

# Wellesley State Street Master Plan

## Public Forum

Wellesley Town Hall  
May 14, 2009

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Bluestone Planning Group



# At tonight's meeting you can:

- Listen to an overview presentation
- Ask question and make comments
- Learn about other ways you can give feedback



## Next Steps

- Consultants refine the alternative and action items based on your input and on-line survey input
- Steering Committee meeting to review refined plan
- Planning Board consideration and input
- Master Plan and Action Items finalized in report



# Overview

1. Introduction to the Master Plan
  - Purpose and Goals
2. Existing Conditions
  - Improvements underway
  - Current Users and Customers
  - Zoning Framework
3. Possible Public and Private Improvements
4. Alternative 1, 2 and 3
5. This or That
6. Contact Information



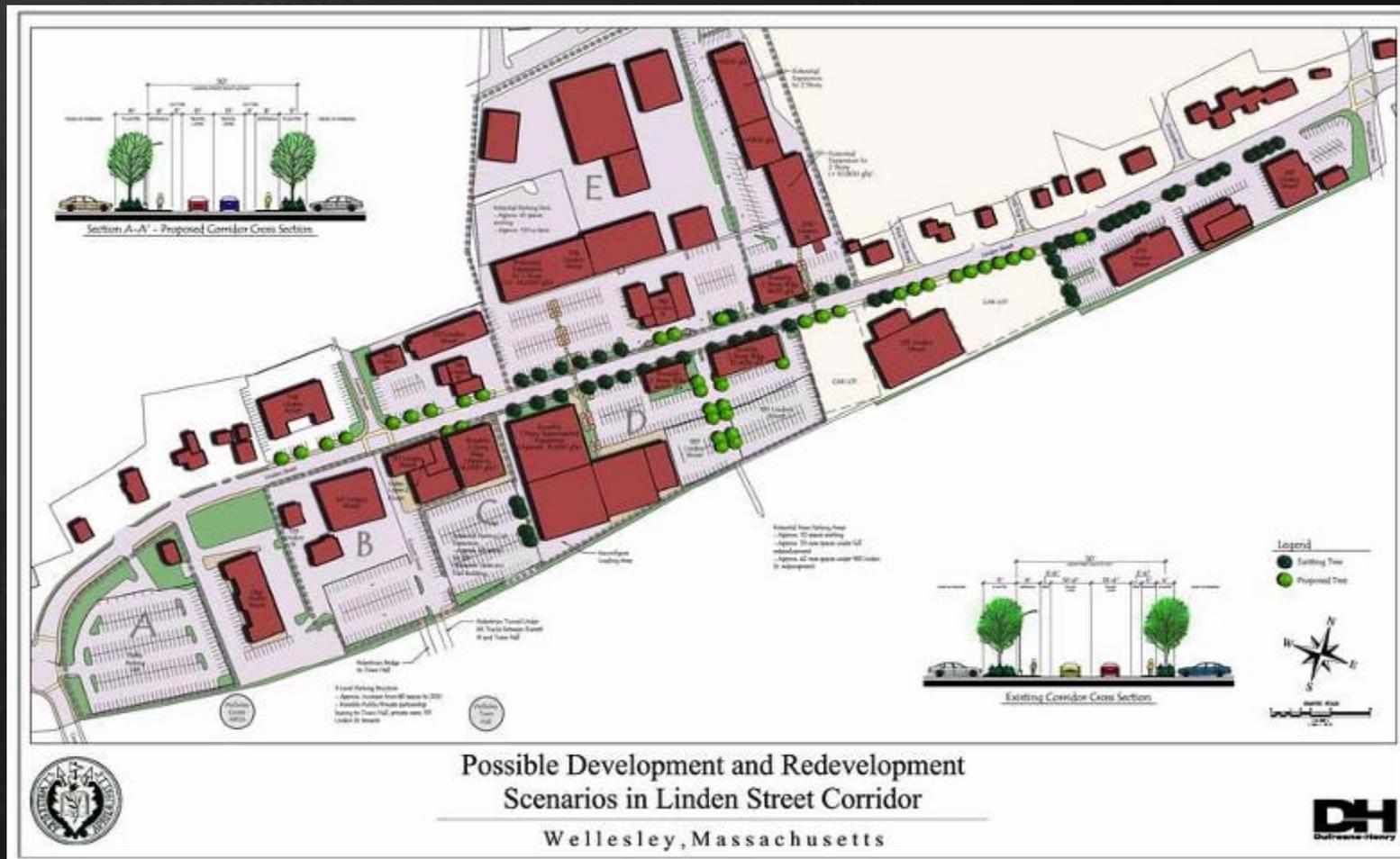
# Why do a study?

- 1994 and 2007 Comprehensive Plans recommended studies of Village Commercial Districts.
- Studies have been conducted for;
  - Wellesley Square
  - Wellesley Hills
  - Cedar Street
  - Lower Falls
  - Linden Street
  - Wellesley West Gateway (Natick Line)

# What do studies accomplish?

- Linden Square Master Plan proposed:
  - A more pedestrian friendly environment
    - “Main Street” with restaurants and small retail
    - Enhanced street lights, sidewalks, trees, and signage
  - Buildings closer to the road
  - Improved streetscape
  - Mixed use projects

# Linden Square Study Proposal





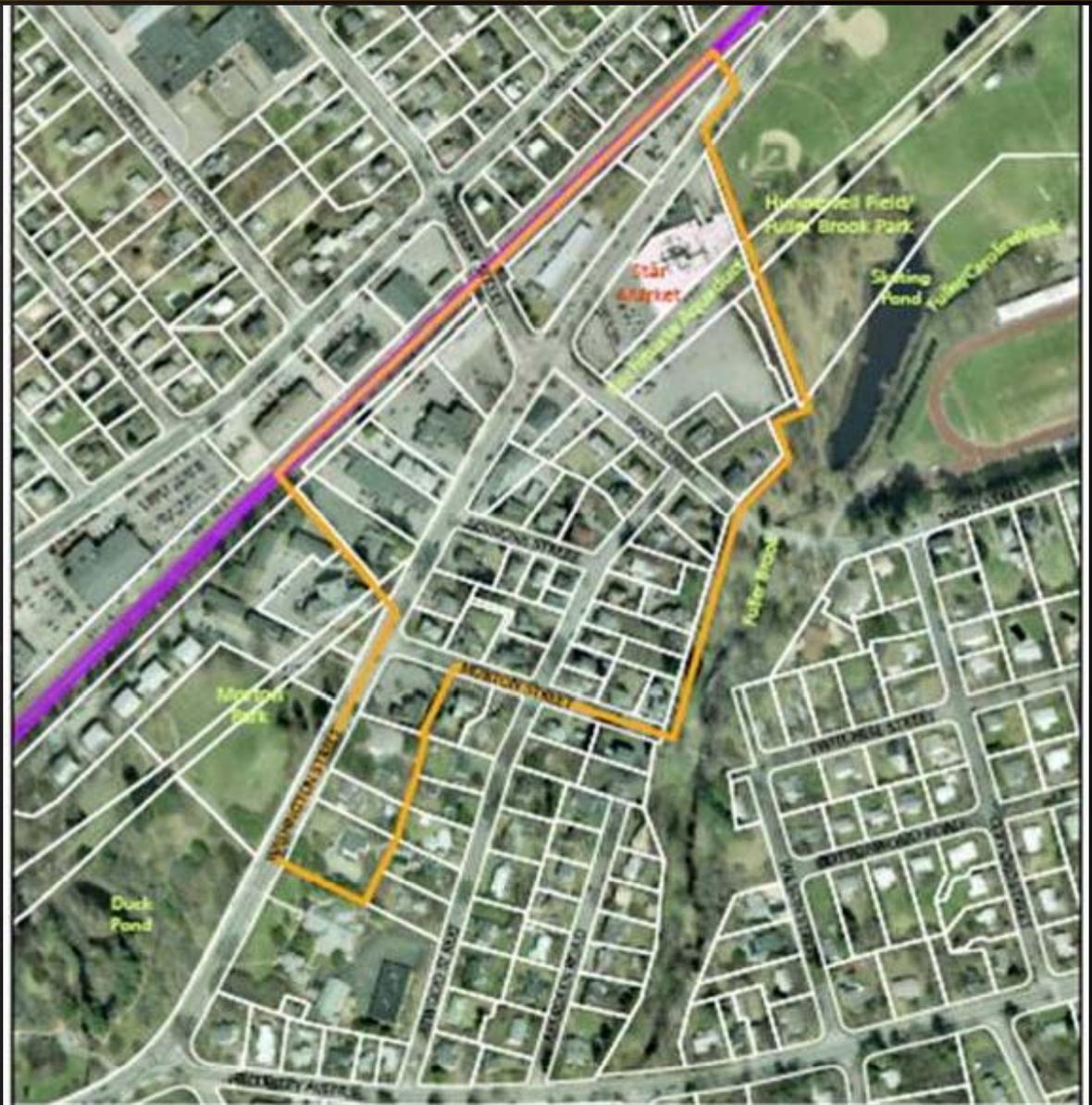
# Purpose of the State Street Master Plan

- To reflect the Town's Master Plan goals for improvement of commercial villages throughout Town
- To better plan for future development or redevelopment of the area
- To benefit commercial and residential property owners by discussing future scenarios and improvements
- To improve the area through a public and open process



# Study Area

- Includes possible Senior Center Site
- Some sidewalk improvement and other measures will be part of High School mitigation



Study Area Aerial Map



0 175 350 700 Feet

 Study Area  
 Rail

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STATE STREET MASTER PLAN

TOWN OF WELLESLEY, MA

# State Street Area Improvements under way or planned

- As part of High School project
  - New Sidewalks will be constructed on school side of:
    - State Street
    - Smith Street
    - Rice Street
    - Clifford Street
    - 1/2 of Atwood Street

# State Street Area Improvements under way or planned

- **From Linden Square Development**

- Opticom Signal Control System –when triggered provides green lights and right of way to emergency vehicles
- “The Loop”, a traffic responsive signal system at
  - Washington/State/Kingsbury
  - Linden/Kingsbury
  - Route 16 & Linden Street
- Coordination of lights to increase traffic efficiency over the bridge.
  - Linden/Kingsbury,
  - State/Washington Street
- During arrival/dismissal times of the High School and Middle School, dedicated signal timing at Washington/Kingsbury
- Dedicated pedestrian phase with no right turns allowed at Washington/Kingsbury/State

# Goals and Objectives

1. Maintain and strengthen State Street as a local retail service center
2. Create a 'gateway' at the Washington / State intersection and a stronger 'sense of place' or 'public focus'.
3. Create and maintain a small village-like scale
4. Reinforce State/Washington Street as a convenience oriented neighborhood

# Goals and Objectives (contin.)

5. Create a more friendly pedestrian business center environment
6. Investigate pedestrian safety improvements, new sidewalks, and traffic calming measures
7. Provide sufficient public and private parking

# Existing Conditions



# Current Users and Customers

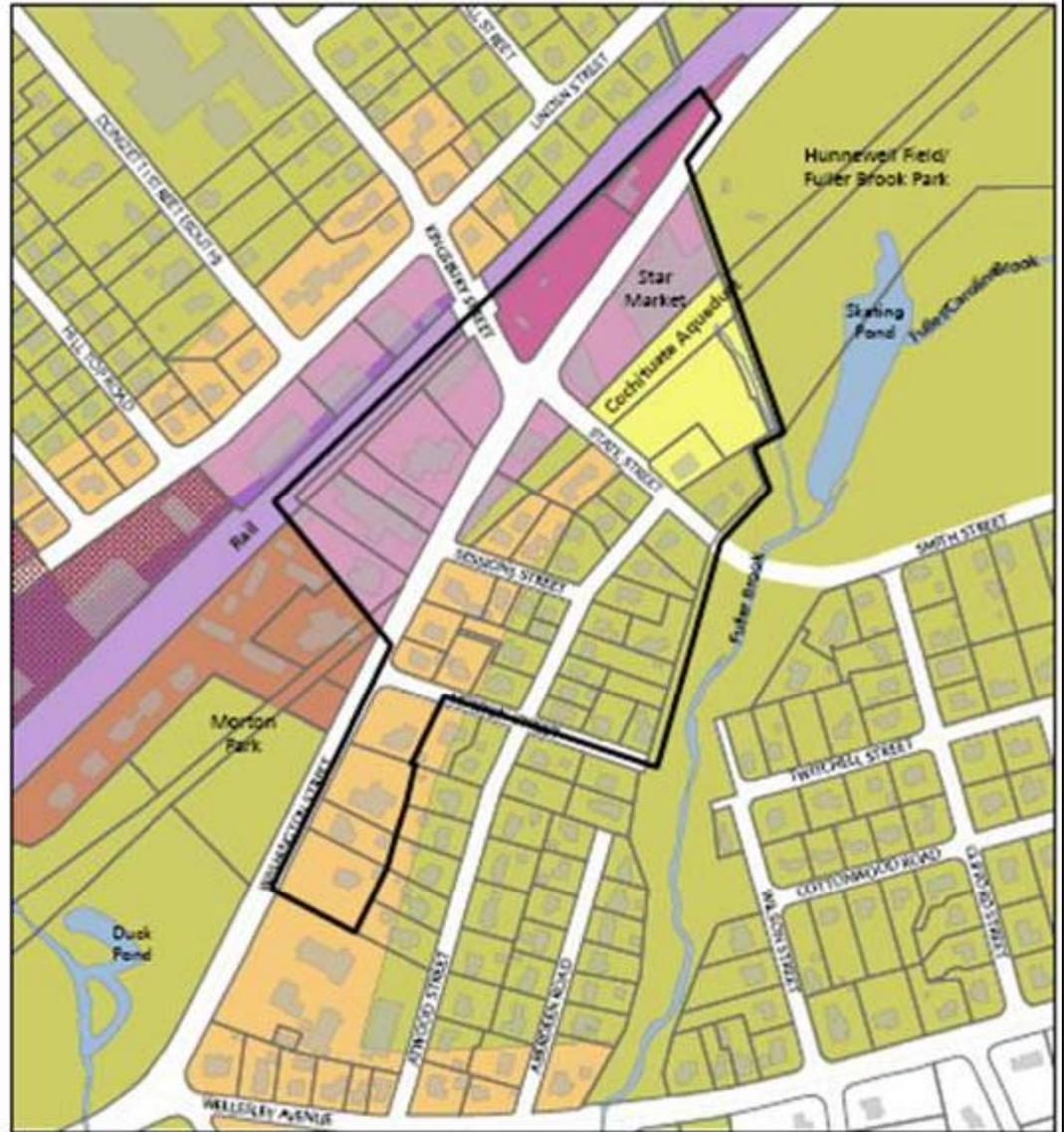


# Current Users and Customers



# Current Zoning Framework

Business  
 General Residential  
 Single Family Residential  
 Residential A (Star Market  
 Parking lot)



## Study Area Zoning



	Single Residence A		Business		Linden Street Corridor Overlay
	Single Residence 10		Business A		Study Area
	General Residence		Industrial		Parcels
	Limited Residence		Transportation		Buildings

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STATE STREET MASTER PLAN

TOWN OF WELLESLEY, MA

# Possible Public and Private Improvements

1. Create a 'Gateway' at the State St. / Washington Street intersection
2. Widen sidewalks at intersection as pedestrian refuges
3. Convert the town-owned parking lot on State Street to a Public Parking Lot
4. Explore creation of new left-turn lane.
5. Improve traffic signal timings, including a safe pedestrian phase



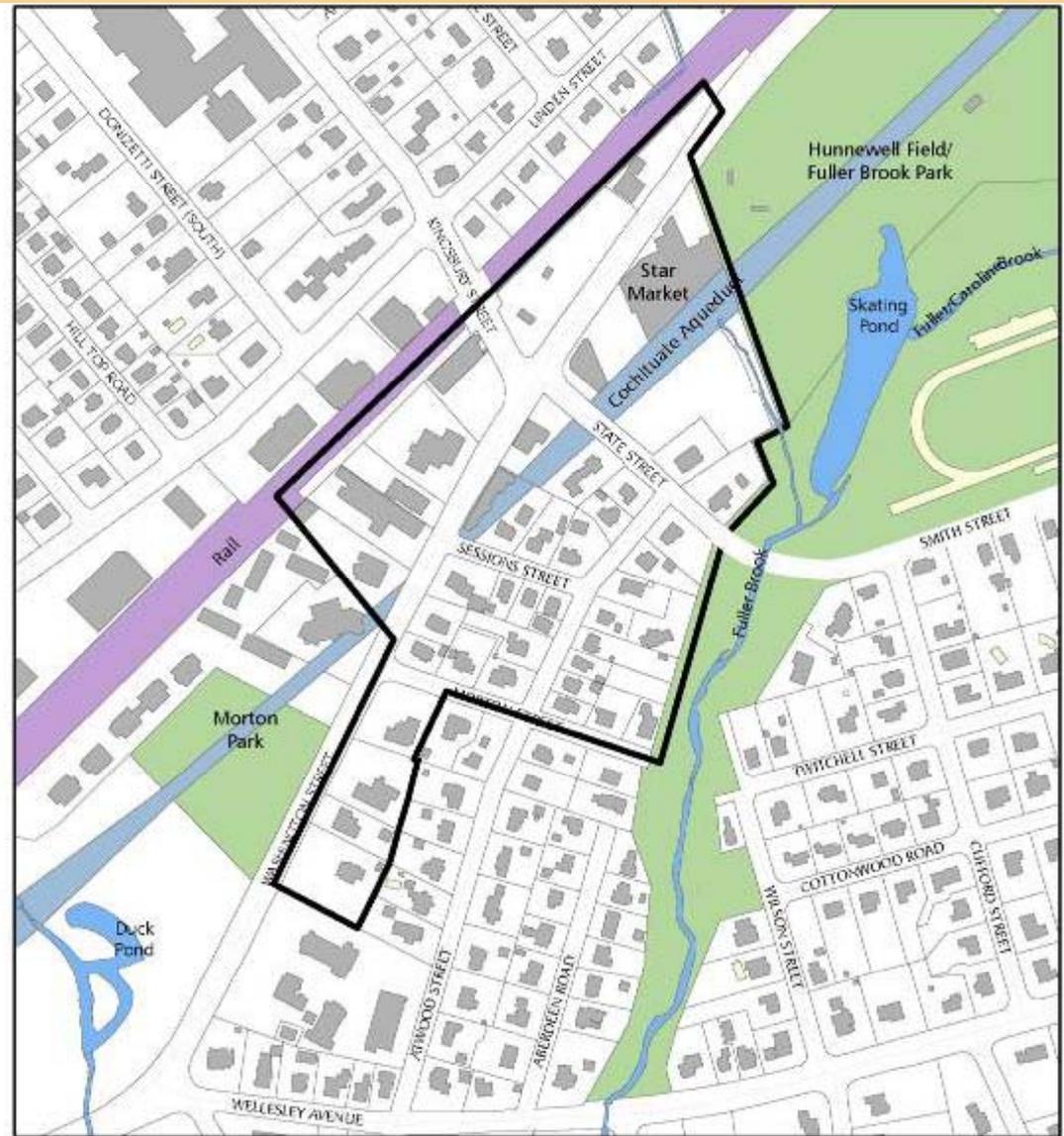
# Possible Public and Private Improvements

6. Consolidate and / or relocate driveway curb cuts and loading docks
7. Explore additional crosswalk locations.
8. Encourage or require more generous landscaping within private parking lots.
9. Explore alternative alignments for the Cross Town Trail through Gravestar's Star Market site.
10. Consider improved Signage and identification
11. Protect and enhance adjacent natural environment



# Existing Buildings

Star Market  
Needham Bank  
Town Parking lot  
Haskins Auto  
Mobile Station  
Senior Center site



Study Area Parcel Map



0 175 350 700 Feet

Study Area

Buildings

Parcels

Cochituate Aqueduct

Recreation

Rail

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STATE STREET MASTER PLAN

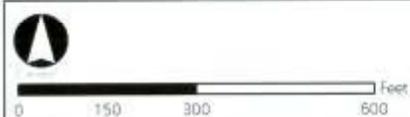
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# Alternative 1 – Short Term

- Wider Sidewalks
- New landscaping at intersection
- Public Gathering Space
- More landscaping in parking lot
- Renovated grocery store
- Rite Aid building turned to corner



Study Area Parcel Map



- |            |                     |
|------------|---------------------|
| Study Area | Cochituate Aqueduct |
| Buildings  | Recreation          |
| Parcels    | Rail                |

ALT 1

RPG / Bluestone Planning Group  
Urban Design / Planning / Architecture  
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- Public Gathering Places promote social interaction



- Public Gathering Places promote social interaction

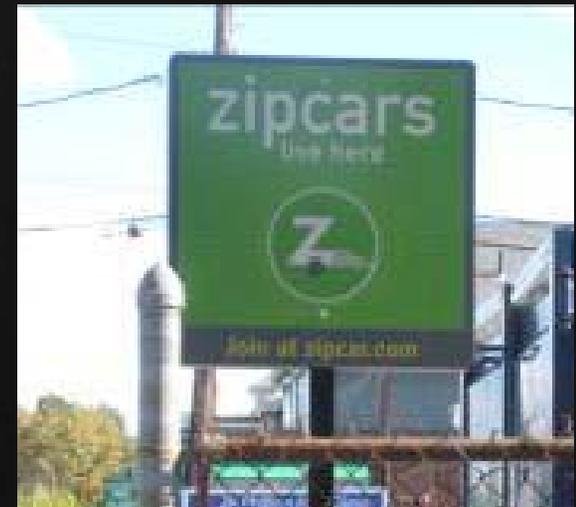


# Renovated Grocery in Porter Square



Building that  
"faces" the  
corner

# Enhanced Parking Lots





## Wider Sidewalks



# Alternative 2 Medium Term

## Alt 1 plus:

- Star Mart moved to "back" of lot
- Additional 1-2 story buildings along Washington St
- New buildings at corners
- Curb cuts consolidated or relocated to side streets
- Cross Town Trail thru Gravestar site



Study Area Parcel Map



- |            |                     |
|------------|---------------------|
| Study Area | Cochituate Aqueduct |
| Buildings  | Recreation          |
| Parcels    | Rail                |

ALT 2

BPG / Bluestone Planning Group  
Urban Design / Planning / Architecture  
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Sense of "enclosure"  
at corners where  
buildings come up to  
sidewalk



Additional retail –  
"village scale"  
buildings



# Facing the street vs. Existing building



Wide sidewalks and pedestrian amenities vs. Existing conditions



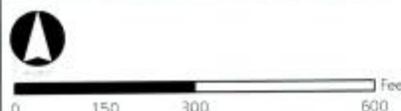
# Alternative 3 Long Term

Alt 2 plus:

- Star Mart has second story
- Additional 3 story buildings along Washington St
- Public Gathering Space
- New buildings at all 4 corners
- Parking lots behind buildings
- Curb cuts consolidated or moved to side street
- Cross Town Trail thru Gravestar site and public gathering space



Study Area Parcel Map



- |            |                     |
|------------|---------------------|
| Study Area | Cochituate Aqueduct |
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| Parcels    | Rail                |

ALT 3

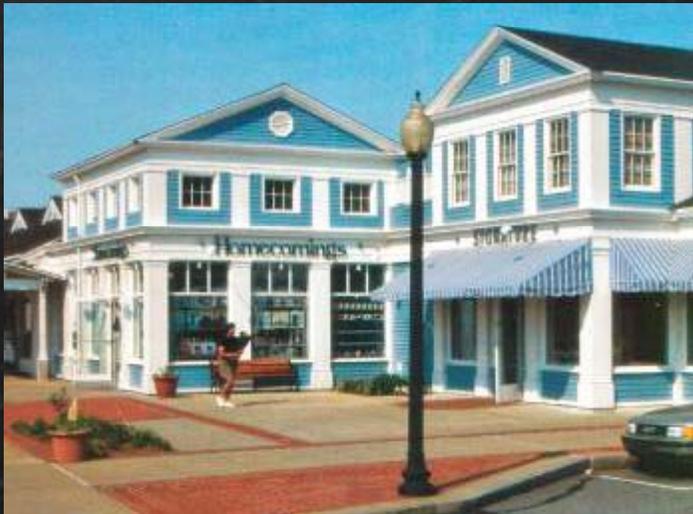
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- Public Gathering Places promote social interaction





2 to 3 story  
retail/mixed use



# Renovated grocery with uses above





Reasons and places for  
people to stay in  
area



Allow residential –  
scale commercial  
uses along  
Washington Street?



# This or That?



Wider sidewalks



# This or That?



Wall treatment

# This or That?



Pedestrian  
circulation

# This or That?



Pedestrian  
amenities

# This or That?



Entryways into  
the site

# Contact information

Planning  
Department  
781-431-  
1019 x 2234

Take the survey on-line:

[www.wellesleyma.gov/Pages/WellesleyMA\\_Planning/index](http://www.wellesleyma.gov/Pages/WellesleyMA_Planning/index)

Wellesley State Street  
Master Plan

