

# **I-90 Corridor Development and Resiliency Plan: Draft Priorities for Ashland, Framingham, and Natick**

June 18, 2025

Framingham Memorial Hall

## **Agenda**

Welcome: Sarkis Sarkisian, Director of Planning and Community Development (Framingham)

Presentation: Metropolitan Area Planning Council - Eric Hove, Courtney Lewis, Avanti Krovi

Feedback on Draft Priorities: All

Wrap Up and Next Steps

## **Draft Regional Priority Areas**

### **Ashland**

1. **Downtown Ashland:** Development north of Cirrus Drive, particularly around Ashland's commuter rail station, presents potential for additional mixed-use and light industrial growth.
2. **Route 126/Pond Street:** This mixed-use area, located along Route 126, has the potential to accommodate additional commercial, industrial, and mixed-use development.
3. **Ashland Town Forest Parcels:** These parcels, abutting the Ashland Town Forest, are currently unprotected from development and are recommended to be purchased, protected, and incorporated into the Town Forest.
4. **Upper Charles Loop:** Developing these missing segments of the Upper Charles Loop as shared-use paths will help unify the trail.
5. **Trolley Brook Trail:** MAPC and local planners noted this trail as a key priority for preservation, further connecting downtown Ashland to the Upper Charles Loop.
6. **Waushakum Trail:** This envisioned segment of the Waushakum Trail would connect across Framingham, into Ashland, and to the Bay Circuit.
7. **Waushakem Pond:** Bordering Ashland and Framingham, the unique kettle pond and beachfront areas have been identified as a regional priority for recreational investments and preservation. It connects into the Route 126 wetlands complex.
8. **Dike Trail:** As a shared-use path, this envisioned trail segment would cross through the Route 126 wetlands and connect to the Bay Circuit.

9. **Ashland RTE 126 Wetlands:** These 200 acres of the Route 126 wetlands and the Dike Trail include critical habitat, vernal pools, and natural landscapes. If legally protected and preserved, this area has potential to connect Ashland, Framingham, and Sherborn as part of a multi-town conservation area.
10. **Ashland Quarry Site:** The Aggregate Industries Quarry has significant recreational potential and is expected to be purchased by the Town after operations cease.
11. **Holliston Greenbelt:** This small, envisioned foot path would connect the Holliston Greenbelt across the border from Holliston into Ashland.

### Framingham

12. **9-90 Business Park and Technology Park:** This area could be transformed into a vibrant mixed-use district that includes a greater mix of uses to generate jobs, economic growth, supporting businesses, and housing.
13. **Golden Triangle:** Including the Natick Mall and Shopper's World, mixed-use growth can continue to evolve in this area, which is served by the Logan Express and straddles Framingham and Natick. Additional investments in transportation options and housing will further increase the economic impact of this area.
14. **Downtown Framingham:** Mixed-use and transit-oriented growth is occurring in this area, particularly around the Framingham commuter rail station.
15. **MCI Framingham:** Should the women's prison in this area be decommissioned, this area could be redeveloped with a mix of uses, linking into downtown Framingham via the Upper Charles Trail.
16. **Eastleigh Farm:** The historic farm is an important open space connection into Callahan State Park and includes a segment of the Bay Circuit Trail. This is a great candidate for permanent protection.
17. **Framingham Boy Scout Reservation:** This reservation area, which spans Framingham and Sudbury, is not currently protected from development and would benefit from better access for visitors.
18. **180 Hemenway Rd. (Garden in the Woods):** This ecologically-rich parcel, owned by the Native Plant Trust, is not permanently protected. Improving access for visitors to the site is also a priority.

19. **Weston Aqueduct:** MAPC and local planners envision a foot trail here to connect the Weston Aqueduct trail.
20. **Bruce Freeman Trail:** Some of the shared use path is already in design. The two segments crossing over I-90 reflect different options for how the Bruce Freeman Trail could extend.
21. **Carol Getchell:** MAPC and local planners envision this missing link between the Cochituate Rail Trail and Carol Getchell trail developing as a shared use path along Concord Street and a foot trail along Sudbury River.
22. **Cochituate Rail Trail:** Developing this link of the trail as a shared used path would connect the trail Natick into Framingham.
23. **Chris Walsh Trail:** Developing this missing Chris Walsh Trail segment along Sudbury River as a shared use path would connect the trail with existing bike lane and sidewalk infrastructure. The additional segments in Chris Walsh Park were noted for further development or improvement by the City's transportation plan. MAPC and local planners envision these segments connecting at the Framingham MBTA station.
24. **Cushing Memorial Park:** This major park in Framingham would benefit from additional investments, including additional recreational uses and regional trail connections.
25. **Waushakum Trail:** This envisioned segment of the Waushakum Trail would connect across Framingham, into Ashland, and to the Bay Circuit.
26. **Upper Charles:** MAPC and local planners envision a shared use path connecting the Upper Charles Trail to the Framingham MBTA station, from Sherborn into Framingham.
27. **South Framingham Trail:** As the Upper Charles trail approaches Framingham, a separate, shared-use path would diverge and cross through South Framingham and into Natick.
28. **Sudbury Aqueduct:** This segment would connect the Sudbury Aqueduct trail from Sherborn through South Framingham, and to the Framingham MBTA station.

### Natick

29. **Golden Triangle:** Including the Natick Mall and Shopper's World, mixed-use growth can continue to evolve in this area, which is served by the Logan Express and straddles Framingham and Natick. Additional investments in transportation options and housing will further increase the economic impact of this area.

30. **West Natick (Route 135/Central St.):** West Natick encompasses the West Natick Commuter Rail Station and is home to EJ communities. Additional mixed-use and transit-oriented development on underutilized parcels can provide new amenities and housing options for these communities.
31. **Downtown Natick:** Encompassing Natick Center and the Natick Commuter Rail Station, mixed-use and transit-oriented growth in this area is supporting a vibrant downtown.
32. **Cochituate Aqueduct Trail:** Developing this missing segment of the Cochituate Aqueduct Trail will help link the trail from Natick into Cochituate.
33. **Natick Eversource Right-of-Way:** While likely a difficult project due to multiple owners, partnering with Eversource and abutting communities to allow for off-road recreational connections in this area would further connect the EJ communities in West Natick with the Golden Triangle towards the north and Sherborn and Framingham to the south.
34. **17 Oak Street Parcel:** Used by the Natick Public Works Department, this site would benefit from permanent protection. The property abuts Morses Pond (Wellesley's swimming beach), includes a wellhead for the Natick Water System, and is already home to several athletic fields and trails.
35. **Eisenmenger Trail:** Developing this missing segment of the Eisenmenger Trail will connect the trail through downtown Natick and the Natick MBTA station.
36. **42 Leach Lane Parcel:** Protection of this parcel would help preserve key open space connections along the Sudbury Aqueduct, as part of the Hunnewell Estates.
37. **Sudbury Aqueduct Trail:** This envisioned trail segment would connect the Sudbury Aqueduct Trail from Sherborn into Natick.
38. **South Natick Dam Park:** The State has started investment in this area with the Municipal Vulnerability Preparedness program, but more investments and improvements are needed in South Natick Dam Park to make it a recreational hub for the region.
39. **Lookout Farm:** Protection of this parcel would help preserve this popular and historic farm as a key agricultural and open space resource.