

February 9, 2016

RE: Corporate Mixed-use Zoning District and Corporate Mixed-use Zoning Map Amendments

Introduction: The Corporate Mixed-use (CMU) Zoning Districts proposes to incorporate commercial, office, retail, educational, residential, and community space in a master-planned community campus located near the 9/90 Corporate Center area. The intent of the CMU Zoning Districts is to rezone existing Light Manufacturing (M-1), General Manufacturing (G), and Business (B) Zoning Districts in accordance with the Master Land Use Plan and best practice. The existing zoning within the 9/90 Corporate Center area has been constructed at a low density, personal automobile dependent, and property-by-property style of development. The CMU Zoning District By-Laws has been drafted to foster a pedestrian environment is established for all users and that projects are developed as a contribution to a master planned community. The CMU Master Development Plan will ensure land preservation, while ensuring infrastructure is reviewed prior to the approval of a project within the CMU Zoning Districts.

History: The 9/90 Corporate Center area contains some Framingham's and the region's largest employers and economic base. Over the past year the Town of Framingham has been working to accomplish the goals, policies, and objectives set forth in the Master Land Use Plan, 2014 and the Zoning By-law Recodification Work Plan (December 2, 2014). The action items identified in the Master Land Use Plan and the Zoning By-law Recodification Work Plan are major undertakings that will shape the future land use patterns for years to come. One of the action items identified in both documents is the rezoning of the 9/90 Corporate Center area, which is currently located within the Light Manufacturing (M-1) Zoning District.

During the analysis and development of the proposed zoning by-law for the 9/90 Corporate Center, it was identified that the area between the existing 9/90 Corporate Center and the Technology Park (TP) Zoning District was a mixture of underutilized properties with a low occupancy rate and/or exhibited a low density land use due to the existing zoning (the area located between the existing 9/90 Corporate Center and the TP Zoning District is located within the Highway Overlay Corridor (HC) which requires additional zoning regulations and land use requirements for parcels within this Overlay District).

Since 1982, only three rezoning efforts have occurred within the Exit 12 area, outside of the Technology Park (TP) Zoning District, which include:

- Article 50 (Annual Town Meeting – April 22, 1998) The rezoning of land near the Exit 12 Interchanges from General Manufacturing (M) to Single Residence (R-4) Zoning Districts, upon Massachusetts Turnpike Authority land
- Article 51 (Annual Town Meeting – April 22, 1998) The rezoning of land near the Exit 12 Interchanges, Massachusetts Turnpike Authority land from Single Residence (R-1) to Single Residence (R-4) Zoning Districts.

- Article 44 (Annual Town Meeting – April 22, 1998) The amendment of the Zoning By-Law and the Zoning Map of the Town by changing to Light Manufacturing District (M-1) a certain parcel of land containing 57.598 acres owned by the Massachusetts Turnpike Authority as shown in Exhibit A presented at Town Meeting.

Based on the recommendations of the Master Land Use Plan, 2014, the Zoning By-law Recodification Work Plan, and the land use analysis of this area that was developed, it was determined to rezone the 9/90 Corporate Center area to aid in continued economic success of the Town.

Master Land Use Plan: In 2014, the Planning Board reviewed and updated the Master Land Use Plan. This effort updated the previous Master Plan, which was adopted well over 20 years ago. The 2014 Master Land Use Plan,

“helps create a unified action agenda for Framingham town government, Town Meeting, the Board of Selectmen, Community and Economic Development, the Planning Board, the Zoning Board of Appeals, and respective staff. It is the goal of the Master Land Use Plan and the Planning Board to ensure that the Town of Framingham is at the forefront of building a sustainable and healthy community, which promotes the Town through its economic development efforts, and provides an energy efficient and environmentally friendly place within the Commonwealth.”

For the 9/90 Corporate Center area, the Master Land Use Plan further guides the Town to “consider rezoning that allows an increase intensity of development for area, bulk, and/or height standards”. This Master Land Use Plan input guided the drafting of the proposed CMU Zoning By-Law. A copy of a review of the Master Land Use Plan, related to the CMU can be obtained on the Planning Board’s webpage.

Two proposed CMU Districts

- The proposed CMU I encompasses the entire existing 9/90 Corporate Center (currently zoned Light Manufacturing (M-1) and Business (B)).
- The proposed CMU II encompasses the southern portion of Route 9 (Worcester Road) from the Southborough town line to the Exit 12 interchange (currently zoned Business (B), and also located in the HC Overlay District), the northern portion of Route 9 (Worcester Road) from the Southborough town line to the Exit 12 interchange (currently zoned General Manufacturing (M) and also located in the HC Overlay District). The CMU II’s northern boundary will be the TP Zoning District.

Why

The intention of the CMU I and CMU II is to provide better land use practices with a more efficient use of the land within this important economic engine of the Town.

- Promote a mixture of uses that support both the employees and the companies, while enhancing the Town’s economic base
- Attract and retain businesses and employees, while promoting growth in place
- Develop a master planned campus compared to a parcel-by-parcel style development
- Promote a pedestrian and bicycle friendly environment, rather than continued auto dependency

- Allows the Town to remain proactive, rather than reactive – requires the Town to approve the Master Development Plan for the CMU I

Compare and Contrast of the Existing Zoning vs. Proposed CMU Zoning District

	Existing M-1 Non- Res	Existing M Non- Res	Existing B Non-Res	CMU I	CMU II	Existing Tech Park
Minimum Lot Area	6,000sf	6,000sf	6,000sf	20,000	10,000	43,560sf
Minimum Frontage	50ft	50ft	50ft	75	65	100ft
Minimum Front Setback	50ft	50ft	25ft	15	15	30ft
Minimum Side Setback	15ft	15ft	15ft	15	10	15ft
Minimum Landscaped Open Space	20%	20%	20%	20%	20%	0%
Maximum Floors/Height	6/80'	6/80'	6/80'	8/-	6/-	6-8/100'
Maximum Lot Coverage	0%	NA	NA	60%	60%	NA
Maximum FAR	0.32	0.32	0.32	-	-	0.25-1.0

Goals

The goals of the CMU Zoning Districts are to:

- Incorporate landscape, streetscape, open space, trails, and pathways into the design of large-scale projects and for existing commercial and industrial parks, in accordance with the Master Land Use Plan recommendation.
- Incorporate bicycle and pedestrian features on and off-site through Complete Streets regulations, in accordance with the Master Land Use Plan recommendation
- Create a Master Development Plan for the CMU Zoning Districts, which requires landowners and the Town to work together to develop projects within the CMU. Encourage growth and retention of existing companies, while attracting new companies to the CMU, through fostering a live/work/play environment supported by commercial and residential uses

Benefits of the CMU Zoning District

- Allows for better and more productive uses of the land, while preserving areas for open space, trails, and pedestrian style environment
- Incorporates bicycle and pedestrian features on and off-site through complete streets regulation

- Creates a Master Development Plan for the CMU Zoning Districts, which requires landowners and the Town to work together to develop projects within the CMU. The Master Development Plan also ensures that the impacts to Town infrastructure is mitigated by the developer and not the Town of Framingham
- Requires the inclusion of alternative energy, Best Management Practices, and Low Impact Development to lessen the impacts on infrastructure
- Incentive for the use of the Transfer of Development Rights By-Law within the CMU I District