

Zoning by Design | Framingham

Zoning Study Update

September 19, 2024



MBTA Communities
Urban Design Study

*Funding from
Northeastern Impact Engine Grant*

Proposed Districts



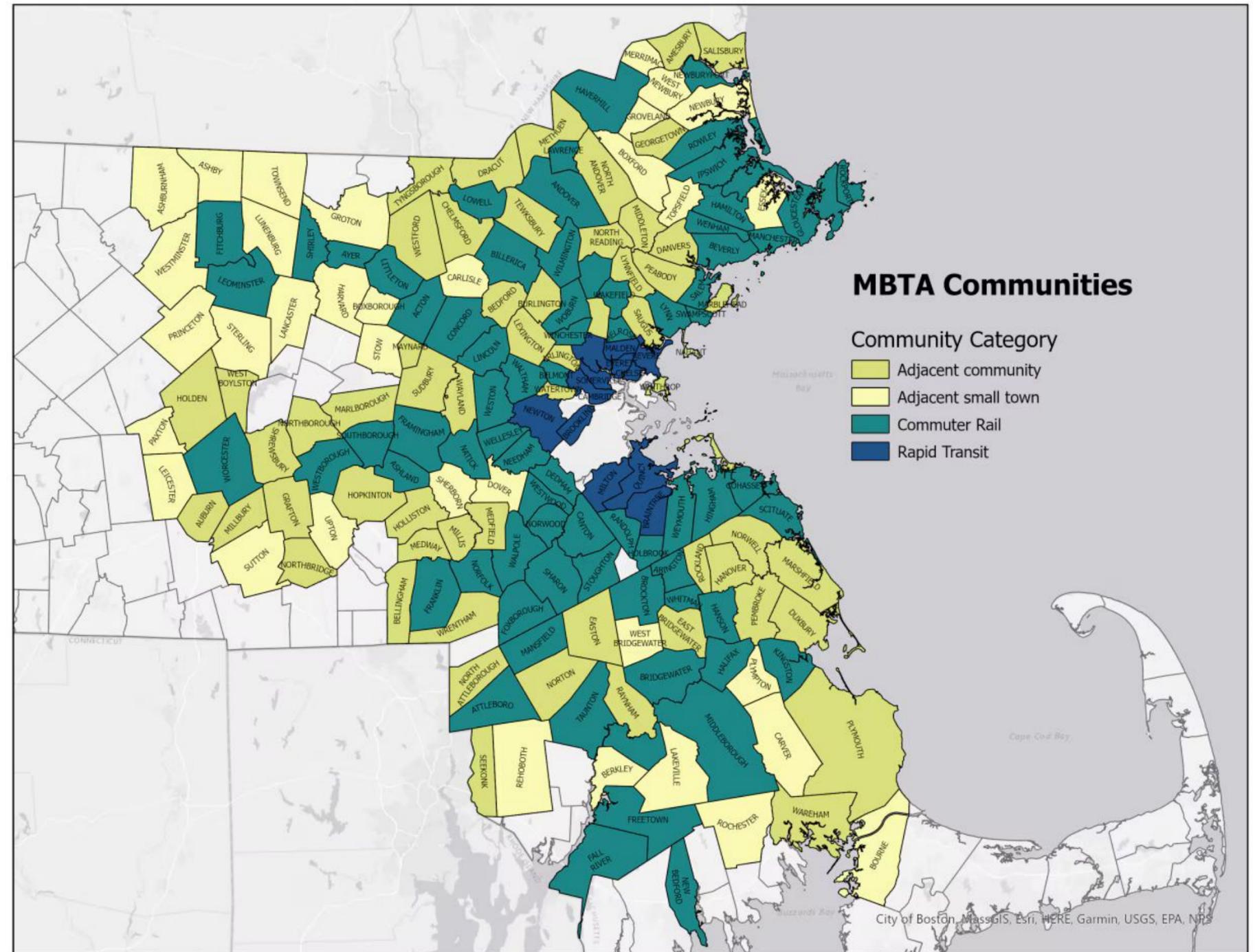
MBTA-C Overlay Zoning - Guidelines

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 Map - 4,394 total units (4,355 required)

Proposal 1

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)

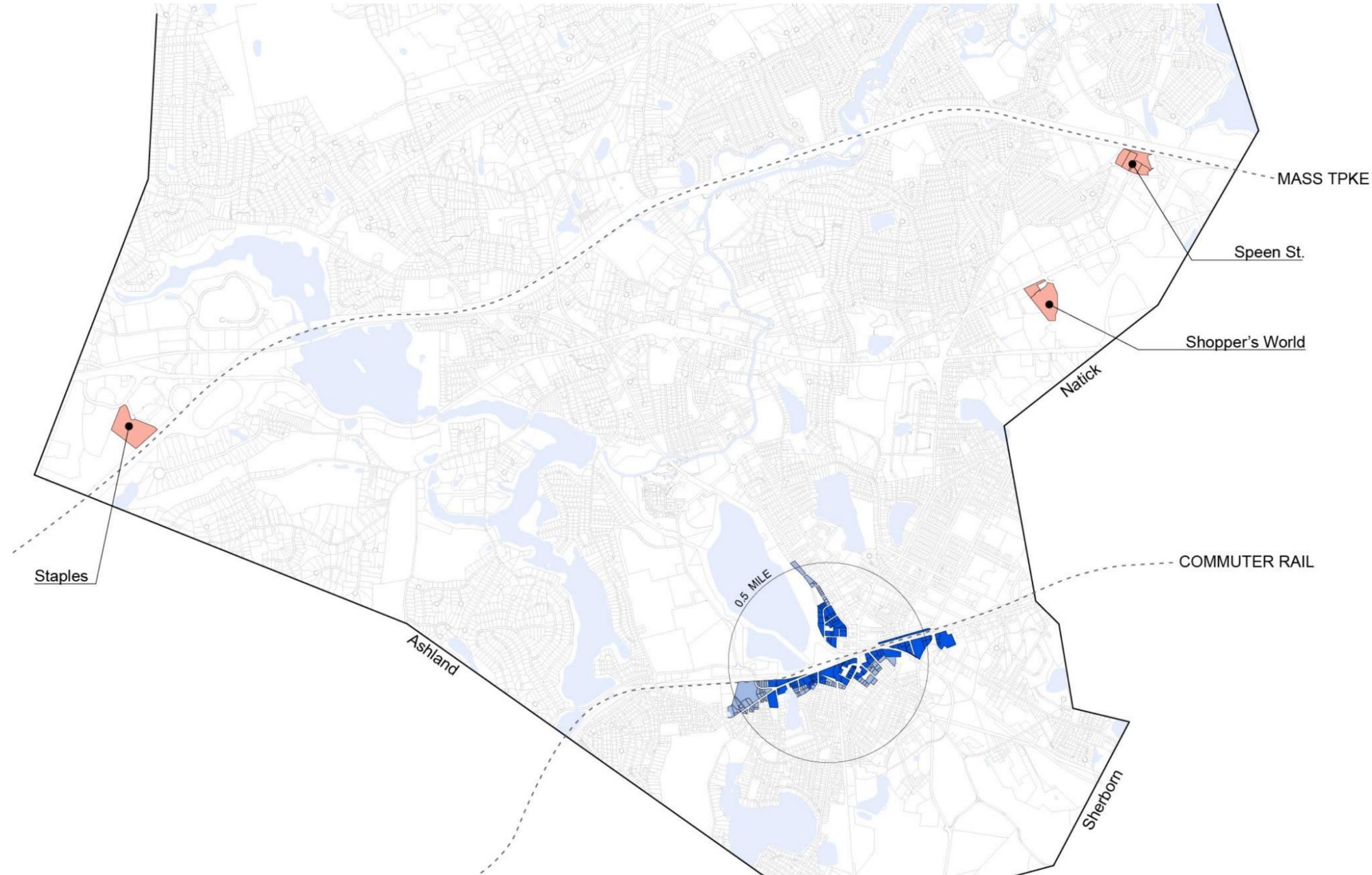
Staples District - 15 acres

- + 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



City-Wide Map - 4,475 total units (4,355 required)

Proposal 2

Waverly District - 70 acres

+ 3,051 units (67%)

+ 3.5 stories - 50 du/acre (max)

Shoppers World District - 12 acres

+ 420 units (9%)

+ 6 stories - 35 units/acre (max)

Staples District Mixed Use - 15 acres

+ 527 units (12%)

+ 6 stories - 35 units/acre (max)

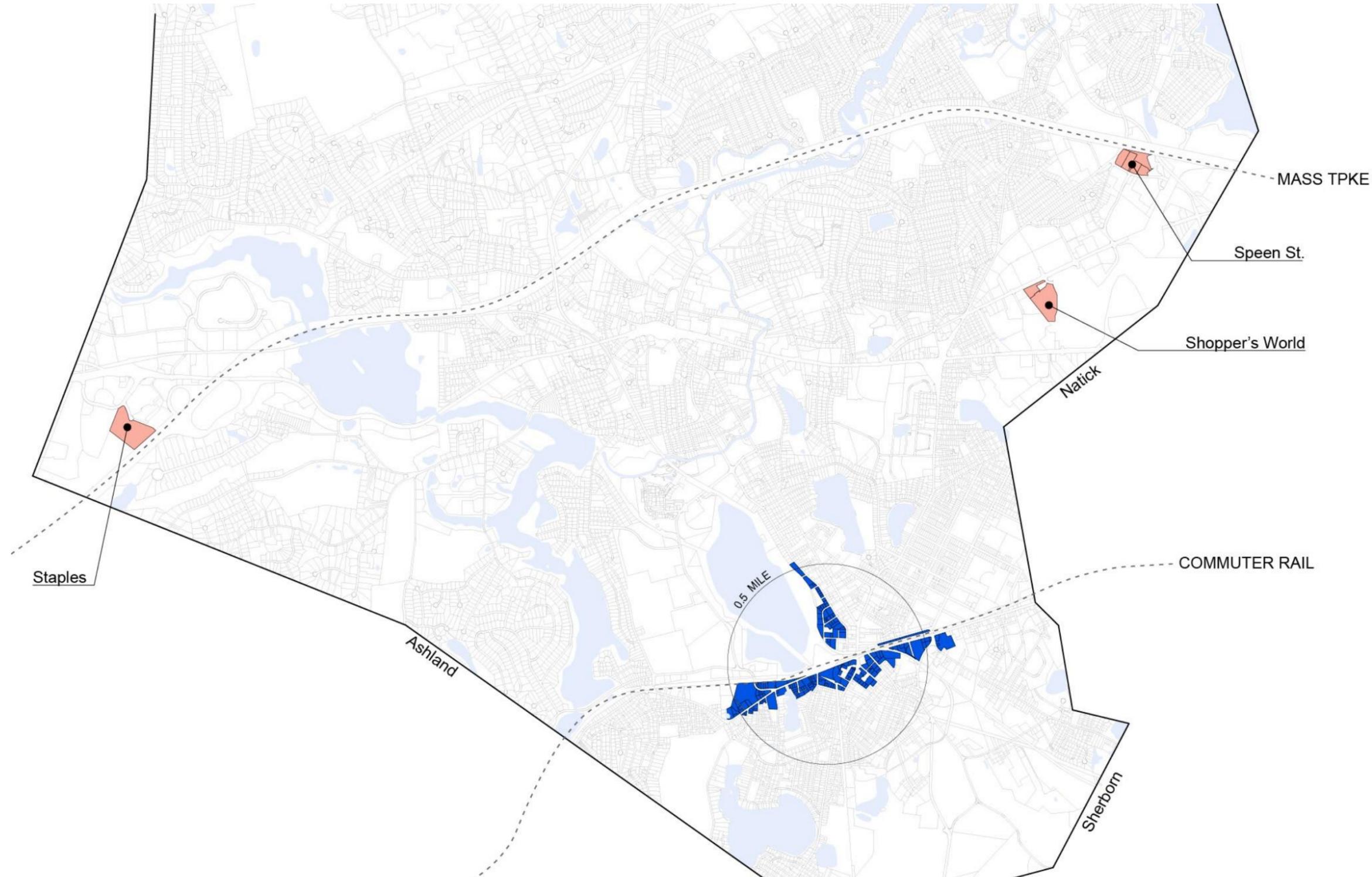
Speen St District - 14 acres

+ 477 units (12%)

+ 6 stories - 35 units/acre (max)

63% of units within 0.5 mile radius of Framingham Commuter Rail Station (2,826 units)

15% of unit capacity is located within a mandatory mixed use district



Waverly District (3,051 units)

Proposal 2

Waverly District - 70 acres

- + 3,051 units (67%)
- + 3.5 stories - 50 du/acre (max)

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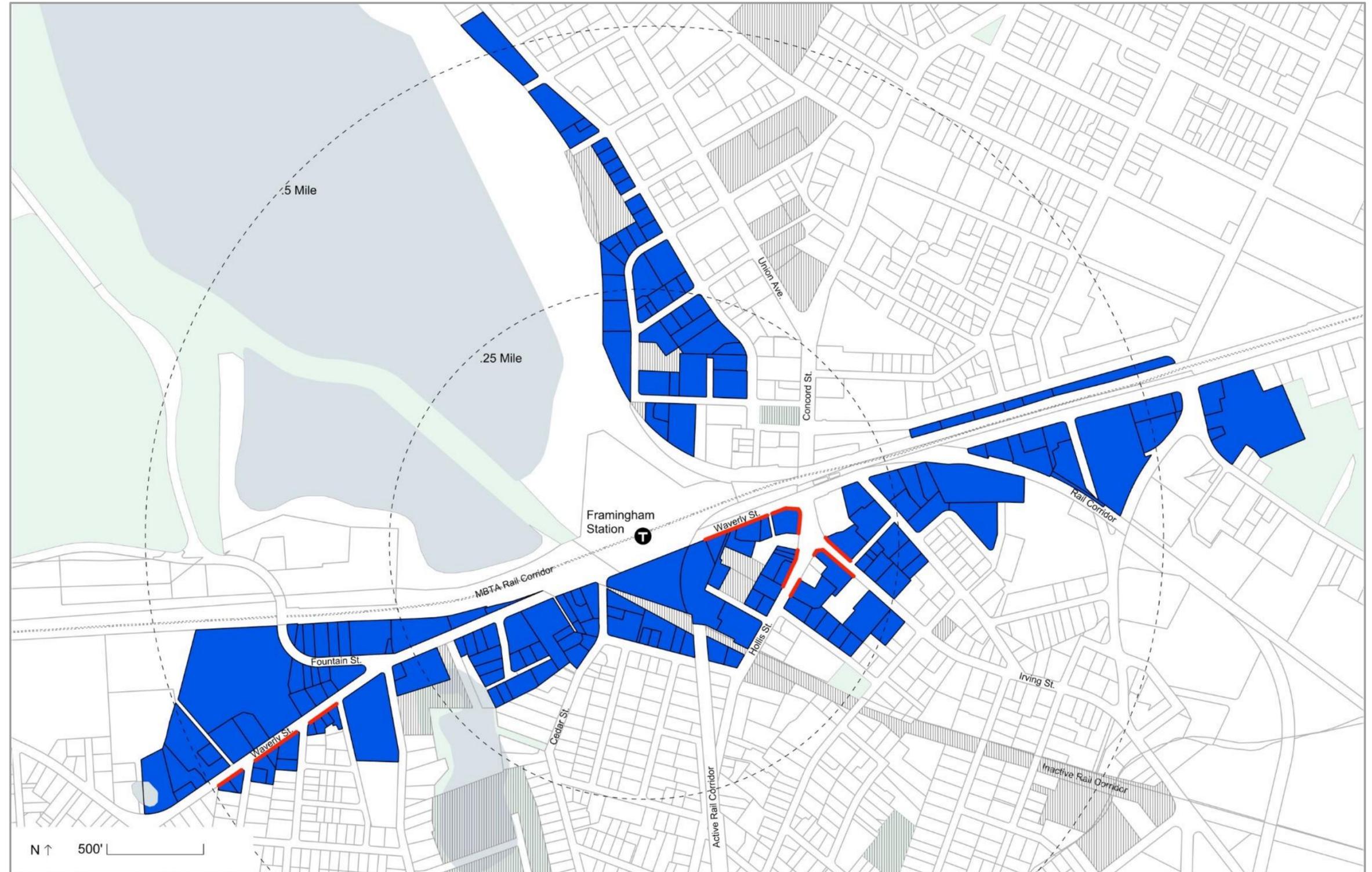
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**retail required at red edges (4.5 acres total)*

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



Shoppers World District (420 units)

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Staples District - Mandatory Mixed Use (527 units)

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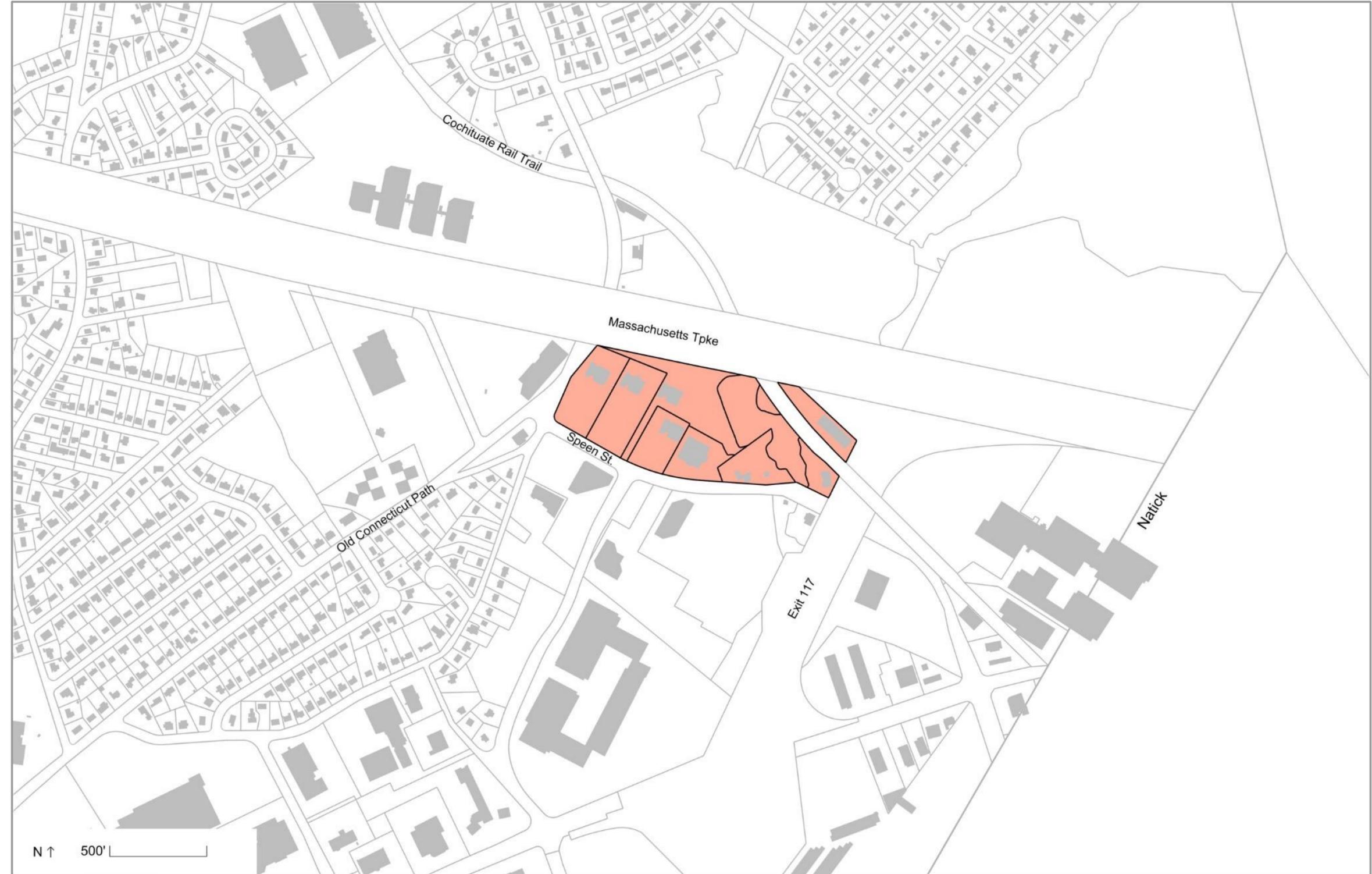
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Current Proposal



Current Proposed Map - 4,506 total units (4,355 required)

Downtown Districts - 70 acres

- + 2,707 units (60%)
- + **MOD-1 - (39 acres)**
 - + 3.5 stories - 50 units/acre
- + **MOD-2 - (31 acres)**
 - + 2.5 stories - 35 units/acre

Saxonville District - 5.4 acres

- MOD-3**
- + 81 units (2%)
- + 15 units/acre

Nobscot District - 32.4 acres

- MOD-4**
- + 486 units (11%)
- + 15 units/acre

Shoppers World District - 12 acres

- MOD-5**
- + 360 units (8%)
- + 30 units/acre

9/90 District - 15 acres

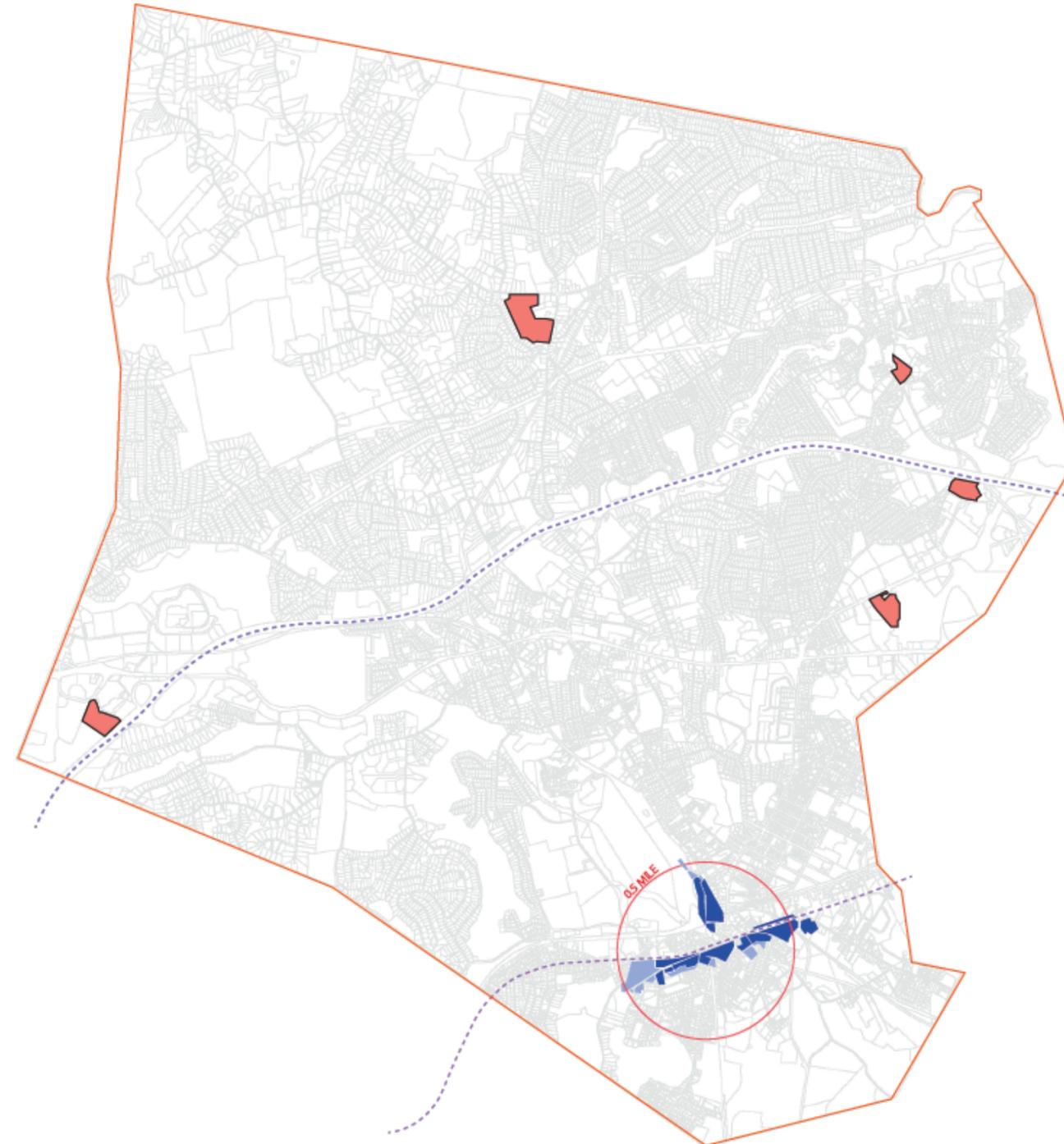
- MOD-6**
- + 452 units (10%)
- + 30 units/acre

Speen St District - 14 acres

- + 420 units (9%)
- + 30 units/acre

54% of units (2,492) within 0.5 mile radius of Framingham Commuter Rail Station

14% of unit capacity is located within a mandatory mixed use district



Downtown Districts - MOD-1 & MOD-2 (2,707 units)

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Current Proposal

Downtown Districts - 70 acres

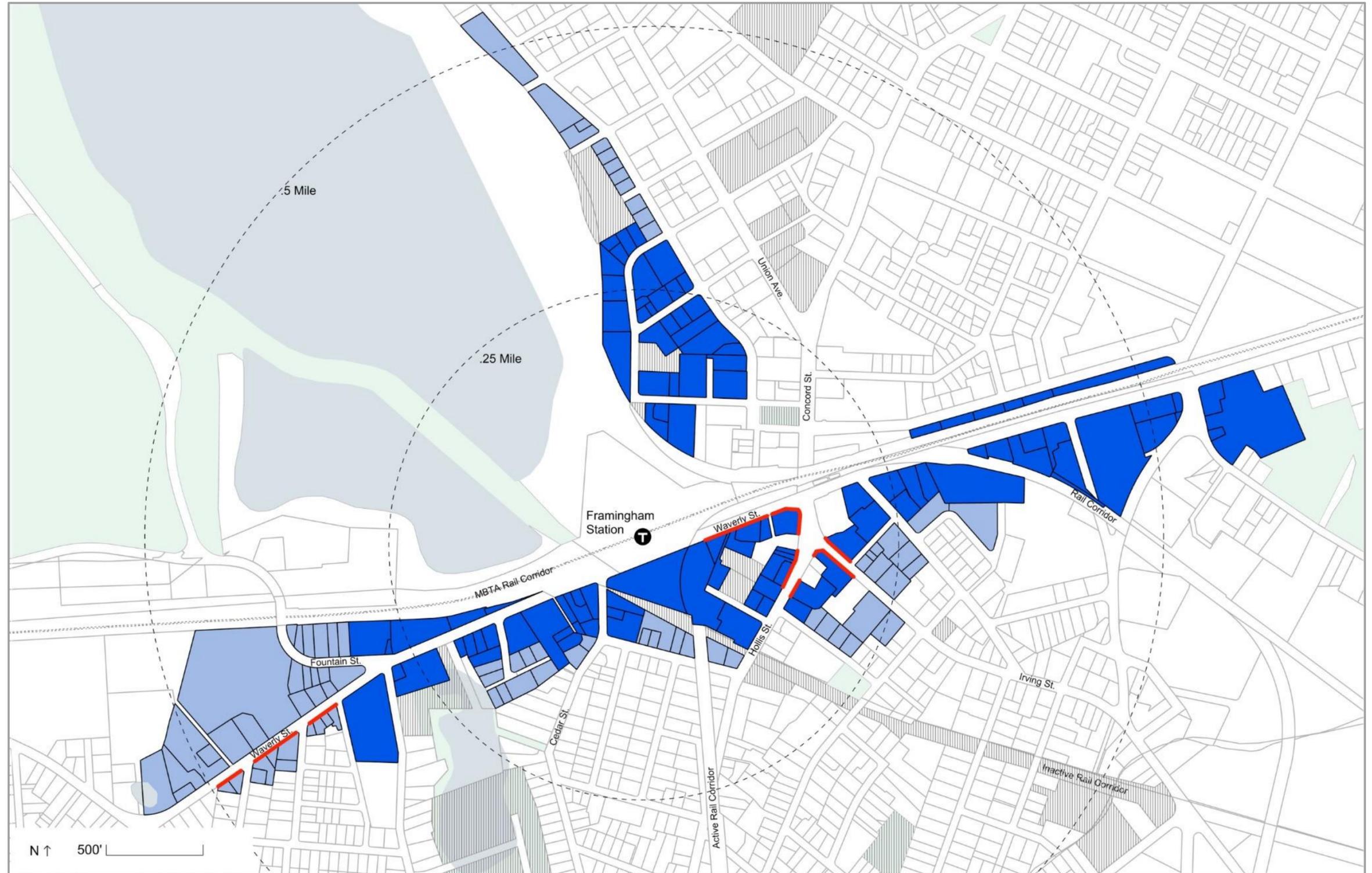
- + 2,707 units (60%)
- + **MOD-1 - (39 acres)**
 - + 3.5 stories - 50 units/acre
- + **MOD-2 - (31 acres)**
 - + 2.5 stories - 35 units/acre

54% of units within 0.5 mile radius of Framingham Commuter Rail Station (2,492 units)

14% of unit capacity is located within a mandatory mixed use district

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

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



Saxonville District - MOD-3 - 81 units

Current Proposal

**Saxonville District - 5.4 acres
Mod-3**

+ 81 units (2%)

+ 15 units/acre (max)



NobScot District - MOD-4 - 486 units

Current Proposal

**Nobscot District - 32.4 acres
MOD-4**

+ 486 units (11%)

+ 15 units/acre (max)



Shoppers World District - MOD-5 (360 units)

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Current Proposal

**Shoppers World District - 12 acres
MOD-5**

- + 360 units (8%)
- + 30 units/acre (max)

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Shoppers World District - MOD-5 (360 units)

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Current Proposal

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MOD-5

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9/90 District - MOD-6 (452 units)

Current Proposal

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9/90 District - MOD-6 (452 units)

Current Proposal

9/90 District - 15 acres

MOD-6

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+ 30 units/acre (max)

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Speen Street District - MOD-7 (420 units)

Current Proposal

**Speen Street District - 14 acres
MOD-7**

- + 420 units (9%)
- + 30 units/acre (max)



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'