



WELCOME TO THE *CHOOSE FRAMINGHAM NEWSLETTER*



*Choose Framingham Newsletter
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Framingham Designated as a Certified Local Government by National Park Service

The National Park Service (NPS) announced on January 30th that it

Framingham Special Town Meeting Approves Tax-Increment Financing Agreements for Two Downtown Residential Real Estate Projects

Projects will bring 467 new units of transit-oriented development to Downtown Framingham, continue the neighborhood's revitalization

had designated the Town of Framingham as one of 38 Certified Local Governments (CLG) in 2016. Framingham joins 1,966 communities across the country that participate in this program, which gives local governments greater access to historic preservation guidance and grants.

According to the [NPS press release](#), "the CLG designation makes communities official partners in the federal historic preservation program, which engages local, state, and federal governments to promote historic preservation at the grassroots level. These communities gain access to expert technical historic preservation advice from the National Park Service and their respective State Historic Preservation Offices, as well as Historic Preservation Fund grants exclusively for CLGs."

The program, which is administered by the National Park Service through the states, helps communities protect historic properties. To become certified, municipalities must commit to enforcing local and state historic preservation laws and to establishing a qualified historic preservation commission. In addition to Framingham, two other communities in Massachusetts - Easton and Gloucester - received this designation in 2016.

"The Town of Framingham was first settled more than a century before the United States was established, and we value our history," said Arthur Robert, Director of Framingham's Division of Community and Economic Development. "We thank the National Park Service for this designation, which will help us continue to integrate the Town's historic preservation efforts into our economic development plans."

Framingham Businesses In the News

Local Framingham businesses have been making the news lately, with lots of exciting announcements about growth and expansion.

A Special Town Meeting of Framingham residents approved [tax-increment financing \(TIF\) agreements](#) for two proposed transit-oriented developments for Downtown Framingham and a new Urban Center Housing Tax Increment Financing (UCH-TIF) plan and zone for Downtown Framingham. The proposed development at 266 Waverly Street by Mill Creek Residential will create 270 new units of multifamily housing for the MetroWest region and invest \$73 million in Framingham. The development at 75 Concord Street by Wood Partners will bring 197 units to the downtown, and bring \$60 million in new investment to the neighborhood.

"We are so pleased to be working with developers of such high caliber, who are entering a promising but as of yet unproven transit-oriented market in Downtown Framingham," said Arthur Robert, Director of the Town of Framingham's Division of Community and Economic Development. "These agreements are important steps toward attracting investors to support these projects - and realizing the vision of a revitalized Framingham for which Special Town Meeting members voted in 2015."

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.

"It's an exciting time to be in Downtown Framingham because there is so much energy and vitality in the neighborhood," said Bob Halpin, Town Manager of the Town of Framingham. "Over the past few years, we have seen both public and private sources make \$56 million worth of investments in our downtown, and Framingham residents are now beginning to see the payoff for their patience and hard work."



Prior to the vote, the Division of Community and Economic Development delivered 12 formal presentations to ten town committees and other interested groups providing details on the agreement. As part of the

agreement for 266 Waverly Street, the Town of Framingham will provide an estimated \$2.8 million in property tax exemptions for a seven year term. For the 75 Concord Street development, the Town will provide \$5.9 million in property tax exemptions for a 15 year term. In total, the two projects will raise \$9.2 million in revenue over 15 years, bring \$133 million in private investment to Downtown Framingham, and generate up to 624 new construction jobs to the town.

"The overwhelmingly positive votes taken by the Special Town Meeting show that Framingham residents share our vision for downtown and are as eager for positive change as we are," said Cheryl Tully Stoll, Chair of the Board of Selectmen. "We thank

[Ameresco](#), a local renewable energy and energy efficiency company saw its net income rise to \$12 million last year. You can read more about it in *The Worcester Business Journal*, [Framingham's Ameresco sees profits soar to \\$12M last year](#)

[TJX](#), the parent company of T.J. Maxx and Marshalls, is expanding its home décor offerings, with a new store brand that will supplement HomeGoods stores. *The Boston Herald* talks more about it here: [TJX announces expansion to complement HomeGoods retailer](#)

[Disruptor Beam](#), a local video game maker best known for its *Game of Thrones* and *Star Trek* games, has received an additional investment of \$8.5 million venture capital. *The Boston Globe* covered the news recently, [Disruptor Beam rounds up more cash](#)

the members for their thoughtful engagement on these issues and we are ready to move forward."

Special Town Meeting members also approved a proposed Urban Center Housing Tax Increment Financing (UCH-TIF) plan and zone for Downtown Framingham. The UCH-TIF plan allows the Town to enter into TIF agreements with qualifying projects in the designated Central Business District zone, pending final approval from the Commonwealth's Department of Housing and Community Development (DHCD).

The strategy approved by the Town in 2015 recommended making changes to the existing Central Business District zoning to encourage transit-oriented development



while also maintaining the neighborhood's distinctive urban downtown. With the rezoning, the Town is encouraging denser residential and commercial development that leverages transit-oriented infrastructure, generates fewer numbers of children in schools, and creates less traffic than traditional development. Based on projections for three hypothetical parcels in the Downtown, the Town estimates that new development could accrue up to \$950,000 in additional commercial and residential property taxes for Framingham. Last year, the Town announced that the downtown had received \$56 million in investments from public and private sources, including the Massachusetts Department of Transportation, the MetroWest Medical Center, and Jack's Abby Brewing Company.

"This is positive development for the downtown and for the Town as a whole," said Mike Gatlin, Chair of the Town's Economic Development and Industrial Corporation (EDIC). "As a longtime resident, I have witnessed the discussions about new downtown investment since I was a kid - it is exciting to see it becoming a reality. These projects will help reverse a long-term decline in downtown investment and new construction."

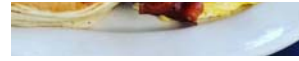
For more information, please visit the Framingham Community and Economic Development website (<http://www.framinghamma.gov/103/Community-Economic-Development>) or contact the Division of Community and Economic Development at (508) 532-5455.

Business Profile: Deluxe Depot Diner Offers "Fine Dining"

Deluxe Depot Diner is located in the heart of Downtown Framingham, in the historic H.H. Richardson-designed train depot. With a



décor they call
"Victorian whimsy,"
the restaurant



provides a welcome and relaxing environment for diners to enjoy three meals a day, seven days a week. "We are here for the people of Framingham and beyond to come relax and enjoy world class 'fine diner-ing' fare. We are the people's diner, and without our loyal customers we wouldn't be able to do what we love and do best," said Larry Rodkey, General Manager, Deluxe Depot Diner.

The Diner opened in 2014, and had what it admits is its "fair share of bumps in the road," but they are proud of how far they have come, and are excited to be a part of the revitalization of the Downtown Framingham neighborhood and serving customers food they love and keep coming back for. The menu offers diverse options - from locally famous flapjacks and comfort-style food like meatloaf to Wagyu-style Kobe beef burgers and East India Chicken Curry. The local "favorite" dish is the Deluxe Colossal Hungry Person Special which includes a short stack of pancakes or a short order of French toast, two eggs, home fries, toast, and a choice of breakfast meat, all in addition to a bottomless cup of coffee or tea (they also have an extensive loose leaf tea selection).

There is literally something for everyone at the Deluxe Depot Diner - and that's how they like it. The Diner staff prides themselves on the details and the extras to set them apart. Executive Chef Mario Do Carmo has his own love of food and takes pride in creating dining options that keeps people coming back, including extensive breakfast plates, Reuben sandwiches, and his renowned, handmade crab cakes. Take a peek at the full menu [here](#).

In addition to serving three meals a day, seven days a week, the Diner also has a full bar with a great local craft beer selection. For brunch - or whenever - they offer a great selection of Bloody Marys and Mimosas, including a "Maple Bacon Bloody Mary" and their newest addition, "Buckets of Bubbles," which is a mimosa juice bar brought right to your table.

The team at the Deluxe Depot Diner is in the business for their love of food and people. Executive Chef Do Carmo, Bar Manager Ryan Doucette, and General Management including Andres Alvarado are always working to improve their offerings, and encourage feedback from customers, to make sure they are giving them what they want when they come in. "That's our little family, and we love what we do," Rodkey said.

[Deluxe Depot Diner](#) is located at 417 Waverly Street in Framingham. They take reservations through Open Table, or you can contact them directly at (508) 872-6400.

Framingham EDIC

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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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