

## Warrant Article 8

# Middle Housing District

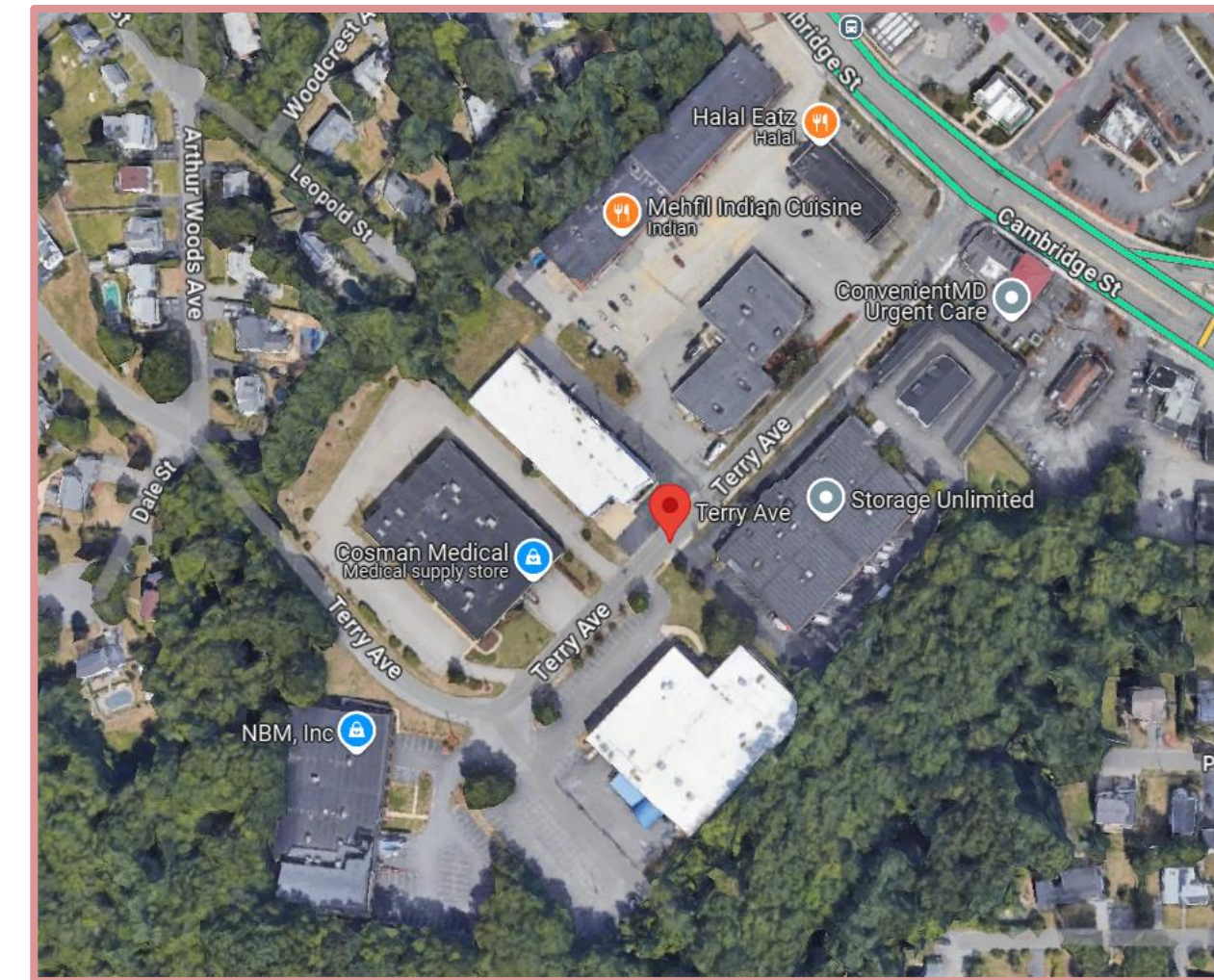
Presented By  
Liz Bonventre, Planning Director



# What?

- Creating a “Middle Housing” sub-district in the Town Center Overlay
- Allowing ground floor commercial space with residential units above at 12 units per acre.
- Targeting commercial properties that directly abut single-family residential
- 3 Areas – 13 Parcels – 24 Acres

Terry Ave.



Mass Glass (3A + Kinney Ave.)



Grant Ave.





# Why?

- A response to the MBTA Communities Act
- Provides an option to revitalize areas of Town Center
- Single Level Living
- In keeping with previous planning efforts

2022 Housing Needs Assessment:

## **KEY FINDING #1**

**Burlington's existing housing stock, including what has currently been trending in new construction, needs to diversify to better meet the needs of current and future residents to sustain the town's mix of vibrant, diverse people.**





# Middle Housing District

Area Total – 24 acres

Terry Ave – 18 acres

Grant Ave – 4.5 acres

Mass Glass – 0.6 acres

Buildable Area Total – 17.76 acres

Terry Ave – 14.23 acres

Grant Ave – 3.2 acres

Mass Glass – 0.3 acres

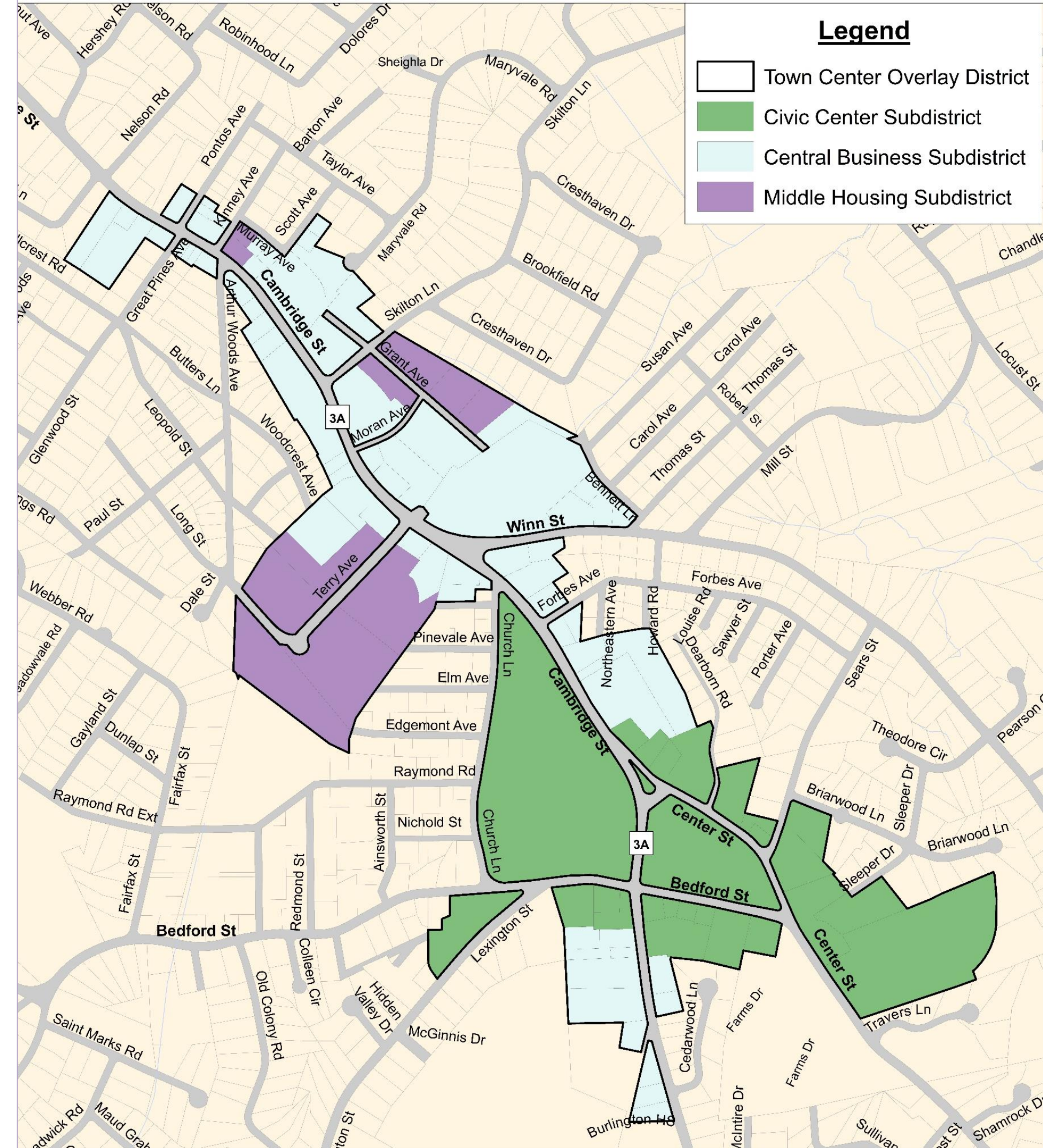
Units/Acre Total – 213

Terry Ave – 170 units

Grant Ave – 38 units

Mass Glass – 4 units

Calculation does **NOT** include  
space for required parking or  
buffer from the RO District (25')





# Development Standards



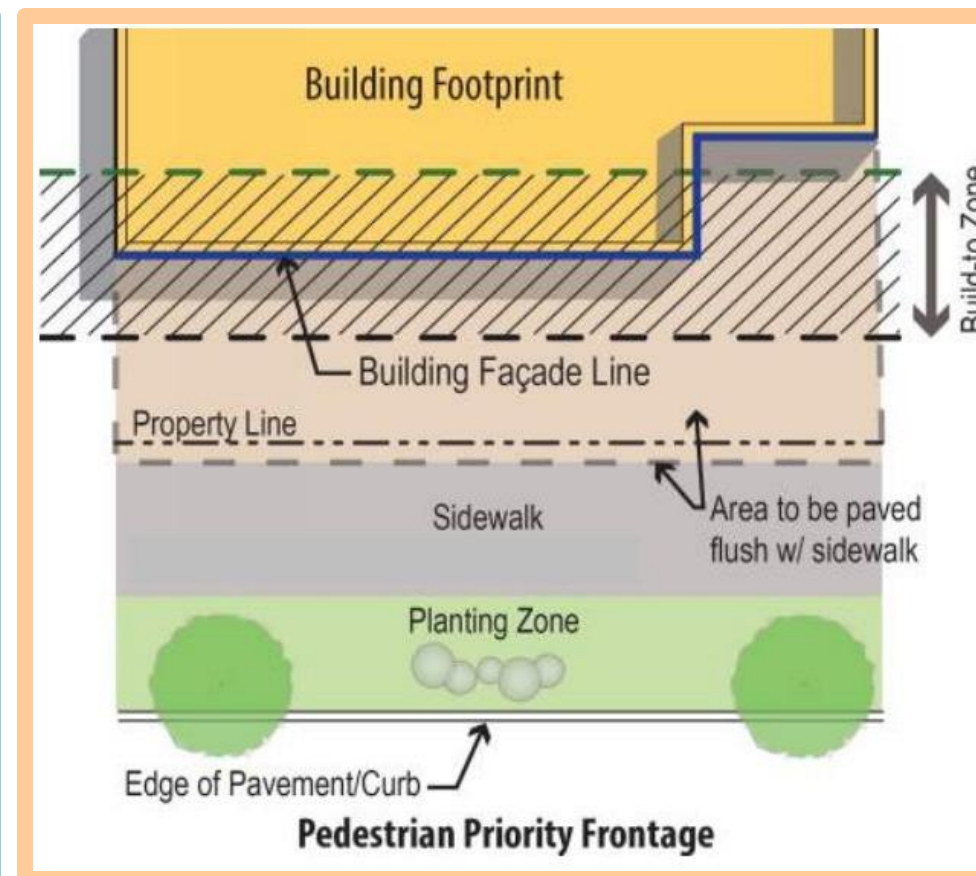
- Ground floor commercial
- 12 units/acre of housing above
- 3 story maximum
- 1.5 spaces per unit + parking for commercial space
- Parking behind the building
- 15% of units Affordable
- Additional development standards added to the Town Center Design Rules and Regs.
- Property Owners can choose to develop under the Middle Housing Overlay District, Central Business District Overlay, Civic Center District Overlay or the base zoning district.





# Community Benefits

- Emphasis on “fine-grained” building and street form = safe, walkable, and attractive neighborhoods.
- Provides a softer transition between commercial properties and single-family neighborhoods.
- 3 story, mixed-use buildings lining the street provides:
  - Traffic calming
  - Park-and-Walk development pattern
  - Human-Scale street environment
  - Clear definition of public space
  - Creates new Third Place





# Examples

