

Framingham Planning Board

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February 27, 2016

RE: Corporate Mixed-use (CMU) District, Section II.J. of the Framingham Zoning By-Law and associated CMU Zoning Map Amendments

Dear Town Meeting Members,

The Planning Board has prepared a Corporate Mixed-use (CMU) District By-Law and associated Zoning Map amendments in accordance with the Master Land Use Plan and extensive research for Annual Town Meeting. The CMU Zoning By-Law is comprised of two zoning districts which include the CMU I and CMU II. The CMU District By-Law proposes to incorporate commercial, office, retail, educational, residential and community space in a master-planned community campus located near the 9/90 Corporate Center and Exit 12 area.

The intent of the CMU Zoning Districts is to rezone existing Light Manufacturing (M-1), General Manufacturing (G), and Business (B) Zoning Districts to allow for future growth of the Town's high tech area. 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 to be established for all users and to ensure that projects are developed as part of a master planned community. The CMU I and CMU II Plans will ensure land preservation and ongoing review of infrastructure capacity.

Below is a brief overview of the Town's Master Land Use Plan recommendations and additional supporting documentation.

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 states the following:

The 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.” Furthermore, the Master Land Use Plan identifies “The 9/90 Corporate Center and Technology Park” as an area needing to be rezoned. This Master Land Use Plan input guided the drafting of the proposed CMU Zoning By-Law.

- Incorporate landscape, streetscape, open space, trails, and pathways into the design of large-scale projects and for existing commercial and industrial parks. Additionally, incorporate bicycle and pedestrian features on and off-site through Complete Street Regulations.
- Provide incentives to continue investment, redevelopment, reclamation, and reuse of the industrial land at the interchange area, while distinguishing the eastern and western nodes located at Exit 12 interchange of the Massachusetts Turnpike with different mixes of commercial and industrial uses.
- Encourage high standards for architecture, urban design, landscaping and streetscape.
- Facilitate the expansion of local and regional public transportation connections to Framingham MBTA Station and the Logan Express service.
- Encourage parking garages to reduce surface parking and increase building development.

A copy of a review of the Master Land Use Plan relating to the CMU can be obtained on the Planning Board’s webpage.

Overview of the 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.

What is the Intention of the CMU Districts

The intention of the CMU I and CMU II Districts 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 a CMU Development Impact Report for projects in the CMU I and CMU II Districts.

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

	<u>Existing M-1 Non-Res</u>	<u>Existing M Non-Res</u>	<u>Existing B Non-Res</u>	<u>CMU I</u>	<u>CMU II</u>	<u>Existing Tech Park</u>
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 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 Town’s Master Land Use Plan recommendation.
- Incorporate bicycle and pedestrian features on and off-site through Complete Streets regulations in accordance with the Town’s Master Land Use Plan recommendation
- Provide a CMU Development Impact Report for projects within the CMU Zoning Districts that 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 by 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 a pedestrian style environment
- Incorporates bicycle and pedestrian features on and off-site through complete streets regulation
- Requires developers to provide a CMU Development Impact Report for all projects within either CMU District. The CMU Development Impact Report requires landowners and the Town to work together to develop projects within the CMU. The CMU Development Impact Report also

ensures that the impacts to the Town's infrastructure is mitigated by the developer and not the burden of 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

In summary, the Planning Board and staff request that Town Meeting consider and adopt the proposed CMU District By-Law and respective Zoning Map amendments. This proposal will provide an opportunity for major reinvestment in the Town's commercial industry again, in turn providing an increase in fiscal revenue while allowing the Town to partner with existing and potential new business partners to continue to regain our market share in the Metrowest Boston area.

Thank you for your consideration of the attached CMU District Zoning By-Law and Zoning Map amendments. For additional information on the CMU District please visit the Planning Board's website.