



Background and Status of 'Villages' Planning in Saxonville

Presentation to Saxonville Task Force
February 27, 2019

www.framinghamma.gov/villages

AGENDA

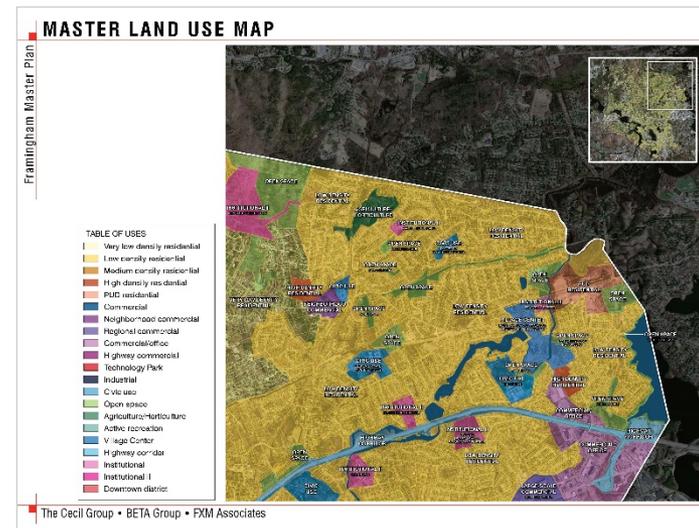
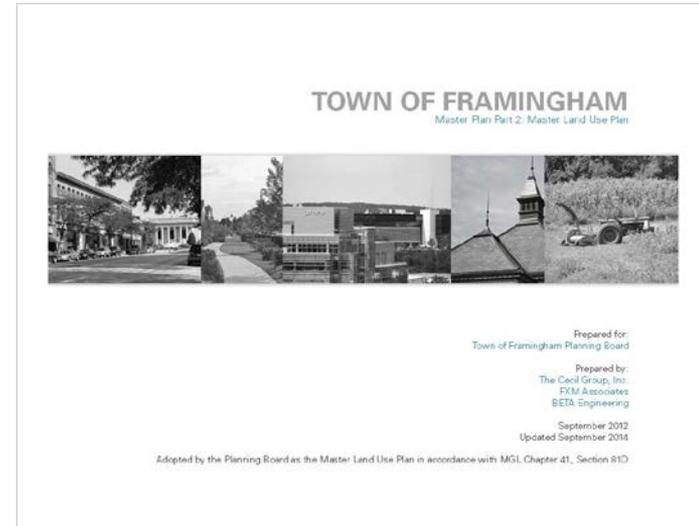
- Planning Foundations:
 - Master Plan
 - ‘Villages’ Plan Overview
- Status of Action Plan Elements
- Other Initiatives
- Next Steps



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MASTER PLAN OVERVIEW

- Completed in 2014
- Comprehensive City-wide Land Use Policies and Recommendations
- Clear Vision for targeted growth and neighborhood preservation.
- Specific recommendations for Saxonville



'VILLAGES' PROJECT OVERVIEW

- Implements Master Plan (updated in 2014)
- EDIC-funded planning study of two Neighborhood Commercial Centers - Nobscot & Saxonville
- Address three basic questions:
 - What should it be?
 - What should it look like?
 - How do we get there?
- Work plan elements:
 - Market research
 - Space planning & analysis
 - One Expert panel & site tour
 - Three (3) community meetings



GOALS



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

Saxonville Recommendations



**Redevelopment
and Urban Design**



**Marketing and
Reinvestment**



**Public Realm
Improvement**



**Regulatory
Strategy**

ACTION PLAN ELEMENTS



- Placemaking & intersection Improvements
- Preserve Historic Assets
- Village District zoning
- Redevelop Key Parcels
- Connect regional assets

Placemaking

SAXONVILLE MILLS

A On North façade of Mill 1 clerestory quantity: 2
wall mounted- 240" x 28"
max letter ht: 20"

B truss mounted over 1602 Concord Street portal
192" x 24" quantity: 1
max letter ht: 15"

C  On Southwest corner of MILL 4
wall mounted- 36" x 8"
max letter ht: 4"

D  On Southeast corner of MILL 4
wall mounted- 36" x 8"
max letter ht: 4"

E  On Southwest corner of MILL 4
wall mounted- 96" x 24"
max letter ht: 8"

F  On Southeast corner of MILL 4
wall mounted- 96" x 24"
max letter ht: 8"

SAXONVILLE MILLS

COMMERCIAL SPACE FOR LEASE
CONTACT SAXONVILLE REALTY
(617) 670-3470

On east façade of 2 Central Street
wall mounted- 92" x 32"
max letter ht: 7"

SAXONVILLE MILLS

CONCORD STREET ENTRANCE
← MILLS 2 3 5 6 8 9

On South façade of 1602 Concord Street Portal
wall mounted- 132" x 44"
max letter ht: 11"

SAXONVILLE MILLS

↑ WATSON PLACE & TRUCK ENTRANCE
↑ MILLS 2 3 4 5 6 7 10
↑ PARKING

On West façade of 2 Central Street
wall mounted- 112" x 44"
max letter ht: 9"

SAXONVILLE MILLS

↑ PARKING LOCATED AT WATSON PLACE

West façade of Mill 3 seen from Central Street Bridge
wall mounted- 132" x 30"
max letter ht: 11"

SIGNAGE AND WAY-FINDING FOR SAXONVILLE MILLS

WAYFINDING - WALL SIGNS

A.18

FOR SIGNAGE PERMITS

EVER DESIGNWORKS
Framingham MA 01702

Saxonville Realty Trust
Framingham MA 01701



INTERSECTION IMPROVEMENTS

Saxonville

Recommendations – Public Realm



- E REINFORCE GATEWAY INTERSECTIONS** – Provide gateway landscape and intersection improvements at key intersections at Central/Water Streets, Central/Concord Streets and Watson Place/Concord Street.



McGrath Square Improvements

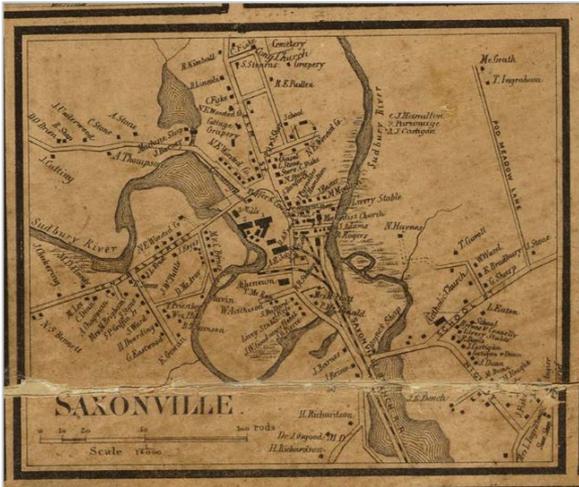


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Historic District Designation



FORM - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Aerial(s) Town Number
 043.36.2010.000 Framingham 01 15501043

NRDIS 8/20/1992

Town/City: Framingham

Place: (neighborhood or village): Saxonville

Address: 46 Edwards Street

Historic Name: Stone House

Uses: Present: Single Family Residential
 Original: Single Family Residential

Date of Construction: c. 1872 - 1875

Source: Maps

Style/Form: Italianate / end house

Architect/Builder: Unknown

Exterior Materials: Foundation: Poured concrete

Wall/Trim: Wood clapboards / Wood

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: shed

Major Alterations (with dates):
 Small addition at left, sash replaced, porch altered, etc removed (1993)

Condition: Good

Moved: no yes Date: 1993

Acreage: 10.428 Sq. Ft.

Setting: Dense mill village of commercial, industrial, and residential structures.

Photograph



Locus Map (North is up)



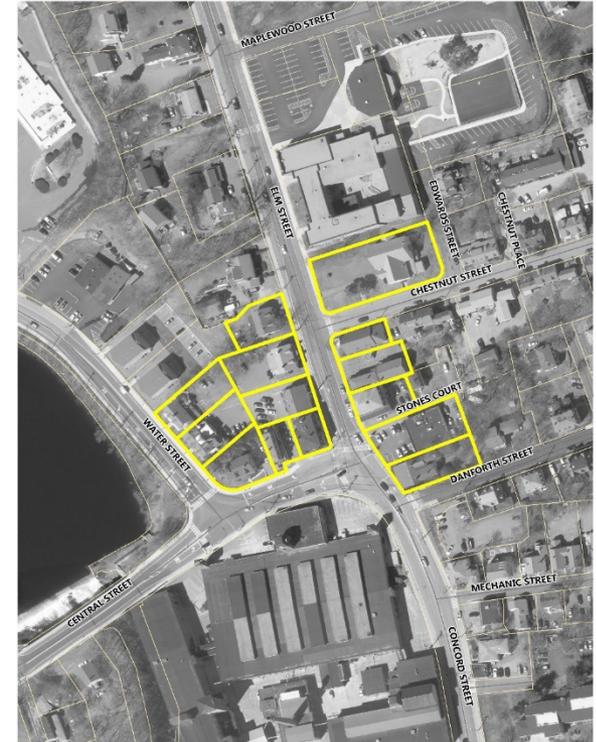
Recorded By: Zachary Violette

Organization: Framingham Historic District Commission

Date (month/year): April 2018

1/1/8 S4X Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

Proposed Saxonville Local Historic District



 Proposed Historic District Parcels

0 100 200 400 Feet

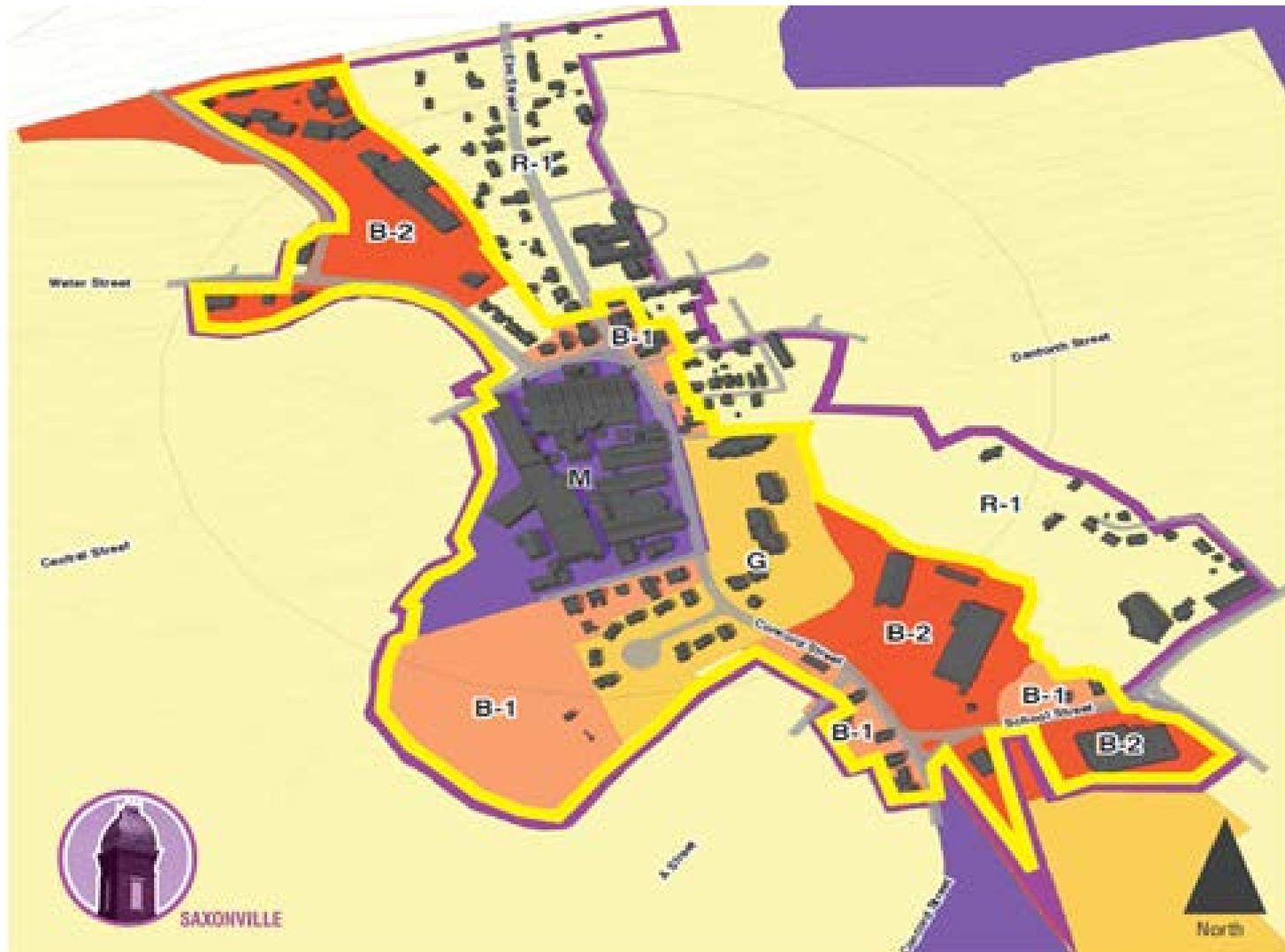
Prepared by City of Framingham
 Community & Economic Development Division
 January 2019

ACTION PLAN ELEMENTS



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- **Village District zoning**
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Village District Zoning



ACTION PLAN ELEMENTS



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Saxonville

Recommendations – Redevelopment

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



Recommendations – Redevelopment “Pinefield Site”



3 Parcels

7.8 acres

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



Public Assets in Saxonville

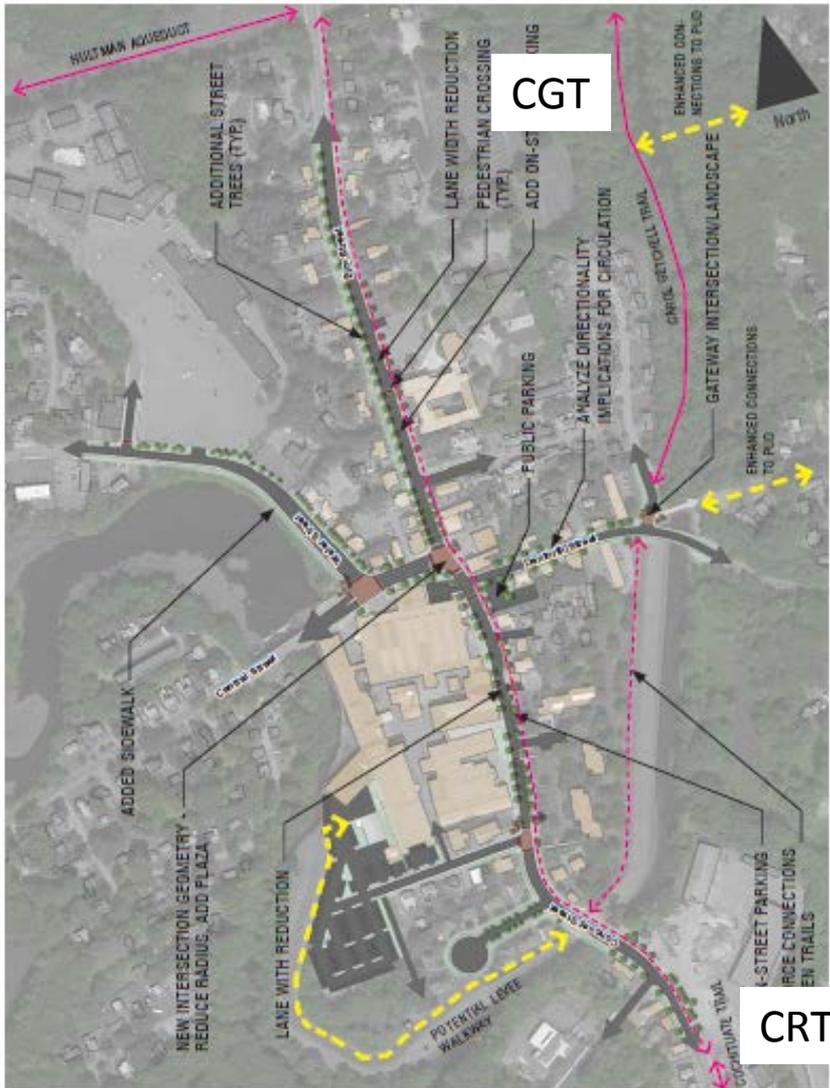


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Trails & Connectivity



- Trails are a defining neighborhood amenity
- Town and stakeholders – convert rail beds aqueducts into recreational trails
- Connect the Carol Getchell Trail to the Cochituate Rail Trail

Other initiatives

Economic Development

- working with new businesses
- networking events
- promotion through ChooseFramingham
- Working with Mill owner on permitting issues

Historic Preservation

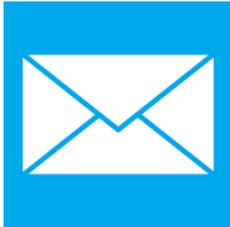
- educational outreach through tours during “open studios” weekends



NEXT STEPS

- Establish Historic District
- Develop Design Guidelines and zoning supporting neighborhood consensus
- Undertake an Urban Design and Parking Study to identify paths to redevelopment of key parcels
- Finalize the McGrath Square Design
- Strategic parcel redevelopment

CONTACT



Share feedback by email, to
villages@framinghamma.gov



Follow progress:

www.framinghamma.gov/villages

