

Town of Burlington
MassDevelopment Site Readiness Program

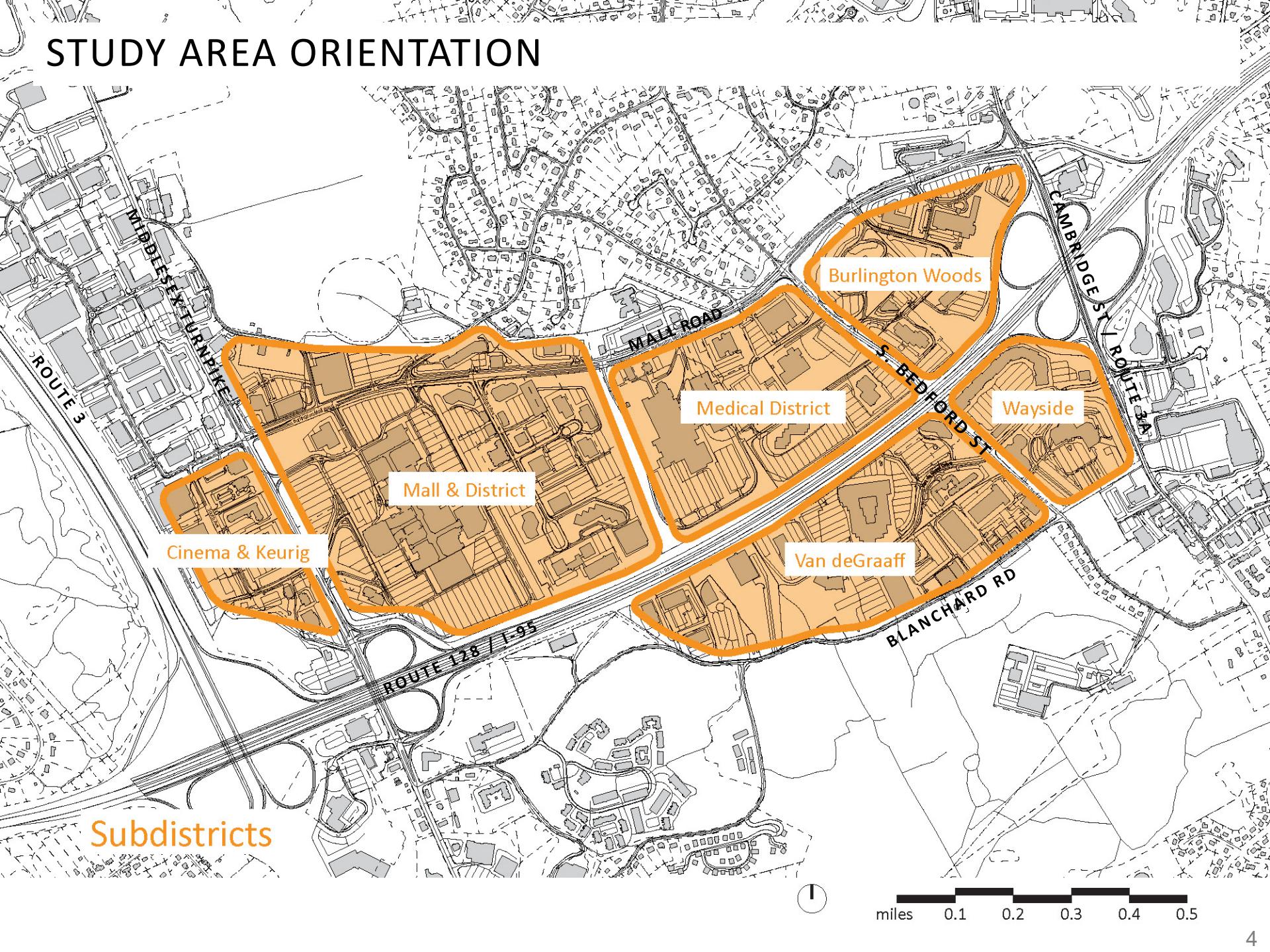
Burlington 128 District: Scenarios



Community Forum | January 11, 2022

MADDEN PLANNING GROUP | LANDWISE ADVISORS | GAMBLE ASSOCIATES | BUENAS VIBRAS

STUDY AREA ORIENTATION



BURLINGTON 128 DISTRICT



MassDevelopment
SITE READINESS PROGRAM



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LANDWISE
ADVISORS



DAVID GAMBLE
Principal



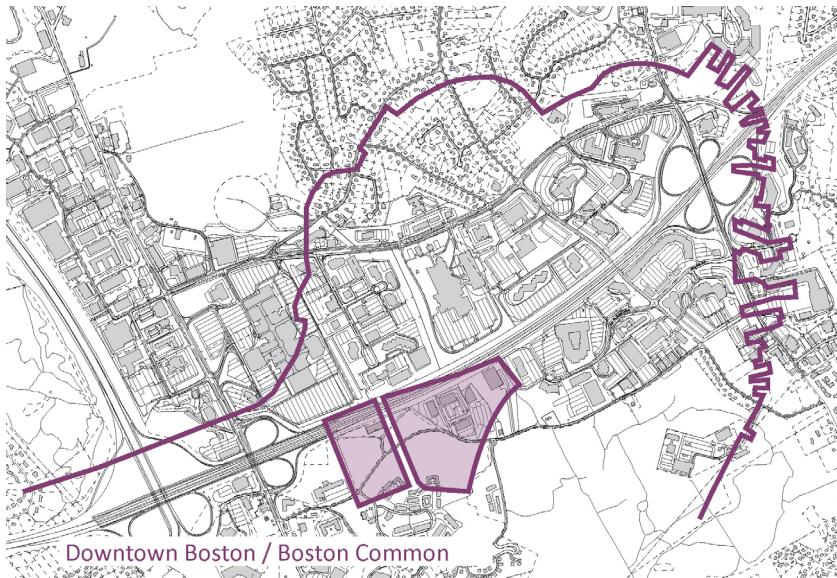
JAMES CARRICO
Architect & Planner



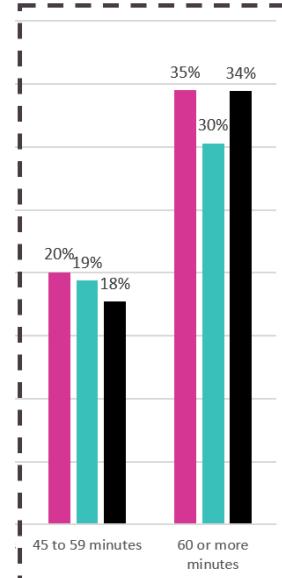
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Designer

GAMBLE
ASSOCIATES

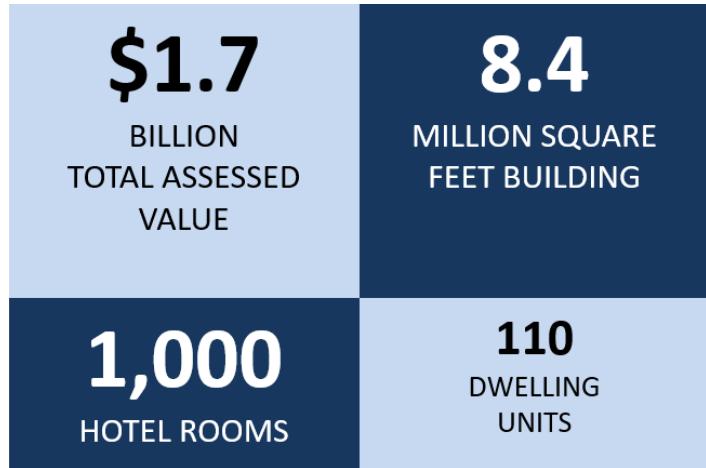
RECAP: COMMUNITY FORUM #1, NOVEMBER 2, 2021



Scale of the district



Regional real estate market / future of work and retail



Economic development impact



Inspiration on-site and elsewhere



<https://www.burlington.org/801/MassDevelopment-Mall-Road-Corridor>

POLL QUESTION #1: PARTICIPATION

Did you participate in the last Community Forum (November 2, 2021)?

- Yes
- No

COMMUNITY FORUM #2 AGENDA

January 2022 Community Forum #2:

1. Project Goals
2. Scenarios
3. Framework Plan
4. Program
5. Discussion / Next Steps



“We need to position Burlington at the forefront of diversity and climate change.”

(Burlington stakeholder)

“Communities that will be successful, plan for the future.”

(Burlington stakeholder)

PROJECT GOALS – *DRAFT*

- **Economic Vitality:** Reposition the 128 District as a regional research and innovation center
- **Reinvestment:** Unleash latent development potential in post-COVID offices and surface parking areas
- **Mobility:** Create networks of pedestrian and bike-friendly environments, supplemented by transit
- **Placemaking:** Create mixed-use neighborhoods that reduce commuting and invite workers back to the workplace
- **Zoning Predictability:** Clarify regulatory environment to signal civic goals within a market framework



SCENARIOS: PLANNING FOR UNCERTAIN FUTURES



SCENARIOS: FUTURE OF WORK

- Building a better world of work
- Competition to attract talent
- New premium on indoor and outdoor open space
- Productivity can be achieved anywhere
- Highly amenitized environments

"The conditions of work really do matter for people's health and well-being."

Erin Kelly, MIT

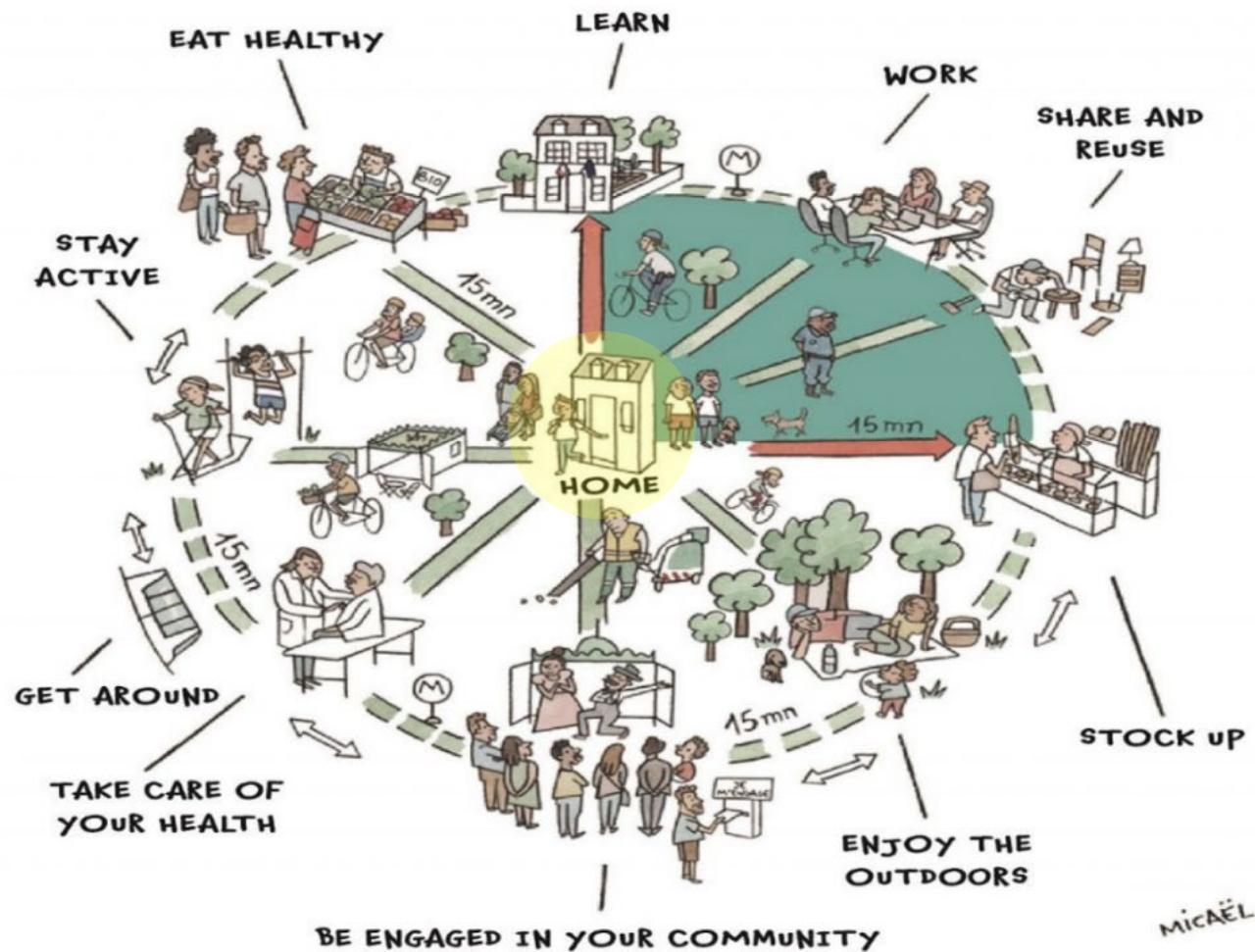


Metroburb, Bell Works, NJ

<https://wp-content/uploads/2020/01/bell-works-building-scaled.jpg>

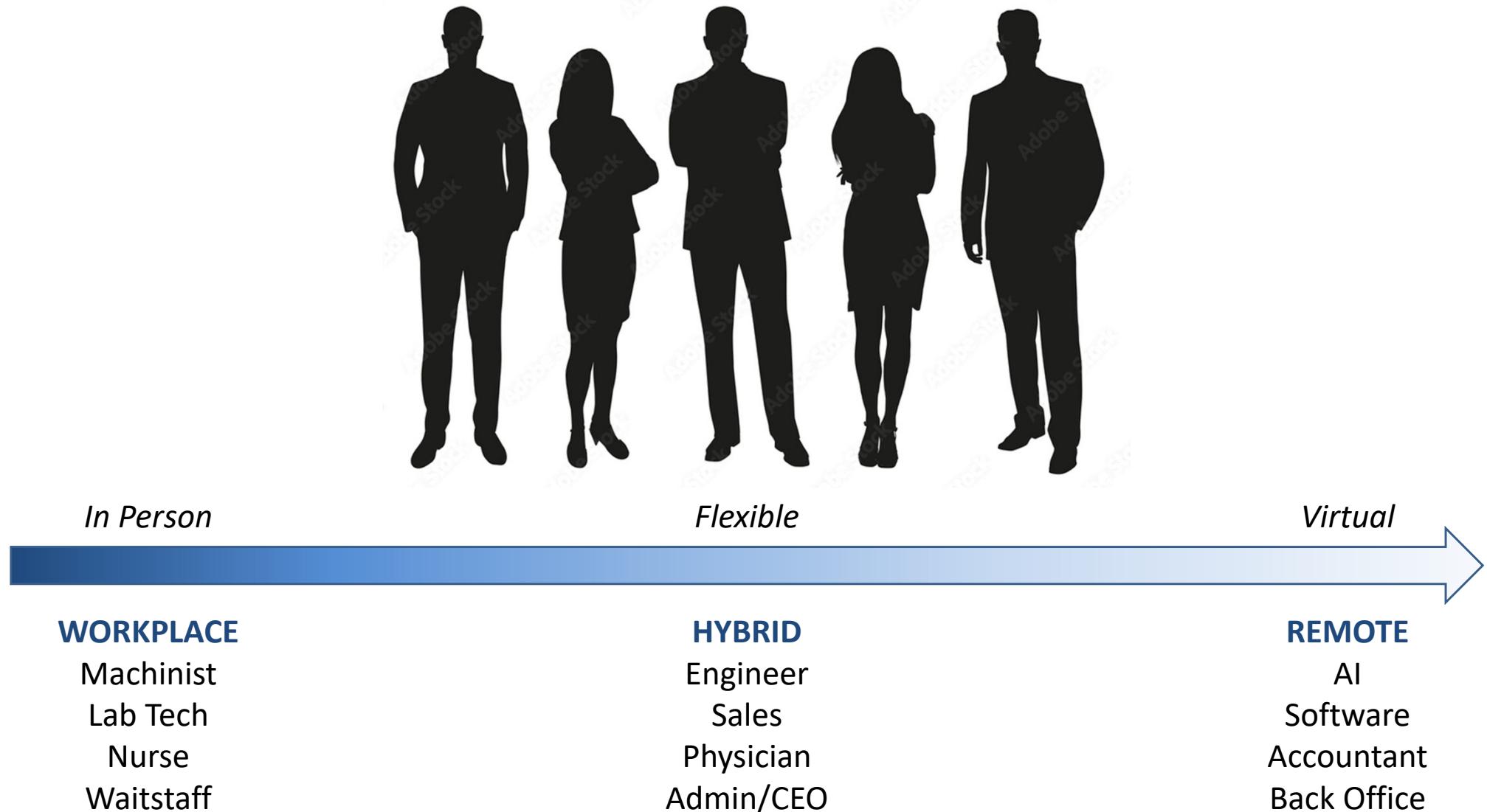
SCENARIOS: FIFTEEN-MINUTE CITIES

- Neighborhood-oriented workplaces
- Blurred life/work boundaries
- Flexible schedules and work set-ups
- Reduced commutes; pedestrian/bike mobility



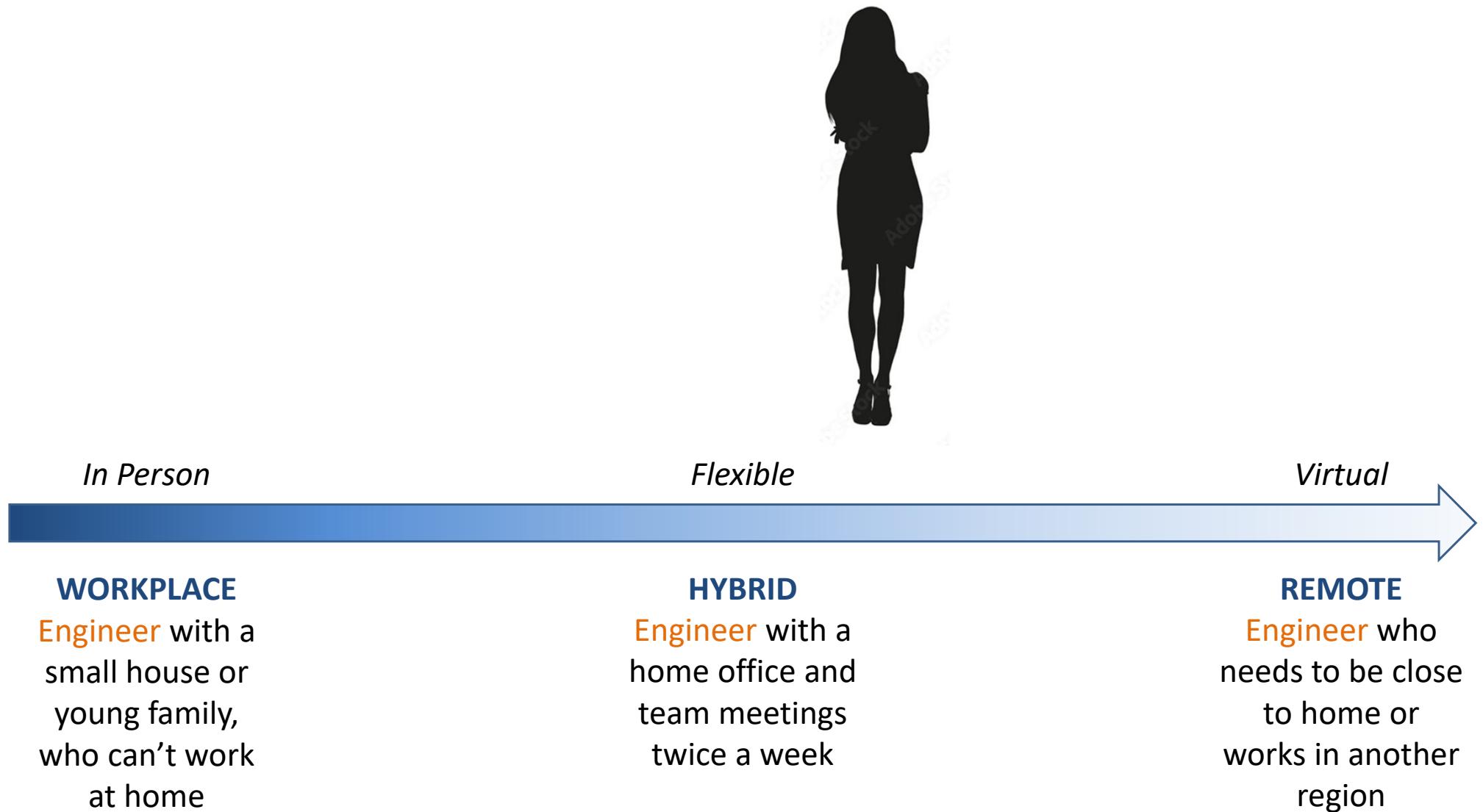
SCENARIOS: FLEXIBILITY IN THE WORKPLACE

Within any one company, various workstyles might co-exist, demanding flexibility with implications for equity, collaboration, and space use.....



SCENARIOS: FLEXIBILITY IN THE WORKPLACE

Within any one job, different workers might make different choices depending on their stage in life, housing situations, or lifestyle preferences.....



POLL QUESTION #2: CURRENT WORK SITUATION

In what way are you ***currently*** working or studying... (*select the best fit*)

- In person, at a workplace, almost all the time
- Hybrid – sometimes remotely, sometimes in a Burlington workplace
- Hybrid – sometimes remotely, sometimes travel to a more distant workplace
- Remote, at home, almost all the time
- Retired / not in workforce / other

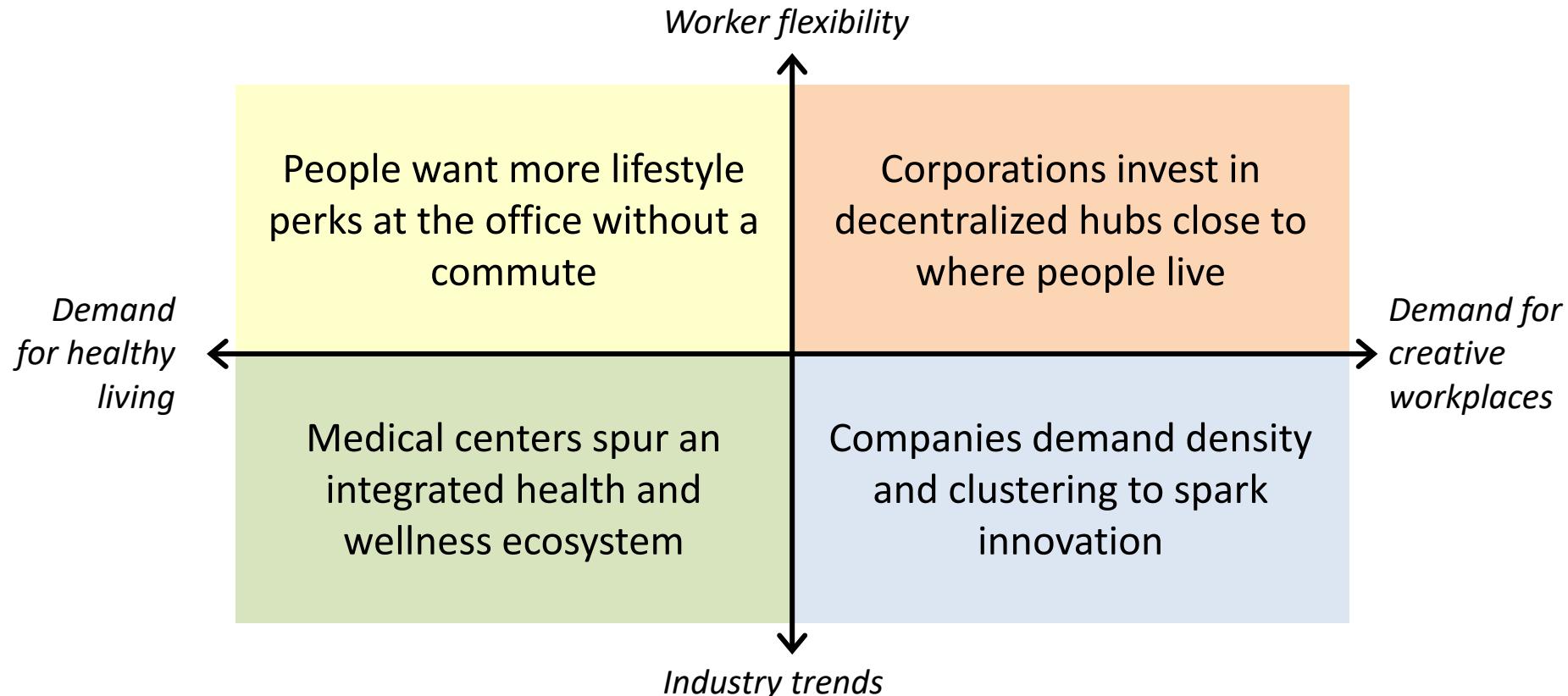
POLL QUESTION #3: PREFERRED WORK SITUATION

In what way would you ***prefer*** to work or study... (*select the best fit*)

- In person, at a workplace, almost all the time
- Hybrid – sometimes remotely, sometimes in a Burlington workplace
- Hybrid – sometimes remotely, sometimes travel to a more distant workplace
- Remote, at home, almost all the time
- Retired / not in workforce / other

SCENARIOS: FUTURE OF WORK

In a competitive market and a time of deep uncertainty, how can we best position Burlington for the future?



Economic resiliency =
ongoing investment in placemaking, mobility, and mixed use....

FRAMEWORK PLAN



VISION FOR THE FUTURE

Traditional Uses

PARKING LOT

OFFICE

RETAIL

HOSPITAL

Mix of Uses

PARKING LOT

PARKING GARAGE

OFFICE

HOUSING

RETAIL

MARKET

LAB/RESEARCH

HOSPITAL

NATURALIZED AREA

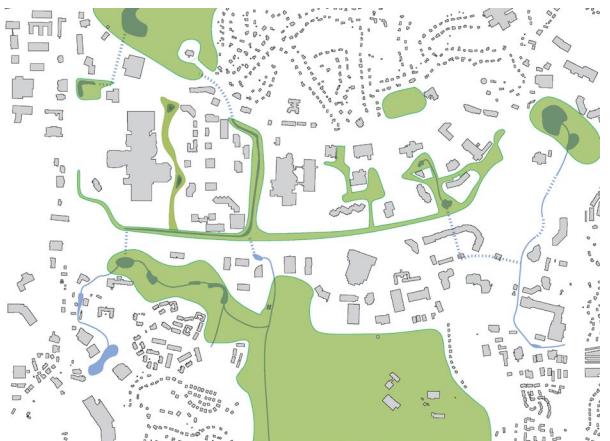
TRAILS

PARK

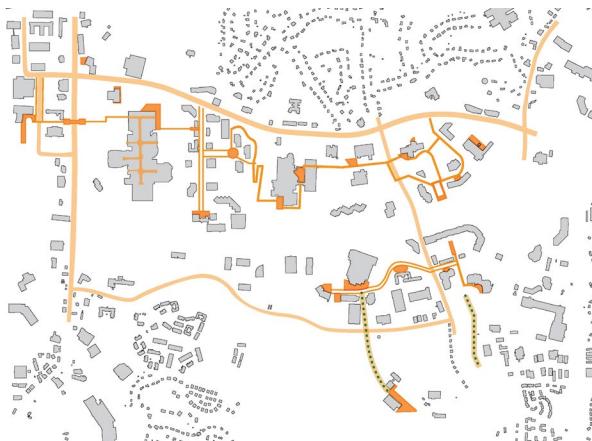
CULTURAL

... not just the mix of uses, but also the form, clustering and integration of activities ...

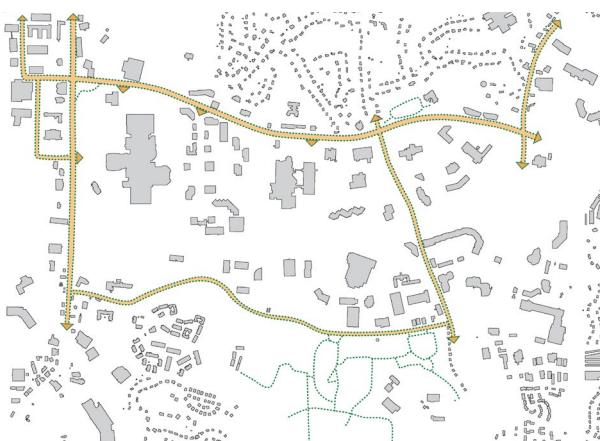
PHYSICAL FRAMEWORKS: OVERVIEW



NATURAL SYSTEMS



PUBLIC REALM CONNECTIVITY



CORRIDORS



DEVELOPMENT OPPORTUNITIES

EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



HISTORIC WATERWAY PATHS (CIRCA 1900)



WATERWAYS TODAY



PROPOSED NATURAL SYSTEM FRAMEWORK



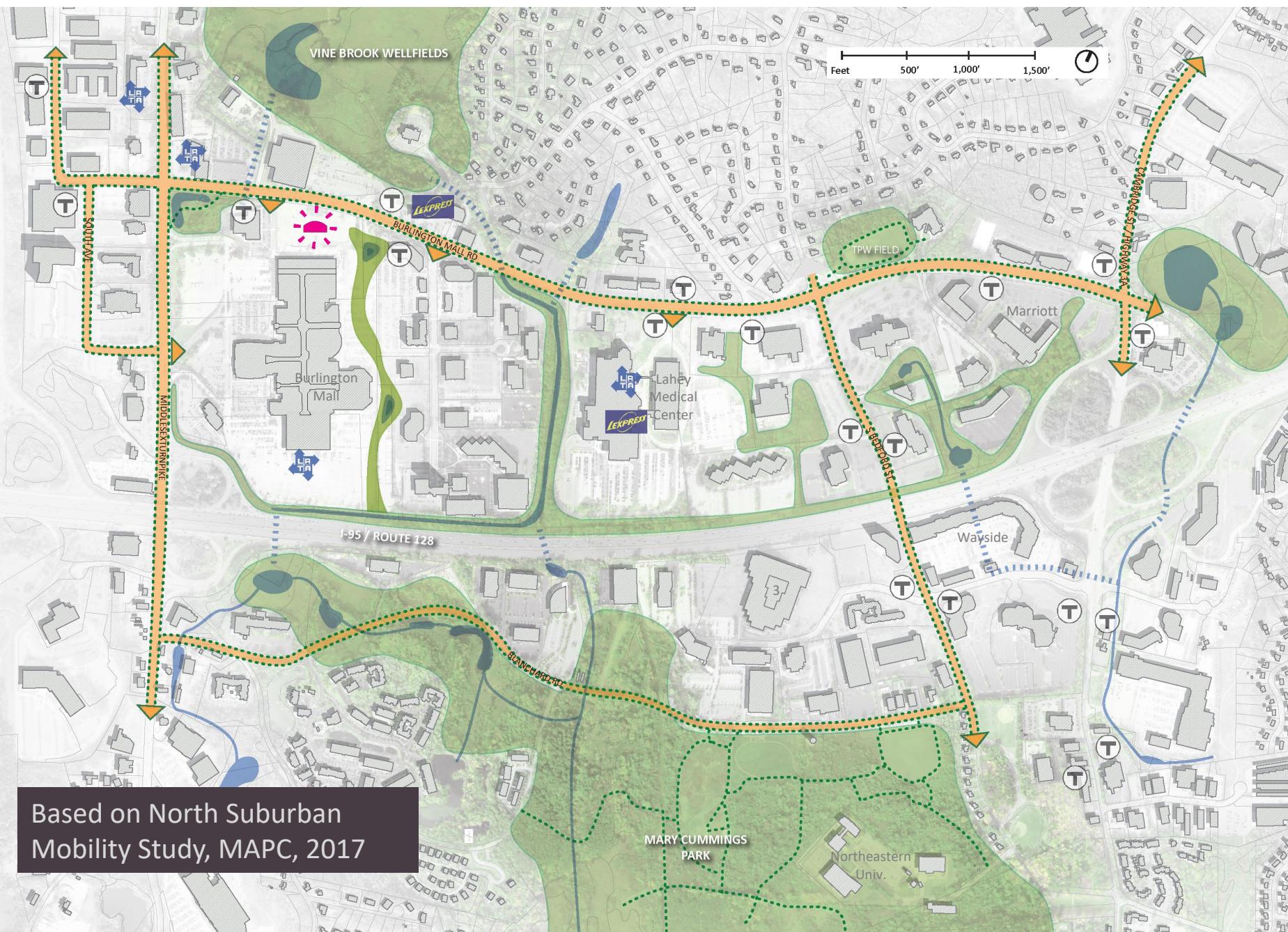
PROPOSED COMPLETE STREETS CORRIDORS



EXISTING BUS STOP LOCATIONS



PROPOSED TRANSIT HUB



Based on North Suburban
Mobility Study, MAPC, 2017

PROPOSED STREET CONNECTIONS



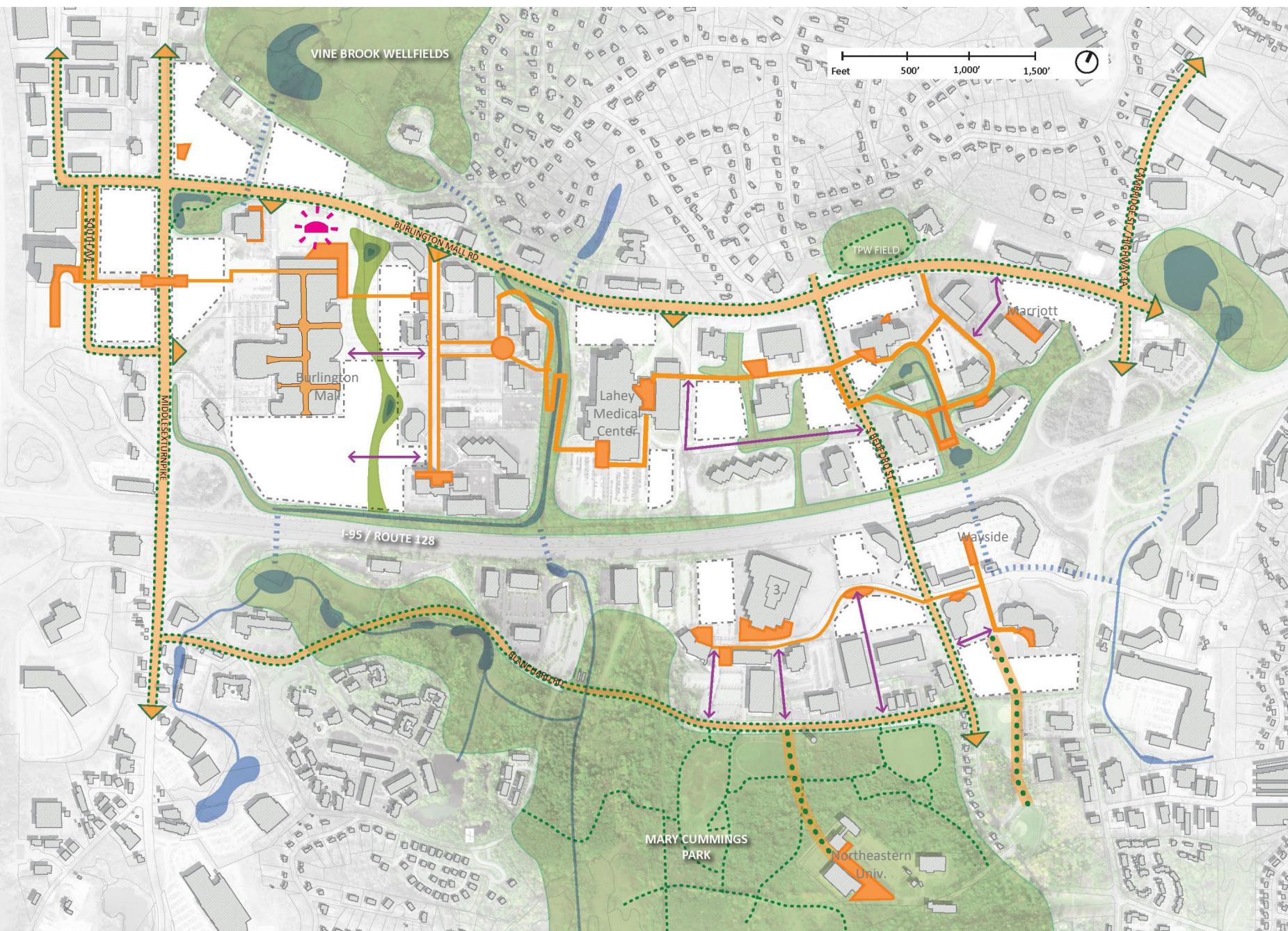
EXISTING LANDSCAPED/GATHERING SPACES



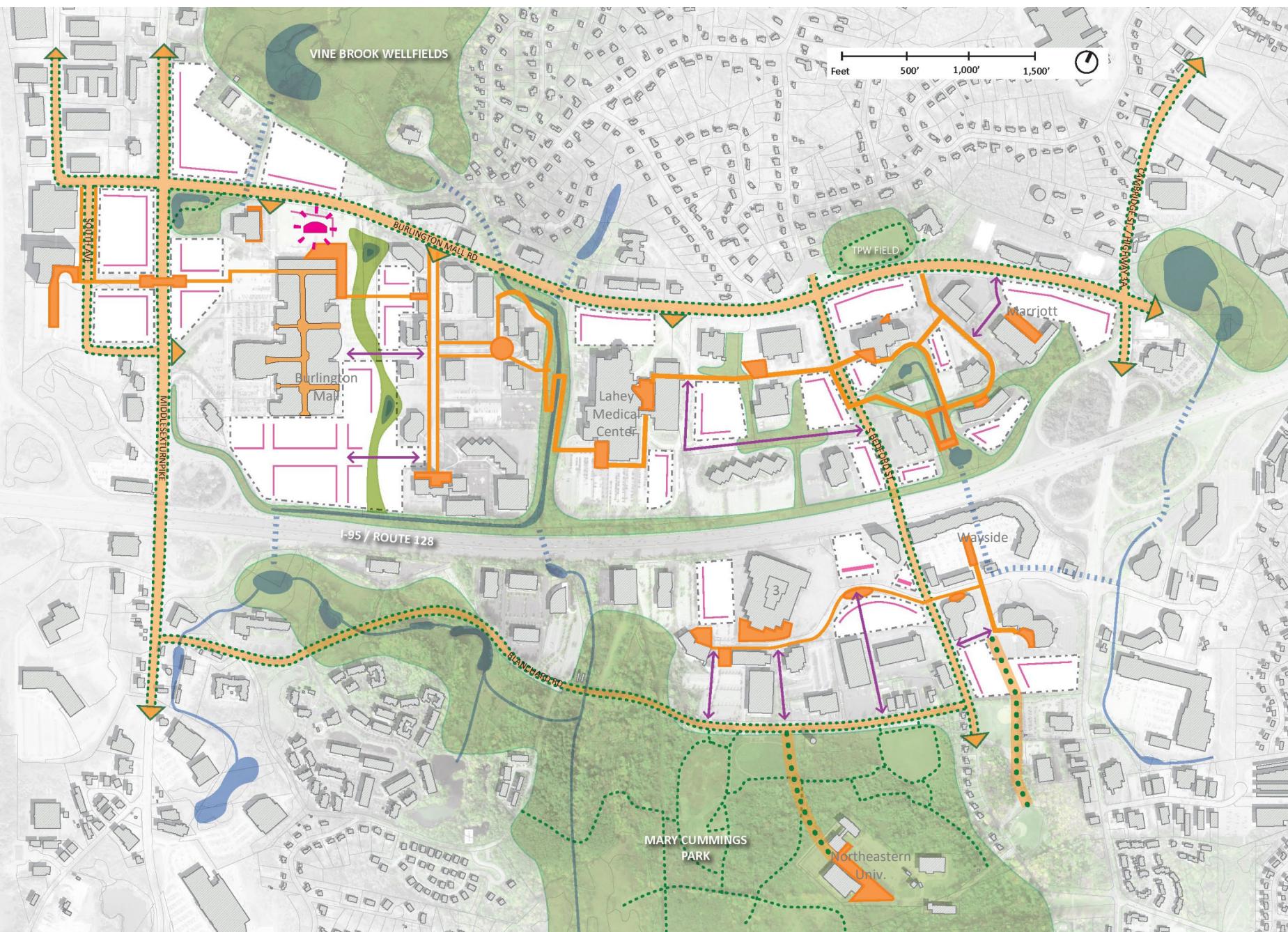
PROPOSED ADDITIONAL NODES AND INTERCONNECTIVITY



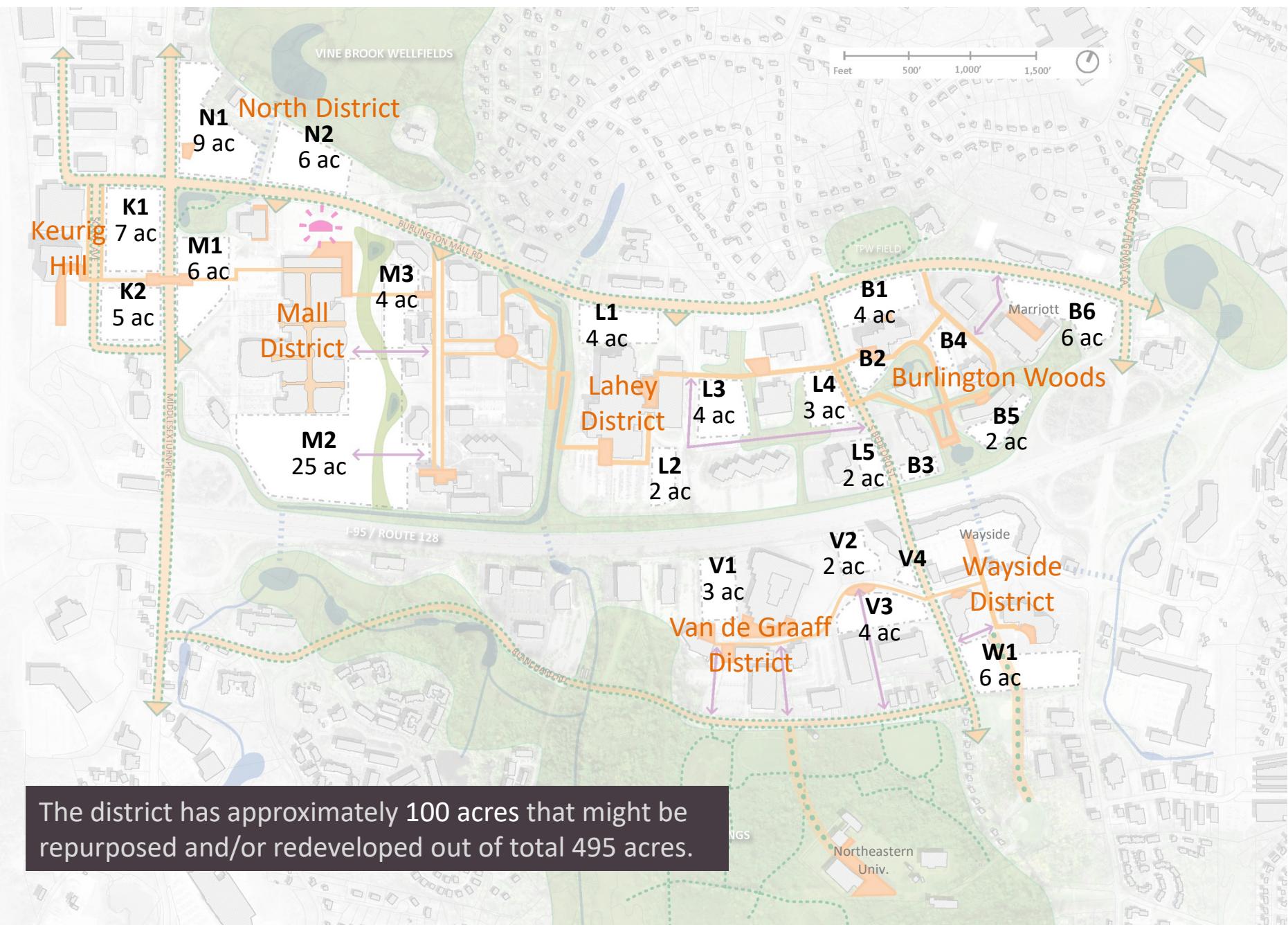
PROPOSED DEVELOPMENT OPPORTUNITY AREAS



PROPOSED DEVELOPMENT FRONTAGE



DEVELOPMENT AREA KEY PLAN

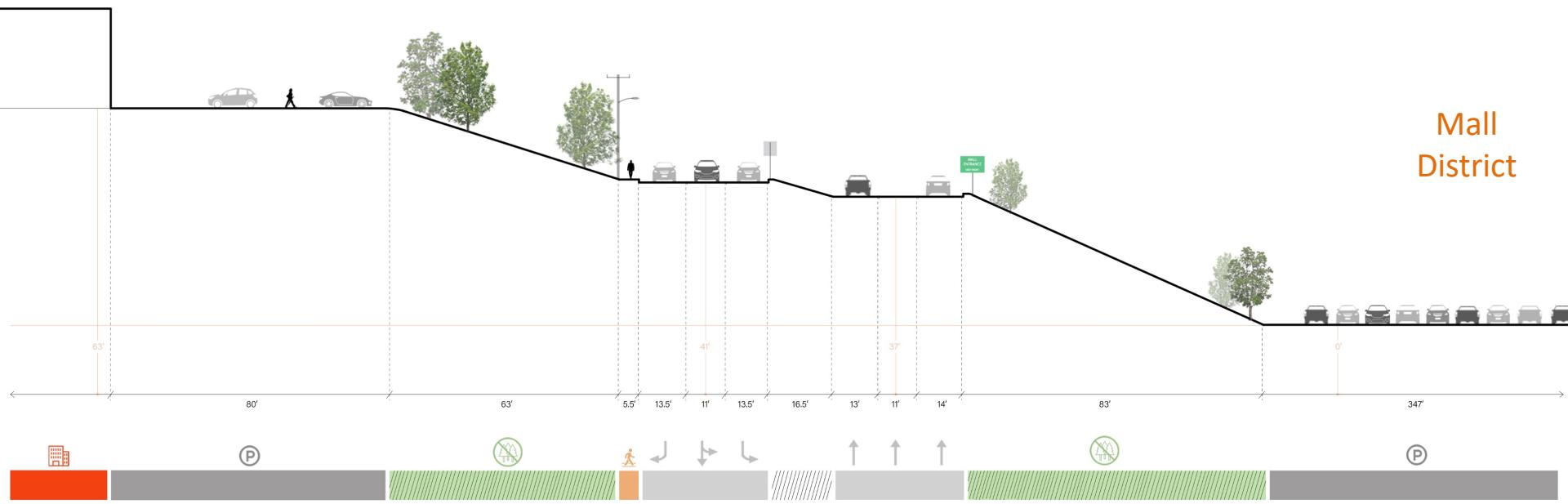


EXISTING CONDITIONS – MIDDLESEX TURNPIKE (LOOKING NORTH)

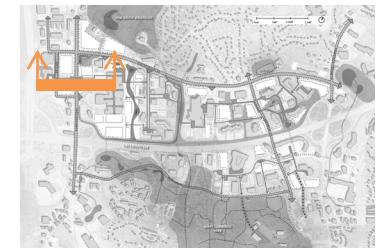


Keurig Hill

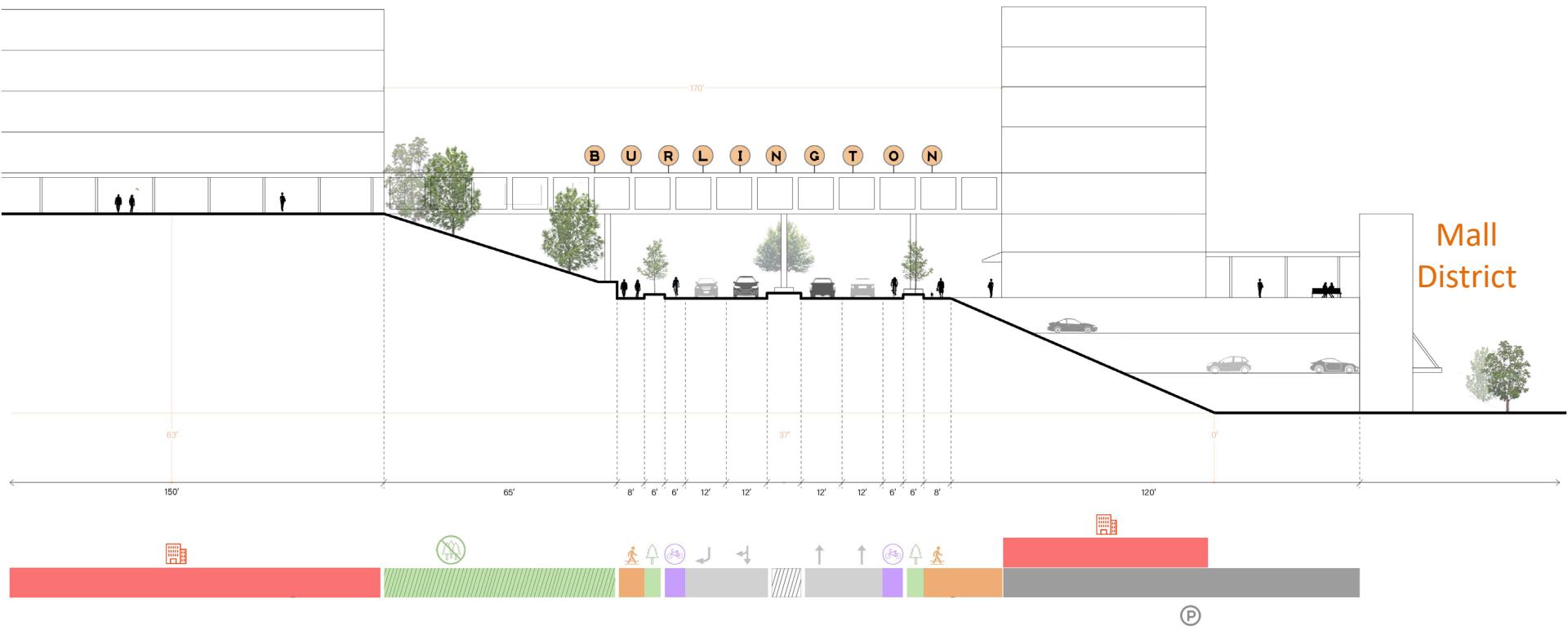
Mall
District



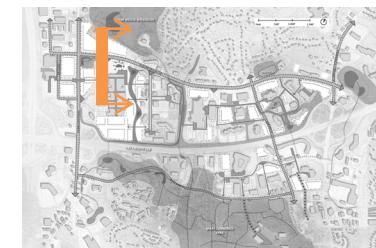
FRAMEWORK PROPOSAL – MIDDLESEX TURNPIKE (LOOKING NORTH)



Keurig Hill

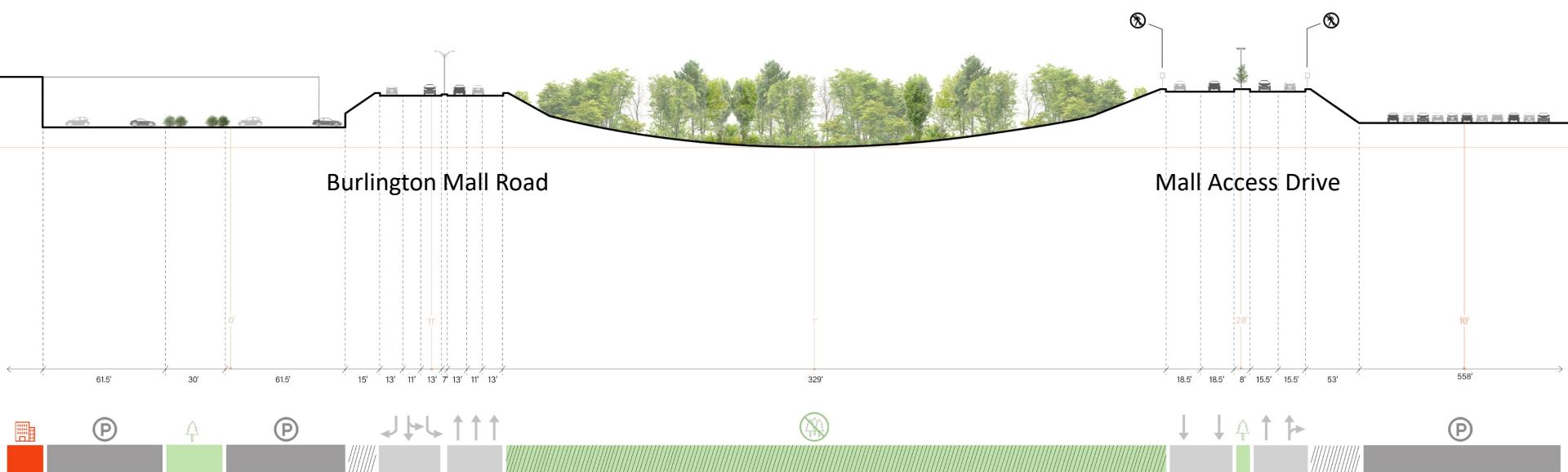


EXISTING CONDITIONS – BURLINGTON MALL ROAD (LOOKING EAST)



North
District

Mall
District

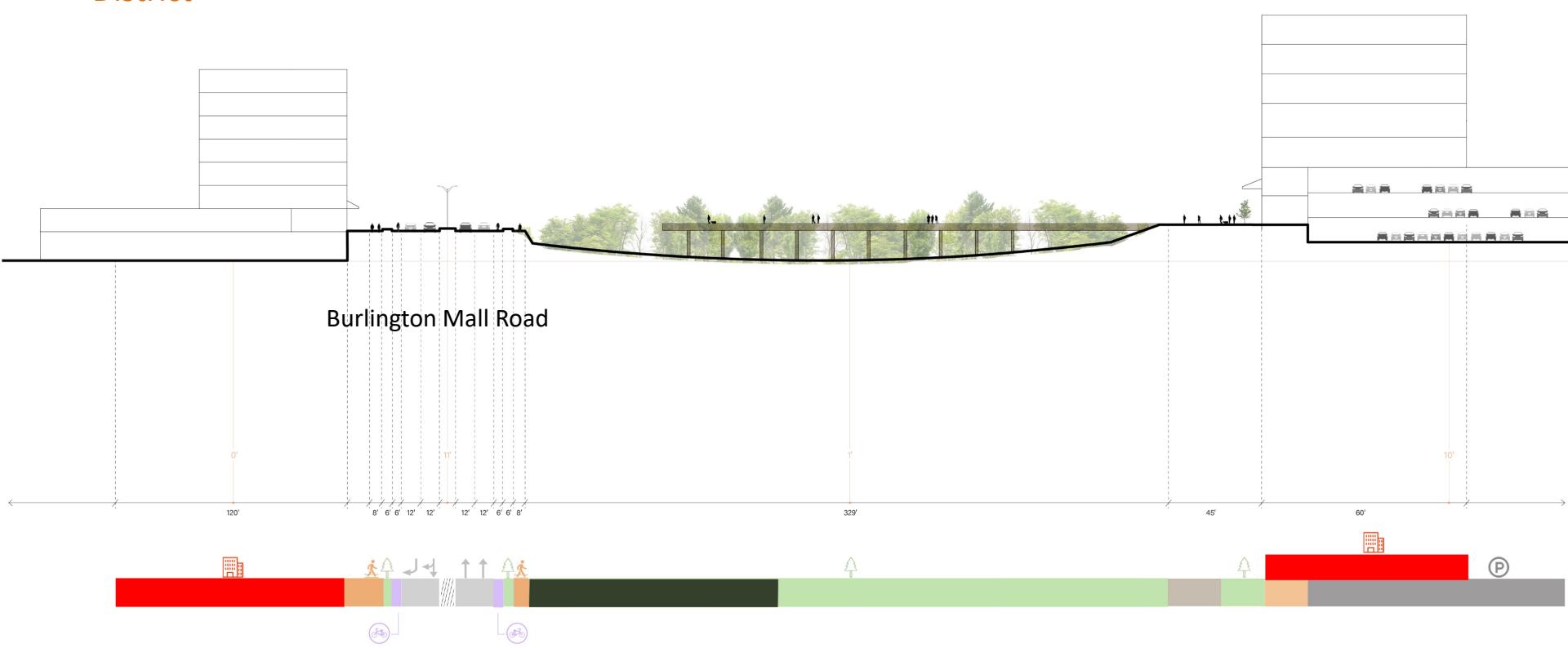


FRAMEWORK PROPOSAL – BURLINGTON MALL ROAD (LOOKING EAST)



North
District

Mall
District

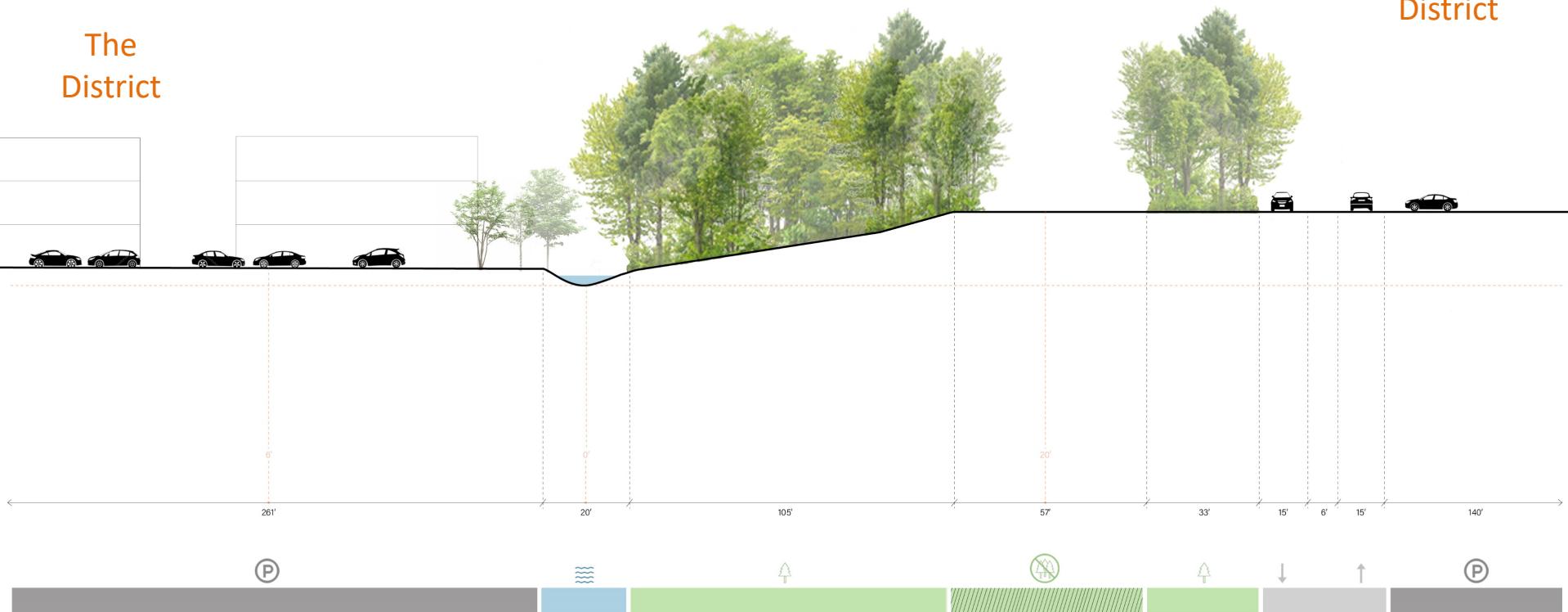


EXISTING CONDITIONS – VINE BROOK CORRIDOR (LOOKING NORTH)

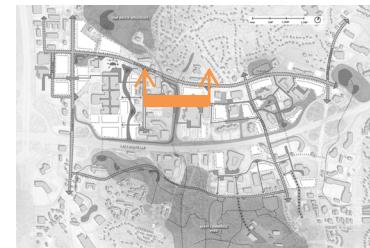


The
District

Lahey
District

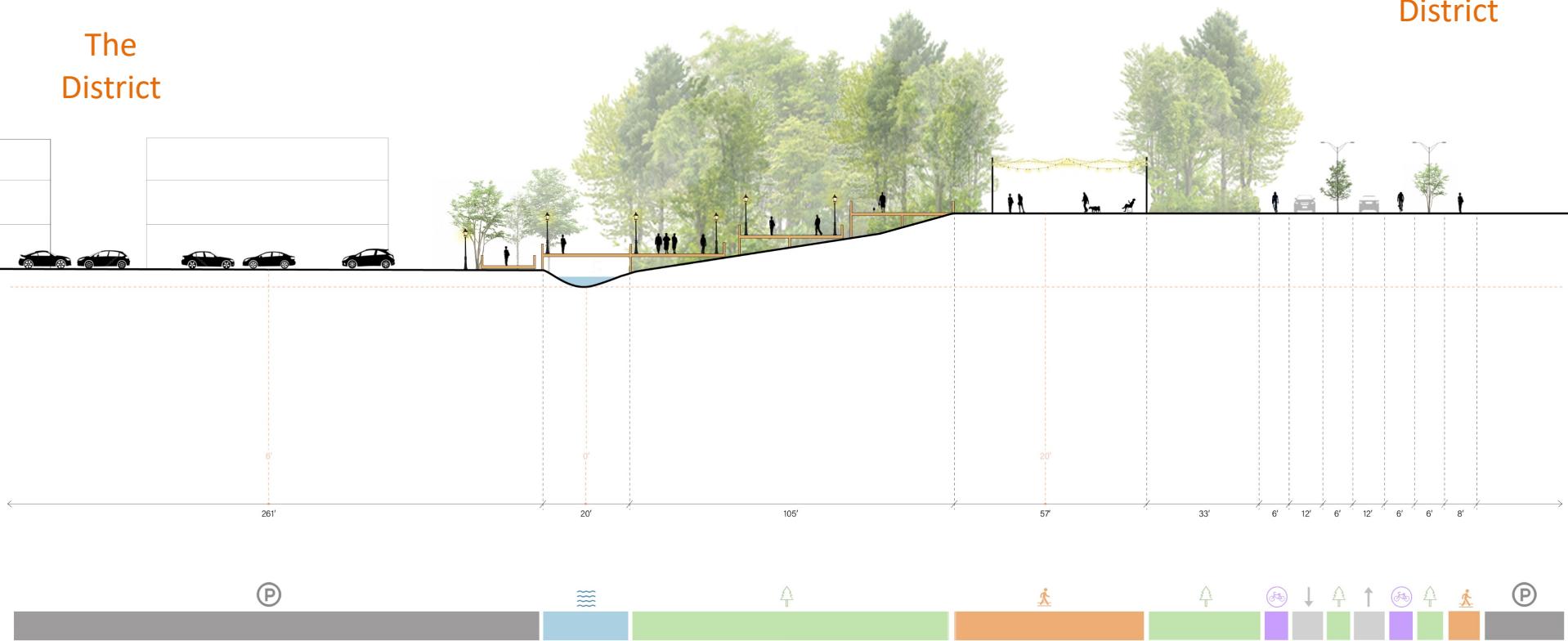


FRAMEWORK PROPOSAL – VINE BROOK CORRIDOR (LOOKING NORTH)



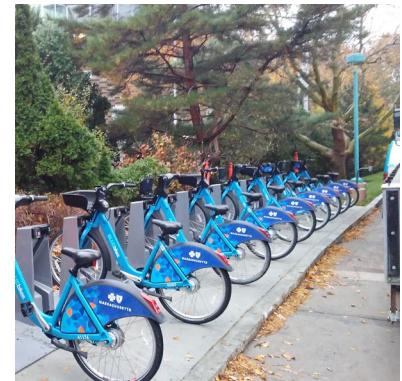
The District

Lahey
District



DESIGN AND DEVELOPMENT PRINCIPLES - *DRAFT*

- **Natural Systems:** Strengthen the network of natural systems and open spaces
- **Complete Streets:** Reconfigure street corridors to accommodate pedestrians, bikes, cars, and transit
- **Subdistrict Character:** Foster the character of each subdistrict while strengthening interconnections
- **Mixed Use:** Create walkable districts that integrate work and home, close to shops and services
- **Social Gathering:** Incorporate destinations for social gathering, food, and cultural events
- **Shared Parking:** Promote shared parking and alternative modes of transportation to reduce traffic and parking demand



PROGRAM EXPLORATIONS



PROGRAM EXPLORATIONS: EXISTING DENSITIES



700 District Avenue, Burlington:
FAR 1.2



2400 District Avenue, Burlington:
FAR 1.2



Keurig Headquarters, Burlington:
FAR 1.6



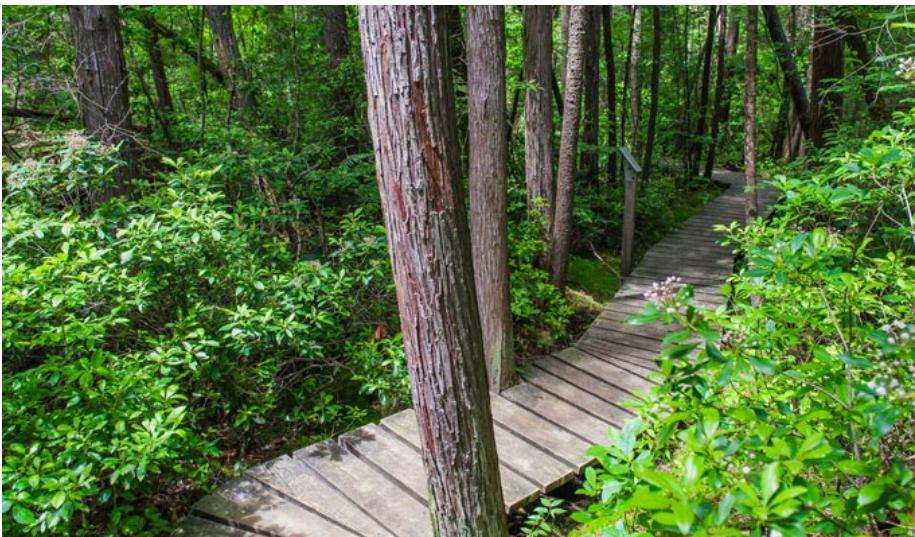
25 Burlington Mall Road, Burlington: FAR 0.4

0.4

AVERAGE EXISTING FAR
RANGE BY PARCEL

0.1 – 1.6

PROGRAM EXPLORATIONS: OPEN SPACE + AMENITIES



PROGRAM EXPLORATIONS: PUBLIC INVESTMENT



PROGRAM EXPLORATIONS: 15-MINUTE NEIGHBORHOODS



Tremont, Burlington: 180-units, 5.7 acres; 32 units/acre



Trolley Square, Cambridge:
40-units, 0.86 acres; 46
units/acre



Box Works Homes, Chelsea, MA: 26 units, 0.9-acres; 28
units/acre



Auburn Court, Cambridge, MA: 86 units, 2.54 acres, 34 unit/acre

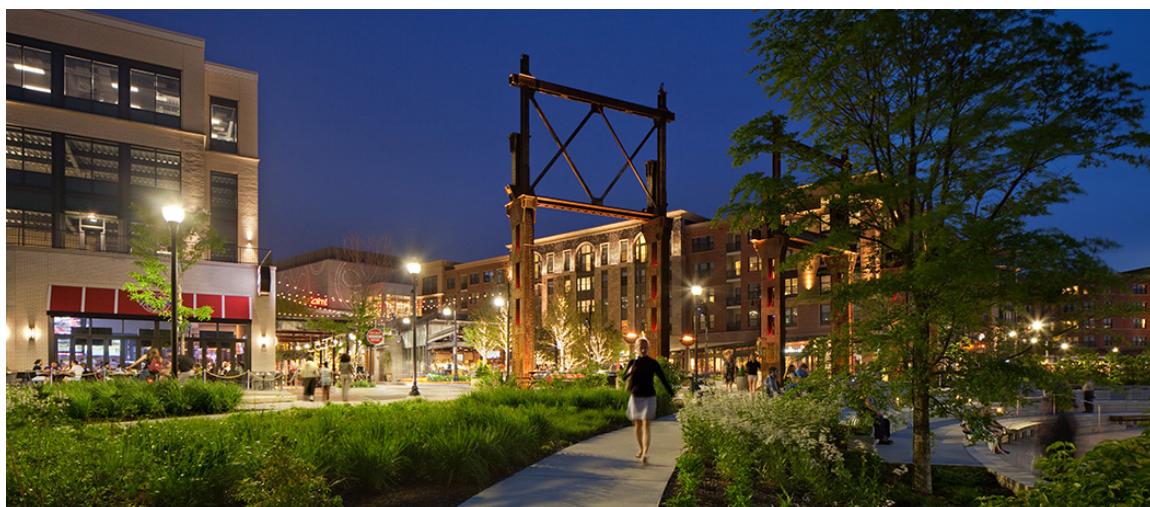
PROGRAM EXPLORATIONS: MIXED USE / INNOVATION



Third Avenue/Northwest Park, Burlington: Office/lab, hotel, retail, restaurants, housing (140 acres)



Arsenal Yards, Watertown: Office/lab, hotel, retail, restaurants, housing and parks (23 acres, FAR 1.0)



Assembly Row, Somerville: Office/lab, hotel, retail, restaurants, housing and parks (45 acres, FAR 2.5)

PROPOSED FRAMEWORK



PROJECT GOALS – *DRAFT*

- **Economic Vitality:** Reposition the 128 District as a regional research and innovation center
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- **Placemaking:** Create mixed-use neighborhoods that reduce commuting and invite workers back to the workplace
- **Zoning Predictability:** Clarify regulatory environment to signal civic goals within a market framework

1. Do the proposed framework and vision achieve these goals?
2. What are the opportunities and challenges for implementation?



SMALL GROUP DISCUSSIONS

Questions/Prompts

Share ideas and listen. Encourage everyone to speak.

1. Do the proposed framework and vision achieve these goals?
2. What are the opportunities and challenges for implementation?

MODERATORS



JON TREMENTOZZI



AMY FATER



JULIA CARRASQUEL



DAVID GAMBLE



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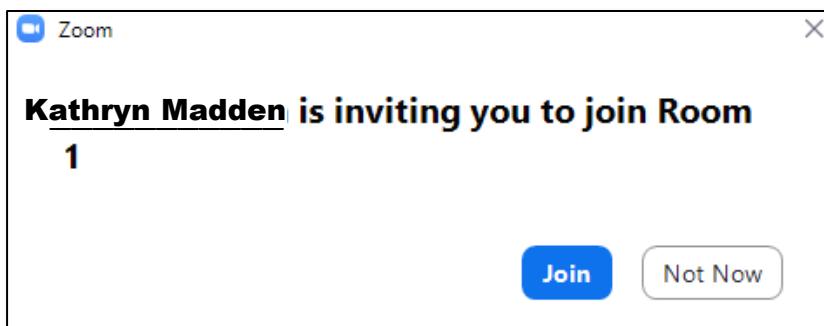
AMANDA GREGOIRE



MELISA TINTOCALIS



KRISTIN KASSNER



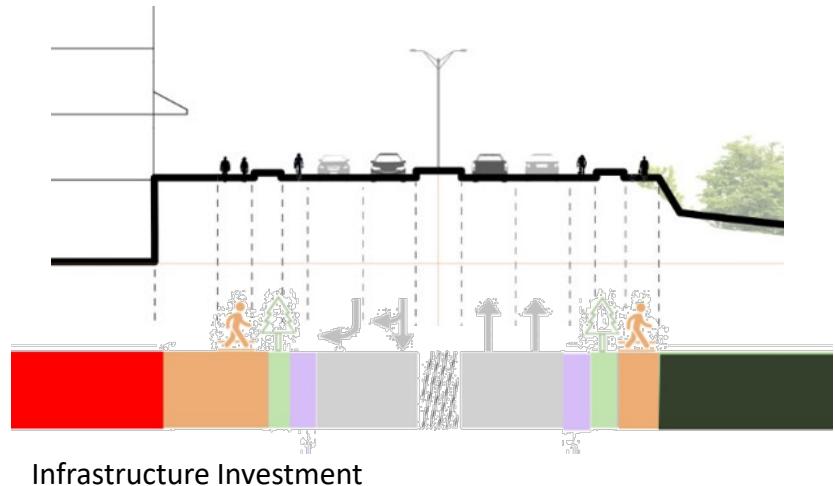
NEXT STEPS



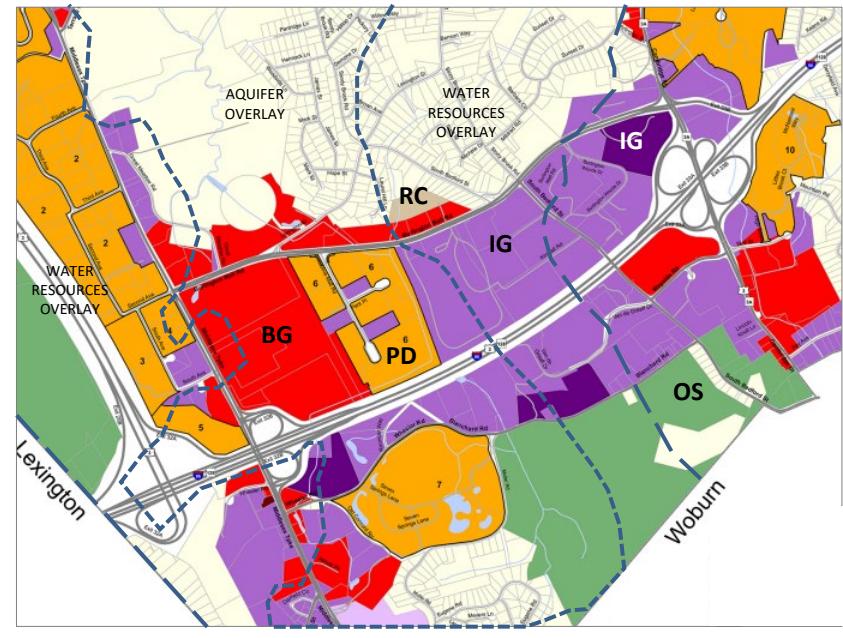
NEXT STEPS

Implementation Strategies

- Infrastructure investment
- Regulatory framework
- Partnerships and initiatives
- Priorities
- Roles and responsibilities



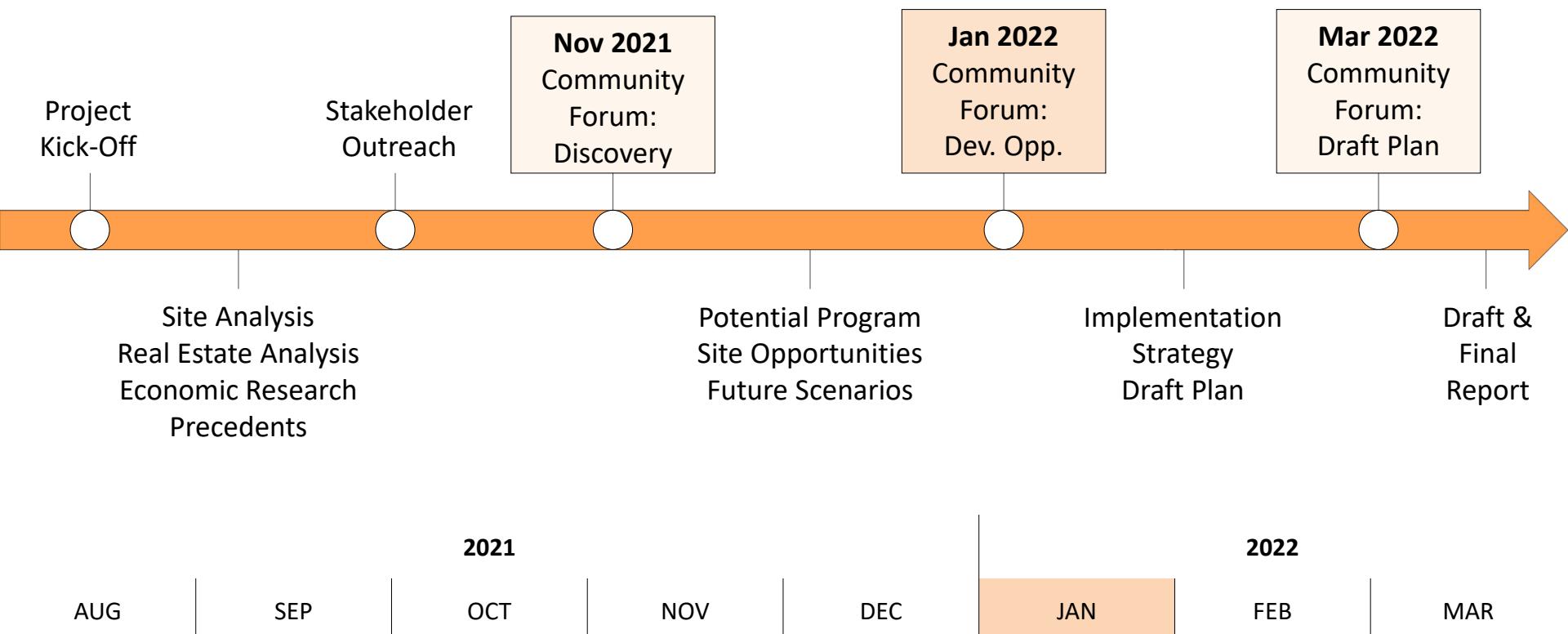
Infrastructure Investment



Regulatory Framework

NEXT STEPS / TIMELINE

COORDINATION WITH TOWN STAFF, MASSDEVELOPMENT, AND ECONOMIC DEVELOPMENT LIAISON GROUP



QUESTIONS / DISCUSSION

