

NOBSCOT COMMUNITY HOURS (NCH) REPORT

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Nobscot Community Hours (NCH) were offered to better understand existing conditions that have hampered redevelopment and to provide an opportunity for all voices to be heard, in addition to collecting vital information from those who live, work, play, and/or utilize existing services in Nobscot. This Report provides all information collected through the NCH.

Date: May 2018

Nobscot Community Hours Report (March 9, 2018 through April 27, 2018)

Abstract

The City of Framingham offered Nobscot Community Hours (NCH) to the Nobscot Community, with the goal of hearing from people who are interested in the redevelopment of Nobscot. There were a total of 13 NCH sessions held, running from March 9, 2018 to April 27, 2018). During the NCH it was echoed that Nobscot needs to be redeveloped as a place that can spark interest and attract people to live while providing employment, entertainment and community space opportunities that services all ages. One of Nobscot's key assets is the McAuliffe Branch Library which should be used as a focal point from which to build from for the redevelopment of Nobscot. Participants of NCH expressed interest in seeing Nobscot redeveloped with a mixture of uses that are cohesive and that draw people to the area. Based on comments received during the NCH a majority of the Nobscot community expressed a desire to see Nobscot redeveloped as a thriving village center with small businesses, service oriented businesses (salon, bakery, cleaners, etc.), restaurants, community space for children and youth, events and festivals, while providing individuals the ability to age in place.

Nobscot Community Hours - Objective

Nobscot Community Hours (NCH) were offered by Mayor Spicer to better understand existing conditions that have been hampered redevelopment and to provide an opportunity for all voices to be heard, in addition to collecting vital information from those who live, work, play, and/or utilize existing services in Nobscot. All information collected during the NCH shall be utilized to inform the development of zoning regulations and design standards, and assist in the future redevelopment of Nobscot to recapture its early history as a thriving neighborhood village.

Nobscot Community Hours - Location

Framingham Branch Library, 746 Water Street, Framingham, MA
Shillman House, 49 Edmands Road, Framingham, MA (April 20, 2018)



Nobscot Community Hours - Background

On March 5, 2018, members of the City Council held a neighborhood meeting for Nobscot at the Heritage At Framingham (747 Water Street). During the meeting there was discussion about the future of the Nobscot Shopping Plaza, rezoning efforts, neighborhood design standards, removal of barriers to redevelopment, traffic improvements, and other associated topics regarding issues hampering Nobscot redevelopment. To ensure that all voices were heard, Mayor Spicer offered NCH for the community to come and discuss Nobscot issues with members of staff from the Division of Community and Economic Development and the Planning Board. This report documents the public input received during this period of time.

Nobscot Community Hours – Report

This report of the NCH includes notes from 13 sessions held during March and April of 2018.

Nobscot Community Hours – Dates, Times, Staff Present, Community Attendance

Over the course of the 13 NCH sessions held between March 9, 2018 and April 27, 2018, the NCH attracted over 96 people, for a total of 46.5 hours. During the NCH sessions there was always at least one municipal staff member from the Division of Community & Economic Development and the Planning Board to speak with the public.

Date	Time	Staff Present	Number of Attendees
March 9, 2018	1:00pm-5:00pm	Erika O. Jerram and Amanda Loomis	1
March 12, 2018	9:30am-11:00am	Erika O. Jerram and Amanda Loomis	1
March 14, 2018	5:00pm-9:00pm	Arthur Robert and Amanda Loomis	0
March 16, 2018	2:30pm-5:00pm	Erika O. Jerram and Amanda Loomis	8
March 19, 2018	9:30am-11:00am	Arthur Robert and Amanda Loomis	2
March 20, 2018	5:00pm-9:00pm	Arthur Robert and Amanda Loomis	2
March 23, 2018	1:00pm-5:00pm	Erika O. Jerram and Amanda Loomis	6
March 26, 2018	9:30am-11:00am	Erika O. Jerram and Amanda Loomis	0
March 28, 2018	5:00pm-9:00pm	Amanda Loomis	12
March 30, 2018	1:00pm-5:00pm	Erika O. Jerram and Amanda Loomis	5
Upcoming Nobscot Community Hour Dates			
April 13, 2018	1:00pm-5:00pm	Amanda Loomis	16
April 24, 2018	12:00-1:00pm (Shillman House)	Amanda Loomis	20+
April 27, 2018	1:00pm-5:00pm	Amanda Loomis	23



Nobscot Community Hours - Notes

Over the course of 13 NCH sessions there was a variety of comments provided by both past and present residents of Nobscot, the community that uses Nobscot, people who work in Nobscot, and landowners. The following few pages summarize input during the NCH.

The tables that cover the next few pages are broken down into two sections. The first part of the Table represents information that was collected during the April NCH sessions and the second part of each Table represents information collected during the April 2018 NCH sessions.

All of the notes from the NCH can be found throughout the next few pages. Each topic has been alphabetized (per March responses and April Responses) for the purposes of presenting all comments with no weight being placed on specific comments.

- Chapel (page 4)
- Community and Events (page 5)
- Design (pages 6-7)
- Easement (page 7)
- Examples (page 8)
- Existing Conditions (page 9)
- General Comments (pages 10-11)
- History (page 12)
- Housing (pages 13-14)
- Open Space and Recreation (page 15)
- Parking (page 16)
- Streetscape (page 17)
- Transportation (pages 17-19)
- Uses (pages 20-25)



Nobscot Community Hours Topic – Chapel

During the NCH the Nobscot community provided a lot of great opinions, information, history about the Chapel, and the land that the Chapel sits on. Below is a summary of comments received about the Chapel during the NCH.

Summary of Comments Received about the Chapel
Comments received in March 2018
1950/1960s the Chapel was the main source of entertainment, providing church services, community dinners, etc.
Chapel has no significant value – residents want to see it removed or torn down
Concerned about the Chapel: wants to know how the Chapel changed hands from the Nobscot Association to the City of Framingham. Upset that the Chapel fell into the hands of the Town/City
Concerned with what will happen with the Chapel – where would the Chapel go?
Consider relocating the Chapel elsewhere and provide additional off-street parking for the library
Consider relocating the chapel on the east side of the library or maybe relocate to 730 Water Street
Consider using the Chapel for commercial uses like a restaurant or coffee house
Consider utilizing the Chapel as a community center for events
Keep the Chapel in Nobscot
Nobscot was a village at one time – The Grange Hall (lost to fire) was also a meeting place in Nobscot, in addition to the Chapel. Since the loss of the Grange Hall, the Chapel is the only historic feature left in Nobscot
Opportunity to give away the chapel but Nobscot needs to get something in return
Remove or raze the Chapel
Use the Chapel as a branch of Callahan Community Center, which would provide opportunities for seniors living in the area and the Heritage At Framingham.
Wants to see the Chapel retained, last historic building left in Nobscot
Comments received in April
Relocate the Chapel to 82 Edmands Road
Relocate the Chapel to the Boy Scouts property or onto Water Street
Remove the Chapel

Nobscot Community Hours Topic – Community and Events

NCH revealed that the majority of those interviewed are looking for Nobscot to regain a sense of community, provide entertainment and activities for the neighborhood to attend.

Planning efforts moving forward should include place making, community building, and weekly/monthly/annual/regular events such as those offered by the McAuliffe Library. Below is a summary of comments received regarding community and events.

Summary of Comments Received about Community and Events
Comments received in March 2018
Flag Day Parade – encourage each all of the Framingham schools to have a float
Framingham and Nobscot need to have annual events that would create a sense of community and attract people to Nobscot. An event that everyone goes to. Example, Applefest in Northborough – outdoor event with a parade – everyone goes, it’s an annual fall festival
How do we invigorate space? Would like to see live music in Nobscot like in Downtown Framingham
Need attractions and events for children
Need for events, movies, concerts, outdoor markets
Need for more activities and events for all ages
Need for more community events
Nobscot needs a community center or a place for residents to gather
Outdoor seating throughout Nobscot for people to gather
Statements that people are very impressed with the recent events that are taking place in Downtown Framingham
Comments received in April 2018
Any design for Nobscot needs to think of the community as a neighborhood
Need for a sense of community is what the neighborhood needs



Nobscot Community Hours Topic – Design

During the NCH several questions were asked to learn more about Nobscot. A few of the questions regarding potential design of Nobscot, included the following:

- If Nobscot was a blank slate what would you like the neighborhood to look like?
- What are site design features that you would like to see?

Below is a summary of comments received regarding future design elements for Nobscot.

Summary of Comments Received about Design
Comments received in March 2018
Concerns regarding the proposed Nobscot Shopping Plaza project, specifically regarding the scale of the structures
Designed to attract people and create a place of interest
Develop Nobscot as an attractive community center through beautification, maintenance of old trees, pedestrian features, create places to walk to, and create a retail destination
Does not want to see CVS located on the corner, but wants to retain CVS in Nobscot
Landscape area should be located between the street and any structures
Likes the look of Winsor Green, with the use of brick
Love to see Nobscot developed as a village with a personality that caters to neighborhood amenities. People like to see every day structures and uses that are attractive and creative. Does not want to see cookie cutter type development
More trees need to be provided
Multiple attendees stated that the Nobscot Shopping Plaza project needs more retail and lower scale housing
Nobscot needs to be designed as a community place and to be a village
Nobscot needs to be designed as a special space
Nobscot should be designed as a real destination, with stores that thrive and are neighborhood oriented
Open space and park area needs to be provided as part of development projects
Outdoor seating for restaurants
Prefers to see two-story structures.
Request that the CVS not be a typical CVS design, requests something like the new Wayland CVS or the CVS on Concord Street
Schools, shopping opportunities, and the Nobscot community, etc. needs to be nice otherwise everyone will leave
The City needs to encourage more space for amenities within Nobscot and for the Nobscot Shopping Plaza project
The corners of the Water Street/Edgell Road/Edmands Road intersection need to be softened, which will establish a direction for Nobscot to create a village feel



The CVS should not be located right on the corner, needs to be setback a bit
The Nobscot neighborhood needs design standards to direct developers as to how the neighborhood should look and be developed
The Nobscot Shopping Plaza needs to be redeveloped to provide a reason for people to come and stay in Nobscot. Nobscot needs to be a designation for the neighbors and redeveloped as a neighborhood center
The Nobscot Shopping Plaza project needs to be redesigned, currently looks like a fort. Consider smaller L-shaped buildings with a central meeting plaza or central building
The Nobscot Shopping Plaza property needs to be less commercial looking
The street scape should include landscaped meeting and seating space along the roads
Wants to see something done with the Nobscot Shopping Plaza property, but it needs to be nice
Comments received in April 2018
Don't want to see six story buildings – this is a residential area (2.5 stories is tolerable)
Keep the first floor of a mixed-use project commercial. Don't allow the owner of the Nobscot Shopping Plaza just to have all apartments
Landscaping should include native plantings
Like one of the proposals for the Nobscot Shopping Plaza, where there were apartments behind and retail in front with an access road between Water Street and Edgell Road
Need good site design. Keep trees and shrubs clear of corners as to not block lines of sight
Nobscot should be designed as a park once and be able to run multiple errands, go visit with people, etc.
Take all of the commercial buildings down and reconfigure the area.
The layout of Nobscot should promote one stop shopping
There needs to be a strong integration with structure that will remain and new buildings. All projects should blend – too much of Nobscot is chopped up Signage needs to be designed for a village feel
Would rather not see a separate CVS – would like to see it as part of the project and not a standalone building

Nobscot Community Hours Topic – Easement

During the NCH there was discussion about a right-of-way easement that allows the Library to access the land owned by the City of Framingham on the other side of the aqueduct. The Library's right-of-way easement runs from the westerly property boundary of 746 Water Street, then travels diagonally to the former TD Bank drive-thru, and continues straight back to the City owned parcel of land. The Library would request that the owner of the Nobscot Shopping Plaza pay to relocate the right-of-way easement if the Nobscot Shopping Plaza project moves forward.



Nobscot Community Hours Topic – Examples

During the NCH there were a lot of great examples provided of projects that people have seen within Framingham or elsewhere in their travels. Below is a summary of comments presented during NCH regarding examples of what the Nobscot Community would like to see.

Summary of Comments Received about Examples
Comments received in March 2018
Nobscot needs a project like 1/5/17 Edgell Road, mixture of complimentary commercial uses
Applefest in Northborough – annual festival, includes a parade and festival. Everyone in the community goes to Applefest
Downtown Natick has a small Italian market
Fredericton, New Brunswick – there are walking trails, preservation of an old train bridge for a walking bridge, winter festival, use of plaza for entertainment
Jamaica Plain, Boston - Would like to see an artsy environment – similar to Centre Street in Jamaica Plain
Natural Playground like in Cushing Park
Portland, Oregon - Project that includes artist live-work space on the second floor, which included restaurants and commercial space below
Sky Zone Trampoline Park in Westborough and Apex Entertainment in Marlborough.
Sudbury’s recently development of an apartment project that includes a gym and grocery stores – there is something for the residents to do in that project. The proposed project at Nobscot Shopping Plaza does not offer same opportunity
Wayland Center development of Raytheon property - would like to see a mixture of uses
Wellesley Hill Square - Bakery
Comments received in April 2018
Wayland Signage that promotes a village feel
Cambridge – new development that includes a community room, co-housing, shared open space. The development is 100 percent accessible and has a much different feel than traditional housing and apartment projects recent constructed
Somerville – Powder House School: Collaborative living project that is expected to open in September of 2019. The project includes residential units that are aimed at 55 and older, multi-generational housing, work space, an acre park, and community space that is open to the public.

Nobscot Community Hours Topic – Existing Conditions

A series of comments about the existing conditions were provided during the NCH. Below is a summary of comments received regarding existing conditions.

Summary of Comments Received about the Existing Conditions
Comments received in March 2018
Concerns about gentrification of Nobscot voiced by longtime residents
Existing Nobscot neighborhood is limited in the amount of commercial space, there is a need for more convenience items and a local grocery store
Nobscot does not have a lot of gathering spaces – most people tend to go to the Golden Triangle, and alike areas for restaurants
The Nobscot shopping center is a blight on the area. Most of the stores are empty and the parking lot is full of pot holes. It is detracting from real estate values within the area. There have been many meetings, but nothing to accomplished to removal the blight
The Nobscot Shopping Plaza project as currently designed does not offer the Nobscot community anything
The vacant Nobscot Shopping Plaza portrays a negative image on the neighborhood, which is not good. The Town/City needs to put more pressure on the owner to do something with the property. Is there anything that we as a City can do to make the project move forward with reasonable uses
Comments received in April 2018
Change the blight laws – need to fix the blight, the neighborhood should not be subject to such terrible conditions
Early release for children – there is no place for the children to go
Get the owner of the Nobscot Shopping Plaza to be more compliant
Hates the way Nobscot looks today
How can an out of state business – pay to just leave Nobscot Shopping Plaza like it is. Nobscot is a nice neighborhood
Liked being “able to get to shopping at the 2 mall, have the rural area near us and local shopping a ½ mile away. We were also able to get to Boston for concerts, museums, etc.”
Mt Wayte/Nobscot/Saxonville all have blighted properties who is going to fix this?
Nobscot Shopping Plaza was once a thriving shopping plaza but not anymore
Raze the existing Nobscot Shopping Plaza
Restaurant in the Nobscot Shopping Plaza is in need of repair – there is no air conditioning or heat, the ceilings are dropping
Safe neighborhood and good schools
The blight is outrageous, especially since the owner of the Nobscot Shopping Plaza has let the parking lot go and has fallen into disrepair Nobscot blighted and needs to be fixed, residents continue to pay-pay-pay



Nobscot Community Hours Topic – General Comments

During the NCH many great comments, opinions, and relevant information was received in addition to in depth discussions with neighbors. Most of the comments, opinions, and information provided during NCH fit into one or multiple topics presented previously in this document. In addition to those topics there were general comments made about Nobscot and Framingham, which are presented below.

Summary of Comments Received about General Comments
Comments received in March 2018
Framingham and Nobscot need to establish a community base
Framingham needs to do something positive for the community. There is a need to identify what is right for Nobscot
Framingham’s priority should be getting the Nobscot Shopping Plaza redeveloped
How does Framingham and Nobscot move forward from here?
Nobscot and north Framingham is very different than south Framingham, in the way that it was developed. North Framingham is less dense, but there is a need to establish a neighborhood
People are often outside smoking on the sidewalks, which detracts Nobscot
People need to stop talking about tax rate and stop saying Framingham is unfriendly to businesses. Framingham is great, there are fewer vacancies in the commercial space Downtown than there are on Route 30.
The entire Nobscot area is going downhill – Nobscot was once a high-end neighborhood. There is a need to enhance the entire area
The Nobscot neighbors have been attending meetings for a while now and we just want to see something get done. Why are we still talking and who will make this move forward and get it done?
Things that are missing in Framingham include entertainment, places to go, etc. People need a reason to live and visit Nobscot, which currently do not exist
Framingham and Nobscot need to establish a community base
Framingham needs to do something positive for the community. There is a need to identify what is right for Nobscot
Framingham’s priority should be getting the Nobscot Shopping Plaza redeveloped
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The entire Nobscot area is going downhill – Nobscot was once a high end neighborhood. There is a need to enhance the entire area



Comments received in April 2018
“Specifically Nobscot, everyone agrees it is an eyesore. We totally disagree with the comments the person who is trying to move forward on the project – which the stores there didn’t work. First the grocery store left. The stores were doing well, then some of the leases were up, the price went way up and some had to leave. I know this because I had spoken to owners and that is what they said. Without the market and then with some businesses leaving, it made it harder for the rest with the reduced foot traffic.”
Don’t include Windsor Greens into the Villages Zoning
Don’t want to see the community hire any more consultants to study Nobscot – Framingham can figure out its own city
Focus on moving Nobscot Shopping Plaza forward – talk with landowner, Shaw’s, etc. to get this moving
Framingham is in need of a new Memorial Building, why doesn’t the City buy Nobscot Shopping Plaza and put an administration building there?
Framingham put all their marbles into Downtown Framingham, extremely frustrating
Go after the landowner of the Nobscot Shopping Plaza regarding the blight – most of the stores have been closed for more than 2 years
How can the landowner of the Nobscot Shopping Plaza and the City allow for such an eyesore continue on? Get rid of the eyesore! Now Framingham is going to give more land to the guy who created the blight just to let him let the same thing happen in a few years?
How does the inclusion of additional apartments impact property values? Do apartments increase the tax base for Framingham?
Desire to see planned growth
Need good vital interest in Nobscot. There are a lot of good things here and there are a lot of young families.
Nobscot has enough space for mixed-use but still needs to benefit the community
Nobscot was a community center with a shopping center as its core
Nobscot was once a thriving neighborhood center which was a major selling point for people to buy houses near. Now it’s at the point of blight detracting from the neighborhood
Residents of Nobscot want their community back
Small community, needs a place to relax. Nobscot has the basics just need uses that will hold it together
Statement of concern about taxes
There has been a lot of miss information provided
There is a lack of investment in the neighborhood by those who live in apartments
What is the benefit of apartments at the Nobscot Shopping Plaza?
When can Framingham take away Nobscot Shopping Plaza? It has become such an eyesore
When people drive by Nobscot Shopping Plaza they feel depressed – the new Library is a wonderful start to cleaning up the area
Why doesn’t Andy Rose have to pay to clean up the polluted gas station or laundry mat?
Would like to see the village concept – a place for people to relax and have a sense of community



Nobscot Community Hours Topic – History

The Nobscot community provided insight to the history of Nobscot during the NCH. Below is a summary of comments received regarding Nobscot’s history.

Summary of Comments Received about History
Comments received in March 2018
In 2004, when we moved to Nobscot, Nobscot was a village with places to walk to, absolutely thrilled to have the branch Library as a designation
In the 1950/1960s there was a drug store on the corner where the Gulf Gas Station now sits, 900 Edgell Road – current location of the TD Bank was a music store, a general store, a gas pump.
Nobscot had a lot of apple orchards and farms
Nobscot once had a Library Book Club, which was located at 746 Water Street in the 1950s, which is oddly now where the Branch Library sits
Nobscot Shopping Plaza was once a thriving plaza with an ice cream shop, pizza place, a book store, cleaners, etc.
Nobscot was originally a farming village
Don’t mind moving forward while being able to retain the past
Nice for Nobscot to be called a historic district
Over the past 51 years Nobscot has seen many changes “there wasn’t a traffic light at the corner, although one was needed. There weren’t any apartments buildings or Windsor Green. We had 2 turkey farms and we were able to walk to Edmunds, Grove, and Winch – it is too dangerous to do now.”
Residents of Nobscot have seen the city chip away historic buildings. Framingham has an identity that needs to be retained
Would like to see some of the older buildings retained



Nobscot Community Hours Topic – Housing

The topic of housing within Nobscot ranged from the potential Nobscot Shopping Plaza project, nearby residential developments, and projects associated with housing that have been recently permitted in Framingham. Below is a summary of comments received regarding housing.

Summary of Comments Received about Housing
Comments received in March 2018
Apartments – there is a lack of connection with the place
Concern with the lack of quality affordable housing. There needs to be an advocate for affordable housing options within Framingham.
Concerned about the inclusion of luxury apartments, who is going to live in these apartments?
Concerned with apartments and the inclusion of more traffic
Demographically, Nobscot would benefit from a wide type of housing options to support a diverse demographic population
Is there adequate demand for luxury apartments? What happens if the market turns and no one wants to rent apartments anymore?
Most of the new housing within Framingham is geared towards the top 10 percent, and not the rest of the community
Need for less apartments and more opportunity for home ownership
Need to create an appeal for buying homes in the area
No options for individuals that live in Nobscot that want to downsize, while still owning. There needs to be options for all
Scale-ability with luxury condos – people who are looking for luxury housing are not looking for housing next certain housing
Statements of concerned echoed by multiple attendees around the Town/City’s recent permitting activity of residential units and the number of apartments
There is a concern with senior housing, where will people live as they age?
There is a need for workforce housing
Traffic associated with new residential development may burden the roadways
Would hope to see the inclusion of residential units under \$300,000
Would like to see an apartment moratorium
Would not mind the addition of Active Adult Housing (over 55 housing) within Nobscot. This would allow people to walk to and within Nobscot, while taking advantage of the neighborhoods businesses
Comments received in April 2018
“Apartment buildings or over 55 residence are going on. Green space is disappearing. Some of the planned apartments are a good idea, such as in the downtown area.”
“We are concerned about the addt’l apartments/housing that water, sewerage, police, fire, municipal services will be at the minimum, adequate. Also how many more children will this bring to Framingham – do the schools have room, enough teachers. Will the addt’l revenues make up for any costs the building will bring.”



Against adding more apartments in Nobscot there are already too many. People who live in the apartments don't have a place to get groceries
Bring more apartments is not going to be the same
Construction of townhouses or starter homes would be welcomed
Do we need all of these apartments? It's a shame to see what is happening to Framingham
Does not want to see more apartments
Don't need another 135 apartments in Nobscot
"If apartments or condos go in where the shopping center is, the residents are going to want services nearby."
Multi-generational housing (over 55, affordable, etc.) development that includes retail space, commercial space, park lands, etc.
Multiple echoes that Nobscot does not need additional apartments
Need for workforce housing
No apartments – want to see uses that support the neighborhood
Not against the apartments at the Nobscot Shopping Plaza but should not be the whole focus of the project
Over 55 housing is an option
Rather than rental, how about promoting homeownership and affordable housing
The over 55 population cannot afford current new over 55 housing developments. Nor are they designed appropriately. Nothing is affordable or designed to age in place.
There is room for a reasonable number of apartments but needs to be mixed with uses that support the neighborhood



Nobscot Community Hours Topic – Open Space and Recreation

During the NCH there was a lot of discussion about open space, recreational opportunities, the lack of space provided for activities for children, young adults and playgrounds. The Nobscot community identified deficiencies and opportunities for Nobscot regarding open space and recreation. Below is a summary of comments received regarding open space and recreation.

Summary of Comments Received about Open Space and Recreation
Comments received in March 2018
Formalization of existing potential trails within Nobscot like the aqueduct and the Bruce Freeman Rail Trail
Formalization of outdoor activities and places – need to construct more trails and outdoor recreational opportunities
Need for more open space and recreational opportunities in Nobscot
Nobscot has potential for parks, playgrounds, and open space. Such uses would need to provide a variety of activities for all ages
Nobscot lacks a playground for children
Nobscot needs a playground. Is there a way to get a natural playground in Nobscot similar to the one in Cushing Park? This would bring young families to the area
Request for an extension of the rail trail to provide accessibility to Nobscot and promote walking
Resident of Winsor Green appreciates the open space and trails that were incorporated into the Winsor Green project. Deer and other wildlife are often seen within the back of the property
There is a need to be a connection between the library and Nobscot Park
Comments received in April 2018
Aqueducts recently have been opened for walking in other communities – why has the one behind the plaza not been opened? Could this be opened now? It would be a nice amenity
Framingham needs more open space
Framingham should look back into CPA
Incorporate a park area into the Nobscot Shopping Plaza
Need for more trails and open space in Nobscot
Need for trails, paths, and sidewalks
Open space is disappearing
Would like to see a park



Nobscot Community Hours Topic – Parking

During the NCH there was quite a bit of discussion regarding parking in Nobscot. Issues associated with parking includes the lack of parking for Hemenway School and the Library, the need for development projects to park themselves, and alternative options of parking. This section of this report provides a summary of the discussion had and comments received during the NCH.

Summary of Comments Received about Parking
Comments received in March 2018
Concerns about the lack of parking within the area, often people park at Nobscot Shopping Plaza and use the Library or the Hemenway School. There can be anywhere between 40-60 cars in the Nobscot Shopping Plaza parking lot during any given time
Concerns about the limited amount of parking in Nobscot. There is not enough off-street parking for the project at Nobscot Shopping Plaza to park itself – there are very limited number of spaces for commercial uses in Nobscot.
Does not like the inclusion of on-street parking associated with the proposed Nobscot Shopping Plaza project. There is a feeling that this will create congestion and issues for both those parking and those driving.
Nobscot Shopping Plaza – the parking lot needs to be resurfaced. There a lot of pot holes, which makes the parking lot unsafe
Off-street parking should be provided between the street and the structure
Option for parking – consider underground or structured parking
The CVS project has a lot of off-street parking, do they need all of that parking?
The public is currently using Nobscot Shopping Plaza as an off-street parking option. People will park at Nobscot Shopping Plaza to drop/pick up their child from Hemenway School. Or people from the Library will park at Nobscot Shopping Plaza since there is not enough parking at the Library
Would like to see Nobscot redeveloped to allow for patrons to park their vehicle and be able to walk to multiple destinations
Comments received in April 2018
“Hope that Parking for these apartments is being considered. We know that the planning is that people will use the train – but you still need a car to get to other places.”
Electric vehicle charging stations
Handicap parking as proposed for the Nobscot Shopping Plaza project is not enough. There needs to be enough handicap off-street parking to cover the project
Library does not have enough off-street parking – need to set aside off-street parking for the Library
Nobscot Shopping Plaza parking lot is dangerous
Nobscot Shopping Plaza should be written up for blight, especially since there are two active businesses located in the Plaza
Parking is going to be one of the largest concerns – can underground parking be required for future development?
Shopping Plaza is in terrible condition, the City needs to institute regulations requiring the Nobscot Shopping Plaza parking lot be maintained
Someone needs to fix the potholes in the Nobscot Shopping Plaza parking lot – becoming dangerous
Where will the Nobscot Shopping Plaza project park?



Nobscot Community Hours Topic – Streetscape

During the NCH there were multiple conversations about the design of the streetscape. Below is a summary of comments received regarding streetscape.

Summary of Comments Received about Streetscape
Comments received in March 2018
Bicycle infrastructure
Design elements need to be provided for the larger picture. Use of different materials at the four corners, develop push-ins to provide opportunity for landscaping and meeting areas, include benches, encourage walking and meeting through designs, include trees
Inclusion of more street trees within Nobscot
Nobscot needs streetscape improvements such as lights, streets, open space to create a village/neighborhood feel
Street trees and uniform street lighting needs to be provided like Downtown Framingham to create a village feel
What are streetscape elements that you would like to see (examples provided: trees, benches, lighting, etc.)?
Would like to see: pedestrian crossing light, additional street trees, formal bus shelter, wayfinding
Comments received in April 2018
People would enjoy a nice pedestrian zone/landscaping between the roadway and buildings
Seating and benches should be included into any design

Nobscot Community Hours Topic – Transportation

During the NCH sessions questions were asked questions to learn more about transportation in Nobscot. A few of the questions that were asked during the NCH included:

- How do you get to Nobscot?
- What transportation improvements are needed in Nobscot?

Observations of transportation within Nobscot seen during NCH.

- A lot of people utilize the sidewalks on Water Street – frequently see walkers, runners, people walking with dogs
- Traffic is intense during drop-off hours for Hemenway School
- Must use vehicles to go to different uses within Nobscot



Below is a summary of comments received about transportation within Nobscot. Comments included discussions about traffic congestion issues, Complete Street concepts, and conditions of the roadways.

Summary of Comments Received about Transportation
Comments received in March 2018
Backroads are popular cut through options, which often result in cutting through neighborhoods
Concerns about adding more cars – more cars will result with more traffic and congestion
Concerns with additional traffic congestion associated with the 82 Edmands Road project and potential redevelopment of Nobscot Shopping Plaza
Consider a monorail system for access to throughout Framingham, which would allow residents of Nobscot to access other areas of Framingham like Downtown Framingham
Create an opportunity for children to walk to school safely
Extension of the bicycle trail to and within Nobscot would be appreciated
Make Nobscot a nice place to walk
Multiple statements of concerns about traffic within Nobscot and the impact the schools have on the traffic
Narrow scenic roads cannot support more traffic. These roads are already at capacity
Neighbors in Nobscot love to walk, there is a need for more walking opportunities within Nobscot
Nobscot needs bicycle stations
Nobscot needs more bicycle paths – the City needs to make it easier to bike
Nobscot needs more options for on and off-road biking
Public transportation options within Nobscot are lacking, there needs to be more options and better service provided
Request that a sidewalk be installed the entire length of Edgell Road, and possibly on Edmands Road
Residents of side streets off Water Street cannot turn onto Water Street in the morning and evening hours due to traffic congestion associated with the school
Roadways (specifically Edmands Road) were not designed for multiple vehicles. These roads are scenic and very narrow. There is not much the City can do to widen the scenic roadways. Especially without losing the scenic/historic nature of the roadway
Speed limits in front of schools (specifically King Elementary School) need to be reviewed – currently 40mph which is too fast for the area
The inclusion of the bicycle lane on Water Street was a good addition, the City needs to add more bicycle lanes within the area and throughout the City
There is a need to think differently about getting around, the roads were not designed to support the amount of traffic associated with the recent developments of the area
There is an issue with traffic at peak arrival and dismissal of schools



There needs to be a multi-tiered approach to resolve the issue around inadequate off-street parking and traffic congestion
Traffic within the Nobscot area is not good, especially during school drop-off and pick-up times
Comments received in April 2018
“Traffic is getting much worse, we used figure it started about 5 PM – now it starts 2:30-3 PM”
Ability to cross Edgell Road safely.
Better sidewalks especially along Water Street. Especially for the schools – kids don’t walk to school anymore
Build a pedestrian bridge/walk ramp style over Edgell Road
Bus shelters
Compliance with ADA requirements
Concerned about traffic
Development should be pedestrian friendly
Extend sidewalks up Edmands Road to Garvey Road
Going to Route 9 (Worcester Road) increased traffic
In Sudbury, Mahoney Farms added sidewalk up to Nobscot Road.
Make Nobscot feel pedestrian friendly
Need to do something about the road not just the intersection. The roadway should be widened or adjust the lights
Nobscot needs more sidewalks
Request that a sidewalk be installed on Edgell Road. In Wayland and Sudbury sidewalks wonder through trees
Traffic is a big issue
Traffic is horrible, especially during certain times of the day. Specifically when school lets out, you can sit for 10-15 minutes waiting to move
Traffic is so terrible that the commenter needs 1 hour to get across Framingham. Framingham is backed-up and has become a cut through
Winch Street needs speed bumps



Nobscot Community Hours Topic - Use

During the NCH attendees were asked questions to learn more about Nobscot. A few of the questions that were asked during the NCH included:

- What is missing and what would we like to see?
- What uses would the neighborhood support?
- If Nobscot was a blank slate what would the neighborhood like to see here?

Uses identified by residents of Nobscot during the March NCH sessions, included:

- | | | |
|---|---------------------------------------|---|
| • Active Adult (Over 55) housing | • Dress/clothing shop | • Playground |
| • Administration Buildings for the City | • Entertainment options | • Pop-up space |
| • Artist live-work space | • Entrepreneurial space | • Post office |
| • Artist studio | • Event space | • Recreational Opportunities |
| • Attractive retail | • Family restaurant | • Restaurants |
| • Bakery | • Farmers market | • Retain the CVS |
| • Bookstore | • Grab and go (Prepared foods) shop | • Sandwich shop |
| • Bowling alley | • Gym, fitness area, exercise classes | • Small business space |
| • Breakfast/lunch restaurant | • Hair dresser/salon | • Small grocery store |
| • Café | • Ice cream/gelato shop | • Small restaurants |
| • Children's museum | • Italian market | • Small scale stores |
| • Cleaners | • Local stores | • Specialty market (example Russian Market in Trolley Square) |
| • Coffee shop | • Medical offices | • Specialty retail |
| • Coffee shop with a drive-thru | • Meeting space | • Trails and bicycle paths |
| • Community center | • New City Hall | • Youth and teen hang-out place |
| • Community space | • Non-chain retailers | |
| • Condos | • Outdoor seating for restaurants | |
| • Convenient uses | • Parks | |
| • Deli | • Pediatric doctor | |
| • Dentist | • Pizza Place | |

Uses identified by members of Nobscot during the April NCH sessions, included:

- Bakery
- Barber shop/Hair Salon
- Beauty shop
- Cleaners
- Coffee shop
- Department of Motor Vehicles
- Dollar store
- Drive-thru pharmacy
- Grocery Store/supermarket
- Gym
- Housing
- Ice cream shop
- Industrial Uses
- Italian Grocery
- Lunch Place
- Outdoor gym
- Painting/ceramics art places
- Panera Bread
- Parks
- Sub-Callahan Center
- Farmers Market
- Pharmacy
- Pizza Parlor/Fast food
- Post Office
- Public open space
- Public transportation
- Rail trail
- Restaurant
- Retail stores
- Roller skate/Bowling/10 pin
- Small businesses
- Therapy (physical, massage, etc.)
- Trails and open space
- Urgent Care Center

Below is a summary of the comments received regarding uses that the Nobscot community would like to see in Nobscot. Responses ranged from specific types of uses that the Nobscot community would like to see (listed above), statements about what currently exists, and ideas about future development of the Nobscot neighborhood.

Summary of Comments Received about Uses
Comments received in March 2018
Annie’s Bookstore was a meeting place for Nobscot Neighbors – a few neighbors echoed that they missed not having this in the neighborhood
Breakfast place is very important for youth and would be an added amenity to Nobscot
Concerned with the lack of options for the people who live in the existing apartments. Nobscot currently offers no amenities for them
Concerned with the number of apartments Framingham has recently permitted. Would like to see how those project pan out before adding more apartments into the inventory
Concerns regarding the proposed Nobscot Shopping Plaza project, specifically regarding the potential impacts associated with apartments. Statements echoed by multiple attendees that they would rather see no redevelopment of Nobscot Shopping Plaza than the proposed apartment project



Consider having Shaw’s Market move from Sudbury into the vacant space that they currently lease in Nobscot
Create a place that brings people out, attracts kids, and gets people excited about Nobscot
Downtown Natick has a small Italian market – is there an opportunity to get a specialty market, one that provides prepared meals? There is not a need for a full grocery store in Nobscot
During ½ days students from Walsh Middle School go to find food - there needs to be something more engaging for kids in Nobscot
Encouragement and creation of a mixed-use type of environment. An environment that encourages people to park their vehicles once and walk to multiple destinations, run errands, socialize, recreate, etc.
Few residents stated that they make all efforts possible to support the local Nobscot businesses – CVS, Middlesex Bank, Dunkin Donuts, Honey Dew, Nobscots, CJs, etc.
Fine with the proposed CVS project, but does not like the apartments proposed at Nobscot Shopping Plaza
Incorporating active adult housing (over 55 housing) into the Nobscot Shopping Plaza project. Nobscot is a better option and location than the other two active adult projects (175 Millwood Street and 1060 Grove Street). Active Adult in the center of Nobscot would allow people to walk to amenities.
It has been stated multiple times that retail is failing. The City needs to find uses that can be supported by Nobscot, uses that support each other, and uses that create a location that people want to visit and use
Misses Royal Pizza being in the neighborhood
Multiple people stated that the new McAuliffe Library is an asset for Nobscot
Multiple statements that CVS needs to remain in Nobscot – this resource is a staple for those who live within Nobscot and is especially convenient for senior housing within the area
Need for more retail and specialty retail in Nobscot
Need places for the residents to walk to, uses such as salons, cleaners, café, etc.
Need places in Nobscot where local teens can get a job
Need to build on the Library. The Library is a great asset for Nobscot
Nobscot does not need any many more residential apartments, the area already has multiple. There is a need for more specialty retail opportunities
Nobscot holds a lot of potential for businesses, there is a need to provide a good mixture of mom and pop shops and space for small businesses
Nobscot is missing places to take children to. There are no good playgrounds or spray parks in the area. There is a need to drive everywhere to find entertainment.
Nobscot lacks places and destinations for the youth and teenagers to hang out at. There needs to be opportunities for these generation within the built environment. Currently, they have no place to go within Nobscot and require parents to drive them elsewhere in Framingham or outside Framingham.



Nobscot needs a Fitness Center that is affordable – there are no real affordable fitness locations in Framingham
Nobscot needs for some kind of store like Sudbury Farms or a specialty market. People who live in the existing apartments have to utilize CVS or the convenient store, which is pricey and has limited in options
Nobscot needs space for small shops that will provide opportunity for people who want to own their own business
Opportunity for redevelopment of the Nobscot Shopping Plaza could include: <ul style="list-style-type: none"> • RCS Learning Center should consider relocating in Nobscot Shopping Plaza, rather than 82 Edmands Road • A new City Hall or administrative buildings, which would allow restaurant and other uses to surround it • Since the school system is overcrowded and needs additional space, consider providing Nobscot Shopping Plaza as an alternative location
People want a place to go, there is a need for a drug store (retain CVS was echoed multiple times) and a coffee shop in Nobscot
Statement - People always have to leave the area to seek opportunities for their children and grandchildren. It is hard to find things to take children to. In general there is not a lot of entertainment options in Framingham. The neighborhood would benefit from uses that attract and/or create opportunity for young children and the youth. Examples include Sky Zone Trampoline Park in Westborough and Apex Entertainment in Marlborough.
The Library draws people from all over, need to provide visitors with other things to do when visiting Nobscot
The neighborhood is in need of a variety of small businesses, locally owned businesses, businesses that are service oriented, and food establishments such as specialty markets and restaurants.
The Nobscot Shopping Plaza project as proposed needs to include more retail and open space
There is a need for an active retail center within Nobscot, one that attracts people from the neighborhood, encourages people who pass through the area to stop, and creates a destination for people.
There is a need for more restaurants – the neighborhood could support a little restaurant like Da Vinci Bistro. The old bank building could be a beautiful restaurant.
There is a need to focus on Nobscot to re-establish businesses and opportunities for businesses within the area.
Uses that allow and encourage walkability and pedestrian activity. Whether people drive to the designation and then walk to the various uses or people walk from their homes. Nobscot needs to be walkable
Uses that encourage younger generation to come to Nobscot
Very concerned about what people who live in Nobscot do who live on a limited income without transportation. Where do these people get their food and run their errands?
Wants to see Nobscot Shopping Plaza redeveloped, but does not just want anything to go there. It needs to be nice
What Nobscot is missing – Nobscot is missing a market. The original markets located in Nobscot were vibrant.
Wish list – 8,000sf is a small amount of retail space compared to what was here previously. Residents want to see more retail included in the project. The mixture of commercial uses should be brought down the sides of the structure to keep commercial facing the streets.



Would be more supportive of the project if the Nobscot Shopping Plaza project double the amount of retail space. The proposed amount of 8,000sf is not enough space for the uses that the neighbors want.
Would be nice to have an ice cream shop in Nobscot. Establish an environment like 1 Edgell Road with Voltornos and the nearby gelato place, consider ethnic food restaurants, activities such as bowling
Would it be possible to create Nobscot as a restaurant mecca?
Would it be possible to include a park or playground area as a corner stone of Nobscot?
Would like to see a meeting place for people. Currently, people have to go to other people's houses to congregate.
Would like to see a place like a coffee shop where people could meet (example provided was Sofa Café in Downtown with the meeting room)
Would like to see condos rather than more apartments
Would like to see more opportunities for the older residents who live in the area – currently there is not many options for meeting space, entertainment, and recreational opportunities.
Would like to see Nobscot as a destination
Would like to see opportunity for outdoor seating throughout Nobscot
Comments received in April 2018
All people want more and better schools
Apartments are ridiculous, traffic is awful – there are too many apartments in this area
Attract stores where you can go to and see friends
Brazilian market like the one by 300 Howard Street or an international market
By adding apartment to Nobscot, even those people will have to get into their vehicles to go places. Nobscot needs more retail to support the people who are here
Currently there is no place for teenagers to hang out
CVS with a drive-thru
Department of Motor Vehicles (DMV), have to drive to one now
Like CVS but no apartments
Need a grocery store that is more reasonable like Market Basket
Need for a place like 1 Edgell Road where you can go to a restaurant and then ice cream after
Need to add uses to Nobscot that will attract people
Nobscot needs to be designed to make things convenient – be able to run multiple errands in one shot
Nobscot needs viable shopping choices – a café and bakery would be lovely
Open to uses that are useful to the community
Options for people to stay in the area, rather drive to other communities
Recreational palaces for children like a bowling alley



Retain CVS in Nobscot, convert for senior housing
Small community oriented businesses
Sofa Café has evolved to have its own following with a meeting space that is open to the public. Need a place to meet like Sofa Café or B Sister’s Café who has live music
The Nobscot Shopping Plaza is very much in need of a full service grocery store. People do not always want to go to Whole Foods or Stop and Shop
Uses that draw people to the area
Uses that will draw people to Nobscot – sit down restaurants like Bourbons
Village that has nice shops
Would like to see a decent shopping mall introduced into Nobscot

Follow-up items that were brought up during NCH

- Parks and Recreation – Playgrounds
- Provide examples of what 8,000sf looks like
- What is the Nobscot population
- Need to understand how the property changed hands
- How does the inclusion of additional apartments impact property values?
- Does apartments increase the tax base for Framingham?
- Can the aqueduct be opened for public use
- When will the Bruce Freedman Rail Trail (BFRT) move forward?

Thank you to everyone who took the time to attend the NCH, emailed in comments about Nobscot, and/or attended Nobscot meetings. The City of Framingham looks forward to working with you as we as a community move forward to redevelop Nobscot as a Village for current and future generations.

