

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.

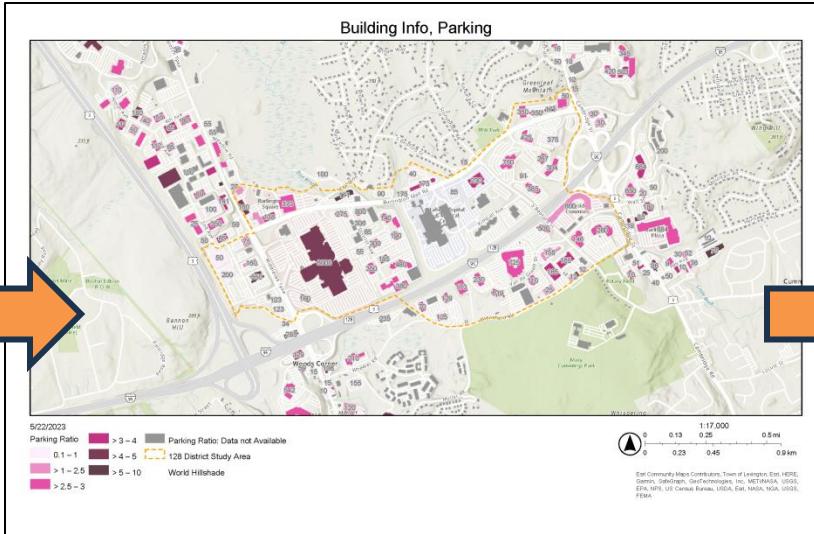


MassDevelopment /Site Readiness Program

THE MIX DISTRICT PROCESS



Phase 1 Concept Plan & Report



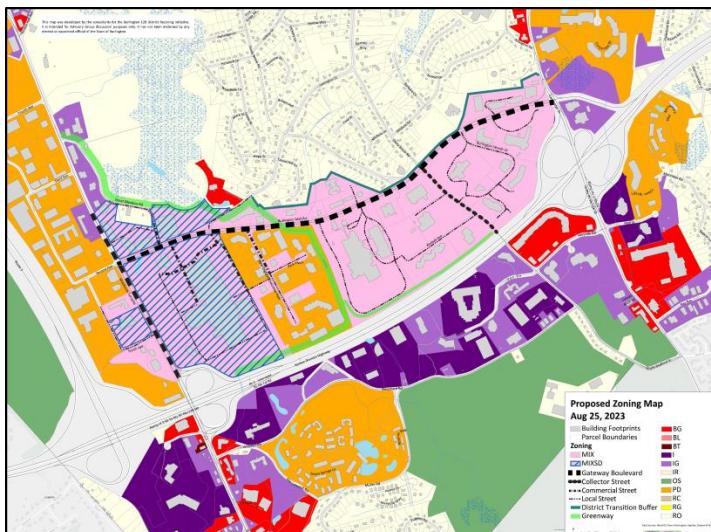
Property Analysis and Trends



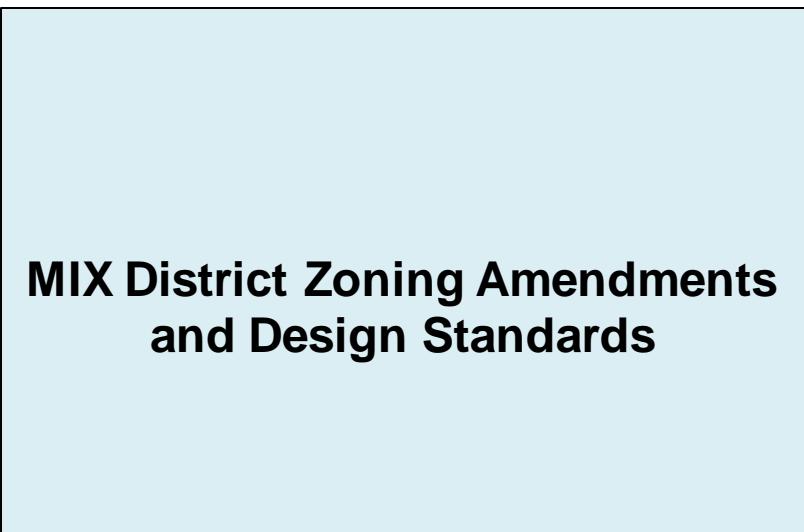
Public Participation



Mall Road Vision Plan



New MIX Regulating Plan/Zoning District



**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

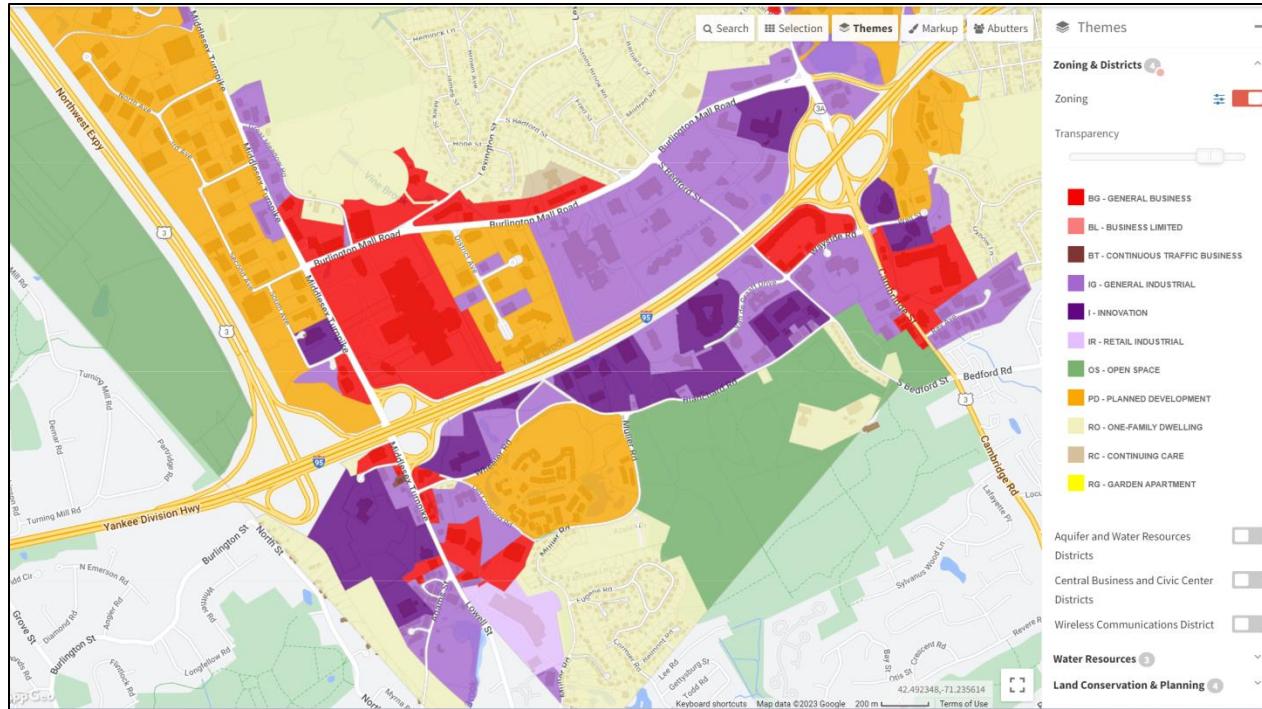
QUALITY OPEN SPACES

WELL DESIGN BUILDINGS

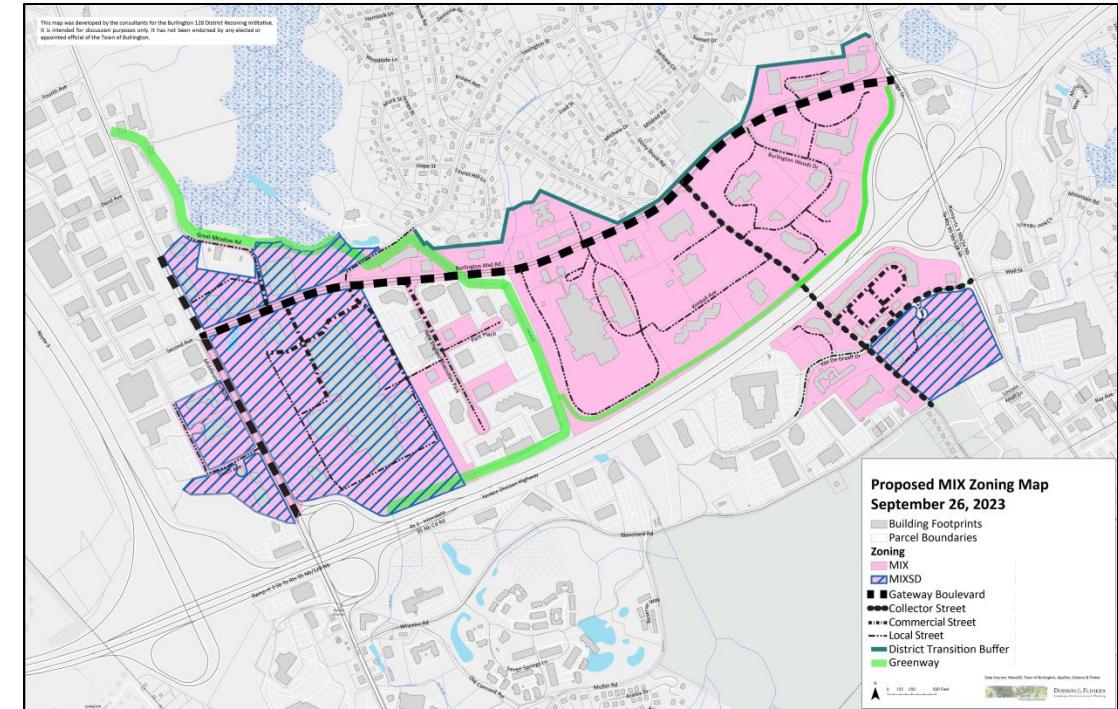
EFFICIENT SITE PLAN REVIEW

AND PLANNING BOARD SUPPORT

EXPANDED USES



Existing Mall Road Area Zoning Districts Map



New MIX Regulating Plan/Zoning District Map

EXPANDED USES

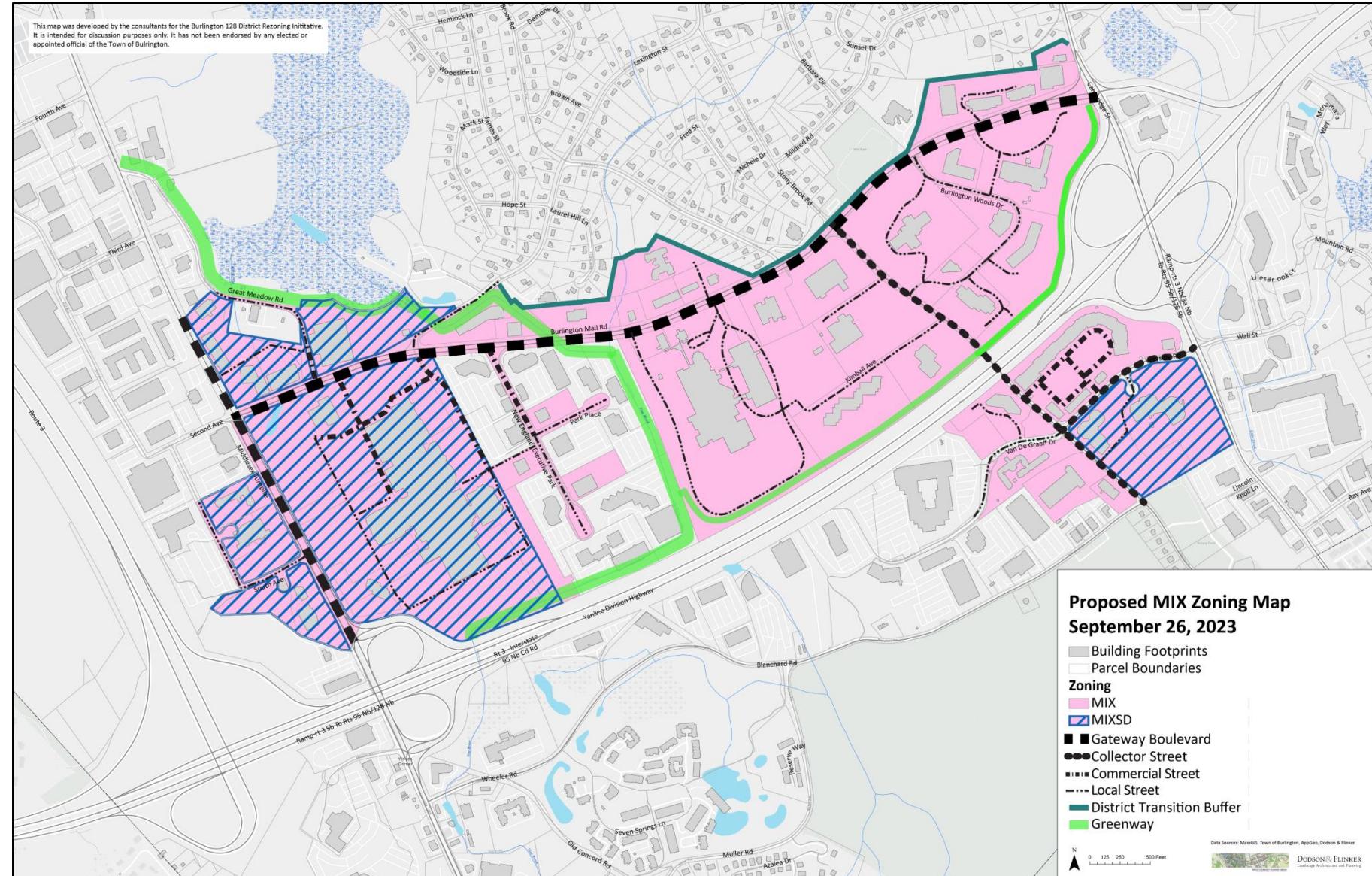
New MIX Regulating Plan/Zoning District

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																	AMENDMENTS																		
NO	Prohibited																	DELETION																		
SP	Permitted only by a special permit, as provided by Article IX, Sections 9.2.0 through 9.2.7.																	ADDITION																		
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	SPECIAL REGULATIONS																			
4.2.1	RESIDENCE USES							BG	IG	I	IR	OS	A	WR	CC	CBD	B128																			
4.2.1.1	One family dwellings	YES	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	YES	YES ₁	YES ₁	YES ₁	NO																										
4.2.1.1.B	3-Family Dwellings	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	YES	YES	NO	NO	NO	Sec. 11.1.0 & 11.3.0																			
4.2.1.3	Hotel (See 10.2.0)	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	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	YES	YES	NO	NO	SP	Sec. 10.2.0																			
4.2.1.3.3	Short-Term Rental	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	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	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	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	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	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	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	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	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	YES	YES	SP ₁	SP ₁	NO	Sec. 11.4.0																			
4.2.1.13	Custodial Care Facility, Group Care Facility	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	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	YES	YES	SP ₁	SP ₁	NO	Sec. 11.4. & 11.5.																			
4.2.1.16	Group Care Facility	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	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	YES	YES	NO	NO	YES	Art. 14; Art. 15																			
4.2.1.18	Inn, Bed & Breakfast	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	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.

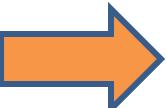


FIGURE 24. RESIDENTIAL DENSITY BY ZONING DISTRICT

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

14.8. DESIGN WAIVERS & ALTERNATIVE COMPLIANCE

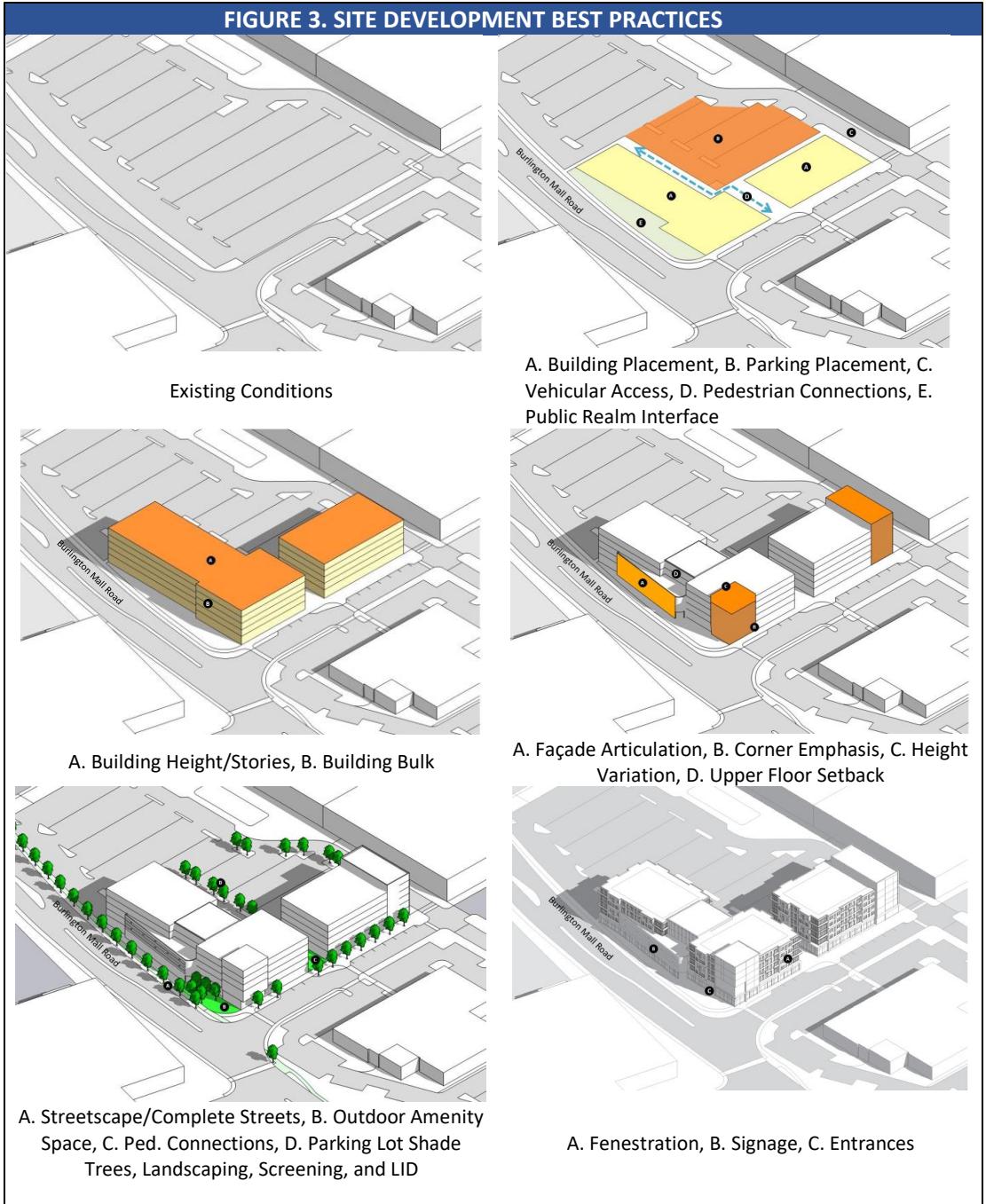
- A. Purpose.
- B. Review Criteria.
- C. Conditions.

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



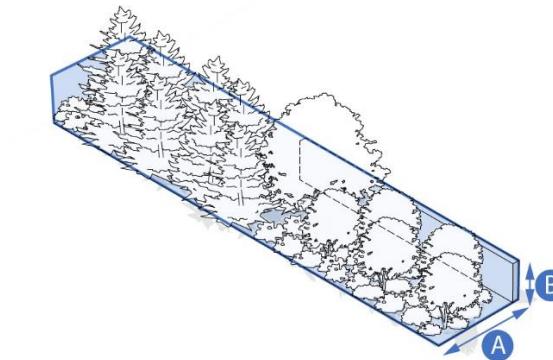
SUSTAINABLE SITE DEVELOPMENT

COMPONENTS AND GOALS

- General Site Improvements and Design Standards.
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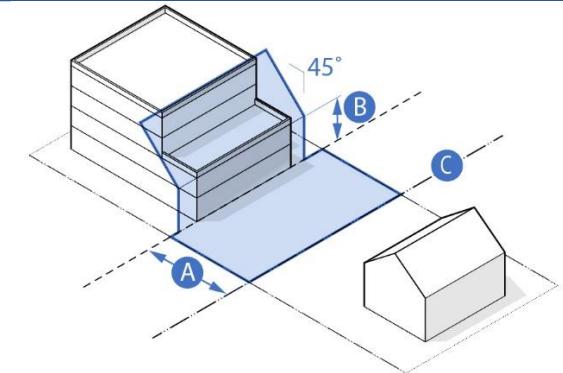


FIGURE 1. TRANSITIONAL BUFFERS



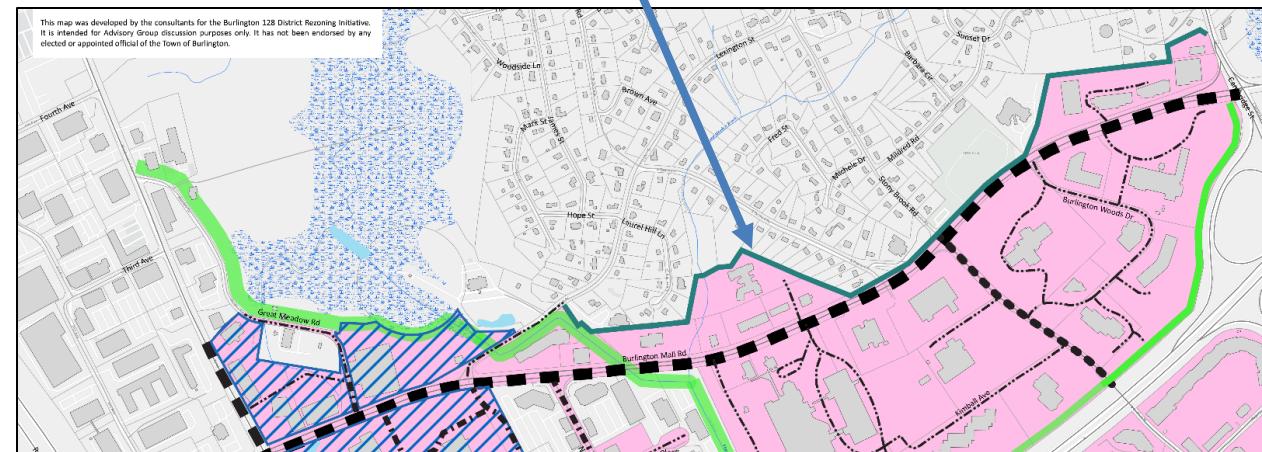
Transitional Landscape Buffer

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

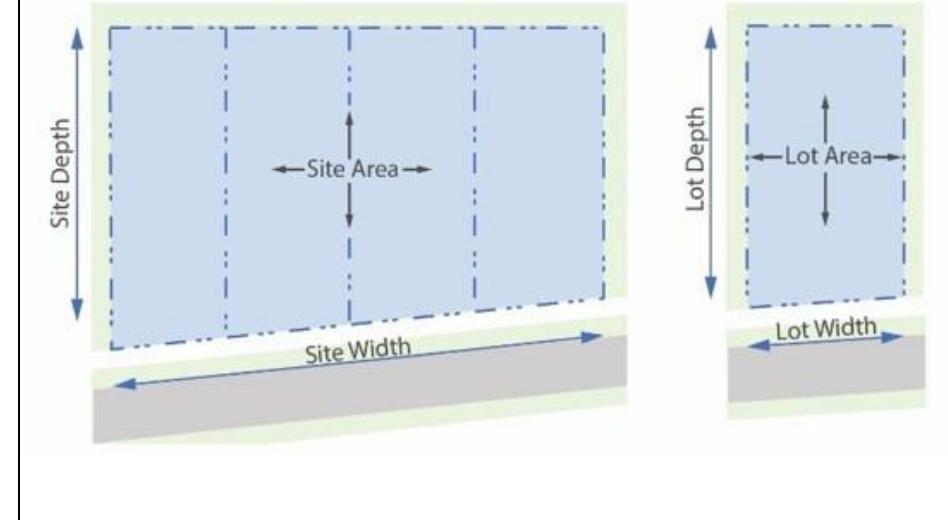
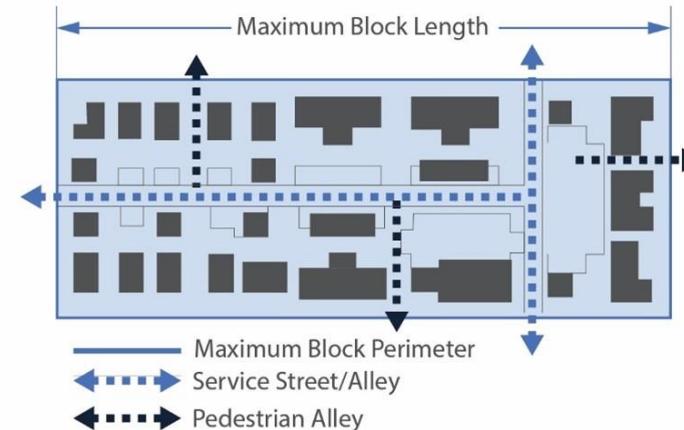


FIGURE 4. BLOCK DESIGN STANDARDS



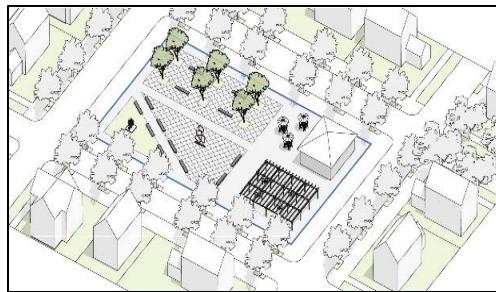
Development Type	Max. Block Face Length	Max. Block Perimeter Length
Mixed Use Development	400 Feet	1,200 Feet
Residential Development	300 Feet	1,200 Feet
Other Development Types	Not Applicable	Not Applicable

QUALITY OPEN SPACES

COMPONENTS AND GOALS

Outdoor Amenity Space Standards.

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



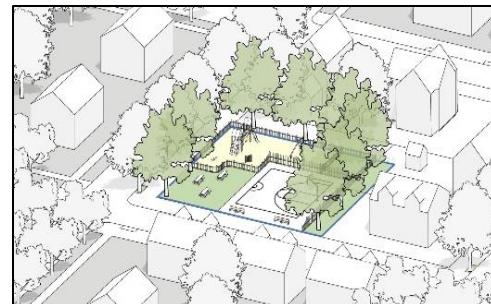
Plaza or Square



Private Yard and Garden



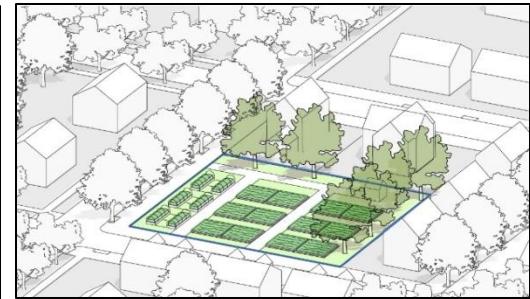
Dooryard



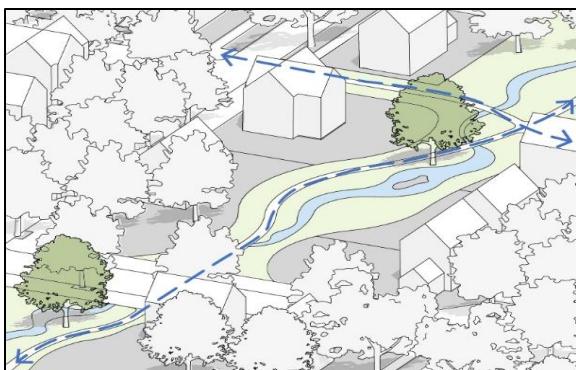
Pocket Park/Playground



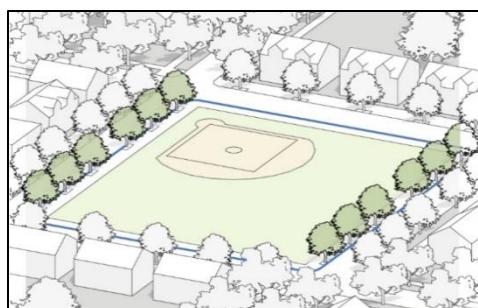
Forecourt



Community Garden



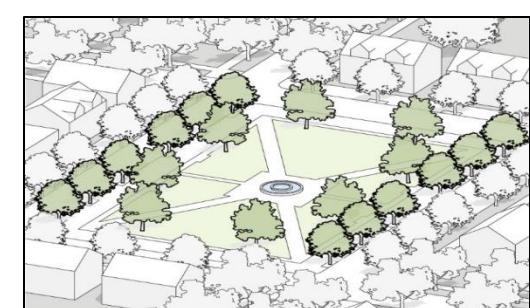
Pathway



Athletic Field/Ball Court



Courtyard



Common/Green

QUALITY OPEN SPACES

COMPONENTS AND GOALS

Outdoor Amenity Space Standards.

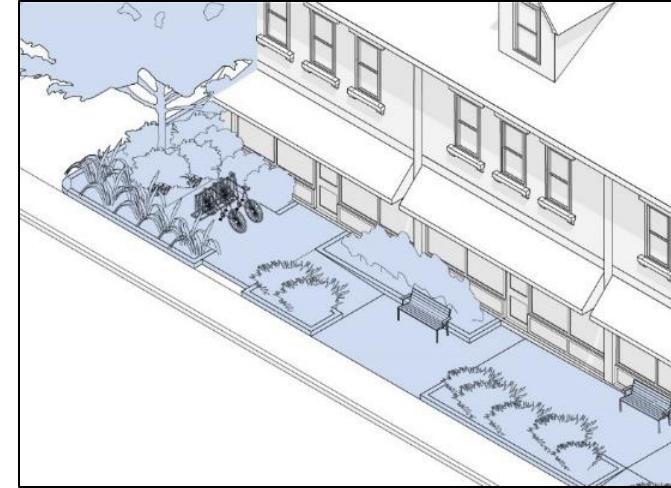
1. Outdoor Amenity Space Types.
2. Required Outdoor Amenity Space.
3. Design Standards.

Outdoor Amenity Space Types

Civic Space (CS)

Publicly Oriented Private Spaces (POPS)

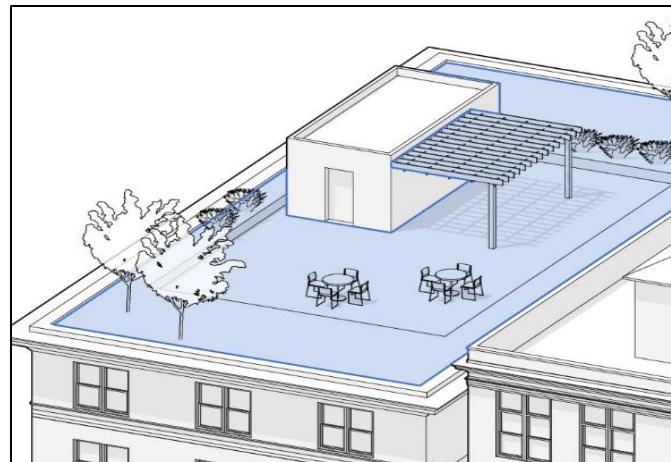
Private Open Space (PS)



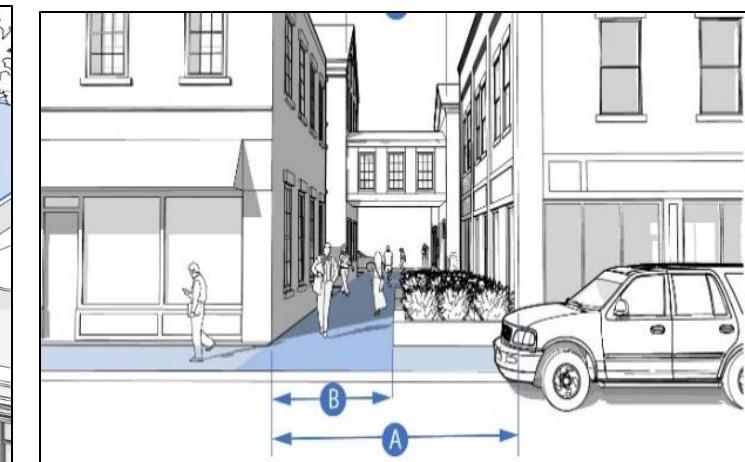
Streetside Plaza/Terrace



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.

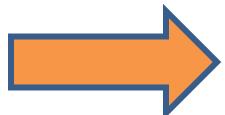


FIGURE 7.2. PARKING REQUIREMENTS

LAND USE	Per 1,000 SF (Average Weekday)	Alternate Measurement
INDUSTRIAL		
General Light Industrial	0.75	0.64
Industrial Park	1.27	0.89
Manufacturing	1.02	0.97
Laboratory	1.00	
Warehousing	0.51	0.78
Mini-Warehouse	0.14	1.35
RESIDENTIAL		
Single-Family Detached Housing		1.83
Two Family Dwellings		1.83
Multifamily Dwellings		1.23
Low/Mid-Rise Apartment		1.23
Rental Townhouse		1.62
Residential Condominium/Townhouse		1.38
Senior Adult Housing - Attached		0.59
Congregate Care Facility		0.45
Assisted Living		0.41
Continuing Care Retirement Community		1.0
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
Racquet/Tennis Club		3.56
Health/Fitness Club	5.27	0.13
Athletic Club	3.55	0.07
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.

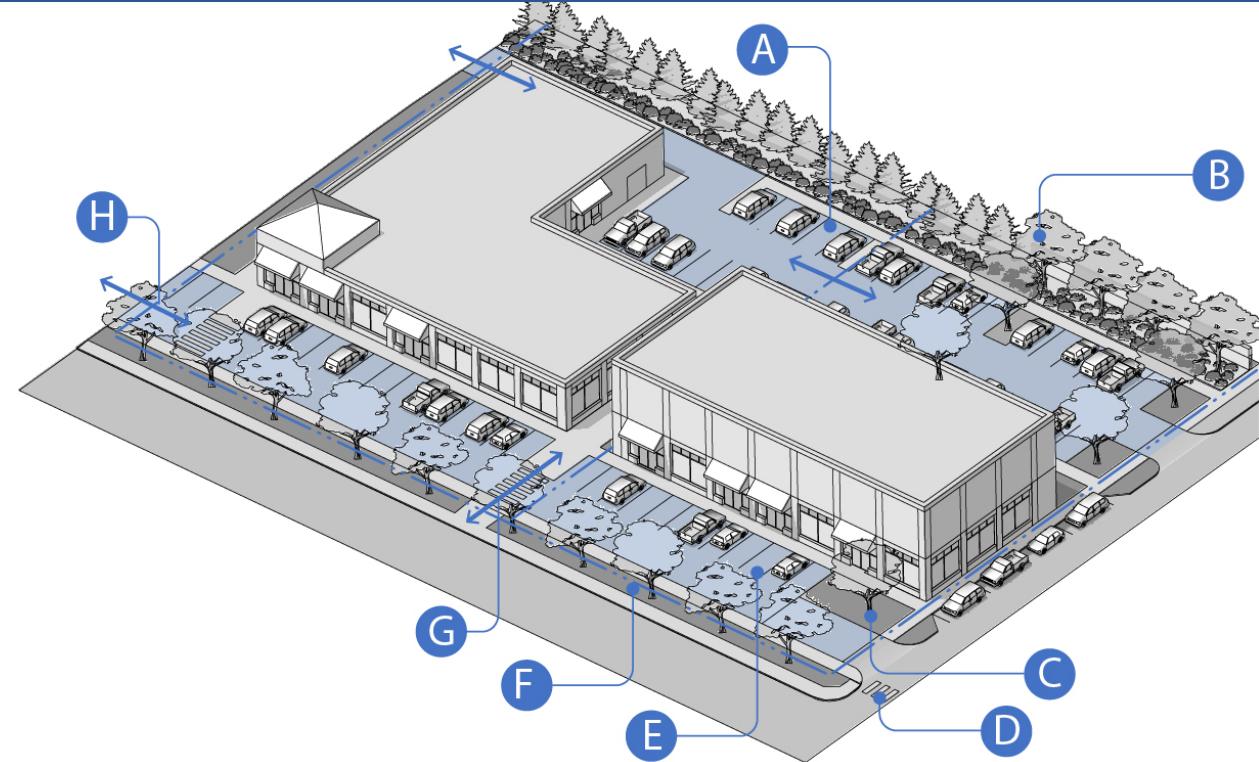
Structured Parking Design Standards.

- 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.
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Bicycle Parking.

Parking Lot Landscaping/
Sustainable Practices

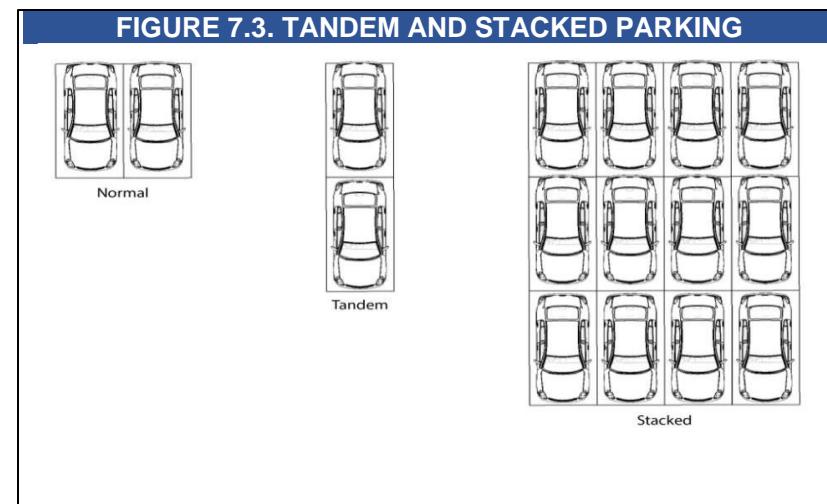


FIGURE 7.5. TEASER PARKING (PARKING ON FRONTAGE)

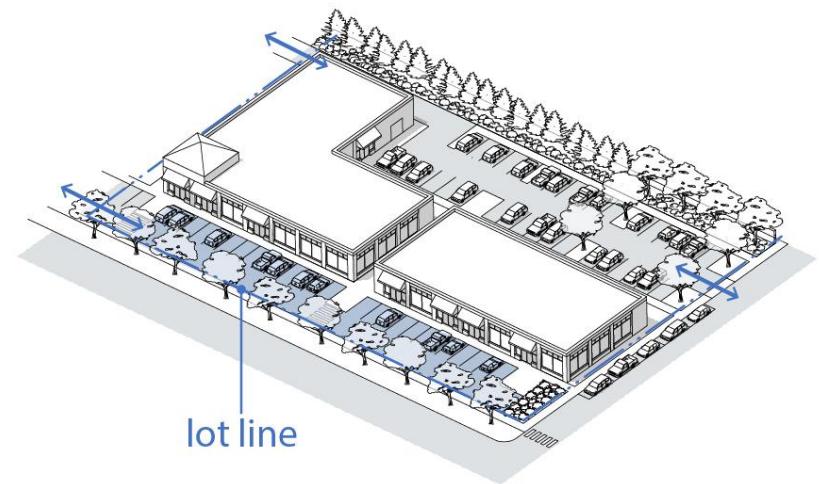
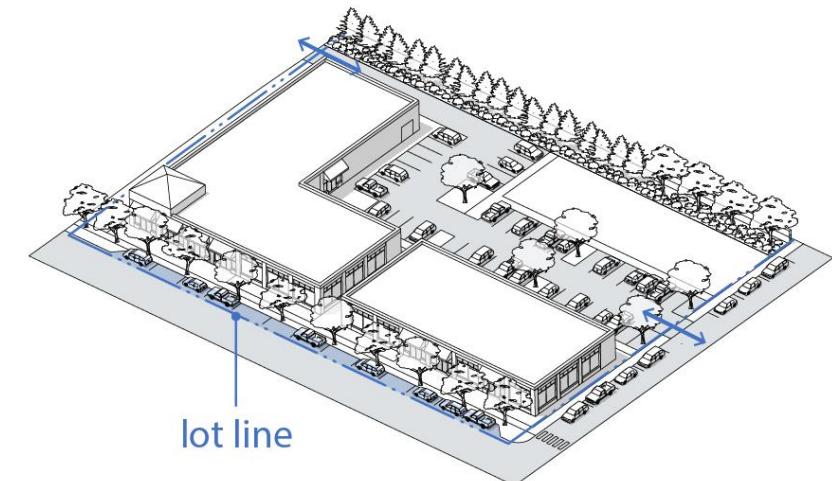


FIGURE 7.4. STREET SIDE PARKING (ON FRONT PROPERTY LINE)



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.

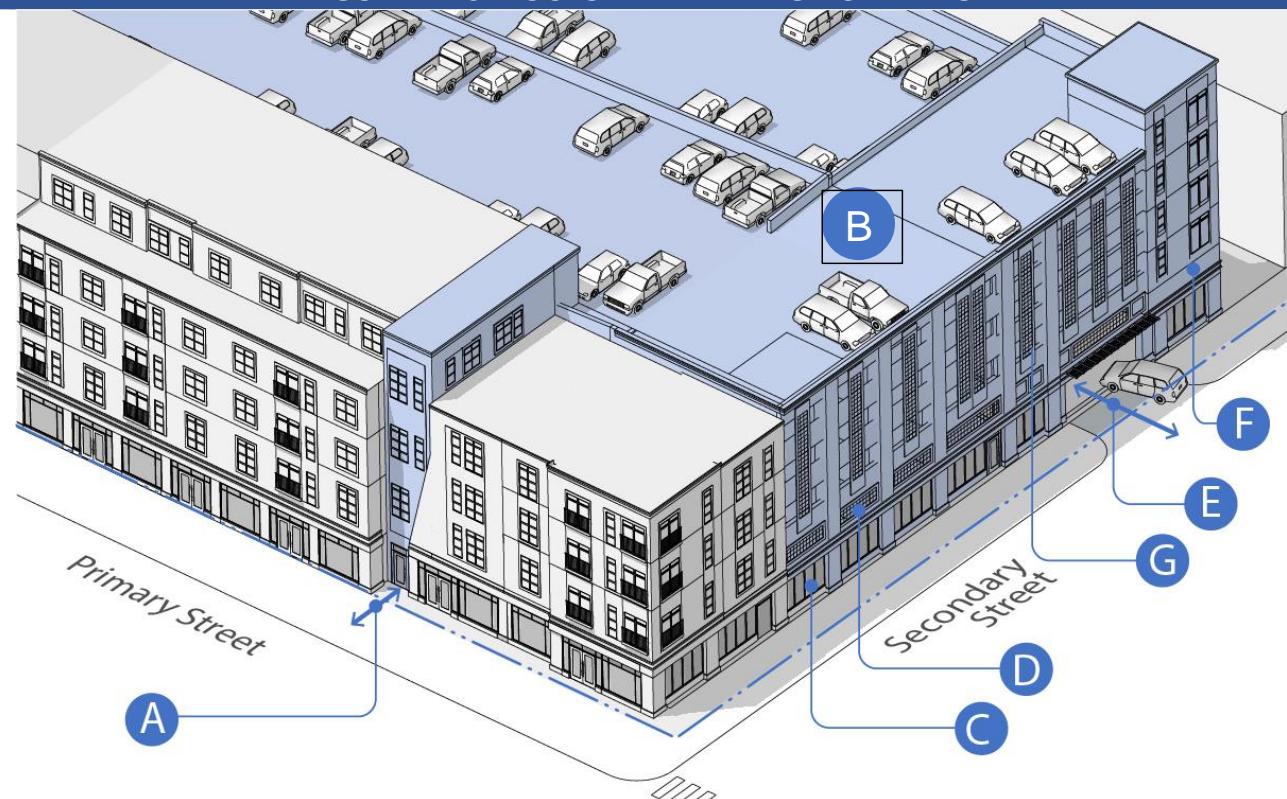
Structured Parking Design Standards.

- 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.
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Structured Parking Design Standards.

- 1 Placement and Scale.
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- 3 General Development Standards.
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Bicycle Parking.

Parking Lot Landscaping/Sustainable Practices

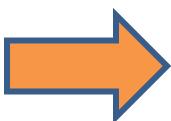
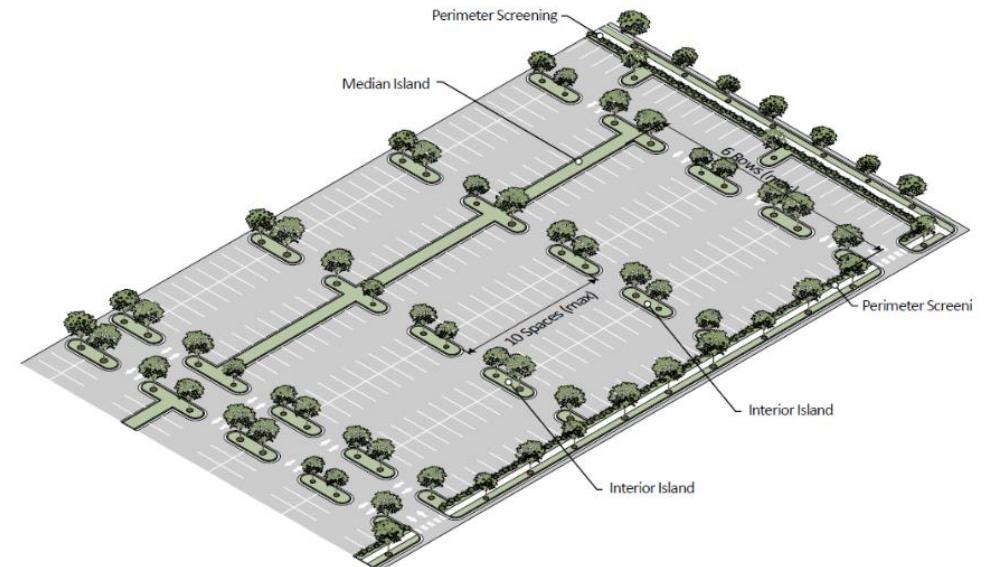


FIGURE 7.7. PARKING LOT LANDSCAPING



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

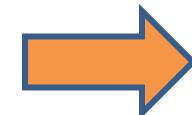


FIGURE 6. BUILDING PLACEMENT ON THE LOT

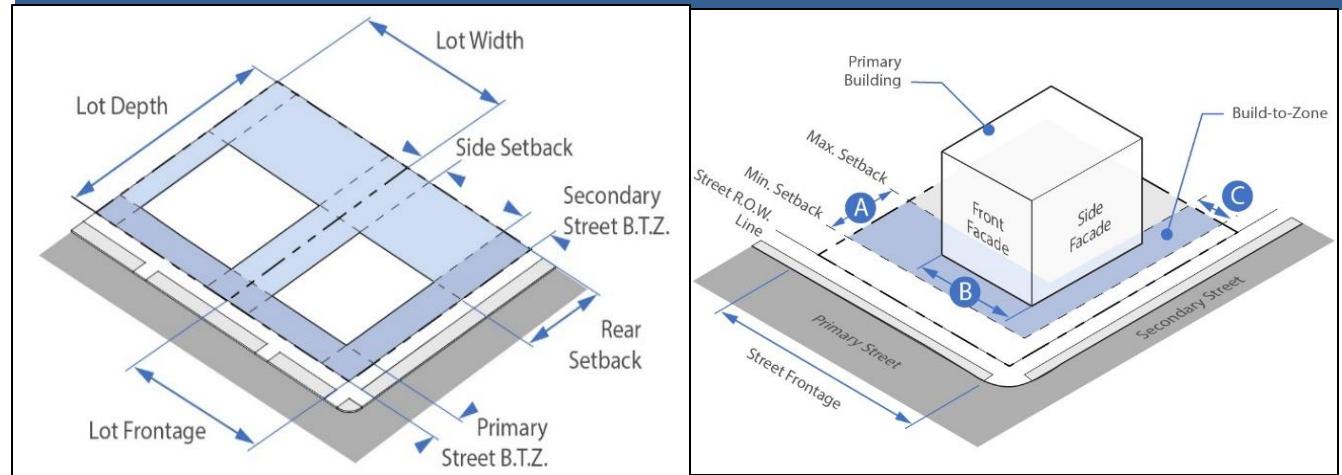
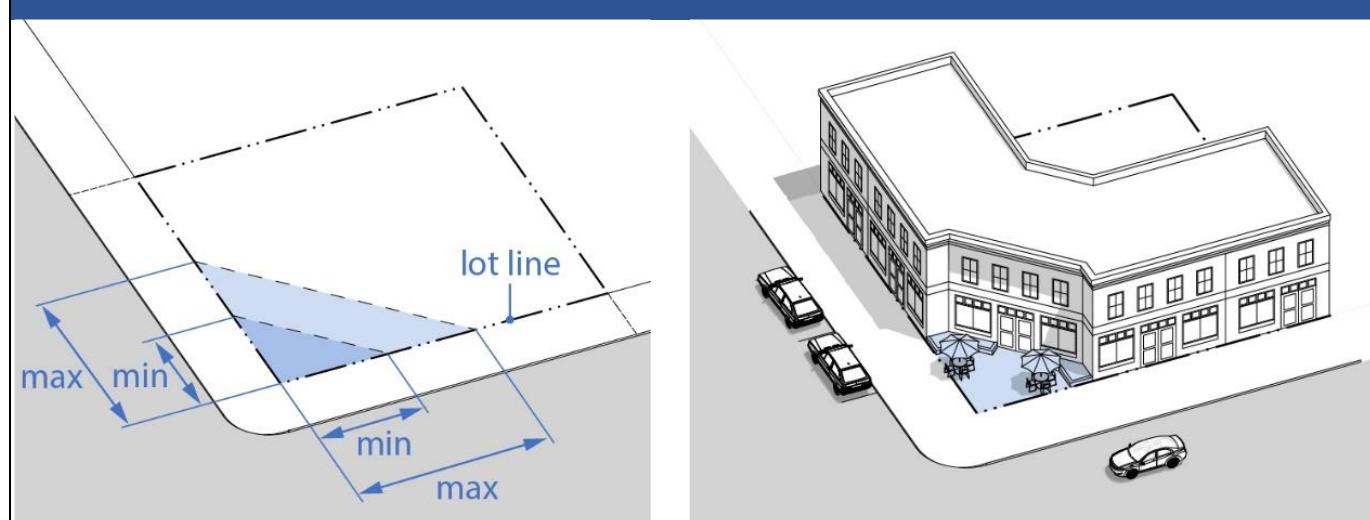


FIGURE 7. FAÇADE ORIENTATION AND CORNER LOT SITE CLEARANCE



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.

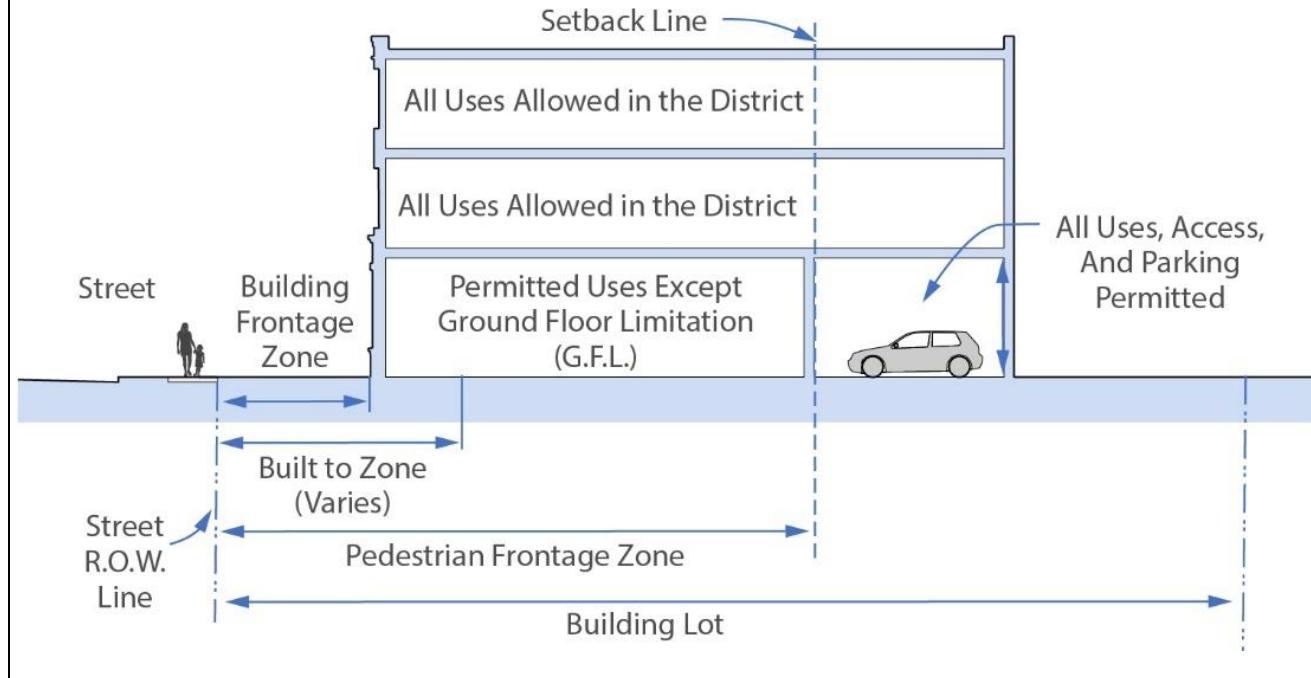
Building Height.

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

FIGURE 2. GROUND FLOOR LIMITATIONS



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.

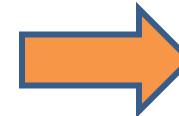
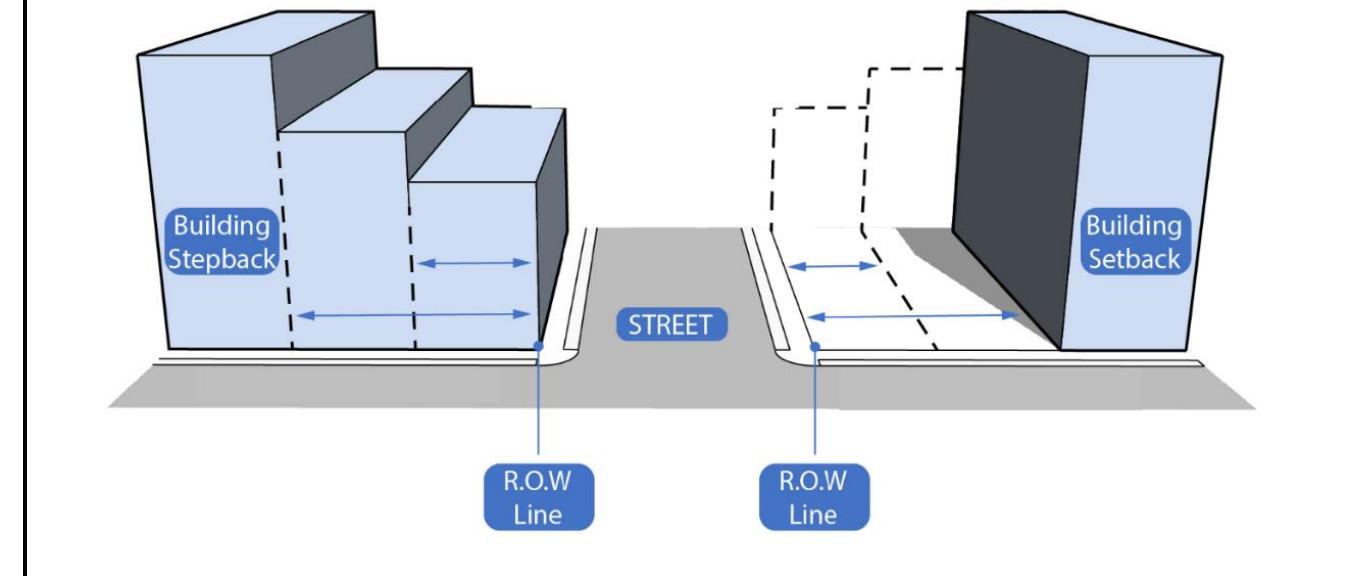


FIGURE 8. BUILDING SETBACK AND STEPBACK

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	
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)			

A 10-Foot Setback from the Street ROW Line and based on the Maximum Height for Building Type in Section 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.

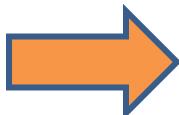


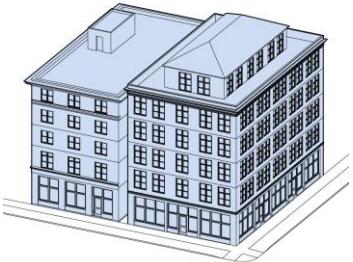
FIGURE 11. COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS		
1. GENERAL COMMERCIAL BUILDING (GCB)		
1. DEFINITION: A building that typically accommodates a variety of ground floor commercial uses and upper floor office uses, or all office uses, at a scale that is compatible and complimentary to its given district. GCB 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

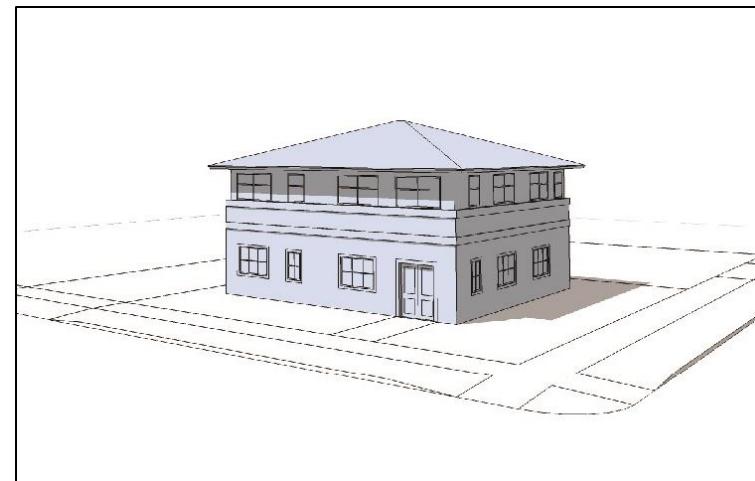
3.1	Building Height (Ft)	6 Stories /70 Ft.
3.2	Street Facing Wall Width (Ft)	50 Ft. Minimum
3.4	Street Facing Entrance	Required
3.5	Street Facing Ground Floor Fenestration (%)	40% Minimum
3.6	Maximum Building Footprint (SF)	50% of the Lot

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.



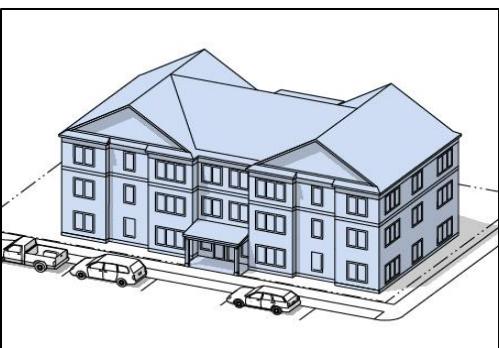
LABORATORY BUILDING



FABRICATION/FLEX BUILDING



TOWNHOUSE (TH)



MULTI-FAMILY BUILDING



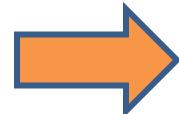
LIVE-WORK BUILDING (LW)

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.



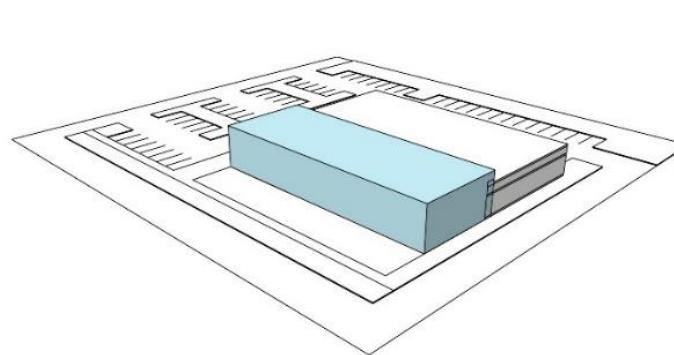
Building Proportions and Façade Composition.

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

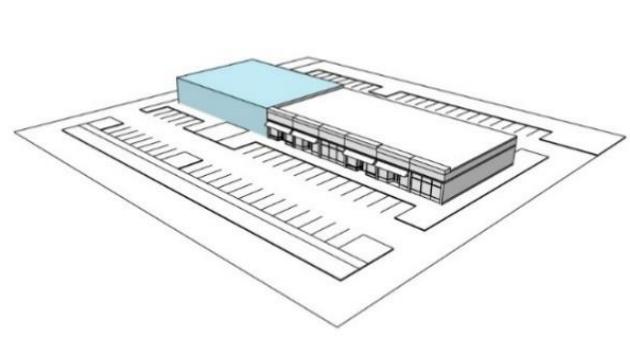
Exterior Treatments.

Frontage Zone Components.

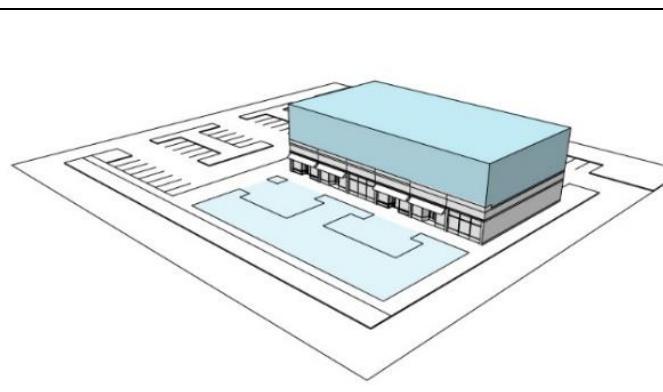
FIGURE 13. ADDITIONS TO EXISTING BUILDING IN THE MIX DISTRICT



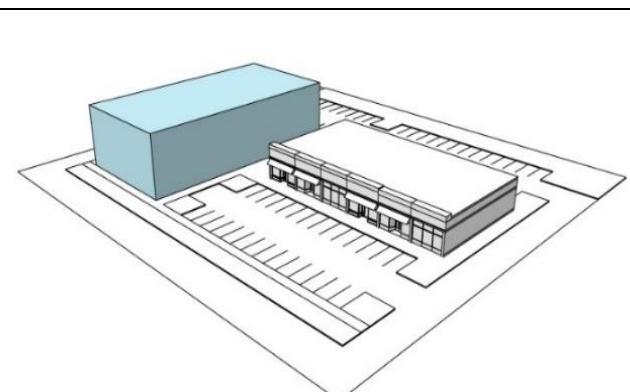
Front Addition



Side Addition



Story Addition



Additional Principal Addition

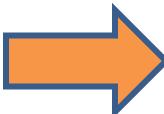
WELL DESIGN BUILDINGS

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.

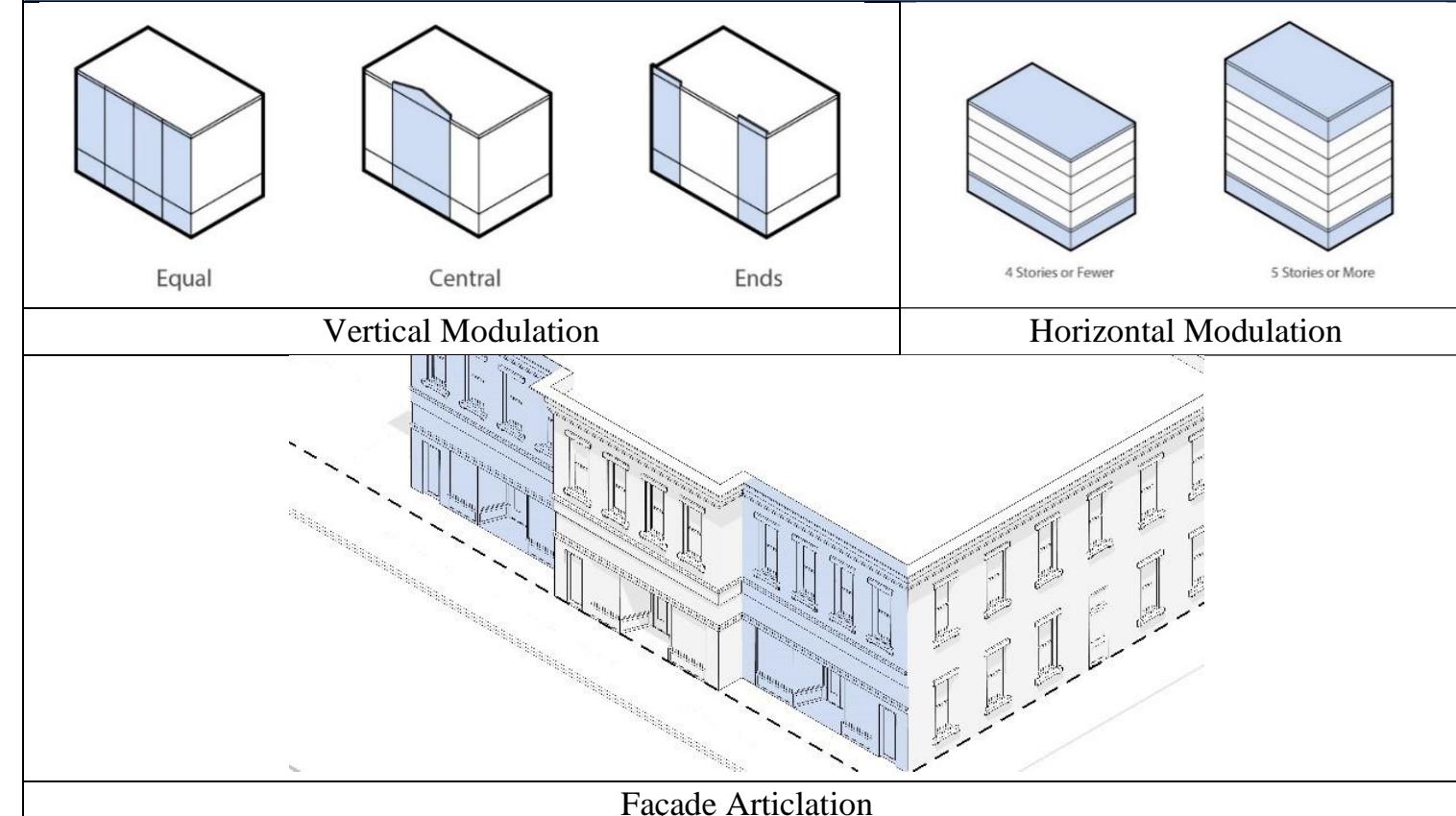


1. Vertical Modulation and Articulation.
2. Surface Relief with Architectural Features.
3. Parapet Wall.
4. Building Transparency.
5. Blank Walls.

Exterior Treatments.

Frontage Zone Components.

FIGURE 14. VERTICAL & HORIZONTAL FACADE MODULATION



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

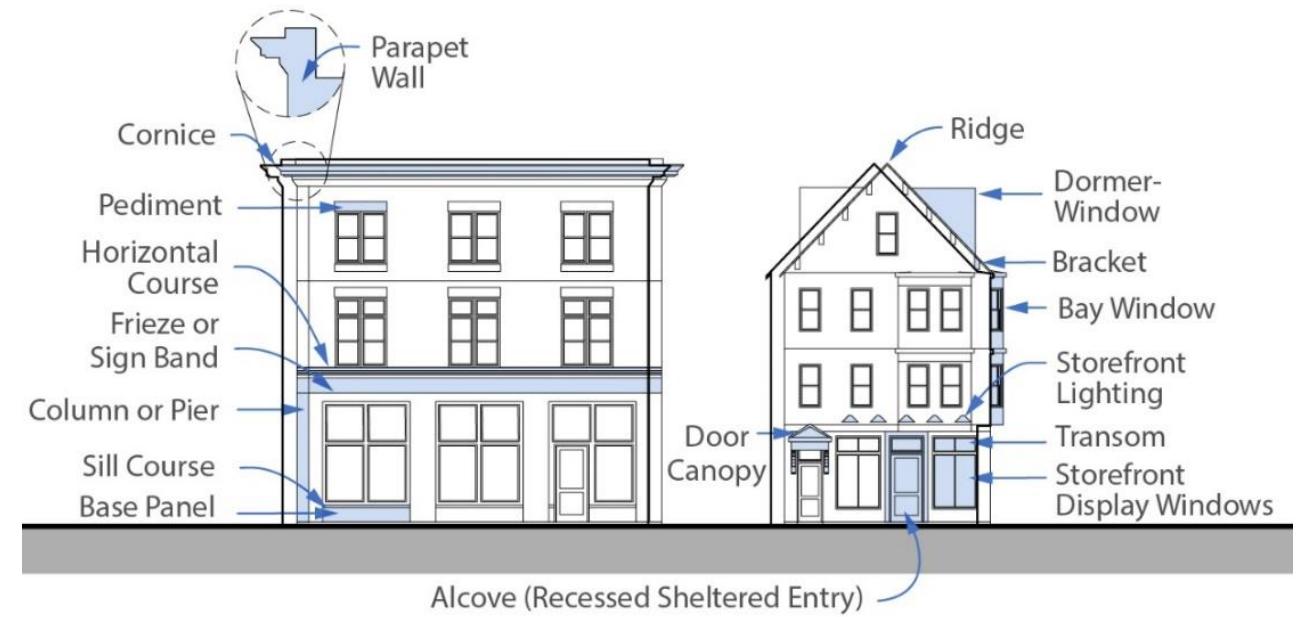
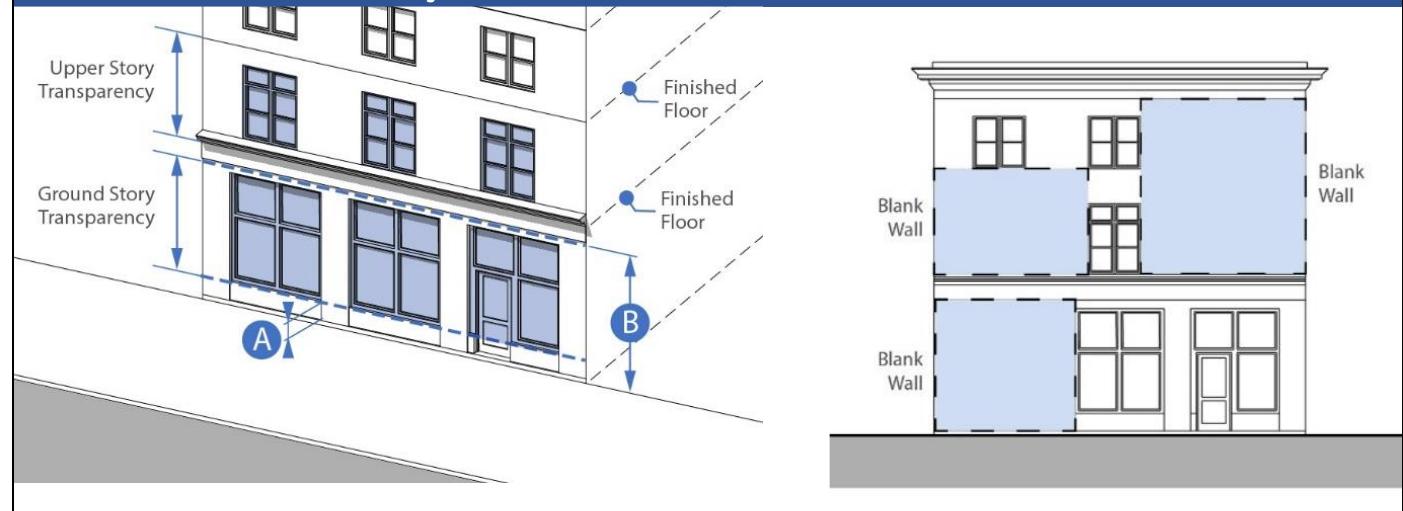


FIGURE 16. FAÇADE TRANSPARENCY AND BLANK WALL LIMITATION



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.

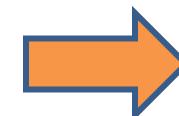
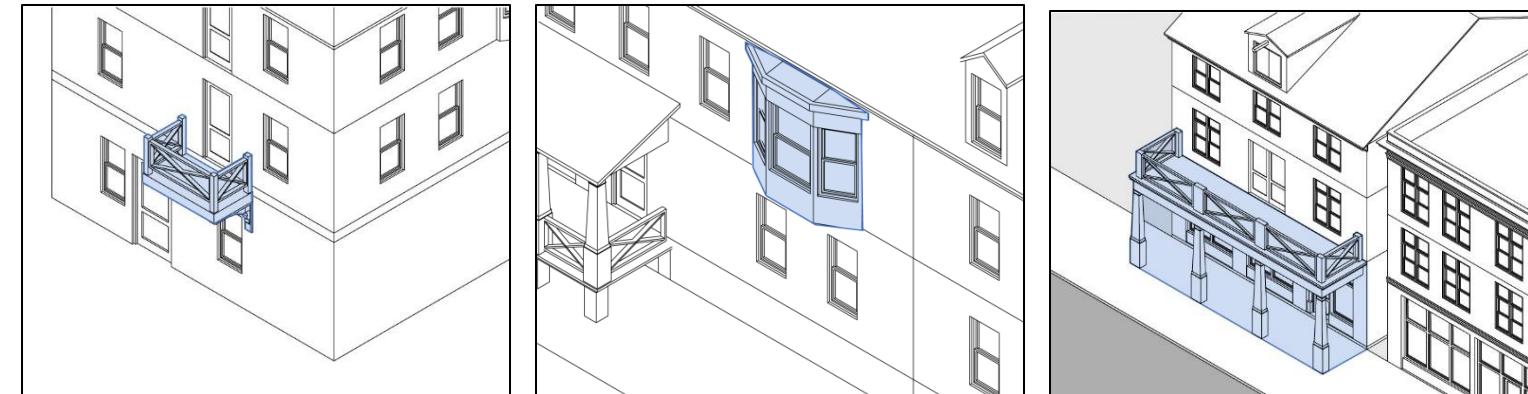


FIGURE 16. FRONTAGE ZONE BUILDING COMPONENTS



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.

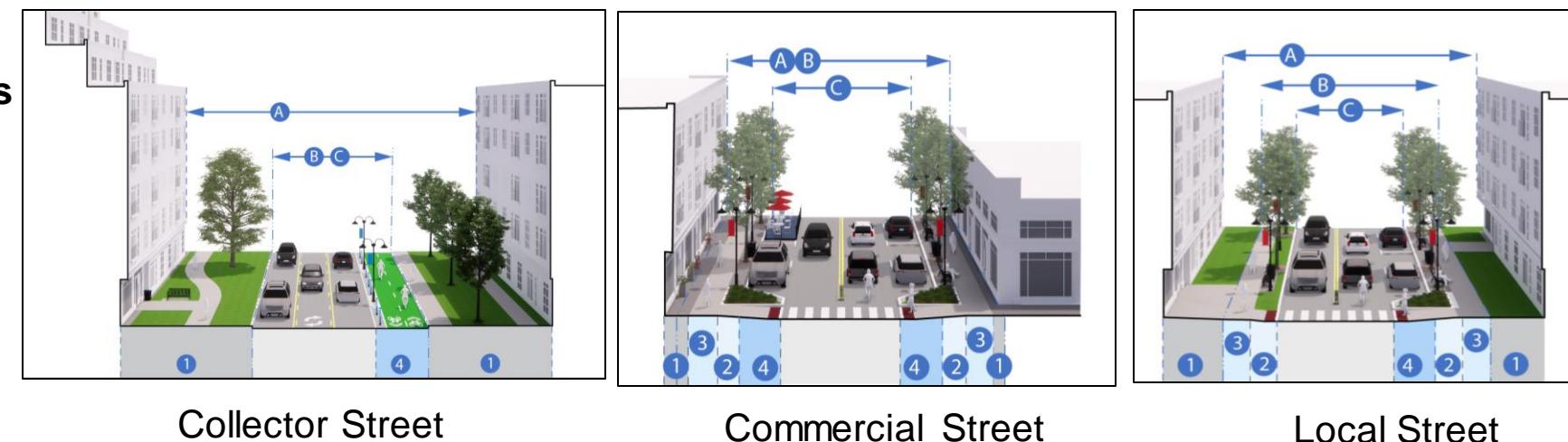
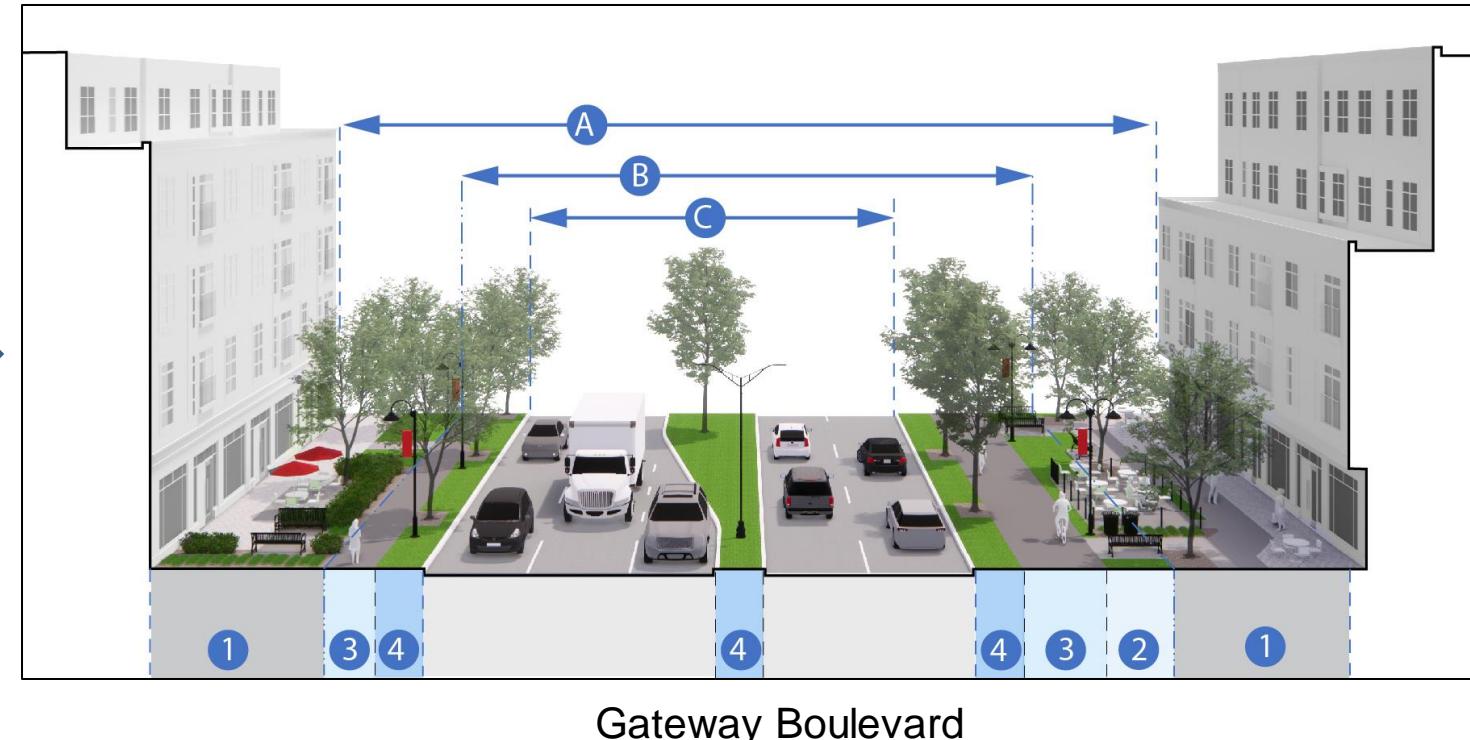
Pedestrian Throughway Zone.

Building Frontage Zone.

Public Realm Activation Standards

Specifications for Complete Street
in the MIX Design Standards &
Guidelines

COMPLETE STREET ZONES AND COMPONENTS



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

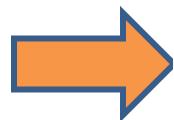
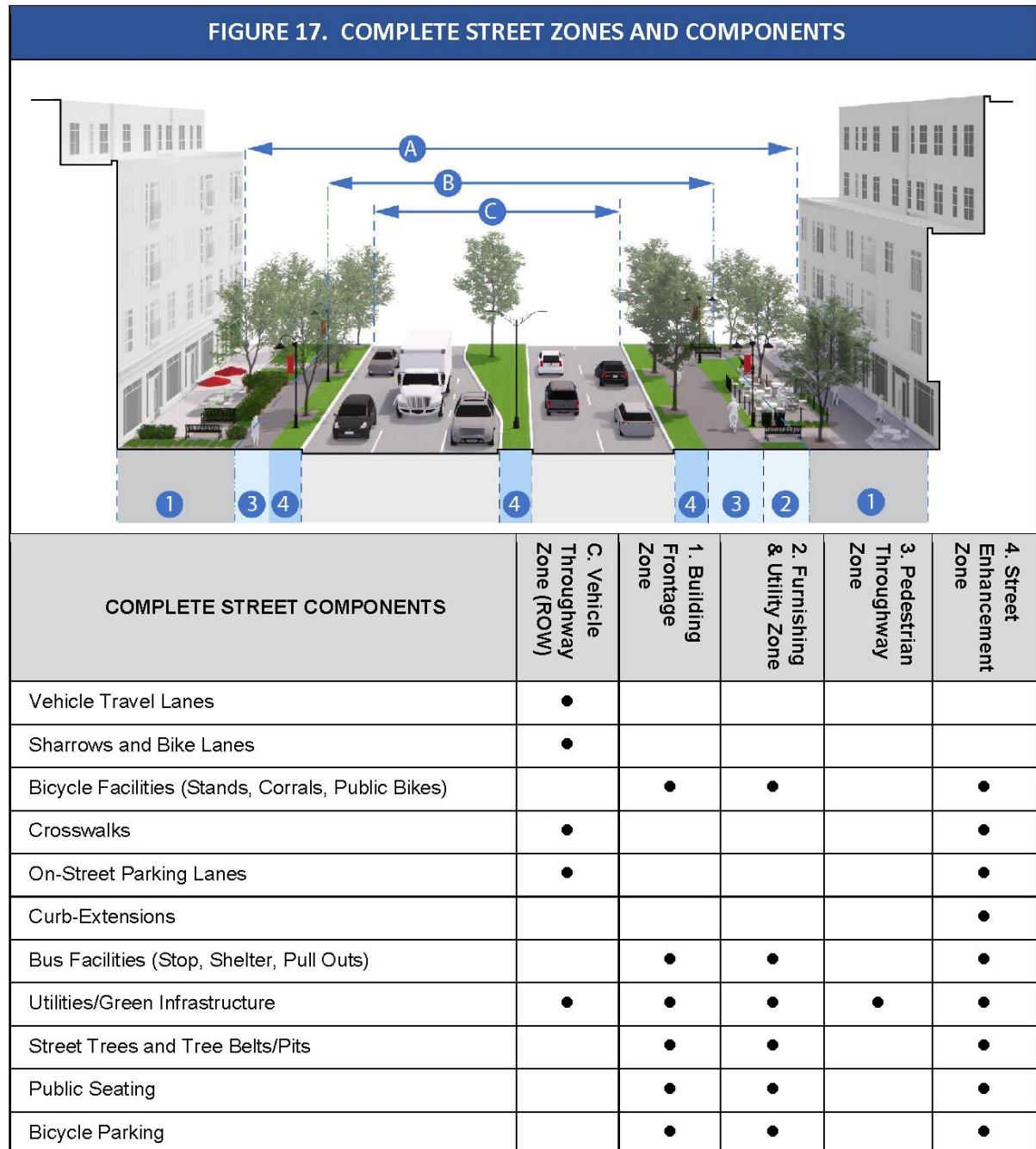


FIGURE 17. COMPLETE STREET ZONES AND COMPONENTS



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.

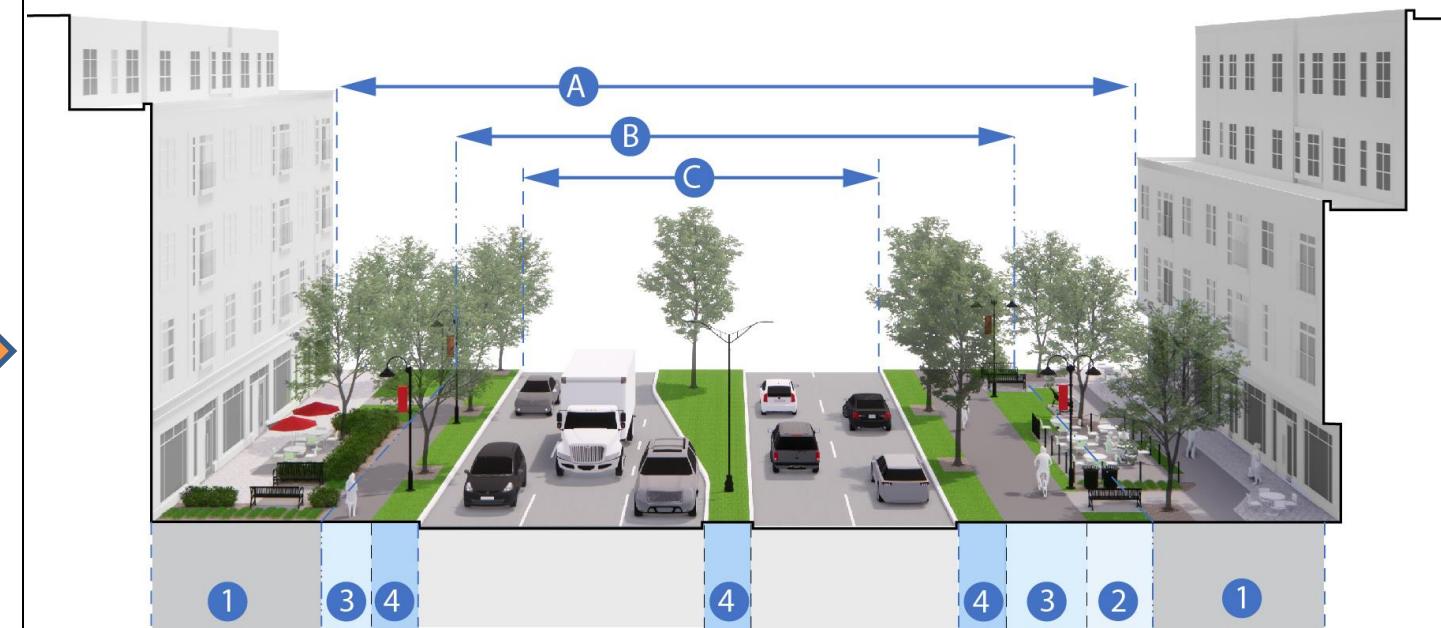
Pedestrian Throughway Zone.

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

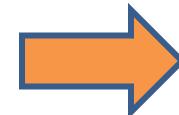
COMPONENTS AND GOALS

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.

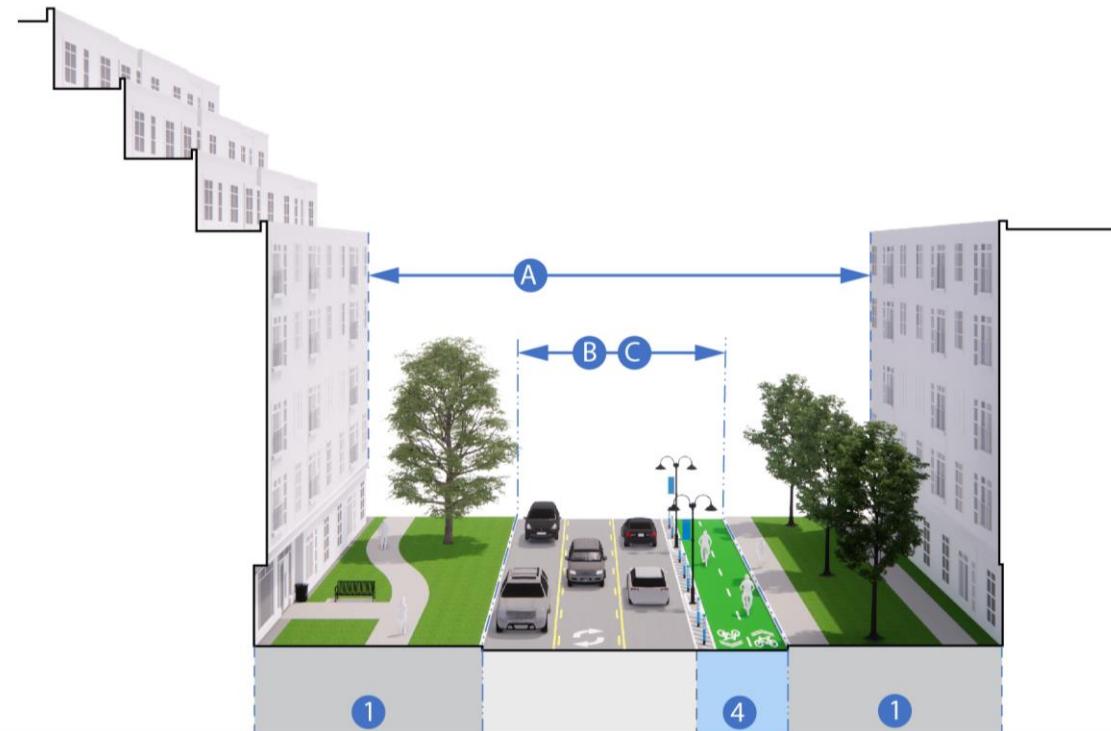
Pedestrian Throughway Zone.

Building Frontage Zone.

Public Realm Activation Standards

Collector Street
(S. Bedford Road)

FIGURE 20A. COMPLETE STREET TYPES AND DESIGN OPTIONS



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

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

Local Street (Private Access)

FIGURE 20B. COMPLETE STREET TYPES AND DESIGN OPTIONS

Commercial Street		Local Street	
Street Component	Commercial Street	Local Street	
(A) Street/Building Enclosure Ratio	Varies	Varies	
(B) Right-Of-Way	50 Ft. Min.	40 Ft. Min.	
(C) Travel Lane	11 Ft. Min.	11 Ft. Min.	
(C) Bike Lanes	Required/5 Ft. Min. and 3 Ft. Buffer	Optional/Sharrow or Informal	
(1) Building Frontage Zone	30 Ft. Minimum	30 Ft. Minimum	
(2) Furnishing/Utility Zone	5 Ft. Min	4 Ft. Min.	
(3) Throughway Zone	5 Ft. Min.	4 Ft. Min.	
(3) Sidewalk	Required/Min. 5 Ft.	Required/Min. 5 Ft.	
(3) Multi-Purpose Path	Optional/Min. 8 Ft.	Optional/Min. 8 Ft.	
(4) Street Enhancement Zone	Required/8-Ft. Tree Belt	Required/5-Ft. Tree Belt	
(4) Parking Lane	Optional/ Min. 8 Ft Wide and 22 Ft. Long	Optional/1 Side or Informal	

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

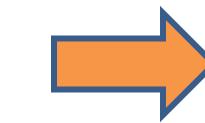
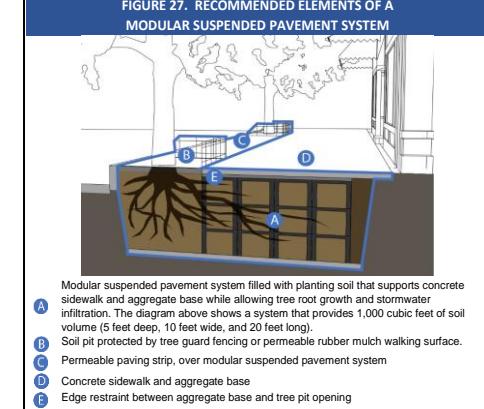
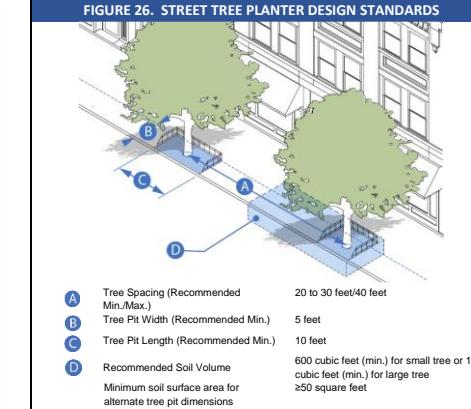
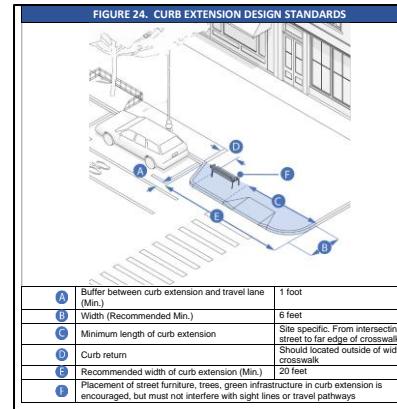
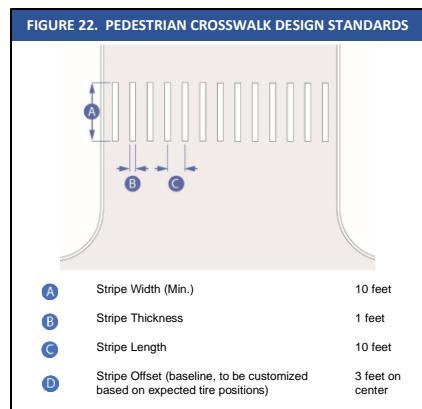


FIGURE 18. STREET ENHANCEMENT ZONE



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

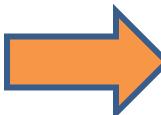
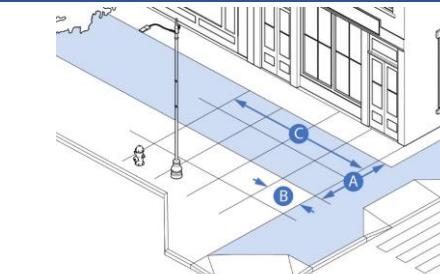


FIGURE 20. PEDESTRIAN THROUGHWAY ZONE

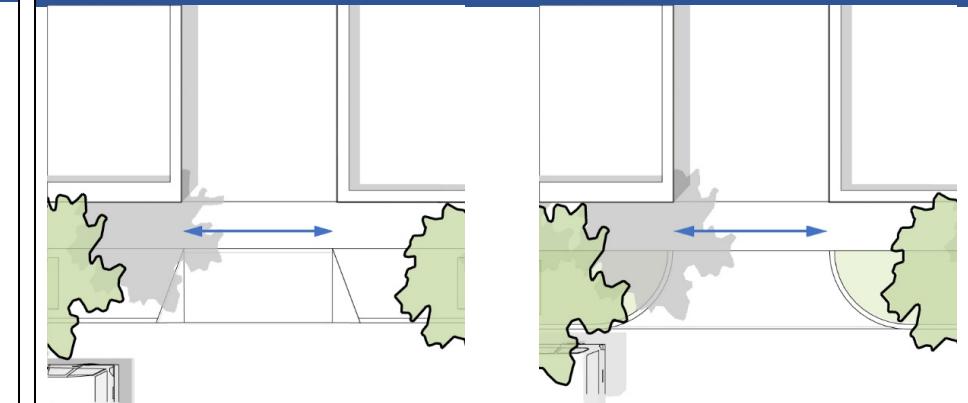


FIGURE 33. PEDESTRIAN THROUGHWAY DESIGN STANDARDS



A	Minimum Width	Per Street Type
B	Control Joint Maximum Spacing	One (1) Control Joint per 5 feet
C	Expansion Joint Maximum Spacing	One (1) Expansion Joint per 25 feet. Wherever possible, align control and expansion joints with boundaries between sidewalk zones and facade segments.

FIGURE 31. DRIVEWAY AND ALLEY CROSSING DESIGN STANDARDS



Driveway Apron with Sloped Flares

Driveway Apron with Returned Curbs

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

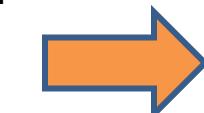


FIGURE 19. FURNISHING & UTILITY ZONE

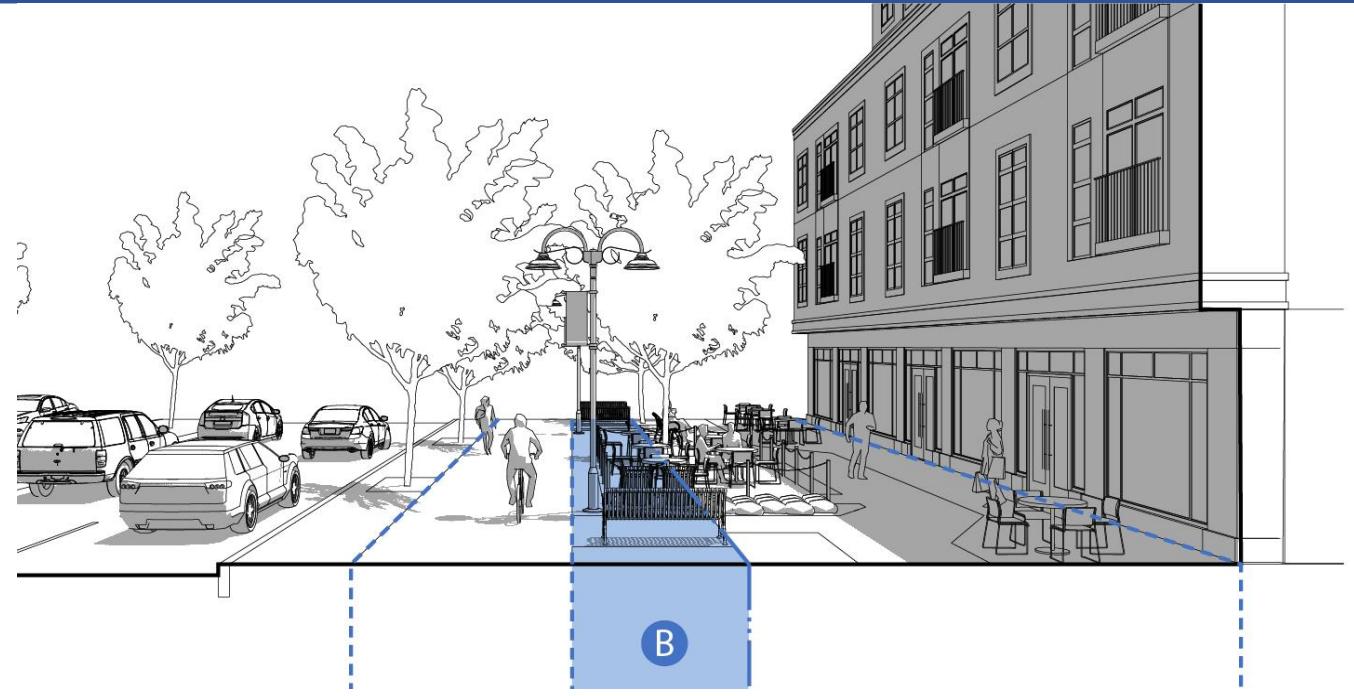


FIGURE 28. PUBLIC SEATING PLACEMENT AND ORIENTATION

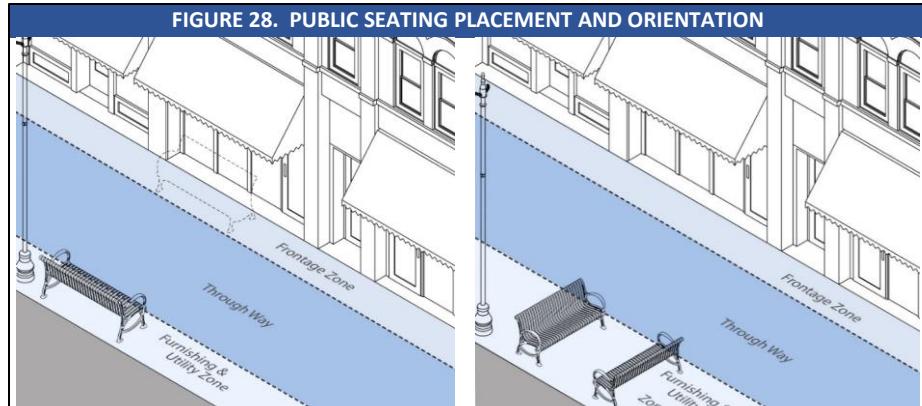


FIGURE 30. BICYCLE PARKING DESIGN STANDARDS



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

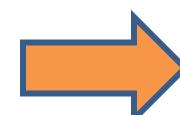
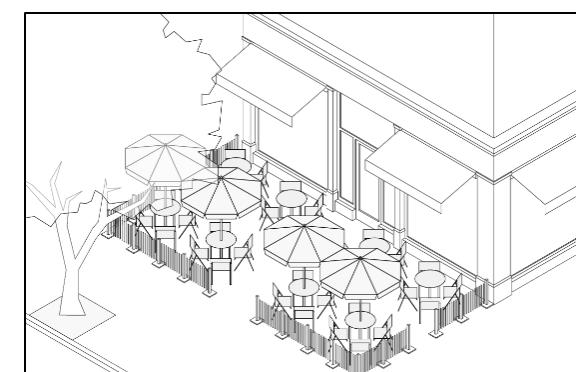


FIGURE 21. BUILDING FRONTAGE ZONES



Café Seating



Storefront Display



Sidewalk Sign

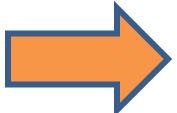
COMPLETE STREETS

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	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 Façade Treatments	●			
Building Encroachments	●			

COMPLETE STREETS

COMPONENTS AND GOALS

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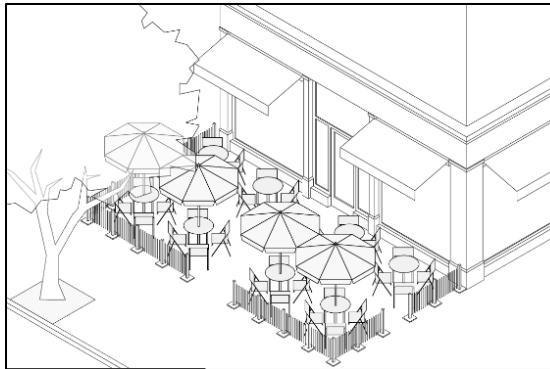
Temporary Street Closings (Shared Streets)

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Over Street Banners and Pole Banners/Flowers

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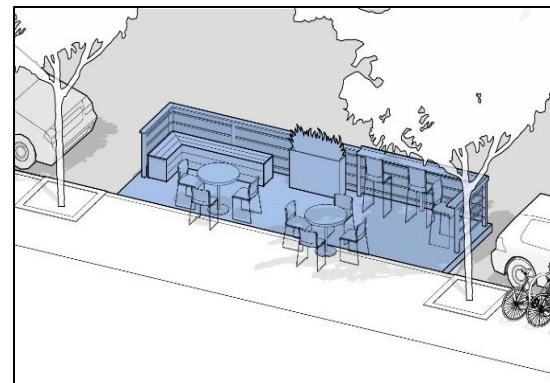
Café Seating



Storefront Display



Sidewalk Sign



Parklets



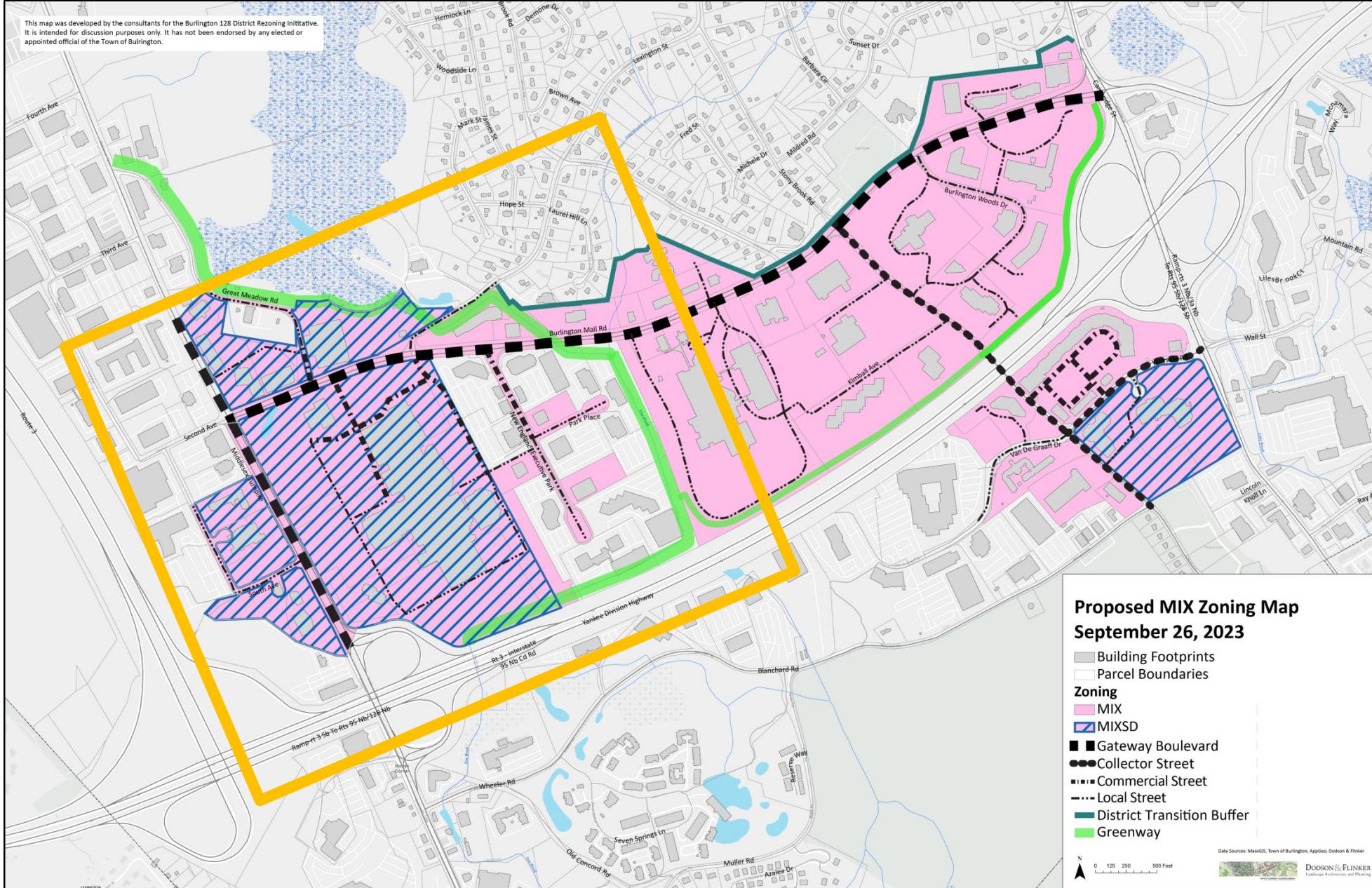
Civic and Public Art

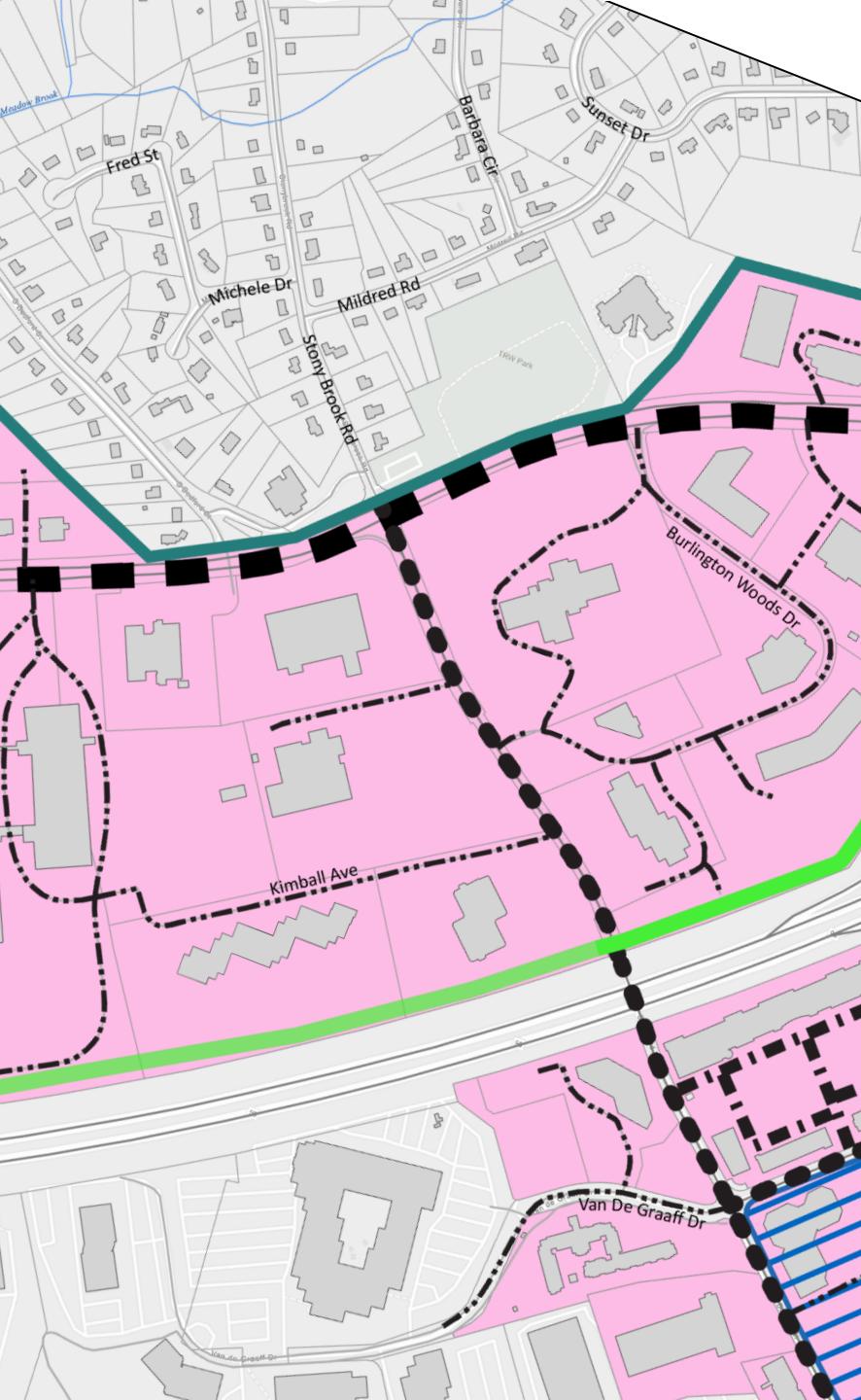
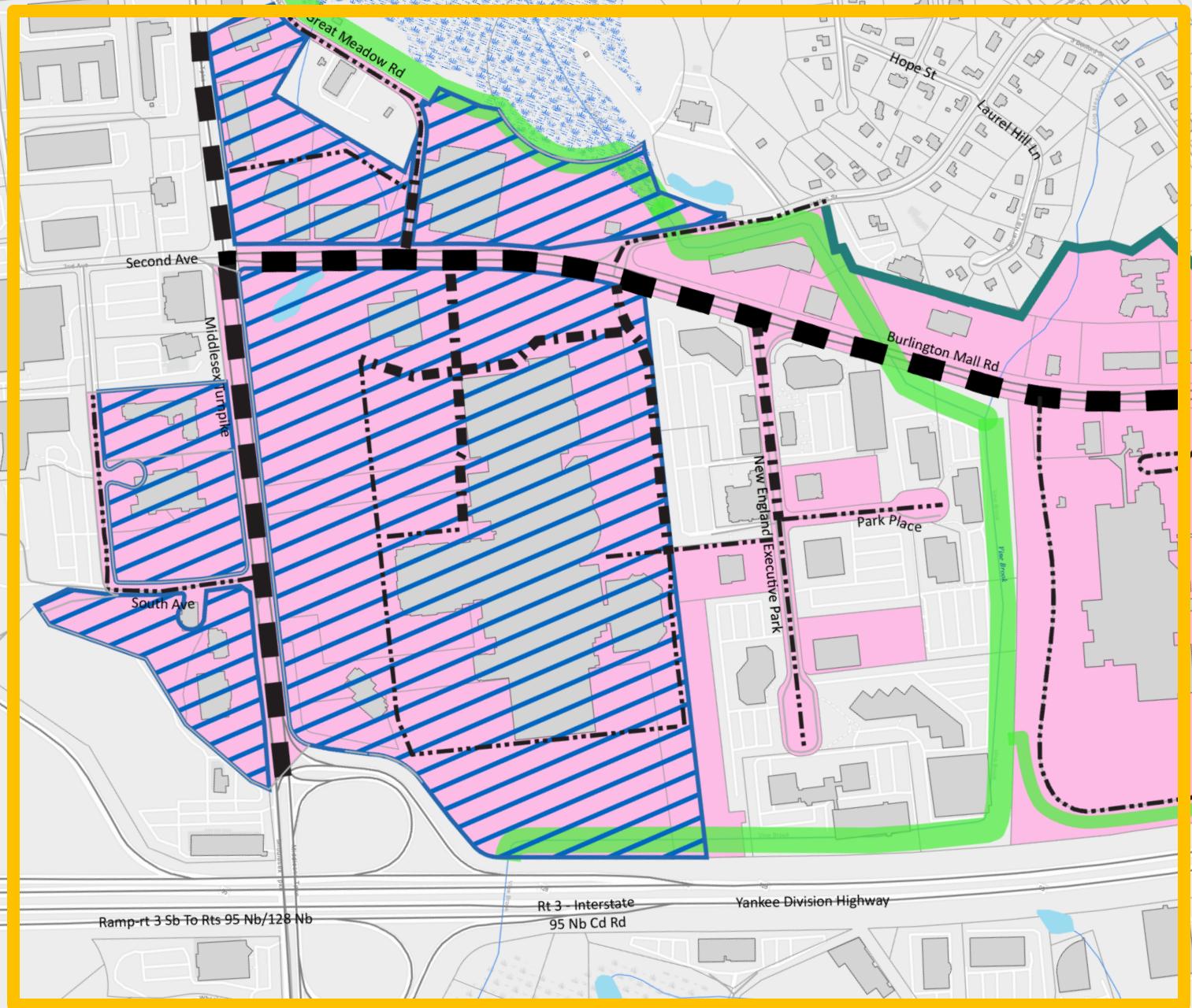


Pop Up Shop

MIX DISTRICT VISION PLAN

This map was developed by the consultants for the Burlington 128 District Rezoning Initiative. It is intended for discussion purposes only. It has not been endorsed by any elected or appointed official of the Town of Burlington.









TURNPIKE

OND AVENUE

LEXINGTON
STREET







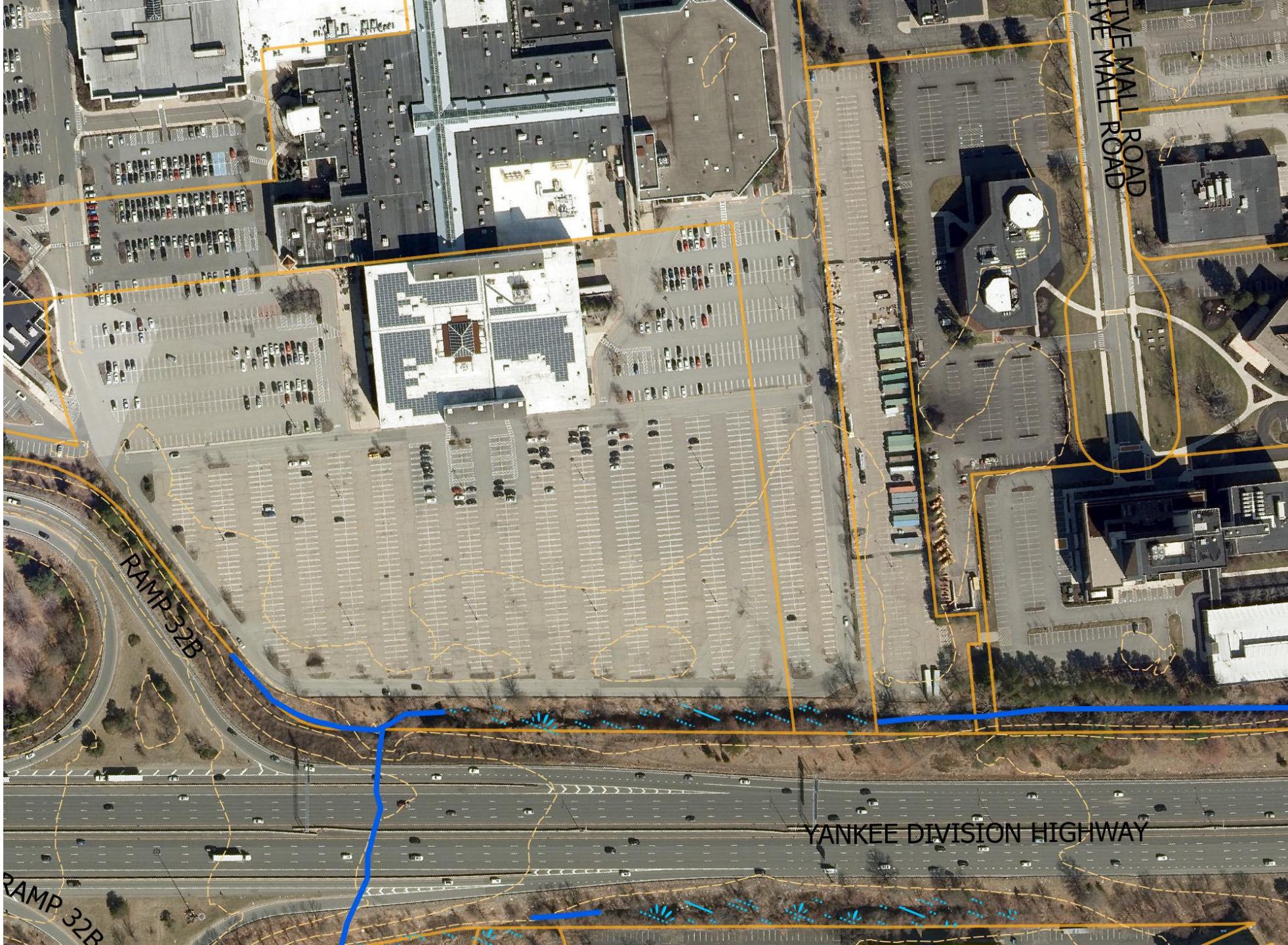
















Aerial from South - Existing Conditions



Aerial from South – Future Redevelopment



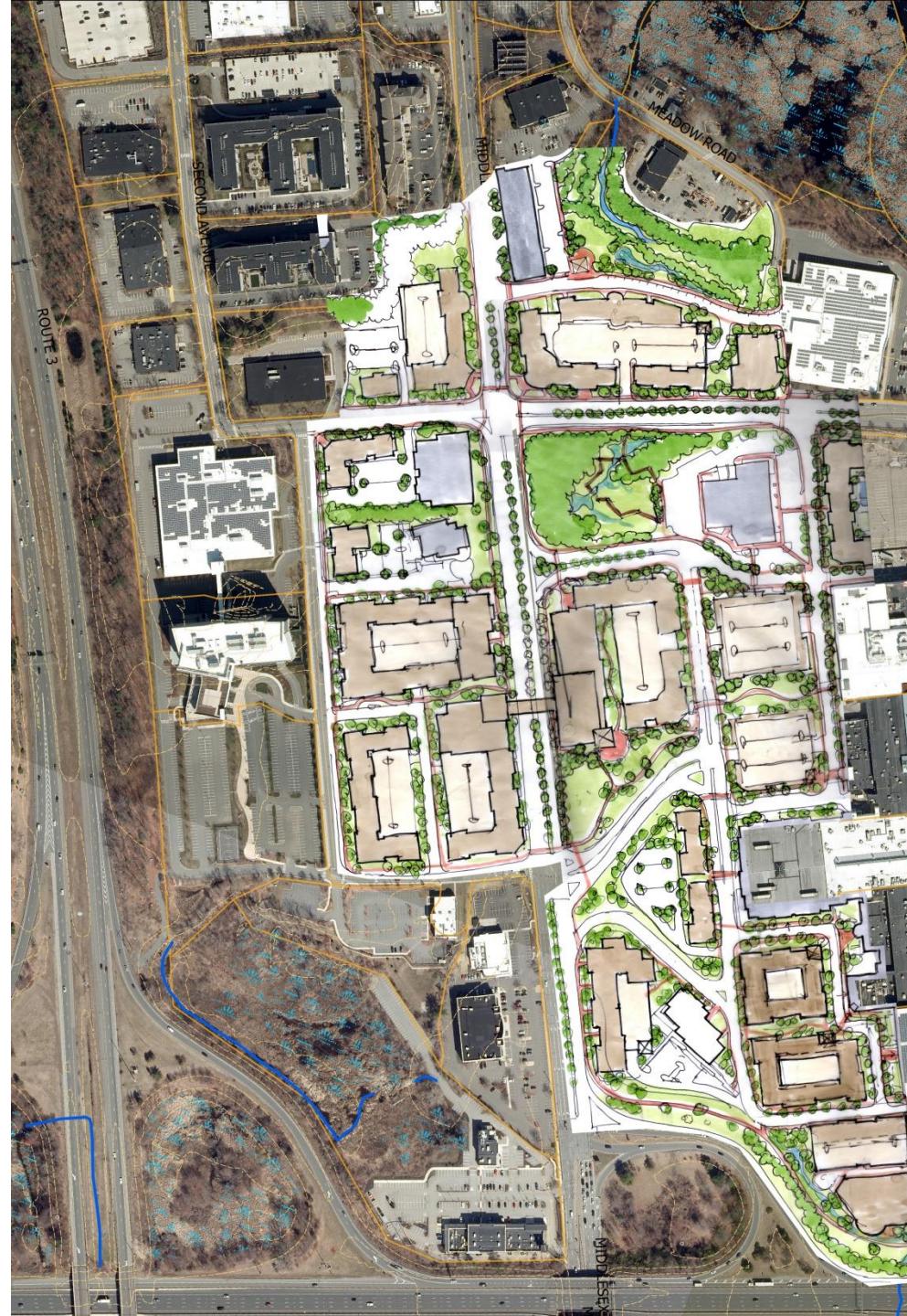
Interior Street View – Existing Conditions



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.

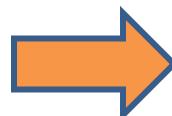
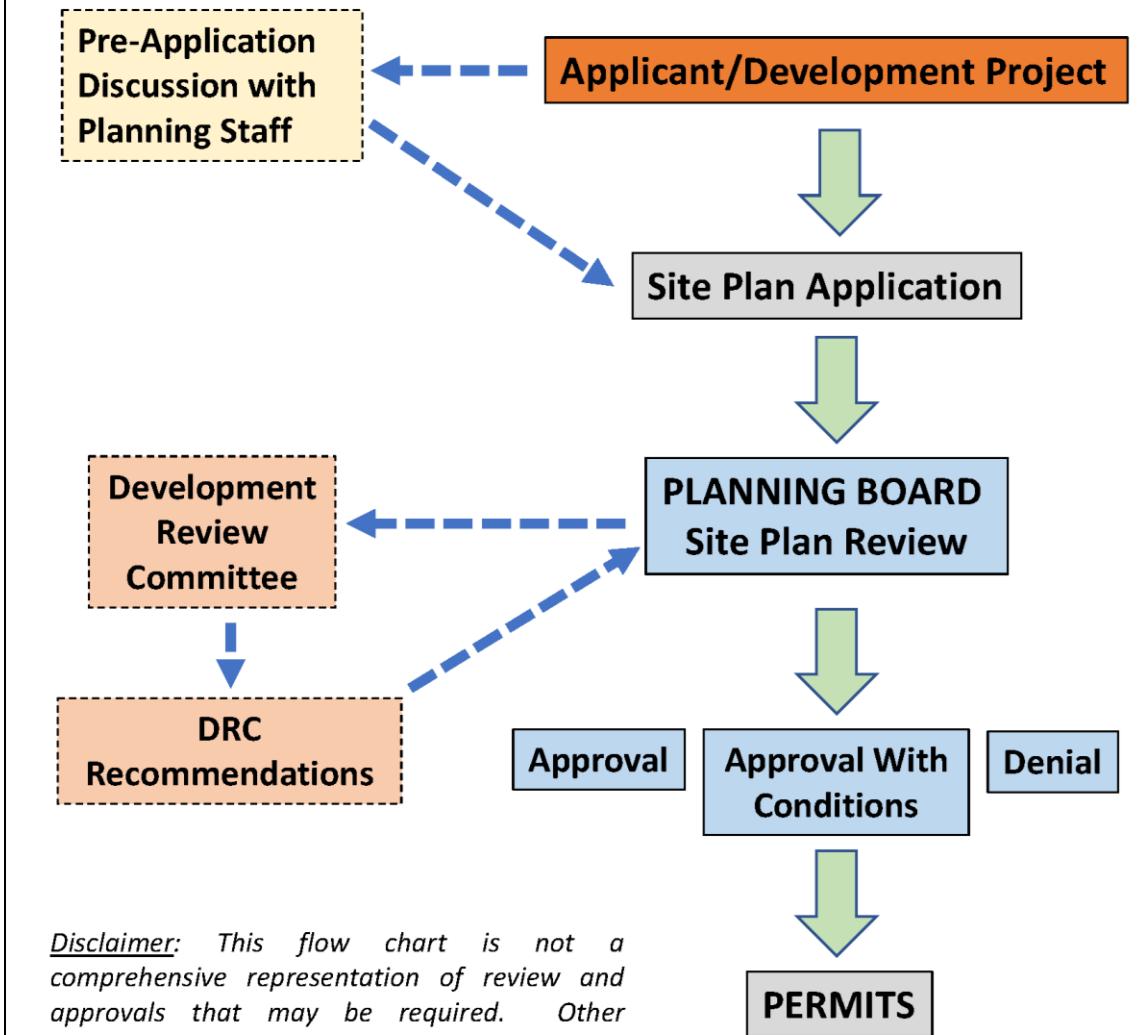


FIGURE 2. DEVELOPMENT REVIEW PROCESS



EFFICIENT SITE PLAN REVIEW AND PLANNING BOARD SUPPORT

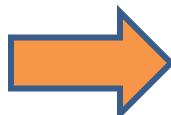
COMPONENTS AND GOALS

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.

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MassDevelopment /Site Readiness Program