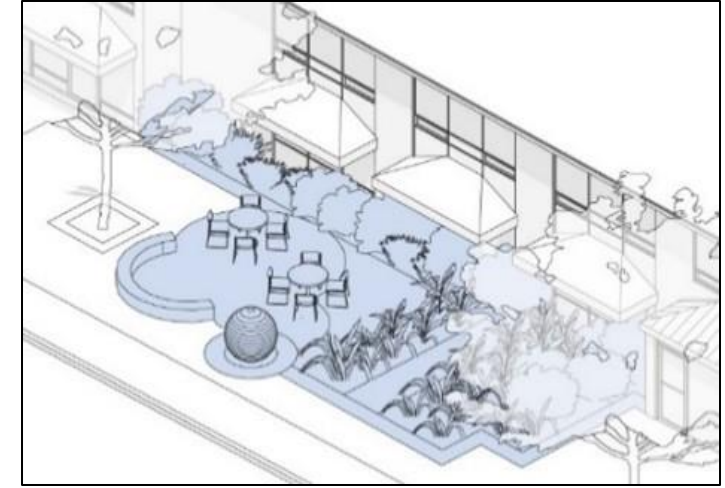
Publicly Oriented Private Spaces (POPS)

Private Open Space (PS)

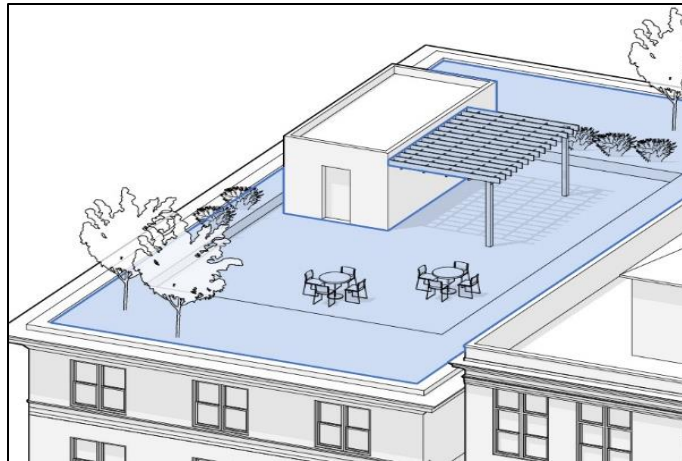
Other Outdoor Amenity Space Types are permitted by Special Permit from the Planning Board



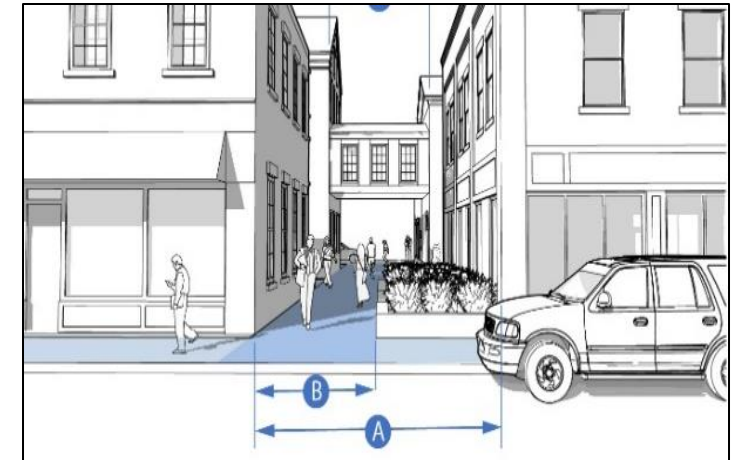
Streetside Plaza/Terrace



Sidewalk Dining Terrace



Rooftop Terrace or Garden



Pedestrian Passage

EFFICIENT PARKING

COMPONENTS AND GOALS

Parking Space and Aisle Dimensions

Min./Max. Parking Space Requirements

1. Parking Ratios.
2. Multiple Uses on Site.
3. Parking Ratio Waiver.



Parking Reduction Methods.

1. Shared Parking. (Adopted Fall TM 2023)
2. Off-Site Parking.
3. Proximity to Public Parking Facility.
4. Car-Sharing Program.
5. On-Street Public Parking Off-Set.
6. Public Transportation Off-Set.
7. Public Parking Reserve.
8. Payment to Public Parking Fund.

FIGURE 7.2. PARKING REQUIREMENTS

LAND USE	Per 1,000 SF (Average Weekday)	Alternate Measurement	
INDUSTRIAL			
General Light Industrial	0.75	0.64	Per Employee
Industrial Park	1.27	0.89	Per Employee
Manufacturing	1.02	0.97	Per Employee
Laboratory	1.00		
Warehousing	0.51	0.78	Per Employee
Mini-Warehouse	0.14	1.35	Per 100 Storage Units
RESIDENTIAL			
Single-Family Detached Housing		1.83	Per Dwelling Unit
Two Family Dwellings		1.83	Per Dwelling Unit
Multifamily Dwellings		1.23	Per Dwelling Unit
Low/Mid-Rise Apartment		1.23	Per Dwelling Unit
Rental Townhouse		1.62	Per Dwelling Unit
Residential Condominium/Townhouse		1.38	Per Dwelling Unit
Senior Adult Housing - Attached		0.59	Per Dwelling Unit
Congregate Care Facility		0.45	Per Dwelling Unit
Assisted Living		0.41	Per Dwelling Unit
Continuing Care Retirement Community		1.0	Per Dwelling Unit
Nursing Home	0.98	0.35/Bed or 0.88/Employee	
Dormitory		1 Space/3 Beds	
Hotel		1.2/Guest Room and 1 Space/61 SF Function Room	
All Suites Hotel			
Business Hotel			
Motel			
RECREATIONAL			
Multipurpose Recreational Facility	6.33	9.5/Acre	
Bowling Alley		4.0	Per Lane
Multiplex Movie Theater		0.15/Seat or 36.2/Screen	
Ice Skating Rink	0.42		
Soccer Complex		38.3	Per Field
Racquet/Tennis Club		3.56	Per Court
Health/Fitness Club	5.27	0.13	Per Member
Athletic Club	3.55	0.07	Per Member
Recreational Community Center	3.20		

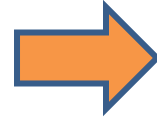
EFFICIENT PARKING

COMPONENTS AND GOALS

Special Permit to Increase the Required Parking.

Special Surface Parking Types and Standards.

1. Stacked and Valet Parking.
2. Tandem Parking.
3. Street Side Parking.
4. Teaser Parking.



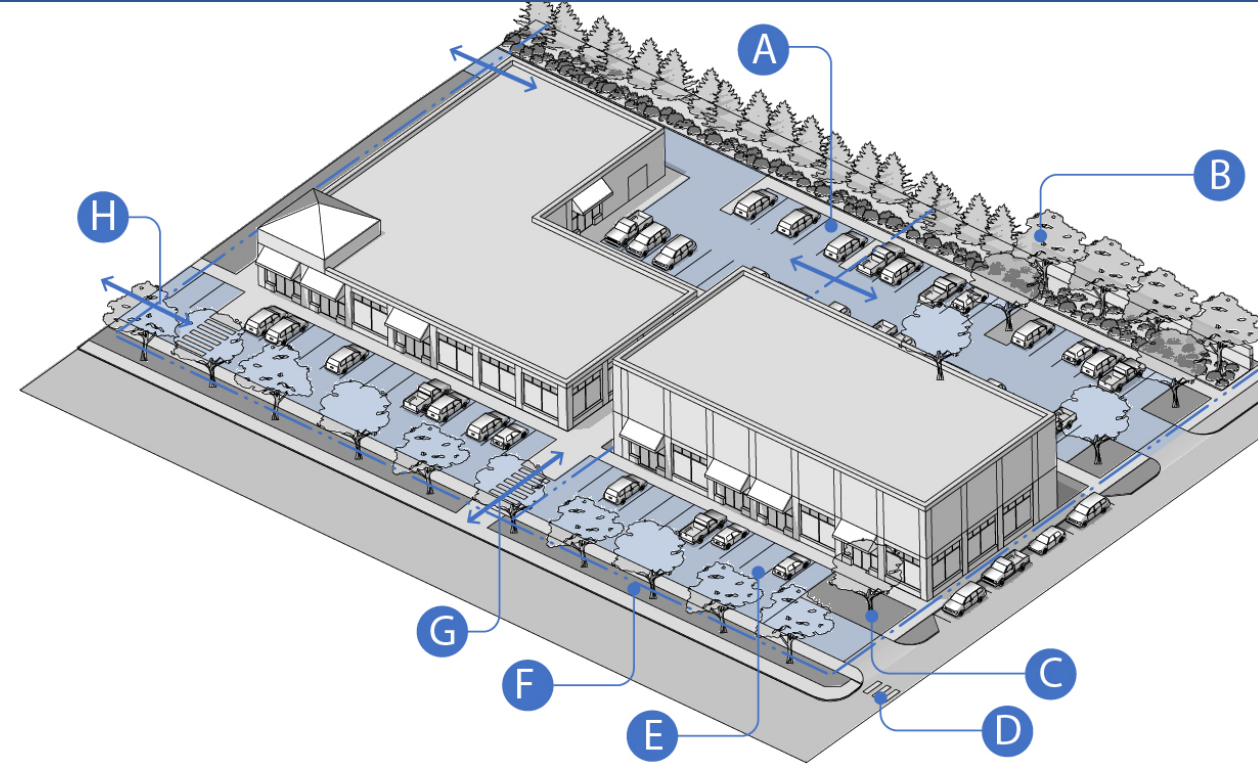
Structured Parking Design Standards.

- 1 Placement and Scale.
- 2 Access.
- 3 General Development Standards.
- 4 General Design Standards.

Bicycle Parking.

Parking Lot Landscaping/Sustainable Practices

FIGURE 6. PARKING PLACEMENT, ACCESS, AND LANDSCAPING



A. Parking to the Rear; B. Rear Landscaping and Screening; C. Building Frontage Landscaping; D. Crosswalks; E. Teaser Parking in Front; F. Street Trees and Tree Belt on Street Line; G. Pedestrian Connection Between Public Sidewalk and Building; H. Internal Connections to Adjacent Parking Lots.

EFFICIENT PARKING

COMPONENTS AND GOALS

Special Permit to Increase the Required Parking.

Special Surface Parking Types and Standards.



1. Stacked and Valet Parking.
2. Tandem Parking.
3. Street Side Parking.
4. Teaser Parking.

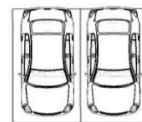
Structured Parking Design Standards.

- 1 Placement and Scale.
- 2 Access.
- 3 General Development Standards.
- 4 General Design Standards.

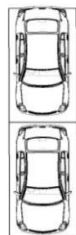
Bicycle Parking.

**Parking Lot Landscaping/
Sustainable Practices**

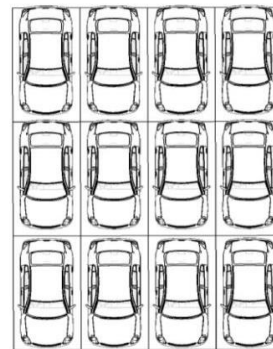
FIGURE 7.3. TANDEM AND STACKED PARKING



Normal



Tandem



Stacked

FIGURE 7.5. TEASER PARKING (PARKING ON FRONTAGE)

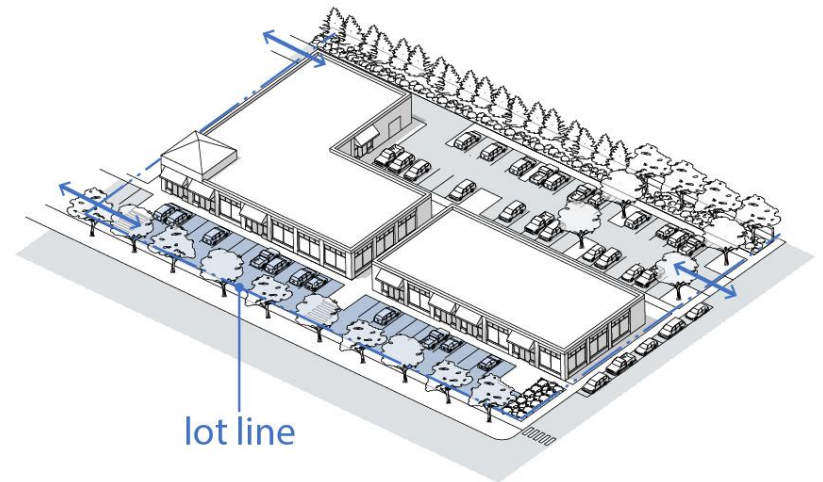
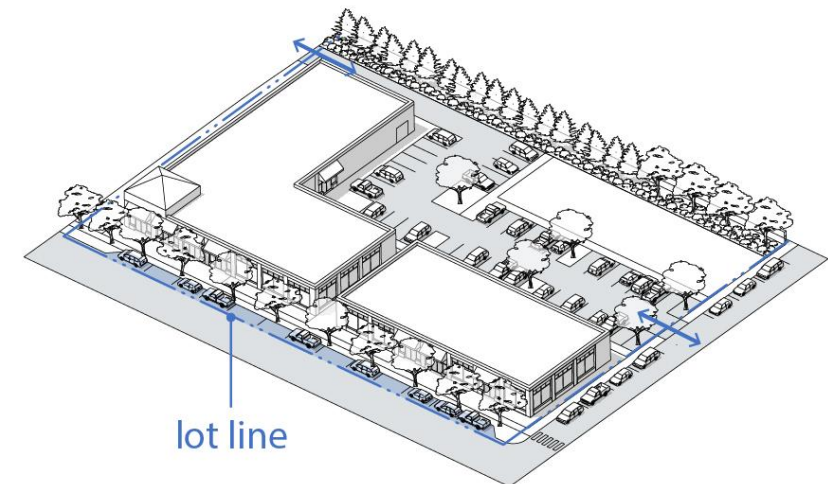


FIGURE 7.4. STREET SIDE PARKING (ON FRONT PROPERTY LINE)



EFFICIENT PARKING

COMPONENTS AND GOALS

Special Permit to Increase the Required Parking.

Special Surface Parking Types and Standards.

1. Stacked and Valet Parking.
2. Tandem Parking.
3. Street Side Parking.
4. Teaser Parking.

Structured Parking Design Standards.

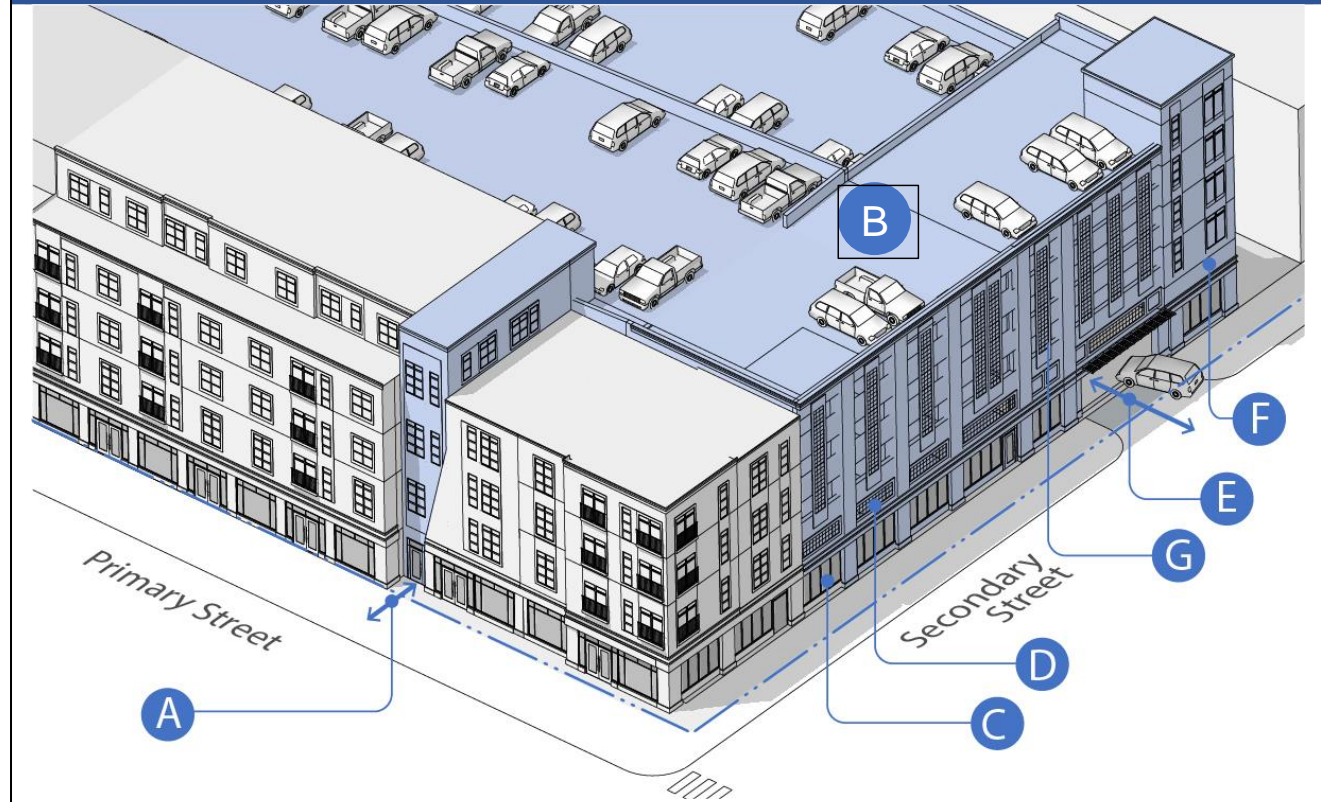
- 1 Placement and Scale.
- 2 Access.
- 3 General Development Standards.
- 4 General Design Standards.



Bicycle Parking.

Parking Lot Landscaping/Sustainable Practices

FIGURE 7. STRUCTURED PARKING ACTIVATION



A. Place Parking Structure to Rear of Building with Access from the Sidewalk; B. Connect Garage Directly to the Building; C. Activate Ground Floor Space with High Percent Fenestration and Uses; D. Design Façade to Blend with Building; E. Provide Access on Secondary Streets; F. Provide Sign Bands for Ground Floor Uses; G. Create Voids in Façade for Natural Light and Ventilation.

EFFICIENT PARKING

COMPONENTS AND GOALS

Special Permit to Increase the Required Parking.

Special Surface Parking Types and Standards.

1. Stacked and Valet Parking.
2. Tandem Parking.
3. Street Side Parking.
4. Teaser Parking.

Structured Parking Design Standards.

- 1 Placement and Scale.
- 2 Access.
- 3 General Development Standards.
- 4 General Design Standards.

Bicycle Parking.

Parking Lot Landscaping/Sustainable Practices

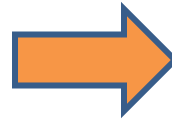
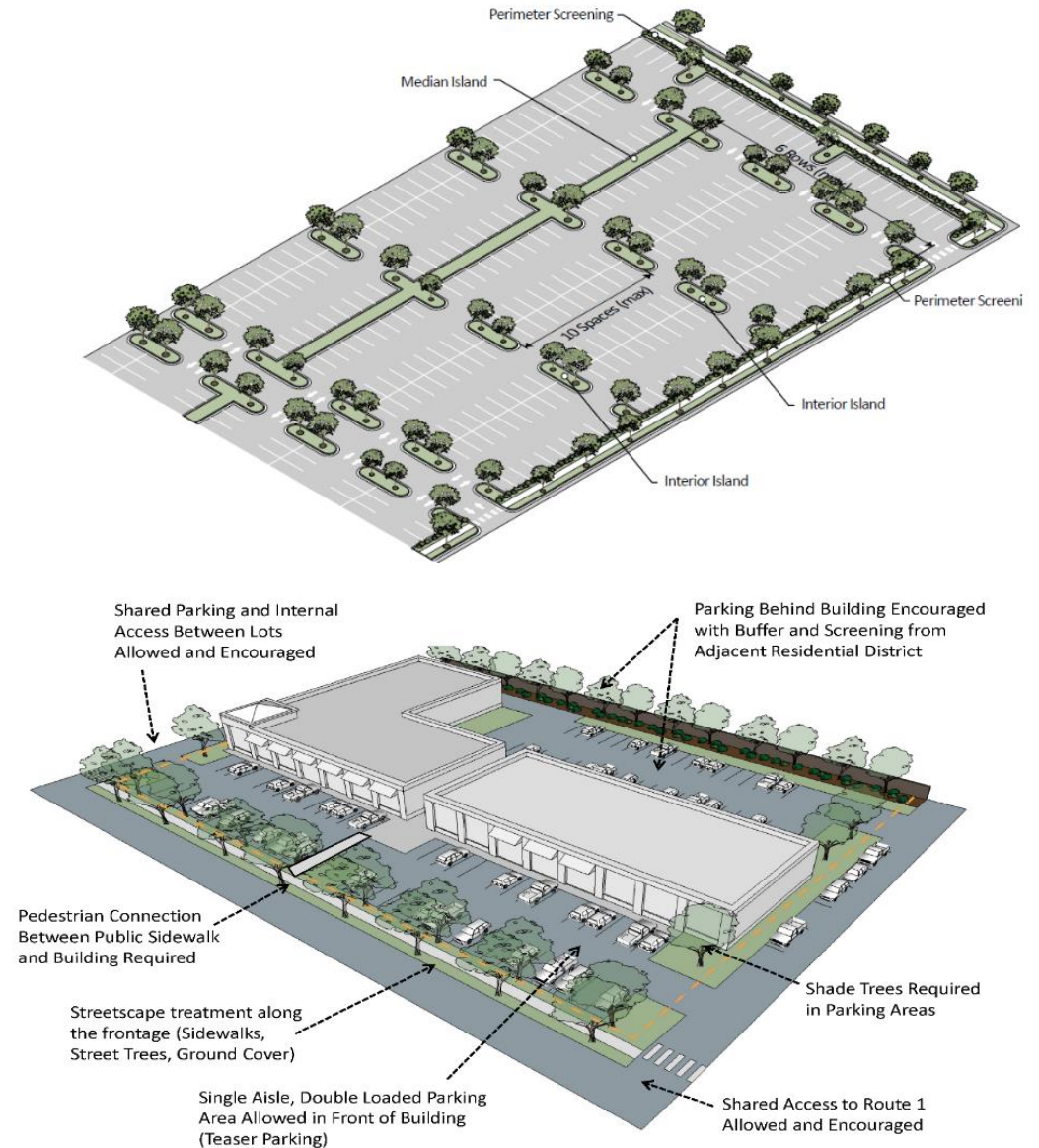


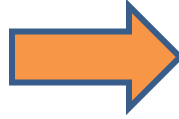
FIGURE 7.7. PARKING LOT LANDSCAPING



WELL DESIGN BUILDINGS

COMPONENTS AND GOALS

Building Placement and Orientation.



1. Building Lot.
2. Number of Buildings.
3. Building Placement.
4. Build-To-Zones (BTZ).
5. Build-To-Zone Occupancy (BTZO).
6. Façade Orientation.

Building Height.

1. Minimum and Maximum Height.
2. Building Height Exceptions.
3. Building Stepback and Street Enclosure.

Building Types and Design Standards.

1. Classification.
2. New Building Types.
3. Expansion of Existing Building

FIGURE 6. BUILDING PLACEMENT ON THE LOT

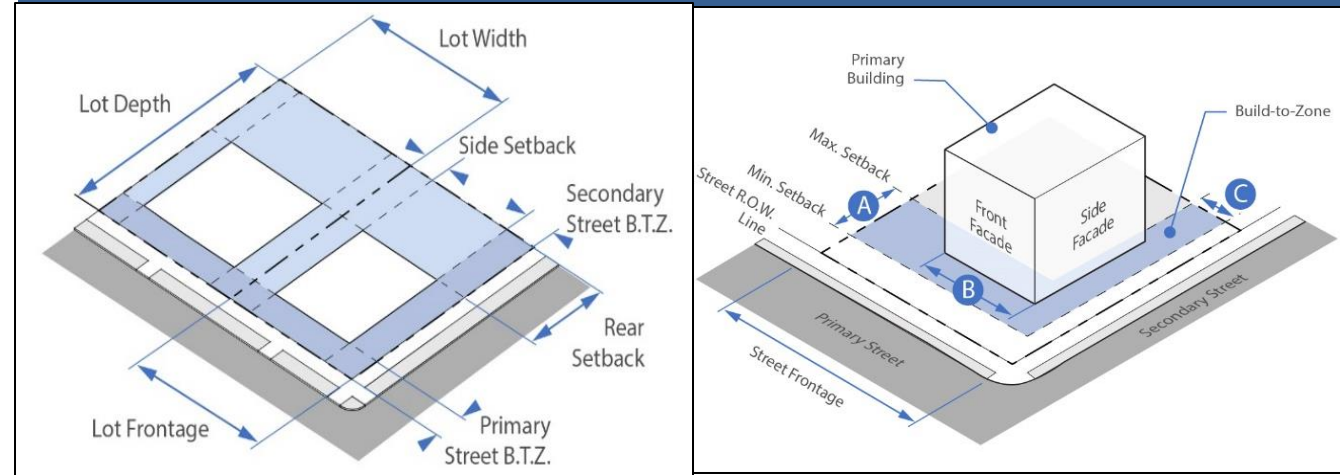
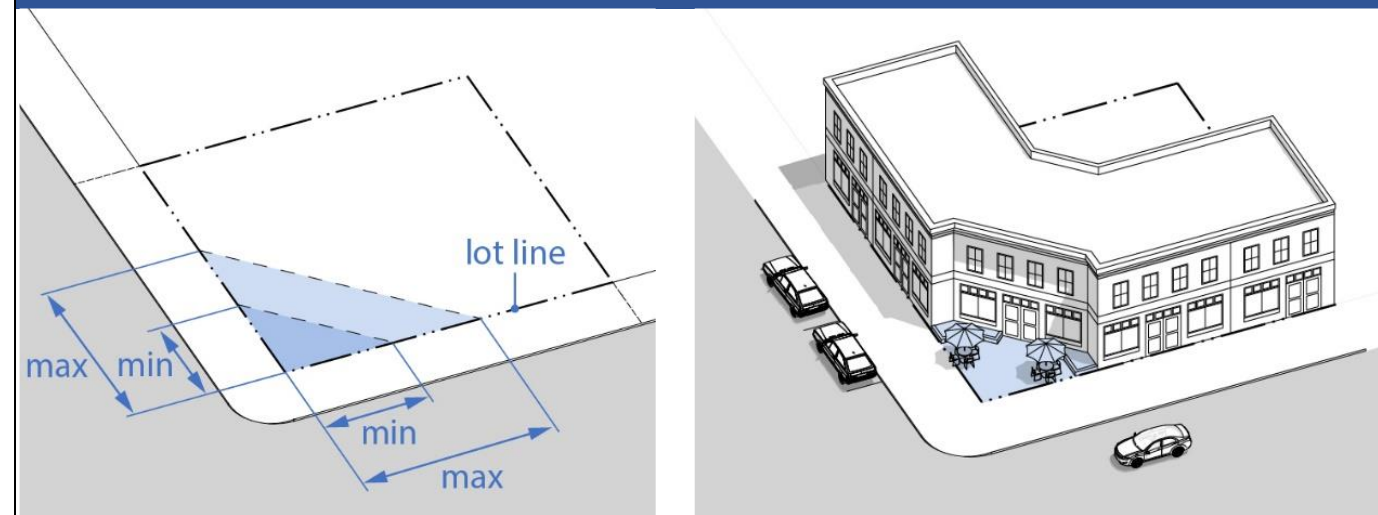


FIGURE 7. FAÇADE ORIENTATION AND CORNER LOT SITE CLEARANCE



WELL DESIGN BUILDINGS

COMPONENTS AND GOALS

Building Placement and Orientation.

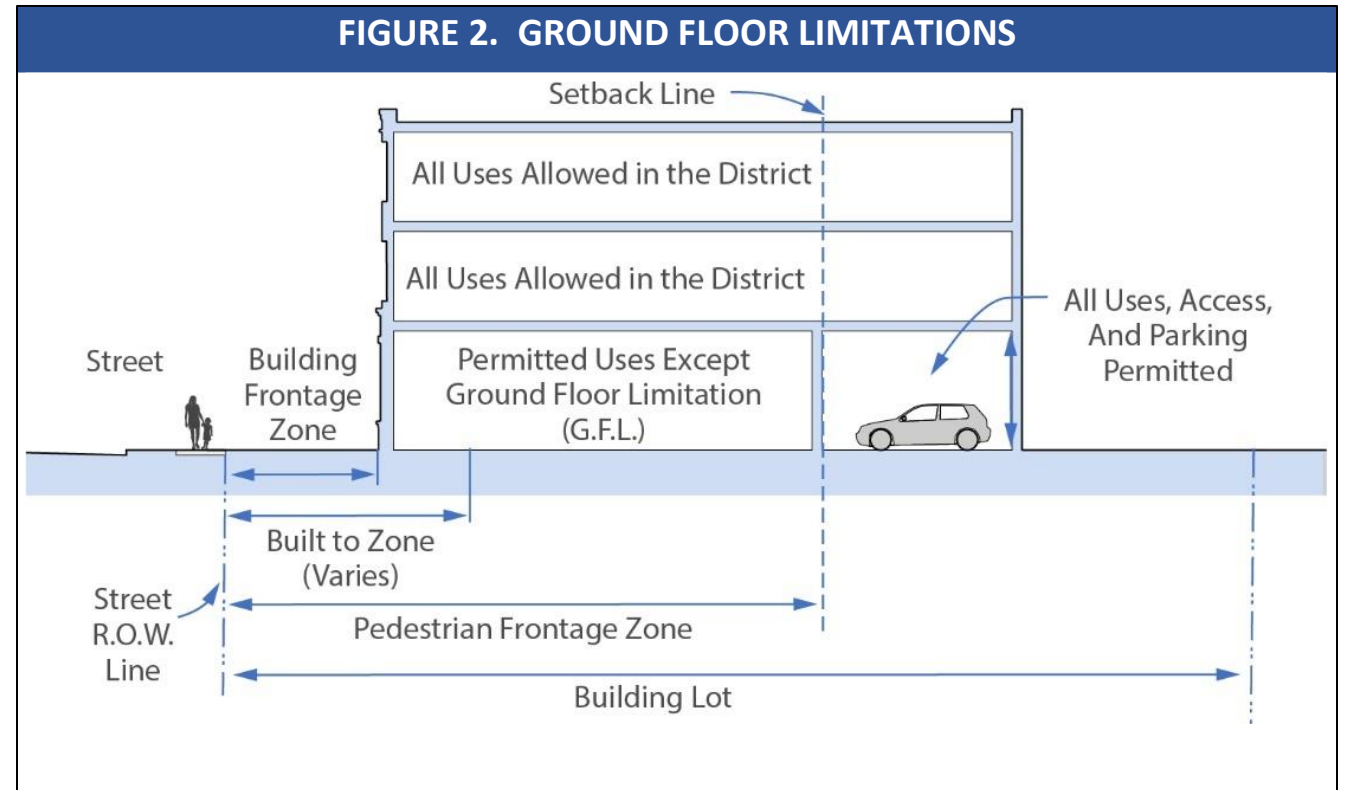
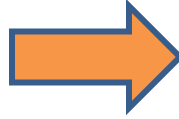
1. Building Lot.
2. Number of Buildings.
3. Building Placement.
4. Build-To-Zones (BTZ).
5. Build-To-Zone Occupancy (BTZO).
6. Façade Orientation.

Building Height.

1. Minimum and Maximum Height.
2. Building Height Exceptions.
3. Building Stepback and Street Enclosure.

Building Types and Design Standards.

1. Classification.
2. New Building Types.
3. Expansion of Existing Building



Non-Residential Ground Floor Uses on Public Streets to Support Business Development and Pedestrian Orientation

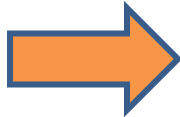
WELL DESIGN BUILDINGS

COMPONENTS AND GOALS

Building Placement and Orientation.

- 1. Building Lot.
- 2. Number of Buildings.
- 3. Building Placement.
- 4. Build-To-Zones (BTZ).
- 5. Build-To-Zone Occupancy (BTZO).
- 6. Façade Orientation.

Building Height.



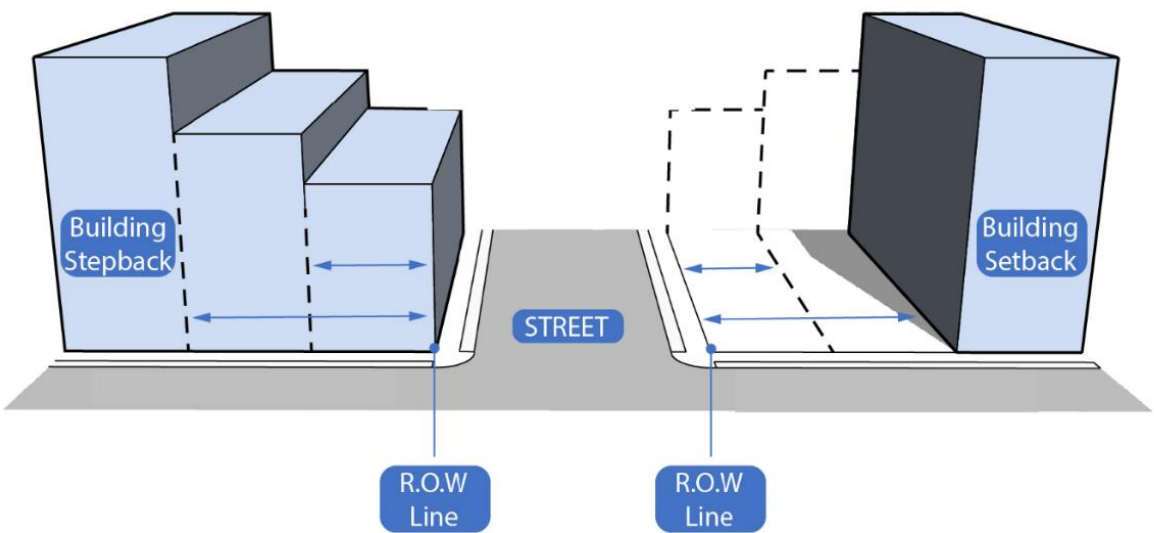
- 1. Minimum and Maximum Height.
- 2. Building Height Exceptions.
- 3. Building Stepback and Street Enclosure.

Building Types and Design Standards.

- 1. Classification.
- 2. New Building Types.

FIGURE 8. BUILDING SETBACK AND STEPBACK

Distance from Street Right-Of-Way Line	Maximum Building Height by Street Type (See Section 14.4)			
	Gateway Boulevard	Collector Street	Commercial Street	Local Street
At Street ROW Line (0 Feet)	0	0	0	A 10-Foot Setback from the Street ROW Line and based on the Maximum Height for Building Type in Section 14.4.E
10 Feet	0	0	0	
20 Feet	0	0	40	
30 Feet	55	55	55	
40 – 60 Feet	65	65	65	
60 – 150 Feet	75	75	75	
> 150 Feet	Maximum Height Allowed by Building Type (Sec. 14.4.E)			



WELL DESIGN BUILDINGS

COMPONENTS AND GOALS

Building Placement and Orientation.

1. Building Lot.
2. Number of Buildings.
3. Building Placement.
4. Build-To-Zones (BTZ).
5. Build-To-Zone Occupancy (BTZO).
6. Façade Orientation.

Building Height.

1. Minimum and Maximum Height.
2. Building Height Exceptions.
3. Building Stepback and Street Enclosure.

Building Types and Design Standards.

1. Classification.
2. New Building Types.

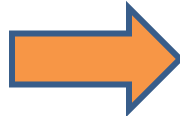
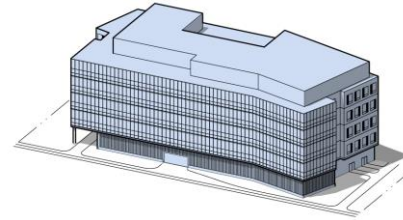


FIGURE 11. COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS

1. GENERAL COMMERCIAL BUILDING (GCB)

1. DEFINITION: A building that typically accommodates a variety of ground floor commercial uses and upper floor office uses, or all office uses, at a scale that is compatible and complimentary to its given district. GC Buildings do not include residential uses.



2. LOT STANDARDS

2.1	Lot Size (S.F.)	Not Required
2.2	Frontage (Linear Ft)	50 Ft. Minimum
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. Minimum/ 75 Ft. Maximum
2.4	Side Yard Setback (Ft)	30 Ft. Minimum (0 Ft if Common Wall)
2.5	Rear Yard Setback (Ft)	50 Ft. Minimum
2.6	Outdoor Amenity Space Lot Coverage (%)	15% Minimum
2.7	Impervious Surface Lot Coverage (%)	80% Maximum

3. DESIGN STANDARDS

3.1	Building Height (Max.)	6 Stories/70 Ft.
3.2	Street Facing Wall Width (Min.)	50 Ft. Minimum
3.4	Street Facing Entrance	Required
3.5	Street Facing Ground Floor Fenestration (Min.)	40% Min.
3.6	Maximum Building Footprint (SF)	Not Required

4. ADDITIONAL STANDARDS

4.1	One-Story buildings must have a minimum street facing façade height of 18 feet.	
4.2	Where there is a side setback, a minimum of 10 feet is required to accommodate pedestrian access or 30 feet to accommodate vehicle access to the side and rear of the property.	
4.3	Off-street parking is not allowed in front of the buildings except on-street parallel parking.	
4.4	Retail uses must have 60% Street Facing Ground Floor Fenestration (Minimum)	

WELL DESIGN BUILDINGS

FIGURE 10B. MIXED-USE BUILDING TYPES AND DESIGN STANDARDS

2. MIXED USE BUILDING (MUB)

DEFINITION: A building that typically accommodates a variety of ground floor commercial uses and upper residential and office uses at a scale that is compatible and complimentary to its given district.



2. LOT STANDARDS

2.1	Lot Size (S.F.)	Not Required
2.2	Frontage (Linear Ft)	100 Ft. Minimum
2.3	Front Yard Build-To-Zone (Ft)	0 Ft. Minimum/ 50 Ft. Maximum
2.4	Side Yard Setback (Ft)	30 Ft. Minimum (0 Ft if Common Wall)
2.5	Rear Yard Setback (Ft)	50 Ft. Minimum
2.6	Outdoor Amenity Space Lot Coverage (%)	15% Minimum
2.7	Impervious Surface Lot Coverage (%)	80% Maximum

3. DESIGN STANDARDS

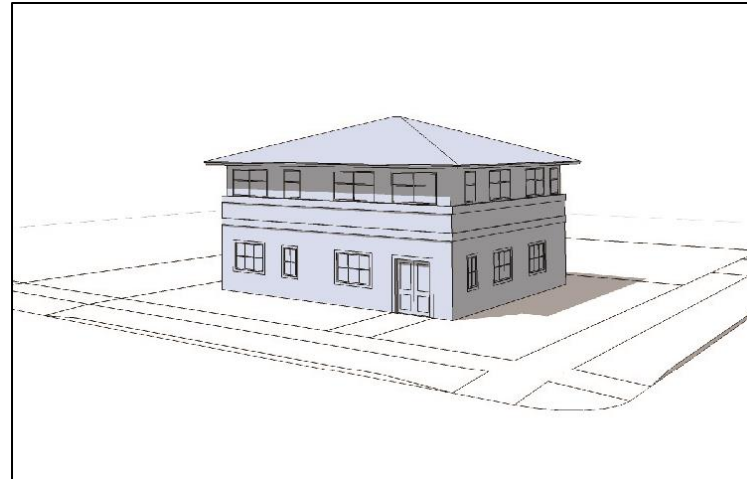
3.1	Building Height (Ft)	6 Stories /70 Ft.
3.2	Street Facing Wall Width (Ft)	50 Ft. Minimum
3.4	Street Facing Entrance	Required
3.5	Street Facing Ground Floor Fenestration (%)	40% Minimum
3.6	Maximum Building Footprint (SF)	50% of the Lot

4. ADDITIONAL STANDARDS

4.1	Off-street parking is not allowed in front of the buildings except On-street parallel parking.	
4.2	Where there is a side setback, a minimum of 10 feet is required to accommodate pedestrian access or 30 feet to accommodate vehicle access to the side and rear of the property.	
4.3	One-Story buildings must have a minimum street facing façade height of 18 feet.	
4.4	Multi-Family Buildings may have rooftop penthouse residential units by special permit from the Planning Board.	



LABORATORY BUILDING



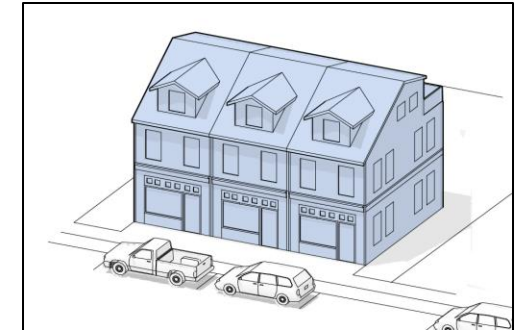
FABRICATION/FLEX BUILDING



TOWNHOUSE (TH)



MULTI-FAMILY BUILDING)



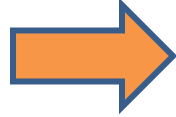
LIVE-WORK BUILDING (LW)

WELL DESIGN BUILDINGS

COMPONENTS AND GOALS

Infill Development of Non-Historic Pre-Existing Buildings.

1. Front Addition.
2. Side Addition.
3. Story Addition.
4. Additional Principal Building.



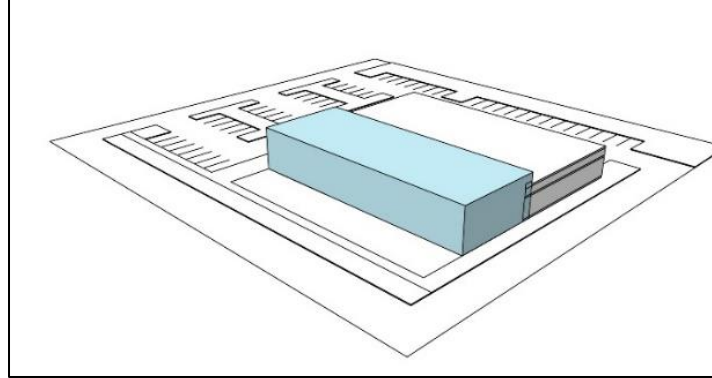
Building Proportions and Façade Composition.

1. Vertical Modulation and Articulation.
2. Surface Relief with Architectural Features.
3. Parapet Wall.
4. Building Transparency.
5. Blank Walls.

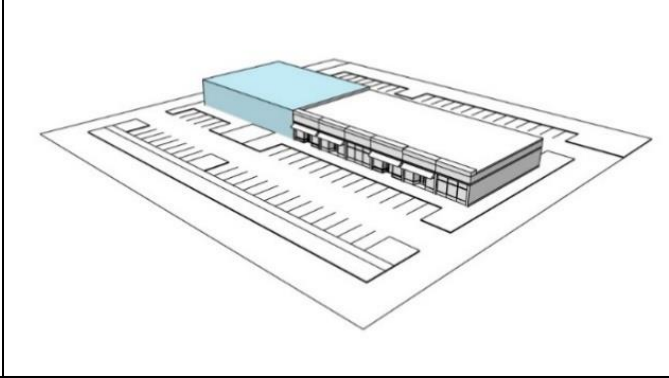
Exterior Treatments.

Frontage Zone Components.

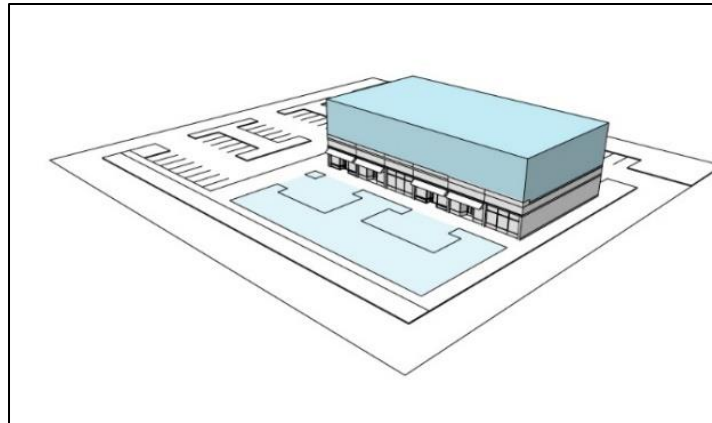
FIGURE 13. ADDITIONS TO EXISTING BUILDING IN THE MIX DISTRICT



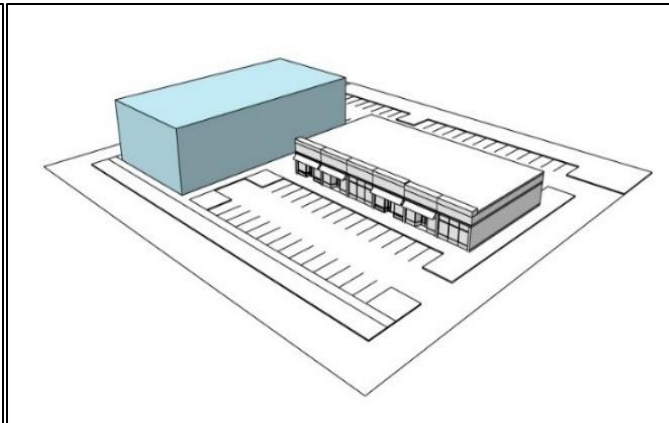
Front Addition



Side Addition



Story Addition



Additional Principal Addition

WELL DESIGN BUILDINGS

COMPONENTS AND GOALS

Infill Development of Non-Historic Pre-Existing Buildings.

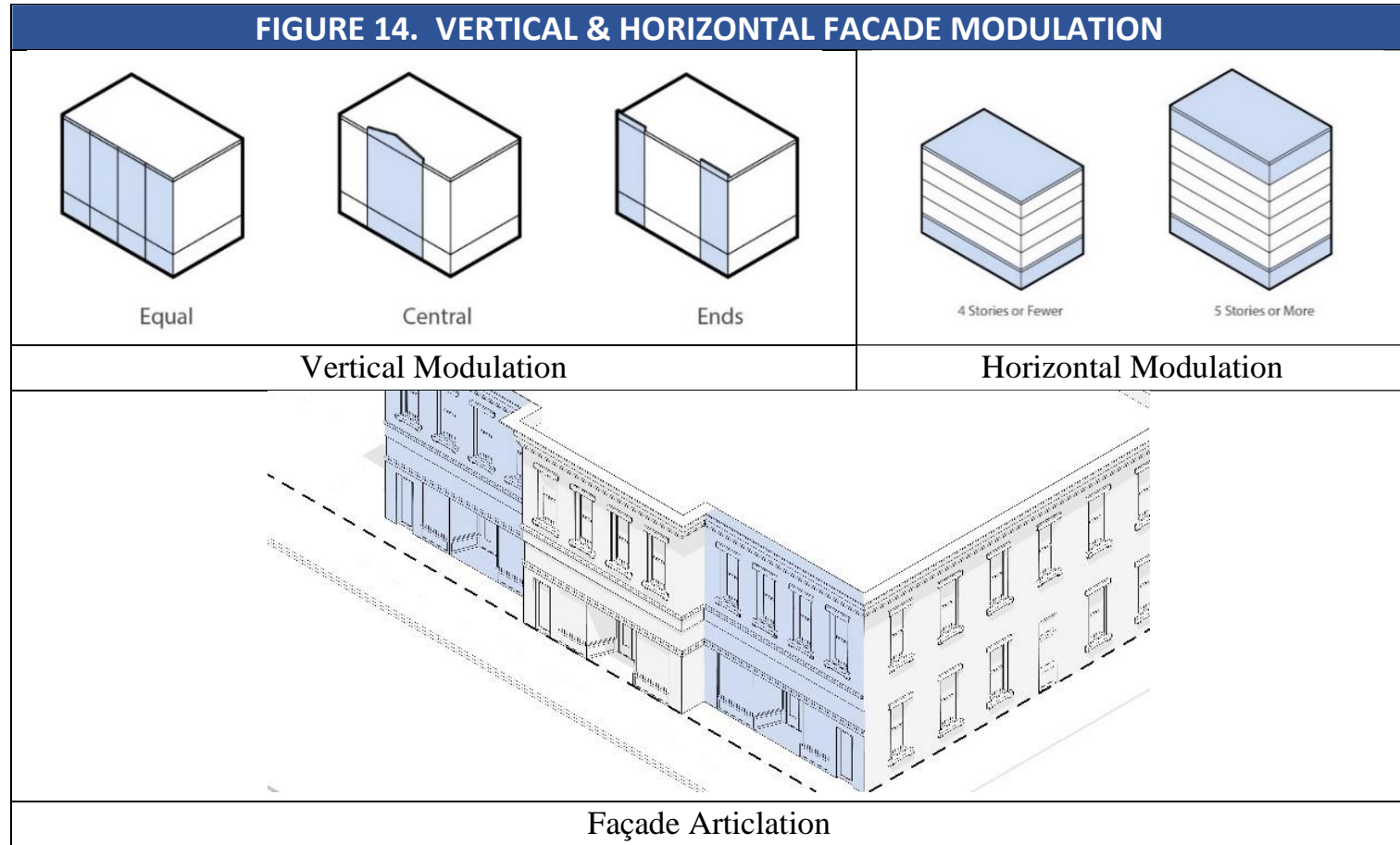
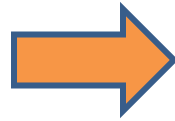
1. Front Addition.
2. Side Addition.
3. Story Addition.
4. Additional Principal Building.

Building Proportions and Façade Composition.

1. Vertical Modulation and Articulation.
2. Surface Relief with Architectural Features.
3. Parapet Wall.
4. Building Transparency.
5. Blank Walls.

Exterior Treatments.

Frontage Zone Components.



WELL DESIGN BUILDINGS

COMPONENTS AND GOALS

Infill Development of Non-Historic Pre-Existing Buildings.

1. Front Addition.
2. Side Addition.
3. Story Addition.
4. Additional Principal Building.

Building Proportions and Façade Composition.

1. Vertical Modulation and Articulation.
2. Surface Relief with Architectural Features.
3. Parapet Wall.
4. Building Transparency.
5. Blank Walls.

Exterior Treatments.

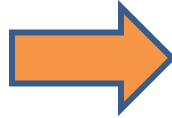


FIGURE 15. FAÇADE COMPONENTS AND ARCHITECTURAL FEATURES

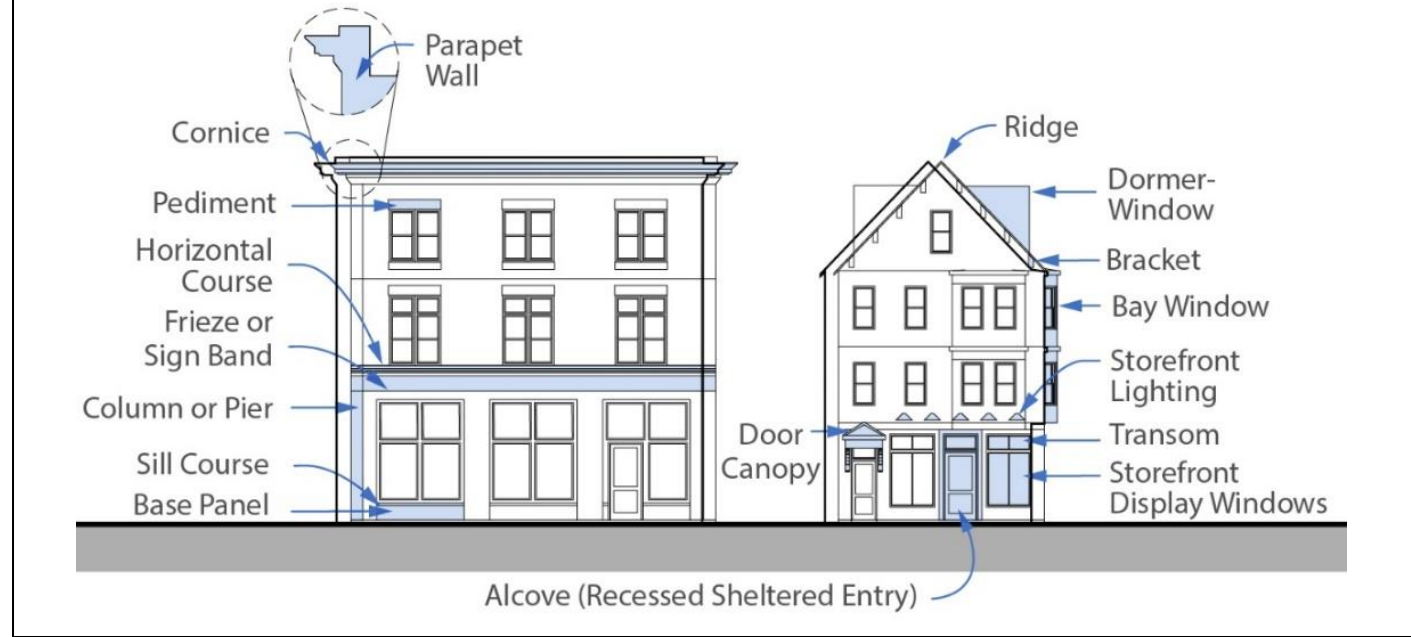
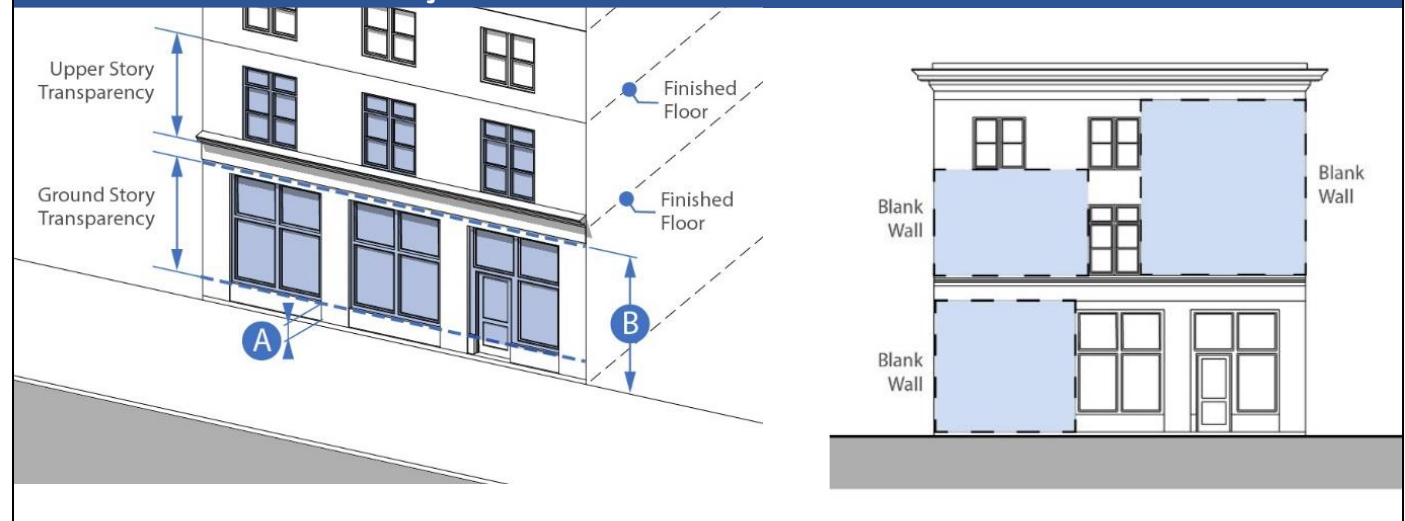


FIGURE 16. FAÇADE TRANSPARENCY AND BLANK WALL LIMITATION



WELL DESIGN BUILDINGS

COMPONENTS AND GOALS

Infill Development of Non-Historic Pre-Existing Buildings.

1. Front Addition.
2. Side Addition.
3. Story Addition.
4. Additional Principal Building.

Building Proportions and Façade Composition.

1. Vertical Modulation and Articulation.
2. Surface Relief with Architectural Features.
3. Parapet Wall.
4. Building Transparency.
5. Blank Walls.

Exterior Treatments.

Frontage Zone Components.

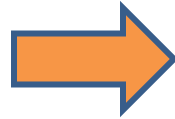
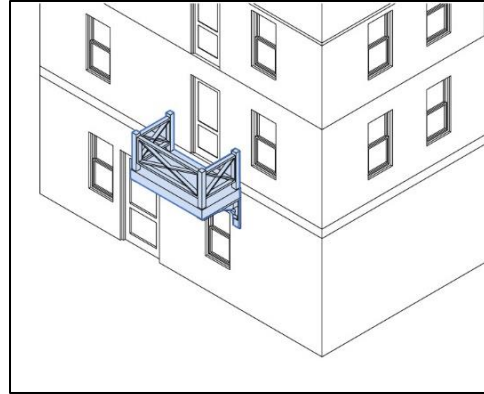
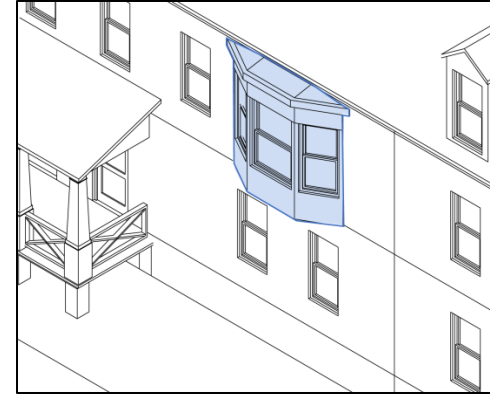


FIGURE 16. FRONTAGE ZONE BUILDING COMPONENTS



Balcony



Bay Window



Gallery



Arcade



Canopy

COMPLETE STREETS

COMPONENTS AND GOALS

Application.

1. Applicability.
2. Public Infrastructure Projects.
3. Private Participation.
4. Waiver and Alternative Compliance.

Complete Street Zones and Components.

1. Complete Street Zones and Components.
2. Design Standards.

Vehicle Throughway Zone.

Streets Enhancement Zone.

Furnishing & Utility Zone.

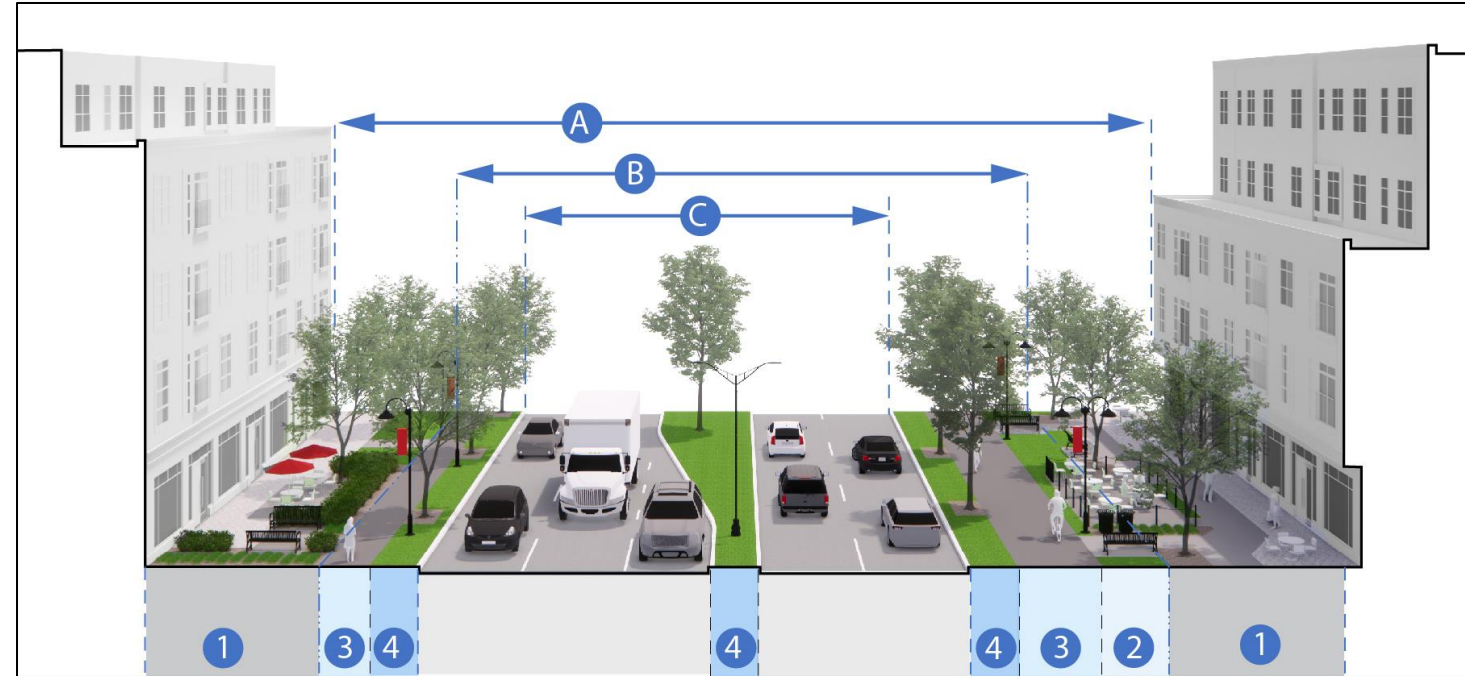
Pedestrian Throughway Zone.

Building Frontage Zone.

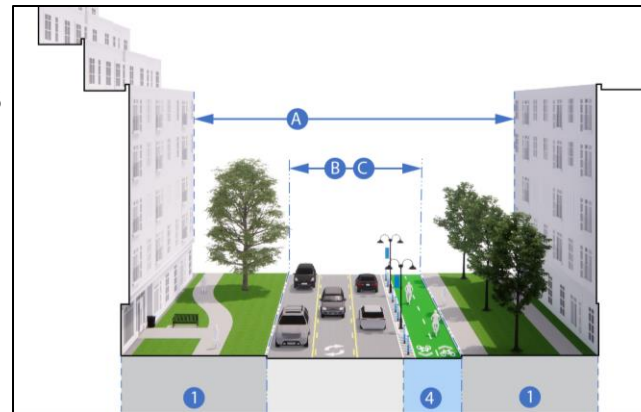
Public Realm Activation Standards

Specifications for Complete Street
in the MIX Design Standards &
Guidelines

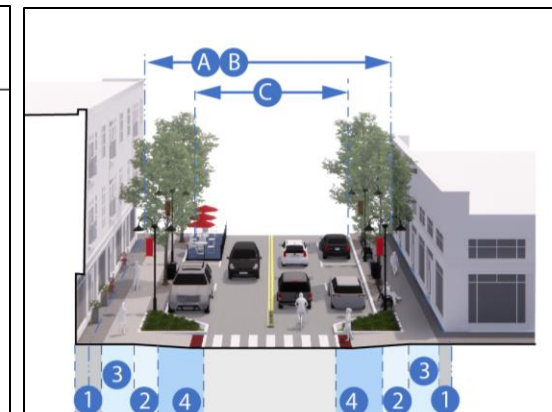
COMPLETE STREET ZONES AND COMPONENTS



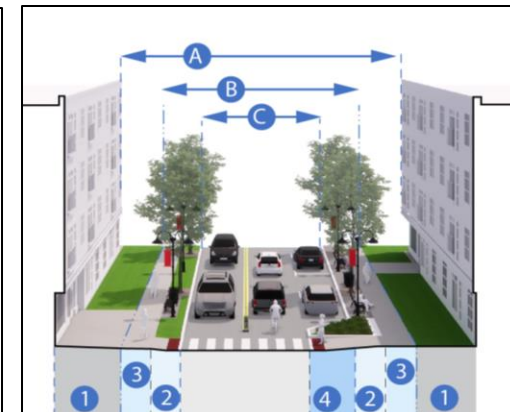
Gateway Boulevard



Collector Street



Commercial Street



Local Street

COMPLETE STREETS

COMPONENTS AND GOALS

Application.

- 1. Applicability.
- 2. Public Infrastructure Projects.
- 3. Private Participation.
- 4. Waiver and Alternative Compliance.

Complete Street Zones and Components.

- 1. Complete Street Zones and Components.
- 2. Design Standards.

Vehicle Throughway Zone.

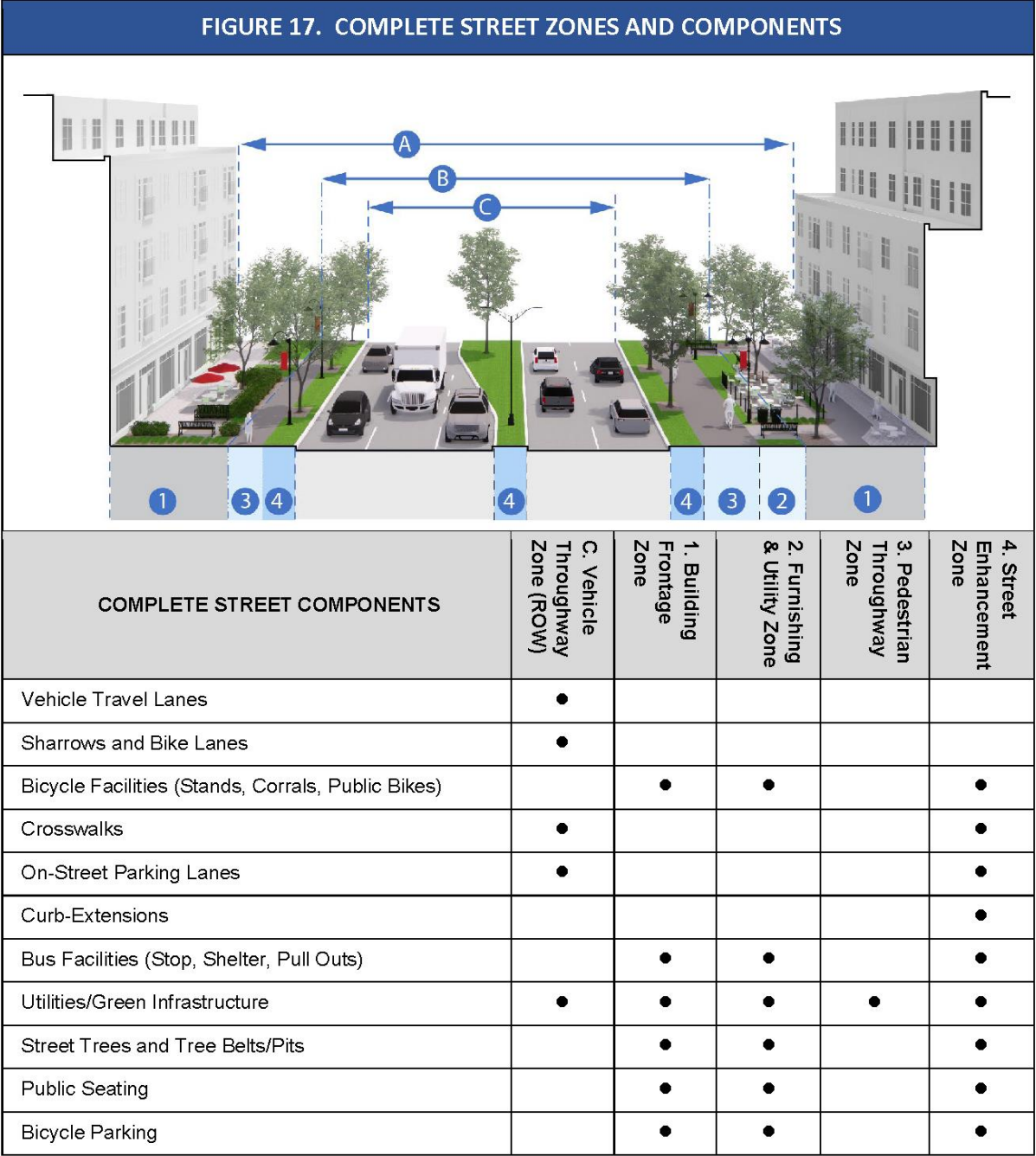
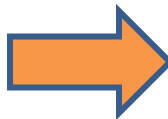
Streets Enhancement Zone.

Furnishing & Utility Zone.

Pedestrian Throughway Zone.

Building Frontage Zone.

Public Realm Activation Standards



COMPLETE STREETS

COMPONENTS AND GOALS

Application.

- 1. Applicability.
- 2. Public Infrastructure Projects.
- 3. Private Participation.
- 4. Waiver and Alternative Compliance.

Complete Street Zones and Components.

- 1. Complete Street Zones and Components.
- 2. Design Standards.

Vehicle Throughway Zone.

Streets Enhancement Zone.

Furnishing & Utility Zone.

Pedestrian Throughway Zone.

Building Frontage Zone.

Public Realm Activation Standards

Gateway Boulevard
(Mall Road and MTP)

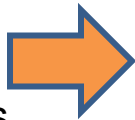
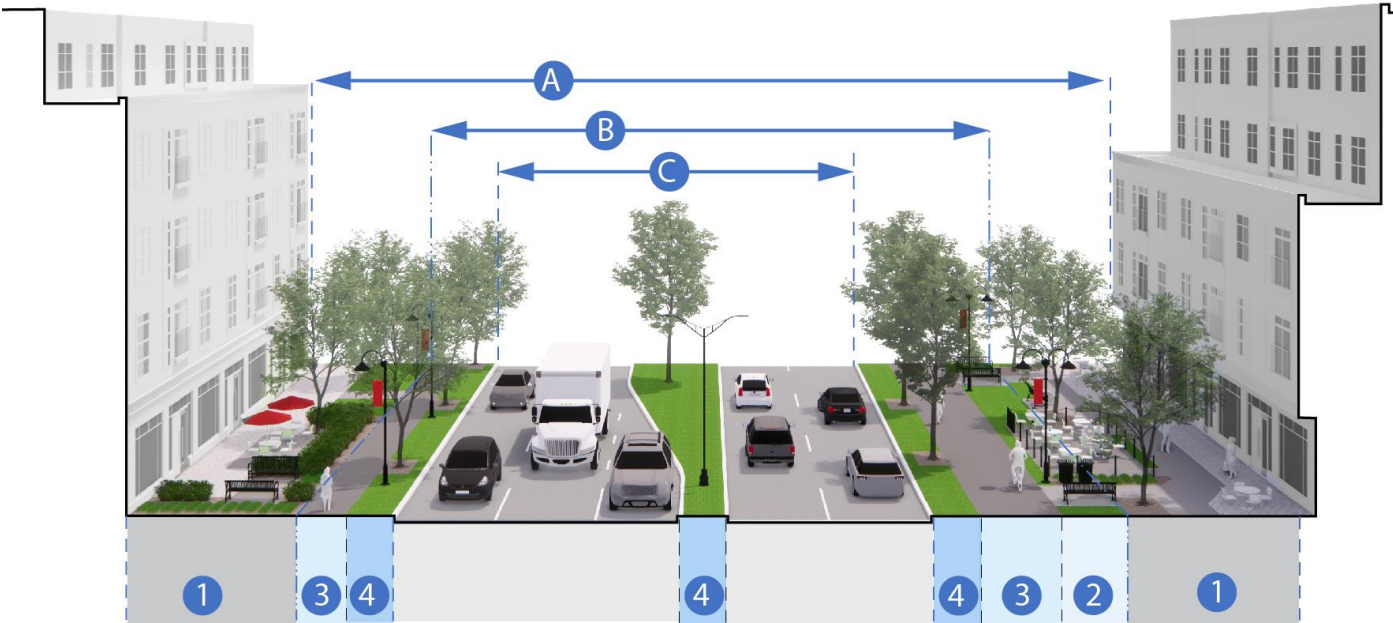


FIGURE 20A. COMPLETE STREET TYPES AND DESIGN OPTIONS



Gateway Boulevard	
Street Component	Specifications
(A) Street/Building Enclosure Ratio	Varies
(B) Right-Of-Way	100 Ft. Min.
(C) Travel Lane	12 Ft. Min.
(C) Bike Lanes	Required/5 Ft. Min. and 3 Ft. Buffer
(1) Building Frontage Zone	Required/30 Ft. Min.
(2) Furnishing/Utility Zone	5 Ft. Min.
(3) Throughway Zone	5 Ft. Min.
(3) Sidewalk	See Multi-Purpose Pathway
(3) Multi-Purpose Path	Required/ Min. 8 Ft.
(4) Street Enhancement Zone	Required/8-Ft. Tree Belt
(4) Parking Lane	Optional/ Min. 8 Ft Wide and 22 Ft. Long

COMPLETE STREETS

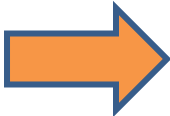
COMPONENTS AND GOALS

Application.

- 1. Applicability.
- 2. Public Infrastructure Projects.
- 3. Private Participation.
- 4. Waiver and Alternative Compliance.

Complete Street Zones and Components.

- 1. Complete Street Zones and Components.
- 2. Design Standards.



Vehicle Throughway Zone.

Streets Enhancement Zone.

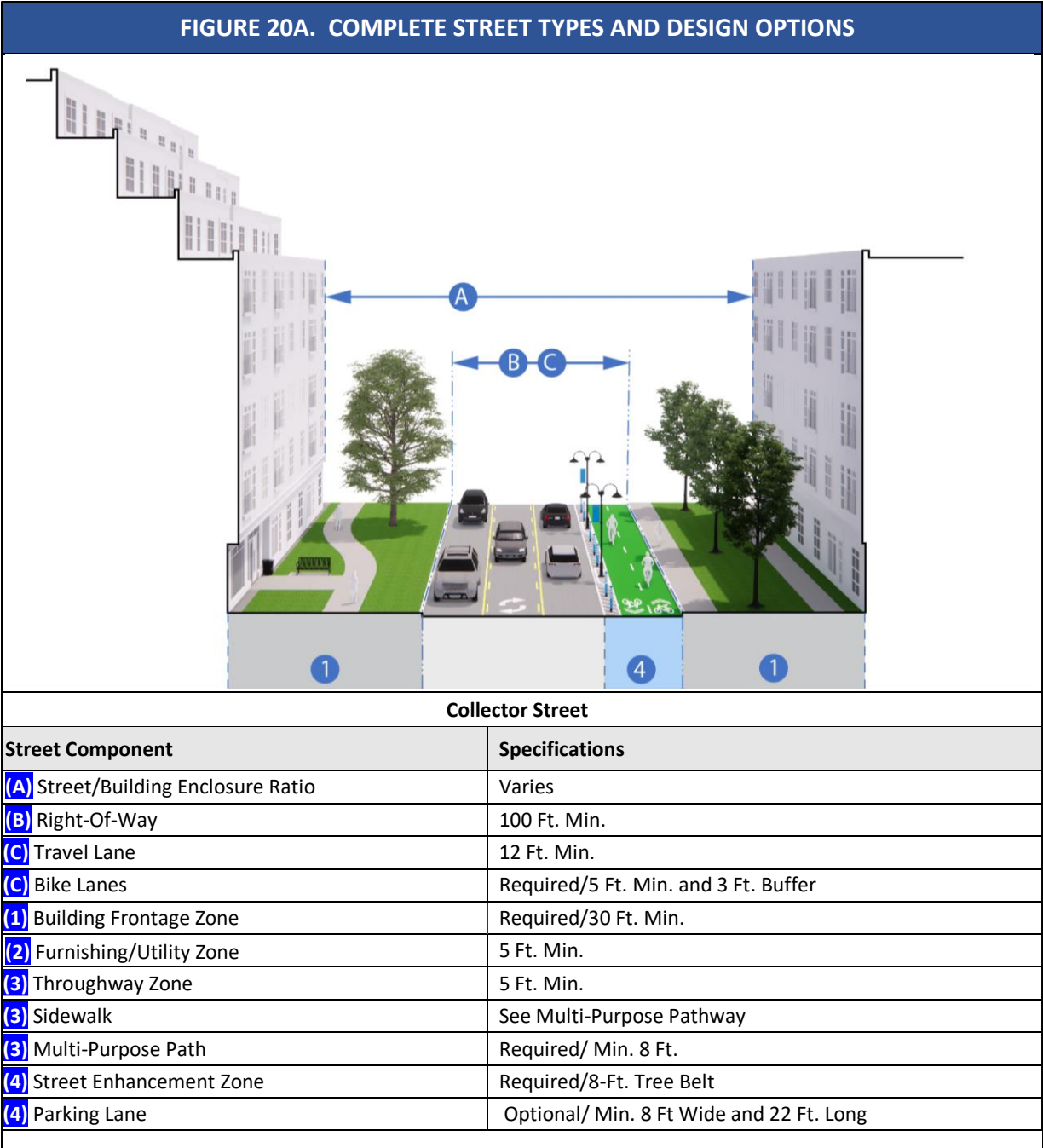
Furnishing & Utility Zone.

Pedestrian Throughway Zone.

Building Frontage Zone.

Public Realm Activation Standards

Collector Street
(S. Bedford Road)



COMPLETE STREETS

COMPONENTS AND GOALS

Application.

- 1. Applicability.
- 2. Public Infrastructure Projects.
- 3. Private Participation.
- 4. Waiver and Alternative Compliance.

Complete Street Zones and Components.

- 1. Complete Street Zones and Components.
- 2. Design Standards.

Vehicle Throughway Zone.

Streets Enhancement Zone.

Furnishing & Utility Zone.

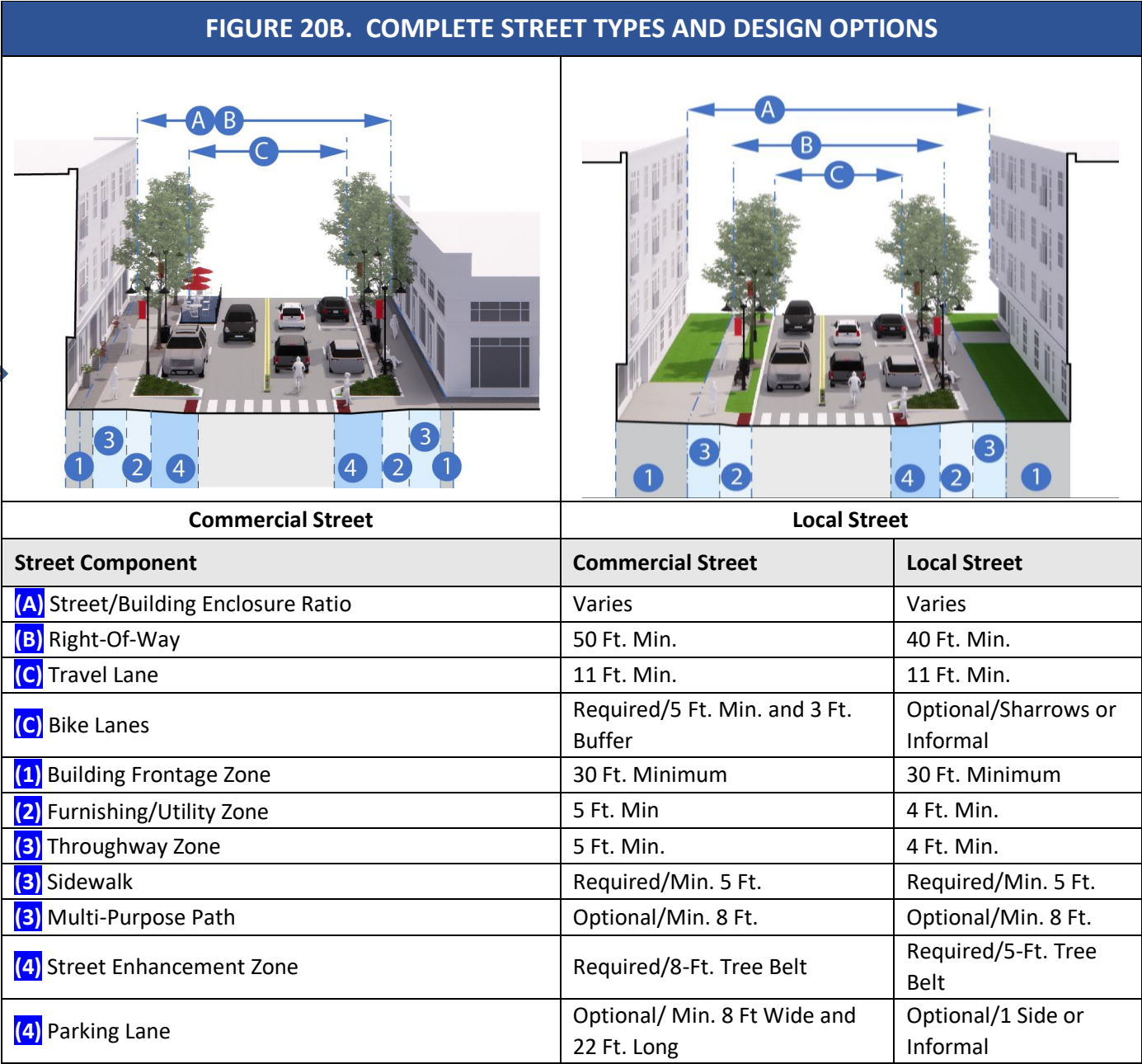
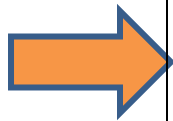
Pedestrian Throughway Zone.

Building Frontage Zone.

Public Realm Activation Standards

Commercial Street (Mall Access St., District Ave., Wayside Rd.)

Local Street (Private Access)



COMPLETE STREETS

COMPONENTS AND GOALS

Application.

- 1. Applicability.
- 2. Public Infrastructure Projects.
- 3. Private Participation.
- 4. Waiver and Alternative Compliance.

Complete Street Zones and Components.

- 1. Complete Street Zones and Components.
- 2. Design Standards.

Vehicle Throughway Zone.

Streets Enhancement Zone.

Furnishing & Utility Zone.

Pedestrian Throughway Zone.

Building Frontage Zone.

Public Realm Activation

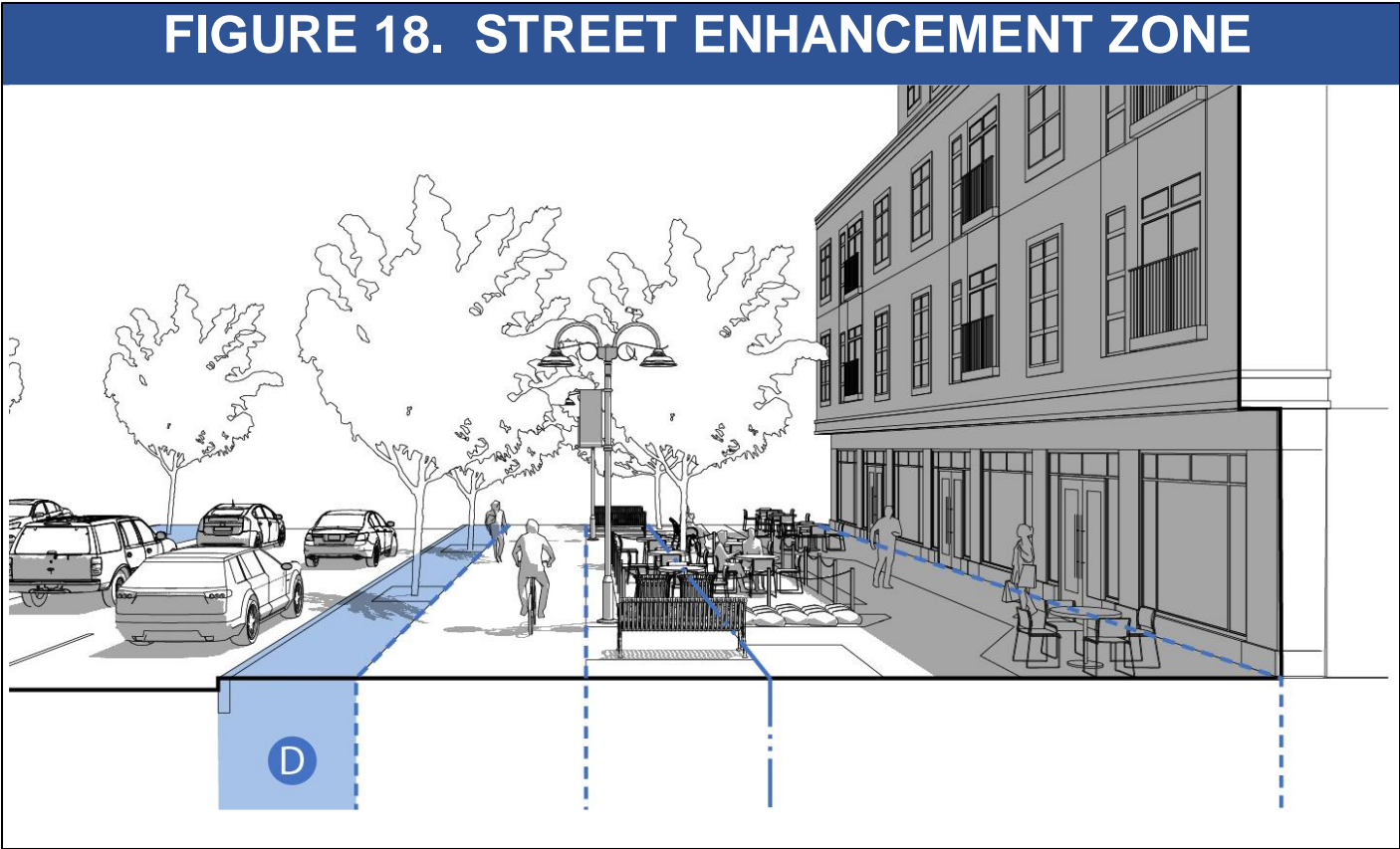
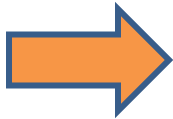


FIGURE 22. PEDESTRIAN CROSSWALK DESIGN STANDARDS

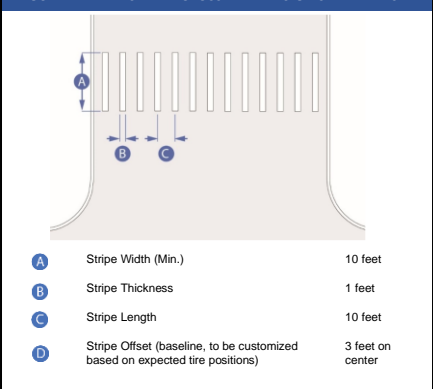


FIGURE 24. CURB EXTENSION DESIGN STANDARDS

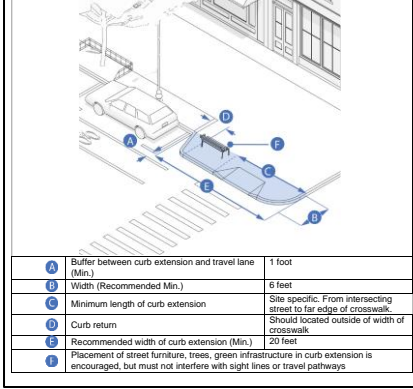


FIGURE 26. STREET TREE PLANTER DESIGN STANDARDS

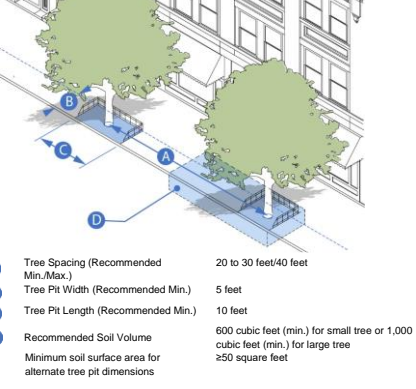
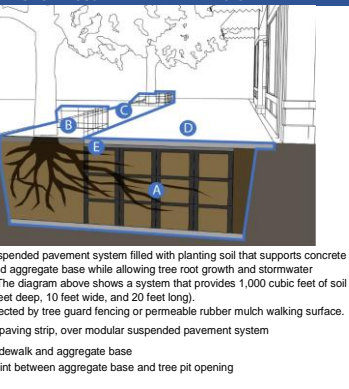


FIGURE 27. RECOMMENDED ELEMENTS OF A MODULAR SUSPENDED PAVEMENT SYSTEM



COMPLETE STREETS

COMPONENTS AND GOALS

Application.

1. Applicability.
2. Public Infrastructure Projects.
3. Private Participation.
4. Waiver and Alternative Compliance.

Complete Street Zones and Components.

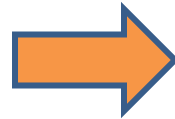
1. Complete Street Zones and Components.
2. Design Standards.

Vehicle Throughway Zone.

Streets Enhancement Zone.

Furnishing & Utility Zone.

Pedestrian Throughway Zone.



Building Frontage Zone.

Public Realm Activation Standards

FIGURE 20. PEDESTRIAN THROUGHWAY ZONE

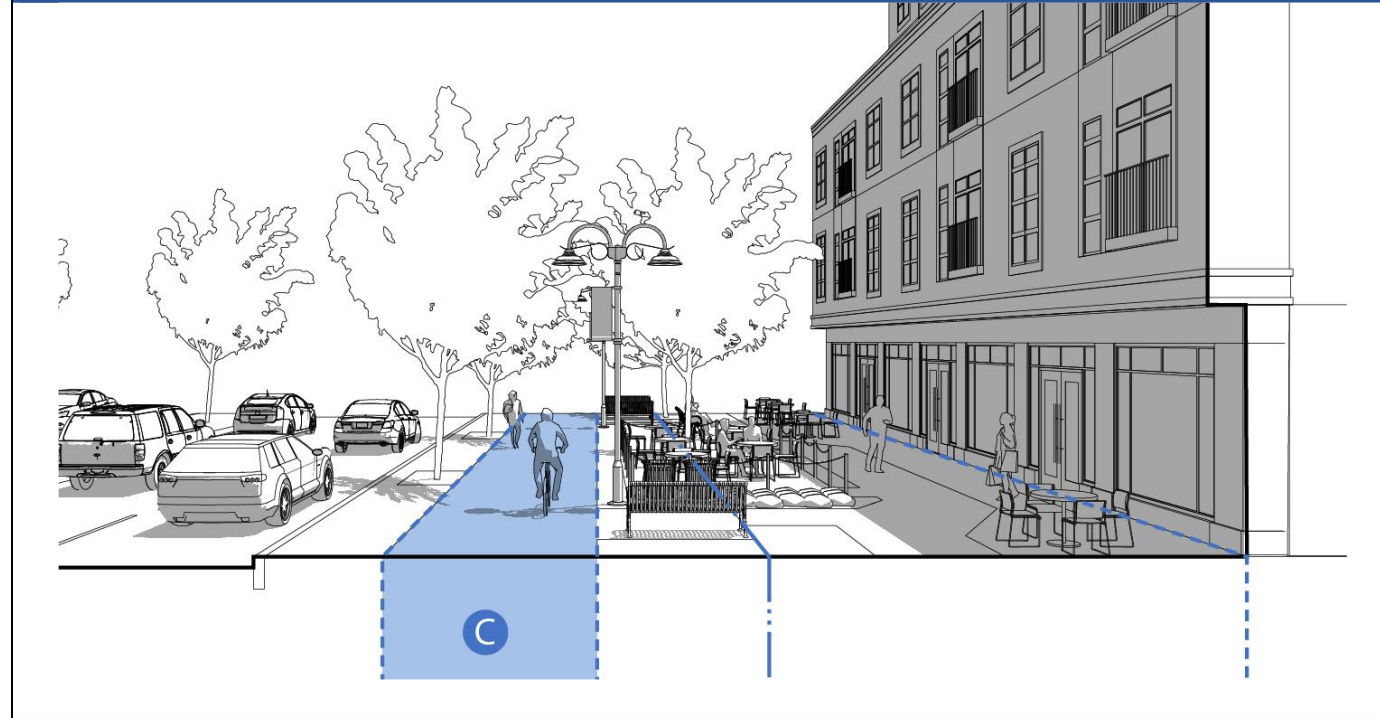


FIGURE 33. PEDESTRIAN THROUGHWAY DESIGN STANDARDS

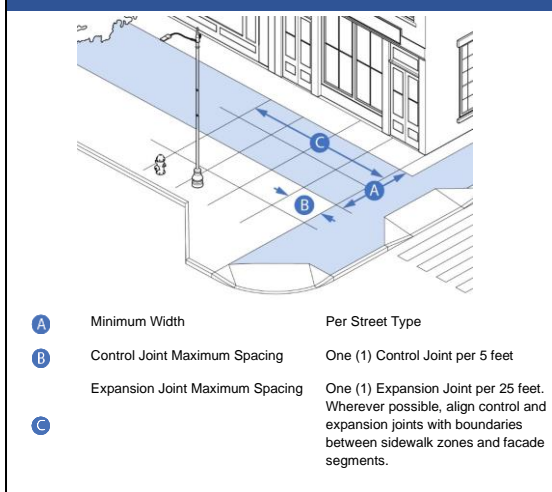
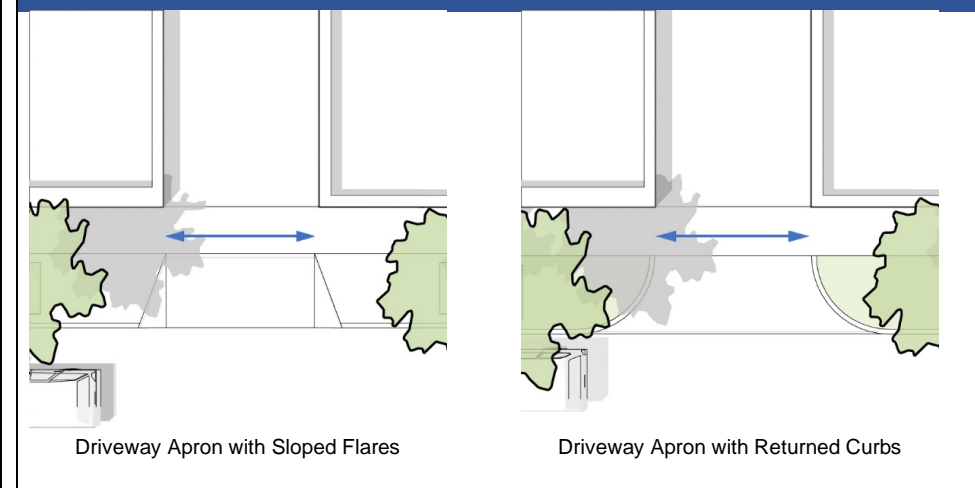


FIGURE 31. DRIVEWAY AND ALLEY CROSSING DESIGN STANDARDS



COMPLETE STREETS

COMPONENTS AND GOALS

Application.

1. Applicability.
2. Public Infrastructure Projects.
3. Private Participation.
4. Waiver and Alternative Compliance.

Complete Street Zones and Components.

1. Complete Street Zones and Components.
2. Design Standards.

Vehicle Throughway Zone.

Streets Enhancement Zone.

Furnishing & Utility Zone.

Pedestrian Throughway Zone.

Building Frontage Zone.

Public Realm Activation

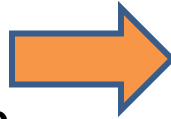


FIGURE 19. FURNISHING & UTILITY ZONE

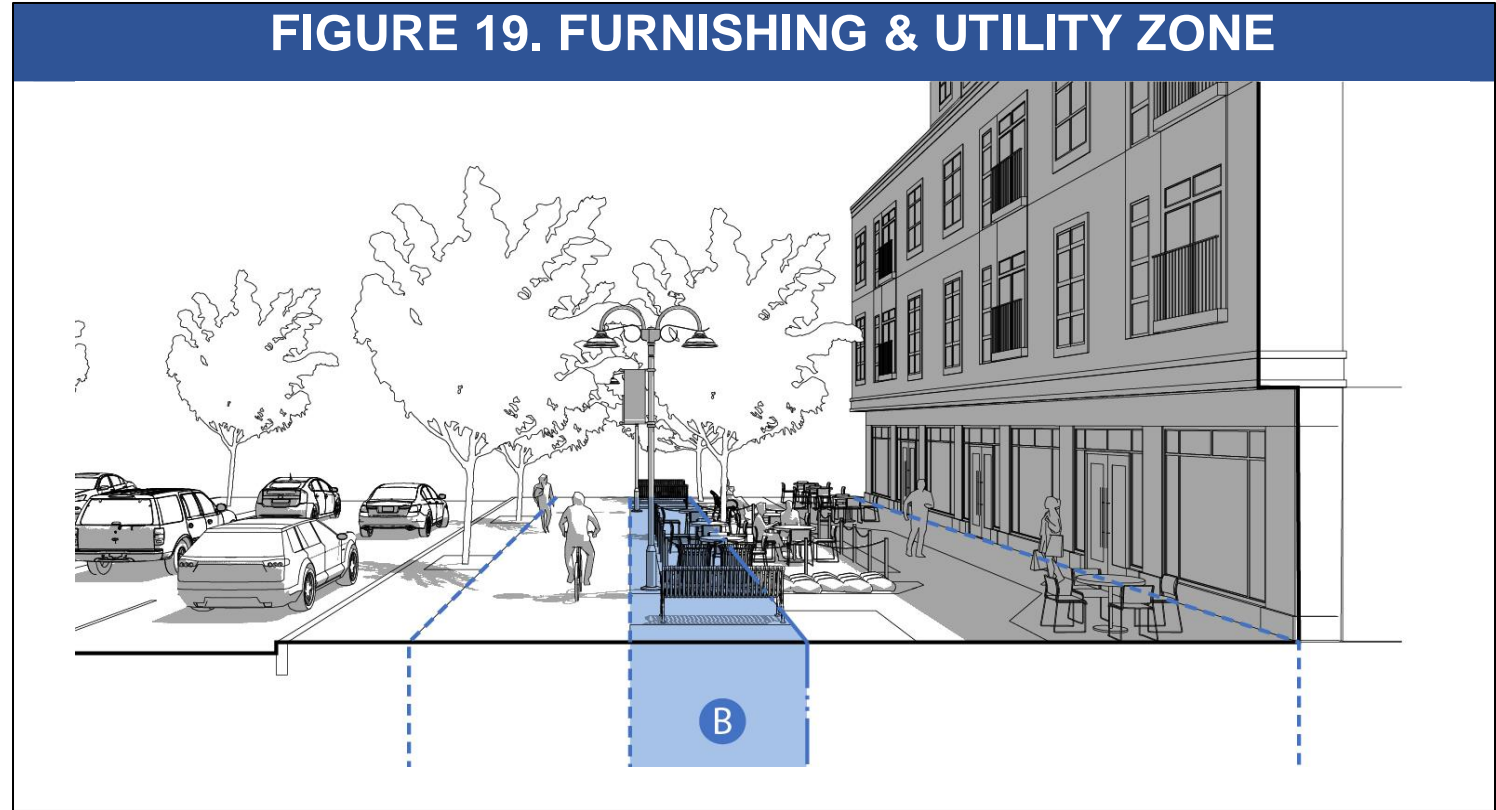


FIGURE 28. PUBLIC SEATING PLACEMENT AND ORIENTATION

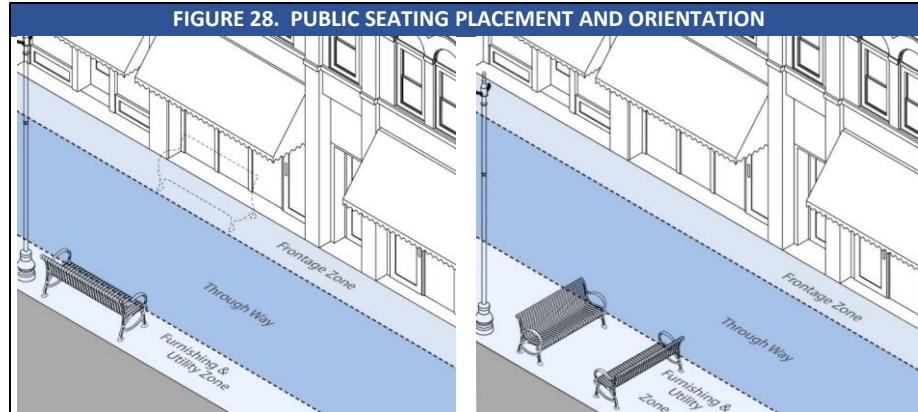


FIGURE 30. BICYCLE PARKING DESIGN STANDARDS



COMPLETE STREETS

COMPONENTS AND GOALS

Application.

1. Applicability.
2. Public Infrastructure Projects.
3. Private Participation.
4. Waiver and Alternative Compliance.

Complete Street Zones and Components.

1. Complete Street Zones and Components.
2. Design Standards.

Vehicle Throughway Zone.

Streets Enhancement Zone.

Furnishing & Utility Zone.

Pedestrian Throughway Zone.

Building Frontage Zone.

Public Realm Activation Standards

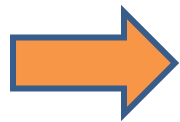
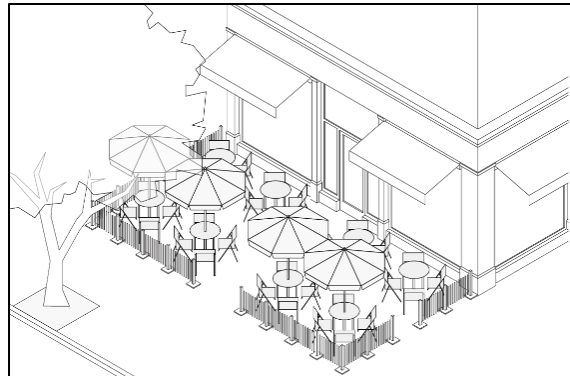


FIGURE 21. BUILDING FRONTAGE ZONES



Café Seating



Storefront Display



Sidewalk Sign

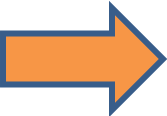
COMPLETE STREETS

COMPONENTS AND GOALS

Application.

Complete Street Zones and Components.

Public Realm Activation Standards



INFORMAL ACTIVATION APPLICATIONS

- Food Trucks and Street Vendors
- Flower Planters and Window Box
- Movable Chairs
- Window Displays
- Decorative Lighting (such as string lights)
- Projecting Lighting and Graphics
- Programming and Festivals of Open Space or Parking Lots
- Farmers Markets and Flea Markets
- Temporary Street Closings (Shared Streets)
- Wayfinding Signage and Gateway Treatments
- Over Street Banners and Pole Banners/Flowers
- Exercise Stations and Circuits, Water Features
- Murals

FIGURE 22. PUBLIC REALM ACTIVATION COMPONENTS					
ACTIVATION COMPONENT	C. Vehicle Throughway Zone	1. Building Frontage Zone	2. Furnishing and Utility Zone	3. Pedestrian Throughway Zone	4. Street Enhancement Zone
Parklets					●
Tactical Urbanism	●	●	●	●	●
Civic and Public Art		●	●		●
Café Seating		●	●		
Storefront Displays and Signs		●			
Pop-Up Shops		●	●		
Building Frontage Treatments		●			
Building Facade Treatments		●			
Building Encroachments		●			

COMPLETE STREETS

COMPONENTS AND GOALS

Application.

Complete Street Zones and Components.

Public Realm Activation Standards

INFORMAL ACTIVATION APPLICATIONS

Food Trucks and Street Vendors

Flower Planters and Window Box

Movable Chairs

Window Displays

Decorative Lighting (such as string lights)

Projecting Lighting and Graphics

Programming and Festivals of Open Space or
Parking Lots

Farmers Markets and Flea Markets

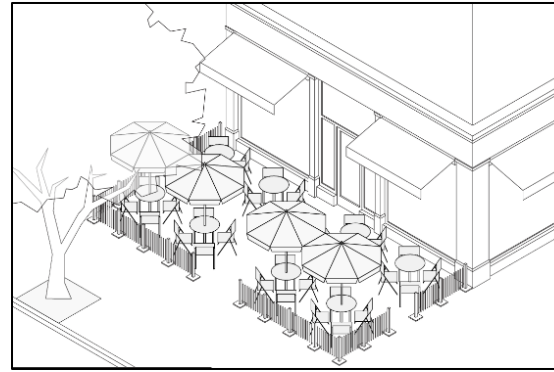
Temporary Street Closings (Shared Streets)

Wayfinding Signage and Gateway Treatments

Over Street Banners and Pole Banners/Flowers

Exercise Stations and Circuits, Water Features

Murals



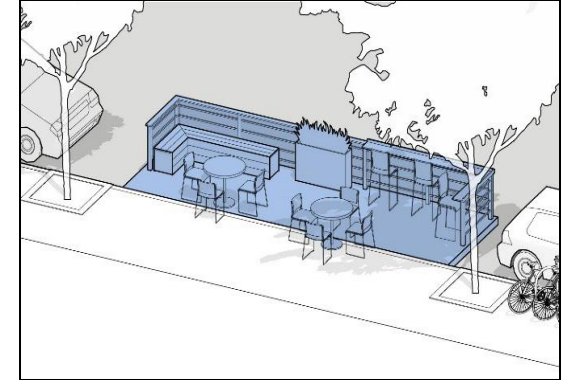
Café Seating



Storefront Display



Sidewalk Sign



Parklets

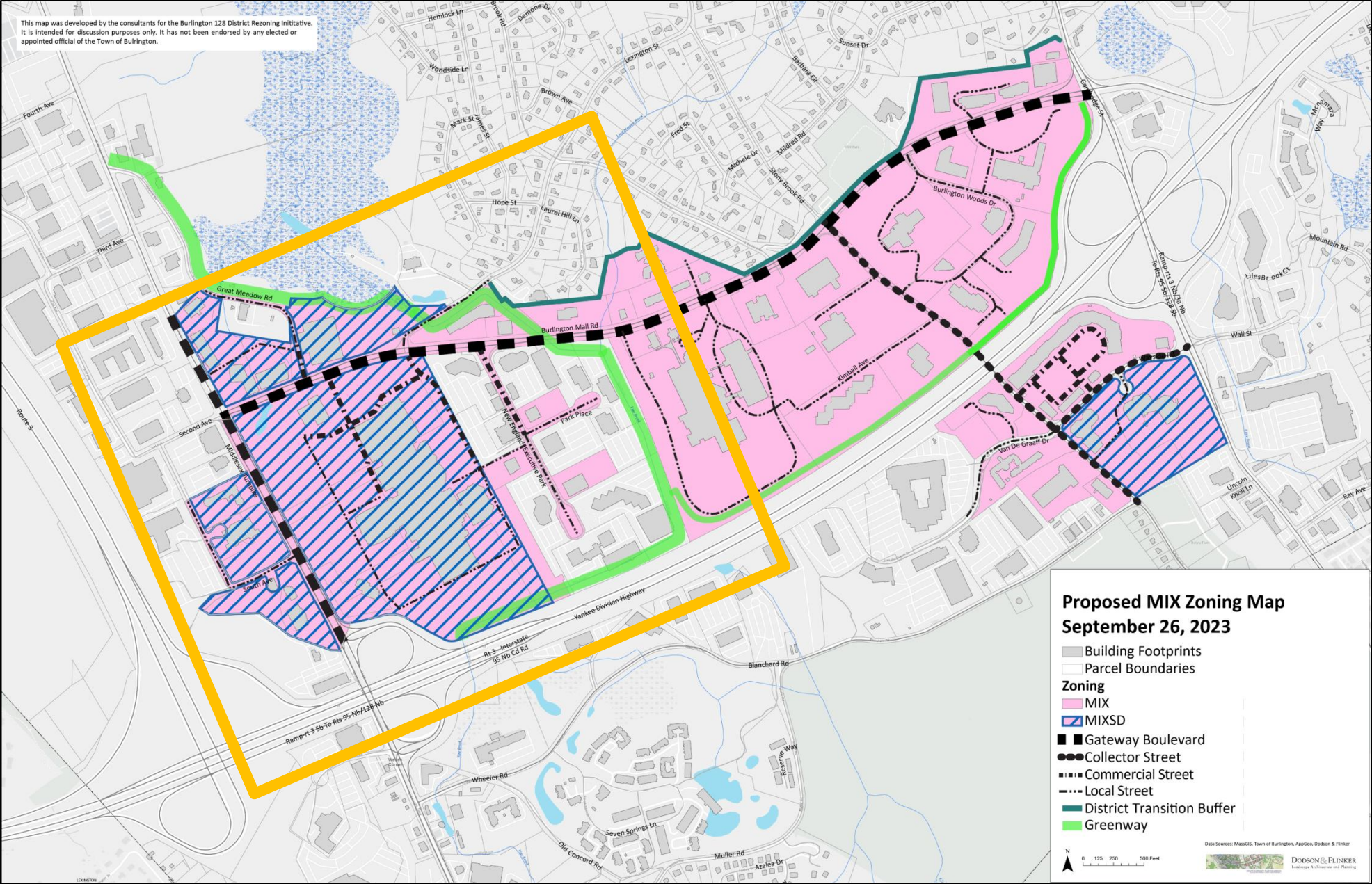


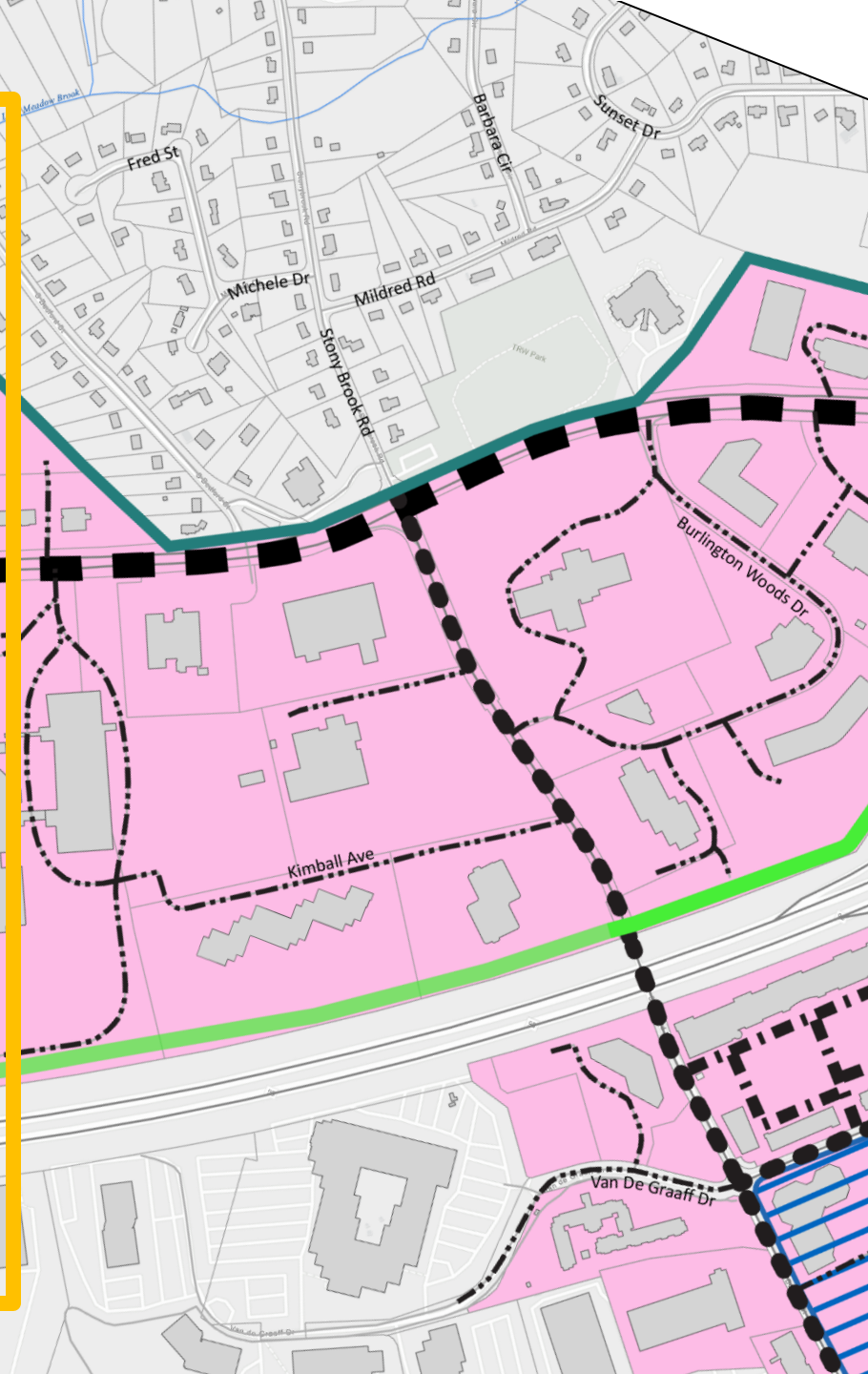
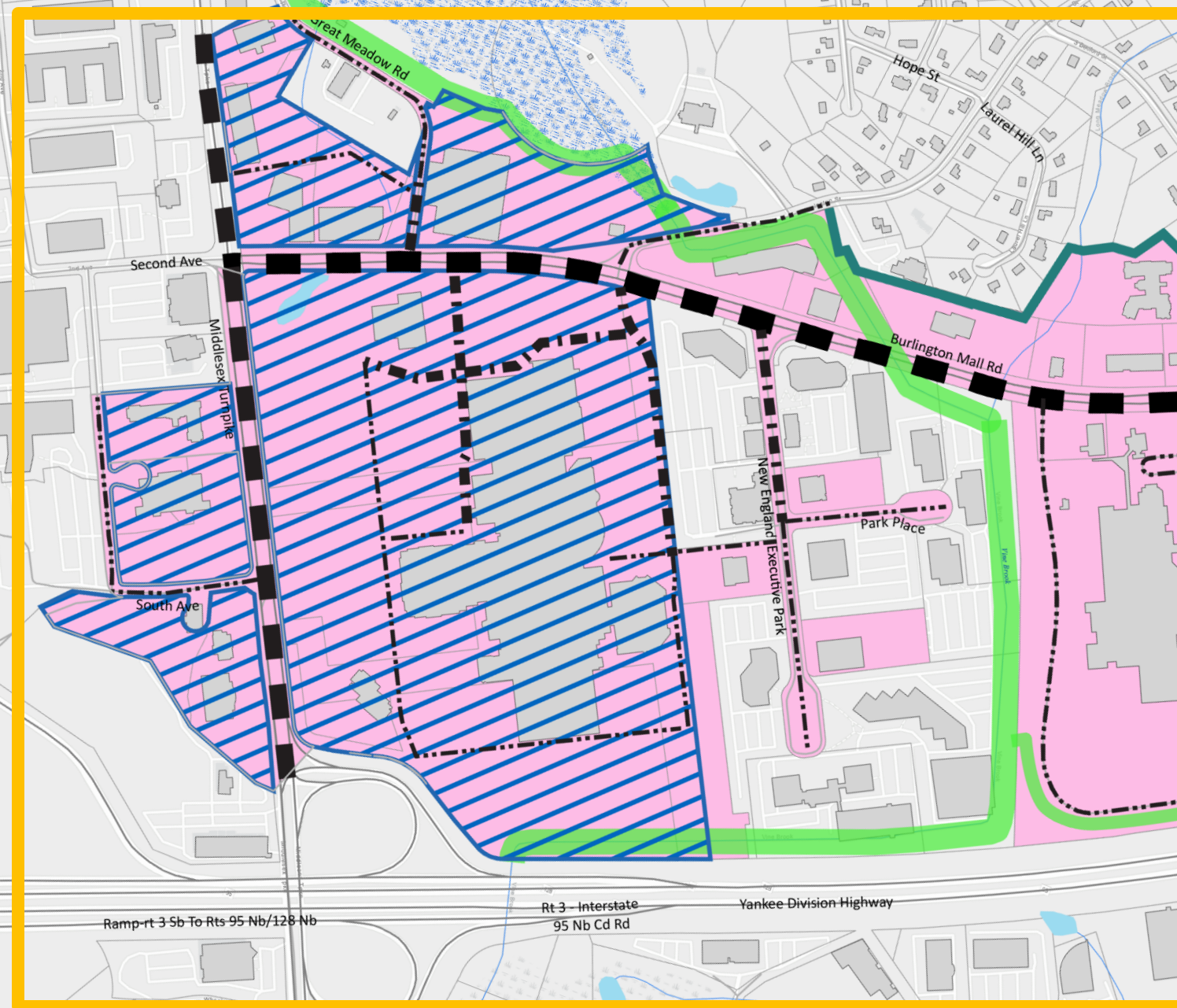
Civic and Public Art



Pop Up Shop

MIX DISTRICT VISION PLAN







ROUTE 3
ROUTE 3

SECOND AVENUE

MIDDLESEX TURNPIKE

SECOND AVENUE

SOUTH AVENUE

MEADOW ROAD

LEXINGTON STREET

LEXINGTON STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

MARK STREET

NORTHWOOD EXECUTIVE PARK

PARK PLACE

PARK PLACE

EXECUTIVE MALL ROAD

RAMP 22B

RAMP 22B

MIDDLESEX TURNPIKE

YANKEE DIVISION HIGHWAY

YANKEE DIVISION



TURNPIKE

AND AVENUE

LEXINGTON STREET



TURNPIKE

ND AVENUE

LEXINGTON STREET





TURNPIKE

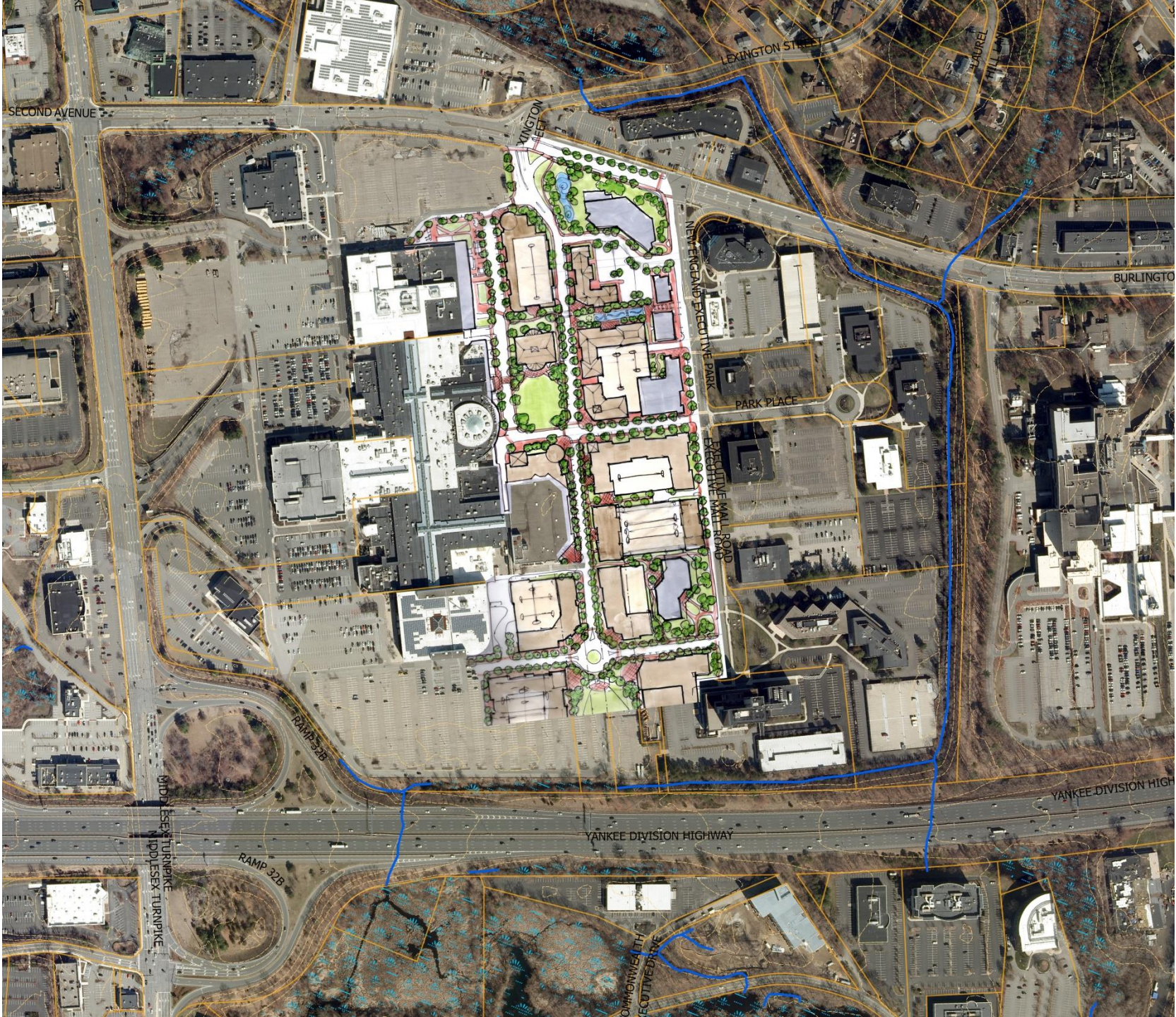
ND AVENUE

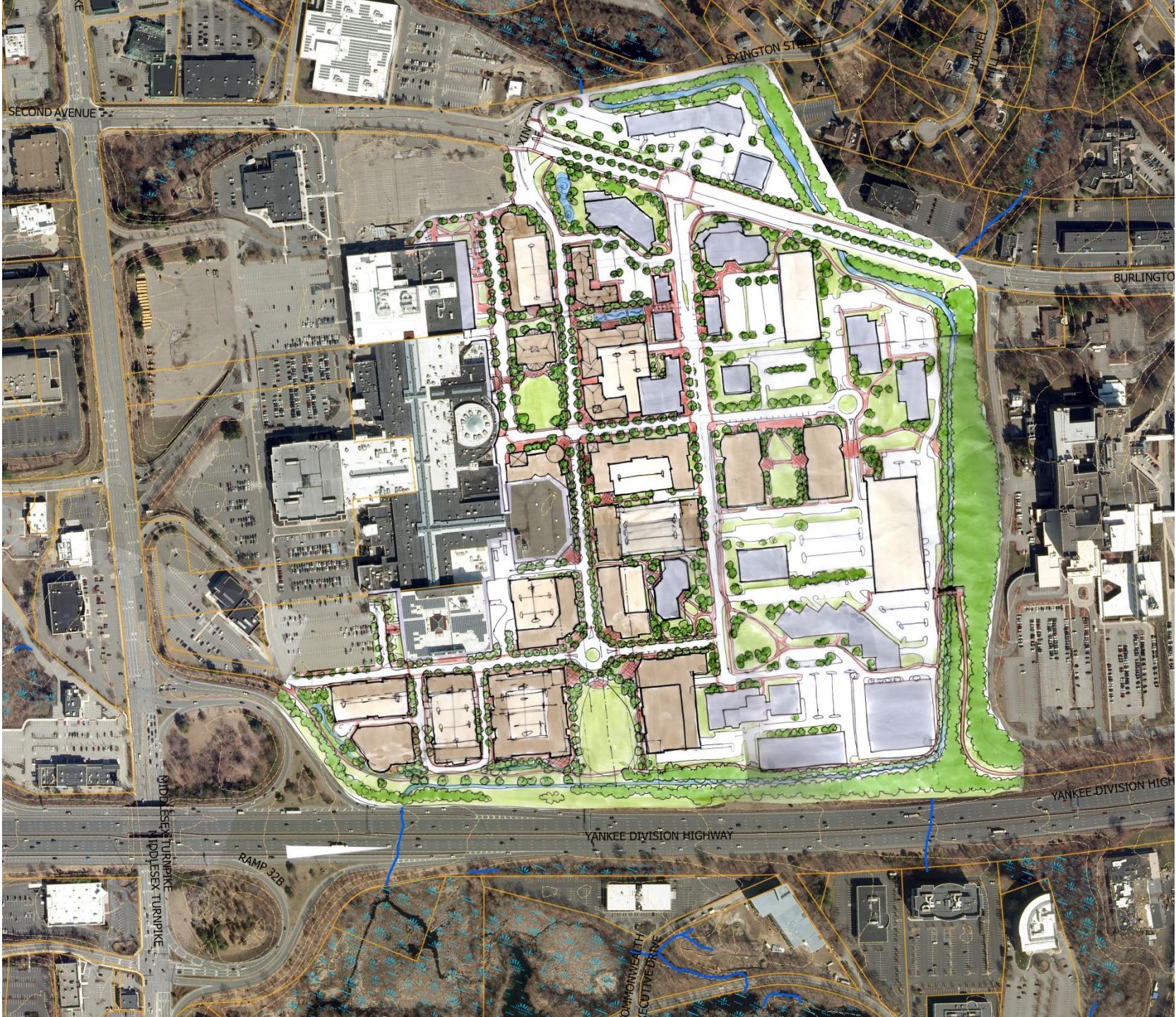
XING STREET

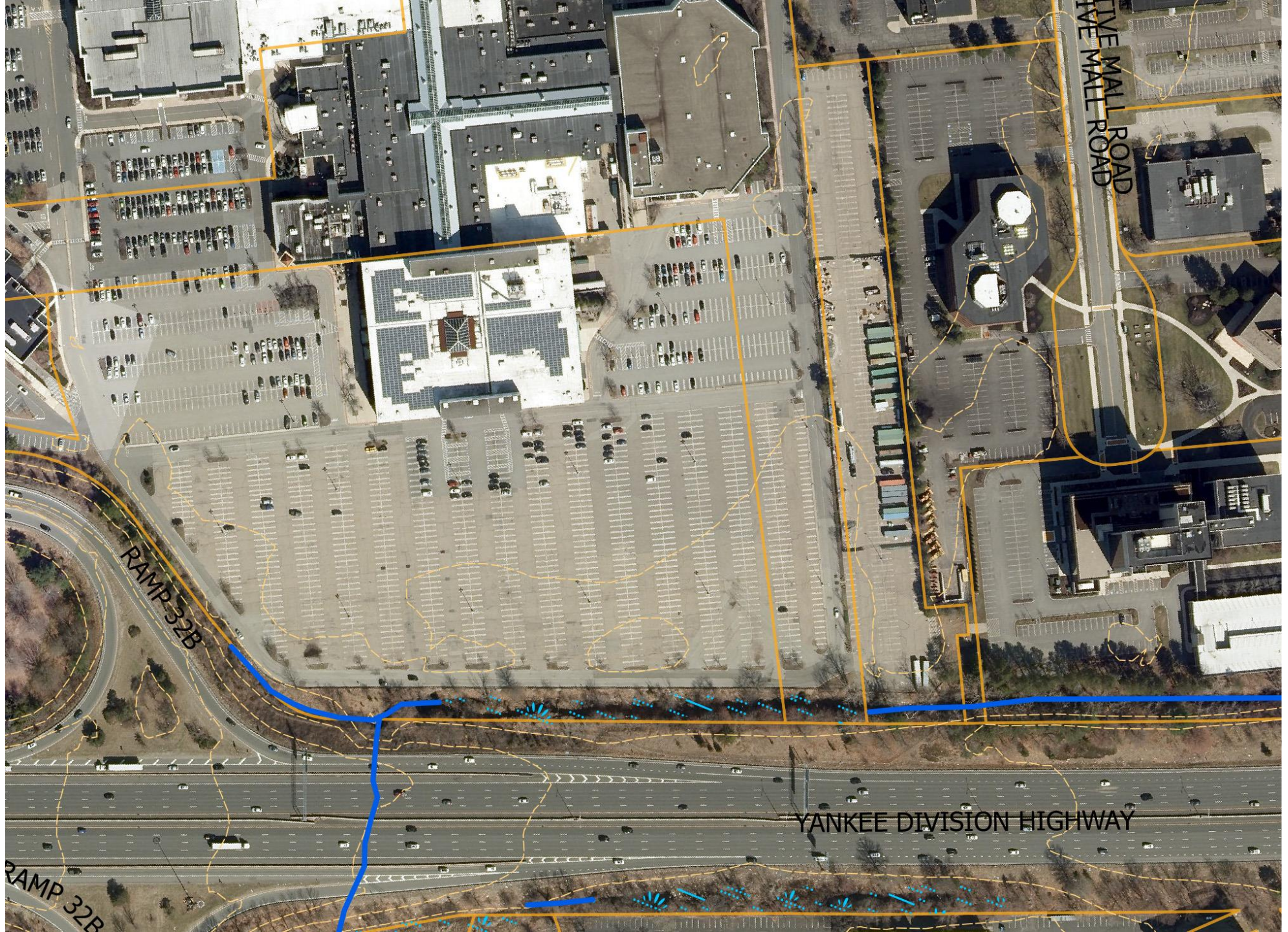












RAMP 32B

YANKEE DIVISION HIGHWAY

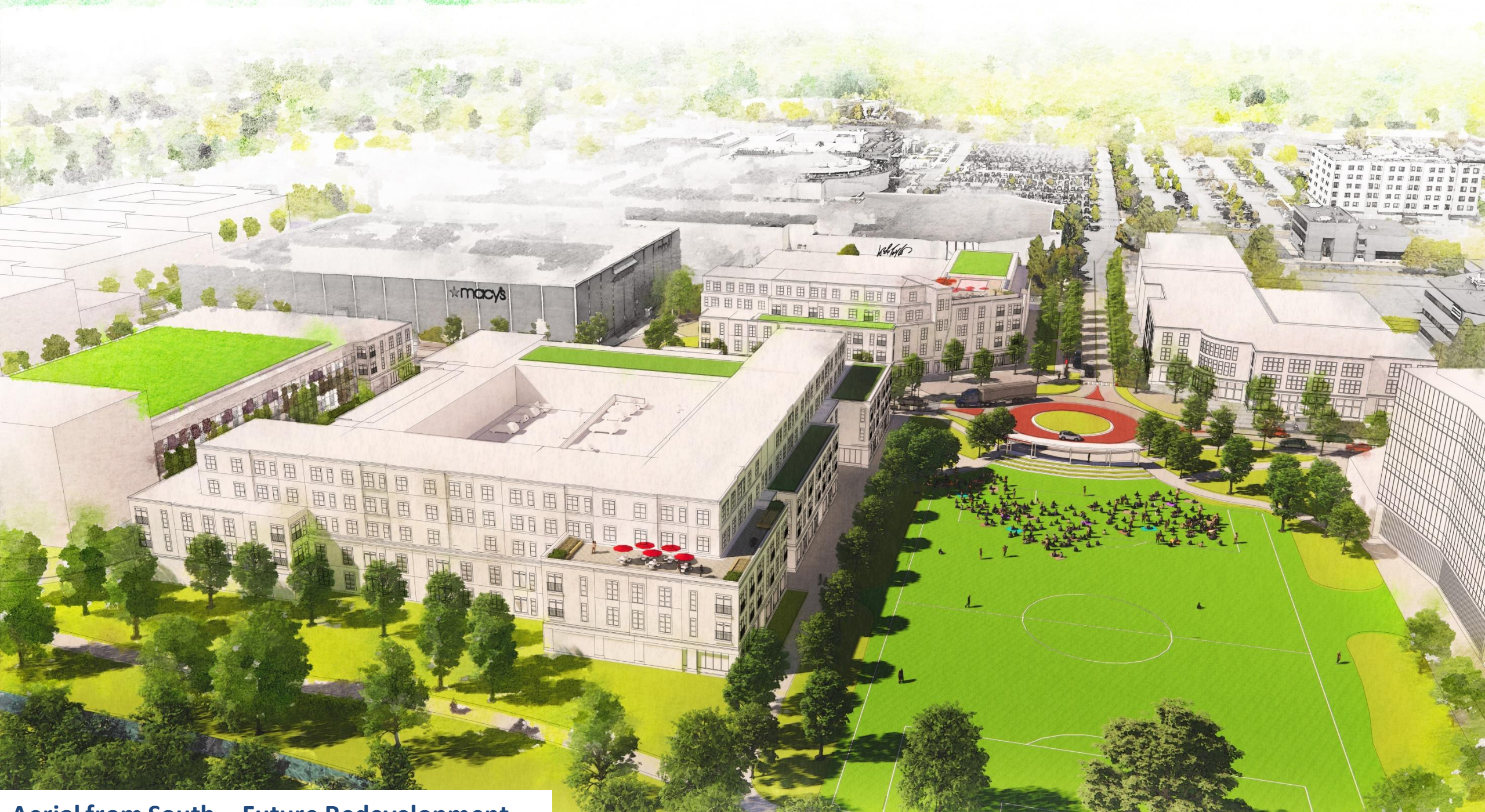
FIVE MALL ROAD

RAMP 32B





Aerial from South - Existing Conditions



Aerial from South – Future Redevelopment



Interior Street View – Existing Conditions



Interior Street View – Future Redevelopment

















EFFICIENT SITE PLAN REVIEW AND PLANNING BOARD SUPPORT

COMPONENTS AND GOALS

Mix Design Standards & Guidelines

Planning Board Rules & Regulations
Pre-Application Development Review.
MIX Application Forms for New Development.

Design Waivers & Alternative Compliance

Purpose.
Review Criteria.
Conditions.

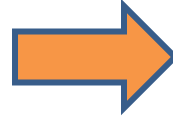
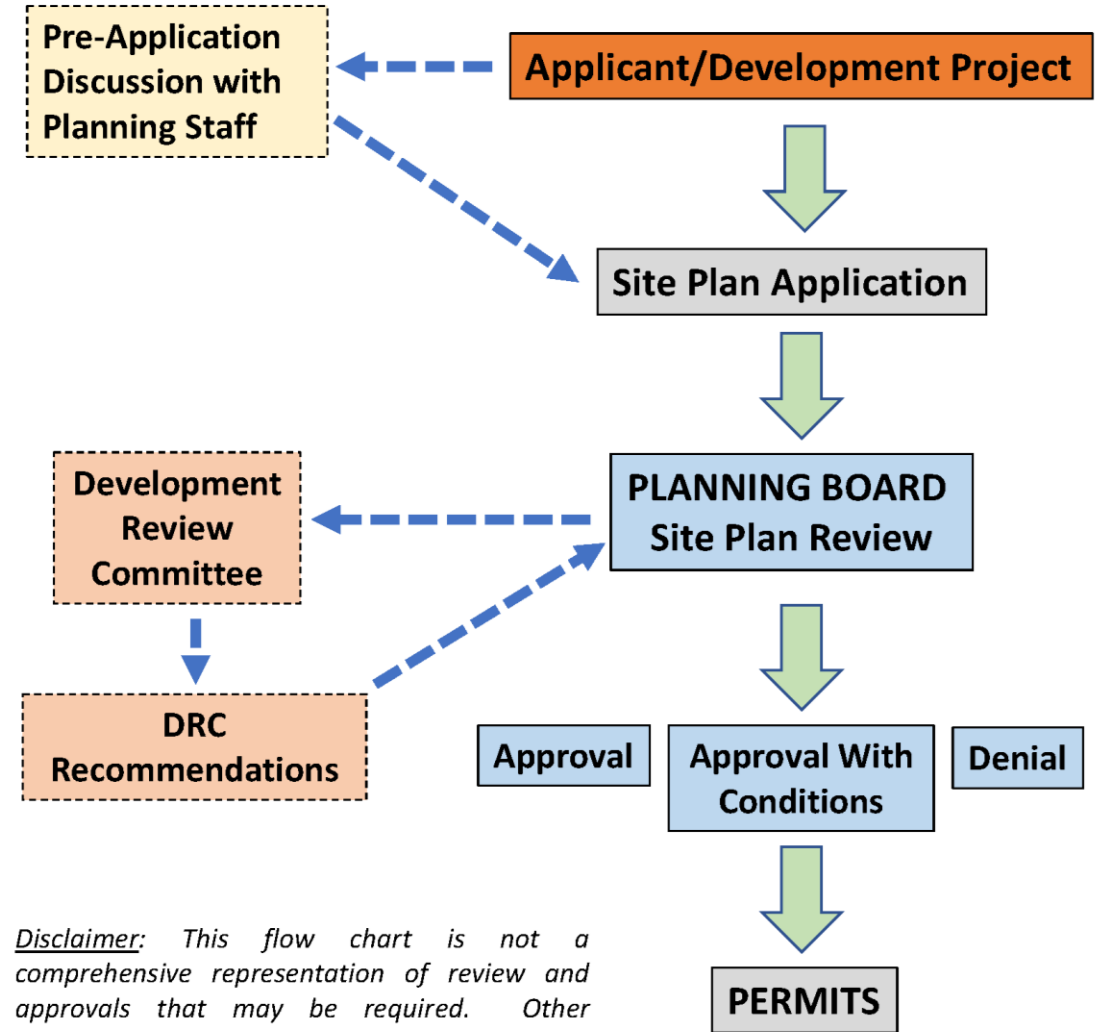


FIGURE 2. DEVELOPMENT REVIEW PROCESS



EFFICIENT SITE PLAN REVIEW AND PLANNING BOARD SUPPORT

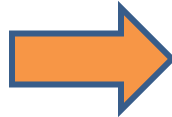
COMPONENTS AND GOALS

Mix Design Standards & Guidelines

Planning Board Rules & Regulations
Pre-Application Development Review.
MIX Application Forms for New Development.

Design Waivers & Alternative Compliance

Purpose.
Review Criteria.
Conditions.



Purpose. Allows a specific exceptions pertaining to the Site Development Standards, Building Types, Use and Design Standards, Complete Street Standards, and Public Realm Activation Standards.

Review Criteria. Planning Board may authorize a design waiver or alternative compliance by making positive findings under the following criteria:

1. Consistency with the general purpose and goals of the 128 Master Plan and Town Comprehensive Plan;
2. Relief will not result in substantial detriment to the MIX District or surrounding neighborhoods;
3. Adequacy and safety of traffic flow, access, parking, and loading;
4. Adequacy of utilities and other public services;
5. Positive impacts on pedestrian comfort and safety;
6. No fiscal impact on the Town; and
7. Positive impact on social, economic, or community conditions.

Conditions. The Planning Board may attach supplemental conditions and/or limitations.

MALL ROAD REZONING INITIATIVE

Mixed Use Innovation District (MIX) Form Based Code Amendments

Advisory Committee Workshop

QUESTIONS & COMMENTS



Brovitz Community Planning & Design
Dodson & Flinker, Inc.



MassDevelopment /Site Readiness Program