



NORTHWEST PARK

MARCH 20, 2025

PREPARED FOR:
BURLINGTON PLANNING BOARD



NORTHWEST
PARK

TONIGHT

- **BOB BUCKLEY:** Riemer & Braunstein
- **TODD FREMONT-SMITH:** Nordblom Company
- **TAMARA ROY:** Stantec Architecture

FUTURE

- **IAN RAMEY:** Copley Wolfe Landscape Architecture
- **FRANK DIPETRO:** VHB Civil Engineering & Traffic
- **MARK FOUGERE:** Fougere Planning, Fiscal Impact Analysis

TEAM



Copley
Wolff



Stantec



Nordblom

Area 5: Staples Commercial

Area Summary

- Mixed-Use Subdistrict
- Existing Commercial
- 8.28 Acres

Base Zoning:

- BG – General Business
- IG – General Industrial



129 Middlesex Turnpike

Burlington, Massachusetts

Google Street View

Aug 2023 See more dates



Google

SITE : EXISTING CONDITIONS

139 Middlesex Turnpike

Burlington, Massachusetts

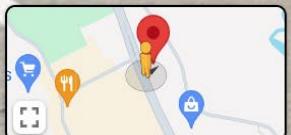
 Google Street View

Aug 2023 See more dates

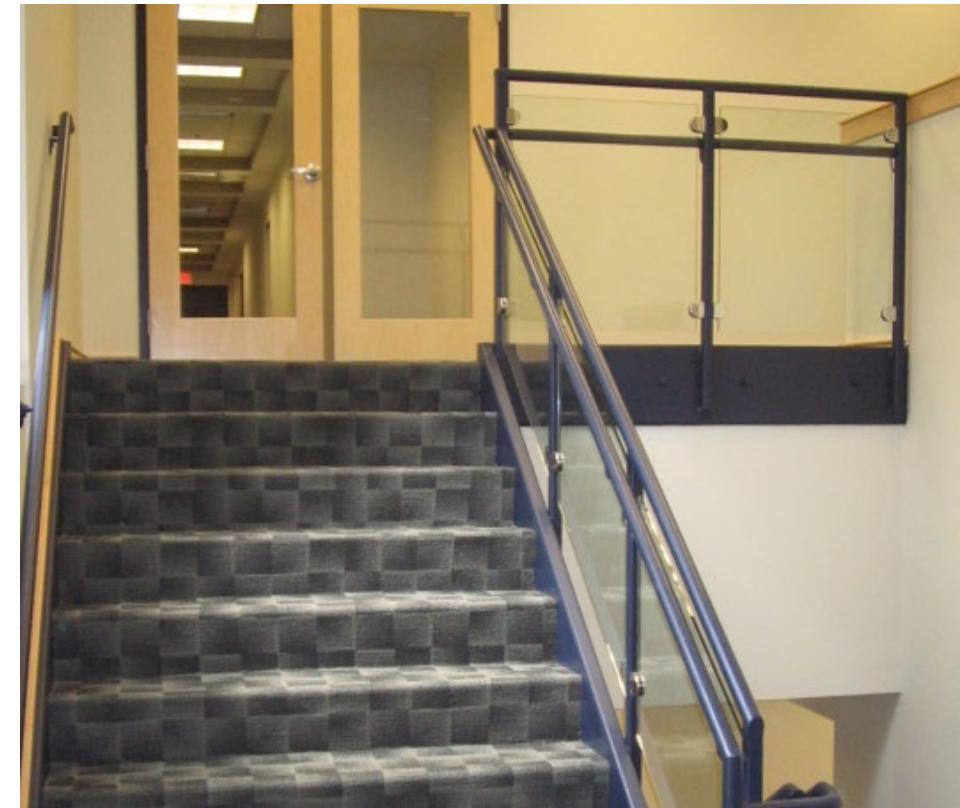


NORTHWEST PARK
SPACE FOR LEASE
northwestparkburlington.com
781.272.4000

Google



SITE : EXISTING CONDITIONS



FUNCTIONALLY OBSOLETE BUILDINGS



SITE ANALYSIS : NEIGHBORHOOD SCALE



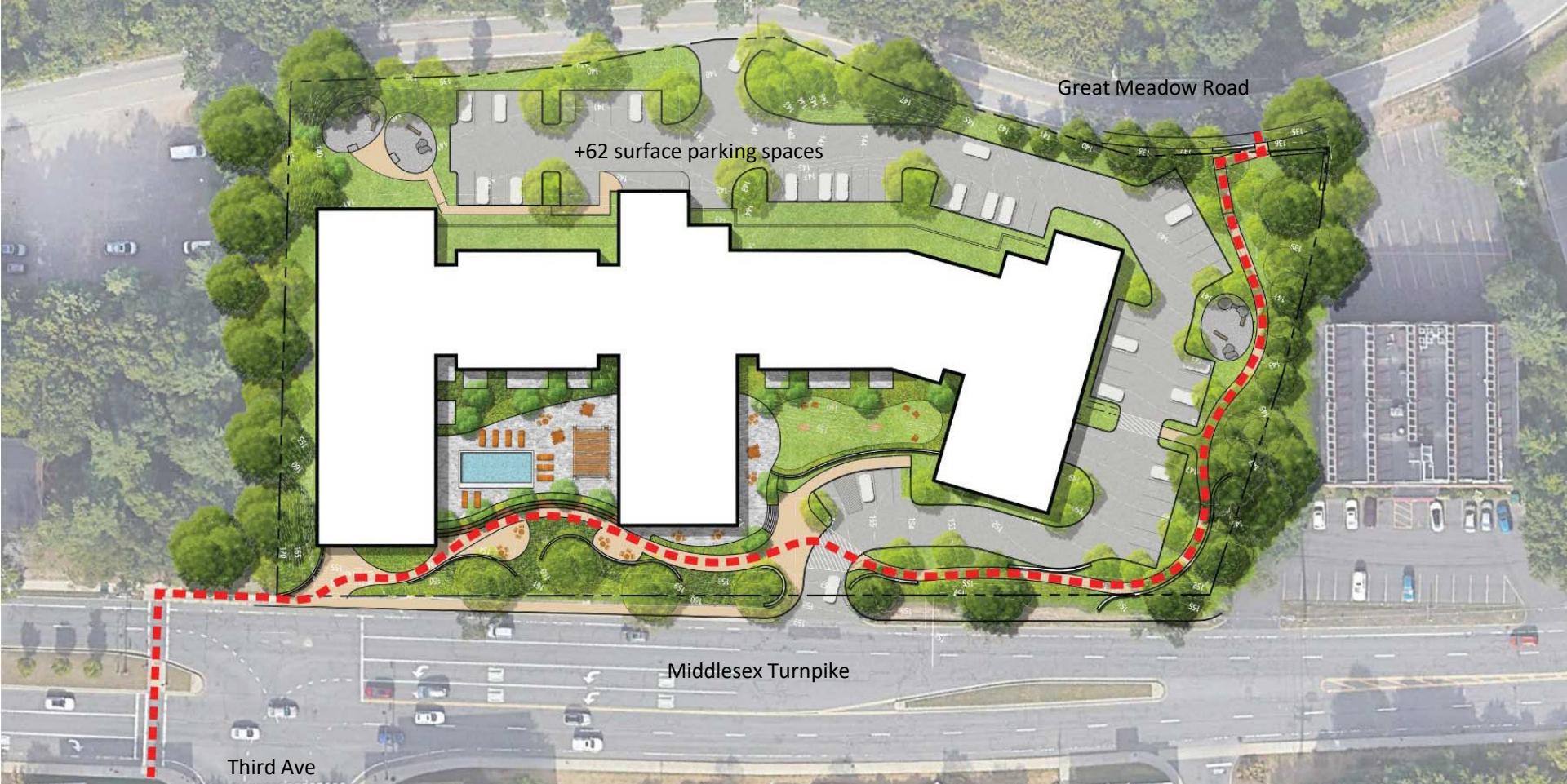
SITE ANALYSIS : CONNECTIONS



SITE ANALYSIS : CONNECTIONS

- +20' drop
- Third Ave is at high point, Great Meadow Road is at the low point
- +163 surface parking spaces





PREVIOUS SITE PLAN



AVERAGE MEAN GRADE = 68'

COMPLIMENTARY MASSING

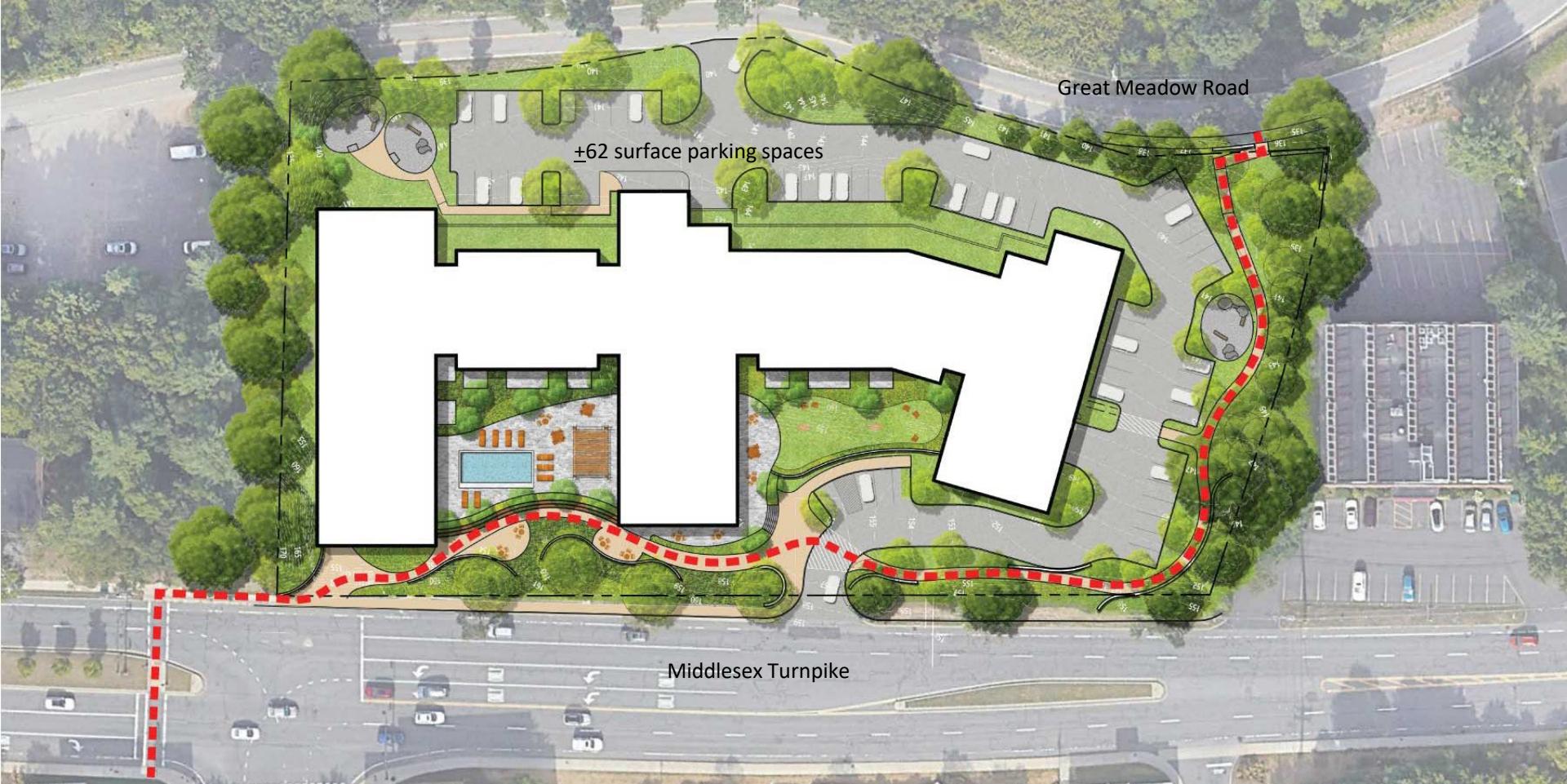


HEIGHT & PUBLIC REALM IMPROVEMENTS

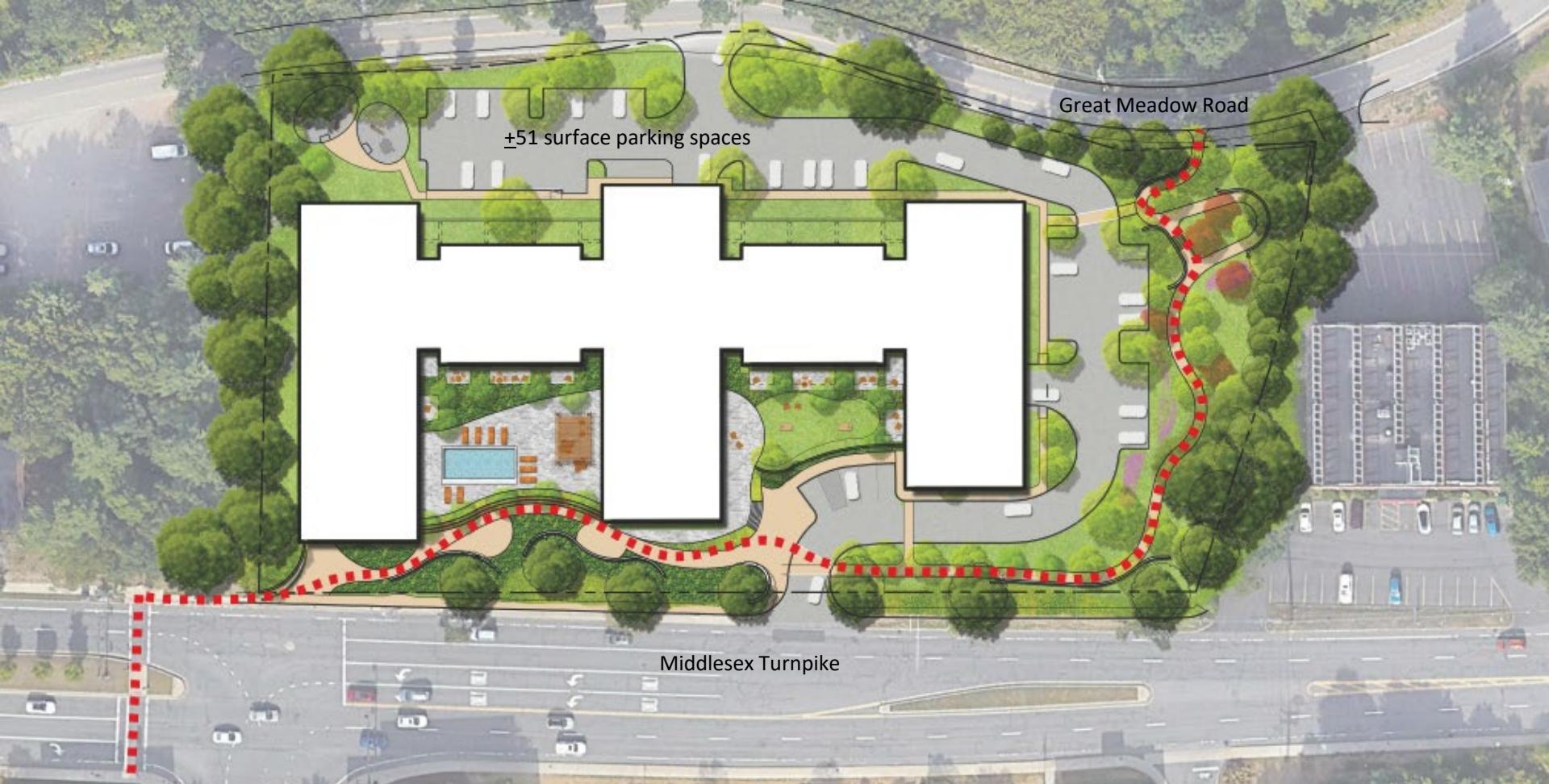
- Design inspirations for a deep green edge
- Create spaces & active uses along the Turnpike
- Save existing healthy trees as much as possible



REFERENCES : SIDEWALK EXPERIENCE



PREVIOUS SITE PLAN

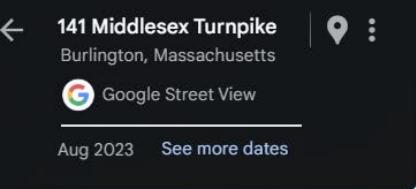


CURRENT SITE PLAN : REDUCED DENSITY & FOOTPRINT



CREATING PEDESTRIAN CONNECTIONS

9 MIN WALK
TO MALL



Google

Image capture: Aug 2023 © 2025 Google United States

CROSSWALK TO THIRD AVE AT NORTH



Tatte
BAKERY & CAFÉ

RETAIL AT SOUTH

DIMENSIONAL REQUIREMENTS

Lots for 129/131 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'
Max. Building Height:	30/80'	35/45'	68' * See below
Max Density (residential):	N/A	20/30 units/AC	57.0 units/AC (proposed 188 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% (1.42 ac)
Parking Requirements:	1.5 spaces/unit (residential)	1.5 spaces/unit (residential)	1.7 spaces/unit (320 spaces/188 units) (residential)

* based upon Building Height, definition in Burlington Zoning Bylaws: The vertical distance measured from the mean finished grade of the ground adjoining the building to the highest point of the roof for flat roofs.



SUSTAINABLE & RESILIENT DESIGN

- **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**



Copley
Wolff



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COMMUNITY BENEFITS

- **REDEVELOPMENT 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** OR OTHER GRANT PURSUITS**
- **BURLINGTON'S FIRST **PASSIVE HOUSE** BUILDING!**



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SUMMER SCHEDULE

- **JUNE:** ARCHITECTURE & FISCAL IMPACT
- **JULY:** SITE PLAN & TRAFFIC
- **AUGUST:** FINAL DISCUSSION & VOTE
- **SEPTEMBER:** TOWN MEETING



NEXT STEPS



Copley
Wolff



Stantec





THANK YOU



NORTHWEST
PARK

