

Zoning by Design | Framingham

Zoning Study Update

September 24, 2024



MBTA Communities
Urban Design Study

*Funding from
Northeastern Impact Engine Grant*

Current Proposal

September 24, 2024



As Voted by Framingham Planning Board on September 19, 2024

Current Proposed Map - 4,596 total units (4,355 required)

Downtown Districts - 70 acres

- + 2,100 units (45.7%)
- + **MOD-1 - (39 acres)**
 - + 1,170 units
 - + 3.5 stories - 30 units/acre
- + **MOD-2 - (31 acres)**
 - + 930 units
 - + 2.5 stories - 30 units/acre

Saxonville District - 5.4 acres

MOD-3

- + 162 units (3.5%)
- + 30 units/acre

Nobscot District - 36.8 acres

MOD-4

- + 1,104 units (24%)
- + 30 units/acre

Shoppers World District - 12 acres

MOD-5

- + 360 units (7.8%)
- + 30 units/acre

9/90 District - 15 acres

MOD-6

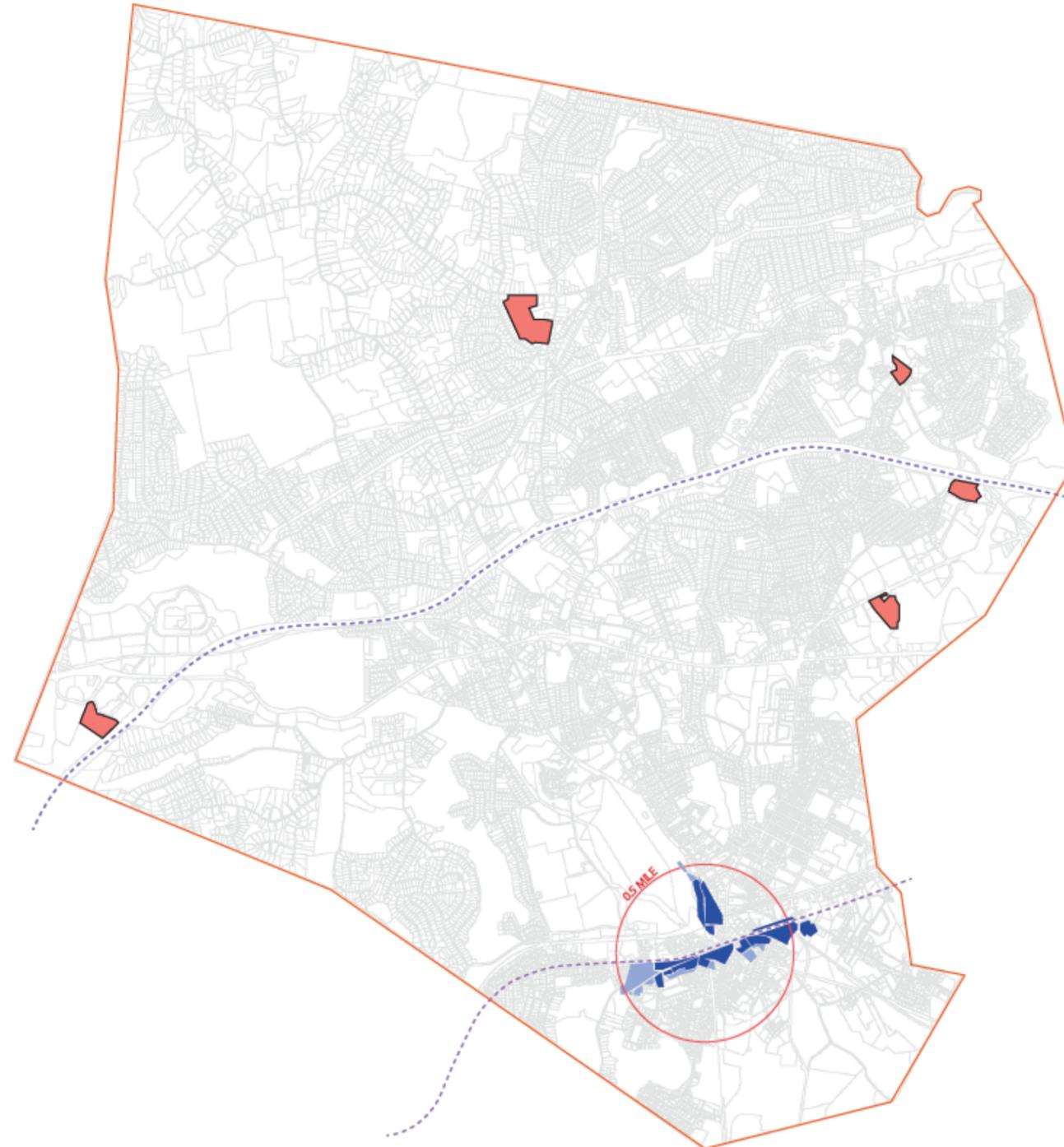
- + 450 units (9.8%)
- + 30 units/acre

Speen St District - 14 acres

MOD-7

- + 420 units (9.1%)
- + 30 units/acre

Over **40%** of units are within 0.5 mile radius of Framingham Commuter Rail Station.
Up to **25%** of unit capacity can be required to be within a mandatory mixed use district



Downtown Districts - MOD-1 & MOD-2 (2,100 units)

Current Proposal

Downtown Districts - 70 acres

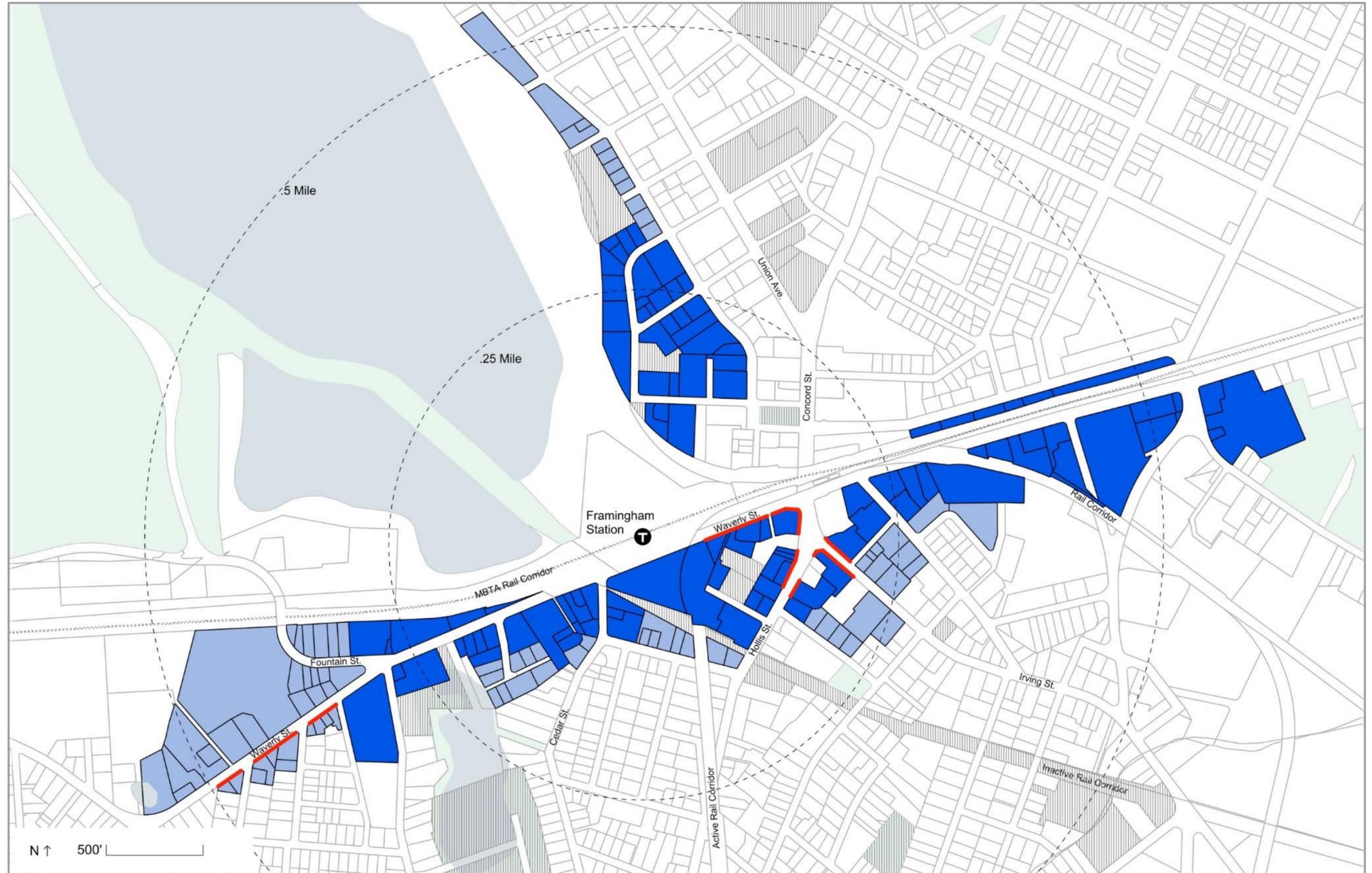
- + 2,100 units (45.7%)
- + **MOD-1 - (39 acres)**
 - + 1,170 units
 - + 3.5 stories - 30 units/acre
- + **MOD-2 - (31 acres)**
 - + 930 units
 - + 2.5 stories - 30 units/acre

Over **40%** of units are within 0.5 mile radius of Framingham Commuter Rail Station.

Up to **25%** of unit capacity can be required to be 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 - 162 units

Current Proposal

**Saxonville District - 5.4 acres
MOD-3**

- + 162 units (3.5%)
- + 30 units/acre (max)

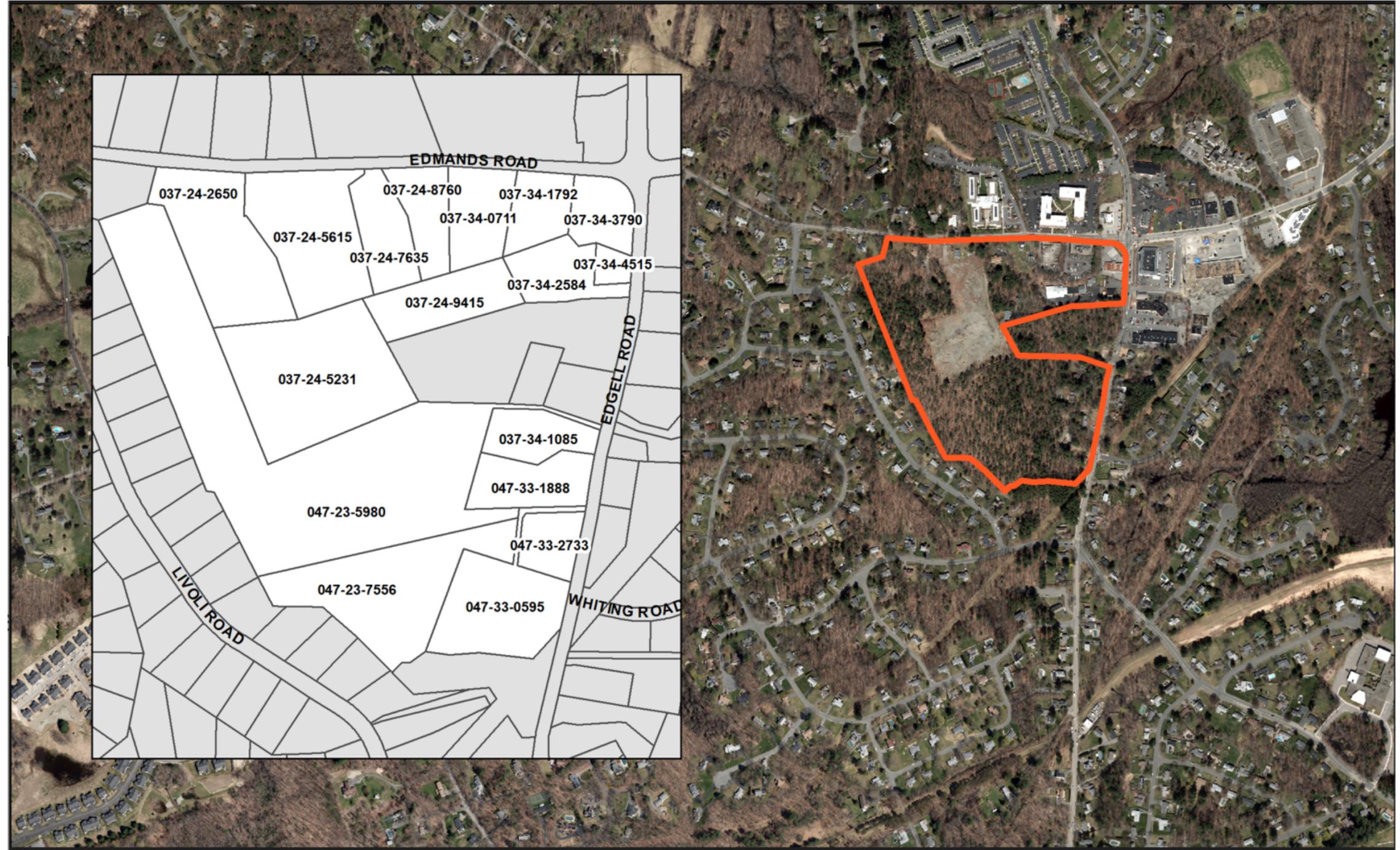


Nobscot District - MOD-4 - 1104 units

Current Proposal

**Nobscot District - 36.8 acres
MOD-4**

- + 1104 units (24%)
- + 30 units/acre (max)



Shoppers World District - MOD-5 (360 units)

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Current Proposal

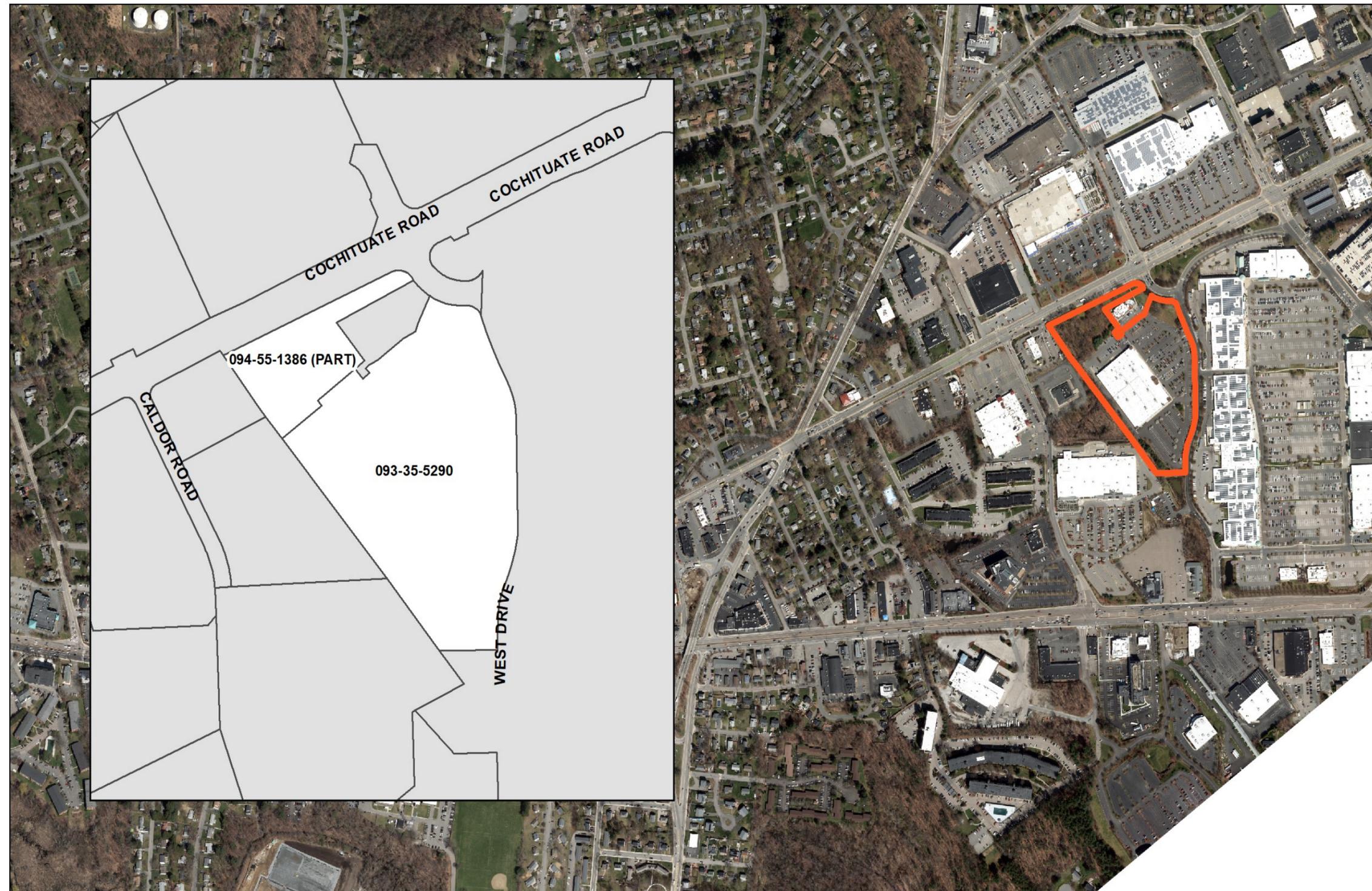
Shoppers World District - 12 acres

MOD-5

- + 360 units (7.8%)
- + 30 units/acre (max)

Over **40%** of units are within 0.5 mile radius of Framingham Commuter Rail Station.

Up to **25%** of unit capacity can be required to be within a mandatory mixed use district



9/90 District - MOD-6 (450 units)

Current Proposal

9/90 District - 15 acres

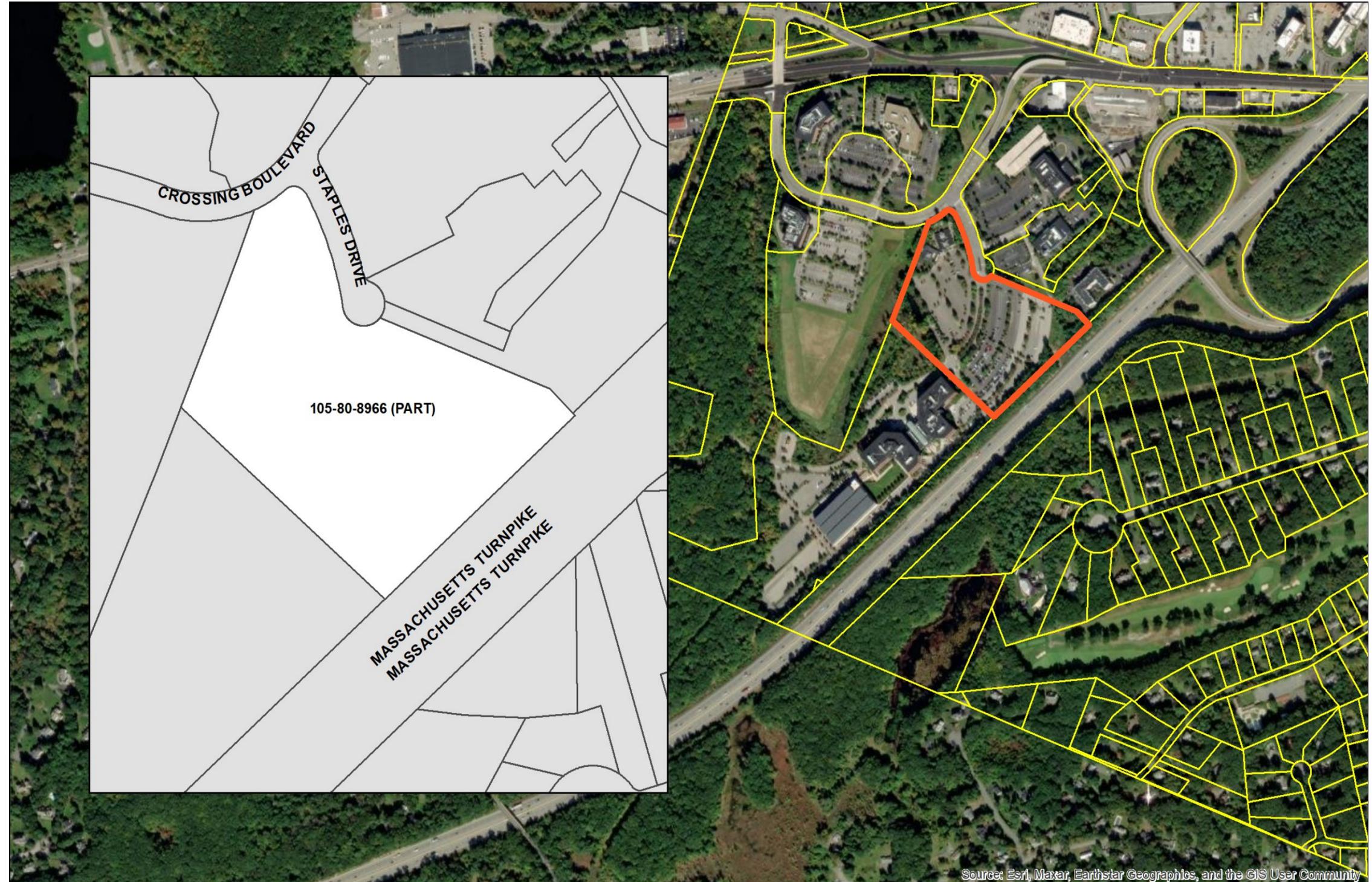
MOD-6

+ 450 units (9.8%)

+ 30 units/acre (max)

Over **40%** of units are within 0.5 mile radius of Framingham Commuter Rail Station.

Up to **25%** of unit capacity can be required to be within a mandatory mixed use district



Speen Street District - MOD-7 (420 units)

Current Proposal

Speen Street District - 14 acres
MOD-7

- + 420 units (9.1%)
- + 30 units/acre (max)

