AGENDA

- CED Functions
- Organization
- Integration
- Initiatives
# CED FUNCTIONS

<table>
<thead>
<tr>
<th>Planning</th>
<th>ZBA</th>
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</thead>
<tbody>
<tr>
<td>• At direction of Board of Selectmen, provide long-term planning around land use, transportation, open space, housing, historic preservation, and other policy support</td>
<td>• Provide staff support to ZBA, which approves or denies requests for variances and special permits</td>
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<tr>
<td>• Provide staff support to EDIC, Framingham Historical Comm., Historic Districts Comm.</td>
<td>• Issue findings through a public hearing process, determining if required criteria have been met</td>
</tr>
<tr>
<td>• Town funded</td>
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**EDIC**

- Stimulate economic development & expand employment opportunities in accordance with approved economic development plans
- Town-funded marketing program, through a special purpose account
- CED provides staff support

**CDBG/HOME**

- Assist town’s neediest residents with housing renovation / affordable housing, social service programs, public facilities improvements, & economic development
- CDBG-funded
SUPPORTED BOARDS & COMMITTEES

- Economic Development Industrial Corp.
- Historical Commission
- Historic District Commission
- Fair Housing Committee
- Community Development Committee
CED ORGANIZATION

Director

Deputy Director for Planning

ZBA Administrative Assistant

Senior Planner

Planner & ZBA Administrator

Planner (Vacant)

CD Administrator

Community Development Coordinator

Housing Quality Inspector (2-3 Contractors)

FTEs:
Planning & ZBA: 5.6, 1.0 unfunded
Community Development: 2.4, federally-funded
EDIC ORGANIZATION

- Created through special legislation, oriented on GM plant closing
  - Acts of 1995, Chapter 125

- 7 members, BoS appointments

- *Funded* for marketing activities: traditional media & PR, email newsletter, social media, & events (in past, beautification grants & neighborhood commercial center ED planning)

- *Not funded* for core redevelopment powers (Section 6):
  - Prepare & Execute sustainable development projects
  - Clear & improve property
  - Prepare development plans
  - Recommend to Town land acquisition by eminent domain
  - Serve as a conduit or broker for private capital, to finance projects
  - Borrow money and/or issue bonds

- *No dedicated staff* - work executed by CED staff & contractors
CED INTEGRATION

- Consensus on development issues
- Grant-writing & management
- Market-relevant zoning & permitting reflecting Town values
- Integrated planning
- Capacity to engage businesses & neighborhoods
- Earn Trusted Partner status

**Outcomes**
- Private investment & job creation
- Value of construction
- Positive impact on tax base
- Employment & wages
- Positive impact on home values
- Resident income

**Products & Capabilities**

**Coordination**

Within Division Planning Board
Other Divisions & Departments
Community, industry, region & state

**Resources & Programs**

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## MAJOR INITIATIVES

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<tr>
<th>Area</th>
<th>Project</th>
<th>Actions &amp; Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown</td>
<td>CB Zoning Revisions Enabling Transit Oriented Development (TOD)</td>
<td>TM approval, Fall STM, 2015</td>
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<tr>
<td></td>
<td>TOD Developer Engagement</td>
<td>• Meetings &amp; presentations at developer conferences – CNU-NE, LOCUS</td>
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<td>• May 3 developer tour, showcasing opportunity to 20 developers</td>
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<tr>
<td></td>
<td></td>
<td>• Separate meetings w/ 16 developers</td>
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<td>• 1 proposal before PB, another property under agreement</td>
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<tr>
<td></td>
<td>Urban Agenda Grant</td>
<td>• Collaborated w/ SMOC to win $125K state grant promoting small biz formation &amp; growth, through workshops &amp; microloans</td>
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<td></td>
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<td>• Supporting implementation through the Framingham Business Resource Alliance</td>
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| Southeast Framingham      | Southeast Framingham Neighborhood Action Plan             | • Research & public outreach effort to define action plan, coordinating efforts to elevate neighborhood  
<p>|                           |                                                            | • Draft report, under review                                                       |
| Nobscot                   | Neighborhood Economic Development Action Plan              | • Presented rec’ds to BOS &amp; neighborhood                                             |
|                           |                                                            | • Working group &amp; property owner engagement                                         |
| Saxonville                | Neighborhood Economic Development Action Plan              | • Presented rec’ds to BOS &amp; neighborhood                                             |
| MassPike Exit 13          | Land Use &amp; Transportation Planning Study (joint, with Natick) | • Reached agreement on Scope of Work, finalizing Intermunicipal Agreement (IMA); to be executed in FY17/18 |
| MassPike Exit 12          | CMU Zoning                                                | • Worked extensively with Planning Board on Zoning proposal, withdrawn from Spring ATM 2016 |</p>
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| Business Development                        | • 55+ meetings with businesses & property owners  
• Ongoing marketing through EDIC  
• Ongoing conversations with state-level agencies & quasi-publics  
• Preparing focused outreach effort, targeting “creative economy” companies for our Downtown |
| Economic Development Marketing (through EDIC) | • Press & media outreach  
• 6 newsletters to 780 businesses & influencers  
• Social media presence (Twitter, Facebook, chooseframingham.com)  
• 3 events with local businesses & developers  
• Memberships in regional organizations & subscriptions to data & tools |
| Transfer of Development Rights              | • Researched open space preservation options, incl. CPA, land banking, cluster development  
• Worked with PB staff to draft zoning proposal & pursue public comment  
• Presented to Spring STM 2016, amendments not accepted |
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<td>Zoning Recodification</td>
<td>• Supported PB in drafting language &amp; standing committee meetings, for inclusionary zoning, changes to definitions, &amp; citations</td>
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<tr>
<td>Multiple Hazard Mitigation Plan</td>
<td>• Leading plan update MEMA &amp; FEMA, with DPW, FPD &amp; FFD</td>
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<td>• Draft to be completed by Fall 2016</td>
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<tr>
<td>Open Space – Nyanza Grant</td>
<td>• Facilitating open space acquisition: CR gift (10 Auburn), land gift (18 Auburn) &amp; CR purchase (936 Central), using $296K state grant</td>
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<tr>
<td></td>
<td>• Approved – ATM Spring 2016</td>
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<tr>
<td>Bike &amp; Pedestrian Plan</td>
<td>• Public meeting – May 2016</td>
</tr>
<tr>
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<td>• To be completed in Fall 2016</td>
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| Historical Commission          | • Digitized & published old minutes  
• Updated web page  
• Updating Town Preservation plan, in coordination with Historic District Commission  
• Planned preservation month – May 2016 – with flyer, social media campaign & awards event  
• Working on replacing historic home plaques |
| Historic District Commission   | • Digitized & published old minutes  
• Updated web page  
• Researching / preparing 3 new local historic districts  
• Updated information brochure & mailed to residents of existing districts  
• Updating historic structure documentation in Saxonville |
MORE INFORMATION

http://www.framinghamma.gov/103/Community-Economic-Development
www.framinghamma.gov/EDIC

w:  www.framinghamma.gov/Villages
e:  villages@framinghamma.gov

www.ChooseFramingham.com

@ChooseFram

www.Facebook.com/ChooseFramingham
QUESTIONS?

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