

NORTHWEST PARK

JUNE 5, 2025

PREPARED FOR BURLINGTON:
PLANNING BOARD



NORTHWEST
PARK



TONIGHT

IN PERSON

- **BOB BUCKLEY:** Riemer & Braunstein
- **TODD FREMONT-SMITH:** Nordblom Company

IN THE MATRIX

- **FRANK DIPETRO:** VHB Civil & Traffic
- **KATE LUX:** Stantec Architecture
- **SABRINA MILLER:** Copley Wolfe Landscape Architecture

TEAM



Copley
Wolff



- May 22, 2024:
- Summer-Fall 2024:
- February 11, 2025:
- February 25, 2025:
- March 6, 2025:
- March 12, 2025:
- March 20, 2025:
- March 17, 2025:
- April 10, 2025:
- June 5, 2025:

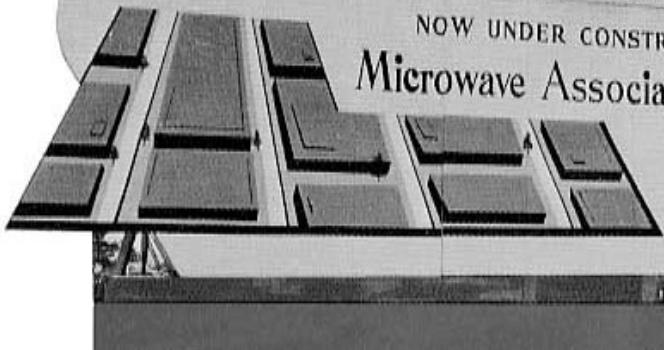
Town Meeting Approves MBTA Communities Zoning
Discussions with Staff
Filed for May Town Meeting
DCM Meeting
Planning Board #1
ZBRC #1
Planning Board #2
Land Use Committee #1
Re-Filed for Sept. Town Meeting
Planning Board #3

NORTHWEST INDUSTRIAL PARK

PACKAGED PLAN • PREPARED SITES • 72 ACRES

NOW UNDER CONSTRUCTION

Microwave Associates, Inc.



3RD AVE

BURLINGTON





✓ COMPANIES WANT HOUSING NEAR WORK

✓ HOUSING BENEFITS RETAIL

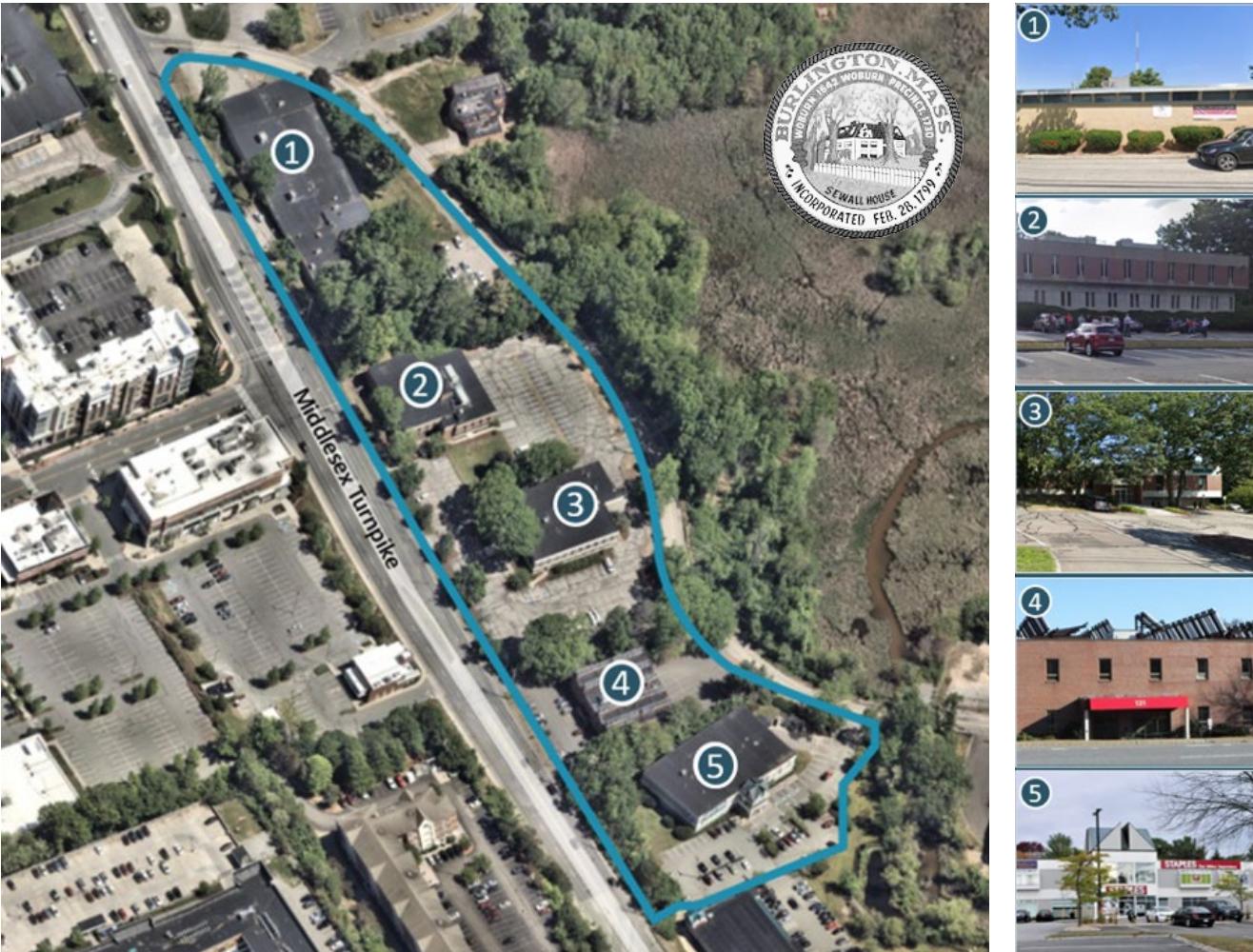
MBTA SUBDISTRICT B

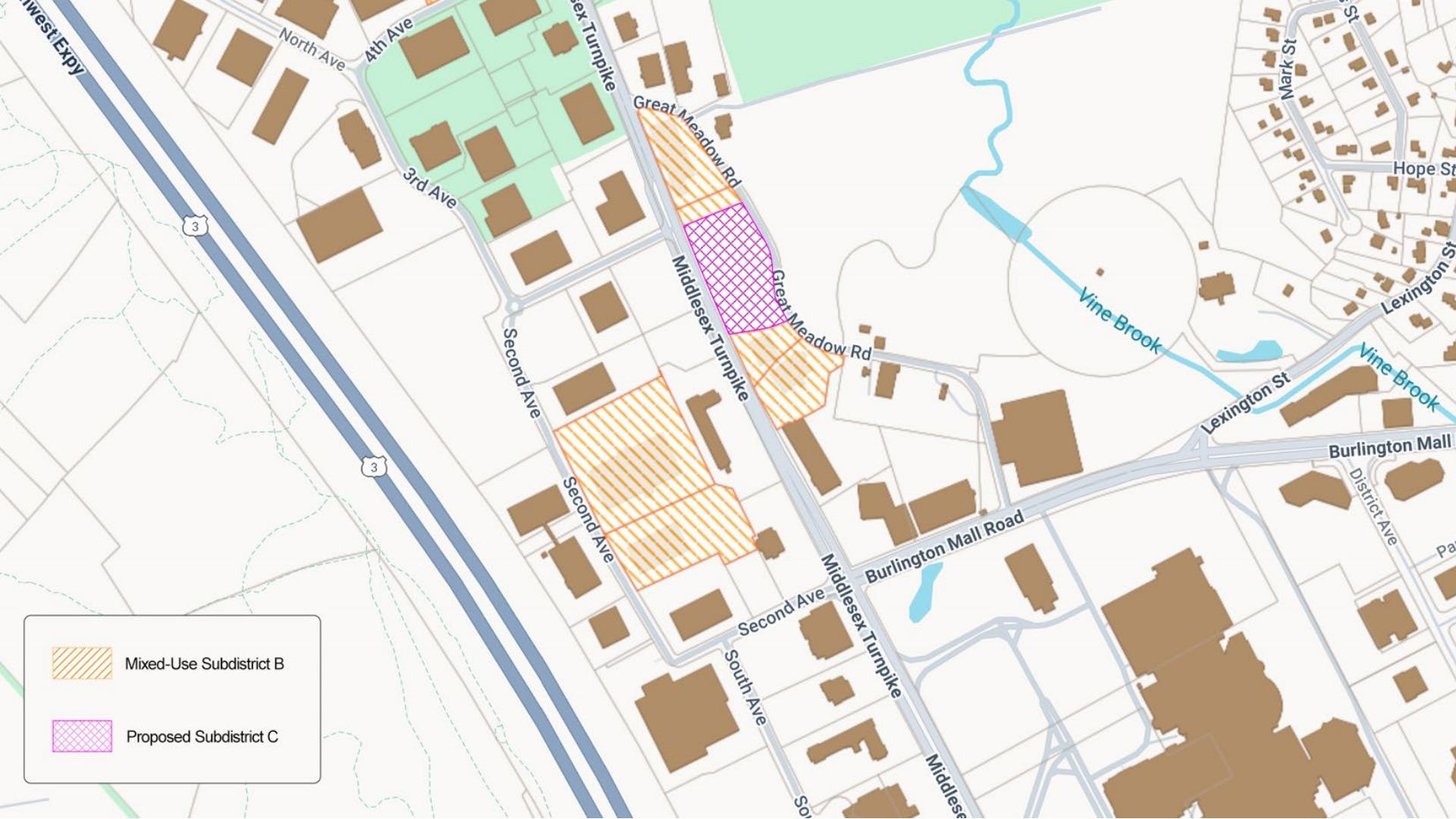
AREA SUMMARY

- Mixed-use Subdistrict
- Existing Commercial
- 8.28 Acres

BASE ZONING

- BG – General Business
- IG – General Industrial

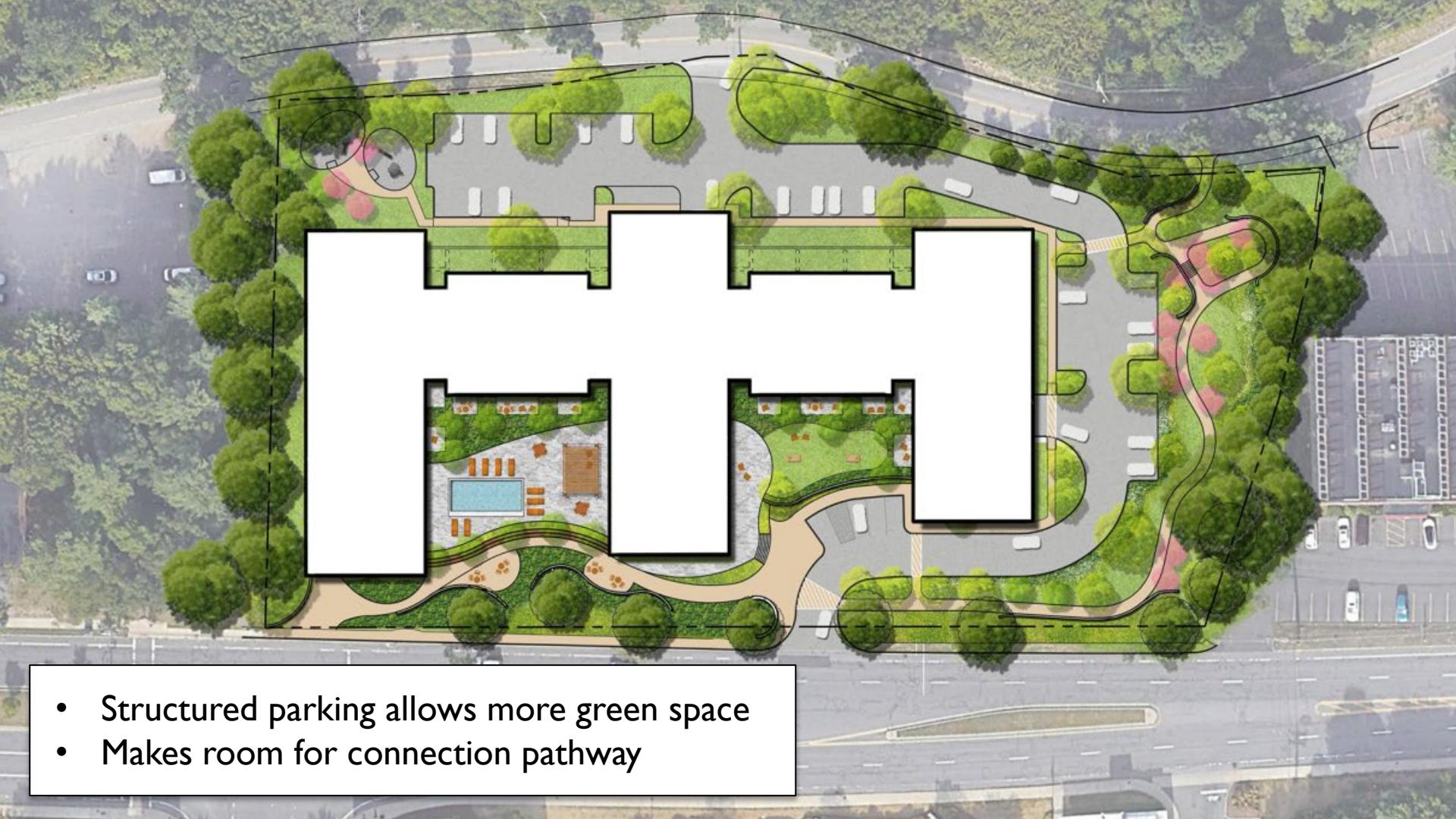




- +25' drop
- Third Ave is at high point
- Great Meadow Road is at the low point



SITE ANALYSIS : TOPOGRAPHY



- Structured parking allows more green space
- Makes room for connection pathway



PROPOSED VIEW FROM 3RD AVE



**PROPOSED VIEW FROM
MIDDLESEX TPK**



- ✓ LOCATION OK
- MASSING
- TRAFFIC
- PEDESTRIAN CONNECTIONS

WHAT WE'VE HEARD



Copley
Wolff



Stantec



Nordblom



AVERAGE MEAN GRADE = 68'

COMPLIMENTARY MASSING

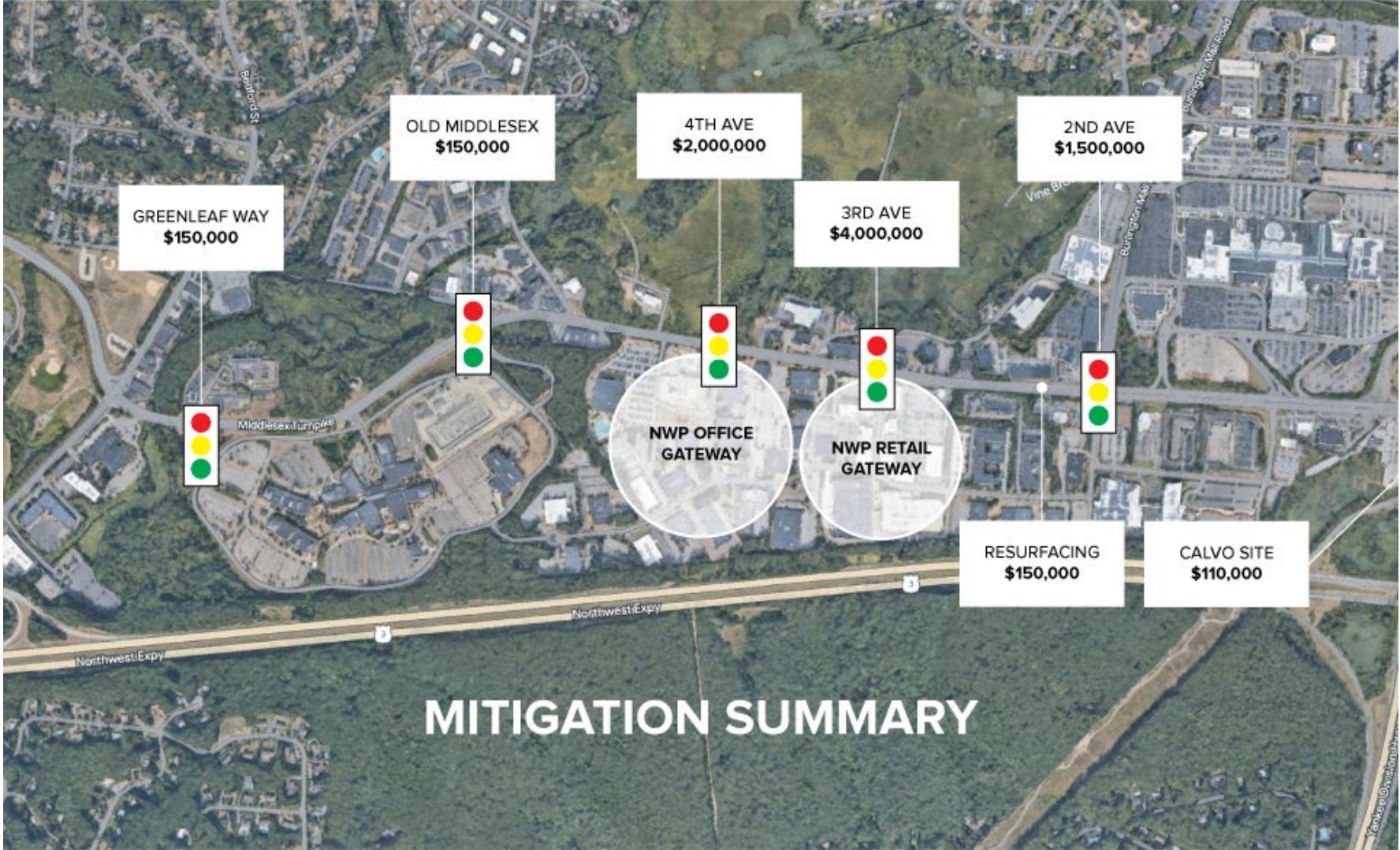


HEIGHT & PUBLIC REALM IMPROVEMENTS

Table 1 – Trip Generation Comparison

Time Period	Movement	Existing Use ^a	Proposed Project ^b	Difference
Weekday Daily		568	850	+282
Weekday Morning	Enter	73	16	-57
Peak Hour	<u>Exit</u>	<u>10</u>	<u>55</u>	<u>+45</u>
	Total	83	71	-12
Weekday Evening	Enter	14	45	+31
Peak Hour	<u>Exit</u>	<u>70</u>	<u>29</u>	<u>-41</u>
	Total	84	74	-10

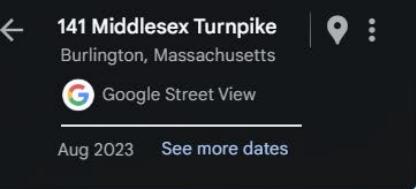
- Over 24 Hours, 282 more cars over existing office
- Reduction in Peak Hour trips.





CREATING PEDESTRIAN CONNECTIONS

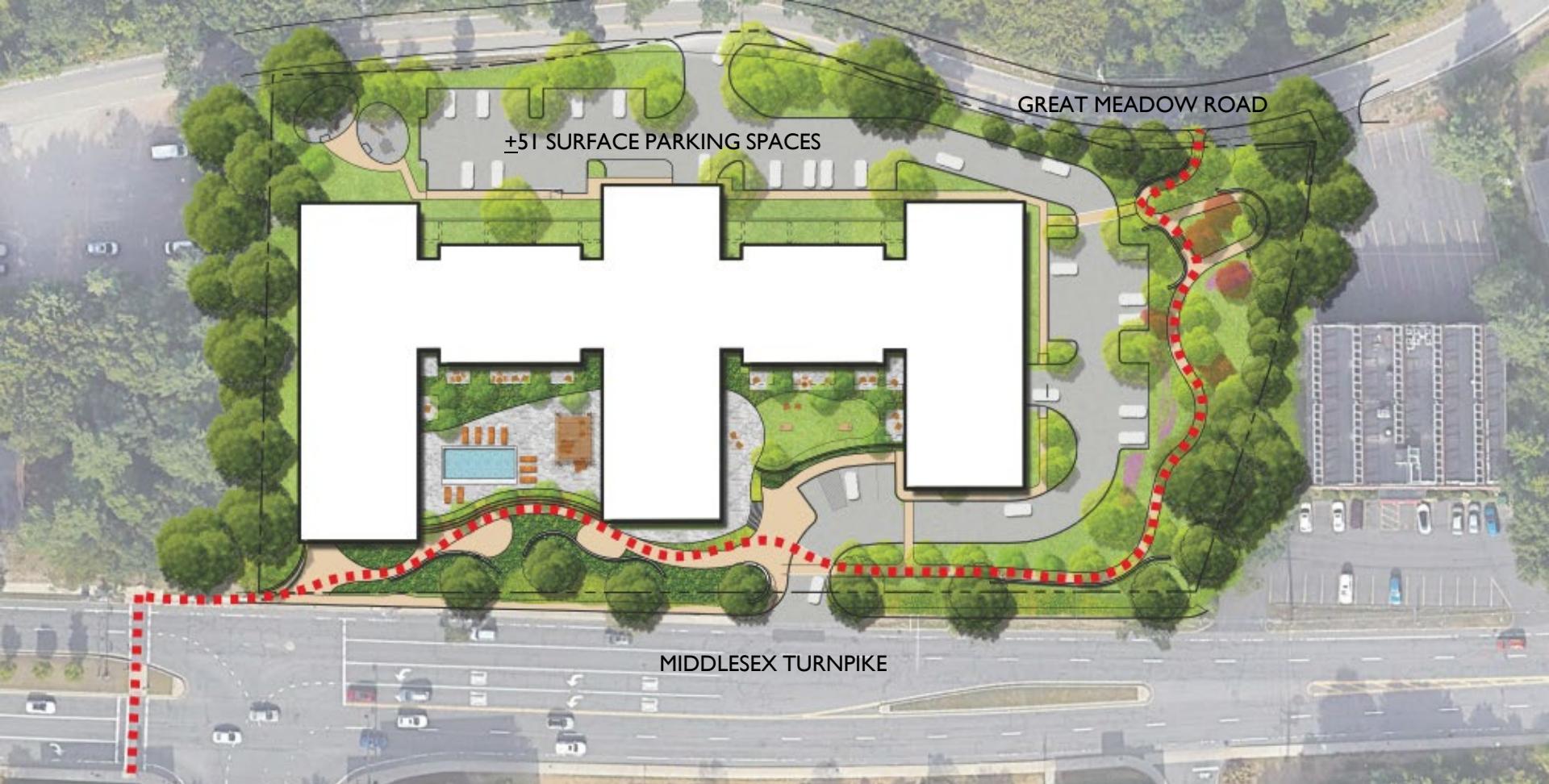
9 MIN WALK TO MALL



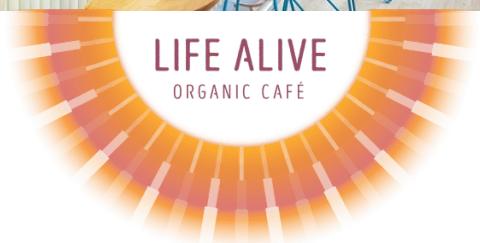
Google

Image capture: Aug 2023 © 2025 Google United States

CROSSWALK TO THIRD AVE AT NORTH



PEDESTRIAN CONNECTIONS



RETAIL AT SOUTH



Tatte
BAKERY & CAFÉ



**PROPOSED VIEW FROM
GREAT MEADOW RD**



**PROPOSED VIEW FROM
GREAT MEADOW RD**

Table 15
Estimated Annual Fiscal Impact

Gross Revenues	\$528,502
Estimated Municipal Costs	
Police	-\$20,000
Fire	-\$20,000
Other Dept. Costs	-\$23,500
School Costs	-\$64,692
Total Costs	-\$128,192
Net Annual Positive Fiscal Impact	+\$400,310



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GROWING THE TAX BASE – Some Examples

RE Tax ONLY
+ Meals Tax
+ Rooms Tax

PRE-DEVELOPMENT INDUSTRIAL BUILDINGS	2024	INCREASE
WEGMANS	\$225,000	298%
ARCHER HOTEL	\$55,000	936%
TREMONT	\$131,000	324%
LIFETIME FITNESS	\$176,000	343%
3 RD AVE	\$304,000	330%
TOTAL	\$891,000	361%



COMMUNITY BENEFITS

- **REDEVELOPMENT OF OBSOLETE OFFICE**
- **CREATING WORKFORCE **HOUSING****
- **COMPLYING WITH **MTBA** COMMUNITIES**
- **CONNECTING NWP W/ MALL RD.**
- **STRUCTURED PARKING**
- **\$750,000+/- BUILDING PERMIT FEE**
- **\$400,000+ NET RE TAXES /YR.**
- **BURLINGTON'S FIRST **PASSIVE HOUSE** BUILDING!**



Copley
Wolff



Stantec



Nordblom

WHAT'S NEXT

- **TONIGHT:** Planning Board #3
- **JUNE 11:** ZBRC
- **JUNE/JULY:** Land Use
- **JULY 17:** Planning Board #4
- **SEPTEMBER:** Town Meeting

NEXT STEPS



Copley
Wolff





THANK YOU



NORTHWEST
PARK

