

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 DIPIETRO:** VHB Civil Engineering & Traffic
- **MARK FOUGERE:** Fougere Planning, Fiscal Impact Analysis

TEAM



Copley
Wolff



Stantec



Nordblom

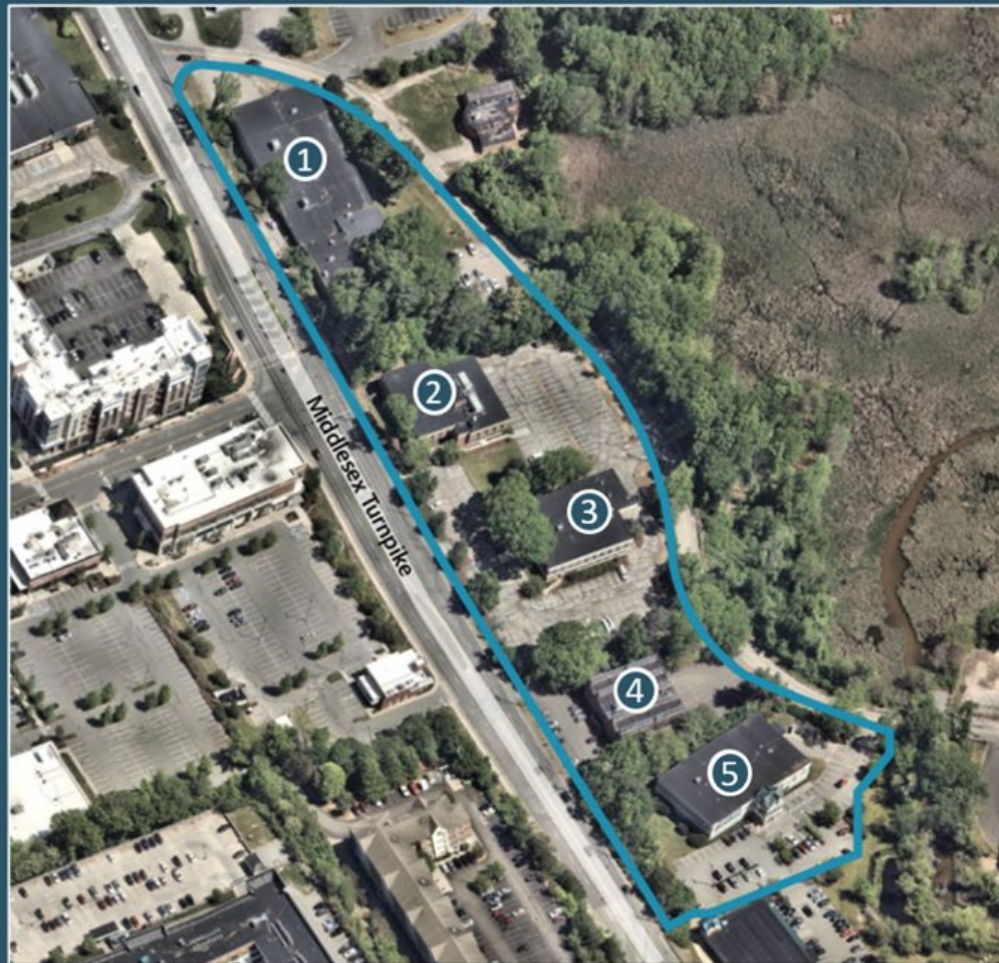
Area 5: Staples Commercial

Area Summary

- Mixed-Use Subdistrict
- Existing Commercial
- 8.28 Acres

Base Zoning:

- BG – General Business
- IG – General Industrial

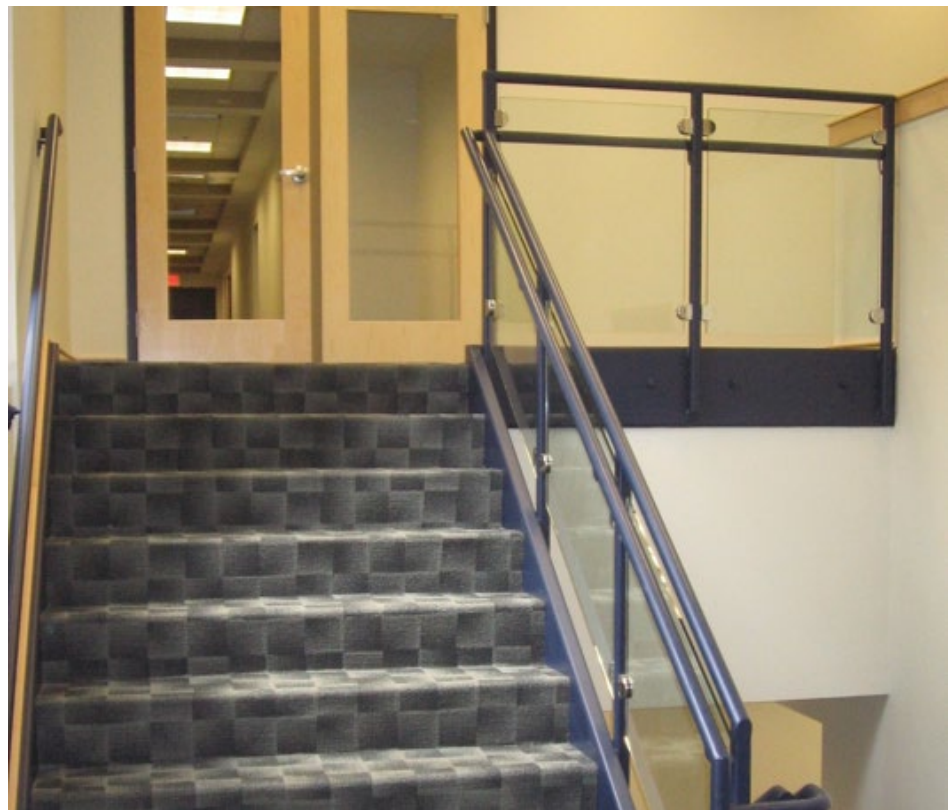




SITE : EXISTING CONDITIONS



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FUNCTIONALLY OBSOLETE BUILDINGS



SITE ANALYSIS : NEIGHBORHOOD SCALE



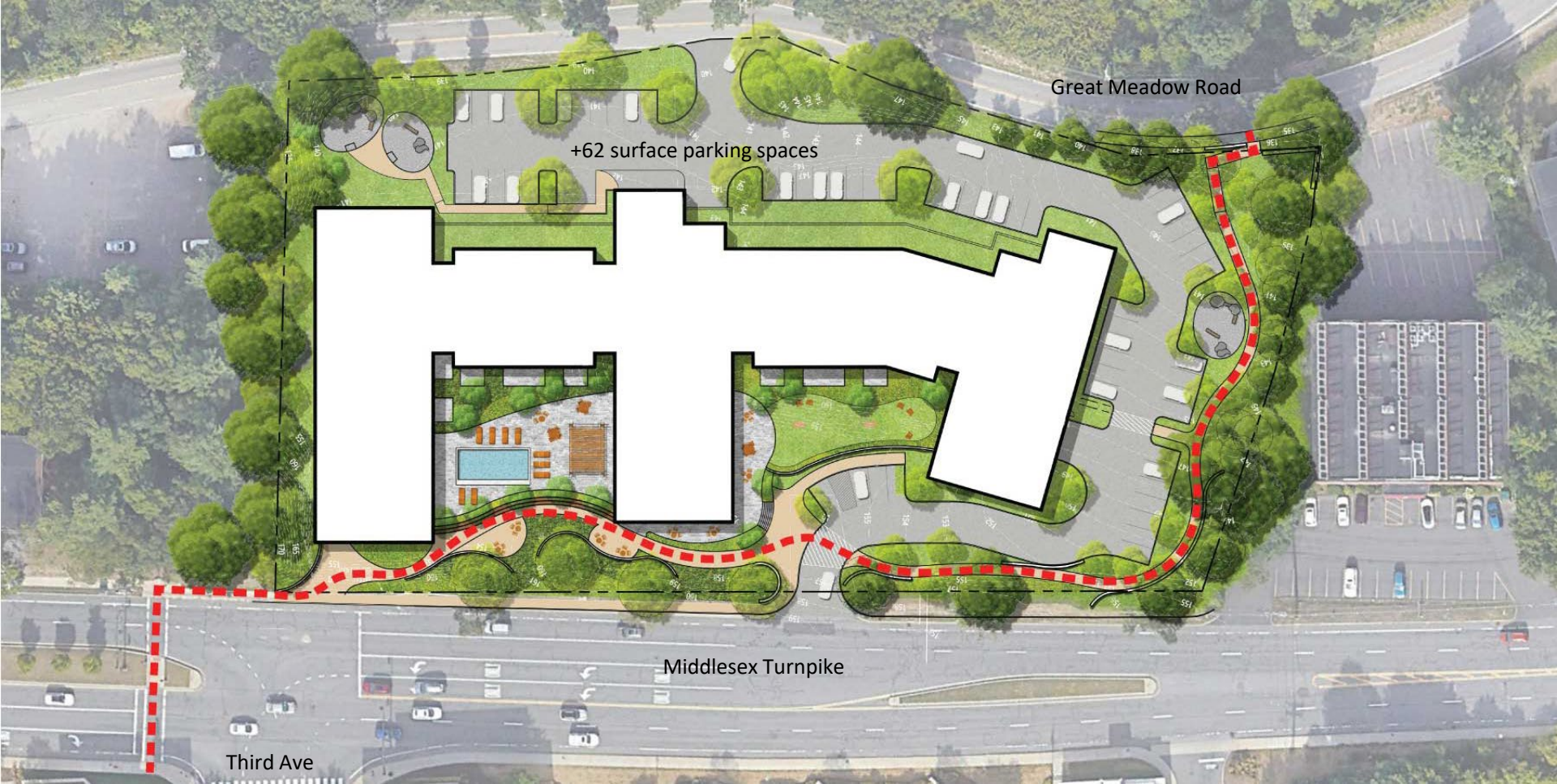
SITE ANALYSIS : CONNECTIONS



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



SITE ANALYSIS : TOPOGRAPHY



PREVIOUS SITE PLAN



AVERAGE MEAN GRADE = 68'

COMPLIMENTARY MASSING

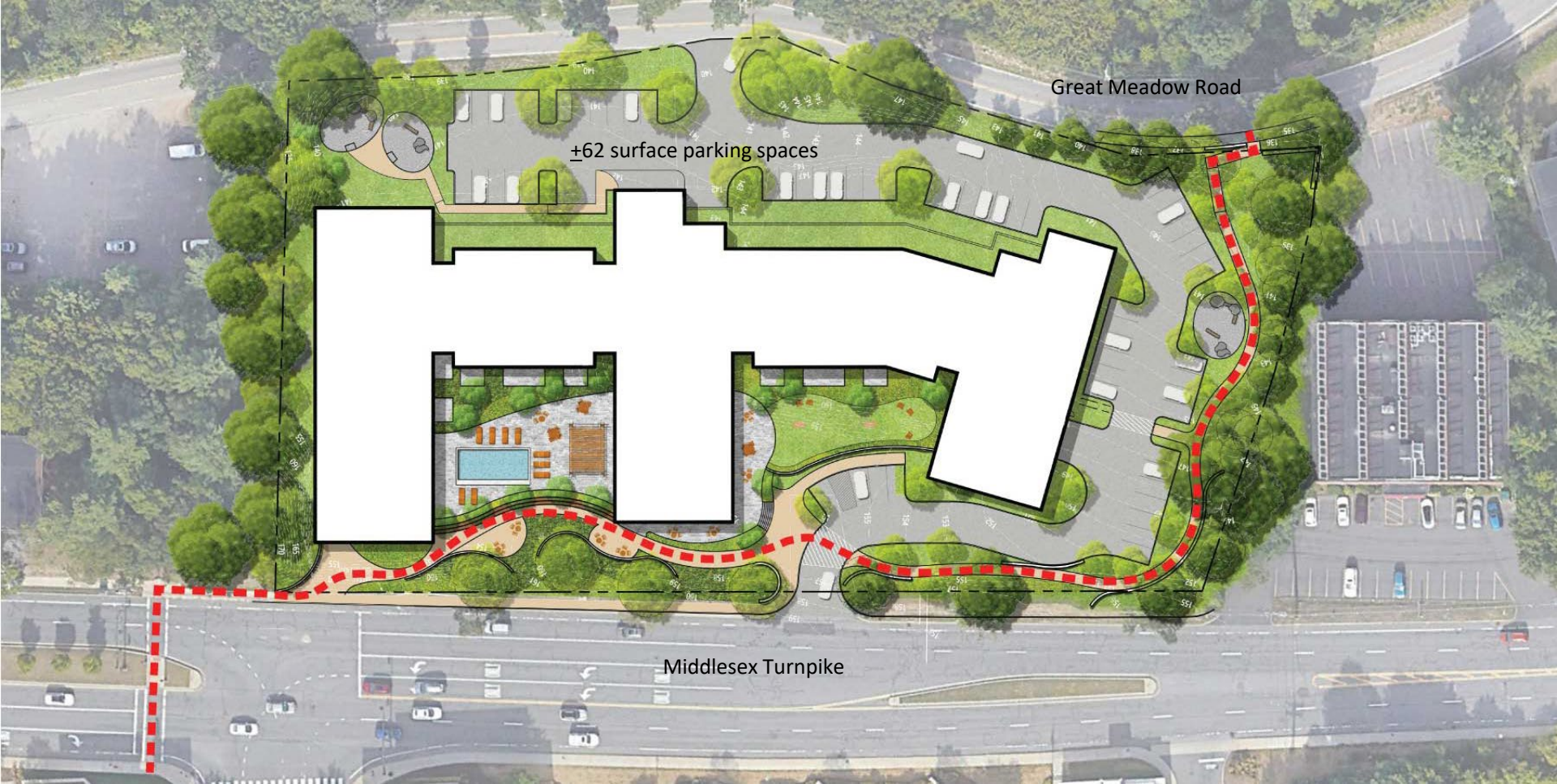


HEIGHT & PUBLIC REALM IMPROVEMENTS

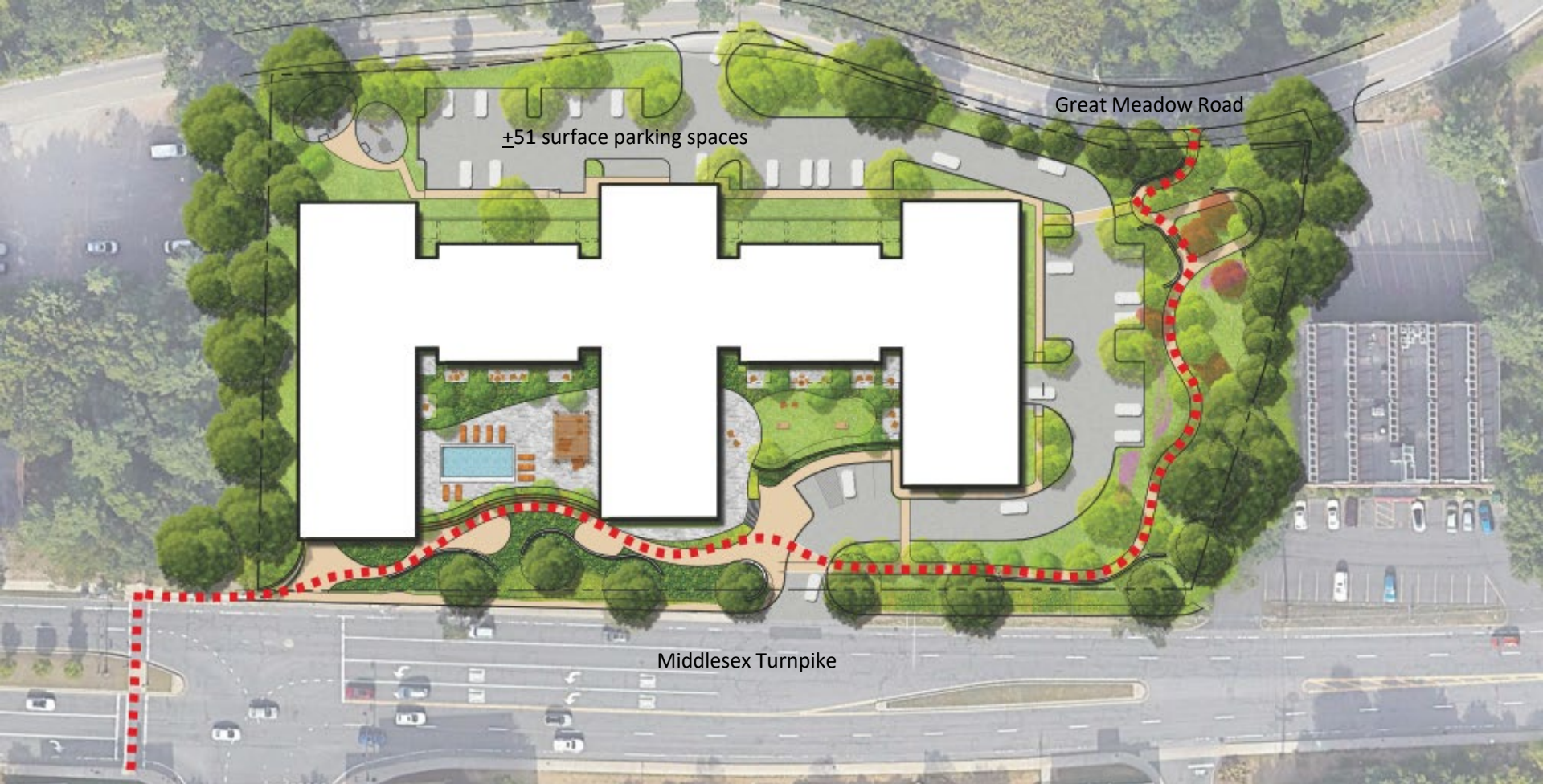
- Design inspirations for a deep green edge
- Create spaces & active uses along the Turnpike
- Save existing healthy trees as much as possible



REFERENCES : SIDEWALK EXPERIENCE



PREVIOUS SITE PLAN



CURRENT SITE PLAN : REDUCED DENSITY & FOOTPRINT



 LIVING ON
3RD AVE

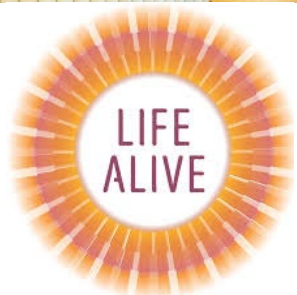
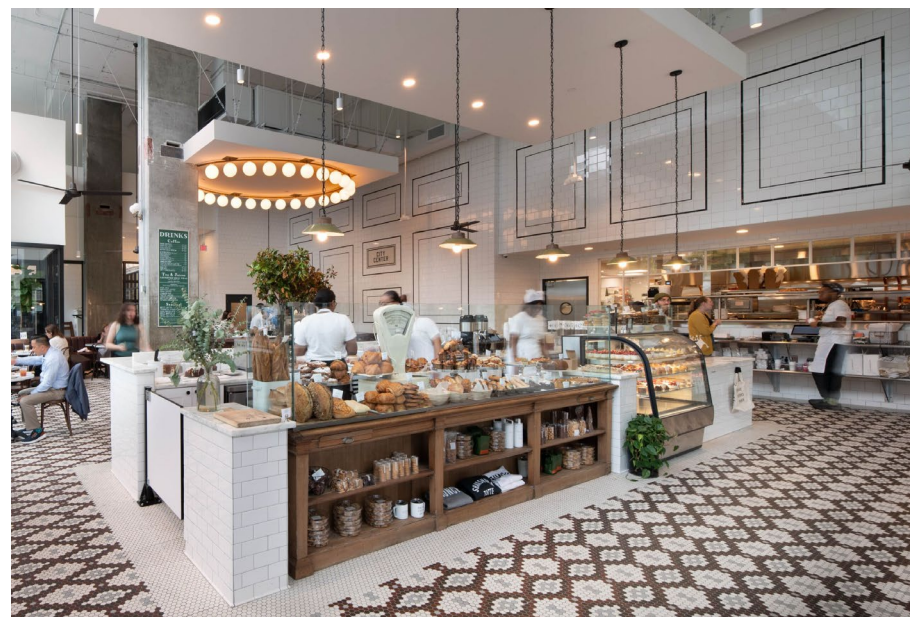
 5 MIN WALK TO
WEGMANS

 9 MIN WALK
TO MALL

CREATING PEDESTRIAN
CONNECTIONS



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.



- **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



- **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!

COMMUNITY BENEFITS



Copley
Wolff



Stantec



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SUMMER SCHEDULE

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

NEXT STEPS



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Nordblom

An architectural rendering of a modern urban park area at dusk. The scene features a wide, paved pedestrian walkway with a central landscaped island containing trees and low-lying plants. People are shown walking, jogging, and sitting on benches. To the left, a multi-lane road with cars is visible. To the right, a modern multi-story building with large windows and balconies is shown, with interior lights glowing. A sign on the building reads "LIVING ON 3RD". The sky is a mix of orange and blue, suggesting sunset or sunrise. The overall atmosphere is vibrant and community-oriented.

THANK YOU



NORTHWEST
PARK

