

**New Section 9.a. & 9.b. to be inserted into Section II A. Use Regulations, Classes of Districts**

**9. a. Corporate Mixed-use District I (CMU I)**

The purpose of the Corporate Mixed-use I (CMU I) District is to promote a mixture of uses in a master-planned community. The CMU I shall be vibrant, pedestrian-friendly, and designed as a cohesive campus that involves high-density development and redevelopment. The CMU I District is intended to maintain and enhance the Town’s economic vitality by serving as an innovation center for employment opportunities and business development, while providing educational, commercial, residential, and recreational opportunities. Development and/or redevelopment within the CMU I shall be designed at the pedestrian scale, with the intentions of decreasing the use of the personal automobile for trips within the CMU Districts.

**9.b. Corporate Mixed-use II: CMU II**

The purpose of the Corporate Mixed-use II (CMU II) District is to create, through a mixture of uses a cohesive, master-planned community corridor. The CMU II shall be designated along arterial roadways as a way to increase connectivity and economic development opportunities within the Town. The CMU II District is intended to establish connections between employment centers, transportation opportunities, education, commercial, office, retail, and mixed-use residential developments. The CMU II District provides flexible options for development and/or redevelopment to meet the changing market demands, while incorporating specific design guidelines that promote a pedestrian friendly environment and encourage the use of alternative modes of transportation. The CMU II shall act as a transition zone between the Town’s employment and commercial centers.

**Permitted Uses – Section II.B., See Table of Uses**

**Insert into Section IV.E.2., Table of Dimensional Regulations**

District	Principal Building or Use	Lot Minimum		Minimum Setback		Minimum Landscaped Open Space Surface Ratio	Building Maximums		
		Area (sf)	Frontage (ft.)	Front (ft.)	Side (ft.)		Floors/ Height	Lot Coverage	Floor Area Ratio
Corporate Mixed-use CMU I	Any principal use or mixed-use	20,000	75	15	15	20%	8/-	60%	-
Corporate Mixed-use CMU II	Any principal use or mixed-use	10,000	65	15	10	20%	6/-	60%	-

**Section II.J Use Regulations (Corporate Mixed-use I & II Districts)**

**1. Purpose and Intent**

Corporate Mixed-use I (CMU I) & Corporate Mixed-use II (CMU II) Districts are comprised of commercial, office, retail, educational, residential, and community space. The CMU I District is intended to promote a master-planned community campus that functions as an employment center while establishing a mixed-use environment where users can live, work, and play. The CMU II District is intended to create connectivity to alternative modes of transportation and access to employment centers, while including commercial, office, retail,

residential, education, entertainment facilities, and mixed-use projects. The CMU I and CMU II District regulations herein establish development guidelines within each respective zoning district.

## **2. Definitions**

**CMU I Master Development Plan:** The CMU I District is a master-planned community that is supported by the landowners and companies within the CMU I, who want to establish a thriving employment center that supports the employees of the CMU I District. The CMU I Master Development Plan functions as the long-term development plan for the CMU I District and ensures cooperation between the Town and the landowners/companies located within the CMU I District. All applicants shall be required to work with the landowners and/or companies within the CMU I District to develop and/or amend the CMU I Master Development Plan that provides direction for development and/or redevelopment projects within the CMU I District. The Town shall review such CMU I Master Development Plan prior to an applicant filing a project with the Town. The CMU I Master Development Plan shall show all existing, projected, and future development and/or redevelopment projects within the CMU I District. Furthermore, the CMU I Master Development Plan will provide documentation as to how the proposed development and/or redevelopment proposal will impact the Town and how the applicant proposes to mitigate those impacts on the CMU I District and the Town.

## **3. Parking and Access**

- a. The Planning Board may, by special permit grant a reduction in the required number of parking spaces for commercial, mixed-use non-residential, educational, or office applications in accordance with Section IV.B., Off-Street Parking, herein. Where a reduction in parking spaces are requested, projects shall provide alternative modes of transportation and shared parking options to minimize parking demands within the CMU I and the CMU II Districts as applicable.
- b. On-street parking is strongly discouraged within the CMU I and the CMU II Districts.
- c. For mixed-use projects with a residential component, the minimum number of parking spaces for the residential portion of the project shall not be less than 1.75 spaces per residential unit. Of which, the first whole parking space for each residential unit shall be located on the project site, while the fractional parking space shall be located within the CMU I District, within a ¼ mile radius of the project through a shared parking agreement. Parking agreements shall comply with Section VI.B.1.g. of the Framingham Zoning By-Law.
- d. Below-grade parking, structured parking, and/or parking in the side and/or rear of the building are strongly encouraged for all CMU District projects.
- e. The reduction and/or consolidation of curb cuts are strongly encouraged. Projects within the CMU Districts are strongly encouraged to utilize access driveways, alleyways, and the consolidation of curb cuts with abutting properties to the maximum extent possible to reduce existing and potential traffic congestion and vehicle-pedestrian conflict.

## **4. Dimensional Regulations**

- a. Building height shall be regulated based on the number of floors within the respective CMU District. The height of each floor within the CMU Districts shall be subject to review by the Planning Board to ensure that each floor shall not exceed 15 feet in height.

- b. Roof top equipment and/or accessories shall be incorporated into the building design and screening shall be provided thereto. Moreover, such rooftop accessories and equipment shall not exceed 20 feet above the last permitted floor level.

## **5. Transportation**

- a. Roadways and access drives shall be designed in accordance with Town standards, and shall be reviewed by the Department of Public Works (DPW).
- b. Development within the CMU I and CMU II Districts shall not have an adverse impact on the Level of Service (LOS) within the immediate area of the CMU in accordance with Section VI.F., Site Plan Review, herein. Projects that are projected to have an adverse impact on the existing LOS shall mitigate such impacts to an LOS of D or better. Where projects in the CMU I or CMU II cannot mitigate its impacts on the LOS, the Applicant shall contribute to future improvements and traffic improvement plans for impacted intersections within a 1 mile radius of the project equivalent to one percent of the project total project value.
- c. Projects within the CMU Districts shall incorporate Complete Street infrastructure according to the Town of Framingham's Complete Streets Policy. Development within the CMU Districts shall incorporate accessibility to users of all ages, abilities, and modes of transportation. Connections to trails and open space are strongly encouraged for all projects within the CMU Districts.
- d. Sidewalks and other pathways shall be strongly encouraged throughout the CMU Districts, and where possible connect to abutting properties and zoning districts.
- e. Crosswalks shall be provided throughout the CMU Districts. Where necessary, projects located within ¼ mile of an intersection that is in need of updating shall upgrade and/or install ADA ramps and pedestrian push buttons and bicycle detector technology at such intersection.

## **6. Landscaping**

- a. Projects within the CMU Districts shall create a landscape amenity area that is a minimum width of 50 percent of the distance between the public right-of-way and the building. This area shall be landscaped with street trees, pedestrian amenities, outdoor seating for the purposes of open space, plazas, patios, etc. Sidewalks and pathways may be incorporated into the landscape amenity area.
- b. In addition to the landscape amenity area, projects within the CMU Districts should be designed with plazas, courtyards, and terraces to enhance connectivity and the pedestrian environment.
- c. The use of public art within landscaped areas is strongly encouraged.
- d. Pedestrian scale lighting is encouraged within the CMU Districts to enhance the pedestrian experience and provide additional safety.
- e. All projects shall reference the Planning Board Rules and Regulations, Article 19: Landscape Design Guidelines.

## **7. CMU I Master Development Plan**

- a. The CMU I District shall be designed as a master-planned community campus. Therefore, all development and/or redevelopment projects in the CMU I Districts shall submit a CMU I Master Development Plan for the entire CMU I District. The CMU I Master

Development Plan shall show how the project will fit into the existing and projected development and/or redevelopment of the CMU I District. The CMU I Master Development Plan shall require applicants to work with the other landowners and companies within the CMI I District to incorporate the proposed development and/or redevelopment into the CMU I District.

- b. The CMU I District shall be planned and constructed as a mixed-use district with the predominate uses being research & development, technology, distribution, and office related uses. Other supporting uses may include commercial, retail, recreational, educational/community space, and residential uses.
- c. The CMU I Master Development Plan shall include the following documentation for review and consideration.
  - i. All proposed CMU I District projects shall submit a site plan and/or rendering showing the existing conditions, projected plans for development and/or redevelopment of the other landowner/tenants of the CMU I District, and the proposed development. The site plan shall include all existing buildings, parking, open space, trails and sidewalks, infrastructure, and other improvements, in addition to the locations of the proposed buildings, parking, open space, trails and sidewalks, and proposed infrastructure.
  - ii. Environmental impact statement (EIS): a statement that outlines the impacts the project will have on the environment, the ecology of the land, landscape, and topography of the CMU I District. The EIS shall also include information on stormwater flows, natural resources, topography, types of soils, and water resources.
  - iii. Neighborhood impact statement (NIS): a statement that outlines how the new development and/or redevelopment will fit into the character of the CMU I District, incorporation of Complete Streets concepts and how these techniques will support the pedestrian and bicycling community, the use of Low Impact Development (LID) and Best Management Practices (BMP) throughout the project, and the use of alternative energy.
  - iv. Community impact statement (CIS): a statement that outlines the impacts the project will have on the community, the local schools, public parks, and open space. Any adverse impacts shall be mitigated by the Applicant, which shall be demonstrated within this document.
  - v. Common area impact statement (CAIS): a statement that shows the area within the project and the CMU I District that are open to the public (this shall include space within buildings that are open for public use). The CAIS shall show the connections within the CMU I District that enhance the efforts to create a master planned community.
  - vi. Infrastructure impact statement (IIS): a statement that outlines the impacts the project will have on Town infrastructure. Furthermore, the Applicant shall provide documentation as to how the adverse impacts to the Town's infrastructure shall be mitigated.
  - vii. Traffic connection statement (TCS): a statement that outlines the impacts on existing roadways, connections of existing and new streets, how new streets will affect the flow of vehicles, and possible consolidation of curb cuts and driveways.
  - viii. Fiscal impact statement (FIS): a statement that outlines the fiscal impacts of the

project on the Town, and specifically includes projected tax revenues and number of jobs created (e.g. construction, part-time, and full time jobs).

- d. Waivers for the requirements of the CMU Master Development Plan shall not be granted.
- e. Applicants shall submit the CMU I Master Development Plan for review by the Town to the Planning Board. The Planning Board will serve as the reviewing authority for the CMU I Master Development Plan. The Planning Board will seek comments from the Technical Review Team. The Planning Board shall review the CMU I Master Plan during an open public meeting. Notification of such meeting shall be sent to the landowners within 300' of the CMU I District and all Town Meeting Members.
- f. The Planning Board may require the assistance for the review of the CMU Master Development Plan by a Peer Review Consultant. The use of a Peer Review Consultant shall be in accordance with Article 16 of the Planning Board's Administrative Rules and Regulations and M.G.L. ch. 44, Section 53G.
- g. The final CMU I Master Development Plan that has been reviewed and approved by the Planning Board and the Technical Review Team shall be submitted with the official project filing as part of the application package.
- h. Amendments to the CMU I Master Development Plan shall follow the same procedure for development and/or amendments to the CMU I Master Development Plan associated with a proposed project.

#### **8. Residential Projects in the CMU I and CMU II Districts**

- a. Projects with a residential component in the CMU Districts shall:
  - i. comply with Section V.H., Affordable Housing, herein,
  - ii. comply with Section VI.F., Site Plan Review, herein,
  - iii. provide bicycle lockers and amenities to support bicycling, and
  - iv. require that entrances to residential units be separate from non-residential uses.

#### **9. Residential Projects in the CMU I District**

- a. The total land area designated for residential land use within the CMU I District shall not exceed 20 percent of the total developable land area in the CMU I District. The total developable land area shall exclude slopes defined as Moderate Slope and all areas within the 30' not alteration zone as defined by the Conservation Commission. To exceed this percentage within the CMU I District, the applicant shall be required to seek approval from Town Meeting.
- b. Residential projects shall not exceed more than 15 units per acre of the 20 percent of the total developable land area in the CMU I District as defined in Section II.J.9.a., herein. To exceed this percentage within the CMU I District, the applicant shall be required to seek approval from Town Meeting.
- c. Residential projects within the CMU I District shall include nonresidential components that support the residents and the employees of the CMU I District. The applicant shall submit a nonresidential component package for the review and approval by the Planning Board.
- d. Residential projects are encouraged to incorporate incubator workspace, live-work units, community office space, and/or classroom space.

## **10. Mixed-use Residential Projects in the CMU II District**

- a. Mixed-use projects within the CMU II District shall comply with Section V.G. Mixed-use Regulations, unless modified herein.
- b. Mixed-use residential projects within the CMU II District shall have a non-residential use component that may include commercial, retail, office, and/or educational space. Public community space open to the Town is encouraged.
- c. Residential uses shall be located on any floor except the first floor.
- d. Mixed-use residential projects shall include 300 square feet per residential unit within the CMU II District as amenity space. Amenity space may include rooftop decks, patio areas, balconies, community gardens, rooftop gardens, fitness center, etc. Where outdoor spaces such as rooftop decks, patio area, etc. are utilized as amenity space, the calculation of square feet shall be measured as the footprint in square feet.

## **11. Design Standards for the CMU Districts**

### **a. Building Design**

- i. New and/or redeveloped buildings shall be designed to create a balance between the proposed building, and the interaction with neighboring buildings to create a master plan community.
- ii. Buildings shall be designed to utilize architectural styles that are modern, progressive, and reflect the existing architecture within the CMU I District, while incorporating state of the art construction technology.
- iii. Buildings should be designed to use multiple exterior materials, which allow the building to blend into the respective CMU District and to create an impression of overall master planned community.
- iv. The massing of the building shall be designed with respect to the pedestrian scale and designed to ensure that the building is incorporated into a walkable campus.
- v. Buildings should be designed to encourage four sides of architecture, especially when a building has multiple entrances.
- vi. Large-scale buildings are encouraged to vary the heights of the different parts of the building, especially at building entrances and lobby areas. Therefore, building entrances shall be designed at a human scale to enhance the pedestrian experience.
- vii. Buildings should be designed with adequate views of the outside for building occupants. Windows creating transparency when appropriate for the function is strongly encouraged, especially on the ground floor near pedestrian areas.

### **b. Loading Bays and Service Docks, Rooftop Equipment, Infrastructure, and Mechanical Equipment**

- i. Service bays and loading areas, dumpsters, ground-mounted mechanical equipment, and utilities shall be located on the side or rear of a building and not visible from roadways or open space areas. Such features shall be screened from the public view with architectural forms, fencing, and/or landscaping.
- ii. All utilities shall be placed underground to minimize the visual impact of the district. Where transformers, switchboxes, and other utility cabinets are required, the applicant shall locate these amenities away from the front of the building. The

use of bollards, fencing, and landscaping shall be used to screen and protect these features.

- iii. Rooftops equipment shall be screened, and shall not be visible from the ground or adjacent buildings.

c. Pedestrian Connections

- i. Projects shall be designed for people, pedestrians, and bicyclist by incorporating outdoor people places, while utilizing the permitted high density within the respective CMU District.
- ii. Projects within a CMU District shall be designed as an urban, walkable, campus environment where the streets and sidewalks create connections between employment, residential, commercial, and recreational facilities within the CMU Districts.
- iii. The use of catwalks to physically connect buildings and parking within the CMU Districts is strongly encouraged.
- iv. Outdoor dining areas are encouraged, but shall not impede pedestrian traffic flow. A minimum pathway of 5 feet that is free from obstacles shall be maintained. Outdoor dining areas shall be separated by a fence from the pedestrian sidewalk.

d. Solar and Alternative Energy

- i. Rooftop gardens, green roofs, solar carports, rooftop solar, etc. are strongly encouraged for every project within the CMU Districts.
- ii. Projects should strive to incorporate alternative energy, energy efficient features and technologies, and solar infrastructure within the design and construction of development and/or redevelopment projects within the CMU Districts.

**12. Procedure for the issuance of a Special Permit**

- a. The Planning Board may grant a special permit for relief from the provisions set forth in Section II.J.3., 4., 5., 6., 8., 9.,10., and 11., herein. The applicant shall be required to submit appropriate documentation supporting the need for special permits under this section. The Planning Board may request additional information and/or a peer review to determine if such special permit shall be granted under this Section.

**13. Variance**

A variance authorizing a use or activity not otherwise permitted in the CMU I and CMU II District shall be prohibited with the respective CMU District.