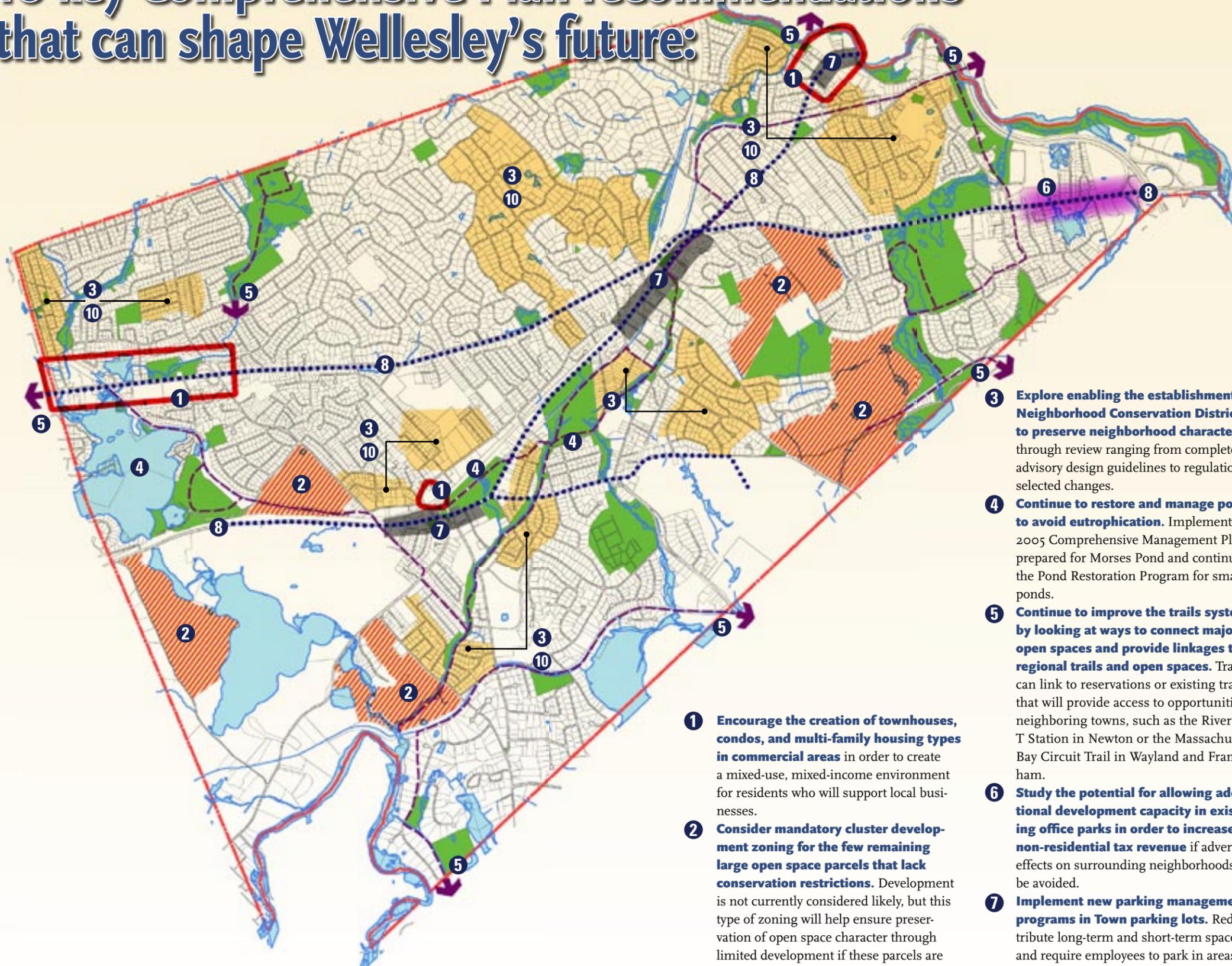


10 key Comprehensive Plan recommendations that can shape Wellesley's future:

- Potential mixed-use development area
- Potential mandatory cluster zoning overlay
- Parking management areas
- Major existing trails
- Existing open space
- Potential shuttle route
- Area with potential historic resources
- Office park area with potential for increasing development capacity
- Potential trail linkages



- 1 Encourage the creation of townhouses, condos, and multi-family housing types in commercial areas** in order to create a mixed-use, mixed-income environment for residents who will support local businesses.
- 2 Consider mandatory cluster development zoning for the few remaining large open space parcels that lack conservation restrictions.** Development is not currently considered likely, but this type of zoning will help ensure preservation of open space character through limited development if these parcels are proposed for development.

- 3 Explore enabling the establishment of Neighborhood Conservation Districts to preserve neighborhood character** through review ranging from completely advisory design guidelines to regulation of selected changes.
- 4 Continue to restore and manage ponds to avoid eutrophication.** Implement the 2005 Comprehensive Management Plan prepared for Moses Pond and continue the Pond Restoration Program for smaller ponds.
- 5 Continue to improve the trails system by looking at ways to connect major open spaces and provide linkages to regional trails and open spaces.** Trails can link to reservations or existing trails that will provide access to opportunities in neighboring towns, such as the Riverside T Station in Newton or the Massachusetts Bay Circuit Trail in Wayland and Framingham.
- 6 Study the potential for allowing additional development capacity in existing office parks in order to increase non-residential tax revenue** if adverse effects on surrounding neighborhoods can be avoided.
- 7 Implement new parking management programs in Town parking lots.** Redistribute long-term and short-term spaces and require employees to park in areas designated for employees only.

- 8 Explore creating a new shuttle service between preferred destinations in order to reduce single-occupancy vehicle trips in Wellesley.** This service could connect the downtown business district, Newton-Wellesley Hospital, commuter rail stations, colleges, office park areas, and new mixed-use areas.
- 9 Establish site plan review for large replacement houses to provide an opportunity to discuss design impacts on a street or neighborhood.** Site plan review will not prevent large homes that meet certain criteria from being constructed, but the process will allow impacts to be understood and mitigated.
- 10 Protect historic properties by enacting a Landmark Bylaw and designating individual properties as local landmarks.** Designation would occur only with the permission of the property owner, and regulation would be of exteriors only.

FIGURE 3-1, ZONING MAP

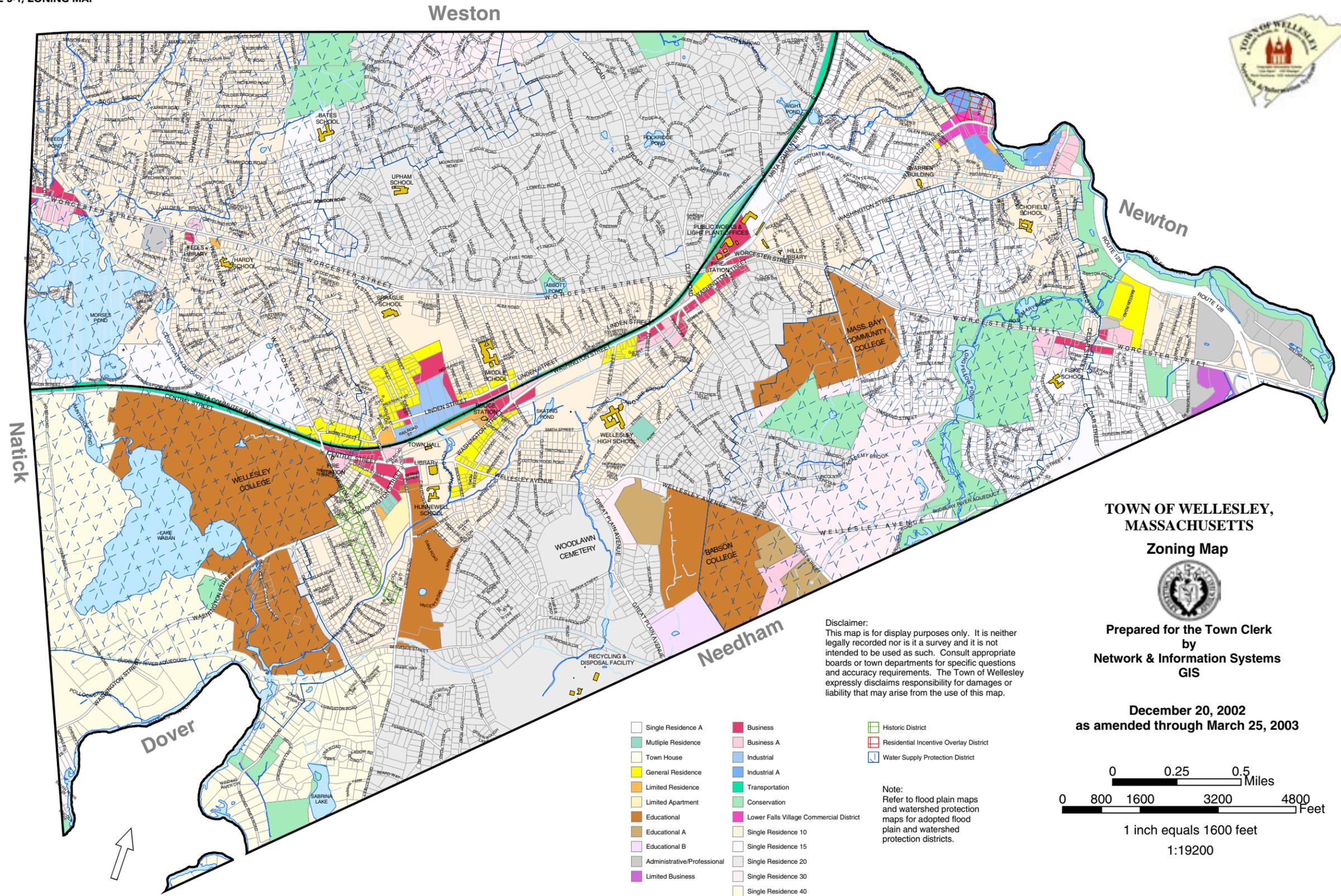


FIGURE 3-2, EXISTING LAND USE

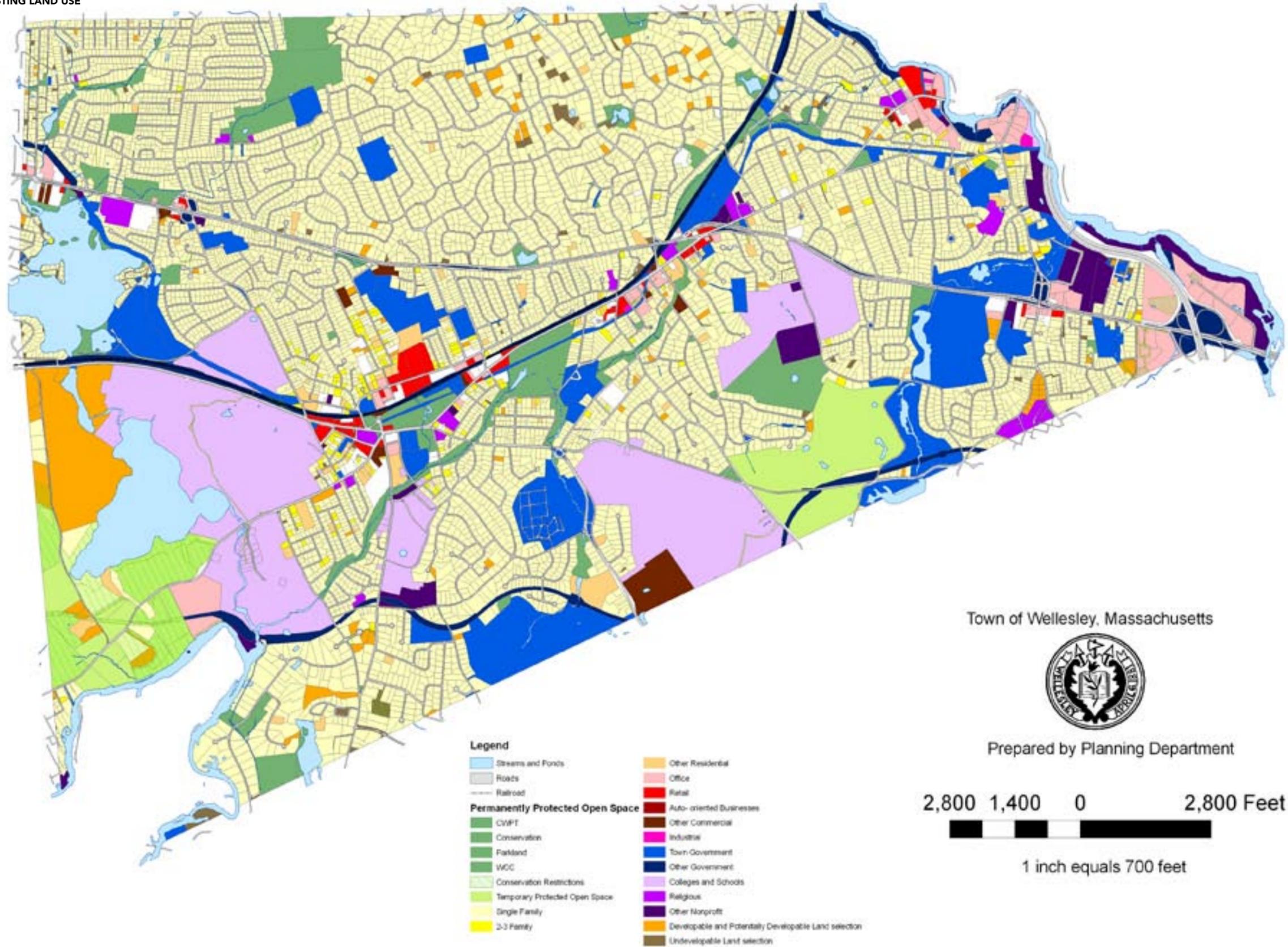


FIGURE 4-1, RESIDENTIAL DEMOLITIONS 1999-2003

RESIDENTIAL DEMOLITIONS 1999-2003

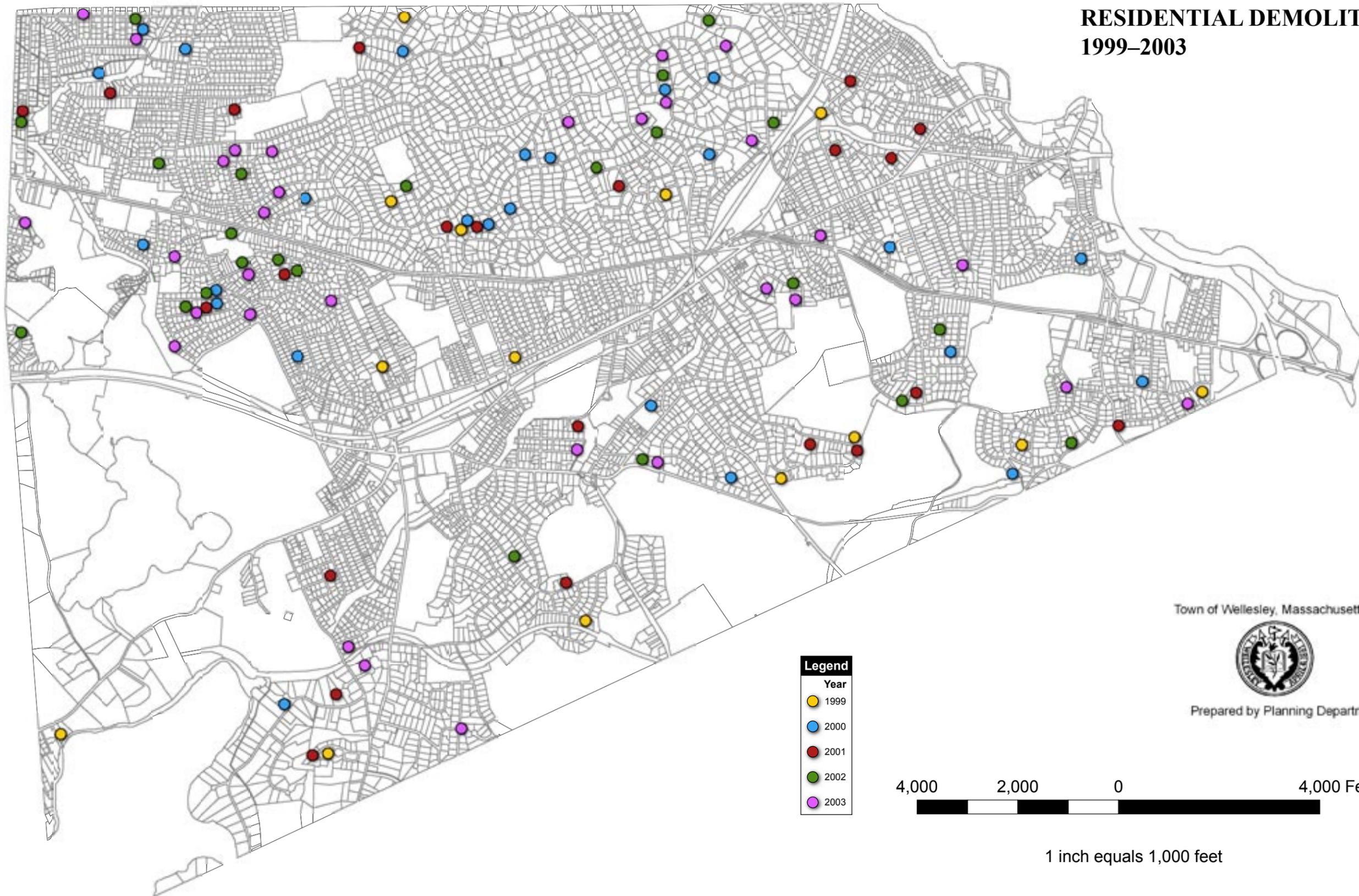
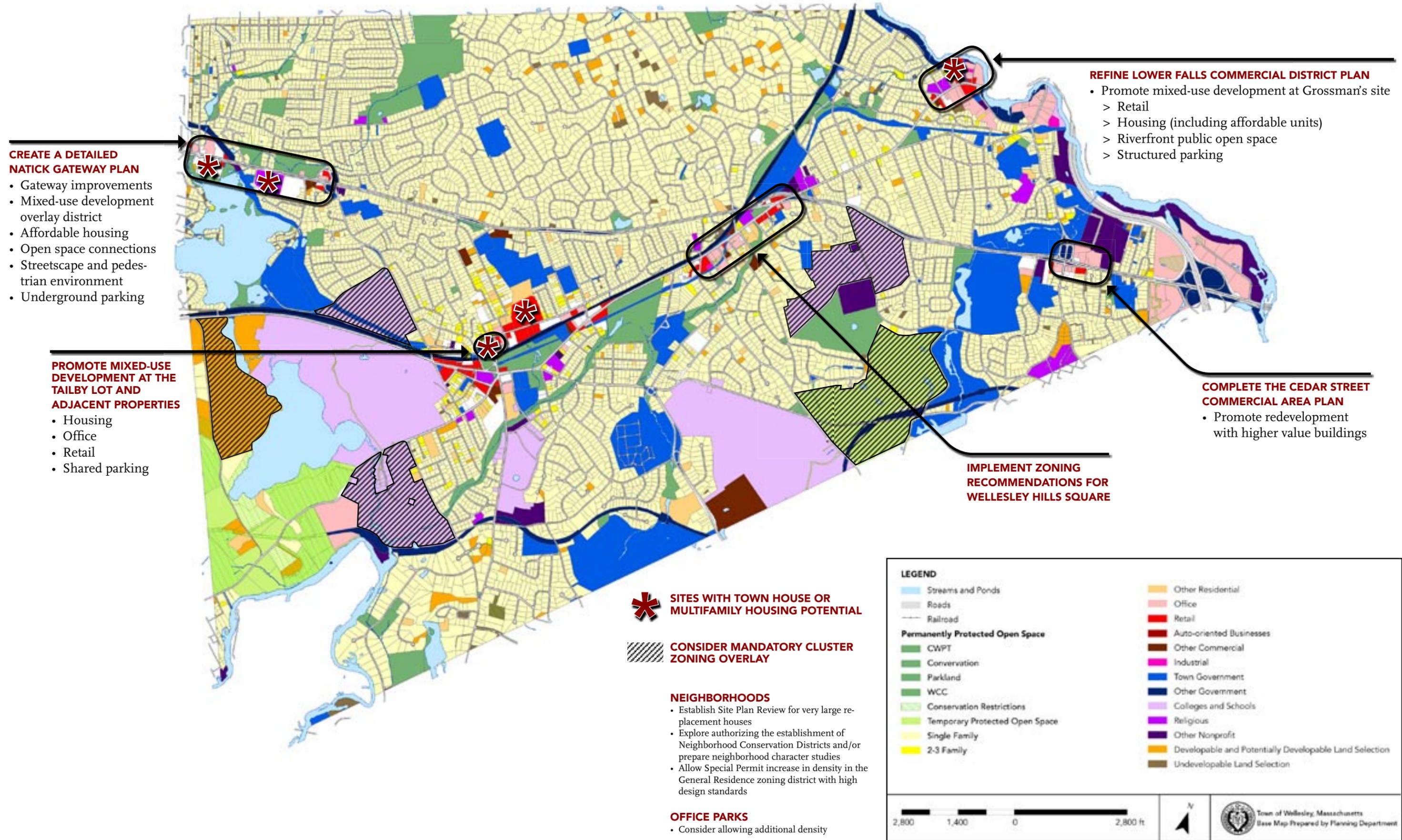


FIGURE 6-1, PHASE ONE—LAND USE RECOMMENDATIONS



CREATE A DETAILED NATICK GATEWAY PLAN

- Gateway improvements
- Mixed-use development overlay district
- Affordable housing
- Open space connections
- Streetscape and pedestrian environment
- Underground parking

PROMOTE MIXED-USE DEVELOPMENT AT THE TAILBY LOT AND ADJACENT PROPERTIES

- Housing
- Office
- Retail
- Shared parking

REFINE LOWER FALLS COMMERCIAL DISTRICT PLAN

- Promote mixed-use development at Grossman's site
 - > Retail
 - > Housing (including affordable units)
 - > Riverfront public open space
 - > Structured parking

COMPLETE THE CEDAR STREET COMMERCIAL AREA PLAN

- Promote redevelopment with higher value buildings

IMPLEMENT ZONING RECOMMENDATIONS FOR WELLESLEY HILLS SQUARE

*** SITES WITH TOWN HOUSE OR MULTIFAMILY HOUSING POTENTIAL**

CONSIDER MANDATORY CLUSTER ZONING OVERLAY

NEIGHBORHOODS

- Establish Site Plan Review for very large replacement houses
- Explore authorizing the establishment of Neighborhood Conservation Districts and/or prepare neighborhood character studies
- Allow Special Permit increase in density in the General Residence zoning district with high design standards

OFFICE PARKS

- Consider allowing additional density

LEGEND

Streams and Ponds	Other Residential
Roads	Office
Railroad	Retail
Permanently Protected Open Space	Auto-oriented Businesses
CWPT	Other Commercial
Conservation	Industrial
Parkland	Town Government
WCC	Other Government
Conservation Restrictions	Colleges and Schools
Temporary Protected Open Space	Religious
Single Family	Other Nonprofit
2-3 Family	Developable and Potentially Developable Land Selection
	Undevelopable Land Selection

2,800 1,400 0 2,800 ft

Town of Wellesley, Massachusetts
Base Map Prepared by Planning Department

FIGURE 7-1, CONTOURS

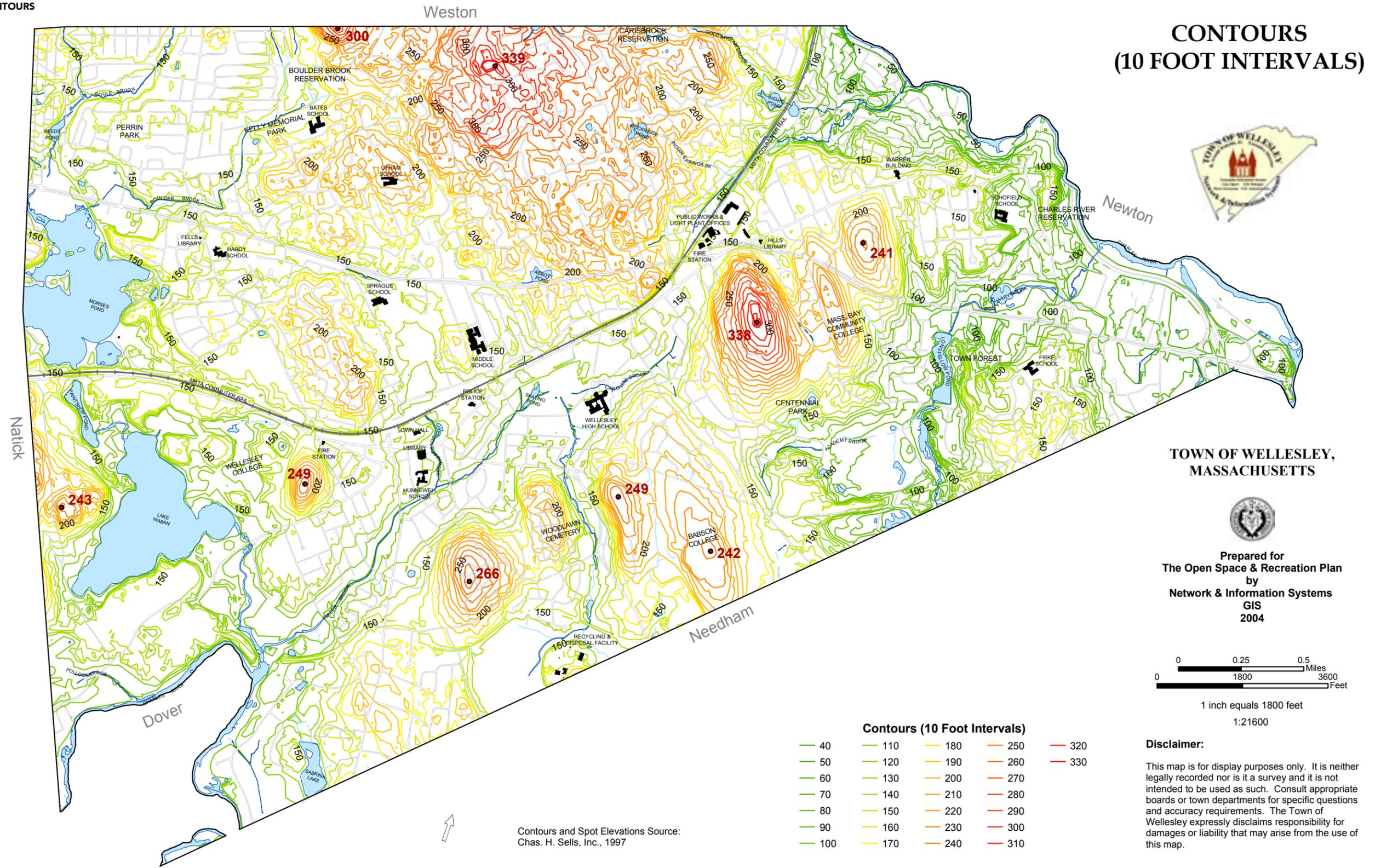


FIGURE 7-2, WATERSHED DRAINAGE BASINS

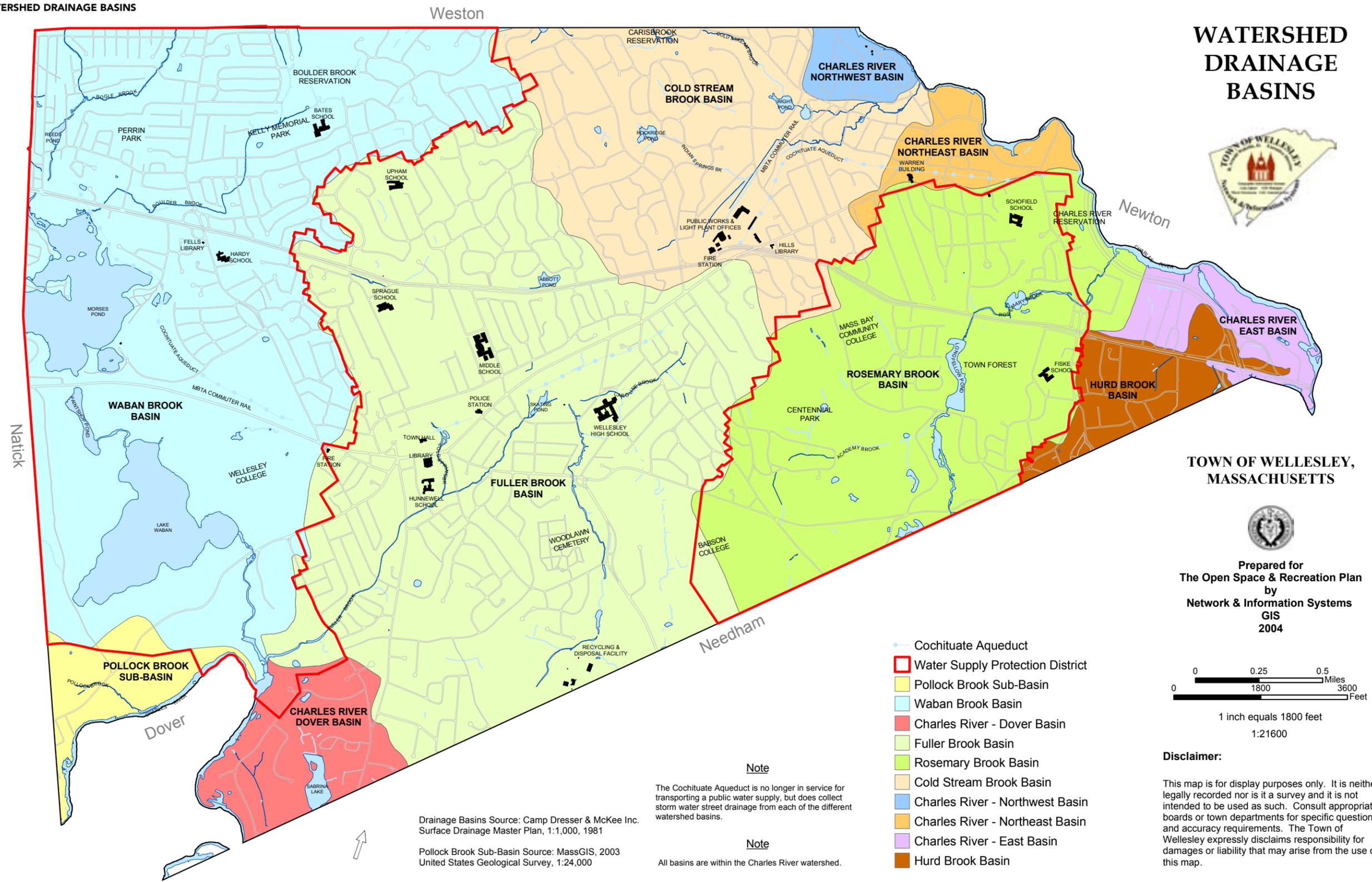


FIGURE 7-3, GROUNDWATER RESOURCES

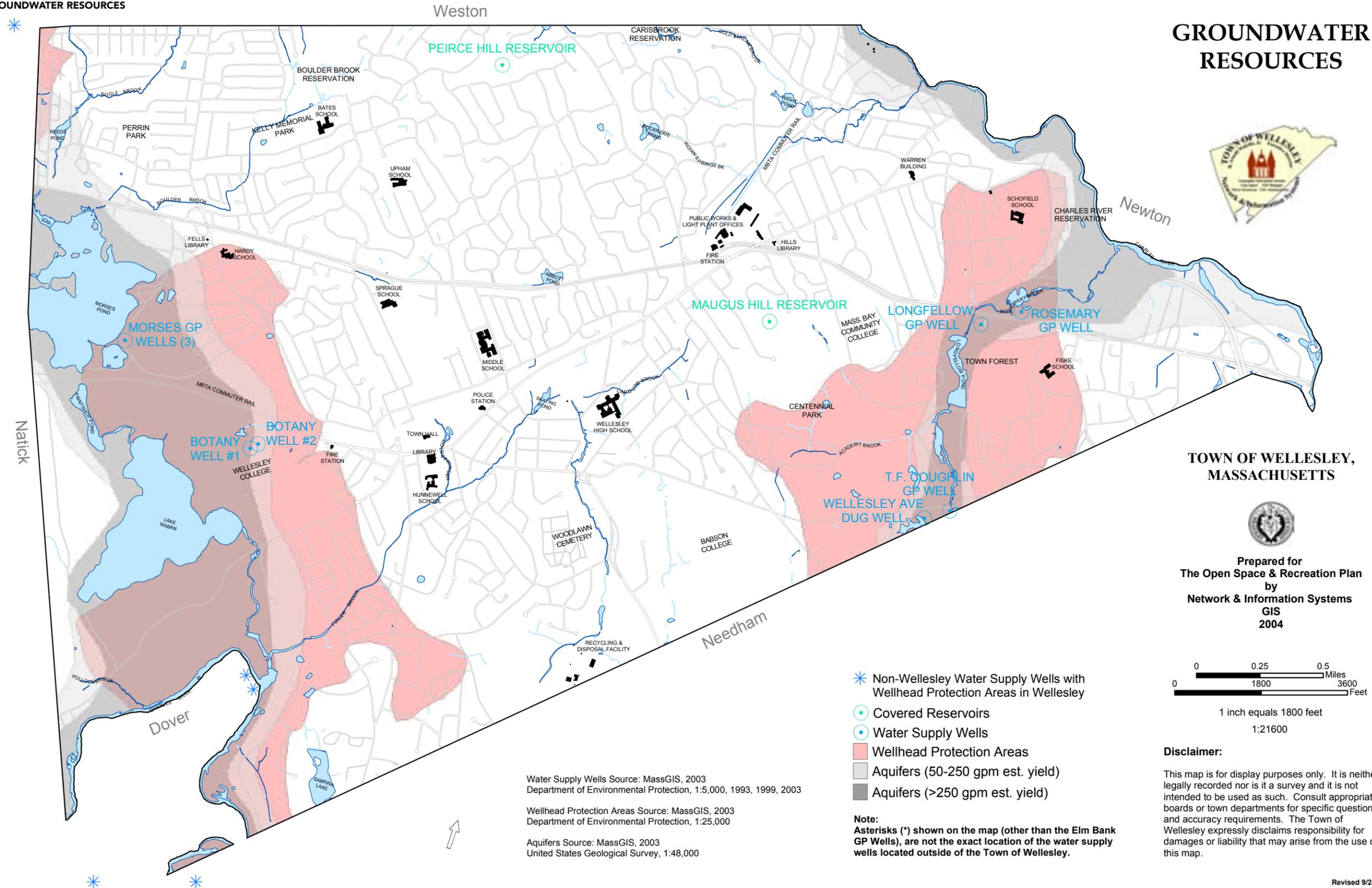


FIGURE 7-4, WETLANDS PROTECTION

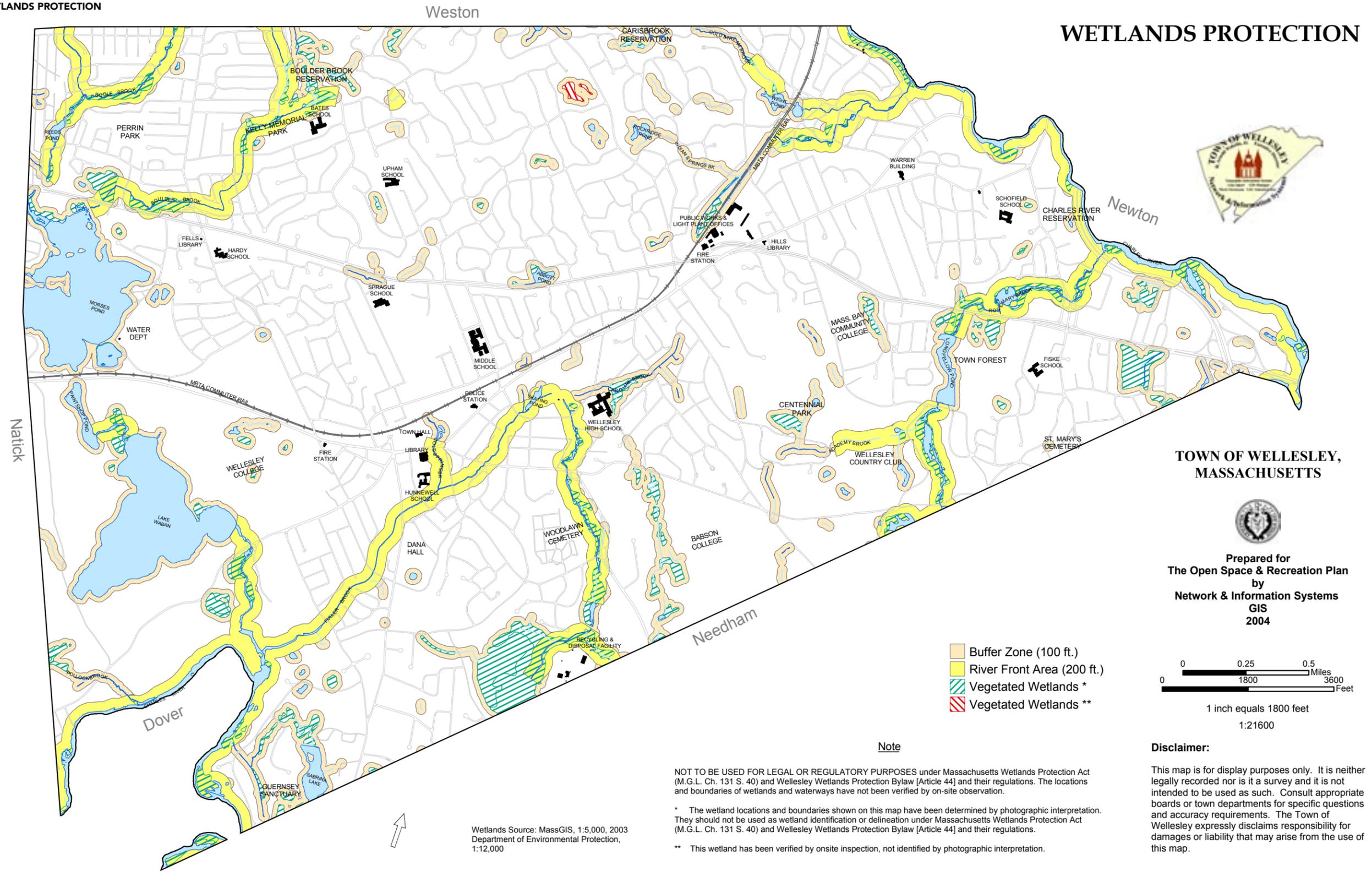


FIGURE 7-6, HABITAT RESOURCES

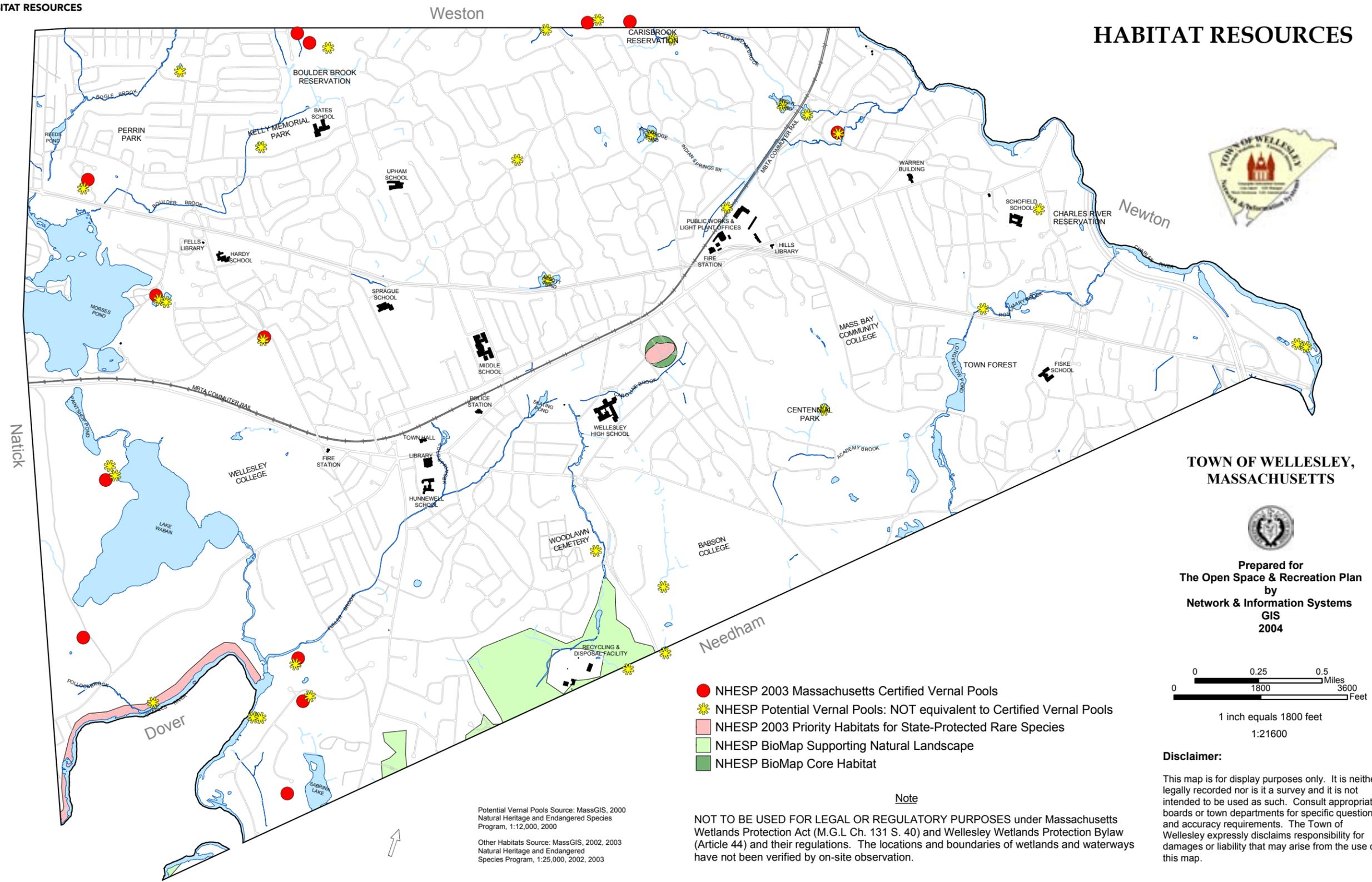


FIGURE 7-7, HISTORIC RESOURCES

HISTORIC RESOURCES AND DEMOLITION OF HISTORIC STRUCTURES 1999-2005

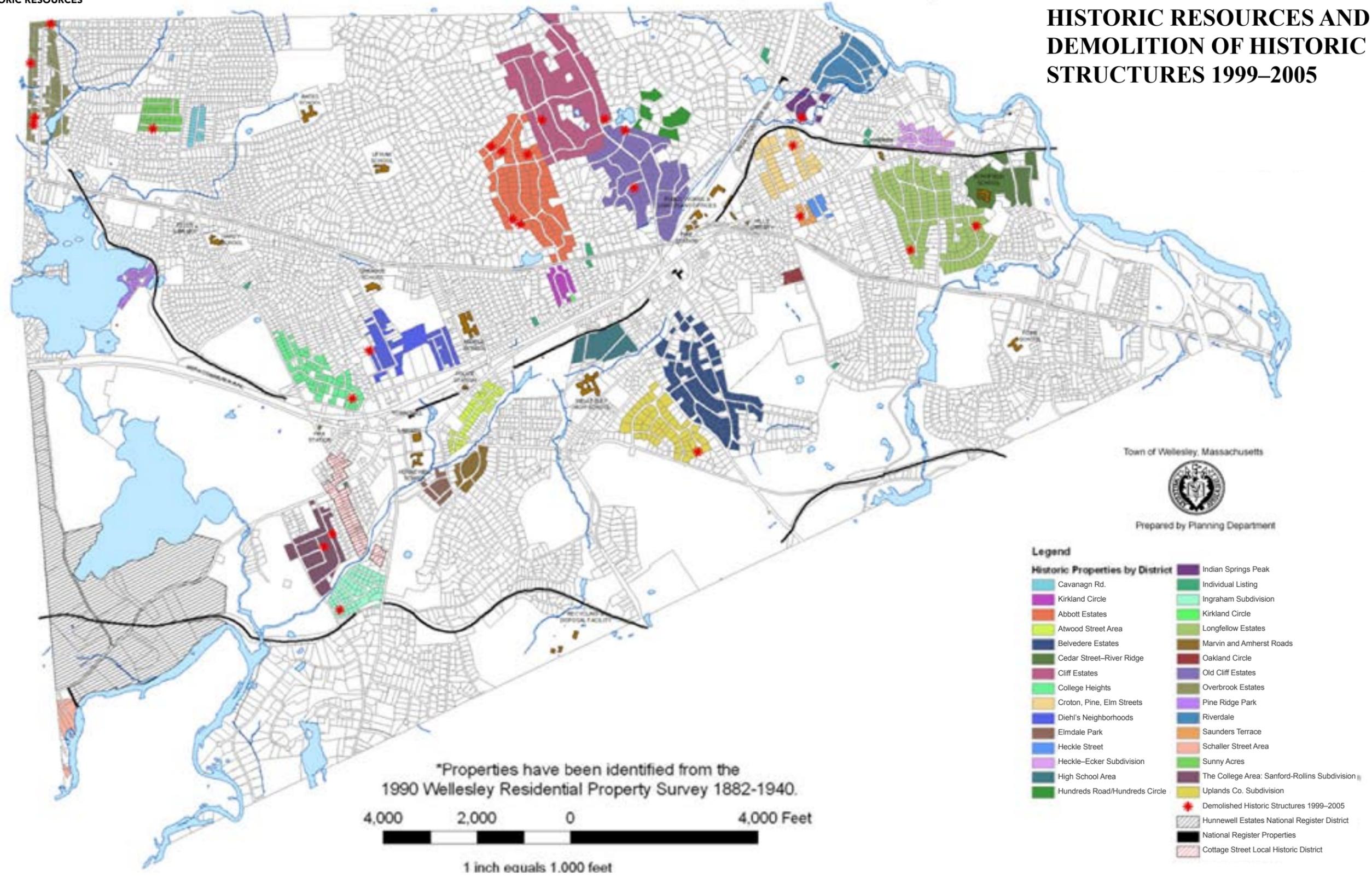


FIGURE 8-1, PROTECTED OPEN SPACE

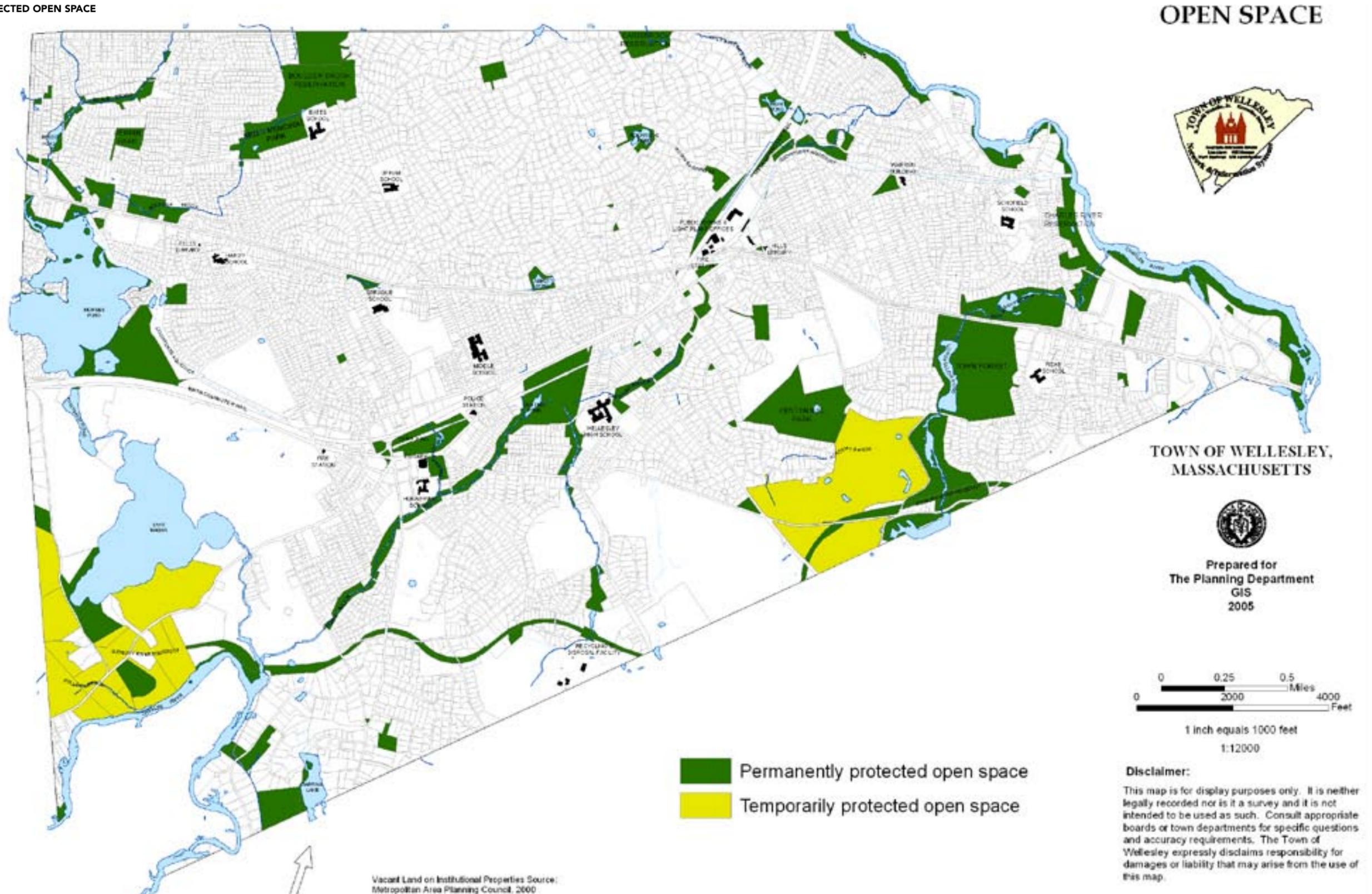
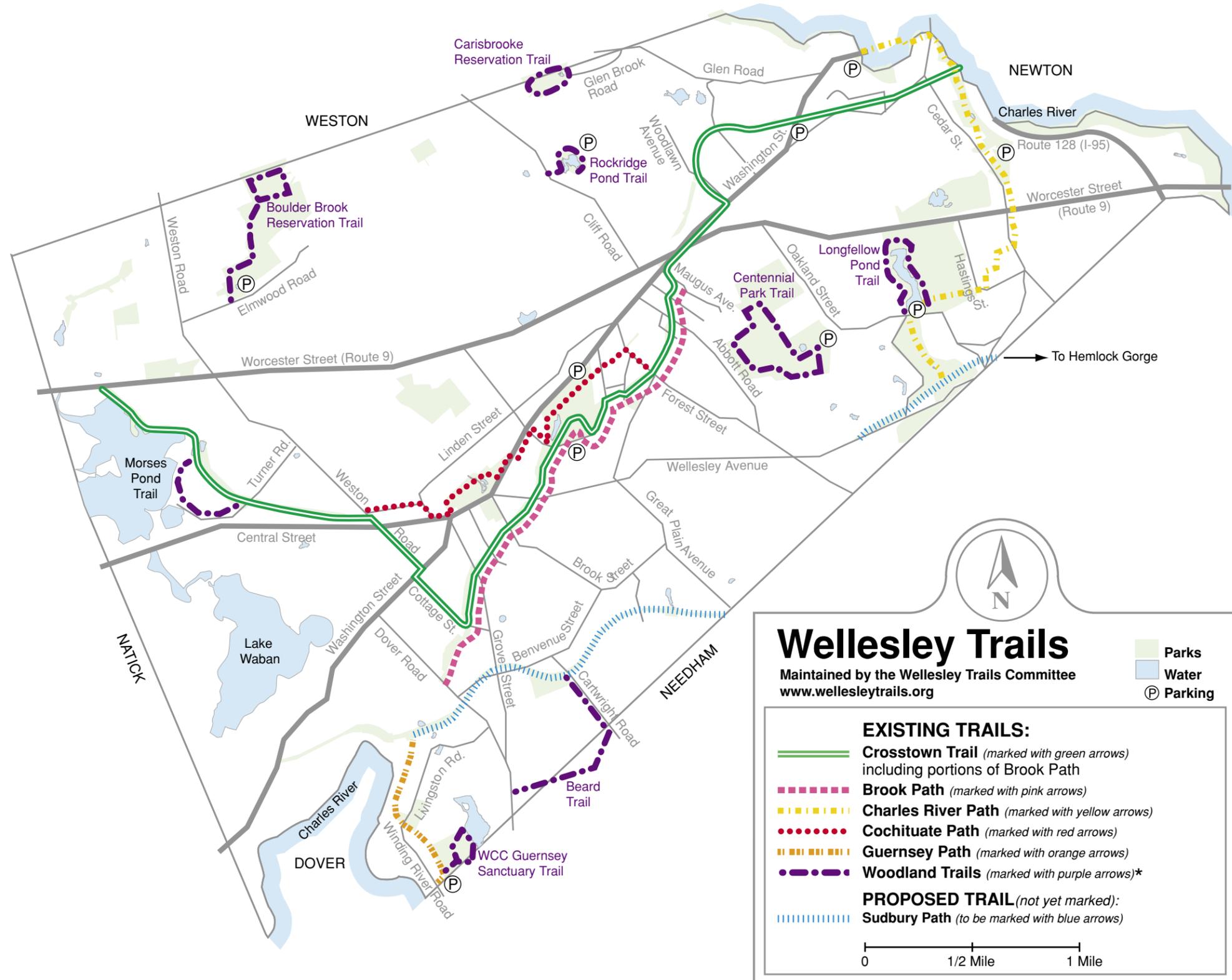


FIGURE 8-2, WELLESLEY TRAILS



* For further information on Woodland Trails see *Walks in Wellesley* published by the Wellesley Conservation Council.

FIGURE 8-3, RECREATION RESOURCES

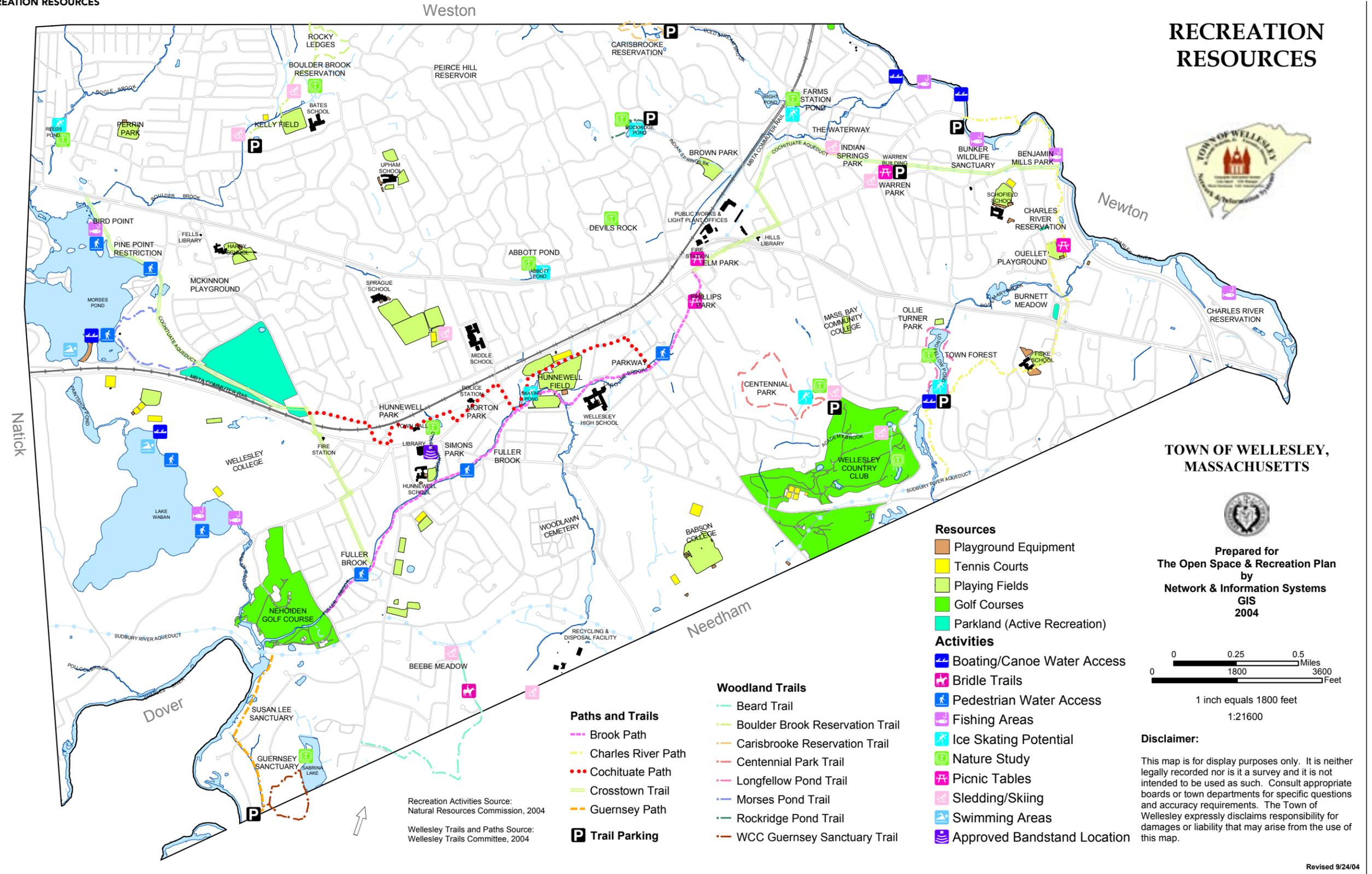


FIGURE 9-1

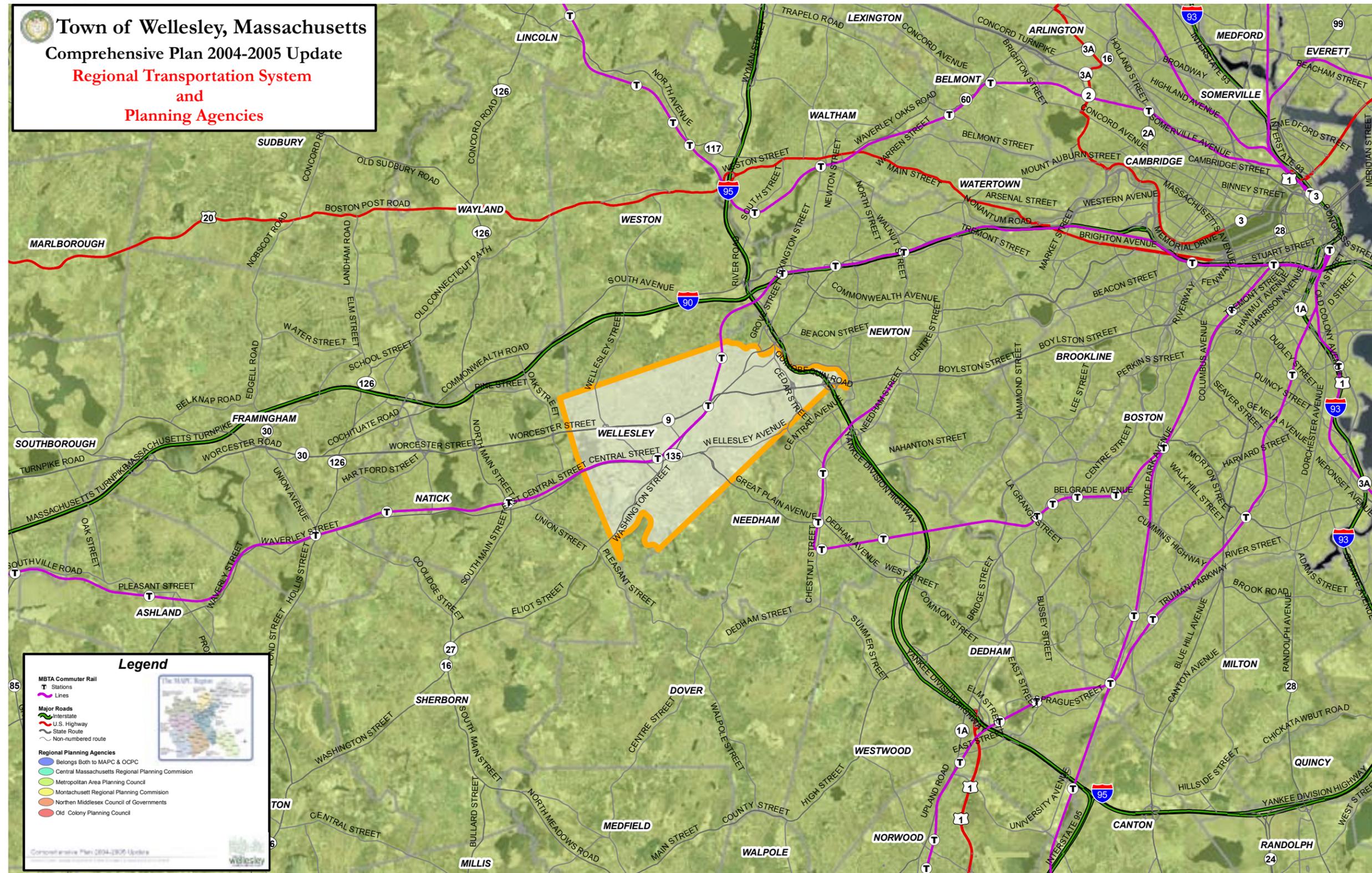


FIGURE 9-2

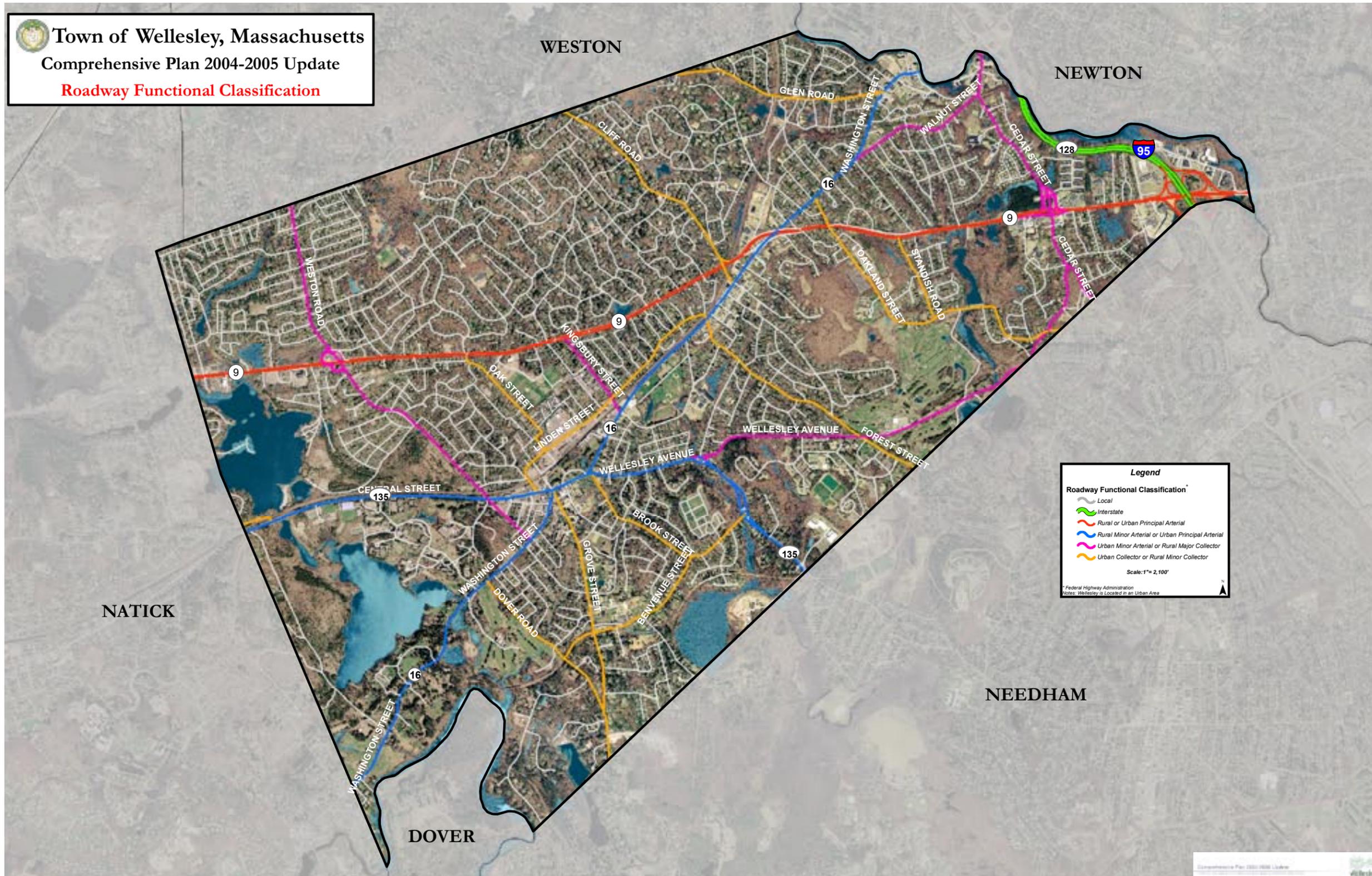


FIGURE 9-3

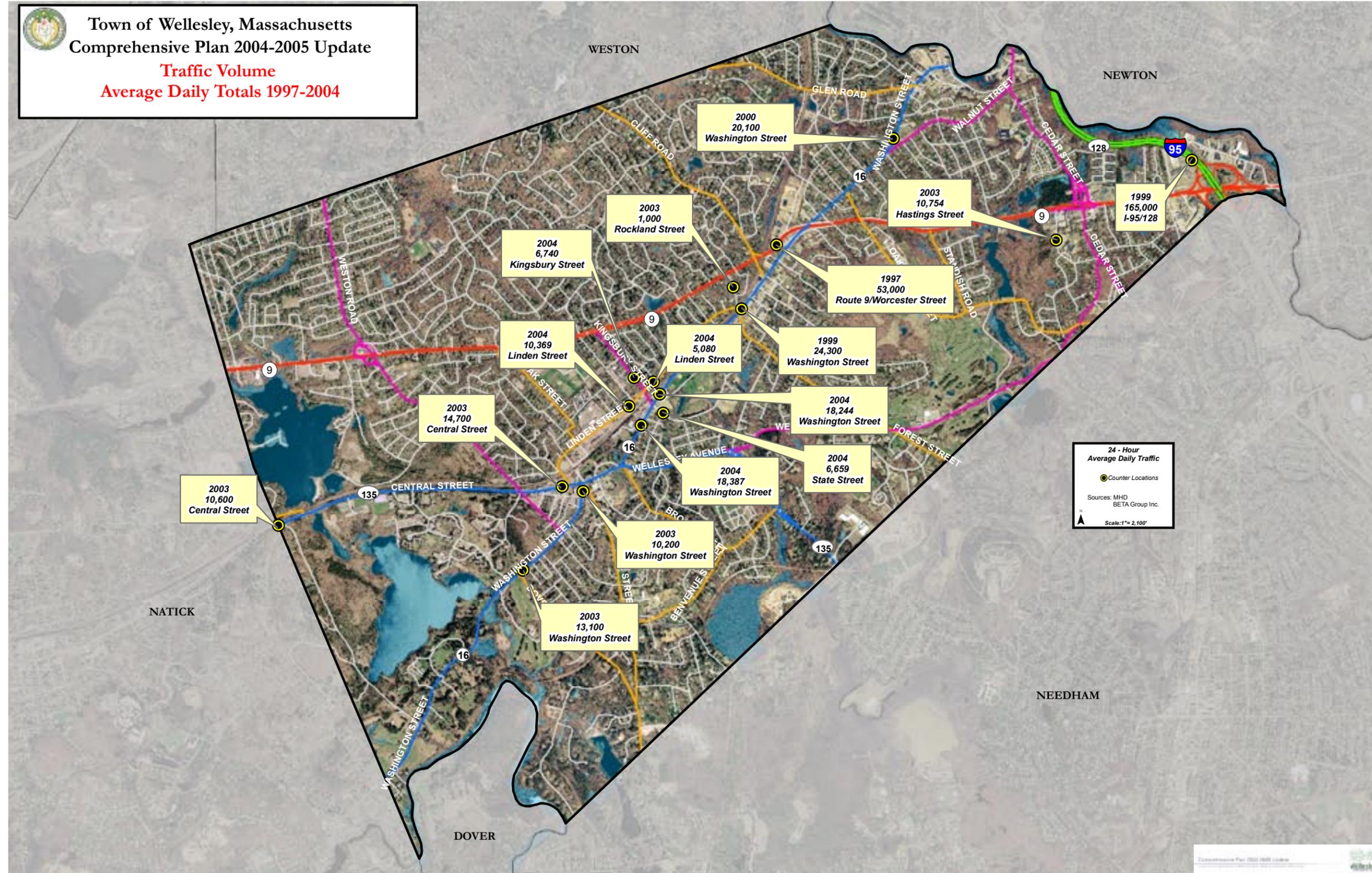


FIGURE 9-4

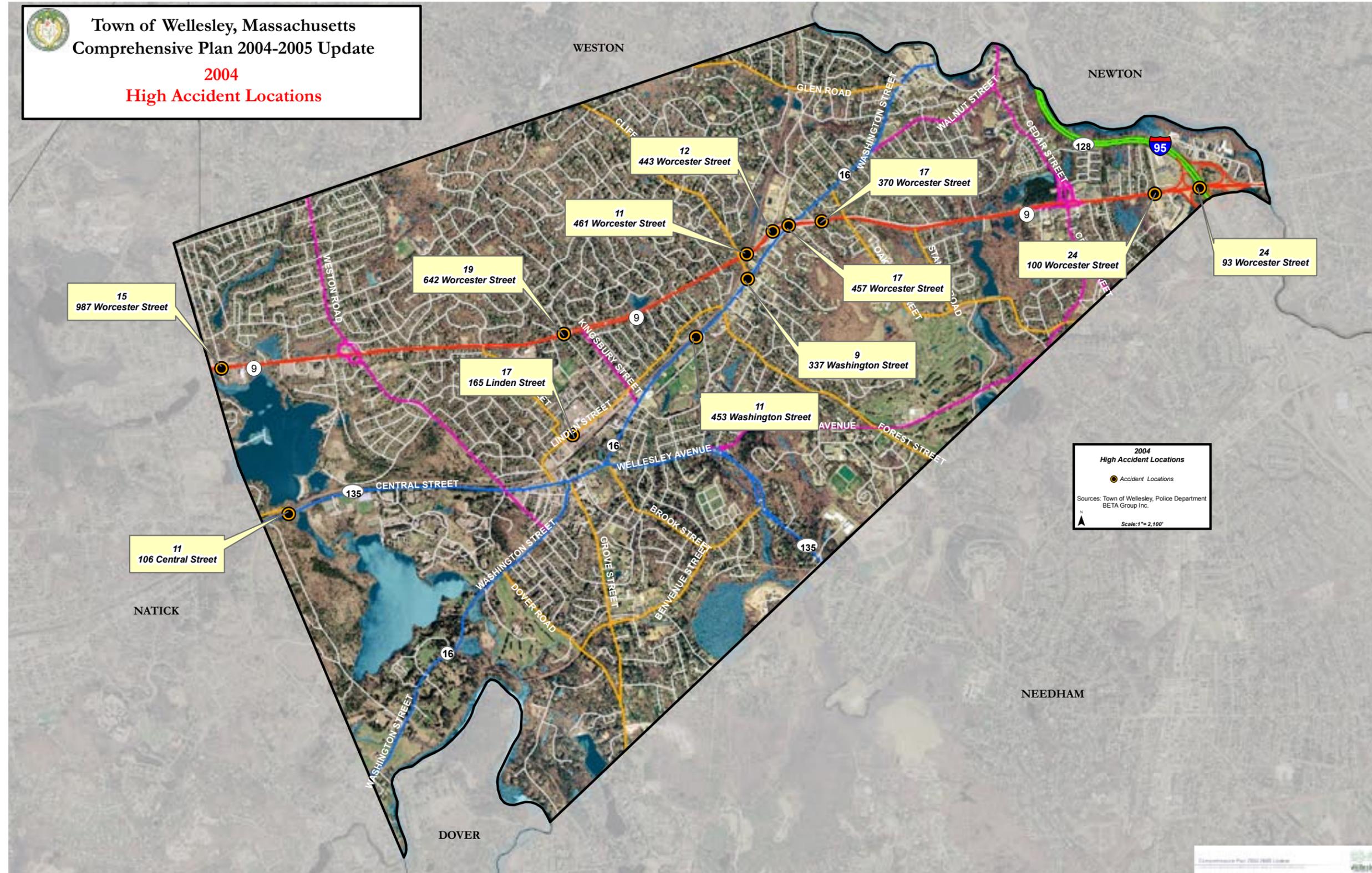


FIGURE 9-5

