

# NOBSCOT VILLAGE

COMMUNITY PRESENTATION 2.6.2023



# THE DEVELOPMENT TEAM:

EVERY GREAT PROJECT IS DEFINED BY A GREAT TEAM. WE HAVE ASSEMBLED THE BEST IN CLASS.

Developer: **J & Company**



Civil Engineer/Traffic Assessment: **VHB**



Architect: **The Architectural Team**



Landscape Architect: **IBI Group**



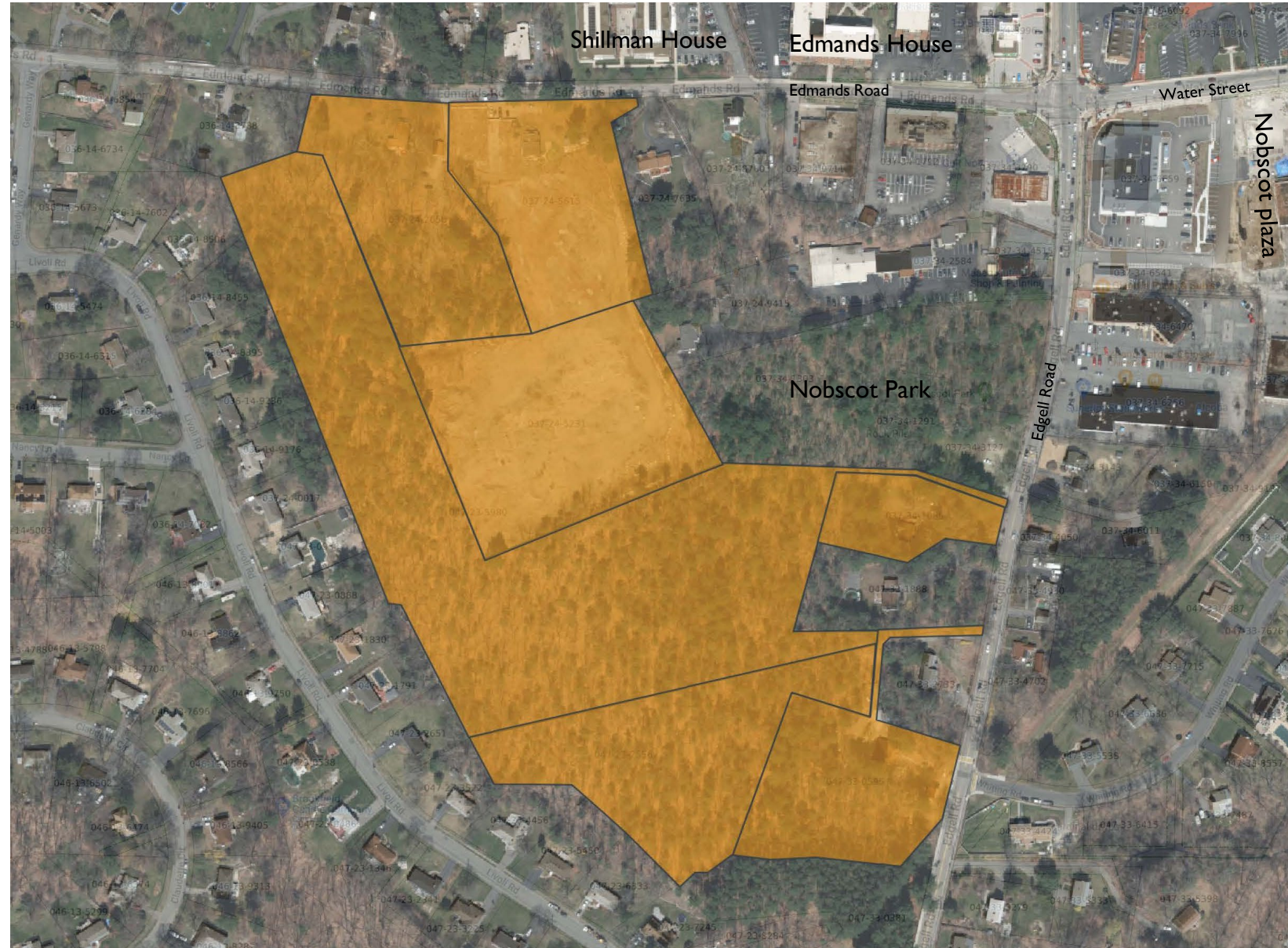
Legal Council: **Fletcher Tilton PC & Nutter,  
McClennan & Fish LLP**





# SITE OVERVIEW

- 27 +/- Acres Under Control
- Intersection of Edgell & Edmands
- Directly Abutting Nobscot Park
- Mostly Vacant and Cleared Land

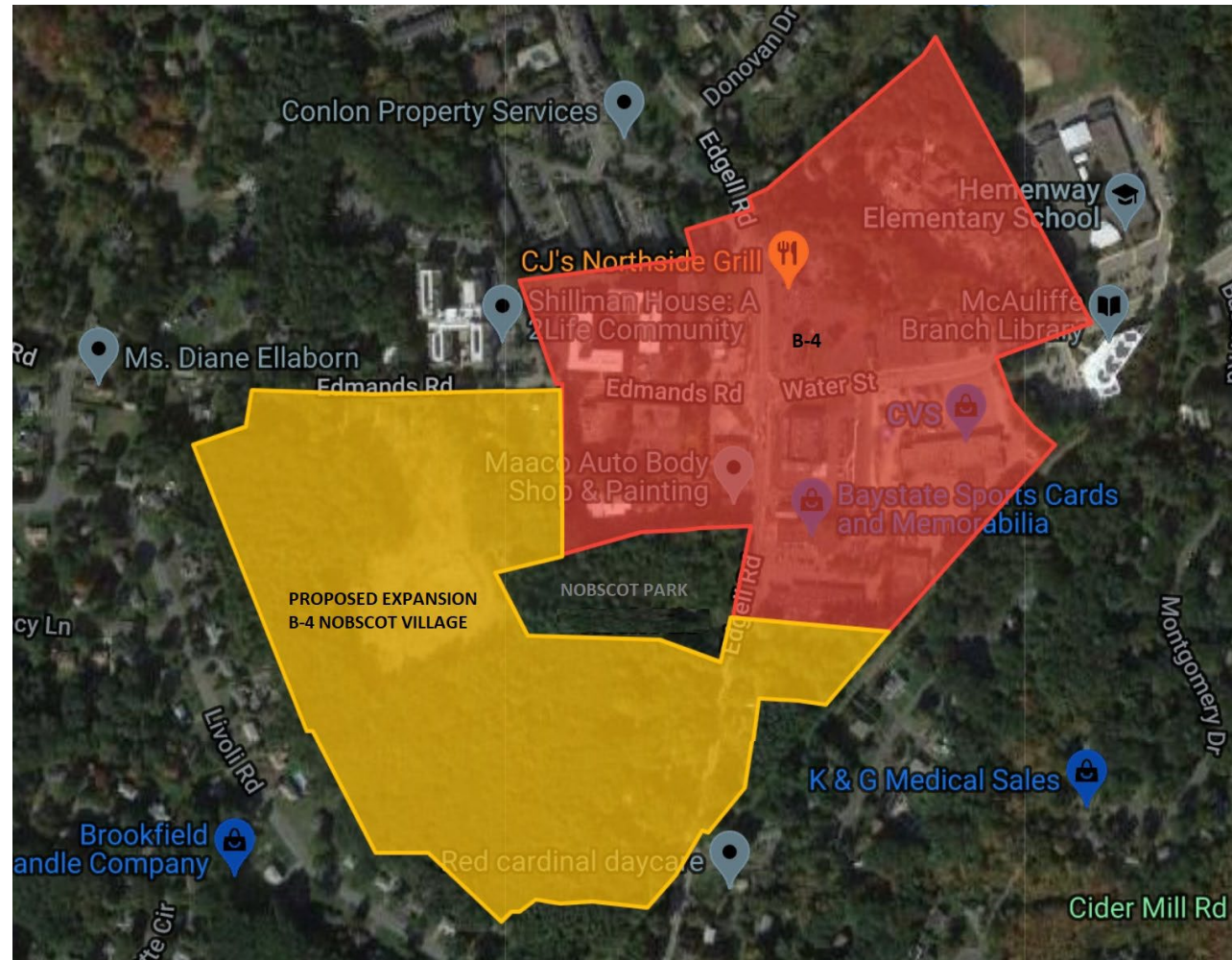




# THE PROPOSAL: EXPAND THE USE OF B-4 VILLAGE ZONE

## WHY WE ARE PROPOSING TO EXTEND THE B4 ZONE:

- ACCOMPLISH THE OBJECTIVES SET FORTH IN THE ECONOMIC DEVELOPMENT STUDIES.
- CONSOLIDATE PARCELS TO CREATE A LARGE AREA FOR THE DEVELOPMENT OF A MIX OF HOUSING TYPES SUCH AS APARTMENTS, CONDOMINIUMS, TOWNHOUSES, DUPLEXES, OR COTTAGES\*
- CREATE TRUE MIXED-USE VILLAGE CENTER
- BRING AMENITIES, DIVERSITY IN HOUSING TYPES TO THE NORTH SIDE
- ECONOMIC AND PUBLIC BENEFITS THAT LARGELY OUTWEIGH AN ALL RESIDENTIAL DEVELOPMENT.





1. Open Space

2. Diversification  
of Housing

3. Multiple -  
Uses

4. Connectivity/  
Walkability

# INTEGRATING THESE FEATURES - CONCEPT

WE PLAN TO WORK WITH THE COMMUNITY AND CITY TO INTEGRATE THESE FEATURES IN A PLAN THAT SUPPORTS OUR COMMON GOALS

- Multi-Family, Townhouses, Senior Living & Restaurant/Retail
- 50% Open Space
- 15% Undisturbed Area
- Thoughtful Layout Provides Natural Buffer
  - 300' between dwellings



PROGRAM SUMMARY	
A	MULTIFAMILY / COMMERCIAL 3-STORY
B	MULTIFAMILY 3-STORY
C	TOVNHOUSE - 9 BUILDINGS 3-STORY
D	DUPLEX TOVNHOUSE - 18 BUILDINGS, 3-STORY
E	MEMORY CARE FACILITY 2-STORY
F	RETAIL/COFFEE SHOP 2,300 SF (1-STORY)
G	COMMERCIAL 14,800 SF (2-STORY)
H	COMMERCIAL 3,980 SF (1-STORY)
I	COMMERCIAL 4,200 SF (1-STORY)
	COMMERCIAL SPACE

1. Open Space

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of Housing3. Multiple -  
Uses4. Connectivity/  
Walkability

# DENSITY PER ACRE STUDY

DENSITY OF APPROVED SOUTH SIDE PROJECTS HAVE RANGED FROM 35-188 UNITS PER ACRE

Address	Property Name	Year Built	Number of Units	Acres	Units per Acre
<b>South Side</b>					
54 Union Ave	Union Street Apartments	2022	75	0.40	188
Waverly Street		Permitting	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
<b>Totals</b>			<b>1185</b>	<b>15.91</b>	<b>74</b>
<b>North Side</b>					
770 Water Street	Nobscot Plaza	Permitted	156	4.87	32
Edgell/Edmands	Proposed Nobscot	Permitting	400-500	27.54	14-18
<b>Totals</b>			<b>156</b>	<b>32.41</b>	



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# COMMUNITY BENEFITS



Nobscoot | Edgell Road  
Framingham, MA | January 24, 2023 | J & Company | 202006 | © The Architectural Team, Inc.

Aerial View of Event Lawn Looking NW



## BENEFITS TO THE CITY



- MILLIONS IN TAX REVENUE
- DIVERSITY IN HOUSING OPTIONS
- AFFORDABLE HOUSING
- CONSUMER GROWTH, LOCAL BUSINESSES
- SUPPORTS ECONOMIC DEVELOPMENT GROWTH
- PARK – RECREATION – OPEN SPACE
- VIBRANT MIXED-USE DEVELOPMENT WITH AMENITIES



1. Open Space

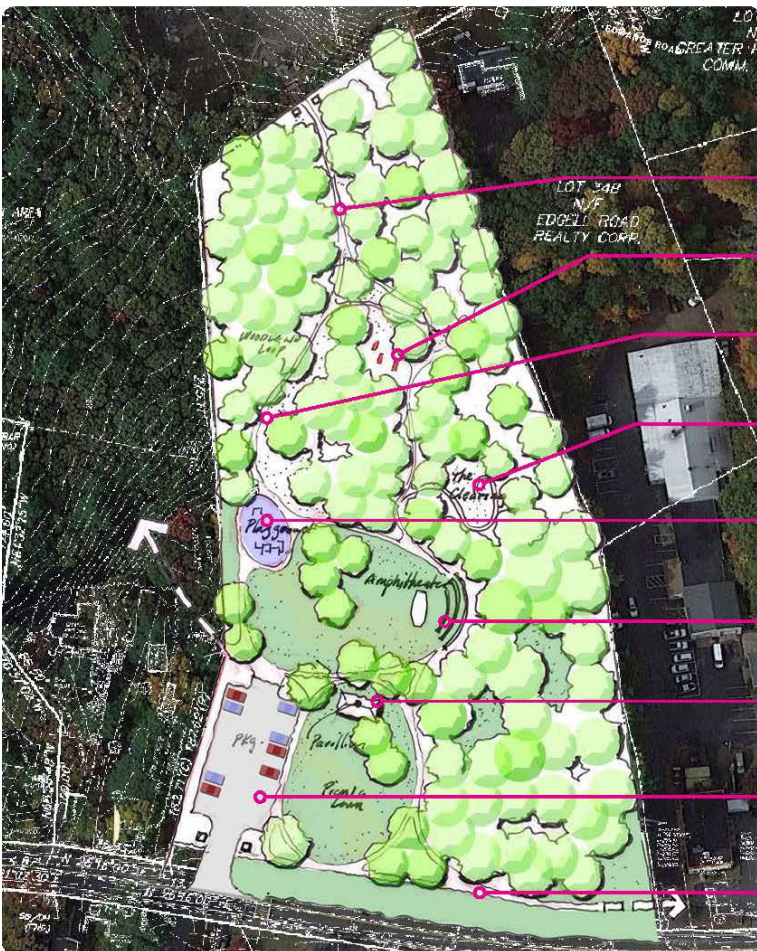
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# DEVELOPER CONTRIBUTION TO PARK REVITALIZATION

NOBSCOT PARK WILL INTEGRATE OPEN SPACE, RECREATION AND CONNECTIVITY



## NOBSCOT PARK

### COMMUNITY IMPROVEMENTS:

IMPROVED WOODLAND TRAILS

VARIOUS LEVELS OF DIFFICULTY

DISCOVERY STATION

INTERPRETIVE SIGNAGE

“THE CLEARING” STAR GAZING KNOLL

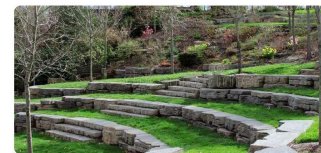
PLAY AREA

AMPHITHEATER AND EVENT LAWN

PAVILION

PARKING AREA

NEIGHBORHOOD WALK CONNECTION





# Transportation

**Initial evaluation of the local roadway system found that it can support the rezoning proposal with appropriate level of mitigation and planning.**

- Driveway designs should be developed to accommodate the needs of the Project and minimize the local disruptions
- Driveway placement should consider the impacts to adjacent neighbors and drivers already on the roadway system
- Parking should be designed to support the Project, but minimize impervious impacts
- The roadways and intersection of Edgell Road, Edmands Road, and Water Street can support the development, opportunities to further enhance their operations exist as well
- Focus on pedestrian, bicycle, and transit elements will support the Project and the surrounding area residents

# Transportation (cont.)

**Ultimately, the Project Team will need to work with the City to develop a detailed Traffic Impact Assessment as part of the Site Plan Review process that will focus on :**

- Study area intersections and roadways
- Assessment of current and future planned developments and transportation projects
- The Project's traffic generation & distribution on study area network
- Assessment of current & future intersection and roadway operations to demonstrate that they can support the Project
- Development of Recommendations focusing on:
  - Access needs
  - Roadway / intersection upgrades
  - Transit, bike, pedestrian, and other transportation demand management plans that support the City's TDM goals and objectives



PLEASE VISIT US!

[www.nobscotvillage.com](http://www.nobscotvillage.com)



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Aerial 1