

# BURLINGTON 128 DISTRICT REZONING INITIATIVE

## ADVISORY GROUP MEETING #1

DISCOVERING COMMUNITY  
IDENTITY AND OPPORTUNITY



**Ted Brovitz**  
**BROVITZ COMMUNITY PLANNING & DESIGN**  
28 Cricket Lane | Marshfield MA | 02050

**DODSON & FLINKER**  
Landscape Architecture and Planning

**Brovitz Community Planning & Design**  
**Dodson & Flinker, Inc.**  
**Pam Brown, FAICP, J.D.**



# THE PROJECT TEAM



Ted



Peter



Dillon



Nate



Jack



Pam

## Brovitz Community Planning & Design

### Core Role

- Land Use and Zoning Analysis
- Form-Based Code & Design Standards
- Community Involvement

### Key Staff

- Ted Brovitz (Project Leader)

## Dodson & Flinker

### Core Role

- Revise Vision, Sustainability, Development & Public Realm Standards
- Community Involvement
- Modeling, Mapping and Graphics

### Key Staff

- Peter Flinker, Dillon Sussman, Nate Burgess, Jack Sweeney-Taylor

## Brown & Brown, P.C.

### Core Role

- Review Bylaws, Design Standards, and Provide Developer Perspective

### Key Staff

- Pam Brown, FAICP, J.D.

# MEETING AGENDA

Time	Topic
7:30PM	Welcome
7:35PM	Presentation
8:05PM	Advisory Group Introductions
8:25PM	Issues and Opportunities Discussion
9:00PM	End

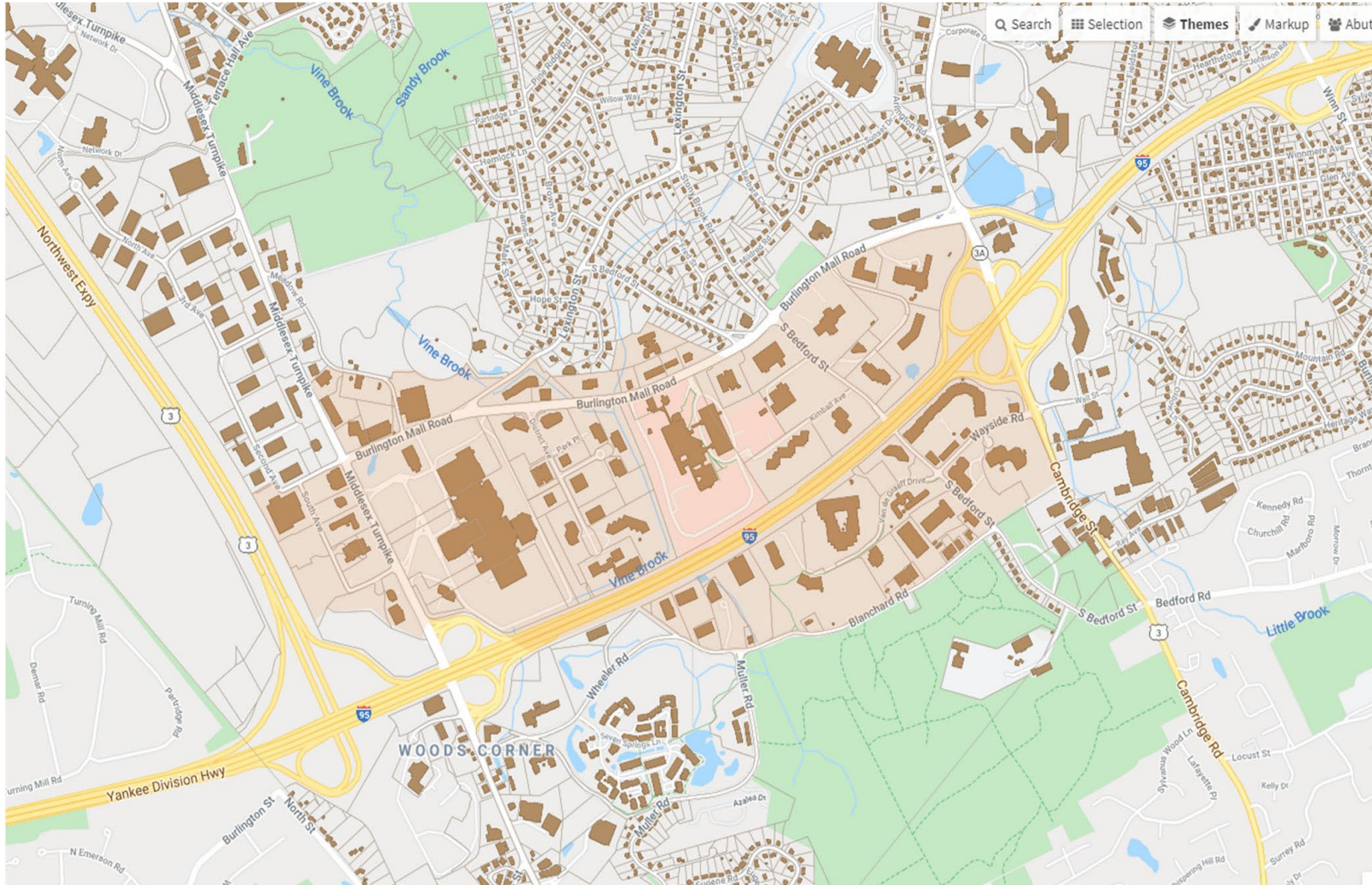


# 128 DISTRICT PROJECT AREA





# 128 DISTRICT PROJECT AREA



## 128 District Context

- ❑ The 128 District Project Area is generally bordered by Blanchard Road, Route 3, Route 3A, and the Burlington Mall Road.
- ❑ The surrounding context encompasses areas critical to the zoning initiative including the Northeastern University Innovation Campus, municipal wells, aquifers and natural systems, the Vinebrook WTP, and transit connections to Alewife Station, Lowell, and Lexington.

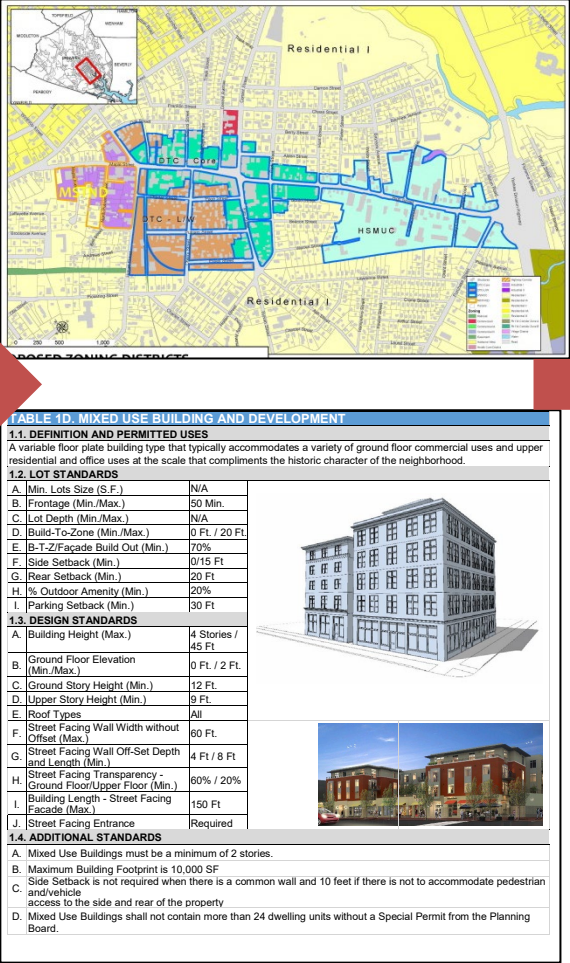


# Project Process

Refine Vision

Develop Zoning Map  
and Code

Adopt Zoning  
Implement Vision



Example: Danvers Downtown Corridor Vision Plan, Mixed-Use Form-Based Zoning Bylaw, Design Guidelines, C40R Smart Growth Overlay District, 2018-2020 (ADOPTED)



# ROLE OF THE ADVISORY GROUP

- Refine the vision for the study area
  - How can the area best serve the town's needs and goals?
  - What are appropriate densities and design characteristics for various sub-areas?
  - What public realm improvements are necessary (streets, open spaces, pedestrian connections)?
- Review the framework for the zoning





# ROLE OF THE ADVISORY GROUP

- Represent various constituents in Burlington.
- Bring personal experience, expertise, and diverse perspectives to group discussions
- Evaluate information
- Help develop and test ideas
- Engage in deliberation
- Support public outreach
- Ultimately, advise decision makers





# Advisory Group Process

1. **Convening Stakeholders** who represent all those potentially affected by the plan and the various interests at play in the social and political life of the community.
2. A **Shared Fact-Finding Process** that involves the stakeholders in vetting the maps, data and analyses about the site and determining whether the information is accurate, complete and trustworthy.
3. Discussion of **Shared Community Values and Vision** for their community and the site.
4. **Shared exploration of alternatives**, where all reasonable ideas are brought forward and tested against the community's vision and values.
5. **Deliberation and decision making**, where stakeholders participate in refining concepts and looking objectively at how best to balance the goals of the community with the needs of the landowners, businesses and institutions.





# Advisory Group Timeline

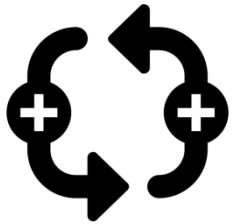




# PROPOSED GROUND RULES OF THE ADVISORY GROUP



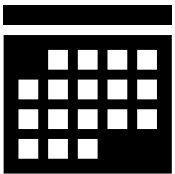
Share views and ask questions



Critique ideas, not people



Make sure everyone has a chance to speak

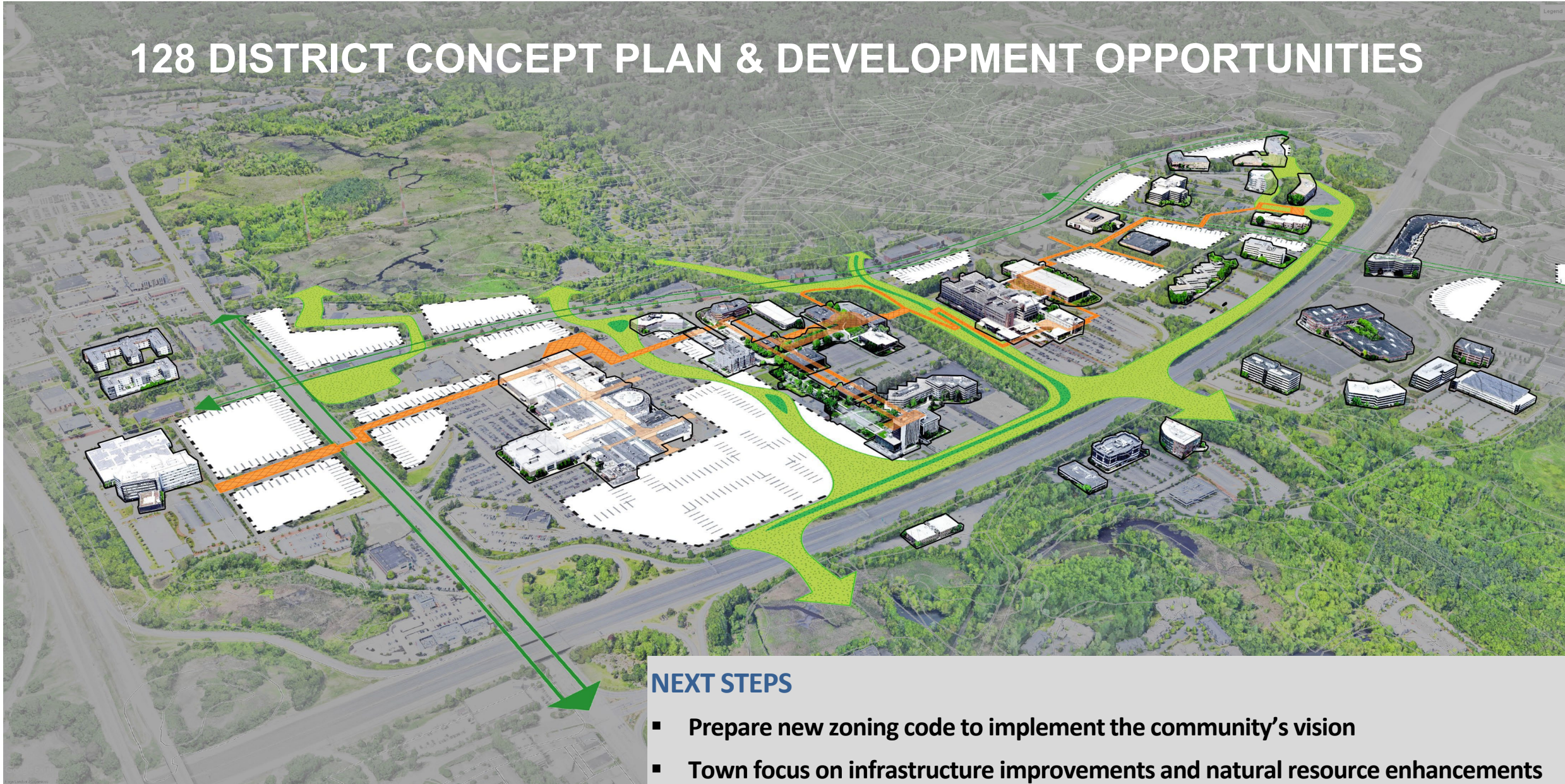


Commit to attending as many meetings as possible



# 128 DISTRICT PLAN – KEY TAKEAWAYS FROM PHASE 1

## 128 DISTRICT CONCEPT PLAN & DEVELOPMENT OPPORTUNITIES



### NEXT STEPS

- Prepare new zoning code to implement the community's vision
- Town focus on infrastructure improvements and natural resource enhancements

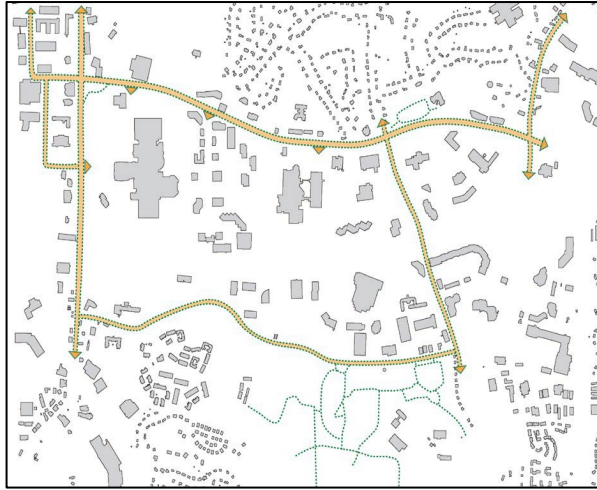


# 128 DISTRICT PLAN – KEY TAKEAWAYS FROM PHASE 1

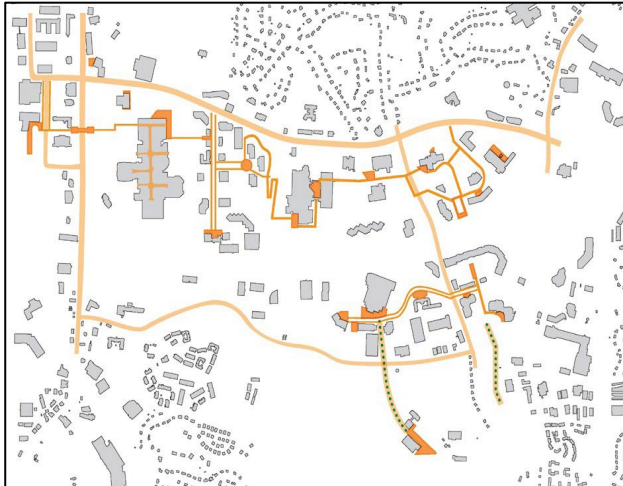
## DEVELOPMENT OPPORTUNITIES, CONNECTIVITY, AND GREEN CORRIDORS



**NATURAL SYSTEMS**



**CORRIDORS**



**PUBLIC REALM CONNECTIVITY**



**DEVELOPMENT OPPORTUNITIES**

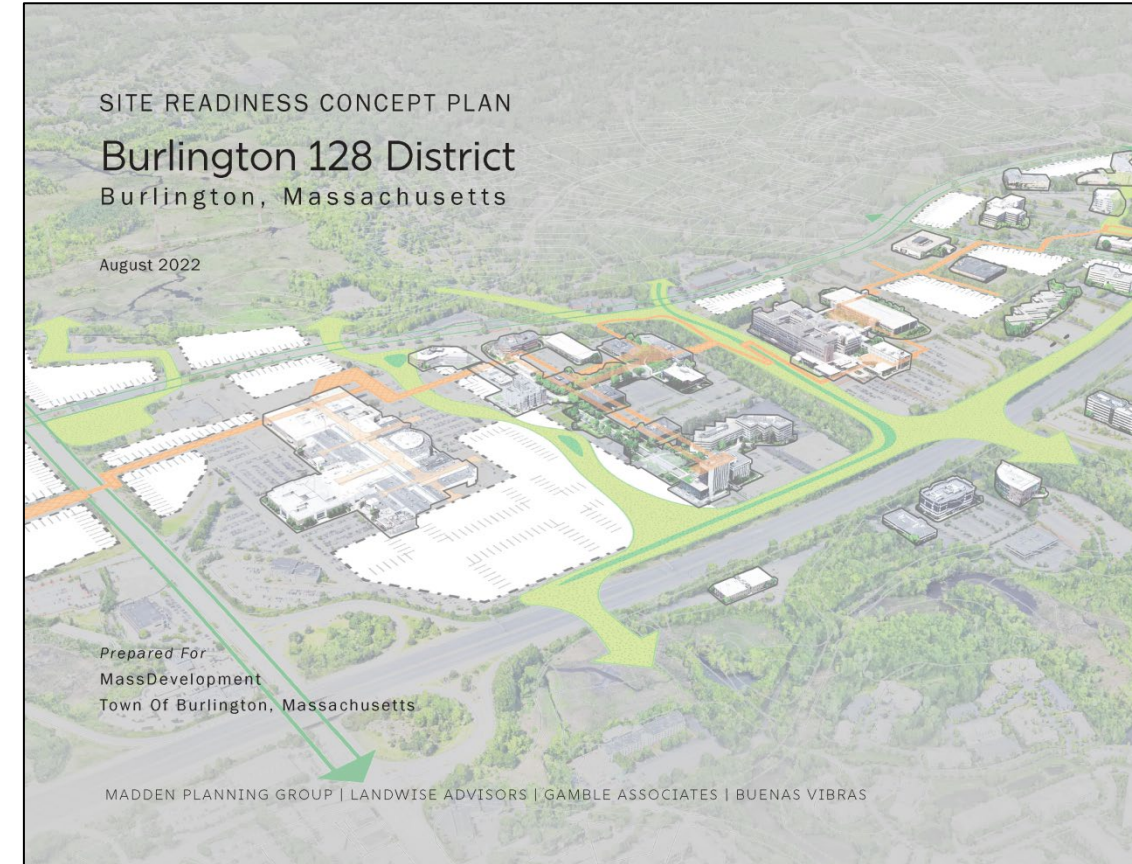




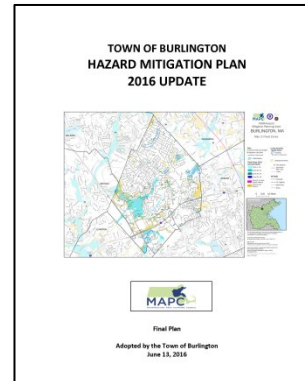
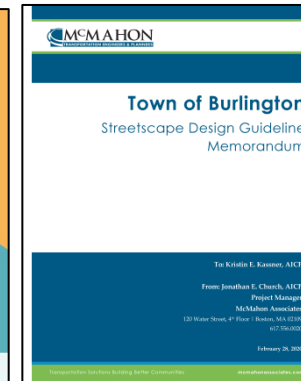
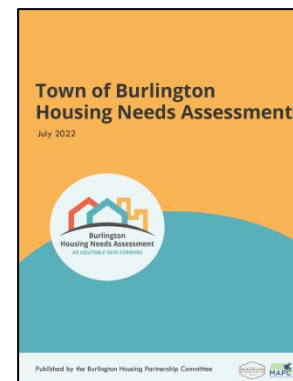
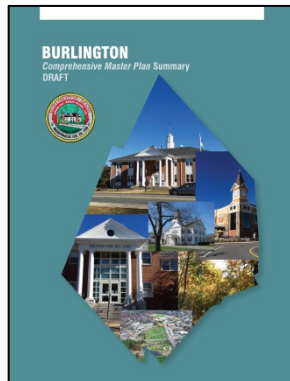
# 128 DISTRICT PLAN – KEY TAKEAWAYS FROM PHASE 1

## IMPLEMENT TOWN PLANS & POLICIES

- ❑ Burlington 128 District Concept Plan and Report (2022)
- ❑ Burlington Comprehensive Plan (2022)
- ❑ Burlington Housing Needs Assessment (2022)
- ❑ Burlington Complete Streets/Streetscape Design Guidelines (2020)
- ❑ Burlington Open Space & Recreation Plan (2019)
- ❑ Burlington Hazard Mitigation Plan (2016)



These plans provide a clear set of actions going forward with placemaking zoning standards in the Burlington 128 District.







0 125 250 375 500 Feet



Town of Burlington Conservation Department  
781.270.1655 | [www.burlington.org](http://www.burlington.org)

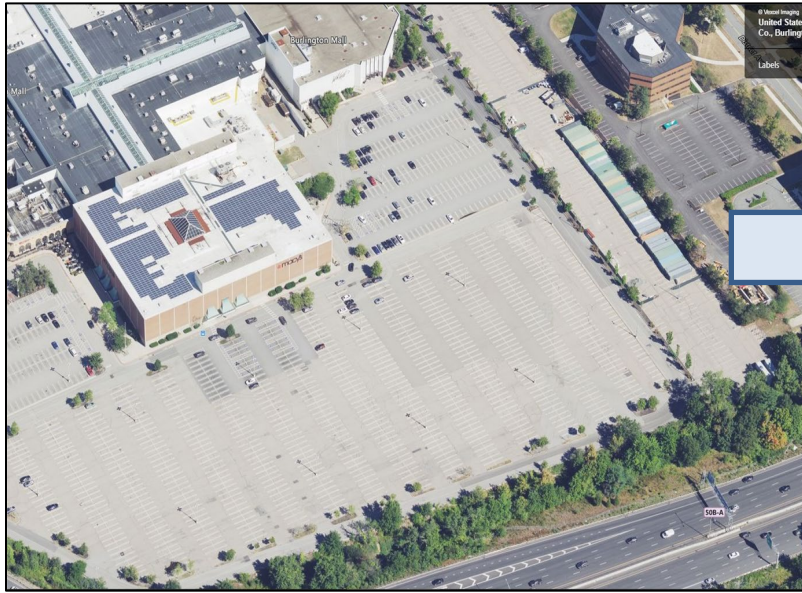
# Riverwalk

## Vine Brook

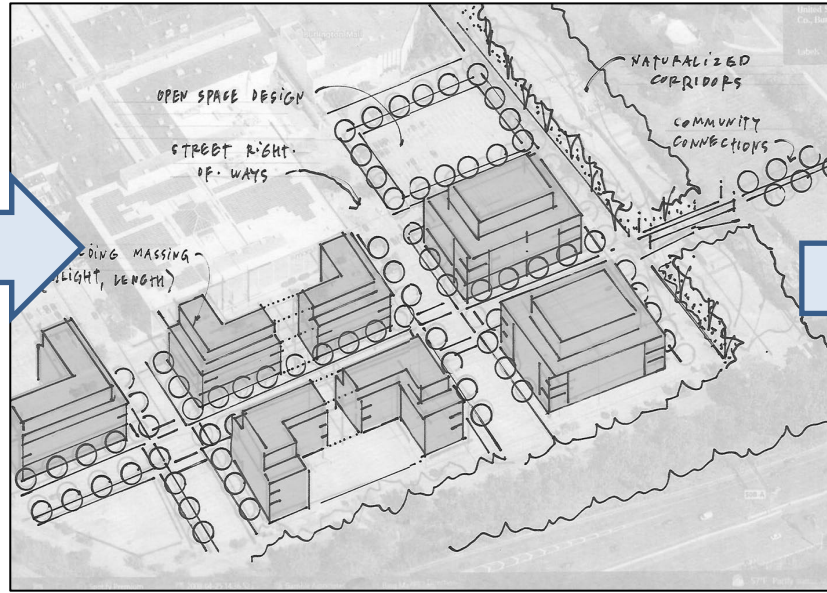




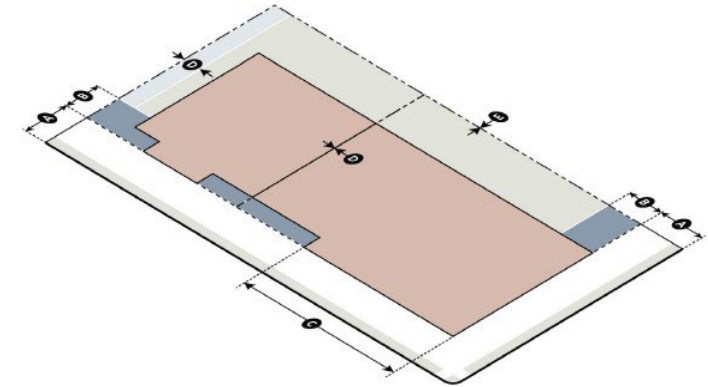
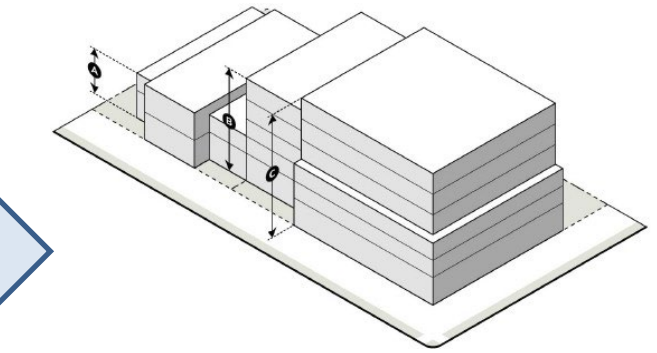
# PHASE 2 GOALS - IMPLEMENTATION VISION WITH NEW ZONING CODE



Existing Macy's at Burlington Mall



Potential Infill Development



Form-Based Zoning Code

## FORM-BASED CODE IMPLEMENTATION

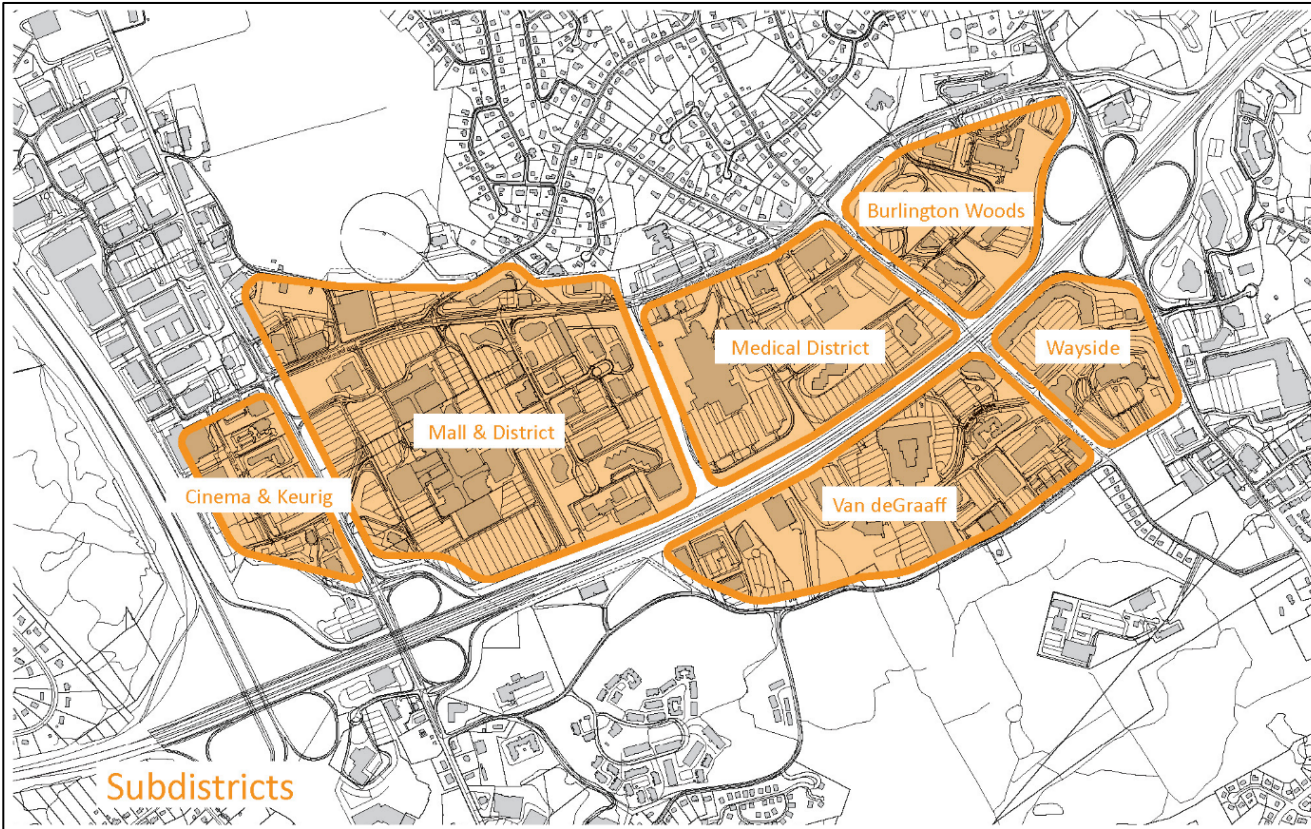
- Building Envelope Expanded with Flexible Design Standards
- Flexible Uses with Performance Standards (Mixed Use?)
- Complete Streets and Multi-Model Connectivity
- Building and Street Activation at Ground Level
- Parking – “Right Sized”, Behind Frontage, Shared, Internal Access, Surface/Structured
- Conservation Lands, and Passive and Active Opportunities and Access
- Efficient and Predictable Development Review Process



# PHASE 2 GOALS - IMPLEMENTATION VISION WITH NEW ZONING CODE

## Project Goals

- ❑ **Economic Vitality:** Create an inclusive regional research and innovation center.
- ❑ **Reinvestment:** Unlock development potential in surface parking areas.
- ❑ **Placemaking:** Create a mixed-use neighborhood that reduces commuting and invites workers back to the workplace.
- ❑ **Mobility:** Create networks of pedestrian and bike friendly environments supplemented by transit.
- ❑ **Zoning Predictability:** Provide a clear regulatory environment to signal civic goals over the next decade adapting the commercial district from an auto-centric development pattern into a more balanced and people-friendly village.



**Proposed Zoning Subdistrict in Phase 1**

# ADVISORY GROUP MEMBERS' INTRODUCTIONS & GOALS

(In three sentences or less!)

- ☐ What group or interest do you represent?
- ☐ What do you want this process to accomplish?



## ADVISORY GROUP DISCUSSION

- ☐ What are the key issues and opportunities for the future of the 128 District?
- ☐ Which aspects of the vision and the zoning do you think will be the most challenging to make decisions about?
- ☐ What information will you need to make good decisions?



An aerial photograph of a suburban neighborhood. The image shows a mix of residential buildings, including houses and larger commercial-style structures, interspersed with green trees and grass. A road runs diagonally across the lower portion of the image. The overall scene is a typical suburban landscape.

# THANK YOU!

## Contact Information:

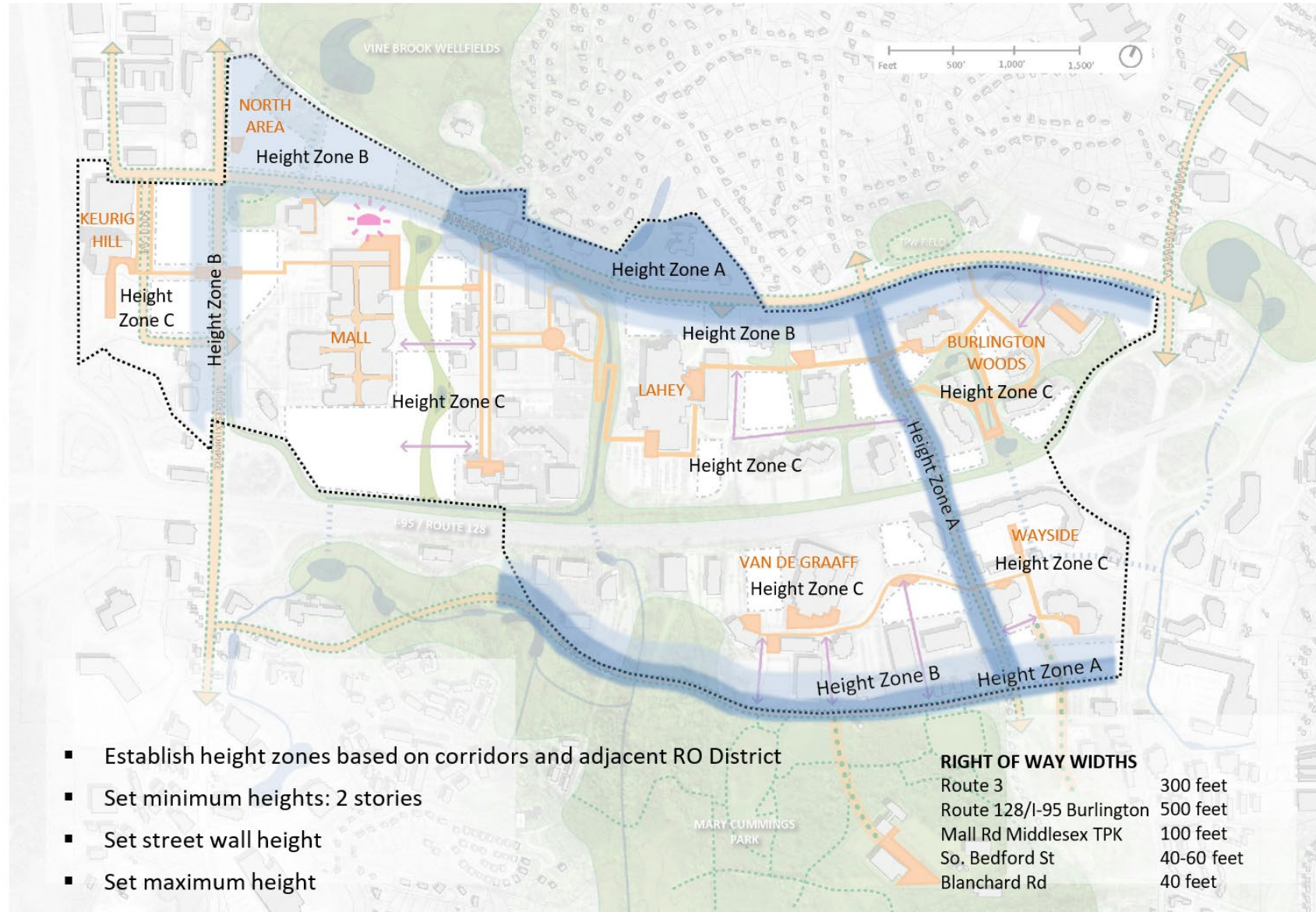
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Dodson & Flinker  
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# PHASE 2 GOALS - IMPLEMENTATION VISION WITH NEW ZONING CODE



## Proposed Height Limitation Zones

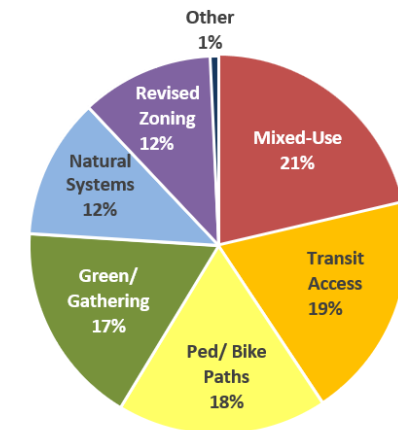
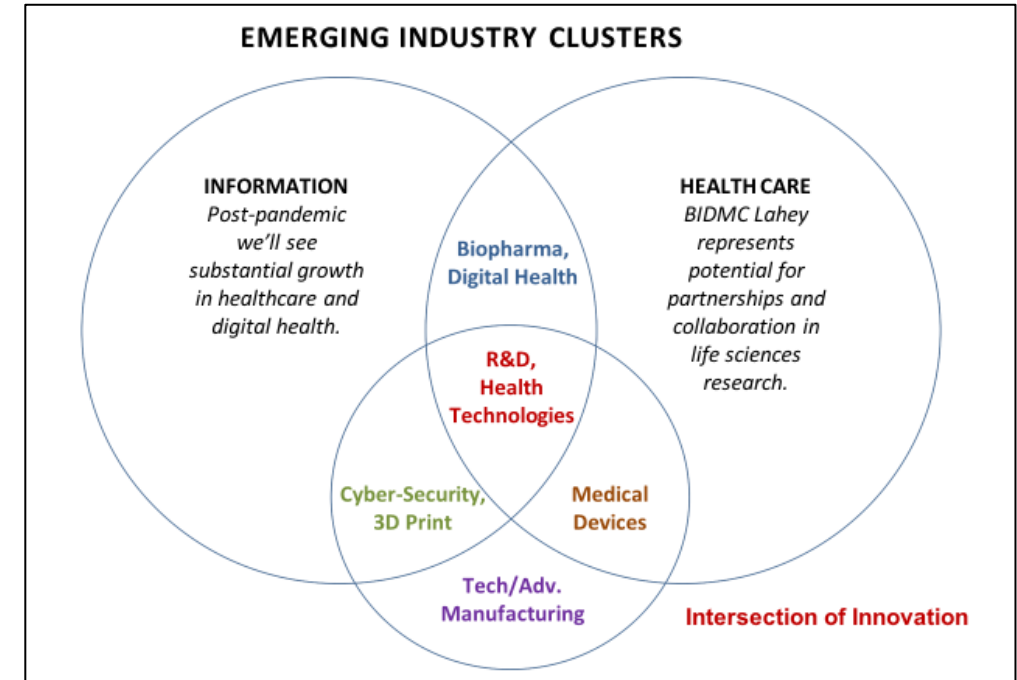
- ☐ Establish height zones based on corridors and adjacent RO District
- ☐ Set minimum heights: 2 stories
- ☐ Set street wall height
- ☐ Set maximum height

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- Set minimum heights: 2 stories
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# PHASE 2 GOALS - IMPLEMENTATION VISION WITH NEW ZONING CODE

## 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/Fabrication, 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



What are the top priorities for this area? (from Community Forum #1)



# PHASE 2 GOALS - IMPLEMENTATION VISION WITH NEW ZONING CODE

## Proposed Development Opportunity Areas Concept Plan

- ❑ Proposed Complete Streets Corridors
- ❑ Proposed Additional Nodes and Interconnectivity
- ❑ Green Corridors
- ❑ Build-to-Lines, Streetscapes, Outdoor Amenity Spaces

