

# NOBSCOT VILLAGE

J & COMPANY IS ASKING THE CITY COUNCIL'S PLANNING & ZONING SUBCOMMITTEE  
TO COMMENCE THE CITY COUNCIL'S PUBLIC REVIEW PROCESS RELATED TO THE POTENTIAL REZONING  
OF THE APPROXIMATELY 30-ACRE AREA ADJACENT TO NOBSCOT VILLAGE CENTER

J & CO'S PROPOSED DEVELOPMENT CONCEPT AND RELATED ZONING ISSUES ARE SUMMARIZED IN THE FOLLOWING SLIDES

FEBRUARY 9, 2026



# ZONING PROCESS

J & Co's contemplated residential development of these parcels will require new zoning providing the framework, constraints and requirements related to project design and permitting

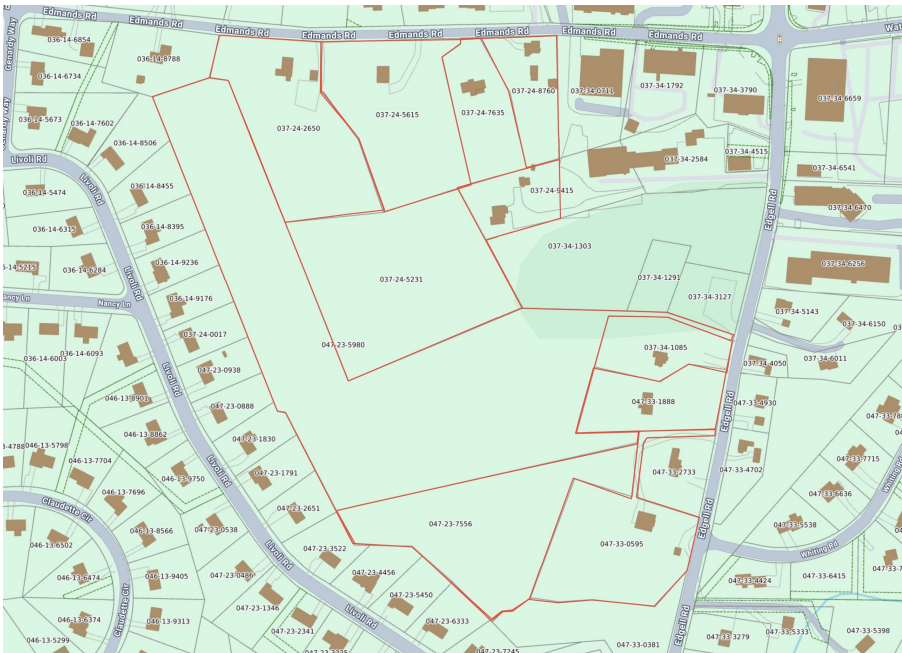
## Zoning Provisions

- Define the boundaries of the new zone
- Identify uses to be allowed by special permit and uses that are prohibited
- Identify the special permit granting authority (City Council?)
- Impose requirements re density, height, setbacks, buffers, open space, affordable housing, mitigation, etc.
- Impose required review procedures, including comprehensive analyses of potential impacts (traffic, infrastructure, schools, etc.)
- Identify special permit standards tailored to protect the neighborhood

## Zoning Process

- Draft zoning to be sponsored and submitted to City Council for review
- City Council and Planning Board to conduct public hearings to solicit public input and consider revisions to the proposed zoning
- Vote by City Council

# Approximate Boundaries of Re-Zone Area





# CURRENT DEVELOPMENT CONCEPT AND CONSIDERATIONS SHAPING THE PROJECT



# NEIGHBORHOOD CONCERNS

- Traffic
- Changing Rural Streetscape (Edmands Rd and Edgell Rd are Scenic Roadways)
- Changing Neighborhood's Rural Character
- Visual Impacts (visibility of buildings from residential properties, driven by proximity, density and height)
- Blasting
- Lighting
- Stormwater
- Noise (e.g. HVAC units)
- School Impacts
- Impacts to City Infrastructure (sewer, water)
- Impacts to City Services (e.g. police, fire)

# DESIRED FEATURES

(as expressed by some residents and City officials)

- Appropriate design features and mitigation measures addressing the Neighborhood Concerns
- Rural streetscape along Edmands and Edgell – both Scenic Roadways
- Vegetated buffers between project and residential properties
- Mix of housing types – with many residents expressing desire for the following components:
  - Ownership units – occupied by people with a long-term stake in the community
  - Age-restricted units – providing downsizing opportunities for seniors and generating less traffic
  - Smaller units and/or units with restricted bedroom count – tending to be more affordable and to generate less traffic
  - Affordable units – to advance the City's Inclusionary Housing goals
- Architectural styles compatible with character of neighborhood and sensitive to potential visual impacts
- Sidewalk extensions
- Trail and open space connections
- Traffic improvement measures (right turn lane on Edgell?)
- Expansion of Nobscot Park

# WHY HIGHER RESIDENTIAL DEVELOPMENT AT THESE PARCELS?

## ■ Sensible Land Use Planning:

- It provides a sensible transition between the single-family neighborhoods to the west and the commercial and higher density uses in Nobscot's Village Center B-4 district. For example:

- Edmands House – 190 units on 3.6 acres (53 units/acre)
- Sudbury Arms – 50 units on .92 acres (54 units/acre)
- Smith House – 32 units on .76 acres (42 units/acre)
- Mary Ann Morse – 98 units on 14.6 acres (15 units/acre)
- Nobscot Plaza – 156 units on 4.87 acres (32 units/acre)

## ■ Advances City's Housing and Economic Goals:

- It advances the economic strategies and recommendations developed during the City's economic development studies conducted 2015-2022. Those studies specifically called out these parcels as appropriate for higher density residential development, in part to provide economic support for existing and future businesses in the Nobscot Village Center.
- Framingham's strategic plans also encouraged development of under-utilized properties such as these as a strategy for re-energizing neighborhoods.

## Other Benefits:

- Increased housing supply with a mix of housing types
  - Providing downsizing opportunities for existing residents who want to remain in Nobscot
- Tax Revenue (est. \$4- 6 million annually)
- Affordable Housing
- Local business support – by neighbors from walkable distance
- Park and recreation connections
- Open space
- Proactive regulatory control over proposed uses and design as compared to Dover Amendment uses

# Strategies for Addressing Neighborhood Concerns

as related to higher density residential development

CONCERN	STRATEGIES FOR ADDRESSING
Traffic	<ul style="list-style-type: none"> <li>• Limits on density and/or # of bedrooms</li> <li>• Age-restrictions</li> <li>• Thoughtfully located site access drives – sight lines and ingress/egress options</li> <li>• Mitigation measures</li> </ul>
Changing Rural Streetscape	<ul style="list-style-type: none"> <li>• Limit building types along streetscape</li> <li>• Smart building locations/configuration</li> <li>• Architectural designs in keeping with rural character and thoughtful landscaping</li> </ul>
Changing Neighborhood Character	<ul style="list-style-type: none"> <li>• Thoughtful building styles, locations, configuration and architectural design</li> <li>• Minimize visibility from off-site locations</li> </ul>
Visual Impacts	<ul style="list-style-type: none"> <li>• Vegetated perimeter buffers, landscape screening and expanded building setbacks</li> <li>• Building height limits</li> <li>• Thoughtful location and configuration of buildings</li> </ul>
Blasting	<ul style="list-style-type: none"> <li>• Require review of blasting plans and protocol during special permit review</li> </ul>
Lighting and Noise	<ul style="list-style-type: none"> <li>• Lighting details to be developed and reviewed during special permit process</li> </ul>
Stormwater	<ul style="list-style-type: none"> <li>• Stormwater management details to be developed and reviewed during special permit process</li> </ul>
School Impacts	<ul style="list-style-type: none"> <li>• Limits on # of bedrooms</li> <li>• Age restrictions</li> </ul>
Impacts on City Services/Infrastructure	<ul style="list-style-type: none"> <li>• Details to be developed and reviewed during special permit process</li> </ul>

# CURRENT DEVELOPMENT CONCEPT

- Mix of housing types
  - Townhomes
  - Multi-family
  - Ownership & Rental
  - Some Age Restricted
  - Affordable
- Perimeter areas limited to 2.5 story townhomes
- Multifamily buildings in central areas of site with height limits
- Vegetated buffers near residential properties
- Rural streetscapes along Edmands & Edgell
- Access on Edmands & Edgell to distribute traffic
- Significant open space (65%+)
- Sidewalk extensions & trail connections



NOBSCOT CONCEPTUAL SITE PLAN



## Legend

- BUILDINGS
- DRIVEWAYS/PARKING LOTS
- COURTYARD/SIDEWALK/OTHER

## Area Takeoffs

Area Type	Area (SF)	Coverage
BUILDINGS	179,850	15.3%
DRIVEWAYS/PARKING LOTS	177,600	15.1%
COURTYARD/SIDEWALK/OTHER	22,700	1.9%
LANDSCAPE	796,990	67.7%
TOTAL IMPERVIOUS	380,150	32.3%
OPEN SPACE, LANDSCAPED	796,990	67.7%
OPEN SPACE, USABLE	819,690	69.6%
TOTAL SITE	1,177,140	

**Open Space, Landscaped: 67.7%**



# ARCHITECTURAL DESIGN CONCEPTS



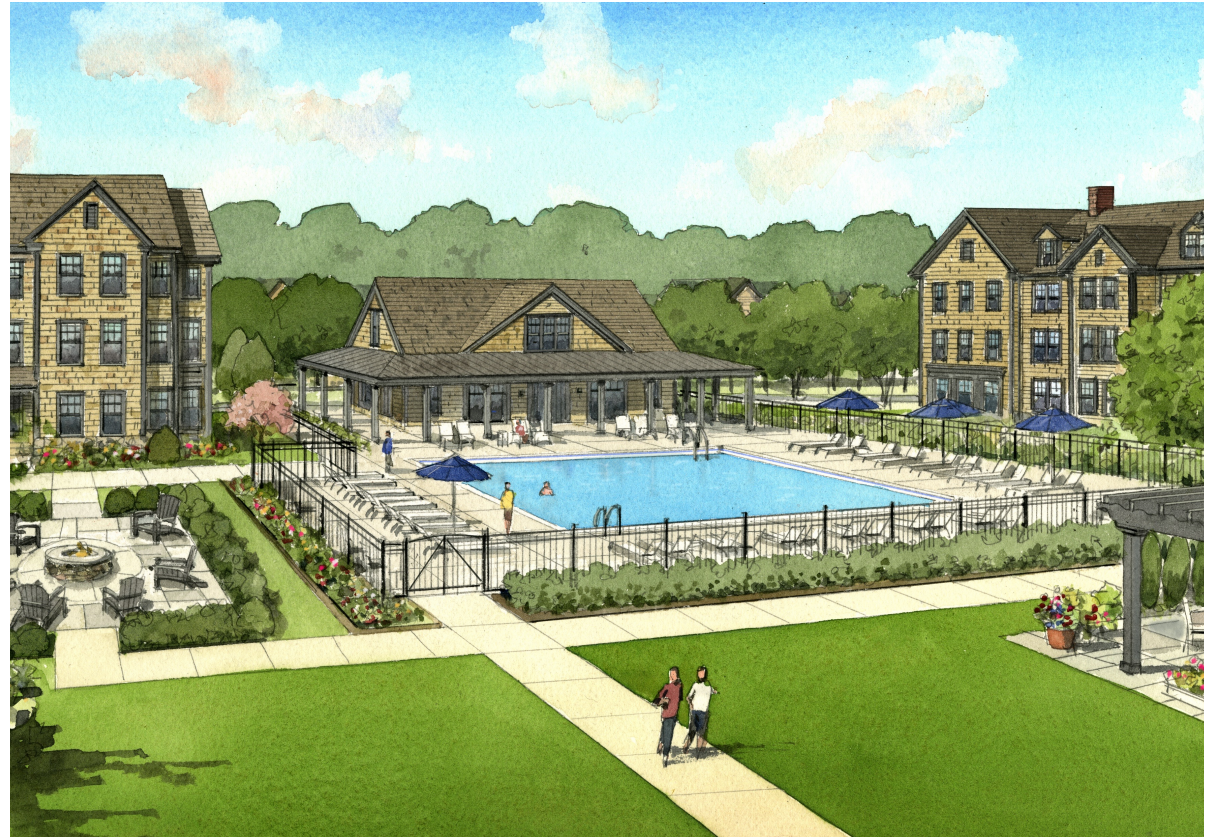
# ARCHITECTURAL DESIGN CONCEPTS IN KEEPING WITH RURAL CHARACTER







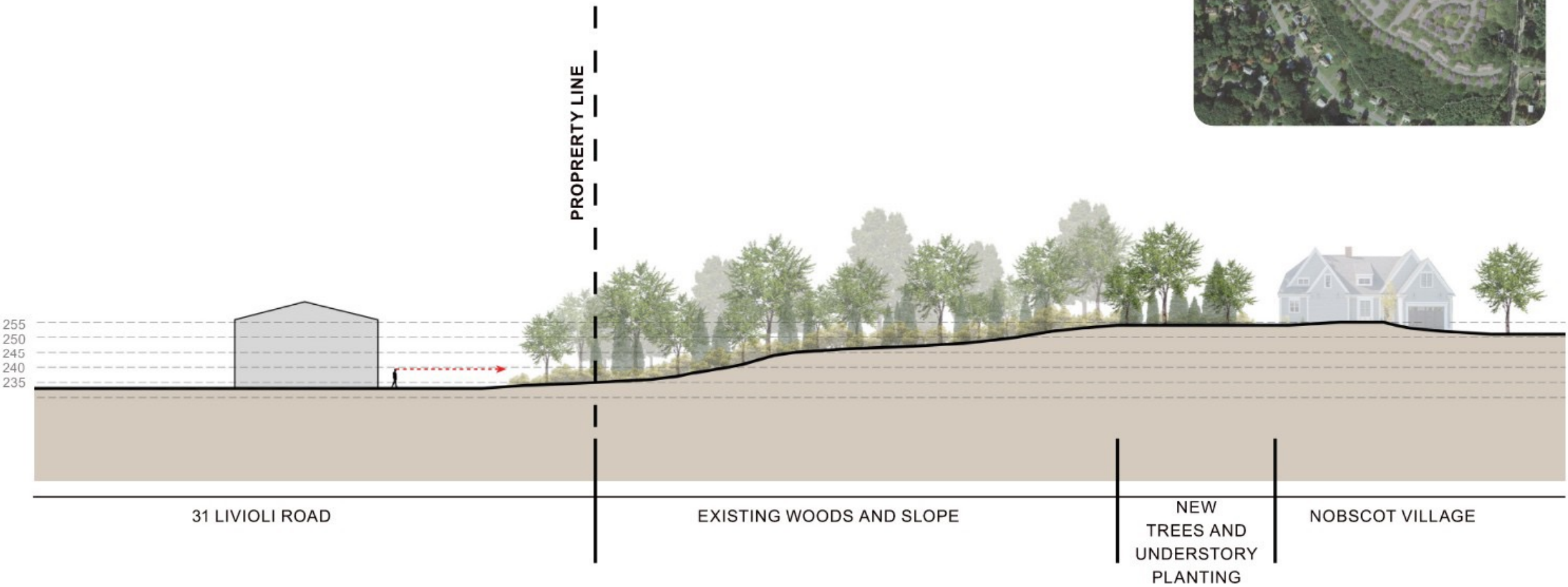






# CROSS-SECTIONS – VISIBILITY CONCERNS





SITE SECTION: 31 LIVIOLI ROAD



SITE SECTION: 20 LIVIOLI ROAD

PROPERTY LINE

255  
250  
245  
240  
235  
230  
225

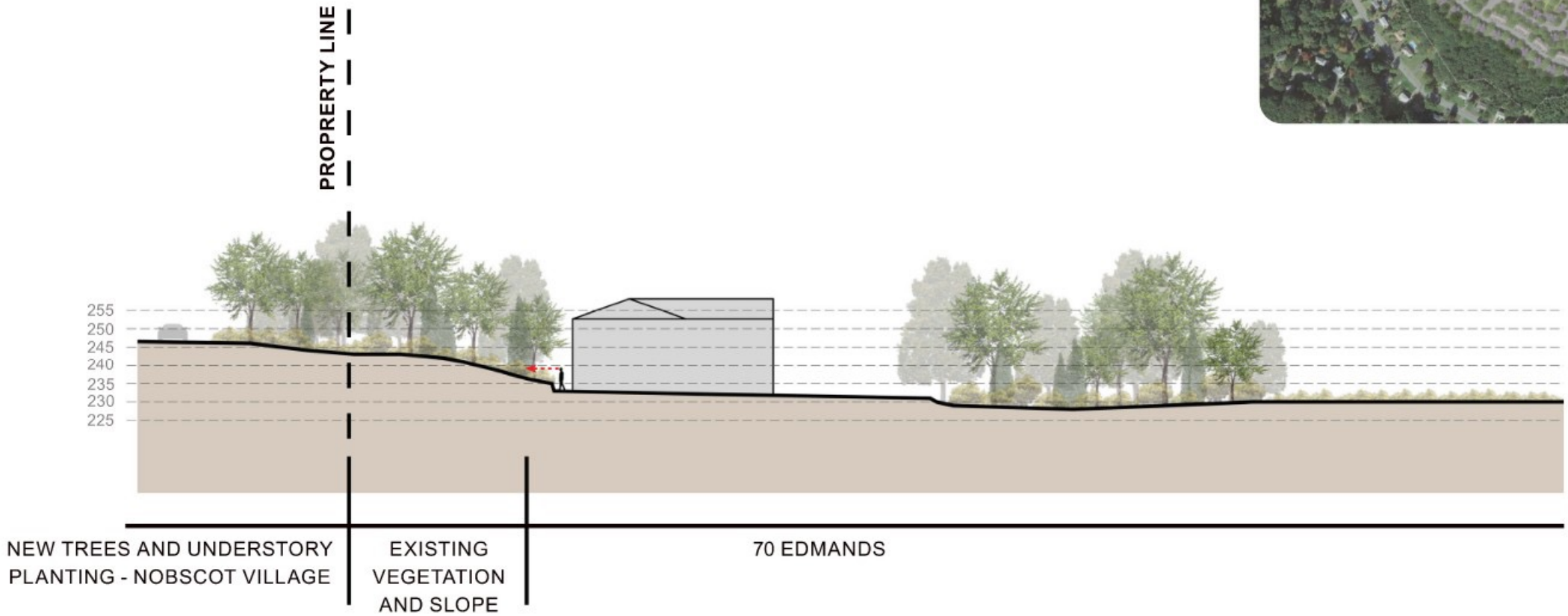
8 LIVIOLI ROAD

EXISTING WOODS AND SLOPE

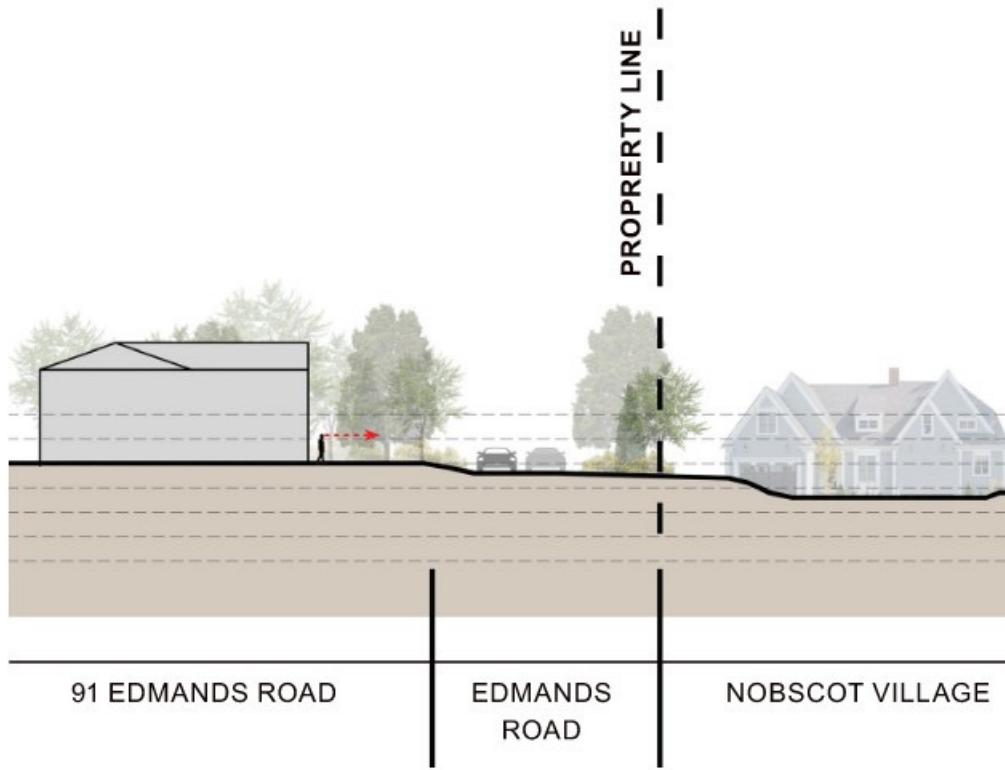
NEW  
TREES AND  
UNDERSTORY  
PLANTING

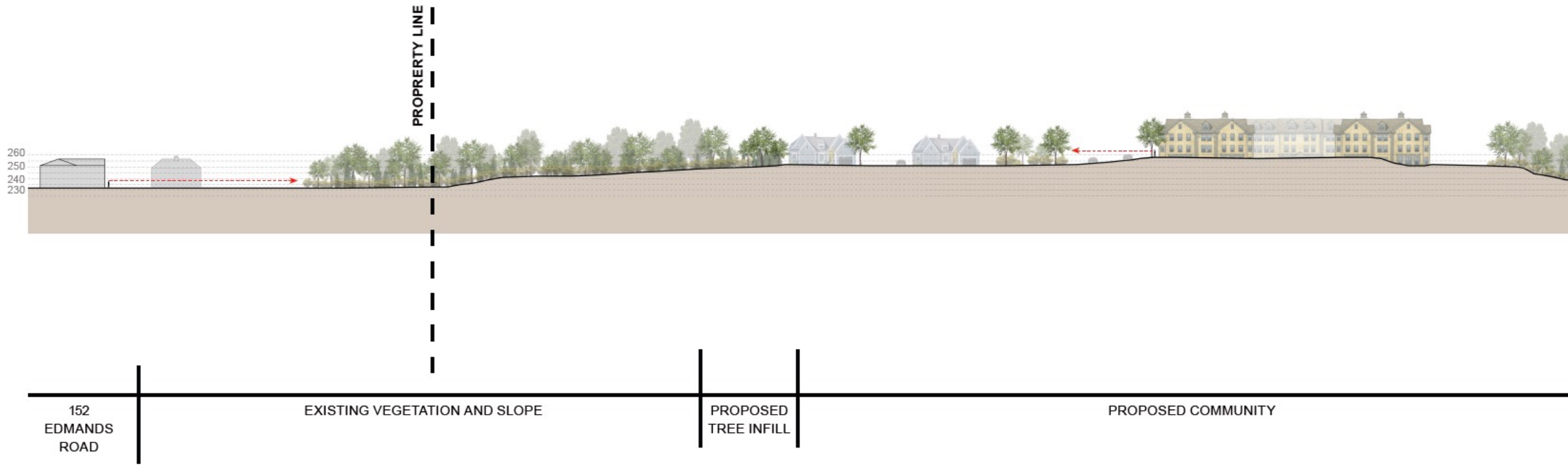
NOBSCOT VILLAGE





SITE SECTION: 70 EDMANDS





SITE SECTION: 152 EDMANDS ROAD



# PRELIMINARY IMPACT ASSESSMENTS



---

# Utilities & the Environment

## Utilities

- Initial assessments confirm that existing infrastructure will support the Project:
  - Water (8" main in Edmands and Edgell)
  - Gas (4" high pressure mains in Edmands and Edgell)
  - Electric (NSTAR)
  - Sewer (8" sewer in Edmands and Edgell)
- Wetlands and environmental impacts are minimal
  - No wetlands on site
  - Stormwater improvements and management practices will be developed and reviewed during the permitting process

# Transportation

**Initial traffic studies of the local roadway system confirm that it can support the proposed development concept.**

- Traffic Generation Overview:
  - Traffic generation depends on the mix of unit types – with variation based on unit type (townhouse v. multifamily), # of bedrooms, and age-restriction status.
  - As one benchmark, different unit mixes for an assumed 416-unit development were evaluated and projected to generate approximately 145-205 peak hour trips.
  - Those trips will be distributed across both access drives and between the egress and ingress patterns – resulting in approximately 1 vehicle per minute entering or exiting each access point during the AM and PM peak hours.
- A preliminary traffic assessment will be made available during the anticipated zoning process. A more comprehensive assessment will also be completed during the permitting process – tailored to the particular project proposed at that time.

# Student Generation

- Varies by unit type. For example, see these generation rates:
  - single-family units: 0.12 students per unit
  - multi-family units: 0.05 students per unit
  - age-restricted multi-family units: 0 students per unit
- For an assumed 416-unit development consisting of 200 townhomes and 216 multifamily units, projected student generation rates were:
  - 31 students – assuming 100 of the multifamily units were age-restricted
  - 36 students – assuming no age restrictions
- Those estimates do not account for any applicable bedroom size limit – treating the townhomes as if they were unrestricted single-family homes.

# DENSITY PER ACRE STUDY

Densest concept would result in 50% less dense development from a unit per acre perspective

Address	Property Name	Year Built	Number of Units	Acres	Units per Acre
South Side					
54 Union Ave	Union Street Apartments	2022	75	0.40	188
Waverly Street			176	1.53	115
55 Concord Street	Alta Union House	2018	196	1.96	100
266 Waverly Street	Modera	2020	270	3.00	90
59 Fountain Street	Bancroft Lofts	2021	258	3.02	85
489 Franklin Street	The Buckley	2019	210	6.00	35
	Totals		1185	15.91	74
North Side					
770 Water Street	Nobscot Plaza	2025	156	4.87	32
Edgell/Edmands	Proposed Nobscot	Permitting	415	27.7	15
	Totals		156	32.41	

# CURRENT DEVELOPMENT CONCEPT



NOBSCOT CONCEPTUAL SITE PLAN