



Framingham Community Preservation Plan

2022 – 2023

Inaugural Year



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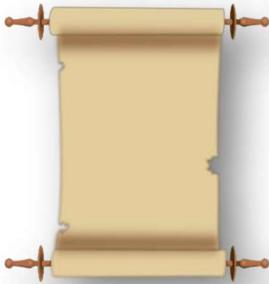
Overview of CPA



Overview

The Community Preservation Act (CPA) is a state law — MGL c. 44B, enacted in 2000 and signed by Governor Paul Cellucci. The CPA creates an opportunity for communities to raise and set aside dedicated funds for community preservation projects.

The Community Preservation Act (CPA) is a smart growth tool that helps communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities. CPA also helps strengthen the state and local economies by expanding housing opportunities and construction jobs for the Commonwealth's workforce, and by supporting the tourism industry through preservation of the Commonwealth's historic and natural resources.¹



The Funding Process

Community preservation monies are raised locally through the imposition of a surcharge of not more than 3% of the tax levy against real property, and municipalities must adopt CPA by ballot referendum.

The CPA statute also creates a statewide Community Preservation Trust Fund, administered by the Department of Revenue (DOR), which provides distributions each year to communities that have adopted CPA.²



At least 10 percent of CPA funds must be spent or reserved in three categories: 1) Community Housing, 2) Historic Preservation, and 3) Open Space and Outdoor Recreation. The remaining 70 percent of funds may be used for any project within allowable use in any of the CPA categories. The Framingham Community Preservation Committee will determine how the remaining funds will be allocated based on clearly defined criteria found in the [CPA Application Process Section](#) of this document.



Up to 5 percent of total annual CPA revenue may be budgeted toward administrative needs of the CPC. The CPC administrative funds support operational expenses of running the committee: administrative staff, equipment, newspaper ads, promotion brochures, and community surveys. Funds may also be used for due diligence consultant review e.g., land appraisal, environmental assessment review, and historic preservation construction review. Unused administrative funds at the end of each fiscal year revert to undesignated funds.

¹ Overview: <https://www.communitypreservation.org/about>

² Funding: <https://www.communitypreservation.org/about>



Chapter 1: The CPA In Framingham

On November 3, 2020, Framingham residents voted in favor of Question 3 to adopt the CPA with a surcharge of 1%. This surcharge applies to residential and commercial property.

What is the Community Preservation Committee?

Each community that adopts the Community Preservation Act is required to establish a Community Preservation Committee (CPC) to administer the program. In Framingham, city council established the CPC in [this ordinance](#) which spells out the committee's composition, length of member terms, and whether the optional "at large" positions are appointed or elected, as well as outlining the responsibilities of the new committee.

Composition of the CPC

As detailed in the CPA statute, the CPC must consist of at least five members. It may contain up to four additional "at large" members. There are five required members of a CPC - one voting member from each of the following municipal committees:

- Conservation Commission
- Planning Board
- Historical Commission
- Housing Authority
- Board of Park Commissioners

Current 2022 Community Preservation Committee

Name	Position	Appointing Authority	Joined CPC	Term Expiration
Thomas Mahoney	Chair	City Council	July 2021	June 2024
Judith Grove	Vice Chair	City Council	July 2021	June 2024
Steve Weisman	Clerk	Conservation Commission	May 2022	June 2023
Joseph Norton	Member	Planning Board	July 2021	June 2024
Stephen Joyce	Member	Housing Authority	May 2022	June 2023
Doug Stephan	Member	City Council	July 2021	June 2023
Fred Wallace	Member	Historical Commission	July 2021	June 2022
Open Slot	Member	City Council		June 2022
Open Slot	Member	Parks & Recreation Commission		June 2022

The 2021 Inaugural Community Preservation Committee

Name	Position	Appointing Authority	Joined CPC	Term Expiration
Thomas Mahoney	Chair	City Council	July 2021	June 2024
Judith Grove	Vice Chair	City Council	July 2021	June 2024
Liz Kaprielian	Clerk	City Council	July 2021	June 2022
Shannon Stevens	Finance	Parks & Recreation Commission	July 2021	June 2022
Joseph Norton	Member	Planning Board	July 2021	June 2024
Steve Starr	Member	Housing Authority	July 2021	June 2023
Doug Stephan	Member	City Council	July 2021	June 2023
Fred Wallace	Member	Historical Commission	July 2021	June 2022
T.J. Liveston	Member	Conservation Commission	July 2021	June 2022

Chapter 2: CPA Allowable Use

Introduction

Per the Community Preservation Act, only certain uses are designated as allowable to for projects to use CPA funds.

The chart below demonstrates the allowable uses of CPA funds in each of the CPA project categories: open space, recreation, housing, and historic preservation. This chart is critical for determining whether a proposed project is eligible for CPA funding.

Projects are only eligible for CPA funding if they fit in a box with a green "Yes" in the chart below (chart adapted from "Recent Developments in Municipal Law", Massachusetts Department of Revenue, October 2012):

This chart is updated periodically. Please always reference the [CPA Allowable Uses](#) site for the most current information.

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No <small>(unless acquired or created with CPA \$\$)</small>	Yes	Yes	No <small>(unless acquired or created with CPA \$\$)</small>

Project Examples Allowed to Use CPA Funding		
Project	Allowable?	Reason (see chart)
Building a new outdoor park	Yes	Acquire & Create Open Space
Upgrade affordable housing	No	Rehabilitate and/or Restore Housing (Not allowed unless the housing was purchased or created using CPA Funds).
Preserve hiking trails	Yes	Preserve Recreation
Create electronic archive for historic documents	No	You May Not Create History
Support the creation of affordable housing units for income eligible seniors	Yes	Support housing

Chapter 3: Community Housing

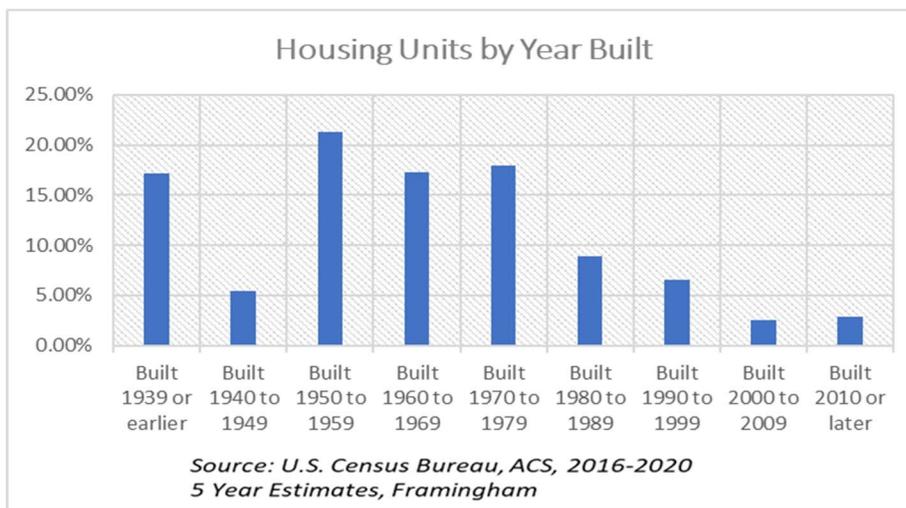


Image by Liz Kaprielian

Overview/Background

According to the 2020 U.S. Census, 72,362 people make Framingham their home. Located just 20 miles west of Boston, Framingham is at the heart of Boston’s MetroWest region, both geographically and also in terms of commerce, job opportunities and transportation. The city offers a wide range of housing to serve a population ranging from economically challenged to affluent households. While Framingham has historically served as an affordable option to the Boston inner core and to some of its more affluent neighbors, today much of the housing in Framingham is no longer affordable to low- or moderate-income households due to a very low inventory of available housing and rapidly rising housing costs.

Nearly 80% of Framingham’s housing stock was built in the 1970’s or earlier, including most of its multifamily housing; prior to Federal Fair Housing Law requirements for accessible common areas and adaptable units. Housing built in those years was typically designed with traditional and able-bodied families in mind.



Framingham has a diverse population. As reported in the 2020 U.S. Census, just over half of the City’s residents (53.7%) identifies as White alone (not Hispanic or Latino); the next largest grouping is Hispanic or Latino of any race (16.8%). Among those who identify as non-Hispanic were the following: multi-Racial (8.7%), Some Other Race (7.6%), Asians (7.2%) and African Americans (5.9%).

Like elsewhere in the country, typical households in Framingham are not as uniform as they once were. The most recent U.S. Census Data from the American Community Survey 2016-2020 estimates offers a snapshot of Framingham’s households.

Changing household composition: Family households are estimated to comprise just 65% of all Framingham households, while an estimated 27.9% are householders living alone. The remaining households consist of unrelated household members.

Smaller household sizes: Households over the decades have become smaller, with an estimated average household size in Framingham of 2.45 people. The average size of an owner-occupied unit is 2.62 persons per household, while renter-occupied households average 2.24 persons per household. Just 30.4% of Framingham households have one or more children under the age of 18. Nearly 28% consist of householders living alone.

An aging population: Framingham’s households are becoming older. 38.1% of Framingham’s households have one or more people in the household aged 60 or older. 11.6% of Framingham households consist of a single householder over 65 living alone.

Disability and Aging: According to this census data, an estimated 11.5 percent of non-institutionalized people living in the community in Framingham have a disability. This rises to 47.5% for those 75 and older. An estimated 33.8% of people 75 and older living in the community have mobility impairments.

Housing in Framingham

In Framingham, you can find a wide range of single-family homes on large lots near the rural farms in the northwest quadrant of the city and south of the reservoirs. The city has many suburban neighborhoods of single floor ranch homes north of route 9 from the post-war era, as well as traditional capes, small colonials and splits in many neighborhoods. There’s an abundance of traditional older two-family homes and mid-rise multifamily housing near the downtown, and a more urban historic mixed-use downtown with apartments above commercial establishments. Higher density residential development, built in the 1970’s can also be found primarily along Route 9. New multi-family apartments in buildings with elevators have been built more recently, primarily in the downtown area and off of Old Connecticut Path. Multilevel townhouses have been built in recent years off of Old Connecticut Path and in age-restricted developments, mostly on previously undeveloped land.



Colonials in NW Framingham



Small Capes in Saxonville



Two-families near Downtown



High Density Apts. Route 9

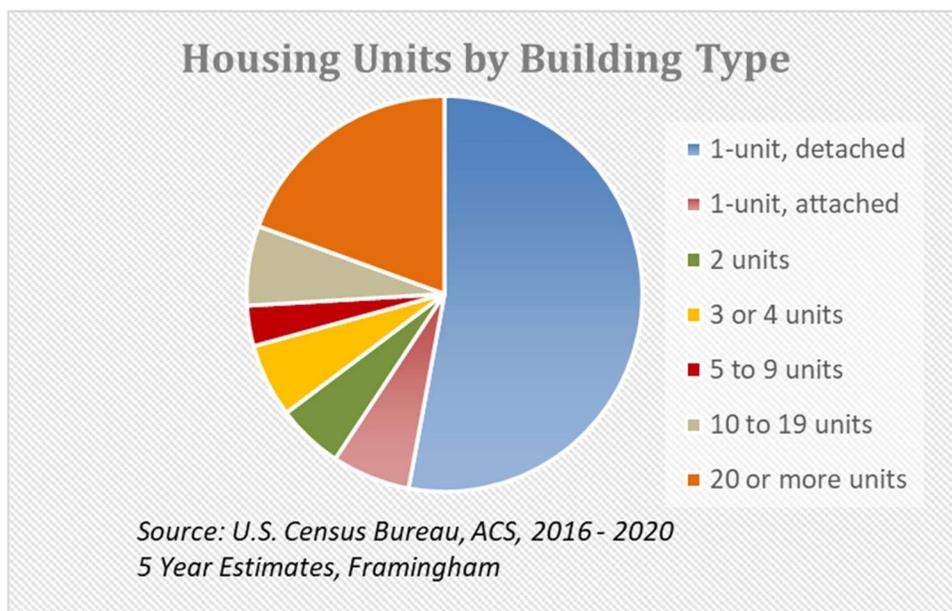


Modern Apts.in Saxonville off OCP



Downtown Apts.

- There are 29,033 housing units in Framingham, an increase of 1504 units or 5.5% from 2010 to 2020. The housing stock in Massachusetts increased 6.8% over the same period. (US Census 2020)
- 59.2% of Framingham’s housing units are estimated to be single family homes; 11.4% are in smaller structures with two to four units each, and just under 30% are units in midsize and larger multifamily structures. (US Census Data 2016-2020 American Community Survey Estimates)



- 56.1% of housing in Framingham is estimated to be owner occupied, and 43.9% is estimated to be renter occupied. Nearly 70% of owner-occupied households in Framingham still have a mortgage. (US Census Data 2016-2020 American Community Survey Estimates)
- Vacancy rates in Framingham are very low, with an estimated Homeowner vacancy rate of 0.1%, and an estimated rental vacancy rate of 1.8%. (US Census Data 2016-2020 American Community Survey Estimates). Very low vacancy rates push up both the cost of homeownership for those entering the market and rental housing costs.
- The median value of owner-occupied housing units in Framingham was estimated to be \$439,400 in 2020, as compared to \$345,700 in 2015. (US Census Data 2016-2020 and 2011-2015 American Community Survey Estimates)

- The median rent in Framingham in 2020 was estimated to be \$1,421. (US Census Data 2016-2020 American Community Survey Estimates)
- The median monthly housing cost for homeowners in Framingham with a mortgage in 2020 was \$2,506, while for homeowners without a mortgage it was \$909. (US Census Data 2016-2020 American Community Survey Estimates)
- The value of homes in Framingham have gone up significantly in recent years. According to Zillow’s home value index at the end of February 2022, the estimated values of all homes across Framingham is \$571,249. According to Redfin, median home sale prices were up 24.6% compared to last year, with a median home sale price of \$533,000 in February 2022. (Zillow and Redfin websites, accessed 3/18/22)
- Rents in Framingham have gone up significantly since the disruptions to the market from Covid. The average rent for all apartments in Framingham in early 2022 is noted to be \$2,046. The average rent for a two-bedroom apartment in Framingham in early 2022 was \$2,565 per month (Apartments.Com, accessed 3/18/22)
- Given the steep rise in home sales prices and in rents in Framingham, current housing cost burdens for Framingham residents, including renters and newer homeowners, can be expected to be very high.
- The City had 2,963 units with affordability restrictions in December 2020, comprising 10.2% of Framingham’s 29,033 housing units. The restrictions on these housing units keep them affordable to households at or below 80% of the Area Median Income. By staying above 10%, the city meets the requirements under the State’s Comprehensive Permit Law, Chapter 40B. (DHCD’s Chapter 40B Subsidized Housing Inventory; US Census 2020 housing unit count)
- Over a third of the subsidized/affordable housing in Framingham, 1056 units, are managed by the Framingham Housing Authority (FHA). These include 821 state-funded and 235 federally-funded public housing units. Of the 1056 public housing units in Framingham, 386 are family units and 670 are elderly/disabled units. Additionally, the FHA has 24 special needs units. (FHA data; DHCD’s State & Federal Public Housing Units Per Local Housing Authority, By Program)
- As noted in the Consolidated Plan, on January 30, 2019, the annual Point in Time (PIT) count found 592 homeless Framingham residents. At that time, there were 481 households (only 95 of whom were without children) living in an Emergency Assistance Shelter.

Needs, Goals and Opportunities

Housing Needs

The City of Framingham faces many challenges relative to housing affordability and adequate housing supply, as well as to available housing options to meet the needs of residents with a range of household compositions, incomes, ages and abilities. Even with 10.2% of the housing units in Framingham identified in the Chapter 40B Subsidized Housing Inventory, as of December 21, 2020 (using preliminary 2020 housing stock figures), many in our community still face challenges in affording their housing or finding a safe and suitable home to live in.

Framingham is a CDBG Entitlement Community, and the program is administered by the City’s Community Development Department. Framingham’s Five-Year Consolidated Plan 2021-2025, the most recent Consolidated Plan, as required by the Federal Department of Housing and Urban Development (HUD) for all Community Development Block Grant (CDBG) communities, provides the most comprehensive information for the City of Framingham related to housing need.

The Needs Assessment, included as part of the Five-Year Consolidated Plan, looks at “the City of Framingham’s housing and community development needs as determined through analysis of data from public and private sources, as well as interviews with community organizations, residents and businesses, and City officials.” Their community outreach process included a Needs Assessment public hearing and focus group interviews with key staff and service providers in December 2019. As noted in the Plan, the Community Development Department of the City also administered a Community Needs Survey in September, 2019 with citizen input from 120 respondents.

The Department of Planning and Community Development (PCD) identified the following overall housing needs as part of its Consolidated Plan process:

- More accessible units, especially first floor units for mobility-impaired households;
- More subsidized units;
- More extremely low income (ELI) units;
- Housing affordable to people who work in Framingham; and
- Housing accessible to employment centers and transit options.

As noted in the Consolidated Plan, making use of HUD Comprehensive Housing Affordability Strategy (CHAS) data for Framingham: In 2015, 38 percent of all households were considered cost-burdened – they pay more than 30 percent of their income toward housing costs. Of these households, 20 percent were severely cost-burdened (paying more than 50 percent of their income toward housing costs), and 18 percent were moderately cost-burdened (paying between 30-49 percent of their income toward housing cost). Housing costs include rent and utilities for renters; mortgage payments, property taxes, insurance, and condo fees (where applicable) for homeowners.

As would be expected, and as documented in the Consolidated Plan, low- and moderate-income (LMI) households in Framingham are significantly more likely to be cost-burdened or severely cost-burdened than those with higher incomes. Among LMI renters, nonfamily households are most likely to be severely cost-burdened, whereas the elderly are most likely to be severely cost-burdened among LMI homeowners.

The Consolidated Plan reported that high housing costs disproportionately affects older homeowners and young families in Framingham, minority communities, first time homebuyers, and local workers looking for rental housing, among others.



The Plan noted that 65% of Framingham households with at least one child under the age of six, and 64% of Framingham households with at least one person over the age of 75, are of low or moderate income. The need for safe and affordable housing for these populations was highlighted.

It was reported in the Consolidated Plan that 86% of MetroWest area service providers surveyed by South Middlesex Opportunity Council (SMOC) for its own FY18-20 Strategic Plan ranked affordable housing needs as a high priority among its clients.

Wait lists for Public Housing in Framingham are very long due to a lack of an adequate supply of affordable housing. It was reported in the Consolidated Plan that the Statewide Housing Authority waiting list included 15,168 applicants who have chosen Framingham as one of the communities to reside in for a public housing

unit. Sixty-one percent of these households are families, 15 percent elderly, and 11 percent include a person with a disability. At the time that the Consolidated Plan was published, the statewide waiting list was ten years. Affordable housing operated by other private entities similarly have long waiting lists.

As noted in the Consolidated Plan, the Framingham Housing Authority also administers 988 tenant-based Housing Choice Vouchers (HCVs), also known as Section 8 vouchers. The FHA is part of a centralized state-wide waiting list for Section 8 Housing Choice Vouchers (HCVs). At the time of that the Plan was published, 1,822 households on this centralized state-wide list indicated a preference to live or work in Framingham. Due to a scarcity of HCVs, the need for such assistance is hard to come by for those who would otherwise be eligible.

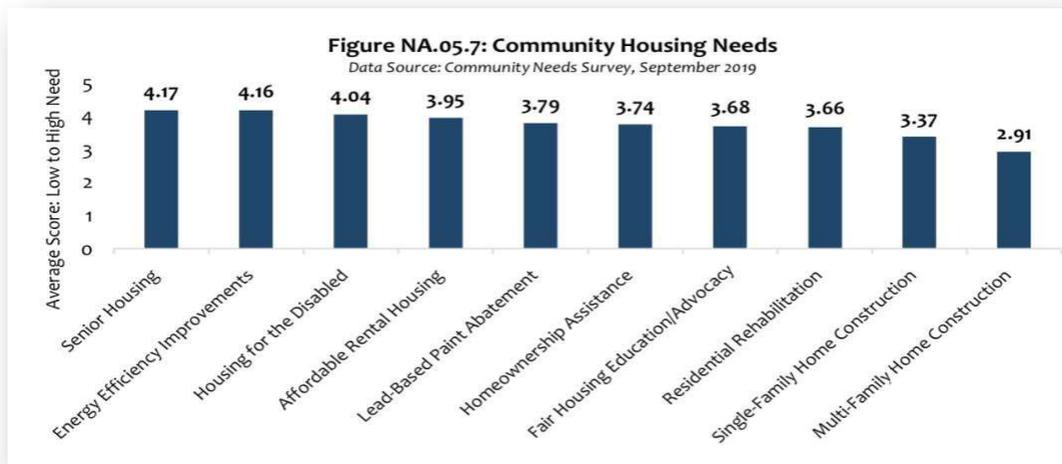


Of the 670 FHA operated public housing units designated for elderly and disabled tenants, only 42 are accessible units. The Framingham Housing Authority reported a need for additional accessible bathrooms and first-floor units or buildings with elevators to accommodate those with mobility impairments.

The Consolidated Plan points to a critical need for more affordable housing for select populations including elderly and disabled residents, and points to many in need of support and financial assistance for home renovations to

make their homes safe and accessible. “Affordable” housing was described as not being affordable to those who need it. In the Plan, the Department of Planning and Community Development specifically identified a lack of affordable, accessible, first-floor units for households with mobility issues, as well as a lack of workforce housing units located near to the City’s major job centers as two pressing concerns.

Figure NA.05.7 from the City’s Consolidated Plan displays the average scores for all categories included in this question related to Community Housing Needs from the September, 2019 Community Needs Assessment Survey, with one being low need and five being a high need. As noted in the Plan, the Community Development Department of the City received citizen input from 120 respondents.





CPA Funding and Community Housing

The Community Preservation Act (CPA) allows for the acquisition, creation, preservation and support of community housing, as one of the four areas eligible for CPA spending. The ability to fund proposals that “support” Community Housing, allows for a broader range of activities that directly support such housing affordability in a community. CPA funds may not be used to rehabilitate or restore housing, except when it was acquired or created with CPA funds. The law also provides a preference for the reuse of existing buildings or new construction on previously developed land, over construction on previously undeveloped land.

For purposes of Community Preservation Act funding, the term “Community Housing” refers to housing meeting the needs for individuals and families of low and moderate incomes. By definition those households served with CPA funding must be below 100% of the Area Median Income (AMI) as determined by the Department of Housing and Urban Development (HUD). Framingham is located within the Boston – Cambridge – Quincy Metropolitan Statistical Area, as defined by HUD. This plan uses the terms community housing and affordable housing interchangeably. By focusing local CPA funding to support housing for those at or below the low-income limit of 80% of the Area Median Income, the Community Preservation Committee has the potential to better serve the needs of more challenged community households.

**2022 CPA Affordable Housing Income Limits - Framingham
(Boston – Cambridge – Quincy Metropolitan Statistical Area)**

Household Size	1	2	3	4	5	6
Low-Income Limits 2021 (80% AMI)	\$78,512	\$89,728	\$100,944	\$112,160	\$121,133	\$130,106
Moderate-Income Limits 2021 (100% AMI)	\$98,140	\$112,160	\$126,180	\$140,200	\$151,416	\$162,632

Housing Goals Identified in City and Framingham Housing Authority Planning Reports

Below are some of the identified housing goals and actions outlined in various City/Town of Framingham and Framingham Housing Authority planning documents, which are aligned to support community housing efforts which could potentially qualify for CPA funding.

- Preserve the City’s existing inventory of affordable housing;
- Continue to meet the 10 percent statutory minimum under Chapter 40B;
- Support the preservation and physical improvement of existing affordable housing;
- Expand affordable housing opportunities;
- Provide housing for a diverse mix of households;
- Provide housing opportunities for special needs and at-risk populations;
- Establish a workforce housing stock;
- Preserve existing housing stock;
- Preserve and maintain an adequate supply of safe, decent housing that is affordable and accessible to homeowners and renters with a range of incomes and household needs;

- Foster retention of residents and providing opportunities to age in place;
- Re-use existing buildings and developed land, encouraging adaptive re-use of historic buildings, and supporting infill housing development where appropriate;
- Support programs that overcome barriers to affordable housing in Framingham. Framingham residents with long-term support needs must have accessible, affordable housing options to remain stably housed, such as tenant-based assistance.
- Assist with the economic fallout of the COVID-19 pandemic in a timely and supportive fashion, supplying financial support to those at risk of losing their housing due to job loss and or a significant reduction in business traffic.
- Join a regional housing consortium to support local affordable housing efforts.
- Explore options to create an Affordable Housing Trust.

Opportunities

The City's Housing Plan (2014) describes existing housing initiatives and programs that have the potential to be expanded by the availability of CPA funds. Current funding sources for Framingham's existing housing initiatives include Federal Community Development Block Grants (CDBG) funds and Federal HOME funds (as part of Framingham's membership in the WestMetro HOME Consortium); as well as affordable housing development funds (obtained by the City as part of permitting approvals from other developments).

CPA funds utilized to support proactive, locally initiated activities such as have been successfully executed by the City's Community Development Department utilizing HOME and CDBG funds, will enable the City to fulfill its stated interest and goals to preserve, develop, and support both community and affordable housing.

Potential CPA fund-eligible initiatives already supported by the City, the Framingham Housing Authority (FHA) and/or local stakeholders include:

- Expand eligible housing initiatives currently offered by the City's Community Development Department, which utilize HOME and CDBG funds, and potentially expand initiatives to support to households up to 100% of the Area Median Income;
- Increase the supply of assisted housing units through partnership opportunities and engagement between the Framingham Housing Authority with current and potential landlords;
- Increase the supply of assisted housing through partnership opportunities of the Framingham Housing Authority / Framingham Housing Development Corp. II (the non-profit arm of the FHA), the City of Framingham, and state housing funding agencies such as the Massachusetts Housing Finance Agency (MHFA) and Massachusetts Department of Housing and Community Development (DHCD), augmented with CPA funds;
- Create of a first-time homebuyer's program with a partnership of the Framingham Housing Authority and the City;
- Develop affordable home-ownership opportunities through the purchase & rehabilitation of existing properties for sale to income-eligible households. (City of Framingham Neighborhood Stabilization Program in partnership with Framingham Housing Authority/Framingham Housing Development Corporation II);
- Develop affordable rental opportunities (Framingham Housing Community Development Corporation II/ Framingham Housing Authority; South Middlesex Opportunity Council);



- Preserve current affordability of at-risk units by extending affordable deed restrictions (City of Framingham, project owners, DHCD, HUD);
- Support and expand existing tenant based rental assistance to Framingham households in need (City of Framingham Security Deposit Assistance Program; South Middlesex Opportunity Council rental assistance; Framingham Housing Authority);
- Develop and improve accessibility of public housing (Framingham Housing Authority, utilizing State/Federal agencies as funding sources);

Other opportunities for the use of CPA funding for Housing include:

- Use CPA funds to fulfill the requirement for a local match for affordable housing funding opportunities that require it, for housing that has been approved locally.
- Use CPA funds to work with landlords to permanently further reduce rent of some affordable units created under local inclusionary zoning (now affordable to households at 80% of Area Median Income (AMI) to provide permanent rental opportunities affordable for households at 50% of AMI.
- Join a regional housing consortium or hire an experienced Housing Coordinator to support local affordable housing efforts, and to provide local professional capacity related to housing.
- Fund Housing Planning activities (e.g., Comprehensive City Housing Plan with up-to-date housing data; Housing Needs Assessment);
- Establish a local Affordable Housing Trust;
- Fund pre-development activities for City-supported affordable community housing (e.g., feasibility study, site testing, planning, demolition activity);
- Support the development of affordable, service rich housing for older adults;
- Use CPA funds to support the physical preservation of existing affordable housing;
- Establish an Emergency Rent Relief Program.

Housing Evaluation Criteria

Community Housing proposals which address as many of the following criteria as possible will receive preference:

- Contribute to the supply of affordable housing by adding affordable units that would be eligible for the City's Subsidized Housing Inventory.
- Promote a socioeconomic environment that encourages a diversity of income, ethnicity, ability, and age
- Provide housing that is harmonious in design and scale with the surrounding community
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units
- Ensure long-term affordability in perpetuity
- Promote use of existing buildings or construction on previously developed sites
- Convert market rate units to affordable units
- Add housing units affordable to very low (50% AMI) income households.

Chapter 4: Recreation

Background

The City of Framingham consists of a blend of urban, suburban, and rural neighborhoods, which leads to a great diversity of open space and recreation needs and desires. These needs and desires were solicited through a public opinion survey, public forums, public meetings, and personal conversations. The value of open space and recreation opportunities becomes more apparent as undeveloped land in Framingham dwindles, as neighborhoods redevelop, and as environmental challenges present increasing risks to the community.



Approximately 364 acres of recreation land are under the authority of the Framingham Parks and Recreation Department which is protected by M.G.L. Chapter 45. An additional 80 acres of athletic fields on school property are owned by the Framingham School Department but are maintained and managed by the Parks and Recreation Department.

Parks and Recreation properties vary in size, type of facility, and intensity of use. Some are designed to serve nearby residents in surrounding neighborhoods while others may serve users from other communities as well.

Please refer to the Appendix for a list of Framingham’s Recreational Properties, their locations, and amenities.

Needs, Goals and Opportunities

Framingham has an Open Space and Recreation Plan (OSRP) which was updated in November 2020. The overall purpose of this Plan is to serve as a guide for protecting, managing, improving, and



expanding Framingham's open space and recreation resources in the face of continuing development pressures.

Framingham's goals, ascertained through public meetings and surveys, include two broad themes: Access & Inclusion and Sustainability. This vision will help Framingham realize many of the benefits of recreation opportunities and open space protection.

Needs

Access & Inclusion

Ensure that recreation facilities and open space are accessible to all who wish to use them and be responsive to the diverse needs of all residents of Framingham. Residents should have easy access to a diverse range of safe and clean facilities regardless of age, race, gender, disability, lack of transportation, low income, or neighborhood.

1. Reach environmental equity through the increase of new recreation facilities where needed most on the south side of Framingham.
2. Create new recreational facilities to fill unmet needs. Take advantage of creating new parks, playgrounds, and passive facilities wherever the opportunity presents itself. High priority examples include undertaking remediation and construction of Mary Dennison Park; developing a reuse plan for Danforth Green; expanding land holdings at Cushing Park; and expanding the City's community garden network.
3. Create and complete corridors for non-motorized passage that serve as greenways and provide access to passive and active recreation facilities, places of work, school, public transportation connections, or other points of interest in the city.
4. Pursue connection from Downtown (near Route 126 and Route 135) to the Farm Pond area by safe pedestrian and bicycle routes.
5. Research the feasibility of creating a loop trail around Farm Pond. (Chris Walsh Trail).
6. Develop a Bicycle and Pedestrian Plan.
7. Coordinate enhanced public access to the aqueducts working with the MWRA. Expand the usage of MWRA aqueduct trails system both in the North and South side of the City, adding to the 5 miles currently available for usage
8. Develop trails and signage to connect the Framingham State College property, Bowditch Field, Mass Bay Community College, Cushing Memorial Park, Farm Pond, and the Downtown.

Sustainability

The value of recreation and open space opportunities becomes more apparent as undeveloped land in Framingham dwindles, as neighborhoods redevelop, and as environmental challenges present increasing risks to the community. Ecological disruption threatens our recreation and open space assets while at the same time these facilities provide essential services. Sustainability goals as it concerns recreation and open space includes the following:

1. Active Management of City Properties – Improve existing recreation facilities. Utilize management techniques to maximize ecological benefits and minimize risks to the community from flooding, extreme weather, pollution, pests, etc.

2. Preservation of undeveloped lands – Consider ways to further limit development of undeveloped or sparsely developed areas via regulations, acquisitions, or conservation restrictions.
3. Health – Encourage the community to use recreation facilities to improve health outcomes and lower health costs.
4. Education – Utilize our open space and recreation assets to increase knowledge and awareness of health and sustainability concerns.
5. Transportation – Encourage residents to reduce their environmental footprint by using open spaces more efficiently and expand transportation options through dedicated pedestrian and bicycle paths
6. Energy – Maximize opportunities to generate renewable energy and reduce energy use at open space and recreation facilities.
7. Stormwater Drainage improvements and nature-based solutions – to further the City’s efforts for climate resiliency and water quality improvements, the City will take steps to improve stormwater drainage systems at City parks and open space facilities.

Goals

1. Increase accessibility to existing and future recreation areas
2. Promote inclusion of all demographics in existing and future recreation areas

Opportunities

High Priority Large Parcels: Opportunities for acquisition or creative protection come and go and vary from situation to situation. Therefore, priorities will change as fiscal, political, and developmental circumstances change. There are, however, some parcels of such high priority, that they are worth setting forth here:

MCI for Women

Located in Southeast Framingham. Commonwealth of Massachusetts has announced plans to close this 500-acre property, which could be de-accessioned in much the same way that state hospitals have been. Other host cities and towns have taken ownership of portions of such properties, and Framingham may want to do the same, using the CPA Fund to make improvements

Nobscot Boy Scout Reservation of the Knox Trail Council

This 150-acre property with an extensive trail network straddles the Framingham/Sudbury town line. It connects to Framingham conservation land and abuts other already protected open spaces.

Eastleigh Farm

Located at 1062 Edmands Road, is an historical farm, preserving over 120 acres on the south slope of Gibbs Mountain in the northwest part of town. This inventoried area covers a mid-19th century farmstead improved in the 1930s as a rural suburban estate and working dairy farm and encompasses the largest collection of 19th and 20th-century farmstead buildings still in private ownership in Framingham.

Sons of Mary Missionary Society

This is a 29-acre parcel bounded by Gates Road, Country Club Lane, and Salem End Road in Southwest Framingham, just below Route 9.

Edgell Road Parcel

This is a privately owned 29-acre parcel adjacent to Nobscot Reservation and City of Framingham Conservation Land.



Properties

Cushing Memorial Park, 100 Dudley Road and Winter Street

Cushing Memorial Park property was originally a military hospital site. Early in World War II it was purchased by the US War Department, and a military hospital complex was built on the site consisting of over 100 buildings, including seven operating room suites. It was named after Dr. Harvey Cushing, a pioneer in the field of neurosurgery. It specialized in the treatment of wounds to the neurological system – brain, spine, and peripheral nervous system. By the end of the war almost 14,000 service men and women had been treated there. Following the war, it was acquired by the state of Massachusetts, and for many years was a center of geriatric care and research.

This 67.5-acre property is dedicated to passive recreational pursuits, and it has become central to the Framingham Park and Open Space system over a 20-year period. The grounds are unique as the property continues to evolve from its historical roots as an expansive state hospital with massive infrastructure into a major public park and open space asset.

Park Features:

- Children's Grove Playground
- Paved Walking and running paths
- Large open green space areas, lawns and meadows, mature trees, gardens, benches, picnic tables, gazebos, birdhouses, and pedestrian promenades.
- Historical sites: Cushing Memorial Chapel, the Academy Building, the Cushing Building and the 9-11 Memorial for Framingham victims of the 9-11 tragedy.



Bowditch Field Athletic and Cultural Complex, 475 Union Avenue

Bowditch Field is the main public athletic facility for the City of Framingham. It is located on Union Avenue midway between the City's Downtown and the Historic Framingham Center where Framingham State University, the Framingham History Center and the Danforth Art Museum are located. Bowditch Field, along with Butterworth and Winch Parks, were all built during the Great Depression of the 1930s as Works Progress Administration projects.



The Bowditch facility houses a large multi-purpose football stadium that includes a top-quality natural turf playing surface complete with a 6-lane track (with seasonal walking lights for nighttime usage) and modern stands capable of accommodating approximately 5,300 spectators. The Bowditch Athletic and Cultural Complex also includes a baseball field, 2 basketball courts, and 4 tennis courts. Bowditch hosts multiple sporting events for 2 local high schools, 2 area colleges, various youth leagues and semi-professional teams located within Metro West.

Farm Pond Skate Park



Framingham's first Skatepark opened on June 21, 2018, at Farm Pond Park on Dudley Rd

The Farm Pond Skate Park offers beautiful views of Farm Pond, onsite parking, nearby recreational paths (paved and wooded), a handicap accessible playground, and open greenspace. It is located approximately 1 mile from the downtown and commuter rail station. The Skatepark is constructed of concrete and includes features like a bench, a rail, stairs, ledges, bowls, and ramps. It is ideal for skateboards, scooters, or BMX bikes.



Farm Pond
Image by Liz Kaprielian

Water-Based Recreation and Access

The Sudbury River, lakes, and ponds in Framingham provide opportunities for canoeing, power boating, sailing, fishing, swimming, skating, and other water-based activities.



Sudbury River

Water Properties		
Name	Public Uses	Acres
Farm Pond, Big	Boating, Fishing	124
Farm Pond, Little	Fishing	23
Gleason Pond	Fishing	12
Lake Cochituate	Boating, swimming	195
195 Learned Pond	Swimming	34
Mohawk Pond	Fishing	2
Norton Pond	Fishing	5
Sucker Pond	N/A	5
Waushakum Lake	Boating, swimming	82
Total Number	9	Total Acreage 483

Indoor Swimming

Note: CPA funds cannot be used to build indoor sports facilities.

Fortunately, Framingham has an indoor pool available for residents. The Keefe Tech Pool is owned and operated by the J.P. Keefe Technical High School and is located at 750 Winter Street. Framingham Parks and Recreation offers open swim times for public use from October to April. Parks and Recreation also offers swim lessons at Keefe Tech on Saturday mornings in the fall and winter. Keefe Tech is home to the Framingham Frogs Swim Team.

Soccer and Lacrosse Fields

Victory Fields

In 1996, the town purchased this 6.5-acre property from the Fitts Family with help from the Sudbury Valley Trustees and Framingham United Soccer. This field is located just north of Route 9 at 14 Auburn Street.

Amenities: Lacrosse and Soccer.

Merchant Road Fields

This \$700,000 complex opened in 2000 and located in South Framingham. Its 126 acres contain 8 soccer fields. Framingham United Soccer Club leases the land from the Framingham Parks and Recreation Department and has a 30-year lease agreement.



Loring Arena Indoor Ice-Skating Rink

Note: CPA funds cannot be used to build indoor sports facilities.



Loring Arena Skating Facility

Owned by the City of Framingham and operated by the Framingham Division of Parks, Recreation and Cultural Affairs. Loring Arena opened in November of 1963 as a seasonally operated facility, and one of the first municipally owned arenas in the area. Funding for Loring Arena is a combination of City appropriations and user fees. The Arena underwent a complete renovation beginning in May of 2017.

Loring Arena provides safe, and reliable skating services to area residents with regularly scheduled public skating and public stick time that is open to all. In addition, the arena supports multiple local user groups including:

- Framingham Youth Hockey, Framingham State University Hockey.
- Framingham Middle School and High School boys' and girls' hockey,
- Framingham Parks and Recreation programs,
- Holliston High School Hockey, Ashland High School Hockey, and multiple user groups.



Bicycle and Pedestrian Corridors

Framingham established its first-ever Bicycle and Pedestrian Plan in 2017 and is continually working to better serve bicyclists and pedestrians throughout the community by improving the road and trail systems. The Rail Trails are on corridors of varying forms of state and municipal ownership and agreement, and so varying degrees of protection.



Cochituate Rail Trail

(CRT) is a multi-use extends from Saxonville to the intersection of Speen Street and Cochituate Road. It follows a stretch of train line which had fallen into disuse. The Regional Transportation Improvement Plan (TIP) supplemented an existing DPW project with \$600,000 in grant money to clear and surface the route while also adding amenities. In 2015, a paved, well-marked road dedicated to bicycles and pedestrians opened, stretching across Framingham.

Bruce Freeman Rail Trail

Is a proposed multi-use trail on a right-of-way that extends thirty (30) miles northward from Route 30 to the junction of Routes 3 and 495. This project has been divided into three (3) phases. Phase I from Route 495 south to Route 225 has been completed, Phase II from Route 225 though Acton, Concord, and Sudbury are in the design phase and Phase III (the Nobscot right-of-way) from Sudbury to Framingham is still early in the development process.

Bay Circuit Trail

Is a 230-mile corridor running through fifty (50) cities and towns around greater Boston. It connects the "jewels" of the "Emerald Necklace." It was first proposed in 1929 as an outer "emerald necklace," linking parks, open space, and waterways from Plum Island to Kingston Bay. The Bay Circuit idea, a precursor of today's national greenways movement, continues to take shape. A small portion of the trail is in the extreme western edge of Framingham. It connects Southborough and Ashland.

Recreation Evaluation Criteria

Recreational proposals which address as many of the following criteria as possible will receive preference:

- Support multiple active and passive recreation uses.
- Serve a significant number of residents.
- Expand the range of recreational opportunities available to all Framingham residents of all ages and abilities.
- Maximize utilization of land already owned by Framingham.
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation



Chapter 5: Open Space

Background

Open Space is an integral part of Framingham’s physical fabric. Framingham’s open space resources are extensively detailed in the Framingham 2020 Open Space and Recreation Plan (OSRP). Open space enhances the historical and scenic character of the City; protects important watershed and biological values, including wetlands, streams, floodplains, and wildlife habitats; and affords opportunities for passive recreational and educational uses, including hiking, walking, bird watching, picnicking, and nature exploration. In the face of increasing residential and commercial development pressures, Framingham needs to protect, improve, and increase its current inventory of conservation and open space parcels.

Open Space provides a range of benefits to the citizens of Framingham:

- In rapidly growing urban and suburban areas, any preserved land can offer relief from congestion and other negative effects of development. In a time of intense development pressures within our community, protecting (or conserving) open space lands has never been more important.
- Parks, natural areas, wetlands and forests supply storm-water drainage and wildlife habitats; farms and forests provide aesthetic benefits to surrounding residents.
 - Open space helps preserve valuable biodiversity through habitat protection.
- Parks and open space often increase the value of nearby properties, along with property tax revenue.
- Parks and open space attract businesses and trained employees in search of a high quality of life.
- Conserved open space helps safeguard drinking water, clean the air, and prevent flooding – services provided much more expensively by other means.



Needs, Goals, and Opportunities

Using surveys and feedback from its residents Framingham created an Open Space and Recreation Plan (OSRP) which was last updated in November 2020. The overall purpose of this Plan is to serve as a guide for protecting, managing, improving, and expanding Framingham’s open space and recreation resources in the face of continuing development pressures.

Needs

1. Prioritize the open space and recreation needs for all citizens of Framingham by following the 2020 Framingham Open Space and Recreation Plan (OSRP)
2. Assess the effects of development and plan accordingly in-order to preserve open space and natural corridors. Residential and commercial developments have affected and continue to affect open space and recreation in many ways. Loss of parcels that had not been regarded as threatened, such as the Millwood Golf Course, continues to erode the open space opportunities within Framingham.

3. Preserve or restore wild and natural areas, native species, and wildlife habitats.

Goals

1. Capitalize on opportunities to expand, preserve, restore, acquire, and create new public open spaces through purchase or restoration throughout the community.
2. Support Climate Resiliency and protect neighborhoods by acquiring parcels that:
 - a. have high ecological value, for example, which protect wetlands and water resources,
 - b. have high value for mitigating the impact of climate change (flood storage capacity),
 - c. are connected to other protected open space (to serve as an expansion, a link, or a buffer)
 - d. that have few invasive, exotic, hazardous, or noxious weeds or materials.
3. ADA Compliance - Support and increase as full accessibility, as is feasible, to Open Space for people with disabilities. Since 1968, under 521 CMR Rules and Regulations of the Architectural Access Board, all new construction and renovation of public facilities were required to be accessible to people with disabilities." In 2010 the ADA guidelines were re-written to include access standards for outdoor activities (e.g., hiking trails and rail trails). A summary of the ADA Self Evaluation and Transition Plan is included in the Appendices.
4. Provide Environmental Equity (OSRP Table 4-14. Environmental Equity and Open Space Analysis) by acquiring parcels located in areas with little protected open space, which are publicly accessible and offer opportunities for public education.
 - a. On a city-wide scale, the total open space acreage and population shows an excellent average of 39 acres per 1000 people across Framingham.
 - b. A Census Tract located in the NW area of City where Callahan State Park is located, contains the most open space per person with 138 acres for every 1,000 residents.
 - c. Four census tracts however do not meet the National Standard of 10 acres per 1,000 people. They are all located in the most densely populated area of the City, the downtown and the south side of Framingham. These census tracts also contain environmental justice neighborhoods. The deficit in these areas ranges from 1 to 5 acres.
 - d. While acquiring new open space lands in the densest part of the community poses challenges, reaching environmental equity through the increase of new conservation and recreation facilities where needed most on the south side of Framingham, is an important goal.

Opportunities

1. Protect Open Space Parcels - Identify parcels in the City of Framingham, for Open Space protection. This would include neighborhood pocket parks, larger tracts with public access walking trails, scenic vistas, and critical wildlife habitat areas, and parcels that connect trails or adjoin Open Space parcels in other cities or towns.
2. Identify tax title priority parcels for acquisition based on size, current land use, ecological diversity, presence of rare species, adjacency to protected land, or are near Environmental Justice neighborhoods.
3. Mary Dennison Park - complete its remediation and re-design.
4. Expand land holdings at Cushing Park
5. Danforth Green - develop a reuse plan
6. Expand the City's Community Garden network.
7. Farm Pond Loop Trail - Increase and improve active and passive outdoor recreation by building the Farm Pond Loop trail, historic and other new trails.
8. Cedar Swamp - Improve access for the disabled with boardwalks through properties such as the Cedar Swamp, access to city beaches and bath houses and signage in Braille.



9. Reach environmental equity by creating and improving open space opportunities for residents of the southside of Framingham where it is most needed. Increase awareness of systemic equity disparities in Framingham and make this a priority in grading proposed funding requests.
10. Coordinate enhanced public access to the aqueducts with the MWRA. Expand the usage of the MWRA aqueduct trails system in the North and especially on the Sudbury aqueduct on South side of the city, adding to the 5 miles currently available for usage.
11. Encourage submission of projects to the Community Preservation Committee which will utilize CPA Funds, in combination with other funding sources, to purchase properties, or to obtain conservation restrictions that will ensure the property's permanent protection as open space. For example, neighborhood pocket parks, larger tracts with public access walking trails, scenic vistas, and critical wildlife habitat areas citywide.
12. Conserve and protect rivers and streams, lakes, ponds, and aquifers, wildlife habitats, and horticultural, agricultural, and sylvan resources. Encourage submission of projects to use CPA funds for removal of invasive plant species from the Sudbury River, the 3 Reservoirs, ponds (Waushakum, Farm Pond), wetlands (Cedar Swamp) and streams (Beaver Dam Brook). Support the Massachusetts DCR in their efforts to address species infestations in Lake Cochituate.
13. Protect Framingham's precious scenic vistas or viewsheds, including its open meadows, woodlands, and farmlands visible from roadsides, trail ways, and other viewing points, through a variety of strategies, including securing conservation restrictions.
14. Use CPA funds to Rehabilitate Brownfields which are defined by the US EPA as abandoned or underutilized properties (especially industrial and commercial facilities). Brownfield properties tend to be in environmental justice communities, and this is the case in Framingham. A prime example of such property is General Chemical on Leland Street and the Hess Gas Station on Hollis Street.

The Open Space and Recreation Plan identified several large properties for preservation:

1. Congregation of Sisters of St. Joseph, located in Southwest Framingham. This 73-acre nursing home property on Bethany Road includes 50 acres of undeveloped land.
2. Sons of Mary Missionary Society. This is a 29-acre parcel bounded by Gates Road, Country Club Lane, and Salem End Road in Southwest Framingham, just below Route 9.
3. MCI for Women, located in Southeast Framingham. Commonwealth of Massachusetts has announced plans to close this 500-acre property, which could be de-accessioned in much the same way that state hospitals have been. Other host cities and towns have taken ownership of portions of such properties, and Framingham may want to do the same, using the CPA Fund to make improvements.
4. Nobscot Boy Scout Reservation of the Knox Trail Council. This 150-acre property with an extensive trail network straddles the Framingham/Sudbury town line. It connects to Framingham conservation land and abuts other already protected open spaces.
5. Eastleigh Farm, 1062 Edmands Road, is an historical farm that was established in the early 1800's. The area today known as "Eastleigh Farms", located on land known as "Gibbs Mountain", is situated in the northwesterly corner of Framingham near the Marlborough line.
6. Edgell Road Parcel. This is a privately owned 29-acre parcel adjacent to Nobscot Reservation and City of Framingham Conservation Land.

Current Open Space Resources

Article 97 of the Massachusetts State Constitution provides permanent protection for certain lands acquired for natural resources purposes, meaning "conservation, development and utilization of the agricultural, mineral, forest, water, air and other natural resources." Lands of this nature are often owned by the municipal

conservation commission, recreation commission, water department, or by a state or federal conservation agency.

Conservation Commission Land

The Mayor appoints the seven-member Framingham Conservation Commission (FCC), with the approval of the City Council. The FCC is entrusted with promoting and managing the City’s natural resources; administering and enforcing the Massachusetts Wetlands Protection Act (M.G.L. c. 131 §40 - the WPA) and Framingham’s Wetland Protection Ordinance; and for acquiring and managing open space.

The Conservation Commission manages 57 properties, a total of 122 parcels. This is a combined total of approximately 551 acres. About half of the properties have been delineated and bounded with small markers nailed into trees. Six of the seven primary parcels have well-marked trails. Most of the properties are not maintained for public use but are managed for their wildlife habitat value or wetland resource value. Major properties include the [Wittenborg Woods Reservation](#) (99.6 acres), the [Macomber Reservation](#) (57.86 acres), and [Cochituate Brook Reservation](#) (27.4 acres).

The protection of Wetland Resource Areas as defined in the WPA, and the Bylaw is crucial to the preservation of functional, natural communities as well as the protection of human health and safety. Any activity within 100 feet of wetlands and 200 feet of perennial streams falls under the authority of the FCC. Review of these activities is crucial to ensuring that development projects do not have adverse effects:

- Wetlands (marshes, bogs, fens, swamps, wet meadows) that border on surface waters,
- Bank of ponds, lakes, streams, and rivers,
- Land under waterbodies and waterways,
- Riverfront Area (defined as land within 200’ of the mean annual high-water mark of perennial streams)
- Land Subject to Flooding (Bordering and Isolated),
- Vernal Pools, provided they exist within one of the Wetland Resource Areas protected under the Framingham wetlands Protection Bylaw (Article V, sec. 18)
- Freshwater wetlands, whether they border surface waters,
- Potential and Certified Vernal Pools, regardless of if they are within another protected resource area.

Natural Communities

Framingham consists of over 26 Natural Communities as described in the Massachusetts Natural Heritage & Endangered Species Program’s “Classification of the Natural Communities of Massachusetts.”

Here are some examples of Conservation Land with trails that allow visitors to observe these community types:

White Pine – Oak Forest

Typically found on dry, moraine or till soils, this is the largest natural community in Framingham and is expressed in wide distribution throughout the City. Trails along the [Wittenborg Woods](#) provide visitors with an opportunity to explore this community type.

Successional White Pine Forest

Often these communities are found where old fields have been left to grow in or along the transitional edge between woodlands and fields. Examples of this community type can be found near the fields of the Mohawk Pond Natural Area.



Mohawk Pond

Oak-Hemlock-White Pine Forest

This community is common on rocky, shallow well-drained soils, with few nutrients. Examples of this community type can be found at Macomber Woods.

Oak-Hickory Forest

Several of Framingham’s conservation areas have woods that are dominated by a mixture of oak and hickory. Located along SVT’s [Henry’s Hill](#) and the [Nobscot Boy Scout property](#), these areas are well drained, upper slopes, with west and south-facing aspects.



Red Maple Swamp

Many of Framingham’s wetlands are red maple swamps. The trail at [Cedar Swamp](#) off Mellon Street skirts the edge of this community type. These areas are characterized by acidic soils that are seasonally flooded by groundwater seepage or surface water flow.

Vegetated Wetlands

Most of the vegetated wetlands in Framingham are swamps dominated by woody vegetation. Many wetlands border surface waters, while others are isolated. Prominent wetland systems in Framingham include the [Bordering Vegetated Wetlands \(BVW\)](#) east of Walnut Street, east of Cedar Street, and east of Little Farms Road.



Marshes

Framingham has areas of deep emergent marsh along the Sudbury River and adjacent to both its natural and man-made ponds and low-grade streams. Deep emergent marshes form in broad, flat areas where mucky mineral soils are seasonally inundated and permanently saturated. These wetland communities provide critical waterfowl habitat and are home to leopard, pickerel, green and bull frogs and red-spotted newts. Bird species commonly found in marshes include common yellow throat, tree swallow, common grackle, swamp sparrow and red-winged blackbird.

Vernal Pools

Framingham’s rolling topography makes for great vernal pool habitats. Eighteen (18) vernal pools have been certified in Framingham though many others are known to exist. In fact, there are over 100 potential vernal pools in Framingham according to the Massachusetts Aerial Photo Survey of Potential Vernal Pools (Spring 2001).

Vernal pools provide unique habitats for a variety of forest and wetland organisms, some of which depend on this habitat for their survival, such as wood frogs, spotted turtles and two local species of mole salamanders. The Natural Heritage and Endangered Species Program has established specific criteria for certification of a vernal pool including:

- land area that has a confined basin depression,
- holds water for a minimum of two continuous months during spring and/or summer for most years,
- is free of adult fish populations or dry up sometime during the year, and
- provides essential breeding habitat for certain amphibians and/or food, shelter, migrating, and breeding habitat of other wildlife.



Vernal Pools

City Ponds

City ponds are protected under Article 97 of the State Constitution. The City of Framingham has an abundance of water resources (OSRP Table 4-1. Ponds and Lakes in Framingham). In addition to the Sudbury Reservoirs, it has eight major ponds and lakes. Five of them are recognized by the State as “Great Ponds” (any pond or lake that contains more than 10 acres in its natural state). They are required to have public access. Farm Pond is the largest with 147 acres. Great Ponds are also within the authority of the MA Chapter 91 permitting program. Projects such as docks, stairs, require a Chapter 91 permit through the State.

Parks and Recreation Open Space Parcels

Some of Framingham’s Park and Recreation Department parcels are natural open spaces and are vital to supporting wildlife habitat and should remain in their current natural condition All of these properties are available for passive recreation and allow access for the General Public.

[Cushing Memorial Park](#) is the largest City Park.

Scenic Resources and Unique Environments

Historic and cultural resources are aspects of the environment that reflect the activities and human contributions of an area. These resources give communities their character, sense of time and place, and contribute to the quality of life in an area. They include historic buildings and structures, scenic roads and landscapes, important institutions, and landmarks. The value attributed to scenic landscapes is based on values that most people consider to be intrinsic with their own well-being. These include clean air and water, open space, solitude, and harmony between man and nature. Examples include state park land, municipal

conservation land, the Sudbury River, private open space, and agricultural land in the northwest of Framingham, and the expanse of reservoirs, free flowing river, and open space in the southwest of Framingham.

Federally Owned Open Space Properties

Sudbury River

The Sudbury River is a navigable waterway, and so is under federal authority. Framingham is part of the Sudbury River Watershed. Approximately 7.6 miles of the Sudbury River flow through Framingham. The headwaters are in Cedar Swamp in Hopkinton and Westborough. The river flows easterly through Southborough and Ashland, entering Framingham from the southwest.



Wild and Scenic River Designation - A 29-mile segment of the Sudbury, Assabet, and Concord (SuAsCo) Rivers was designated by Congress to be added to the National Wild and Scenic River system. Designated rivers must possess at least one "outstanding remarkable resource value." The study found that the SuAsCo segment has five (5) of these qualities: ecological, recreational, historical and/or archaeological, scenic, and literary. 14.9 miles of the Sudbury River have been designated as scenic by the National Park Service. The section of the Sudbury River so designated begins in Framingham at the Danforth Street Bridge, includes the oxbow, and continues downstream (north) through Wayland, Sudbury, and Concord. Wild and Scenic designation protects the rivers from "federally initiated, funded, or permitted actions that would harm the values for which the rivers were designated" (US Dept of Interior Wild and Scenic Designation) Land along the Sudbury River is also protected open space. Framingham's most expansive wildlife corridor follows the Sudbury River throughout the City. The Sudbury River is a warm water fishery and supports such species as catfish, Bluegill and Pumpkinseeds, Largemouth Bass, Perch, Smallmouth Bass, and Pickerel. The Sudbury River corridor also supports several species of turtle and frog, but protection of adjacent riparian areas and upland is critical to maintain diversity along the Sudbury River corridor.

The Sudbury River also supports several confirmed mammal species including river otter, muskrat, beaver, and mink. The corridor, and associated upland open spaces support coyote, deer, fox, fisher, and numerous small mammals such as voles, moles, mice, etc. These species then support the presence of several raptor species such as hawk and owls, while osprey and even eagle, also inhabit the Sudbury River Corridor.

Massachusetts State Owned Open Space Properties

The State of Massachusetts owns and manages several areas of open space and recreation land in Framingham:

Lake Cochituate

The Saxonville Beach portion of the 195-acre North Pond of Lake Cochituate.

Callahan State Park

The largest public property in Framingham is [Callahan State Park](#) managed by Massachusetts Department of Conservation and Recreation (DCR). Callahan State Park is an 820-acre day use area located in northwest Framingham and eastern Marlborough. Callahan has seven miles of marked trails. Within the park are nearly one hundred (100) acres of open fields, seventy (70) acres of which are currently under an agricultural lease.

Reservoirs

The City of Framingham is fortunate to be the home of a series of historic public water reservoir and aqueduct lands. The Massachusetts Department of Conservation Resources (DCR) manages three public water reservoirs in Framingham – the Foss, Stearns, and Brackett reservoirs. Framingham Reservoirs include the impounded portions of the Sudbury River and the shores of the impoundments.

Aqueducts

The Hultman, Sudbury, and Weston Aqueducts traverse the City of Framingham from east to west. They are owned and managed by the Massachusetts Water Resources Authority (MWRA). These grassy-topped, naturalized areas are prime examples of continuous, linear wildlife corridors. As sections of the aqueducts are open for low impact walking trails to the public, they also continue to serve their wildlife corridor function, allowing for passage of various animals.



Non-Profit and Privately Owned Open Space

Sudbury Valley Trustees (SVT) Property

Approximately 390 acres of open space in Framingham are owned by the [Sudbury Valley Trustees](#) (SVT). Some of the land is managed for passive recreation, some for agricultural use, and some for watershed and wildlife habitat protection (OSRP Table 5-4). All SVT properties are protected by an implied charitable trust enforceable by the donor and the Massachusetts Attorney General.

Agricultural Preservation Restrictions

The APR program allows the State, City, or combination of the two, to purchase the development rights on farmland in-order to preserve the land's use for agriculture. The owner is compensated by the difference between the full market value (development value) and the agricultural value (the current use). The only property in Framingham falling under this APR classification is the portion of Hanson's Farm on the west side of Nixon Road.

Conservation Restrictions

A conservation restriction (CR) permanently protects private property from development. The land remains in the ownership of the landowner, but the "development rights" have been permanently restricted. A CR ensures that land will remain in its predominantly natural condition. Lists of parcels in Framingham with conservation

Open Space Evaluation Criteria

Open Space proposals that address as many of the following specific criteria as possible will receive preference:

- Provide Environmental Equity by creating an equal balance of access to open space across the entire city.
- Provide ADA accessibility.
- Permanently protect important wildlife habitat, including areas that:
 - a. are of local significance for biodiversity
 - b. contain a variety of habitats, with a diversity of geologic features and types of vegetation
 - c. contain a habitat type that is in danger of vanishing from Framingham; or
 - d. preserve habitat for threatened or endangered species of plants or animals
- Provide opportunities for passive recreation and environmental education
- Protect or enhance wildlife corridors, promote connectivity of habitat, or prevent fragmentation of habitats
- Provide connections with existing trails or potential trail linkages
- Preserve scenic and historic views
- Provide flood control/storage
- Preserve important surface water bodies, including wetlands, vernal pools, or riparian zones
- Preserve active agricultural uses

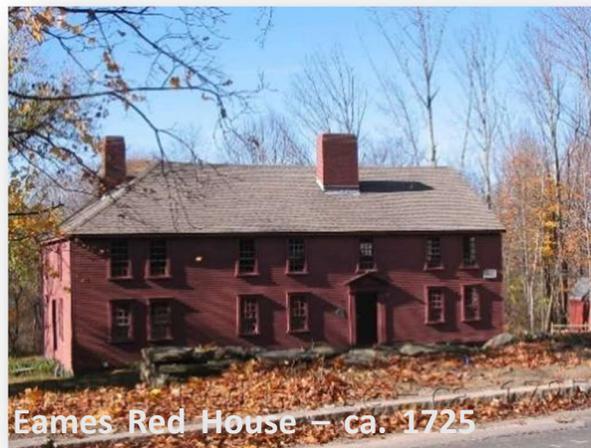


Chapter 6: Historic Preservation

Background

From the time of its first English settler in 1645 to the present Framingham has held a proud place in the history of our nation. We are the birthplace of Revolutionary War hero, Peter Salem, a freed slave, and of Christa McAuliffe, who died tragically in the explosion of the Challenger spacecraft. Events and people such as these are memorialized in the cultural resources which remain standing here today.

In the housing boom following World War II precious examples of those resources began falling victim to the wrecking ball. A prime example of this was the so-called Eames Red House on Union Avenue, built by one of the town's first families. In 1969 a developer filed a plan for an apartment complex on that site, which would require demolition of that structure. An alert citizenry stepped in and mounted a campaign to save it.



They were successful and at the same time Town Meeting voted to establish a historical commission. That marked the beginning of a community wide awareness of the importance of historic preservation in Framingham.

In the years that followed, historic preservation grew in importance. A historic district commission was formed, and two historic districts were established – one at the Centre Common and another along Pleasant Street. In the early 1980's, with the assistance of the Metropolitan Area Planning Council (MAPC) the town undertook its first survey to identify and document the community's historic resources. Fifteen *areas*, 392 *buildings* and sixteen *monuments* and *structures* have since been identified and registered with the Massachusetts Historical Commission. Of these 186 are listed on the National Register of Historic Places and in the Massachusetts Cultural Resources Inventory System (MACRIS). Survey work (Form B's) continues up to the present day.

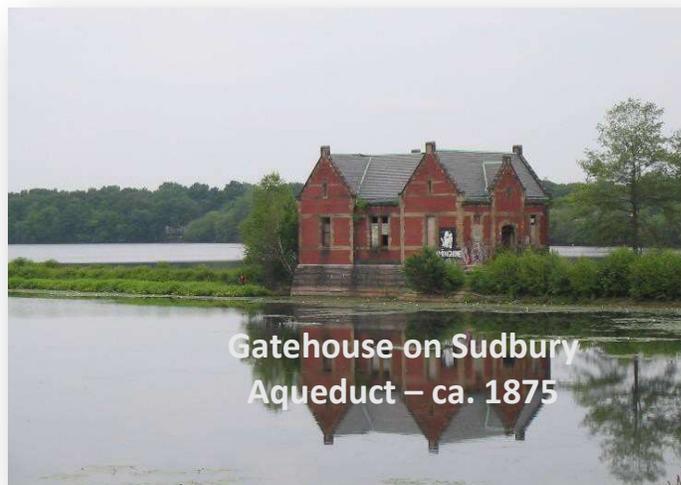
Today our community is known throughout the world as the home of the Framingham Heart Study, a longitudinal medical research project, begun in 1947 and now spanning three generations.

In 2002 The Historical Commission prepared its first Historic Preservation Plan with help from Town Staff and the Historic District Commission. It was updated in 2016 in cooperation with the Planning Board.



1768 Postal Mile Marker

Our city also is home to a unique and extensive network of dams, reservoirs and aqueducts constructed here in the nineteenth and twentieth centuries to provide water supply to the City of Boston. While highly significant historically, these are under the control of the state, so our city has no role in their preservation or upkeep.



Needs, Goals & Opportunities

Until the “awakening” to the importance of historically and/or architecturally significant objects and structures in the 1960’s, our community gave little attention to preservation. In many cases older city owned buildings were simply closed and “mothballed” with little care or maintenance. This practice became known as “demolition by neglect.” Often in budget deliberations communities tend to give these types of issues lower priority.

Needs

The historic preservation needs of Framingham are well documented in the City’s Historic Preservation Plan (2016). A few of the more prominent historic resources, needs and opportunities in historic preservation in this community are listed below. This is not intended to be all-inclusive. The scope and limits on the use of CPA funds for historical preservation are set forth elsewhere in this plan.



Accessibility Challenges

Around the Centre Common there are three historically significant structures which are leased to the Framingham History Center. These are the Village Hall (formerly Town Hall), the Edgell Library and the Old Academy. These structures are in use constantly by the public, including children from our public schools. The Village Hall recently underwent a restoration and was made ADA compliant. The others need to be restored and made fully accessible as well.



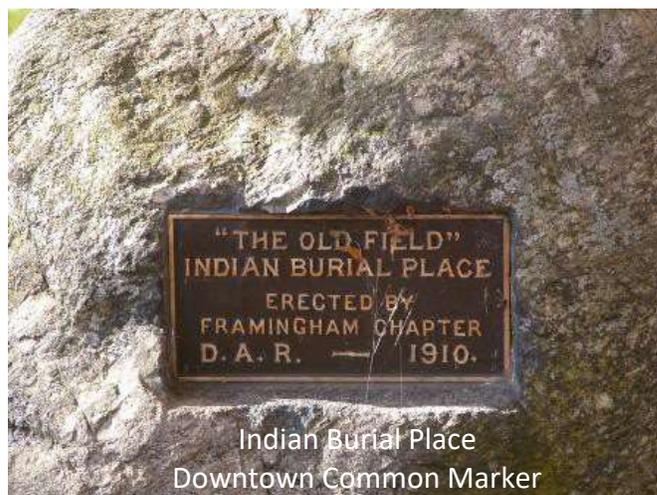
Recognizing Indigenous and Historic Communities

We need to remember that long before the first Englishman or woman came to this area it was inhabited by indigenous peoples, the Nipmucs of the Algonquin Tribe. The woodlands and rolling meadows, the abundant waterways and ponds provided a perfect environment for them. Several villages existed within the boundaries of our city. Archeologists have conducted digs in one or two locations. The State has discouraged making such locations public because of the threat of looting, Nevertheless, we must make a greater effort to preserve these peoples' place in our history.



Stone's Bridge ca. 1850

A smaller, but equally important group in our early history were the slaves. It comes as a surprise to some that many of the earliest settlers brought with them African peoples, as slaves. In the year the town was incorporated, 1700, there were about forty families. Among them were several well-to-do persons who "owned" slaves. Among them was Reverend John Swift, the spiritual leader of the community. Swift owned five slaves! Recently the Framingham History Center has been collecting records to more fully tell the story of those persons and their role in our history. We need to encourage this work to continue and expand.



Indian Burial Place
Downtown Common Marker

A unique quality of this community is its diversity. Following the Civil War, several factors combined to draw large numbers of skilled and unskilled immigrant workers here. The need for a complex group of dams, reservoirs and aqueducts to supply the city of Boston with water is one example. Many Italian immigrants with skills in working with stone were drawn here. A whole neighborhood in south Framingham became known as Tripoli. The construction of several shoe factories here, and the arrival of the Dennison Manufacturing Company in the late 1800's drew large number of Irish and well as other groups. A small Jewish community grew when a garment factory moved here from Boston in the 1890's bringing their workers with them. Framingham was at the center of a complex of railroads that connected it with urban centers throughout the east and in the early years of the twentieth century, an automobile factory was built here. Smaller groups of immigrants came in the mid 1900's such as Puerto Ricans, Asians (Vietnamese. & Thai), Russians and other eastern European peoples. Perhaps the largest immigrant group and the one which is having the greatest impact on our city today is our Brazilian population. Their story is an integral part of the history of the latter 20th and early 21st centuries. They must be given the recognition they deserve in the telling of our history.



Goals

- 1. Promote preservation of historic sites, documents, and objects.
- 2. Promote accessibility to historic sites, documents, and objects.

Opportunities

Quoting from the recent Report of the Community Preservation Act (PCA) Study Group, opportunities include:

- Further development of the city’s Cultural Resource Inventory through survey grants from the National Historic Preservation Program
- Expansion of public outreach to raise awareness of the benefits of historic preservation to the quality of life in our community
- Creation of additional historic districts and architectural districts where appropriate
- Opposition to encroachment by State owned facilities such as Framingham State University and the Massachusetts Water Resources Authority (e.g., dams, reservoirs, & aqueducts) into adjoining historically significant neighborhood

Current Historic Resources

The current historic resources within our community are the buildings, structures, objects, and areas which are associated with significant persons and events of the community’s founding and development. The three steps in historic preservation are: *identification, evaluation, and protection*. The process of identification is done by conducting historical surveys. These were begun in the early 1980’s and are ongoing today under the direction of the Historical Commission. They are compiled in the *Framingham Cultural Resource Inventory*, available on the city website. As of January 2016, there were 392 buildings, 16 monuments and structures, and 15 areas which had been identified and registered with the Massachusetts Historical Commission. Of these, 186 are listed on the National Register of Historic Places and in the Massachusetts Cultural Resource Inventory (MACRIS), available online.



Five areas within the community deserve special mention because they have been designated National Register Historic Districts. These are:

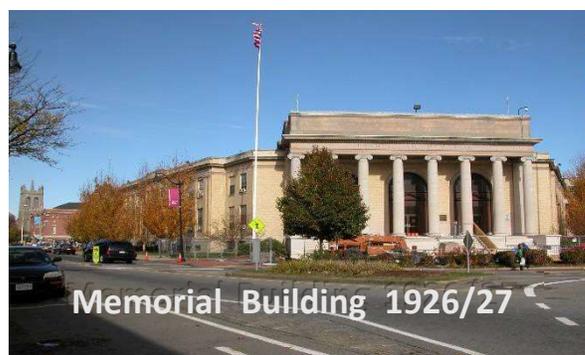
1. The Centre Common
2. The Jonathan Historic District
3. Irving Square
4. Concord Square
5. Saxonville

In addition to municipal bodies charged with the responsibility for historic preservation there are two non-profit organizations that support and advocate for historic preservation here in town. They are:

- The Framingham History Center
- The Friends of Saxonville

The Memorial Building (City Hall)

Built in 1926/27, it is approaching 100 years of age. Numerous studies have documented its shortcomings by 21st century standards. Its unique design makes it obsolete by today's ADA standards. The front part of the building is a monument to citizens of the town who have served the country in time of war. Hence the name "Memorial Building." There have been proposals to demolish the building and build a new City Hall. Any such plan should include preservation of the Memorial Building.



ATHENAEUM
COMMUNITY
HALL



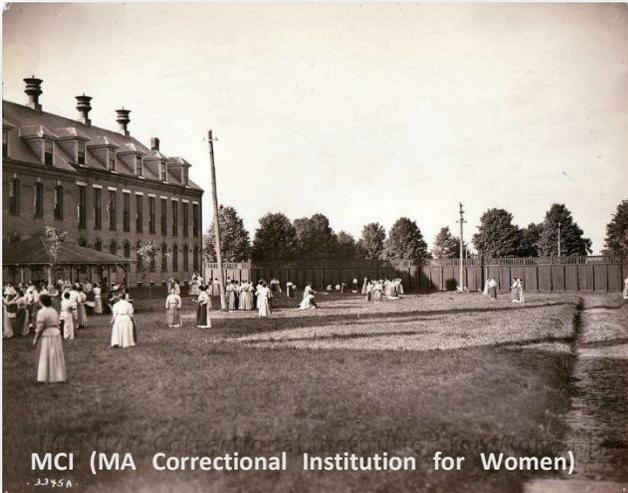
Athenaeum Hall

This structure, built as a community center in the late 1840's, has been a topic of discussion for restoration and repurposing for years. Proposals have been made but always have been shelved!

The old high school, more recently known as the Danforth Museum, is presently vacant. It could be restored and repurposed.

MCI (MA Correctional Institution for Women)

Presently owned by the State, may soon be closed, and sold. This would present a wonderful opportunity for the city to acquire a large parcel of land with potential as open space or for recreational purposes. The complex of buildings themselves are of historical significance, being the oldest remaining correctional facility of its kind in the country. Two structures of special significance are the superintendent's residence and Hodder House. Both are associated with women who were leaders in their field.



Historic Preservation Evaluation Criteria:

Historical proposals which address as many of the following criteria as possible will receive preference:

- Address a need or objective expressed in the City's Historic Preservation Plan (2016)
- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural, and archeological resources of significance, especially those that are threatened
- Protect, preserve, enhance, restore and/or rehabilitate City owned properties, documents, features, or resources of historical significance
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site
- Support the adaptive reuse of historic properties.
- Is located within the City's historic districts, on a State or National Historic Register, or eligible for placement on such registers, or on the City of Framingham's Historic Commission's Cultural Resource Inventory.
- Increases the overall breadth of historical context of the item(s)
- Returns a historically significant building that is abandoned, unused, or damaged, back to public use

Farm Pond Aqueduct gatehouse



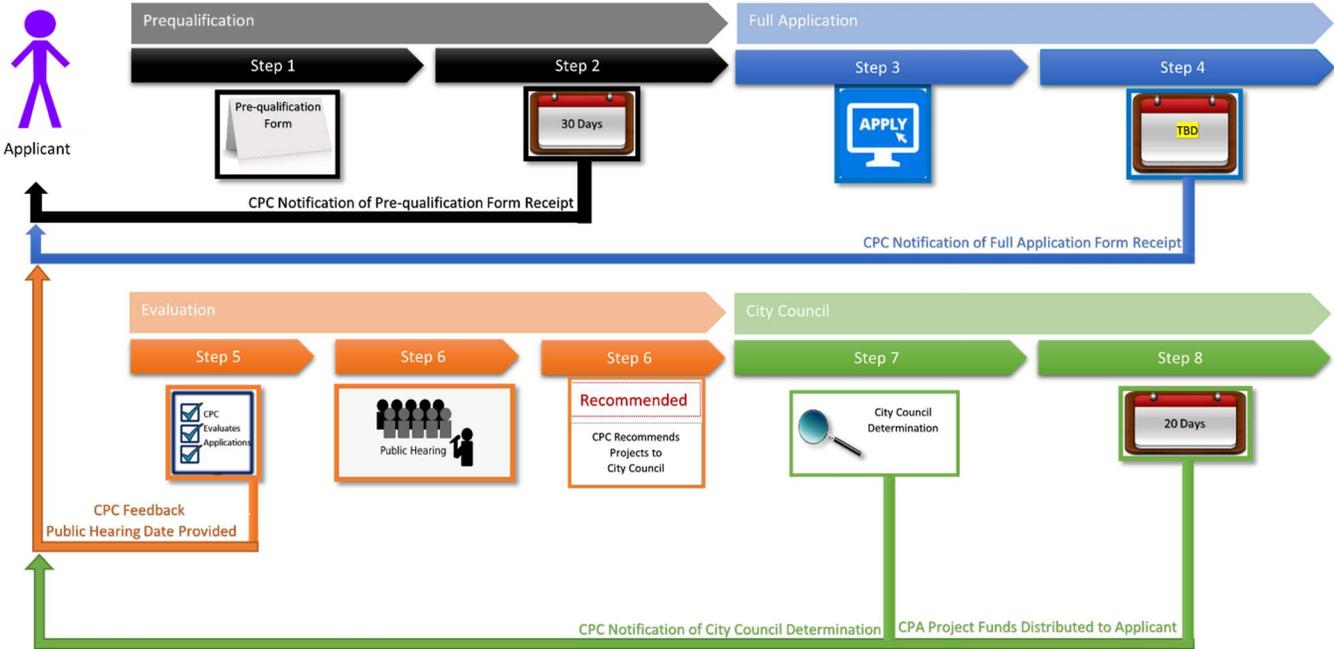
Hemenway Homestead





Chapter 7: The CPA Application Process

Process Overview



Guidelines for Submission

Pre-Qualification Form

The pre-qualification form is required for all project submissions. This is to ensure the projects to be submitted meet the requirements of the CPA.

1. Email the Pre-qualification form to CPC@framinghamma.gov , or drop off 2 hard copies to Framingham Community Preservation Committee, c/o City Hall, Framingham Memorial Building, 150 Concord St., Framingham, MA 01702.
2. Framingham Community Preservation Committee (CPC) will confirm back in writing within 30 business days if:
 - a. Project is NOT eligible according to the rules of the current Massachusetts CPA law. Or;
 - b. Project IS eligible for CPA funds and advise applicant what the upcoming window (dates application can be submitted) is for submitting Full Application Form for CPA funds. Note: a project tracking number will be assigned to the project when approved.

Full Application Form

The full application form will be submitted after the pre-qualification form has been approved. This will be useful to successfully complete the full application. Please note electronic application submissions are preferred. Paper application forms are available upon request.

If CPC confirms project is eligible thru the Pre-Qualification Form, then applicant can then submit the Full CPA Project Application Form.

1. CPC Application Review Team will confirm back to applicant in writing:



- a. Receipt of a Full Application Form and if there is any information that needs to be added before project can be considered by full CPC, and
 - b. When applicant will be expected to attend a CPC meeting to address project questions and for CPC to hear public comments about the project.
2. CPC evaluates completed Full Applications and submits a list of recommended projects to be funded to the City Council to vote on.
 - a. Full CPA Project applications are accepted once year, during a set date range when applications can be submitted.
 - b. Applications received after the yearly submission date window will be considered during the window in the next year.
 3. The City Council has 3 options when voting on each recommendation: (1) Not Approve, (2) Approve, (3) Approve at a lower funding level.
 4. Following a City Council vote to appropriate funding for a project recommended by the CPC, the City Clerk will issue the appropriation Order within 20 business days.

Applicants must submit a project timeline and quarterly reports to CPC until project is completed.

Review and Recommendation Matrix

Prequalification

The Pre-qualification form is a short document for applicants to provide details of proposed projects. The CPC will review these forms and respond to applicants within 30 days.

The form can be found on the city website: Pre-qualification [Form <link>](#)

Full Project Application Form

The full project application form provides all details of the project submitted for consideration of CPA funding. The CPC will review these forms and respond to applicants within 30 days of submission.

The form can be found on the city website: CPA Project Application Form [<link>](#)



Chapter 9: Appendices

The appendices in this section provide references and links to CPA related topics.

Appendix A: Glossary

Acronym	Term	Definition
CPA	Community Preservation Act	
MGL	Massachusetts General Law	
DOR	Department of Revenue	
	Undesignated Funds	Funds not dedicated to a defined purpose
	Community Housing	Housing meeting the needs for individuals and families of low and moderate incomes.
AMI	Area Median Income	
HUD	Department of Housing and Urban Development	
	40B Subsidized Housing	Chapter 40B is a state statute, which enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions.
FHA	Framingham Housing Authority	
PCD	Department of Planning and Community Development	
ELI	Extremely Low Income	
CDBG	Federal Community Development Block Grants	
	Vernal pools	Seasonal pools of water that provide habitat for distinctive plants and animals.



Acronym	Term	Definition
HOME	Federal HOME funds	HOME Investment Partnerships Grants to states and units of general local government to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low and very low-income Americans.
OSRP	Open Space and Recreation Plan	

Appendix B: CPA & General

Description	Reference
MA CPA Law	https://www.mass.gov/lists/community-preservation-act
CPA Coalition Website	https://www.communitypreservation.org/about
Framingham CPCs Website	https://www.framinghamma.gov/3286/Community-Preservation-Committee
Framingham’s CPC Ordinance	https://www.framinghamma.gov/DocumentCenter/View/41255/2021-011-Approve-Community-Preservation-Ordinance---Veto-by-Mayor?bidId=
Framingham’s CPC FAQ	https://www.framinghamma.gov/3469/CPC-FAQ

Appendix C: Housing

Description	Reference
City of Framingham’s Five-Year Consolidated Plan	https://www.framinghamma.gov/DocumentCenter/View/39850/Framingham-2021-2025-Consolidated-Plan--2021-AAP---revised-July-6-2020
The City of Framingham’s Master Plan 2020 Update	https://www.framinghamma.gov/DocumentCenter/View/39646/Framingham-2020-Master-Land-Use-Plan-Update-FINAL-large-file-27-MB



Description	Reference
The Town of Framingham’s 2014 Draft Housing Plan Update	https://www.framinghamma.gov/DocumentCenter/View/15491/DRAFT-Housing-Action-Plan-62414
CPA Community Housing Low- and Moderate-Income Limits	https://www.communitypreservation.org/income-limits
DHCD's Subsidized Housing Inventory, Dec. 2020	https://www.mass.gov/doc/subsidized-housing-inventory/download
U.S. Census 2020 – “Decennial Census P.L. 94-171 Redistricting” dataset – Summary Framingham	https://donahue.umass.edu/data/pep/dashboards/census2020_dashboard.html
U.S. Census, 2016-2020 American Community Survey 5-Year Estimates – CP04 Comparative Housing Characteristics – MA & Framingham	https://data.census.gov/cedsci/table?q=massachusetts%20framingham%20comparative%20housing&tid=ACSCP5Y2020.CP04
U.S. Census, 2016-2020 American Community Survey 5-Year Estimates – S1101 Households and Families - Framingham	https://data.census.gov/cedsci/table?q=housing%20Framingham&tid=ACSST5Y2020.S1101
U.S. Census, 2016-2020 American Community Survey 5-Year Estimates – S1810 Disability Characteristics – Framingham	https://data.census.gov/cedsci/table?q=2020%20ACS%20Framingham%20MA&tid=ACSST5Y2020.S1810
2019 Federal Census Data for the City of Framingham	https://www.census.gov/quickfacts/fact/table/framinghamcitymassachusetts/PST045219
The updated 2016 Guidebook on CPA and Community Housing	https://www.mhp.net/writable/resources/documents/CPA-guidebook-2016_lowres.pdf

Appendix D: Recreation & Open Space

References

Description	Reference
Framingham 2020 Open Space and Recreation Plan (OSRP)	https://www.framinghamma.gov/1510/Open-Space-and-Recreation-Plan
Framingham Community Preservation Study Group Report, May 28,2020	http://framinghamma.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=11884&MediaPosition=&ID=3629&CssClass=
Framingham Master Plan	https://www.framinghamma.gov/294/Framingham-Master-Plan
ADA Self Evaluation & Transition Plan	https://www.framinghamma.gov/283/ADA-Self-Evaluation-Transition-Plan



Framingham's Recreation Properties

District	Name	Location
8	Anna Murphy Park & Playground   	Cove Street and Lake Avenue
8	Apple Street Playground 	Bethany Road (off Route 135)
8	Arlington Street Playground 	Arlington Street & Gordon Street
8	Bates Road Park and Playground  	Bates Road
6	Barbieri School Playground 	100 Dudley Road
5	Bowditch Field Athletic Complex    	Union Ave
3	Brophy School Playground   	575 Pleasant Street / Route 30
7	Butterworth Park and Playground    	Grant Street and Bishop Street
2	Charlotte Dunning School/ Walsh Complex 	48 Frost Street
5	Cushing Memorial Park Playground	Dudley Road and Winter Street
2	Danforth Park and Playground  	Danforth Street
5	Furber Park and Playground  	Fairbanks Road
6	Farm Pond and Woodland Playground 	100 Dudley Road
9	Harmony Grove School Playground	Beaver and Leland Street
1	Hemenway School Playground 	729 Water Street
4	Juniper Hill School Playground 	29 Upper Jocelyn Avenue
6	Keefe Tech    	750 Winter Street
2	King School Playground  	454 Water Street
7	Learned Pond Beach 	Union Avenue and Concord Street
6	Loring Arena, and Long/Ryan Complex  	Dudley Road
9	Mary Dennison Park and Playground  	54 Beaver Street
5	Mason Park and Playground	Maple Street and Franklin Street
9	Merchant Road Soccer Fields 	Merchant Road
5	Galvani/Musterfield Complex  	Guadalcanal Road
5	McCarthy School Playground, Fuller and Farley Fields 	Flagg Drive
5	Mt. Wayte Park Playground	Chautauqua Avenue
1	Oakvale Park and Playground 	Burbank Circle (off Hadley Road)
1	Potter Road School Playground  	492 Potter Road
2	Reardon Park Playground  	Laclede Avenue/Maymont Drive
8	Roosevelt Park and Playground 	Fay and Seminole Avenue
2	Saxonville Beach  	Lake Road, on Lake Cochituate
4	Simpson Park, Playground and boat launch 	Simpson Drive & Sudbury River
1	Stapleton School Playground and Woodfield Park	Elm Street and Sloane & Gregory Road
3	Temple Street Playground	Temple Street
3	Victory Soccer Field 	14 Auburn Street
	Walsh Middle School Playground	301 Brook Street
2	Winch Complex    	115 A Street
8	Waushakum Lake and Beach  	Nipmuc Street

 Baseball/softball  Basketball  Tennis  Football  Soccer  Swimming  Boating



Appendix E: Historic Preservation

Description	Reference
Historic Preservation Plan	www.framinghamma.gov/historicpreservationplan
Historic District Commission Cultural Resource Inventory	www.framinghamma.gov/culturalresourceinventory
Massachusetts Cultural Resource Inventory System (MACRIS)	www.nps.gov/history/local-law/arch.stnds 8 2.htm
Massachusetts Historical Society	https://www.masshist.org/
National Register of Historic Places	https://nationalregisterofhistoricplaces.com/
Department of the Interior’s Standards for Rehabilitation	https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm
Framingham History Center	https://framinghamhistory.org/
The Friends of Saxonville	https://www.friendsofsaxonville.org/
The Framingham Heart Study	https://www.framinghamheartstudy.org/

Appendix G: Project Pre-qualification & Application

Description	Reference
Pre-qualification Application	
Full Project Application	