



# NORTHWEST PARK

## SPRING 2025

PREPARED FOR:  
BURLINGTON TOWN MEETING



NORTHWEST  
PARK



# NORDBLOM FAMILY

65+ YEARS INVESTING IN BURLINGTON

YEARS IN THE MARKET

101

FAMILY GENERATIONS

5

SF UNDER MANAGEMENT

6M

SF DEVELOPED SINCE 2018

3M

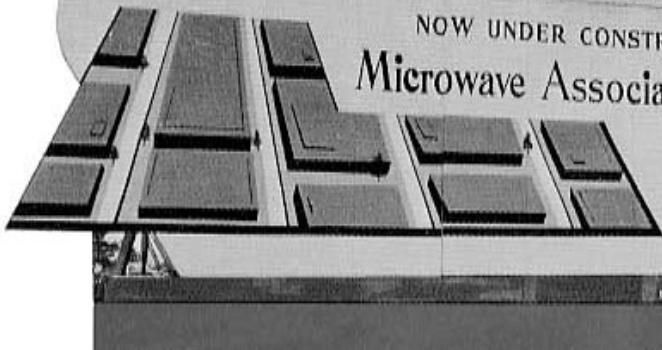


# NORTHWEST INDUSTRIAL PARK

PACKAGED PLAN • PREPARED SITES • 72 ACRES

NOW UNDER CONSTRUCTION

Microwave Associates, Inc.



# 3RD AVE

BURLINGTON



# 3RD AVE

BURLINGTON



3RD  
Ave  
BURLINGTON

REDSTONE



# 3RD AVE

BURLINGTON



# ON-SITE GROCERY



# MBTA CONNECTED



# WALKABLE



# PUBLIC SPACES



# PUBLIC SPACES





# BROAD INSTITUTE

Burlington, MA

- 270,000 SF new development
- 27 Blue Sky Drive
- Genomic Research Center
- Completed, September 2024





BROAD  
INSTITUTE



# NWP CLUSTERS

## 3D PRINTING



## MEDICAL DEVICE



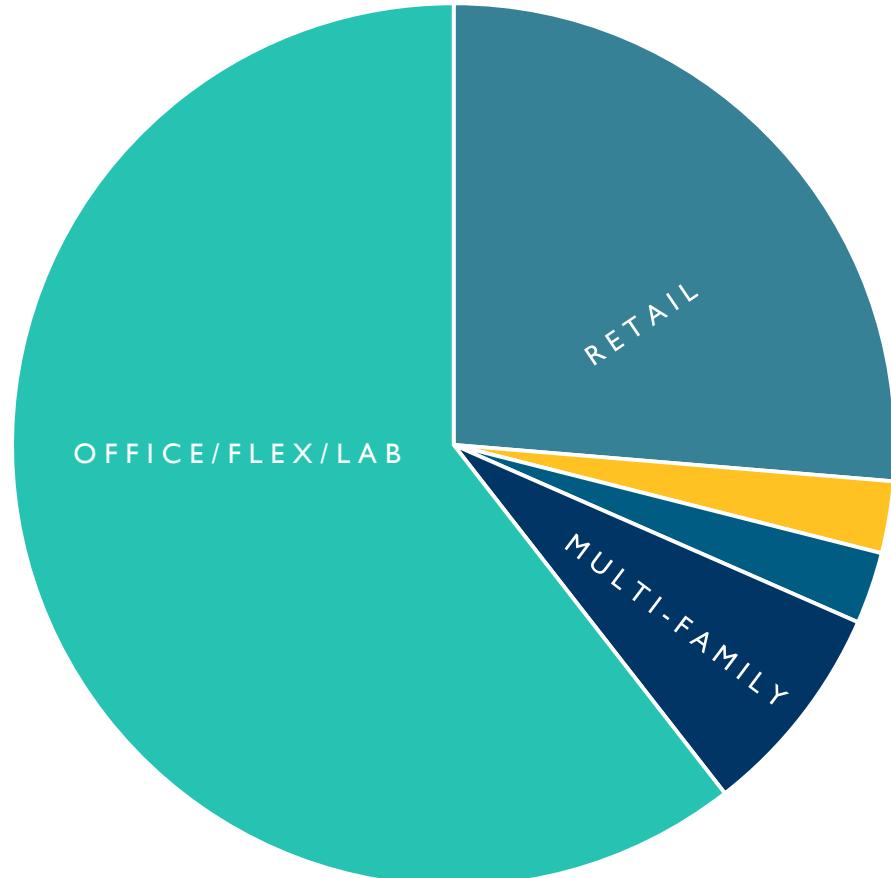
## HIGH-TECH



# A TRUE MIXED-USE COMMUNITY

OFFICE/FLEX/LAB	23
RETAIL	10
MULTI-FAMILY	3
FITNESS	1
HOTEL	1

Uses by # of Land Parcels @ NWP





# LEASING ACTIVITY

Over 550,000 sf  
of occupancies  
in the last 24 month  
- Zero Office

## LIFE SCIENCE



## R+D

## N<sup>TH</sup> CYCLE



## BIO/MED



# OFFICE CONSIDERATIONS

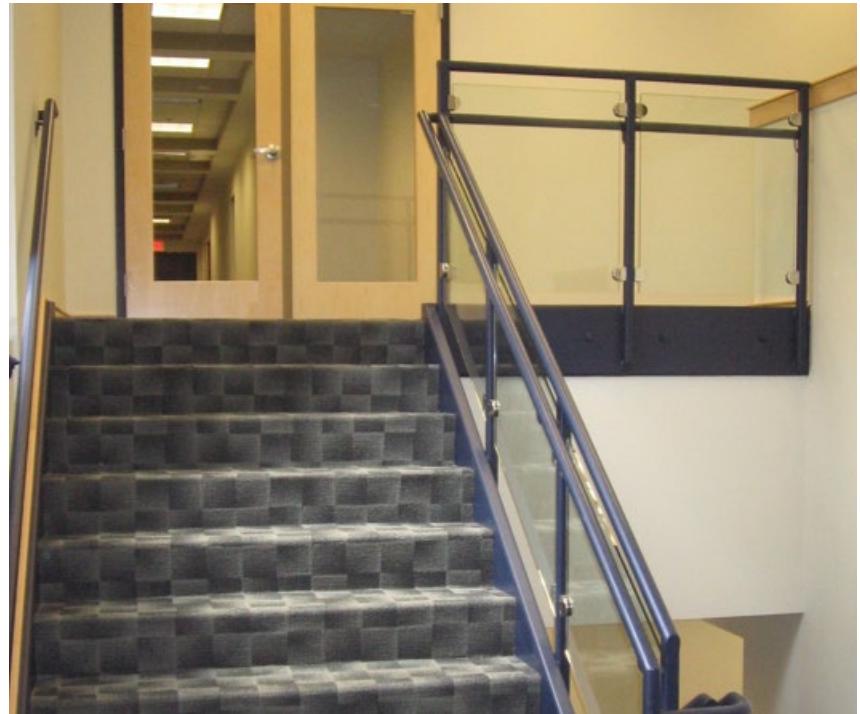
- Hybrid Work is the new normal.
- Tenants taking 50-60% of their former footprints.
- Lab market down.
- Values down by 50%+; equity is gone, existing loans are coming due.
- For lenders 'OFFICE' is a four-letter word.





Cannot Compete with “Flight to Quality” Assets Like Oracle Campus

# Functionally **Obsolete** Buildings





# **Town of Burlington MBTA Communities Zoning**

Compliance with the Multi-Family Zoning Requirement of  
Section 3A of MGL c. 40A

VHB & Town of Burlington, MA

March 4, 2024

# Area 5: Staples Commercial

## Area Summary

- Mixed-Use Subdistrict
- Existing Commercial
- 8.28 Acres

### Base Zoning:

- BG – General Business
- IG – General Industrial



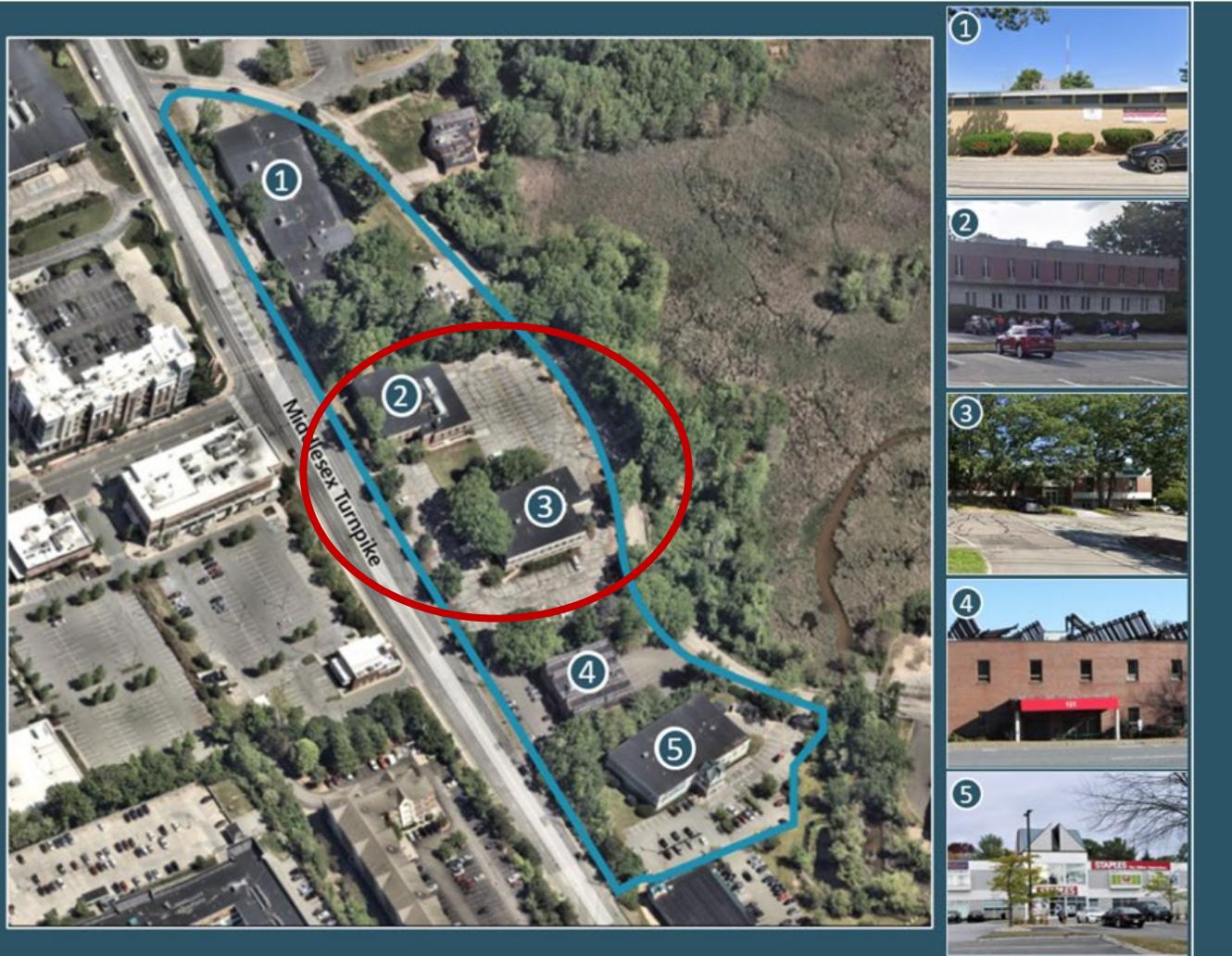
# Area 5: Staples Commercial

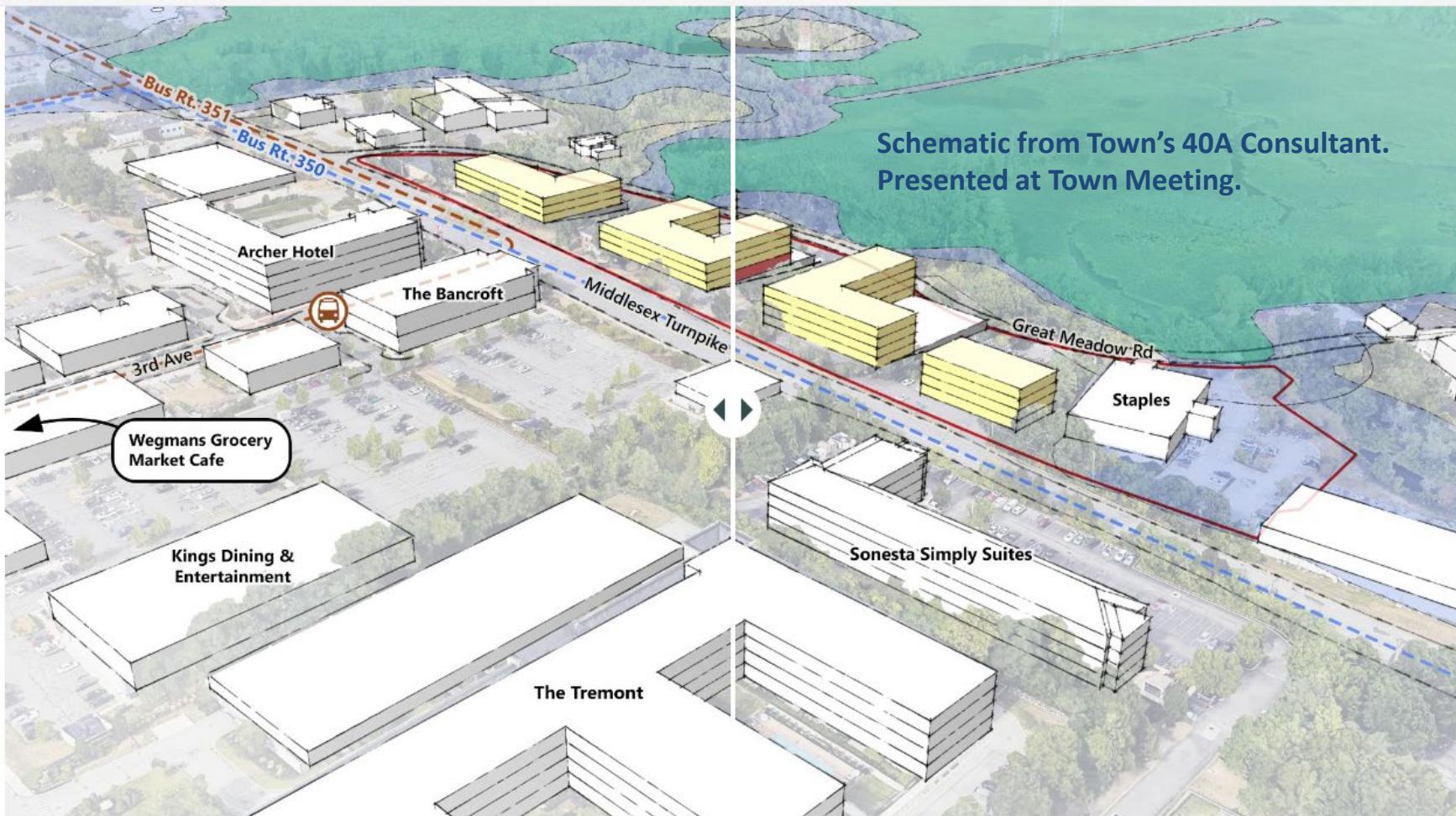
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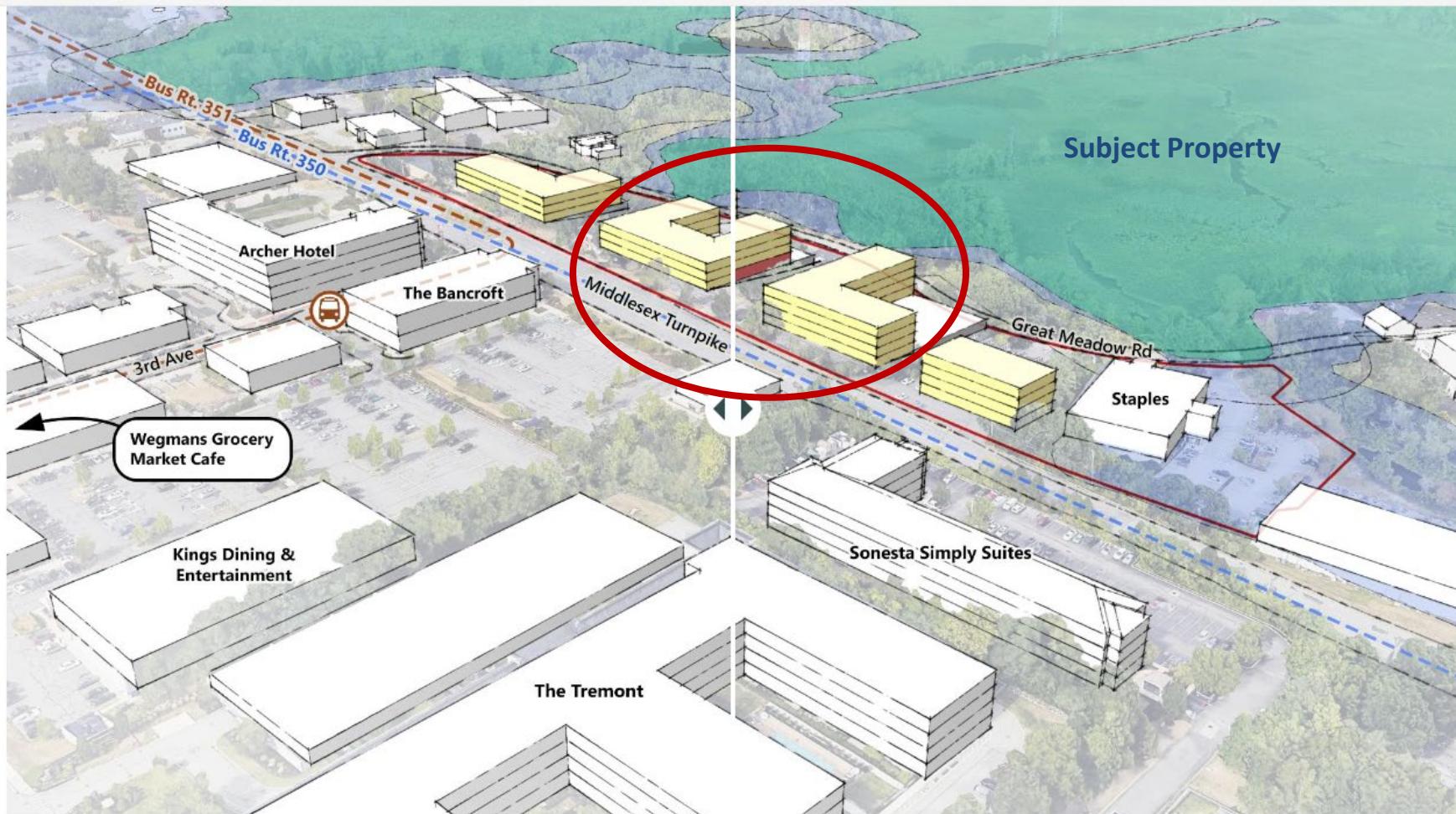
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- IG – General Industrial





Area 5: Scenario 1 (left) shows multi-family development with a max density of 20 du/ac. Scenario 2 (right) shows density bonus up to 30 du/ac and 4 stories for mixed-use with at least 15% of development dedicated commercial space with a Special Permit.



Area 5: Scenario 1 (left) shows multi-family development with a max density of 20 du/ac. Scenario 2 (right) shows density bonus up to 30 du/ac and 4 stories for mixed-use with at least 15% of development dedicated commercial space with a Special Permit.



© 2021 Google

13 3rd Ave  
Burlington, Massachusetts  
Google Street View  
Sep 2019 See more dates



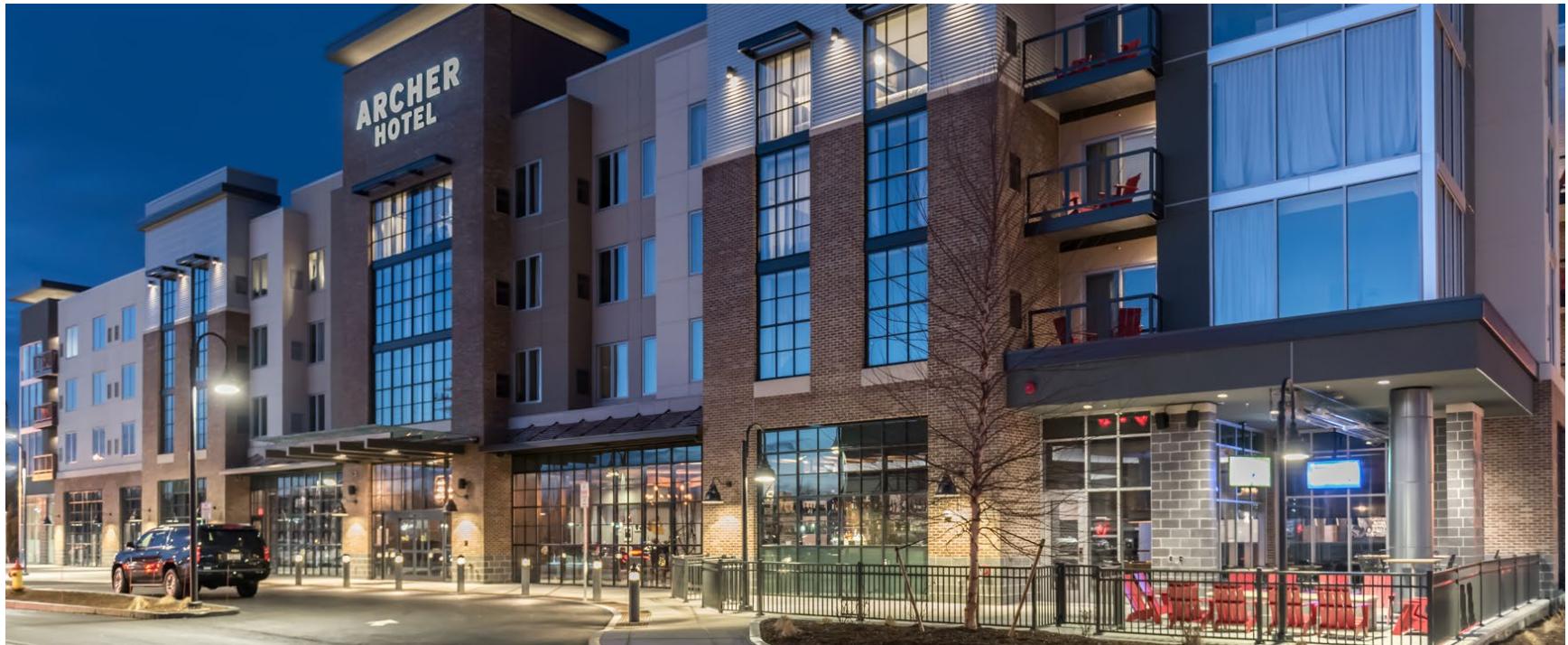
# Precedent Massing



# Precedent Massing



# Precedent Massing



## Design Direction



# PROPOSED BUILDING | VIEW FROM 3RD AVE



## PROPOSED BUILDING | VIEW FROM MIDDLESEX TURNPIKE





141 Middlesex Turnpike  
Burlington, Massachusetts

Google Street View

Aug 2023 See more dates

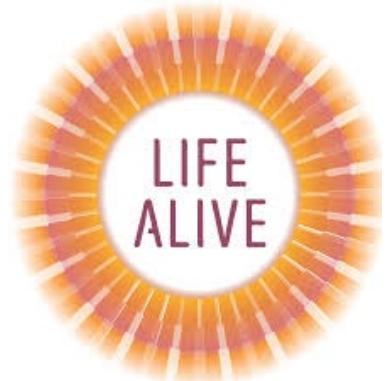


Google









Tatte  
BAKERY & CAFÉ



# **FISCAL IMPACT ANALYSIS**

**Apartment Community**

**129 – 131 Middlesex Turnpike**

**Prepared For:**  
**Nordblom Development Co. Inc.**



Table 15  
Estimated Annual Fiscal Impact

Gross Revenues	\$596,569
Estimated Municipal Costs	
Police	-\$25,000
Fire	-\$25,000
Other Dept. Costs	-\$27,625
School Costs	-\$64,692
<b>Total Costs</b>	<b>-\$142,317</b>
Net Annual Positive Fiscal Impact	<b>+\$454,252</b>

# WHAT ARE WE ASKING?

**DIMENSIONAL REQUIREMENTS:** Note: Lots for 129 and 131 Middlesex Turnpike combined in following table.

	<u>IG</u>	<u>MBTA</u>	<u>Provided</u>
Minimum Lot Size:	40,000 SF	None	143,766 SF = 3.30 AC
Minimum Frontage:	150'	None	499.63'
Maximum Building Height:	30/80'	35/45'	80'
Maximum Density (residential):	N/A	20/30 units/AC	60.0 units/AC (proposed 197 total units/3.3 ac)
Front Yard Setback:	15'	25'	25'
Side Yard Setback:	15'	15'	15'
Rear Yard Setback:	15'	15'	25'
Minimum Open Space:	40%	40%	Provided: 42.9%
Parking Requirements:	1.5 spaces/unit/AC (residential)	1.5 spaces/unit/AC (residential)	1.70 spaces/unit (residential) (proposed 335 spaces/197 units)



- **PASSIVE-HOUSE DESIGN**
- **PRESERVE MATURE EXISTING TREES**
- **ALL-ELECTRIC BUILDING – NO EMISSIONS**
- **ROOFTOP SOLAR READY**
- **WHITE ROOF TO MITIGATE HEAT-ISLAND**
- **UNDER-BUILDING PARKING FOR CARS (>80%), EV-CHARGERS, & BIKES**

**SUSTAINABLE & RESILIENT DESIGN**



Copley  
Wolff





## COMMUNITY BENEFITS

- **RECYCLING OF OBSOLETE OFFICE**
- **CREATING WORKFORCE **HOUSING****
- **COMPLYING WITH MTBA COMMUNITIES**
- **CONNECTING NWP W/ MALL RD.**
- **STRUCTURED PARKING**
- **\$750,000 BUILDING PERMIT FEE**
- **NEARLY \$600,000 GROSS **RE TAXES** / YR.**
- **\$100,000 FOR FUTURE **MASSWORKS** PURSUIT**
- **BURLINGTON'S FIRST **PASSIVE HOUSE** BUILDING!**



Copley  
Wolff



Stantec



Nordblom

LIVING ON 3RD





# THANK YOU



NORTHWEST  
PARK