

Framingham Planning Board

Memorial Building ▪ Room B-37 ▪ 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 ▪ planning.board@framinghamma.gov



PERMIT | FRAMINGHAM

plan ▪ build ▪ grow



Planning Board Members:

Christine Long, Chair
Lewis Colten, Vice Chair
Victor Ortiz, Clerk
Thomas F. Mahoney
Stephanie Mercandetti

Planning Board Staff:

Amanda L. Loomis, Planning Board Administrator

Part 3 – Meeting with the Board of Selectmen on May 4, 2016 Review of the Existing Zoning for the Purposes of the Expansion of the TDR By-Law

Part 3 – Meeting with the Board of Selectmen on May 4, 2016 review package is intended to track the progress of the TDR By-Law review. This package will be followed by one additional part that includes: Part 4 – Documents for Review at the opening Public Hearing on Monday, May 16, 2016.

The following maps were developed based on feedback from meetings and additional research. Below is a list of documents and maps that were provided for the Board of Selectmen on May 4, 2016

Documents for Review

- 1. Letter RE: DRAFT Transfer of Development Rights (TDR) Overlay District – For Discussion Purposes Only, dated April 29, 2016**
- 2. Map #2 – Transfer of Development Rights West TDR Overlay District April 29, 2016 (For Discussion Purposes)** Revision to the West TDR Over – consists only of the Chapter 43D Expedited Permitting Sites (and one additional landlocked parcel on the Southborough Town Line) – removal of the area between 9/90 Corporate Center (area south of Route 9) and the Technology Park (area above Worcester Road)
- 3. Map #2 – Transfer of Development Rights West TDR Overlay District April 29, 2016 (For Discussion Purposes)** same map as Map #1, the only difference is the background layer is the aerial map of the Town
- 4. Map #3 – Transfer of Development Rights East TDR Overlay District April 29, 2016 For Discussion Purposes** Map #3 was developed with the 500' residential buffer (as presented at the April 25, 2016 Standing Committee on Planning and Zoning Meeting) and in response to concerns about additional residential development. Therefore, Map #3 removes the Business (B) Zoning District from the East TDR Overlay District (the B Zoning District allows by special permit mixed-use development). Map #3 shows 8 parcels of land that are not consistent with the 500' residential buffer and/or are located within the B Zoning District – therefore a discussion is required to determine if these parcels should be in the TDR East Overlay District.
- 5. Map #4 – Transfer of Development Rights East TDR Overlay District April 29, 2016 For Discussion Purposes** same map as Map #3, the only difference is the background layer is the aerial map of the Town
- 6. PowerPoint Presentation – Transfer of Development Rights (TDR), presented to the Board of Selectmen on May 4, 2016 (Discussion)**

- 7. Excel Spread Sheet – Review of Property Zoned: Manufacturing** Review of a parcel located within the proposed TDR East Overlay District zoned General Manufacturing (M) - based on the existing Floor Area Ratio (FAR), use of TDR as currently adopted in Section V.O Transfer of Development Rights By-Law, increase of FAR to .75 with the use of TDR, and increase of FAR to 1.0 with the use of TDR. This review further looks at the constraints of parking, which plays a major role in how much development can occur on a site. Furthermore, the review provides a rough estimate based on the number of potential Giving Parcels – how many projects of this size would need to be developed to use all of the Development Rights from the Giving Parcels.
- 8. Excel Spread Sheet – Review of Property Zoned: Light Manufacturing** Review of a parcel located within the proposed TDR East Overlay District zoned Light Manufacturing (M-1) - based on the existing Floor Area Ratio (FAR), use of TDR as currently adopted in Section V.O Transfer of Development Rights By-Law, increase of FAR to .75 with the use of TDR, and increase of FAR to 1.0 with the use of TDR. This review further looks at the constraints of parking, which plays a major role in how much development can occur on a site. Furthermore, the review provides a rough estimate based on the number of potential Giving Parcels – how many projects of this size would need to be developed to use all of the Development Rights from the Giving Parcels.
- 9. Excel Spread Sheet – Review of Property Zoned: Light Manufacturing** Review of a parcel located within the proposed TDR East Overlay District zoned Light Manufacturing (M-1) - based on the existing Floor Area Ratio (FAR), use of TDR as currently adopted in Section V.O Transfer of Development Rights By-Law, increase of FAR to .75 with the use of TDR, and increase of FAR to 1.0 with the use of TDR. This review further looks at the constraints of parking, which plays a major role in how much development can occur on a site. Furthermore, the review provides a rough estimate based on the number of potential Giving Parcels – how many projects of this size would need to be developed to use all of the Development Rights from the Giving Parcels.
- 10. Excel Spread Sheet – Review of Property Zoned: Light Manufacturing Example** Review of the previous property, except on current developed conditions in the field. The existing property is constructed at a Floor Area Ratio (FAR) of 0.28. This review looks at what would happen if the project was increased by 50% (as allowed under Section V.O Transfer of Development Rights By-Law).
- 11. Map #5 – Transfer of Development Rights East TDR Overlay District Zoning District Review** Map #5 shows the locations of the existing zoning in response to the questions related to the locations of mixed-use residential development.
- 12. Map #6 Transfer of Development Rights – Roadways** Map #6 provided the names of the roadways within the eastern side of Framingham for reference.

Framingham Planning Board

Memorial Building ▪ Room B-37 ▪ 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 ▪ planning.board@framinghamma.gov



PERMIT | FRAMINGHAM

plan ▪ build ▪ grow



Planning Board Members:

Christine Long, Chair
Lewis Colten, Vice Chair
Victor Ortiz, Clerk
Thomas F. Mahoney
Stephanie Mercandetti

Planning Board Staff:

Amanda L. Loomis, Planning Board Administrator
Stephanie D. Marrazzo, Clerical Assistant

APRIL 29, 2016

RE: DRAFT TRANSFER OF DEVELOPMENT RIGHTS (TDR) OVERLAY DISTRICTS – FOR DISCUSSION PURPOSES ONLY

Enclosed please find four maps for the purposes of discussion on Wednesday, May 4, 2016.

East Transfer of Development (TDR) Overlay District

The DRAFT East Transfer of Development (TDR) Overlay District includes parcels within the General Manufacturing (M) and Light Manufacturing (M-1) Zoning Districts (with the exception of two parcels within the most southern portion of the proposed Overlay District which are split zoned – Business (B) and Light Manufacturing (M-1)). Most of the proposed DRAFT East TDR Overlay District parcels are roughly 500' away from a residential zoning district (several parcels are within the 500' buffer). Furthermore, the DRAFT East TDR Overlay District depicts several parcels within the Overlay boundaries that have a teal hatching. These parcels with the teal hatching will need to be discussed based in the information identified above and/or are additional parcels for consideration based on their zoning designation.

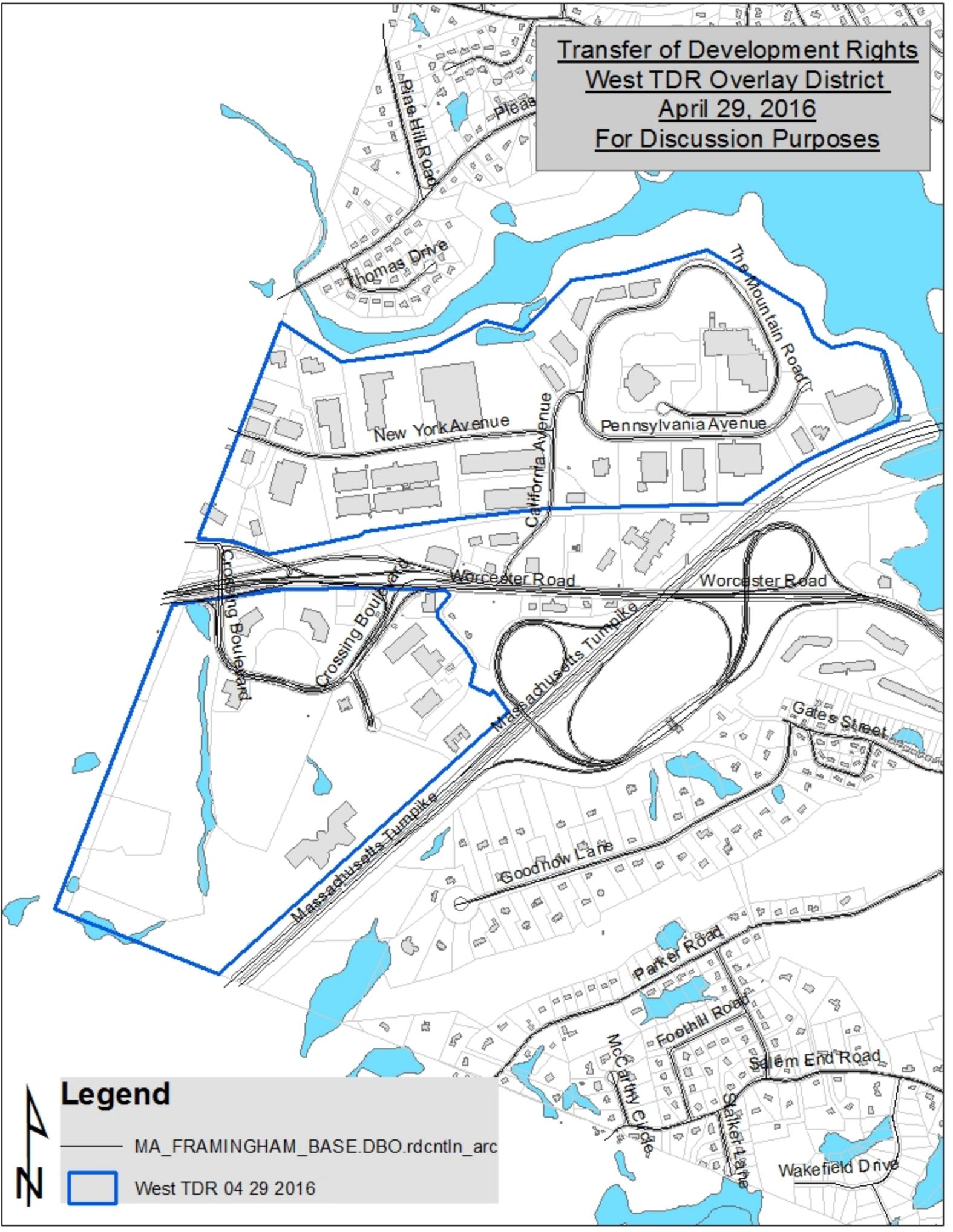
West Transfer of Development (TDR) Overlay District

The West Transfer of Development (TDR) Overlay District contains the parcels defined in Section I.E of the Framingham Zoning By-Law under the definition: Receiving Parcel, located within the 9/90 Corporate Center, and located within the Technology Park Zoning District.

Thank you,

Amanda Loomis

Transfer of Development Rights
West TDR Overlay District
April 29, 2016
For Discussion Purposes



Legend

- MA_FRAMINGHAM_BASE.DBO.rdcntln_arc
- West TDR 04 29 2016

Transfer of Development Rights
West TDR Overlay District
April 29, 2016
For Discussion Purposes



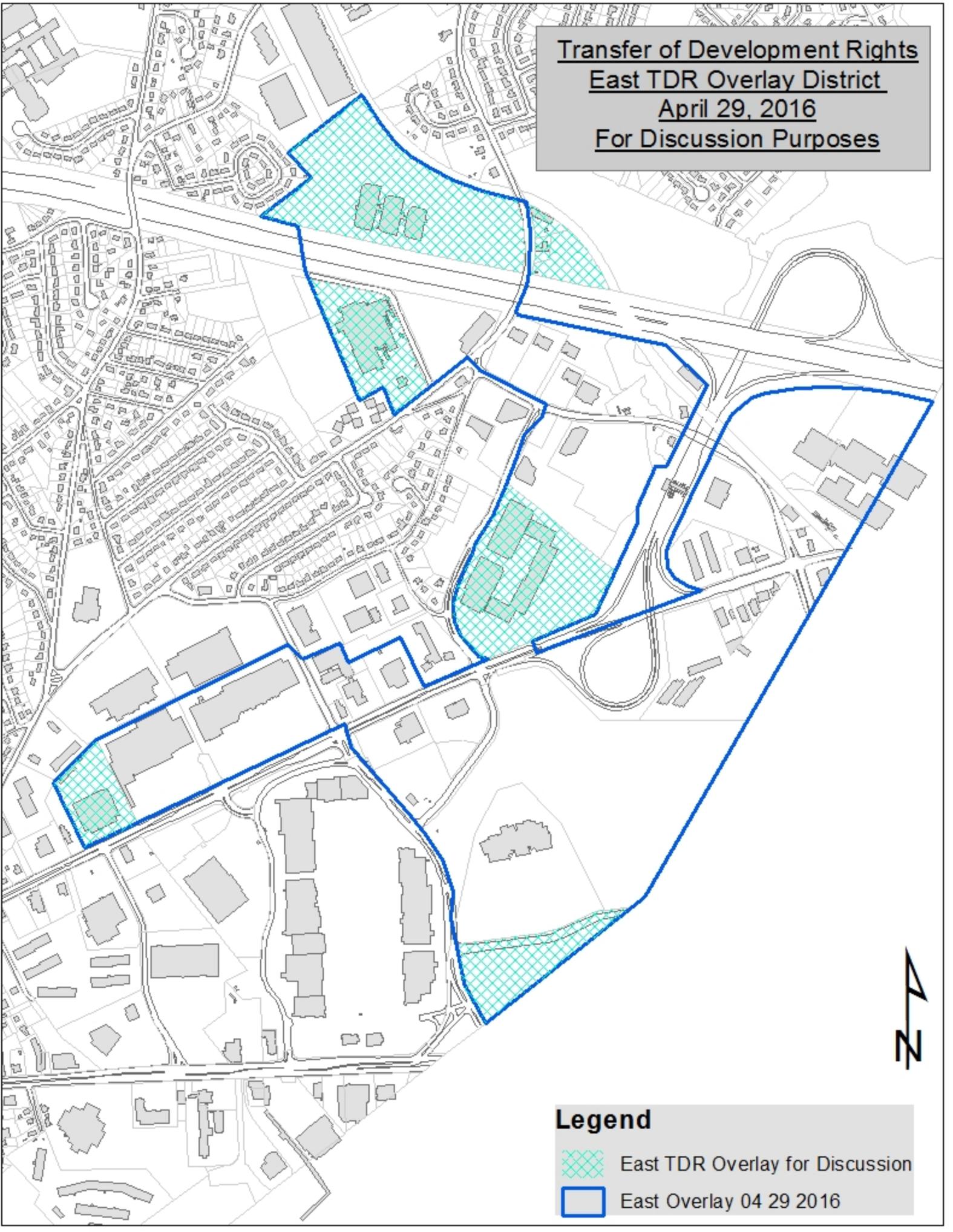
Legend



West TDR 04 29 2016



Transfer of Development Rights
East TDR Overlay District
April 29, 2016
For Discussion Purposes



Legend

-  East TDR Overlay for Discussion
-  East Overlay 04 29 2016

Transfer of Development Rights
East TDR Overlay District
April 29, 2016
For Discussion Purposes



Legend

-  East TDR Overlay for Discussion
-  East Overlay 04 29 2016

Transfer of Development Rights (TDR)

May 4, 2016 Discussion



Three Questions to Address

1. Increase in height?
2. Increase in Floor Area Ratio (FAR)?
3. What Properties to include in the TDR Overlay District?



House Keeping By-Law Amendments

- **Amend Section V.O.2.c.4**
 - Purpose: Clarification
 - Trails systems for public access for passive recreational use may be developed within APR and/or CR-encumbered land of the Giving Parcel(s).~~The Giving Parcel may develop a trail system within the APR and/or CR lands, which may be accessible for public use;~~



Review of Section V.O.2.b.5

- Increase in height to allow for increase use of Development Rights
- Results in a review of the Floor Area Ratio (FAR) to allow for developers to utilize the height and lot

	Maximum Increase in Building Height/Additional Floors	Maximum Increase in Lot Coverage	Maximum Increase in FAR
Receiving Parcel Development Rights Chapter 43D Priority Development Sites	<u>4</u> 35%*	15%*	[50%*]



Question Number 1

Increase in height?



Increase in Number of Floors

Building area with a 0.32 FAR = 197,936.64	
Number of Floors	SF per floor
Floor 1	197,936
Floor 2	98,968
Floor 3	65,978
Floor 4	49,484
Floor 5	39,587
Floor 6	32,989

- Costly to construct above 70'
- Incentive for utilizing TDR and Development Rights
- Allows for economic development: potential increase in office, commercial, research & development, etc.

TDR FAR Increase 0.32+0.15=0.48		
Number of Floors	SF Per Floor	Surface or Structured Parking Required (Non-office/R&D)
Floor 1	296,905	Structured/Structured
Floor 2	148,452	Surface/Surface
Floor 3	98,968	Surface/Surface
Floor 4	74,226	Surface/Surface
Floor 5	59,381	Surface/Surface
Floor 6	49,484	Surface/Surface
Floor 7	42,414	Surface/Surface
Floor 8	37,113	Surface/Surface
Floor 9	32,989	Surface/Surface
Floor 10	29,690	Surface/Surface

Question Number 2

Increase in Floor Area Ratio
(FAR)



Section V.O.2.b.5

Giving Parcels (located in R-1, R-2, R-3, R-4, and G)

- Roughly 57 Giving Parcels
- 15 Giving Parcels under Chapter 61/61A
- Estimated total Development Rights: 4,023,500sf

Estimated Giving Parcel Information

R-4 TDR Lots Aval.	393 Lots	2,554,500sf
R-3 TDR Lots Aval.	189 Lots	1,134,000sf
R-2 TDR Lots Aval.	0 Lots	0sf
R-1 TDR Lots Aval.	67 Lots	335,000sf
G TDR Lots Aval.	0 Lots	0sf

Estimated - based on wetlands and access - a land survey would need to be conducted to verify actual number of Giving Parcels



Projects under existing TDR Regulations

Existing Zoning – No TDR

- Based on FAR of 0.32
- Lot Area: 618,522sf
- Estimated FAR: 197,936sf

Existing Zoning - TDR of 50%

- Based on FAR of $0.32 + .15 = .48$
- Estimated FAR: 296,905sf

Existing TDR on Existing Construction

- Based on existing construction (FAR 0.28)
- Estimated FAR based on constructed building: 259,791sf

Required Number of Projects to Absorb the Estimated	
Constructed + Existing TDR	Existing TDR
R-4: 31 Projects	R-4: 25 Projects
R-3: 14 Projects	R-3: 12 Projects
R-2: NA	R-2: NA
R-1: 4 Projects	R-1: 4 Projects
G: NA	G: NA
Total of 49 Projects*	Total of 41 Projects*



Photo Source:

http://www.google.com/url?sa=i&rct=j&q=&esrc=s&source=images&cd=&ved=0ahUKEwjdx9nsh7_MAhXH7R4KHMYbCSgQjhwIBQ&url=http%3A%2F%2Fwww.framinghamnatickretail.com%2Fframingham%2F&sig=AFQjCNFVZiwG9kiOrlQV59sbsACGqLEXKw&ust=1462404604266759&cad=rjt

Estimated Giving Parcel to Achieve Previous Project

Required Number of Projects to Absorb the Estimated			
Constructed + Existing TDR	Existing TDR	.75 FAR	1.0 FAR
R-4: 31 Projects	R-4: 25 Projects	R-4: 10 Projects	R-4: 6 Projects
R-3: 14 Projects	R-3: 12 Projects	R-3: 5 Projects	R-3: 3 Projects
R-2: NA	R-2: NA	R-2: NA	R-2: NA
R-1: 4 Projects	R-1: 4 Projects	R-1: 2 Projects	R-1: 1 Projects
G: NA	G: NA	G: NA	G: NA
Total of 49 Projects*	Total of 41 Projects*	Total of 17 Projects*	Total of 10 Projects*
*to absorb estimated TDRs based on wetlands and access			

Question Number Three

Properties to include in the
TDR Overlay District

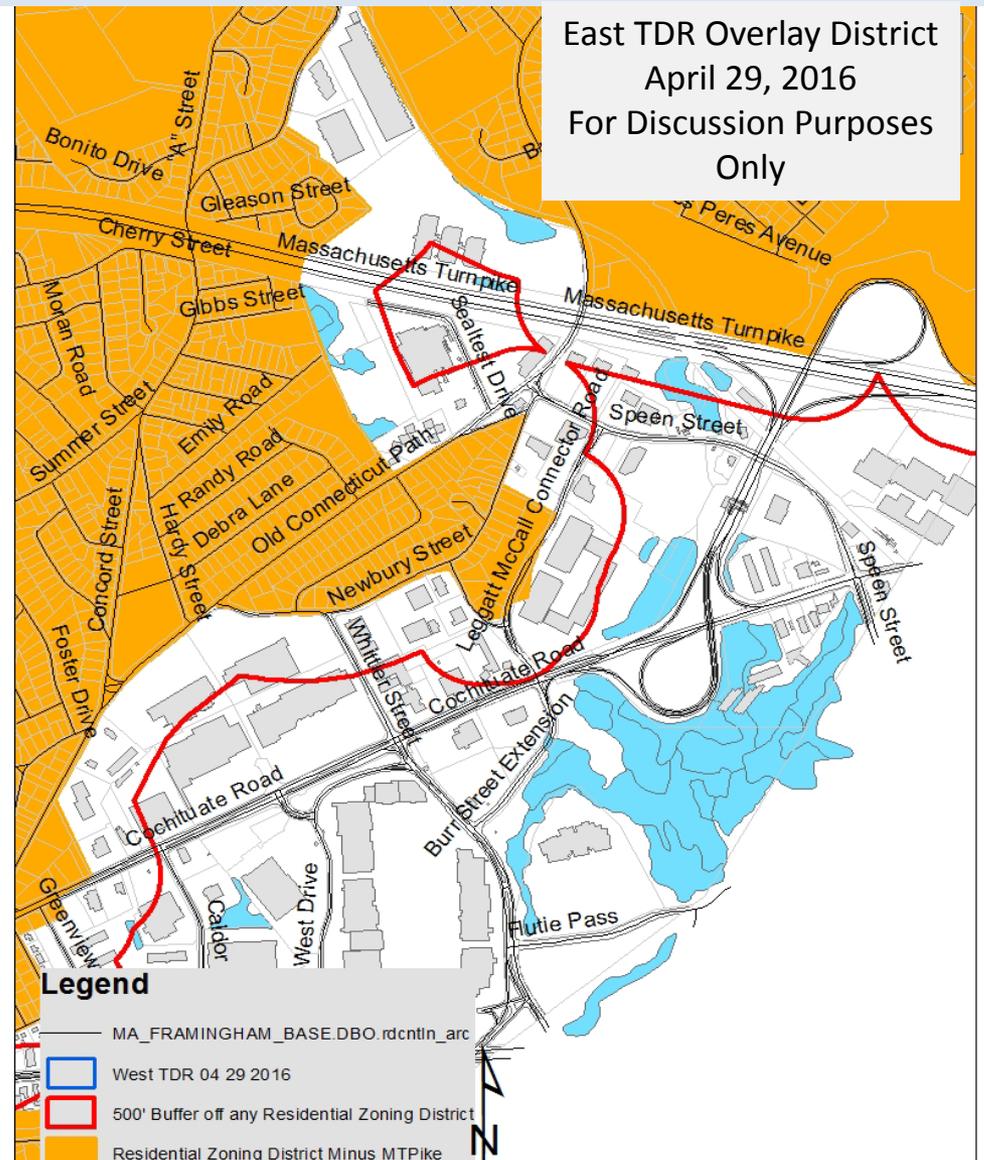


Mixed-use/Apartments – Special Permits

- Multi-family – only allowed in Central Business (CB) Zoning District
- Mixed-Use & Mixed-use Complex is allowed in:
 - Neighborhood Business (B-1)
 - Community Business(B-2)
 - General Business (B-3 & B-4)
 - Business (B)
 - Central Business (CB)

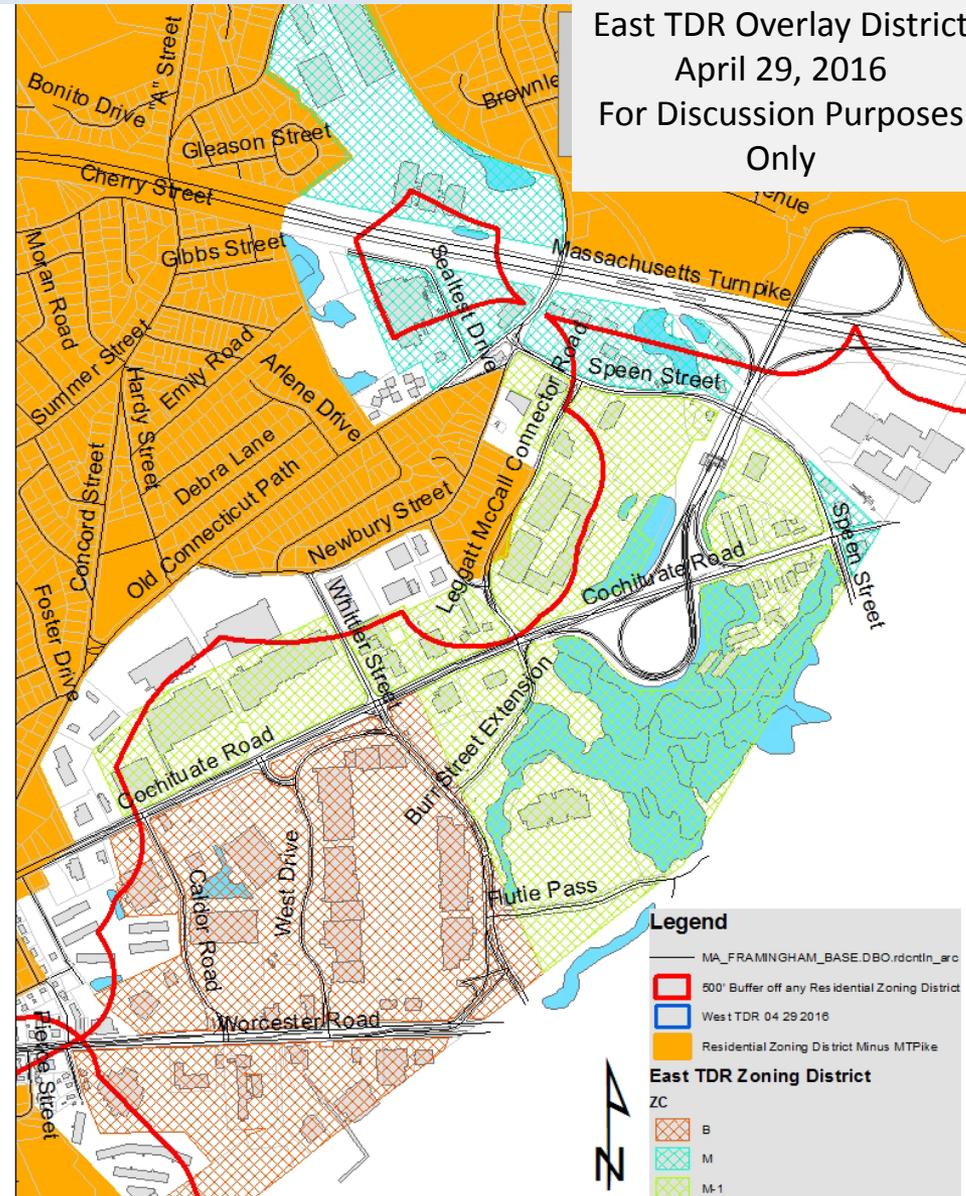


Residential Zoning District Buffer



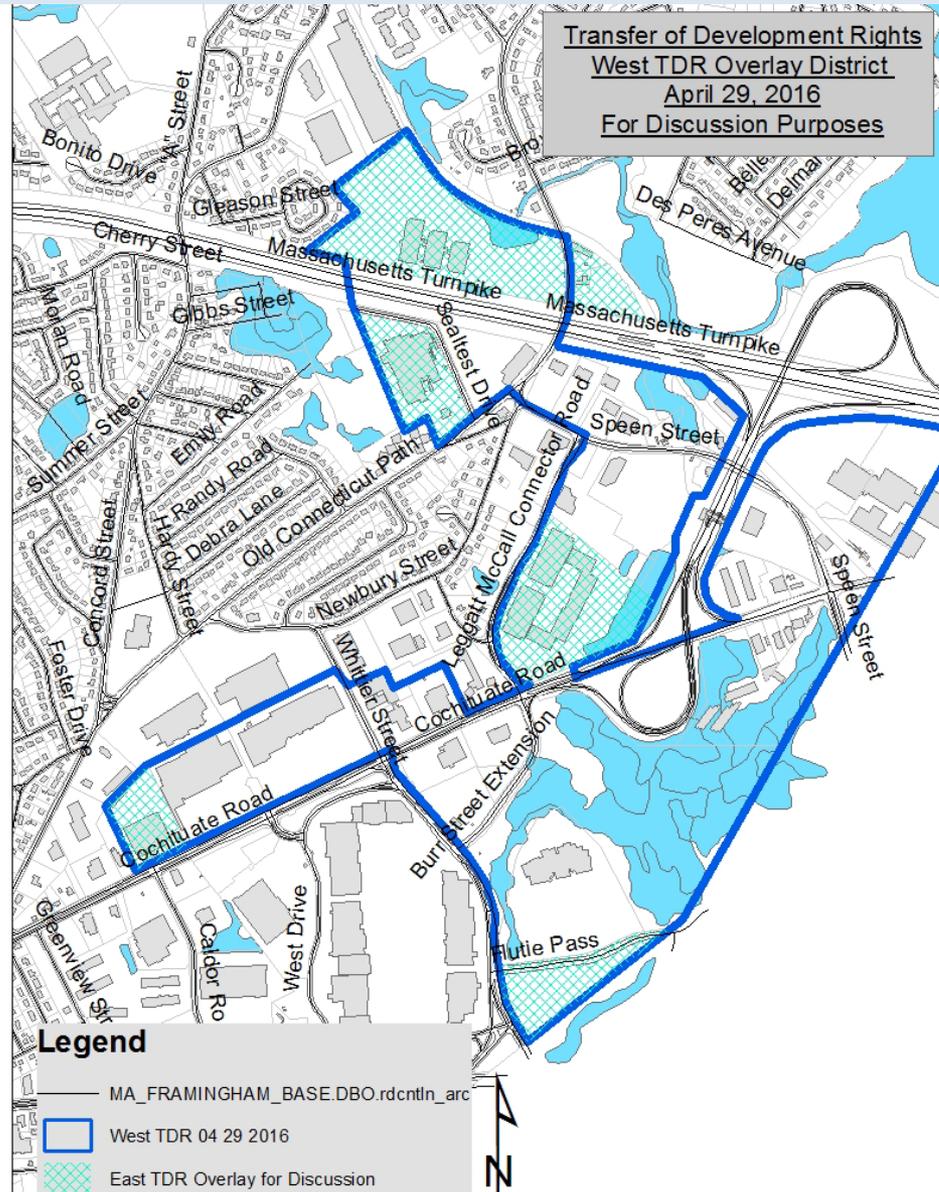
- Establish separation between residential zoning districts and proposed TDR Overlay District

Mixture of Separation and Uses



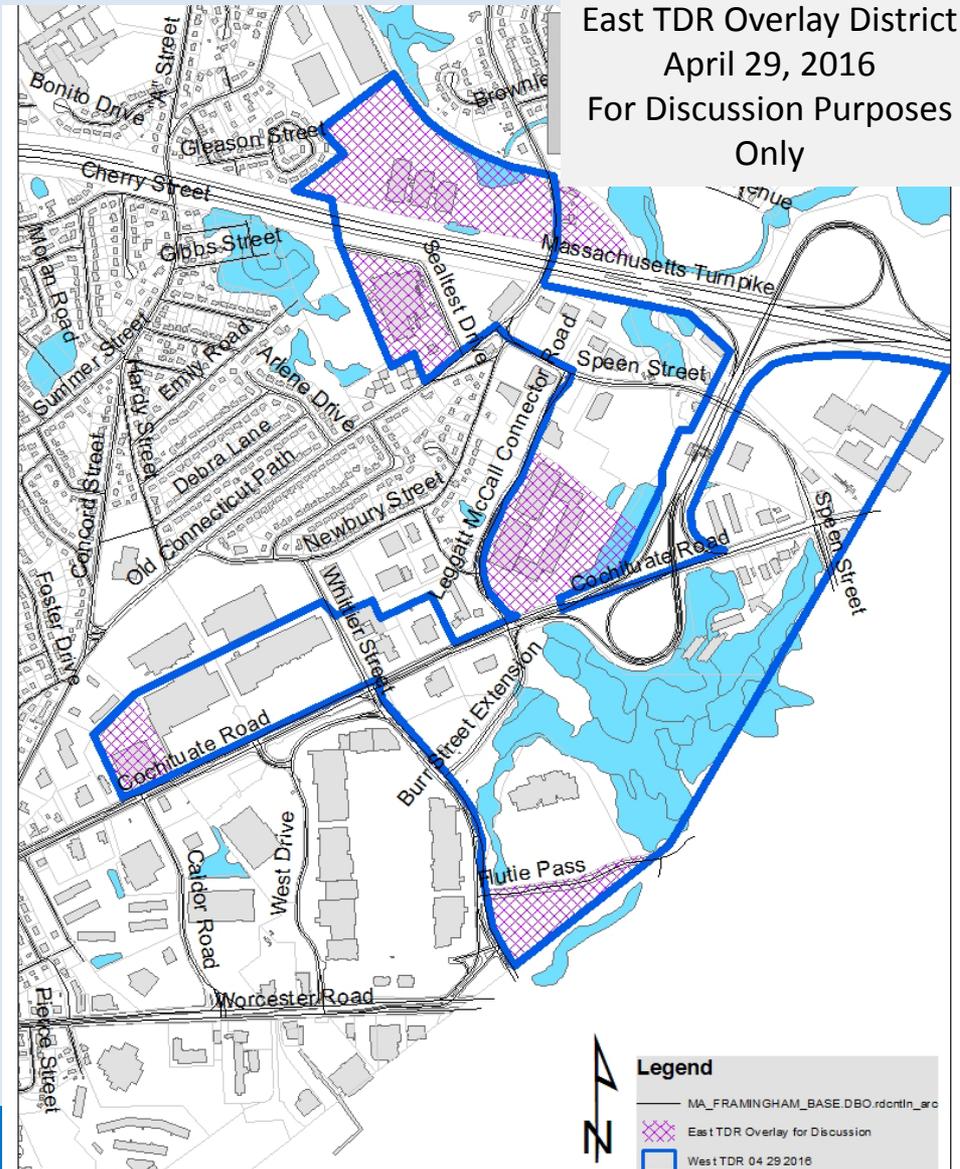
- Mixture of the 500' buffer and review of Use

TDR East Overlay District



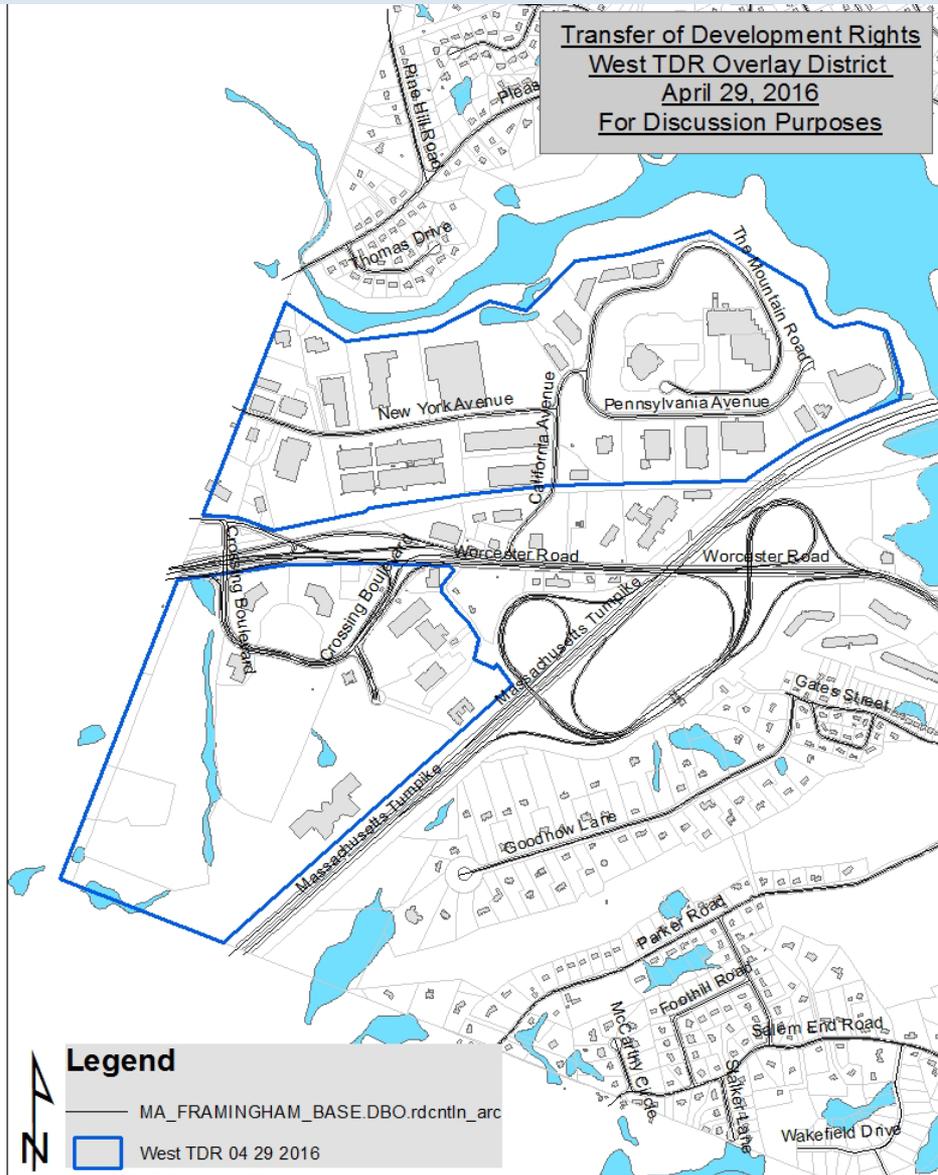
- Properties Zoned
 - General Manufacturing (M)
 - Light Manufacturing (M-1)

Parcels for Discussion



- 500 Old Conn Path
- 597/601/615 Old Conn Path
- 490 Old Conn Path
- 550 Cochituate Road
- 330 Cochituate Road
- 19 Flutie Pass

TDR West Overlay District/ Amend Section I.E



Amend Section I.E. Definitions

1. Terms Defined

Receiving Parcel: A Receiving Parcel consisting of one or more contiguous parcels in one ownership throughout, or any combination of parcels of land consolidated under a joint development agreement where all such owners jointly apply for a TDR special permit, which has been designated within the Transfer of Development Rights (TDR) Overlay District, which is shown on the Zoning Map, as a Chapter 43D: Priority Development site: 1672 Worcester Road, 1800 Worcester Road, 1898RR Worcester Road, 1900R Worcester Road, 1900RR Worcester Road, 100 Crossing Blvd, 149 Crossing Blvd, 150 Crossing Blvd, 175 Crossing Blvd, 200 Crossing Blvd, 225 Crossing Blvd, 150 Gates Street, 100 Staples Drive, 200 Staples Drive, 400 Staples Drive, 500 Staples Drive, 740 Cochituate Road, 750 Cochituate Road, and 156 Speen Street, 0 Pleasant Street Connector, 9 Pleasant Street Connector, 15 Pleasant Street Connector, 10 California Ave, 11 California Ave, 40 California Ave, 1 The Mountain Road, 5 The Mountain Road, 100 The Mountain Road, 0 Pennsylvania Ave, 100 Pennsylvania Ave, 105 Pennsylvania Ave, 115 Pennsylvania Ave, 125 Pennsylvania Ave, 135 Pennsylvania Ave, 137 Pennsylvania Ave, 145 Pennsylvania Ave, 0 New York Ave RR, 1 New York Ave, 2 New York Ave, 31 New York Ave, 33 New York Ave, 45 New York Ave, 47 New York Ave, 49 New York Ave, 51 New York Ave, 55 New York Ave, 74 New York Ave, 84 New York Ave, 86 New York Ave, 86R New York Ave, 88 New York Ave, and 92 New York Ave.

TDR West Overlay



Zoning: Manufacturing

Lot Area: 4.417 acres - 192,404.52sq

20% Landscape Area: 38,480.904sf

Residential and/or Mixed-use Residential Permitted: only permitted by a variance from the ZBA

Base FAR 0.32	
Building area with a 0.32 FAR = 61,569.44sf	
Number of FlocSF per floor	
Floor 1	61,569.44
Floor 2	30,784.72
Floor 3	20,523.15
Floor 4	15,392.36
Floor 5	12,313.89
Floor 6	10,261.57

Estimated Giving Parcel Information		
R-4 TDR Lots Aval.	393 Lots	2,554,500sf
R-3 TDR Lots Aval.	189 Lots	1,134,000sf
R-2 TDR Lots Aval.	0 Lots	0sf
R-1 TDR Lots Aval.	67 Lots	335,000sf
G TDR Lots Aval.	0 Lots	0sf
Estimated - based on wetlands and access - a land survey would need to be conducted to verify		

Required Number of Projects to Absorb the Estimated		
Existing TDR	.75 FAR	1.0 FAR
R-4: 99 Projects	R-4: 30 Projects	R-4: 18 Projects
R-3: 48 Projects	R-3: 14 Projects	R-3: 4 Projects
R-2: NA	R-2: NA	R-2: NA
R-1: 14 Projects	R-1: 4 Projects	R-1: 3 Projects
G: NA	G: NA	G: NA
Total of 161 Projects	Total of 48 Projects	Total of 25 Projects
*to absorb estimated TDRs based on wetlands and access		

TDR FAR Increase 0.32+0.15=0.48		
Number of Floors	SF Per Floor	Surface or Structured Parking Required (Non-office/R&D)
Floor 1	82,354.17	Structured/Surface
Floor 2	46,177.09	Structured/Surface
Floor 3	30,784.67	Structured/Surface
Floor 4	23,086.29	Structured/Surface
Floor 5	18,470.83	Structured/Surface
Floor 6	15,392.36	Structured/Surface
Floor 7	13,193.45	Structured/Surface
Floor 8	11,544.27	Structured/Surface
Floor 9	10,261.57	Structured/Surface
Floor 10	9,235.42	Structured/Surface
Non-Medical Office Parking (1- 250 gross sf)		
330 parking spaces		
89,100sf pavement area (parking space + drive aisle)		
Research & Development (1ps - 800 gross sf)		
103 parking spaces required		
16,686sf of pavement area (parking spaces + drive aisle)		
Zoning District	Number of Giving Lots	
R-4	4 Lots	
R-3	4 Lots	
R-2	4 Lots	
R-1	5 Lots	
G	5 Lots	

TDR FAR Increase from 50% increase to 0.75		
Number of Floors	SF Per Floor	Surface or Structured Parking Required (Non-office/R&D)
Floor 1	144,303.39	Structured/Structured
Floor 2	72,151.70	Structured/Surface
Floor 3	48,101.43	Structured/Surface
Floor 4	36,075.85	Structured/Surface
Floor 5	28,860.68	Structured/Surface
Floor 6	24,050.57	Structured/Surface
Floor 7	20,614.77	Structured/Surface
Floor 8	18,037.92	Structured/Surface
Floor 9	16,033.71	Structured/Surface
Floor 10	14,430.30	Structured/Surface
Non-Medical Office Parking (1- 250 gross sf)		
578 parking spaces		
156,060sf pavement area (parking space + drive aisle)		
Research & Development (1ps - 800 gross sf)		
181 parking spaces required		
29,322 sf of pavement area (parking spaces + drive aisle)		
Zoning District	Number of Giving Lots	
R-4	13 Lots	
R-3	14 Lots	
R-2	16 lots	
R-1	17 Lots	
G	19 Lots	

TDR FAR Increase from 50% increase to 1.0		
Number of Floors	SF Per Floor	Surface or Structured Parking Required (Non-office/R&D)
Floor 1	192,404.52	Structured/Structured
Floor 2	96,202.26	Structured/Structured
Floor 3	64,134.84	Structured/Surface
Floor 4	48,101.13	Structured/Surface
Floor 5	38,480.90	Structured/Surface
Floor 6	32,067.42	Structured/Surface
Floor 7	27,486.36	Structured/Surface
Floor 8	24,050.57	Structured/Surface
Floor 9	21,378.28	Structured/Surface
Floor 10	19,240.45	Structured/Surface
Non-Medical Office Parking (1- 250 gross sf)		
770 parking spaces		
207,900sf pavement area (parking space + drive aisle)		
Research & Development (1ps - 800 gross sf)		
241 parking spaces required		
65,178sf of pavement area (parking spaces + drive aisle)		
Zoning District	Number of Giving Lots	
R-4	21 Lots	
R-3	22 Lots	
R-2	24 Lots	
R-1	27 Lots	
G	30 Lots	

Zoning: Light Manufacturing
 Lot Area: 6.369 acres - 277,433.64sf
 20% Landscaping: 55,486.728sf
 Base FAR 0.32

Residential and/or Mixed-use Residential Permitted: only permitted by a variance from the ZBA

Building area with a 0.32 FAR = 88,778.76sf

Number of Floc SF per floor	
Floor 1	88,778.76
Floor 2	44,389.38
Floor 3	29,592.92
Floor 4	22,194.69
Floor 5	17,755.75
Floor 6	14,796.46

Estimated Giving Parcel Information		
R-4 TDR Lots Aval.	393 Lots	2,554,500sf
R-3 TDR Lots Aval.	189 Lots	1,134,000sf
R-2 TDR Lots Aval.	0 Lots	0sf
R-1 TDR Lots Aval.	67 Lots	335,000sf
G TDR Lots Aval.	0 Lots	0sf
Estimated - based on wetlands and access - a land survey would need to be conducted to verify		

Required Number of Projects to Absorb the Estimated		
Existing TDR	.75 FAR	1.0 FAR
R-4: 57 Projects	R-4: 21 Projects	R-4: 14 Projects
R-3: 24 Projects	R-3: 10 Projects	R-3: 6 Projects
R-2: NA	R-2: NA	R-2: NA
R-1: 8 Projects	R-1: 3 Projects	R-1: 1 Projects
G: NA	G: NA	G: NA
Total of 89 Projects	Total of 34 Projects	Total of 21 Projects
*to absorb estimated TDRs based on wetlands and access		

TDR FAR Increase 0.32+0.15=0.48		
Number of Floors	SF Per Floor	Surface or Structured Parking Required (Non-office/R&D)
Floor 1	133,168.15	Surface/Surface
Floor 2	66,584.07	Surface/Surface
Floor 3	44,389.38	Surface/Surface
Floor 4	33,292.04	Surface/Surface
Floor 5	26,633.63	Surface/Surface
Floor 6	22,194.69	Surface/Surface
Floor 7	19,024.02	Surface/Surface
Floor 8	16,646.02	Surface/Surface
Floor 9	14,796.46	Surface/Surface
Floor 10	13,316.81	Surface/Surface
Non-Medical Office Parking (1- 250 gross sf)		
533 parking spaces		
143,802sf pavement area (parking space + drive aisle)		
Research & Development (1ps - 800 gross sf)		
167 parking spaces required		
45,198sf of pavement area (parking spaces + drive aisle)		
Zoning District Number of Giving Lots		
R-4	7 Lots	
R-3	8 Lots	
R-2	9 Lots	
R-1	9 Lots	
G	10 Lots	

TDR FAR Increase from 50% increase to 0.75		
Number of Floors	SF Per Floor	Surface or Structured Parking Required
Floor 1	208,075.23	Structured/Structured
Floor 2	104,037.62	Structured/Surface
Floor 3	69,358.41	Structured/Surface
Floor 4	52,018.80	Structured/Surface
Floor 5	41,615.05	Structured/Surface
Floor 6	34,679.21	Structured/Surface
Floor 7	29,725.03	Structured/Surface
Floor 8	26,009.40	Structured/Surface
Floor 9	23,119.47	Structured/Surface
Floor 10	20,807.52	Structured/Surface
Non-Medical Office Parking (1- 250 gross sf)		
833 parking spaces		
225,018sf pavement area (parking space + drive aisle)		
Research & Development (1ps - 800 gross sf)		
261 parking spaces required		
70,578sf of pavement area (parking spaces + drive aisle)		
Zoning District Number of Giving Lots		
R-4	19 Lots	
R-3	20 Lots	
R-2	22 Lots	
R-1	24 Lots	
G	27 Lots	

TDR FAR Increase from 50% increase to 1.0		
Number of Floors	SF Per Floor	Surface or Structured Parking Required
Floor 1	277,433.64	Structured/Structured
Floor 2	138,716.32	Structured/Structured
Floor 3	92,477.88	Structured/Surface
Floor 4	69,358.41	Structured/Surface
Floor 5	55,486.73	Structured/Surface
Floor 6	46,238.94	Structured/Surface
Floor 7	39,633.38	Structured/Surface
Floor 8	34,679.21	Structured/Surface
Floor 9	30,825.96	Structured/Surface
Floor 10	27,743.36	Structured/Surface
Non-Medical Office Parking (1- 250 gross sf)		
1110 parking spaces		
209,790sf pavement area (parking space + drive aisle)		
Research & Development (1ps - 800 gross sf)		
347 parking spaces required		
93,798sf of pavement area (parking spaces + drive aisle)		
Zoning District Number of Giving Lots		
R-4	30 Lots	
R-3	32 Lots	
R-2	35 Lots	
R-1	38 Lots	
G	42 Lots	

Zoning: Light Manufacturing
 Lot Area: 14.2 acres - 618,552sf
 20% Landscaping: 123,710.4
 FAR .32
 Residential and/or Mixed-use Residential: only permitted by a variance from the ZBA

Building area with a 0.32 FAR = 197,936.64		
Number of Floors	SF per floor	
Floor 1	197,936	
Floor 2	98,968	
Floor 3	65,978	
Floor 4	49,484	
Floor 5	39,587	
Floor 6	32,989	

Estimated Giving Parcel Information		
R-4 TDR Lots Aval.	393 Lots	2,554,500sf
R-3 TDR Lots Aval.	189 Lots	1,134,000sf
R-2 TDR Lots Aval.	0 Lots	0sf
R-1 TDR Lots Aval.	67 Lots	335,000sf
G TDR Lots Aval.	0 Lots	0sf
Estimated - based on wetlands and access - a land survey would need to be conducted to verify		

Required Number of Projects to Absorb the Estimated		
Existing TDR	.75 FAR	1.0 FAR
R-4: 25 Projects	R-4: 10 Projects	R-4: 6 Projects
R-3: 12 Projects	R-3: 5 Projects	R-3: 3 Projects
R-2: NA	R-2: NA	R-2: NA
R-1: 4 Projects	R-1: 2 Projects	R-1: 1 Projects
G: NA	G: NA	G: NA
Total of 41 Projects	Total of 17 Projects	Total of 10 Projects
*to absorb estimated TDRs based on wetlands and access		

TDR FAR Increase 0.32+0.15=0.48		
Number of Floors	SF Per Floor	Surface or Structured Parking Required (Non-office/R&D)
Floor 1	296,905	Structured/Structured
Floor 2	148,452	Surface/Surface
Floor 3	98,968	Surface/Surface
Floor 4	74,226	Surface/Surface
Floor 5	59,381	Surface/Surface
Floor 6	49,484	Surface/Surface
Floor 7	42,414	Surface/Surface
Floor 8	37,113	Surface/Surface
Floor 9	32,989	Surface/Surface
Floor 10	29,690	Surface/Surface
Non-Medical Office Parking (1- 250 gross sf)		
1188 parking spaces		
320,760sf pavement area (parking space + drive aisle)		
Research & Development (1ps - 800 gross sf)		
372 parking spaces required		
100,440sf of pavement area (parking spaces + drive aisle)		
Zoning District	Number of Giving Lots	
R-4	16	
R-3	17	
R-2	18	
R-1	20	
G	22	

TDR FAR Increase from 50% increase to 0.75		
Number of Floors	SF Per Floor	Surface or Structured Parking Required
Floor 1	463,914	Structured/Structured
Floor 2	231,957	Structured/Surface
Floor 3	154,638	Structured/Surface
Floor 4	115,978	Surface/Surface
Floor 5	92,782	Surface/Surface
Floor 6	77,319	Surface/Surface
Floor 7	66,273	Surface/Surface
Floor 8	57,989	Surface/Surface
Floor 9	51,546	Surface/Surface
Floor 10	46,391	Surface/Surface
Non-Medical Office Parking (1- 250 gross sf)		
1856 parking spaces		
363,312sf pavement area (parking space + drive aisle)		
Research & Development (1ps - 800 gross sf)		
580 parking spaces required		
156,600sf of pavement area (parking spaces + drive aisle)		
Zoning District	Number of Giving Lots	
R-4	41	
R-3	45	
R-2	49	
R-1	54	
G	60	

TDR FAR Increase from 50% increase to 1.0		
Number of Floors	SF Per Floor	Surface or Structured Parking Required
Floor 1	618,552	Structured/Structured
Floor 2	309,276	Structured/Structured
Floor 3	206,184	Structured/Surface
Floor 4	1,544,638	Structured/Surface
Floor 5	123,710	Structured/Surface
Floor 6	103,092	Structured/Surface
Floor 7	88,364	Structured/Surface
Floor 8	77,319	Structured/Surface
Floor 9	68,728	Structured/Surface
Floor 10	61,855	Structured/Surface
Non-Medical Office Parking (1- 250 gross sf)		
1110 parking spaces		
209,790sf pavement area (parking space + drive aisle)		
Research & Development (1ps - 800 gross sf)		
347 parking spaces required		
93,798sf of pavement area (parking spaces + drive aisle)		
Zoning District	Number of Giving Lots	
R-4	67	
R-3	71	
R-2	77	
R-1	85	
G	94	

Zoning: Light Manufacturing

Lot Area: 14.2 acres - 618,552sf

20% Landscaping: 123,710.4

Constructed FAR .28 (allowed FAR .32)

Residential and/or Mixed-use Residential: only permitted by a variance from the ZBA

Building area with a 0.32 FAR = 197,936.64	
Number of Floors	SF per floor
Floor 1	197,936
Floor 2	98,968
Floor 3	65,978
Floor 4	49,484
Floor 5	39,587
Floor 6	32,989

Estimated Giving Parcel Information		
R-4 TDR Lots Aval.	393 Lots	2,554,500sf
R-3 TDR Lots Aval.	189 Lots	1,134,000sf
R-2 TDR Lots Aval.	0 Lots	0sf
R-1 TDR Lots Aval.	67 Lots	335,000sf
G TDR Lots Aval.	0 Lots	0sf
Estimated - based on wetlands and access - a land survey would need to be conducted to verify		

Required Number of Projects to Absorb the Estimated			
Constructed + Existing TDR	Existing TDR	.75 FAR	1.0 FAR
R-4: 31 Projects	R-4: 25 Projects	R-4: 10 Projects	R-4: 6 Projects
R-3: 14 Projects	R-3: 12 Projects	R-3: 5 Projects	R-3: 3 Projects
R-2: NA	R-2: NA	R-2: NA	R-2: NA
R-1: 4 Projects	R-1: 4 Projects	R-1: 2 Projects	R-1: 1 Projects
G: NA	G: NA	G: NA	G: NA
	Total of 41	Total of 17	
Total of 49 Projects*	Projects*	Projects*	Total of 10 Projects*

*to absorb estimated TDRs based on wetlands and access

Increase Constructed FAR .28 +.14 = .42	
Number of Floors	SF Per Floor
Floor 1	259,791
Floor 2	129,895
Floor 3	86,597
Floor 4	64,947
Floor 5	51,958
Floor 6	43,298
Floor 7	37,113
Floor 8	32,473
Floor 9	28,865
Floor 10	25,979

Zoning District	Number of Giving Lots
R-4	13
R-3	14
R-2	15
R-1	17
G	18

TDR FAR Increase 0.32+0.15=0.48	
Number of Floors	SF Per Floor
Floor 1	296,905
Floor 2	148,452
Floor 3	98,968
Floor 4	74,226
Floor 5	59,381
Floor 6	49,484
Floor 7	42,414
Floor 8	37,113
Floor 9	32,989
Floor 10	29,690

Zoning District	Number of Giving Lots
R-4	16
R-3	17
R-2	18
R-1	20
G	22

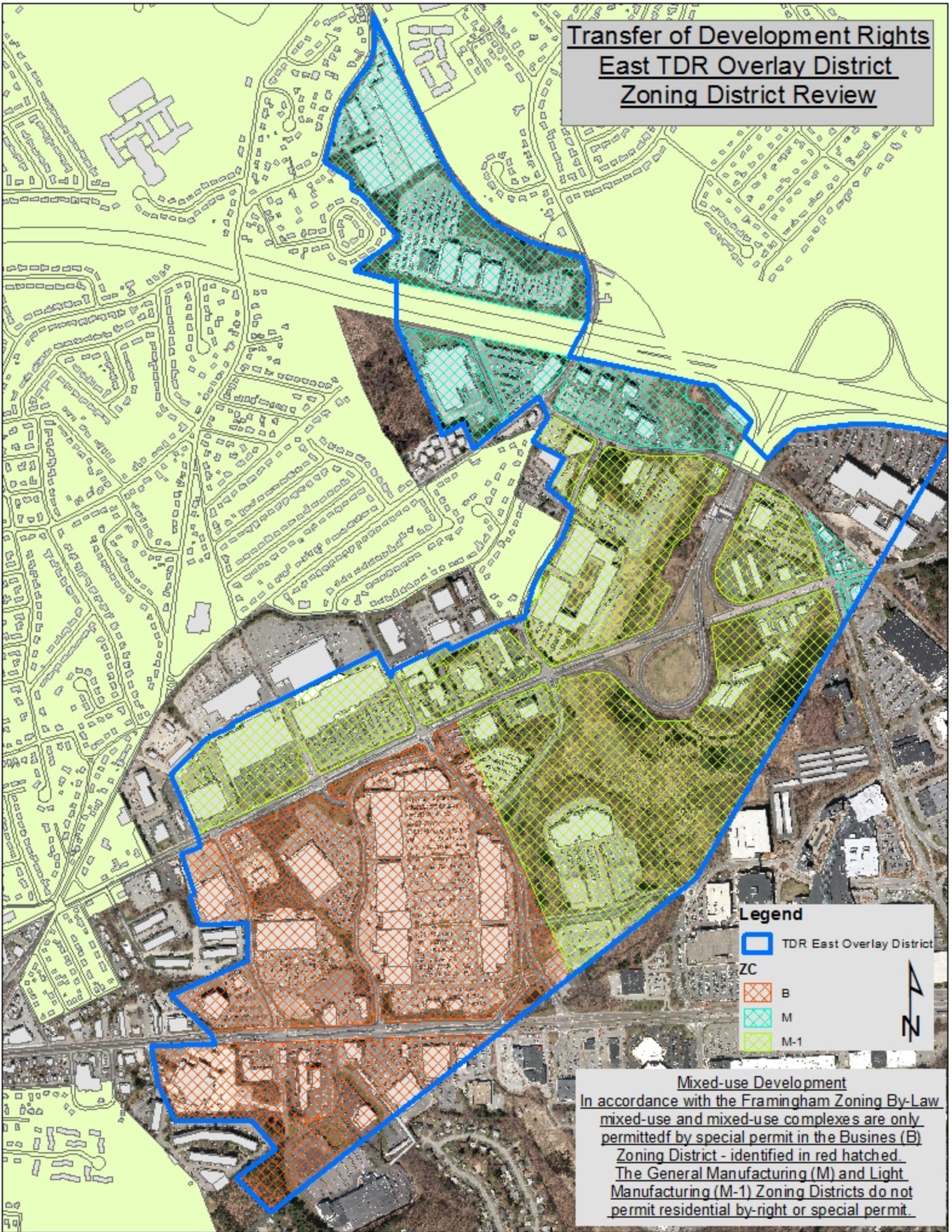
TDR FAR Increase from 50% increase to 0.75	
Number of Floors	SF Per Floor
Floor 1	463,914
Floor 2	231,957
Floor 3	154,638
Floor 4	115,978
Floor 5	92,782
Floor 6	77,319
Floor 7	66,273
Floor 8	57,989
Floor 9	51,546
Floor 10	46,391

Zoning District	Number of Giving Lots
R-4	41
R-3	45
R-2	49
R-1	54
G	60

TDR FAR Increase from 50% increase to 1.0	
Number of Floors	SF Per Floor
Floor 1	618,552
Floor 2	309,276
Floor 3	206,184
Floor 4	1,544,638
Floor 5	123,710
Floor 6	103,092
Floor 7	88,364
Floor 8	77,319
Floor 9	68,728
Floor 10	61,855

Zoning District	Number of Giving Lots
R-4	67
R-3	71
R-2	77
R-1	85
G	94

**Transfer of Development Rights
East TDR Overlay District
Zoning District Review**

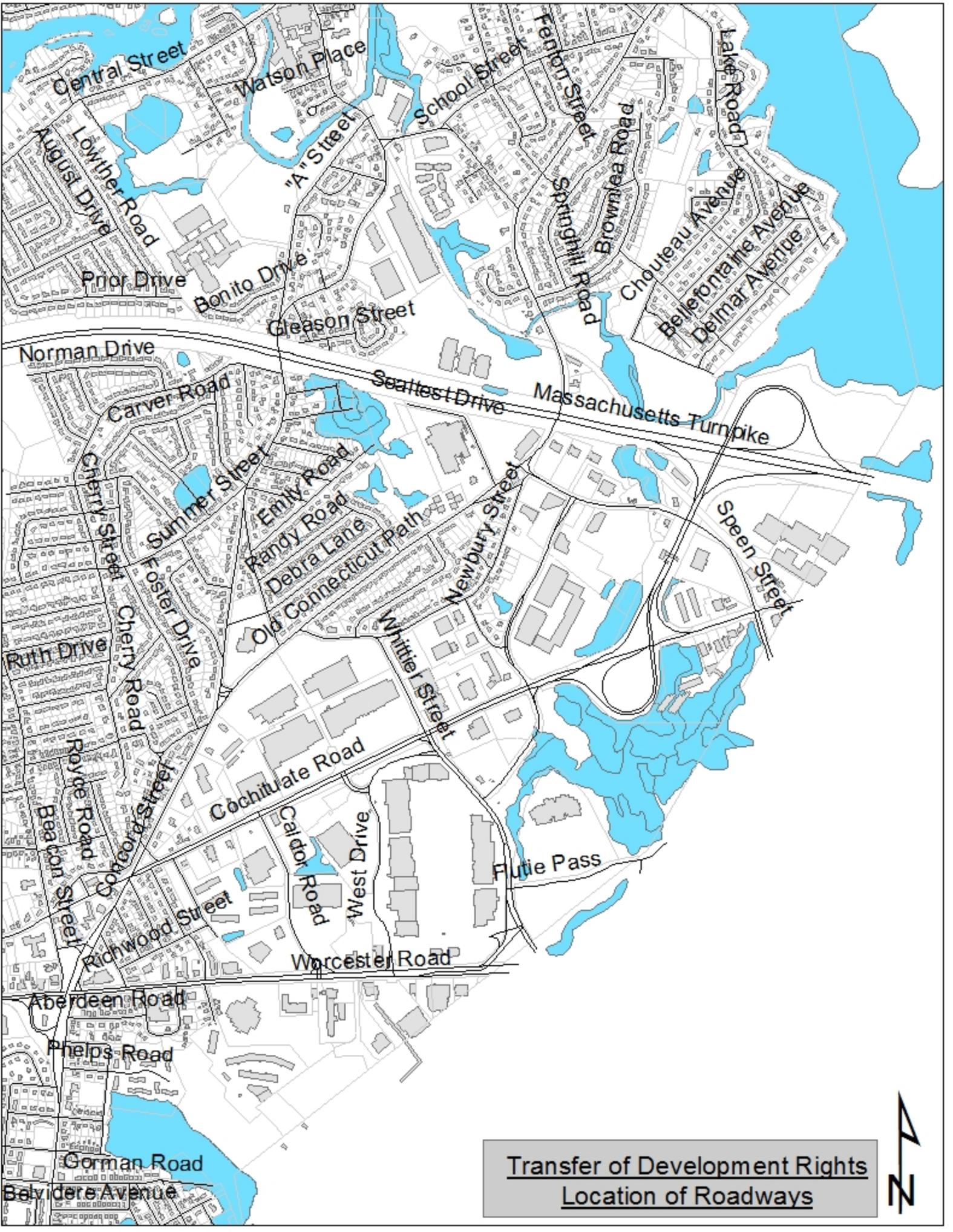


Legend

- TDR East Overlay District
- ZC**
- B
- M
- M-1



Mixed-use Development
In accordance with the Framingham Zoning By-Law mixed-use and mixed-use complexes are only permitted by special permit in the Business (B) Zoning District - identified in red hatched. The General Manufacturing (M) and Light Manufacturing (M-1) Zoning Districts do not permit residential by-right or special permit.



Central Street

Watson Place

School Street

Fenton Street

Lake Road

August Drive
Lowther Road

"A" Street

Bonito Drive

Springhill Road

Brownlea Road

Chouteau Avenue

Bellefontaine Avenue
Delmar Avenue

Norman Drive

Carver Road

Seattest Drive

Massachusetts Turnpike

Summer Street

Emily Road
Randy Road

Newbury Street

Speen Street

Ruth Drive

Foster Drive

Debra Lane

Old Connecticut Path

Cherry Street
Cherry Road

Cochituate Road

Whittier Street

Royce Road
Beacon Street

Jacob Street

Calton Road

West Drive

Flutie Pass

Richwood Street
Aberdeen Road

Worcester Road

Phelps Road

Gorman Road
Belvidere Avenue

Transfer of Development Rights
Location of Roadways

