

FRAMINGHAM NEIGHBORHOOD COMMERCIAL CENTERS: ACTION PLAN



Saxonville Neighborhood
November 18, 2015

AGENDA



SAXONVILLE

- Welcome & Introductions
- Overview - Art Robert, CED
- Develop & Adopt new Village District Zoning at a Moderate Density - Amanda Loomis, PB
- Invest in Streetscape Improvements to Improve Walkability & Enhance Sense of Place - Peter Sellers, DPW
- Invest in Placemaking & Intersection Improvements at McGrath Square with New Plaza - Peter Sellers, DPW
- Connect Regional Assets Linking Cochituate Rail Trail to Carol Getchell Trail & Aqueduct - Jim Snyder, P&R
- Advance Re-Use of Strategic Properties - Art Robert, CED

GOALS



- Transformation of Underperforming Properties
- Alignment of Uses and Services
- Connection to Recreational Resources
- Aggressive Expansion of Walkability

Saxonville Recommendations



**Redevelopment
and Urban Design**



**Marketing and
Reinvestment**



**Public Realm
Improvement**



**Regulatory
Strategy**

AGENDA

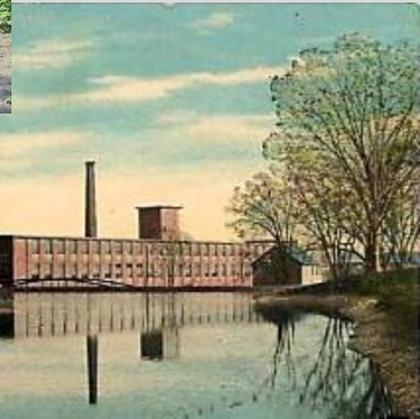


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Saxonville

- Two large Precincts 2 & 3
- Historic mills
- Established historic neighborhood center
- Schools – Elementary – High School
- Walkability



PERMIT | FRAMINGHAM
plan • build • grow

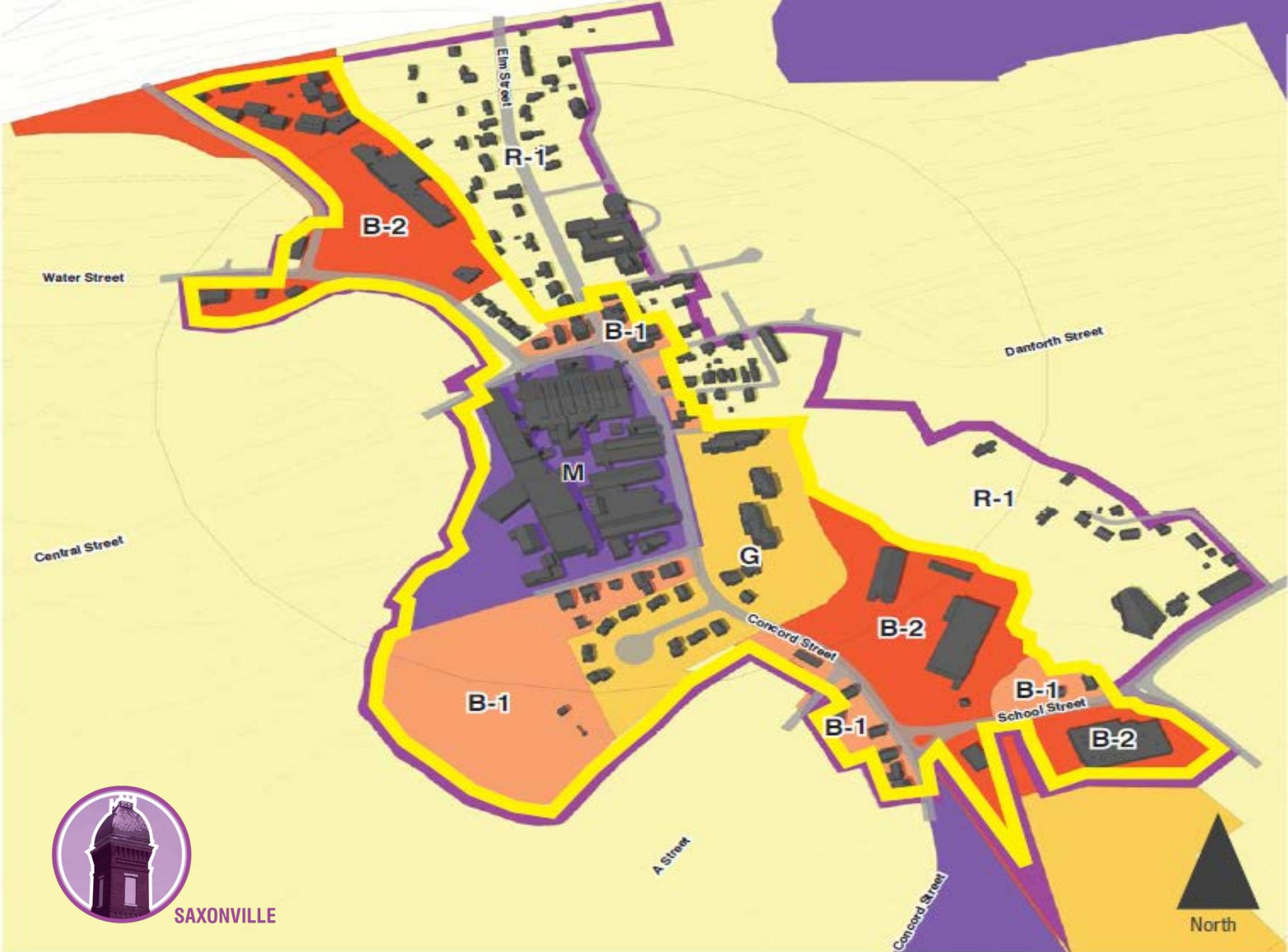


SAXONVILLE

What do we have...

- Strong community and neighborhood
- Town Department Coordination
- Re-investment in property
- Schools
- Established Center
- Preservation of historic buildings & Character
- Open Space & Connectivity





SAXONVILLE

North

What is Needed...

- Cohesive zoning
- Work together
 - Saxonville-Nobscot
 - Saxonville-Town
- Continued reinvestment
- Small business establishment & support
- Establishing connections



The Village Zoning Process

Stakeholder Involvement



- ID the challenges
- Research and Data Collection
- Develop the Zoning
- Present back to the stakeholders
- Review, Incorporate, Finalize
- Town Meeting



Getting to Work...

The Focus

- Research & Gather Information/Data/Case Studies
- Establish a timeline
- Review and redesign the existing zoning districts
- Creation of Village Zoning



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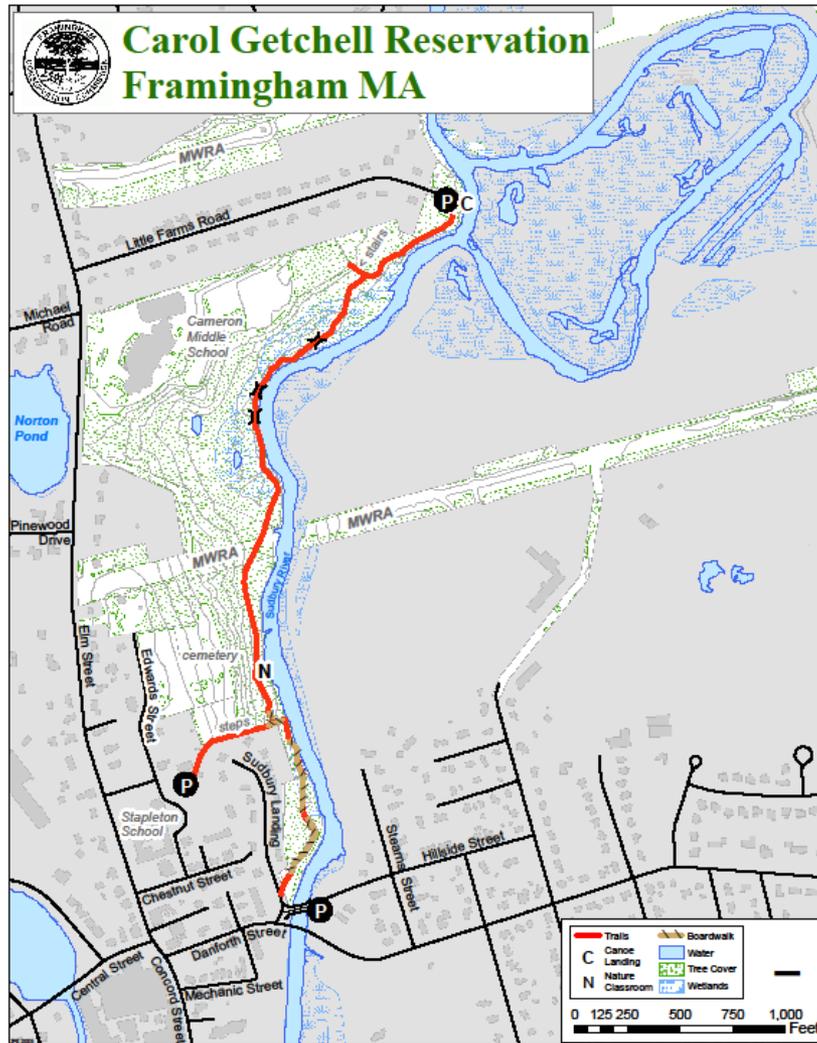
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The Carol Getchell Trail



- The trail runs for one mile alongside the Sudbury River in Saxonville, beginning next to the Danforth Street Bridge and ending at Little Farms Road.
- The trail features a boardwalk over wetlands, benches and wonderful views of the river.
- Connectivity could be made to the Weston Aqueduct

The Cochituate Rail Trail



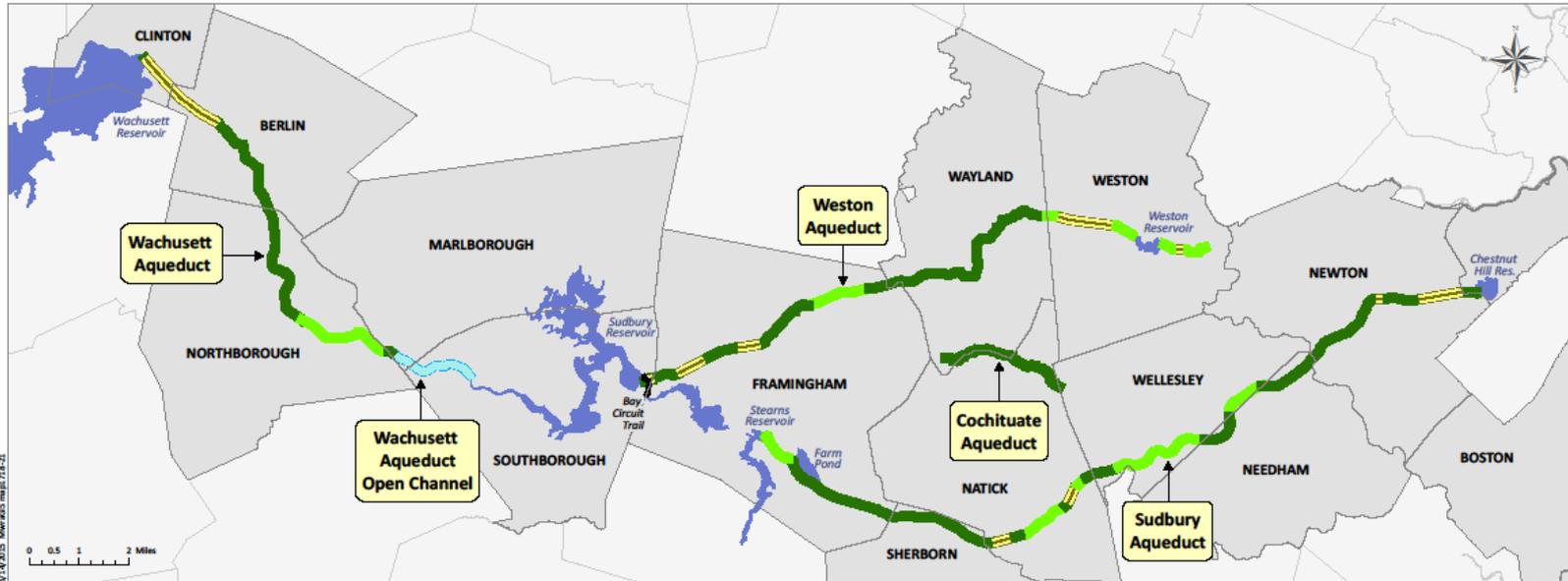
- The completed 1.2 mile long Framingham section starts in the Village of Saxonville near the Sudbury River and Framingham High School.
- The proposed 2.5 mile long Natick section will start at Route 30 near Cochituate State Park and will terminate at the commuter rail station in Natick Center.

MWRA Aqueducts - Public Access - May 2015



MWRA Aqueducts - Public Access - May 2015

DRAFT



5/14/2015, MWRA05 mapj713-21

Wachusett Aqueduct					
Town	Aqueduct	Tunnel	Open Channel	Permitted	Opened
Berlin	2.2 miles	1.2 miles	-	(no app.)	-
Clinton	-	0.8 miles	-	(no app.)	-
Marlborough	0.1 miles	-	0.5 miles	(no app.)	-
Northborough	4.7 miles	-	-	4.7 miles	2.0 miles
Southborough	-	-	1.4 miles	(no app.)	-
TOTAL:	7.0 miles	2.0 miles	1.9 miles	4.7 miles	2.0 miles

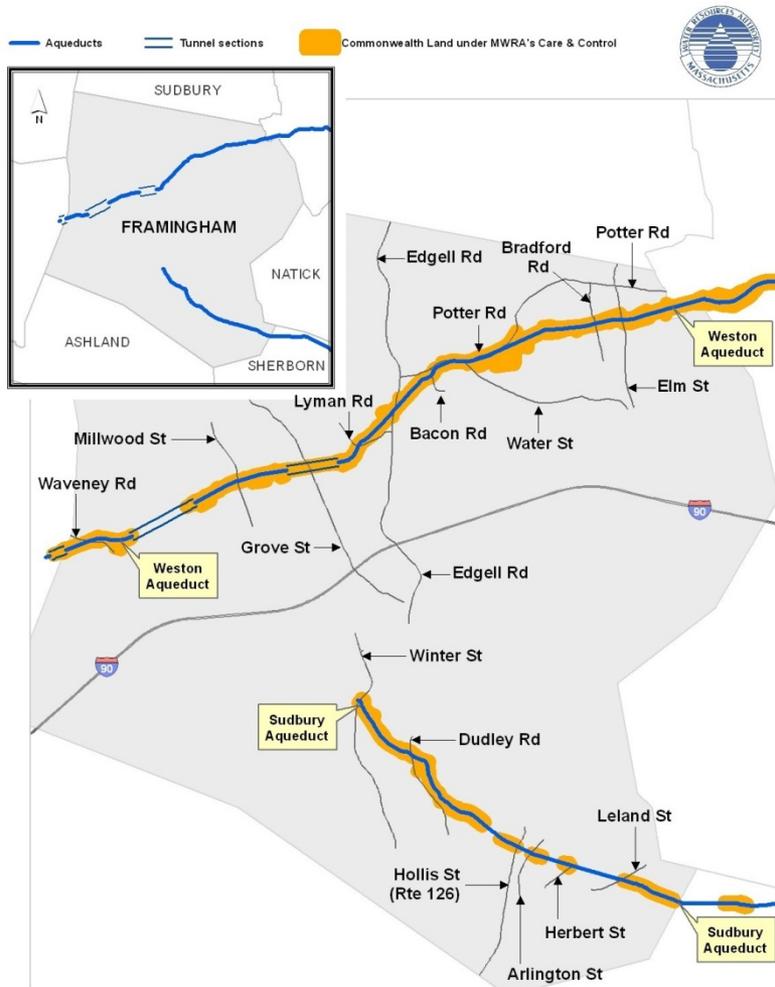
Weston Aqueduct					
Town	Aqueduct	Tunnel	Permitted	Opened	
Framingham	4.3 miles	1.0 miles	4.3 miles	1.3 miles	
Southborough	186.4 feet	0.1 miles	-	-	
Wayland	4.3 miles	-	(app. expected June 2015)	-	
Weston	1.5 miles	1.2 miles	1.5 miles	1.5 miles	
Bay Circuit Trail Connector					
Framingham	-	-	0.1 miles	0.1 miles	
Southborough	-	-	0.4 miles	0.4 miles	
TOTAL:	10.1 miles	2.3 miles	6.3 miles	3.3 miles	

Sudbury Aqueduct					
Town	Aqueduct	Tunnel	Permitted	Opened	
Boston	0.2 miles	-	(no app.)	-	
Framingham	3.1 miles	-	0.7 miles	0.7 miles	
Natick	2.1 miles	0.6 miles	2.1 miles	1.5 miles	
Needham	2.1 miles	-	(app. under review)	-	
Newton	2.7 miles	1.0 miles	(no app.)	-	
Sherborn	2.0 miles	-	(app. under review)	-	
Wellesley	3.5 miles	-	3.0 miles	3.0 miles	
TOTAL:	15.8 miles	1.6 miles	8.2 miles	6.0 miles	

Note: Miles are not actual lengths; they are calculated from GIS data.

Footnote: Cochituate Aqueduct: 2.6 miles. Permitted in 2010: 2.6 miles. Not Opened.

Weston and Sudbury Aqueducts



Weston Aqueduct sections that are operational in Framingham

- Wayland Town Line to Elm Street
- Elm Street to Water Street

Sudbury Aqueduct section that is operational in Framingham

- Winter Street to Dudley Road

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Recommendations – Redevelopment “Pinefield Site”



3 Parcels

7.8 acres

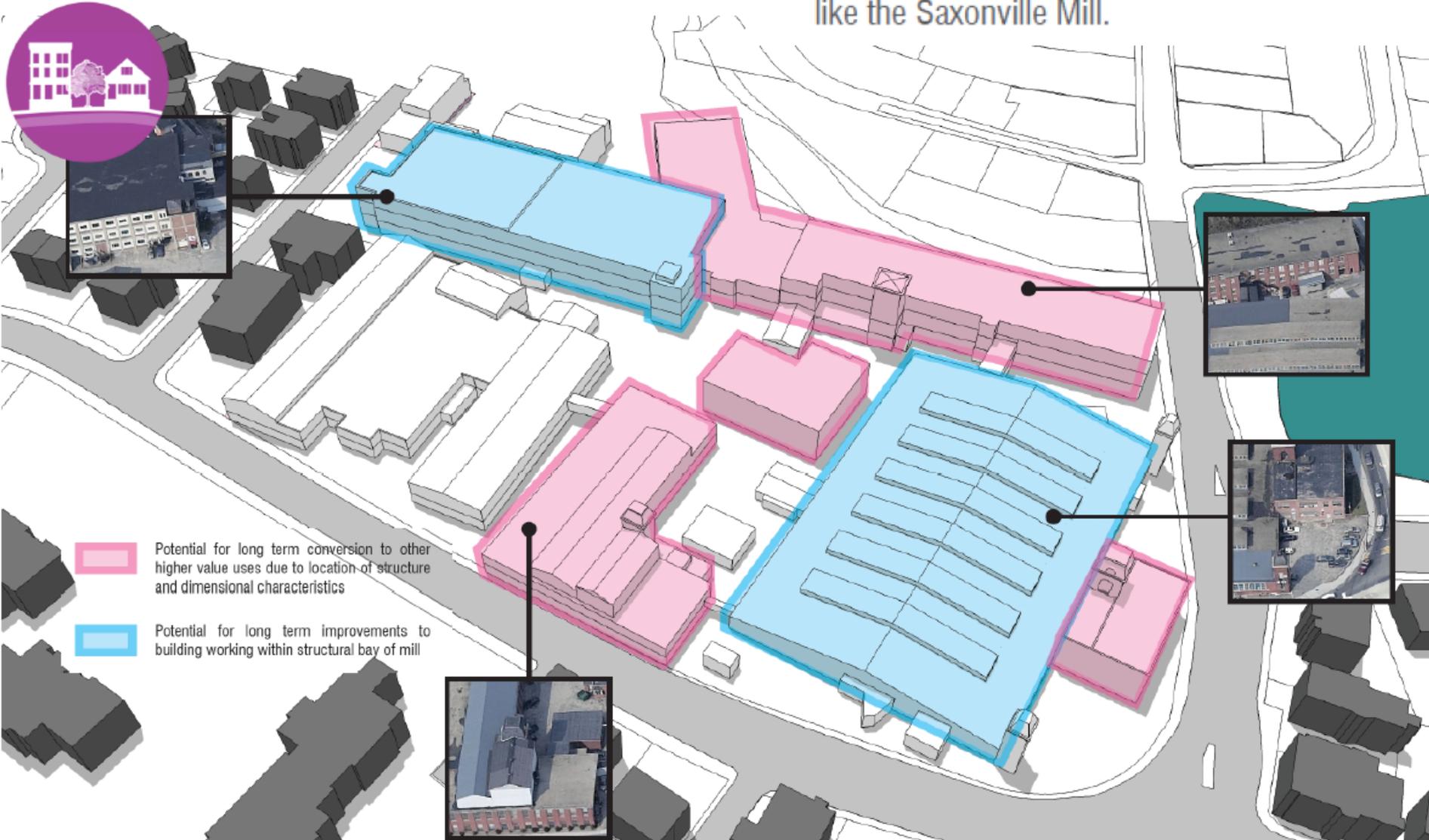
A LEVERAGE POTENTIAL DEVELOPMENT – Use future investments to improve the character and walkability of the district and improve district gateways.



Saxonville

Recommendations – Redevelopment

C **ENABLE LONG-TERM INVESTMENT** – Open new opportunities for mixed-use redevelopment that would enable improvements at key properties like the Saxonville Mill.



Recommendations – Redevelopment “State Lumber Site”

A **LEVERAGE POTENTIAL DEVELOPMENT** – Use future investments to improve the character and walkability of the district and improve district gateways.



6 Parcels

6.5 acres

Natural landscape edges

Potential landscape/open space amenity

Reinforce connection to Cochituate Trail



Reduce impervious area in riverfront and wetland

Redevelop to frame district gateway and street frontages

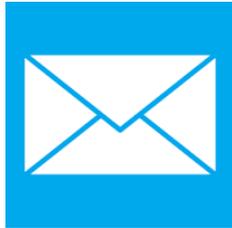
ATHENAEUM COMMUNITY HALL

1580 Concord St Framingham MA





QUESTIONS, FEEDBACK, AND INFORMATION



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villages@framinghamma.gov



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