

Zoning by Design | Framingham

Zoning Study Update

August 29, 2024



MBTA Communities
Urban Design Study

*Funding from
Northeastern Impact Engine Grant*

Proposed Zoning District



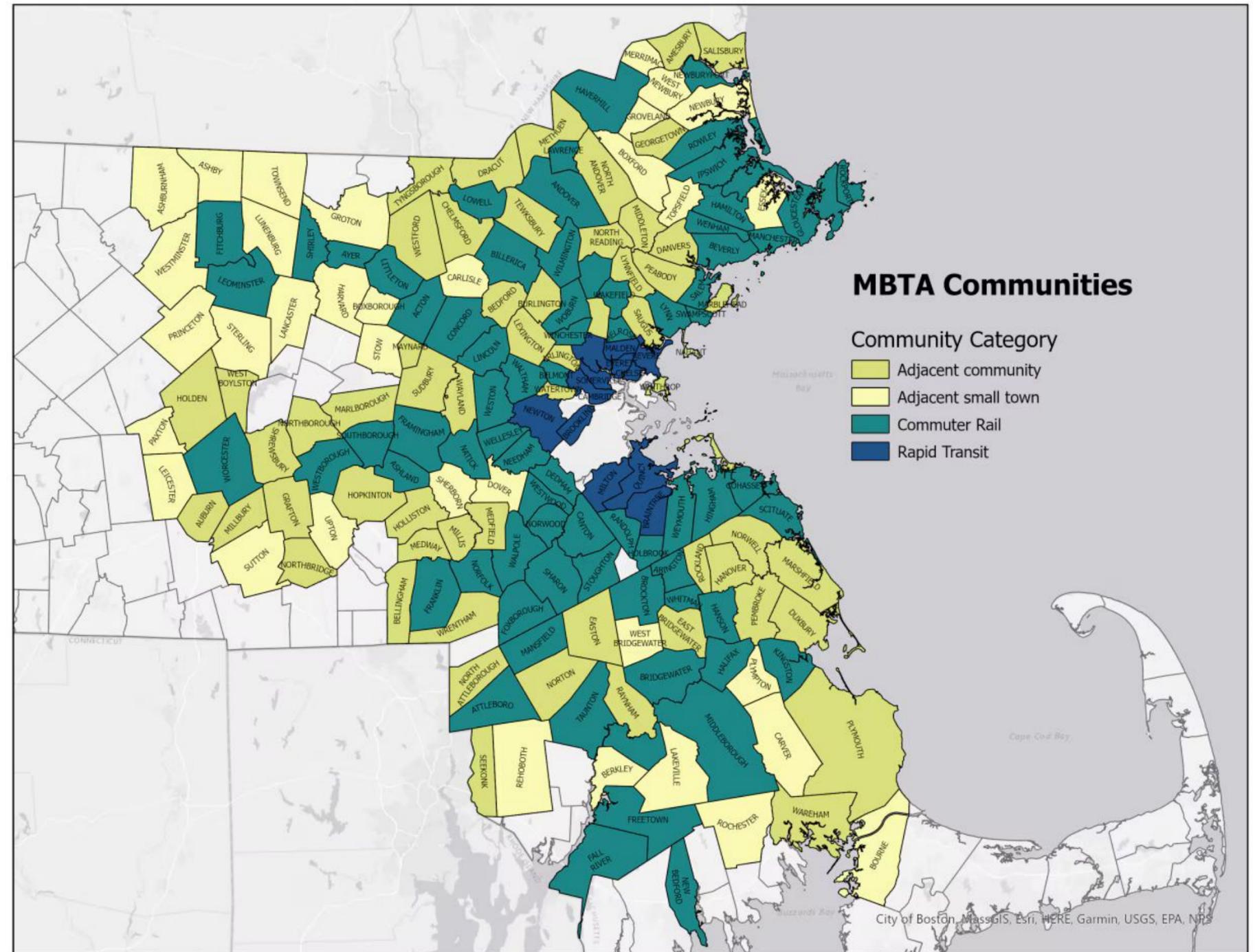
MBTA-C Overlay Zoning - Guidelines

DRAFT

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



City-Wide Zoning Map - 4,394 total units (4,355 required)

Waverly Districts - 70 acres

- + 3,648 units (83%)
- + **Waverly District 1 - (39 acres)**
 - + 4.5 stories - **65 du/acre (max)**
- + **Waverly District 2 - (31 acres)**
 - + 3.5 stories - **50 du/acre (max)**

Shoppers World District - 12 acres

- + 240 units (5.5%)
- + **20 units/acre (max)**

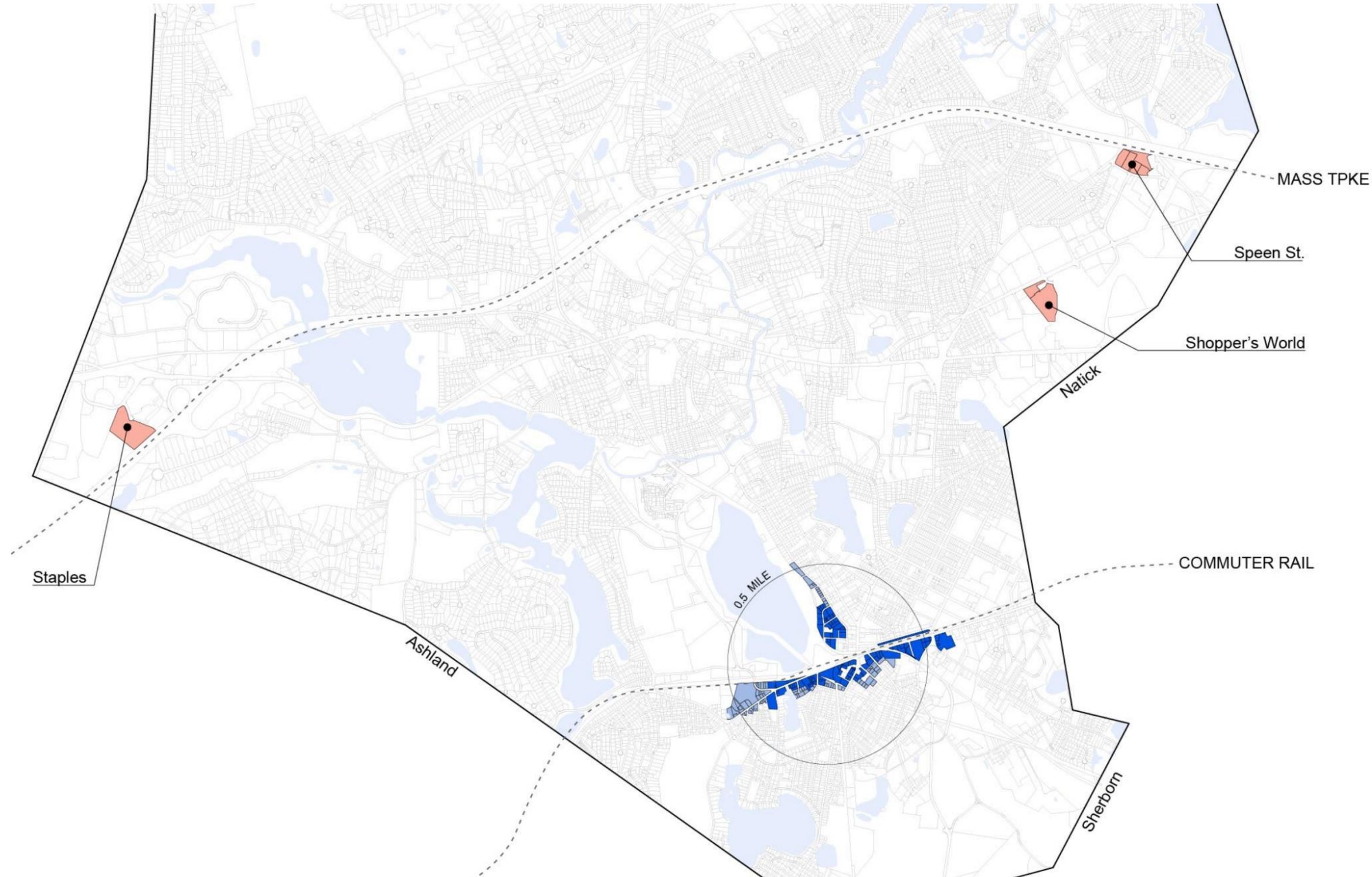
Staples District - 15 acres

- + 300 units (7%)
- + **20 units/acre (max)**

Speen St District - 10 acres

- + 206 units (4.5%)
- + **20 units/acre (max)**

77% of units within 0.5 mile radius of Framingham Commuter Rail Station



Waverly Districts 1+2 (3,648 units)

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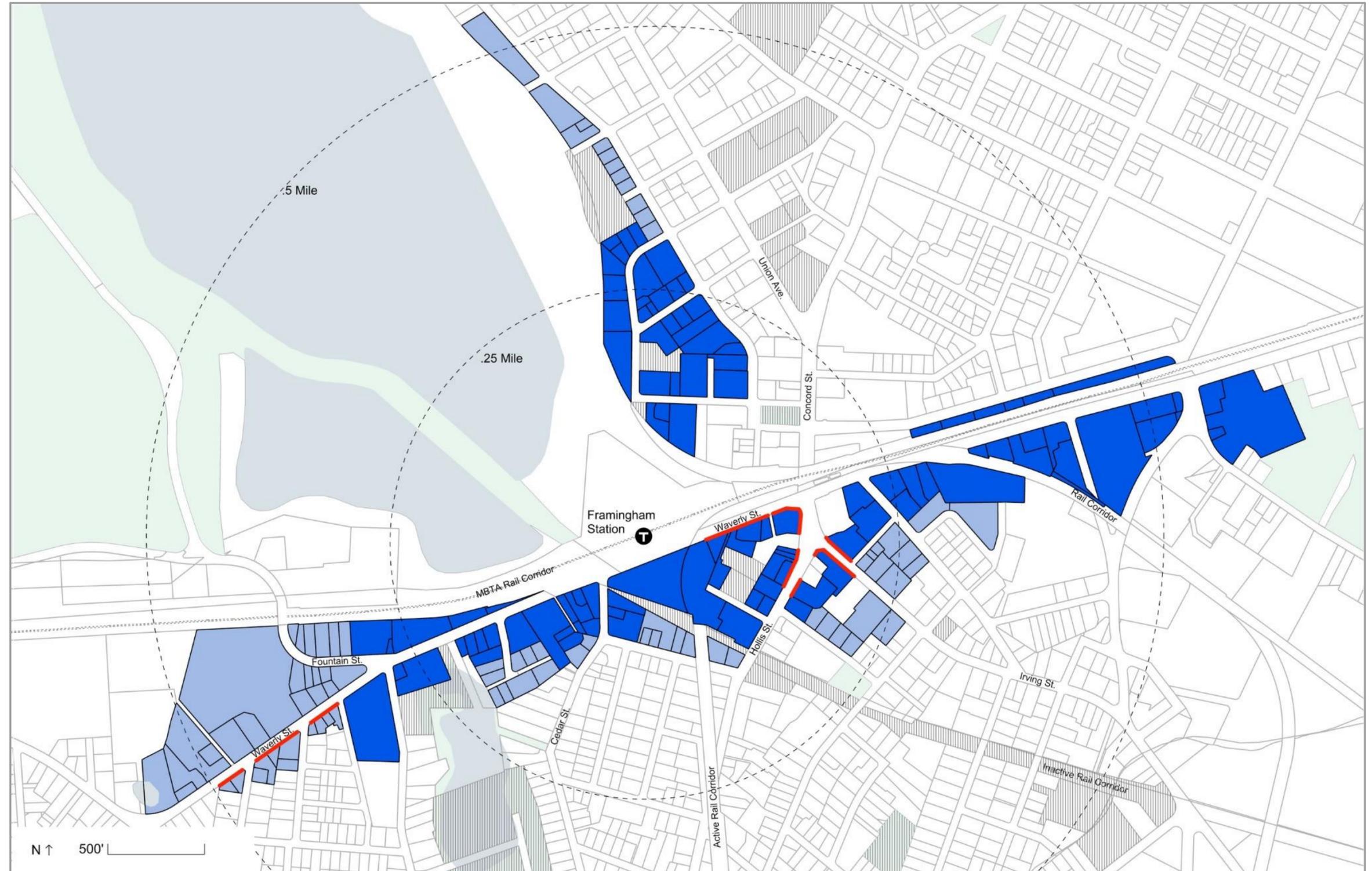
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77% of units within 0.5 mile radius of Framingham Commuter Rail Station

**retail required at red edges (4.5 acres total)*

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



Downtown Density - Recent Framingham Projects

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	Site Area (Acre)	Unit	Unit / Acre	Bedroom	Bedroom / Acre	Parking	Parking / Unit	Parking / Bedroom	Zoning	Note
63/75 Fountain St	3.12	293	94	332	106	336	1.15	1.01	CB	
Bancroft / Vista	3.03	258	85	387	128	257	1.00	0.66	CB	
63/75 Fountain St + Bancroft	6.15	551	90	719	117	593	1.08	0.82	CB	
358-380 Waverley St & 16 South St	1.53	176	115	256	167	230	1.31	0.90	CB	182 compact parking (79%)
Union House	1.98	197	99	271	137	315	1.60	1.16	CB	
Moderia	3.05	270	89	444	146	409	1.51	0.92	CB	
Buckley	6.09	210	34	332	55	354	1.69	1.07	M-1	Restaurant & Club House included
	4.59*		46		72					* subtract 1.5 acre for clubhouse & restaurant

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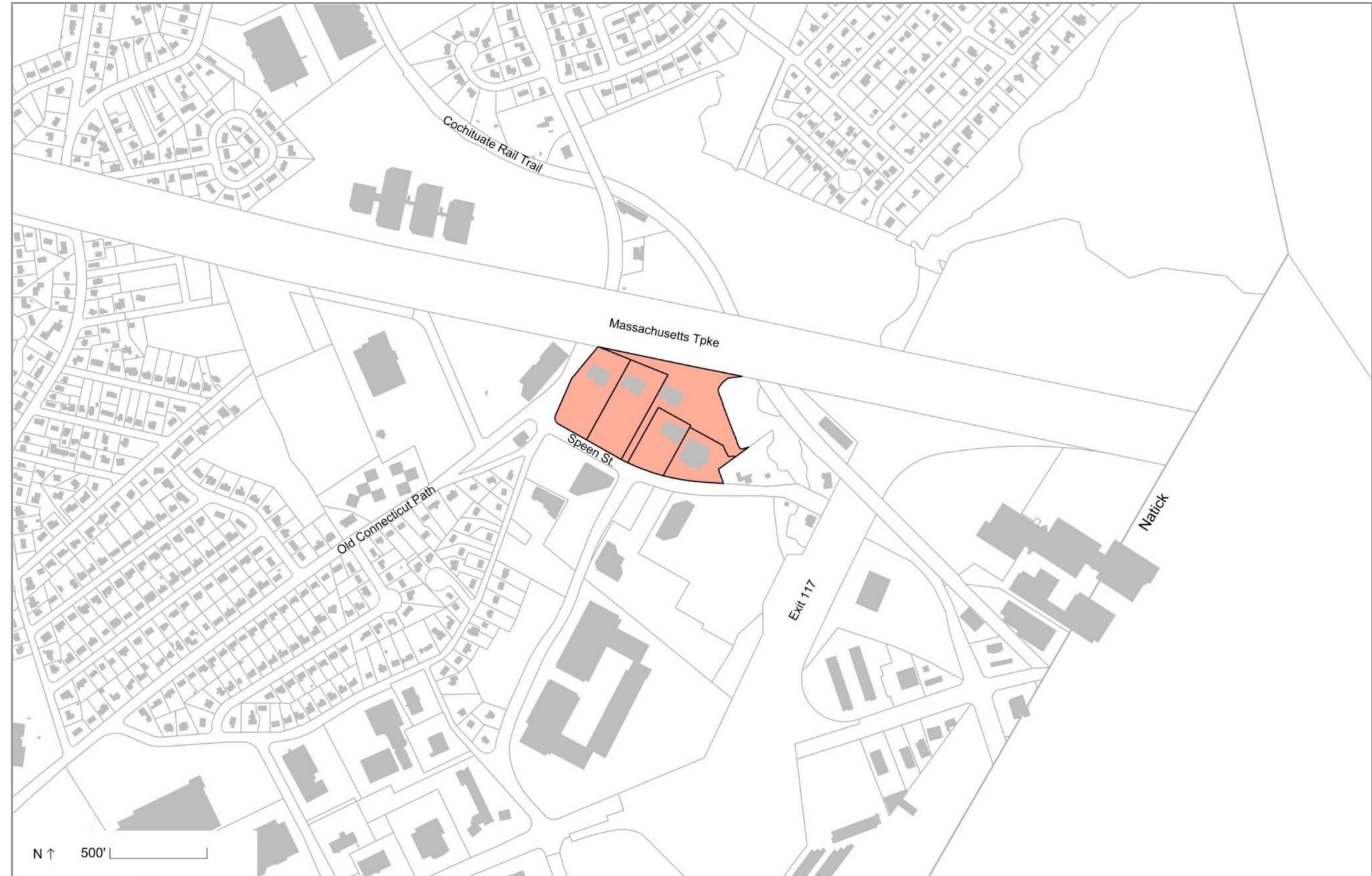
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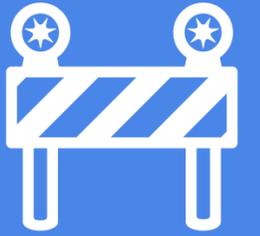
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Design Standards to be included in the Zoning Code



Proposed Design Standards

DRAFT

- 1. Building Height & Roof Form**
 - a. Waverly District 1 - 4.5 stories or 66'
 - b. Waverly District 2 - 3.5 stories or 55'
 - c. Shoppers World/Staples/Speen St 5.5 stories or 77'
- 2. Maximum Façade Length**
 - a. 200 feet
- 3. Minimum Amount of Usable Open Space**
 - a. 36 sf/unit
- 4. Frontage Types**
- 5. Minimum Parking Ratio**
 - a. 1.5 per unit
 - b. None for Retail
- 6. Maximum Building Footprint**
 - a. 15,000sf

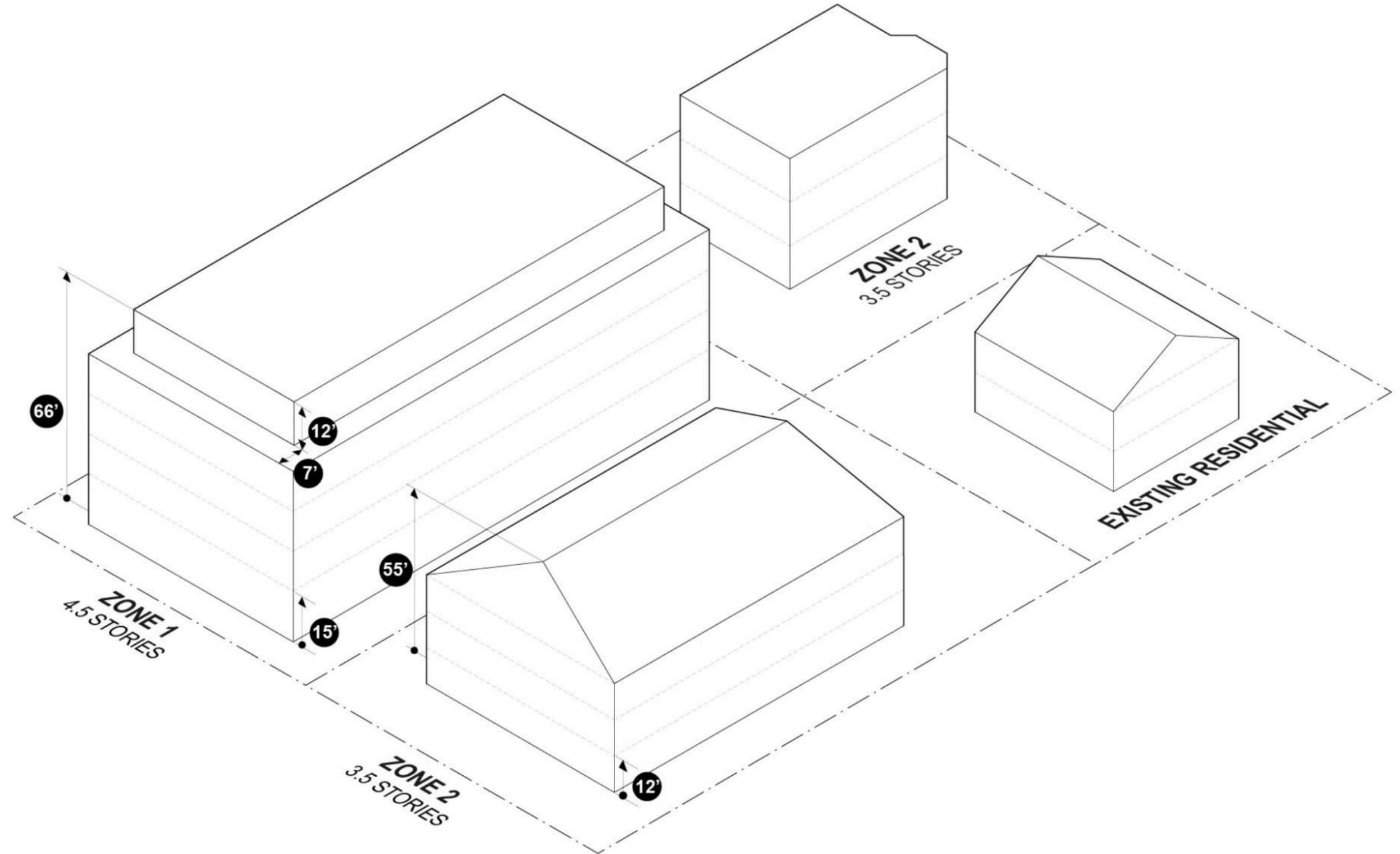
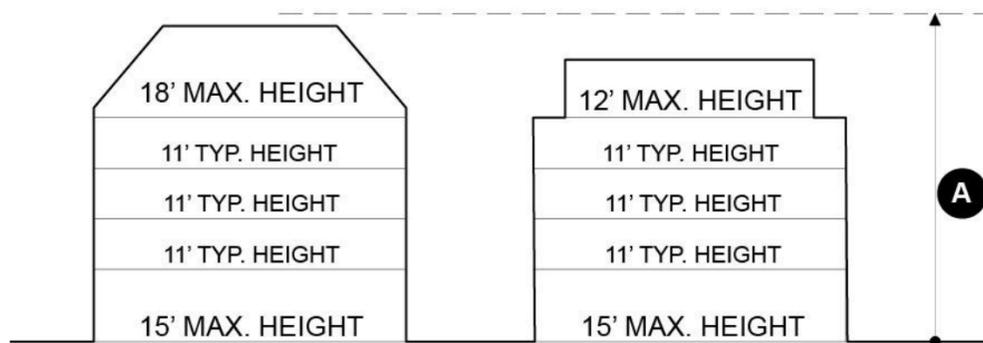
1. Maximum Height

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Proposed 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

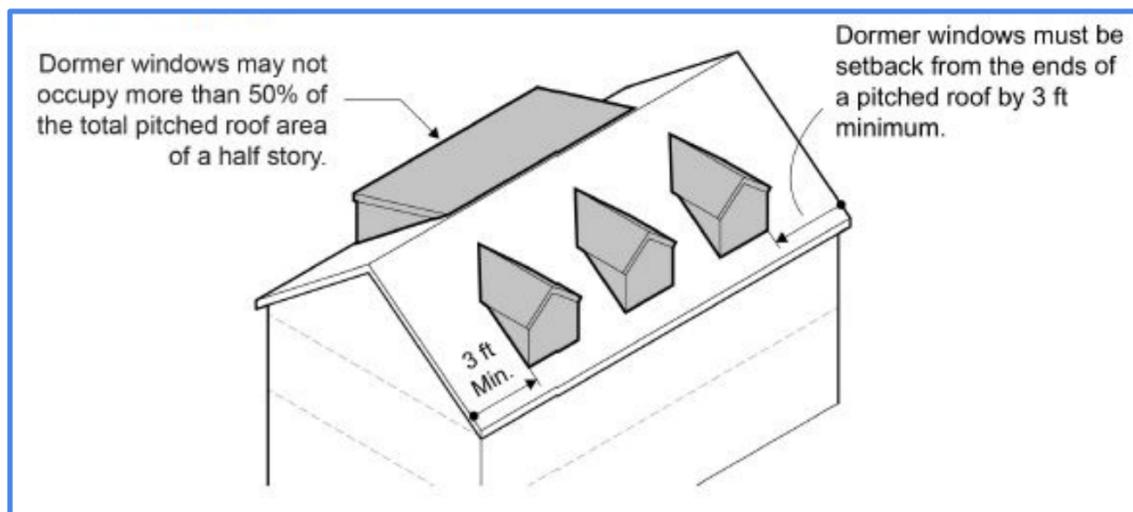
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Proposed Design Standards

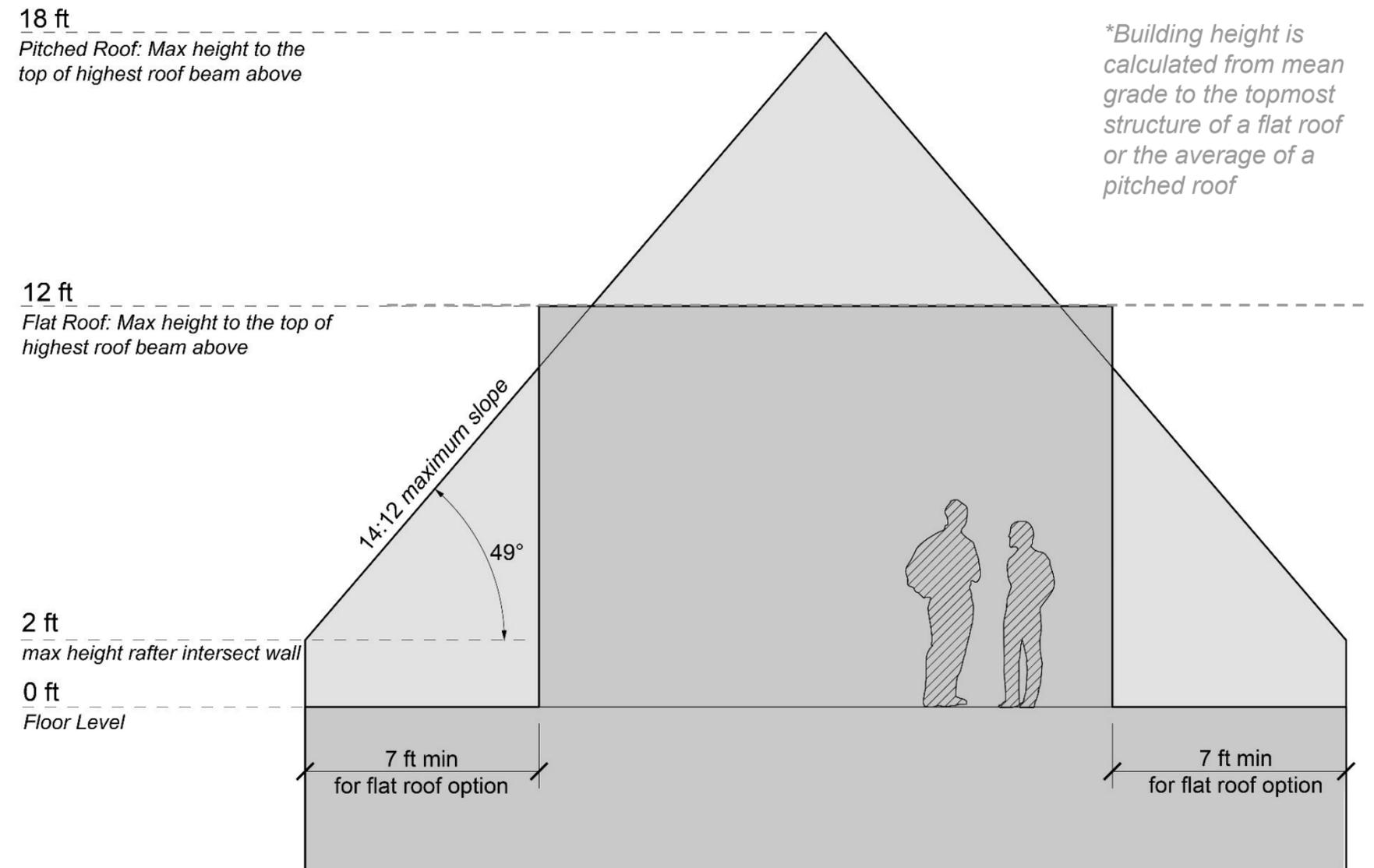
Development in any of the districts can have either a pitched roof or a flat roof.

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 Façade Length

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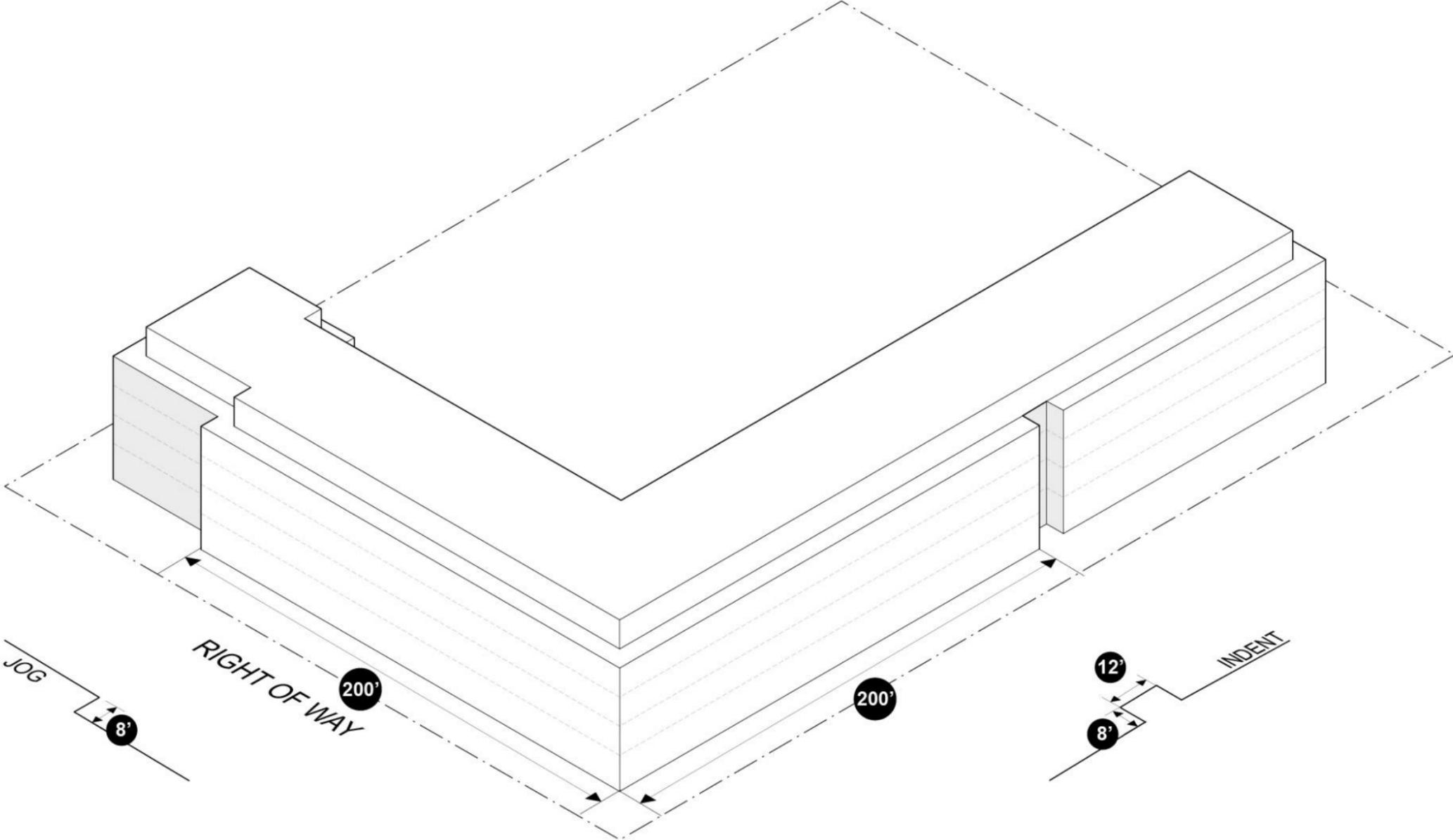
Proposed Design Standards

Maximum Façade Length
200 feet

Minimum Break
8 feet x 12 feet

Additional standards might include:

- Preventative measures to stop too many façade breaks or materials



2. Max Façade Length

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Historic Framingham Precedents

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



1 Grant Street

Façade Length: 205 feet



141 Union Ave

Façade Length: 201 feet



46 Irving Street

Total Façade Length: 175 feet

3. Usable Private Open Space

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Proposed Design Standards

Usable Open Space 36 SF / Unit

Can be separate as:

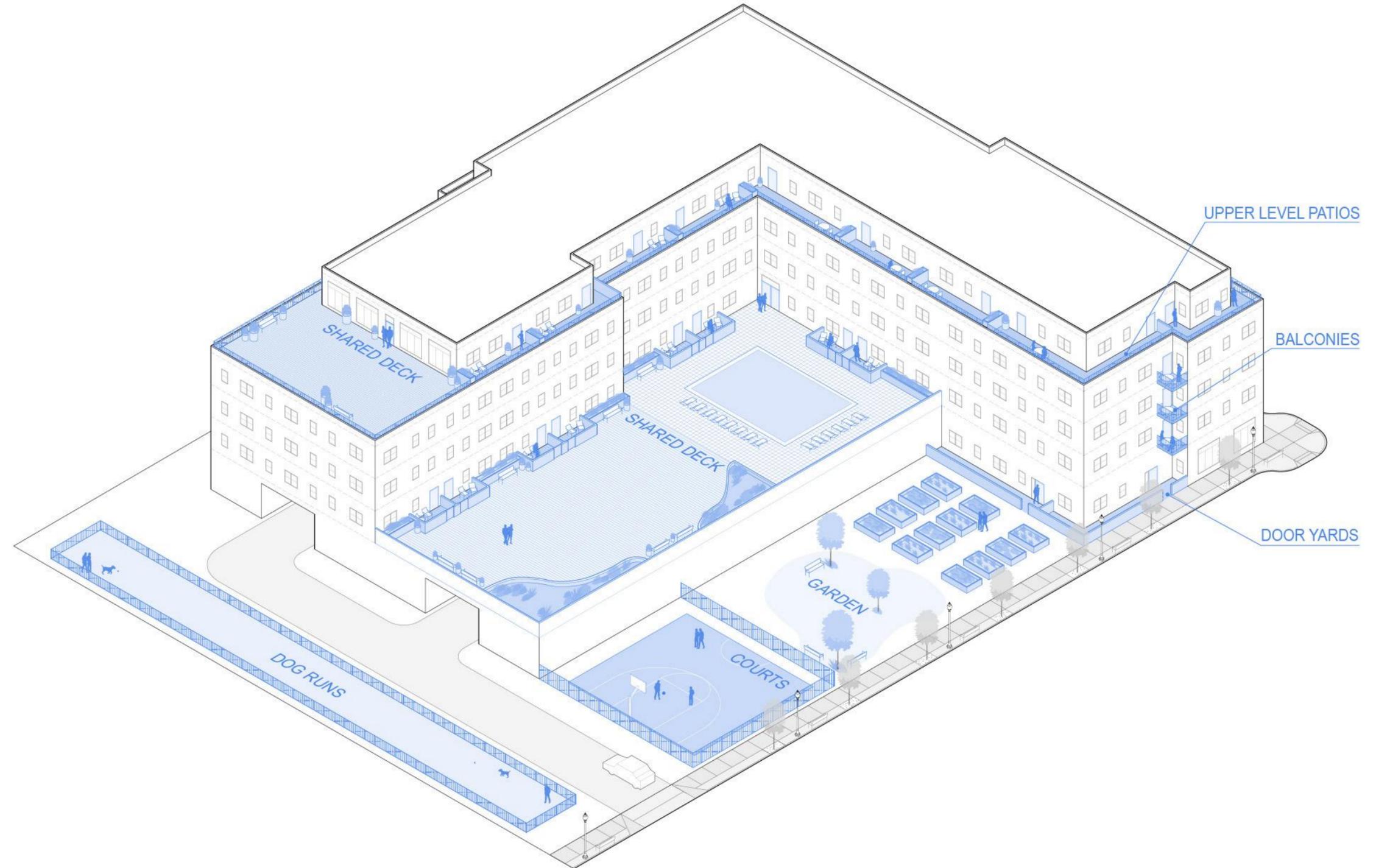
- Balconies
- Terraces
- Stoops/Door Yards

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.



4. Frontage Types

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Proposed Design Standards

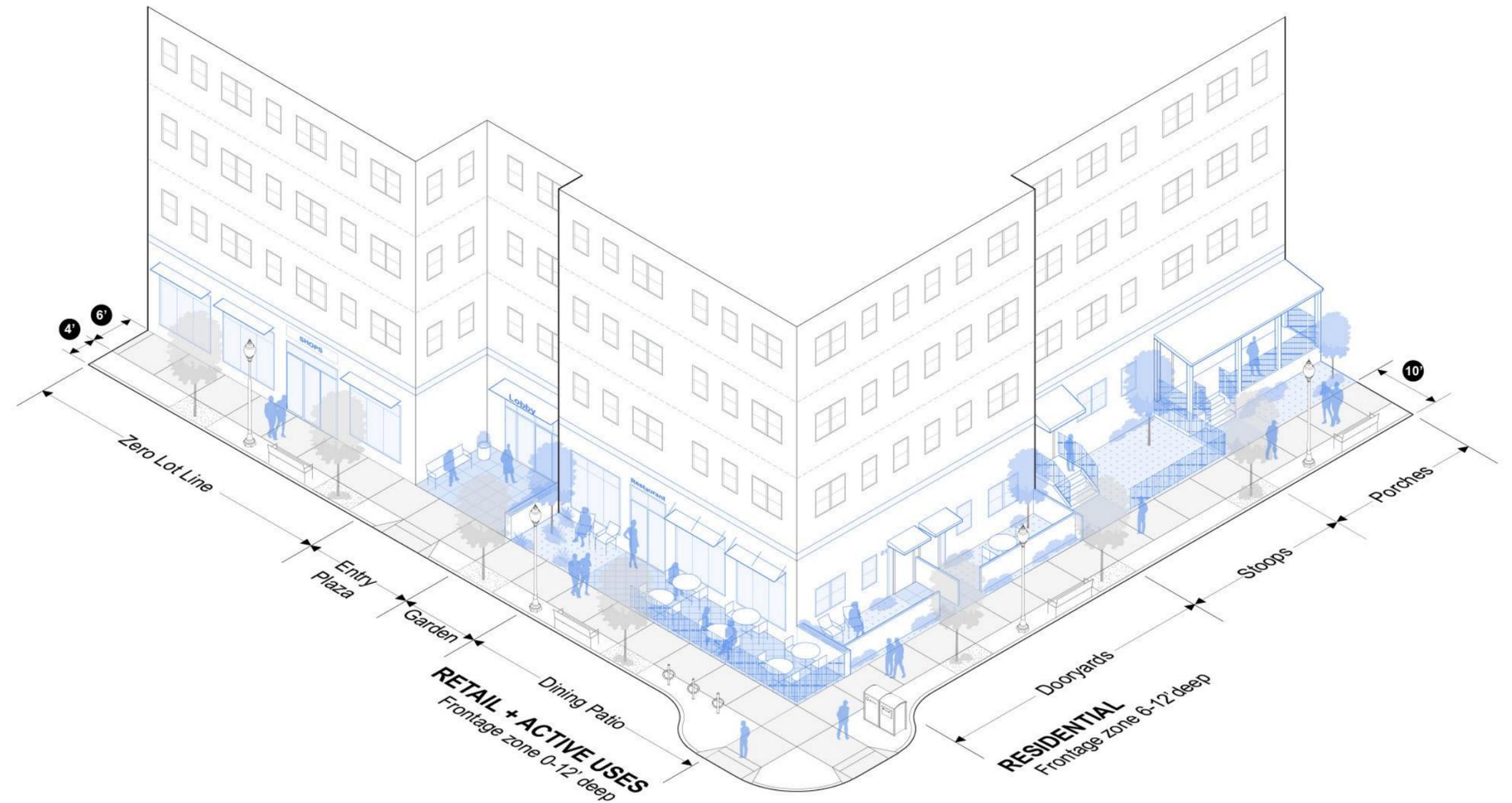
Defining frontage types to transition between the private and public realm when the building is setback from the sidewalk edge

Standards include:

- Requiring different setbacks for different ground floor uses
- Requiring a percentage of the ground floor to be residential or active uses
- Requiring building entries every 60'

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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Proposed Design Standards

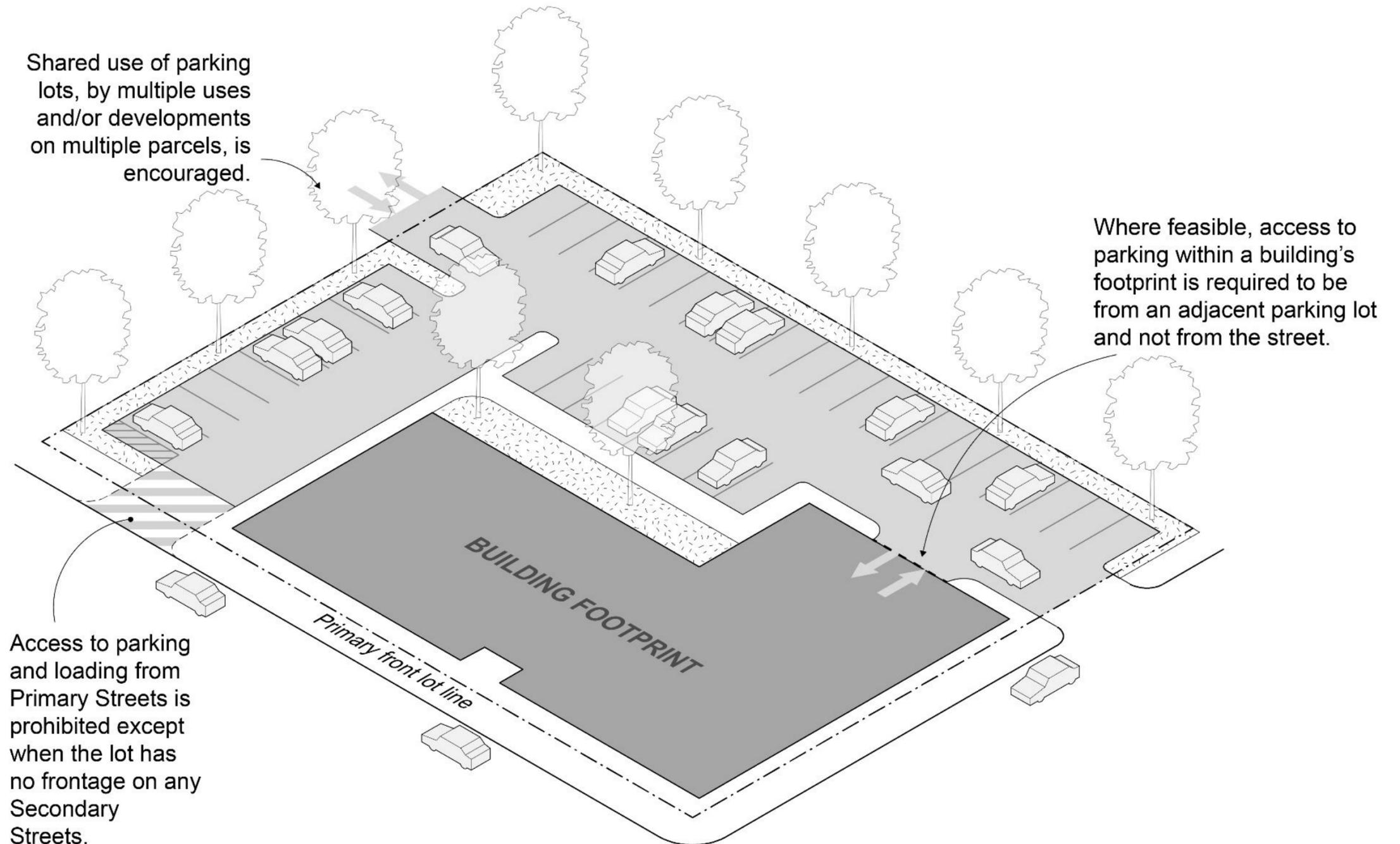
Parking Minimum

(can be reduced by Special Permit):

1.5 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

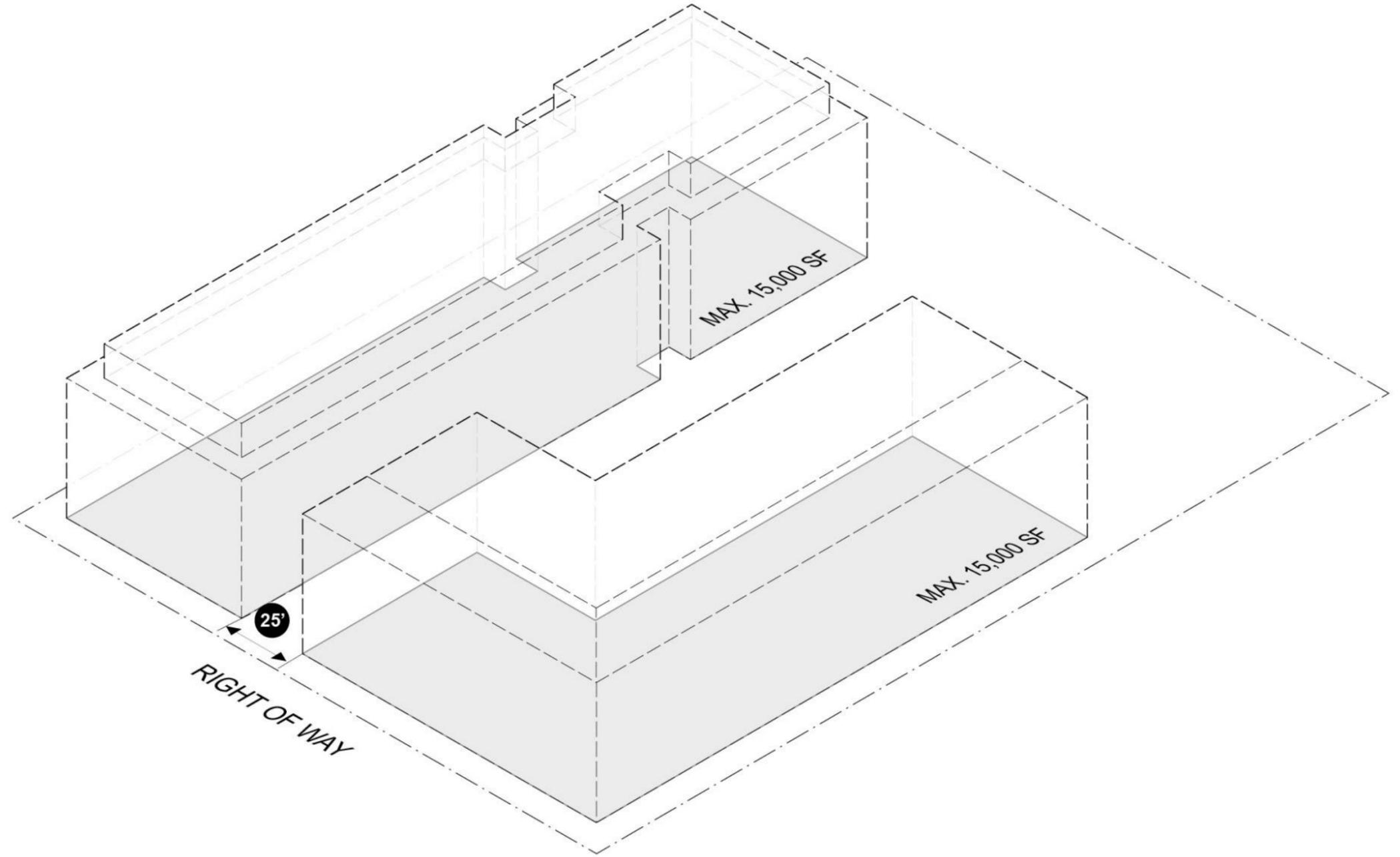
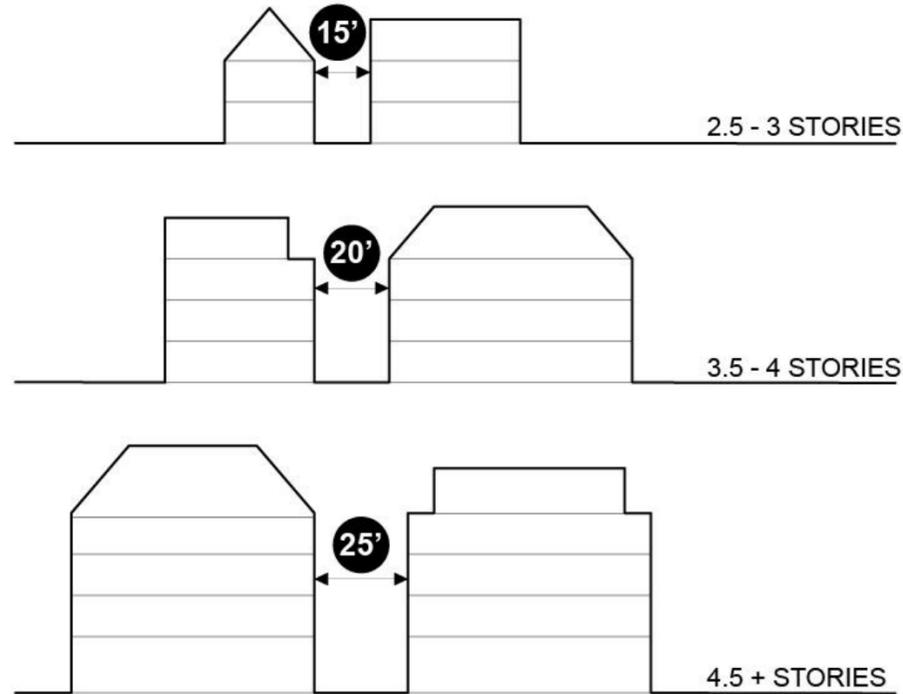
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Proposed Design Standards

Standards include:

- **Maximum development footprint of 15,000sf**

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

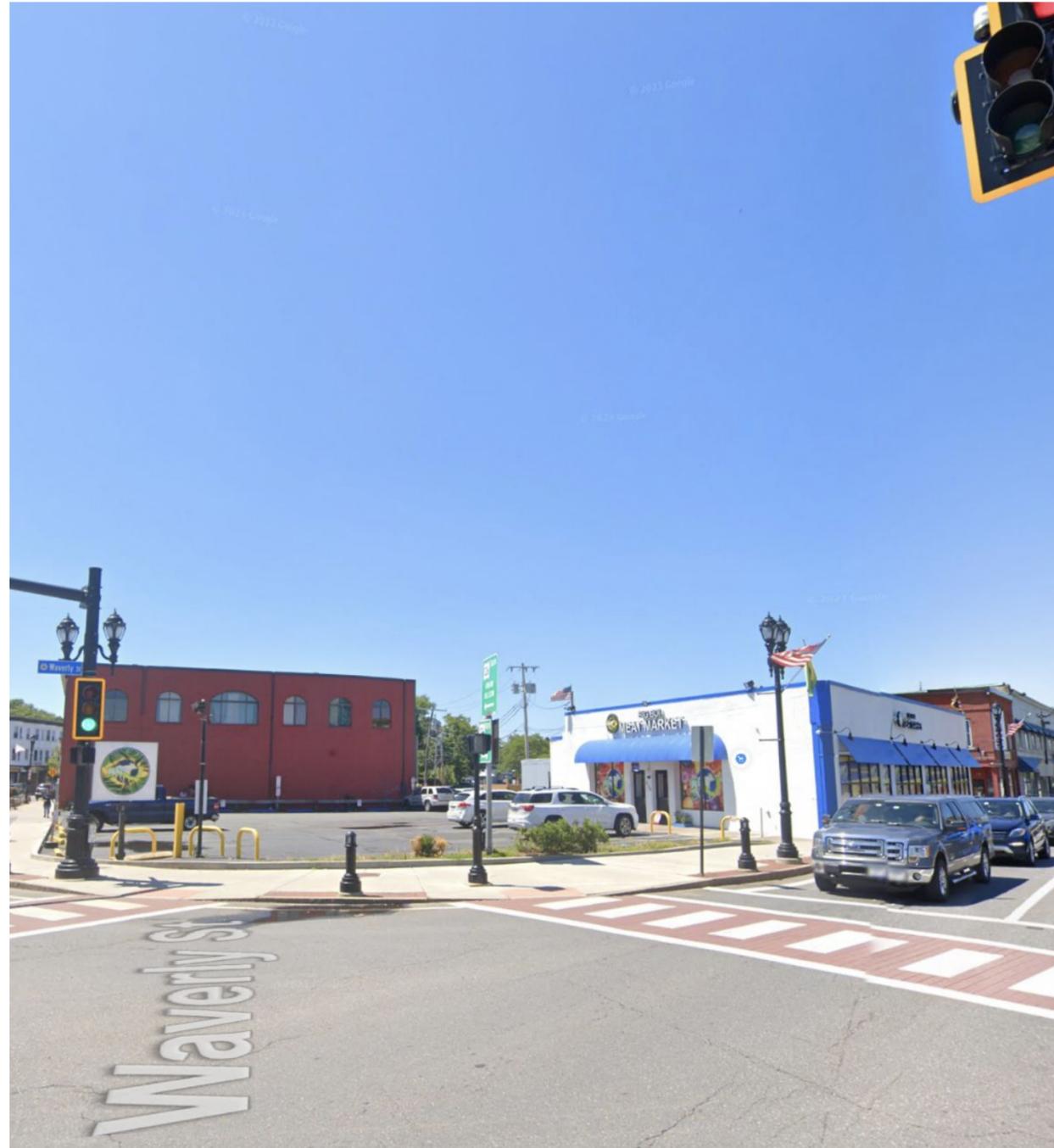


428 Waverly St

Existing Conditions

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Lot Size	0.39 acres
GSF	2,000 SF
Units	0
Parking	24
FAR	0.11



428 Waverly St

Existing CB Special Permit

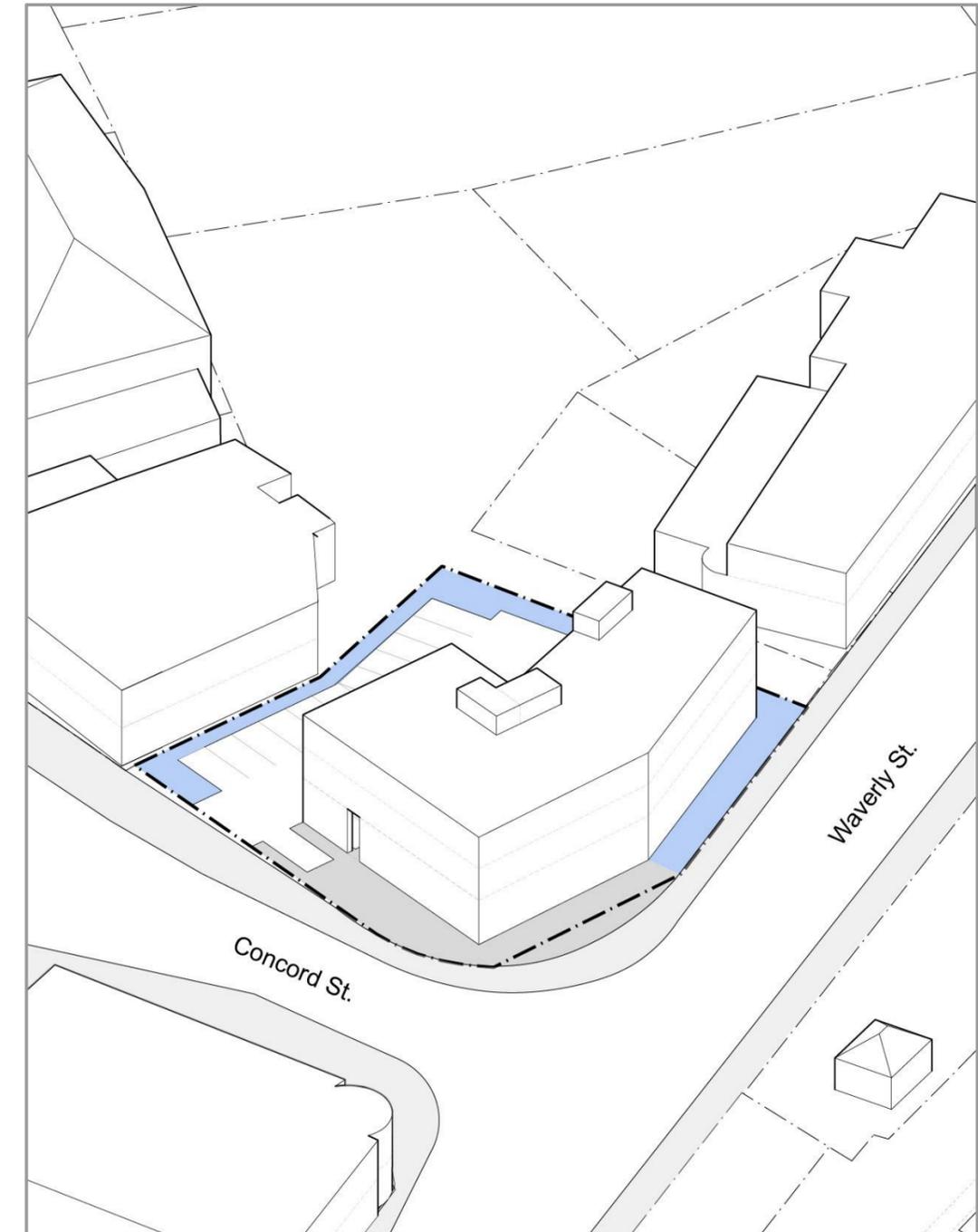
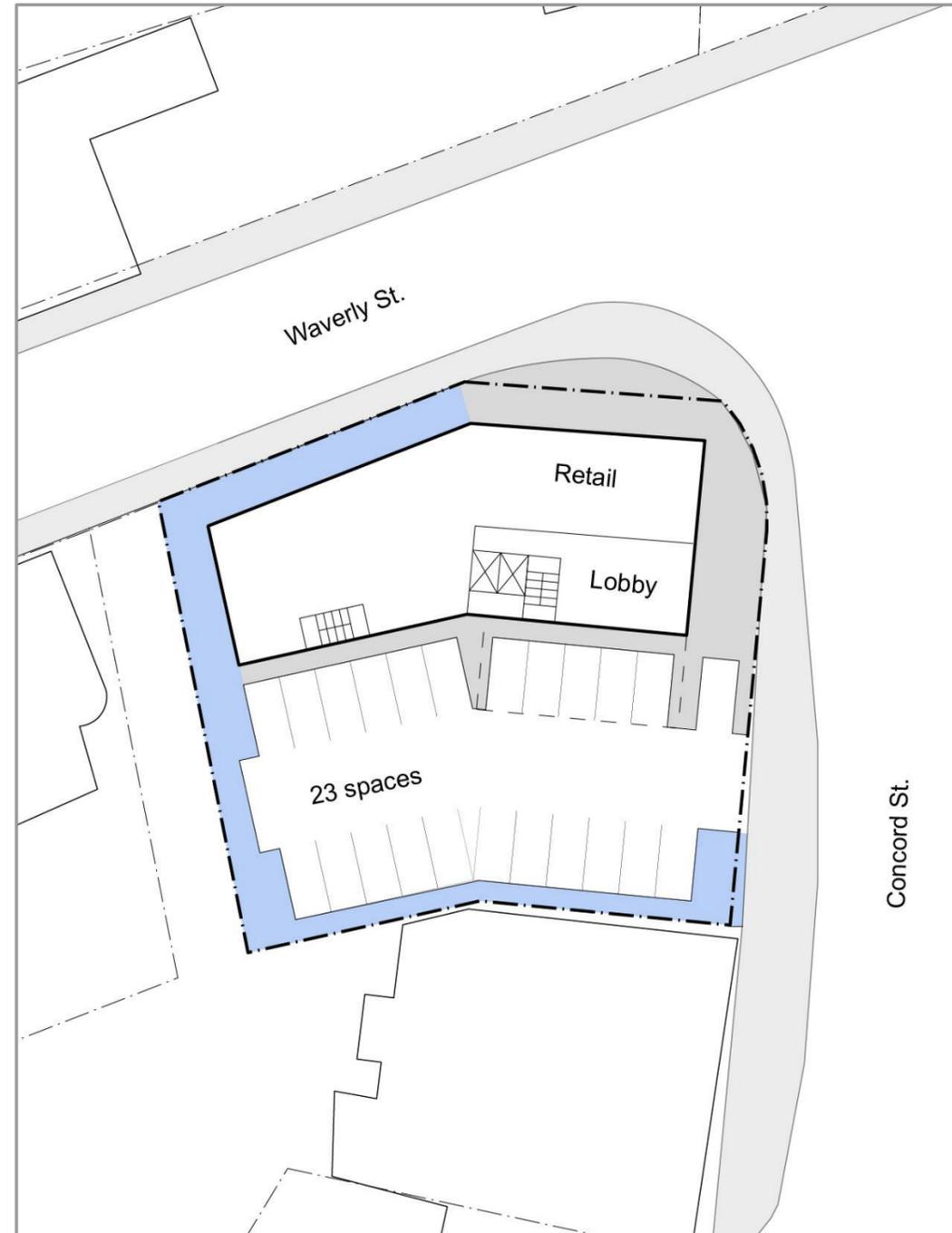
DRAFT

Lot Size	0.39 acres
GSF	17,000 SF
Units	15
Parking	23
FAR	1.00

Notes:

- 3 story max height for lots under 20,000 sf
- Parking requirements prevent larger building

	CB Special Permit Zoning
<u>Max. Stories</u>	3
<u>Min. Open Space</u>	20%
<u>Min. Front Setback</u>	10'
<u>Min. Rear/Side Setback</u>	5'
<u>Min. Parking Requirements</u>	1.0 spaces / Stu-1 BR 2.0 spaces / 2-3 BR



428 Waverly St

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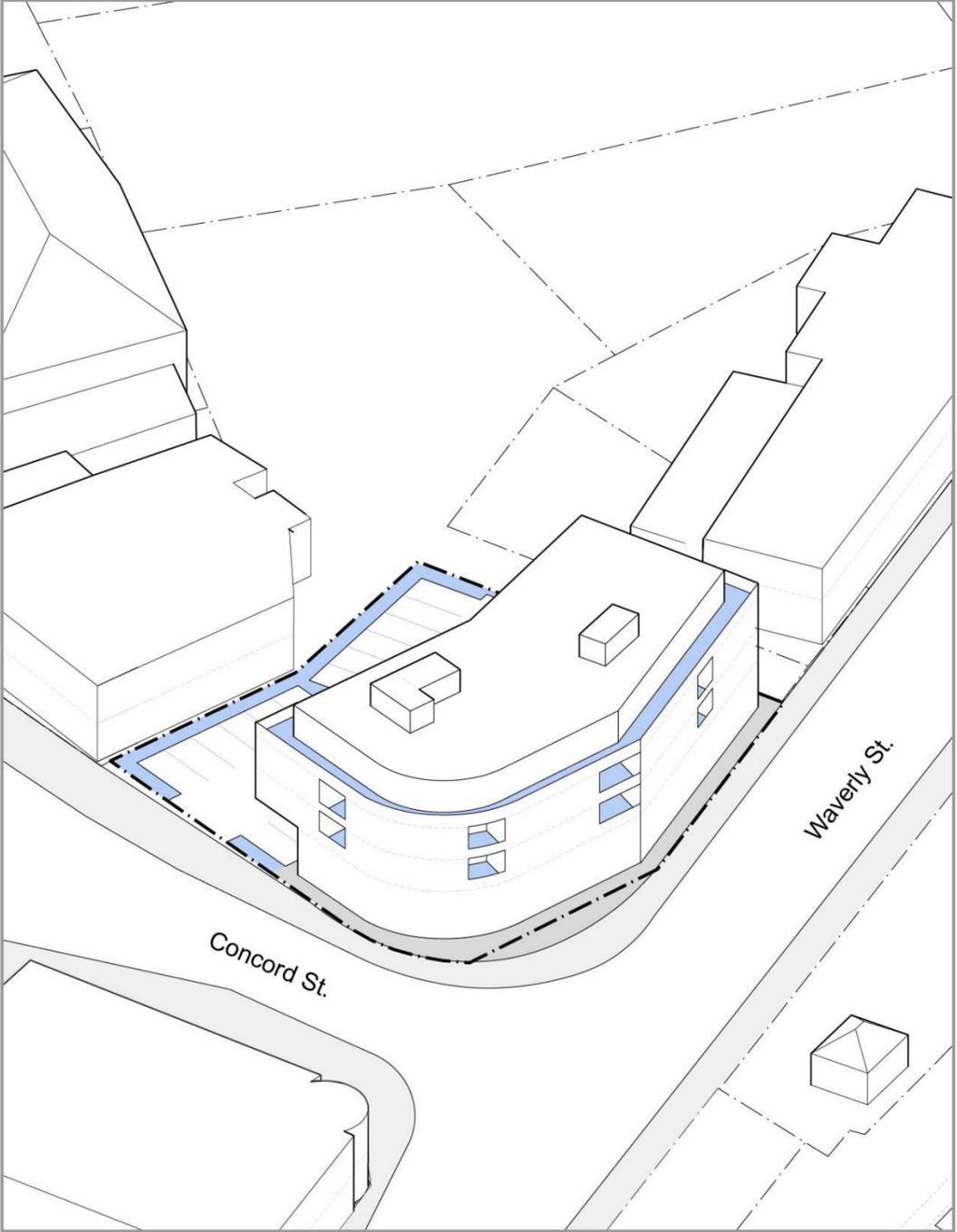
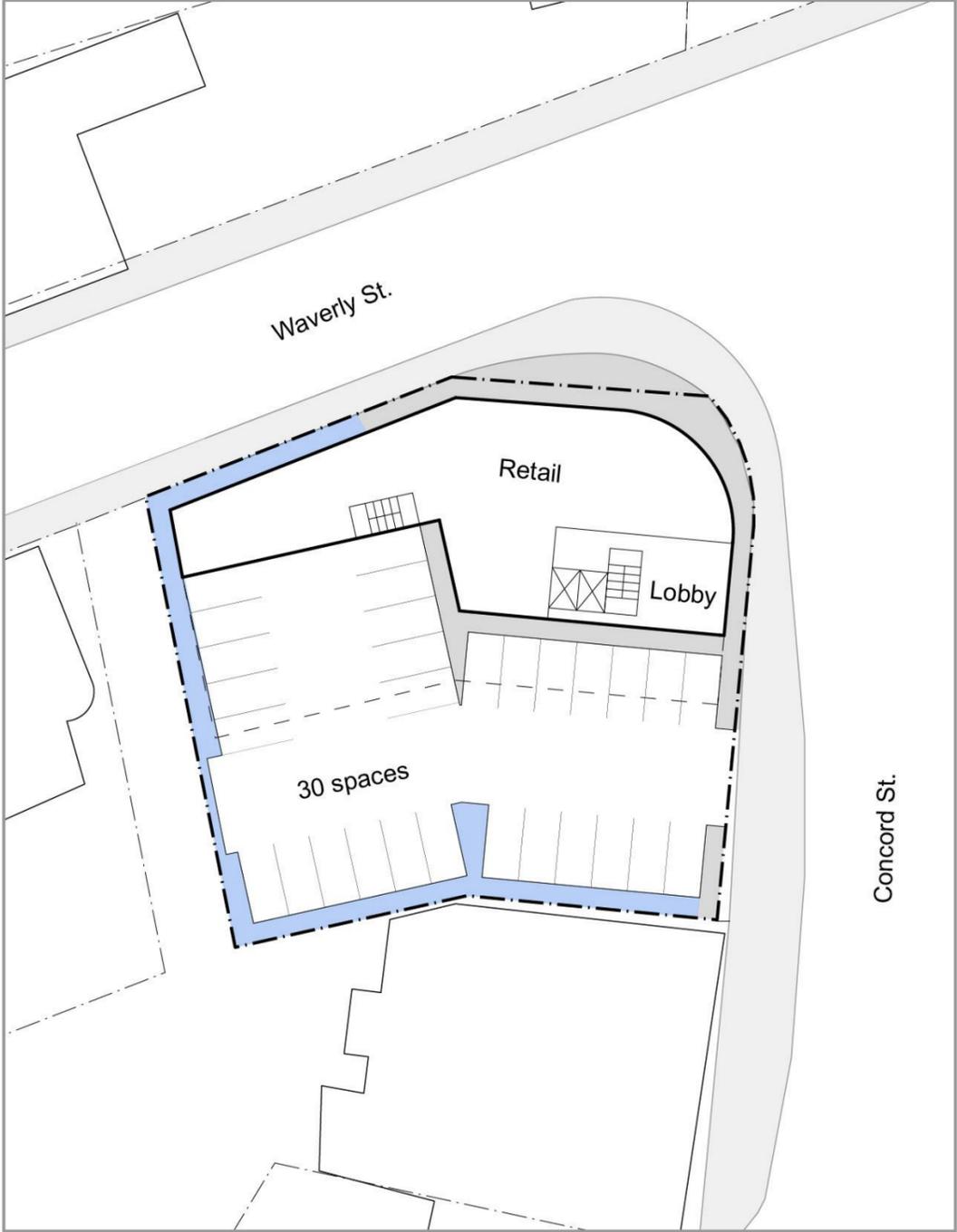
Proposed Zoning - Waverly District 1

Lot Size	0.39 acres
GSF	27,000 SF
Units	20
Parking	30
FAR	1.58

Notes:

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

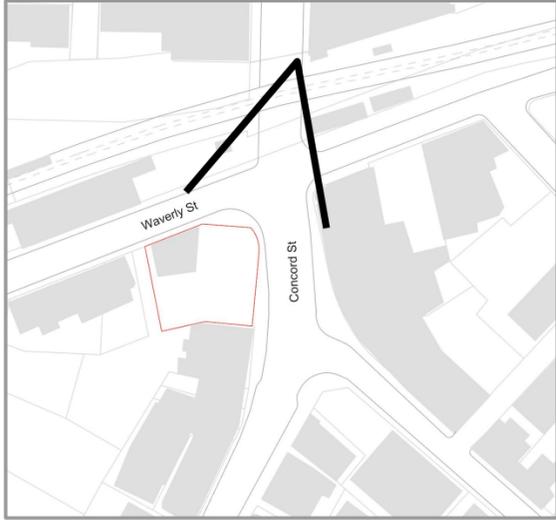
	Waverly District 1 Zoning
<u>Max. Stories</u>	4.5
<u>Max. Building Footprint</u>	15,000 sf
<u>Min. Usable Open Space</u>	36 sf/unit (648 sf)
<u>Min. - Max. Front Setback</u>	2-12'
<u>Min. Rear/Side Setback</u>	5'
<u>Min. Parking Ratio</u>	1.5 spaces / 1 unit



428 Waverly St

Existing Conditions

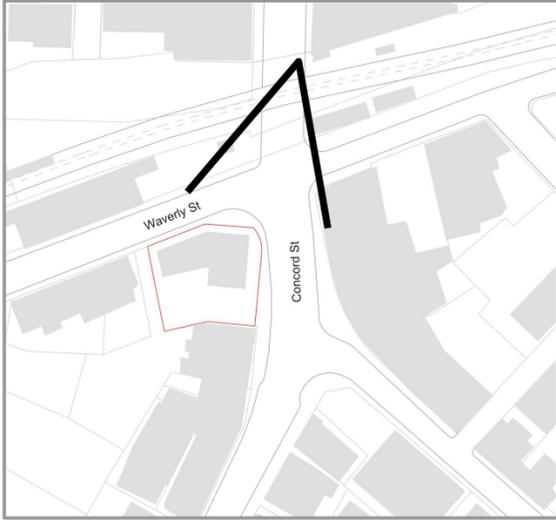
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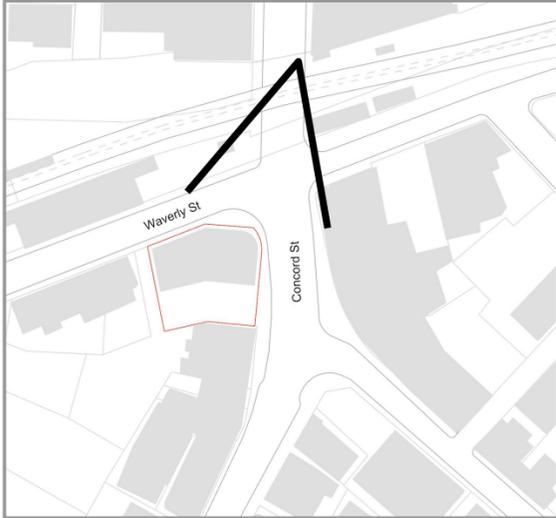
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43 Park St

Existing Conditions

Lot Size	0.71 acres
GSF	5,000 SF
Units	0
Parking	18
FAR	0.16

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43 Park St

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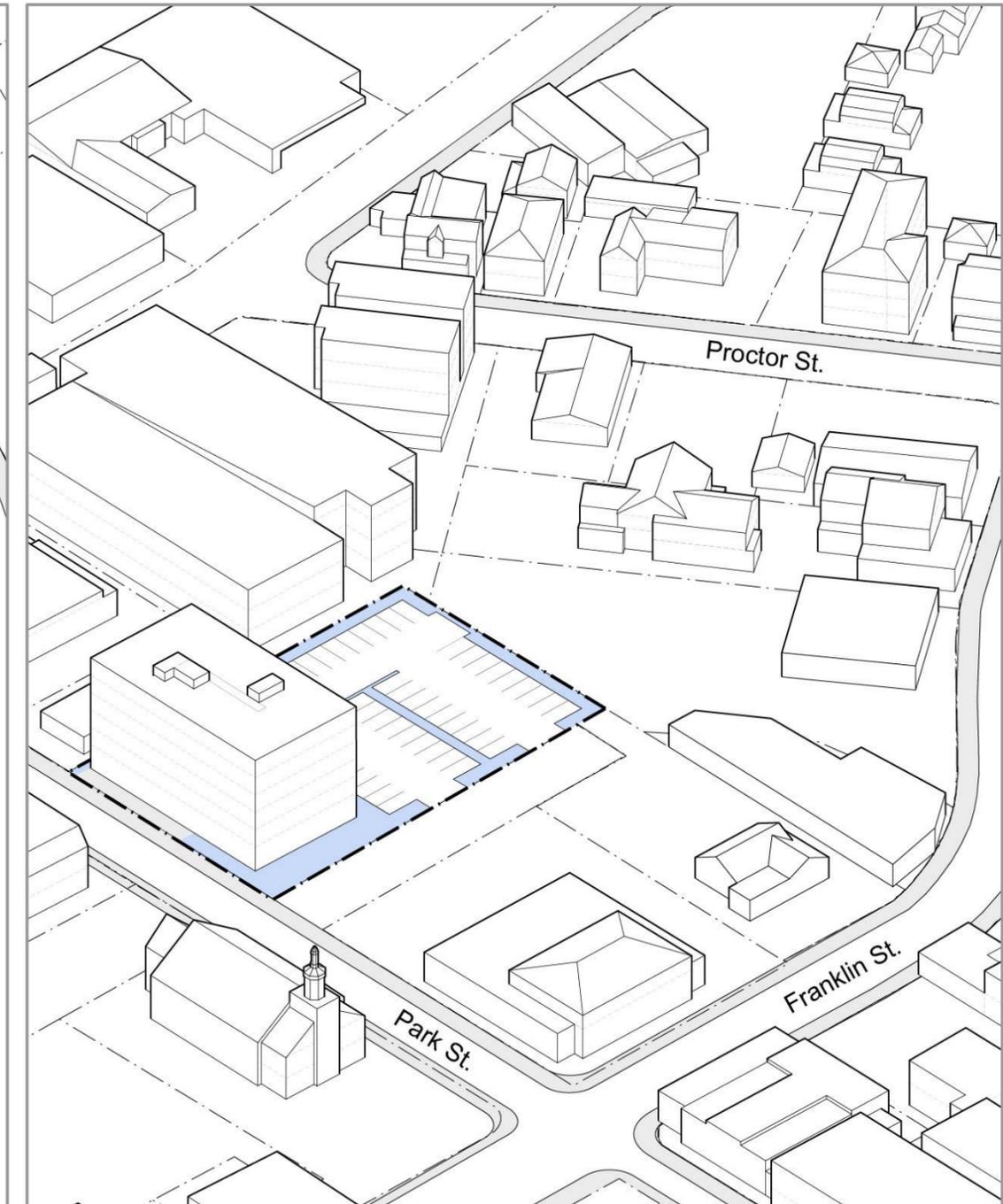
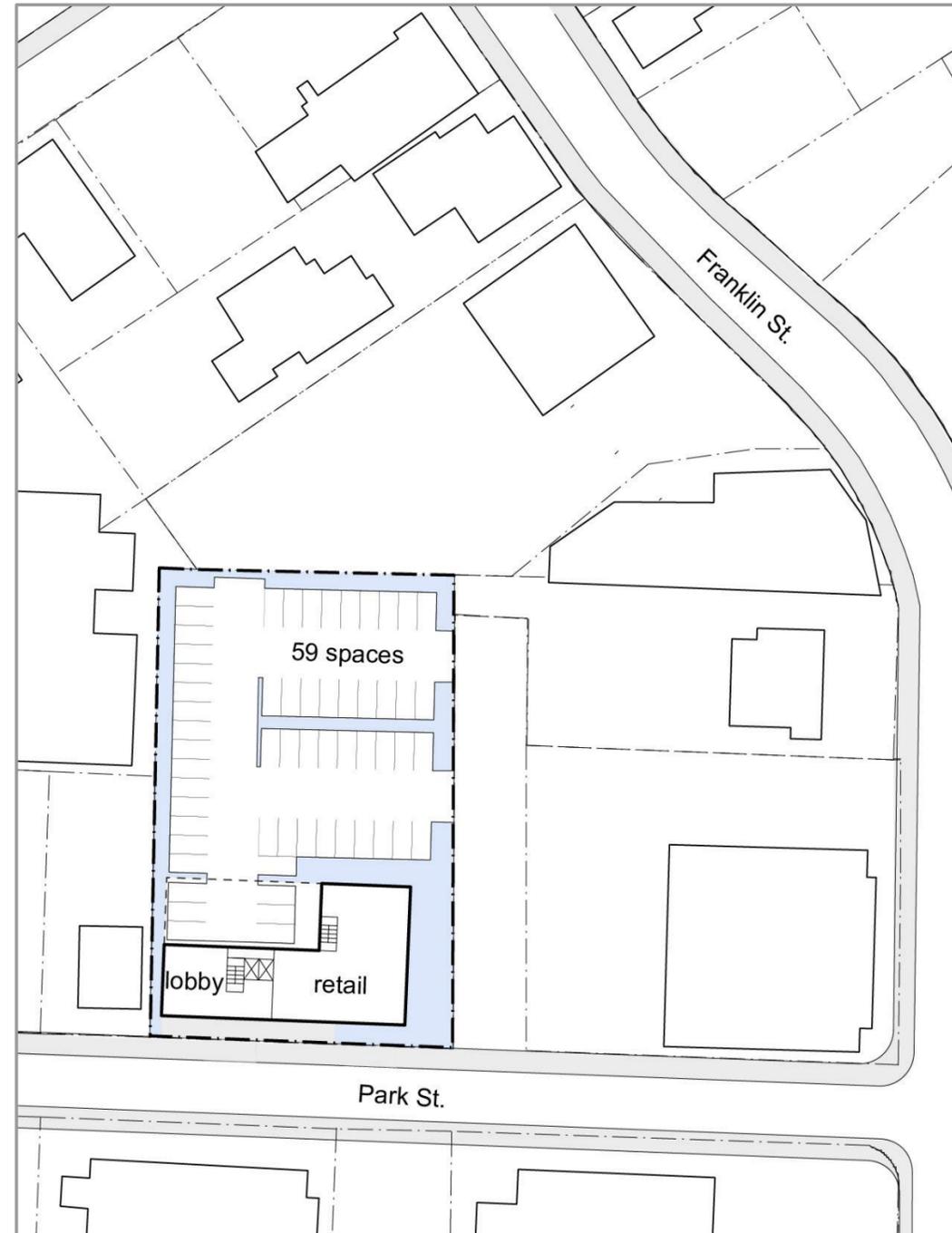
Existing CB Special Permit

Lot Size	0.71 acres
GSF	43,000 SF
Units	39
Parking	59
FAR	1.39

Notes:

- *Building size limited by parking requirements*

	CB Special Permit Zoning
<u>Max. Stories</u>	6
<u>Min. Open Space</u>	5%
<u>Min. Front Setback</u>	10'
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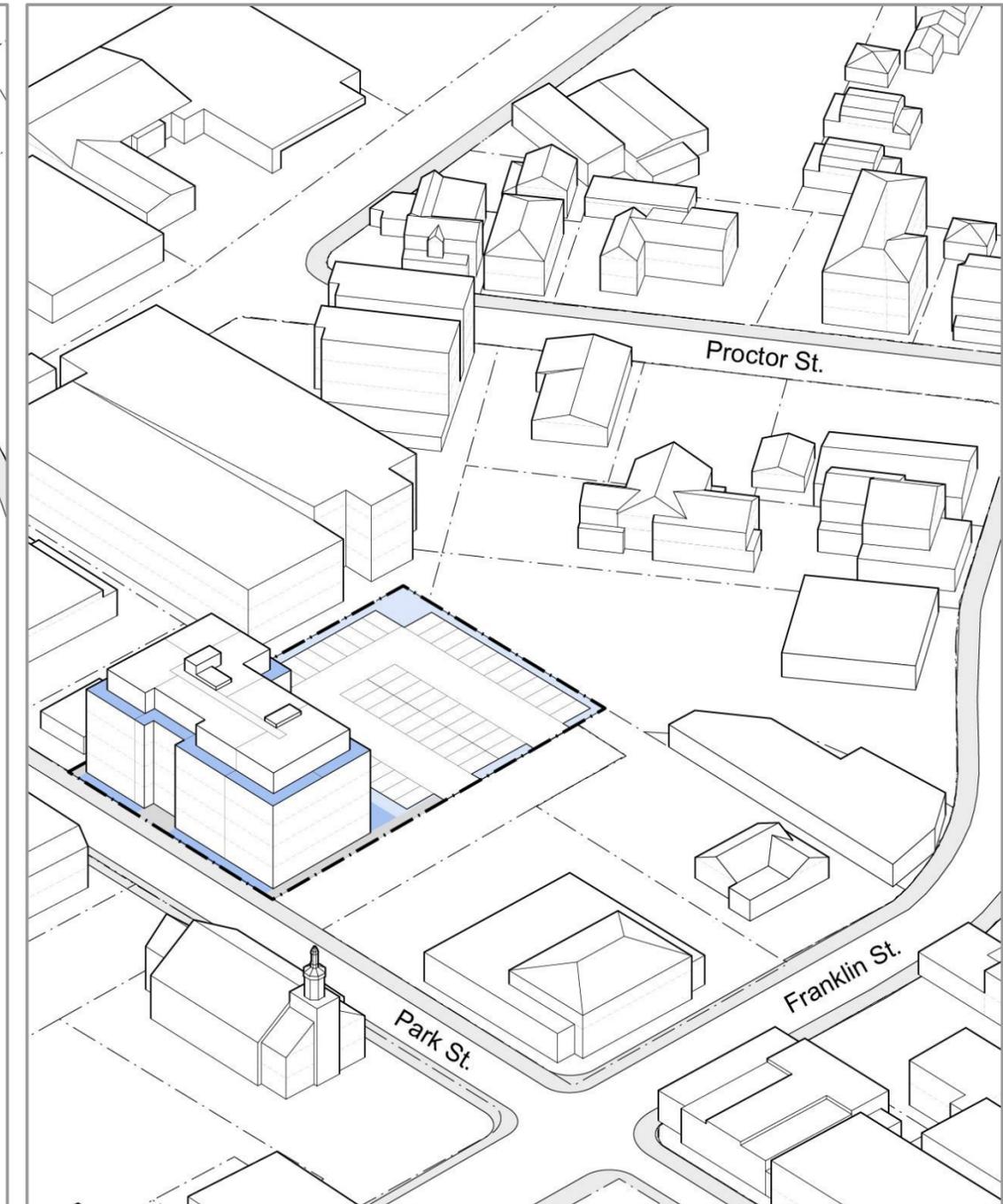
Proposed Zoning - Waverly District 1

Lot Size	0.71 acres
GSF	40,000 SF
Units	36
Parking	54
FAR	0.98

Notes:

- Usable open space on roof + in yards
- Building size limited by parking requirements

	Waverly District 1 Zoning
<u>Max. Stories</u>	4.5
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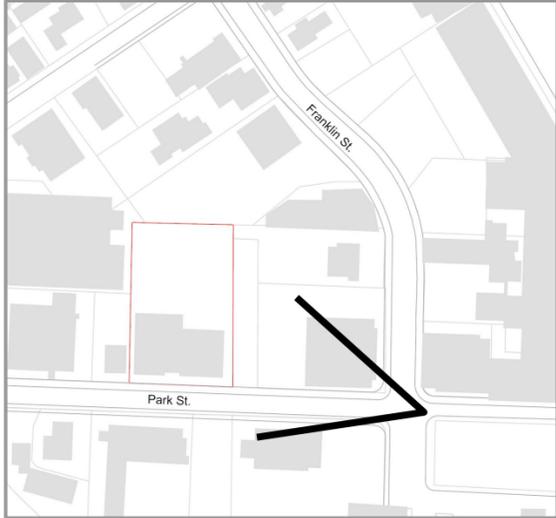
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Thank You!



Appendix



Breaking Down Maximum Height

101 Concord Street



Total Height - 53'

Taller Top Floor - 15'

Residential Floor - 11'

Residential Floor - 11'

Ground Floor - 16'

Total Height - 55'

Residential Floor - 10'6"

Residential Floor - 10'6"

Residential Floor - 10'6"

Residential Floor - 10'6"

Ground Floor - 13'