

Zoning by Design | Framingham

Zoning Study Update

November 14, 2024



MBTA Communities
Urban Design Study

*Funding from
Northeastern Impact Engine Grant*

MBTA 3A Second Option

November 14, 2024



11.14.2024 Proposed Map - 4,634 total units (4,355 required)

Downtown Districts - 95.7 acres
+ 2,253 units (49%)

+ **MOD-1 - (68.1 acres)**
+ 1,701 units
+ 3.5 stories - 25 units/acre

+ **MOD-2 - (27.6 acres)**
+ 552 units
+ 2.5 stories - 20 units/acre

Saxonville District - 6.7 acres

MOD-3
+ 133 units (3%)
+ 20 units/acre

Nobscot District - 31.0 acres

MOD-4
+ 620 units (13%)
+ 20 units/acre

Shoppers World District - 30.4

acres MOD-5
+ 608 units (13%)
+ 20 units/acre

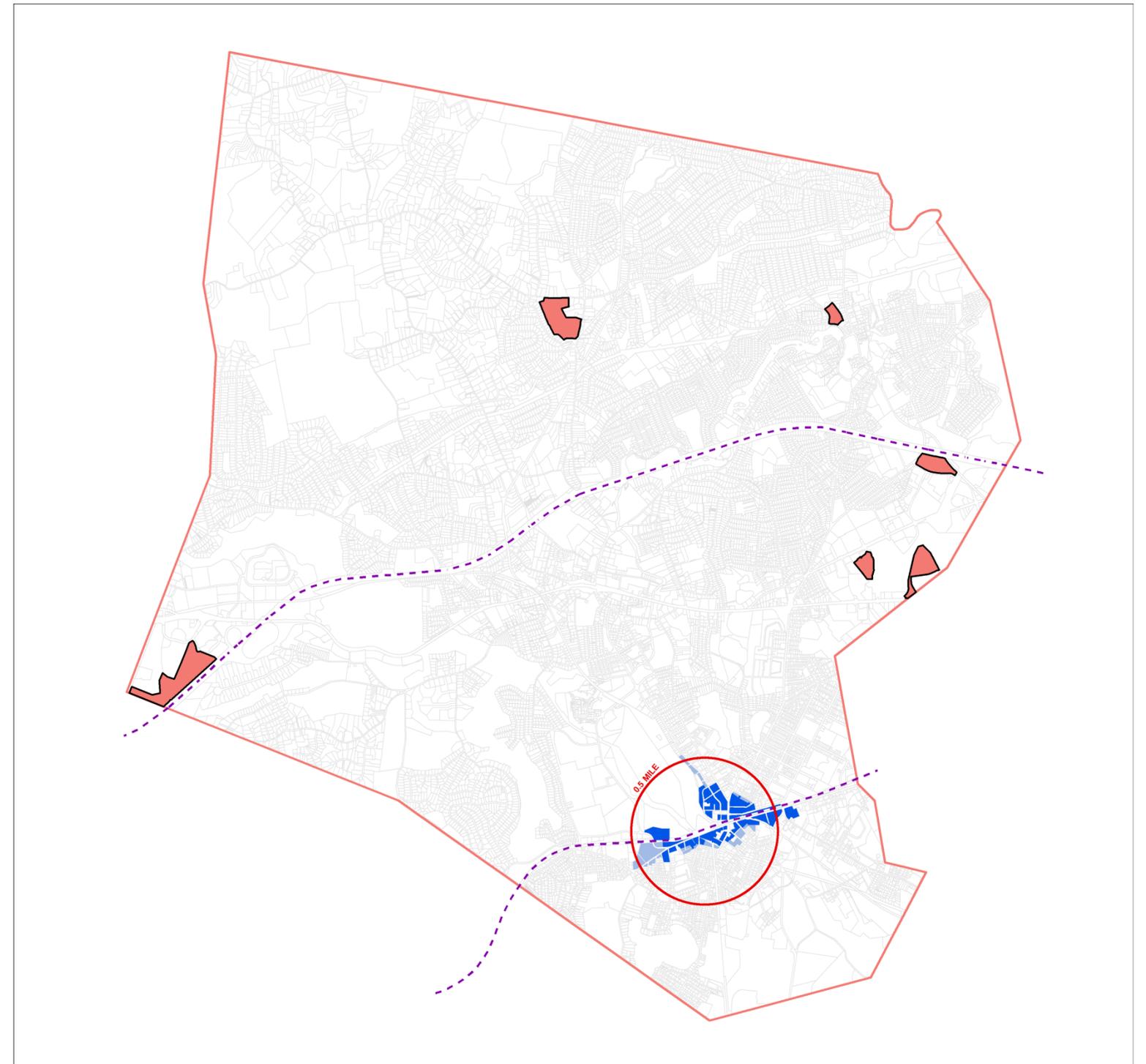
9/90 District - 48 acres

MOD-6
+ 720 units (15%)
+ 15 units/acre

Speen St District - 15 acres

MOD-7
+ 300 units (6%)
+ 20 units/acre

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



Downtown Districts - MOD-1 & MOD-2 (2,253 units)

11.14.2024 Proposal

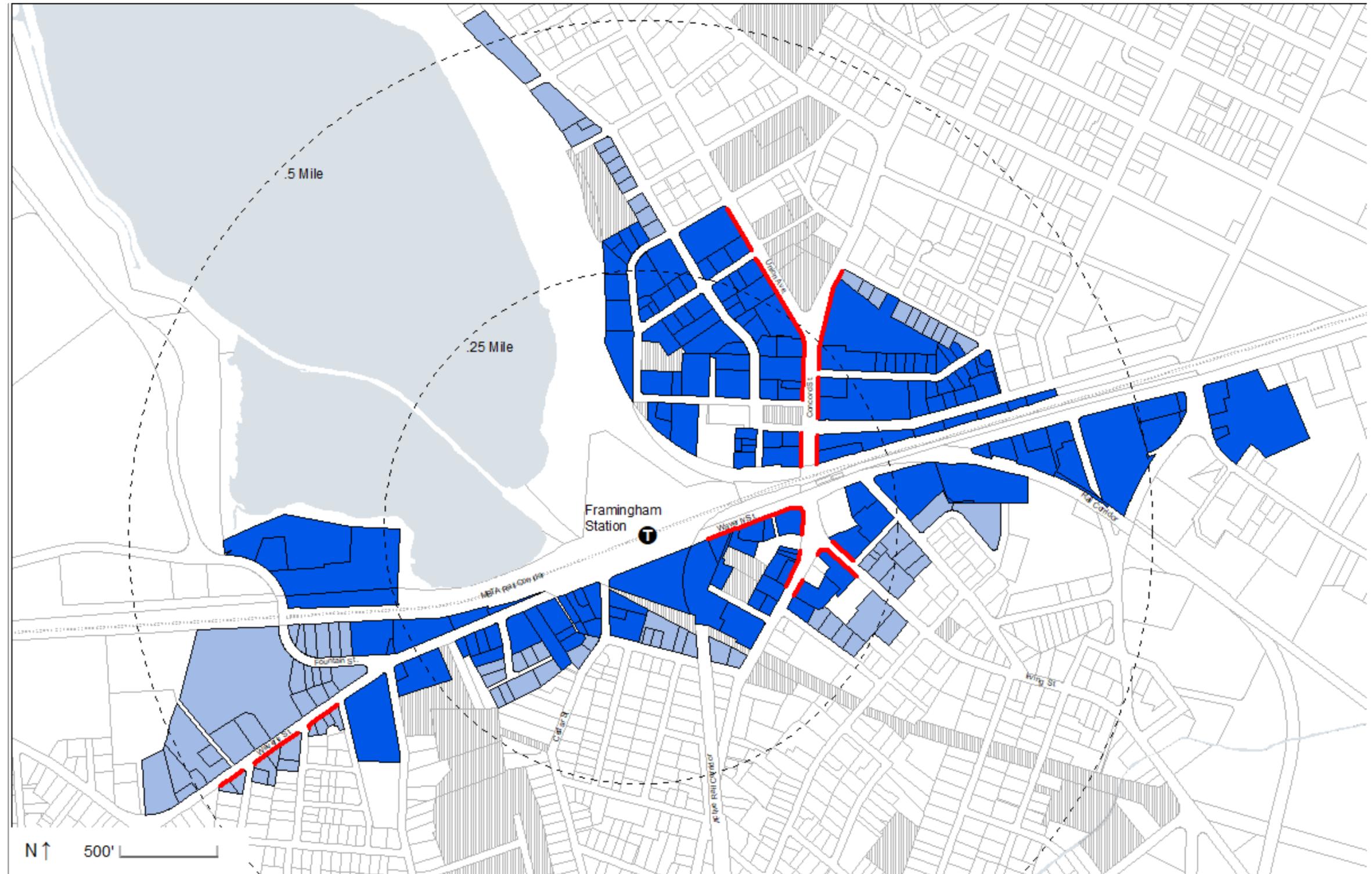
Downtown Districts - 95.7 acres

- + 2,253 units (49%)
- + **MOD-1 - (68.1 acres)**
 - + 1,701 units
 - + 3.5 stories - 25 units/acre
- + **MOD-2 - (27.6 acres)**
 - + 552 units
 - + 2.5 stories - 20 units/acre

Over **40%** of units are 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*

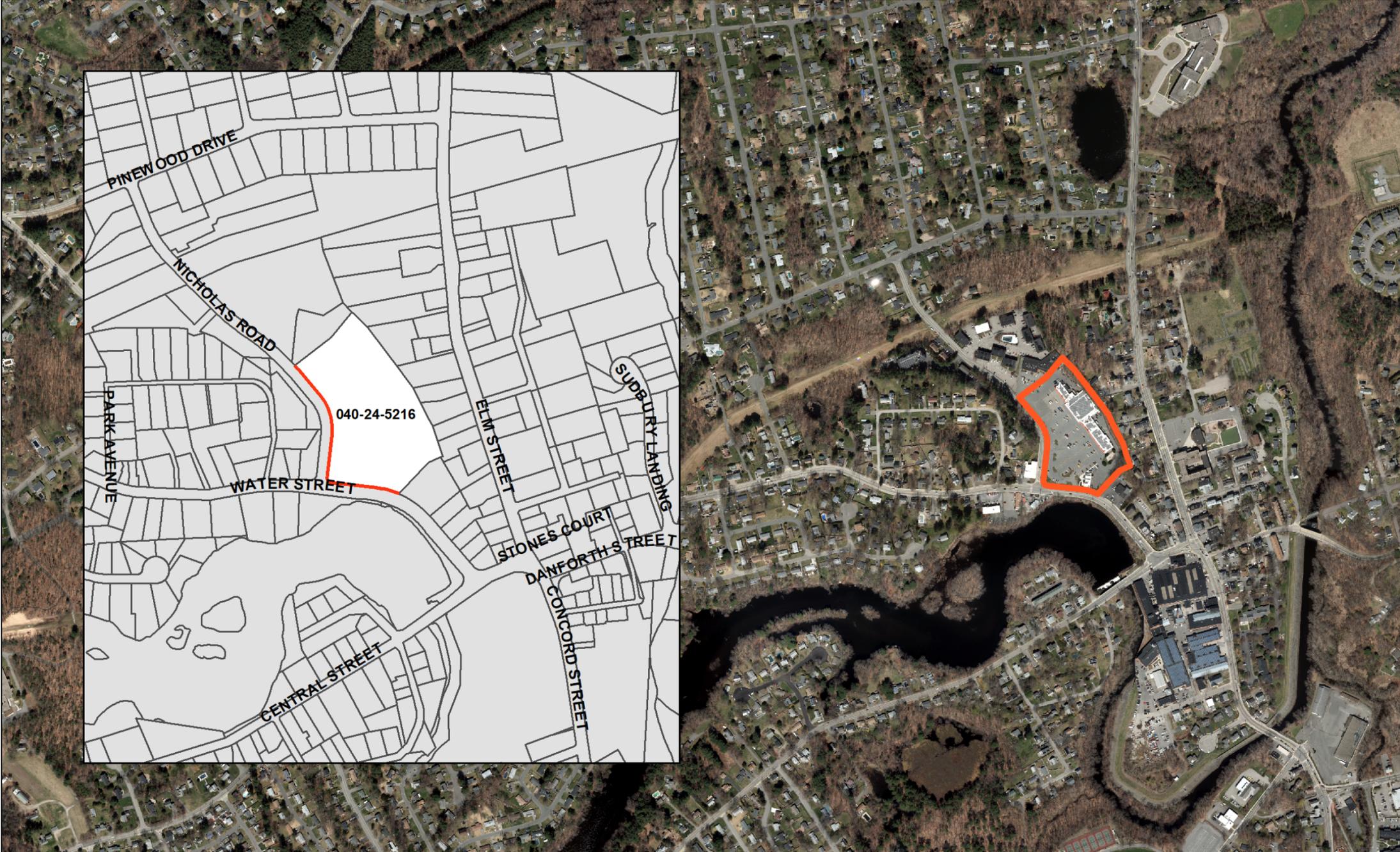


Saxonville District - MOD-3 - 133 units

11.14.2024 Proposal

**Saxonville District - 6.7 acres
MOD-3**

- + 133 units (3%)
- + 20 units/acre (max)



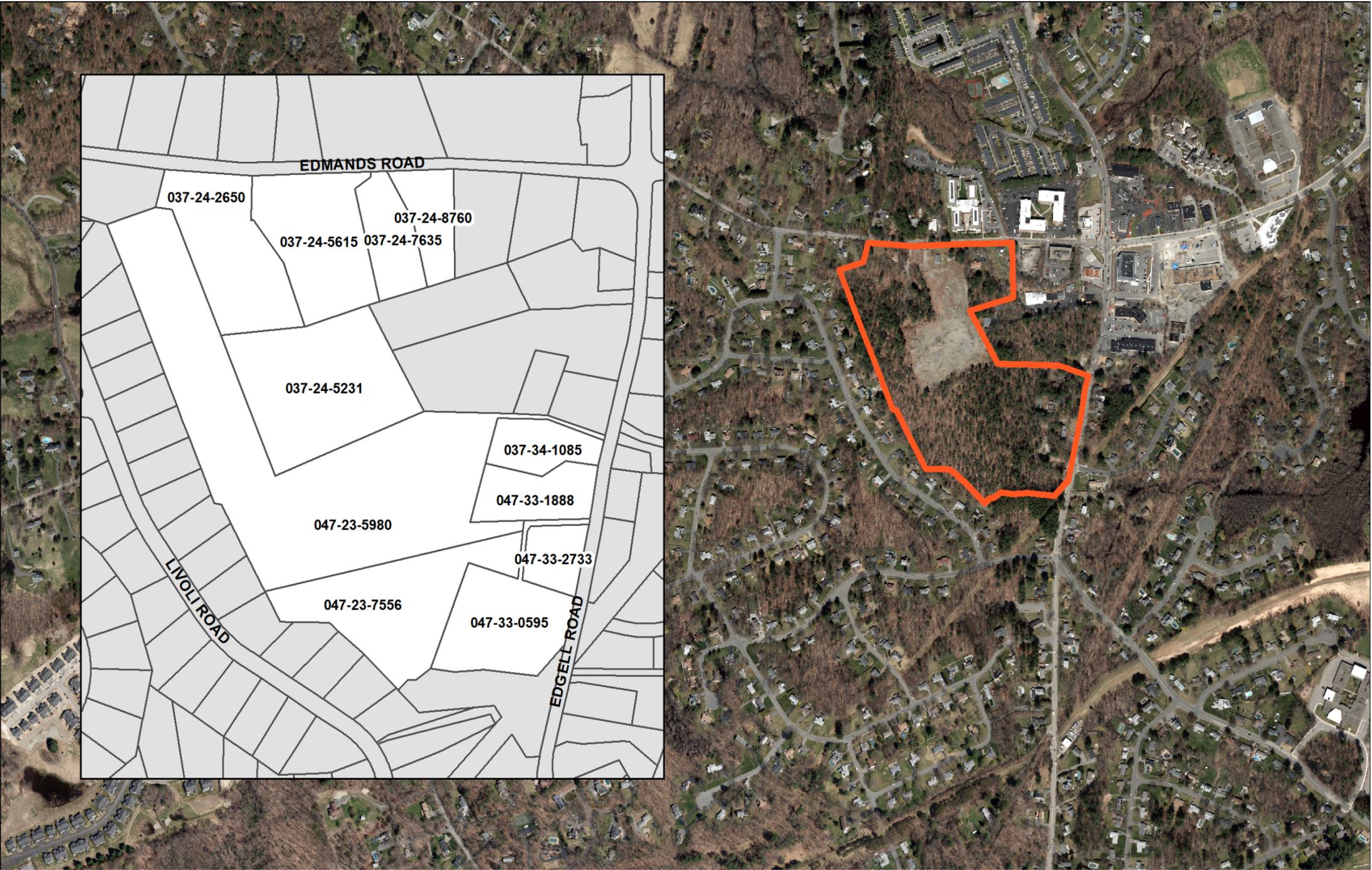
Mandatory First Floor Retail Requirement at Pinefield

Nobscot District - MOD-4 - 620 units

11.14.2024 Proposal

**Nobscot District - 31.0 acres
MOD-4**

- + 620 units (13%)
- + 20 units/acre (max)

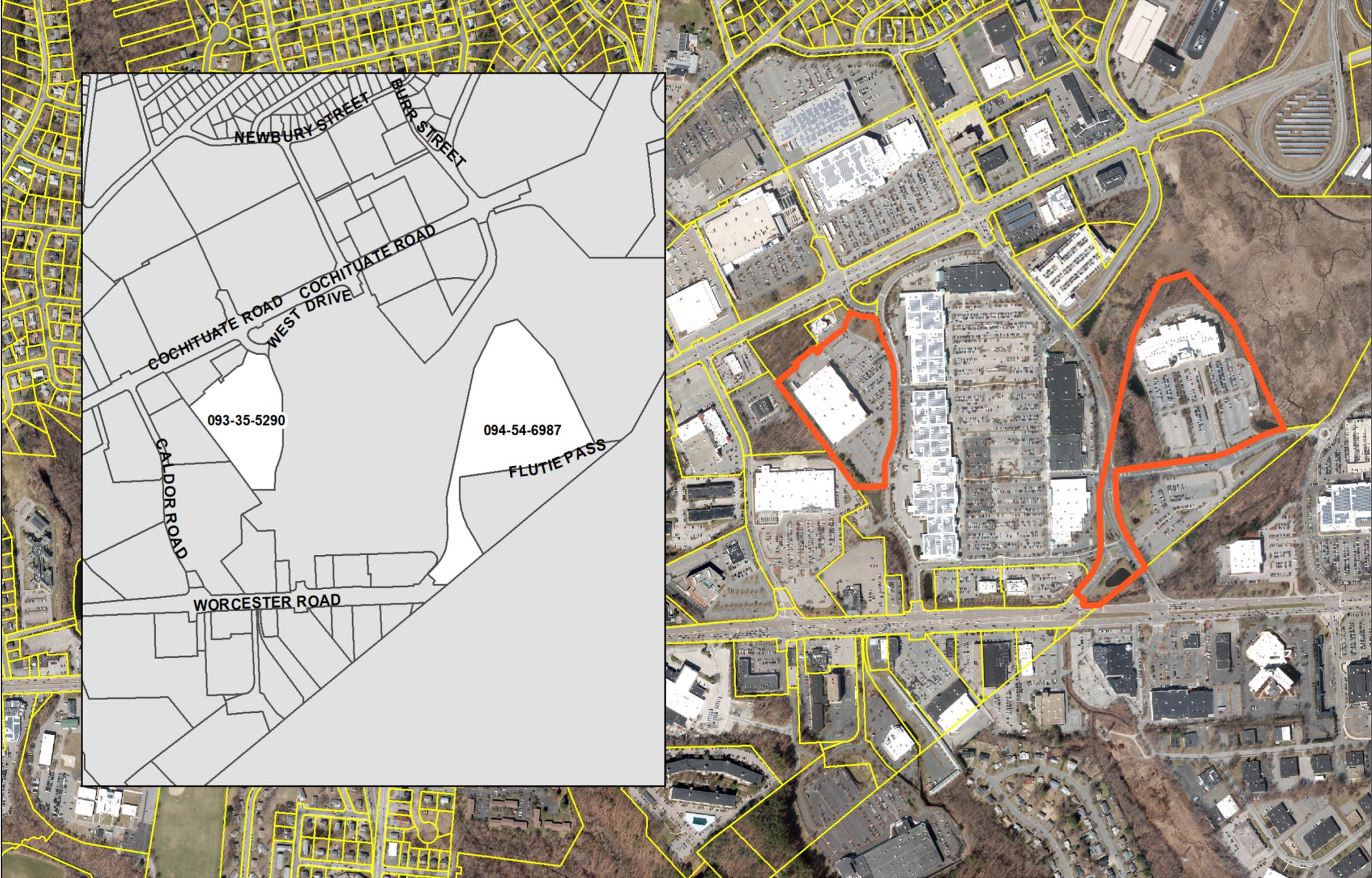


Shoppers World District - MOD-5 (608 units)

11.14.2024 Proposal

**Shoppers World District - 30.4 acres
MOD-5**

- + 608 units (13%)
- + 20 units/acre (max)

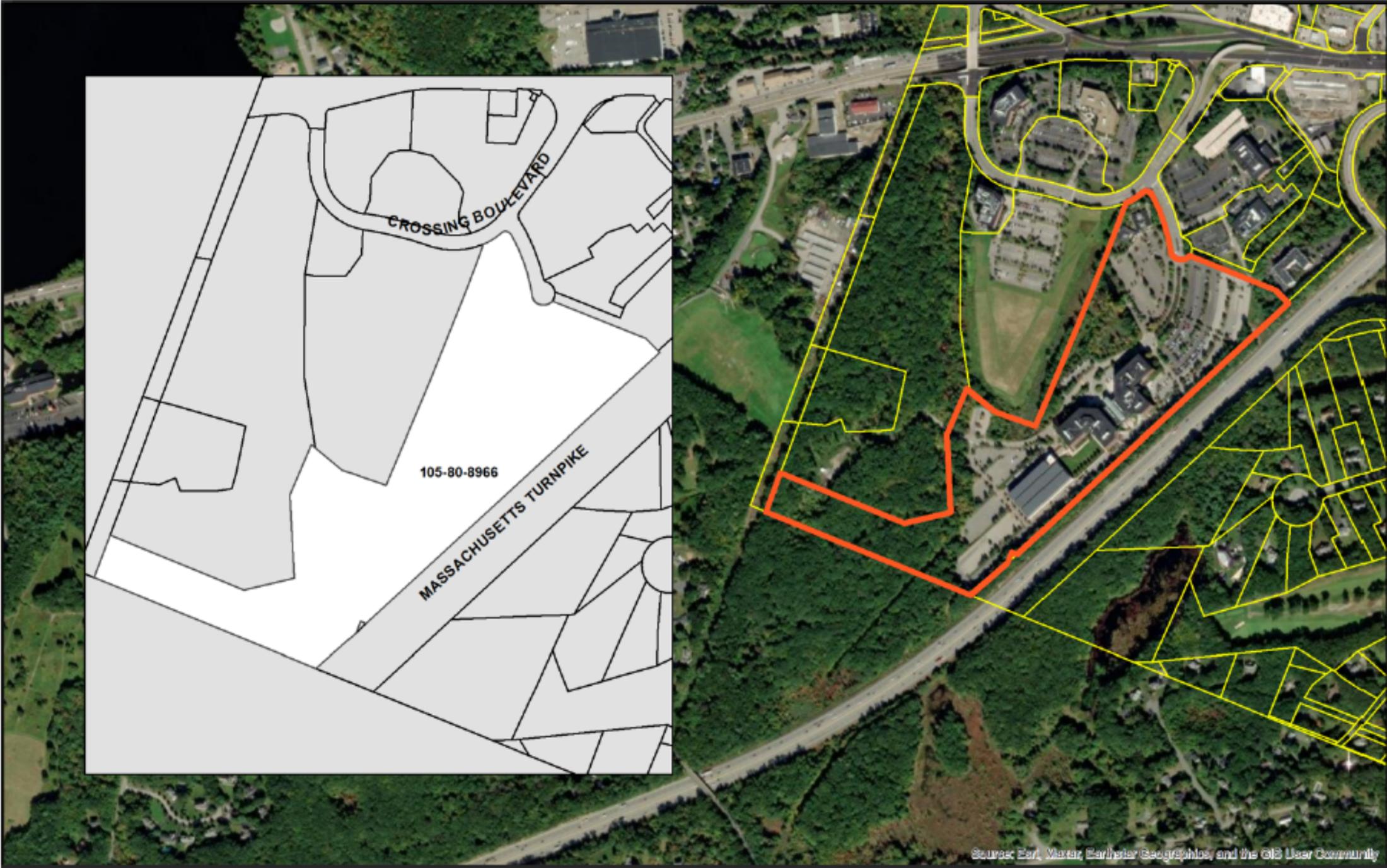


9/90 District - MOD-6 (720 units)

11.14.2024 Proposal

**9/90 District - 48 acres
MOD-6**

- + 720 units (15%)
- + 15 units/acre (max)



10,000 SF Mandatory Retail Required

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Speen Street District - MOD-7 (300 units)

11.14.2024 Proposal

**Speen Street District - 15 acres
MOD-7**

- + 300 units (6%)
- + 20 units/acre (max)

