

Burlington 128 District, Burlington, MA

# APPENDIX C ZONING ANALYSIS

August 2021 to August 2022

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

Map: www.bourne.com/Listing/68-81-Mall-Rd-Burlington-MA/180-1126

# CURRENT BURLINGTON ZONING

## Uses (selective) in BG, IG, IH

- *Allowed in all:* office, childcare
- *Allowed in none:* housing
- *Permission varies and, in some districts, prohibited:* retail, restaurants, fitness centers, hotels, hospitals, clinics, conference centers, labs, light manufacturing, R&D, parking garages

## Dimensions

- *BG and IG:* 30 feet (~2 stories) and no FAR standard
- *IH:* generally, up to 80 feet; FAR 0.15 up to 0.5 with special permit

## PD Planned Development

- > 10 acres
- Negotiated use and dimensions

0.4

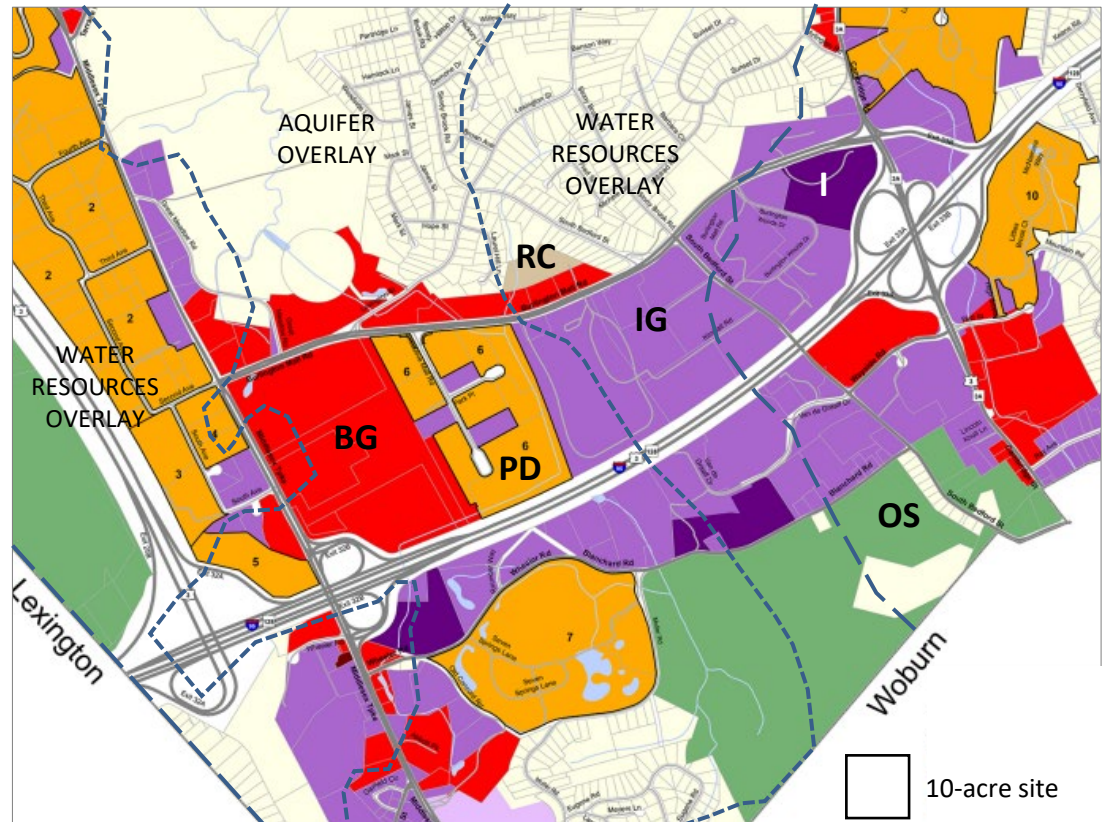
EXISTING FAR  
RANGE BY PARCEL

0.10 – 1.60

ZONING

ALLOWED FAR RANGE  
in I/IG districts

0.15 – 5.0



### Zoning Districts

- BG-General Business
- IG – General Industrial
- I – Innovation
- OS- Open Space
- RO- One-Family Dwelling
- RC-Continuing Care

### Planned Development Sub-Districts

- 1 Network Drive at Northwest Park
- 2 Northwest Park
- 3 South Avenue II
- 4 South Avenue I
- 5 90 Middlesex Turnpike
- 6 New England Executive Park (The District)
- 7 Arborpoint
- 8 Grandview Farm
- 9 Corporate Center
- 10 Wall Street

# 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**

# CURRENT BURLINGTON ZONING

## Planned Development Districts (PDD) Themes

- **Mixed use:** general office, commercial, retail, hotel, open space, accessory uses; can be combined and integrated; NW Park with housing
- **Other uses:** Many variations on specific uses, whether allowed, or SP, or not allowed
- **Parking:** Structured or surface or on internal streets; can be common or on adjacent lot w/ easement; shared parking in some
- **Heights:** vary with maximums of 55, 80, 85, 120, 155 feet
- **Big box retail:** limited with varying thresholds
- **Open space uses:** concerts, festivals, kiosk retail, outdoor restaurant seating; natural or landscaped
- **Developer responsibility:** interconnecting sidewalk/bike path; traffic studies, signal improvements, TDM, bus stops, utility improvements; traffic mitigation

Each PDD has *different* dimensional requirements, use regulations, and developer responsibilities.

# CURRENT BURLINGTON ZONING

## Planned Development Districts (PPDs)

	Year	Floor Area, max (sf)	Site Area (acres)	Density, max (FAR)	Lot Area, min (sf)	Front Yard, min (ft)	Rear Yard, min (ft)	Side Yard, min (ft)	Building Height, max (ft)	Open Space, min (%)	Imperv. Surface, max (%)	Retail Area, max (sf)	Retail Area, Max (%)
Northwest Park	2006	3,280,000	127	0.59	10,000	10	15	15	60 – 80 one @ 150	20-30%	-	600,000	18%
90 MTPK	2009	80,000	12	0.15	20,000	25	15	15	80	40%	-	55,000	69%
Network Drive	1997 2008	1,531,243	141	0.25	-	20	10	10	85 6 stories	-	60	55,000	4%
South Ave I	1997	110,000		0.40	-	25	15	15	40 - 55 3 stories	-	60	30,000	27%
South Ave II	2007	610,400	16	0.88	20,000	10	15	15	45 - 120	-	65	-	
NE Exec. Park	2009	1,500,000	49	0.70	10,000	10	15	15	60 - 155	40%		150,000	

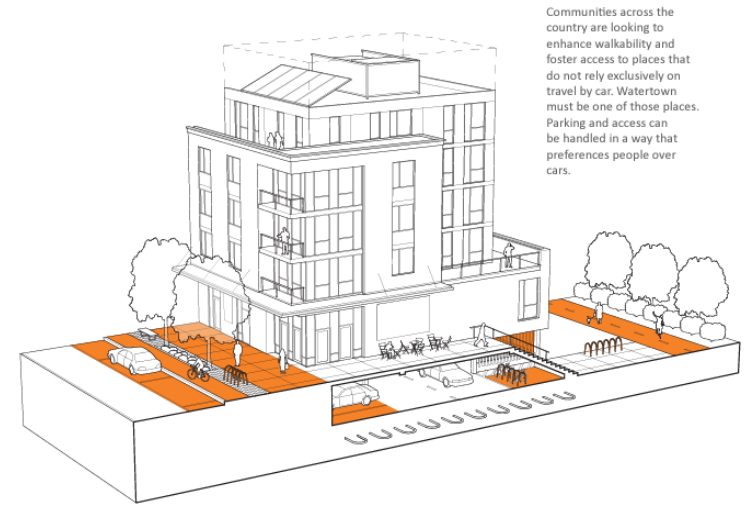
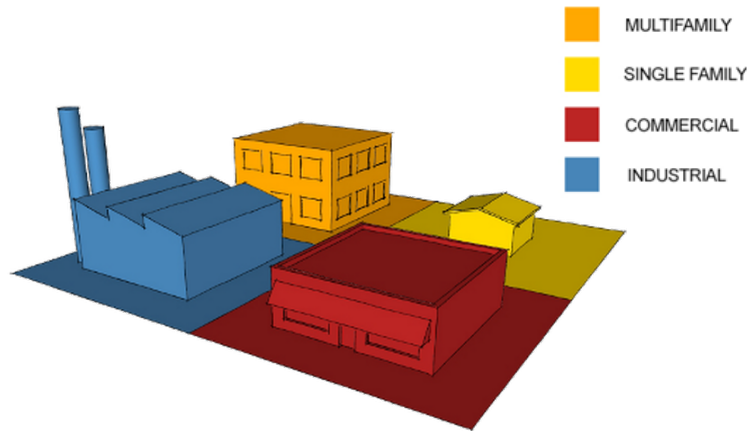
## PARKING

Use	per unit	maximum parking spaces					
		NW Park	90 MTPK	Network	South I	South II	NE Exec Park
Housing	dwelling	2.0	-	-	-	-	-
Retail	1,000 sf	6.0	6.0	5.5-6.0	4.5	6.0	6.0
Office	1,000 sf	4.5	4.5	4.0	3.0	4.5	4.5
Restaurant	2.5 seats	1.0	1.0	-	0.8	1.0	1.0
Hotel	room	1.0	1.0	1.0	1.0	-	1.0
Assembly	3.0 seats	1.0	1.0	1.0	-	-	1.0
Industrial		-	-	-	-	1.0	-

### Notes:

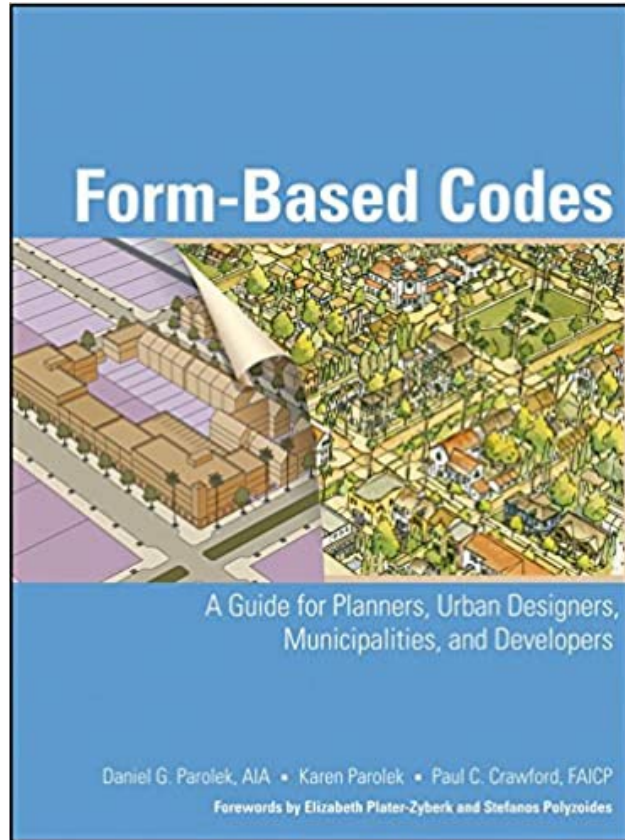
- No more than 50% of open space can be public space (NW Park and 90 MTPK)
- No more than 25% of open space can be public space (NE Exec Park)
- No setbacks for buildings within 50 feet of Route 128/I-95 and Route 3
- Riverfront regulations of Wetlands Protection Act (NE Executive Park)
- Shared parking may be proposed at NE Executive Park
- Minimum space between buildings: 20 feet at Network Drive

# ZONING CONCEPTS



Traditional (Euclidian) Zoning	Form-Based Zoning
Focus on use and separation of uses	Focus on form of development, mix of uses
Text-based, legal language	Clear objective standards; uses graphics
Regulates private property only	Regulates public realm and private property
Challenging for community to visualize implications of regulations	Community engagement to develop and agree on standards
Development agreements often negotiated and lack consistency	Expedited review process for each project based on consistent standards

# ZONING CONCEPTS



Smart Growth America/Form-Based Codes Institute

*A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code....*

*Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.*

*Smart Growth America: Form-Based Codes Institute*



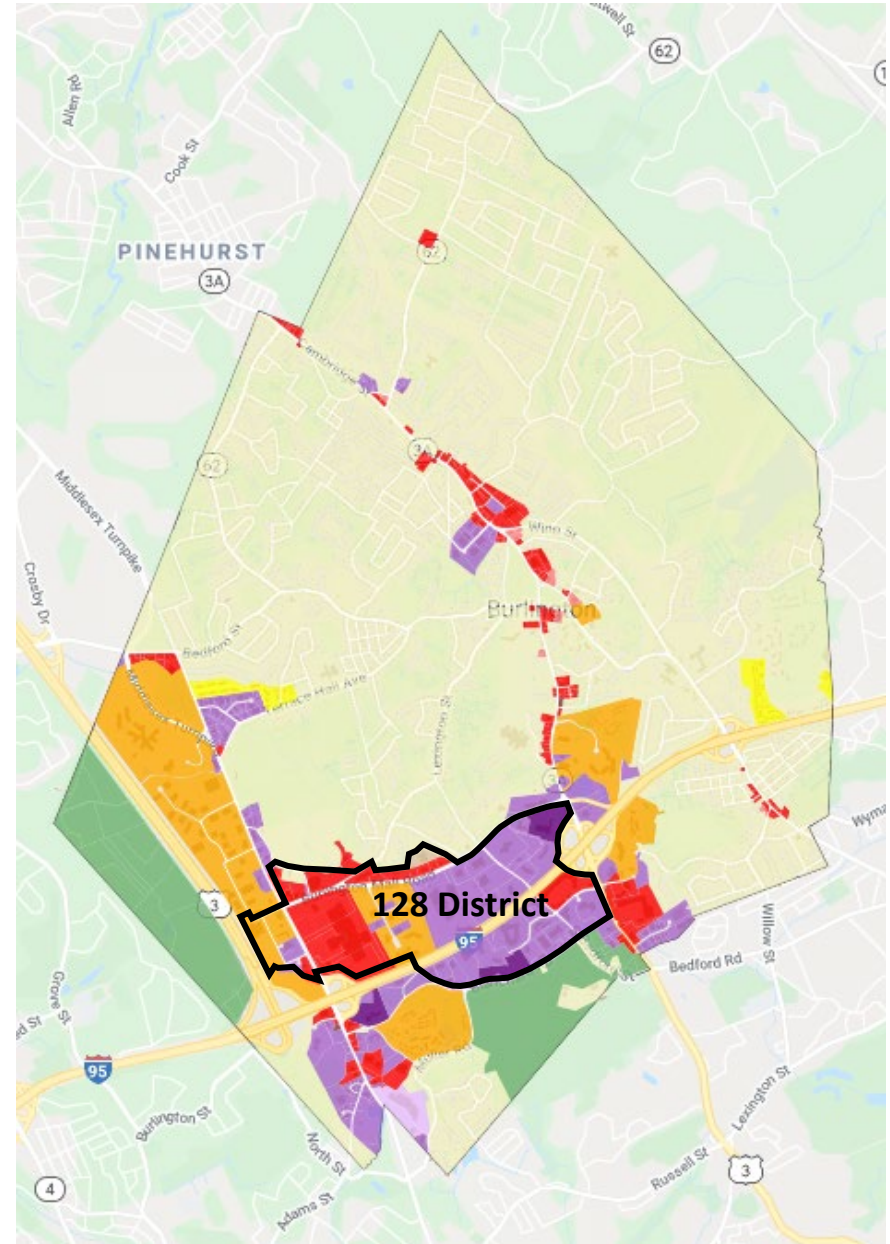
Form Base Zoning: Emphasis on Character

Steve Price

# ZONING CONCEPTS

## Burlington 128 District

- Create a new mixed-use district
- Employ form-based zoning
- Allow bonuses for development that achieves civic goals
- Define consistent character along both sides of major corridors
- Buffer adjacent residential neighborhoods
- Present opportunity to address MA Housing Choice
- Clarify the review process while maintaining oversight



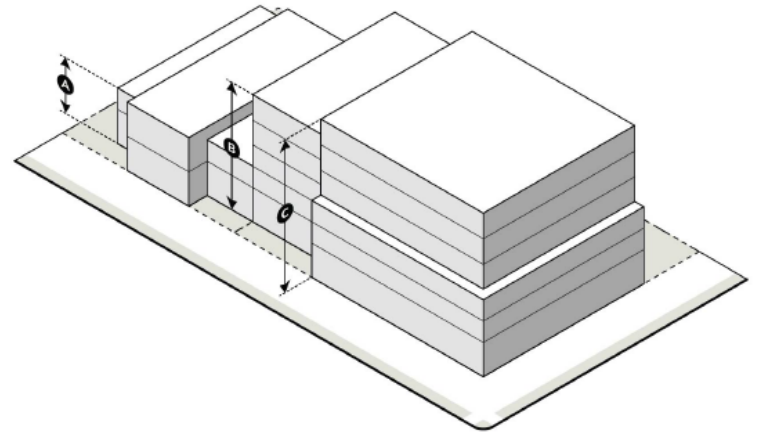
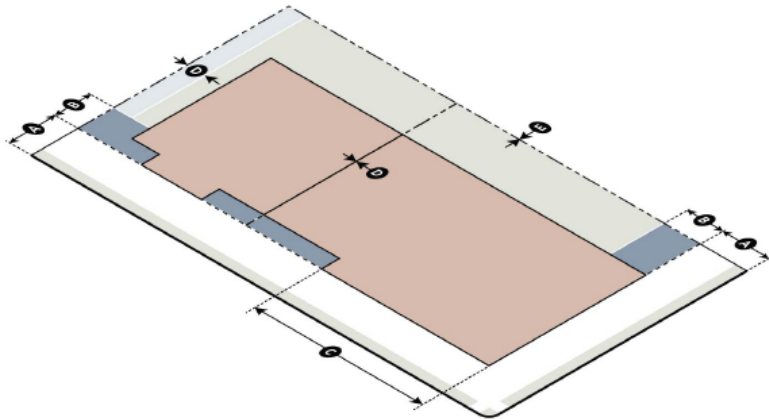
# ZONING CONCEPTS: FORM

## Build-to-Line

- A consistent street wall combined with wider sidewalks creates an outdoor room with three-dimensional qualities
- Build-to lines indicate the placement of the building in relation to the street together with other buildings.
- Establishes a minimum and *maximum* front yard setback
- Parking not allowed in frontage area



The street is an important form of public open space



Examples of diagrams establishing build-to lines: Charlotte Neighborhood Center Zoning

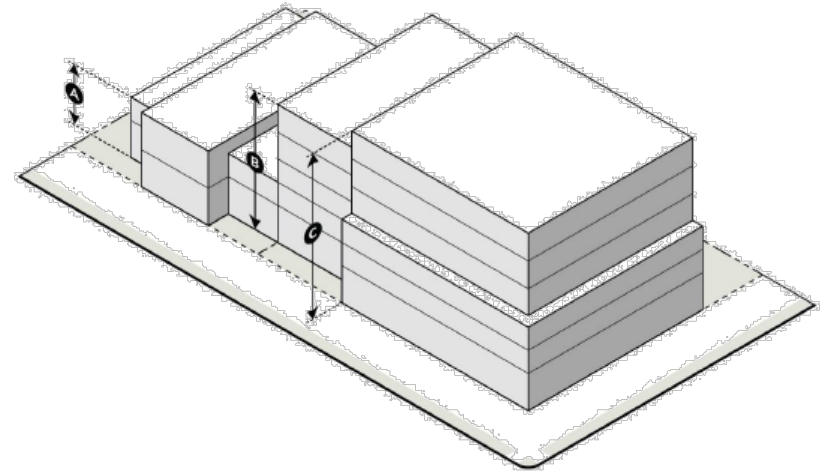
# ZONING DIMENSIONS: FORM

## Building Height

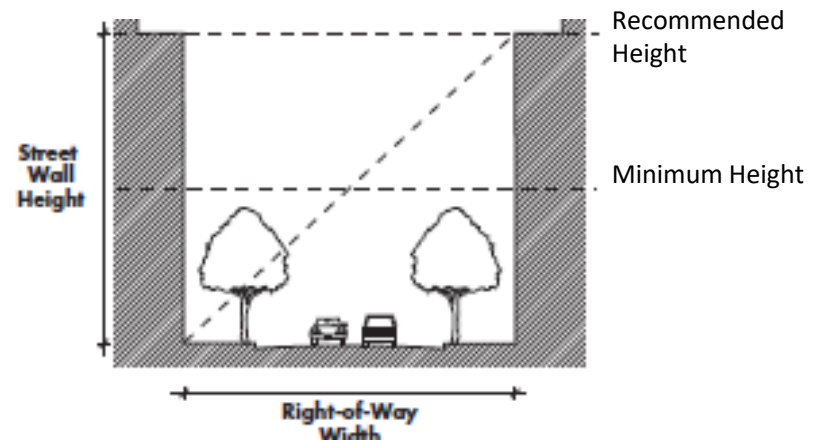
- Building height scaled to define the pedestrian realm with consistent heights along the street corridor
- Street definition slows traffic



The perception of height from the pedestrian experience



Example of diagram delineating height: Charlotte Neighborhood Center Zoning

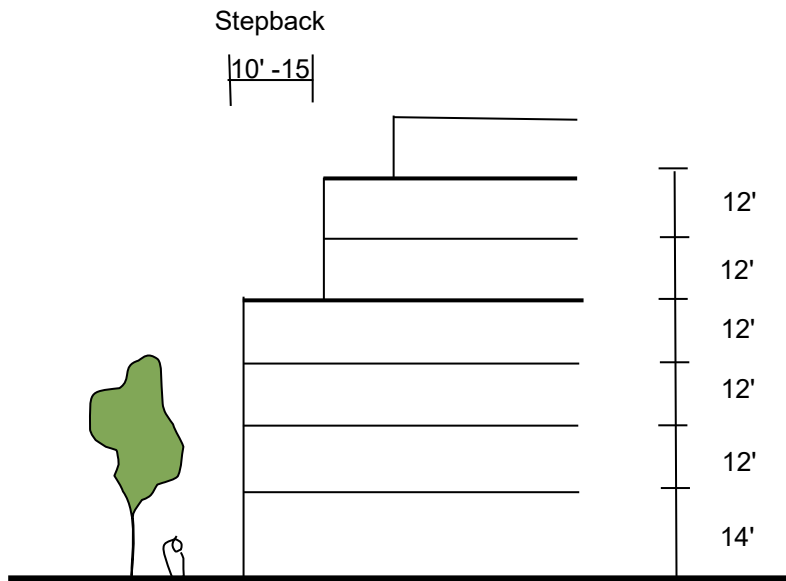


Consistent street walls on both sides of the street define the street corridor

# ZONING CONCEPTS: FORM

## Step Backs

- Upper levels of building recessed from street wall
- Minimizes the visual and shadow impact on pedestrians



Height as perceived by the pedestrian.

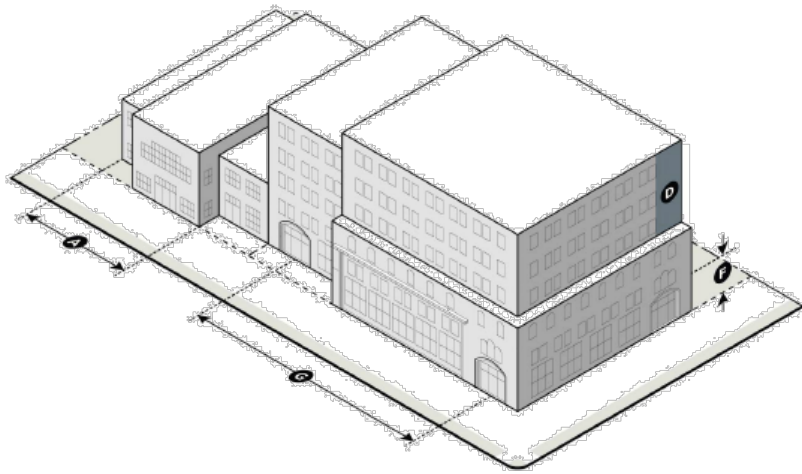


Example of building step-backs

# ZONING CONCEPTS: FORM

## Facade Articulation

- A series of small setbacks and projections that break up the building mass and add visual interest
- Can emphasize entry ways, windows, corners, and vertical elements within 3-to-10-foot range
- Setback might increase up to 25- 30 feet for purposes of a plaza, courtyard, or outdoor dining



Example of diagram delineating articulation: Charlotte Neighborhood Center Zoning

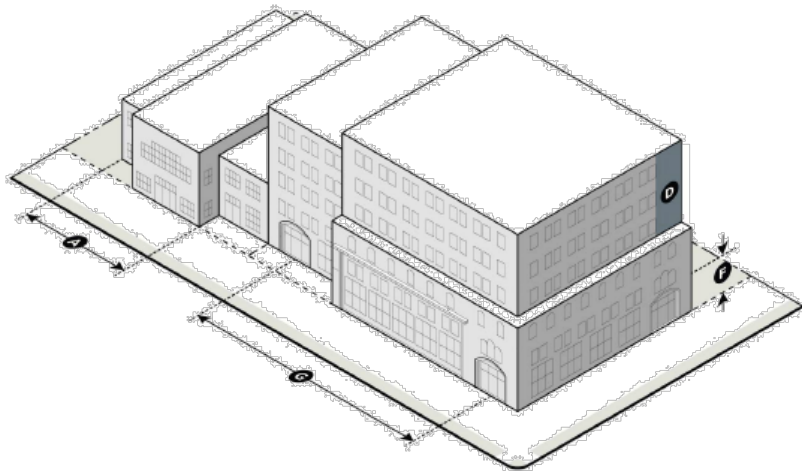


The maximum length of an unbroken wall can be established.

# ZONING CONCEPTS: FORM

## Side Yard Setback

- Buildings may be contiguous on a block with zero lot line and/or shared party wall
- Where a party wall not possible, setback from property line at 10-15 feet
- Maximum length of a block can be established

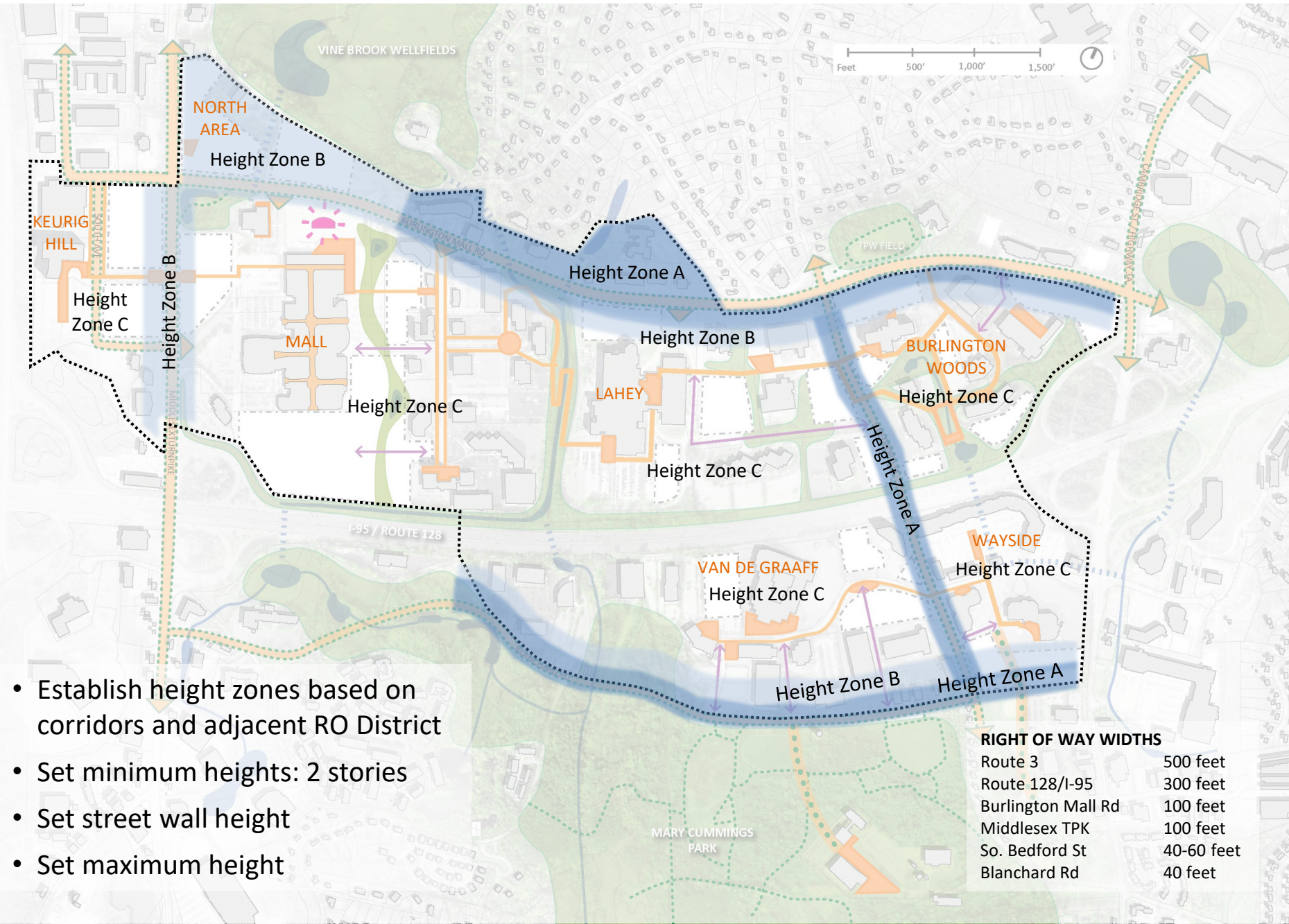


Example of diagram illustrating zero lot lines: Charlotte Neighborhood Center Zoning



Development with zero lot lines establishes a consistent public open space along the street.

# ZONING CONCEPTS: HEIGHT



- Establish height zones based on corridors and adjacent RO District
- Set minimum heights: 2 stories
- Set street wall height
- Set maximum height

# ZONING CONCEPTS: DENSITY AND FORM

## Required Developer Responsibilities

- Interconnected pedestrian and bike ways
- Affordable housing percentage
- Landscaped internal streets and parking
- Other .....

## Other Standards

- Limit size of single use retail on one floor
- Set minimum open space standards and/or maximum impervious area standards



New development can mitigate urban heat islands with trees and landscaping along streets and in parking areas.

Expedited review process with clear set of standards (no longer negotiating each project)

# ZONING CONCEPTS: BONUS BENEFITS AND CRITERIA

## Bonus Categories:

- Set height and/or FAR
- Set bonus height and/or FAR

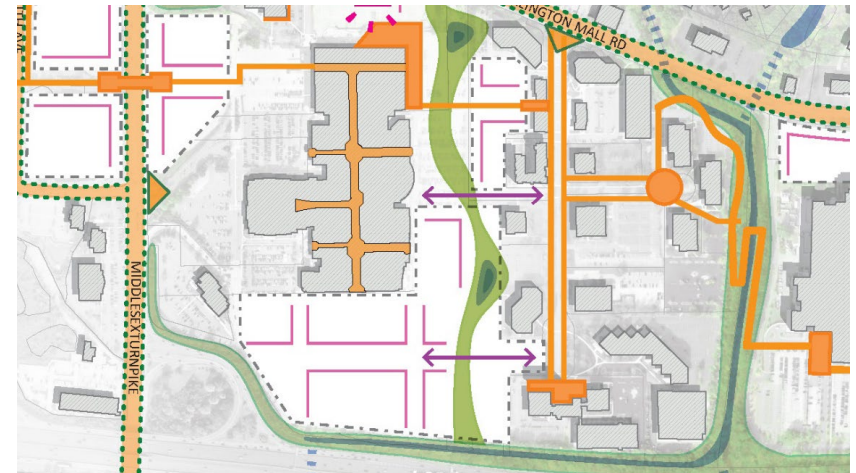
## Bonus Criteria (*measurable*)

*Prioritize from examples below*

- Open space that is publicly accessible and contiguous
- Streets that are publicly accessible and interconnected
- Waterway improvements
- Shared parking, reduced parking, and TDM
- Active nodes of commercial first floors
- Other amenities.....

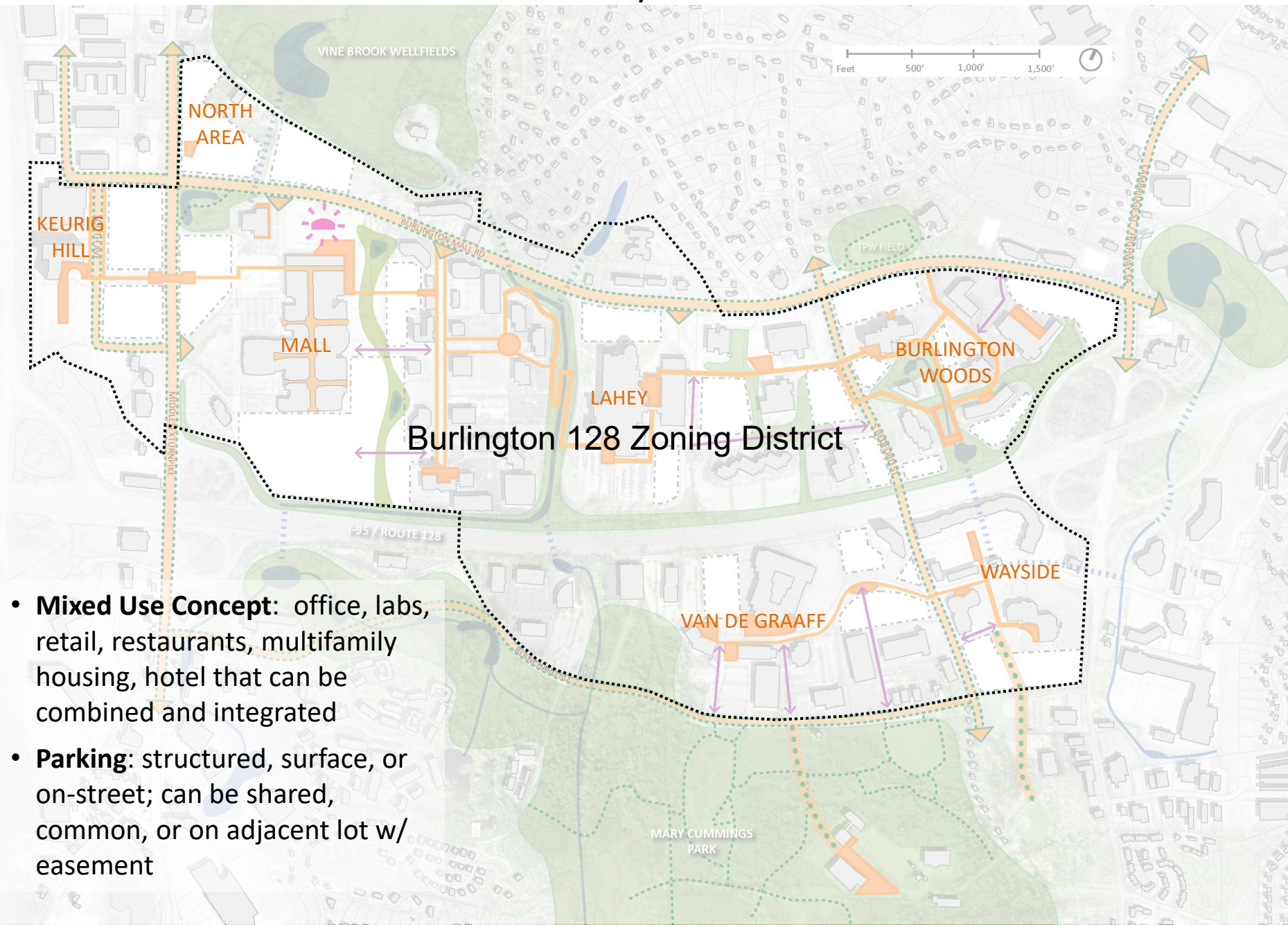


Walkways and stream improvements create a sense of place along interconnected networks (Stamford, CT)



Example: Require interconnected walkways; give bonus for street connections

# ZONING CONCEPTS: MIXED USE / DYNAMIC PLACES



- **Mixed Use Concept:** office, labs, retail, restaurants, multifamily housing, hotel that can be combined and integrated
- **Parking:** structured, surface, or on-street; can be shared, common, or on adjacent lot w/ easement

# ZONING CONCEPTS: MIXED USE / DYNAMIC PLACES

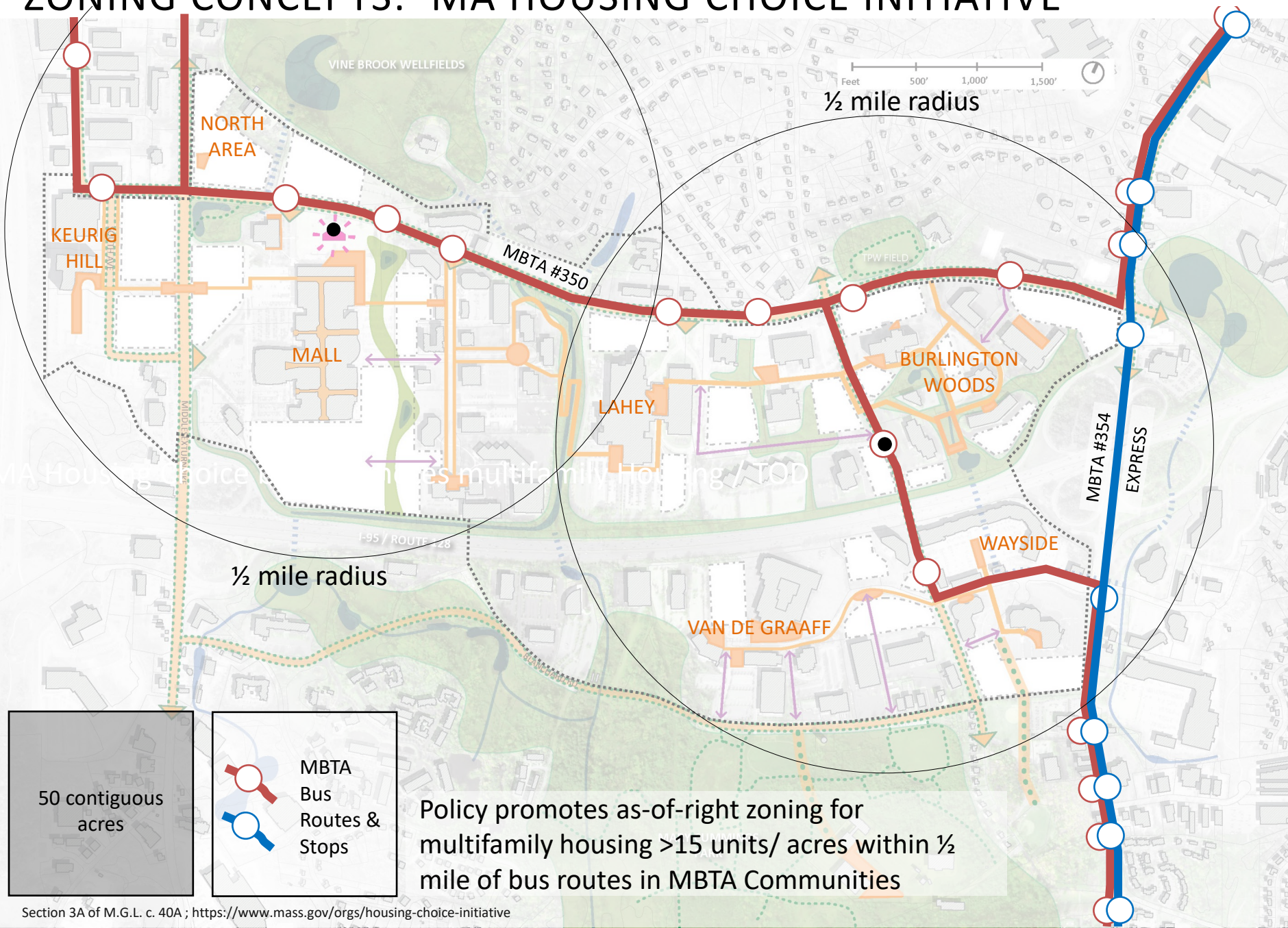
## SUGGESTED ALLOWED USES

- **Residence**
  - Multifamily
  - Hotel
- **Institutional**
  - Child Care
  - Parks, libraries, museums, galleries
  - Hospitals, clinics
  - Fitness Centers
- **Office**
  - Professional, sales, admin, medical, etc.
  - Conference centers
- **Retail, Consumer, Trade**
  - Personal services
  - Convenience; drug stores
  - Retail, supermarket, banks (<40k sf)
  - Restaurants
  - Bakeries
  - Diagnostic medical laboratories
- **Industrial (special permit)**
  - Light manufacturing, prototyping
  - Research and development
  - Green tech/energy
  - Food processors, bakeries
  - Laboratories, research, life sciences
  - Electronics
- **Accessory**
  - Parking garages for residential and non-residential use
  - Shared parking

### SUGGESTED USES NOT ALLOWED

- Automotive sales and service
- Big box, drive-through, adult, self-storage
- Wholesale, warehouse

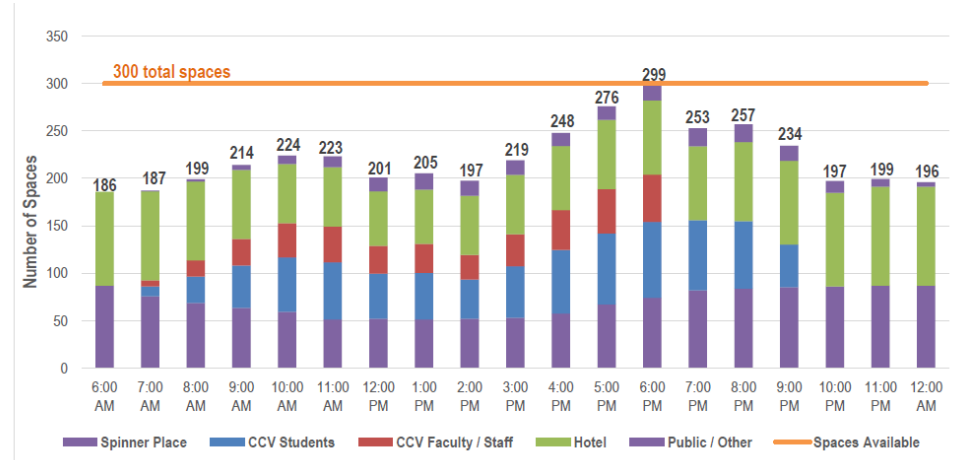
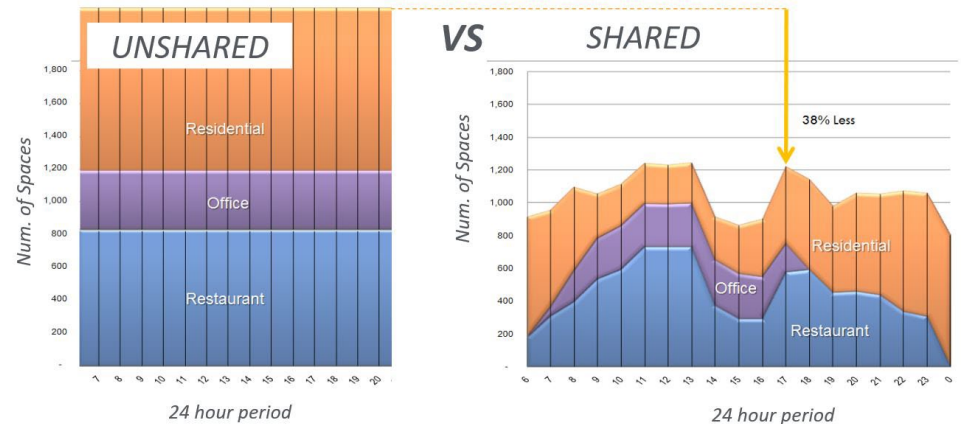
# ZONING CONCEPTS: MA HOUSING CHOICE INITIATIVE



# ZONING CONCEPTS: SHARED PARKING

- Different uses have different parking demand intensity (number of cars per 1,000 sf)
- Different uses have different demands throughout the day and week
- Example: complementary uses are work and recreation (fitness, theater, restaurants, hotels, etc.)
- Residential owners typically require dedicated spaces but visitor parking complements retail and office use.

## SHARED PARKING



Examples of managing parking with shared parking analyses

This map illustrates the proposed transit network for the Burlington Mall area. Key features include:

- Proposed Transit Lines:** Shown as orange lines with arrows indicating direction of travel.
- Stations:** Indicated by purple arrows and labels, including Burlington Mall, Lahey Medical Center, Marriott, Mary Cummings Park, Northeastern Univ., and Wayside.
- Geographic Context:** The map shows the area around Burlington Mall, including Vine Brook Wellfields, Mary Cummings Park, and the Lahey Medical Center.
- Infrastructure:** Major roads like I-95 / Route 128 and local streets like Burlington Mall Rd are shown.
- Scale and Orientation:** A scale bar indicates distances up to 1,500 feet, and a north arrow is present in the top right corner.

