

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

TEAM



Copley  
Wolfe



Stantec



Nordblom

- 
- May 22, 2024: **Town Meeting Approves MBTA Communities Zoning**
  - Summer-Fall 2024: **Discussions with Staff**
  - February 11, 2025: **Filed for May Town Meeting**
  - February 25, 2025: **DCM Meeting**
  - March 6, 2025: **Planning Board #1**
  - March 12, 2025: **ZBRC #1**
  - March 20, 2025: **Planning Board #2**
  - March 17, 2025: **Land Use Committee #1**
  - April 10, 2025: **Re-Filed for Sept. Town Meeting**
  - June 5, 2025: **Planning Board #3**







# 3<sup>RD</sup> AVE

BURLINGTON







✓ COMPANIES WANT HOUSING NEAR WORK

✓ HOUSING BENEFITS RETAIL



# MBTA SUBDISTRICT B

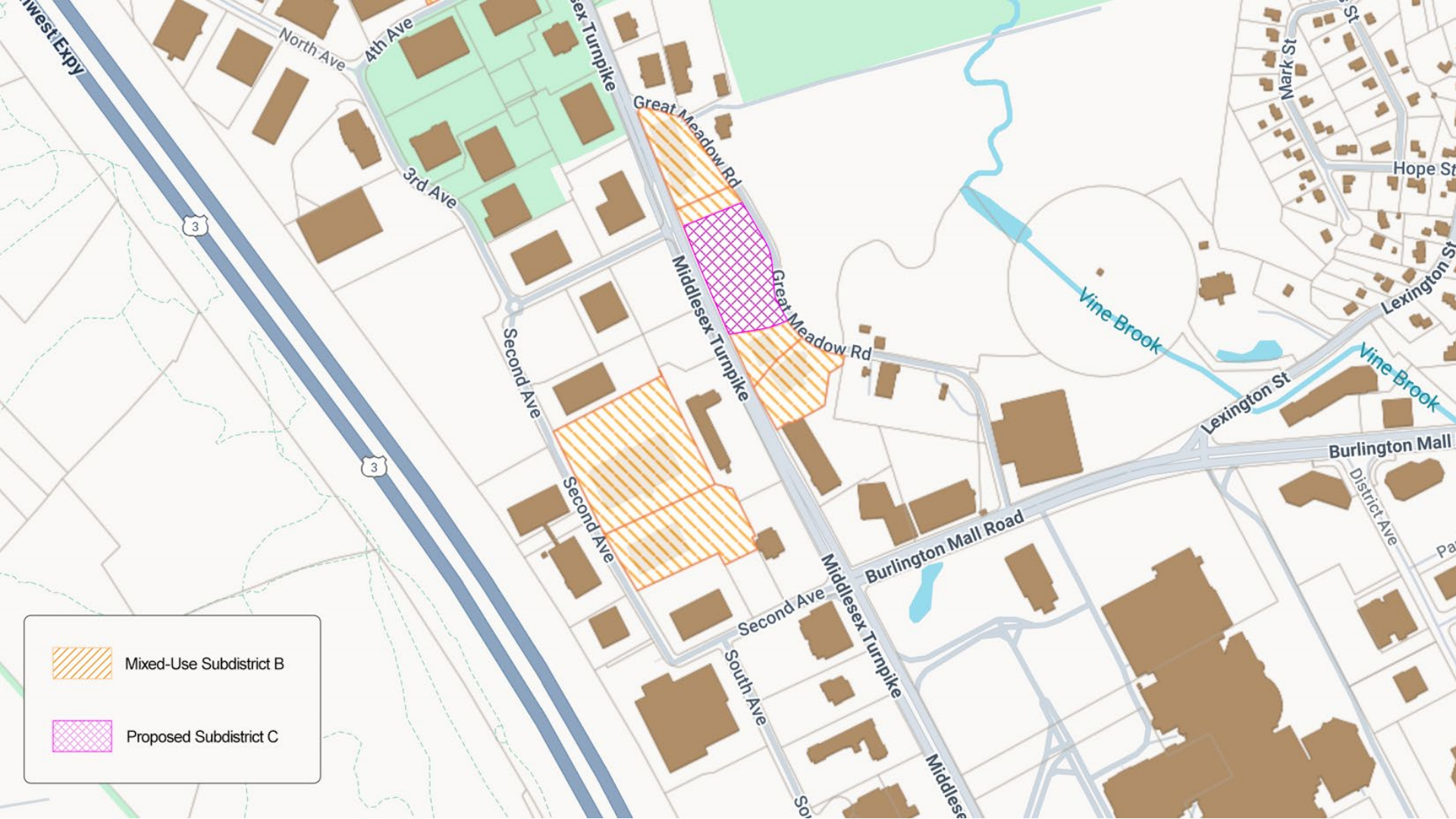
## AREA SUMMARY

- Mixed-use Subdistrict
- Existing Commercial
- 8.28 Acres

## BASE ZONING

- BG – General Business
- IG – General Industrial





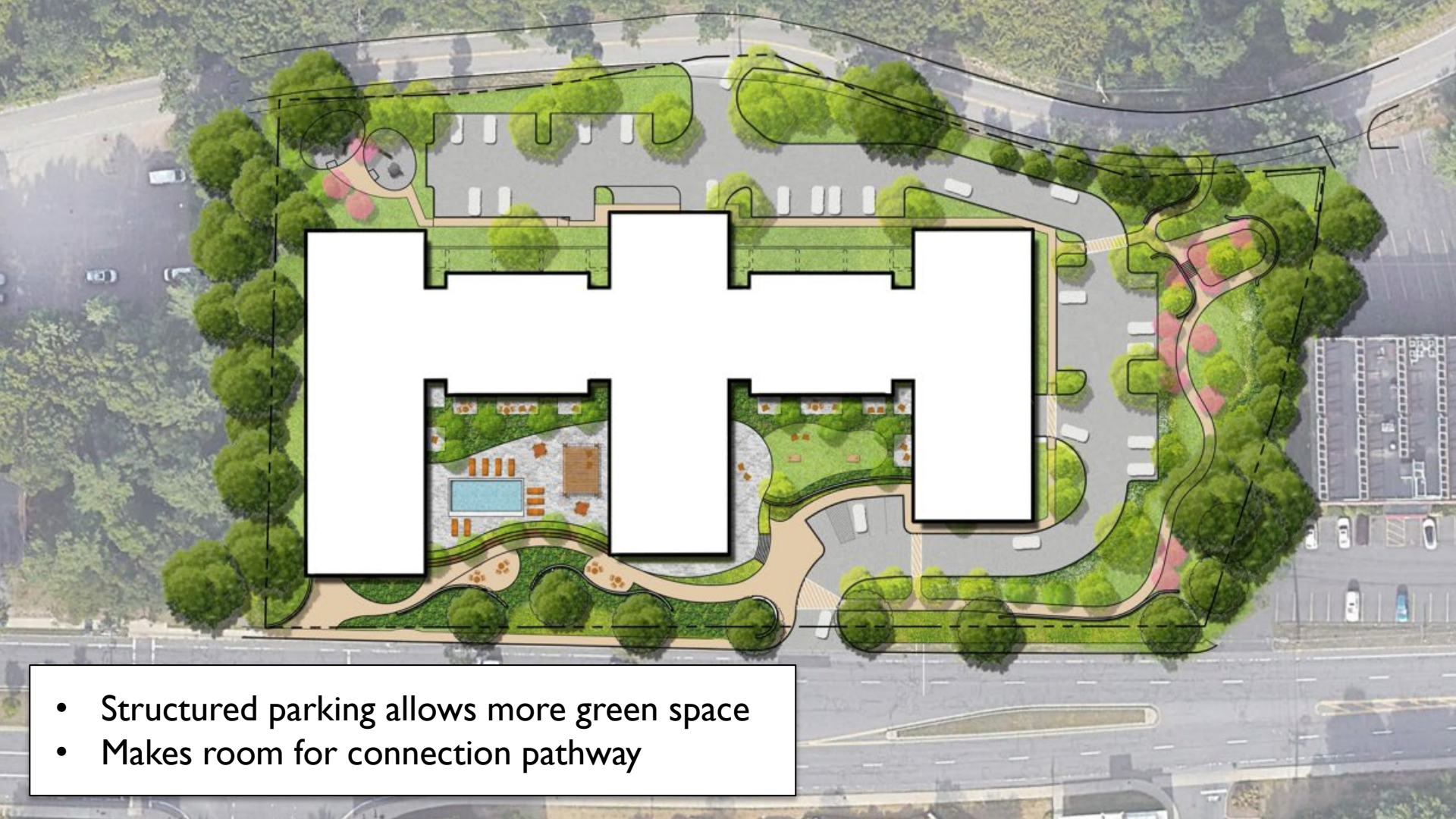


- +25' drop
- Third Ave is at high point
- Great Meadow Road is at the low point



SITE ANALYSIS : TOPOGRAPHY





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





**PROPOSED VIEW FROM 3<sup>RD</sup> AVE**





LIVING ON 3RD

**PROPOSED VIEW FROM  
MIDDLESEX TPK**





- ✓ **LOCATION OK**
- ☐ **MASSING**
- ☐ **TRAFFIC**
- ☐ **PEDESTRIAN CONNECTIONS**

WHAT WE'VE HEARD



Copley  
Wolff



Stantec



Nordblom





58'

44'

41'

AVERAGE MEAN GRADE = 68'

COMPLIMENTARY MASSING





HEIGHT & PUBLIC REALM IMPROVEMENTS

**Table 1 – Trip Generation Comparison**

Time Period	Movement	Existing Use <sup>a</sup>	Proposed Project <sup>b</sup>	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.



**OLD MIDDLESEX**  
**\$150,000**

**4TH AVE**  
**\$2,000,000**

**2ND AVE**  
**\$1,500,000**

**GREENLEAF WAY**  
**\$150,000**

**3RD AVE**  
**\$4,000,000**

**NWP OFFICE GATEWAY**

**NWP RETAIL GATEWAY**

**RESURFACING**  
**\$150,000**

**CALVO SITE**  
**\$110,000**

# MITIGATION SUMMARY







 LIVING ON 3RD AVE

 5 MIN WALK TO WEGMANS

 TATTE



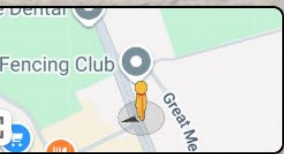


THE BURLINGTON MALL

 9 MIN WALK TO MALL

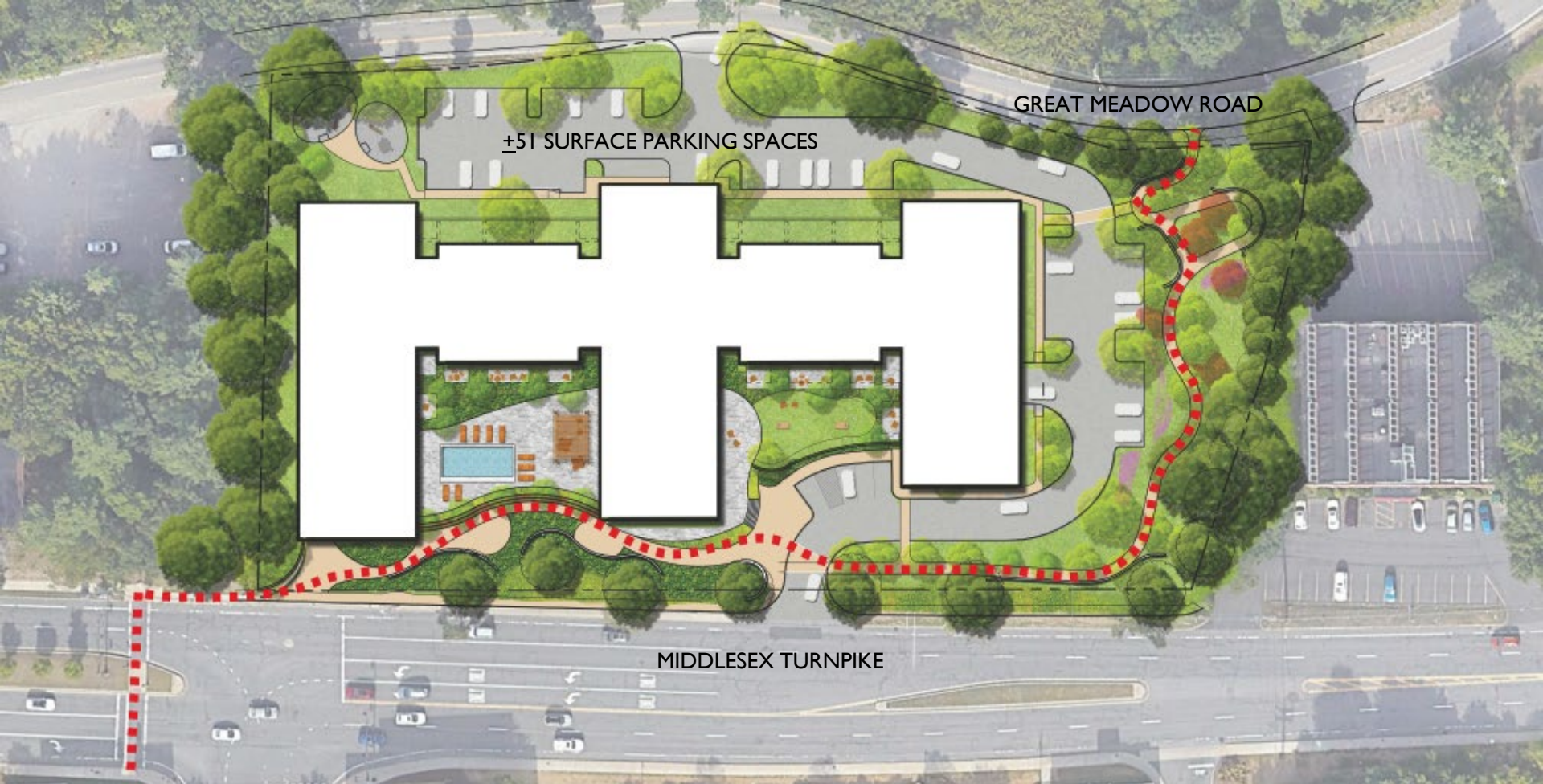
CREATING PEDESTRIAN CONNECTIONS





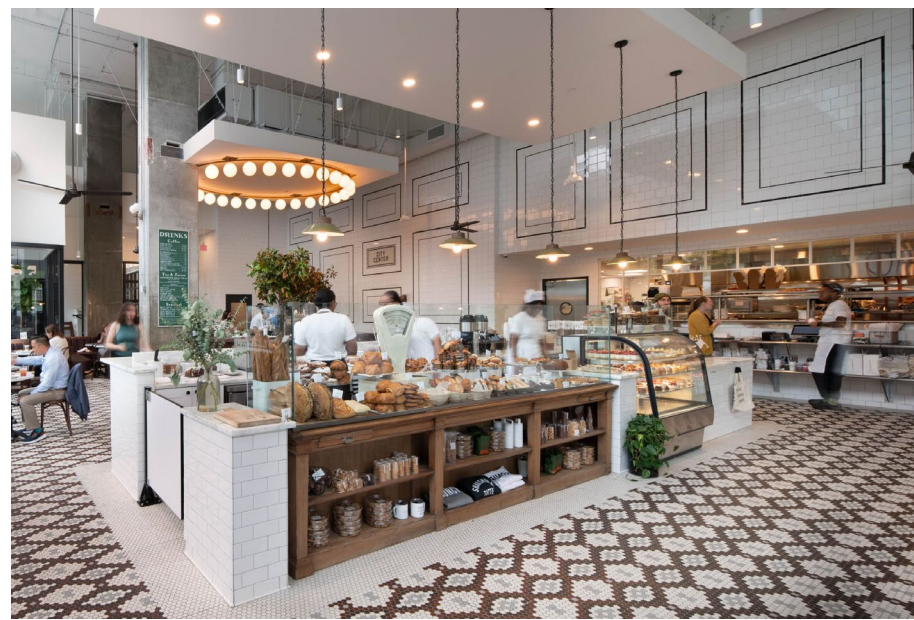
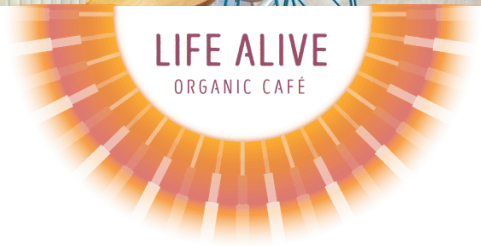
CROSSWALK TO THIRD AVE AT NORTH





## PEDESTRIAN CONNECTIONS





Tattle  
BAKERY & CAFÉ

RETAIL AT SOUTH





**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
<b>Total Costs</b>	<b>-\$128,192</b>
Net Annual Positive Fiscal Impact	<b>+\$400,310</b>



## GROWING THE TAX BASE – Some Examples

RE Tax ONLY  
+ Meals Tax  
+ Rooms Tax

PRE-DEVELOPMENT INDUSTRIAL BUILDINGS		2024	INCREASE
WEGMANS	\$225,000	\$670,000	298%
ARCHER HOTEL	\$55,000	\$515,000	936%
TREMONT	\$131,000	\$425,000	324%
LIFETIME FITNESS	\$176,000	\$603,000	343%
3 <sup>RD</sup> AVE	\$304,000	\$1,004,000	330%
TOTAL	\$891,000	\$3,217,000	361%





- **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!

COMMUNITY BENEFITS



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



Stantec



Nordblom



THANK YOU



NORTHWEST  
PARK



LIVING ON 3RD