

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





3RD AVE

BURLINGTON



3RD AVE
BURLINGTON



3RD AVE
BURLINGTON

RESTON



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

BROAD
CLINICAL LAB



BROAD
INSTITUTE

NWP CLUSTERS

3D PRINTING



MEDICAL DEVICE



HIGH-TECH



A TRUE MIXED-USE COMMUNITY

OFFICE/FLEX/LAB	23
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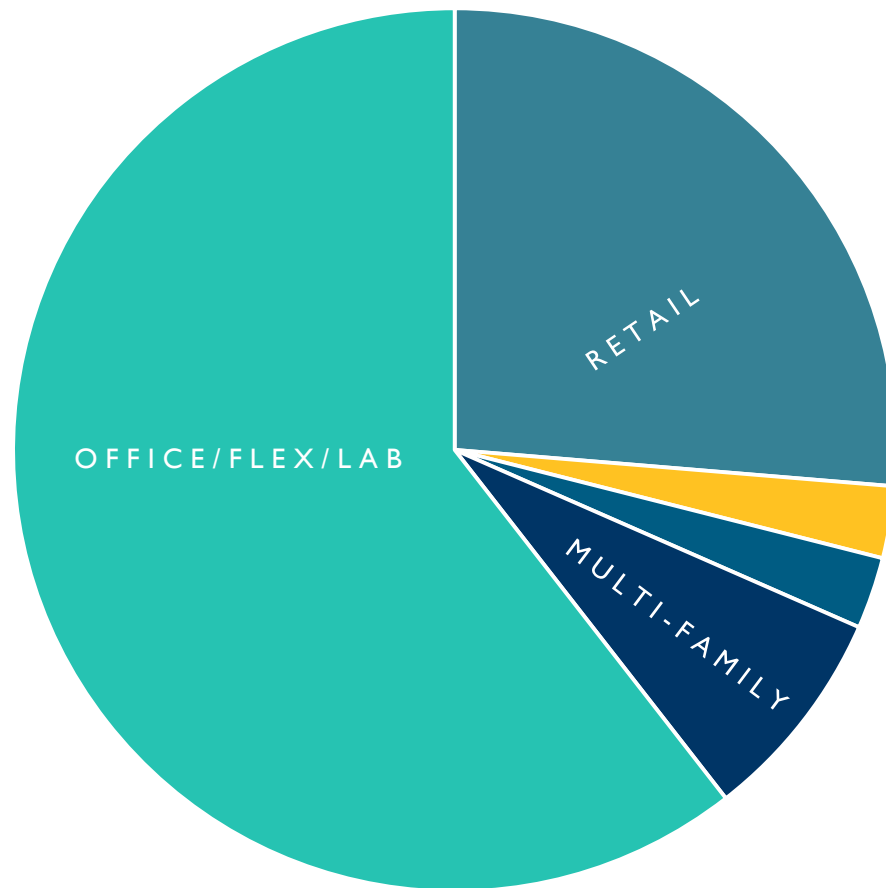
RETAIL	10
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MULTI-FAMILY	3
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FITNESS	1
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HOTEL	1
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Uses by # of Land Parcels @ NWP





3

Wegmans

VIKEN

kasalis

GLAUKOS

QSA GLO

VulcanForms

ERLAND

ENVISION

LeMaitre

AIM Mutual

LeMaitre

LIGHTFORCE

THORATEC

LIFE TIME LIVING

ARCHER
HOTEL

SONESTA

csb Cambridge
SAVINGS BANK

CSL

German
Bionic

THORATEC

LIFE TIME

THE
TREMONT

AT 3RD AVE

3RD AVE

BANCROFT xfinity
Dover KINGS
KOHLER Signature Store
jamesjosephsaki

H

THE
HUNTINGTON

LEASING ACTIVITY

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

LIFE SCIENCE



R+D

NTH 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

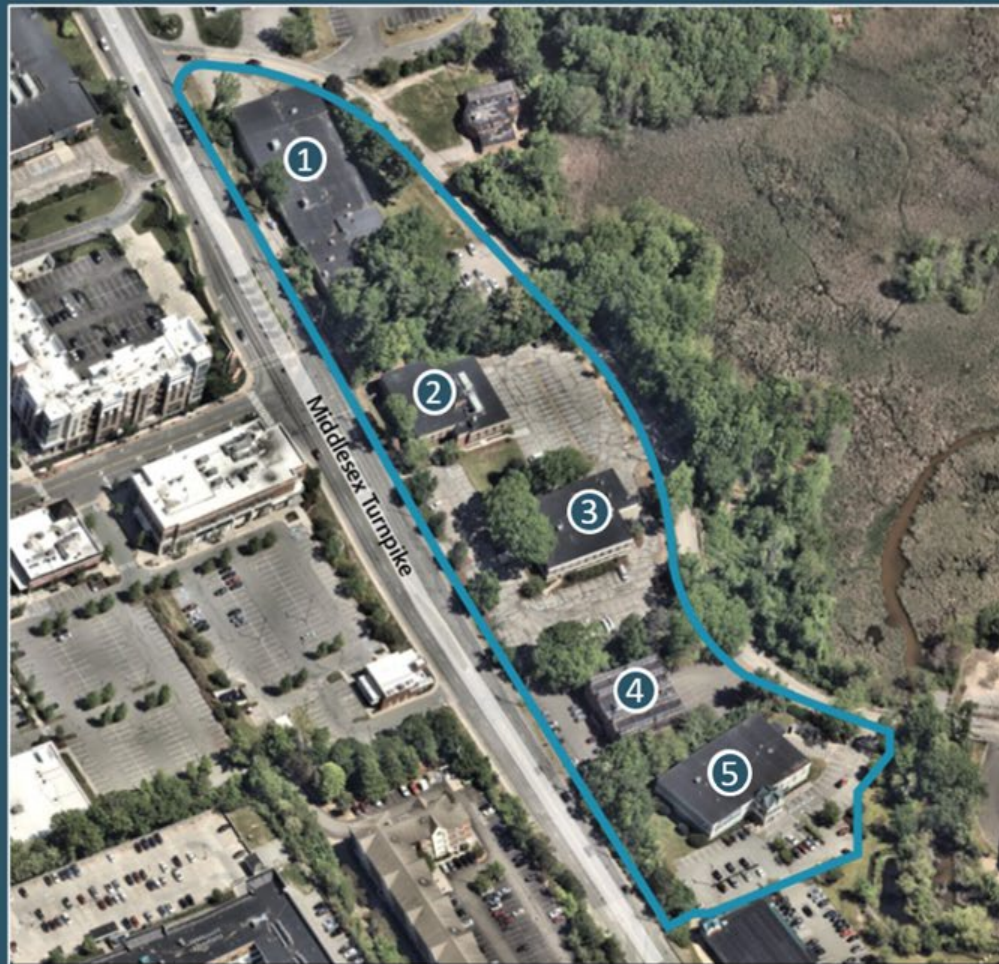
Area 5: Staples Commercial

Area Summary

- Mixed-Use Subdistrict
- Existing Commercial
- 8.28 Acres

Base Zoning:

- BG – General Business
- IG – General Industrial



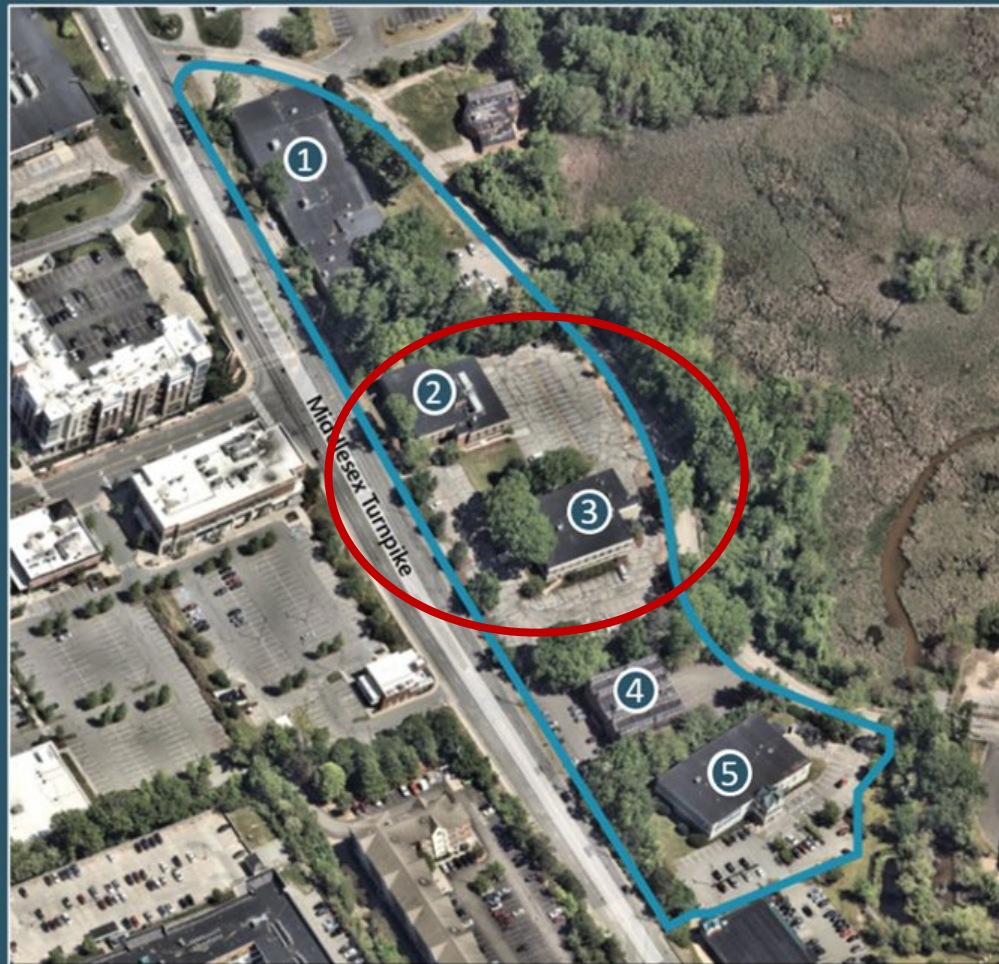
Area 5: Staples Commercial

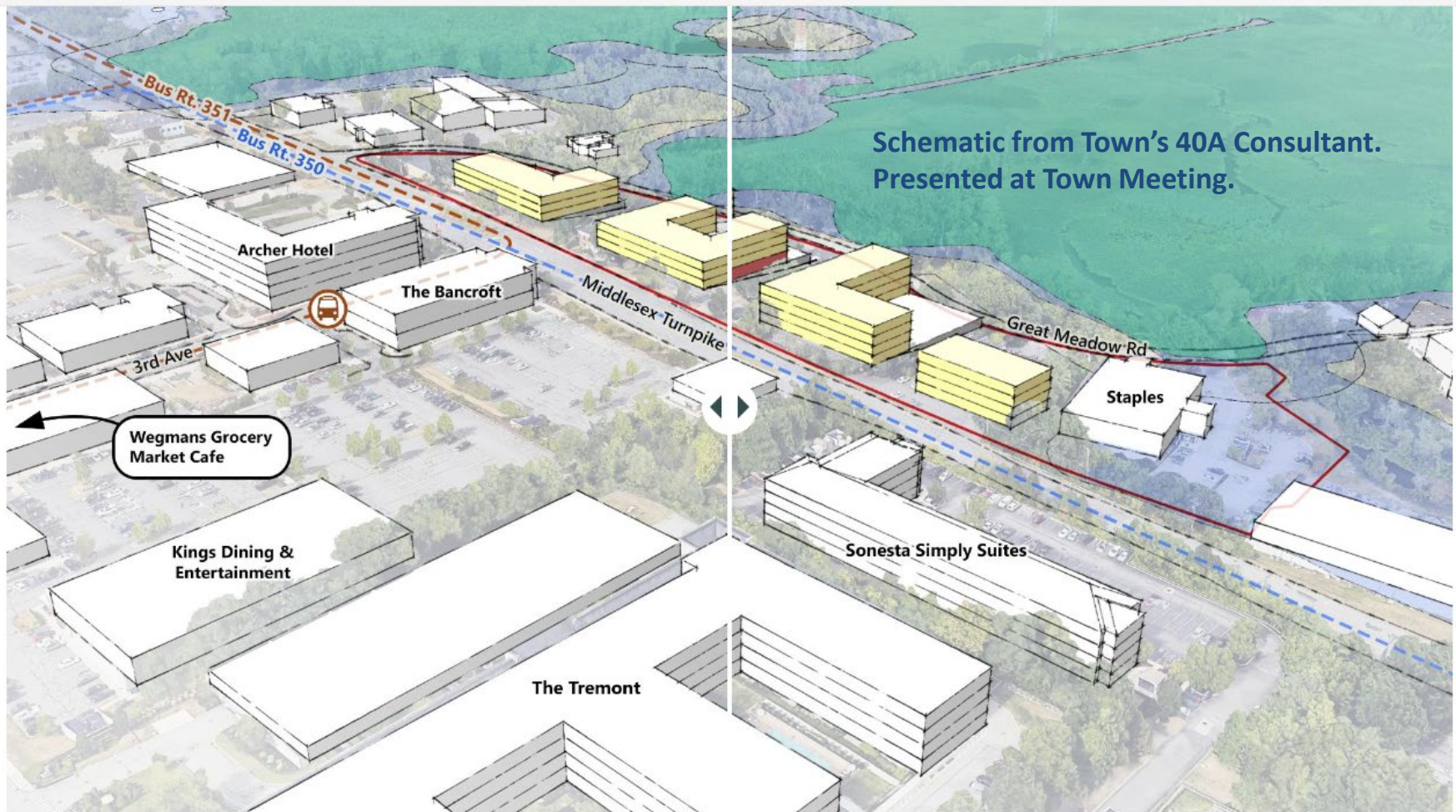
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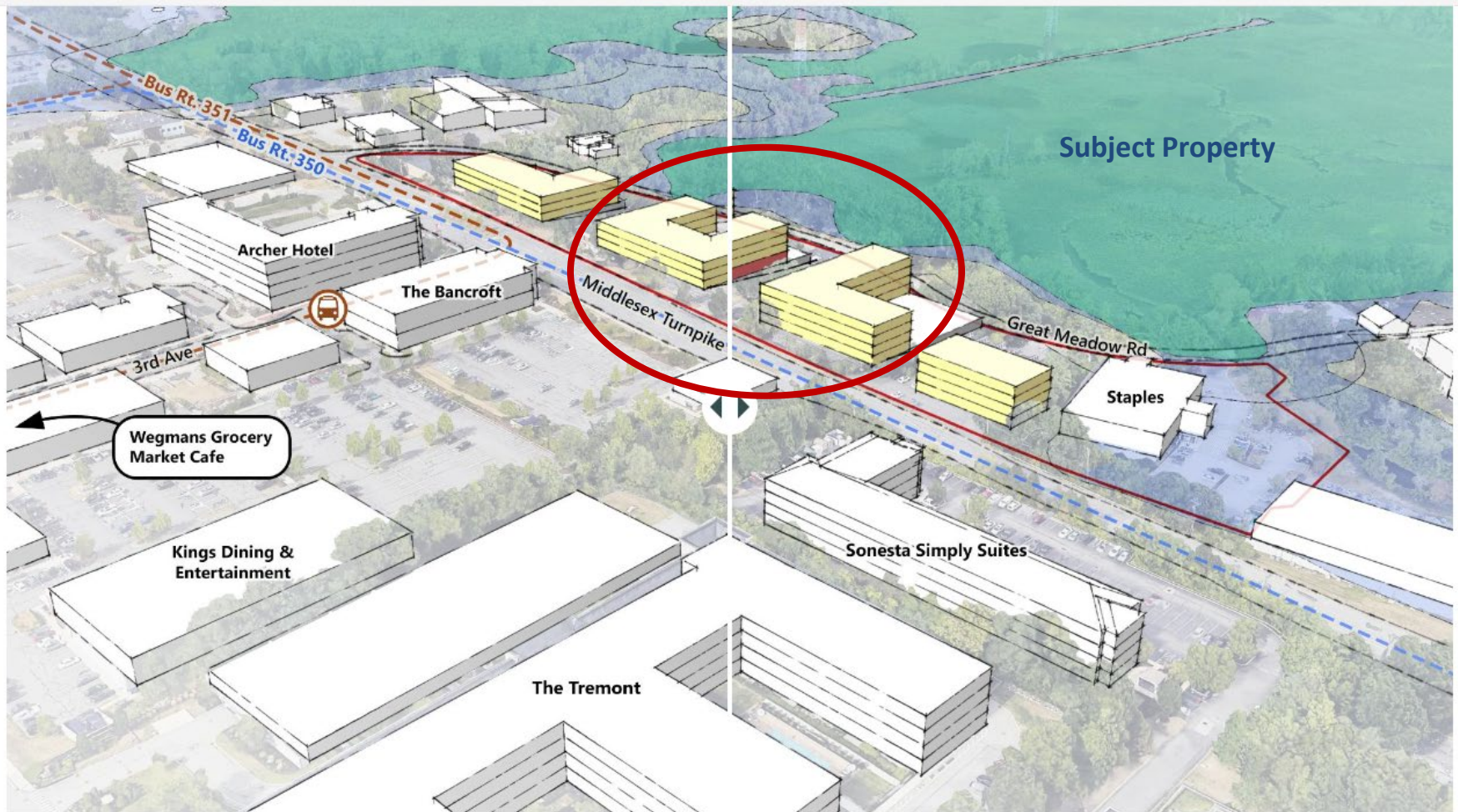
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Area 5: Scenario 1 (left) shows multi-family development with a max density of 20 du/ac. Scenario 2 (right) shows density bonus up to 30 du/ac and 4 stories for mixed-use with at least 15% of development dedicated commercial space with a Special Permit.



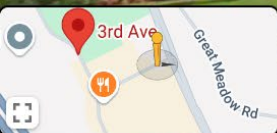
Area 5: Scenario 1 (left) shows multi-family development with a max density of 20 du/ac. Scenario 2 (right) shows density bonus up to 30 du/ac and 4 stories for mixed-use with at least 15% of development dedicated commercial space with a Special Permit.

☰ 3rd Ave 🔍 ✕

← 13 3rd Ave
Burlington, Massachusetts

 Google Street View

Sep 2019 See more dates



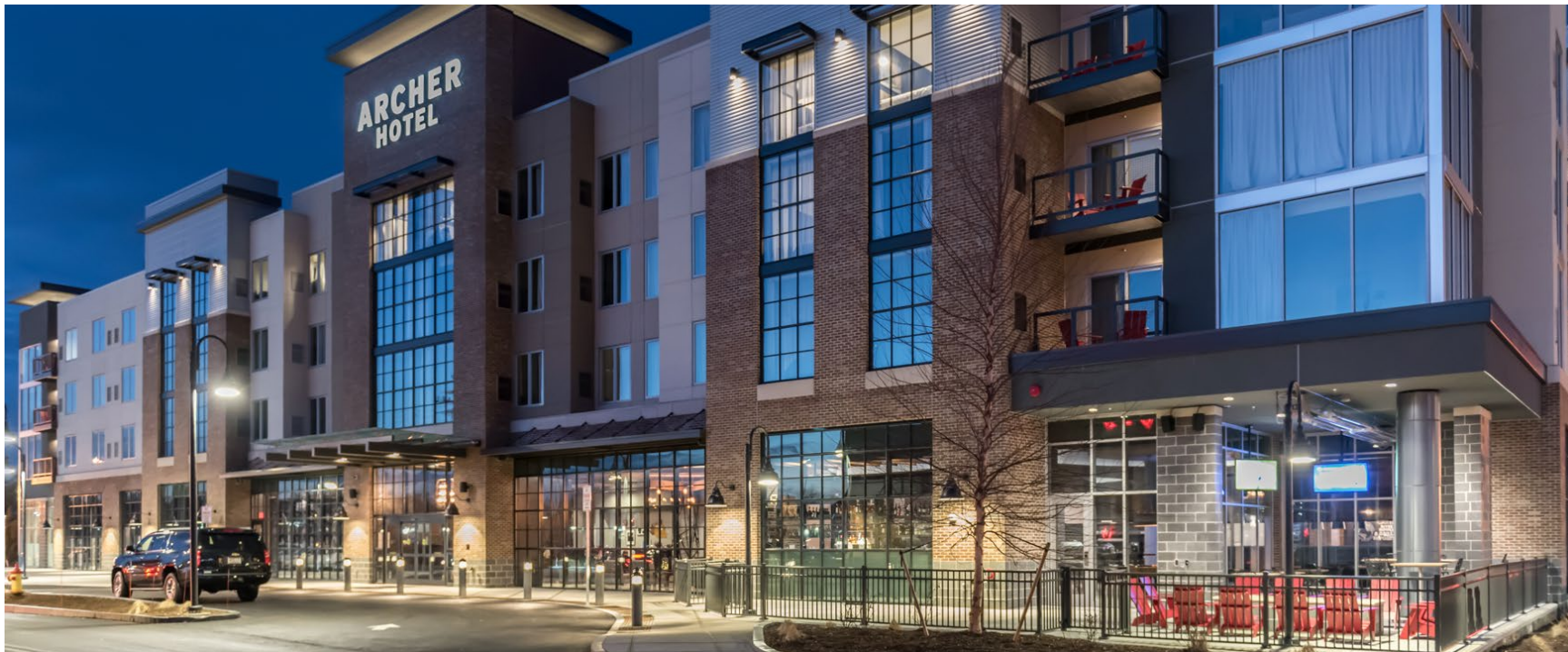
Precedent Massing



Precedent Massing



Precedent Massing



Design Direction



PROPOSED BUILDING | VIEW FROM 3RD AVE



PROPOSED BUILDING | VIEW FROM MIDDLESEX TURNPIKE





Burlington, MA 01803



Share

141 Middlesex Turnpike

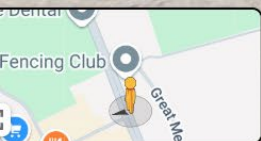
Burlington, Massachusetts



Google Street View

Aug 2023

See more dates



Google





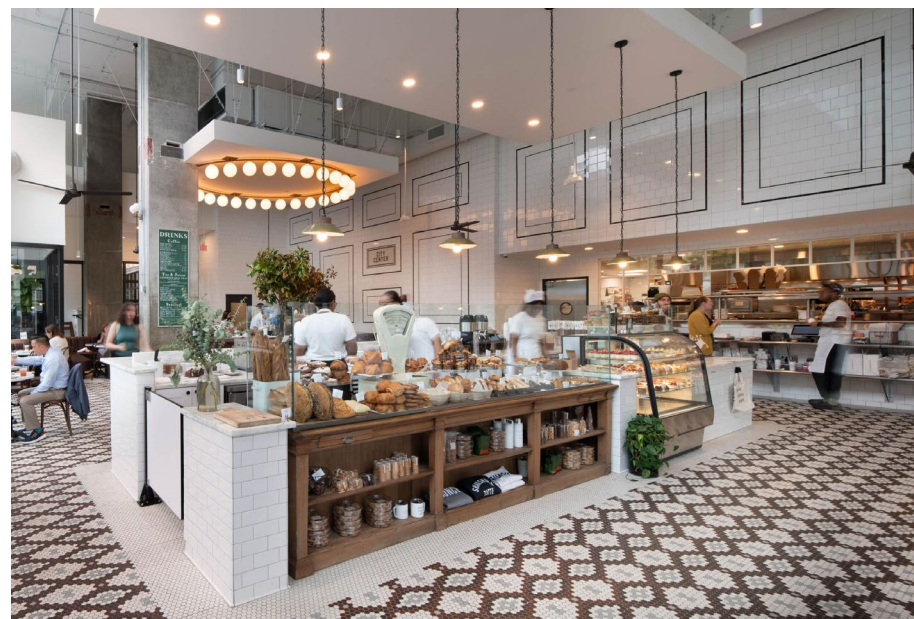


 LIVING ON
3RD AVE

 5 MIN WALK TO
WEGMANS

 9 MIN WALK
TO MALL

 THE BURLINGTON
MALL



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
Total Costs	-\$142,317
Net Annual Positive Fiscal Impact	+\$454,252

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



Stantec



Nordblom



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



Nordblom



NORTHWEST
PARK