



WELCOME TO THE *CHOOSE FRAMINGHAM NEWSLETTER*



*Choose Framingham Newsletter
December 30, 2016 - In This Issue:*

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Year in Review: Business Profiles



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Choose Framingham Profiles Framingham Businesses and Organizations

Editor's Note: Framingham has a diverse business community - we're home to major multinational corporations and interesting and innovative start ups.

Private and Public Sources Have Invested \$56 Million in Downtown Framingham

Downtown Framingham has experienced \$56 million in investment from both public and private sources in the past few years, the Town of Framingham [announced](#) earlier this month. Those numbers include transportation and utility infrastructure upgrades as well as expansion by private businesses and nonprofit organizations. Last year, Special Town Meeting members approved new zoning plans, which has driven some of the new investment.

Throughout the year, [Choose Framingham](#) has the profiled businesses and organizations that are critical to making Framingham a vibrant community and a great place to do business. As we close out 2016, we wanted to make sure you had a chance to read about the people doing interesting work in our town. If you are a Framingham-based business interested in being profiled in Choose Framingham or you know of one, please email us at chooseframingham@framinghamma.gov.

January 2016 - Disruptor Beam

[Disruptor Beam](#) is a social and mobile game company at the center of today's popular culture universe. In January, the company launched Star Trek Timelines, an immersive mobile game.

February 2016 - Media Boss

[MediaBoss](#) is a Framingham-based video production company that has created everything from television pilots to web videos, animations to live streaming events, graphics to photography.

March 2016 - CommCreative

[CommCreative](#) is an integrated marketing firm with clients that include Staples, Bose, GE, Deloitte and Massage Envy. Earlier this year, CommCreative expanded to a new location in Downtown Framingham.

April 2016 - First Financial Resources

[First Financial Resources](#) works with healthcare, education, financial, and legal agencies to gather outstanding commercial and private debts. The company relocated to Framingham earlier this year.

Also in April, we highlighted the opening of [Garden in the Woods](#) for the 2016 season. The garden is the crowning jewel of the New England Wild Flower Society, the nation's oldest plant conservation organization, which is headquartered in Framingham.

May 2016 - Samiotes Consultants, Inc.

[Samiotes Consultants, Inc.](#) is a site development firm that provides civil engineering and land surveying services to clients throughout New England and

"It is encouraging to see so many entities, from the Commonwealth of Massachusetts to private commercial developers, recognize that Downtown Framingham is a good investment," said Bob Halpin, Town Manager of the Town of Framingham. "We anticipated that rezoning would attract new investment. It is good to see it happening."

In October 2015, by overwhelming numbers, Special Town Meeting members voted to support zoning changes to Framingham's Central Business District with a goal to make Downtown Framingham an attractive, vibrant, diverse center that will be a hub of economic activity for the MetroWest region. Previous zoning laws in the Town of Framingham discouraged developers from creating the kind of new units that appeal to young professionals and others who may otherwise be attracted to Framingham. Town officials see the rezoning as critical to encouraging transit-oriented development (TOD) in Downtown Framingham, and will move their efforts forward to encourage this kind of residential development.

"Framingham residents took an important step last year in approving rezoning," said Arthur Robert, Director of the Town of Framingham's Division of Community and Economic Development. "The fact that Downtown is attracting significant reinvestment indicates that their initiative is being rewarded. With resources coming from the state and from commercial developers, we are also looking forward to more investment from residential real estate developers in Downtown."

The strategy approved by the Town recommended making changes to the existing Central Business District zoning to encourage this development while also maintaining the neighborhood's distinctive urban downtown. With new residential and commercial development, the rezoning will ultimately increase the Town's overall tax base while not placing an additional burden on Town services. Based on development projections for three hypothetical parcels in the Downtown, the Town and MAPC project new development could accrue up to \$950,000 in additional commercial and residential property taxes for the Town of Framingham.

Examples of new dollars being invested in Downtown Framingham include:

- **Route 126 Corridor/Downtown Road Work and Utility Upgrades** - the Commonwealth of Massachusetts' Department of Transportation has spent \$10 million as part of a multiyear project to repair the streets and roads in downtown Framingham. Eversource has invested \$30 million in utility infrastructure upgrades.
- **MetroWest Medical Center** - MetroWest Medical Center provides high quality medical services to residents of the region. The center has announced a \$7.6 million expansion that includes enhancements to its main lobby located in Downtown Framingham.
- **New and Expanding Business Upgrades**
 - **Jack's Abby Brewing Company** - the acclaimed brewing company is doubling the size of its new facilities in the Downtown area.

nationally.

Also in May, we focused on the [Amazing Things Arts Center](#), a venue in Downtown Framingham that provides performing arts and visual arts space.

[June 2016 - Philips Lifeline, Inc.](#)

[Philips Lifeline](#) empowers seniors to live independently while aging well by providing products and services focused on senior safety, health and connectedness.

[July 2016 - Chyten Premier Tutoring and Test Preparation](#)

Framingham-based [Chyten](#) provides tutoring, test preparation and college preparation services to parents and students.

Also in July, we highlighted [Boston Comic Con](#), which was founded by Framingham business owners Nick Kanieff and James Talbot.

[August 2016 - Exhibit 'A' Brewing Company](#)

[Exhibit 'A' Brewing](#) celebrated its opening in August. The new brewery, which focuses on brewing high quality ales, opened in the space previously occupied by Jack's Abby before it moved into expanded space earlier this year.

Additionally, in August, we promoted the opening of [Lifetime Fitness](#), a new 185,000 square foot fitness club in Framingham that includes 135,000 square feet of indoor space, another 50,000 square feet of outdoor space, quality swimming pools, water slides and a restaurant.

[September 2016 - CMC Consulting Group, Inc.](#)

[CMC Consulting Group](#) integrates transaction advisory, management consulting, medical affairs advisory and innovative research for companies in the healthcare and life science industries.

In September, we also interviewed LeVarr Brewster, Metrowest Administrator for [SMOC Financial Services \(SFS\)](#), regarding the agency's microloan program.

[October 2016 - Massachusetts](#)

Currently at 67,000 square feet, Jack's Abby will add another 63,000 square feet at 102 Clinton Street and 25 new full- or part-time employees to its 100 person workforce in the coming months. The company spent \$6 million in upgrading its facilities when it moved to its current facilities this past January. This expansion reflects an estimated additional \$500,000 in new investment from the company.

- **Deluxe Depot Diner and Pho Dakao** - the upscale diner, which is located in the former H.H. Richardson rail station in Downtown, and the Vietnamese restaurant both opened in the last two years, after significant investments from their owners.
- **CommCreative** - the integrated marketing agency has invested just over \$2 million in an expanded presence in Downtown with its new headquarters.

"The progress we have made in Downtown Framingham shows what we can achieve if we all work together towards a common goal. As long as these collaborative efforts continue, I'm confident that we will succeed in revitalizing our Downtown area," said Cheryl Tully Stoll, Board of Selectmen Chair.

"As a lifelong resident of Framingham, it is so encouraging to see this kind of attention to Downtown Framingham," said Mike Gatlin, chair of the Town's Economic Development and Industrial Corporation (EDIC). "We can see the value that Downtown Framingham can bring to businesses through public and private investment, which ultimately broadens the tax base. Framingham's Department of Public Works has been a driving force behind these efforts, which demonstrates the commitment the Town has made to revitalizing Downtown."

Year in Review: Choose Framingham Hosted Events Focusing on The Villages, Millennials & Downtown in 2016

It has been a busy year for the Town of Framingham. We continue to find new and interesting ways to bring together businesses and residents to find out why they, too, Choose Framingham. What we know here in Framingham is that our town has a lot to offer. From young Millennials to families and new local businesses to large corporations, there is something for everyone in Framingham. With this in mind, we held events throughout the year seeking to engage members of our community while inviting outsiders to come and learn more about us.

We kicked off our event series on March 10th, when members of the

[Supplier Diversity Regional Series](#)

Framingham hosted a session of the Series, which aims to develop a partnership between the Commonwealth, local municipalities, and private buyers that will assist small and diverse businesses.

[November 2016 - Jack's Abby Brewing Company](#)

[Jack's Abby Brewing Company](#) produces award-winning craft lagers. Framingham's Planning Board recently approved plans for the restaurant and brewery to lease and develop 102 Clinton Street, a vacant 63,000 square foot building.



Arthur Robert at The Villages Event

Town of Framingham's [Economic Development and Industrial Corporation](#) (EDIC) and staff from the [Division of Community and Economic Development](#) (C&ED) hosted an event for business leaders in Nobscoot and Saxonville. The event focused on the strategic plan that EDIC undertook last year to plan for the future of

the Villages. Almost 30 individuals representing area businesses, civic organizations, and the Town attended the event at [Fireseed Arts](#), which is an incubator space for sustainable, environmental art projects and businesses located in the Saxonville Mills complex.

On May 3rd, the Town of Framingham held an exclusive tour of Downtown Framingham for local real estate developers to explore the transit-oriented development (TOD) opportunities there. Twenty developers took part in the tour, which provided them with an opportunity to see local properties located in Downtown available for development while also meeting local business and community leaders. Attendees visited several TOD development parcels, all within a 10-minute walk to one of the MBTA Commuter Rail system's busiest stations. The tour began at the Danforth Art Museum and School and ended with a visit to Jack's Abby, a local brewery and restaurant established in 2011 that recently expanded its presence in Downtown Framingham last year. You can read more about the tour at the [Boston Globe](#).

On June 24, we partnered with the [MetroWest Chamber of Commerce](#) to host a "Millennials in the Workforce" event, which included representatives



Choose Framingham Millennials Event

from [Bose Corporation](#), [Boston Heart Diagnostics](#), [CommCreative, Inc.](#), [Disruptor Beam](#), [South Middlesex Opportunity Council \(SMOC\)](#), and [Staples, Inc.](#) A panel of employees and employers talked about the characteristics that make the Millennial generation unique, including an interest in promoting greater diversity in addition to a wide-ranging discussion on everything from the cost of living to access to health insurance and the desire for food truck options. It was a great discussion that provided unique insights into what Millennials are looking for - both in the workforce and the community they live in. For a recap of the event, including video, please read this article at the [MetroWest Daily News](#).

We thank everyone who came out and attended, participated in, and supported these events. We look forward to continuing our work with events throughout the coming year -

stay tuned for more information.

Framingham EDIC

chooseframingham@framinghamma.gov

The Framingham Economic Development and Industrial Corporation (EDIC) was established in 1995 to stimulate economic development and expand employment opportunities in the Town of Framingham in accordance with the town's approved economic development plans.

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