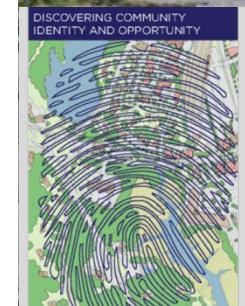


BURLINGTON 128 DISTRICT REZONING INITIATIVE

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.

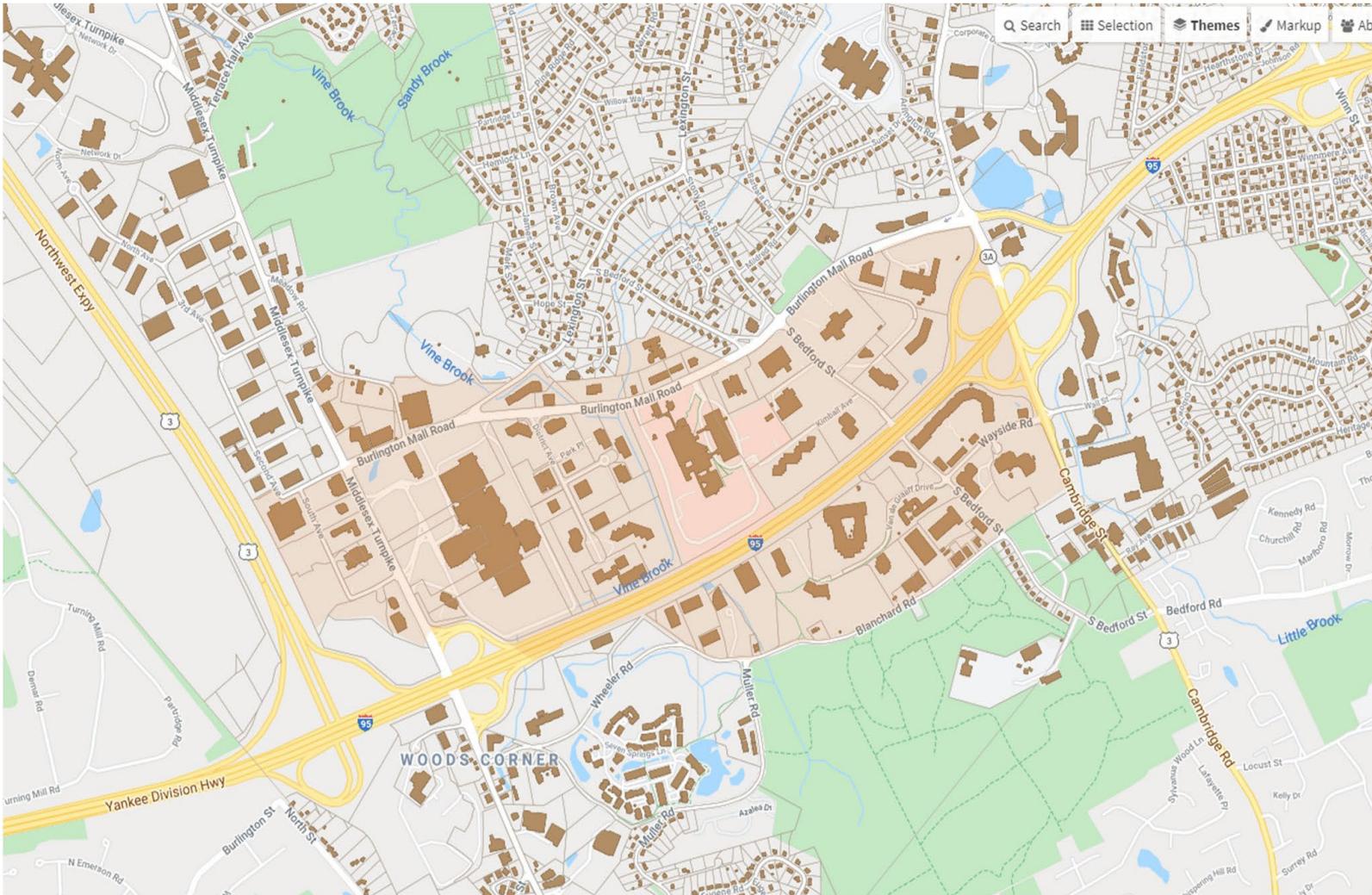
MEETING AGENDA

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

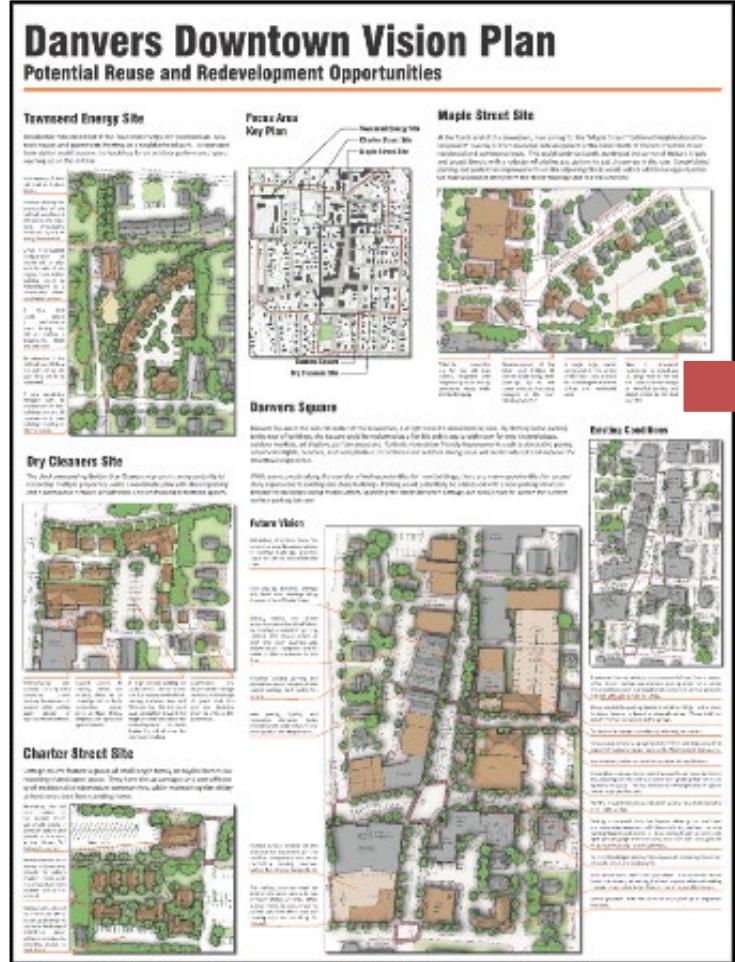


128 District Context

- 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

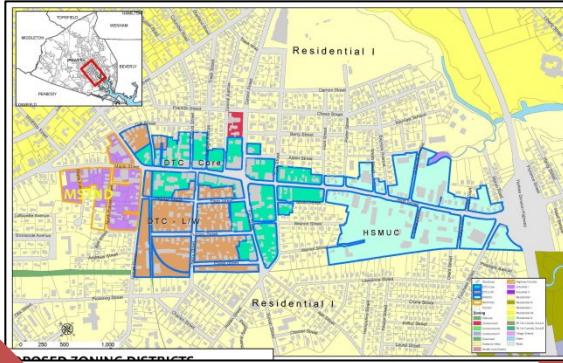


TABLE 4-1. MIXED USE BUILDING AND DEVELOPMENT	
1.1. DEFINITION AND PERMITTED USES	
A variable floor plate building type that typically accommodates a variety of ground floor commercial uses and upper residential and office uses at the scale that complements the historic character of the neighborhood.	
1.2. LOT STANDARDS	
A. Min. Lots Size (S.F.)	N/A
B. Frontage (Min./Max.)	50 Min.
C. Lot Depth (Min./Max.)	N/A
D. Build-To-Zone (Min./Max.)	0 FL / 20 FT
E. B-1-Z/Façade Build Out (Min.)	70%
F. Side Setback (Min.)	9/15 Ft
G. Rear Setback (Min.)	20 Ft
H. % Outdoor Amenity (Min.)	20%
I. Parking Setback (Min.)	30 Ft
1.3. DESIGN STANDARDS	
A. Building Height (Max.)	4 Stories / 45 Ft
B. Ground Floor Elevation (Min./Max.)	0 Ft / 2 Ft
C. Ground Story Height (Min.)	12 Ft
D. Upper Story Height (Min.)	9 Ft
E. Roof Types	All
F. Street Facing Wall Width without Offset (Max.)	60 Ft
G. Street Facing Wall Off-Set Depth and Length (Min.)	4 Ft / 8 Ft
H. Street Wall Transparency - Ground Floor/Upper Floor (Min.)	60% / 20%
I. Building Length - Street Facing Façade (Max.)	150 Ft
J. Street Facing Entrances	Required
1.4. ADDITIONAL STANDARDS	
A. Mixed Use Buildings must be a minimum of 2 stories.	
B. Maximum Building Footprint is 10,000 SF	
C. Side Setback is not required when there is a common wall and 10 feet if there is not to accommodate pedestrian access to the side and rear of the property	
D. Mixed Use Buildings shall not contain more than 24 dwelling units without a Special Permit from the Planning Board.	

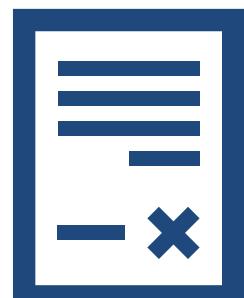
Adopt Zoning Implement Vision



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

February

Advisory Group Meeting #1

- Introduce project & advisory group process
- Discuss issues & opportunities
- Identify additional information needed

Public Forum 1 (2/15)

April

Design Charette

- Listening Workshop
- Visioning Workshop
- Exploring Alternatives

June

Advisory Group Meeting #4

- Review consensus plan and zoning framework
- Decide whether to continue meeting

Advisory Group Meeting #2

- Shared fact-finding
- Explore community values and goals
- Public forum preparation

Advisory Group Meeting #3

- Review charrette results
- Testing and evaluating alternatives

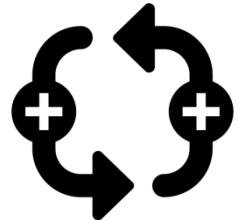
March

May

PROPOSED GROUND RULES OF THE ADVISORY GROUP



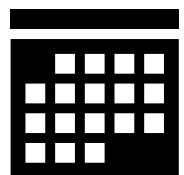
Share views and ask questions



Critique ideas, not people



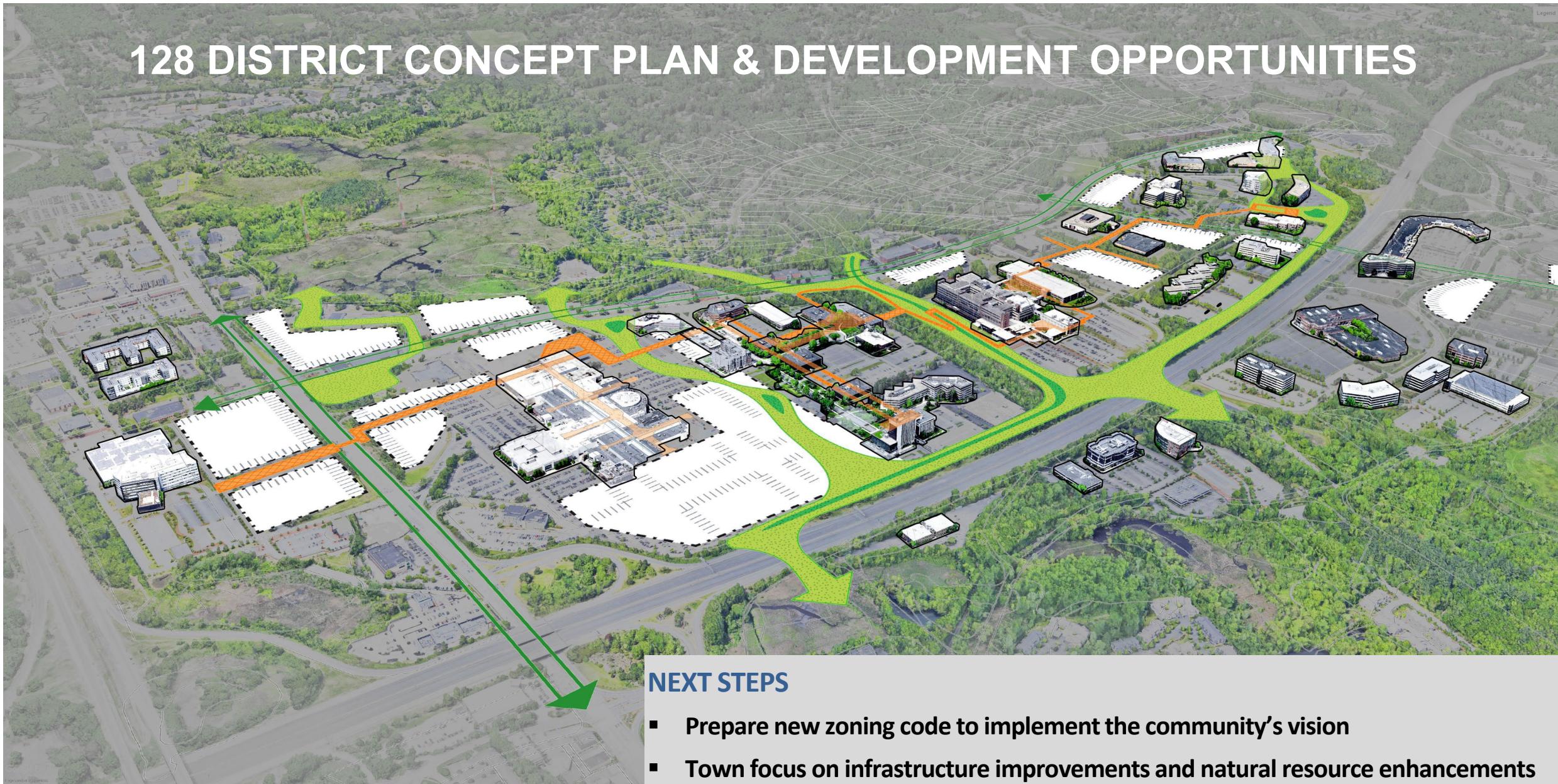
Make sure everyone has a chance to speak



Commit to attending as many meetings as possible

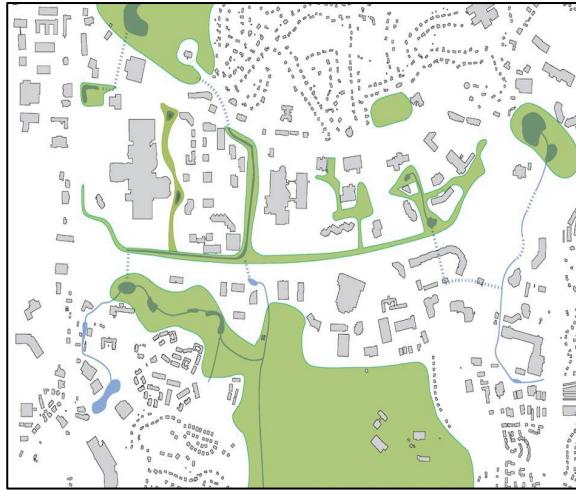
128 DISTRICT PLAN – KEY TAKEAWAYS FROM PHASE 1

128 DISTRICT CONCEPT PLAN & DEVELOPMENT OPPORTUNITIES

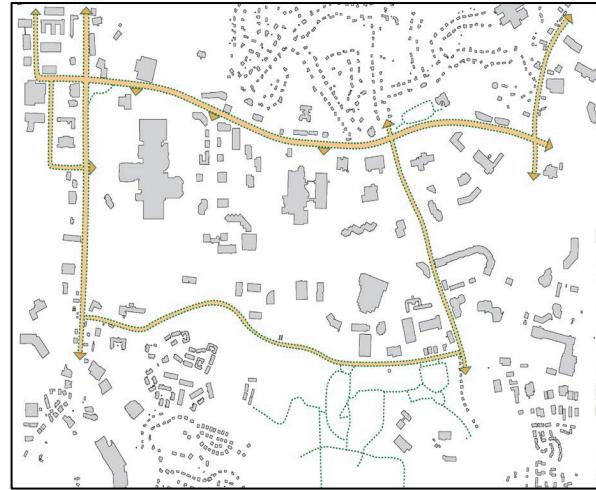


128 DISTRICT PLAN – KEY TAKEAWAYS FROM PHASE 1

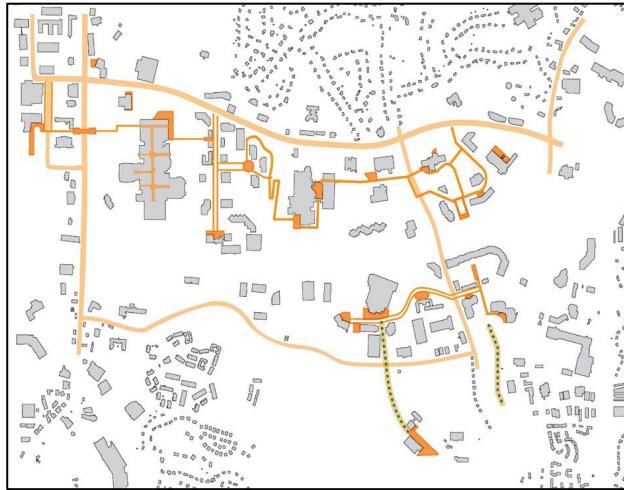
DEVELOPMENT OPPORTUNITIES, CONNECTIVITY, AND GREEN CORRIDORS



NATURAL SYSTEMS



CORRIDORS



PUBLIC REALM CONNECTIVITY



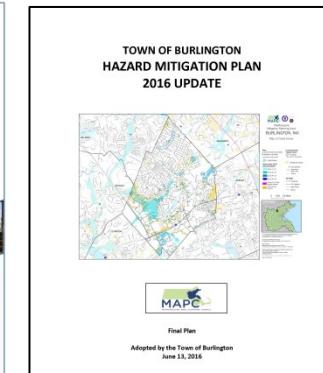
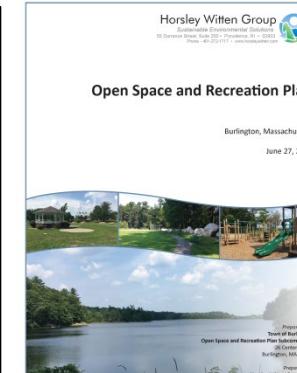
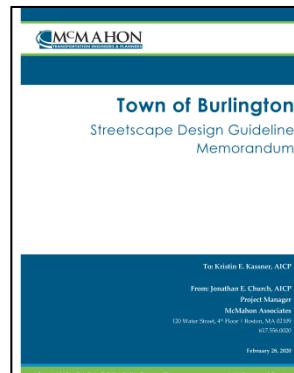
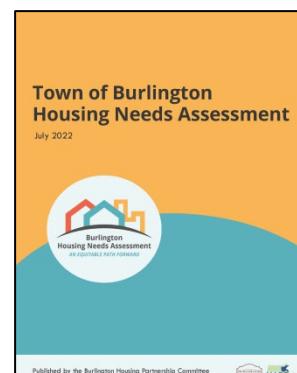
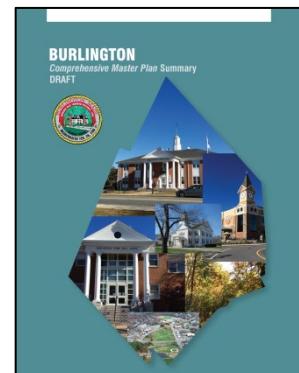
DEVELOPMENT OPPORTUNITIES

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.





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Feet

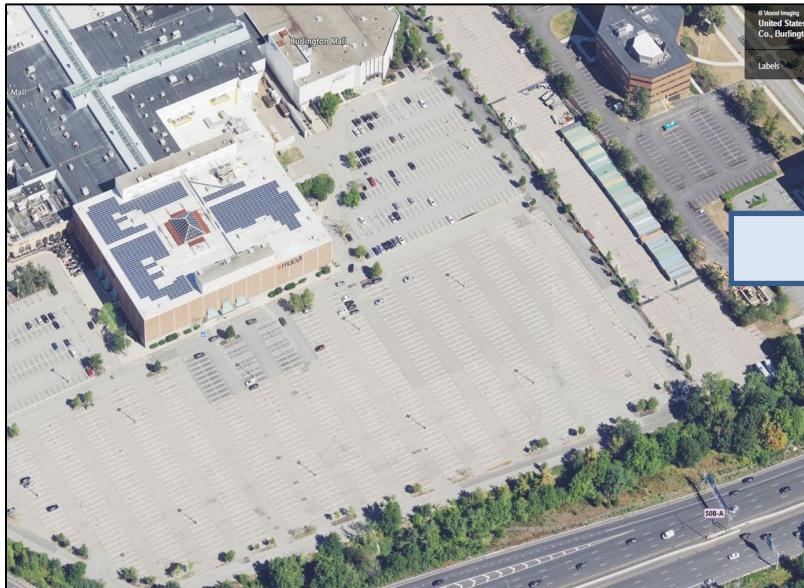
Riverwalk Vine Brook



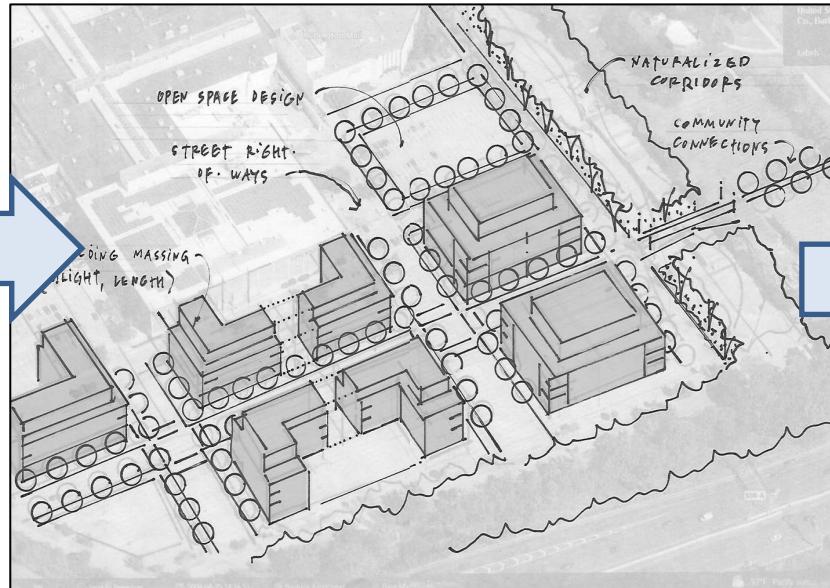
Town of Burlington Conservation Department
781.270.1655 | www.burlington.org



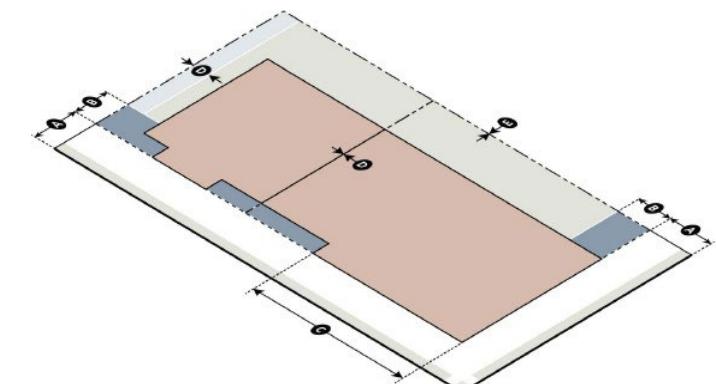
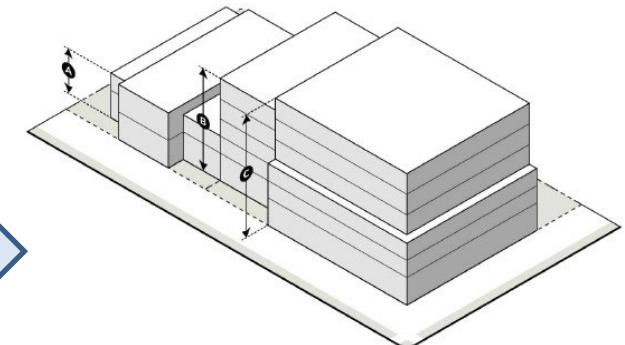
PHASE 2 GOALS - IMPLEMENTATION VISION WITH NEW ZONING CODE



Existing Macy's at Burlington Mall



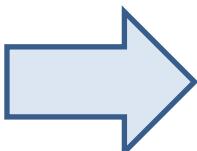
Potential Infill Development



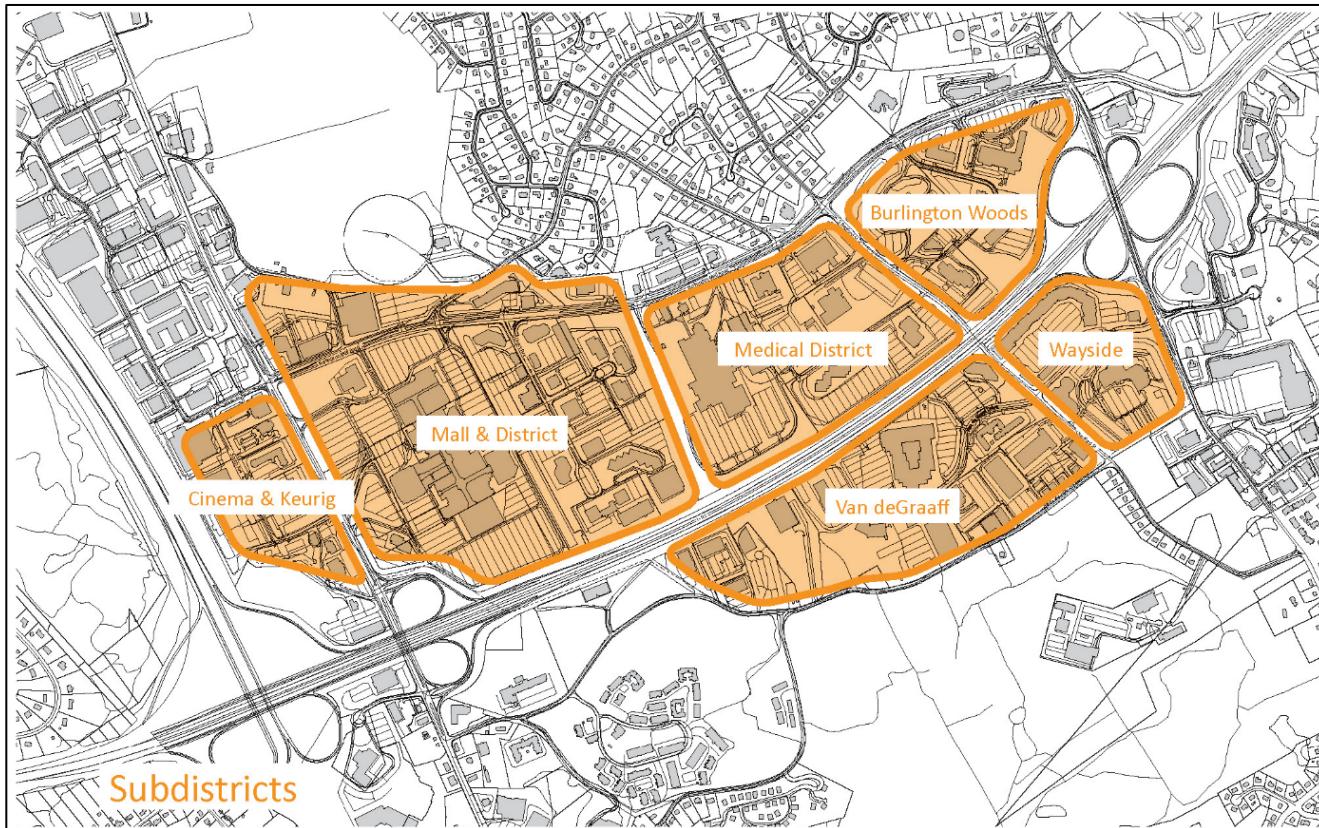
Form-Based Zoning Code

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



Proposed Zoning Subdistrict in Phase 1

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.

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?

The background of the slide is an aerial photograph of a suburban landscape. It shows a mix of residential areas with single-family homes, larger apartment complexes, and industrial or commercial zones with numerous buildings and parking lots. A river or stream is visible winding through the green spaces. The overall scene is a typical American suburb.

THANK YOU!

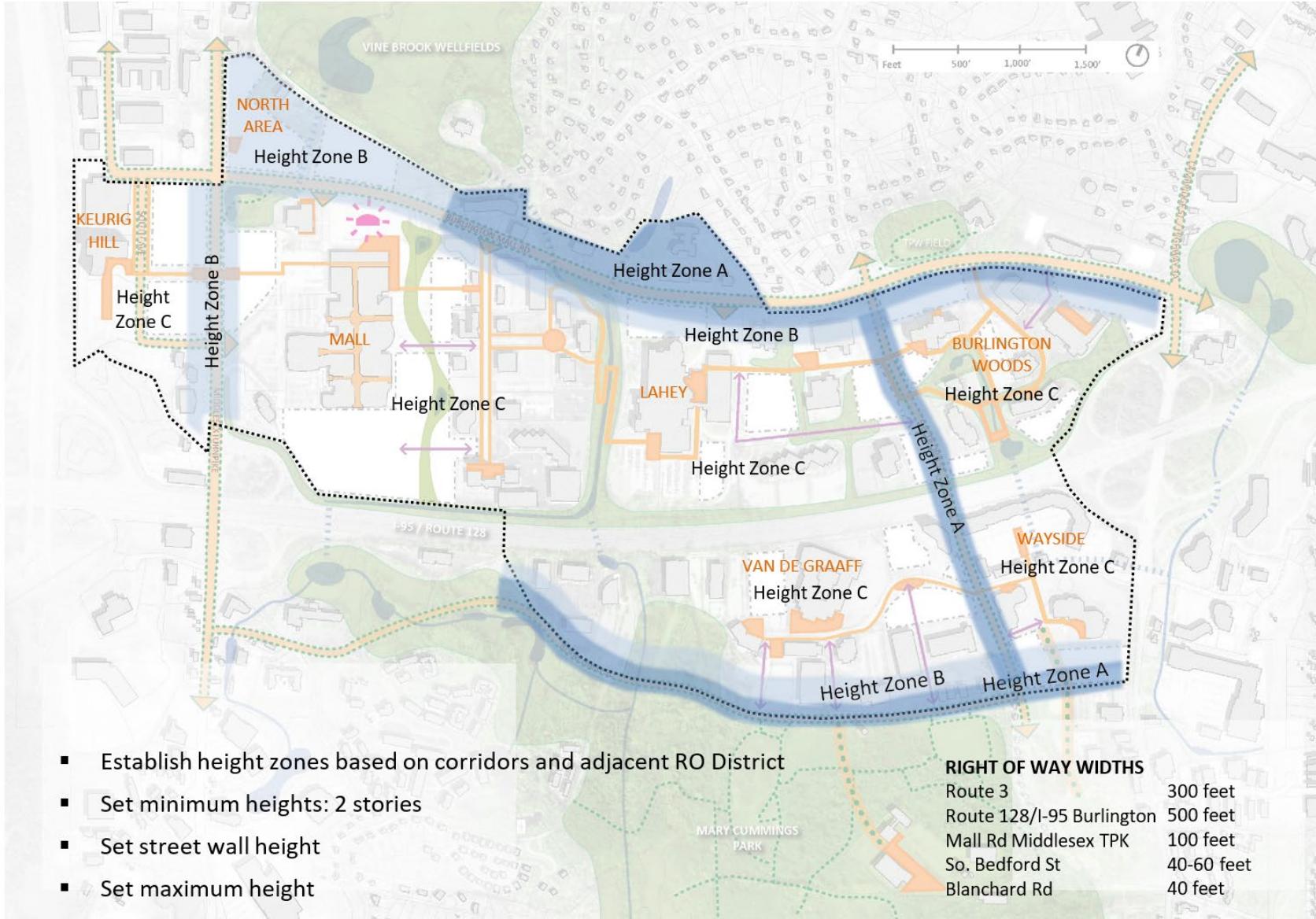
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Dillon Sussman
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Dillon@dodsonflinker.com
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PHASE 2 GOALS - IMPLEMENTATION VISION WITH NEW ZONING CODE



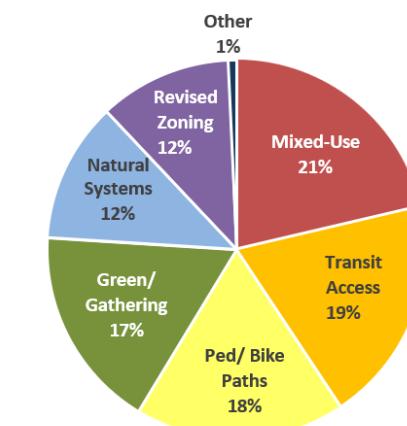
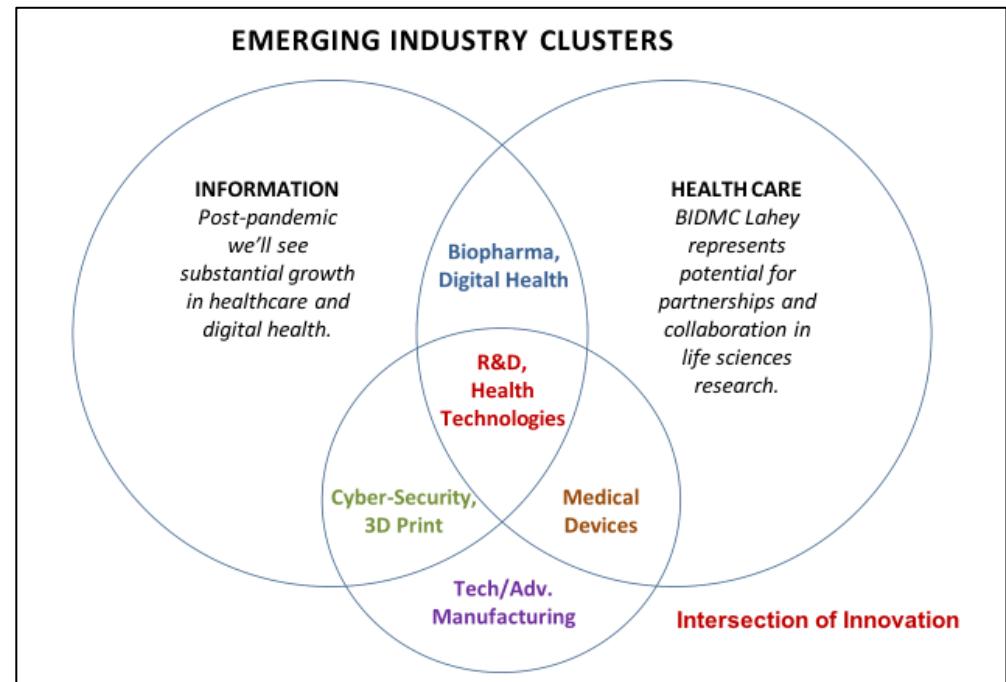
Proposed Height Limitation Zones

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

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

