

WELCOME TO THE
CHOOSE FRAMINGHAM NEWSLETTER



Choose Framingham Newsletter
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**MetroWest Life
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Irving Street Park

Groundbreaking Ceremony

The [City of Framingham](#) held a groundbreaking ceremony for the 150 Irving Street Park project after a successful [crowdfunding campaign](#). The campaign raised over \$100,000 that will be used to create a new pocket park at 150 Irving Street. The groundbreaking ceremony kicked off the project that will see the current gravel parking lot turned into a new green space that will provide a passive recreational amenity to the neighborhood. [Mayor Yvonne Spicer](#) kicked off this event and helped celebrate the community support that led to this project becoming a

The [MetroWest Life Sciences Network](#) (MWLSN), a regional collaboration of healthcare and life science-based organizations, municipalities, and economic and business development organizations located in MetroWest, hosted a MetroWest MedTech Bus Tour on September 26 in conjunction with [Boston Scientific](#) and [ABI-LAB](#). After the [MedTech Conference](#) in Boston, over 65 guests climbed aboard a bus to tour world-class facilities and see how this regional ecosystem supports healthcare and life sciences organizations big and small.



The tour included stops at Boston Scientific, a global manufacturer of medical devices headquartered in Marlborough, and ABI-LAB, an accelerator and bio-incubator for local start-up companies located in Natick. Attendees toured the facilities and participated in a panel discussion with local healthcare and life sciences businesses, agencies, and advocates, to discuss the vast network of support and resources this region offers. In a panel discussion at [Carruth Capital](#) in Westborough, participants extolled the benefits of being located in Metrowest, including the high quality of life, low rents, easy access to Boston and Cambridge and communities that welcomed them. Gabriele Brambilla, CEO of [Alira Health](#), located in Downtown Framingham, says they could have gone anywhere in the country to establish their US headquarters and they chose Framingham. Panelists included Doug Adams, Co-founder & CEO, [Qura](#); Steven Baroletti, Chief Operating Officer, [MetroWest Medical Center](#); Chris Egan, President, Carruth Capital; Joe Furino, Campus Recruiting Manager, Boston Scientific, and Moderator, Brambilla. The program was kicked off with keynote comments from Travis McCready, President and CEO, [Massachusetts Life Sciences Center](#) and Brian Johnson, President [MassMEDIC](#).

This is the second bus tour for the MWLSN, the first took place in June 2018. Over 50 executives from life sciences companies took part in the first tour traveling from Boston to Framingham after the BIO International Conference. The visitors from all over the

reality. Deputy Director of Community & Economic Development, Erika Oliver Jerram, shared information about the crowdfunding efforts and thanked the donors. She noted, "This is an unusual project for city staff because it's not how we usually do things. Our staff really stretched and everyone is pleased with the result." James Snyder, Parks & Recreation Director, commented on implementation and next steps for the park, including the completion date of December 2020. Project partners and some of the many generous donors were on site, including developer Charles Zammuto, [Staples](#), [MCR Labs](#), [Avidia Bank](#), and [Wegmans](#). A sign has been installed on site with the names of all donors who donated \$750 or more.



ICL Imaging

Large Format Printing & Solutions Company in Framingham

[ICL Imaging](#), a nationally recognized leader in the field of large format printing, has been achieving outstanding creative results in printing large format graphics for more than 60 years. Choose Framingham caught up with Larry Capodilupo, III, President of this family business.

Tell us a bit about your company and the services you provide.

world were given the chance to tour [Alira Health](#), [Sanofi Genzyme](#), ABI-LAB and hear from [State Senator Karen Spilka](#), Travis McCready, CEO of the Massachusetts Life Sciences Center, Paul Matthews of the 495 Metrowest Partnership and representatives from Framingham's and Natick's governments.

The MetroWest Life Sciences Network grew out of an effort by the Framingham Economic Development Industrial Corporation ([EDIC](#)) and Gabriele Brambilla at Alira Health. They recognized that there were a lot of companies here that were still networking more in Boston and Cambridge and that there was value in pulling them together to collaborate and promote the sector in MetroWest.



Doug Lawrence, EDIC Chair and CEO of One IV Solutions, represented the City of Framingham on the bus tour last week. "It's exciting to see this network coming together in a way that promotes the region as a whole," said Doug Lawrence. "MetroWest is a real option for these companies and we want them to know there is a network here to support them if they invest here." The Framingham EDIC and Community & Economic Development Department helped found the MWLSN in 2018. Doug remains active as a Board member.

TJX Companies Acquires 550 Cochituate Road

[TJX Companies](#), multinational off-price department store, headquartered in Framingham, recently purchased 550 Cochituate Road, increasing their footprint in

ICL Imaging is a large-format printing company, which means that we won't make your business cards or annual reports, but we will print custom wall coverings for your business or install window graphics, to let the world know what makes your company unique.



We do a lot of work for the trade show industry, producing graphics for booths that travel from show to show, or even sometimes just to one very big show. We have been very active in the Point-of-Purchase (POP) world of retail graphics since the early 2000s, producing window displays and sometimes full-store branding to help our customers stand out in a crowded retail space.



More recently, we have been doing a lot of work with corporate interiors and architectural graphics. Many times, since the advent of the open work space, people realize that although they like the open plan, it can feel uninviting at best and fishbowl-like at worst. We produce wall coverings to brand corporate interiors and make them feel more welcoming, and we often apply cut vinyl to glass partitions to break-up the glassy monotony and to give them a frosted look.

Tell us a little more about your history - how did you start and why did you end up choosing Framingham as a location?

The company was founded in 1956 as the photo-processing wing of a local photographer's studio. We have expanded continually since then, consistently embracing new technologies. In 1986, my father, Larry Capodilupo, purchased the company from Elliot Korklan, and moved us from Proctor St. to Mellen St., where we currently remain. Around 2000, we stopped processing film, shut down our darkrooms in favor of more modern digital processes, and embraced the future of imaging. We now have 11 different output devices and print on everything from rigid boards to fabric and vinyl.

I bought the company from my father in 2009, right in the middle of the Great Recession (talk about trial by fire!), and have

the Framingham/Natick "Golden Triangle" to over 1.5 million sf. A TJX spokesman, Andrew Mastrangelo, wrote in an email to the Metrowest Daily News "we believe that this building, along with our other East campus buildings in Framingham and our West campus buildings in Marlborough, should help support our business needs for many years to come." TJX is currently renovating their headquarters at 770 Cochituate Road.

In 2012, the City of Framingham entered into public-private Tax Increment Financing (TIF) Partnership with TJX as they purchased the Framingham property that housed their world headquarters on Cochituate Road. This purchase signaled their commitment to Framingham and value that this location brings to their business operations. "This acquisition is a vote of confidence in the City, and Framingham values our ongoing partnership with TJX" said Mayor Yvonne M. Spicer.

In the past few years, the City has worked with planners in Natick to plan for the future of the Golden Triangle and a large part of that is ensuring that companies like TJX have the flexibility to grow and change as the retail markets evolve. You can learn more about the Gold Triangle Study at: www.framinghamma.gov/GoldenTriangle



Photo credit Daily News and Wicked Local Staff Photo Art Illman

practically doubled our revenues since then through our expansion into corporate interior graphics.

Describe how you benefit from being in the space on Mellen Street and what you like best about that location.

We love being in Framingham! Obviously, the city has changed a lot since the 1950s, but it has always been a friendly and welcoming environment for our customers and employees. Our location is ideal because it allows us easy access to major highways (we deliver many of our finished projects with our own drivers), and our proximity to the city of Boston makes it relatively easy to pop in and out of the city for installations and consultations.

What do your employees like best about being located in Framingham?

Framingham has been a great central location, which allows us to employ people from all over the Commonwealth. We have just as many people who come to work from the south and west and we do from the north and east. I hope that in the future we can find more Framingham residents to work with us here on Mellen St.

Nobscot Village (B-4) Zoning

On July 16, 2019, the City Council voted unanimously to approve the proposed [Nobscot Village \(B-4\) Zoning](#) that was recommended by both the Planning Board and the Subcommittee on Planning and Zoning. The unanimous endorsement comes after an almost 5-year public process, beginning with the EDIC's "Strategic Economic Development Plan for Nobscot and Saxonville" that laid out an action Plan for change in these critical neighborhood centers.

The new vision for Nobscot Village emerged through a rigorous community process. The rezoning includes the following key elements of the vision:

- Establish a walkable and vibrant mixed-use center
- Encouraging reuse and/or redevelopment of underutilized properties
- Allow for a mixture of businesses and entrepreneurs
- Establish community areas for congregation
- Provide educational and civic opportunities
- Develop trails and trail connections
- Preserve open space and historical resources

New zoning calls for more flexibility around mixed use development in Nobscot as well as increased density. These changes make development in that area more feasible but they are paired with landscaping requirements and design guidelines that helped neighbors feel more comfortable with the changes and that set the standard for the character of the neighborhood.

In addition to the new zoning, [Framingham Public Works](#) is planning a significant investment in the intersection over the next few years and the City entered into a unique agreement with the

adjacent plaza owner in order to move and preserve the historic Nobscot Chapel.

Mayor Yvonne Spicer confirmed the vote of the City Council, by signing order for the B-4 Zoning on July 23, 2019. The City expects the first major project under the new zoning to move forward into permitting in the next few months.

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.