

New Boston Street Area Plan

Woburn, MA

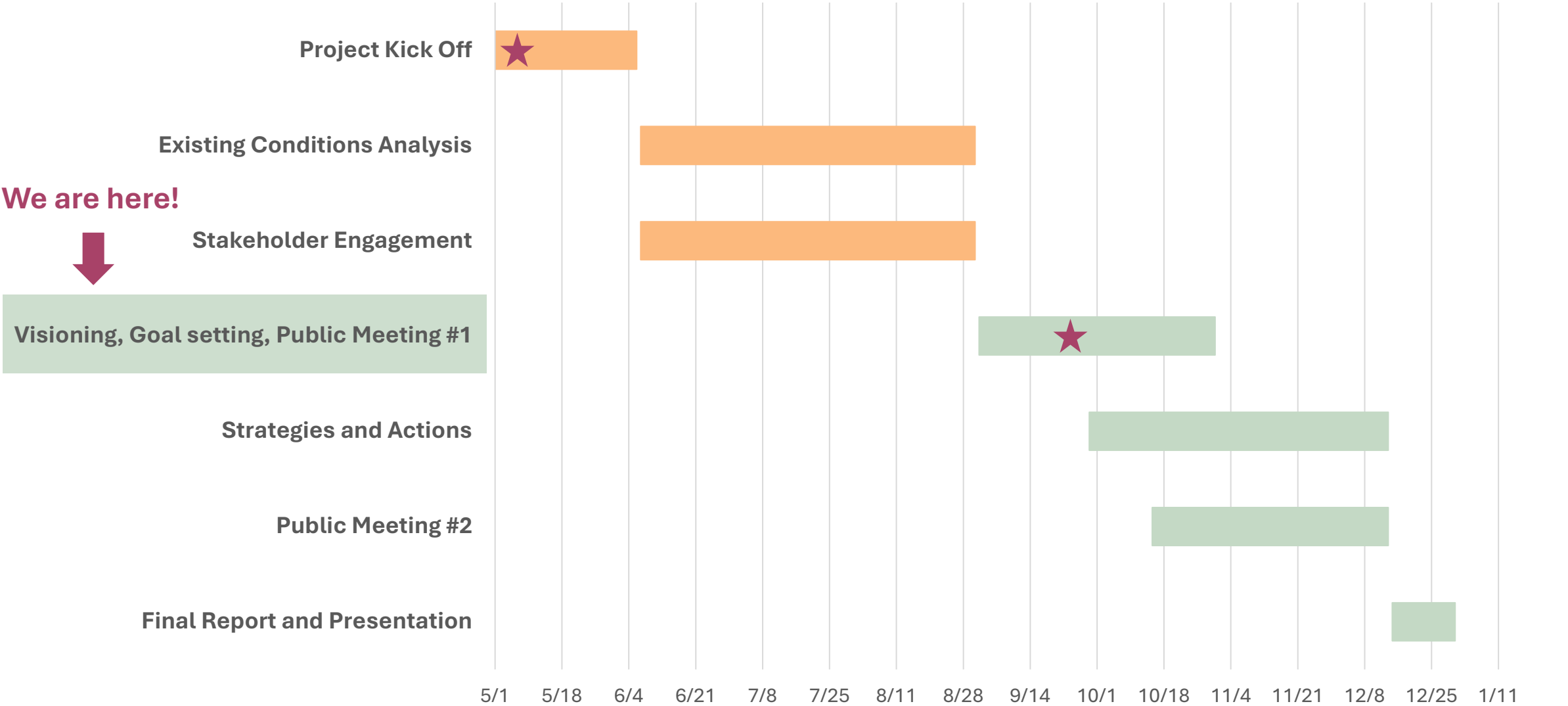
Existing Conditions Analysis

September 2025

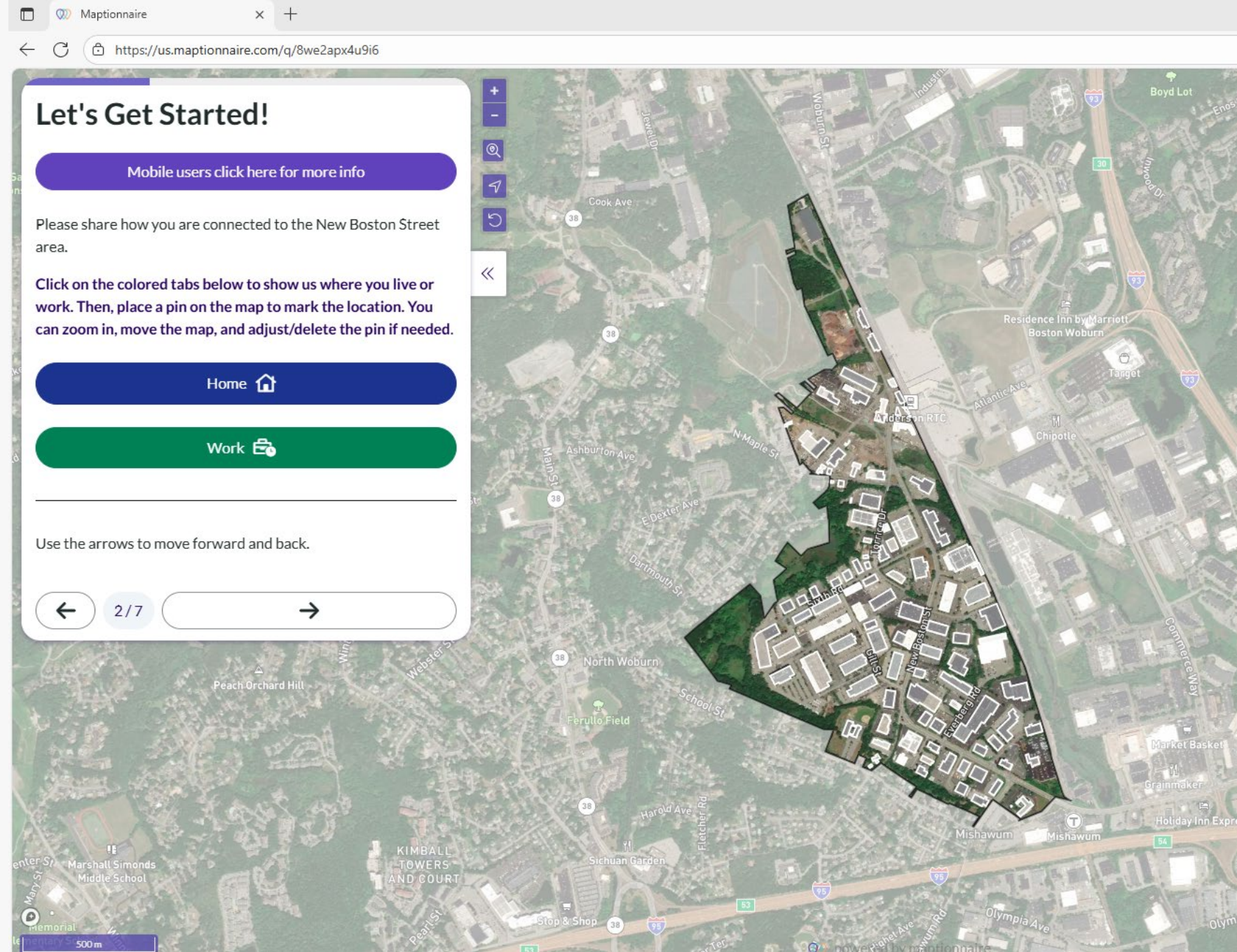
The City of Woburn aims to:

The City of Woburn is working with RKG Associates, Innes Land Strategies Group, and Nitsch Engineering to develop a long-term vision and strategic plan for the New Boston Street Industrial area. This plan will help ensure this area remains a critical employment hub for Woburn and the region.

Project Timeline



We are using **Maptionnaire**, an interactive community engagement platform, to gather feedback on the types of businesses, land uses, and improvements people would like to see in the New Boston Street Area.



Demographic Indicators

Population



Home to
41,205
people



2.3%
(2018 – 2023)

Woburn experienced **moderate population growth** in the last five years

The population is **projected to decline** in the coming decades

Seniors **55 and older** are the **fastest growing age group** (2000 – 2020)

Residents aged 25 to 34 increased over the past decade, signaling a rise in early-career professionals.

Housing



Owners

58%



Renters

42%

Nearly half (48%) of Woburn's housing stock is **single-family homes**, while **multifamily apartments account for 17%**.

Two-person households are the most common (33%), followed by single-person households (26%).

Woburn's households comprise of **young renters, aging homeowners**. Mirrors trends across Boston metro region.

Demographic Indicators

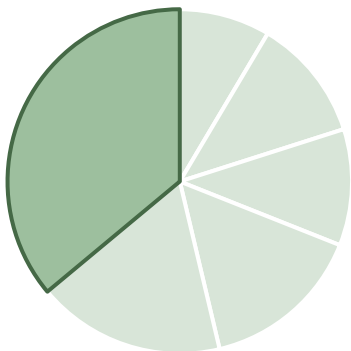
Economics



\$107,754

Median household income

21% increase from 2018



36% of the households
earn above \$150,000

88% increase from 2018

About **60%** of **renters** and
80% of **homeowners** earn
above the median income.



14,079

Residents with a bachelor's
or graduate degree

8% increase in residents with a
bachelor's or graduate degree from
2018

During the same period, residents
employed in Professional, Scientific,
Management, and Administrative
Services sectors increased by 10%.

As residents become more highly educated, or new
residents with a higher level of education move in,
their income potential rises and ability to afford
higher priced housing can increase, thus driving
competition in the housing market.

The largest industries in Woburn are Professional, Scientific, and Technical Services, Admin and Support Services, and Health Care.

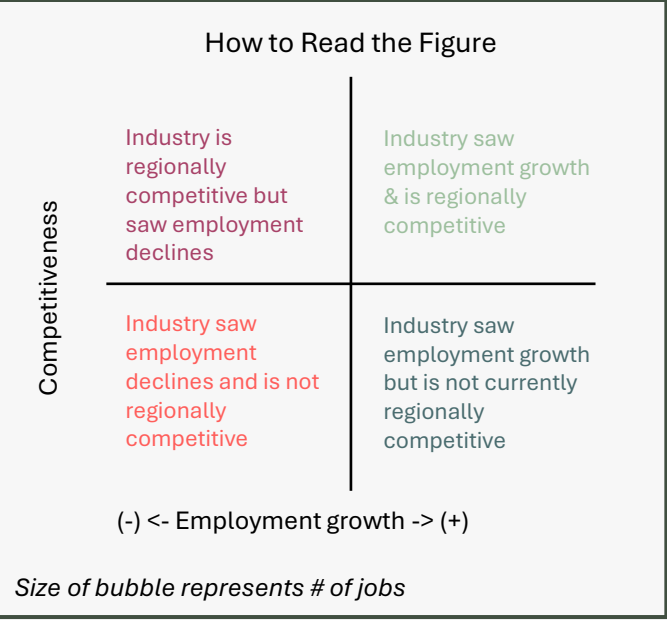
Over the past decade, Woburn saw a 12% increase in jobs, adding 4,383 jobs.

The most significant job growth was seen in the Professional, Scientific, and Technical Services, Construction, and Transportation and Warehousing sectors. Health Care and Manufacturing sectors are also added jobs consistently and continue to play a strong role in the local economy. In contrast, Retail, Wholesale Trade, and Administrative and Support Services sectors lost jobs during the same period.

This shift indicates that Woburn's economy is evolving toward higher-skilled, higher-wage industries. While this trend indicates a more specialized and resilient economic base, it may also reduce job opportunities for workers without advanced education or training.

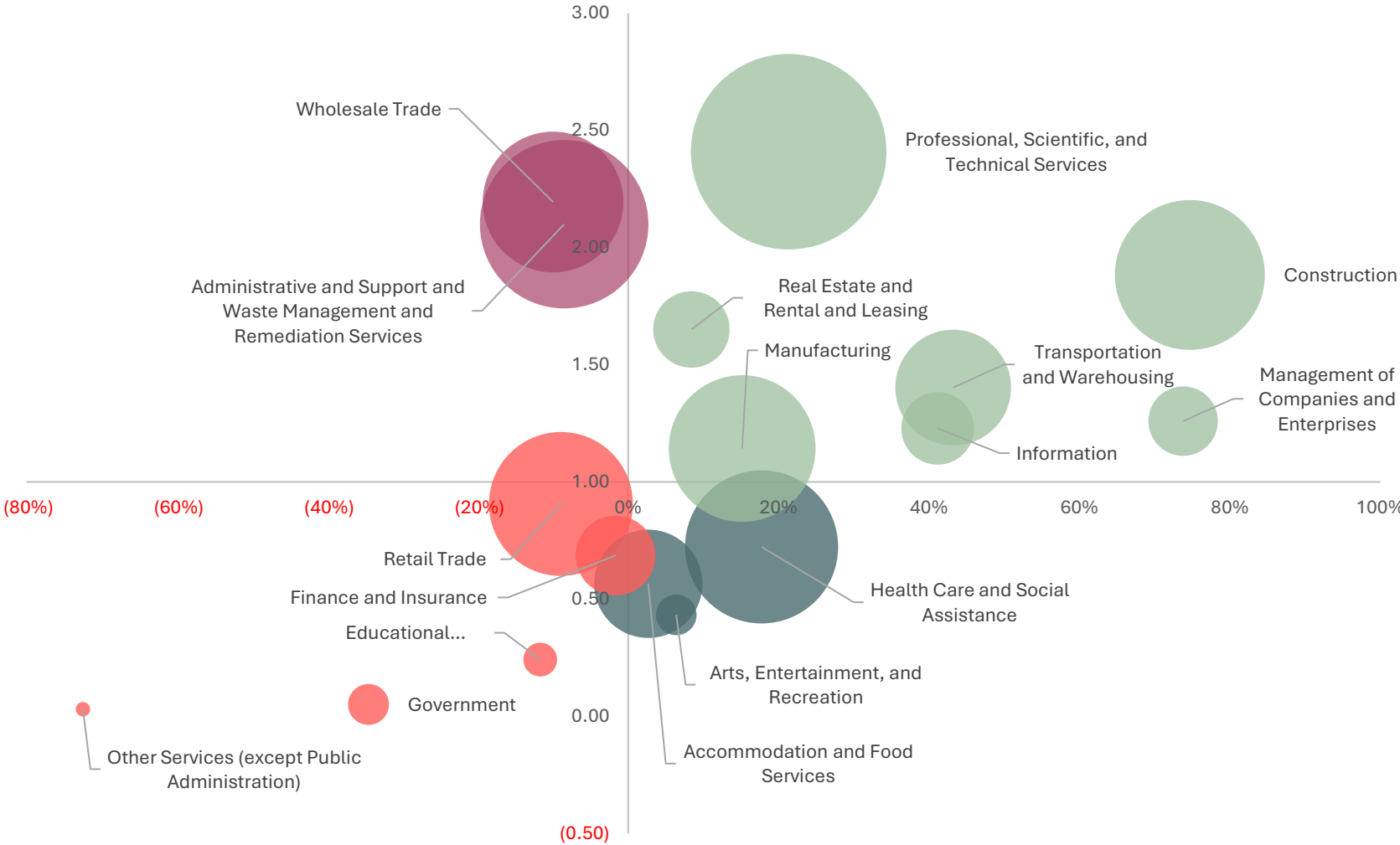
NAICS	Description	2014 Jobs	2024 Jobs	2014 - 2024 Change	2014 - 2024 % Change	Avg. Earnings Per Job
54	Professional, Scientific, and Technical Services	5,866	7,118	1,252	21%	\$212,811
56	Administrative and Support and Waste Management and Remediation Services	5,774	5,283	(491)	(9%)	\$71,586
62	Health Care and Social Assistance	3,706	4,363	657	18%	\$80,272
23	Construction	2,396	4,185	1,789	75%	\$114,537
31	Manufacturing	3,481	4,009	528	15%	\$143,775
44	Retail Trade	4,236	3,857	(379)	(9%)	\$60,347
42	Wholesale Trade	4,093	3,684	(409)	(10%)	\$143,015
48	Transportation and Warehousing	1,741	2,494	753	43%	\$70,528
72	Accommodation and Food Services	2,128	2,184	57	3%	\$47,042
52	Finance and Insurance	1,204	1,184	(20)	(2%)	\$176,971
53	Real Estate and Rental and Leasing	1,004	1,088	84	8%	\$122,259
51	Information	696	983	287	41%	\$267,424
55	Management of Companies and Enterprises	517	898	381	74%	\$203,036
71	Arts, Entertainment, and Recreation	475	311	(164)	(35%)	\$117,627
90	Government	288	306	18	6%	\$85,133
11	Agriculture, Forestry, Fishing and Hunting	16	228	211	1295%	\$115,178
61	Educational Services	240	212	(28)	(12%)	\$85,298
81	Other Services (except Public Administration)	140	39	(102)	(72%)	\$87,394
22	Utilities	50	<10	Insf. Data	Insf. Data	Insf. Data
Total		38,052	42,436	4,383	12%	\$123,412

Professional, Scientific, and Technical Services is the city's strongest industry. It employs the most people and has the highest LQ, which indicates it is more concentrated in Woburn than other places. Meanwhile, Construction is the fastest-growing industry that also supports a large number of jobs, highlighting its growing importance in the local economy.



Strong but Declining

Strong & Advancing



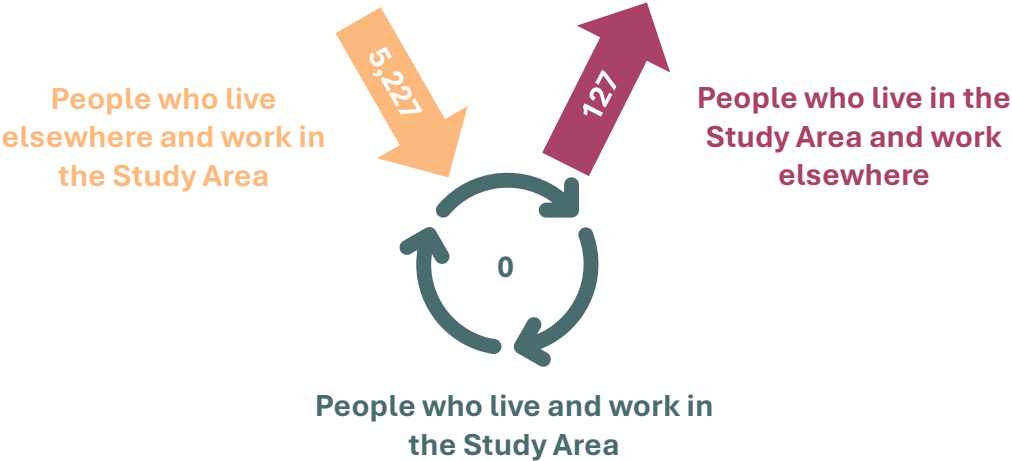
Weak & Declining

Weak but Emerging

The study area residents mostly travel to Boston, Burlington, and other parts of Woburn for work.

As of 2022, about 5,227 people commuted into the study area for work, mostly from Boston, Woburn, and Burlington. However, only 127 residents lived in the study area and traveled elsewhere for work, mostly to Boston, Lowell, or other parts of Woburn.

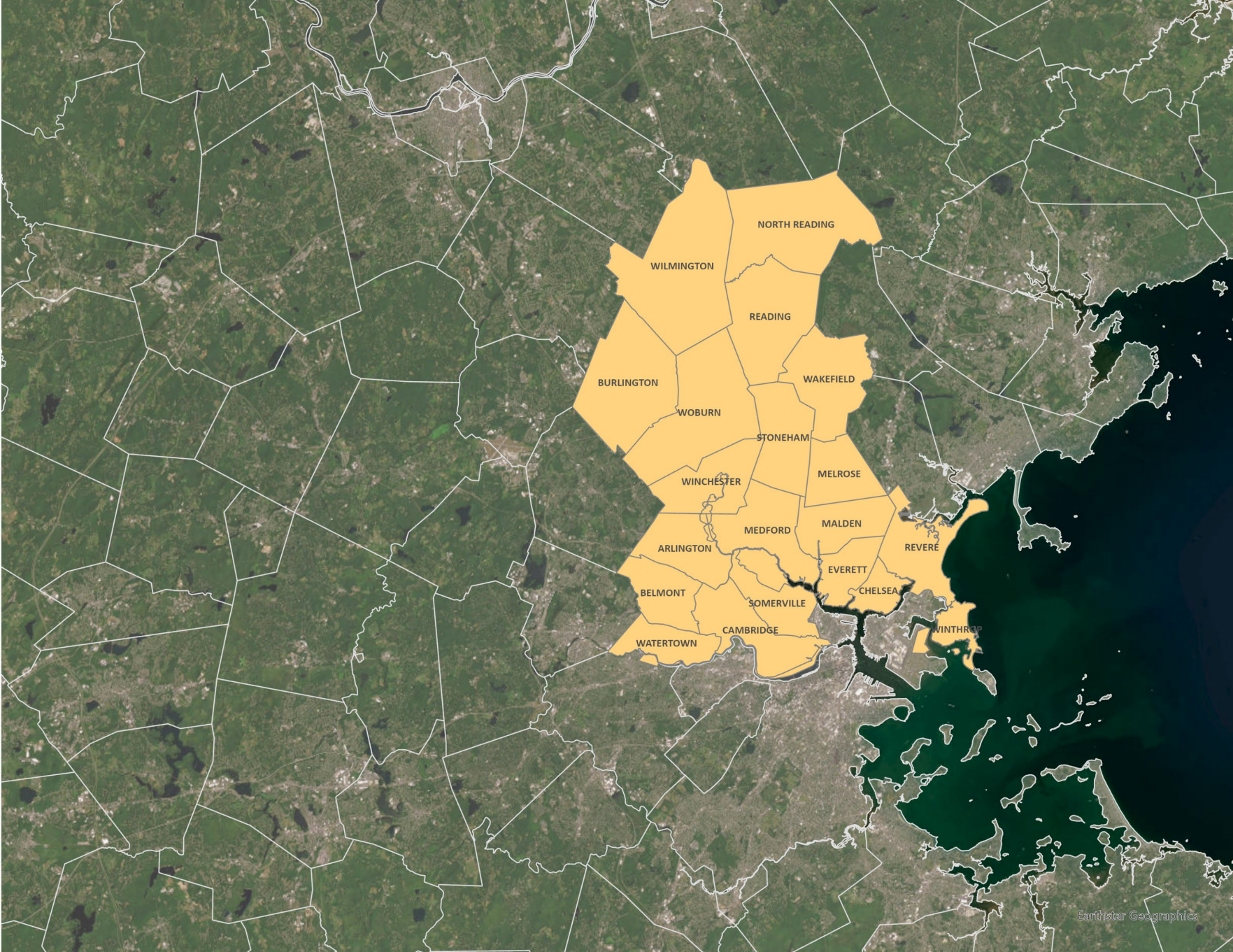
No one lived and worked within the study area, underlining its role as an employment-focused area. This trend shows that there is an opportunity to integrate more mixed-use development and improve access for the daily commuters in the study area.



Home Area	Share
Boston	18.9%
Woburn	12.6%
Burlington	7.9%
Waltham	5.5%
Danvers	4.7%
Arlington	3.1%
Lexington	3.1%
Marlborough	3.1%
Winchester	3.1%
Maynard	2.4%
All Other Locations	35.4%

Work Destination Area	Share
Boston	5.5%
Lowell	4.3%
Woburn	4.2%
Lawrence	3.0%
Lynn	2.4%
Haverhill	1.9%
Methuen	1.8%
Peabody	1.8%
Malden	1.6%
Revere	1.5%
All Other Locations	71.8%

We looked at Woburn and the Metro North Workforce Area to identify the highest performing industry clusters.



The Professional, Scientific, and Technical Services industry ranks as the highest performing cluster in both Woburn and the Metro North WDA.

To identify sectors that are growing or have strong growth potential in both Woburn and the Metro North WDA, we looked at the following factors:

- Number of jobs in Woburn
- Location quotient in Woburn
- Number of jobs in WDA
- Location quotient in WDA
- Competitive Effect
- Historical job growth
- Future job growth
- Exported Sales
- Productivity levels

To create a measure that is comparable across industries, we developed a sector-based index. This approach uses scaling methods for all the factors mentioned above to create a comparable set of features that can be used in a composite index that rates industries on a scale from 0 - 10.

Top 10 Industry Clusters



Professional,
Scientific, and
Technical Services



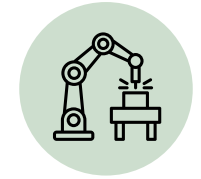
Educational
Services



Publishing
Industries



Specialty Trade
Contractors



Machinery
Manufacturing



Nursing and
Residential Care
Facilities



Management of
Companies and
Enterprises



Web Search
Portals, Libraries,
Archives, and Other
Info Services



Couriers and
Messengers



Food Services and
Drinking Places

Woburn benefits from knowledge-based and essential support sectors, reflecting a diverse local economy.

Out of the top industry clusters, four show a particularly strong employment presence in Woburn, highlighting key sectors that drive the local economy.

Top Industries in Woburn



Professional,
Scientific, and
Technical Services



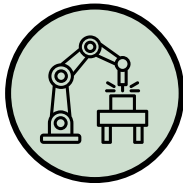
Educational
Services



Publishing
Industries



Specialty Trade
Contractors



Machinery
Manufacturing



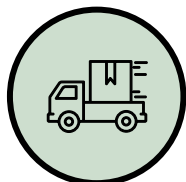
Nursing and
Residential Care
Facilities



Management of
Companies and
Enterprises



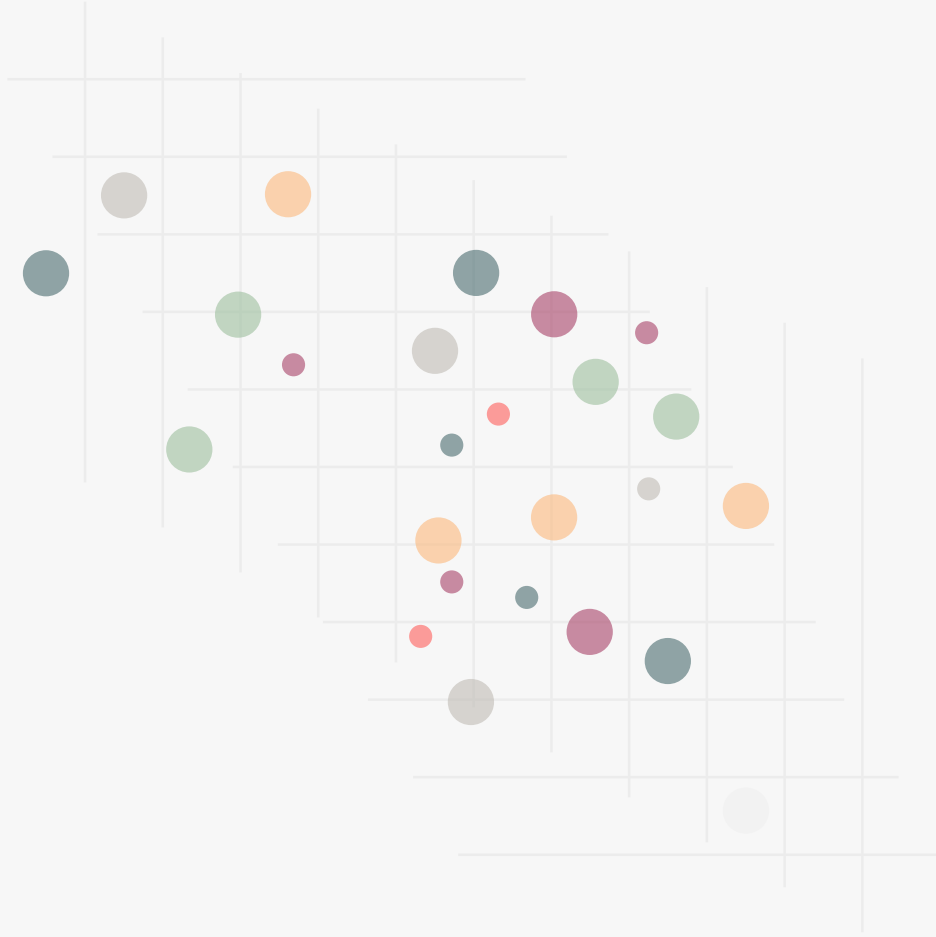
Web Search
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Couriers and
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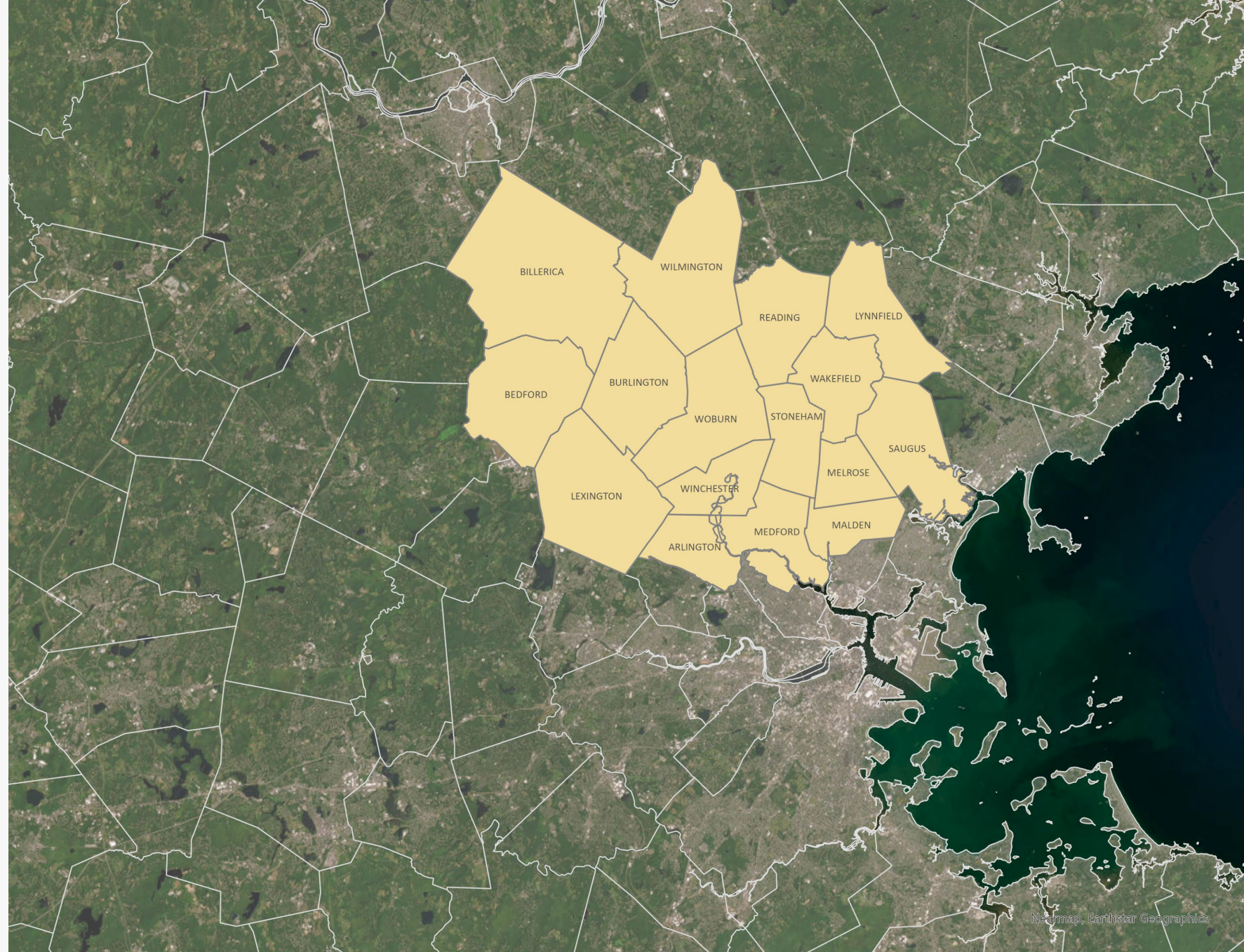
Food Services and
Drinking Places



Industrial/Flex Market Analysis

To compare market conditions in Woburn with the broader region, the highlighted communities define the submarket referenced throughout this report.

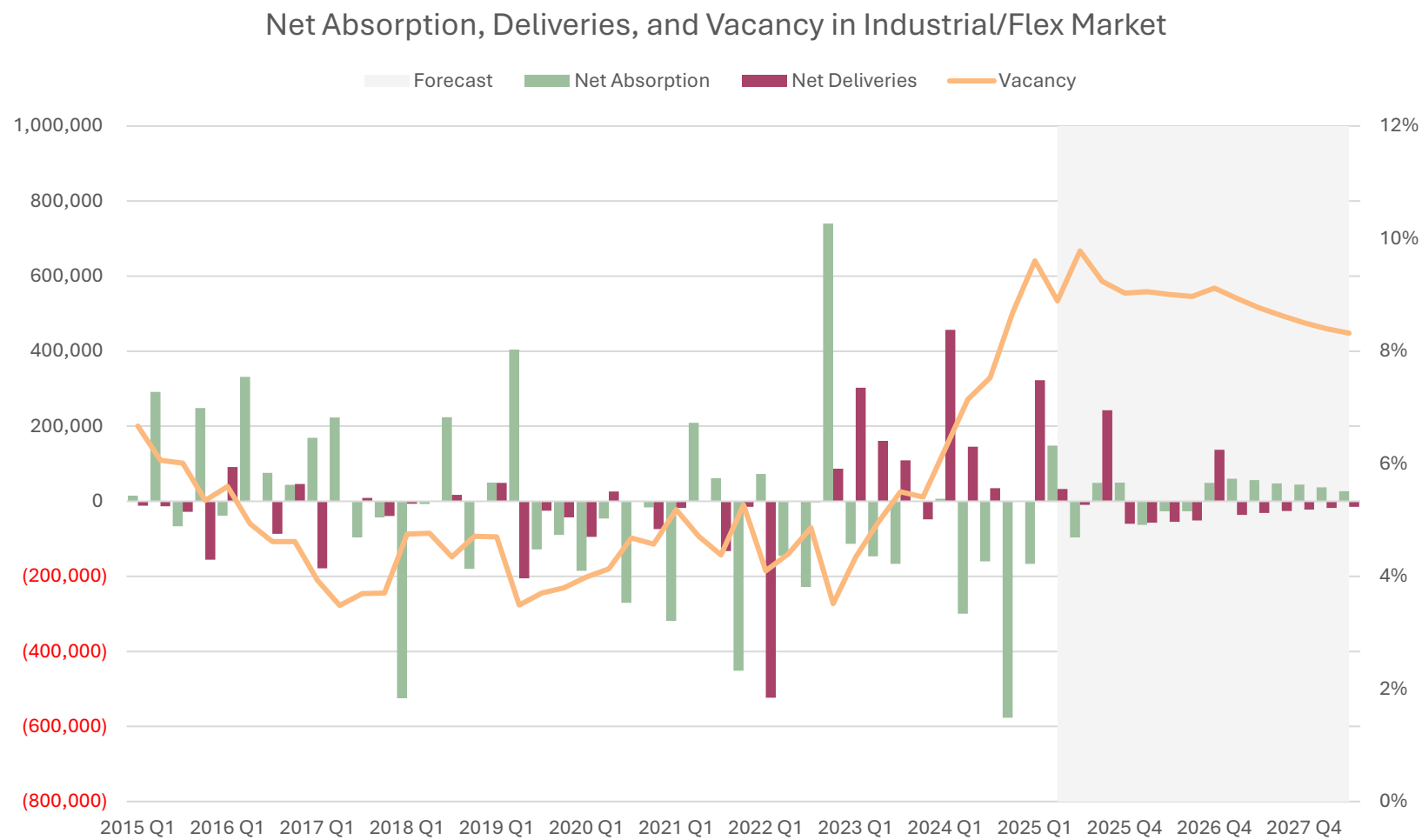
These communities share similar socioeconomic and demographic characteristics as well as samples of comparable properties, offering a clearer view of real estate market trends.



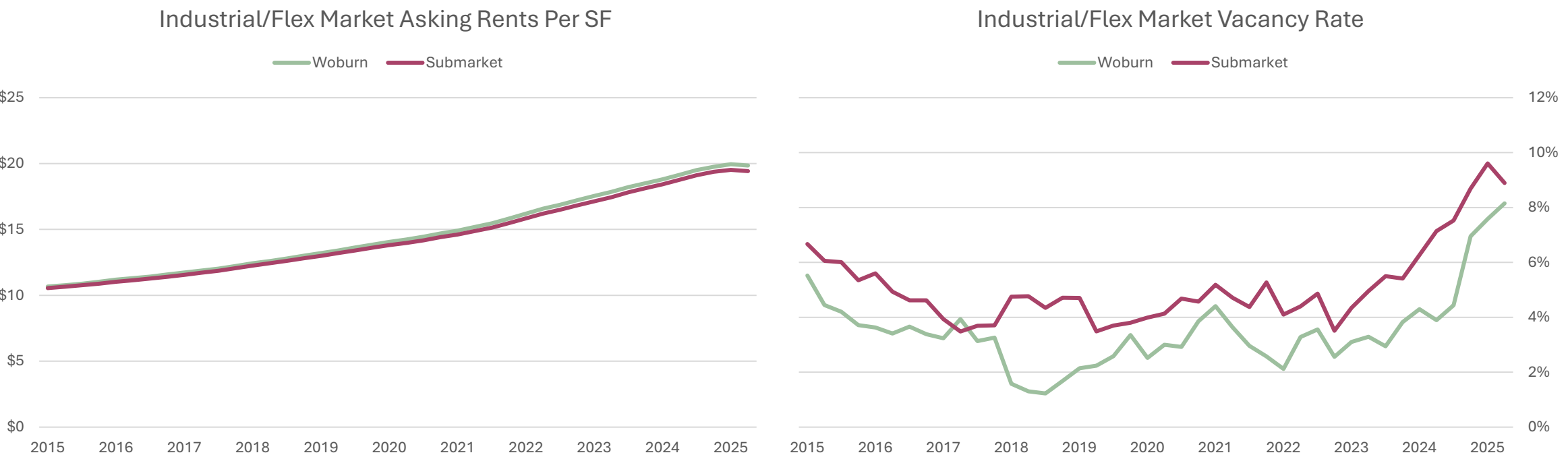
Vacancy rates for industrial and flex spaces have increased since 2023 as new supply outpaces tenant demand.

Between 2015 and 2022, the submarket recorded more negative net deliveries, where industrial and flex space was removed from the inventory due to demolitions, conversions to other uses, or permanent closures. However, from the fourth quarter of 2022, development activity picked up. In a span of two years, more than 1.5 million square feet of new industrial and flex space was added in the submarket. This significant influx of inventory led to a sharp rise in vacancy rates, reaching 9.6% by early 2025, reflecting an imbalance between supply and tenant demand.

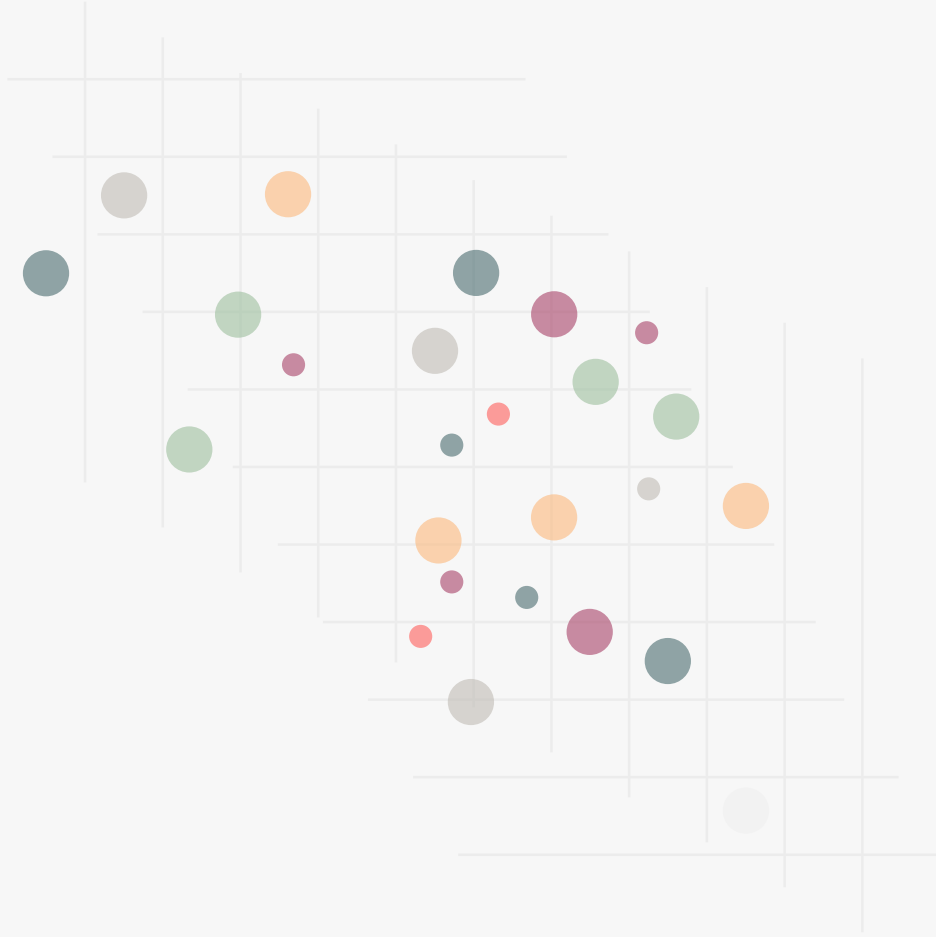
Before the pandemic, the submarket saw consistent positive net absorption, indicating stable demand for industrial and flex space. However, from the last quarter of 2019 through early 2021, the market began to record negative net absorption, likely due to pandemic-related disruptions. A similar trend was seen in 2024, as the surge in new supply outpaced tenant demand leading to more negative absorption. This reflects a generally healthy market with changes influenced by new space deliveries and leasing trends.



Rents for industrial and flex spaces in Woburn and the broader submarket have doubled since 2015.



Industrial and flex market asking rents in Woburn have closely aligned with the broader submarket, nearly doubling from \$10.50 in 2015 to \$19.50 in 2025. This consistent rent growth reflects strong demand and limited supply over much of the decade. However, vacancy rates have recently started to rise. In Woburn, vacancies were below 5% for most years but moved up to 6.9% by the end of 2024 and further increased to 8.1% in 2025. Similarly, the submarket began seeing an increase in vacancies in 2023, reaching nearly 10% by 2024, indicating a short-term imbalance between supply and tenant demand as the market adjusts to new development.



Office Market Analysis

Office vacancies are rising in Woburn, and no new projects are planned due to low demand.

Over the past decade, office vacancy rates in the Woburn submarket have ranged from 9.5% to 15%, indicating a stable market. The largest office space delivery occurred in the third quarter of 2020, adding over 800,000 square feet, which temporarily increased supply. Since then, vacancies have increased steadily due to the widespread adoption of remote and hybrid work models, reducing demand for traditional office space. Despite these elevated vacancy levels, no new office developments are anticipated in the near term, indicating limited investor and developer interest given current market conditions.

Net Absorption, Deliveries, and Vacancy in Office Market

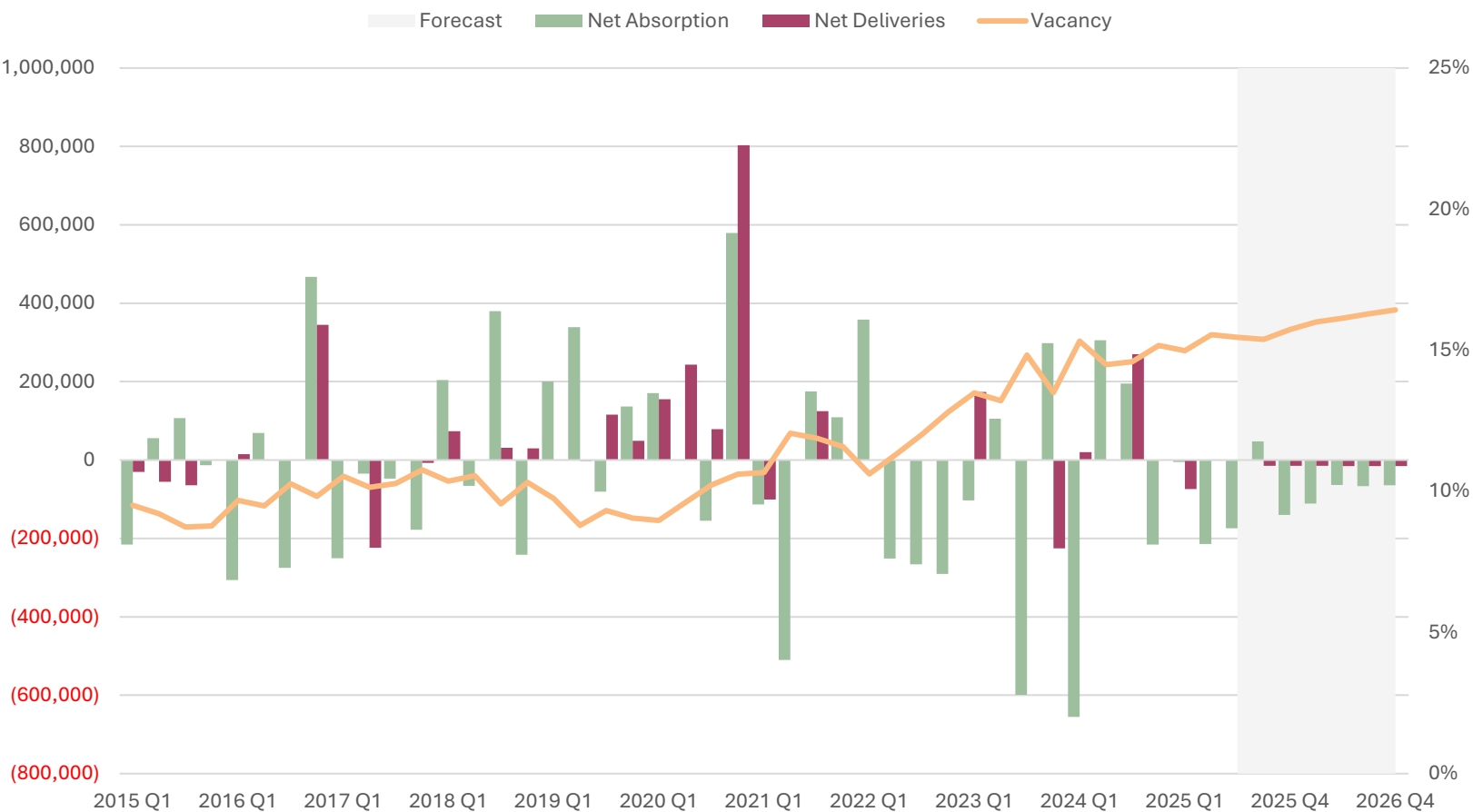


Figure Key

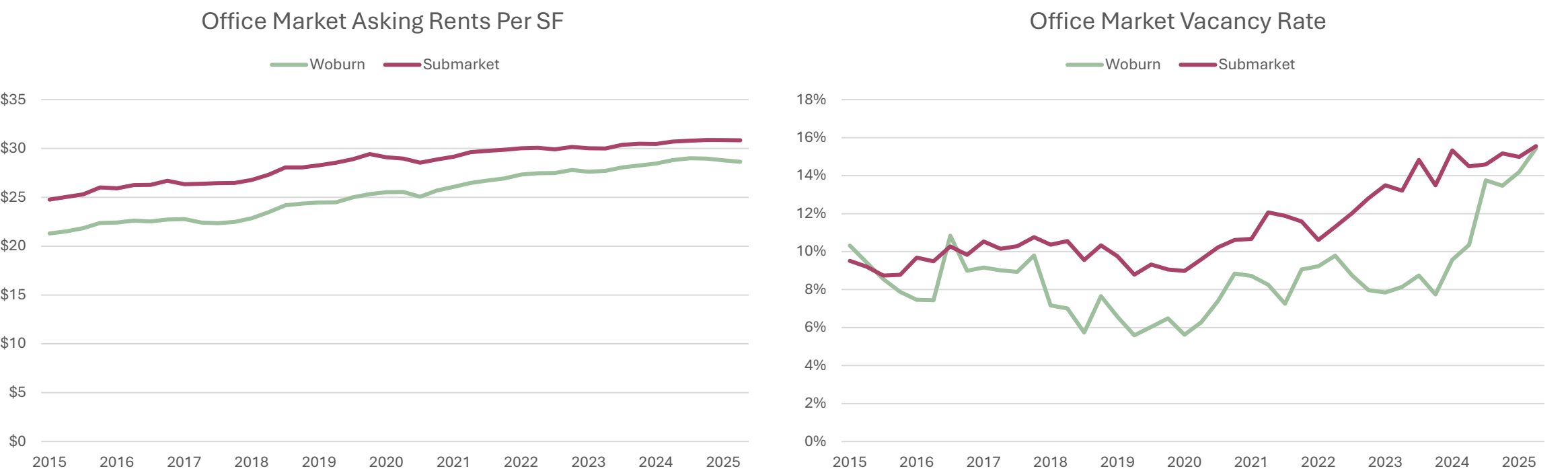
Net Absorption

For existing buildings, the measure of total square feet occupied (Move-In) minus the total space vacated (Move-Out). A positive number means more space was moved into than vacated while a negative number represents the opposite.

Net Deliveries

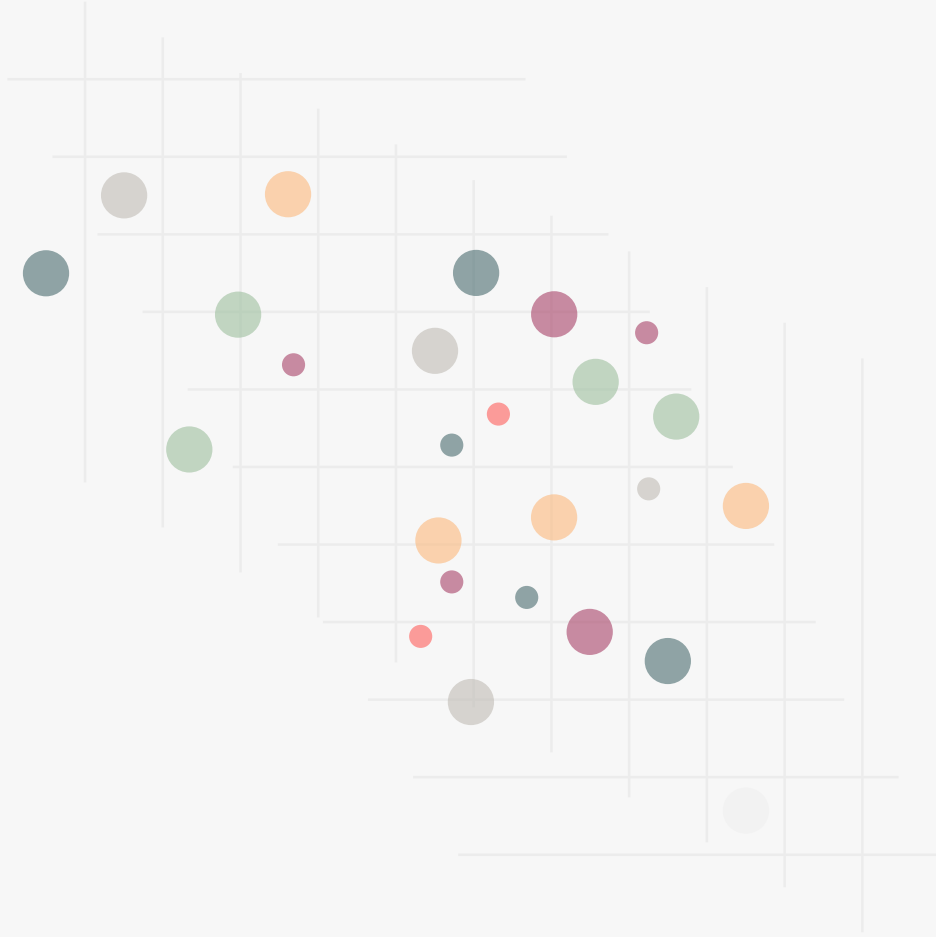
Represents the total amount of new construction (in SF) minus the total amount of space removed from the market (either by demolition or repurposing).

Office rents in Woburn have steadily increased over the past decade, but vacancy rates have recently surged to a record high, likely due to changing work habits.



Over the past decade, average asking rents in the submarket have remained at or below \$30 per square foot. In Woburn, rents increased from \$21.30 in 2015 to \$28.80 in early 2025, marking a 35% increase. Meanwhile, the submarket rents rose from \$24.77 to \$30.86 during the same period, indicating a 25% hike. Limited new deliveries and inflation pressures have likely supported rent levels, as landlords maintain pricing in a more cautious leasing environment.

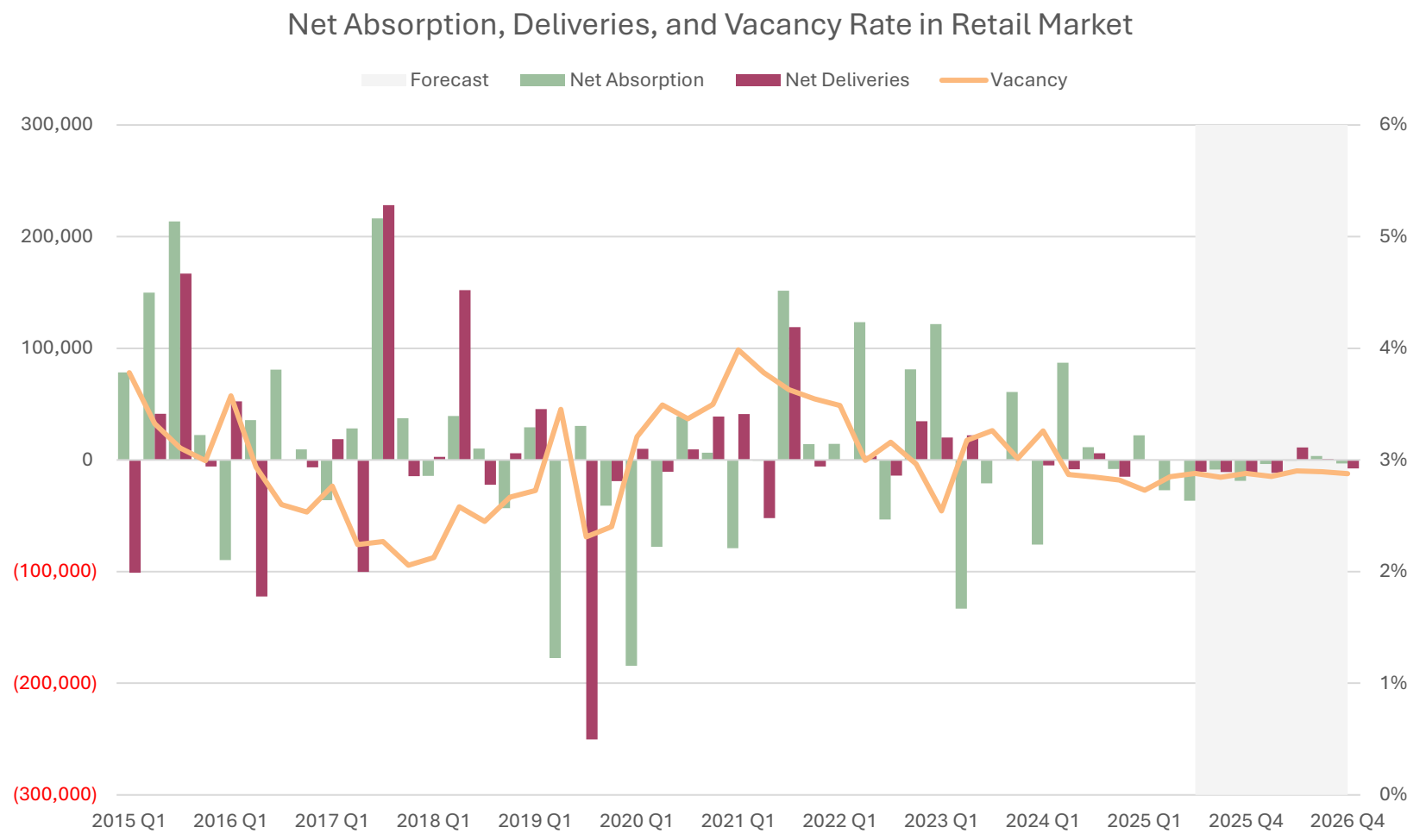
Office vacancy rates in Woburn have generally remained below the submarket average, except for a brief spike to 10.8% in the third quarter of 2016. By early 2020, Woburn’s vacancy levels had dropped to 5.6%, but increased up to 8.8% by year-end as the pandemic disrupted leasing activity. Since then, vacancy rates have seen an upward trend, with some fluctuations. In early 2024, vacancies began increasing rapidly in Woburn, reaching an all time high of 14.2% by the start of 2025. This increase could be attributed to the ongoing shift toward remote or hybrid work models.



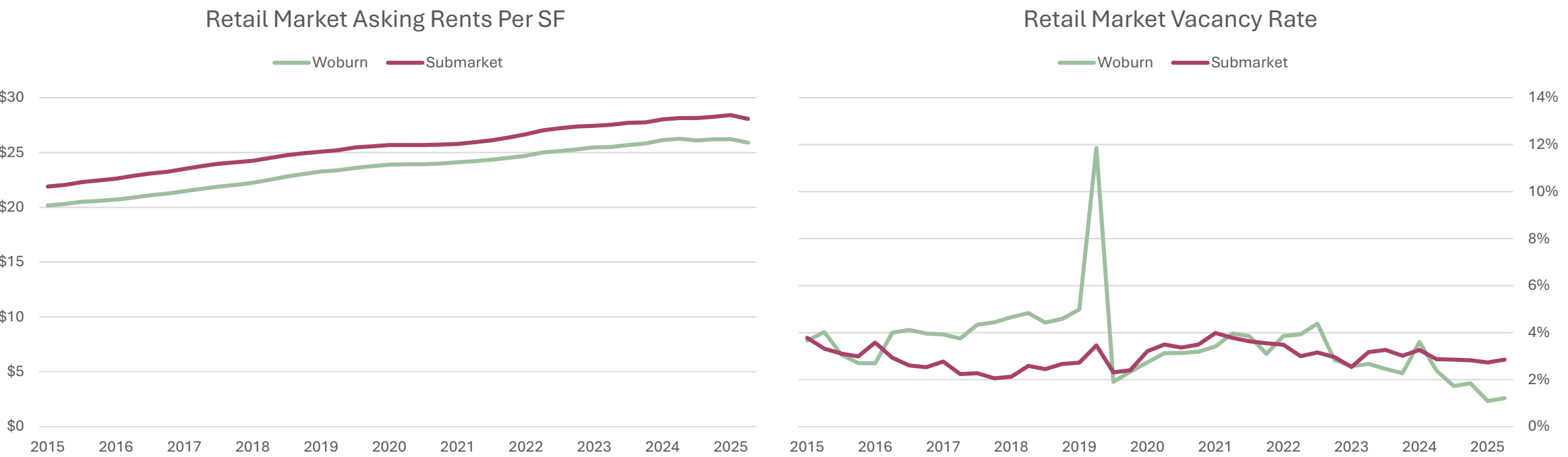
Retail Market Analysis

The submarket’s retail sector has seen steady demand over the past decade, keeping vacancy rates consistently low.

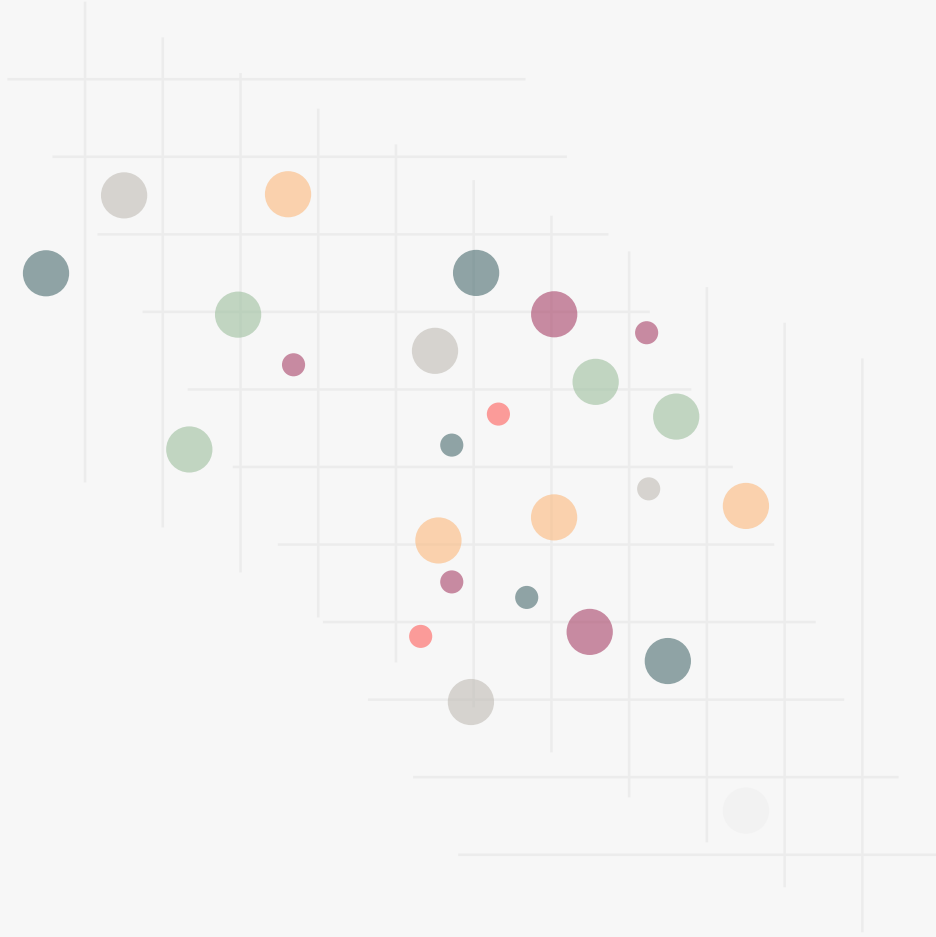
The submarket’s retail sector has maintained a tight inventory, with vacancy rates consistently ranging between 2% and 4% since 2015. While vacancies temporarily increased during the pandemic due to negative net absorption and a slowdown in new retail development, these shifts were short-lived. Most vacant spaces were re-leased within a few quarters, indicating resilient demand and a balance between supply and occupancy. This stability indicates the strength of the local retail market, even if there are broader national challenges such as the growth of e-commerce and evolving consumer behavior.



Retail properties in Woburn and the broader submarket have seen gradual, but steady rent growth over the past decade.



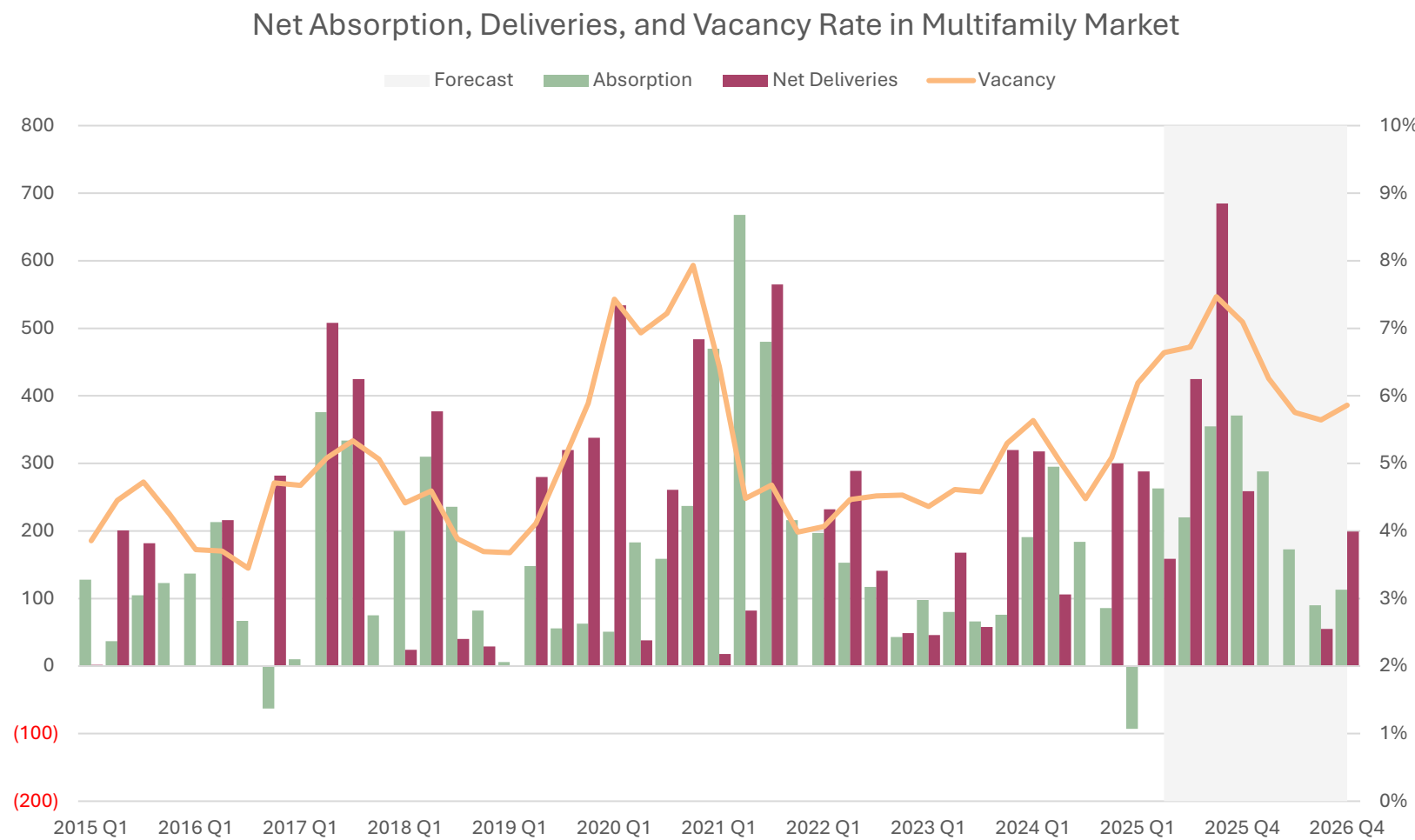
Retail market asking rents in Woburn have steadily increased over the past decade, growing from \$20.17 in 2015 to \$25.22 by early 2022. The broader submarket has followed a similar trend, with rents increasing from \$21.90 to \$28.07. Increasing rents typically reflect strong demand and limited supply, indicating a competitive retail market. Throughout this period, Woburn maintained very low retail vacancy rates, often under 5%, similar to the submarket. Woburn’s vacancy rate peaked at 12% in the second quarter of 2019, it quickly returned to 2.3%, indicating a tight and resilient retail market.



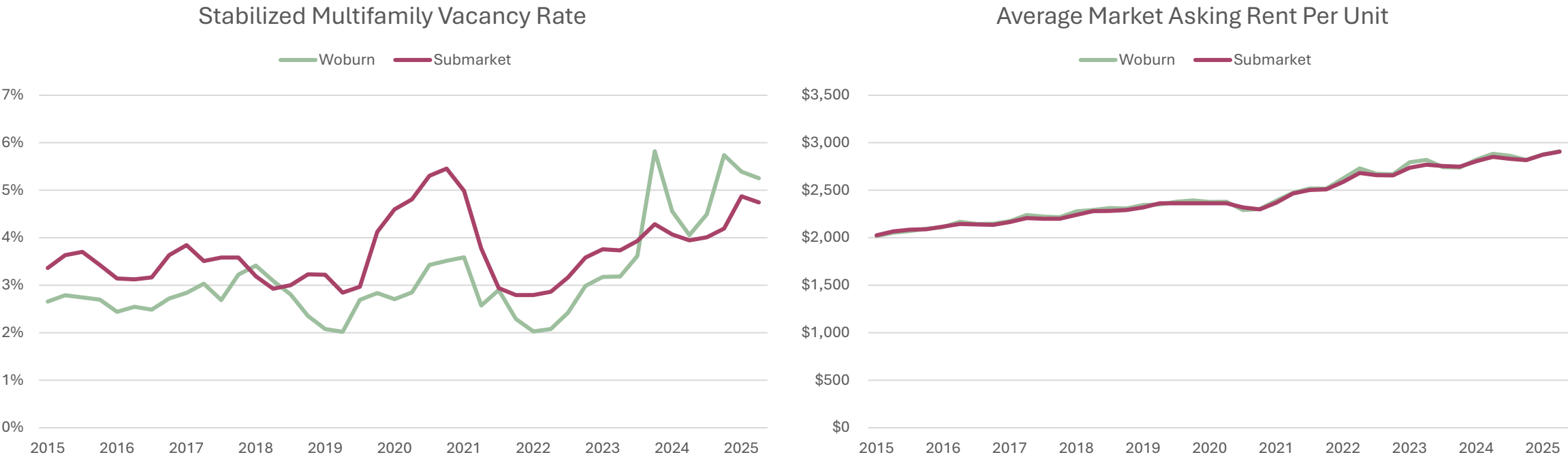
Multifamily Market Analysis

The submarket has seen strong and steady demand for multifamily housing, with low vacancy rates and consistent new construction.

Over the past decade, the submarket has shown steady demand for multifamily housing, with average net absorption exceeding about 160 units per quarter. Leasing activity was especially strong in 2021, with more than 470 units leased each quarter. New construction has remained consistent, supporting tenant demand. Vacancy rates have generally stayed below 6%, briefly rising to 7.9% during the pandemic but falling below 5% in the following years. These trends indicate a healthy and resilient multifamily market.

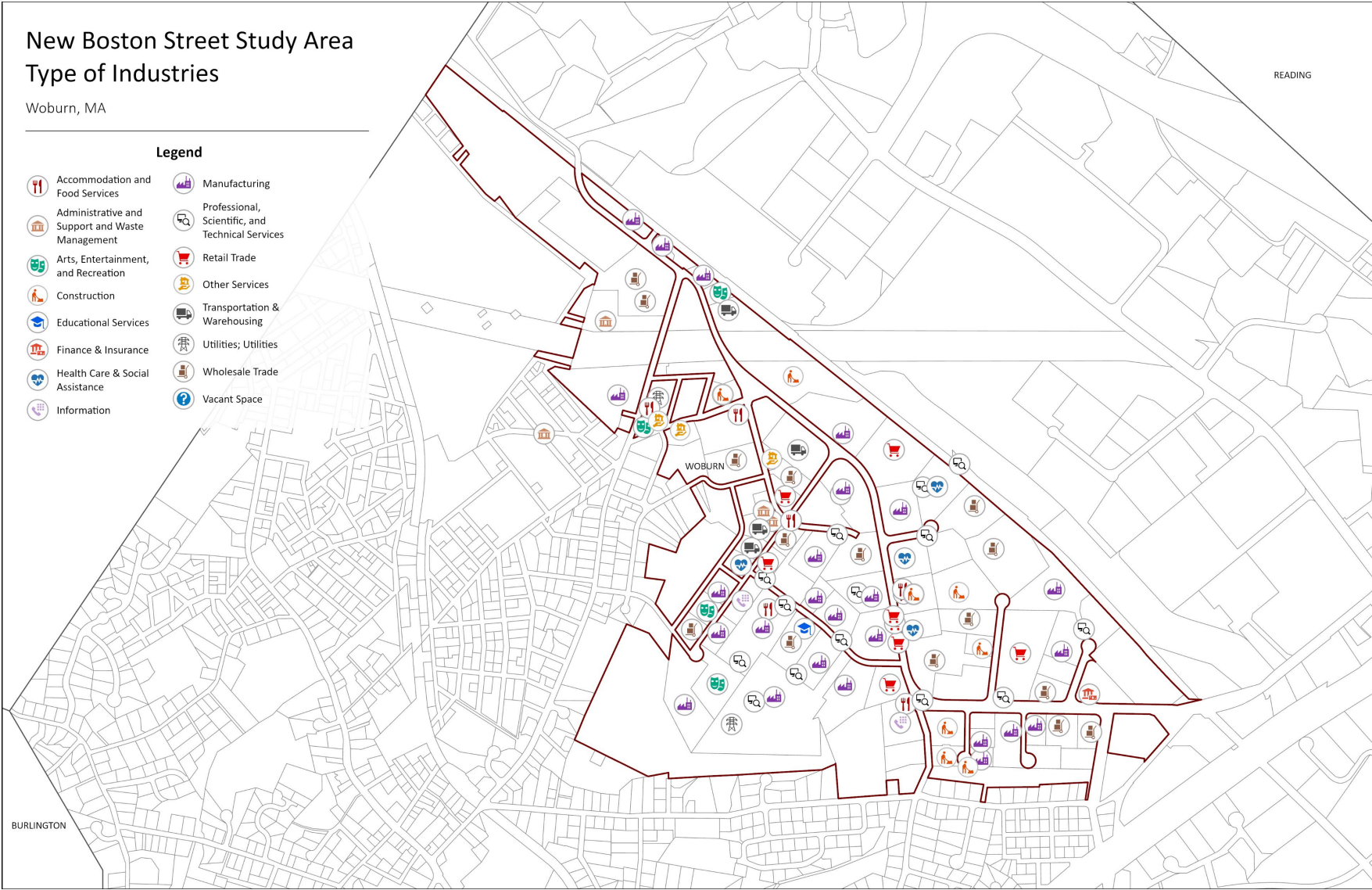


Vacancy rates in Woburn and the broader submarket have generally stayed below 5%, with occasional spikes.



Woburn’s stabilized vacancy rates have generally remained below 5%, reflecting a healthy multifamily housing market. In 2024, the vacancy rate rose to 5.7%, likely due to an increase in new construction and shifts in tenant demand. The broader submarket experienced a pandemic-related spike, with vacancy rates reaching 5.4%, but rates have declined since then and remained below 5%. As of early 2025, the average asking rents in both Woburn and the submarket are closely aligned, reaching about \$2,900 per unit. This indicates strong demand for multifamily housing in Woburn but also signals potential affordability concerns.

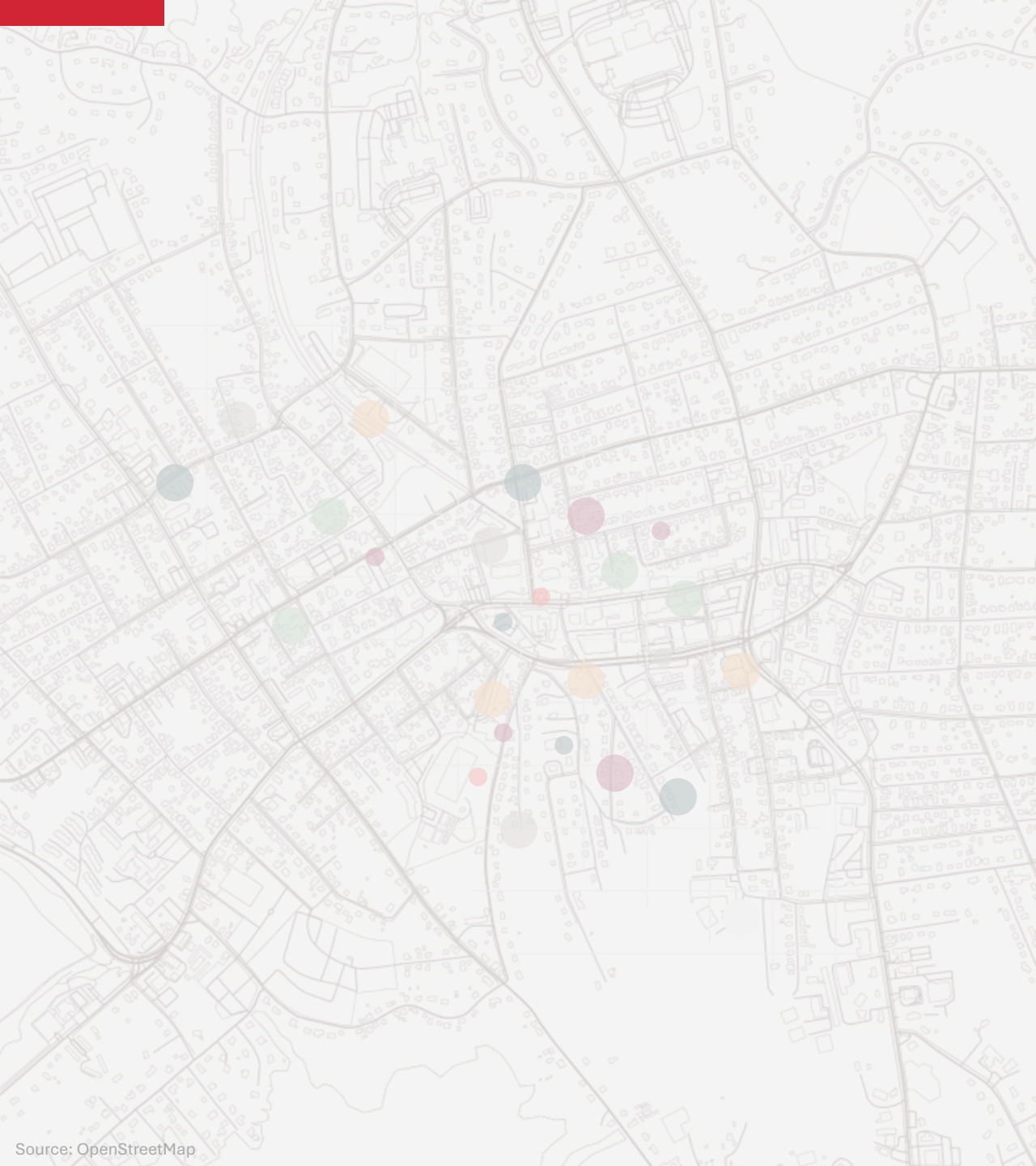
The New Boston Street district has a strong presence of Manufacturing, Professional Services, and Construction industries.



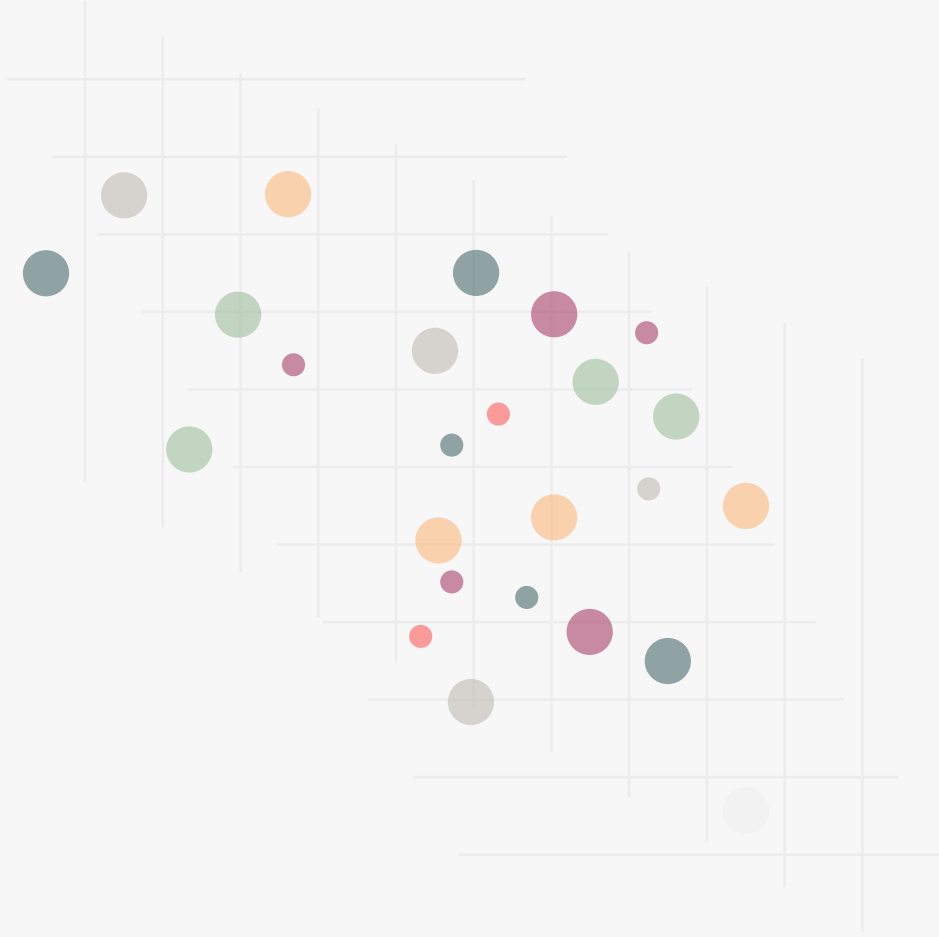
The New Boston Street district has a strong industrial and flex property portfolio but limited office, retail, and housing options.

The study area is primarily made up of industrial and flex spaces, making it a hub for manufacturing, logistics, and service-related businesses. However, the limited presence of office, retail, and multifamily spaces reduces the ability to attract diverse businesses and workers.





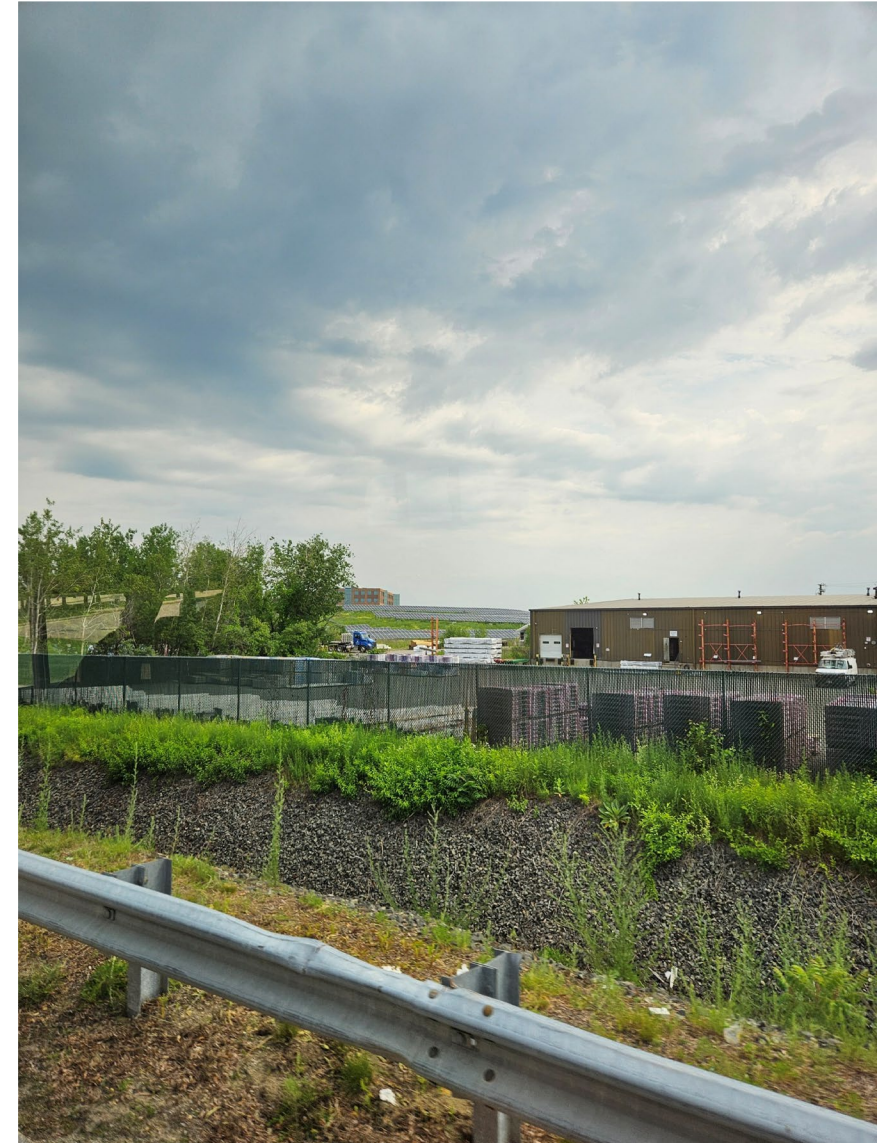
Land Use and Zoning



Zoning Districts and Characteristics

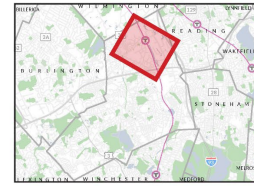
Study Area Zoning Districts

- The study area contains the following zoning districts:
 - Industrial Park (I-P)
 - Office Park (O-P)
 - Single Two Family (R-2)
 - Open Space (O-S)
- The study area contains one overlay district:
 - The Commerce Way Corridor Overlay District (CWCOD)



Zoning Composition

95% of parcels in the district are zoned I-P (105 of 111 total parcels). One parcel is zoned O-P, 2 parcels are zoned R-2, and 3 parcels are zoned O-S.

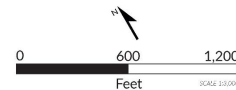


New Boston Street
Woburn, MA

Zoning

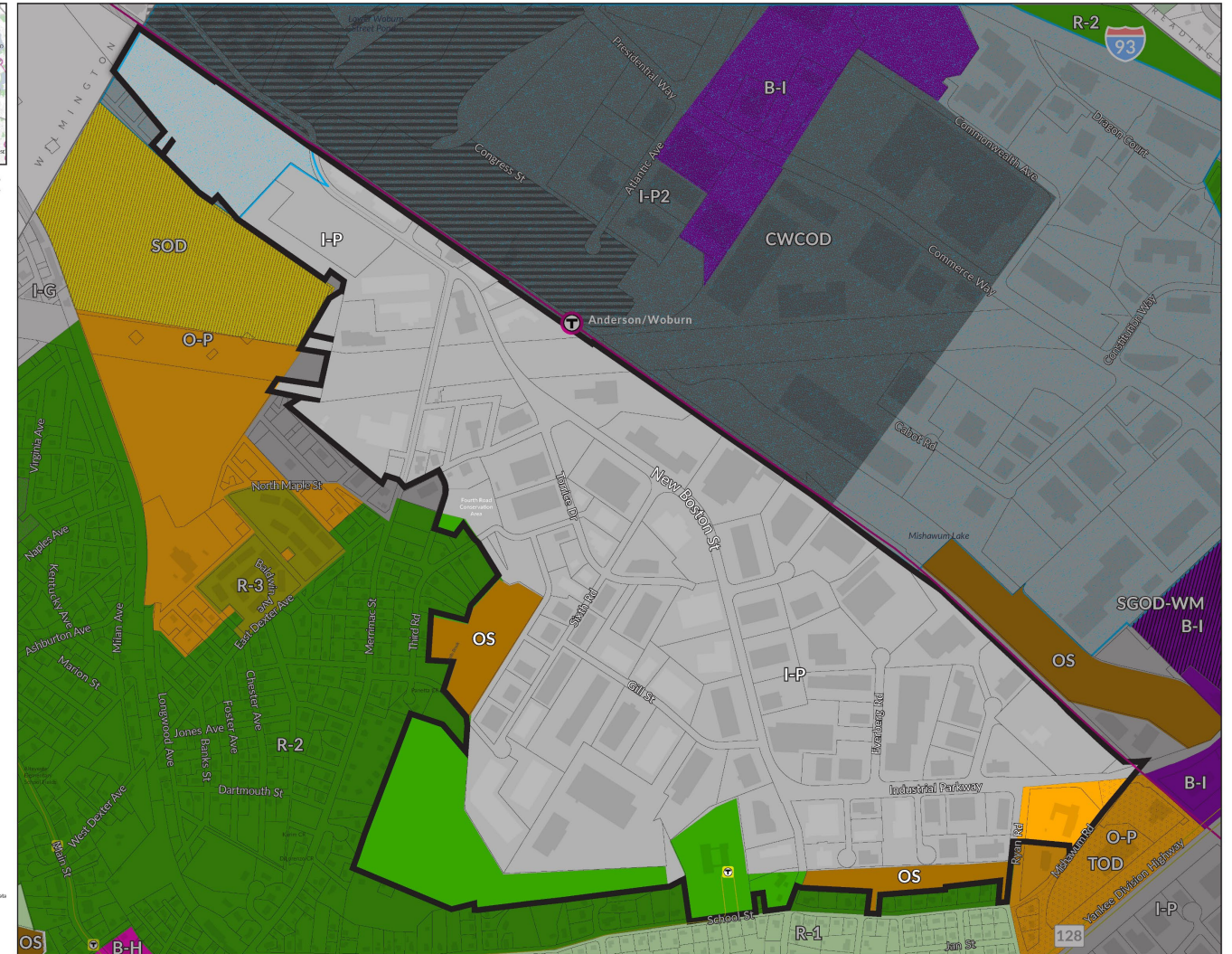
LEGEND

- Study Area
 - Residential Districts**
 - R-1 Single Family
 - R-2 Single & Two Family*
 - R-3 Townhouse & Garden Apartments
 - Business Districts**
 - B-I Business Interstate
 - B-H Business Highway
 - Industrial Districts**
 - I-G General
 - I-P Industrial Park*
 - I-P2 Industrial Park II
 - Office Park & Open Space**
 - O-P Office Park*
 - OS Open Space*
 - Overlay Districts**
 - CWCOD*
 - MBTAOD
 - TOD*
 - SGOD-WM
 - SOD
- *Zoning within the study area.



This map was produced in July 2023 by Innes Associates for the City of Woburn using data from the City of Woburn. Innes Associates is not responsible for any errors or omissions in the data provided by the City of Woburn. Innes Associates is not responsible for any errors or omissions in the data provided by the City of Woburn.

Innes Associates Ltd

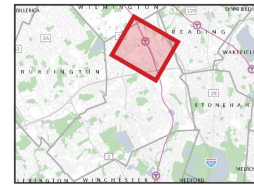


Land Use Composition

The most common land use in the district is industrial, specifically manufacturing and warehouses as well as some research & development uses and general offices.

There are some commercial uses in the area, mostly auto-oriented business and one hotel at the intersection of Industrial Pkwy and Ryan Rd.

Some areas zoned R-2 and O-S are designated as municipal lands that are mostly a buffer between residential uses and the industrial area as well as some wetlands.



New Boston Street
Woburn, MA

Land Use

LEGEND

Study Area

Commercial

- Auto Oriented Business
- General Office Buildings
- Hotels
- Parking Lots
- Undevelopable Land

Exempt

- Charitable
- Municipal

Industrial

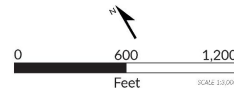
- Buildings for Manufacturing
- Developable Land
- Office Building
- Research & Development
- Warehouses

Mixed Use

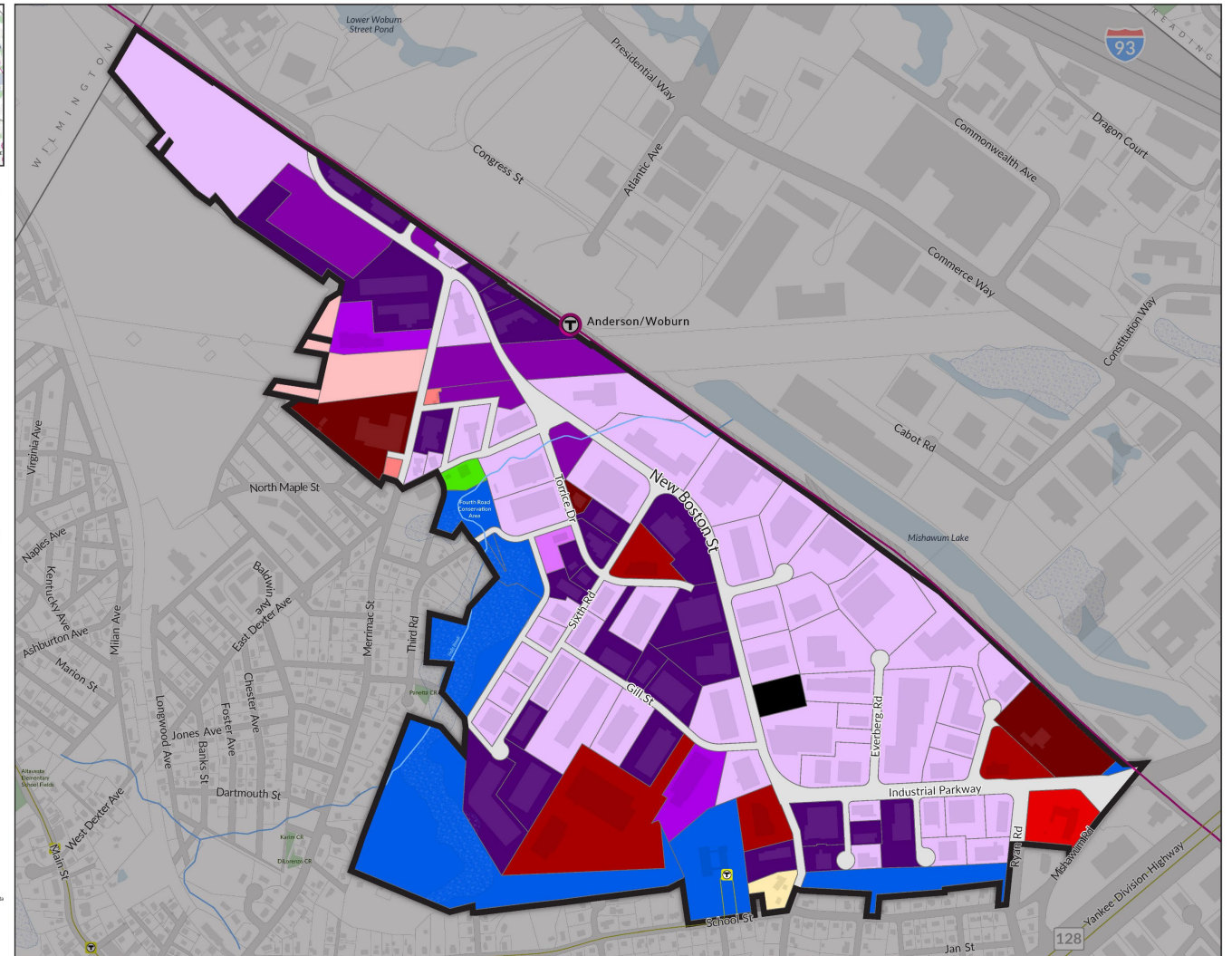
- Primarily Commercial, Some Residential

Residential

- Single Family



This map was produced in July 2005 by Innes Associates for the City of Woburn using data from the City of Woburn. Innes Associates is a registered professional land use planning firm in the Commonwealth of Massachusetts. Executive Office of Technology and Security Services.



Industrial Park (I-P) Characteristics

- I-P is the most common zoning district in the study area and accounts for 105 of the 111 parcels in the area.
- I-P allows all industrial uses except for self-storage facilities and truck terminals. It is the one of two districts in the City that permits high hazard uses through special permit.
- Some institutional and recreational uses are permitted such as public schools, theaters, and gyms.
- The district allows for some retail and most office uses either by right or special permit.
- All solar photovoltaic systems are allowed by right.
- No permanent residential uses are allowed.
- The allowable height for I-P decreases to 35ft or three stories when within 700 linear ft of R-1, R-2, or R-3 districts.

I-P Dimensional Regulations	
Lot size minimum	40,000 SF
Lot width minimum	40ft
Street Frontage Minimum	125ft
Front, side, and rear yard setback	25ft
Landscaped useable open space	30%
Maximum height	80ft*
Maximum height in stories	7*
Building ground coverage	-
Floor area ratio	0.50

Office Park (O-P) Characteristics

- Only one parcel in the study area is zoned O-P and is in the southeast corner of the New Boston Street area along Industrial Parkway.
- O-P has the same dimensional regulations as I-P.
- Other than industrial uses, O-P allows very similar uses as I-P with some small discrepancies in recreational, institutional, retail, and commercial uses.
- There are more constraints on industrial uses in O-P and only permits biomedical facilities, laboratories, and essential services by right compared to I-P that allows almost all industrial uses either by right or by special permit.
- Like I-P, the allowable height for decreases to 35ft or three stories when within 700 linear ft of R-1, R-2, or R-3 districts.

O-P Dimensional Regulations	
Lot size minimum	40,000 SF
Lot width minimum	40ft
Street Frontage Minimum	125ft
Front, side, and rear yard setback	25ft
Landscaped useable open space	30%
Maximum height	80ft*
Maximum height in stories	7*
Building ground coverage	-
Floor Area Ratio	0.50

Single Two-Family (R-2) Characteristics

- R-2 districts are located along the periphery of the study area in the southwest corner of the New Boston Street area and includes the Woburn Senior Center.
- R-2 is mostly made up of single- or two-family dwelling units with townhouse development allowed through special permit. The district also allows a mix of recreational and institutional uses and almost no retail or commercial uses.
- The district is between the low density, single-family R-1 and the denser R-3 and R-4 which allow more townhouse, garden apartments, and elevator apartment development.
- Other than O-S, R-2 has the most restrictive use and dimensional regulations of the 4 zoning districts within the study area.
- The proximity of R-2 to some I-P and O-P lots in the district decrease the permissible height and stories of future development in the area under the current zoning.

R-2 Dimensional Regulations	
Lot size minimum	12,000 sf (Single-family) 10,000 sf (Two-family by conversion of single-family) 15,000 sf (All other uses)
Lot width minimum	60ft
Street Frontage Minimum	100 ft (Single-family, new construction two-family) 80ft (Two-family single-family conversion) 125ft (All other uses)
Front yard setback	25ft
Side yard setback	12ft (single family); 20ft (all other uses)
Rear yard setback	30ft
Landscaped useable open space	50%
Maximum height	35ft
Maximum height in stories	2 ½
Building ground coverage	25%
Floor Area Ratio	-

Open Space (O-S) Characteristics

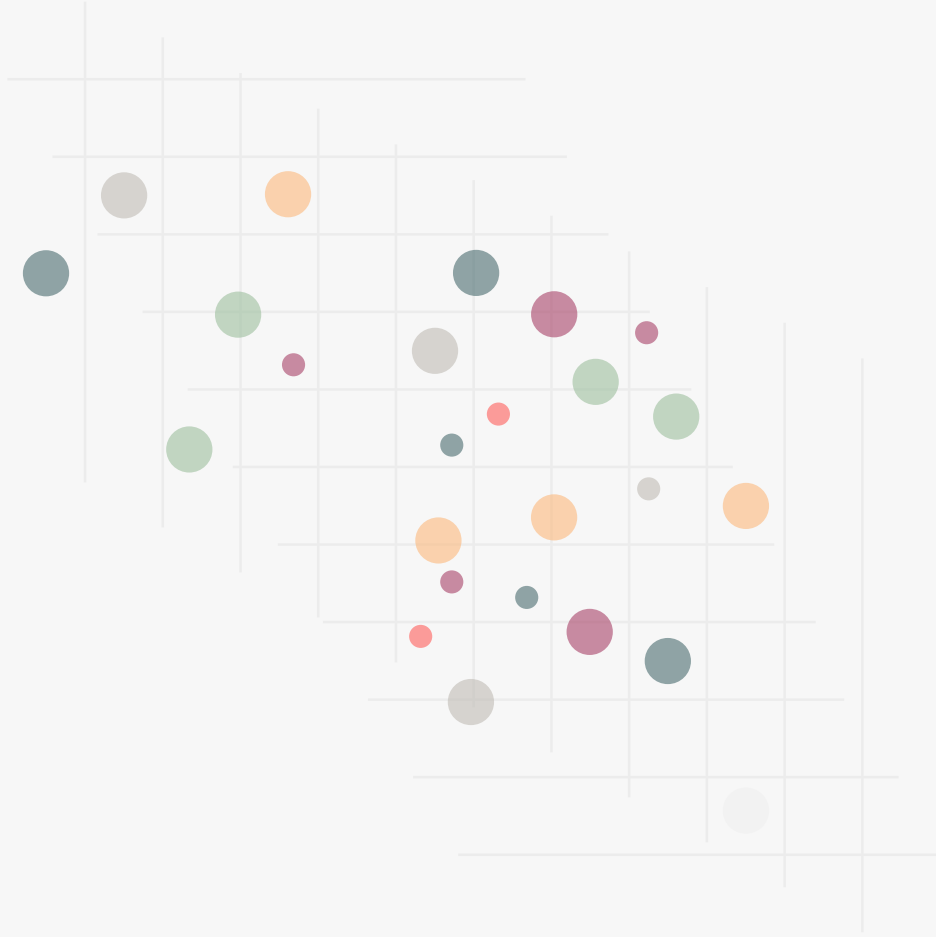
- Almost no uses are permitted in Open Space districts.
- Only 2 parcels in the study area are zoned open space and mostly overlap with wetlands or serves as a buffer between the industrial area and abutting residential uses.

O-S Dimensional Regulations	
Lot size minimum	12,000 SF
Lot width minimum	40ft
Street Frontage Minimum	100ft
Front yard setback	25ft
Side yard setback	12ft
Rear yard setback	30ft
Landscaped useable open space	90%
Maximum height	35ft
Maximum height in stories	2 ½
Building ground coverage	10%
Floor area ratio	-

Commerce Way Corridor Overlay District (CWCOD) Characteristics

- The CWCOD is designed to promote mixed-use development surrounding the Woburn MBTA Commuter Rail Station through zoning relief from the base zoning use and dimensional requirements as well as parking.
- The overlay district permits office, research, commercial, retail, and multifamily uses either by right or special permit depending on the use and size.
- Projects in the district must go through the advisory CWCOD Concept Plan Review administered by the CWCOD Concept Plan Review Committee who then provides written comment to the Planning Board and City Council. The board does not have special permitting granting authority.

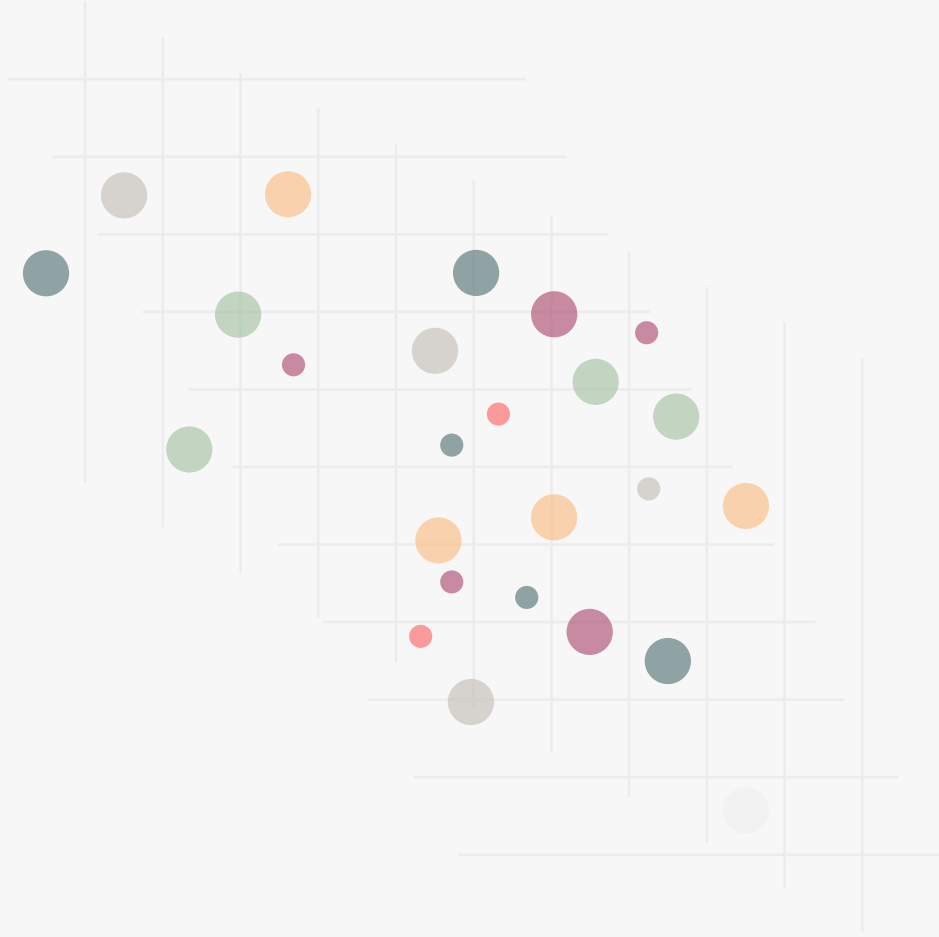
CWCOD Dimensional Regulations	
Lot size minimum	100,000 SF
Lot width minimum	40ft
Street Frontage Minimum	100ft
Front yard setback	25ft*
Side yard setback	20ft*
Rear yard setback	20ft*
Building setback from I-93 ROW	50ft
Landscaped useable open space	30%
Maximum height	80ft*
Maximum lot coverage	70%
Floor area ratio	1.0*
Maximum Residential Density	10 units per acre
*More details on slide 83	



Use Regulations

- A range of uses are permitted within the New Boston Street study area, but most uses are industrial or commercial.
- Only single- and two-family dwellings are permitted by right under base zoning while some townhouse and apartment development is permitted by special permit.
- Some mixed-use and multifamily development is permitted under the CWCOD with a residential density cap of 10 units per acre.





Dimensional Regulations

Dimensional Regulations Overview

- Most of the study area falls under the dimensional regulations of I-P with some flexibility provided by the CWCOD overlay for select parcels.
- R-2 and O-S have more restrictive dimensional regulations than I-P and O-P.
- Half of all parcels have either one or zero nonconformities indicating that current dimensional regulations somewhat reflect existing conditions.
- Open Space requirements make up the largest percentage of nonconformity, specifically for parcels zoned I-P where the average percent open space is around half of the required 30%.
- Maximum heights for I-P are dependent on the lot's proximity to residential districts, decreasing potential building heights for new development under the current zoning.



Dimensional Regulations for Base Zoning within Study Area

District	Lot Size Minimum	Lot width Minimum	Street Frontage Minimum	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Landscaped Useable Open Space	Height	Height in Stories	Building Ground Coverage	Floor Area Ratio
R-2	12,000 sf (Single-family)	60ft	100 ft (Single-family, new construction two-family)	25ft	12 ft (single family)	30ft	50%	35ft	2 ½	25%	-
	10,000 sf (Two-family by conversion of single-family)		80ft (Two-family single-family conversion)		20ft (all other uses)						
	15,000 sf (All other uses)		125ft (All other uses)								
I-P	40,000 sf	40ft	125ft	25ft	25ft	25ft	30%	80ft*	7*	-	0.5
O-P	40,000 sf	40ft	125ft	25ft	25ft	25ft	30%	80ft*	7*	-	0.5
O-S	12,000 sf	40ft	100ft	25ft	12ft	30ft	90%	35ft	2 ½	10%	-

* Footnote 8: Structures located in Office Park (OP), Industrial Park (IP), Industrial Park Two (IP-2), and Business Interstate (BI) zoning districts, which are within seven hundred (700) linear feet of Residential-One (R-1), Residential-Two (R-2) and Residential-Three (R-3) zoning district boundary lines in the City of Woburn, shall have a maximum height of thirty-five (35) feet and/or three (3) stories. Structures located in a Technology and Business Mixed Use Overlay District which are within 150 feet of Residential-One (R-1), Residential-Two (R-2), and Residential-Three (R-3) zoning district boundary lines in the City of Woburn shall have a maximum height limit of 35 feet. Any variation from the foregoing height/story limitation shall require the issuance of a special permit by the City Council. (amended 9/8/2016) Where there is a rezoning subsequent to September 25, 2015, that creates one or a combination of R-1, R-2, R-3 or R-4 zoning districts, then the seven hundred (700) foot linear distance shall be measured from the location of the residential zoning district boundary line as it existed on September 25, 2015. (added 10/6/2000; amended 11/12/2015)

Dimensional Regulations for CWCOD

Lot Size Minimum	100,000 sf
Lot Width Minimum	40ft
Street Frontage Minimum	100ft
Front Yard Setback	25ft*
Side Yard Setback	20ft*
Rear Yard Setback	20ft*
Building Setback from I-93 ROW	50ft
Landscaped Usable Open Space	30%
Maximum Height	80ft**
Maximum Lot Coverage	70%
Floor Area Ratio	1.0***
Maximum Residential Density	10 units per acre

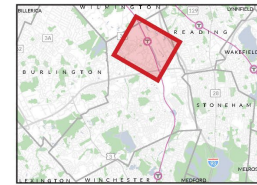
*Parking permitted within 15ft of front lot line and within 10ft from side and rear lot lines.

** Maximum height decreases to 45ft and 3 stories when within 150ft of a residential district.

*** Maximum FAR authorized by City Council Special Permit.

Nonconformity Overview

19% of parcels in the study area conform to the zoning ordinance while over half have one nonconformity or less. This indicates that existing conditions mostly conform with the current zoning requirements but that there are future opportunities to edit dimensional requirements that could result in a higher percentage of conforming parcels.

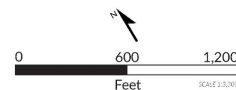
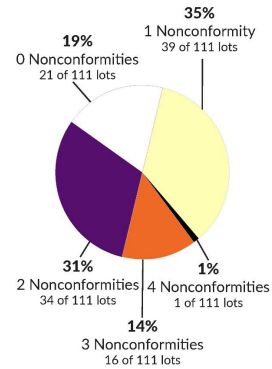


New Boston Street Woburn, MA

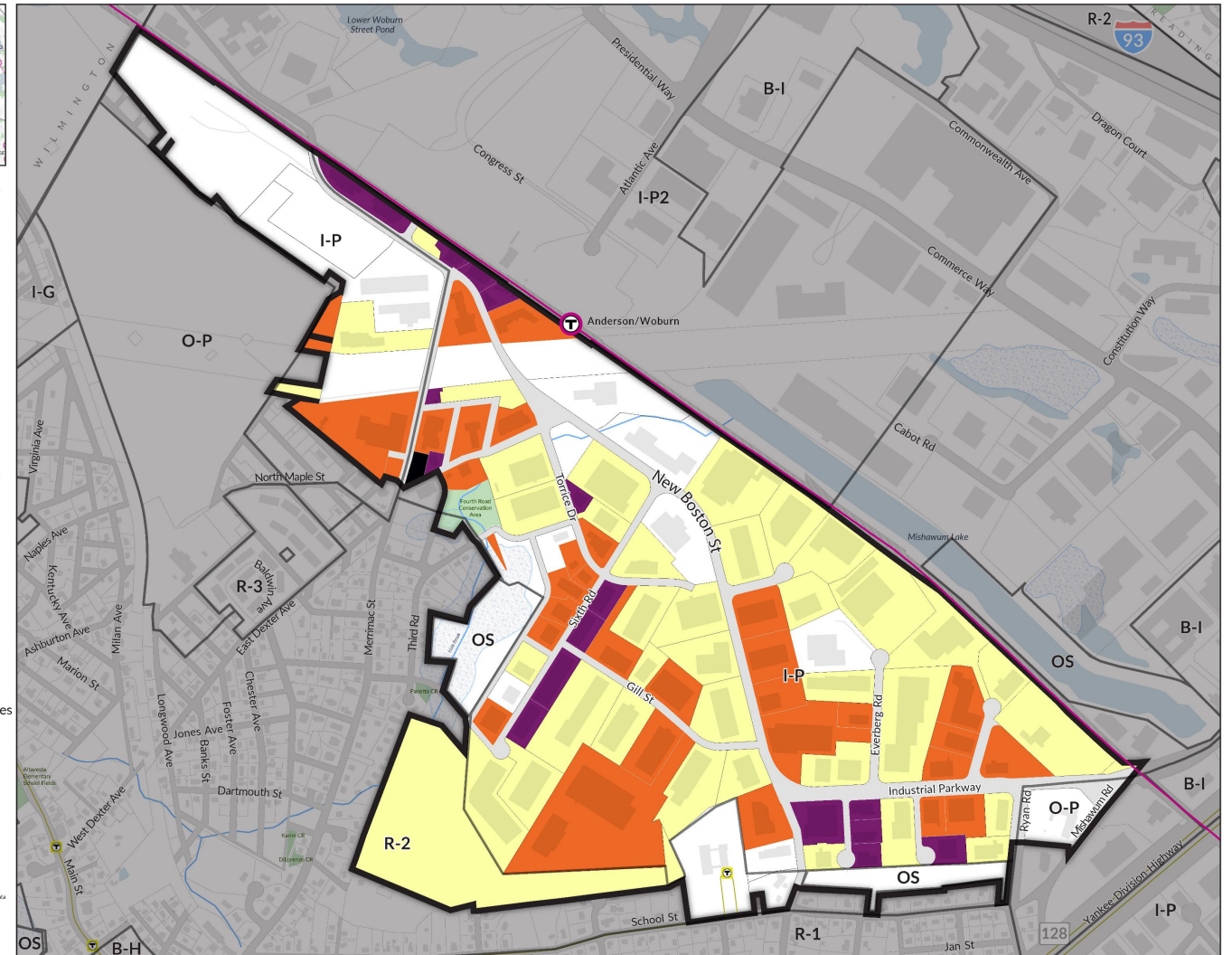
Dimensions - Count of
Nonconformities

LEGEND

Count of Nonconformities
by Lot



This map was produced in July 2023 by Innes Associates for the City of Woburn using data from MassGIS. Portions of geographic information (MapGIS) Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

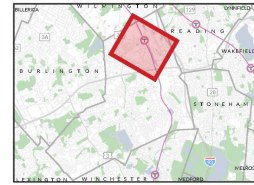


Open Space

Open space requirements have the highest percentage of nonconforming parcels in the study area.

77% of I-P parcels do not conform with open space requirements. The average percentage of open-space for I-P parcels is 16%, about half of the required percentage. This is due to quantity of the impervious surface surrounding the buildings, including parking.

The six parcels not zoned I-P all conformed with the open space requirements.



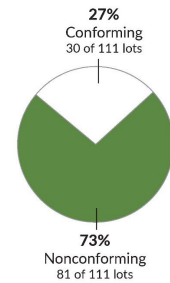
New Boston Street
Woburn, MA

Dimensions - Open Space

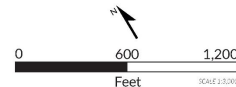
LEGEND

Lot Conformity by Minimum Usable Open Space

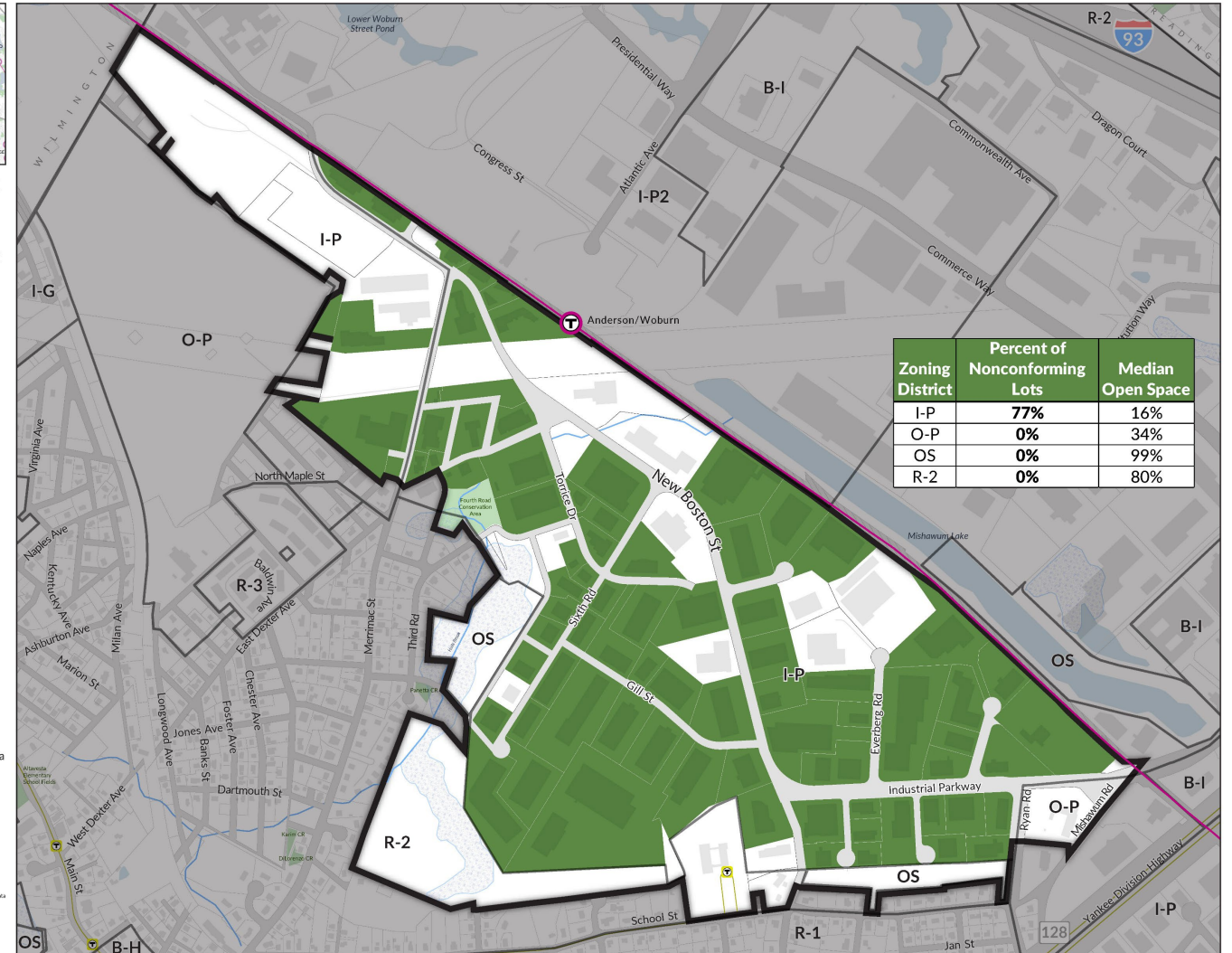
- Conforming
- Nonconforming



Open space is calculated by dividing the area of the pervious surfaces within a lot by the total area of the lot.



This map was produced in July 2005 by Innes Associates for the City of Woburn using data from MassGIS. "Source of Geographic Information (Map Data): Commonwealth of Massachusetts, Executive Office of Technology and Security Services"

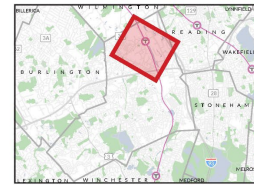


Front Yard Setbacks

Front yard setback nonconformity accounts for the second highest percentage of nonconforming parcels in the study area.

A third of all I-P parcels in the district do not meet the 25 ft front yard setback requirement.

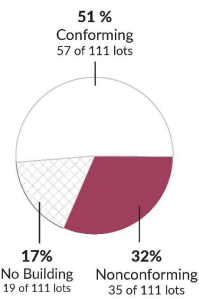
The six parcels not zoned I-P all conform to the front yard setback requirements.



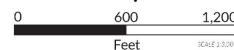
**New Boston Street
Woburn, MA**
*Dimensions - Front Yard
Setback*

LEGEND

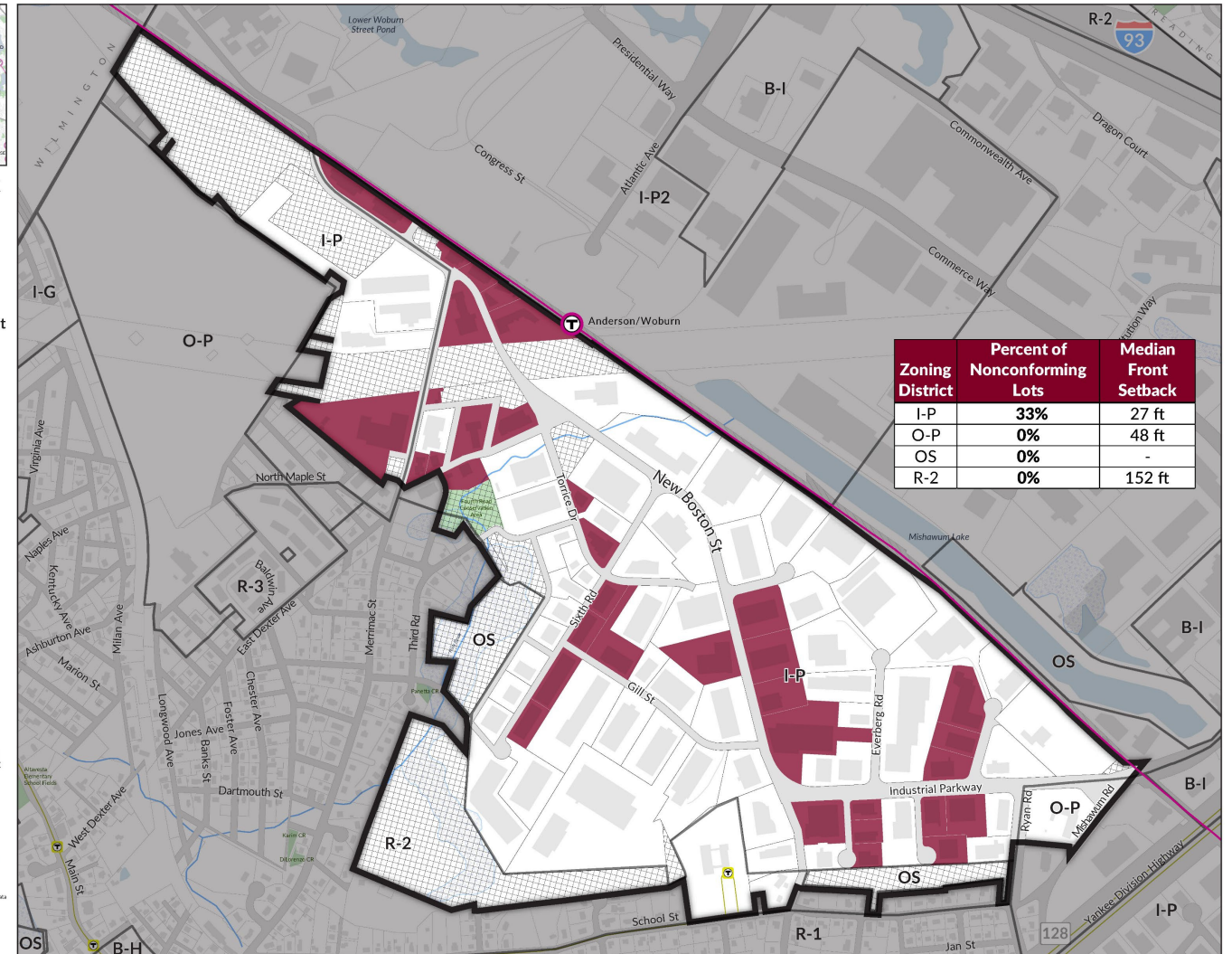
Lot Conformity by Minimum Front
Yard Setback



The front building setback is measured as the closest distance that the building is set back from the lot's assessed principal frontage line.



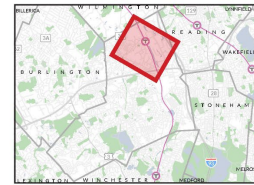
This map was produced in July 2005 by Innes Associates for the City of Woburn using data from MassGIS. Town of Woburn, Massachusetts. Innes Associates, Inc. is a registered professional engineering firm in the Commonwealth of Massachusetts. Executive Office of Technology and Security Services?



Minimum Lot Size

Around a quarter of all I-P parcels in the study area do not conform to the minimum lot size requirements in the district. However, the median lot size in the district is around 85,000 sf, which is about 40,000 sf higher than the requirement.

The six parcels not zoned I-P all conform to the minimum lot size requirements.



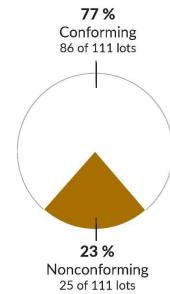
New Boston Street
Woburn, MA

Dimensions - Lot Size

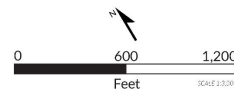
LEGEND

Lot Conformity by Minimum Lot Size

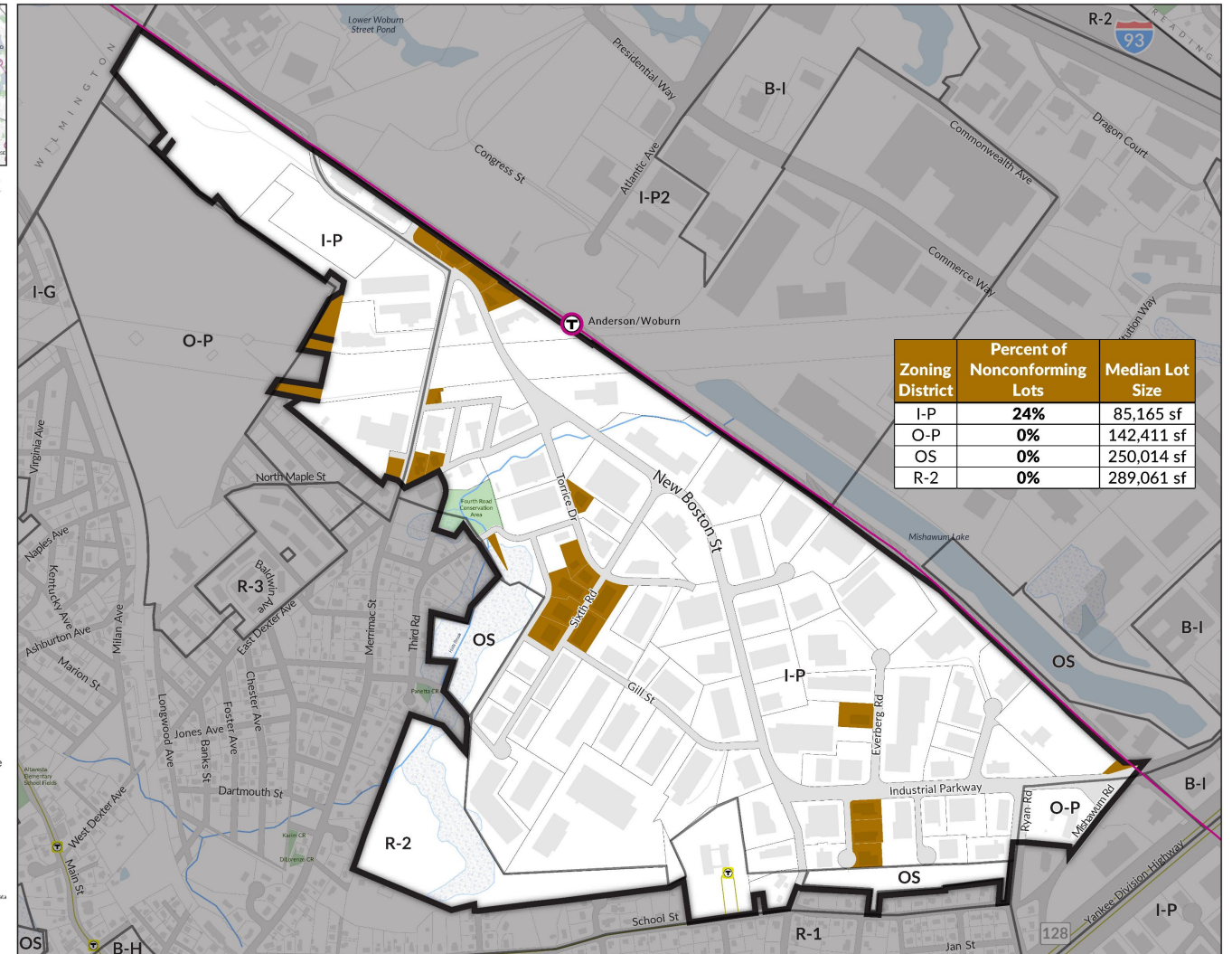
- Conforming
- Nonconforming



Lot Size is measured as the total area of the parcel in square feet.



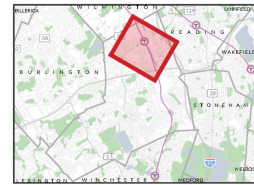
This map was produced in July 2005 by Innes Associates for the City of Woburn using data from MassGIS. "Source of Geographic Information: MassGIS, Commonwealth of Massachusetts, Executive Office of Technology and Security Services"



Floor Area Ratio

FAR only applies to I-P and O-P districts.
Of the 106 parcels where FAR applies,
only 12 are nonconforming (all I-P).

Of the 12 that do not conform, six are
manufacturing, four are warehouses,
and two are general office buildings.



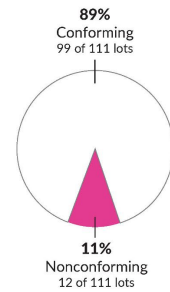
New Boston Street
Woburn, MA

Dimensions - FAR

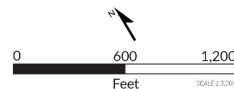
LEGEND

Lot Conformity by Maximum FAR

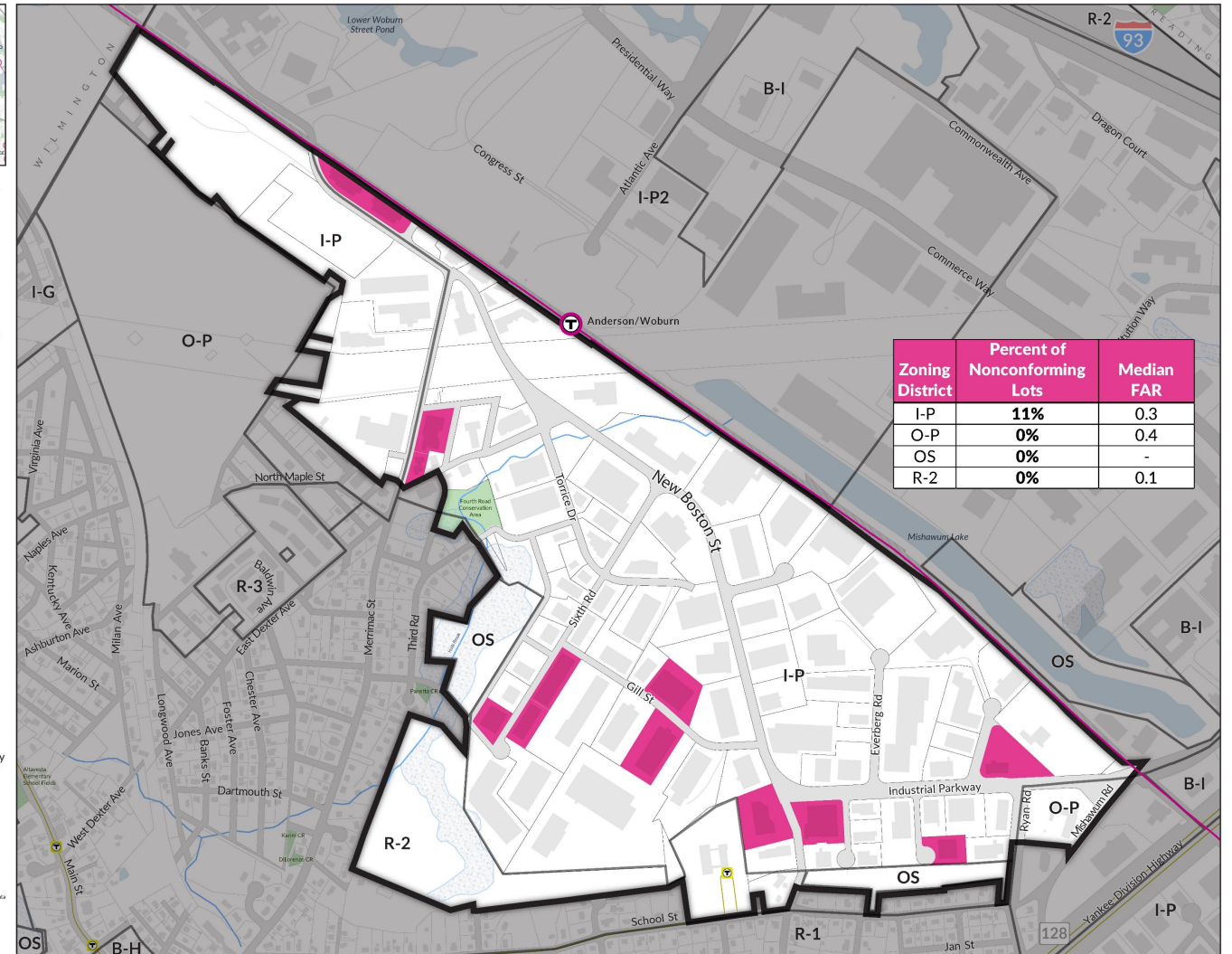
- Conforming
- Nonconforming



FAR (Floor Area Ratio) is a ratio calculated by
dividing the total floor area of a building by
the area of the land it occupies.



This map was produced in July 2023 by Innes Associates for the City of Woburn using data
from MassGIS. "Source of Geographic Information Material": Commonwealth of
Massachusetts, Executive Office of Technology and Security Services.

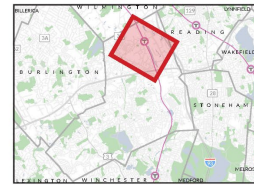


Minimum Lot Frontage

Most lots in the study area conform with minimum frontage requirements. Five of the 105 I-P parcels do not meet the lot frontage requirement.

One of the three R-2 districts does not conform with the lot frontage minimum. However, since the total number of R-2 districts is low, there is a higher percentage of nonconformity compared to other dimensional regulations.

On average, the median lot frontage of an I-P parcels in the study area is around 200ft longer than the minimum.



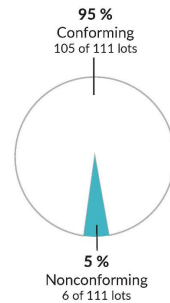
New Boston Street
Woburn, MA

Dimensions - Frontage

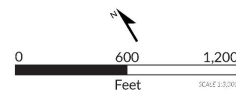
LEGEND

Lot Conformity by Minimum Frontage

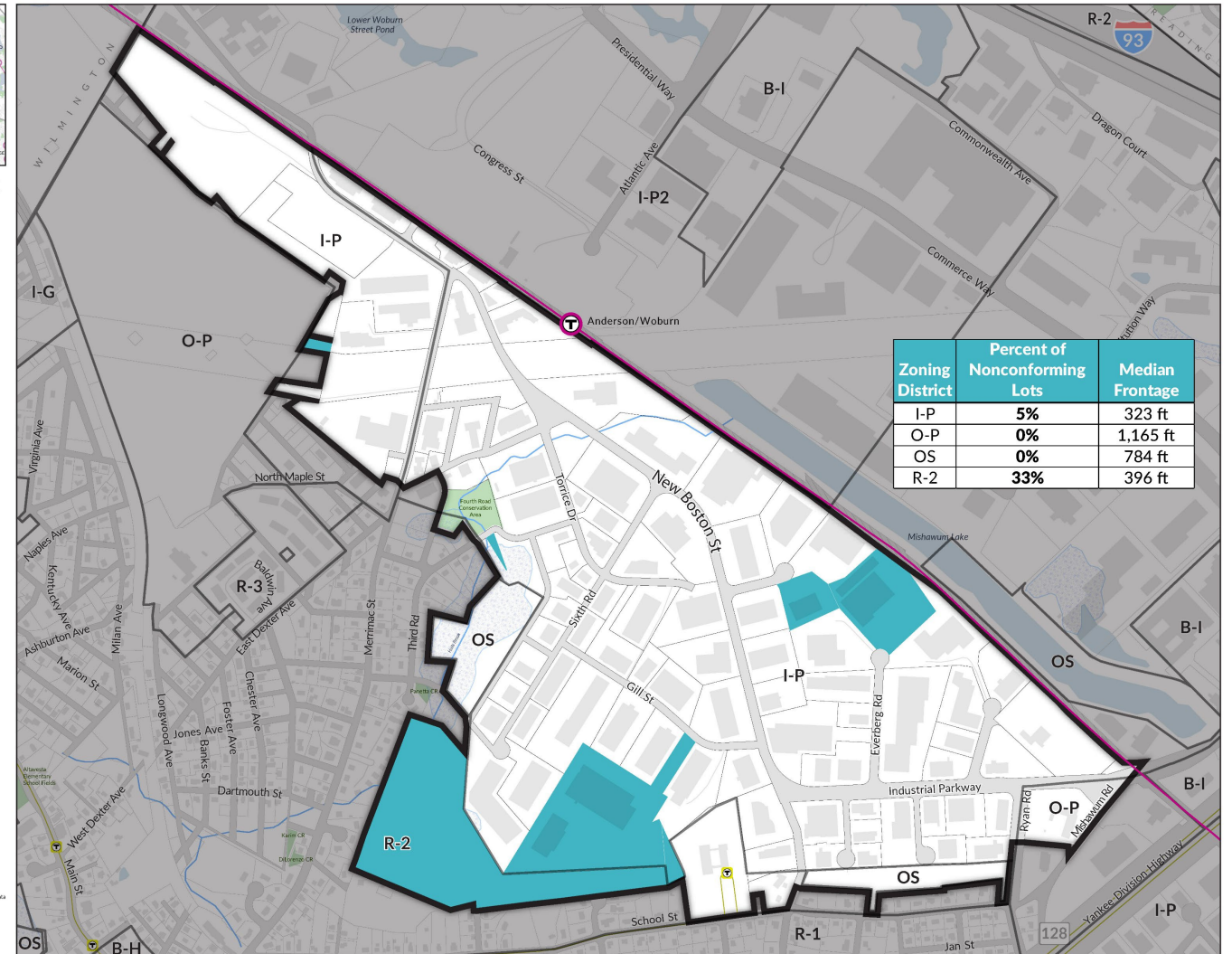
- Conforming
- Nonconforming



Frontage is measured as the length of the frontage line along the right of way.



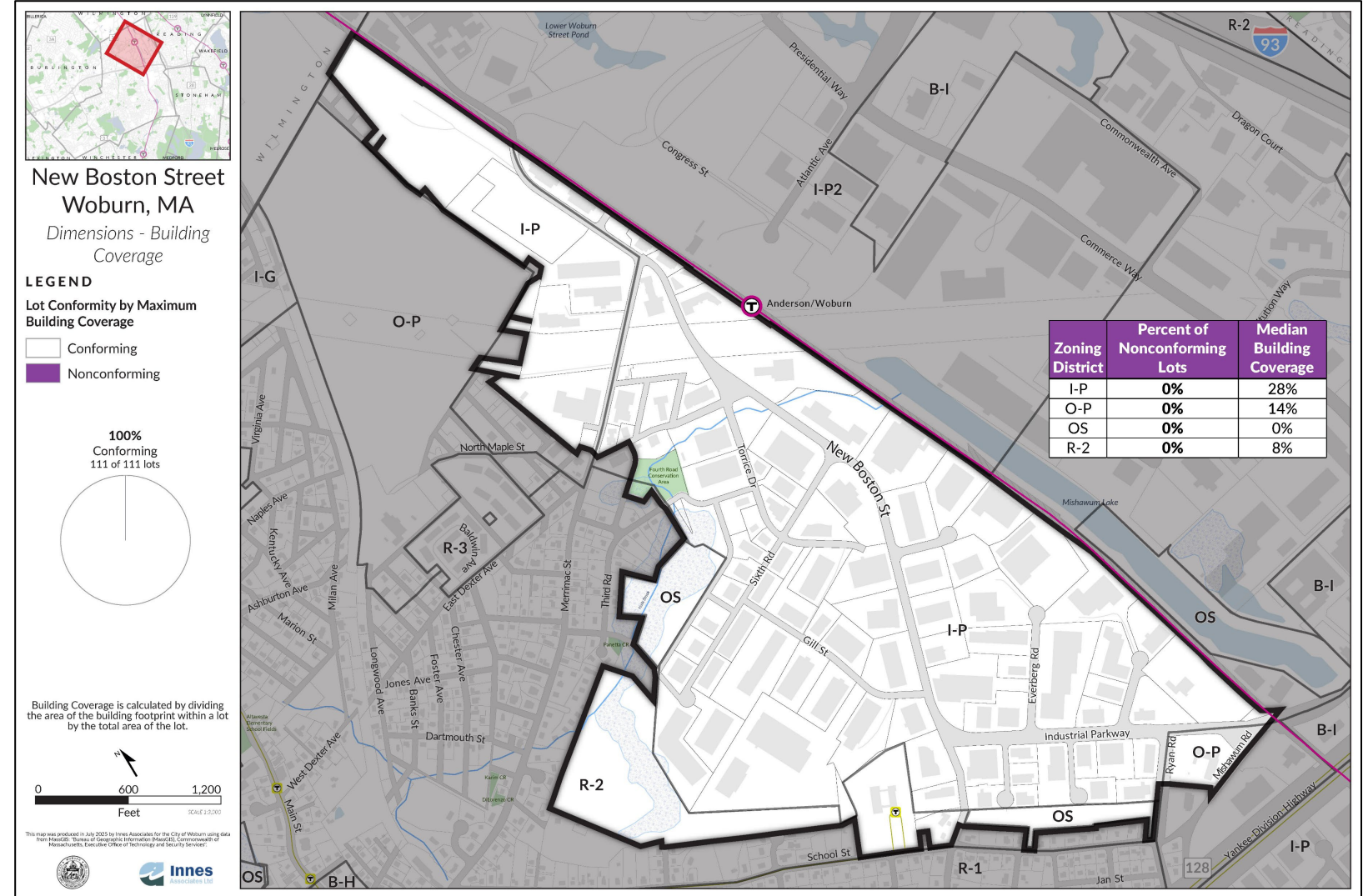
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Building Coverage

All lots in the study area conform to the maximum building coverage requirements.

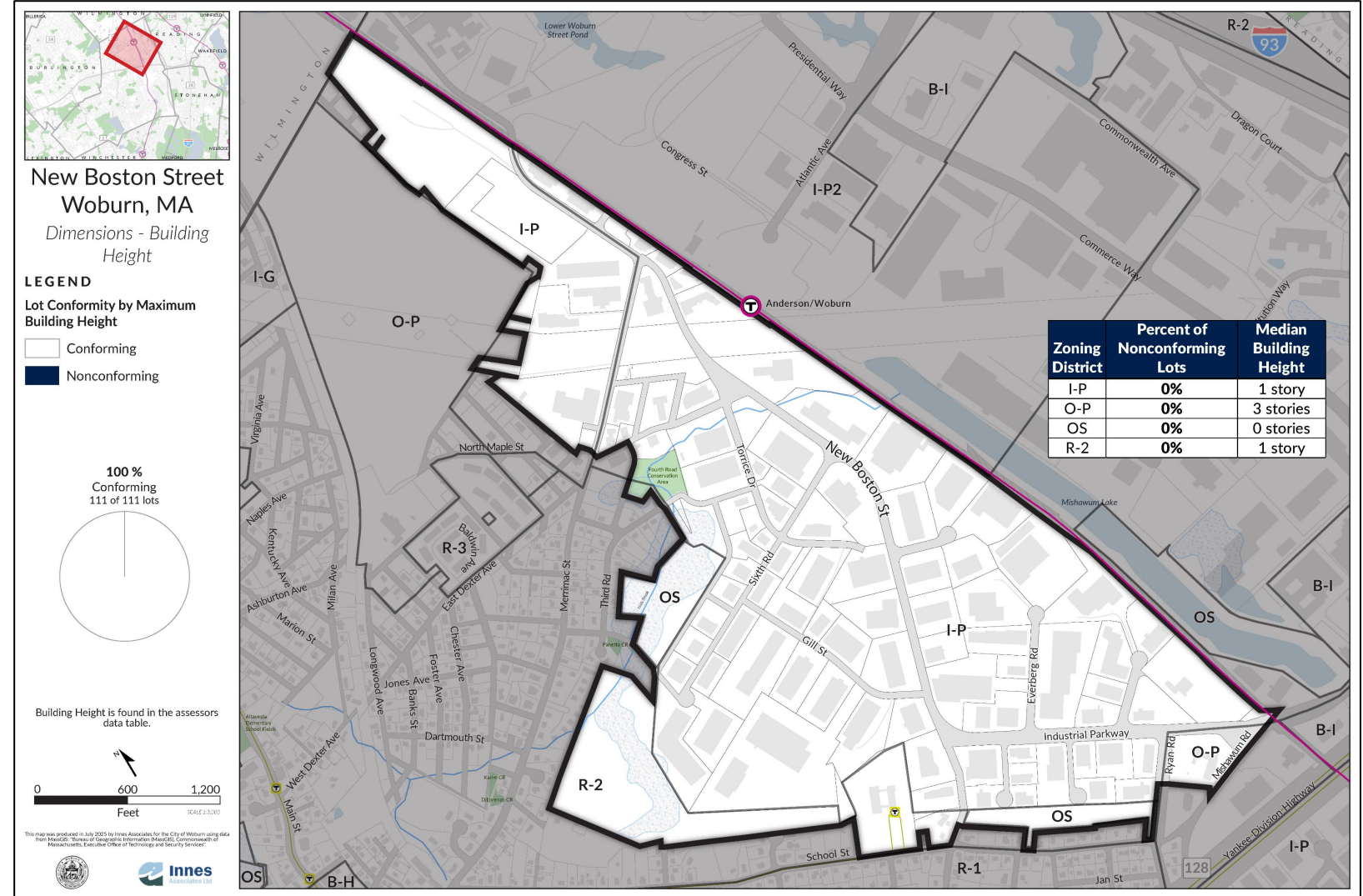
Building coverage only applies to R-2 and O-S districts which account for 5 out of 111 parcels.



Building Height

All buildings within the study area conform with the maximum height restrictions.

The analysis did account for footnote 8 of the dimensional regulations table that decreases the maximum height of a building in an I-P district to 35ft if it is within 700 linear feet of a R-1, R-2, or R-3 district.



Hazardous Waste

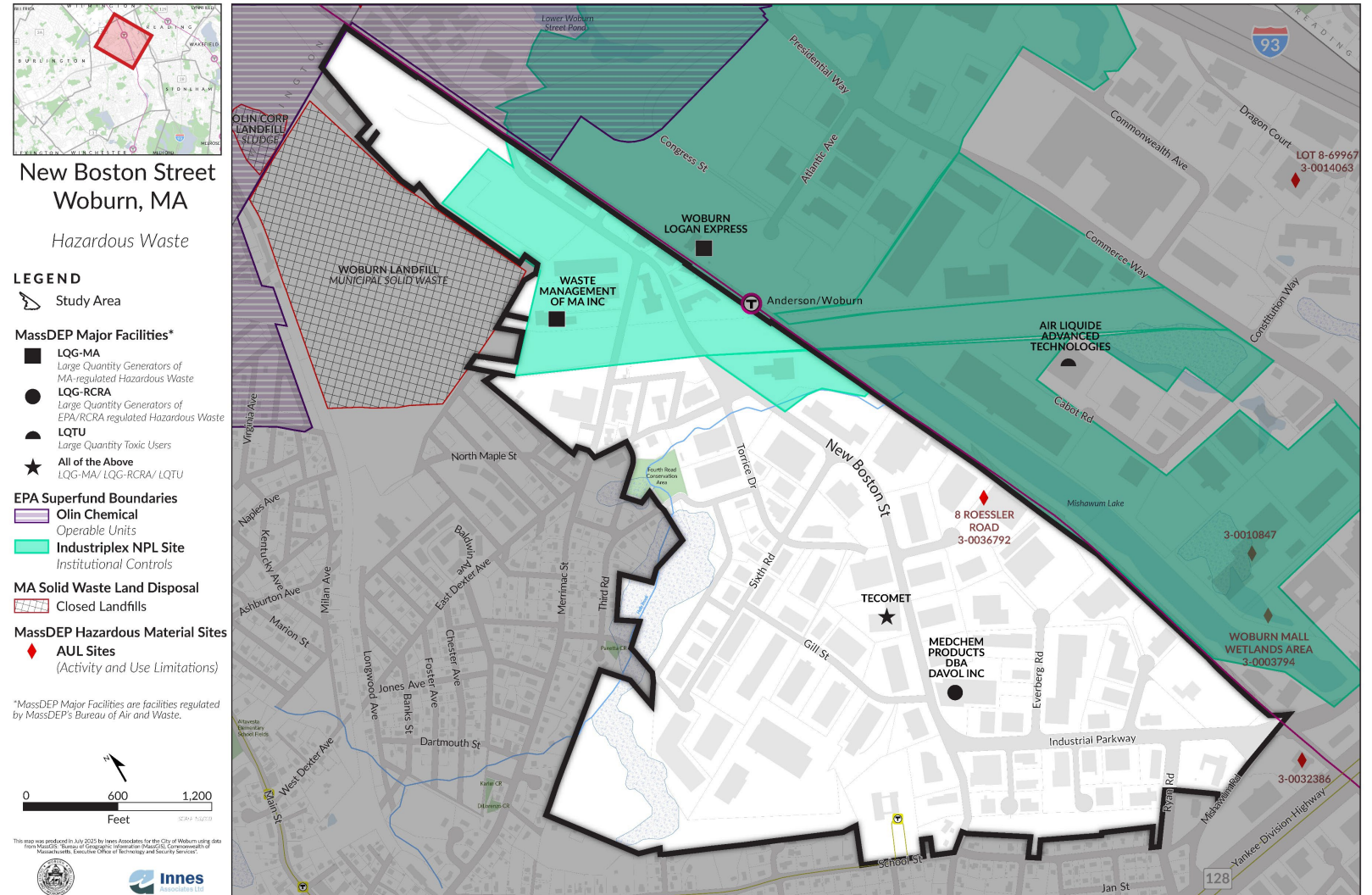
Given the industrial nature of the area, it is important to acknowledge the associated conditions.

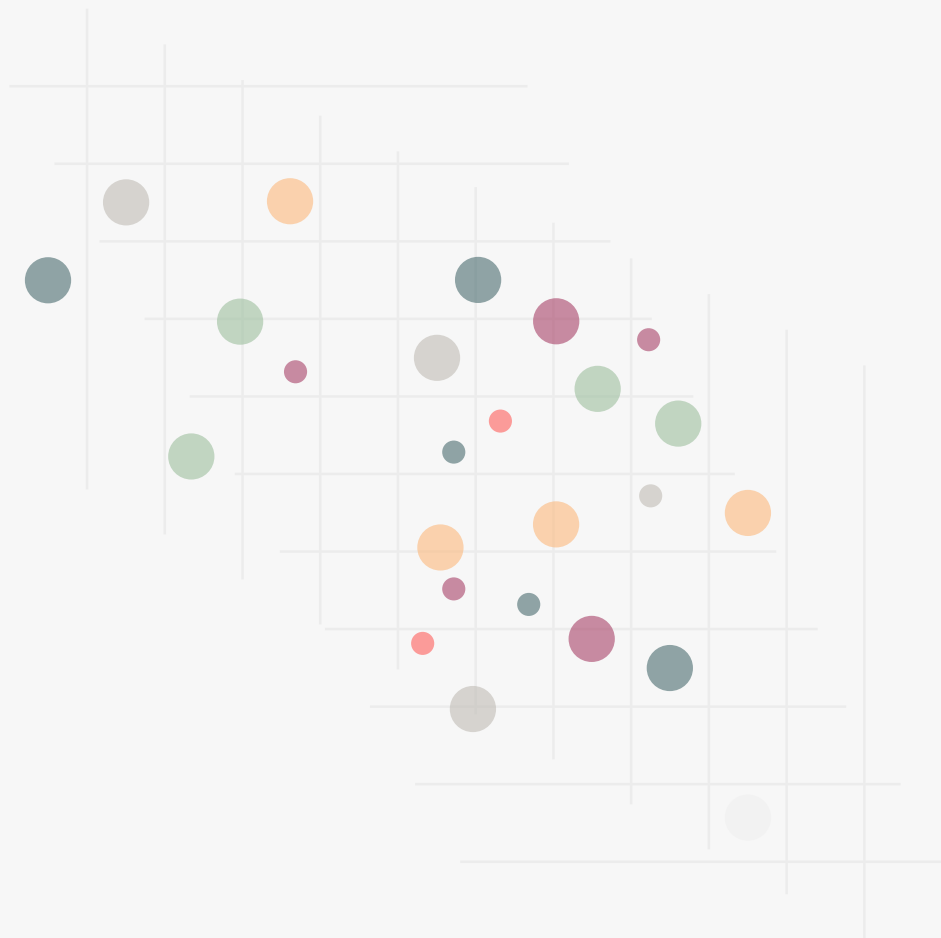
Within the study area, there are:

Three MassDEP Major facilities.

One AUL site, located at 8 Roessler Road.

One EPA Superfund site situated in the northern section, identified as the Industriplex NPL Site.



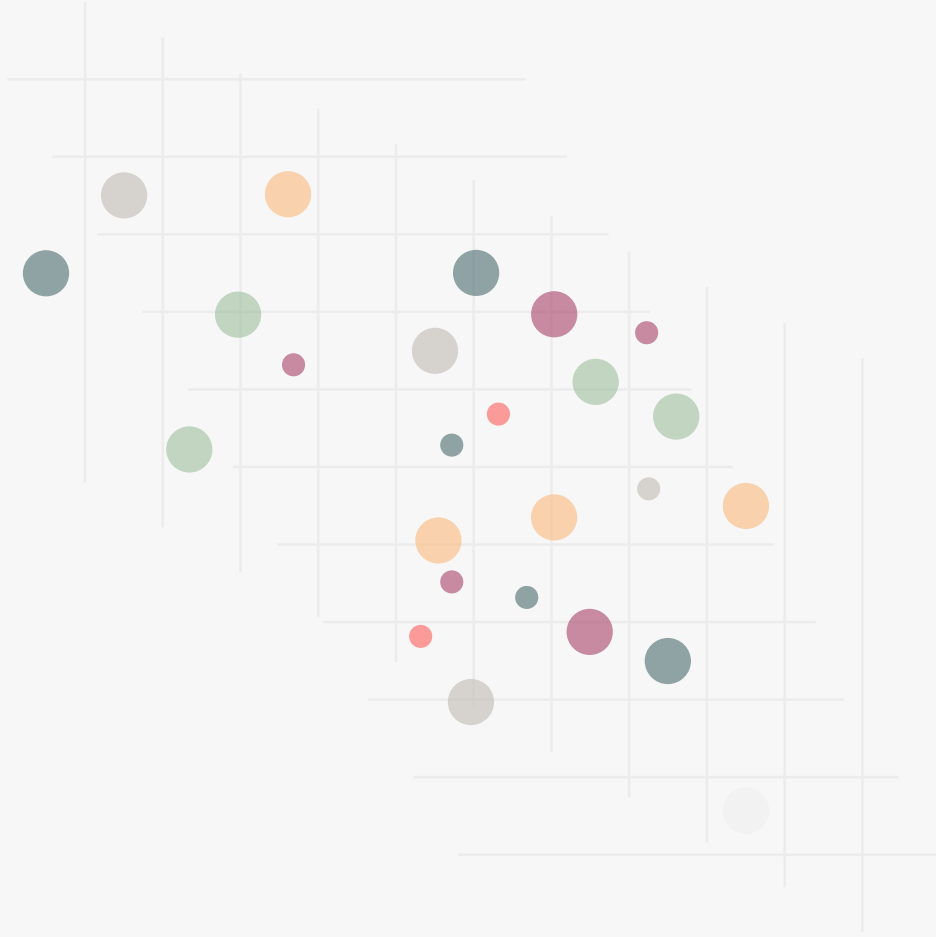


Parking

Parking Requirements

- Parking requirements can have considerable impacts on the development potential of a lot.
- On average, parking requirements in Woburn are comparable or somewhat higher than neighboring communities, except Burlington where parking maximums have been adopted.
- The following slides detail the most relevant parking requirements for base zoning districts as well as other parking requirements, including parking regulations for CWCOD.





Other Regulatory Considerations

Special Permit Granting Authority (SPGA)

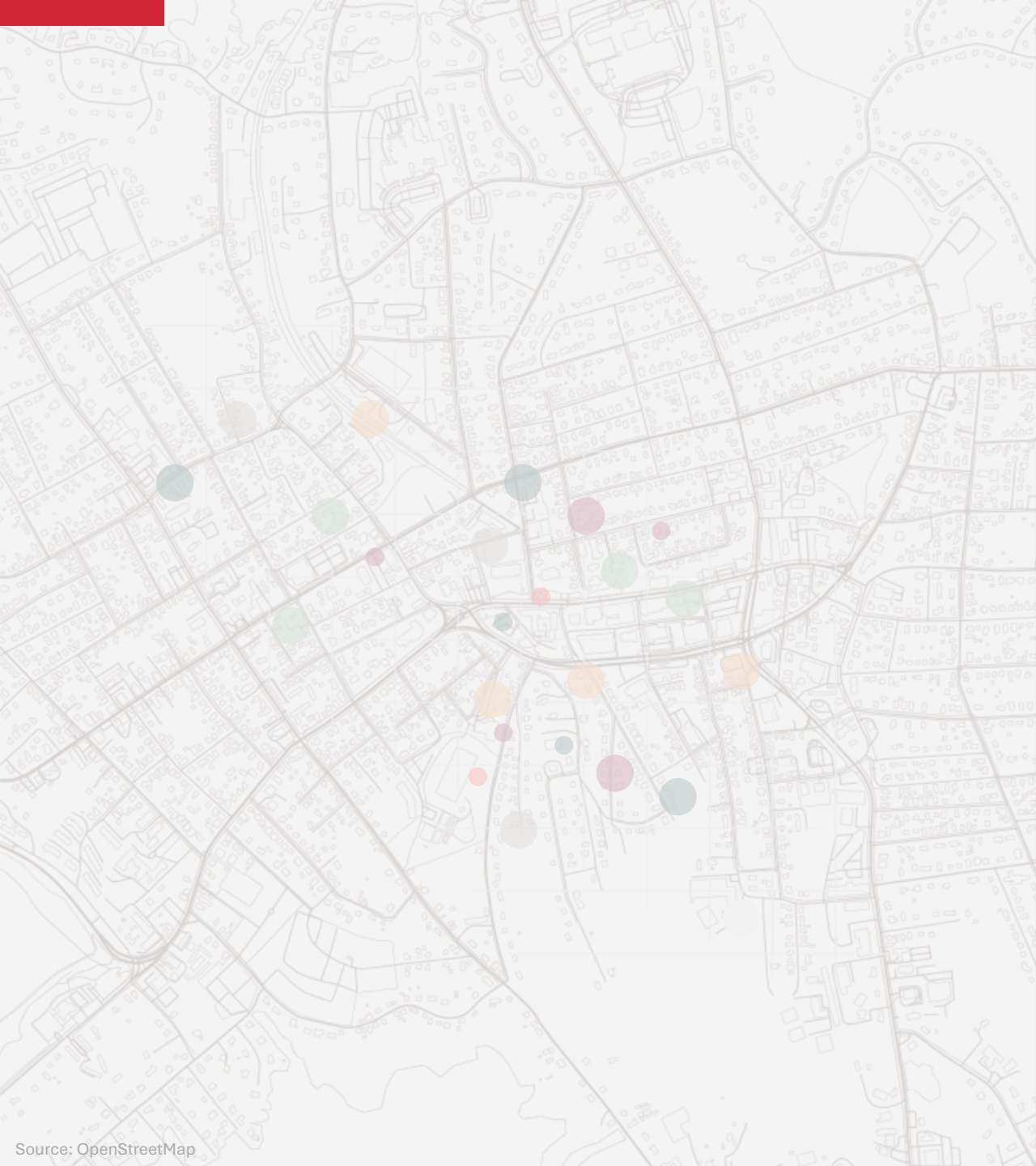
- Both the City Council and the Planning Board are Special Permit Granting Authorities (SPGA).
- The City Council grants special permits for all special permits in the use table except for manufacturing uses which are granted by the Planning Board.
- The Planning Board is the SPGA for site plan review.



Source: Massachusetts Municipal Association (MMA).

Site Plan Review Process

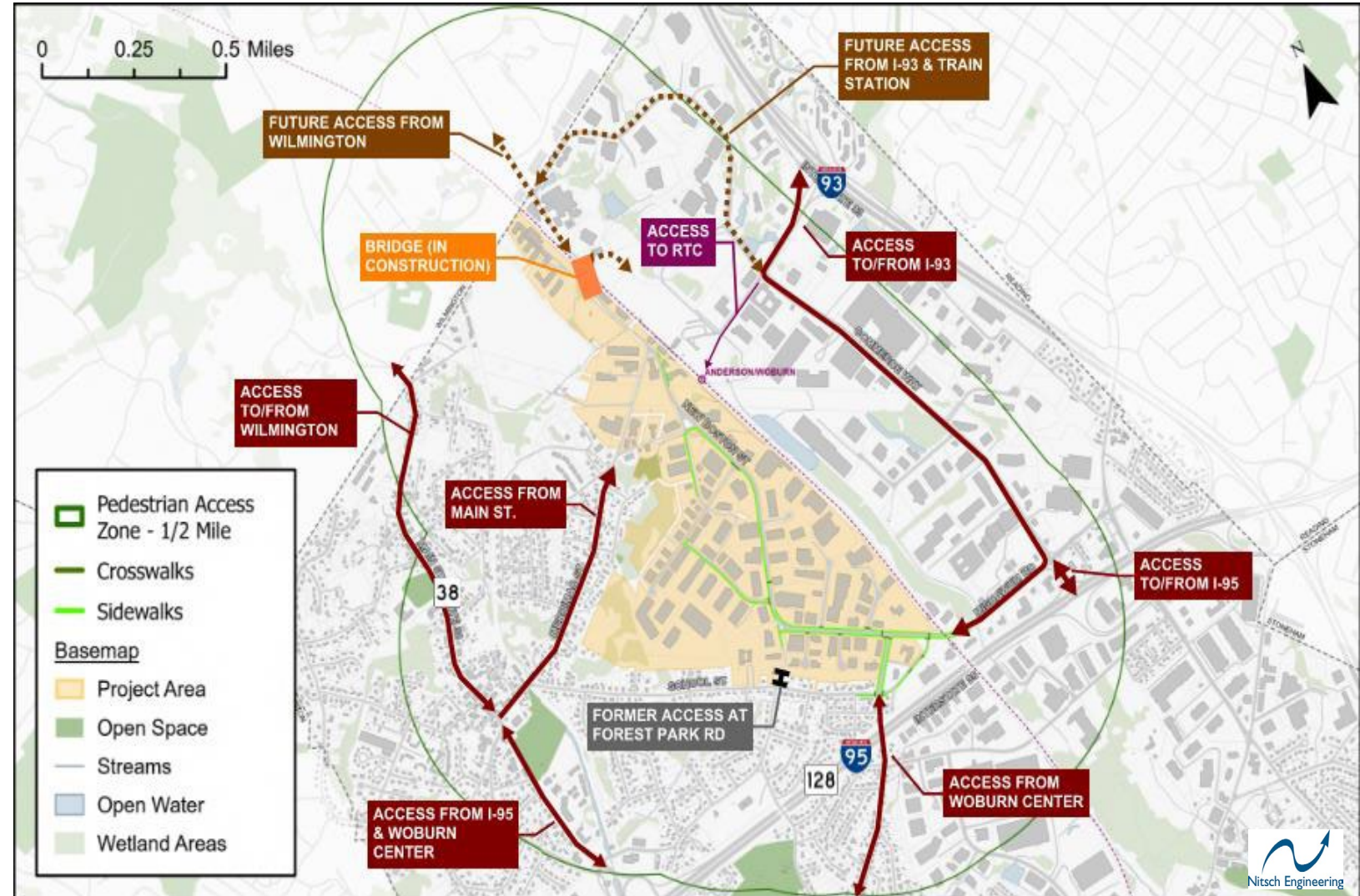
- Site plan review is required for the following types of projects:
 - Fast food restaurants
 - Apartments and townhouses
 - Office buildings designed to accommodate primarily medical offices
 - Any construction which involves the construction of 15,000 or more SF in GFA
 - An increase in GFA of greater than or equal to 5,000 SF
 - Any increase in GFA that would cause a building with a GFA less than 15,000 SF to exceed 15,000 GFA
 - The creation of 100 or more parking spaces



Infrastructure

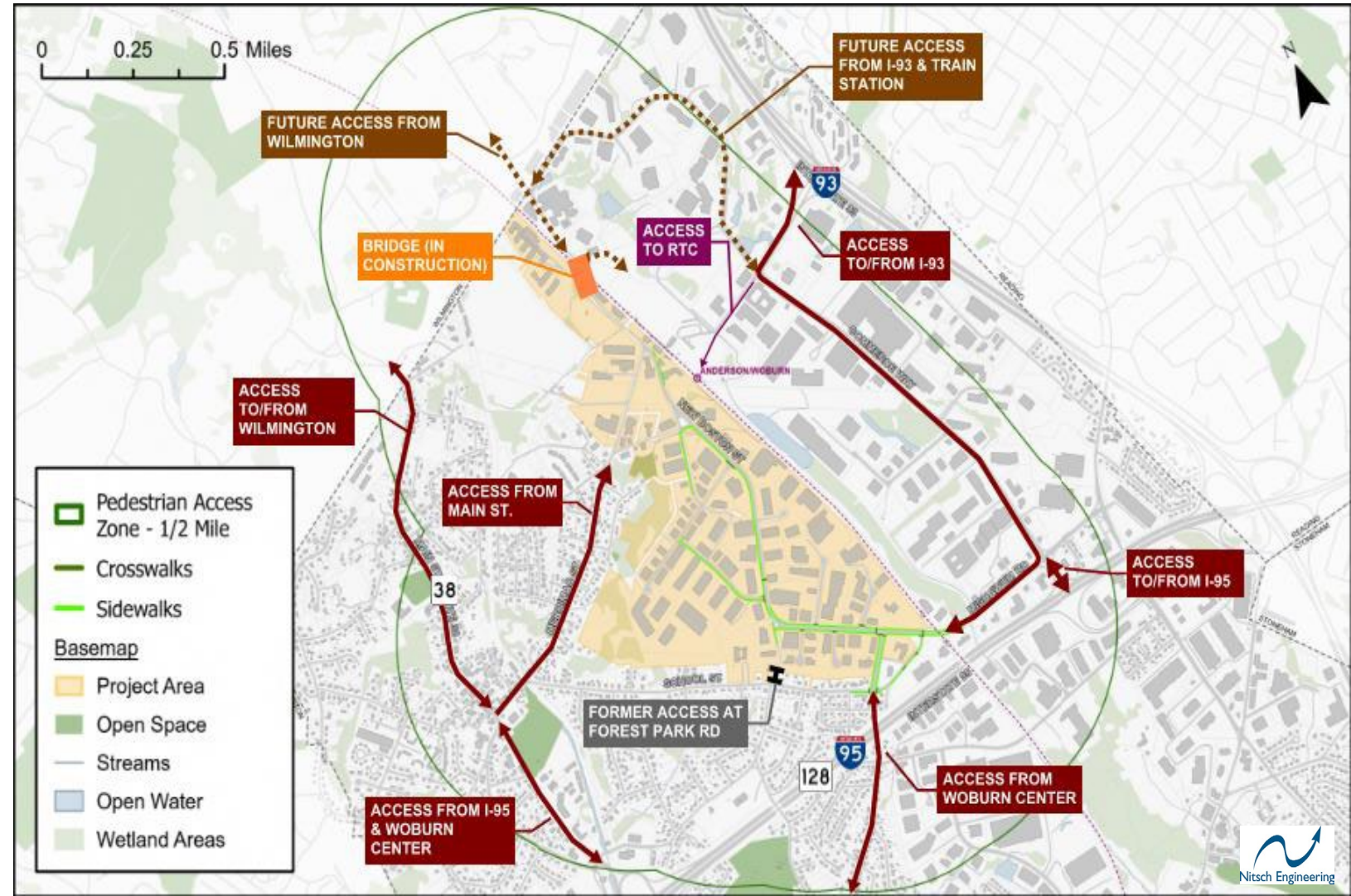
Site Access

- The site enjoys strong regional connectivity but faces challenges with local access.
- The site benefits from close access to I-95 and I-93.
- Site is adjacent to Anderson/Woburn Regional Transportation Center but lacks connection to the station.
- New Boston Street Bridge completion in 2026 expected to improve circulation.
- Parking is in demand.
- Lacks pedestrian infrastructure and amenities; no direct pedestrian connection to Anderson/Woburn Station and limited sidewalks within the study area.
- New pedestrian and bicycle bridge under consideration could improve multimodal access.



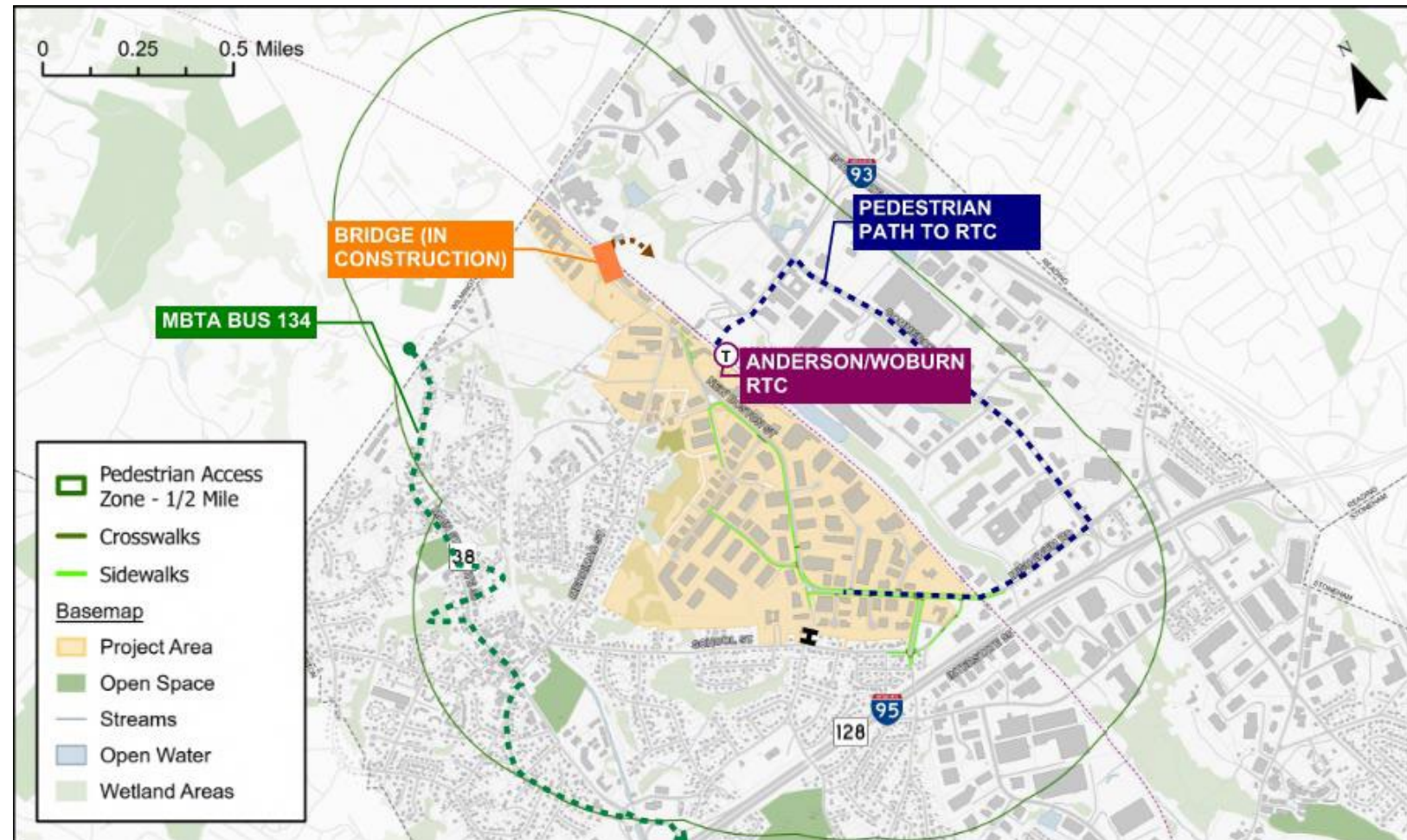
Vehicular Conditions

- The New Boston Street Study Area is accessible at three locations:
 - Southeast: Mishawum Road and Industrial Parkway, with access from I-95 and I-93.
 - Southwest: Industrial Parkway and Ryan Road
 - Northwest: Merrimac Street
 Approximately 17,000 vehicles per day entered and exited the study area in 2018.
- The New Boston Street Bridge project will improve access and flow.
- Roadway widths are very wide, with 50-foot clear curb-to-curb dimensions for two-way travel on New Boston Street and 45-foot width for two-way travel on Gill Street.
- Wide roadway widths allow for parked trucks and vehicles to pass but also create ambiguity and safety issues for motorists.
- Vehicular hardscapes consist of asphalt pavement and granite curb, generally in fair condition, with some cracking, deterioration, and faded markings.



Pedestrian and Transit Conditions

- Pedestrian accommodations are limited and in variable condition, with many cracked and deteriorated sidewalks.
- Intersections lack detectable warning panels.
- No dedicated bicycle facilities; cyclists use the roadway shoulder.
- Wide roadway widths contribute to speed, exacerbating safety concerns for cyclists and pedestrians.
- Very long path to access Anderson Woburn Regional Transportation Center (RTC) without a vehicle. New bridge project will improve this.
- The site is close but not connected to MBTA Route 134 and 354, which connect to Wellington MBTA Orange Line Station and Boston.



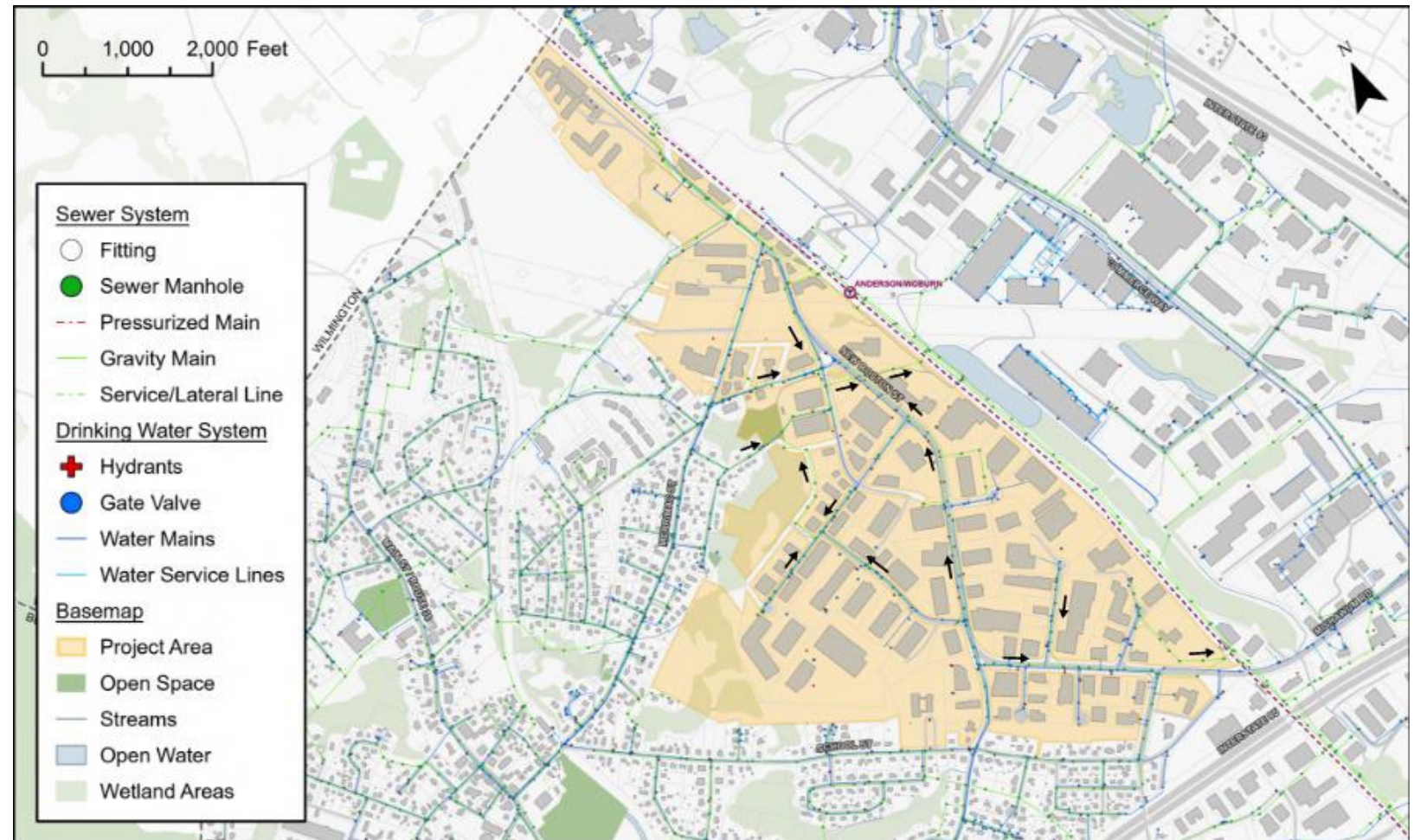
New Boston Street Bridge Project

The New Boston Street Bridge project, when completed, will support up to 20,000 vehicles per day and improve access to Industrial Way, Woburn Street, Route 129, and the north side of Anderson/Woburn Regional Transportation Center.



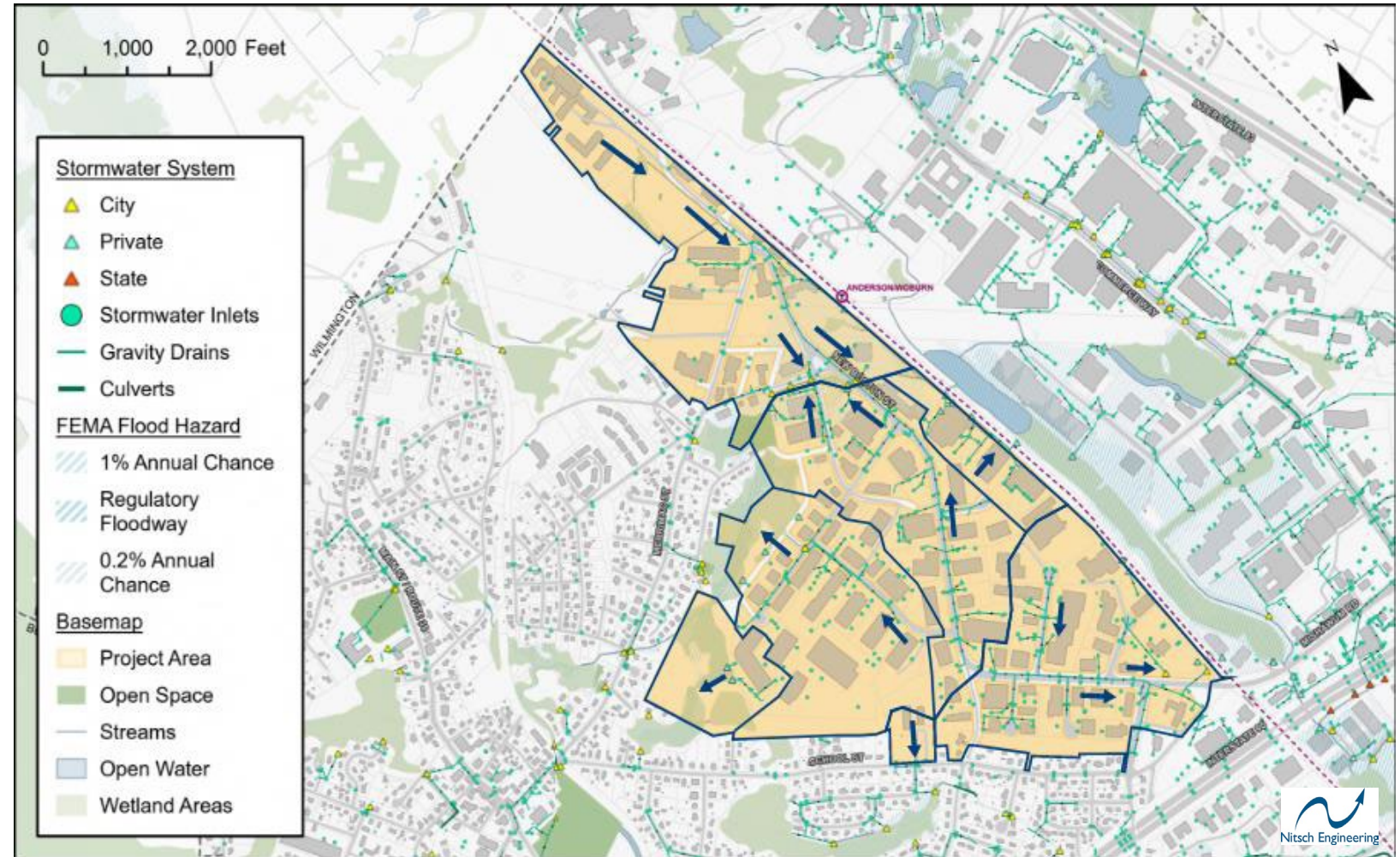
Water and Sewer

- Woburn's primary water supply comes from five wells in the Horn Pond area, supplemented by MWRA.
- The Site is served by gravity-fed sanitary sewer lines connecting to the North Woburn Trunk Sewer.
- The North Woburn Trunk Sewer ties into the MWRA regional sewer system and is scheduled for rehabilitation.
- No flow or reliability issues were reported for the water and sewer infrastructure.
- Visible components of the infrastructure appeared to be in fair condition.
- Hydrant flow tests are recommended for future development to confirm water pressures and flow volumes.

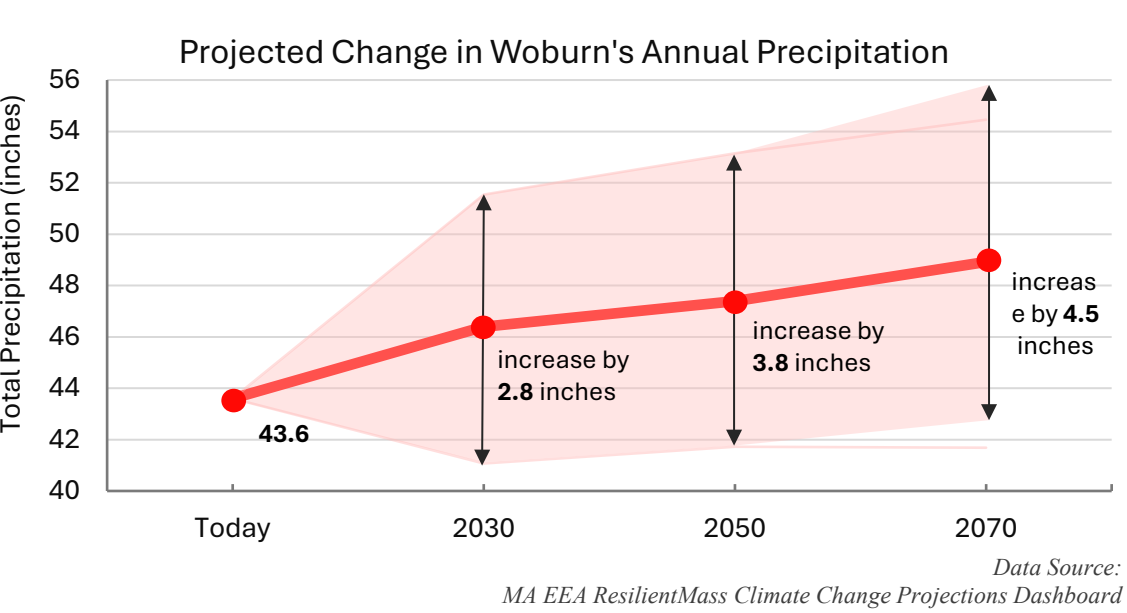


Stormwater

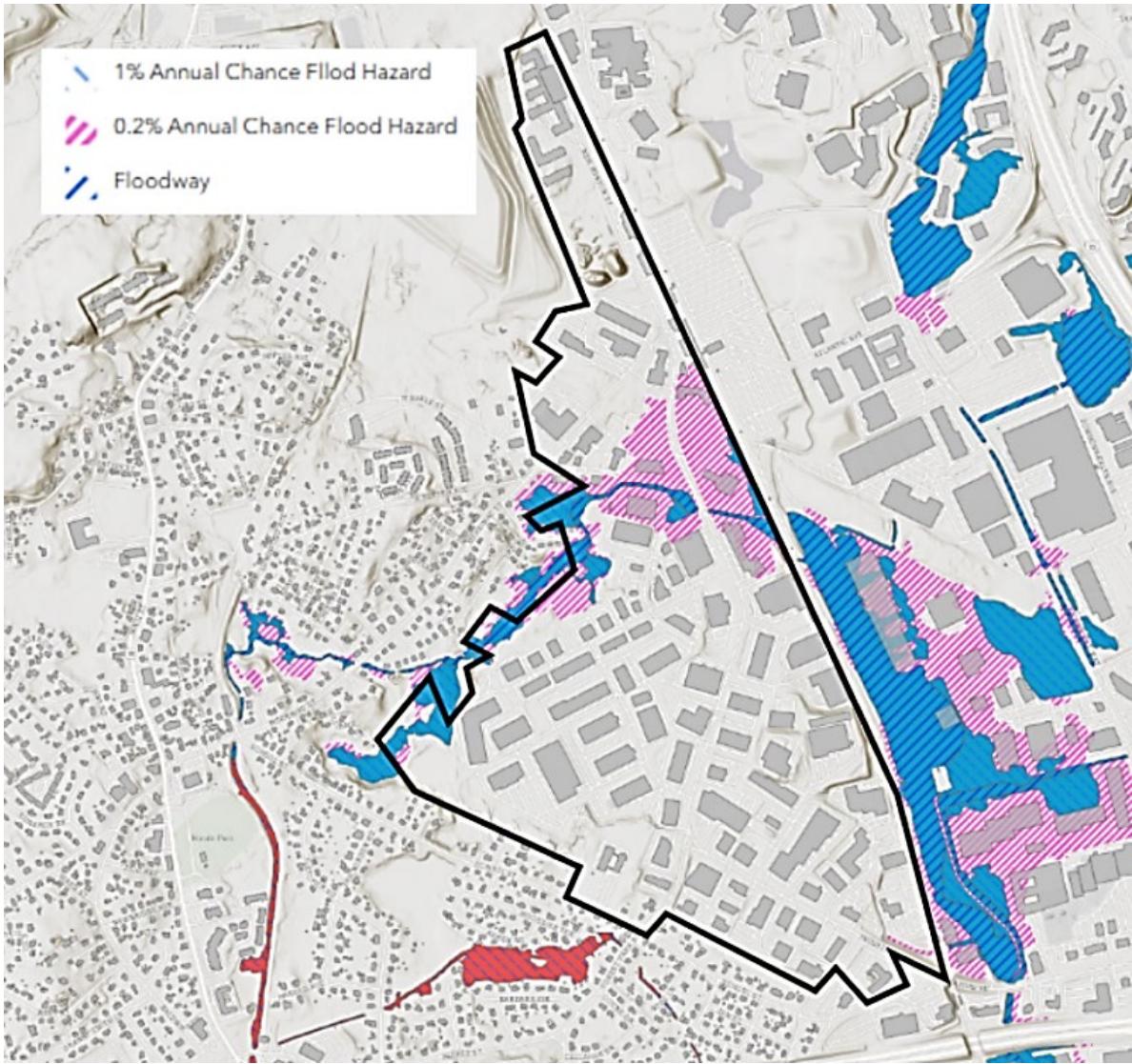
- There are 320 catch basins in the study area; 100 in public rights-of-way.
- Drainage system does not connect to sanitary sewer lines; no combined sewer areas.
- Stormwater runoff discharges to Mishawum Lake, connecting to the Aber Jona River.
- Limited on-site stormwater management; municipal system conveys to Halls Brook and Mahewu Lake without treatment.
- No notable erosion or ponding issues, but some poor surface drainage and pavement rutting observed.
- Landscape areas have compacted soils, limiting infiltration.



Flooding and Resilience



Stormwater mitigation will become increasingly important due to the site's impervious surfaces and projected increases in precipitation. By 2050, Woburn may experience up to 9.5 inches more annual precipitation and a 40% increase in storm intensity, with 21 days per year above 90°F, up from eight currently. Addressing the current substantial number of paved surfaces will help mitigate these climate impacts.



Natural Gas

- Natural gas service in Woburn is provided through National Grid.
- The status of gas availability in the study area is not confirmed. News articles indicate there are 2-inch National Grid gas lines near the New Boston Bridge Project and real estate listings indicate buildings in the area are connected to natural gas.
- Previously, a potential tenant explored bringing natural gas to their building. The effort would have required running two miles of gas line to bring service to the site.
- The availability of sufficient natural gas in the study area should be considered as a potential obstacle for future industrial or lab tenants.





Woburn Existing Conditions Analysis
September 2025