

Zoning by Design | Framingham

Zoning Study Update

June 27, 2024



MBTA Communities
Urban Design Study

*Funding from
Northeastern Impact Engine Grant*

Zoning Study Overview

Integrating Feedback from the City

1. **1.5 Parking** spaces per unit
2. **Zone Near the Minimum** unit capacity
 - a. Not more than 5% over what is required through MBTA
3. **4—4.5 Stories** in the core district
 - a. 3—3.5 stories abutting residential zones
4. Keep the Zoning **Corridor Focused on Waverly**

Agenda

1. Proposed Zoning District Options

- a. Existing Zoning
- b. District
- c. Neighborhood Areas

2. Proposed Design Controls

- a. Max. Height
- b. Roof Form
- c. Facade Length
- d. Usable Open Space
- e. Frontage Requirements
- f. Parking
- g. Max. Footprint

3. Testfits

Proposed Zoning District



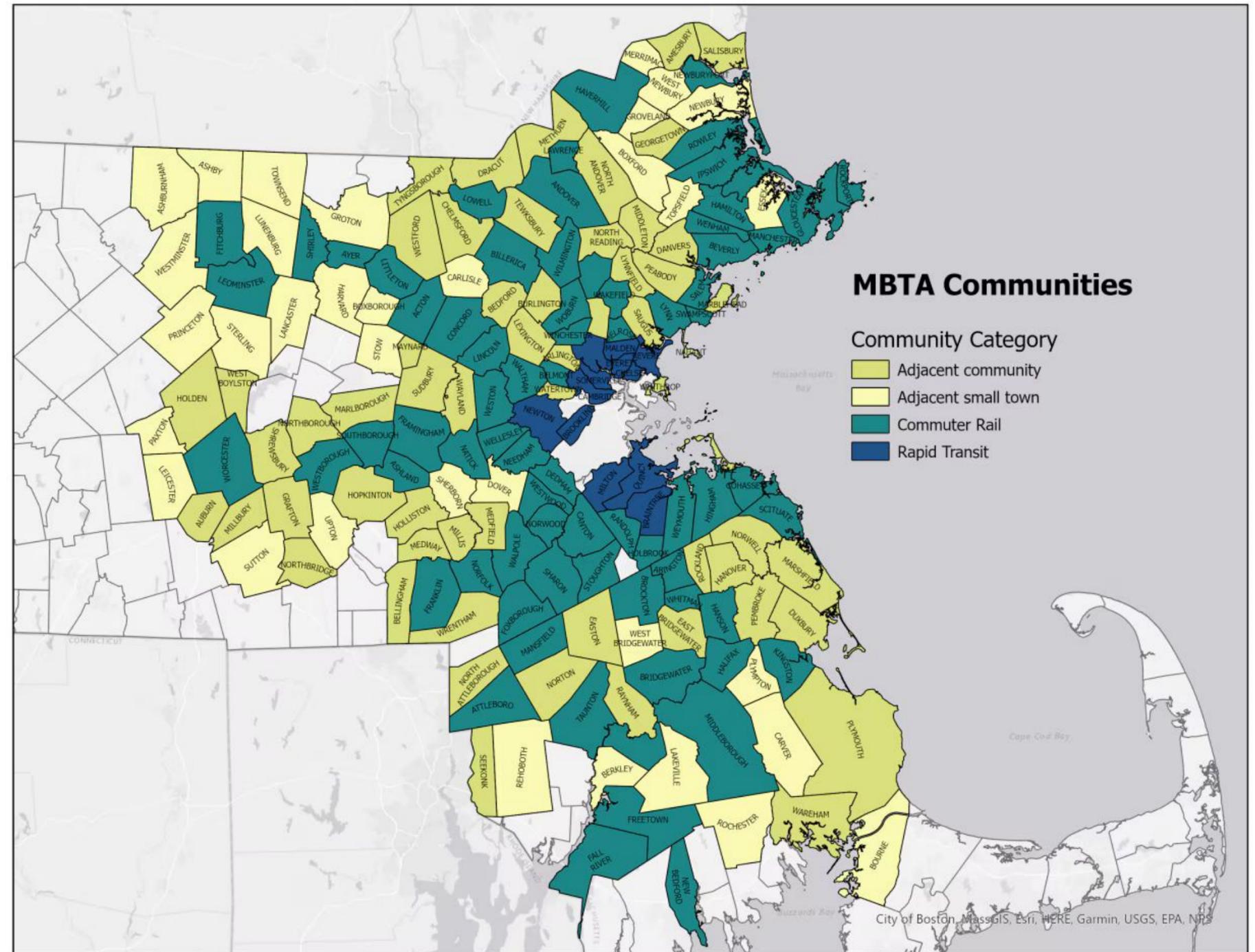
MBTA-C Overlay Zoning - Guidelines

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What does Framingham have to do?

Framingham is a Commuter Rail community, so we need to allow multifamily housing, by-right, in a zone that...

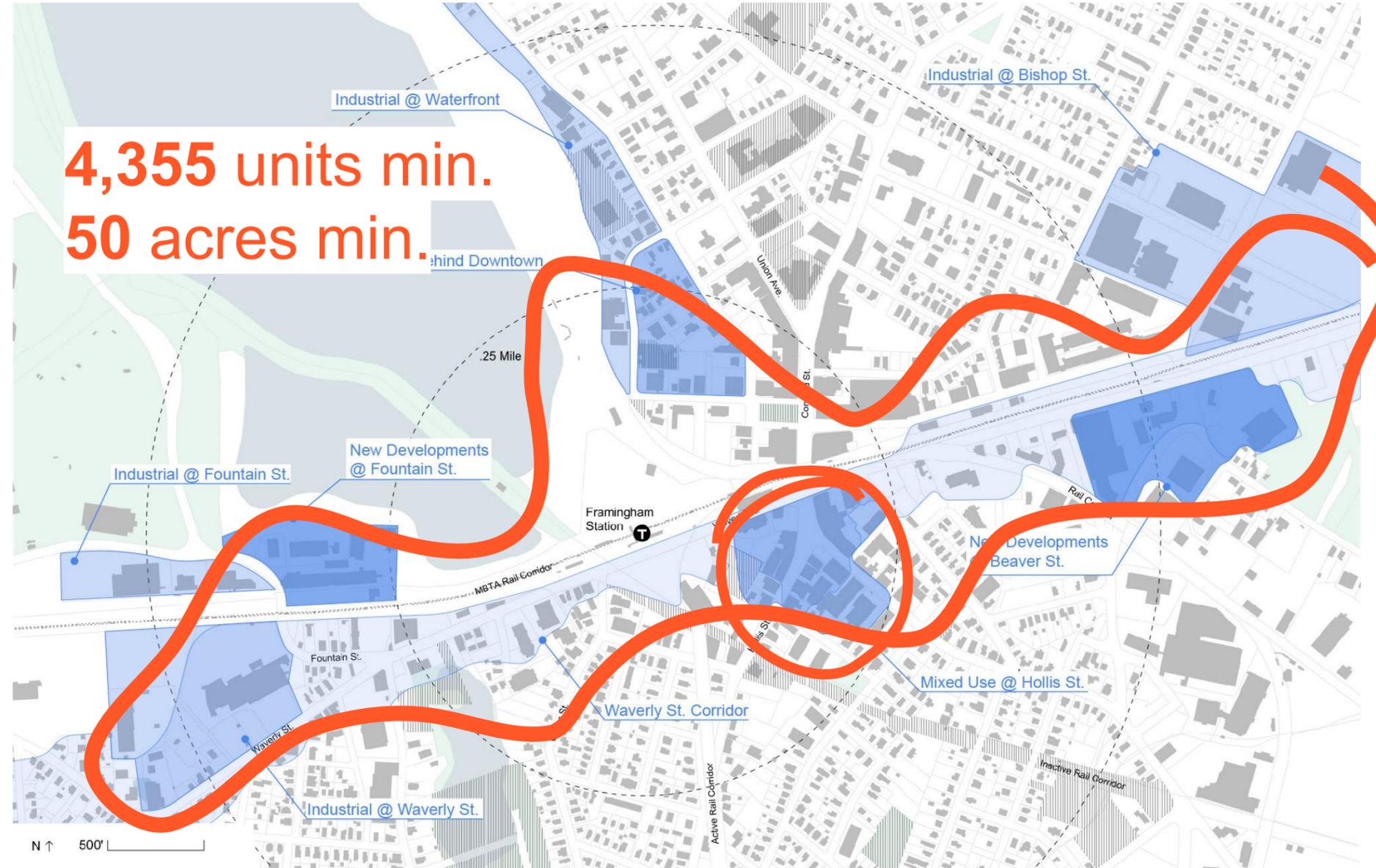
1. Is at least 50 acres
 - a. 25 acres of that must be contiguous
 - b. 40% of the total area must be within a ½ mile radius of the station
 - c. All sub-zones must be at least 5 acres
2. Provides a density of at least 15 units/acre
 - a. Maximum 10% affordable units required
 - b. Maximum 25% of zone can require retail uses
3. Provides units suitable for families
 - a. No maximum unit sizes (sf or number of bedrooms) are allowed



Map Priorities

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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

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Central Business

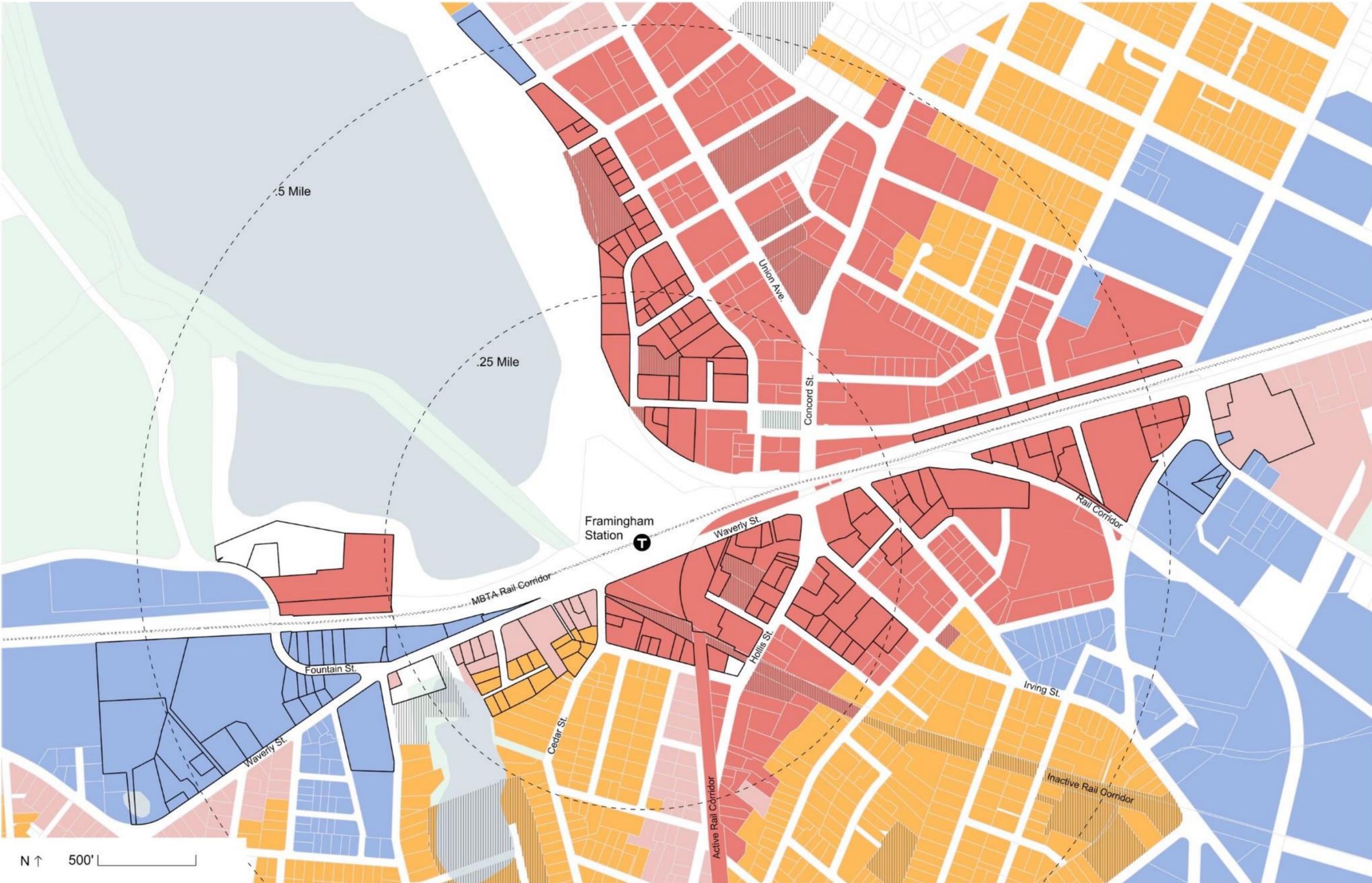
- Lots > 20,000 sf
- + Up to 6 stories
- + Max. 80% lot coverage
- + Min. 20% landscaped open space
- + Max. FAR 3.0

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

Proposed MBTA Overlay Zoning

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Buffering residential areas

76.6 Acres Total

+63.9 acres - Zone 1 (4.5 Stories)

+12.7 acres - Zone 2 (3.5 Stories)

+1.5 parking spaces/unit

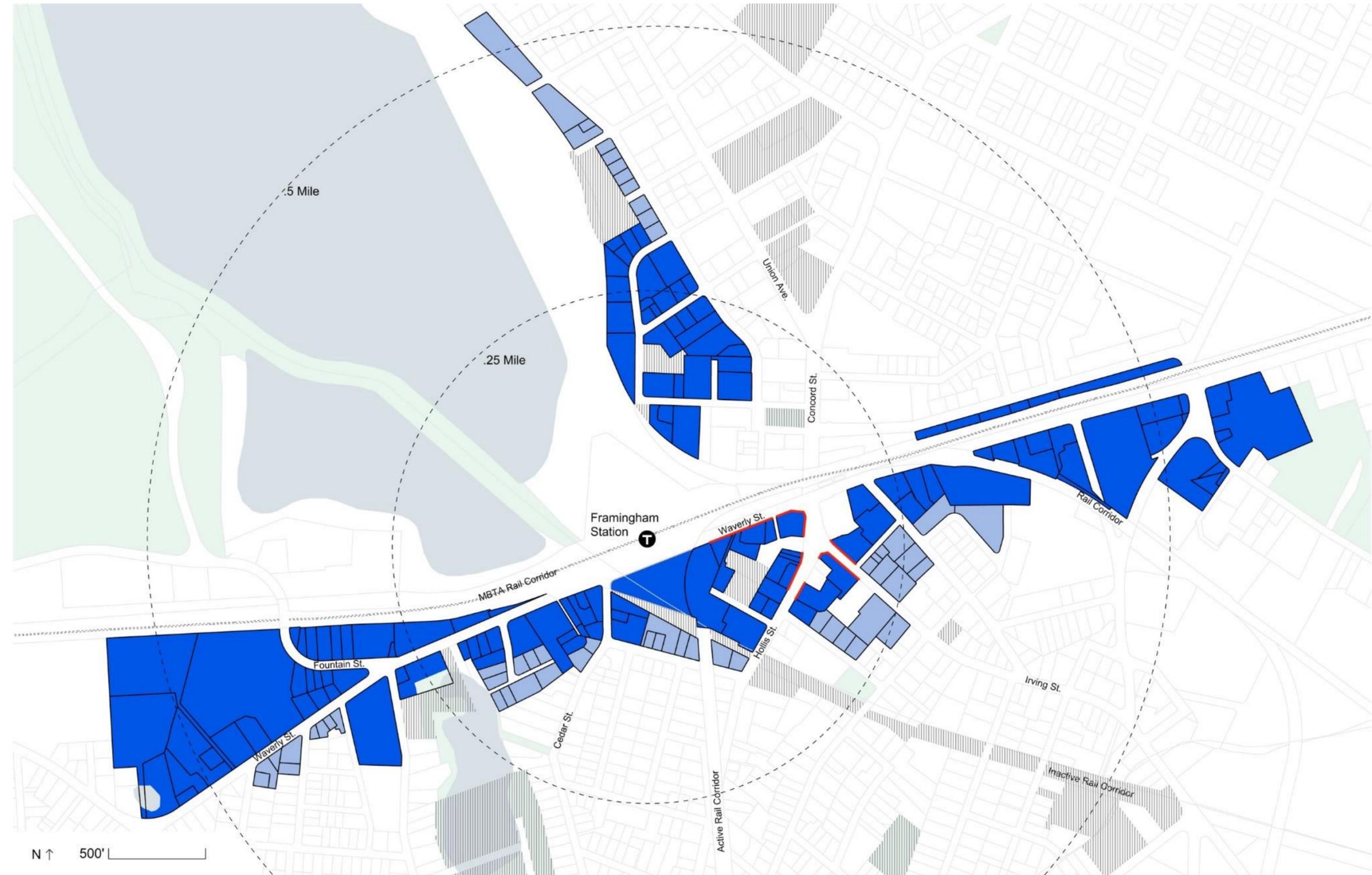
4,502 units

+providing 147 or 3% more units than required (4,355 units)

+typically recommend being 5-10% over the minimum required unit number

**retail required at red edges*

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



Neighborhood Pockets Map

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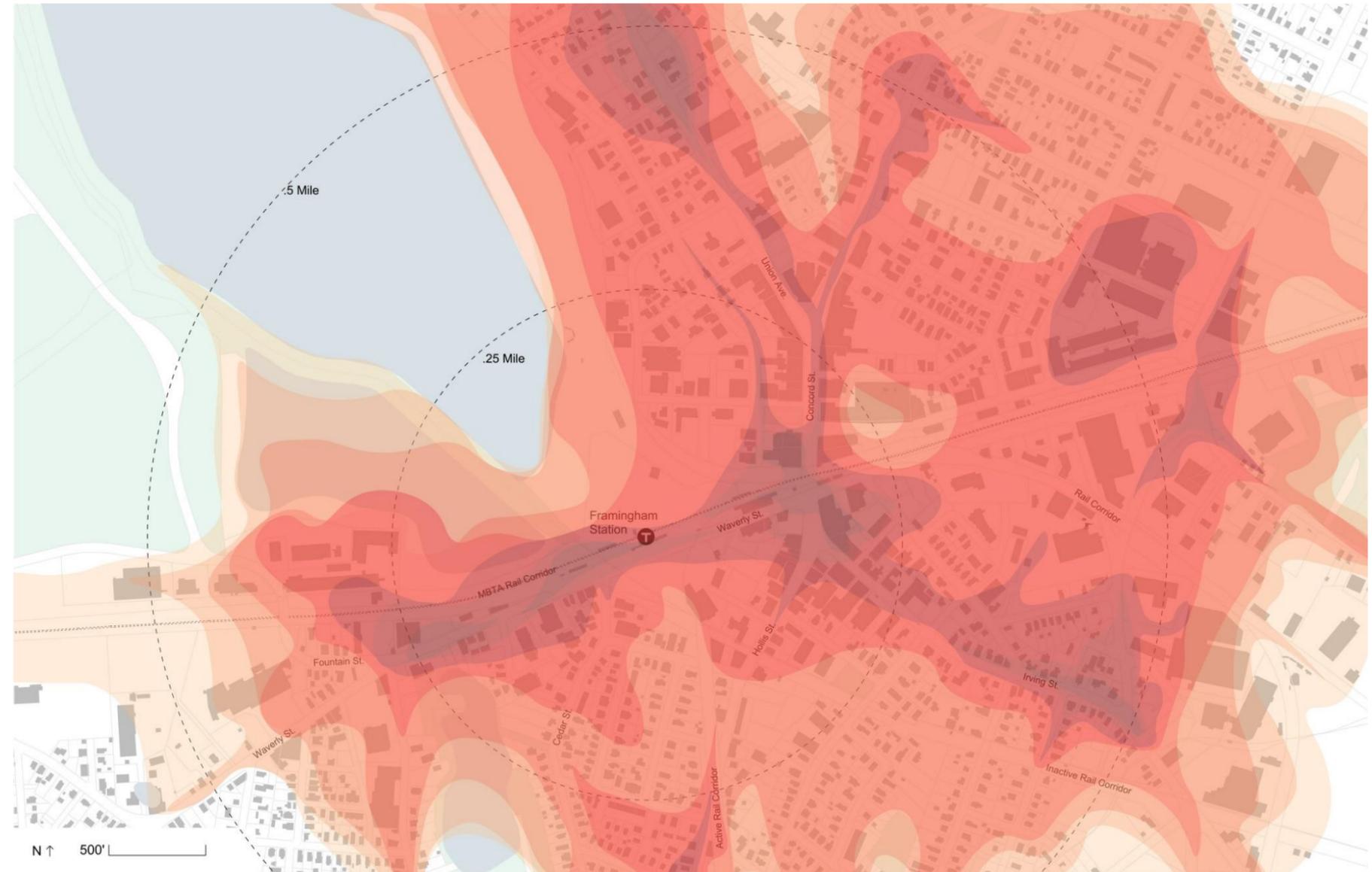


Heat Island in Framingham

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Focus on rezoning “hot” areas

- a. Parking lots
- b. High traffic areas
- c. Less landscaped areas
- d. Low buildings do not provide shade to the street



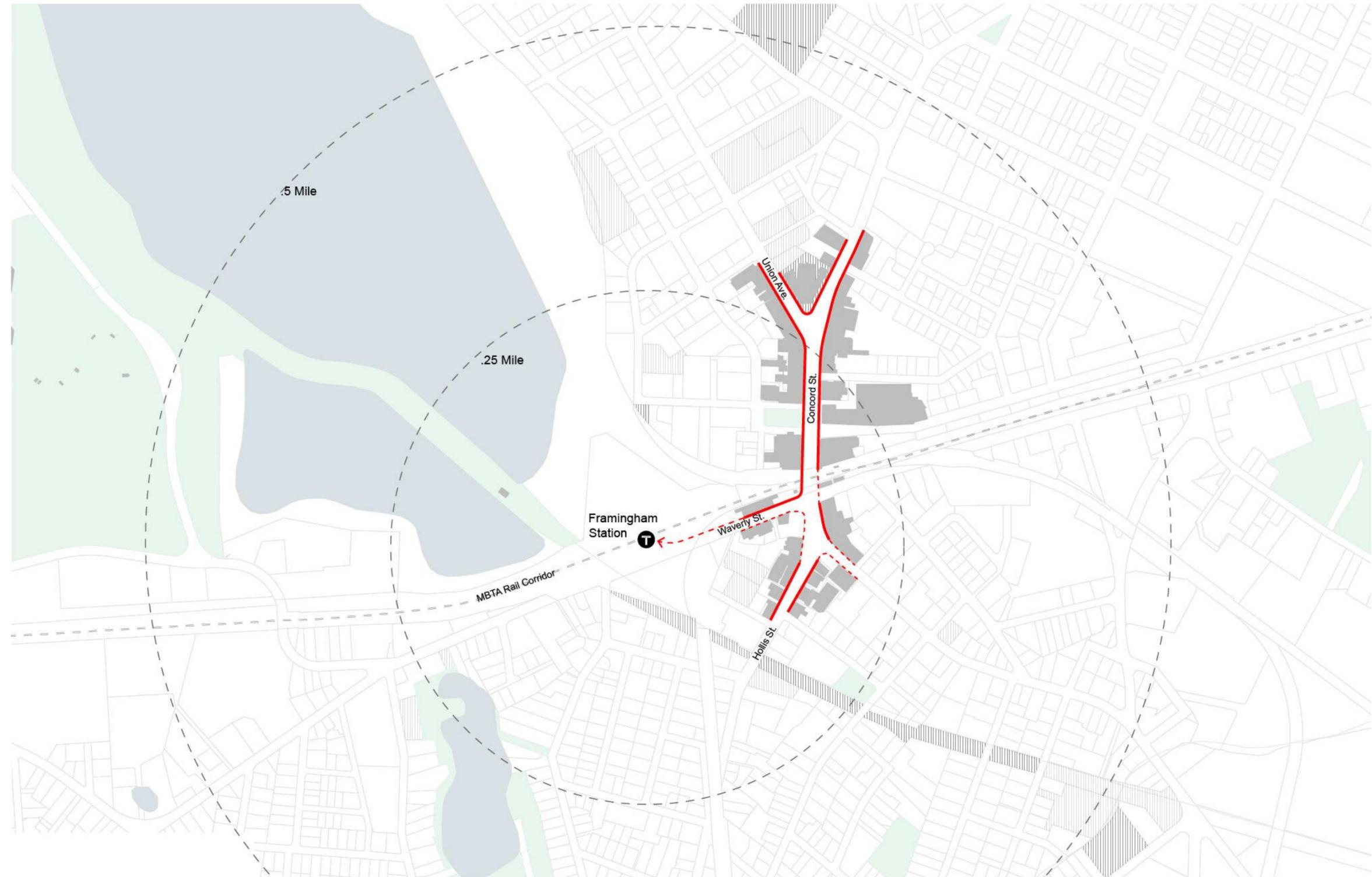
**data from NOAA/CAPA - Evening Air Temperatures in Cities - Urban Heat Islands*

Why require retail?

Connect to and extend existing retail corridor at Concord St.

+reach out along Waverly St. to make a connection between downtown and the train station

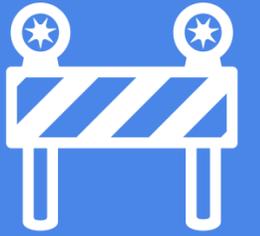
+complete the missing pieces at the intersection of Hollis and Waverly, and at Hollis and Concord



**solid red = existing retail*

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

Proposed Design Guidelines



Design Guidelines

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- 1. Building Height & Roof Form**
 - a. Zone 1 4.5 stories or 60'
 - b. Zone 2 3.5 stories or 50'
- 2. Max. Facade Length**
 - a. 200 feet
- 3. Min. Usable Open Space**
 - a. 36 sf/unit
- 4. Frontage Types**
- 5. Min. Parking**
 - a. 1.25-1.5 per unit
 - b. None for Retail
- 6. Max building footprint**
 - a. 25,000sf

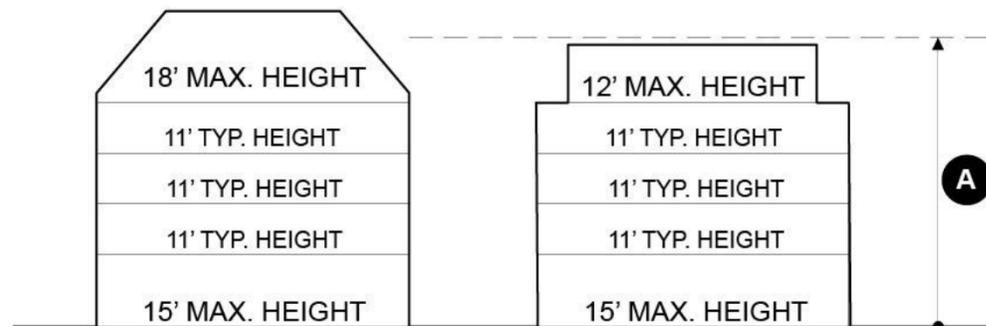
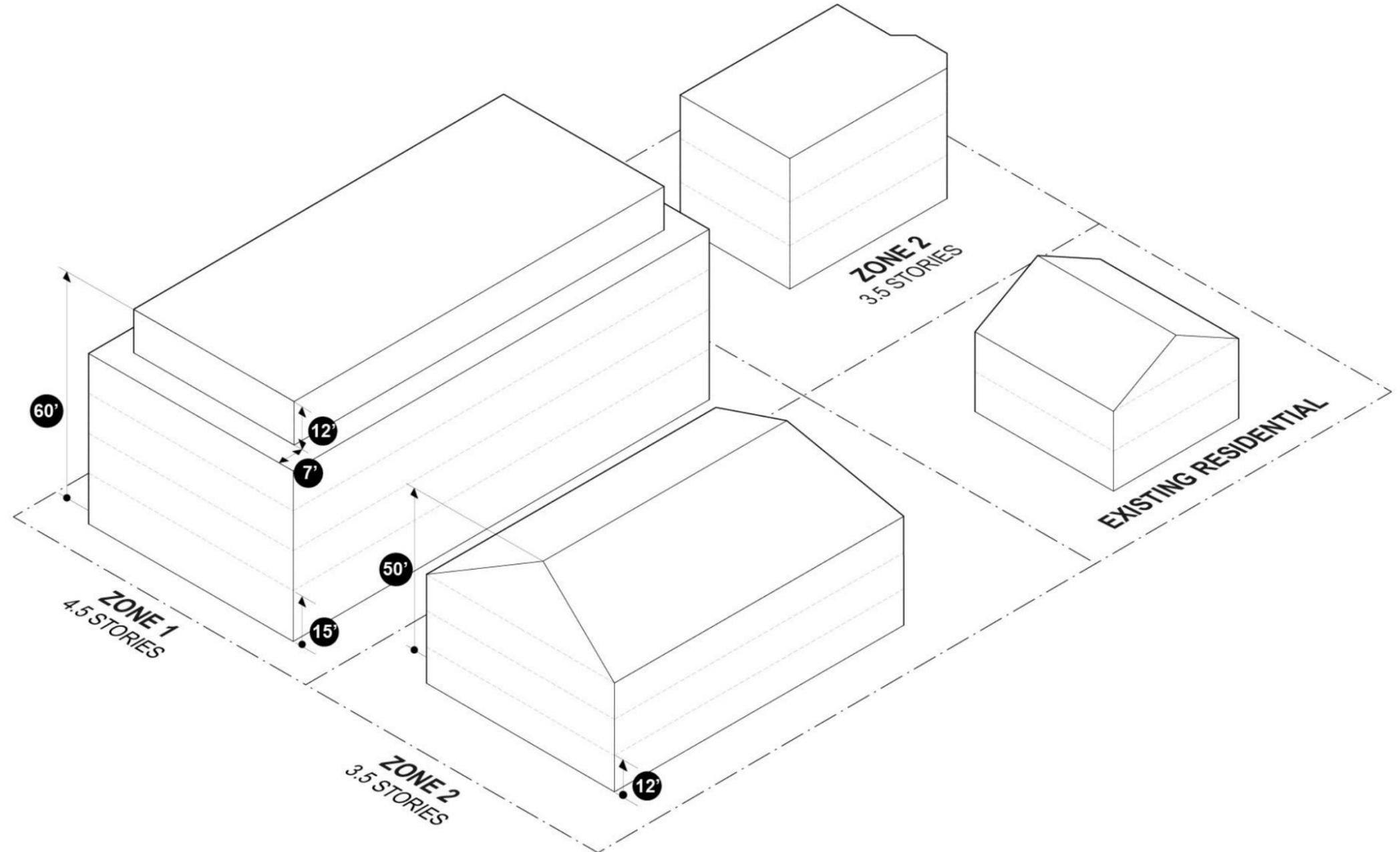
1. Max. Height

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Design Standards

Standards include:

- **Maximum building height given in stories and feet**, with separate standards for pitched and flat roof buildings
- **Minimum ground story height of 15'**, for lots on mixed-use required streets. 12' for residential ground floors.
- **Transition to residential districts**, with maximum building height limited to 3.5 stories in zone 2



1a. Roof Form

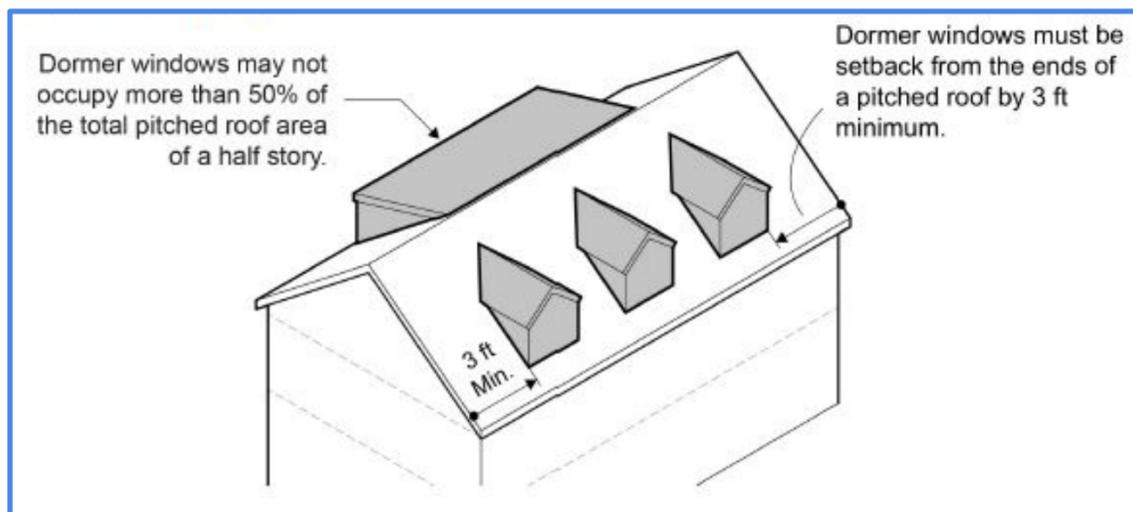
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Design Standards

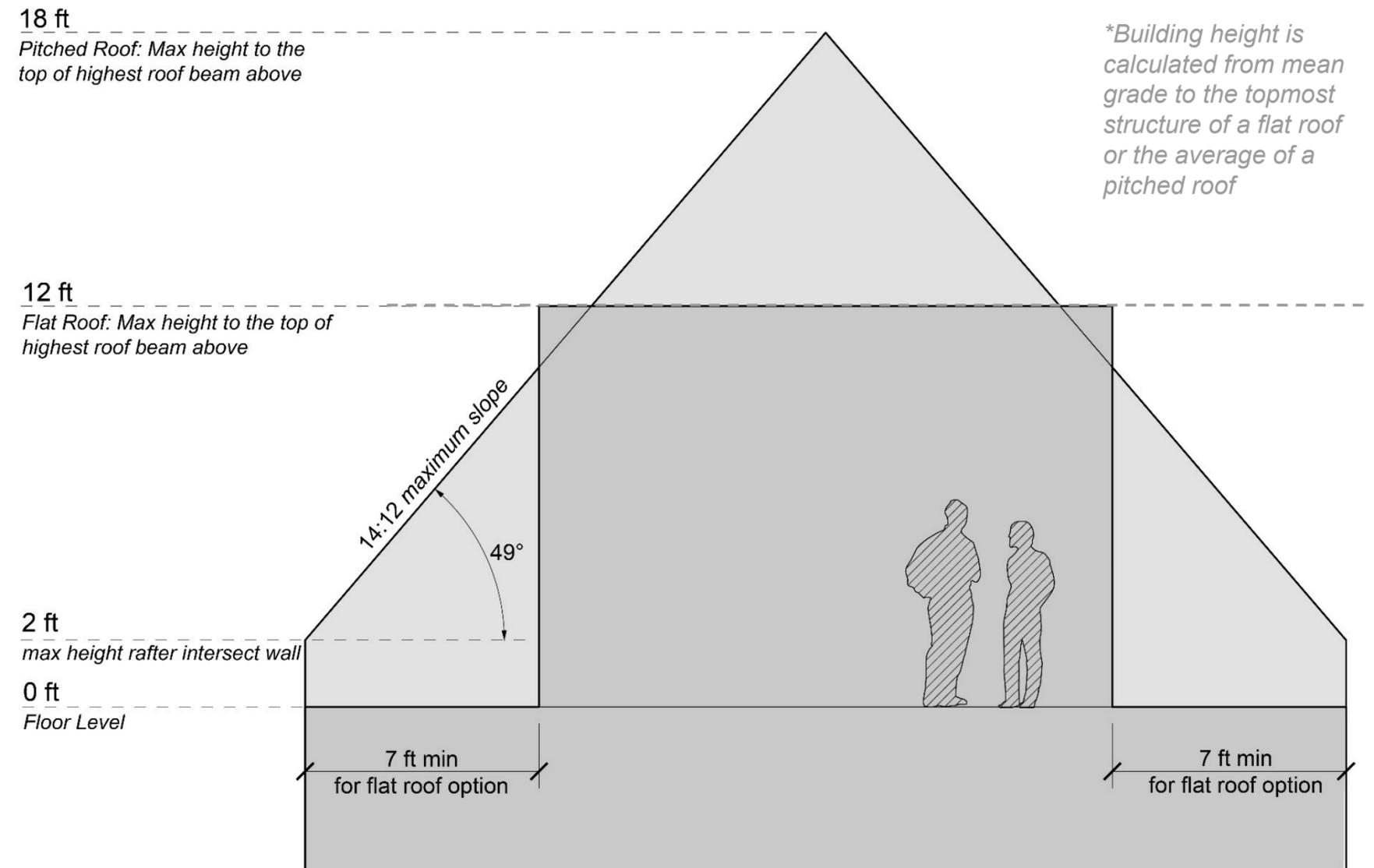
Development in any of the districts can have either a pitched roof or a flat roof.

Standards include:

- **Pitched Roof:**
 - Maximum slope for roof pitch
 - Maximum height for the knee wall
 - Dormer requirements
- **Flat Roof:**
 - Minimum step-back for top floor



Dormer Rules



2. Max Facade Length

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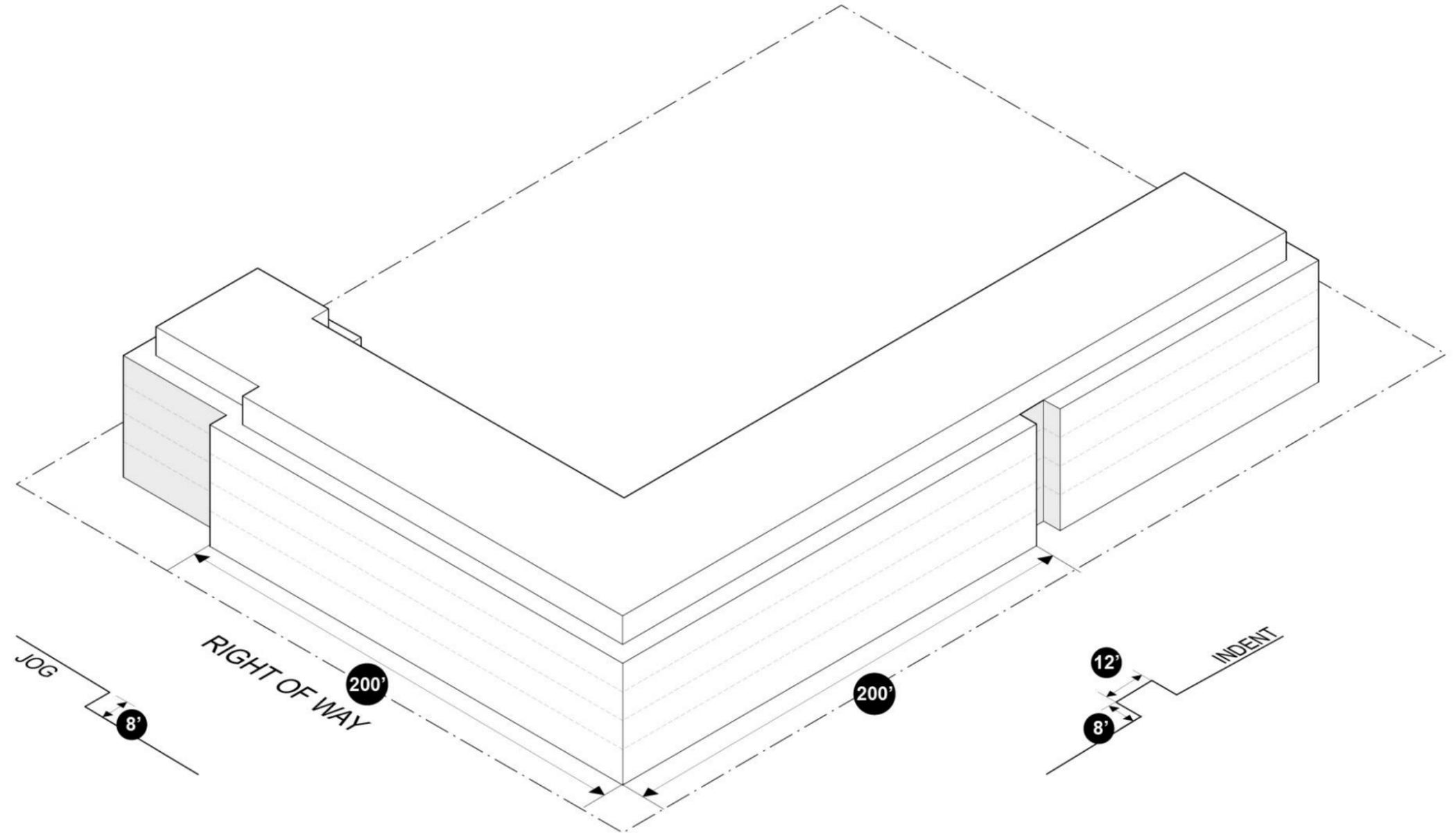
Design Standards

Maximum Facade Length
200 feet

Minimum Break
8 feet x 12 feet

Additional standards might include:

- Preventative measures to stop too many facade breaks or materials



2. Max Facade Length

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Historic Framingham Precedents

Maximum facade length of 200' is informed by the typical longest edges of historical buildings in downtown Framingham



1 Grant Street
Facade Length: 205 feet



141 Union Ave
Facade Length: 201 feet



46 Irving Street
Total Facade Length: 175 feet

3. Usable Private Open Space

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Design Standards

Usable Open Space 36 SF / Unit

Can be separate as:

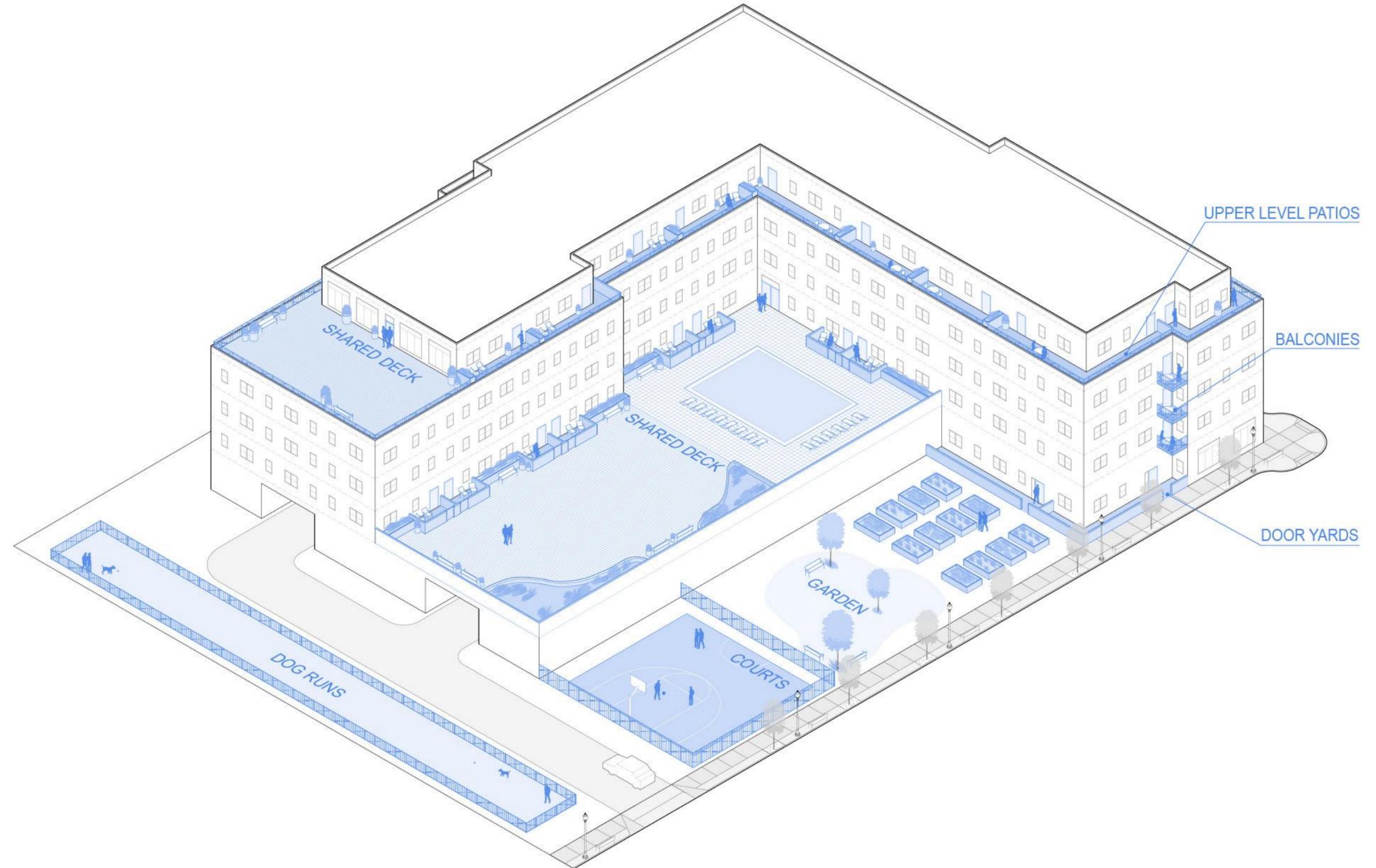
- Balconies
- Terraces
- Stoops/Door Yards

Or combined as:

- Courtyards
- Dog Runs
- Plazas
- Garden
- Pool Deck

Notes:

- Excludes Parking
- Can be in site setbacks
- Could have developers choose from pre-selected options
 - Gives site plan review committee more control to adjust choice for specific sites
- 36 SF would be a 6'x6' space per unit
 - Can be combined to be shared among building tenants.



3. Usable Private Open Space

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New Development Sizes

Private open space/unit in recent projects



55 Concord St (Union House)

51 sf/unit



59 Fountain St (Bancroft Lofts)

101 sf/unit



266 Waverly St (Modera Framingham)

43 sf/unit

4. Frontage Types

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Design Standards

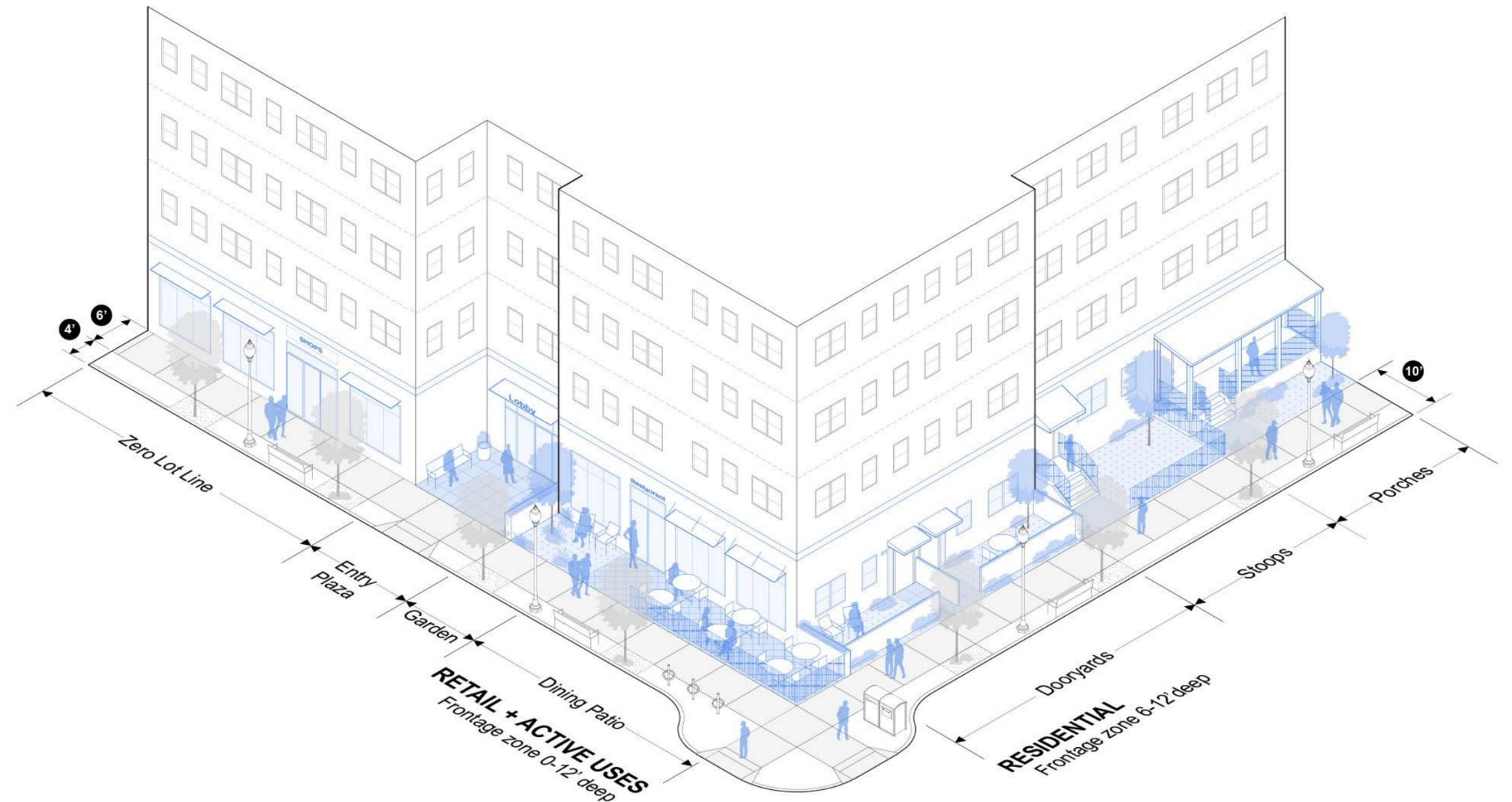
Defining frontage types to transition between the private and public realm when the building is setback from the sidewalk edge

Standards include:

- Multiple frontage types are permitted per building
- Different frontage types are permitted on different types of streets to match the character of the area
- Requiring unit entries or active uses every 40'

Sidewalk

- Where developed lot is abutting a sidewalk that is less than 10' wide, buildings must be setback an additional distance so that the sidewalk is at least 10'
- Minimum + maximum front setbacks are increased accordingly



4. Frontage Types

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Entry Plaza



Garden



Dining Patio



Dooryards



Stoops



Porches

5. Parking Requirements

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Design Standards

Parking Minimum

(can be reduced by Special Permit):

1.25 - 1.5 spaces / unit

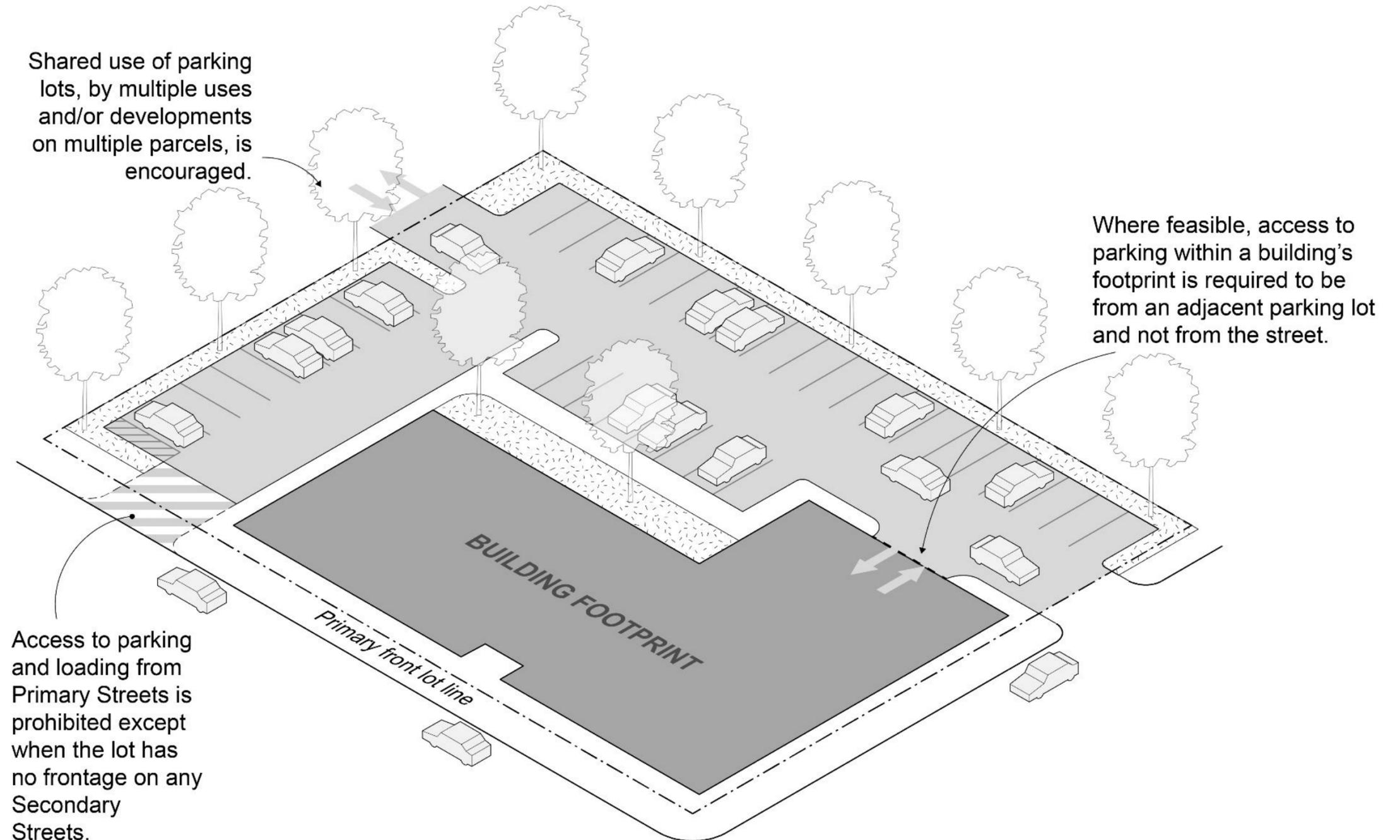
Parking Maximum

(can be increased for developments providing public/shared parking):

2.0 spaces / unit

Standards include:

- Parking access location requirements
- Curb cut dimensions and location requirements
- Parking placement and screening requirements
- Bicycle parking requirements



6. Max. Development Footprint

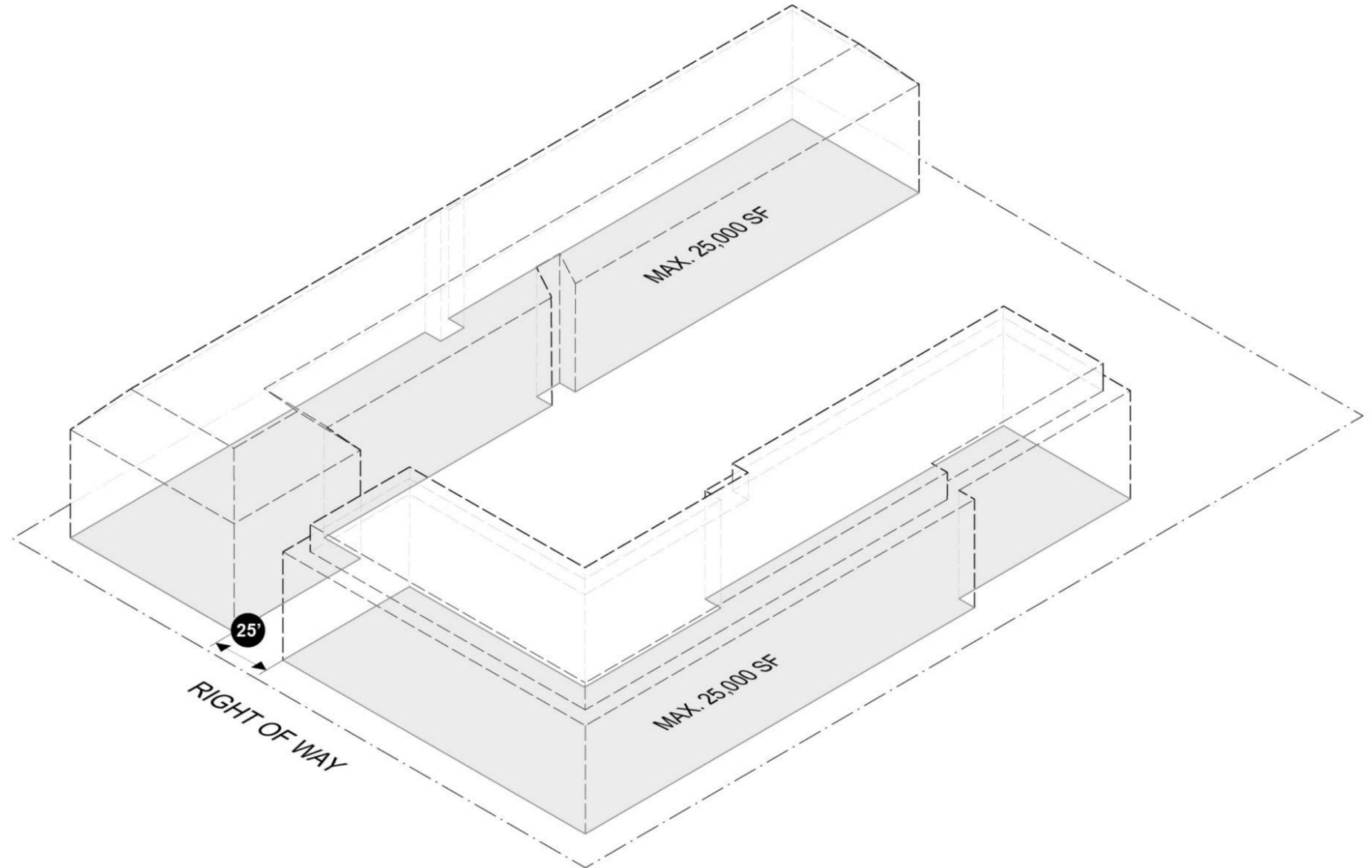
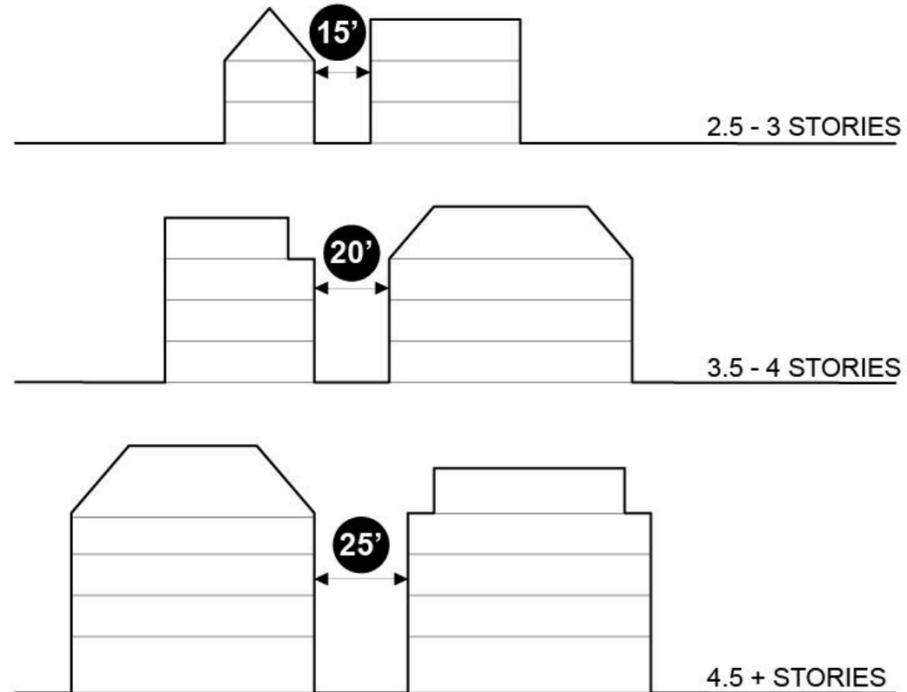
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Design Standards

Standards include:

- **Maximum development footprint of 25,000sf**

Minimum distance between footprints varies
depending on the heights of the buildings



6. Max Developable Footprint

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New Development Sizes

Maximum footprint is based on typical sizes of new development in Framingham



55 Concord St (Union House)

Footprint (excluding parking): 45,000sf (approx.)



59 Fountain St (Bancroft Lofts)

Footprint (excluding parking): 26,000sf (approx.)



54 Union Ave

Footprint: 12,000 sf (approx.)

Test Fits



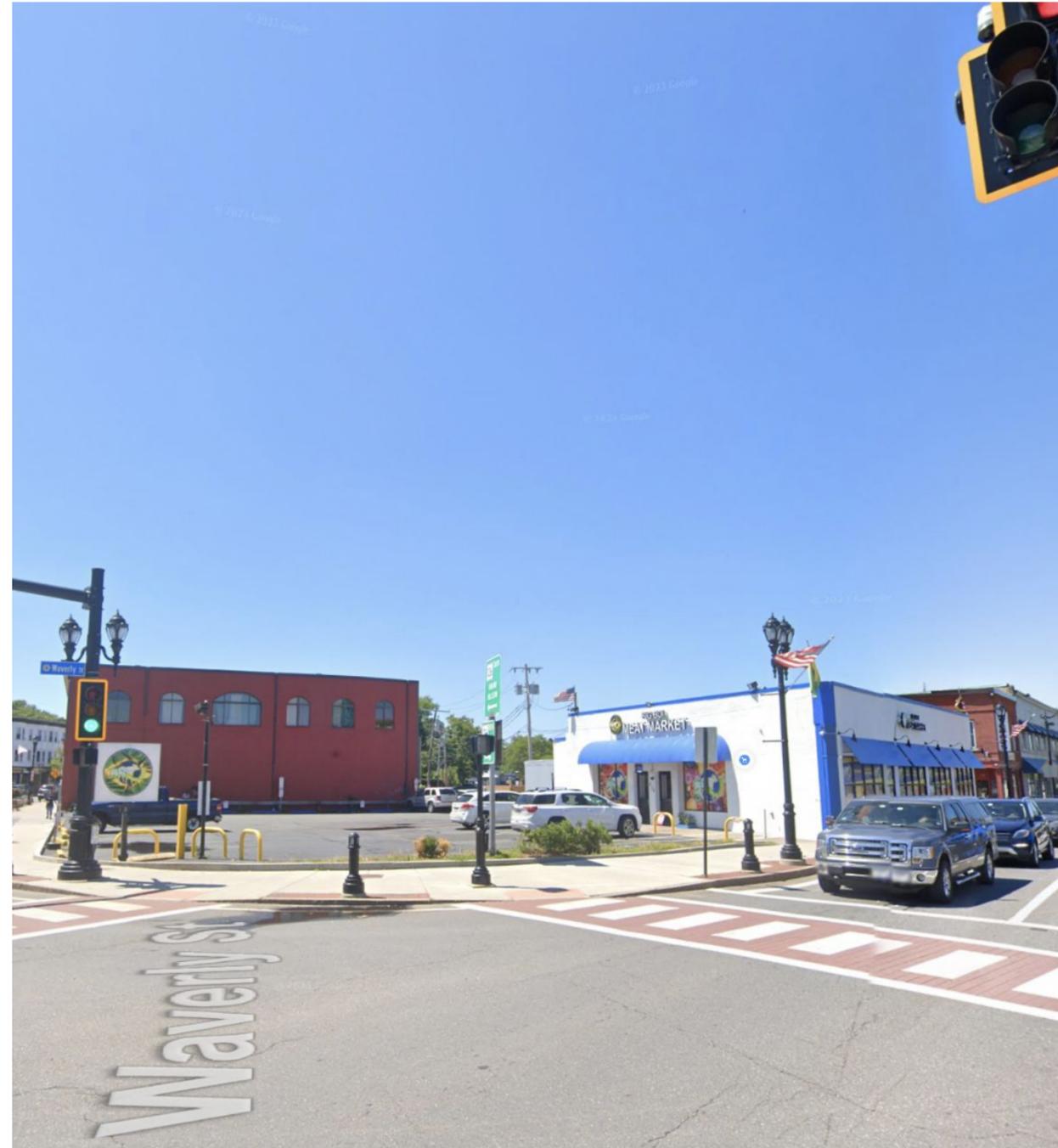
428 Waverly St

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Existing Conditions

GSF	2,000 SF
Units	0
Parking	24
FAR	0.11

	Site Req.
<u>Max. Lot Size</u>	N/A
<u>Max. Building Footprint</u>	25,000
<u>Max. Stories</u>	4.5
<u>Min. Parking Ratio</u>	1.5 / 1
<u>Amt Usable Open Space</u>	648 sf
<u>Min. Front Setback</u>	2-12'
<u>Min. Rear/Side Setback</u>	5'
<u>Mixed-Use Allowed</u>	Y



428 Waverly St

ucked-under parking

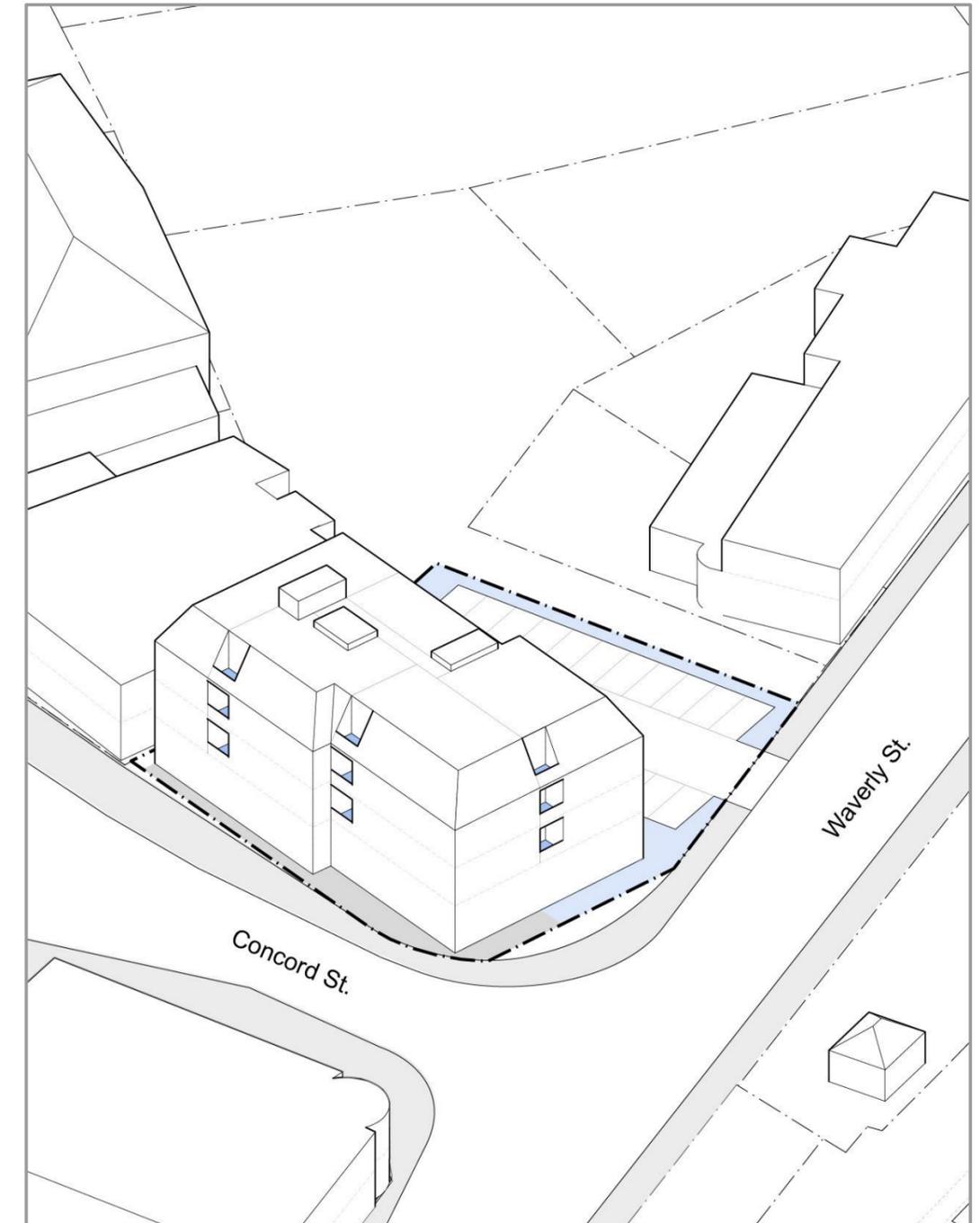
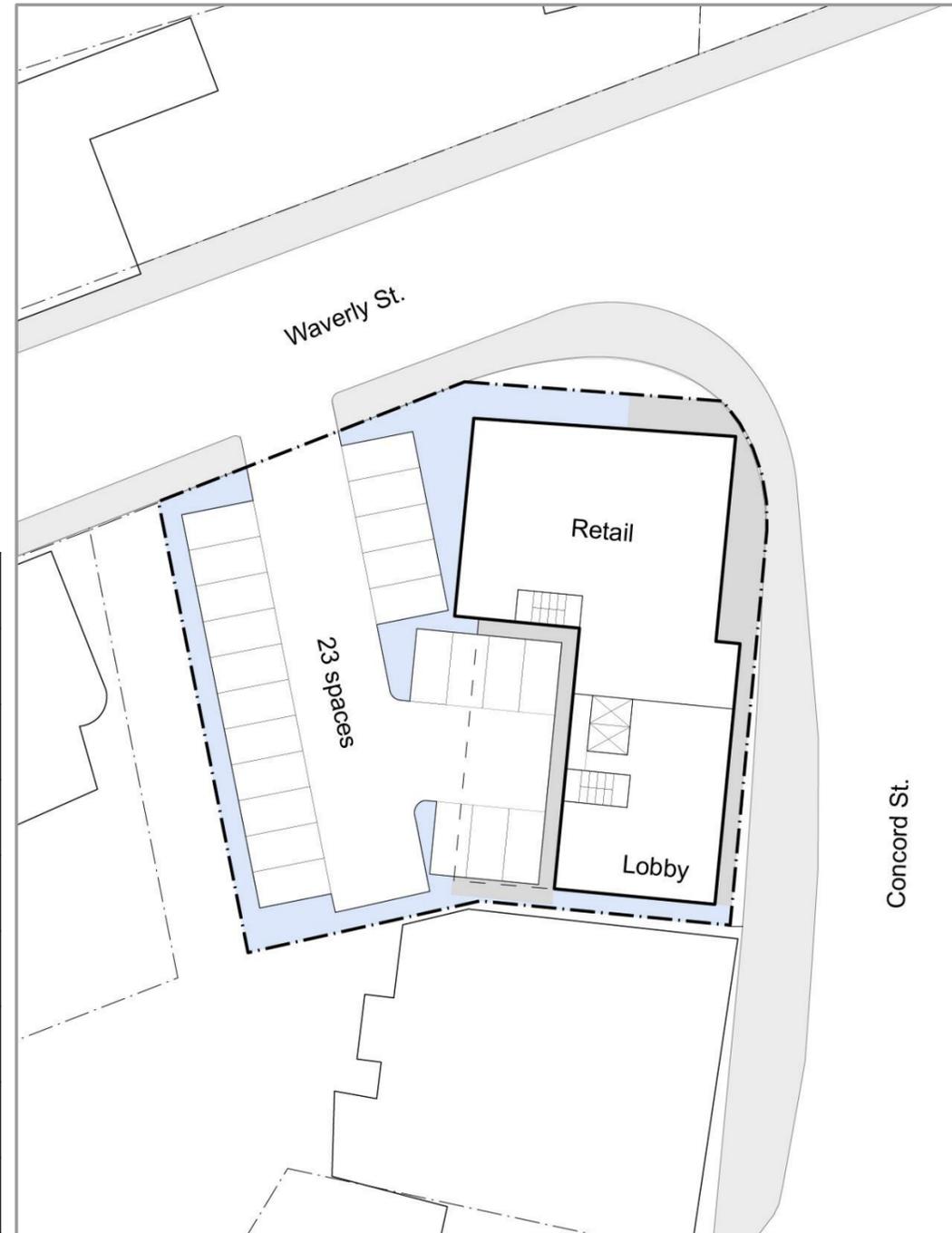
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GSF	25,000 SF
Units	15
Parking	23
FAR	1.47

Notes:

- Retail required at this location
- Parking requirements prevent larger or taller building

	Site Req.	Design
<u>Max. Lot Size</u>	N/A	17,000
<u>Max. Building Footprint</u>	25,000	5,300
<u>Max. Stories</u>	4.5	3.5
<u>Min. Parking Ratio</u>	1.5 / 1	1.28 / 1
<u>Amt Usable Open Space</u>	648 sf	720 sf
<u>Min. Front Setback</u>	2-12'	6'
<u>Min. Rear/Side Setback</u>	5'	5'
<u>Mixed-Use Allowed</u>	Y	4,000 SF



428 Waverly St

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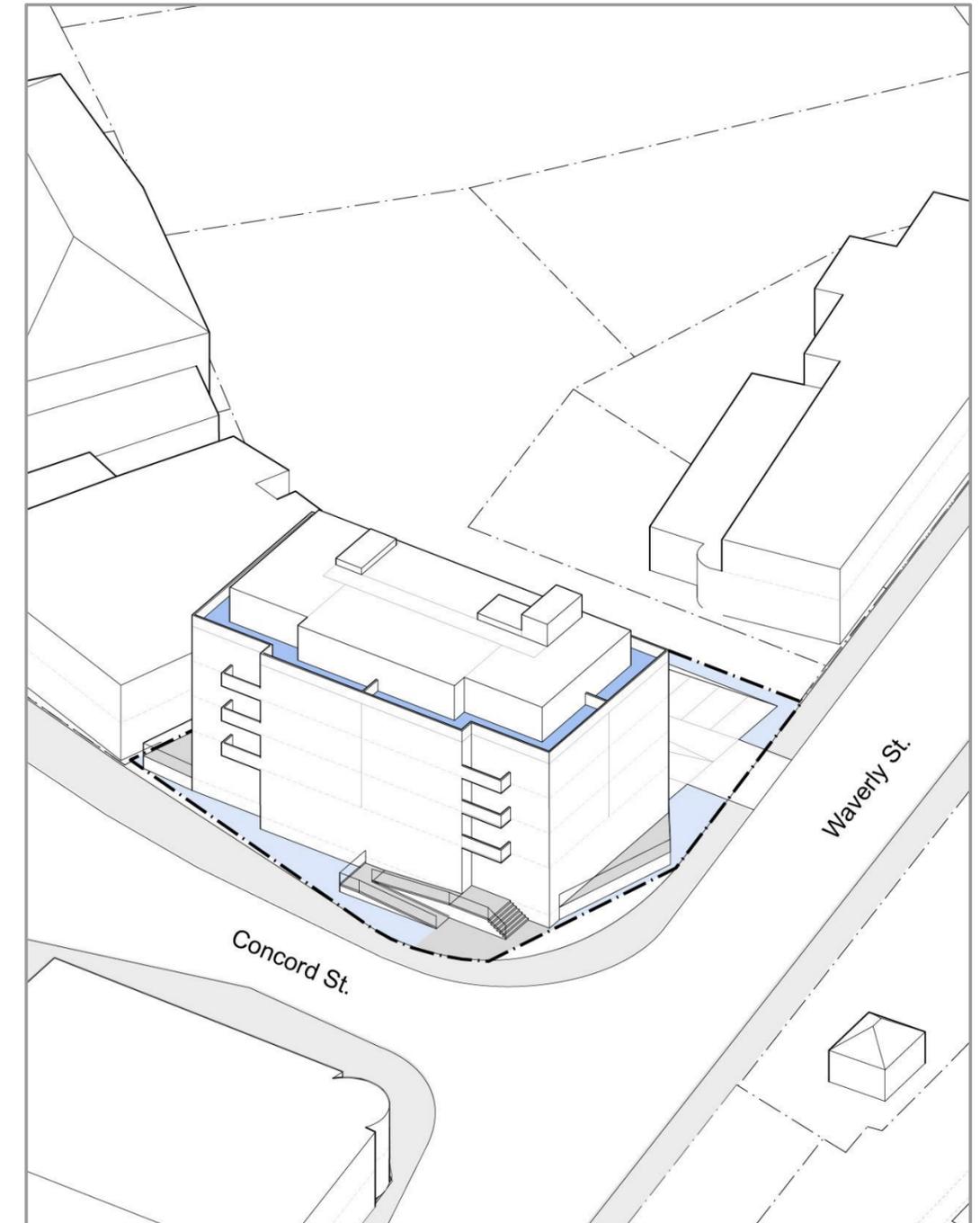
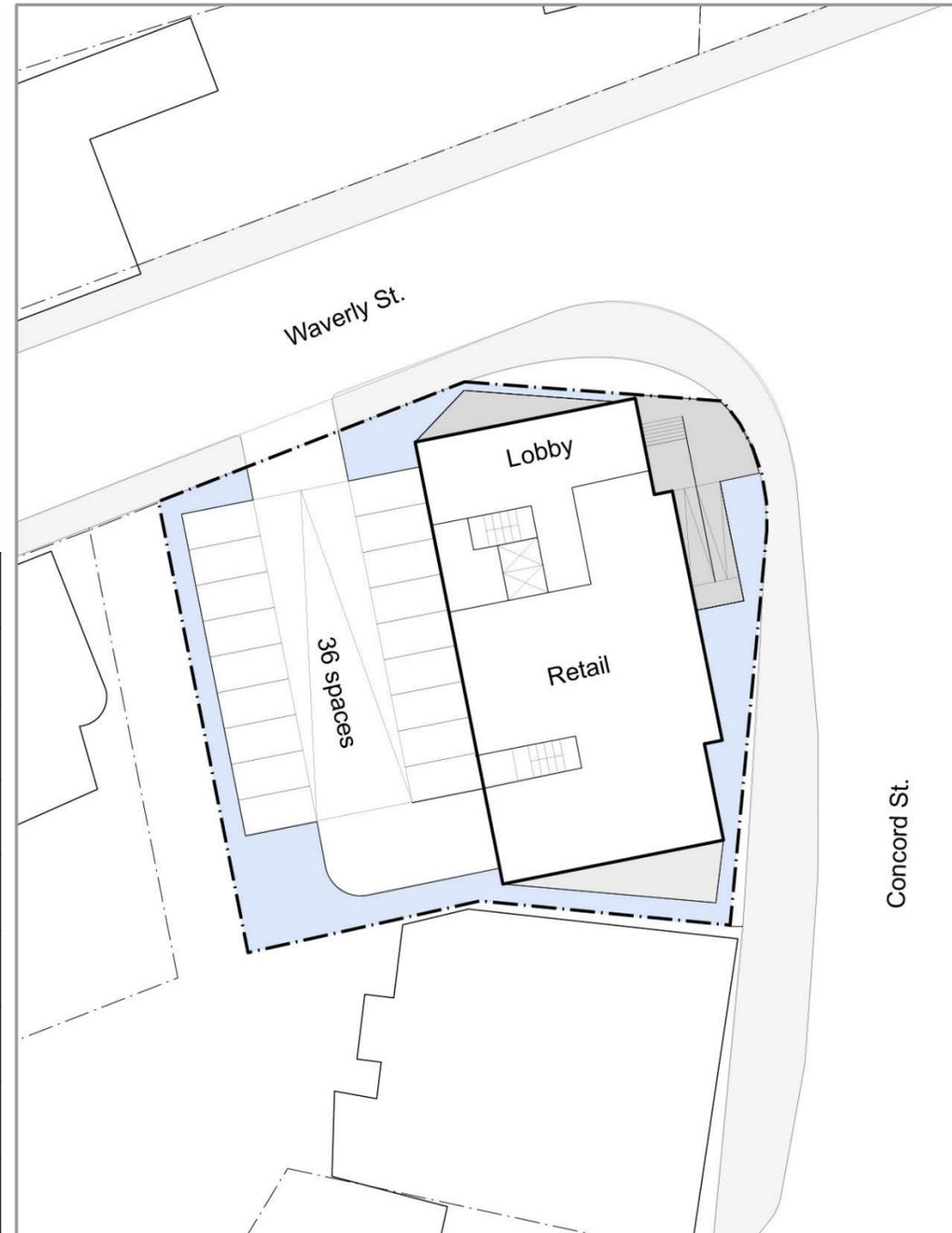
Underground Parking

GSF	30,000 SF
Units	24
Parking	36
FAR	1.76

Notes:

- Parking requirements prevent larger footprint
- Retail Required at this location

	Site Req.	Design
<u>Max. Lot Size</u>	N/A	17,000
<u>Max. Building Footprint</u>	25,000	6,400
<u>Max. Stories</u>	4.5	4.5
<u>Min. Parking Ratio</u>	1.5 / 1	1.5 / 1
<u>Amt Usable Open Space</u>	864 sf	1,152 sf
<u>Min. Front Setback</u>	2-12'	6'
<u>Min. Rear/Side Setback</u>	5'	5'
<u>Mixed-Use Allowed</u>	Y	4,000 SF



428 Waverly St

Corner Building Examples

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43 Park St

Existing Conditions

DRAFT

GSF	5,000 SF
Units	0
Parking	18
FAR	0.16

	Site Req.
<u>Max. Lot Size</u>	N/A
<u>Max. Building Footprint</u>	25,000
<u>Max. Stories</u>	4.5
<u>Min. Parking Ratio</u>	1.5 / 1
<u>Amt Usable Open Space</u>	1,296 sf
<u>Min. Front Setback</u>	2-12'
<u>Min. Rear/Side Setback</u>	5'
<u>Mixed-Use Allowed</u>	Y



43 Park St

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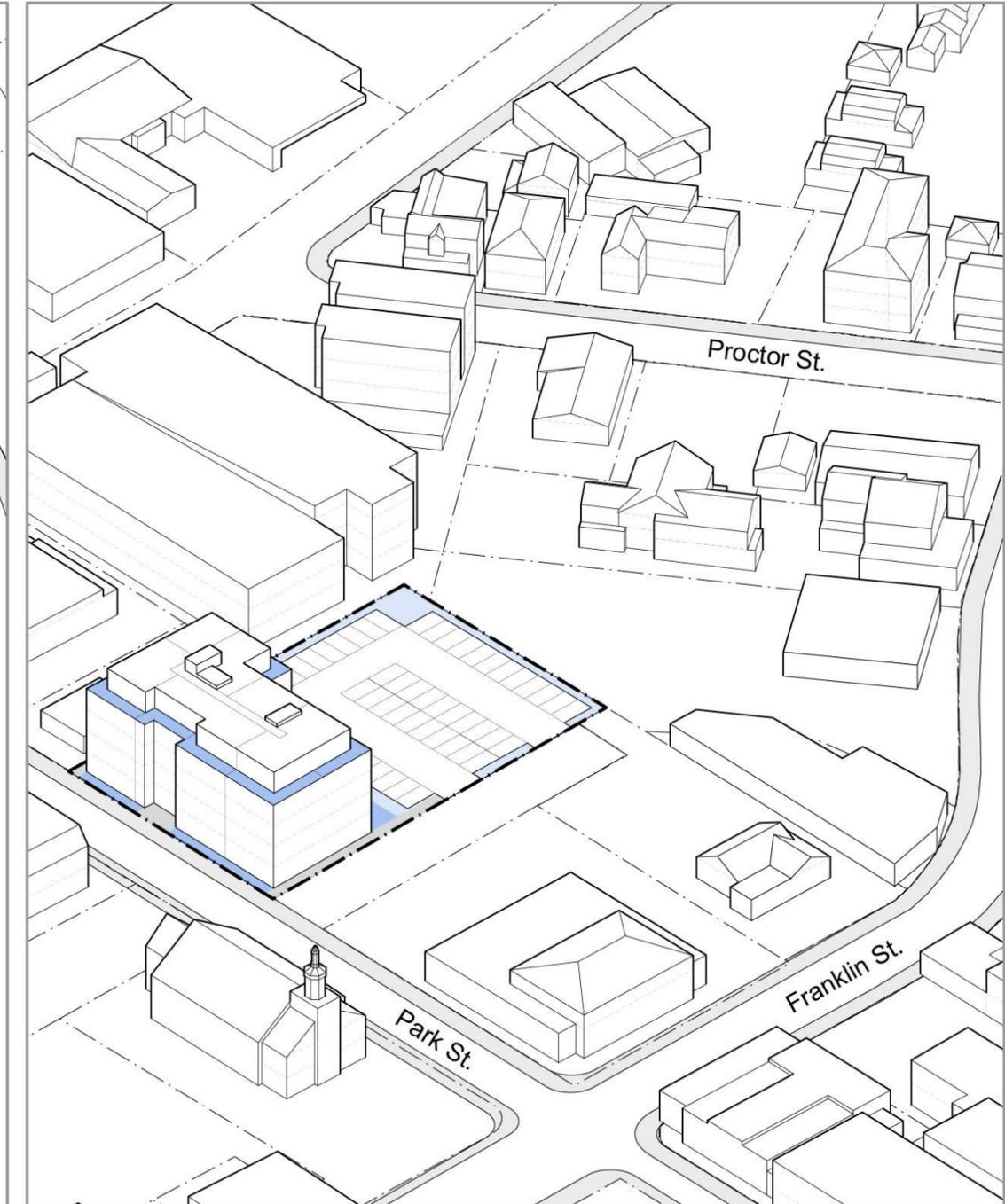
Single Parcel, Surface Parking Only

GSF	42,830 SF
Units	36
Parking	54
FAR	1.38

Notes:

- Unable to build to max. height or footprint because of parking requirements
- Usable open space on roof + in yards

	Site Req.	Design
<u>Max. Lot Size</u>	N/A	31,000
<u>Max. Building Footprint</u>	25,000	9,100
<u>Max. Stories</u>	4.5	4.5
<u>Min. Parking Ratio</u>	1.5 / 1	1.5 / 1
<u>Amt Usable Open Space</u>	1,296 sf	1,619 sf
<u>Min. Front Setback</u>	2-12'	6'
<u>Min. Rear/Side Setback</u>	5'	5'
<u>Mixed-Use Allowed</u>	Y	Y



43 Park St. + 47-68 Franklin St.

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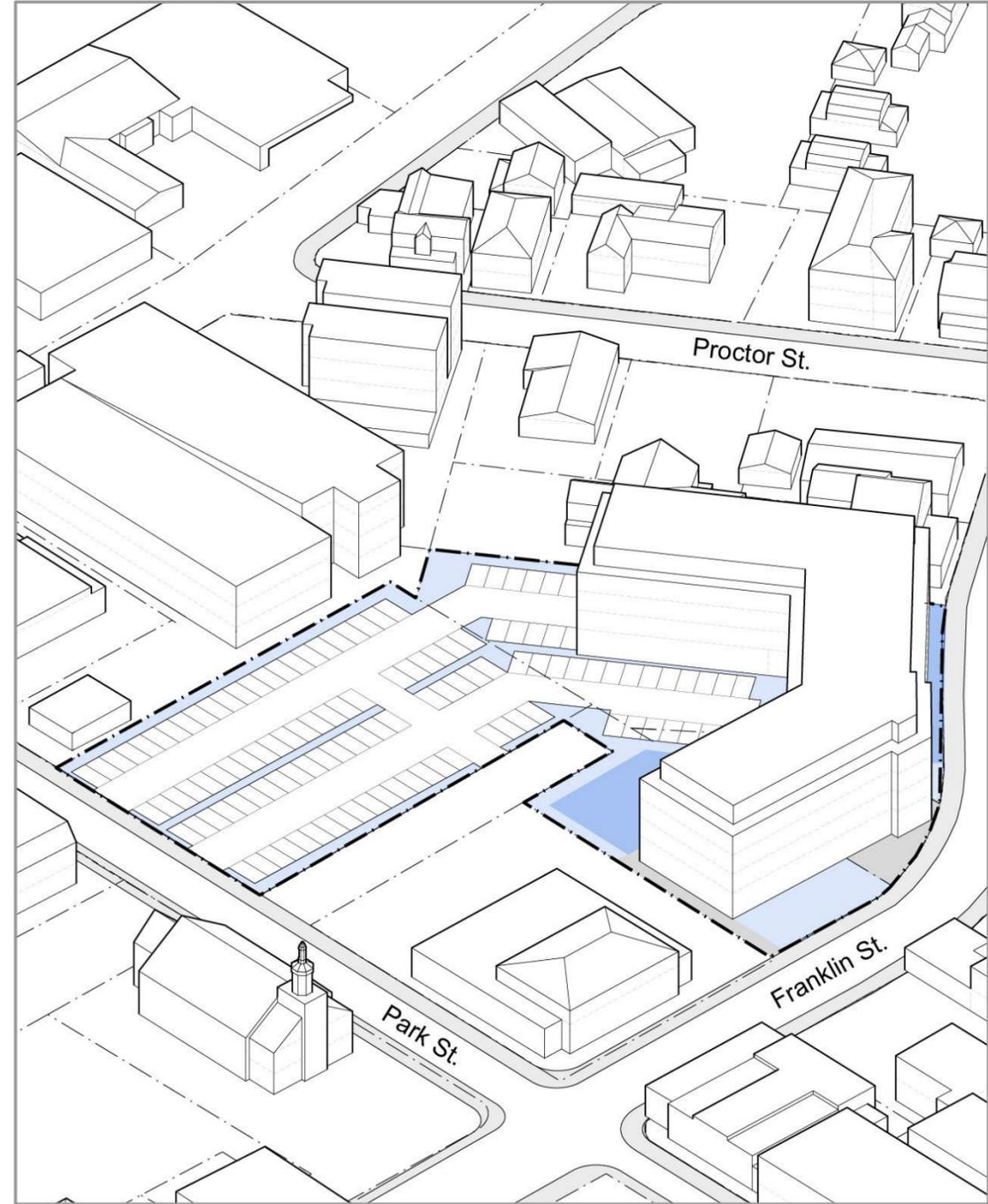
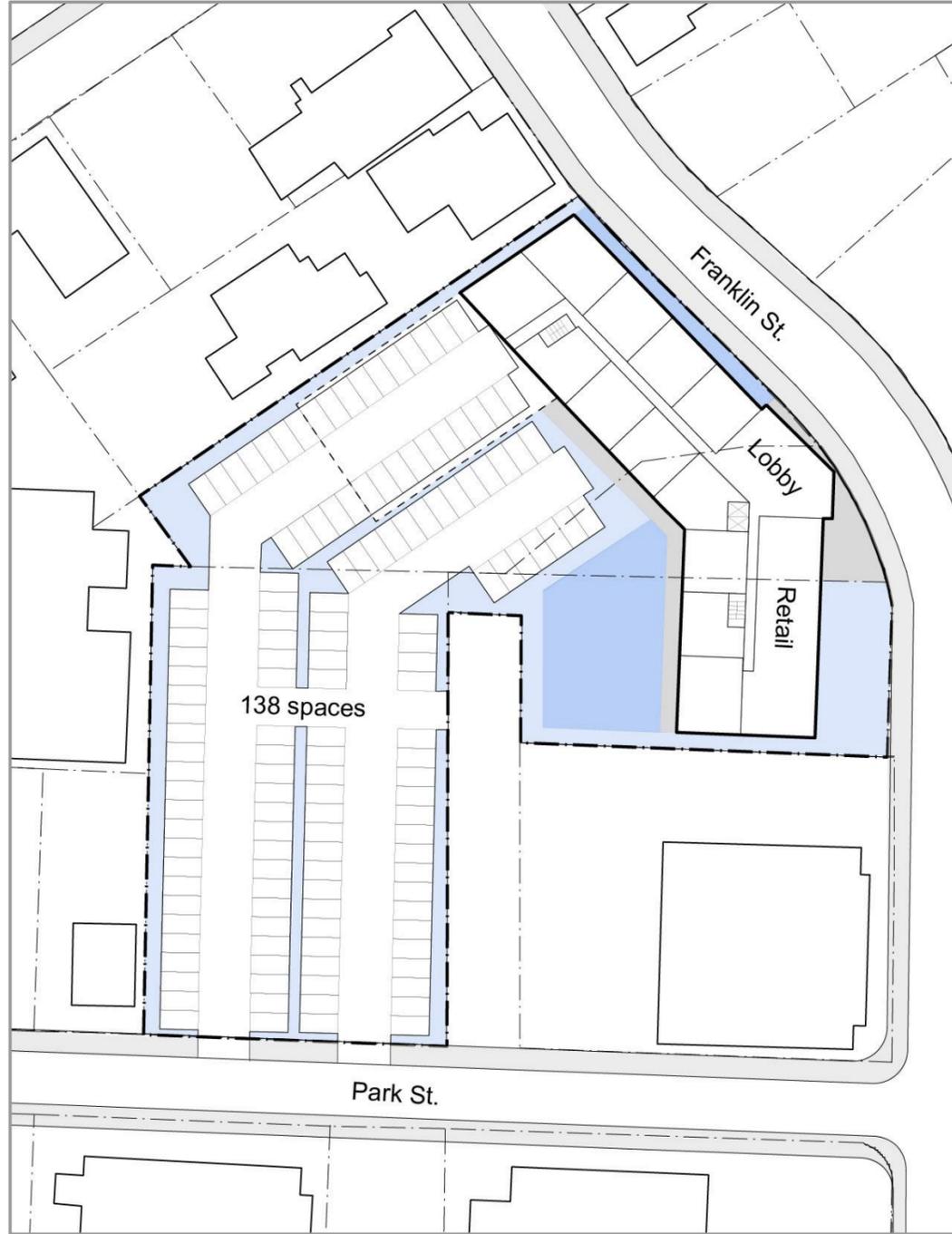
Combined Parcels

GSF	100,000 SF
Units	92
Parking	138
FAR	1.23

Notes:

- Unable to build to max. height or footprint because of parking requirements

	Site Req.	Design
<u>Max. Lot Size</u>	N/A	81,560
<u>Max. Building Footprint</u>	25,000	19,000
<u>Max. Stories</u>	4.5	4.5
<u>Min. Parking Ratio</u>	1.5 / 1	1.5 / 1
<u>Amt Usable Open Space</u>	3,096 sf	5,000 sf
<u>Min. Front Setback</u>	2-12'	12'
<u>Min. Rear/Side Setback</u>	5'	5'
<u>Mixed-Use Allowed</u>	Y	Y



43 Park St. + 47-68 Franklin St.

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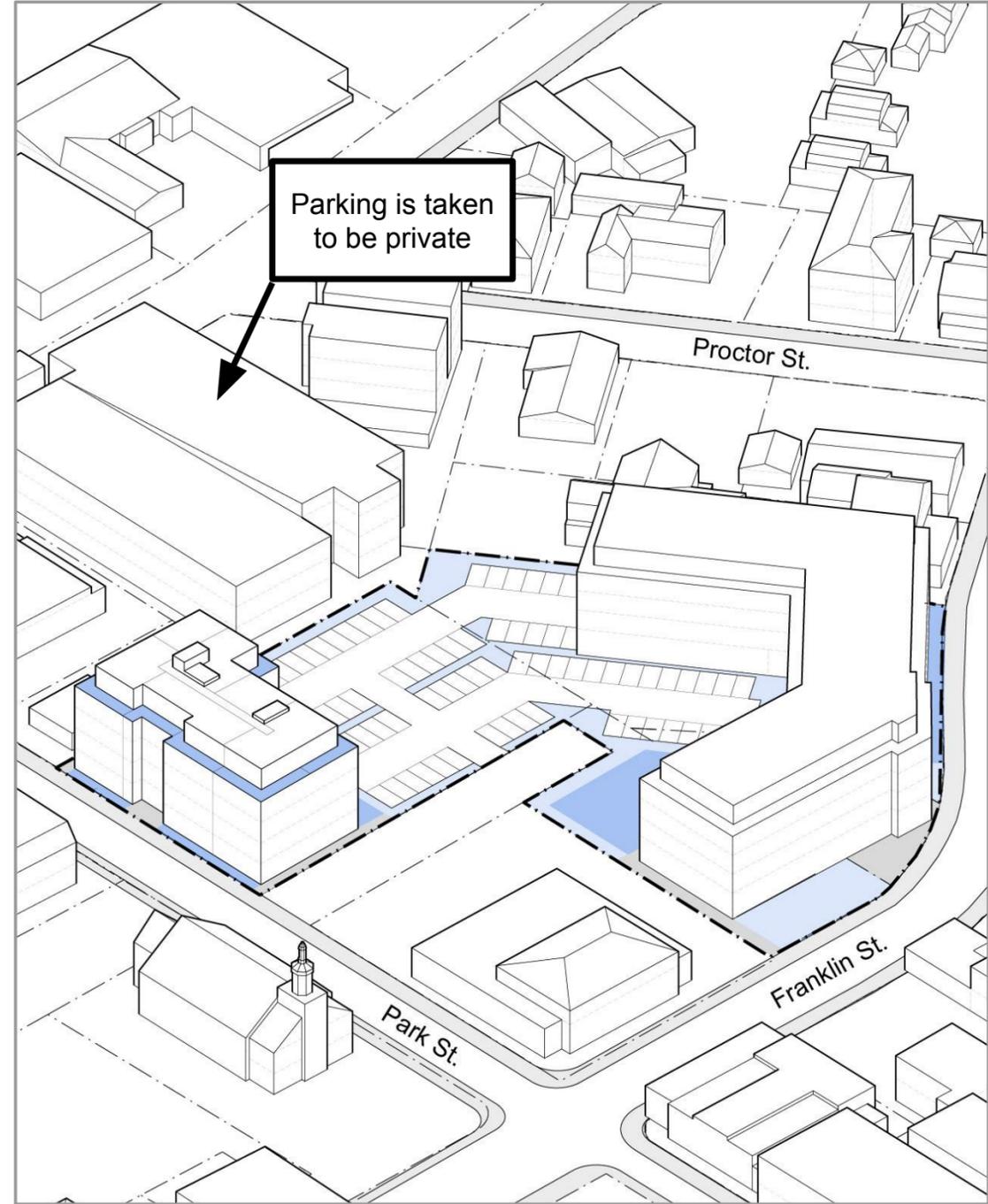
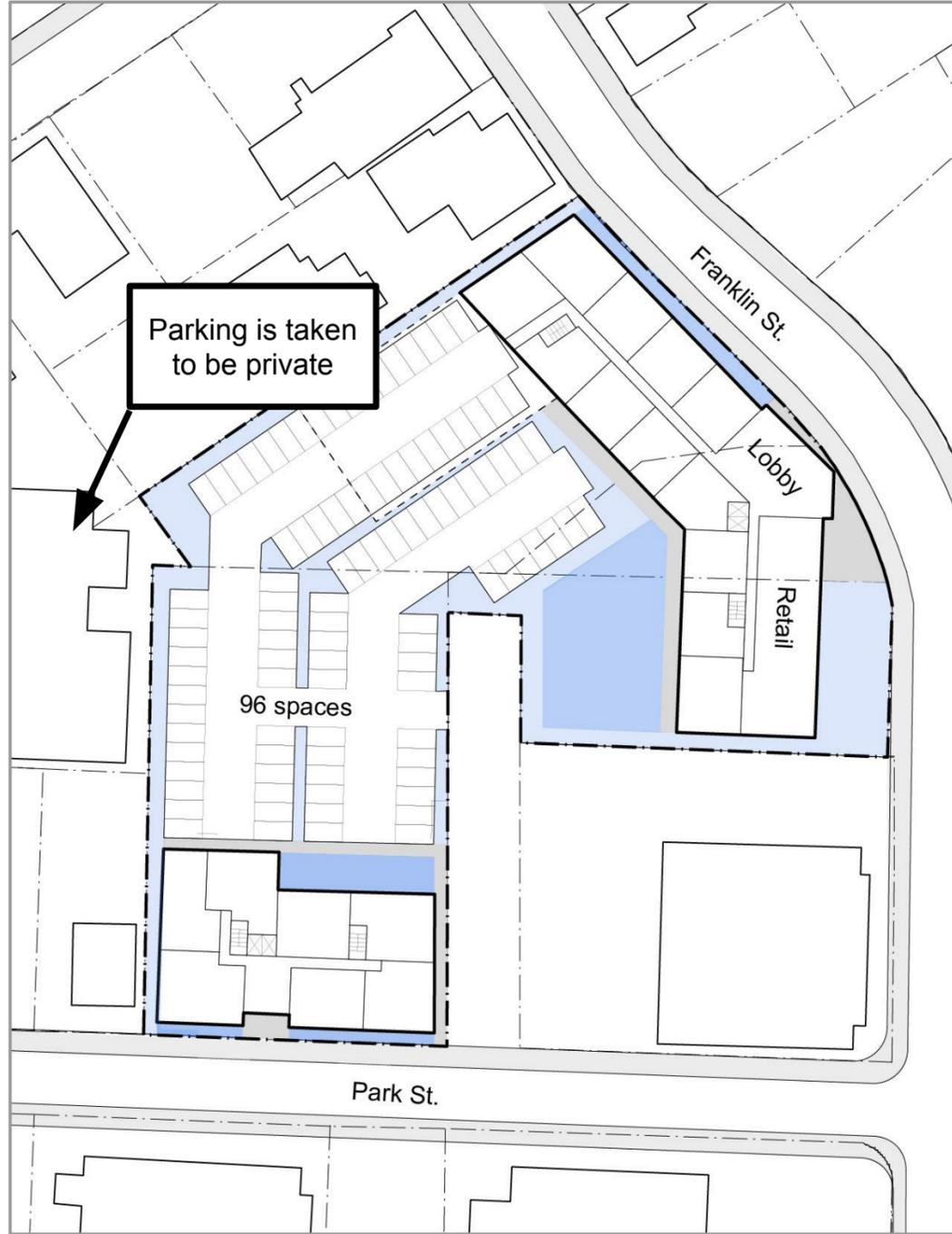
Garage bought by developer

GSF	143,000 SF
Units	128
Parking	96+garage
FAR	1.75

Notes:

- *Parking gets absorbed by adjacent garage*

	Site Req.	Design
<u>Max. Lot Size</u>	N/A	81,560
<u>Max. Building Footprint</u>	25,000	19,000
<u>Max. Stories</u>	4.5	4.5
<u>Min. Parking Ratio</u>	1.5 / 1	1.5 / 1
<u>Amt Usable Open Space</u>	3,096 sf	7,600 sf
<u>Min. Front Setback</u>	2-12'	12'
<u>Min. Rear/Side Setback</u>	5'	5'
<u>Mixed-Use Allowed</u>	Y	Y



701 Waverly St

DRAFT

Existing Conditions

GSF	65,500 SF
Units	0
Parking	100
FAR	0.23

	Site Req.
<u>Max. Lot Size</u>	N/A
<u>Max. Building Footprint</u>	25,000
<u>Max. Stories</u>	4.5
<u>Min. Parking Ratio</u>	1.5 / 1
<u>Amt Usable Open Space</u>	15,624 sf
<u>Min. Front Setback</u>	2-12'
<u>Min. Rear/Side Setback</u>	5'
<u>Mixed-Use Allowed</u>	Y



701 Waverly St

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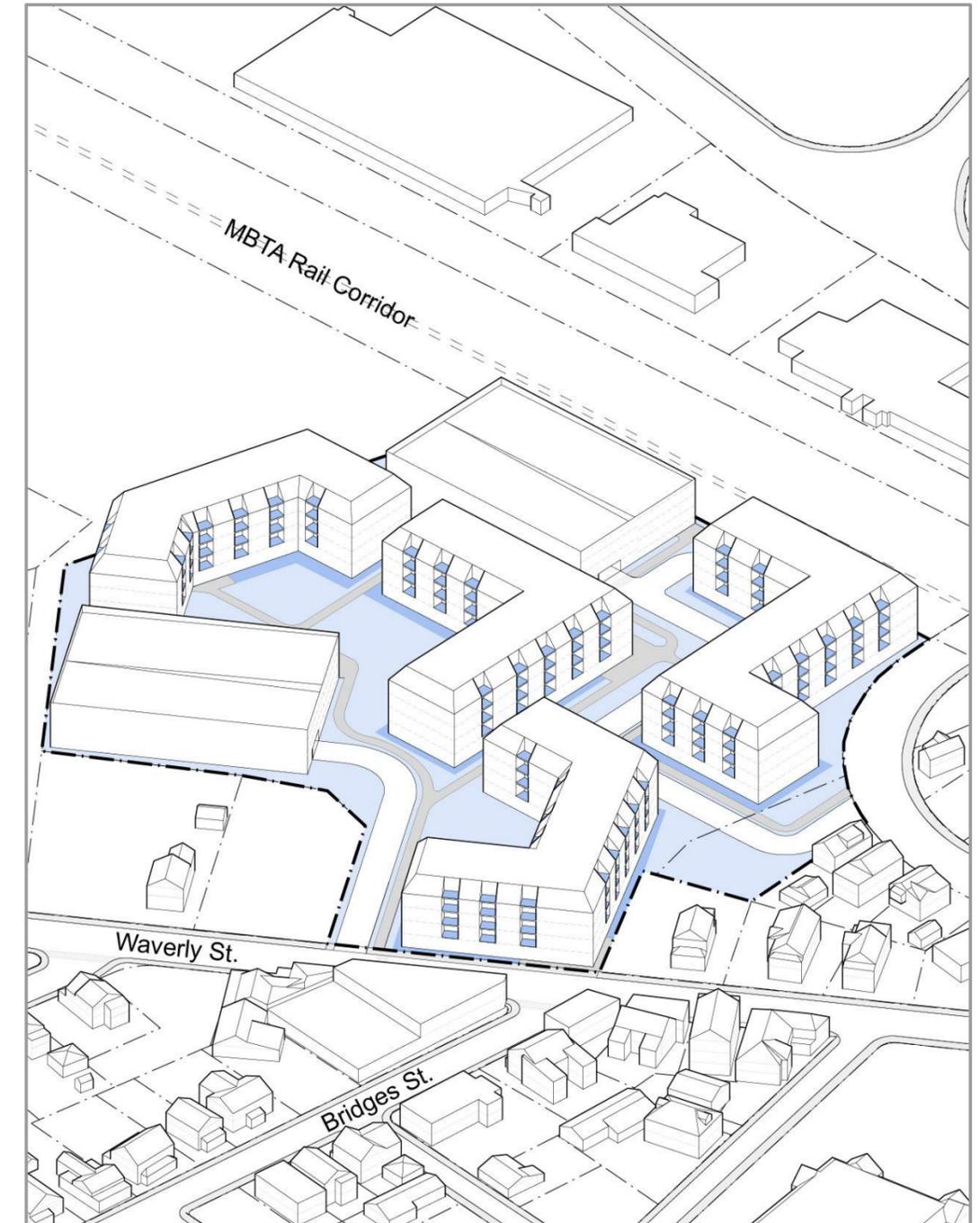
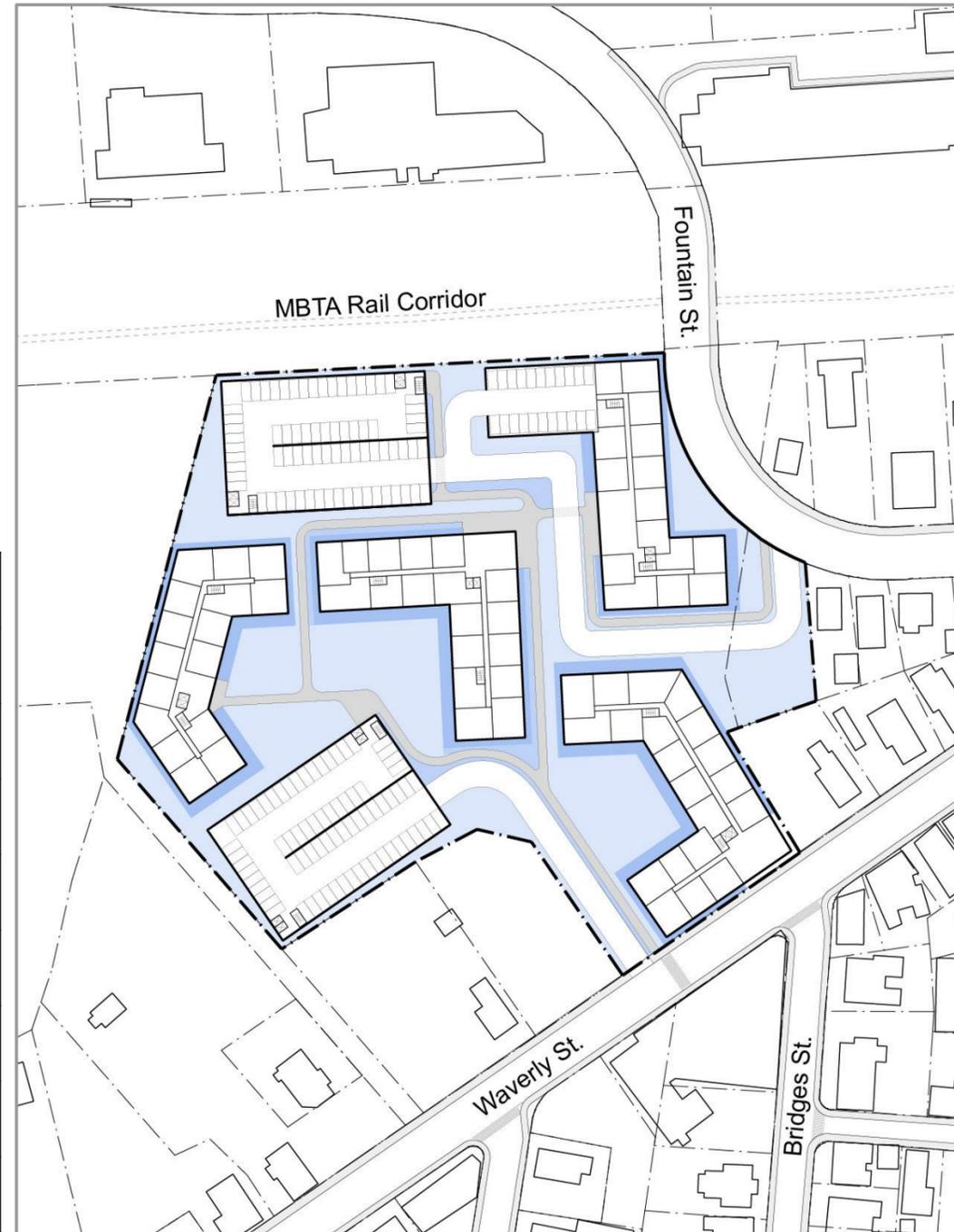
Test Fit

GSF	609,527 SF
Units	415
Parking	623
FAR	2.22

Notes:

- 2 large parking garages
- Usable open spaces as private yards, balconies and terraces

	Site Req.	Design
<u>Max. Lot Size</u>	N/A	274,900
<u>Max. Building Footprint</u>	25,000	25,000
<u>Max. Stories</u>	4.5	4.5
<u>Min. Parking Ratio</u>	1.5 / 1	1.5 / 1
<u>Amt Usable Open Space</u>	15,624 sf	1/unit
<u>Min. Front Setback</u>	2-12'	6'
<u>Min. Rear/Side Setback</u>	5'	5'
<u>Mixed-Use Allowed</u>	Y	Y



Next Steps to be Decided by the Board

- + Write Formal Zoning Language with Design Controls
- + Affordable Housing Component
 - + Percentage of affordability
 - + Size threshold*
- + Site Plan Approval Based on Lot Size
 - + Anything above 20,000 SF
- + Beyond MBTA Overlay, Consider Targeting other Districts such as Shoppers World for Economic Development

**Could be 13 or more units, an ideal single stair building*

Thank You!

