

Zoning by Design | Framingham

Zoning Study Update

June 11, 2024



MBTA Communities
Urban Design Study

*Funding from
Northeastern Impact Engine Grant*

Agenda

Infrastructure overview

Grants awarded to the City of Framingham

Proposed/Draft Zoning District Options

- a. Existing Zoning
- b. Option 1
- c. Option 2
- d. Option 3
- e. District Breakdown

Next Steps

Transportation Projects/improvements

YEAR	Granting Agency	Grant Program	Amount Granted	Project Summary
2029-30	Boston MPO	TIP	\$4,263,000.00	BFT - Sudbury Town line to Frost St
2026	TIP/MPO	TIP	\$1,400,000.00	Preliminary design Waverly St/126 underpass
2023	MassDEP	MassWorks Infrastructure Grant	\$1,000,000.00	Water & Sewer Utility replacements for Mary Dennison Park Project
2022	Boston MPO	Union Street Project	\$11,300,000.00	Union St Road Project
2025	Boston MPO	Design Pilot Grant	\$850,000.00	Funding the initial design of Phase 2 of the Chris Walsh Trail in Framingham

Sewer Base Map

SEWER PIPE

COLLECTOR

FORCE MAIN

SIPHON

TRUNK

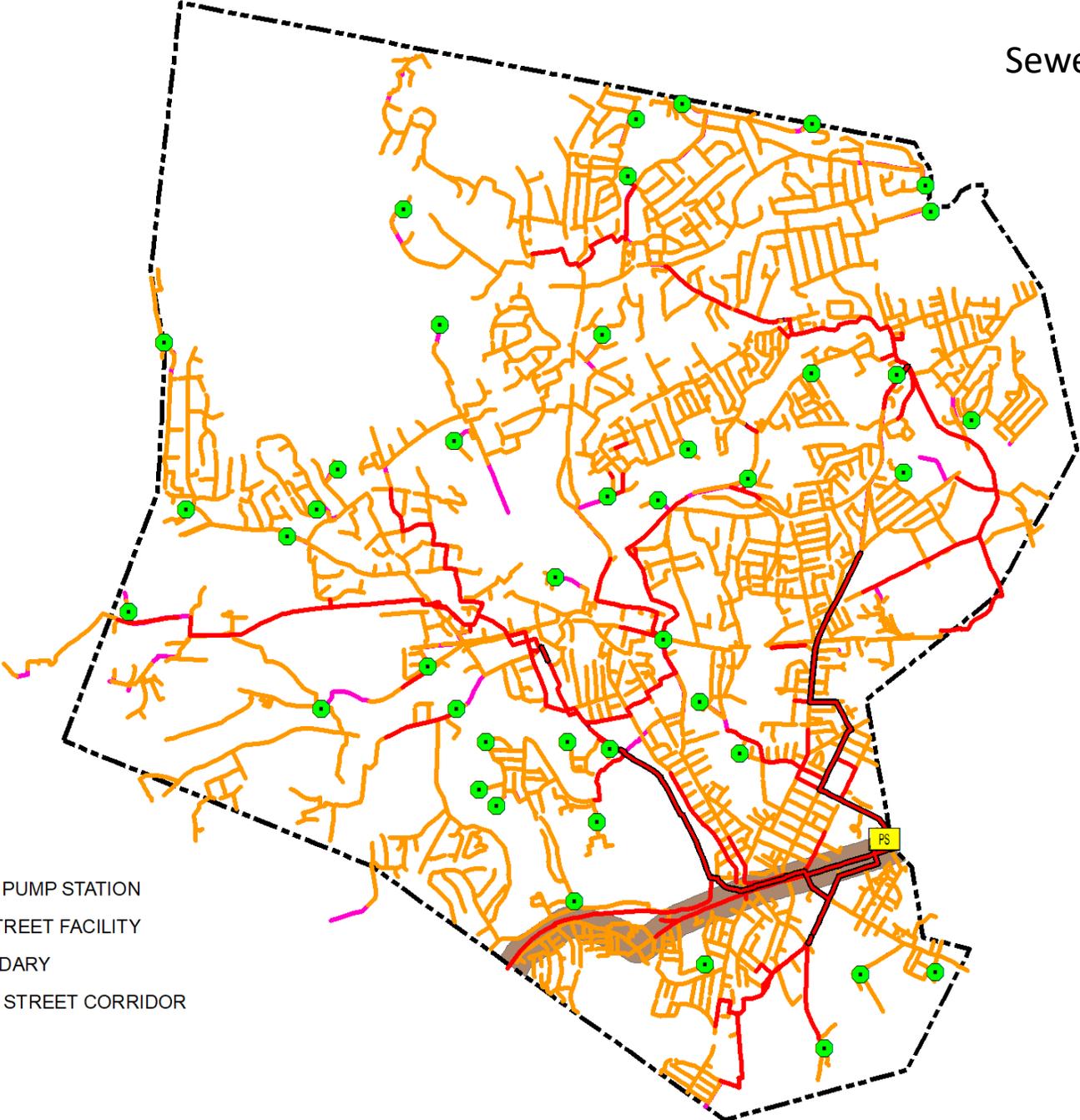
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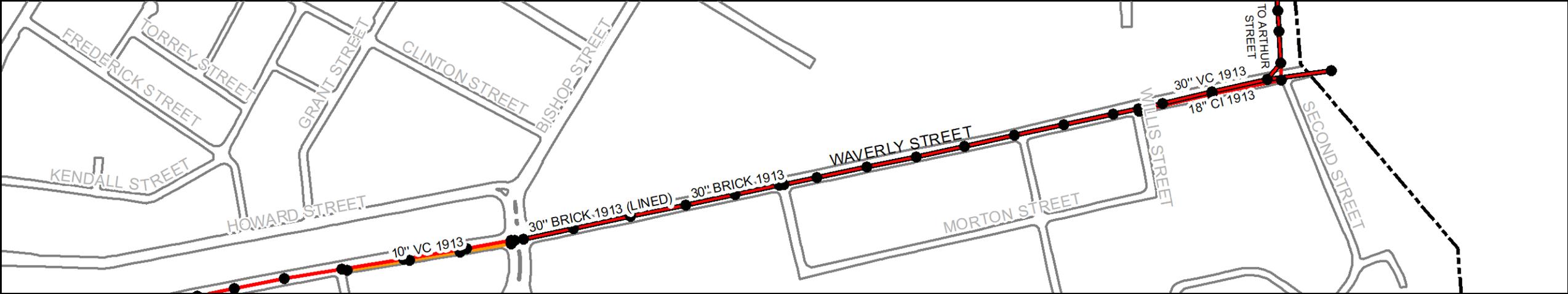
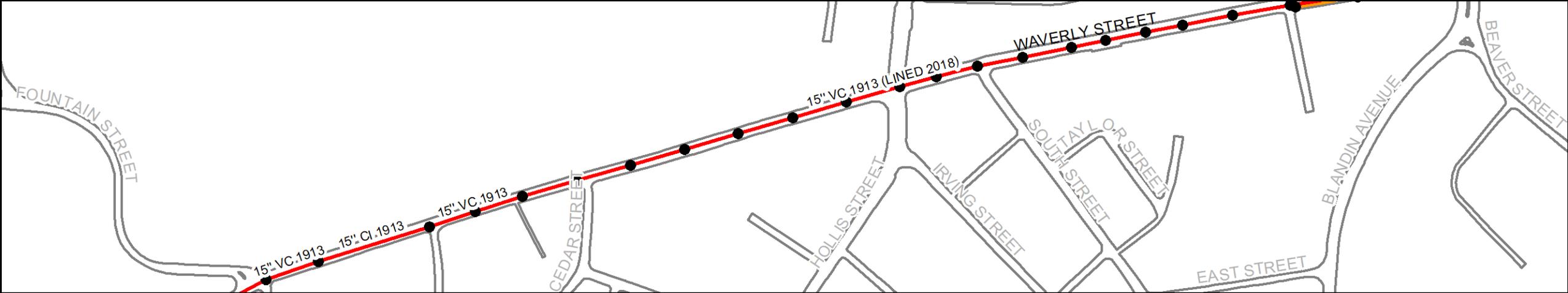
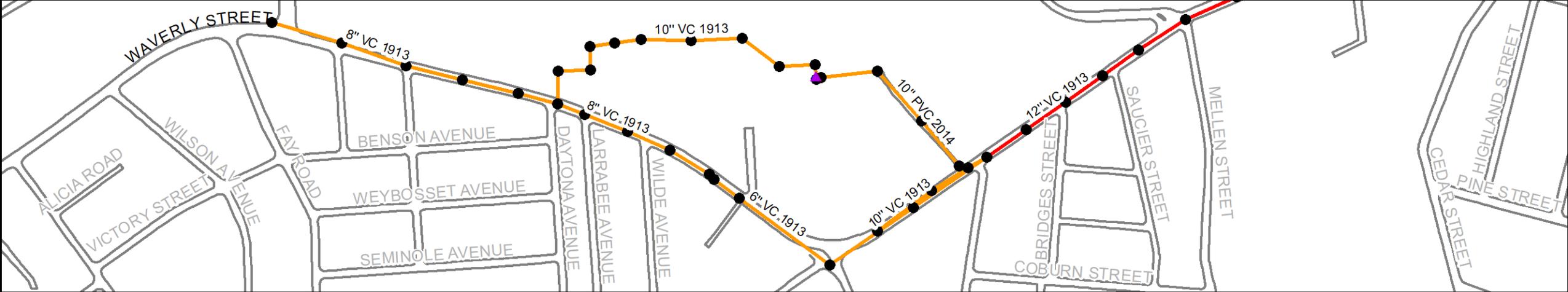
MUNICIPAL PUMP STATION

ARTHUR STREET FACILITY

CITY BOUNDARY

WAVERLEY STREET CORRIDOR





Grants Awarded

YEAR	Granting Agency	Grant Program	Amount Granted	Project Summary
2020	EEA	MVP (Municipal Vulnerability Preparedness	\$269,030.00	Walnut St flood mitigation design & permitting.
2020	MassDEP	Section 319 Non point Source Pollution Grant Program	\$249,980.00	Design & construction of green infrastructure at Lake Waushakum Beach, as well as public engagement & outreach.
2020	State	Shared Winter Street and Spaces Program	\$249,052.65	Created new and better sidewalks, including ADA compliant curbing and crosswalks, in the area of Leland, Irving and Universal Streets.
2021	State	Shared Streets & Spaces	\$200,000.00	Improved pedestrian accessibility on a portion of School Street
2021	State	Shared Streets & Spaces Emergency Grant Program	\$266,250.00	Construction of new ADA-compliant concrete sidewalks, new bump-outs at intersections, and shortened crossing distances, all for improved pedestrian safety in District 7 on Grant Street.
2021	MassDEP	MassWorks Infrastructure Grant	\$3,500,00.00	MassWorks Nobscot Village Intersection Improvements at intersection of Edgell Rd, Water St and Edmands Rd, an important travel juncture in Nobscot Village in Framingham

YEAR	Granting Agency	Grant Program	Amount Granted	Project Summary
2021	State	MOBD Regional Pilot Project Grant Program; 3 Community Consortium	\$250,000.00	Coalition Grant with Ashland and Natick
2021	EEA	MVP (Municipal Vulnerability Preparedness	\$155,000.00	Walnut St flood mitigation permits & easements & public outreach.
2021	MassDOT	FY23 Winter Recovery	\$724,643.00	Winter Recovery Assistance Program (WRAP) is for rehabilitation, reconstruction, resurfacing or preservation of roadways
2022	EEA	MVP (Municipal Vulnerability Preparedness	\$215,000.00	Purchase of Guild Rd. Property in partnership with Ashland and Sherborn for future Trail connectivity and conservation
2022	MassDOT	Complete Streets	\$400,000.00	Improvements on Loring Drive and Western Avenue, including new sidewalks and curb ramps.
2022	MassDOT	MassDOT Shared Streets and Spaces Infrastructure grant	\$199,907.60	Intersection improvements at School Street and Hamilton Street.
2022	EEA	MVP (Municipal Vulnerability Preparedness	\$1,987,968.00	Continued: Walnut Street flood mitigation project and public outreach.
2022	EEA	MassTrails Grant Program	\$50,000.00	Carol Getchell Nature Trail Improvements: Surveying, site engineering, boardwalk design and construction documents for the replacement and extension of the existing boardwalk

YEAR	Granting Agency	Grant Program	Amount Granted	Project Summary
2023	EEA	MVP (Municipal Vulnerability Preparedness	\$206,850.00	Continued: Walnut Street flood mitigation project and public outreach.
2023	EPA	US EPA Brownfields Community Wide Multi-Purpose Assessment Grant	\$500,000.00	Funds to undertake Brownfields assessments in Framingham
2023	MassDEP	MassWorks Infrastructure Grant	\$1,000,000.00	Water & Sewer Utility replacements for Mary Dennison Park Project
2023	EEA	MassTrails Grant Program	\$408,000.00	Bruce Freeman Rail Trail: Contributing to the purchase of land & Right of Way for the future development of 3 miles of the BFRT in Framingham.
2024	Boston MPO	Design Pilot Grant	\$850,000.00	Funding the initial design of Phase 2 of the Chris Walsh Trail in Framingham

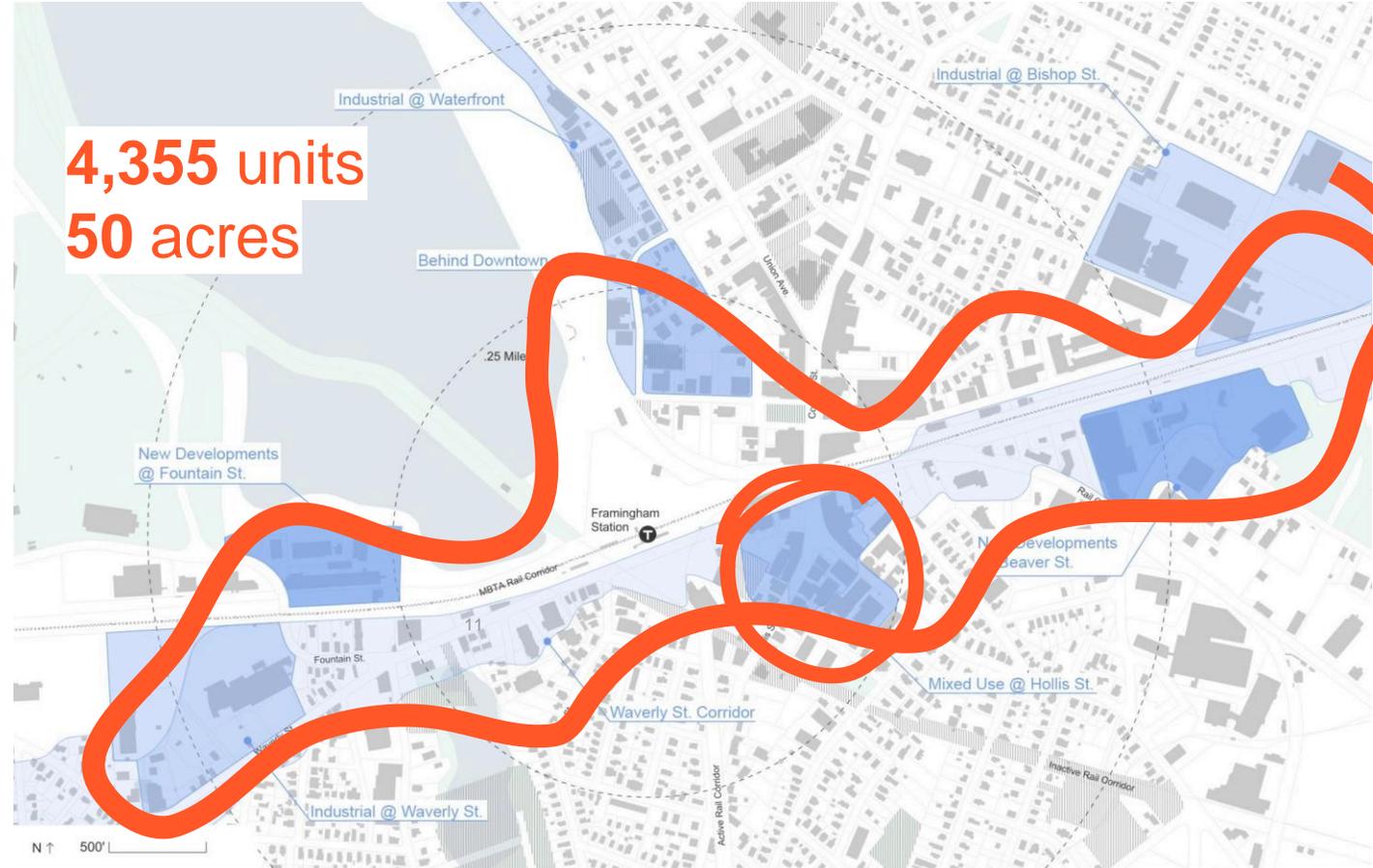


Draft Proposed Zoning District



Map Priorities

1. Size it Just Right
 - a. Not too far over the requirement
2. Waverly Focused
 - a. Centered on the MBTA station and along Waverly, where industrial sites and parking lots can be more easily developed into housing
 - b. Avoid the historic downtown
 - c. Avoid historic buildings
3. Ground Floor Retail at Hollis & Irving



Existing Zoning

Central Business

Lots > 20,000 sf

- + Up to 6 stories
- + Max. 80% lot coverage
- + Min. 20% landscaped open space
- + Max. FAR 3.0

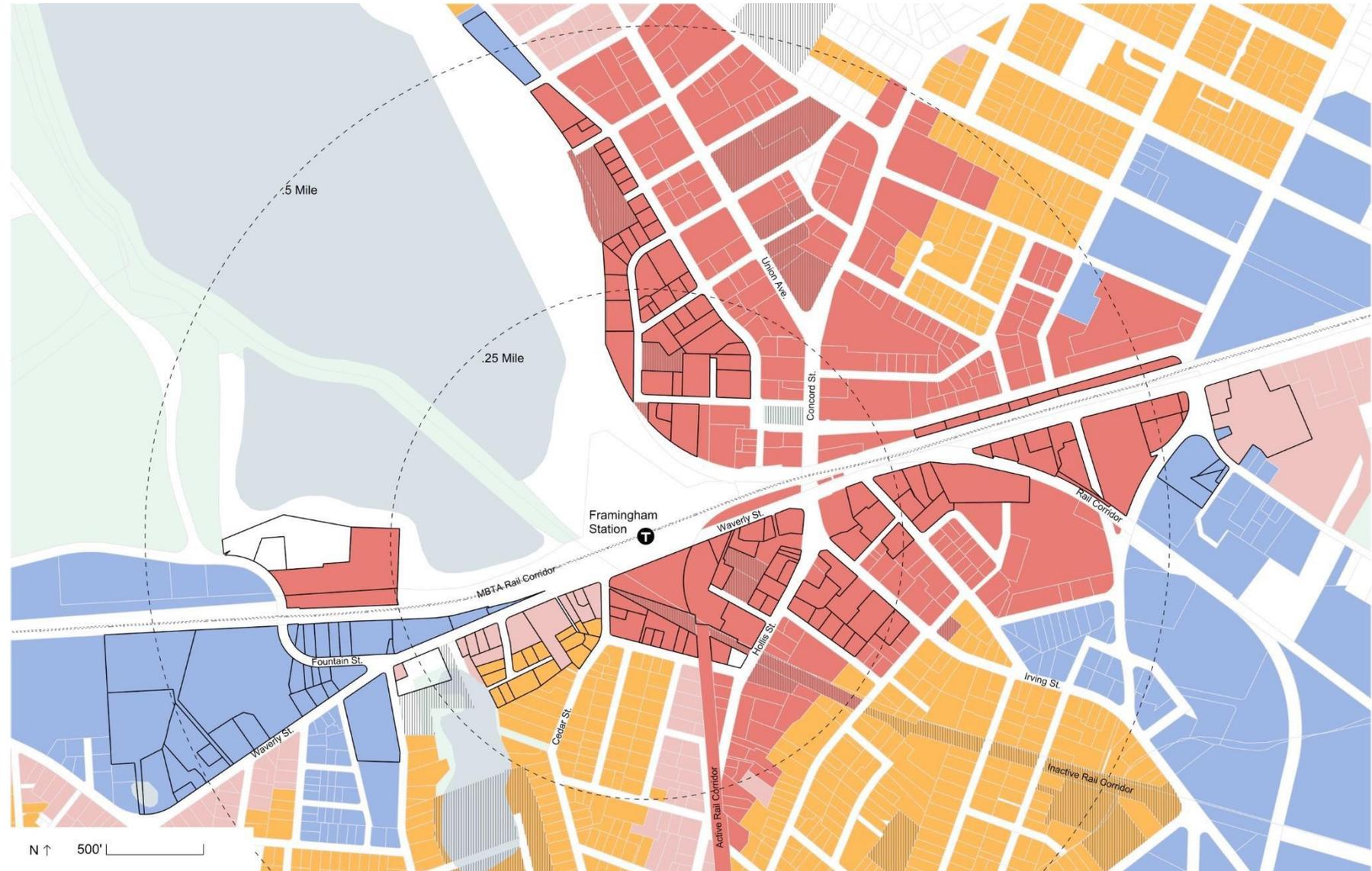
General Manufacturing

No residential Uses are allowed

- + Up to 6 stories
- + Min. 20% landscaped open space

General Residence

Business



**Diagonal hatching on property owned by the City/State*

Map of MBTA Overlay Zoning - Option 1

Less area, lower parking ratio

72.2 Acres

+13.4 acres North of the station

+58.8 acres along Waverly St.

4,763 units

+1.25 parking spaces/unit

+4.5 story height limit

**retail required at red edges*

**Diagonal hatching on property owned by the City/State*



Map of MBTA Overlay Zoning - Option 2

More area, higher parking ratio

81.5 Acres

- +13.4 acres North of the station
- +68.1 acres along Waverly St.

4,762 units

+1.5 parking spaces/unit

+4.5 story height limit



**retail required at red edges*

**Diagonal hatching on property owned by the City/State*

Map of MBTA Overlay Zoning - Option 3

Buffering residential areas

81.5 Acres Total

- +25.8 acres - Zone 0 (parcels over 70,000sf)
- +36.4 acres - Zone 1 (higher density)
- +19.3 acres - Zone 2 (lower density)

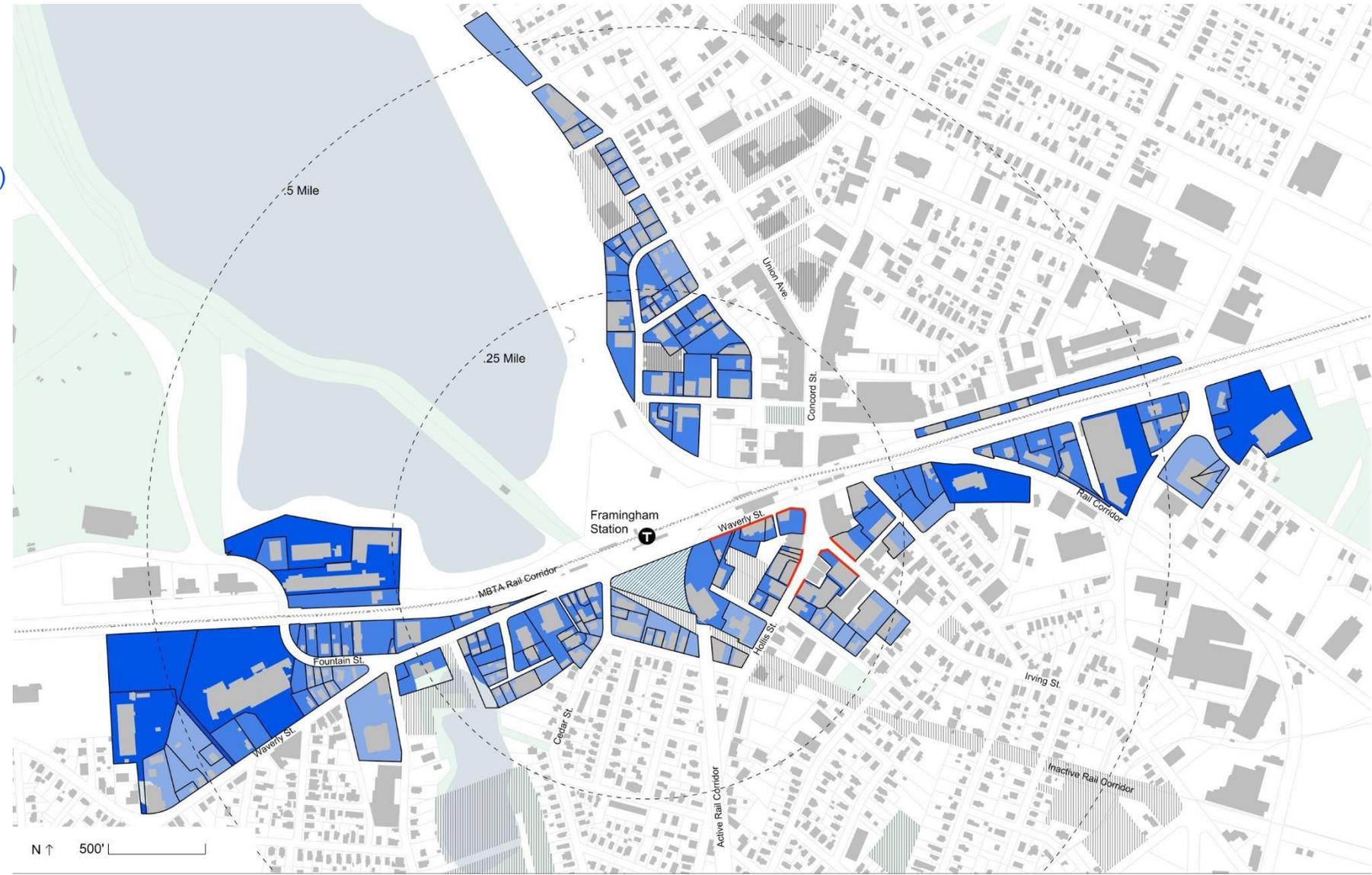
5,082 units

+1.5 parking spaces/unit

- +5.5 story height limit - Zone 0+1
- +3.5 story height limit - Zone 2

**retail required at red edges*

**Diagonal hatching on property owned by the City/State*



Industrial @ Waverly St

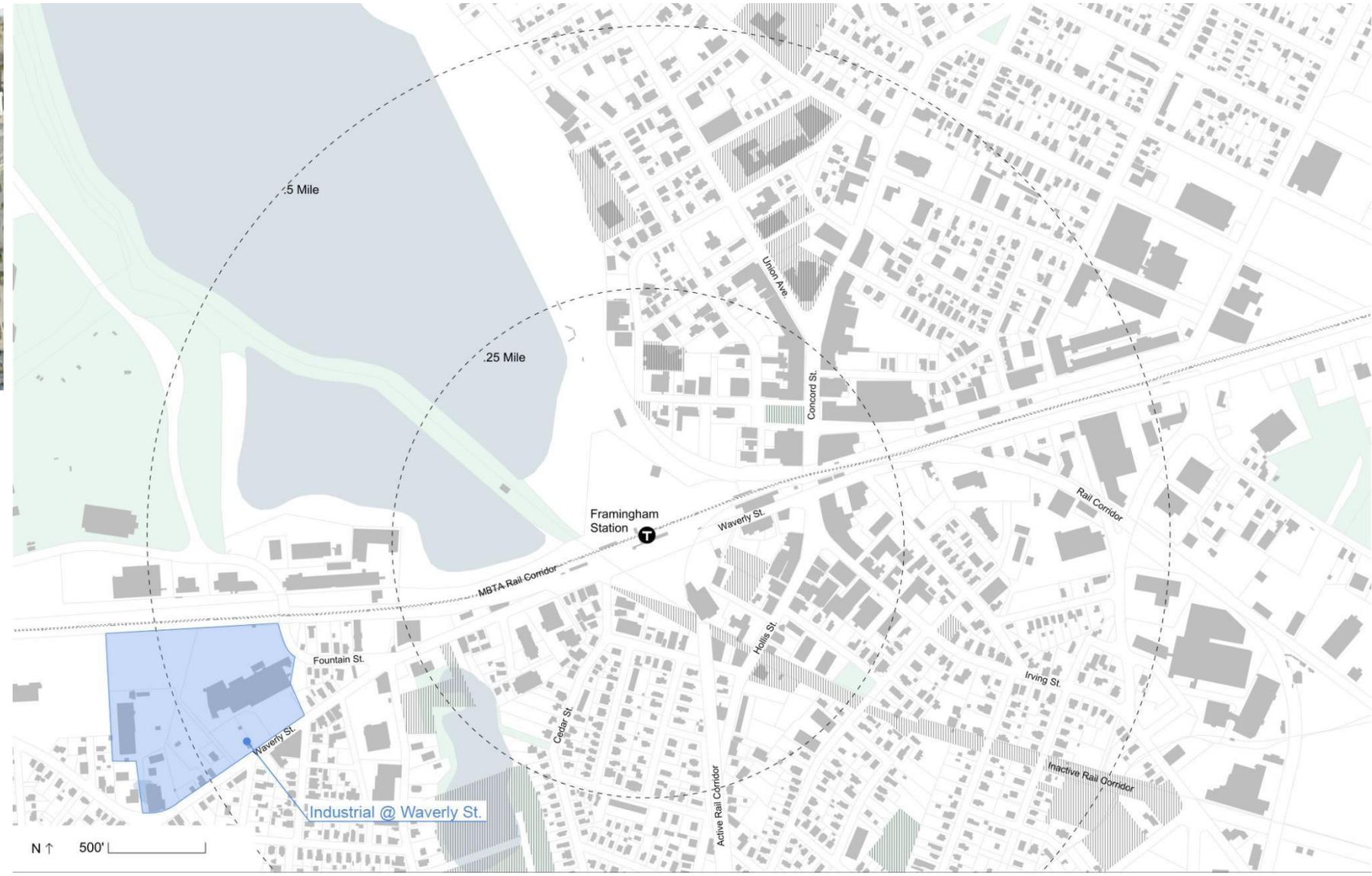


+/- 16 acres

+ Existing zoning: General Manufacturing

+/- 927 units

- + 1.5 parking spaces/unit
- + 4.5 stories
- + 885 units within 1/2 mile radius



Industrial @ Waterfront

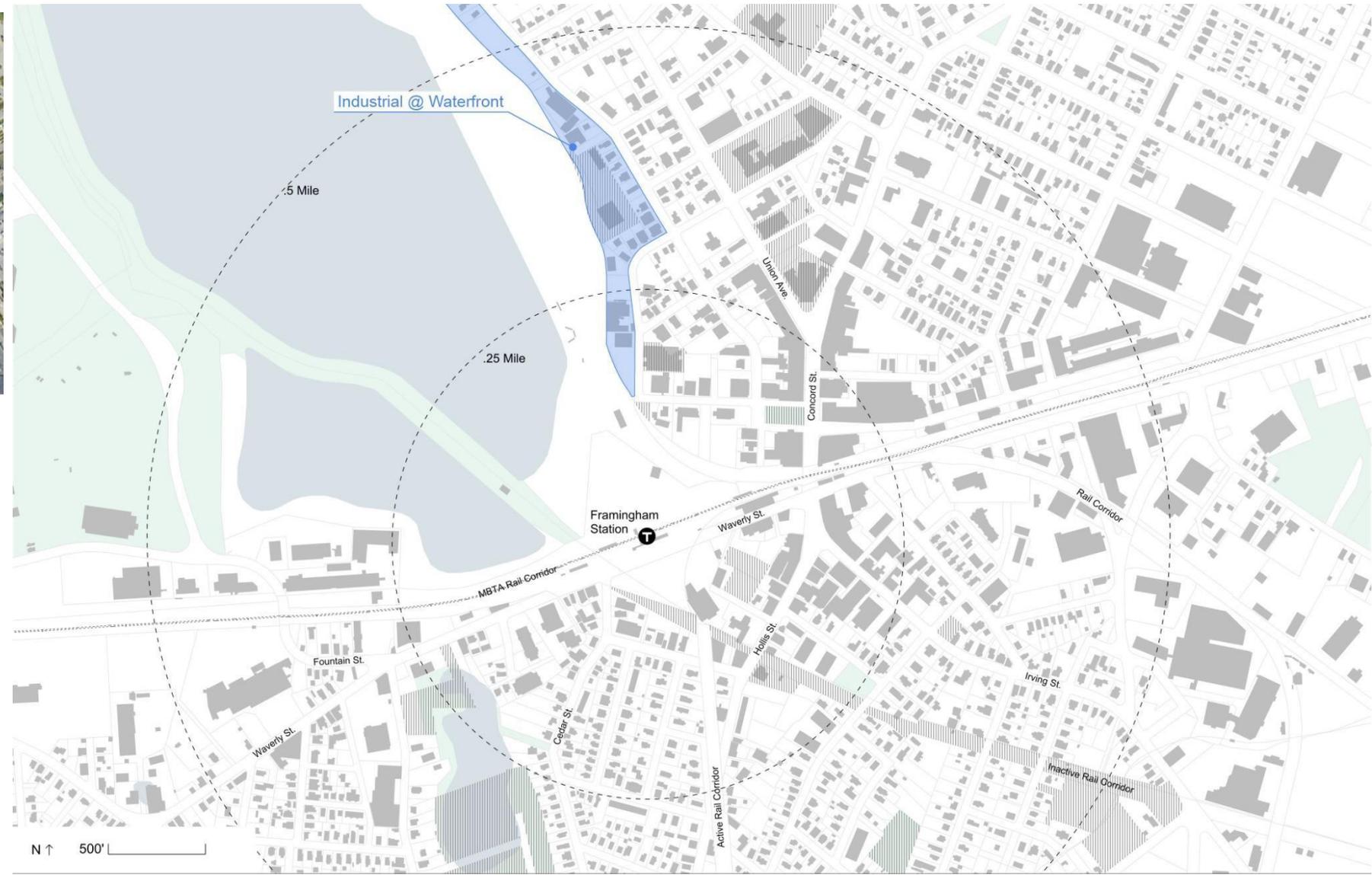


+/- 8 acres

- + Existing zoning: General Manufacturing and Central Business

+/- 357 units

- + 1.5 parking spaces/unit
- + 4.5 stories
- + 357 units within 1/2 mile radius



Behind Downtown



+/- 7 acres

+ Existing zoning: Central Business

+/- 388 units

- + 1.5 parking spaces/unit
- + 4.5 stories
- + 388 units within ½ mile radius



New Developments @ Beaver St.

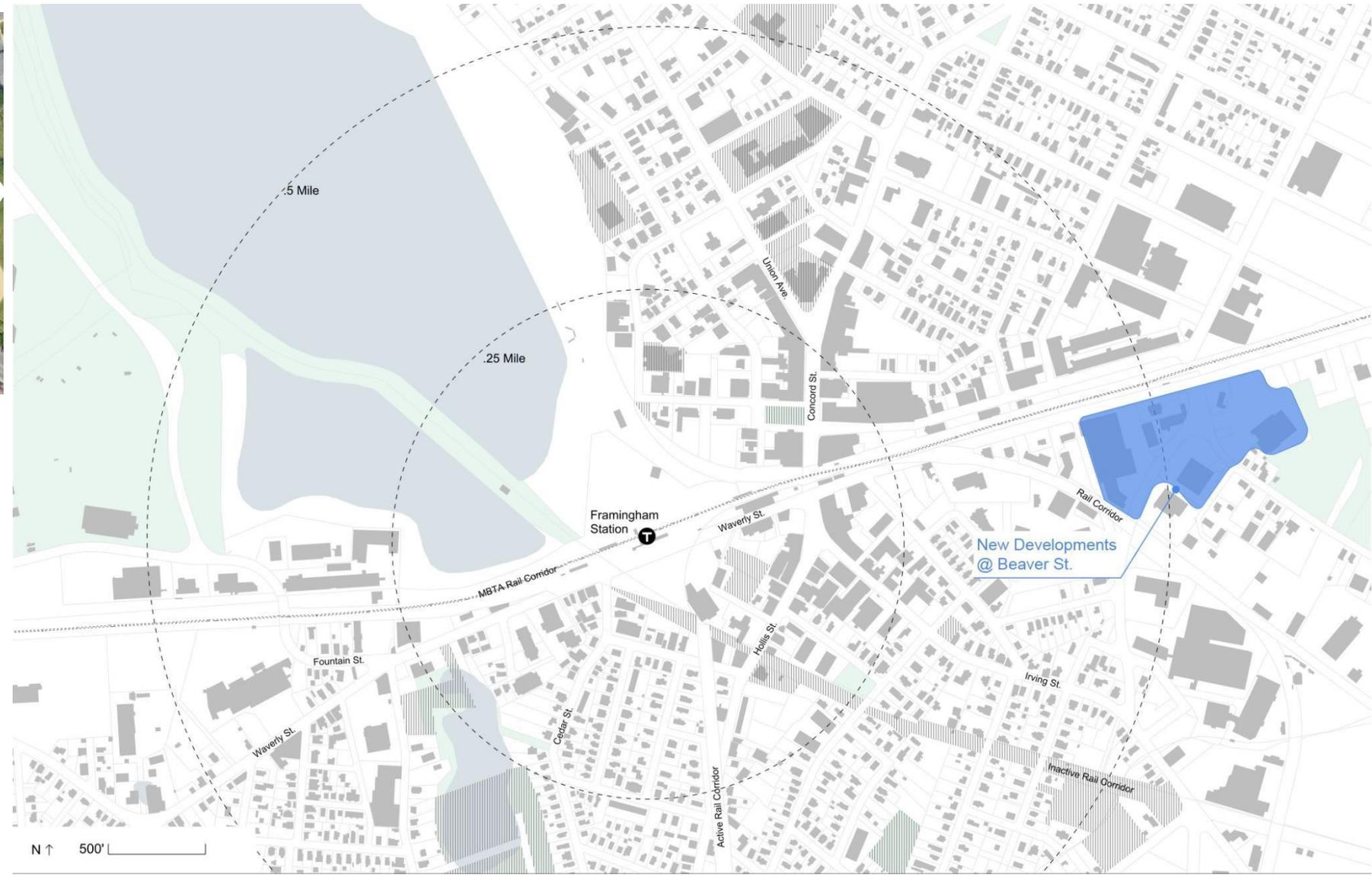


+/- 10 acres

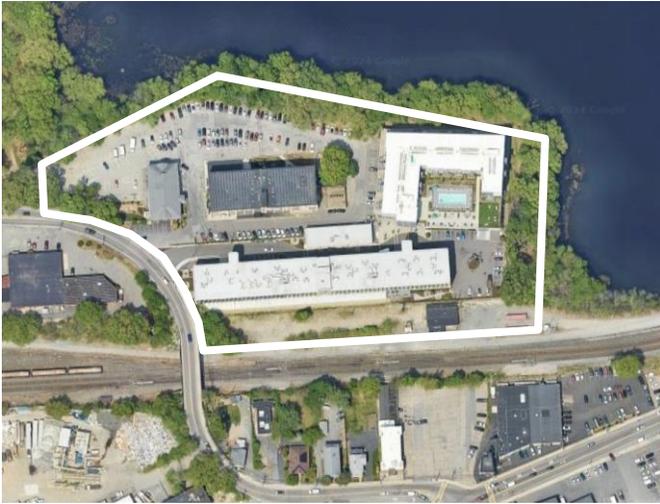
- + Existing zoning: Central Business, Business and General Manufacturing

+/- 617 units

- + 1.5 parking spaces/unit
- + 4.5 stories
- + 257 units within 1/2 mile radius



New Developments @ Fountain St.



+/- 7 acres

+ Existing zoning: Central Business

+/- 448 units

- + 1.5 parking spaces/unit
- + 4.5 stories
- + 448 units within 1/2 mile radius

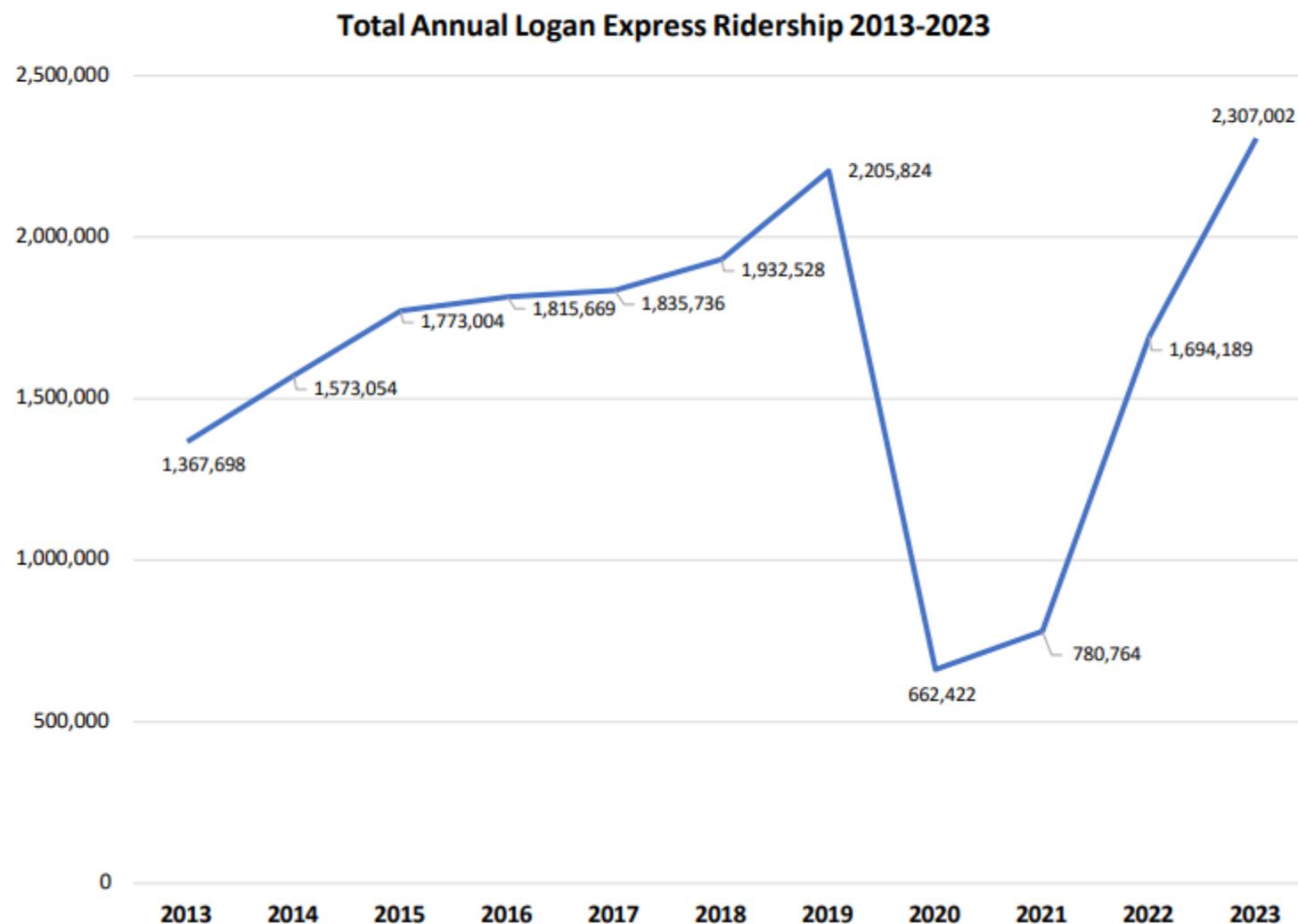




-  REGIONAL CENTER OVERLAY
-  PROPOSED DISTRICT
-  CDBG-ELIGIBLE BLOCK GROUPS

Historic highs on Logan Express

- Massport has grown Logan Express ridership by almost 1 million passengers in the past decade
- Total Logan Express ridership was over 2.3 million in 2023



Framingham is important for both passengers and employee commutes

In 2023, there were over 515,000 passenger trips and more than 110,000 employee trips to and from Framingham Logan Express

Month	Passengers	Employees	Total
Jan. 2023	32,829	8,432	41,261
Feb. 2023	34,101	7,755	41,856
Mar. 2023	36,820	8,966	45,786
Apr. 2023	43,153	8,897	52,050
May 2023	44,371	9,650	54,021
Jun. 2023	43,816	9,086	52,902
Jul. 2023	54,425	9,402	63,827
Aug. 2023	55,294	10,320	65,614
Sept. 2023	43,524	9,166	52,690
Oct. 2023	45,351	10,264	55,615
Nov. 2023	41,838	10,479	52,317
Dec. 2023	42,510	10,044	52,554
Total	518,032	112,461	630,493



Framingham Logan Express Garage Optimization adds additional parking capacity to accommodate more Logan Express/HOV passengers

Project Scope:

- A three-level addition to existing garage that will add approximately 1,000 spaces for a total of 2,037 spaces
- Sustainability elements including photovoltaic panels (PV) and electric vehicle charging stations (EV)
- Terminal building layout improvements for better passenger flow and queuing
- Electronic signage for the Parking Access Revenue Control System (PARCS)



Next Steps

1. Refine Maps
2. Test-fit Sites of Interest
3. Elicit Feedback
4. Schedule Next Check-in