

IV. EXECUTIVE SUMMARY

The following is a summary of some the key recommendations from the 2017-2024 Southeast Framingham Neighborhood Action Plan (SEFNAP) as they are illustrated on the two following maps in Figures 1 and 2. They provide **DIFFERENT TYPES OF ACTIONS** the Town can take to make much-needed quality-of-life improvements in the near-term (2017-2019) and set the right conditions to attract investment and growth. Mid-to-long term actions (2020-2024) will follow that will further enhance the neighborhood by creating conditions for equitable access to job, service and housing opportunities. Greater detail on the recommended actions is found in the Action Plan Recommendations chapter on page 24 and the Action Plan To-Do List on page 49.

KEY RECOMMENDATIONS



Create an MGL Chapter 40R Smart Growth Overlay District (see Figure 14) to capitalize on nearby transit, proximity to downtown, and attainable enhanced walkability in order to attract mixed-use developments with affordable housing choices. The proposed B/MU zoning district is the most important area to apply a coterminous smart growth overlay district. The MFR areas in light orange and blue may be included in the smart growth overlay district but have different dwelling-unit density implications given the higher required ratio of market-rate units to affordable ones.



Create a Business/Mixed-Use (B/MU) zoning district along the neighborhood's front door at Waverly Street that will allow the types of development that will provide needed jobs, services and housing, and create a compact, walkable extension of the neighborhood.



Enforce existing Town regulations to upgrade the appearance and operation of existing businesses to minimize impacts¹ on residents and create a pleasant commercial streetscape.



Protect and enhance Mary Dennison Park through open space zoning, clean-up, reprogramming for local children including a water feature, and better connections with adjacent uses for the long-term enjoyment of residents and to attract investment.



Carve out a primary Multifamily Residential (MFR) zoning district (for the areas in light orange) that will allow, preserve, rehabilitate and incentivize affordable and market-rate housing choices and the ability to age-in-place for all community members. Consider rezoning the existing multifamily areas highlighted in light blue in order to differentiate them from lower-scale, lower-density residential areas, and facilitate their potential redevelopment.



Provide development incentives in order to attract much needed community-oriented uses such as pocket parks, adequately-sized community centers, and retail shops.

¹ The mitigate/minimize impacts icon on the map and in the executive summary represents the impacts of the auto-related/light-industrial businesses. These impacts can include visual blight of properties and buildings, noise generated by trucks and other activities, and dust and odors emitted onto neighboring retail shops, homes and open spaces.



Improve the safety of pedestrians by improving poor sidewalks, and installing crosswalks, signs and pedestrian lights to calm traffic and discourage industrial cut-through truck traffic.



Create two landmark, arrival gateways at Blandin Avenue and Waverly Street, and Waverly Street at Taralli Terrace to signal to passers-by and potential business investors that the Town wants to improve the commercial landscape.



Consolidate light-industrial uses away from homes and parks, and upgrade their development frontages by requiring organized servicing, loading and circulation along new, better-defined vehicular connections and alleys.



Make a public investment in a new open space at 240 Beaver Street that will better connect residents between Carlson Road, Beaver Street, and potentially Beaver Circle Terrace.



Enhance the mobility of neighborhood residents to get to work, school and shopping centers by augmenting bus service frequency beyond existing service which runs weekdays from 6:45am to 8pm, and Saturdays until 5:45pm.

Figure 1 Summary of Key Zoning and Community Development Recommendations

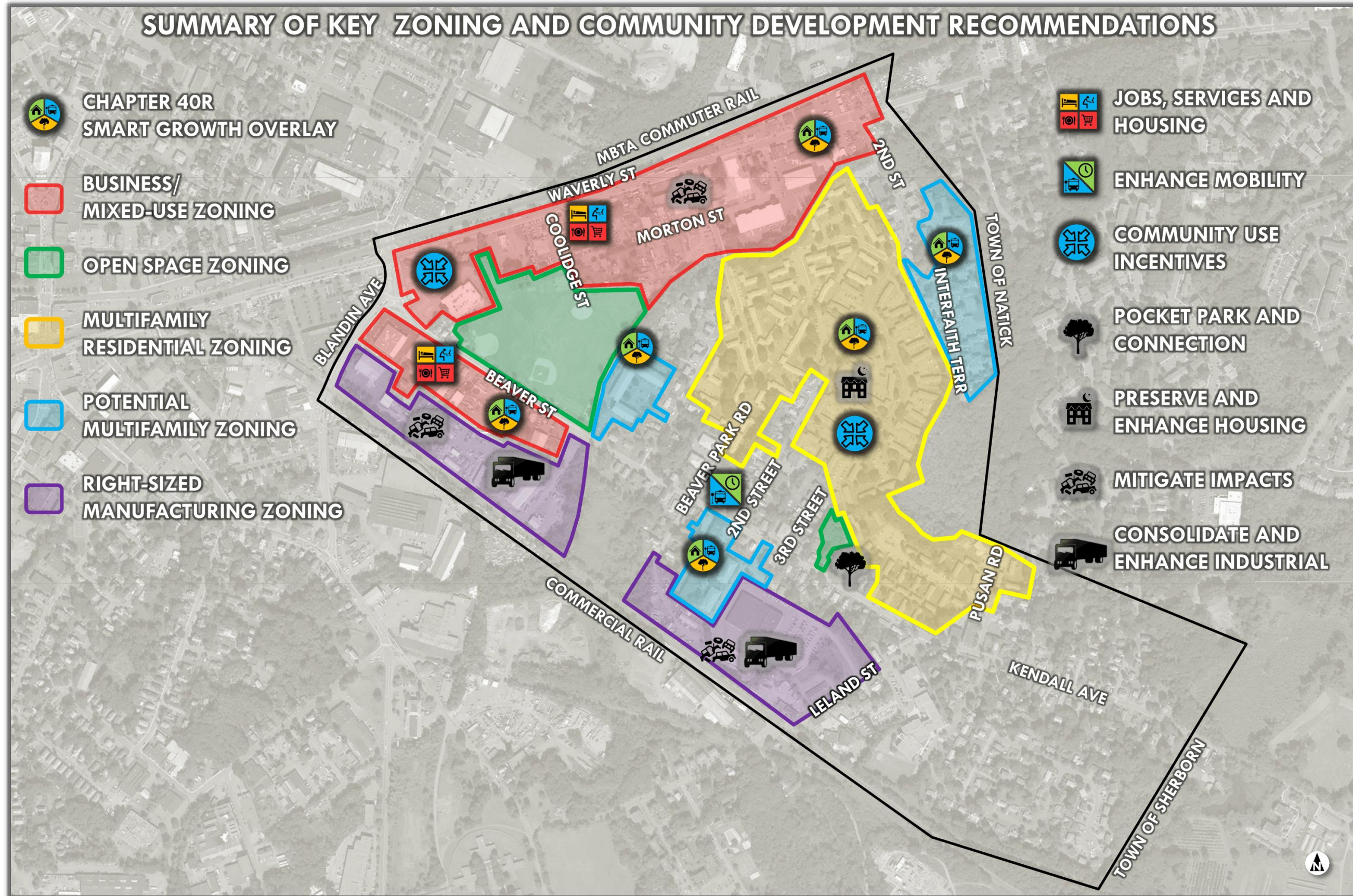


Figure 2 Summary of Key Near/Mid-Term Physical Improvements

