

NOBSCOT COMMUNITY SURVEY REPORT

Choose
FRAMINGHAM



The Nobscot Community Survey (Survey) was designed to collect baseline data from those who identify with Nobscot thus providing valuable insight to decision makers planning to develop land use changes, regulations, design standards, and zoning for the Nobscot area. This Report provide all information collected through the Survey.

Date: May 2018

[Nobscot Community Survey Report](#)

Executive Summary

The City of Framingham created the Nobscot Community Survey (Survey) to collect meaningful comments, opinions, thoughts, and data from a targeted audience of those who identify with the section of Framingham known as Nobscot. The goal of the Survey was to establish baseline data from which to make informed decisions regarding possible land use, regulation, and zoning changes to the area. The Survey was open from April 6, 2018 to May 30, 2018 and received a total of 779 survey responses during that time period. There were a total of nine questions that ranged from general demographics to opinions about the strengths and weakness of Nobscot as it is currently developed. The Survey provides in depth perspective and direction as to alternatives for future next steps and needed action for the Nobscot area.

Nobscot Community Report

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Survey Mission Statement

The Survey was designed to collect baseline data from those who identify with Nobscot thus providing valuable insight to decision makers planning to develop land use changes, regulations, design standards, and zoning for the Nobscot area.

Summary of Key Findings

- Demographic Summary

Participants of the Survey were predominately individuals who are invested in Nobscot, making it their home for more than five years. Nobscot appears to be viewed as a desirable place to live. Based on the Survey it appears that many people have chosen to make Nobscot their adult home and raise children.

- Who took the survey?

- The participants of the Survey predominately lived in Nobscot. Of the 779 participants 77.66% live in Nobscot.

- Length of Residence

- Of those who took the Nobscot Community Survey, 50.32% have lived in Nobscot for more than 10 years, while over 60% have lived in Nobscot for 5 years or more.

- Age of Respondents

- The largest population group responding to the Survey was those in the 35-44 age range, which comprised 24.90% of responses, followed by those in the 45-54 age range (20.92%). Together these two age groupings (35-54), which includes individuals from Generation X (aged 38-53) and some from Generation Y/Millennials (aged 23-37) comprised 45.83% of all responses. The Baby Boomers (aged 54-72) and the Matures (aged 73 and older) comprised 38.64% of all responses.

- Nobscot Characteristics

Nobscot can be described as both a neighborhood and a village. There appears to be deep ties and bonds formed by those living there that connect the physical landscape to the area that is identified as Nobscot. This is demonstrated by the length of time that respondents have lived in Nobscot, thus providing greater clarity as to its definition as a neighborhood/village rather than just a pass through area.

- Identity of Nobscot

- Of those who took the Survey, 337 of 779 (43.26%) described Nobscot as a “Neighborhood Center,” while 220 of 779 (28.24%) described Nobscot as a “Village.” Consequently, since 557 of 779 (71.5%) of all responses described Nobscot as either a “Neighborhood Center” or a “Village” future land use decisions, zoning changes, and development/redevelopment of Nobscot should provide elements that emphasize and enhance the community’s identity as a neighborhood or village.

- Important and missing pieces in Nobscot

Participants of the Survey have a strong understanding of what is needed and what is missing in Nobscot. Important issues and missing items in Nobscot were clearly identified with little differences or competition between choices.

- Important Issues

- Respondents identified their top three most important issues for Nobscot, which included “Retail Vacancy” (85.62%), “Services Missing” (61.75%), and concern with increased “Too Much Traffic” (40.18%). The loss and lack of “Open Space” (28.75%) was another concern for those responding to the Survey.

- What is missing?

- Those who took the Survey identified Café/Bakery (67.91%), Retail – Food (61.10%), and Restaurants (49.17%) as the top three items missing in Nobscot. Two other top contenders were Farmers Market (32.73%) and Bike and Pedestrian Paths (31.96%).

- Missing Infrastructure

- The top three topics identified as missing infrastructure in Nobscot include Open Space (48.14%), Rail Trail (41.46%), and Sidewalks (36.33%). Bike lanes (30.94%) was a close forth infrastructure item that is missing in Nobscot.

Survey Methodology

- Dates of the Survey
 - April 6, 2018 to May 30, 2018
- Locations to access the Nobscot Community Survey
 - Framingham Website – www.Framinghamma.gov/Villages
 - McAuliffe Branch Library, 746 Water Street, Framingham, MA
 - Shillman House, 49 Edmands Road, Framingham, MA
 - Heritage at Framingham, 747 Water Street, Framingham, MA
- Questions included in the Survey
 1. Do you live in the Nobscot Neighborhood?
 2. If you answered yes to Questions 1, why did you choose to live in Nobscot?
 3. If you answered yes to Question 1, how long have you lived in Nobscot?
 4. How old are you?
 5. How would you describe this neighborhood?
 6. What are the three most important issues in Nobscot?
 7. What uses are missing?
 8. What infrastructure is missing?
 9. Additional comments
- Total Number of Responses
 - Total Submissions: 779 surveys (Electronic Submissions: 738 surveys/Paper Submissions: 41 surveys)

Survey Results

The Survey is briefly summarized below. The results of the Survey will be used to inform future land use, regulatory, and design standards for Nobscot.

Question 1: Do you live in the Nobscot neighborhood?

Response options

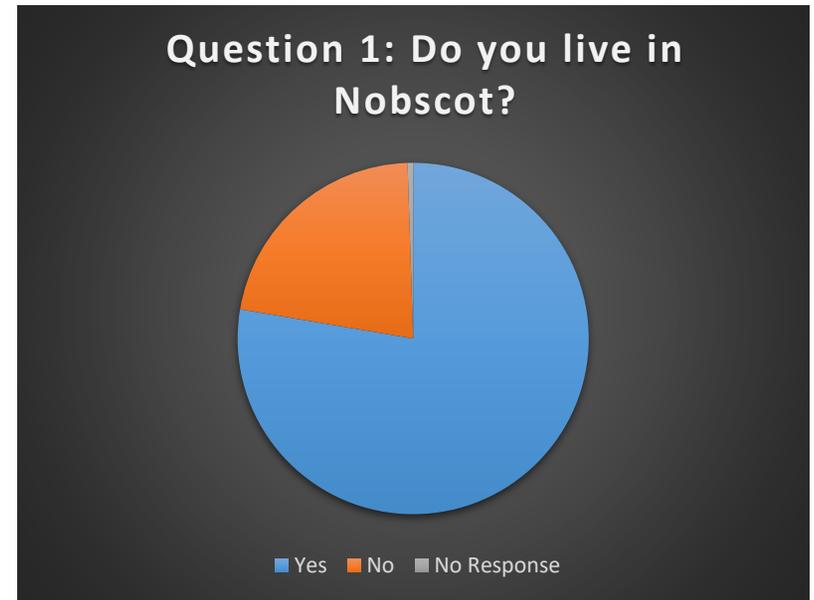
- Yes
- No

Total Number of Responses

- 775 of 779 (99.5% response rate)

Results

Do you live in Nobscot?	Response	Percentage of Total Responses (779)
Yes	605	77.66%
No	170	21.82%
No Response	4	0.51%
TOTAL	779	100%



Question 2: If you answered yes to Question Number One, why did you choose to live in Nobscot?

Of those who participated in the Survey and chose to provide comments for Question Number 2 – it was clearly echoed that people choose to live in Nobscot for its proximity to Boston, the schools, Route 9, and place of employment; it was a place where many people grew up and have returned to live and/or raise a family; being both affordable and the availability of housing (ownership, apartments, Shillman House, Heritage House, etc.) has drawn people to Nobscot; Nobscot being a beautiful, quiet, nice, and safe neighborhood also attracted people to the area; the neighborhood feel and family is something people liked about Nobscot; in addition to the schools, open space, and amenities that Nobscot has to offer.

Please reference Appendix A for all comments received for Question Number 2 (pages 15-31)

Question 3: If you answered yes to Question Number Three, How long have you lived in Nobscot?

Response options

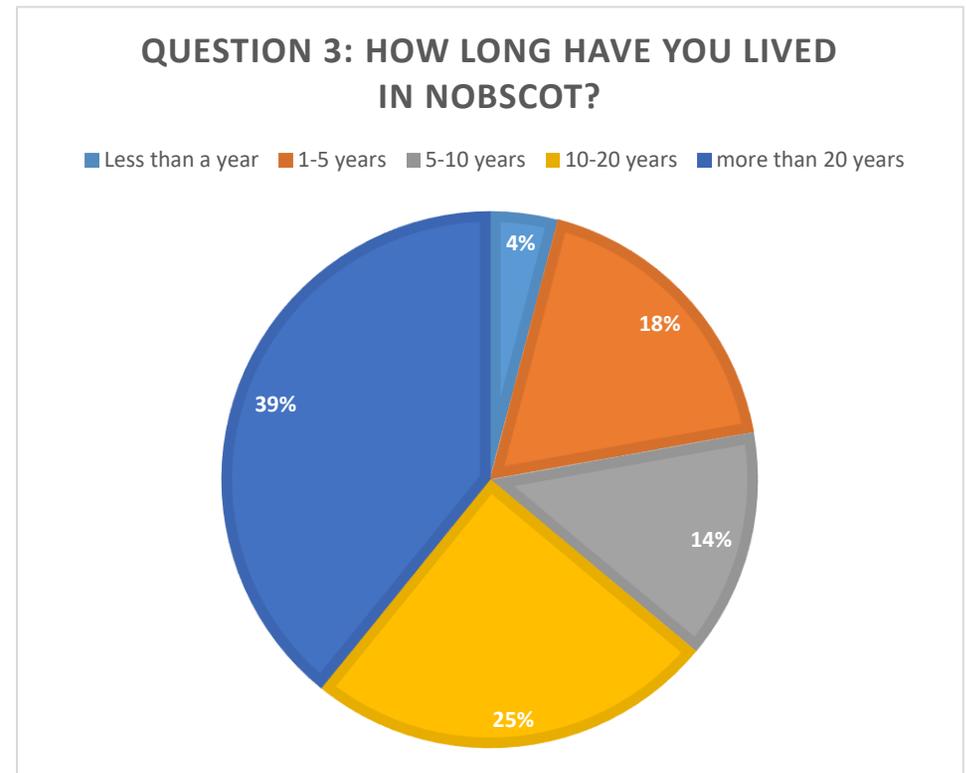
- < 1 year
- 1-5 years
- 5-10 years
- 10-20 years
- >20 years

Total number of responses

- 613 of 779 (78.69% response rate)

Results

Number of years living in Nobscot	Reponses	Percentage of Total Responses (779)
< 1 year	25	3.21%
1-5 years	111	14.25%
5-10 years	85	10.91%
10-20 years	152	19.51%
>20 years	240	30.81%
No Response	166	21.31%
TOTAL	779	100%



Question Number Four: How old are you?

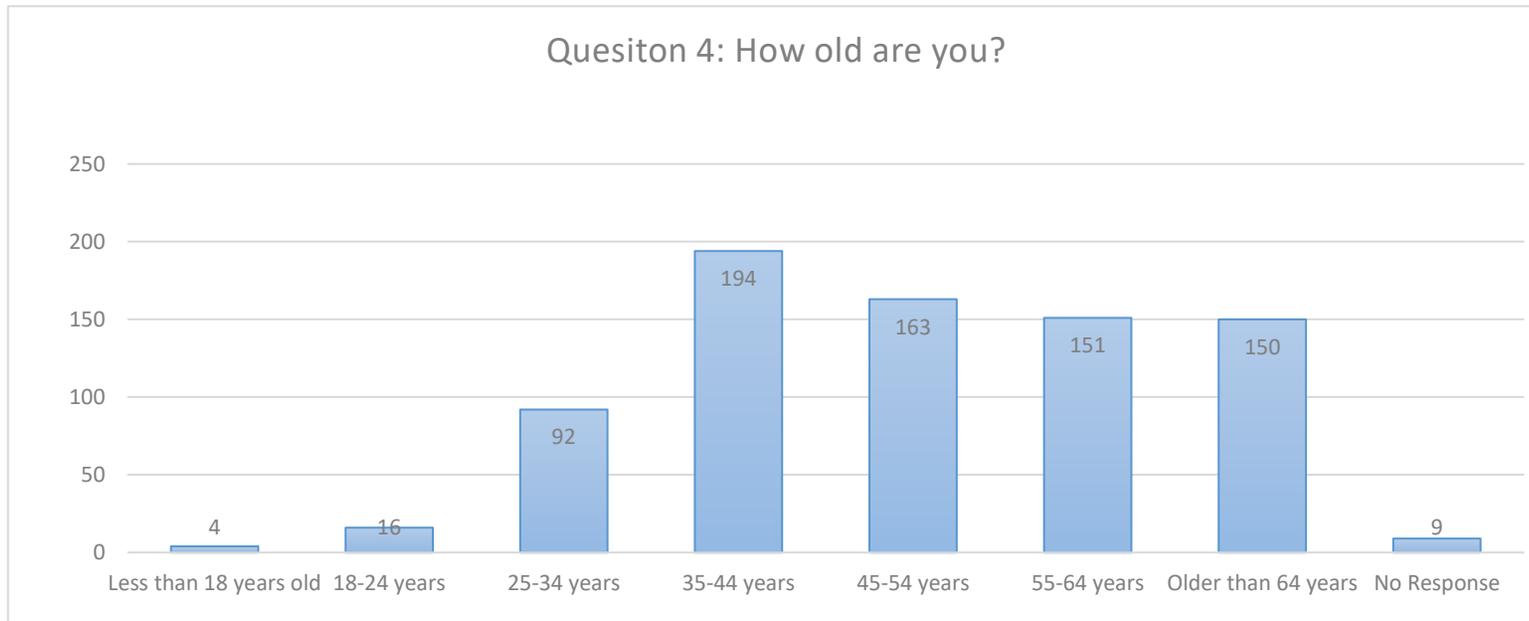
Response options

- <18 years old
- 18-24 years old
- 25-34 years old
- 35-44 years old
- 45-54 years old
- 55-64 years old
- >64 years old

Total number of responses

- 770 of 779 (98.84% response rate)**

Question Four - Results		
Age	Responses	Percentage of Total Responses (779)
<18 years old	4	0.51%
18-24 years old	16	2.05%
25-34 years old	92	11.81%
35-44 years old	194	24.90%
45-54 years old	163	20.92%
55-64 years old	151	19.38%
>64 years old	150	19.26%
No Response	9	1.16%
Total Responses	779	99.99%



Question Number Five: How would you describe this neighborhood?

Response options

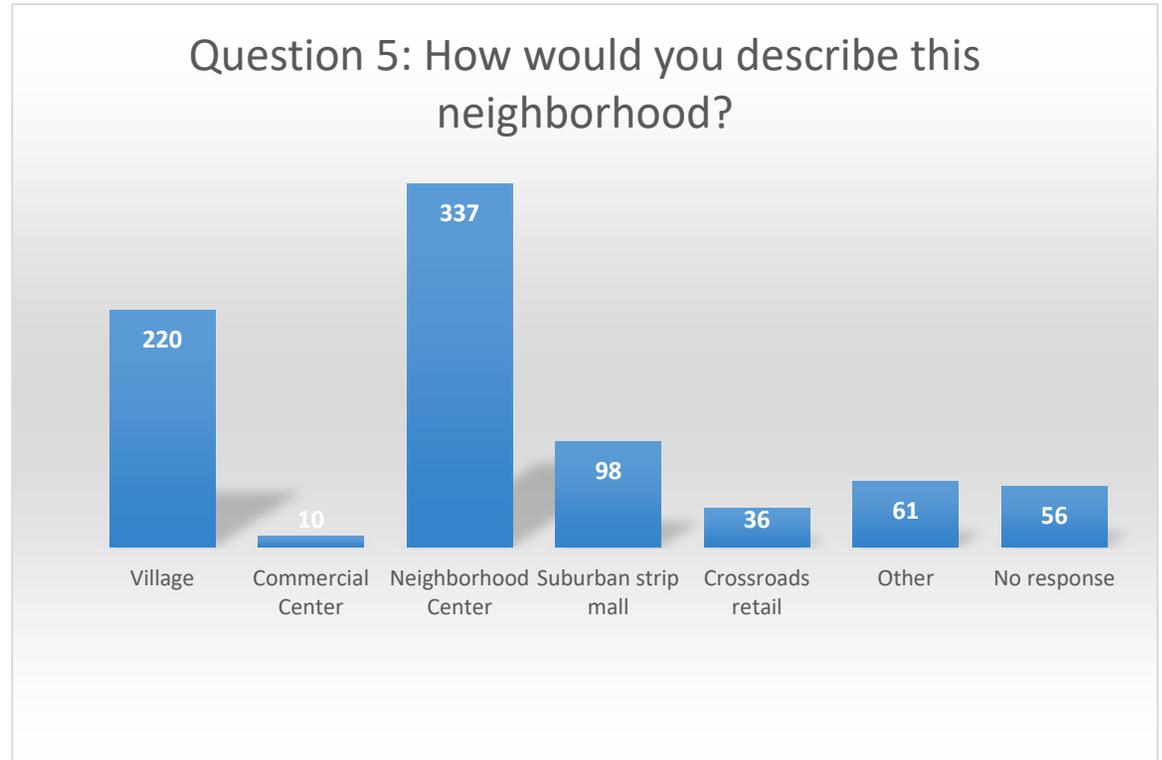
- Village
- Commercial center
- Neighborhood center
- Suburban strip mall
- Crossroads retail
- Other (option to respond)

Total number of responses

- 723 of 779 (92.81% response rate)

Results

- Village: 220 (28.24%)
- Commercial center: 10 (1.28%)
- Neighborhood center: 337 (43.26%)
- Suburban strip mall: 98 (12.58%)
- Crossroads retail: 36 (4.62%)
- Other: 61 (7.83%)
- No Response: 56 (7.57%)



“Other” Responses (Question 5)

Question Number 5 allowed for participants of the Survey to provide additional information as “Other” if the provided response options did not meet their description of Nobscot. Approximately 7.83% provide comments under “Other” for this question. Of the responses received many people felt that Nobscot is a neighborhood with a suburban feel, although it’s a great neighborhood it’s blighted by a rundown strip mall. It was also mentioned that Nobscot is a cut through with no identity and the lack of character.

Please reference Appendix B for all “Other” responses or comment for Question Number 5 (pages 32-34)

Question Number 6: What are the three most important issues in Nobscot?

Response options

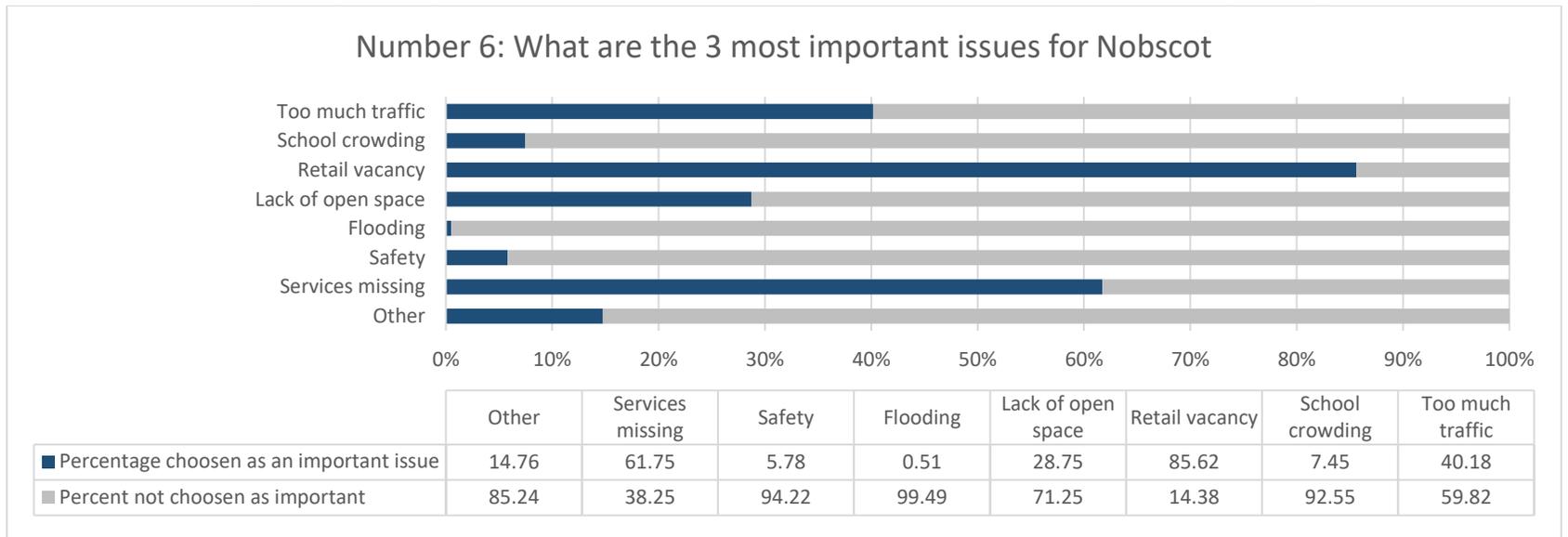
- Too much traffic
- Nothing to do
- School crowding
- Retail vacancy
- Lack of open space (such as parks)
- Flooding
- Safety
- Services missing (bank, salon, grocer, etc.)
- Other (option to respond)

Total number of responses

- 779 of 779 (100% response rate)

Results

- Too much traffic: 313 (40.18%)
- Nothing to do: 288 (29.27%)
- School crowding: 58 (7.45%)
- Retail vacancy: 667 (85.62%)
- Lack of open space (such as parks): 224 (28.75%)
- Flooding: 4 (0.51%)
- Safety: 45 (5.78%)
- Services missing (bank, salon, grocer, etc.): 481 (61.75%)
- Other (option to respond): 115 (14.76%)



“Other” Responses (Question 6)

Approximately 14.76% of the Survey participants chose to pick “Other” as one of their three choices for Question 6. In summary those who chose to use “Other” as their response felt that there are already too many Apartments in Nobscot. There is a need for amenity space and a grocery store within Nobscot. While many of the responses focused on the strip mall, blight associated with the vacant strip mall, and the lack of a village center within Nobscot. Furthermore, there is a need for improved pedestrian infrastructure to increase walkability.

Please reference Appendix C-1 for all comments received for “Other” for Question Number 6 (pages 35-39)

Short Answer Responses (Question 6)

Question Number 6 allowed participants of the Survey to provide open ended comments relative to what the most important issues for Nobscot are. It was echoed throughout the responses for Question Number 6 that traffic congestion, vacant retail space, the blight associated with Nobscot Shopping Plaza were of major concern to the residents of Nobscot. There is a need for the strip mall to be updated and uses such as a grocery store, coffee shop, restaurants, and entertainment are much needed, while the neighborhood wants to see CVS retained. It was also noted that more housing in Nobscot is not desired, while the installation of bicycle and pedestrian pathways/sidewalks were desired.

Please reference Appendix C-2 for all open ended comments received for Question Number 6 (pages 40-65)

Question Number Seven: What uses are missing?

Response Options (pick three that are most important)

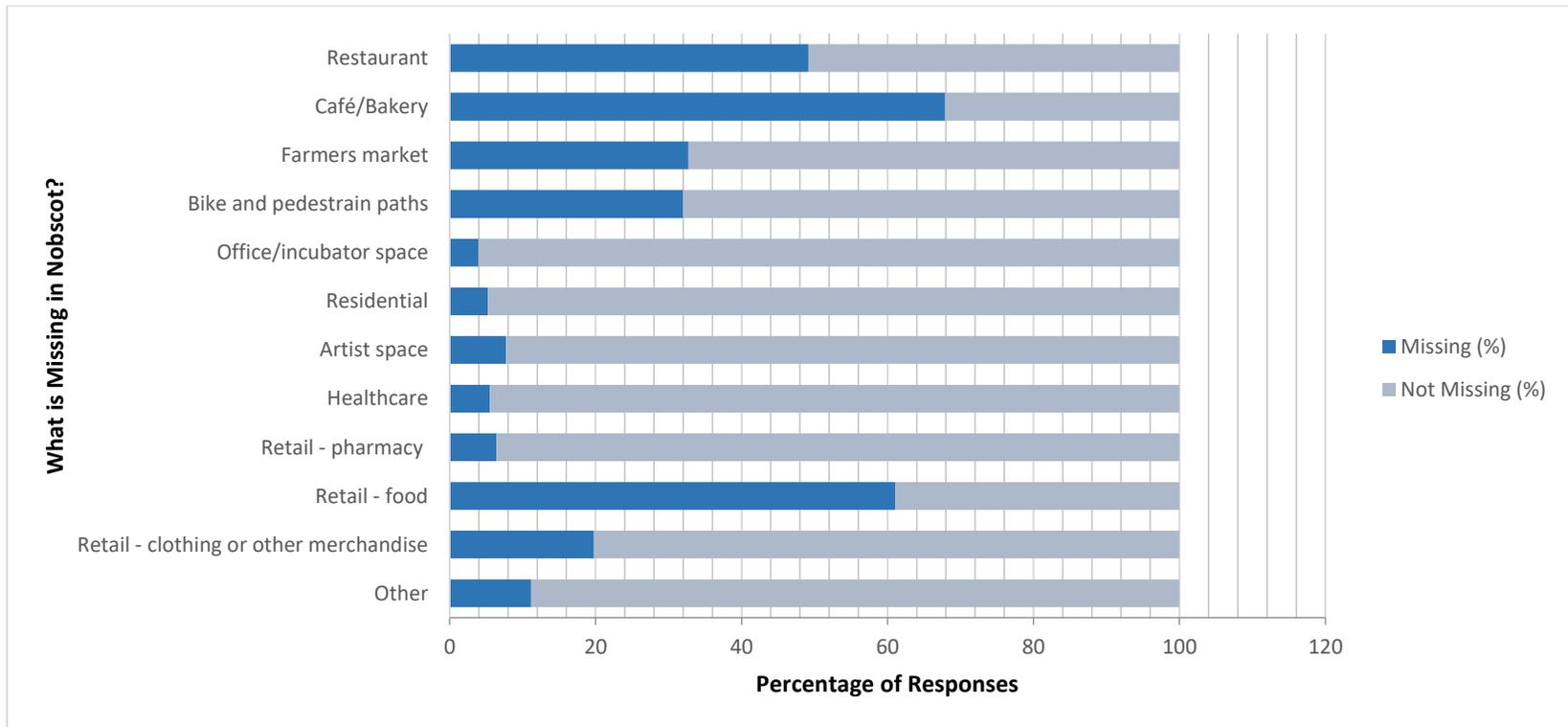
- Restaurant
- Cafe/Bakery
- Farmers market
- Bike and pedestrian paths
- Office/incubator space
- Residential
- Artist space
- Healthcare
- Retail -- pharmacy
- Retail -- food
- Retail -- clothing or other merchandise
- Other (option to provide a response)

Response rate

- 765 of 779 (98.20% response rate)

Results

- Restaurant: 383 (49.17%)
- Cafe/Bakery: 529 (67.91%)
- Farmers market: 255 (32.73%)
- Bike and pedestrian paths: 249 (31.96%)
- Office/incubator space: 31 (3.98%)
- Residential: 41 (5.26%)
- Artist space: 60 (7.70%)
- Healthcare: 43 (5.52%)
- Retail – pharmacy: 50 (6.42%)
- Retail – food: 476 (61.10%)
- Retail -- clothing or other merchandise: 154 (19.77%)
- Other: 87 (11.17%)



“Other” Responses (Question 7)

Approximately 11.17% of participants of the Survey utilized one of their three answers for Question Number 7 as “Other.” Such short answer responses for “Other” included: arts, gym/fitness center, activity space/community center, restaurant/pub/brewery, coffee shop, ice cream shop, deli, family and kid friendly place, grocery store, outdoor recreation/recreation area, playground, small business space.

Please reference Appendix D-1 for all “Other” comments received for Question Number 7 (pages 66-68)

Short Answer Responses (Question 7)

In addition to the question asked for Question Number 7, participants were provided an opportunity to provide a short answer response to items that they felt were missing in Nobscot. Such responses included a grocery store (small/medium/large), a wine bar/bistro/brewery, a bicycle and pedestrian path, café/bakery/coffee shop, community space, farmers market, restaurants, artist space, grab and go food places, pharmacy, residential but no apartments, entertainment, and sidewalks.

Please reference Appendix D-2 for all comments received for Question Number 7 (pages 69-83)

Question Number Eight: What infrastructure is missing?

Response options (pick the three most important)

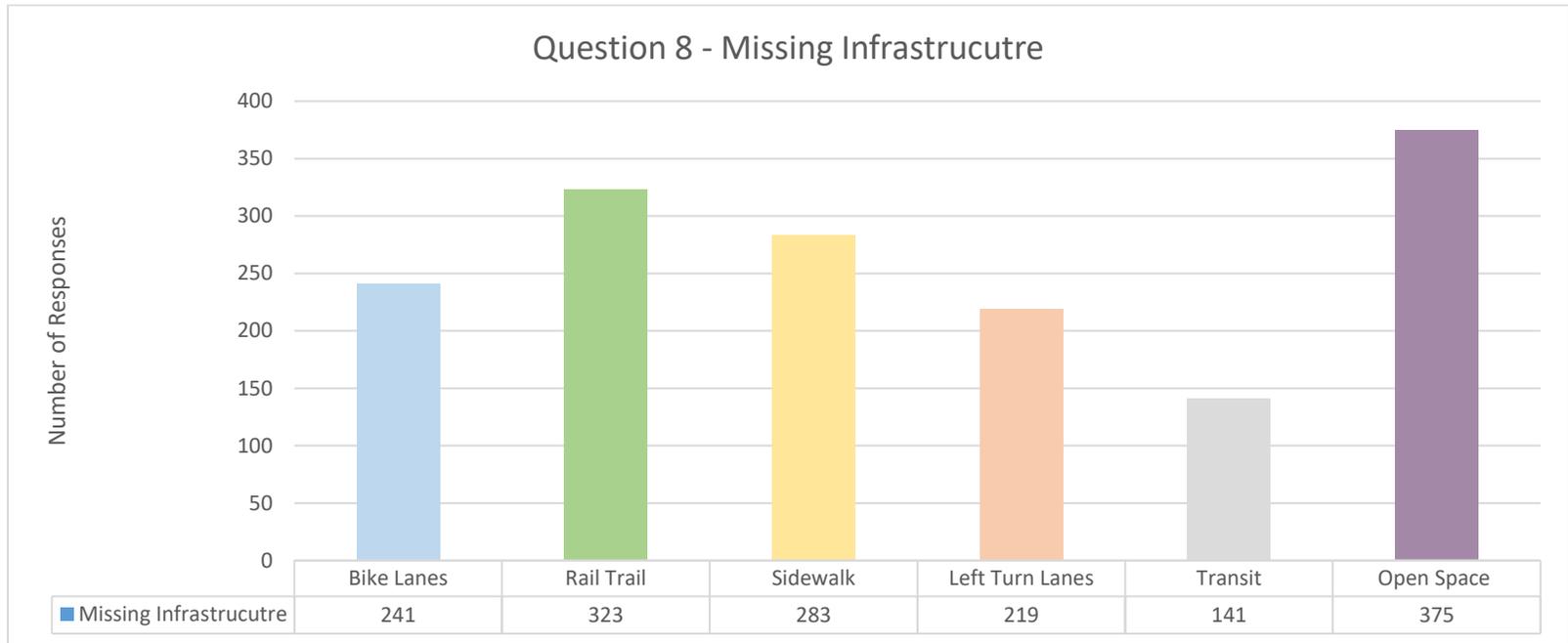
- Bike lanes
- Rail trail
- Sidewalk
- Left turn lanes
- Transit
- Open Space (such as parks)

Response Rate

- 680 of 779 (87.29% response rate)

Results

- Bike lanes: 241 (30.94%)
- Rail trail: 323 (41.46%)
- Sidewalk: 283 (36.33%)
- Left turn lanes: 219 (28.11%)
- Transit: 141 (18.10%)
- Open Space (such as parks): 375 (48.14%)



Question Number Nine: Additional Comments

The Survey captured a lot of great information and responses. Question Number 9 allowed those who wanted an opportunity to provide additional information to do so. In summary, the responses to Question Number 9 included discussions around traffic (the need for more left turn lanes, added lanes, and methods to alleviate congestion), requests to redevelop Nobscot Plaza with retail (local shops, fitness studio, etc.), request for decision making to occur in the near future to allow for Nobscot to be brought back to life, increased bicycle and pedestrian opportunities (bicycle lanes, rail trail, etc.), and continued requests for things to do and places to go.

Please reference Appendix E for all comments received for Question Number 9 (pages 84-95)

Next Steps

The data and information collected through the Survey will be used as follows:

- To provide Survey Report to the Mayor of Framingham in conjunction with municipal staff and the Planning Board to help inform future decision making and municipal efforts.
- To provide information to RKG Associates, the City's consultant who is working on the Phase One Economic Development Study (Phase One). Such information will be used to inform both Phase One as a whole, and the Nobscot Market Report.
- To be utilized to inform the Planning Board with recommendations for the rezoning of Nobscot into a village center.

Thank you

Thank you to everyone to took time to respond to the Nobscot Community Survey. The information collected through the Survey is extremely important to the redevelopment of Nobscot.

Attachments

- Survey Cover Letter (Appendix F), pages 96-97
- Nobscot Community Survey (Appendix G), pages 98-100
- Press Release (Appendix H), pages 101-103

Appendix

Appendix A through F are the short answer responses to the Survey. Responses have not been edited other than the correction of spelling errors, where such error was identifiable. When a response contains a (#) this shows the number of people who had the same exact response. All short answer responses have been put into alphabetical order, not weight has been provided to any given response.

Appendix A – Question #2

- (I live very near, in Pinefield, Saxonville, and use the library and CVS often)
- 34 years ago it had all the conveniences and north Framingham appeal
- 38 years ago, for the elementary school and the neighborhood
- A fairly quiet and pretty location, yet with lots to offer.
- A nice place
- Access to shops and schools
- Affordability of housing; open space, nice neighborhoods, retail amenities (20 years ago), access to major highways
- Affordability vs. surrounding towns.
- Affordability, neighborhood, close to everything
- Affordability, quiet neighborhoods
- Affordable
- Affordable and safe neighborhood.
- Affordable at the time; wish the neighborhood was better but was able to buy a nicer house than other towns
- Affordable homes, pretty neighborhood, close to shopping, library, restaurants, Callahan state park
- Affordable house, more of a rural feel, proximity to Callahan
- Affordable housing
- Affordable housing (at the time)
- affordable housing 50 years ago
- Affordable Hsg – JCHE
- Affordable, close to work, convenient to route 9 commercial districts
- Affordable, convenient location, great neighborhood
- Affordable, great location in Framingham
- Affordable, quiet street, mostly luck
- After living in Saxonville for 8 years, I wanted to live in another district village in Framingham that has amenities within walking distance

- Always liked the quietness
- Always lived in Fram. 20 years off Summer St. and the past 21 on Eaton Road.
- Apartment availability
- Area that was attractive and affordable/ people took pride in their homes/ good commute
- At the time I moved here, the schools
- At the time when relocating to Framingham I liked having the convenience of the strip mall with all its businesses. Like CVS, bank, market, etc. Near access routes to Boston
- Availability of housing (2)
- Beautiful and peaceful
- Beautiful corner of Framingham – Callahan for hiking, etc.
- Beautiful neighborhood
- Beautiful, clean and safe neighborhood
- Beauty of area and affordability
- Because it use to be a beautiful area to raise a family
- Because this is where the home we purchased was. We chose Framingham due to its affordability and proximity to Boston for commuting.
- Been here 45 years. Liked the area back then
- Being able to remain close to the city but feel so far away all at the same time!
- Best accommodations
- Best house for the price at the time. I was looking for a neighborhood to raise my son.
- Best neighborhood!
- Better “side” of Framingham
- Between Nobscot and Saxonville, we like the neighborhood layout
- Born and raised here. (2)
- Born here
- Born in Framingham and grew up on Edgell Rd.
- Bought a house
- But I live close by and drive by there every day
- Came to Framingham Shillman House Senior Complex to be close to family
- Central location, flatter than some areas of town (we have bike-riding young kids!
- Child attends school in Nobscot
- Close to Callahan park. Open space
- Close to family

- Close to good elementary schools
- Close to Hemenway Elementary
- Close to highways and shopping
- Close to husband's job
- Close to Mass Pike yet neighborhood setting with amenities
- Close to my place of employment
- Close to schools (2)
- Close to schools, convenient location
- CLOSE TO SCHOOLS-NEARBY SHOPPING-GREAT NEIGHBORS SAFE
- Close to where my husband worked and reputation of Framingham schools
- Close to work
- Close to work, good amenities, good place for kids
- Combination of affordability and distance from work (Boston).
- Convenience (2)
- Convenience – walking to stores and school
- Convenience, affordability
- Convenience, lived here my whole life, quite
- Convenience, safety, good housing options
- Convenient area
- Convenient location
- Convenient location to main highways, mall and grocery stores
- Convenient location with quiet, safe, affordable, and uncrowded neighborhoods
- Convenient location, first house for us, and thought it was reasonably priced in a nice neighborhood.
- Convenient location, quiet & safe
- Convenient location, wonderful community.
- Convenient to work
- Cost and location
- Could not afford any other area. Wanted to be closer to RT 20 for work. At time wanted to send kids to Hemenway but I did not get my school choice.
- Country + urban convenience
- Country feel but close to everything, especially Hemenway School, where our kids went.
- Country setting with easy access to necessities

- Cul-de-sac street
- Decent house at reasonable price
- Desirability
- Desirable neighborhood. Easy access to major routes and commuting to Boston. Convenience to Sudbury retail and restaurants.
- Desired area
- Didn't choose. Family did.
- Distance to work
- Diverse neighborhood even back in 1985, close to elementary school, shopping center nearby, lots of woods around, not too far from work in Boston.
- Diversity, home prices
- Dunning School
- Easy access to all areas and lovely neighborhoods.
- Enjoy the village-feel, the open space and convenient access to local businesses.
- Family (4)
- Family friendly
- Family friendly neighborhoods. House was affordable. Good schools.
- Family friendly, beautiful area to raise a family.
- Family home
- Family lived here
- Family. I grew up in Saxonville, and found myself wanting to raise my family close to my childhood home.
- Fell in love with my house
- Fine homes, good schools, easy commute to Boston
- For senior housing
- For the neighborhood
- Found a house 21 years ago I liked.
- Found a house at a reasonable price
- Found affordable antique house
- Found affordable condo at Windsor Green
- Found an excellent house. Like that there are sidewalks where I live and can walk around. Good neighborhood feel.
- Found great home here
- Found our house there
- Found the best priced house

- Found the home we wanted
- Found the perfect house in Nobscot
- Found the right house
- Found the right house at the right time
- Friendly quiet area
- Friends, good area
- Good home values (2)
- Good location (2)
- Good location to raise a family
- Good neighborhood
- Good neighborhood and reasonable home prices
- Good neighborhoods in the area
- Good people and open space in the scout reservation
- Good school great location or at least it was when there was a community shopping center in Nobscot
- Good schools, library and neighbors
- good schools, nice neighborhood
- Good schools, safety, convenience
- Good selection of houses and good schools
- Good values and Hemenway
- Great area
- Great area to raise a family
- Great Central Location, Family Friendly, incredible value
- Great elementary schools nearby, decent lots of land, and quiet neighborhoods with easy access to mass pike.
- Great family neighborhood
- Great house in a great location
- Great location great neighborhood
- Great location, access to schools
- Great neighborhood (2)
- Great neighborhood and we had a small shopping plaza. Still a nice area but the plaza is a dump!
- Great Neighborhood, nice area, abundant resources for our family
- Great neighborhoods, and I was hopeful the plaza would be updated
- Great neighborhoods, close to schools

- Great neighborhoods, nice people, close to 3 wonderful elementary schools.
- Great school(Hemenway), part of the rural NW quadrant, yet convenient to shopping on Rt 9/30/20
- Great schools, wonderful neighborhood and easily accessible resources
- Green spaces, farms and conservation land
- Grew up here (6)
- Grew up here, moved away and came back. Love it.
- Grew up here. Worked in Nobscot
- Grew up in area
- Grew up in area and bought grandparents house
- Grew up in Framingham and decided to return after long absence.
- Grew up in Framingham in the 1960's, got my haircut there, mother shopped for food
- Grew up in the area and like the more rural aspect of it
- grew up on Edgell Rd approx. age 4
- Grocery store and amenities
- Grown up in Framingham my whole life
- Had many friends in the area who have since moved out
- Has a bit of 'ruralness' to it
- Have been in and out of this neighborhood since 1967
- Have been in this great part of Town for several years
- Home a good value, well connected for commuting
- Home is near schools and there was a convenient shopping center (39 years ago!)
- Home purchase
- House
- House met my needs at the time I bought it.
- House price was good, big yard, small house :-).
- House Prices
- House purchase
- House size and price
- House we could afford in 1999
- House we found/bought
- House with a yard
- House with barn

- Husband born here
- Husband grew up here.
- I am a high school student
- I am disabled and was looking for a ranch house to accommodate my progressing muscular dystrophy.
- I chose to move into a Shillman House apt. before it was built almost 7 years ago and am so glad I did!
- I could afford a house there
- I found a house here
- I grew up here (2)
- I grew up here and I found a great house to raise my family in.
- I grew up here and loved the area. Plus my parents live in the area as well
- I grew up here, loved it, and wanted to stay nearby.
- I grew up here. I like the small family neighborhoods and being close to some of the country side of Framingham (access to Hanson farm etc.)
- I grew up in Nobscot
- I grew up in Nobscot, my parents live there
- I grew up in the Nobscot and chose to purchase a home with my husband and children on the same street that I grew up on.
- I grew up in the Nobscot area.
- I grew up in this area and love the neighborhood
- I grew up on the southside of Framingham and this area seemed like a better place to grow my family. I had friends that grew up in these neighborhoods and I loved the feel of it.
- I have lived here for 56 years. I liked the fact that there were many small businesses and a grocery store in Nobscot.
- I like living in a neighborhood that is family friendly. A nice back yard to enjoy with family and friends. I like the proximity to Boston and the different options to travel there. Commuter train, route 20, 9 and the mass pike. I enjoy the open space that is close by Nobscot Boy Scout reservation, the different farms nearby. I also like that we're near route 9 retail and downtown.
- I like my neighborhood, close to the Walsh
- I like the serenity of the forests and farms - nice change from typical suburban areas
- I liked the house
- I liked the rural character
- I liked Windsor Green, where I bought a condo.
- I live close by in Saxonville
- I lived in Nobscot from 1959 to 1984 and in Pinefield from 1984 to 1994 and I raised my children here
- I lived in Saxonville for 5 years, then bought a house in Nobscot. I like Northern Framingham in general (less busy, fewer stores, more residential).
- I love being near the beautiful woods and hiking trails.

- I loved that it was a walkable neighborhood near schools and shopping (including a grocery store)
- I loved the family friendly neighborhood
- I loved the green space
- I moved into my deceased Uncle's house 26 years ago, it was practical financially at the time
- I moved to Windsor green, then to Shillman house
- I used to
- I used to live very close to Nobscot
- I was born here (2)
- I was born there and stayed because of the community.
- I work here but don't live here.
- I work in the Nobscot area
- Idealistic setting with an antique home
- In 1987, it was very desirable, with good schools, beauty and convenient shopping.
- Independent housing
- It had a grocery store and schools nearby
- It is a nice quiet area for a family to raise children.
- It is a nice quiet area
- It is a relatively affordable suburban neighborhood with large zoning requirements which makes for a quiet and private home.
- It is close to open space but also rt 9
- It was a nice housing option
- It was a suburban location
- It was an affordable option when we bought our home.
- It was my husband's idea.
- It was quiet, traffic is quiet, neighborhood is family oriented.
- It's close to everything yet set back. Great community of people.
- It's close to my old neighborhood in Sudbury and it's convenient to all major roads
- It's where I grew up and choose to raise my family in the same neighborhood.
- It's where the house we wanted was.
- It's where we found our home.
- It's a nice neighborhood
- Its affordability and proximity to shopping
- It's where I found the best deal on a house I liked

- JCHE Housing
- Like our house, school
- Like the quiet and friendly neighborhood with many amenities when we first moved here in 1990. And was affordable vs surrounding towns.
- Liked house. Also rural but near amenities.
- Liked the area
- Liked the home, schools, neighborhood, quiet.
- Liked the house we bot
- Liked the house (2)
- Liked the house, did not choose because it was in Nobscot
- Liked the location, proximity to work and school for my kids
- Liked the neighborhood (2)
- Lived here forever but just outside of the defined precinct
- Lived here my whole life (2)
- local neighborhood with what could be fun and easy dining and shopping area surrounded by wooded green space
- Local shopping
- Local supermarket (now gone) and quiet residential neighborhood.
- locals schools, housing and being close to Nobscot plaza which was thriving when we moved here in 2000
- Location (12)
- Location and housing price at the time.
- Location and shops
- Location was close to work in Waltham and Wayland and affordable.
- Location was convenient
- Location, country like, comfort and local retail
- location, location, location
- Location, neighborhood feel, amenities
- Location, semi-rural feel
- Location. When we moved in there was a grocery, retail shops, farmland, woods, neighborhood schools.
- Looking for a house, 34 years ago, found the ideal house in the ideal location with acres of open space in our yard.
- Looking for something outside the city but not too far and family friendly!
- Looking for something outside the city but not too far and family friendly!
- Lots of space, quiet neighborhoods, green space, close to shops and restaurants
- Love the area

- Love the location beautiful and convenient to shops highway kids school
- Love the neighborhood atmosphere, homes on large lots with yards
- Love the quiet, rural environment
- Love the village feeling
- Loved the house
- Loved the location. Especially my quiet neighborhood.
- Loved to live in Framingham, wanted to be near open spaces, Boy Scout reservation, convenient commute to work (9.0 Miles), found the house we liked.
- Lovely area of Framingham
- Loves the area
- Mixture of stores and green space
- More isolated and rural than downtown Framingham
- More like a small Town
- Most affluent part of town
- Moving from Boston/Brookline and found a house that hit all of our criteria.
- My house, the school and neighborhood
- My husband already owned the house when we got married.
- My husband chose the area for the neighborhood specifically when he bought the home.
- My husband taught at Framingham State and we liked the Nobscot area. Country fare was open at that time and Nobscot Plaza was full. State Lumber was in Saxonville.
- My parents did
- My parents grew up here themselves.
- My parents moved here.
- My parents moved to the Nobscot area in 1967 - I was 3 - haven't left
- My parents moved us here
- My parents picked it - great for being close to our elementary school, and there once was a great shopping center down the road, not anymore unfortunately
- Nature and nice neighborhoods
- Near good schools , walking distance to many things like he library feeling of safety
- Near my company
- Near the High School, nicer homes
- Nearly rural, close to spouses job

- Neighborhood (8)
- Neighborhood and a once upon a time, walkable shopping center.
- Neighborhood community, not crowded
- Neighborhood feel
- Neighborhood feel with lots of trees on large house lots
- Neighborhood feel, convenience
- Neighborhood feeling and lot sizes
- Neighborhood that my house is in; school and amenities
- Neighborly community
- Nice – quite friendly people
- Nice & quiet
- Nice and quiet area
- Nice area (3)
- Nice area and close to everything
- Nice area away from rte. 9
- Nice area in North Framingham that is close to Rt 9 area but not too close
- Nice area of Framingham
- Nice area of town. Wanted to be close to work.
- Nice area, not overdeveloped and an affordable house.
- Nice area. Good schools
- Nice homes reasonably priced; good family neighborhood.
- Nice homes, yards, good schools
- Nice houses, inviting neighborhoods, great sidewalks for recreational use, close to a wonderful elementary school
- Nice location
- Nice mix of residential and green space. Larger lots.
- Nice neighborhood
- Nice neighborhood and good schools
- Nice neighborhood and loved the house we bought.
- Nice neighborhood with a rural feel with lots of woods around our house. Shopping center was full and vibrant when we bought our home.
- Nice neighborhood, close to good schools
- Nice neighborhood, convenient to several routes, library, restaurants and stores.
- Nice neighborhood, good schools

- Nice peaceful neighborhood. Loved (at the time) that Nobscot plaza had a bunch of great, local vendors.
- Nice place to live
- Nice place to raise family
- Nice property convenient too many of Framingham's amenities
- Nice quiet neighborhood
- Nice residential area with access to the Pike.
- Nice residential area, close to schools, convenient shopping (CVS)
- Nice walkable neighborhood, nice yards, convenient location
- Nicer area of Framingham. Still close enough to the city
- Nicest section of Framingham
- Nobscot has been my family neighborhood since 1957. I purchased a house seven houses away from my parents' home so I could be close by and help as they age.
- Old fashioned family oriented neighborhood where we know our neighbors, keep an eye on each other's kids and pets, community parks etc.
- On Edgell Rd
- Open space
- Open space walkability neighborhood feel
- Open space, access to surrounding towns with shopping, amenities
- open space, farms
- Open space, lot size, schools
- Open spaces, fields and parks
- Parents chose this area
- Pleasant community
- Pleasant Street, affordable home, proximity to Potter Road and Hemenway schools. Proximity to bank, CVS and gas stations. Central location easily accessible to Marlboro, Sudbury, Wayland and downtown.
- Price
- Price of house in 1983
- Price of housing, pleasant area.
- Price of rent
- Primarily because of the wooded, undeveloped land (like Callahan State Park)
- Property size and affordability
- Property values, neighbors, schools, neighboring towns
- proximity of the area and an upgrade of my previous condo

- Proximity to amenities, overall vibe, community
- Proximity to Boston and Worcester
- Proximity to Boston, affordable housing for young family, walkable area
- Proximity to Boston, Pike, nice homes, good value.
- Proximity to multiple locations: rural, hiking trails, shopping, route 9
- Proximity to open space, flora and fauna; historic homes
- proximity to pike, north of Rte. 9 away from congestion of the malls
- Proximity to Rte. 9 and Mass pike, relatively quiet neighborhood.
- Proximity to schools
- Proximity to work, loved by the area
- Quality elementary schools, good housing, convenient to workplaces
- Quiet (3)
- Quiet and lots of green space
- Quiet and safe
- Quiet area with reasonable access to route 9 and Masspike.
- Quiet beautiful neighborhood
- Quiet community
- quiet neighborhood convenient to work
- Quiet neighborhood with open space and woods
- Quiet neighborhoods
- Quiet neighborhoods, WALKABILITY, proximity to Hemenway
- Quiet open space
- Quiet, beautiful properties, nature, convenience
- Quiet, family oriented
- Quiet, leafy, reasonably priced village close to Boston. Property taxes in 95 were \$3,600!
- Quiet..wooded..good access to bus system
- Quieter
- Quite area
- Quite neighborhood, light traffic, and OPEN SPACE
- Quite, convenient, beautiful home one 2 acres
- Quite, lots of open space
- Raise a family, schools, area, commuting location

- Reality price was right
- Reasonable property cost coupled with nice schools and reasonable commute to Boston.
- Removed from the hustle and bustle of Rt 9, but is still easy to get to shopping centers and highways when needed. It is close to the State Park and the walking/running trails along the aqueduct which gives easy access to nature.
- Residential neighborhood
- Right house at the time
- Rural atmosphere, farms and conservation land
- Rural location but accessible to commercial business locations
- Safe area between Rte. 9 and Sudbury
- Safe area. Easy commute to work and Boston.
- Safe family-friendly location near schools, shopping and Boston.
- Safe neighborhood (2)
- Safe neighborhood to raise a family with lots of opportunities for neighborhood growth and improvements.
- Safe neighborhood, location of house and property with and not on top of my neighbors, dead end street. Close to Rt 9 and Rt 20.
- Safe streets, great neighbors, removed from the congestion of Route 9
- Safe, family friendly neighborhood
- Safer than downtown Framingham
- Scenery and schools
- School - Hemenway
- School and proximity to the 9
- school choice, neighborhood, quiet, wooded areas
- School, neighborhood, and price
- Schools (3)
- Schools and neighborhood (3)
- Schools and where we found a house
- Schools in the area
- Schools, location away from Rt 9 and promise of village charm.
- Schools, shopping access to major highways
- Security
- Seemed more rural
- Senior independent rental
- Shillman House

- Shillman House is here
- Shillman House opened up
- Small away from the city
- Spouse grew up here
- Stores within walking distance, Hemenway school
- Style of house; river frontage
- Style of housing and size of land plots
- Suburban area, on verge of rural areas. Good local shopping center, convenient to major stores. At the time, could bicycle over Wayside Rd, through Marlborough, and return in a loop.
- Suburban feel
- The apartment was there
- The area was greener than it is now and the schools were better.
- The community feel of the neighborhood
- The community of young families
- The diversity that Framingham offers, and the amenities throughout town such as the parks.
- The home we purchased was affordable and the neighborhood lovely.
- The neighborhood and walkable to stores
- The neighborhood feel and the proximity to shopping.
- The price of our house was right.
- The quiet neighborhood, the access to community resources, and the commute.
- The schools for my kids
- The size of the house for our family's needs and the extent of the property
- This is where I was raised
- To be a resident at Shillman House
- To be near The Learning Center for the Deaf
- Upscale neighborhood in Framingham
- Very nice neighborhood with plaza
- WALK TO SHOPPING AND SERVICES
- Wanted my children to attend Hemingway School
- Wanted to be along the aqueduct and loved the style of homes in the area
- Wanted to live at Shillman House
- Was a stable local village community

- Was born and raised
- Was new – price good values – residential area
- Wasn't aware of "Nobscot" as an area when we moved here. We chose Framingham for its proximity to
- We found the right house in a beautiful wooded area that also is, rather WAS, convenient to stores, etc.
- we had land in the family
- We like north Framingham. In reality we didn't have much choice with the current real estate market. We put in dozens of offers around town.
- Just ended up winning a House here.
- We like our neighborhood, right behind the McAuliffe Library. We live on Montgomery Drive and liked that it was a cul-de-sac.
- We like our property, and were able to buy more for our money in Framingham.
- We like the neighborhood.
- We liked the area
- We liked the area, and continue to do so. There were many reasons, including but not limited to schools, housing prices, and commute.
- We liked the Bayberry Lane neighborhood; this area is much better than the Water Street/Edgell Road area.
- We liked the Edmands Road area.
- We liked the house
- We liked the location.
- We live near Nobscot, but not technically in the neighborhood. We love the potential of that area, as well as the green space with the reservation.
- We loved the amount of trees and green, proximity to Sudbury shops, neighborhood feel and quality of neighborhood.
We tried for two years to buy a house in Framingham and had a "special square" of real estate alerts devoted to Nobscot homes. We finally found the right place and feel this neighborhood is absolute gem.
- We loved the convenience of the location that we lived in a quiet neighborhood, with lots of space and conservation land.
- We moved here 36 years ago because the houses were affordable
- We moved here for the proximity to Sudbury Valley School
- We rent a house in an adorable neighborhood
- We wanted to live in North Framingham.
- When I move in it was close to all sort of services. I had moved from Saxonville for a larger house.
- When I moved here there was a bakery ice cream shop bookstore Bank hairdresser and Supermarket right around the corner. Love that I could walk there with my little kids.
- When I moved in the area was a country setting
- When we moved in it was a vibrant community with full shopping center.
- Where I grew up and stayed. Like the location.
- Where we were able to find a house in this crazy market!

- Wife's family lived here
- Windsor Green was the only condo I wanted to live in at the time.
- Years ago we enjoyed the neighborhood and school system.
- Yes

Appendix B – Question 5

- A neighborhood waiting to be more defined
- A run down village/neighborhood center
- A traffic nightmare
- A village is small community of people and resources to sustain it.
- Abandoned suburban strip mall
- All of the above
- An area full of neighbors that is still striving to be something. It doesn't feel like a center. We live here, but we go other places to do most everything then come home.
- Assuming you mean the plaza, it is now a deserted opportunity. When I lived here 1988-95, it was vibrant.
- Blighted center
- Clinging to life
- Complex development
- Confused
- Cut thru to Sudbury or Rte 9
- Death spiral
- Decrepit strip mall
- Derelict with a nice library
- Don't know what to call it. Doesn't feel like any of those. Wish it felt more like a village or neighborhood, tho'.
- Dump
- Failing neighborhood
- Geographic area, roughly 2 square miles centered around the intersection of Water St and Edgell Rd

- Great neighborhood tainted by abandoned strip mall
- I would call it a worn out decrepit area stuck in the 90's
- It feels like it used to be a villa but has been forgotten and neglected
- It is primarily a suburban neighborhood; the "village" aspect is secondary
- It uses to be more of a neighborhood center, no more like crossroads retail
- It was always a neighborhood center but since the demise of the shopping center starting in 2003, it has become an eyesore.
- It was once nice, when I was a kid...now it's just "there"

- It's not a neighborhood
- Just a neighborhood, lacking a center
- Lacking in character/local shops
- Live close by in Framingham
- Looks like a rundown strip mall...an eye sore next to a beautiful library
- Many apartments and many people
- Mixed
- Mixture
- Mostly residential
- Needing attention
- Needs repairs
- Neighborhood
- Nice neighborhoods but the plaza (strip mall) is major eyesore. Shameful..
- No identity
- Nondescript
- Recreational center
- Ridiculous water of space. CITY SHOULD FOCUS ON ALL THE DEAD MALL SPACE IN OUR CITOWN
- Regular neighborhood
- Residential Area
- Residential center
- Residential
- Right now it's a depressed area that has great potential
- Run down, sad buildings!
- Sad, forgotten and dilapidated
- Something for kids to do
- Subdivision
- Suburban
- Suburban and rural (2)
- Suburban neighborhood and farm and park land.

- Suburban neighborhood with failed retail.
- Suburban residential
- The entire neighborhood is a combination of those.
- There is no identity.
- There is nothing here
- There some commercial areas but is mostly housing
- Unattractive to most because of the eye sore strip mall
- Vacant expansive parking lot
- Wonderful neighborhood, but the areas at the inter msection at water and Edgell is run down at the CVS strip mall.
- Would like it to be a village

Appendix C-1 – Question 6

- A place to meet neighbors and build a community – local coffee shop, causal restaurants, an amazing playground (think smile in Sudbury)
- A useless neighborhood as it stands today
- Access to some good, real food. Some type of grocery that could serve needs of a diverse community. There are community members who do not drive, have a lower income than average and need to have quick access to real food. If there is going to be a library book mobile, how about a grocery mobile? Have a pop-up space where small groceries and eateries could test-out Nobscot and see what makes sense.
- Affordability for new comers
- Attractions
- Bank, salon, grocer, etc. (2)
- Blight
- Blight – looks awful and abandoned
- Blight of vacant commercial properties
- Blight, Nobscot plaza is an eyesore
- Blight. Andy Rose needs to do what’s right or be fined 1000.00 a day for letting this happen
- Blighted area>empty mall, closed church, closed bank building (empty a long time), land where old gas station used to be, the area has no “heart”
- Blighted strip mall
- Blighted strip malls allowed to continued year after year
- Bruce Freeman bike trail
- Chapel
- Complete autistic school building
- Could use a restaurants/brew pub in the run down plaza.
- Crumbling parking lots
- Desirable restaurants/retail
- Development
- Disappointed with sale of Millwood golf course (open space, reasonably priced golf for young & old, rich and not rich). Also, I liked the mixed use proposal for Nobscot plaza)
- Don’t need more apartments, too many cars already
- Empty lots promote illegal activity.

- EMPTY SHOPPING CENTER!!!
- Empty strip mall
- Eyesore shopping plaza, underutilized area, not enough parking for school and library
- Fine dining
- Finish bike trail
- Food Store
- Gift shop – bookstore
- Grocer – restaurant (2)
- Grocery store (2)
- Gym
- It is a cut through area for Wayland and Sudbury. I love the library. I have lost trust in the property owner of the plaza as he has shown no respect for the safety of the parking lot or severe blight. He could easily have invested in some basic visual appeal to keep the neighborhood looking respectful. He showed no regard for the people in the area so I cavy trust him to build to code or fill his obligations to maintain the area. We do not have the sewer, water, trash, electric, space or infrastructure to handle more apartments. It will create noise, air and pollution to the area with that change. We live inns city where at least 3 families crowd themselves into one home just to survive. I have no desire to live in a city. I moved to a town. I accept it is a city. I can't see how this city can take on more apartments all together than the number of household in all of Wayland. It feels overcrowded to me and chaotic compared to all other places I have lived. Most of the schools are quite rundown missing basic supplies. We don't have enough housing for low income seniors. RT 20 is now building rapidly and that will bring much more traffic to Nobscot. I am concerned that we don't have a solid plan that citizens know other than to grow, grow, grow in size and business. It is already known as Framingham We have a major branding problem where people who live here love it. People who are not from here see us another Brockton, place to move if you can't afford a better place. People I talk to are very upset that their property taxes will raise. Teacher work here but live in towns with better schools Our biggest problem is that we who live here love Framingham and others that don't live here do not think we'll of it. I meet many people here that are visiting people at the prison. My friend that are realtors are hoping to sell as much as possible homes to people so they get enough money to retire to another state. It is way too expensive to live here. We are just ranked 10 most expensive places in USA. You can buy a beautiful brand new 4 bedroom home in other parts of the USA and payb120,000 while not earning that much less.
- Lack of accessibility by foot or bike.
- Lack of parking because of Hemenway parents parking in the CVS and Library lot
- Lack of pedestrian access from Edmands
- Lack of public transit and walk ability
- Lack of quality restaurants and a classic looking area. The blight is no longer acceptable
- Lack of sidewalks on many streets off Edmands

- Lack of sidewalks on Edmands, inconsistent sidewalk on Edgell, dangerous to cross Edgell
- Lack of undeveloped space
- Lack village center
- Limited road area
- Looks like a slum. Deserted stores with parking lots that looks terrible
- Loss of open space
- Lots of people crammed into apartments & condos. Some are beginning to become derelicts hanging around causing trouble
- Major Eyesore!
- Many homeowners do not take care of their property which affects the overall appearance of the neighborhood. Also there are many people who hang out smoking at all times in front of Edmands house
- Market
- Missing grocery store, the blight.
- More varied housing options. Casual gathering places
- Need a grocery store again (not a convenience store)
- Need additional parking for library
- Need bike paths and stop signs at neighborhood intersections
- Need grocery store like Trader Joes
- Need more recreational places for our kids. Spas and places to eat
- Needs to be 'cleaned up'
- No local grocery store, urban blight
- No plan for the area
- No sidewalks on Edmands
- Nobscot Plaza
- Not a compelling pedestrian streetscape so people want to walk between destinations
- Not Banks
- Not walkable, there are no sidewalks on Edmands
- Oise from mass pike; dead plaza
- Old and not well maintained, feels neglected by the town
- Old buildings old plazas
- Old shopping center looks bad.
- Older residents fight change. Love to see affordable & accessible 55 plus housing with intergenerational option

- Opportunity
- Other than missing services, it is wonderful neighborhood. We need a grocery store at the very least.
- Over crowded apartments, condos.
- Overall fragmented image
- Parking lot full of pot holes
- Past and future population increases without appropriate increase in local infrastructure
- People too stubborn to understand that a supermarket is not going into Nobscot and they will inevitably be Apartments ! Seems like this is part of what's holding up the process. Let's move on and make it the best Village Center we can.
- Place for kids on winter
- Places for artists and performers
- Poor school rating, high property taxes,
- Poor traffic management
- Potholes (2)
- Privacy/quiet
- Quality restaurants/pubs
- Rail trail
- Referred to as a village, but lacks a village feel...needs architectural hierarchy Green space and monument of some type.
- Resolve the Vacant shopping blight
- Restaurant
- Retail space not being taken care of by the landlord, even if vacant. Parking lots in disrepair.
- Retail vacancy – ugly, ugly, ugly!
- Risk of open space being lost to development
- School opening & closing grid lock traffic.
- Services missing – with the apartment buildings and senior housing we need to have more small business. The plaza needs a makeover to entice new businesses.
- Shopping strip is an eye sore
- Sidewalks
- Speeding cars
- Starbucks, more restaurants, evening “coffee house” entertainment
- Suitable use for the plaza – that fits the need of the community and the owners of the property alike
- Supermarket (2)

- The abandoned plaza
- The blight of the Nobscot Plaza (2)
- The low quality of life for the residents due to the condition of the strip mall
- The shopping center at Edgell and Edmands in an eyesore
- The ugly blight of the Nobscot shopping plaza makes the area looking like a crack den
- There is no shopping other than CVS and a few takeout restaurants
- Too many apartments
- Too many apartments and too little single family housing being built
- Trash dumping
- Ugliness – areas nearby are quite nice – it’s the area near the Water Street/Edgell Road that’s awful.
- Vacant buildings, like the Shopping Plaza
- Walkability
- Walkability/sidewalks to the center
- Will not be enuf parking for library, events at heritage, etc. if build as many as he wants.
- Wish drivers would slow down on Water Street.
- Would say nothing to do” but a mall with a- tutoring spaces b- employment opportunities for kids c- GREAT RESTAURANT(S) d- a mid/high end grocer e- pedestrian spaces tied into rail trails is more specific

Appendix C-2 – Question 6

- 1. Grocery store needed- Market Basket or Hannaford proposed
- 2. For empty space -Incentives to encourage what locals need- newer housing stock restrictions on section 8 especially near site of new special needs school, The area next to the library and near the cafe all need to be upgraded and could nice restaurants, a wine/bistro, clean up area near library and around corner- also at Robinsons shopping area, day care, hair salon/barber, drug store, bakery, coffee shop, dry cleaner, shipping spot, The Robinsons shopping area also needs a revitalization
Consider using the mills for clothing retail, a cafe/bakery, bookstore/coffee shop, art studios/shops, consignment of clothes, ice cream (although I would go to Eastleigh Farms ...- make it a destination.
- 1. Sprawl, throughout the area, and developer pressure to develop remaining farms/big lots to more sprawl and environmental inefficiency: 2-acre lots w oversized houses.
I would like to see apartments/condos, *with some affordable in perpetuity,* above/beside *useful,* *viable* non-chain (i.e. locally-owned) businesses (including a grocery store) in Nobscot Shopping Center, and the adjacent former gas station. Also "low" cost workshop /artist/ startup spaces.
- 2. Some low-key pedestrian neighborhood draws:
 - Some playground equipment *and* a few adult-size parcourse-type exercise stations in the little park (that I helped replant, and I cleared litter from) next to the MAACO. Does not have to be a big 18-station course.
 - Extend the Rail Trail from Sax and Sudbury. I know it's not quick and easy--took a dedicated committee many years. We don't have that long; Eastern Mass needs multi-modal transportation.
 - A mini post office for drop-off and postal boxes in NSC.
 - A NON-Starbucks, NON-Dunkin coffee-shop/lunch place in NSC. Does the owner of PJ's (? Old Conn Path, burnt down last year), or Rasoi, or the deli at Shoppers' World want to reopen? That would draw customers to benefit everyone. A place with good food, need not be expensive fancy restaurant.
 - Benches and bus shelter for the Framingham Loop in front of NSC and any other stops. This is really needed. It is not right for older people to stand in the cold/hot sun, waiting.
- 4 major properties with great possibilities from the lumber yard to the Roxbury carpet factory to the Pinefield and Nobscot plaza. These sites have great potential to bring on such services as new restaurants, bakeries, breweries, retail, specialty markets (i.e. meat markets, cheese shops, wine shops) and possible showcasing local farms and artisans.
2 properties boast expansive lots that could be downsized with added retail space and/or other services.
- A fully-leased plaza. Ideally with a food market, a coffee shop, ice cream shop, cleaner, nail or hair salon. We do t need any more banks! Or apartments!

- A grocery would be useful. Pharmacy (CVS) is small compared to other areas. Community building might be useful although library sometimes works as does Heritage meeting room.
- A large market is a poor option here
- A modernized strip mall or microbrewery would be nice or a good bar or bowling/arcade could be cool
- A new, clean Market Basket
- A nice park for people to visit and children to play in.
- A restaurant or bar, maybe a bowling alley with restaurant attached. No more apartments or housing
- A sense of community is important, a place not just for some but for all. That functions during all times of day
- A village feel would be nice. The library is a good addition but the vacant strip could be so much better.
- Additional housing will further exacerbate the school crowding situation.
- Additional housing, especially multi-family, at the plaza is not optimal (although may need to be included for economic viability). The city should continue to focus on the downtown and related TOD for additional housing. There are many children in the neighborhood who are either in or will be attending the elementary school in the next five years.
- Address blight by requiring owners of Nobscot shopping center to undertake beneficial development.
- All important
- Allow development of the center and allow for that development to use TDR to protect other areas of Nobscot.
- An mostly empty strip mall that was vibrant when we first moved here (1978)
- Another option for grocery store other than stop and shop/whole foods. Other retail or/ small park/mini golf. No more apartments! Way too much congestion and overcrowding already.
- Anything will be better than an abandoned shopping center and poorly designed intersection. Some amount of outdoor space with a small grocer and small retail would be nice.
- As a young family, we really want more places to walk to. The library is awesome but not enough. We would love to see a bakery, a play space, etc. in the vacant lot to walk to. Places to sit outside and have a drink or snack would be great.
- At the Edgell Road/Water Street intersection heading North, I wish right on red would be allowed. Also, it would be wonderful if there was a separate right only lane there. Would love to see Nobscot plaza repopulated with retail establishments and restaurants.
- At this moment I only find traffic to be a big problem right around school start and dismissal times, but proposed plans to add an additional school on Edmands and to add housing to the Nobscot plaza would lead to traffic headaches. I would prefer to see the Nobscot plaza remain as it is-- essentially an ugly but useful overflow parking lot for Hemenway and the library--than to add a bunch of additional people and cars to that intersection.
-

- Being residents for over 40 years we have tried, through Nobscot Neighbors, letter writing and other meetings to remediate the condition of the plaza. Firstly, a blight law with teeth should be enforced so that the owner cannot legally keep the condition of the buildings and parking lot as they are. The neighbors want a market and updated CVS foremost; the owner wants to continue receiving rent, maybe build apartments or do nothing. No tactic as worked since 2003. It is time to legally force the owner to comply. We do not want more consultants-they serve no purpose other than being self-serving. The Nobscot residents deserve to be treated in a way that encourages them to enjoy the neighborhood destination which it was previously.
- Better to have condominiums than apartments, a property owner will value and respect the area more than apartment dwellers.
-Big (future!) trees--doesn't have to be fifty of them--in the lot whatever takes over NSC.
- bike and walking path, no fast food, small high quality supermarket (no stop n shop), small butcher shop, small local high quality healthy restaurants, swimming pool including laps
- Blight, blight, blight
- Boutique Style Food Store to Anchor and other retail with condo's above.
- Bring a grocery store back to the area and little stores will come back too
- Bring back businesses, starting with a grocery store, restaurant, and small retailers.
- Bring back Grocery Market. NO APARTMENTS
- Build around the library to bring the community to gathering spots, cafe, bakery, bike and pedestrian paths, evening spot to enjoy coffee, glass of wine or beer, attract all ages..see some of Hudson's attractions, a Dairy Queen etc.
- Building some grocery stores
- Bulldoze down the shopping center and put in a nice park for all ages.
- Cannot build housing as this light cannot support more traffic. We need a supermarket close by.
- Carefully thought out planning for shopping area, including closed bank area. NO MORE APARTMENTS. No additional students to already overcrowded schools. Additional parking for school and library. Improved intersection to handle already existing traffic problem.
- Clean up the area by bringing in new businesses.
- Coffee shop
- Coffee shop where residents can mingle. Restaurants so we don't have to drive to Route 9.
- Coffee shop, small eatery, small grocer, bakery, etc. NOT more housing (regardless of type: single family, high end apartment, low income apartment, etc...none of those!) We also don't need any big supermarkets.
- Commercial area both sides of Water street need to be upgraded. Possibly some housing (garden apartments/condos) if necessary for economics.
- Community center - public pool and park would be fantastic
- Construct the Bruce Freeman Rail Trail

- Craft beer pub. Coffee house.
- Create adequate bike paths; create affordable housing for mixed income folks; put stop signs at intersections in neighborhoods; widen intersection at water and Edgell and allow for left turn from water onto Edgell
- Create an indoor entertainment center such as indoor sports, activities etc.
- Create village look and feel, stores. Improve traffic flows.
- Creating a cohesive village design that builds off the Economic Development Action Plan. Mixed-use development that adds housing along with small, neighborhood retail. It would be great for residents to be able to walk/bike to a cafe/market and not have to rely on driving/parking.
- Do anything, stop giving people too much say. Anything is better than what is there now
- Do something about Nobscot Plaza
- Edgell Rd. & Water St. is a blight & increasingly unsafe.
- Edmands (road) is a speedway for nonresidents. Empty Plaza is an embarrassment. Transients ruin my quality of life traveling on Edmands.
- Empty plazas are a waste of space. It would be nice to have a small grocery store, green space, local businesses like take out or nails.
- Empty strip mall needs more retail stores including a grocery store.
- Entertainment center that is affordable for a family.
- Family businesses, no more housing
- Fill retail plazas with restaurants and grocery
- Fill up Nobscot plaza!!
- Fill vacant storefronts with Grocery store and family owned business. Family friendly events and gatherings.
- Find an alternate use for the plaza. Apartments, condos, revised retail are good options. If development is not possible work with the owner to raze the bldg. and use the land for soccer fields.
- Fix the empty Nobscot plaza. Ideally another grocery store like a market basket
- Fix traffic at Edgell and Water The Nobscot Plaza is an absolute blight...it really is pathetic and I get a bit frustrated every time I drive by it. It has been that way since I moved here 11+ years ago and to see that it has only gotten worse is maddening. There is a lot of potential there. It could really be the center of the Nobscot neighborhood. It would be great if they could get some retail in there that people could actually use. Would love to see a sit down restaurant/brew pub type place go in there where people in the neighborhood could meet up for lunch/dinner/drinks...preferably not a big chain...thinking more along the lines of the Local in Wayland. The CVS is nice to have there, so I would be happy to see this stay. It may not be possible to support a lot of retail/restaurants given the proximity to RT 9/RT20, but I'm sure that the neighborhood could support some. It may be necessary to do a mixed mode type set up...some retail and some condos/apartments. The number of units would have to be debated so as to avoid creating a terrible traffic situation. Perhaps include some green space as well where kids could play and people could sit on benches or at

tables and eat during the nice weather. There is a lot of potential here if it is done right, especially now that the new library is next door. I can see families heading to the library and then stopping to grab lunch and letting the kids run around the playground/green space. It could be a real focal point for the neighborhood to help bring people who live here together and also support the local businesses.

- Foods, but something like Donelan's (we like to go to one in Wayland) might be nice. I would NOT want more residential space
- Get moving on cleaning up that darn "strip mall." I get disgusted every day I drive past it!
- Get rid of RCS school if possible. If not make them add an exit to Edgell rd. One exit is a recipe for disaster.
- Get rid of the dead mall.
- Get rid of the empty outdated strip mall; bring a grocery store/local fruit/vegetable mart; get a Starbucks to bring in the younger generation/millennial; park events/parking; landscaping/trees/flowers
- Get the Nobscot shopping plaza functional by taking over the building by eminent domain and making something of it that attracts people
- Getting rid of the blight. After all these years, at this point, anything would be better than what exists. The parking lot is a safety hazard, I'm tired of coming back to the neighborhood and feeling like I live in an impoverished area. With the new and active branch library, this can be a wonderful village destination. The community needs to get beyond any thought of a supermarket and face the reality that will not happen. It's time to move forward. Enough is enough!
- Green area and drive thru Dunkin Donuts! Also upscale restaurants would be nice
- Grocery and restaurants with typical services dentist, eye doctor pharmacy maybe an urgent care
- Grocery store (5)
- Grocery store - market basket or trader joes or similar
- Grocery store, establishment for kids/teenagers
- Grocery store, healthy restaurants, sidewalks, bike paths, farmers market
- Grocery store. Activity center for children or seniors
- Grocery, coffee shop
- Growing up Nobscot was a thriving center. I rode my bike to get ice cream or pizza or run errands for my parents. The plaza needs to be knocked down and rebuilt with useful businesses. There are plenty of people to support the area!
- Have a continuous sidewalk from the corner of Water and Edmands to old town center and/or crosswalks at a place on Edgell that connects the two.
- Have Shaws from Sudbury relocate to Nobscot.
- I believe a grocery store should be located in the Nobscot area as was years ago. There is nowhere for residents of Nobscot to shop conveniently and having to travel to Sudbury or across town in Framingham is not best. The Nobscot Shopping Center is a depressed property and decapitated and looks horrible!

- I cannot stand the blighted look of the Plaza. I would love for that to be a series of shops for the surrounding neighborhoods. While apartments are better than what is currently there, I fear that further Apartments will cause even more school crowding.
- I do miss having a grocery store in Nobscot. It came in handy when I was coming home late and needed to pick up food for dinner. On the other hand I'm managing by stopping at other groceries instead. And with so many groceries nearby and Wegmans opening soon, I'm not sure another grocery store in Nobscot makes sense.
- I do not want an apartment complex. I would love to see a food market, nice bar/restaurant or coffee/ice cream place and a few other convenient shops, maybe a small park
- I do not want apartments at the CVS lot. That would be a traffic nightmare. Another concern about development there is parking for Hemenway (School). Safety at the crossword is no existent! People don't stop if anyone in the crosswalk, even if you have a baby stroller.
- I hate seeing a bunch of empty buildings each day I go buy Nobscot Shopping Mall. Further, I know organizations have tried to rent the Star Market but have been told that the owner was being paid to keep it empty.
- I like the proposal I saw presented at the Heritage last fall I believe. It included housing (4 stories?) at the back where the strip mall is now with a drive through CVS on the corner and moving the chapel, and possibly a high end restaurant. I would like to see the Bank of America atm machine stay.
- I live closer to Sudbury Farms than the old Star, but it would be great to spend \$\$ in Framingham instead. The lack of a grocery forces me to go elsewhere and if I head south, I can't get there b/c go too much traffic
- I perceive the Village (and the city) would benefit from recreation facilities, like a bowling alley, miniature golf area, and an ice cream parlor in the current vacant lot at Edgell and Water Sts.
- I think a top quality public playground is needed and this would be a great place for it. It is really nice to have the library, and its restrooms right there.
- I think it would be great if the Nobscot shopping plaza was revitalized. If apartments are the most viable economic option to develop the space I think mixed used would be ideal with several retail/restaurant options on the lowest level of the building(s)
- I think the most important issue to address is the Nobscot shopping center. I do not have the whole story as to who actually owns the lot, but I think it is beyond time that we get some vendors in there. I would love to see another grocery store replace star markets vacant lot. When I was younger, the entire strip mall was filled with stores, from a children's orchard to an ice cream parlor (yes I remember those days!). I think the town needs to buy the property from the landlord and priorities getting vendors in, NOT APARTMENTS OR CONDOS. This area is slowly becoming strictly residential with little to no access to commercial space. More housing is not what we need.

- I think there is great opportunity to maximize the space in Nobscot shopping center. Optically, it is an eyesore and not adding value to the residents of the area. I live one mile from the center and would love to be able to walk to the area if it were a desirable destination. I frequent the bank and CVS, but otherwise I avoid the area. I think adding in retail and restaurants would be an ideal solution. My husband and I much prefer going to Sudbury for recreation, but would love to support north Framingham establishments if they existed! I fear additional housing would create significant traffic issues, but perhaps upgrading the intersection would alleviate the additional traffic.
- I want more retail and/or park space but am concerned about if the area can handle that traffic
- I was raised in Framingham and moved back a year and half ago... I am so disgusted with the empty shopping plaza... I can't believe the town (city) has not fought hard enough to keep it clean and revitalized. I want my kids to be able to ride or walk down to Nobscot village... Creating a green space similar to Cushing Park would be ideal.. But realistically a small market, restaurants (not chains) would be great. A nice ice cream shop, I remember Baskin Robbins... NO HOUSING The traffic at the intersection can be bad in the morning... The intersection should be widened. I believe the city and FPS need to do something about the drop off/pick up at Hemingway... Just causes too much traffic
- I wish that the Nobscot shopping plaza was the way it was when I was growing up and not the run-down, empty plaza it has become.
- I would be very happy to have a grocery store back in the Nobscot Plaza
- I would like to see a bookstore and a coffee shop as well as a new restaurant. A small grocery store would be nice too.
- I would like to see a nice place beside the Library. A place for children to play and parents to meet up. Another idea would be to put a roller skating rink, something to keep the kids active.
- I would like to see a restaurant go in there. Even open up another grocery store
- I would like to see more sidewalks, either the store fronts filled or replaced with housing or a mixed use development. I would be fine with the "chapel" not being there, it is not used and just looks like a rundown old house.
- I would like to see more usable services come into the area. I appreciate going back to Sudbury to do my shopping to avoid going back down onto Rt. 9 and would like to do my business in the town I live.
- I would like to see the plaza revitalized and have full occupancy. A small breakfast/lunch restaurant, bakery or butcher - small businesses with services that the neighborhood lacks. When I was growing up Nobscot plaza was a place we visited almost daily. It is heartbreaking to me that it has become such an eyesore in the middle of an otherwise great neighborhood.
- I would like to see the strip mall replaced by a public park with benches, swings and a ball field for little league or adult softball games. The park could be an extension of facilities for the Hemenway Elementary School.
- I would love a dog park or fenced open space at least. The library is fun but we need more outdoor fun for the kiddos and furry ones.
- I would love to see a grocery store, a coffee shop and local business. I would also like to see the school upgraded. They are the same as when I went there and I am 39.

- I would love to see a small grocery store go in, maybe a little coffee shop or bakery where people can meet and see neighbors and friends.
- I would love to see either a Trader Joe's, Market Basket, small little coffee shops, bakery, and not more housing.
- I would love to see more of the urban comforts here: zip car parking, bike share programs, dedicated bike lanes & trails, group work spaces (for startups and WFH occasional in-person meetings), farmers markets. Generally more options for community to meet up and spend time. Also a closer Starbucks would be awesome. A kids or teen hangout in addition to the library would be great too.
- I would love to see Nobscot full of life. Coffee shop, cheese shop, bakery, light lunch type place, ice cream, kitchen shop, fresh fruit and veg, book store, updated pharmacy, florist, salon, manicurist. The kind of places neighbors would use on their way to and from work and a destination for weekend outings.
- I would love to see some open green space with a dog park, playground, etc. It would be so nice to have a safe place for families to go and spend time outdoors.
- I would suggest repurposing the Nobscot plaza, maybe turn it into a community center and open space
- I would truly love for Framingham's villages to become like Newton's. Each with a village center and things to do. An independent grocer and a salon/etc. in the abandoned shopping plaza could address this.
- Ice cream and bakery
- If the shopping center is not going to be revitalized for shopping, please re-zone and move on with residential as it is such an eyesore.
- If we can't revitalize the plaza with retailers (shops), than I suggest razing the plaza and making a grassy park. Parts, benches and perhaps a gazebo and fountain. Bring back a place for families to enjoy.
- I'm concerned about open space disappearing, for example the golf course being developed, potentially the Fafard property and Eastleigh Farm being developed. It would be nice if there was some way to preserve the open space of these properties, whether through purchase by the town or a conservation organization -- or perhaps a conservation easement. I was disappointed that the town purchase of the golf course didn't pass. And I gather that Sudbury Valley Trustees tried to work out something with Eastleigh Farm in the past, but it sounded like the Farm wanted/needed too much money to work anything out. I don't know if there are other organizations that might be interested, like the Trustees of the Reservation.
- I'm fine with small/medium residential building in the Shaws plaza as long as it is set back and surrounded by significant public green space. The shops, church, and CVS are largely undesirable.
- In desperate need of grocery store. We travel to Sudbury.
- Increase taxes on non-utilized retail buildings to force landlords to promote and use the retail space. If space is not utilized, then the city should seize the property for public space. We have Nobscot and the Mt. Wayte properties that are underutilized. I do not want to see the property being developed into condos or apartments. The current traffic situation would only get worse with more people living in the area.
- Indoor kids park, Dave and busters, Starbucks,
-

- Install noise canceling wall along mass pike especially in temple st area where more and more houses are built; need to develop Nobscot plaza; would be nice to have some small groceries, coffee shop etc.
- Invite* a cohousing group to build at NSC. I know of five (including the one I was in) that search for years and cannot find even somewhat-affordable property in* side 495.
- It is embarrassing as the area looks neglected and abandoned. The library is the only bright spot and I am very happy the branch has opened.
- It needs more avenues for the community to interact/meet/ see each other day to day. I believe that creates a village/neighborhood feeling
- It seems a no-brainer to say that a small-mid-sized grocery store would be a goldmine for whomever opened one. The amount of foot traffic alone, could make a great location. This area has so much potential for a grocery store. So much. No more apartments, please! How many can one little village have?!
- It would be great to have the retail space have tenants. The area looks messy because of the empty retail spaces and some property looks abandon on Edgell road.
- It would be nice if the Nobscot Plaza was turned into a open space, like park that is child and dog friendly. We do not need any more apartments/condos.
- It's ugly and empty revitalize it with restaurants and retail.
- I've attended some meetings about how to "fix" the empty mall eyesore. At this point I think anything other than what is there currently would be an improvement except high rise apartments (2-3 levels would be acceptable)
- Just fix up that awful plaza. We look like a third world country.
- Lack of useful retail options. Though there are a number of great businesses within Nobscot (Gvanni's Pizza, Nobscot Cafe, CJ's, CVS, etc.), there is stuff missing (or of substandard quality). Though there is a CVS and gas station, there is a distinct lack of convenience store options for quick things like milk. Unfortunately the only convenience store there is cash only, but the couple times I've been into it has had only expired or nearly expired dairy (among other items). I think this is the greatest missing item. A lack of activity type businesses in the area is also unfortunate.
- Larger CVS
- Less apartments & welfare, better future commercial / business planning to ease up on the congestion. The Dunkin' Donuts gas station never should've happened. It's a traffic clog just like the CVS & Dunkin on the corner of Speen & 135. Another traffic clog. No more apartments. Homes or condos to buy. Renters don't take pride in their property. Homeowners do.
- Less apartments. I'd like to keep the village feel of Nobscot. A nice gathering space in the heart of the village would be a perfect way to build community.

- Let's dissolve the agreement with Shaws- not fair to the area to keep other business's from wanting to rent the property- it's an eyesore for the town and there must be some legal way around it. Sue the owner for neglect. The parking lot needs repair, it's unsafe to walk around in. When I am traveling in or out of Nobscot during the morning or evening commuter hours I go quite a distance out of my way to avoid Edgell Rd. The Nobscot intersection at those times of day is a "parking lot!" I think the almost empty, blighted strip mall on Water Street is shameful. There is no excuse for that mess in an otherwise attractive neighborhood. If we could just straighten out that mess and get some retail businesses once again functioning there we could, again, have access to all the basic stores and services we need here.
- Liked having country fare. Only supermarket in Framingham are stop and shops. Would like more choice.
- Little mom and pop shops, small grocery store, wine and cheese shop like Vin Bin. A coffee/pastry shop that would be a nice stop after school
- Main intersection needs revamping/widened to help traffic flow through the intersection more smoothly.
- Make it a real neighborhood instead of a place people pass by or need a car to use. I know people are primarily concerned about families, but older people are forced to move from their homes when they can't drive anymore. Create a place where people can walk to get everything they need...supermarket, doctors, bookstores, restaurants, hairdressers, coffee shops etc. There are millions of neighborhoods like this around the country but we don't seem to want one here
- Make Nobscot shopping center into a park
- Maybe it would be better off making that empty strip mall a City parking lot instead of adding more businesses there. I don't know where parents will park if all the spots are filled with business patrons. I feel like parking is an issue. I wish the parents didn't use up that entire lot.
- Medium sized grocer with some prepared food/salad bar and outdoor eating area would be great. The area needs a compelling pedestrian streetscape with landscaping and a more compelling way to park once and walk between destinations. It should be attractive and easy to walk between the library and Gianni's or across to one of the banks. It's not.
- Mixed use development of high end apartments and retail that would include a brewpub.
- Mixed use development, but not with 100+ apartments! Perhaps condos on top of retail space. Bring the village feel back.
- More quality retailers and amenities
- More residential options are not needed but rather amenities for existing residents to drive a stronger sense of community.
- More sidewalks would be helpful, it isn't safe to walk on many streets because of a lack of sidewalks.
- My husband and I relocated with our young son here from Jamaica Plain. We wanted more space and to find a small, but diverse community to grow our family into. Our jobs take us about a 45minutes to 1 hour away every day, on the weekend all we want to do is spend time in our community. I feel a little disappointed that we are going on living here for 3 summers and we don't have many connections other than daycare. We don't have a "regular" dinner or local coffee spot yet and what I miss about the city is being able to walk down the sidewalk to a great neighborhood playground with the kids and dogs and just spend the morning getting to know people. We make decent money and we want to put it back into our local commerce, not travel back into the city where we feel more connected to.

- My wife and I feel there are enough apartment buildings already in Nobscot. We would love to see Nobscot as a foodie and independent small shop destination. We believe the Nobscot area is surrounded with enough affluence to support these ideas. Not a supermarket as there's enough within a several mile radius. What we do not want to see are more apartments and less potential market space. Amazon and online shopping can't duplicate what we are hoping for which would appeal to the entire MetroWest area. How about a small public skating rink? Look at the one on Main St Kennebunk ME. The town loves it and there was little if any public funds behind it. NO NEW APARTMENT BUILDINGS!!!!!! We would rather see the old Nobscot shopping center stay the way it is then to permanently build apartments with a measly 8,000sq ft. of retail space! Pathetic proposal from the owner.
- Need a grocery store to come back
- Need an affordable non chain restaurant. A place with live music and outdoor seating. Bakery/café
- Need better timed lights Water/Edgell that adjust by traffic patterns and clear Edgell North more in the morning and Water west at end of school day.
- Need grocery store and clean up Nobscot plaza!!
- Need more things for kids to do, like bowling alley, lazer tag, putt putt, trails, etc. that walkable.
- Need retail, with maybe some housing. Need grocery shop and maybe post office.
- Need to attract local independent business. Would love to see a small grocer like Bacon Street Farm in Natick. Would love to see a baker for bread not sweets. Framingham/Natick in general needs that.
- Need to find a solution for Nobscot shopping area.
- Needed: fresh produce market, coffee shop, artsy gift shop, a way to prevent people to cut across that parking lot to avoid the traffic light (doesn't seem safe). If there were an artist space, I would rent there rather than downtown Framingham.
- Needs interesting stores, restaurants, and visual improvement.
- New tenant or landlord in Nobscot plaza. Promote retail, grocery and other services needed in the neighborhood
- Newer CVS
- No apartments or condos!!
- No apartments/condos.
- No condos, apartments or any sort of housing. Local market, coffee shop (sofa is great downtown but need non retail type shop on north side) a small local ice cream place. Bring families back to the area. I don't enjoy having to leave where I live to drive to thriving areas like Hudson I would rather enjoy where I live. Make it walkable, make it fun, make it family oriented. The small park across from Giannis, why not make that a sprinkler park where children can have some fun? I only see mail trucks parked there while they are eating lunch. Lots of wasted space that could bring this area back to life.
- No Housing!

- No more apartments. Get rid of the RCS School if possible or force it to add an exit onto Edgell rd. as well as Edmands rd.
- Nobscot Center should be place where the neighborhood could hang out and do activities. They only things to do are Sabrina's restaurant and CVS which is great but need more business gear towards families
- Nobscot doesn't need apartments, Nobscot needs small businesses that draw neighborhood residents....A Bakery, a butcher/fish market...Specialty stand-alone store that are missing the general 10 mine vicinity. A fun medium size bowling alley...
- Nobscot has such potential to be so much more vibrant. The blight in the Nobscot plaza (Water Street and Edmunds) is atrocious and would be so much nicer if it had a small fast-casual restaurant, some services or stores, some housing, or got turned into a park. Right now, it is just ugly and detracting from making Nobscot the welcoming place it could be. I would love to see a restaurant like a Chipotle, or Starbucks go in there. Possibly a yoga studio or Trader Joe's sized grocery or specialty market. Honestly, it would be better if it were just bulldozed and there was grass planted, if no one can agree on the use. I am a big fan of bike infrastructure, so any plans for Nobscot development should consider bike paths.
- Nobscot is so congested especially after Hemenway releases school until 7:00.
- Nobscot is turning into just a big warehouse for people, with no reasons for them to get out and spend money locally and no community center for activities.
- Nobscot needs a grocery store. Lots of people in the area walk to the Nobscot Shopping Center and a grocery store is sorely needed.
- Nobscot needs a gym as a centerpiece and grocery store with some small shops and can mix in some additional housing.
- Nobscot Plaza has been vacant for too long. We need thriving businesses in the area. Restaurants, a small grocery store, entertainment. I have to drive 15 minutes to do any sort of affordable quality grocery shopping, dining, entertainment. That is unacceptable.
- Nobscot plaza has great potential however the lot is not maintained and the vacant space in the plaza negatively impacts Nobscot. Solutions include selling the plaza for uses such as: fitness or recreation center, entertainment such as theater, or bowling with a restaurant; microbrewery. Please do not build apartments or condos.
- Nobscot Plaza in its current state is an eyesore
- Nobscot Plaza is horrendous. Has been forever, parking lot is awful, CVS needs more space and updating and the plaza is a complete eyesore.
- Nobscot plaza is just a mess and it's time to move on from the failed retail plaza there. The apartment proposal would be or anything that isn't an abandoned parking lot would be a vast improvement
- Nobscot shopping area needs renovating, including redoing Edgell/Water St Intersection.
- Nobscot Shopping Center is an ugly eyesore I do think we need to keep CVS. It would be nice to have a coffee shop otherwise tear it down, or use it for arts center.
- Nobscot Shopping Center is it possible for us to do anything?
- Nobscot Shopping Center needs serious attention

- Nobscot Shopping Center needs to stay. Re-open stores. The neighbors, Hemenway School, Heritage and Library use the Plaza for overflow parking. Imagined how parking on Water St. would be during functions at these places.
- Nobscot Shopping Center used to be a draw, now it's an area to avoid. Small retailers (e.g., bookstore (used, new), small grocery, professional services) could make it a walking and social destination.
- Nobscot Shopping Plaza needs to be fixed up. Parking lot needs to be resurfaced. Shaws should allow a supermarket to go into the plaza. Make the plaza presentable to businesses to move in there. Nobscot does not need condos or apartments to add to the traffic we already have. We need a supermarket, maybe a nice restaurant, some retail stores.
- Nobscot shopping plaza needs to be used and NOT with more apartments. We already have dozens of people lounging around the intersection of Water/Edgell/Edmands smoking cigarettes, getting high, kids in trucks parking at the gas station with nowhere to go, people shooting up heroin in the gas station bathroom and wandering around dazed...Please help
- Nobscot should be where I go, not drive past. I would like to shop for my food here, even walk! I do not need housing at all. Does anyone realize how Hemenway School takes over parking and traffic every afternoon with no thought of taking up that overflow with designs we have seen. I would support small business/eateries and especially grocery.
- Nobscot should become a true village similar to the different villages in Newton where you have a great assortments of businesses like a bakery, restaurant, services and a "village green"/ small park to enjoy.
- Nobscot village area is extremely difficult to access except by car, despite that fact that there are walkable (and bike-able) neighborhoods in all directions.
- Not only do my residents have limited shopping opportunities, they worry that they can't cross Edgell Rd. by the time the crosswalk lights change color. Right now, the neighborhood is very unappealing to prospective residents of Shillman House (49 Edmands Rd)
- Nothing for kids to do.
- Nothing to do. I would love to have healthy and good quality restaurants and a grocer. Retail vacancy makes the whole place seem as if it's abandoned.
- Of course the empty plaza seems too depressing for such a vibrant community who wants to engage and shop locally. It seems either a failure of imagination or a bureaucratic/red tape nightmare. The space is perfect for small artisanal shops - especially a coffee shop with food and WiFi (perfect for students, parents, library, walkable location etc.). Food trucks could park in the lot as well for special events. Additionally a Mexican restaurant, Vietnamese restaurant or other ethnic food would be a strong draw for this multicultural community. Additionally an ice cream or frozen yogurt shop would be well loved with the possibility of outdoor space for dining, live music performances, speakers, etc.
- Offer mixed use of condo or rental with Office and retail
- Oh please could someone in power to something to get the owner of Nobscot Plaza to get off his duff! A blight tax would be effective.
- Once you would run into your neighbors in the market or bakery, ice cream shop. No place to make a community now.

- Open a large super market (Market Basket/Stop & Shop and small restaurants and Some coffee shop
- Open spaces would be great, especially an enclosed dog park to take advantage of the beautiful area and pet friendly atmosphere.
- Other: Both ends of Water Street have traffic backed up for years. The redesign at central has helped a lot. A similar redesign at Edgell is needed.
- Parking lot full of potholes – dangerous
- Pedestrian safety is a major concern. I notice that it is not mentioned in the issues lists on this survey.
- Planning so that thoughtful development could occur, providing missing services and adequate parking. (Walking to Nobscot is too dangerous without sidewalks.) Maximize the use of public spaces like Hemenway School, the library, the park, the Chapel.
- Put in a medical arts building for specialists. Seafood Restaurant.
- Put more stores or restaurants in the vacant space. A workout gym at the old star market would be ideal.
- Redevelopment pf plaza
- Redo the Nobscot village plaza on Water Street. It has been empty for years and it is a perfect place to open a couple of shopping business's
- Reinforcing fix and fill Nobscot Shopping Center
- Remove some of the junky, run down business space. Construct high end condos or apts over small shops with parking in the rear, not the front.
- Reopen grocery store and put more useful stores in strip mall
- Restaurant, coffee shop, larger pharmacy
- Restaurant, shopping, retail shops, some king of grocery
- Restaurants
- Retail vacancies and lack of services are almost the same answer. But the empty shopping center and lack of stores is such a big problem, I selected both. Free/open space is also needed, as well as parking for Hemenway School.
- Retail vacancy – developing the “CVS” commercial spaces into something useful – small shops or Bowling Alley – ANYTHING
- Retail vacancy and parks. Coffee shop with bakery and sandwiches/salads, restaurants, playground children, book store, outdoor seating. Small retail stores, urgent care, nice areas to walk with landscaping and benches
- Retail vacancy and services missing are combined. We need these to help the neighborhood thrive. There are so many people who already live right in Nobscot that will utilize anything there, and others will come from outside of the Nobscot proper area.
- Retail vacancy and services missing tie together in the sense that the Nobscot plaza has so many retail vacancies that why have we not had the opportunity to bring in some of the services that the area is missing?
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- Retail vacancy at Nobscot Plaza-it's desolate, even the CVS and Chinese restaurant there feel run down. Would be great to open a grocery store or year round indoor farmers market and craft fair there. Would be nice to have some more dining options in the area as well. The pizza and Chinese places are mediocre but there's nothing more moderate or upscale. Empty retail space could also be used for funky pop up shops. I don't think Framingham has an Escape Room activity center and Nobscot doesn't really have anything besides the library and school playgrounds for kids. More activities for kids would be great, perhaps an indoor social sports center for kids and adults like the one that opened on the other side of Marlborough (Apex sports). A paint bar. The breweries on the south side of Framingham appear to be doing well, something on the Nobscot side of Framingham could help turn the city into a real beer-lover's destination and would pull business in from Sudbury, Wayland, etc.
- Retail vacancy at the shopping center is by far the biggest concern. A mixed use redevelopment that includes as much retail/office space as possible, while still meeting the property owner's stated need for residences in the mix is acceptable. We need to end the decade long stalemate and move on, and stop waiting for a 'perfect' solution that may not ever happen
- Retail vacancy in Nobscot Plaza. This question is frustrating though. The property is privately owned, and owner is making money. Frustrating to be told, "retail isn't viable" when the answer is "retail isn't profitable enough for the owner". Since we don't really have input into a solution, i.e., can't force property owner to do anything, question is frustrating.
- Retail vacancy is an eye-sore, but there needs to be younger people (not seniors) around who will utilize it. With that, the area needs some sort of "draw" as a central point (park like Cushing? or mixed use housing/retail?). Also, it needs to be "connected" with the rest of town (better or more frequent busing to downtown, shopping, etc.)
- Retail vacancy is the biggest problem. The Nobscot Shopping Plaza is a blight on the neighborhood. The city needs to work with the property owner to help break the noncompetitive lease situation with Shaw's (the company is a corporate cancer) that precludes the plaza from being rented to capacity. The rental rates for what's essentially an outdated retail space are also a problem -- I don't think the market will bear what the owner is asking (which is why the site has remained vacant for more than a decade). Very stiff fines for blight targeted to commercial properties would help. I also think Framingham's split tax rate is a big problem for attracting small, family-run businesses -- that's we're a haven for chain franchises.
- Retail vacancy is top of list, would love to see more business and community based orgs
- Retail Vacancy nears CVS on Water Street is depressing and waste of precious land.
- Retail vacancy- The Nobscot Plaza is an eyesore and a mark against the neighborhood. The vacant building sections must be attracting rodents. The parking lot is treacherous for pedestrians and vehicles, with numerous potholes. A more modern development should be allowed to be built. I would like to see mixed-use, perhaps 2-or 3-story apartments and businesses (not taller than 3-stories), and some open park-like space. The Zion Church should be moved to the park across the road on Edgell Rd. Then the intersection if Water Street and Edgell Road can be widened to ease the traffic.
- Retail vacancy. Work with owner to rectify plaza issues.

- Retail vacancy. The shopping plaza is an eyesore and is poorly maintained. It is not up to the standards of the neighborhood. There's a lack of a grocery store which would enhance the village's livability. The neighborhood is very walkable as evidenced by the amount of people walking on Water Street where I live. It would be nice to walk to the plaza to get a bite to eat. Maybe at a place with al fresco dining. What we don't need is more density in the room of apartments. I get a little jealous when I drive through Saxonville with all the upgrades it's seen over the years. Nobscot plaza on Water Street needs to be improved and the parking lot needs to be totally repaved! Would love to see a small grocery store there and other small shops - and keep CVS in the main plaza but move to the end and add a drive-thru (where the bank used to be). Add offices on the second floor - we don't need more apartments. Make sure to keep plenty of parking. And make sure to address traffic issues on Water Street!!
- Retail Vacancy: the old strip mall needs to be torn down!
- Retail Vacancy; we need to have a place to get local goods and interact with our neighbors. Andy Rose says we didn't support the local businesses and that's why they left. The buildings were run down and not kept up so we went to newer, nicer places. If kept up, I'm sure the neighborhood would support business.
- Retail vacancy....unattractive and sad
- Retail space doing nothing. But I am worried about apartment/renters coming in with little permanent ties to the community, and especially how that will affect the schools
- Revitalize Nobscot shopping plaza to include services and retail that are missing. No more multi-unit complexes!
- Revitalize the awful shopping center - not with condos, but with great bars and restaurants. There is obviously a huge demand for better quality dining (jacks abby, voltorno, the local in Wayland are always packed) in metro west and Framingham specifically, but there is a lack of options. The last thing we need is another Dunkin donuts or chain restaurant crap.
- Revitalize the Nobscot shopping center.
- Safety is a big deal - NOT following posted 25 MPH speed limit - Inadequate signage for the school cross walk - Traffic not yielding for pedestrians
- School Crowding
- Secure a deal with the property owner to revitalize Nobscot Shopping Center into another venue. Luxury Condominiums would be best, as that would provide for less traffic than an apartment complex. Forget about a retail center being revitalized. That will never happen, and it is very likely not feasible
- Services missing: when I find myself in Nobscot, and need to hang around for an hour or so, I will generally drive to Sudbury to run errands because it is too difficult to get to route 9 from there and back, and the CVS is too small and poorly stocked (I have often not been able to find products more than a year from their expiration date there), and there is no place else there to shop. I would guess the vacancies help give store management the idea that making the selection more appealing would be futile.
- Shaw's has held the entire neighborhood hostage. It's failing store in Sudbury has been a blight upon the Nobscot area because it holds the vacant mall's lease for any sort of anchor store to open. Such as a mid-level to higher end grocer. I grew up with TWO grocery stores just a short walk from each other and neighborhoods property values reflected that it was a great place to raise families. Now? It's struggling.

- Small grocer
- Small grocer, local coffee shop, bowling alley or kids activity
- Small market
- Some of the traffic leading to and from Nobscot can be a bit congested. If there was a light at Edgell and Central would be helpful.
- Some small businesses would be a nice addition though Sudbury route 20 is quite close and has everything - PO/CVS/banks/grocery variety/coffee shops/restaurants and variety of retail shopping. A large grocer would bring added traffic beyond Nobscot residents, something residents often want replaced (Countryfare Star) but do not want traffic - the two ideas are not compatible.
- Some work at expanding the Edgell/Waters/Edmands intersection would do wonders. This in combination with revitalizing the shopping center would help make that area a more lively place.
- Someone needs to be held accountable for the strip mall that's falling apart. There needs to be more retail or a community center or something. It really brings down property values the way it is.
- Something for kids
- Street exit/entrances with speed limits and traffic times
- Supermarket placed in the shopping area will attract other business. We don't need more apartments in Nobscot. Keep it single family homes for neighborhood living
- Supermarket with easy access sidewalks and safe crossing lights for people with walkers
- Supermarket, diner, restaurant
- Tear down Nobscot Shopping Center and rebuild with mixed use development. Super Market, specialty stores, restaurant, professional offices.
- Tear down the shopping center and replace it with anything; retail would be good or mix use.
- The area has been over built. There is no parks and the proposed bike path has stalled for years.
- The area is not conducive to walking and enjoying - you have to cut through a giant parking lot or cross a busy intersection. A park like shopping complex would be nice - you park on the perimeter with easy access to in & our stores like CVS and walk pathways to get to shopping, have areas to sit and relax, dine etc.
- The area itself truly does not need any more residential areas. However, I realize that is pretty much impossible with any economic plan you receive for Nobscot Plaza. The best solution, in my opinion, would be a small amount of condos (1 or 2 stories max) above a group of much needed specialty stores. This area needs a bakery/cafe, butcher shop/fish market, maybe a few specialty retail shops along with a sit down restaurant (not a chain). An area for older kids to go and hang out would be ideal. So many children are in the area that can bike all over. If they had a destination where they felt welcomed would be great. Especially if the bike path ever gets developed, you could have an ice cream/candy shop place that they could stop at. Also, a small bike repair, rental shop like we see on the Lexington bike trail.

- The blight and emptiness of the Nobscot plaza is the most important issue in the area. Is there really nothing the city government can do? Other cities seem to be able to figure this kind of problem out.
- The blight at Nobscot Plaza has gone on for too long. It has caused so many detrimental effects to the neighborhood. It is time to move on with the developer's modified plans so that work gets started. I do not believe we will have or can support a grocery store at this point. Let's get things going to make improvements. Other issues can be addressed too, like parking, school sizes and traffic once a decision is made.
- The blight needs to be corrected. The empty retail stores are an issue.
- The blighted shopping strip mall is an eyesore and acts as the gateway to Nobscot...it should either be demolished and then be redeveloped with retail (small grocery, gift shop, entertainment - bar/restaurant, retail services OR be taken for open space for the neighborhood, a community gathering center with parking to be shared by the library.
- The current services are low end. There are bar restaurants, a diner and chain coffee. There aren't destination restaurants, bakeries or stores. The only destination shop is the sports memorabilia store. The empty spaces make it look abandoned.
- The dirty run down retail area. Is it absolutely disgusting and the owner needs to take responsibility for the deplorable conditions for the building and parking lot. It has been this way for way too long.
- The empty retail is an eyesore. Put in an ALDI!
- The issue of the vacant plaza is of great concern. It has been and continues to be a blight on the neighborhood. I would like to see retail come back to Nobscot and perhaps a limited number of housing units. I still think the neighborhood could and would support a smaller scale grocery store. The main attraction or main building.
- The most important issue to me is the dead shopping center. I do not want to see another drab apartment building go there. I would prefer single family homes, or town homes in the style of the Modera property in Natick. I want to see these homes or town homes have color, too. Most new buildings are gray, or beige. That's boring. I want to see some traditional New England reds, blues and greens. Something with style. Something like this: <http://www.elementcommunity.com/>
- The mostly empty CVS strip mall needs a solution. It can be housing, a small grocer, it can be knocked down, but something has to happen. More pressure needs to be put on Shaw's to break the lease.
- The mostly vacant Nobscot Plaza is the MAIN concern for most all Nobscot residents. Personally, I'd love to see all of the buildings on that parcel of land razed, and something retail and/or residential go in its place. I'd prefer that the new complex not be too overwhelming, as it seems owners can subvert local zoning laws. Traffic at that intersection is brutal, so expansion of the intersection is a vital part of the overall development plan.
- The mostly vacant strip mall is a terrible eye sore that needs to be fixed up, but hopefully not with condos
- The nearly vacantly shopping center next to the library is an eyesore and needs to be developed. I would be happy to see any new development there (shops, apartments, etc.).

- The new, young families, who are here for the future, raising our kids DEMAND a market-fresh fruits and veggies! I see people walking to CVS for groceries overpaying. We want and will support a market. There are already over 500 apartment/condos in the area. We need services to support the already neighborhood feel. We don't want small chain retail. We want bakeries or places where people can come together to enjoy a meal.
- The Nobscot / CVS plaza needs more mom and pop type shops. A bakery / cafe, coffee shop, ice cream shop, better Traffic lighting, family friendly entertainment (bowling alley). NO CHAINS OR COMMERCIAL RETAIL
- The Nobscot plaza area continues to be an eyesore and blight on the community. We have heard several excuses why the landlord is unable to execute a meaningful restoration/remediation project - and frankly enough is enough. Either make good on comments to utilize the space, or else convert it into green-space.
- The Nobscot plaza is an eyesore. I'm not a fan of putting apartments there as we already have apartments on Edmunds. Would love to see a small grocery or specialty store and a health club there.
- The Nobscot plaza is an eyesore. I think we should consider a large farmers market like what is in Boston which would bring together local farmers and artisans from the metro west area. I also think we need to address the CSX rail and turn that into a bike path already.
- The Nobscot plaza needs to be a top priority. And absolutely not be housing. That would further devalue this area. We need some unique stores in there. Ice cream. Grocery. Sandwich place. I would greatly vote against apartments we don't need. Would over crowd schools and add traffic
- The Nobscot Shopping Center is blighted. The parking lot needs resurfacing. We need shops, NOT apartments.
- The Nobscot shopping center vacancy is the biggest problem. A grocery store is NOT the answer, as there are already many nearby! Other retail and restaurants would be a better solution.
- The Nobscot Shopping Plaza, when I moved into the area back in 2003, was a thriving shopping center. The grocery store was a great place to grab items and there was a diversity of stores. Now it is an eyesore. To compound this, the City is being held hostage by a landlord who wants to converted the space into apartments, which is the last thing needed in the area. There is already density of population between single family homes, the Heritage, Windsor Green, Shulman (Shillman) House, Sudbury Arms Apartments and the Edgell Condos.
- The plaza is clearly the biggest issue - it was once the social center of the area where you could get most of your daily / weekly needs filled - sadly things have changed in society and our retail needs - although it would be nice to see it thrive again it is clear there is not enough support in the community to make it a viable retail center - leaving the only other option either mixed retail / apartment - or all apartment condo –
- The Plaza needs to be revitalized/redone and made a positive place for the Nobscot community.
- The plaza next to the library is almost completely empty. The two parking lots should be connected because the library parking lot fills up quickly.
- The plaza would benefit from a butcherie and grocery store (good quality).
- The retail area has to be restored and traffic made bearable.
- The retail vacancy in the Nobscot Shopping Center is my biggest concern -- not only is the structure an eyesore, but the area needs to be filled in with something more modern and functional.

- The ruined shopping plaza is a disgrace to the city and the property owners (who clearly does not care about the physical state of his property). Nobscot does not need its very own grocery store, nor do we need more apartments/condos. Restaurants, shops, a gym: amenities like that would improve the area.
- The run down and vacant shopping center is a huge problem and a fabulous opportunity. It makes no sense that it is such a mess.
- The schools are incredibly crowded, there is lots of wasted space in Nobscot and there is a lot of space to open new and entertaining places in the vacant locations.
- The services are horrible. There needs to be a light at the intersection of Water and Potter.
- The shopping center is a blight on the neighborhood. I understand the owner is in business to make money, but he is not a good neighbor as he has not truly pursued ways of fixing his center.
- The shopping center needs to be handled. Small grocery store, updated CVS and other store fronts. A restaurant, coffee shop and even a bagel store would be great. The inability to deal with the lease holder needs to end. The parking lot is downright dangerous and it is near a library, school and fire house. So much potential. Parking lot could house the farmers market too.
- The shopping center needs to be populated! The old gas station is still and eyesore
- The shopping mall just looks run down, makes the area feel unfinished. If there were more stores/food places then it would be much more community friendly
- The shopping plaza needs to be torn down and rebuilt. Not more apartments, I'm just not sure it's possible.
- The solution is not to put in hundreds of housing units. The area is crowded as is and we need more retail!
- The strip mall needs a grocer. Market Basket or Trader Joe would be my first choice. Affordable housing, NOT luxury apartments are also needed. A grocer and affordable housing would attract other small retailers (salon, used clothing, books, barber?)
- The traffic during school drop off and pick up is problematic. I stopped dropping my kids off and put them on the bus. If there is no police presence there who can help direct traffic in and out of the school when it's drop off and pick up time, that should be added. (I know at Walsh, the crossing guard does nothing to alleviate the traffic. If it's the same at Hemenway that is a problem).
- The traffic in this part of town is out of control. With the plethora of schools located in the area, the traffic in the morning and afternoon is outrageous. We need a park with a path, with a possible dog park close by. The CVS is a must in this area due to the number of elderly in the area. I have lived here my whole life and there is nothing to do for children or teens. If you had a park with a basketball court at least it would add something for kids to do.
- The traffic on Edmands Road is a nightmare, especially trying to get through the lights at Nobscot intersection, We need to keep open space, this is the last great frontier for space, I would like to see a large supermarket chain in the area

- The worst possible thing that could happen to Nobscot is to allow more apartments to be built. We already have enough apartments in this small congested area. There are apartments on both sides of Edmands Rd., there is the Jewish Community Housing apartments, Smith House apartments, Windsor Green. All this within a 5 minute walk in any direction
- There are people magnets already present: library, school, CVS, senior center- use those to leverage re-development of the shopping center into a place that those people want to patronize.
- There are two solutions to the Nobscot strip Mall area. Either tear it down to the ground, remove all of the buildings and parking lots and fill it in with good fill, plant grass and trees and add plenty of park benches and a children's play area or add a medium size grocery store like the empty Star Market which now exists at the site and rent out spaces for small retailers which might be subsidized by the City in the form of tax breaks. This area should definitely not be made into apartment buildings which would lower the value of existing homes in the area.
- There exists NO retail facilities. We have no places to walk to because of the vacancies.
- There is a lot of unused retail space on the corner of Edgell Rd, and Water St. A good restaurant or a specialty market would be great.
- There is an elementary school right there and there it is a very busy street. Awful vacancy that should be utilized with shops, NOT apartments
- There is no hub to attract you. No stores worth shopping at, no restaurants to eat at. Useless area at present. whatever is built requires a widening of the intersection of Edgell Road and Water Street, need turn lanes
- There is nothing to do because there are no stores to shop at and no event places to pass the time. Nobscot Shopping Center is vacant and needs a grocery store. The other empty stores/restaurants need to be leased and revitalized. Our neighborhood is being held hostage by a greedy owner/landlord there.
- There isn't enough parking at the Hemenway School, so that really worries me if retail businesses were to open in the CVS lot. In the afternoons at school pick up time, the CVS lot is filled with cars. Parents also park in the Library lot making it impossible for Library patrons to find parking. The principal of Hemenway has been contacted but the parents do not comply.
- There was no planning put into this area. I sit thru 3-4 red lights in the morning because people are going in and out of Dunkin' Donuts. The strip mall is a disgrace, as is the lot next to Giannis. Tell me, why no right turn on red at the lights?
- Thoughtful repurposing of the plaza. No sacrificing of green spaces.
- Too much congestion
- Too much traffic
- Too much traffic and safety are related. Both have gotten worse as nearby areas have developed and Edmands and Grove have become alternative routes (especially in the case of Marlboro, Southboro commuters.
- Too much traffic, don't add apartments that will increase traffic
- Too much traffic. This will be greatly exacerbated by the addition of the two projects currently before the Planning Board – the Fafard project and the Millwood project
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- Top issue retail vacancy – retail stores bring people out on foot bring more interaction between people and a grocery store along with the pharmacy is great for – sense of community as these stores service basic needs. A café would add specialty items to bring people out
- Traffic congestion – empty stores
- Traffic during rush hour and 9am/3pm (school traffic); very difficult to cross Water St. from north to south to access library...cars do not stop!
- Traffic flow is terrible. Intersection needs widening as most vehicular traffic is passing through, not stopping. People will travel longer distances to shop, or get services because as long as they don't sit still in traffic, they feel like it's shorter while moving.
- Traffic in the corner is tough. Use the vacancies to improve on traffic, then add retail/restaurants
- Traffic is a nightmare during rush hours...also I would like to see a grocery & some open space between strip mall & library with benches etc....
- Traffic is too heavy at the intersection of Edgell and Water/Edmands. My understanding of how traffic works is that if a road is widened, rather than reducing the traffic congestion, the traffic just increases to use the new road space. I would prefer to see more viable public transportation in the area, rather than widening the intersection. Also, I ride my bike around Nobscot (Edmands, Grove, Winch, Belknap) on the weekends (when it's not winter). I already feel like it's dangerous to ride on the roads with the amount of traffic there is, I wouldn't want to see any more traffic.
- Two top issues: the risk of overdeveloping and losing the open spaces and changing the ecology of our city; and not having any quality neighborhood offerings. Something other than CVS, fast food and banks would be nice. Would love some good places to eat, a nice coffee shop with lunch foods and a place to meet people for tea/coffee/a meeting. A community center of some sort would be awesome - with classes like yoga and other learning opportunities.
- Ugly unused retail space - I am open to anything including apartments over what we have but we need more opportunities exercise closer to home finish bike trail and/or open something like the Sudbury field house.
- Unused lots are an eyesore but putting in anymore retail will be dangerous for our multiple school district students
- Updated coffee place or place to eat, a nice bar, a close place for kids to have activities in the winter.
- Vacant retail space
- Vacant shopping area – parking lot broken pavement dangerous to walk needs complete repairing and not just patching
- Village services that can also enhance Nobscot reservation utilization
- W/ regards to retail vacancy: Somewhere kids attending school in the area could go to after school (i.e. pizza shop, ice cream shop)
- Walk ability, more dining options, removal of Country fare plaza which is urban blight on the area, Redevelopment of the plaza into more useful shops and businesses
- Wasted space, too many vacant stores. Overall, they all need a face lift to renovate and make them look like they want to belong.
- Water street vacant retail space for a gym or grocery
- Water/Edgell needs to be widened/reconfigured

- We cannot consider the retail vacancy without also considering traffic impacts especially on Water and Edgell roads. Redeveloping Nobscot shopping center will add to the huge impact on traffic in the area, which is already dreadful during peak am and pm hours. The landlord has been holding Framingham hostage without penalty for the blight and eyesore he's created and now wants luxury apt alleging it's the only economically feasible option is laughable. If we agree to it. They say if you don't ask you don't get, so I suppose it's worth a shot for him. But please, let's not fall for that. I don't understand why eminent domain taking is not an option or has not been pursued more forcefully.
- We could use the retail vacancies to develop things to do and open space which would make our neighborhood more desirable to families.
- We do NOT need a giant CVS at the corner of Water St. and Edgell Rd.
- We do not need more apartments, i nice area to walk around and shop and eat.
- We do not need more apartments. Traffic is a huge issue. Edgell Rd cannot be widened because there is a ledge that travels under the road. With the blasting on Edmunds we could feel the house shake. The Chapel is a main part of Nobscot's history. It was so sad to have the old school house burn. Growing up it was the Grange Hall and if anything the Chapel should be moved to that location what is now a park on Edgell Rd. Growing up we also had the Parks and Recreation hold summer programs there. Also with all the growth in Nobscot, nothing is uniform with the building architect. It does not look like a village. There is a huge parking problem. Hemenway School if they have a function going on they use the plaza for parking. The same with Heritage if something is going on in their function room. This will be a safety issue if people have to park on side streets. I am talking a lot of cars. Even the Library needs additional parking
- We have enough apartments and condos already. We do not need more!!
- We have lived here for 13 years, and the old Star Market has been empty for the entire time we have lived here.
- We have too many empty spaces that we can do things with and there would be more entertainment.
- We love living near the McAuliffe Library and I would vote for a playground or community green space. The plaza is near a school and a senior center, so I think that having a space for those populations would be nice. My second vote might be for a smaller grocery store. I know the market is saturated with Trader Joe's nearby on Route 9 and Whole.
- We moved here 7 years ago and Nobscot Plaza has gone from bad to worse. There seems to be an "old school" mentality here pushing back against ANY apartments which I find absolutely ridiculous. We HAVE to do something with the space and if no developer will touch it without apartments then so be it! People think we don't have a grocery store close enough? We have 4 (or more) within 10 minutes. I will say, we are sorely lacking a decent restaurant.
- We moved to this town with excitement about our whereabouts. We came from Belmont, a town with many shops, bakeries and stores. It's very sad and embarrassing to live in a place that has run down vacancy spaces all over including a mess of a downtown. Stop the arguing, stop adding rental apartments and please build up this town again! We are really ready to leave.
- We must revitalize Nobscot Shopping Center with a grocery store and other shops - coffee shop, nail salon, hardware store - something that will give the neighborhood an opportunity for services and to get people interacting with each other.

- We need a grocery store...many of us leave Framingham to shop and go to Sudbury. The blight of Nobscot is an embarrassment in Framingham. There is no more need for apartments in that immediate four corner area where there is already 500 apartments that fit every need.
- We need a neighborhood coffee or sandwich shop for sit down or take out. No more pizza or fried food places. More sidewalks and protected crossings. Small local food shop for quick access to sundries. Not a full grocery store. A CVS would be nice but not
- We need a neighborhood grocer, plain & simple. We have banks, liquor stores, convenient stores, the outstanding library, but no groceries.
- We need a place that is affordable and within walking distance to serve people that live in the area but do not drive or have a car.
- We need a supermarket to in the vacant Nobscot Shopping Center to support the neighborhood. It is disgraceful that the current owner of the property is stopping one from coming in, in order to prevent competition from their Sudbury store.
- We need a) dog parks and walking space, b) more parking and better traffic management at Water/Edgell, and c) reasons why people would want to come to Nobscot besides visiting elderly relatives and dropping kids off for school.
- We need entertainment. Not more apt buildings
- We need more destinations to walk to. A nice coffee shop, ice cream, bakery. Family friendly stuff.
- We need more local retail. Small local business. The Water, Edgell and Edmands intersection is a nightmare traffic wise and adding more apartments to an already congested area would be awful.
- We need to do something with the empty parking lot. I am all for removing everything and building new CVS, restaurants, potentially smaller grocery store, apartments etc. Anything is better than what is there now, literally anything.
- We need to keep Nobscot walkable to reduce traffic -- but for that to happen there needs to be places to walk to -- a grocery store or other retail would help -- so would better maintenance of sidewalks and access to trails.
- We need to occupy the vacant spaces in the area. Any business and/or small grocery store. Anything viable would be better than what is there.
- We need to replace the Nobscot shopping center
- We really need a reasonably priced grocer in the area. Housing that allows for young professionals to come into the area.
- We used to go to the supermarket there for food. It was very convenient. We need an anchor store there- the CVS is good but not enough. Also need to tie it in with the nearby trails and green space.
- We used to have small independent stores to shop in
- We would love to see an open space area and/or a small grocery store/ cafe/social meeting place that compliments a Public Library.

- We've been told that grocery stores are not viable, yet across from Shaw's in suburb a huge whole foods was added. Of course we have many options but to have a small center for residents will add value to community. There are so many families in the area and ppl that pass through Nobscot center every day I think there could be a viable retail plaza. Look at the growth of small businesses at 1 Edgell Rd. Nobscot has a failing "local" bar (hey, I go there too) that's tucked away in old and dated buildings. I could imagine a strip plaza revitalized with grocery/food co-op, some local businesses, family restaurant, some anchor business like a pharmacy and perhaps other office space. I do not love the idea of more residential development. I think the small town feel (aside the fact we are a city) that ppl love about the area is fading and the bubble will pop.
- Well the Water/Edmands/Edgell Rd light is always a mess at high traffic times. It seems there is a plan that will go into action this summer so I am delighted. Next up is SOMETHING for the Nobscot Plaza. They need to realize they aren't going to please everybody, but everybody should be pleased if something goes in there that is viable and relieves us of that hideous parking lot and empty, abandoned retail space.
- We've lived in the Nobscot area for 42 years and have seen much growth and many changes. However, the vacancy of the Nobscot Shopping Plaza is the most blaring non-developed use of space. The neighborhood needs some services: an upscale cafe, grocery supplies, activities and outdoor space.
- Whatever cleans up the blight. The mixed use proposal would be OK as long as traffic mitigation are made.
- When Countryfare Star was in there it was a place where most of the neighborhood shopped, until the store went downhill with higher prices and Stop & Shop opened. We don't need more housing in the area.
- When I first moved to Framingham there was a supermarket in Nobscot which was great and gave more options on where to shop.
- While there are "local" types of restaurants, they are none I would frequent with the exception of an existing pizza place. I would love to see a more upscale cafe/restaurant added to the dead plaza. I think a small specialty food market/deli would also help, along with a coffee shop. Other ideas are a nail salon or specialty liquor store.
- Why did you hire the consultant firm if you want me to solve Framingham's problem
- Widen road. Explore options with forcing Andy Rose's hand regarding Shaws at Nobscot Plaza. Have someone conduct an independent review
- Would be amazing to have a grocery store back at the Nobscots shopping center as well as other store that would encourage people to walk and shop there.
- Would like Nobscot center to be parking for library and Recreation Park, green space. Definitely NOT apartments which will impact schools and traffic and require larger costs to city.
- Would like to be able to walk from Shillman House and feel safe crossing street. Better lights at center.
- Would like to see a grocery store
- Would like to see area more walkable with ways to enjoy outdoor space. Right now it's just an area to drive thru en route to elsewhere. New retail, dining, coffee, ice cream, grocery etc. would be great. Connect retail to Weston aqueduct trail.

- Would like to see the CVS location have more stores for local people maybe a trader joes
- Would love to have a bookstore and/or coffee shop. Some small independent shops, and a grocery store
- Would love to see some small retail- eg coffee shop- plus housing: low rise (MAXIMUM 3 stories)

Appendix D-1 Question 7

- 55+ affordable residential housing
- A bigger CVS would be nice as would a bakery/café and nice sit down restaurant
- A gym or some exercise venue
- A location for the performing and artist studios
- A place for existing residents to go, get coffee, chat, Meetup, we don't need more residents we need a place that current residents can use...
- A place that kids can go when there is no school and hang out and stay out of trouble
- A specialty market with groceries.
- A spot to draw young professionals looking to grab a beer, have a light meal & socialize - something like The Local in Wayland or Tempo in Waltham
- Activity space
- Aesthetics, as a whole.
- Affordable housing
- All retail in the plaza
- Arts – includes performances as well as artist spaces. There are few medium size stages that are affordable to rent in the area
- As mentioned above in #6
- Butcher
- Coffee shop/drive thru
- Community activity center
- Creamery, Trader Joe's type grocery store
- Create center that includes small park and some stores so that it feels like village center
- CVS is here and necessary
- Deli with nice tables & chairs
- Dog park.
- Family friendly activities, boutique fitness center,
- Family/kid activities
- Fitness and pool
- Flexible space for pop-up shops, where it changes and connects people to culture, food, art, fitness and children activity. A place where children remember as they become older and what their children to experience.
- FORGET BIKE PATHS! THE ROADS WERE NOT BUILT FOR THEM AND THEY ARE FAR TOO NARROW TO ACCOMODATE THEM.
- Fun place for kids and teens

- Grocery but not realistic. Plenty of stores in the strip mall off Edgell. Already have a pharmacy just moving in.
- Grocery entire plaza could be an! All grocery store.
- Grocery store (16)
- Grocery, dry cleaner, fitness, retail (clothing, gift)
- Gym (2)
- Gym or fitness studio
- Gym with babysitting!!!
- Gym/athletic facility
- Gym/health club
- Health club
- Higher end restaurants, Café's, artist spaces
- I'd like to see something open where kids / teens / adults can go to have fun. Marlboro opened the apex center. Framingham should have something along the same lines... arcade, bowling etc.
- It would be nice to have a modern mixed bowling/bar lounge business such as Kings in Legacy Place Dedham
- Just fill the blight with neighborhood stores
- Keep CVS
- Kids place
- Kids video game place
- Market" groceries, coffee shop, retail
- Mini-Market Basket or equivalent; low cost quality barber shop or equivalent
- Nail salon, coffee shop, ice cream
- Nice property for outside retail
- Open space, park, playground, doogpark
- Outdoor landscaping and eating areas. Imagine if there was a cafe attached to the library with outdoor seating! Or one in the shopping plaza with an attractive walking path between it and the library.
- Outdoor recreation
- Place for children to play, for people to meet.
- Playground (2)
- Playground for kids
- Professional Offices – Medical, Legal, etc.

- Public park
- Recreation or fitness
- Recreational areas for adults and kids
- Recreational facility – indoor play space, indoor soccer fields, trampoline park etc.
- Recreational space
- Restaurant
- See above + parking area
- Senior housing on small scale, fitness area, gathering spot for teens / seniors /all ages to meet and get food or socialize. The whole space needs to look classy. Be built to code. Be able to handle high use of water, sewers, trashy, car pollution, noise pollution, electrical demands, waste management traffic. The current lay out does not create a village feel. It is all chaotic with no central theme or no enticement to wavy to go there. It looks like a poor area in poverty to an outside visitor that has never been there. A.
- Small business
- Small park
- Small retail food, beauty shop
- Some place for kids to hang out
- Something for people to do
- Something to do, a fun place to be.
- Specialty food
- Starbucks or Peet's- a name brand that would appeal to younger people as well
- Supermarket (2)
- Supermarket and activities for kids/families
- Supermarket!! Spending our money in Sudbury
- Trader Joe's
- Upgrade the CVS!
- We don't need more places to shop here.
- Workout gym like planet fitness or something similar
- Would be great if a grocery store was back in the area, café, nail salon, or some other retail shops
- Would love city to reconsider purchasing Millwood golf course; and CSX railroad property from Rt. 20 to Water Street and beyond

Appendix D-2 – Question 7

- #1 would be sidewalks on Edmands. From the Garvey Road area, we can't safely walk down to Nobscot, but would if there were sidewalks.
- 1. Grocery store- Market Basket or Hanford
- 2. Wine bar/bistro; Nice steak or seafood restaurant, Bakery/cafe
- 4 story condos with access to limited small business on the lower level, water street side
- A bike path would be a fantastic asset for Framingham. Maybe along the aqueduct. Would be a great way to connect the neighborhoods. Nobscot lacks an outdoor space where community can gather. I head to Cushing Park from Nobscot, but something closer in the neighborhood would be valuable
- A café where people can hang out.
- A Café/Bakery that serves healthy foods would be great
- A cafe/bakery would be a great idea for people who meet/go to the library to have a place to go to for a quick cup of coffee with a muffin/cookie or whatever when they meet up with friends.
- A Cafe/Bakery/Creamery combination. Homemade foods and maybe a Farmers style market. A Trade Joe's like grocery with special seasonal items. Seafood Restaurant. A store for the kids to shop, or make gifts, arts and craft, buy school supplies. A Deli, like 'Kugels'
- A community space. We moved to our neighborhood after the McAuliffe Library was built and it is so nice to see people (young and old!) using the library as a gathering space. I would vote to have more outside community space in the existing Nobscot Shopping Plaza. A thought, but we LOVE Haskell Field in Sudbury - that is one of our favorite areas and it has both a playground and excellent pedestrian path. There is also a rail trail that goes behind the McAuliffe Library - it would be nice to connect to that.
- A full service grocery store in Nobscot Shopping Center is the most important missing element.
- A grocery store. Keep residents shopping in Framingham Vs. Sudbury, Natick and Ashland. Doesn't have to be bigger than currently is but updated and aesthetically pleasing to a village feel. No residential!!!! Could have stand alone CVS where old church is. Then a few restaurants and store fronts and an Aldi or small grocery.
- A large supermarket. A medium size cafe/bakery. Some place to sit down and have coffee. A large restaurant could be nice
- A market on the size of a Donelan's or Hannaford's would be ideal. There are many residents in the Village who would truly benefit from being able to walk to a grocery store and purchasing fresh food. A convenience store is not a choice here.
- A medium size grocer is vital. Enormous supermarkets are only a few miles away!
- A medium sized cafe bakery would be a welcome addition to the neighborhood. Perhaps the site of the old gas station or the old bank
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- A medium sized cafe/bakery would be nice. It would give people in the neighborhood an option within walking distance. It would bring people in the community together to socialize and meet people in the neighborhood. People can discuss and bring awareness to the problems in the neighborhood. (such as Nobscot Neighbors on Facebook)
- A medium sized combination bakery/cafe would sell bread and pastries and have an area where customers could sit with coffee and a light lunch. I don't think there is anything like this in our area. I think it would attract a diverse group of neighbors and be popular.
- A medium sized grocery store would be nice. I KNOW the history here, and I also know the arguments against, but the Shaw's folks should realize that I'm not going to patronize them anyway. I WOULD patronize a small grocery store where I could run in quickly and pick up a missing ingredient or two. A grocery store there would be the closest one to my house without having to deal with major traffic or lights. I don't live in Nobscot, but close enough.
- A medium sized neighborhood restaurant. A small to medium cafe/bakery.
- A mid-small size cafe or bakery would be a great spot to gather people of all ages.
- A restaurant is definitely #1
- A small farmers market, a medium grocery store or some sort of option for groceries.
- A small market like brother's (there is one in Weston).
- A small park with benches near /between McAufie library with condominiums and a pharmacy retail store along with small Chinese restaurant (too many american & Italian restaurant) in area. Add Other retail office stores such as Real Estate, startup company, etc...
- A small retail food market would be ideal, but I realize that there are many supermarket options nearby. A cafe/bakery would be my second choice.
- A small/medium sized restaurant that is locally owned and not a chain
- A small-medium grocery store, similar to Donelans.
- A small-medium sized restaurant and/or bakery that would be close to open space
- A Trader Joe's would be ideal, but not going to happen, but something along that line. We don't need chains, we need something interesting and unique and worth going to. Framingham is drowning in dull chain establishments. A medium grocery store. Small restaurants. A bakery!!! Any size.
- Acquire the ROW for the Bruce Freeman Trail and take steps to develop it as a rail trail. Sudbury, Concord, and other communities to the north have been able to do so. Why not Framingham? It would be a wonderful resource for the city for both recreation and transportation. It would connect Nobscot to Sudbury and other points to the north, as well as to points south such as the University. If Nobscot Plaza were redeveloped or even just filled with tenants as is, that would add still more to the attractiveness and utility of the rail trail.
- Activity center would fit well into empty supermarket space in decaying Nobscot strip mall
- Actually if chain markets have presented a grocery store in the mall – maybe a farmers market would bring people out. There are lots of parking spaces in the strip mall.
- Affordable housing for 55+ community should be a priority

- Aldi would go perfectly in the old countryside.
- All choices are for the Nobscot shopping center and can be medium or large.
- All three could go in the “CVS” space
- Although there are markets in Sudbury, with the number of housing developments in the area there should be places that people, especially the elderly, can walk to. It’s such a center location that there should be services to revitalize this part of Framingham. It’s been an eyesore for way too long. The consumer desire is there.
- Although we have lots of fast food type coffee spots and restaurant, there is no more appealing place to sit and have a coffee and light meal or snack. I am thinking of Karma Coffee in Sudbury, Cafe de Leche in Framingham Center and the many bakeries in downtown Framingham. A spot that served soup and salad would be fantastic and patronized by old and young customers from the neighborhoods.
- An ALDI or other smaller grocery store might fit the space well. Coffee/bakery with more seating than honeydew. Burger joint newer/cleaner than CJs. Outdoor areas and sidewalks down Edgell!! Would like to walk Edgell north to Boy Scout res but it feel like taking my life in my hands to walk/bike Edgell.
- An anchor store for food is needed in the shopping plaza space
- Answer same as in #6
- Anyone who has lived here more than about 12 years knows that it was just great having the Country Fare Star right nearby. So convenient to be able to stop on the way home from work and pick up this or that w/o having to drive to Stop and Shop or Shaws. Also, that was, at the time, something that would be a great convenience for the residents of Shillman House...well that promise of that convenience didn't last long !!!!!
- Anything for kids
- Artist space
- Bar/restaurants would be my top choice. Not chain restaurants, but something like farm to table, craft cocktails, relaxed - somewhere to "hang out" on weekend evenings, etc.
- Bike & pedestrian paths to accommodate all the current apartment dwellers and close proximity of tightly packed neighborhoods. Better landlord who cared about his property (the shops where CVS is)
- Bike and pedestrian paths would bring much to the area for all ages and create community. Bike paths on Water and Edgell Streets currently are too narrow, include drainage traps for tires; traffic/drivers unaccustomed to bikers and drive too fast (above speed limits) to trust riding in the main street - so I ride on sidewalks and get off/stop for pedestrians. Problem that people are in favor but yet only if they do not pass their homes. Some information about bike/paths in other areas that pass many residential areas would be nice to share. Residents tolerate well, have immediate access and few problems with those using the paths!! Actually nice feature. I would love to have a path across my property but no room (wetlands).

- Businesses have vacated the Water Street strip mall, but I think the area could be revitalized with a mix of restaurants and retail that people in the area would find attractive.
- but that's not likely so at least better bike and pedestrian paths so we can get to library, and keep something like the CVS
- Café and bakery as well as a grocery store would be welcomed.
- Cafe would reinforce sense of community by allowing opportunity to meet and spend time with neighbors
- Cafe/bakery- mod size, a "hip brand" like Starbucks, Panera or Peet's; corner of Edgell and Water street (either the abandoned bank area, the blighted strip mall, the closed church on the corner, or the empty land where the former gas station was situated near the Pizza place.
- Café/bakery with outdoor seating, medium, end location
- Cafe/Bakery/Creamery combination
- Coffee shop with bakery and ample seating is a wonderful way to foster community. We want to be able to walk from our house off of Edgell to get coffee and baked goods on a weekend morning or ride our bikes over for a burrito or frozen yogurt. Simple but wonderful options
- Connecting to the rail trail in Sudbury would be an amazing benefit
- Convenience, create village atmosphere
- Developing the shopping center into a small to medium sized place that people want to go to and linger is key- A few attractive shops with good sidewalks and benches, a toddler play space, trees and gardens would go a long way. Good sidewalks that link the disparate areas would be a game changer- To be able to walk on safe and attractive path between Library, Nobscot Shopping, Giannis shopping center would be great.
- Doesn't matter
- Entire plaza could be a grocery store.
- Farm to table type restaurant, ice cream shop, juice/smoothie shop, bowl shop, bakery that sells bread, Mommy and Me type business that services kids in a class/structure - e.g., MyGym (something that doesn't rely on drive by business), business that services pets - Especially for Pets type store with basics, classes, etc., business that provides art/music instruction and services for all ages...
- Farmers market
- Fix the blight!
- Food Retail: medium
- Framingham needs grocery store options. Stop and Shop seems to have a monopoly in Framingham and their prices are high.
- Full Grocery Store
- Generally speaking, more specialty shops like wine, breweries, bakeries, ice parlor, cheese or meat. We have plenty of supermarkets one of which worries about competition and therefore holds onto a large pc of property. Get aggressive and show your residence that you mean business or continue to fool us. Time for our leadership to act.

- Get a realistic expectation of what can happen in the neighborhood and what the neighborhood can and will support. A cafe would be a lovely extension of the library as would a quality restaurant. I would love to not have to go to other communities for decent food that is not part of a lousy chain.
- Grocery / I drive by every day wishing I didn't have to drive up to Sudbury farms for a quick stop at the market
- Grocery store - medium size preferably affordable such as Market Basket
- Grocery store in strip mall
- Grocery store PLEASE! No more apartments!
- GROCERY STORE! There's a pre-made lot perfect for it already there!
- Grocery Store, like Trader Joe's good prices a little bit of everything. Delicatessen Restaurant. (soup and sandwiches) Kosher
- Grocery store, nice restaurants, coffee shop
- Grocery store, or if not that a sports oriented place such as the one in Marlboro. People with children have to go to other towns to have any indoor sports activity.
- grocery store, Walmart type of store that sells everything, a nice sit down restaurant, maybe a small movie theater
- Grocery store: Hannaford.
- Have an architectural composition for a great building for this flex-space....doesn't have to be big but needs a great green space and connection to the other stuff in the area....this would be the village center!
- Have library somehow be involved??
- Having places to go is crucial. My residents would regularly go to a cafe/bakery and they'd love to be able to pick up food items locally.
- Honestly a cafe, big playground/skatepark, small businesses that seems inviting
- I don't understand why there is not a restaurant in the Nobscot Plaza. If there was a restaurant similar to The Rail Trail in Hudson, it would likely do very well. Again, the limited expectations the City has for the Nobscot plaza owner is beyond reason.
- I envision the area to have some residential with some stores, maybe a restaurant, a easier access Dunkin' Donuts a CVS. I don't think I would like a standalone CVS on the corner. Maybe some road work at corner of Edgell/water to alleviate some traffic and safer for pedestrians. I am against a large grocery store. I think that would create more traffic than residential? Also having children in Hemenway elementary, I think the overflow traffic that parks in that Nobscot lot needs to be addressed, once that is gone something would need to be done. Just my opinion, thanks for listening.
- I get my healthcare in Boston where I work. Won't work forever and will need to get that out here. I go to Sudbury to CVS to get drive-thru.
- I know that Nobscot has held grocery stores in the past but the dynamics of Nobscot have changed and the population is greater. People like convenience. It would be a plus for the Shulman house and Heritage as well.

- I think a couple of small/medium sized restaurants would be a great addition to the area. I'm thinking something like Davinci in the Sudbury Farms shopping center in Sudbury. I like the idea of moving the CVS to the corner of the intersection and having it be the anchor of the shopping center.
- I think a farmers market could be a great use of the space on weekends in the summer, especially with the farms up the street. I am not convinced a grocery store could survive in the space.
- I think a good sit down restaurant/brew pub would be a great addition to the neighborhood. Small to medium in size would be sufficient and this could help anchor the old Nobscot Plaza.
- I think a nice restaurant would be a great thing for the community.
- I think that it would be great to have a coffee shop or ice cream place in that spot. More green space would be great as well.
- I was a big fan of the grocery store that used to be at Nobscot - did all my grocery shopping. It was just a medium-sized store, but it did the job.
- I wish there was a grocery store there.
- I would like to see a location for the performing arts and artist studios for this area. The Danforth Building closed and there is no central spot for arts in Framingham.
- I would love a local café coffee shop
- I would love a Red Robin in that open lot. It's a great family Restaurant and right now it seems the 99 takes all the little kids and not much else.
- I would love to have more options for places to pick up a quick cheap dinner for takeout, other than pizza. We drive over the Shopper's World area regularly to pick up dinner but would prefer to stay over here. I know lots of people consider chains a bad word, but when you are trying to feed 5 people dinner quickly after work and get kids to bed and on a budget it is much more realistic to pick up dinner at a fast food chain.
- I would love to see a park go in where the deserted shopping center is. I also think the area could sustain some cafes or specialty shops.
- I would love to see more bike paths. As I mentioned previously, I ride my bike every weekend when it's not winter, and I feel like it's very dangerous (at least 1 pedestrian was killed by a car on Edmands).
- I would love to see something like what was done in Wayland with Stop & Shop, gym, nail salon, restaurants etc. Also the new shops in Sudbury, with the new Whole Foods or Sudbury village.
- I'd love some bike paths so we could safely ride to other areas of the city. Painted lines on the road are not enough.
- If Nicholas Rd were straightened up to go through the parking lot, some of that parking can be attached to the old branch library and made into bakery / farmers market area.

- If we're going to change the zoning to accommodate mixed use, the percentage of housing/retail needs to be close to 50/50 to avoid overwhelming the neighborhood with new residents. The current proposal by Mr. Rose to shoehorn 200-ish apartments with a meager 4k sq ft of retail is very unbalance, and it's not good for current residents. Change the parking on Water Street to have pull-in spaces in front of a stretch of commercial storefronts. Please please PLEASE do not have yet another standalone chain pharmacy dominate the corner -- that's not neighborhood-friendly. (Have you seen what it's done to the Main St/Plain St intersection in Wayland?)
Walking/biking access to the intersection is essential, both as a way to reduce local traffic and as a way to make the neighborhood a vibrant, lively area
- In my previous explanation I went into detail on most everything that I believe this neighborhood needs and desires. Most of the locations, such as bakery, candy/ice cream store, bike shop can be small. The restaurant would be if medium size.
- Indoor family recreation like indoor soccer fields (see Teamworks, For Kicks) or indoor trampoline park (see Skyzone/Apex) or indoor play space for small children like Playtowne Express. Nearby cafes would benefit from the destination traffic.
- Indoor farmer's market could work in old country faire space- especially in the winter- could be artisans as well.
- It is really annoying that the framers market down on the green is in the middle of the day in a weekday.
Those of us who live in Framingham but work outside of Framingham get excluded due to its hours
- It would be nice if you could visit the library and then walk for a bit for a coffee or snack.
- It would be nice to have some sort of grocery option
- It would be so nice to have a medium sized cafe/bakery. Also, would be great to have a nice sit down restaurant like Volturno
- It would be wonderful to have options other than Starbucks and Dunkin' Donuts to get good coffee and a bakery. It would be lovely to be able to bike around our neighborhood. Currently I have to drive our bikes to Cushing or to other towns like Holliston so my son and I can safely ride our bikes. The rail trail is great, but not big enough now he is getting bigger.
- Large – the old star market
- large supermarket to replace the one that used to be there
- Large; in the current nearly-vacant shopping center location.
- Larger combination area, including the farmers market cafe bakery and restaurant would be a great
Use of space for the plaza
- Library design does not match the mostly empty strip mall
- Make better use of the retail spaces that exist and enhance them.
- Market and small cafe would be wonderful. Something to compliment the library.
- Market Basket in Old Country Star space

- Market basket or grocer in plaza
- Med- supermarket, med- cafe, large- park/playground with bike/walking path surrounding the playground area
- Medium (3)
- Medium at Nobscot plaza
- Medium bakery
- medium bakery such as PANERA BREAD OR BROOKLYN BAGEL
- Medium community spaces of several kinds. Teen spots, coffee shop, large office meeting/work space.
- Medium food retail Nobscot shopping center
- Medium grocer in shopping center. Senior center annex.
- Medium grocer to fill part of retail vacancy such as TRADER JOE
- Medium grocer would be suggested. I often shopped at Star!
- Medium grocery store (2)
- Medium grocery store to make it easy for working families like ours to quickly grab something for dinner
- Medium grocery store. Market Basket/wegmans. Why do we have 2 expensive, mediocre stop and shops and very few other options?
- Medium markets or restaurants are key to this surviving long term. We don't want a Wayland Town center or a massive CVS that is a mess like the one on 126.
- Medium or large grocery store
- Medium size café/bakery (2)
- Medium size facilities (restaurants) would be best since it is a small neighborhood center with a large neighborhood population.
- Medium size grocer and convenience goods in Nobscot plaza next to CVS
- Medium size grocer. Something like Bacon Street Farm in Natick, or a small grocer like Aldi or Brothers Market in Weston. Something quick to go in and out of as an alternative to places like Stop and Shop.
- Medium size of each facility would help to limit traffic issues.
- Medium size Restaurant on Water Street
- Medium size restaurants (Starbucks, Panera, or Chipotle, etc.) Especially something that the family can walk to. Any medium size shops.
- Medium sized fast-casual Mexican /burrito restaurant or somewhat upscale or modern sit-down pizza restaurant. We have enough banks. Please no more banks!
- Medium sized grocery store – not a little market that specializes in lottery tickets and cigarettes.
- Medium sized grocery store (Aldi?) at the cuurent strip mall.

- Medium sized organic minded grocer, a NICE restaurant & not a dive or diner. Walking/bike paths. Sidewalks that actually LEAD TO SOMEWHERE AND DONT END HALF WAY DOWN THE ROAD!!
- Medium supermarket where one was
- Medium to large size grocery store
- Medium..cozy..character
- medium: coffee roaster cafe / bakery like Nashoba Brook Bakery in West Concord
- medium-sized grocery store -- really miss having one we could walk to (reduces # of car trips)
- Mid-sized grocer with some prepared food and an outdoor eating area, such as what Whole Foods has but a bit smaller.
- Mixed residential and retail plan would be good on a medium scale. Recent proposals have been too large.
- Mixed use development, but not with a lot of apartments. The area is saturated with them, and not a grocery store. The neighborhood cannot sustain one.
- Multi-family housing near community amenities and transportation, attractive to empty nesters, older adults and young professionals.
- Multiple sizes medium and small based on offering
- My ideal would be a trader Joes or similar food store, coupled with other things to do- having the library there should also be a draw to the area. Walkable from my house - I'd go if it weren't so depressing to walk up to the crazy intersection at Nobscot. Also the traffic will be a nightmare with the additional building planned on Edmands rd.
- Need a grocery store, maybe with an attached cafe. Artist and community meeting spaces would be great. I work at Hemenway School and we have no space to rehearse the spring musical after school. The library common room isn't big enough for the 50+ kids we get. A meeting room with a piano (like the one at Heritage) would be amazing.
- Need more cozy and safe places/entertainment
- need to get that retail plaza working again with variety of stores, things for kids to do, food/clothing/pharmacy
- Neighborhood restaurant, ice cream shop
- Nobscot does not need another supermarket with Stop & Shop, Shaws, Sudbury Farms, Trader Joe's, and two Whole Foods within several miles. What the neighborhood could use, and could economically support, would be specialty food retail similar to a Russo's in Watertown. I guess that would be considered medium size. Higher end bakery/cafe, wide variety of vegetables. And garden center. Could draw from Framingham, Sudbury, and Wayland. Would be open during normal business hours. Add one or two restaurants for night time hours, shared parking would not be a problem as different primary business hours. Artist space is not an issues, have that in Saxonville. This plan can work as it does in the villages of Newton. As property values (and taxes) have risen newer residents are higher income, have more disposable income and are looking for these types of amenities

- Nobscot doesn't need apartments, Nobscot needs small businesses that draw neighborhood residents....A Bakery, a butcher/fish market...Specialty stand-alone store that are missing the general 10 mile vicinity. A fun medium size bowling alley...
- Nobscot is a nice open space that a bar, retail, outside coffee area would be nice
- Nobscot needs the amenities and services that serve the residents that are here now. Local amenities would reduce traffic on streets in other areas of town, and would allow for some walkability.
- Nobscot plaza replaced with community pool and park
- Nobscot Shopping Center 30% retail, 30% business, 30% housing
- North Framingham needs a grocery store
- NOT a chain link Honey Crap and Junkin Donughnuts
- Office/incubator space would be most helpful to help encourage a walkable work/life experience. Retail & artist space would come in as a byproduct of increased foot traffic. Cafe would follow - Consider a flea market
- Overall, I'm in my 30s living in the burbs but still want to have decent options for food, drinks, entertainment - as does the rest of my generation. Quality, local retailers, restaurants, cafes, bars. A lunch option on a Saturday that's not either a cheap crappy dinner with frozen food or panera bread. A charming, inviting downtown/center that's pleasant to be in and has things to do, places to shop.
- Park would be nice, open landscaped space, more parking. Don't build densely. Nothing else will probably have enuf business to survive.
- Pharmacy, yes, but NOT a giant CVS at the corner of Water St. and Edgell Rd. where the chapel is.
- Places to get the community together. Small to medium sized places. There are lots of families with children, so a venue that can accommodate that demographic - in a way that we can walk or bike to it.
- Please no apartments. No high rises. I's love it to be quaint and family friendly.
- Please see my previous comments
- Please. If nothing else happens here, PLEASE bring back a grocery store! For Heaven's sake, it will be SO utilized, it's a no-brainer! Even a smaller grocer would be great. ANY grocer would be appreciated and used by the locals, like no other!!! We need a grocery store!!
- Possible some decent sized condos on top of retail space. Not low income housing... Park-like shopping center to include coffee shop, small grocery store, Paper Store or specialty store/gift shop
- Put up some high end apartments or condos, along with some retail space and the area would look great.
- Put up the apartments or condos with retail space and fix the intersection
- Quality food restaurants (not mcdonalds or dunken dougnuts)
- Repair the parking lot, rent out the vacant retail spaces. NO Apartments, condos, etc.
- Residential houses, no apartments

- Residential: The old strip mall should be torn down to make a new one with affordable housing above. Not 55+ housing please, you want/need young blood in this new city!
- Restaurant (2)
- Restaurant and café in the plaza.
- Restaurant and/or Cafe space would be ideal to encourage residents and visitors to spend time socializing and spending money in the neighborhood
- Restaurant, small to medium
- Retail – food. Need small to medium sized grocery store
- Retail center at Nobscot Plaza (large?) that includes a grocery store or farmer’s market, a few restaurants/cafes/sandwich shops, an auto parts store, perhaps some clothing or gift retail
- Retail Food (2)
- Retail space such as consignment store. Family restaurant
- Roller skating, activities rope climbing
- Seafood Restaurant, Dollar Store, Hair, Nail Salon, The Kids Store..pottery, ceramic, canvas, art and crafts.
- See above answer. It could be mixed with a grocery store, and a restaurant... it would rake in the money without doubt.
- See above. This grocery need not be huge, but should be affordable. Maybe move Trader Joe's up here - or Shaws or Market Basket
- Sidewalks are extremely important in this area...Edmunds, grove, bellknap, winch are terrifying to try to run or walk down- so you just don’t bother which is too bad because that is the best way to get to know your surroundings.
- Since the shopping center is a large parcel, any replacement is likely to be large as well, for the property to be fully utilized. As long as design standards are created and traffic mitigation done, I think the village will be greatly improved and poised for more redevelopment and better utilization. Nearly anything is better than continuing the status quo of vacancy and blight.
- Small - Medium (no bigger than existing) maybe incorporating green space that connects Edgell walkways to library.
- Small cafe/bakery; small food shop (i.e. pizza) - no large chains
- Small eclectic coffee shop with bagels, muffins, egg sandwiches and good coffee with indoor/outdoor seating. The neighbors talk about it all the time.
- Small facility with any of the above mentioned suggestions.
- Small food market like Trader Joes, Aldis, Bazaar Mkt at Trolley Sq.
- Small grocer, playground, cafes, walking area
- small grocery store - Aldi would be good
- Small grocery store on the lower floor. Cafe/Bakery on the lower floor. Offices on the top floor.

- Small grocery store, coffee shop or bakery
- Small grocery store, like Donelan's
- Small market (4)
- Small produce market like the one in Trolley Square.
- Small to medium size, independent business
- Small to medium sized local businesses
- Small, medium restaurant where you could sit down and enjoy a nice meal, not fast food
- Small/medium restaurant with outdoor seating
- Small-medium grocery store with fresh fruit/vegetables.
- Some ideas to go in the vacant Star Market - Rock climbing studio, batting cages, indoor golf. Other options boxing, yoga or Pilates studio in one of the other empty store fronts
- Something like the Apex Center in Marlborough for family time
- Sorry, I picked five, not there. I guess café, food retail, and residential would be first.
- Suitable convenience store options, activity type retail.
- Super market.... with so many local residents in Edmund's, Shillman and heritage, a local market is a must. Large facility. Large parking is a must! With a popular library and super limited parking for hemenway, where on earth would all these people park if this space was gone?
- Supermarket (2)
- Supermarket or restaurant
- Supermarket please. Any size. Trader Joe's would be great in this area!!
- Supermarket why can't shaw's move over from Sudbury they already have competition from Whole Foods conf Sudbury farms
- The area could benefit with additional residential. A full service food store (i.e., not convenience food store--one standalone & 1 in the Gulf already exist). Like the idea of a Farmer's market; could it be associated with local CSAs?
- The min-Market Basket and barber shop would be located at a renovated or replaced strip mall, which would include a CVS or Walgreen's, parking, and expanded green space with a toddler playground, benches, and shade trees
- The neighborhood needs some services: an upscale cafe, grocery supplies, activities and outdoor space. We do not need a mega supermarket nor mega drugstore nor more housing. We need medium sized food and retail stores that would benefit the existing residents. As it is now, I have to travel almost 3 miles to Rt. 20 in Sudbury or over 3 miles to Rt. 9 in Framingham to buy milk, juice, eggs, breads and fresh produce - the basics - A small grocery store is much needed in the area
- The Nobscot shopping center could be wonderful and was long ago. Small market would be great. More housing there will only bring more traffic. Small shops even etc.

- The Old Nobscot shopping plaza needs to be torn down and something medium to big put in. How about a Planet Fitness?
- The retail space is horrible to look at and is just a sad state of where we are as a community.
- The top choice would be a pharmacy/healthcare facility perhaps medium in size
- The vacant strip mall needs to be rehabbed into usable space. Put some small local shops in with a coffee/cafe meeting spot and then some open space and possibly a public playground. There is one at Hemenway School but it is not usable during the day. Maybe continue with the rail trail construction rather than an overgrown mess of weeds the tracks have become so there can be safe biking.
- There are many elderly and disabled people in this community, and I feel the only missing we retail is A market, grocery store etc.
- There is a honey dew but that isn't much of a cafe. Considering that a lot of Framingham high school students live in Nobscot, there should be some soft of cafe with lots of seating, WiFi, etc. to get work done or to just grab a bite with friends.
- There is enough residential space in Nobscot already
- There is enough traffic through the area that I do not understand why businesses do not want to rent space in Nobscot. Just a few small retail/food businesses and perhaps a small park/playground would be such an improvement. We do not need more apartments!!!
- There is no gym with babysitting close by .The closest one is 15 minutes away no traffic. I'm a stay at home mom and just moved here .Thought it was a common thing to have a workout center with child care. Also a grocery store. Pain to drive with children just to grab one item.
- There is nothing much in Nobscot, seriously need a local supermarket (even if relatively small.
- Ugly unused retail space - I am open to anything including apartments over what we have but we need more opportunities for exercise closer to home finish bike trail and/or open something like the Sudbury field house.
- Vague question. We would like to see many restaurant choices, none fast food or exclusive takeout, but rather higher end cuisine that would draw patrons from Metrowest as a dinning destination. Each restaurant would be in the 2500 to 6000 square ft. size. (approx.)
- We absolutely need a grocery store and Rick McKenna has a short list of a few small grocery stores that have expressed interest in Nobscot. I also think a Dollar Store would do a tremendous business in the area
- We all know that developer's hold the upper hand in these discussions. Apartments probably have the highest ROR for developers and Nobscot will just become another item in their financial portfolios. However, I believe if City officials and citizens work very hard to incorporate the needs and wants of Nobscot residents, we can create what people have been asking for: a village that provides housing, more retail amenities and the look and feel of cohesive village. Ideally, it would be great to integrate the retail wants into the existing commercial space on Edgell and use the Nobscot Plaza for several single-family homes creating another neighborhood area. But, I doubt developers are interested in the lower profit of something like this. If you have to develop apartments (would love to have owner occupied condos instead), please, please get the layout and design right!!!! Unfortunately, McAuliffe library's design was done on the cheap and should not set the design stage for what could follow. Instead, look to Heritage which has a great set-back, classic New England design and lovely landscape. Prior to being built, the developer/designer promised the building

would not be too visible. They did it right. The proposed apartment complex (Mr. Rose, Jan, 2017) is a very exclusive plan that does not connect with Nobscot. Spend some money and put parking underground allowing for more open space. Who needs and outdoor pool that is used 2 months of the year. Instead create a health club that for a fee, could be accessed by the entire Nobscot neighborhood. Request that CVS spend some money and create a basement for storage rather than using their second level for storage thus creating a taller building profile. Please, please make these corporations/developers work with our neighborhood to create an aesthetically pleasing environment and do not accept cooking cutter designs. Yes, developers and land owners control most of these projects, but stay strong and let's do the right thing for Nobscot.

- We could really use a small supermarket again. There are so many people in walking distance to the plaza, having a supermarket again would be beneficial to all Nobscot residents. And it would give my kids a place to work. The Nobscot area has no jobs for teens!
- We could use a number of restaurants
- We desperately need a medium sized grocery store, and some place to eat/socialize. A farm stand or farm to table place would be amazing.
- We have a Dunkin in a gas station and a Honey Dew for morning coffee but nothing to really sit and meet people talk and do some work at. But not sure it's a city responsibility to build this.
- We have plenty of grocery stores, we don't need one at Nobscot, but smaller retail / restaurant space would be great. Not a ton of condos though, the intersection is already too busy.
- We moved here in August 2004 and have attended meetings regarding the bike path since spring 2005. What is the hold up? Build it and they will come! People and local businesses - not chains and big boxes!
- We NEED a grocery option – a specialty butcher or bakery
- We need a place that is affordable and within walking distance to serve people that live in the area and do not drive or have a car.
- We need a small grocery store, similar to Trader Joe's on Rte. 9. There are plenty of large stores in Sudbury so another larger store isn't necessary. Apartments would be nice but not crowded into the four corners at Edgell and Water. Cafe/bakery is a wonderful idea.
- We need ice cream shops, bakery, super-sized CVS, pizza shop, coffee shop, etc.
- We need restaurants or grocery store and no more housing. People are driving to Marlboro for something to do because Framingham has nothing.
- We should find available grants to buy out Rose and make the whole area a park with access to a bike path created from the old rail tracks
- We would love to see Nobscot Plaza become the get together place for the neighborhood. There is a nice sense of community here so having NP as the hub for promoting more social interaction would be great. A restaurant, a small park, some retail stores a small grocery store would invite people to come to NP.
- We would patronize a decent restaurant, market, pharmacy. We understand a grocer is not realistic
- with the exception of a grocery store all your daily needs can be meet with what is in the area - 2 banks - 2 coffee shops - 2 restaurants - gas station - liquor store - pizza - convenience store - plus much more - will the community support more business - hasn't in the past –

- Would be wonderful to have a small Cafe Eatery will you could have coffee and dessert or a moderately priced homemade meal.
- Would like to see a standalone CVS, market, and a coffee shop where people can gather
- Would like to see a super market built on the lot.
- Would like to see some cafe's, bakery, a better drug store and small shops like the plaza in Sudbury at the Shaws.
- Would live to see a green grocer in Nobscot.
- Would love a small coffee shop that sells breakfast and lunch. Some more local businesses and in a perfect world a grocery store would be awesome
- Would love to see a gym in Nobscot plaza.
- Would love to see a small to medium size grocery store. A larger CVS, and a coffee shop / bakery like Sofa or B Sister cafe. These three in the plaza would be great. I would love to see the rail trail from Hemenway to the Sudbury border going North, and from Hemenway going south to Rte 9 cleared and if not paved, at least have a crushed stone/stone dust bed.
- You cannot answer these questions without knowing what else is going in, we need a restaurant, bakery, ice cream place, farmers market, book shop, and maybe some apartments.. we need a plan, not a survey, because everyone wants something different. It's been 20 years of talking, time for action.
- You cannot keep building up the community and not provide the services

Appendix E – Question 9

- A big THANK YOU to all who are working on this project.
- A left turn only lane at the intersection of Edmunds and Edgell in between the Gulf station and the TD Bank is needed. If a person is trying to turn left to go towards Sudbury, it holds up the rest of the traffic. Maybe having a delayed signal to let the east bound traffic go first would help.
- A plan to manage traffic with Apartments going in and RCS
- A plaza of local shops and rail trail would be nice. I think most people would also like a grocery store, but if that isn't possible anything is better than a vacant lot. The entire Nobscot shopping center and surrounding shops need to be rebuilt into some type cohesive plan that is both functional and aesthetically pleasing.
- A rail trail might encourage people to commute on their bikes if the street is too threatening. It's the best traffic mitigation possible.
- A yoga or fitness space would be great in Nobscot! Close to the McAuliffe branch Library!
- Additional lanes are needed for the intersection.
- Additional lanes on Water St to manage increased traffic
- Additional residential is not needed.
- After the City made the mistake of not purchasing Millwood, we are now on the verge of allowing a plaza owner to change the zoning and add over 100 units of housing. The City needs to decide if it wants to retain any of its suburban open spaces, or wasn't to overload the schools and infrastructure with more housing and more people. There is a long-term impact to adding houses and people and I don't think those things are considered as they should be.
- Also right on red at the Edgell Water intersection
- Although not a resident, I am the Director of Shillman House which has 164 residents.
- As a proposed Bruce Freeman rail trail abutter, I would love to see it extended into Framingham
- At this point I would take a repaved lot and some paint and signage. As this property has been neglected since I've bought a house in this neighborhood in 2010. Looking forward to seeing this eyesore resolved.
- Beyond the Library, for some us Nobscot is not a "drive-thru" area to another place. RE-esign and construction of the major intersection could be most helpful and bike lanes and crossing lights are a must.
- Bike lanes a nightmare. Whose land on the corners do you plan to take to do any of this. The bank? The gas station? The church or future CVS? Middlesex bank.
- Bike lanes are nice but most of the lane on Water is too narrow or has deep sewer drains making it unusable. Don't just paint a white stripe like this one had and call it a bike lane. We need a city wide bike lane strategy or don't do it at all.
- Bike lanes that make safe connections to Saxonville and Sudbury and maybe as far as Route 9 and the NW farms. Please make sure this survey and the additional library meeting are posted in more places. Yes, how about some paper flyers in strategic places....supermarkets, Hemenway and Walsh schools websites and announcements to parents, Nobscot churches, and please do not forget the folks who live in the apartments on Edgell, etc. Thank-you for this opportunity to share. Together we can.

- Bruce Freeman rail trail is building towards Nobscot. Unemployment is still very high- Enable companies that hire local workers? Miss not having a local store where you could see your neighbors...
- Build off the Village's current assets. The great new library, the bike lanes on Water St. Design for people not cars. Also, while some may oppose new housing, it's important Framingham does its part to keep up with the growing demand in greater Boston.
- Care must be taken when considering any development in the area to prevent the traffic situation from becoming impossible
- Cars during AM and PM commuting times (AM+PM) drive far too fast on Potter despite the speeds signs that were installed 7-9AM and 4 to 6 PM. School buses going to the 2 schools add to traffic.
- Complete the rail trail that passes behind the plaza. Tie trail to plaza so people using trail are encouraged to access facilities in plaza.
- Coordinated left turn green arrows. NO MORE APARTMENTS.
- Current Left turn lanes are not sufficient
- Does MWRTA run buses up here? Where are the routes posted? And more well maintained (swept) bike lanes would be nice for commuting.
- Doesn't flow from one area to another, all chopped up
- Don't add more apartments or condos. There are too many people crowding this area. We need more activities and entertainment brought to Nobscot.
- Don't snatch defeat from the jaws of victory! Move forward with the proposed project to redevelop the dilapidated shopping center.
- Edgell Rd. heading north continually backs up at the intersection with Water. Can this be widened to include left and right turn lanes? Transit is a huge issue. It is impossible to get around without a car.
- Edgell, Edmands, and Water Street intersection needs major improvement. It is a traffic gridlock during rush hours, hard to make left turn onto Water. New library needs additional parking. Would like to see sidewalks on both side of Edgell from Framingham Center to Nobscot to make a more walkable city.
- Extension of the Cochituate rail trail into Nobscot would be great. Safer bike routes into the Framingham train station would be helpful as well.
- Fix the entrance/exit - remove the signs- no one heeds them anyway.
- Food market
- For 13 years, we have heard about the vacant shopping areas, traffic concerns, and more, yet nothing at all has been done. We have had meetings, consultants, and even the news did a story on the shopping plaza. But, nothing has been done. 13 years and nothing has been done. Empty promises and excuses are the only things have been provided to us. Things need to change, and the time is now.
- For a city the size of Framingham and the money we pay in taxes it is disgusting to have so many empty plazas, restaurants, and shops. Something needs to be done to bring Framingham back to life. I hear the Apex center in Marlborough is awesome, why don't we have one? A new sports complex is going up in Wellesley, why don't we have one. My daughter has played AAU basketball for years and there is not one tournament size venue in metrowest. Why don't we have one? There are amazing complexes in Hingham and Taunton and Danvers. What's wrong with Framingham!?
-

- Framingham must do something with the Nobscot Plaza and the Franklin Street Plaza. As a taxpayer for 30+ years it's an embarrassment to the city -- and we need to restore these locations for all to use.
- Framingham needs to protect the existing farms and open spaces from further development.
- From Edmands, no specific left lane only turn. From Edgell to Edmands no specific left only turn
- Get something done this has gone on long enough
- Great landscaping!!!! Put other town street scaping to shame!
- Has anyone contacted Lambert's produce market or Market Basket
- Having a paved bike way on the aqueduct would connect a lot more of the community
- How about a bowling alley, bakery or bagel shop- and Nobscot must get a grocery store back again!
- I am not happy this plaza and neighborhood has been neglected for so long.
- I assume this survey is being done with good intent, but it does feel a little bit like, we're going to keep asking the same question until we get the answer we want? I'd like to know definitively if there is anything we can do to force the property owner to take action. If not, this is basically an exercise in futility.
- I chose only transit because that is the most screamingly obvious thing that is missing not just in Nobscot but all over Framingham - in fact all over metrowest. It sure would be nice to have an easy, convenient way to get into Boston
- I completely understand the owner of the plaza is asking for compromises. Frankly I don't care for most of what my neighbors want. The retail space we have is plenty and I just want the intersection and area to feel as if you are in the woods.
- I don't believe this is much of a problem in Nobscot
- I don't have kids, so it's not an issue for me so far, but I am really wondering if the schools in this area have good rankings. I hope they do, and am hoping that the city is doing the best for quality education.
- I don't recall a lack of sidewalks in that area unless we mean going towards Sudbury.
- I grew up in Nobscot and my mother still lives there. It is a shame what has happened to the area but I have faith that the new city climate will be able to turn it around to a place where people could go and gather with family and friends.
- I guess my comment above belongs more appropriately here.
- I have lived in SF for over 40 years, but my sibling live in Mass, specifically my mother lives at Shillman House, after many years on Salem End Lane, so I have an interest in Framingham rehabbing its structure. My Dad and Uncle ran Goodwin Furniture until 1990's, so saw how much my Dad work on building up Framingham. Would love for it to return to the jewel it is, attracting young people to live, work and play in Framingham. Good Luck. Bram Goodwin, goodwin.bram@gmail.com
- I know a dog park is not always welcomed in the area. However, Maynard was able to build one and it works very well. I think this would add a really nice feel to the area along with a recreational park. So many dogs are in this area and it would be so nice to have a fenced in park or something like that for these families and dogs.
- I know the focus is on downtown renaissance but Nobscot and Saxonville need to be addressed and move past constant conversations. Action.

- I like it the way it is, no apartments/condo in Nobscot. Too much congestion already. Why don't you improve the quality of the schools. They have gone way downhill. Too many non-speaking impacting schools
- I live approximately halfway between the Nobscot and Pinefield shopping plazas. I consider myself as residing in both the Nobscot and Saxonville areas. We also resided in Windsor Green for roughly 5 years during the 1970's.
Missing infrastructure: Pedestrian actuated electrified street crossing Stop signals at intervals along Water Street between Nobscot and Pinefield Plazas, for example, at the library, crossing Water St at Joyce Lundberg Drive, crossing Water St at Brook St, and crossing Water Street at Nicholas Road. Year-round day/night pedestrian safety and walkability needs to be a priority. Related issue: the speed limit on Water Street is 40 mph in some places. It should be reduced to 35 mph maximum for safety reasons, which it was many years ago, as I recall.
- I really like the idea of bringing back the old shopping center with a modern twist. Another great example is in Weston with a small grocer, interesting restaurant (Dumpling daughter) and a few other businesses. I would like a minimum/no residential even though I understand that the economics are what they are and likely residential would have to be a part of the mix. Honestly, just cleaning up the shopping area would do wonders for the feel of the entire neighborhood.
- I think a rail trail could be nice but the aqueduct trail fills a similar purpose.
- I think some apartments would be good near CVS but I cannot condone anything taller than 6 floors to keep this village quaint
- I think the school for autistic children will have a much greater impact on our neighborhood. I like the idea of a street going North off Edgell Rd before the light and behind the apts and entering Water Street opposite the fire station.
- I voted for a change to a city form of government in hopes that we will see more efficient movement in stagnant areas of town like this one.
- I was born in Framingham, I would like to move back but there needs to be more affordable housing. This is the best city and has the best area and it should be offering opportunities for everyone.
- I would ABSOLUTELY love to see the rail trail go in! Especially if the aqueduct trails are expanded too, creating a better hiking/biking network off of roads. I say that even as an abutter (slightly south of Nobscot). The rail trail could also possibly be used as an alternative to adding bike lanes to Edgell (which is narrow to begin with). I don't know if the MA Complete Streets Funding requirements allow citing alternative off roadway bike facilities as a waiver to not include bike lanes, but its worth a discussion with them. Though outside of Nobscot itself, sidewalks should be continued down Edgell to the Centre Common. As it is now, one needs to cross the street twice to get from the Centre Common to Nobscot. I know there is a Water St/Edgell intersection improvement project coming up, which I'm excited to see but really the whole Edgell corridor needs to be reevaluated. I know there is also a TIP project slated for the distant future for Edgell similar to Union St, and hope to see that soon. Revitalizing the Edgell corridor will allow easier access to Nobscot and if you hope to foster additional business there I believe easier access is vital.
- I would like to be proud to pay I live in Nobscot.
- I would love to allow my child to walk to school, but it isn't feasible based on the lack of sidewalks. My side of Edgell does not have sidewalks, which makes even busing difficult.
- I would love to see a right turn on red allowed at the Nobscot light at water and Edmunds.
- I'd say we need more right on red

- If a rail trail is an option that would be awesome!!!
- If apartments need to be built at Nobscot plaza that is fine as long as traffic is addressed, I don't think it's that bad to begin with. If more people (apartments) make it more appealing for restaurants or cafes to move into a mixed use development, then I would be ok with it. Another idea is something similar to the "corner spot" in Ashland that seems to be doing well
- If the Church has to be moved, it should go to the park on Edgell Rd. Years ago the Church was a meeting place for all the neighbors. The park was where the School House was, The Grange, and Parks and Recreations had functions. Nobscot has history there.
- If the MWRTA bus were more frequent more people might use it. bike lanes and a more access to rail trails would also help better maintenance of existing sidewalks
- If there was a choice of "Other" probably the most important is something to make Nobscot look decent. It still feels much like an abandoned concrete slab, waiting, waiting...trees, sidewalks. We need a better reason to get out of our cars.
- If we could bring in one or two exciting eateries, I think things would begin to improve quickly. Again, some of the basics are there, such as Nobscot's, but the atmosphere is lacking. A nice coffee shop/bakery would be great!
- I'm not familiar enough with the area to answer #8.
- I do not currently live in Nobscot. My parents do and have for 35 yrs. I am in that area at least 3x a week. And grew up in the area and would like to see it revitalized
- It is a true shame that the community was short-sighted and blew the opportunity of keeping Millwood as open space. We need to keep an eye on the rest of the open space in the northwest quadrant of Framingham. Turning Nobscot into open space is not a realistic expectation, nor do I think necessary.
- It is time for the City of Framingham to take the Nobscot Shopping Center by eminent domain. It has been over 20 years since the Star Market closed and the strip mall is an eye soar. It does not add anything to the community and it hurts local property values. The so-called owners have not made any improvements to the location and have lost about 95% of the mall's tenants. We are being held hostage by Star Market/Shaws/Jewel Tea who still hold the lease on the empty market and are paying rent for an empty location to prevent competition to the Shaws in Sudbury. The owners are happy to collect the rent and basically do nothing to improve the property. The Nobscot Shopping Center owners are adding nothing to the community, except for blight.
- It seems unfair that a commercial property owner can get away with having an abandoned eyesore whereas a homeowner would face consequences. Park/open space and fun things for kids to do are a good idea to include in a revitalization plan.
- It would be great if there was a grocery store or restaurant opened. Or even a bowling alley! I'm NOT in favor of adding more apartments, condos/townhouses to this area.
- It would be great to have improvements done to the area but I don't think more apartments would be a good solution. Traffic is bad enough already. Road improvements are needed. Thank you
- It would depend on what is added
-

- It's hard to get around on bikes and go on walks because there is not sidewalk towards the very north side of Edgell road – it's difficult to get out and about because of the traffic and lack of sidewalk
- It's very unattractive and has no curb appeal as a "village". The library has no cell phone use. It is a very hard place to navigate due to traffic so I avoid it. Crowding from the local school pick up and drop off is very unsafe for new drivers or senior drivers. I am not thinking of Nobscot as a single area. I am thinking how is our city going to sustain all the influx of people, waste, trash, water, pollution and overcrowding when we build all over the city. Can we build like Newton with nice little villages or will we be one big traffic mess that makes realtors and builders get rich while we live in an overcrowded and polluted area that can't sustain the people. . What is our vision. ? What will our property tax go up to. Will we continue as Framingham? Studies show the more people crammed into one location increases crime, road rage, health problems, pollution and. I want to plan for over 50 years but just now.
- Local shuttles to commuter rail and to Framingham Logan Express would make this area much more accessible
- Love to have Market Basket there
- Make the traffic light in Saxonville flashing yellow or red during non-school hours!
- Making this area of the City more bikeable and walkable would be great.
- Many residents voted for a city-type of government due to the frustration of the town not being able to have the multiple empty plazas around Framingham renovated and occupied. Why would families want to purchase a home with these eyesores? Why would senior citizens whose children attended the local schools and who worked with Little League, PTO, scouts, and other town organizations through the years want to continue to live in a city where their efforts to promote Framingham in the past feel empty as they drive by property which is left unattended due to the selfishness of owners? Why are the residents kept as hostages to a do-nothing system? Like the employees of Market Basket who achieved their goal, why can't we picket Andy Rose's work establishment and gain results that way if a legal course is not a possibility? I would be willing to be part of the solution. Sue Saber
- More apartment complex is not what we want this space to be used for. Nobscot will benefit for establishments for families especially those our children can enjoy.
- More open space/and a rail trail would be nice. But we have ok space and sidewalks, just don't have anywhere to go to on them!!
- Much better pedestrian walkways and crossings are needed. Transit needs to be timed so that morning and afternoon MWRTA in Nobscot and Saxonville synchronize with commuter rail, so people can dependably take MWRTA from north Framingham to and from the train station in order to get to and from Boston -- including Saturdays!
- Need a right turn on red too
- Need additional buses on routes for lift bus that align better with commuter train times. Cannot depend on bus to be on time. Also maybe routes directly from Nobscot to industrial park
- Need more bike lanes
- Need to walk in the streets or take an Uber to get to public transportation points. The No Left at Water/Edgell is beyond totally stupid, especially while the left arrow is active coming from Water to go left onto Edgell.

- No
- NO apartments or additional commercial / chain businesses.
- NO bike lanes. no room for them. and too dangerous.
- No infrastructure is missing from here. Traffic is not an issue with the left turn lanes on Water and Edgell Streets. Leave the streets alone.
- No more apartments, please!!!!
- No new apartments!
- Nobscot plaza is a blight and really needs to be addressed in some manner
- Nobscot Plaza is embarrassing. Nobody will be happy with what is done about this property. Just put up some nice condos or apartments and all the other pieces such as traffic concerns will be worked out. No more talking just get it done!
- not interested in adding an apartment complex labeled as a "village" b/c it shuts off that entire plaza from public use & makes it a crowded private village within our Nobscot neighborhood ...
- Not listed and needed would be cross walk signs and cross walks re-painted, so people can walk safely to / from renovated Nobscot shopping center (and library). Currently Too much traffic for bike lanes in that area. Edgell Road thru Nobscot is a thru way to neighboring Sudbury and Marlboro, especially with the new businesses going up on Route 20W. Our Nobscot is heavily travelled now.
- Nothing is missing.
- Okay with SOME residential apartments if it gets rid of the eyesore that Nobscot has become.
- Open space would be nice. Retail development would be good too.
- Open up the intersection. Problem is mostly during rush hours AM and PM.
- Park/playground
- Parking is an issue, especially during peak times for the school and the library. There is no entertainment or even places to browse in Nobscot; everything is strictly functional.
- Parks & Playgrounds. Well thought out revenue sources through taxes and not section 8 or low income moochers Chapter 40b affordable Ownership opportunities are great way to make affordable housing not be renters. It's good for ppl who want home ownership at an affordable rate and weeds out the riff raff that come with section 8 apartment complexes
- Part of the area should be returned to a natural setting.
- Places to go out with kids either indoors or out is what we need. No more apartments please
- PLEASE do something with Nobscot plaza. Not only would I love to support local business it is an eye sore!
- Please don't put more housing here. The area and schools can't handle it
- Please fix up that dilapidated area as well as the area down in Saxonville. That's area should be developed into cute fun shops and restaurants / bars/ cafe - walking distance for people. It would be at the end of the rail trail - perfect!!
- Please please please do something with Nobscot Plaza. It is a blight and an embarrassment. I don't care if there are apartments. I am the future of Framingham. My husband and I are 39 and 41. Most pushing back on current development plans are 65+. Who are you catering to?

- Please, please, please solicit feedback from parents of children at Hemenway, King and Walsh. We are the future of Nobscot and will be the ones who most utilize these services. Walk the streets, knock on doors in the Gregory St, Hemenway, Davidson Bacon, Cider Mill and Montgomery St. Don't rely on those who have been here for years and are on their way out. We are families working two full time jobs with young kids and can't get child care in evenings. Hold a weekend forum!
- Public skating rink (see comments above). Did we mention restaurants? Figure out a way to reduce current traffic bottle necks at intersection of Water and Edgell. No more apartment buildings! Why do people feel Framingham needs to increase it's population? Why is this?
- Rail trail that crosses into Nobscot over to Sudbury has a lot of potential.
- Rather than more housing/apartments we need more of a community gathering area. More independent business owners. A place that residents can interact like a Farmer's Market. Something to create more a feel of neighborhood.
- Redevelop the shopping center!
- refig Edmands to eliminate it being a speedway/ short cut
- Repair the parking lot so people going to CVS and other future stores can get in and out without damage to their cars.
- Resurface Nobscot space and fix potholes.
- Retail supply stores are missing not infrastructure.
- Right and left turn lanes, remove the church, no one wants it anyway and widen the road.
- Right on red turns at Nobscot lights.
- Right turn lane from Edgell to water street
- Right turn lanes
- Road to narrow for bike lanes, rail trail would be nice if continuous, sidewalks on Edmands - where would you put them, there is already a crummy park that I have never seen anyone using.
- Seamless sidewalks and bike paths especially for connections to Nobscot Reservation.
- Sidewalks are terrible in this city. Barely room to walk side by side. Look where utility poles are. They had to add patches to go around them. Probably to be compliant with ADA requirements.
- Sidewalks, especially on Edmands. I take my life in my hands when I run on that street. Especially needed if the school is ever built
- sidewalks, sidewalks, and sidewalks
- Solving Traffic problems by not adding more housing on Water St. We need the plaza parking. A plaza with the look of a Village
- Some open spaces are in need of improvements to their infrastructure and overall appearance.
It would be great to add gym-like playground equipment for children and adults such as those that I have seen on the Cambridge and Boston sides of the Esplanade/Charles River. Additionally, some care and maintenance to grass and paths. Perhaps a dedicated dog park with large and small dog fenced in areas. It would be wonderful to connect some of these parks with dedicated bike trails that lead to the rail trail and connect Sudbury and Wayland. As far as transit, the bus service could improve. Now that we are a city, I could imagine a few dedicated stops for clarity and a hub point at Nobscot. Such stops as the library, Nobscot, pinefield and roxbury carpet to name a few. I would also suggest some stops at each of the school

locations in the Nobscot/Saxonville villages. It would be helpful for all neighbors to have a bus loop up Elm Street, across Potter Road to Water Street and either looping back down Water Street or returning down Elm Street. Connecting these areas better to areas with a larger amount of service could help you and senior residents get around better.

- Something to do. No parks or rail trails or housing
- Speed bumps on Winch St.
- Stop just talking about it and do something about it! Our town is going downhill and we are ready to leave it!
- Street light on top of central - though not Nobscot
- Super market.
- Thank you for creating this survey to allow for individual input.
- Thank you for the survey and asking opinions; too many unused buildings/strip mall (old bank building, old strip mall plaza/empty lot where old gas station used to be; need modern coffee cafe like Starbucks, Peet's or Panera/restaurant to attract younger people; modern hair salons/spa/flower shop
- Thanks for putting up a survey and making government officials available for conversation in our village. Thanks for becoming a city that is responsive!!
- The aqueducts are good but often go a long time between mowings, making them unpleasant.
- The area has a huge potential and a huge albatross. The Nobscot Plaza area could be utilized for many positives if it were not for the current status, ownership and the ownership control/demands for its use. It could be a vibrant center of neighborhood gatherings and events, enhanced retail opportunities and commerce. Infrastructure would also need to be addressed.
- The area has been dying from s store front stand point for to many years. Small businesses fit the are well when they used to be there. We do not need more apartments, condos or larger businesses since traffic is a nightmare.
- The bike path in Saxonville is wonderful, it would be great to connect Nobscot to it.
- The blight of the old plaza is making Nobscot look like a ghetto. To me, this is the overriding issue for the area.
- The current crosswalks are a great start, but without lights or middle of the road signs, people ignore them. With three elementary schools in the area this is denying young families the option of walking to school safely. This could also be improved with police presence. I have been a pedestrian in other towns (Lexington, Concord) where a police presence helped motivate people to follow the law and stop AND they also enforced it by ticketing cars that tried to blow through a crosswalk when pedestrians were present
- The McAuliffe Branch Library, Hemenway School, Heritage, and the firehouse contribute to the neighborhood center. Carefully selected shops would add a lot. Open space, safe walking and biking paths are priorities. Traffic management is imperative.
- The Northwest Quadrant has many historic roads which are narrow, curvy and lack sidewalks. While it would be nice to better accommodate bicyclists and pedestrians, it is not possible build bike lanes or sidewalks on these historic collector roads. It would be best if plans are developed that minimize periods of high vehicular traffic.
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- The old chapel at the corner of Water and Edgell streets needs to go. It is no longer relevant to Nobscot's identity and is a serious detriment to the neighborhood's quality and value
- The Old Nobscot shopping plaza needs to be torn down and something medium to big put in. How about a Planet Fitness?
- The only thing I can point out is the horrible, blockages that occur on Water Street from the Edgell road light to just beyond Hemenway.
- The quality of life in Nobscot will be greatly determined by the quality of schools, available active and passive recreation, libraries, and neighborhood gathering places (taverns, like The Local, 110 Grille), and not overcrowding/traffic.
- The talking needs to stop, and actions need to take place. Your losing your town. Do something, make a change! Your citizens need it.
- The town neglected this area for far too long. They routinely drop the ball on this area including the available space in the Grove street area. As a city do not make the same mistakes. We are just as important as the south side which the city seems to focus on.
- The traffic jams when Hemenway Elementary School lets out are horrendous. The library traffic has added to this congestion. The library parking lot and the shopping plaza lot are being used as parking for parents picking up children. Ninety percent of these children should be walking to and from school. Install a raised walkway over the road if the helicopter parents insist on escorting their children to and from the door of the school.
- The vacant strip mall, which used to be a vibrant retail center, is now a waste land, drive-by area. The Library is a great start to bringing life back. With the school nearby, the apartments and suburban development all around we should have enough people to bring life back to Nobscot.
- The 'vocal minority' who attend the Nobscot meetings to shout and rail against virtually any viable solution that is proposed do not represent the community as a whole - far from it. There are many, many people who are supportive of a mixed use solution to break the decade long stalemate and along the village to reach its highest potential.
- The Water/Edgell intersection needs extensive improvements, incl. multiple lanes from all 4 directions BEFORE ANY DEVELOPMENT on/near that intersection.
- The whole plaza needs to be overhauled, Countryfare closed down approx 20 years ago and since then business by business has closed down the bulk of whatever goes in there will definitely dictate how many people will go there. There is no place to hang out or gravitate to the only real restaurant that's not take out is Nobscot's cafe in the next plaza over. If a place to be able to go to for 2-3 hours was put in then that parking lot would fill up again and people would be able to walk around there.
- There are accidents at Edgell Rd and Water St all the time, that intersection needs some reengineering.
- There are no nice places to walk unless you drive somewhere first!
- there are sidewalks but they are in deplorable condition
- There aren't many activities for younger kids locally...Marlboro recently opened Apex but elementary aged kids are sort of left out of it because of age restrictions. Indoor bounce places like play town express in Southboro or skyzone in Westborough...places to hold birthday parties basically. Nowadays kids have parties at places and there aren't many options in Framingham. Also not many options for nightlife for 20 somethings. Lots of money is being spent outside of our city. We have plenty of restaurant options for us 40 somethings but a lot of people I talk to feel younger generations are being forgotten.
- There have been plans for Nobscot Park; I would definitely support such a venue!
- There is no bike lane on Edgell road and it's needed, other towns have nice rail trails.

- This area used to be so fun. Busy with pedestrians and seeing neighbors. A small grocery store would fit perfectly here. So many of us go to Sudbury. Why should we support a neighboring town's economy. Save Nobscot!!!
- This is a great opportunity to turn a blighted area into something the City can be proud of – don't simply sell off the land to a developer to build unsightly apartment buildings. That would be easy - Do the hard stuff to maximize either the retail improvements or make it a grand park for children or adults who just want to sit on a park bench and witness how beautiful an inner city can look.
- This plaza is an ugly blight and is bringing down our city. This space has so much potential! The intersection is a MESS - SO tight that the buses can barely turn. Move the chapel, build some retail, and let's have it be a useful space again.
- Three lanes at intersections; one designated straight and two designated straight with option to turn either right or left depending on turn direction.
- Traffic WILL become a big issue with increased density
- Transit (as mentioned previously) but the roads need to be easier to navigate. Edgell is very narrow, water is much better and with the recent bike lane addition, nicer. If the Rail trail in the area could be moved up in priority? and more buses added?
- Turn Nobscot into a village
- Used to live in Nobscot. Later in Saxonville and did buy items in Nobscot. Since 1989 live near Juniper Hill school and still occasionally shopped in Nobscot stores. When mom lived in Heritage, it was good that the existing stores were there. It is a nice, local oriented retail area. I am in favor of the onetime proposed development that included apartments (condos?), bigger CVS, and new retail space. It would be nice to have a food store although larger stores are not that far away. If the path next to Hemenway school were better, they might attract walkers and bicyclers.
- We live nearby in Saxonville and would be more drawn to this area of town if it had small family friendly amenities that met some basic needs of entertainment, shopping (of all kinds), restaurants, outdoor space, etc.
- We live on Edmands Road, intentionally close enough to commute to SVS by bike. We haven't been able to do this because of the speed of the traffic along Edmands and Grove. This is the first place I've lived where I couldn't use my bike for trips from home. Had I known this I likely wouldn't have bought here. My biggest priority is bike lane integration in and around Nobscot.
- We need a traffic light outside library/ school to allow side street Water Street residents the ability to make a left hand turn.
- We need a grocery store!
- We need to get started on the rail trail. This is an amazing opportunity for our city. Also, we need to find a way to build community in the area and something like a coffee shop or a small market would be a nice way to do that.
- We need to make use of that Complete Streets program to fix all of Edgell Road, from the town Common all the way north to Nobscot. People should be able to walk/bike the whole way. Where are the bike lanes? Why aren't there sidewalks on both sides of the street? Public foot access to the aqueduct as a walking trail, north to Saxonville, would be great. Walking access to the library. When are we going to get our Framingham stretch of the rail trail, running north to Sudbury and the shopping area there, and all the way south to downtown Framingham? Talk about a lost opportunity. Walking along Edgell Road is a nightmare.
- We need to stop tearing down all the trees and developing every inch of Framingham. The traffic is a nightmare
- When the Bruce Freeman Rail Trail is complete it will go right past the library and the empty mall creating a great opportunity for an ice cream shop or similar for families.

- Widen that area please once the church is removed so there is a right lane turn lane for all the traffic taking a right...especially school buses in the morning. This will solve a lot of traffic issues.
- Wider traffic lanes
- With a facelift, the infrastructure is probably pretty close to being there
- With the limited parking at the Framingham commuter rail station the town should start considering some sort of Park and Bus option for North Framingham residents. A park with playground for kids also seems to be missing in the North Framingham area.
- Would be great to have a nice park if not decent retail/grocery.
- would like to see the rail trail get going and connecting of the aqueduct trails to it - and left onto Edmunds -
- Would LOVE a sidewalk on Edmands!!!!
- Would love to see a grocery store and some small shops. Not a restaurant. We have enough in the area.
- Years ago, before the demise of Nobscot Shopping center, it was a place that my kids would walk or ride bikes to go meet friends, have an ice cream or go to the store. Now it is ugly no-mans land that no kid would want to go to. Small office space would attract more business and activity during the week to support the right mix of shops.