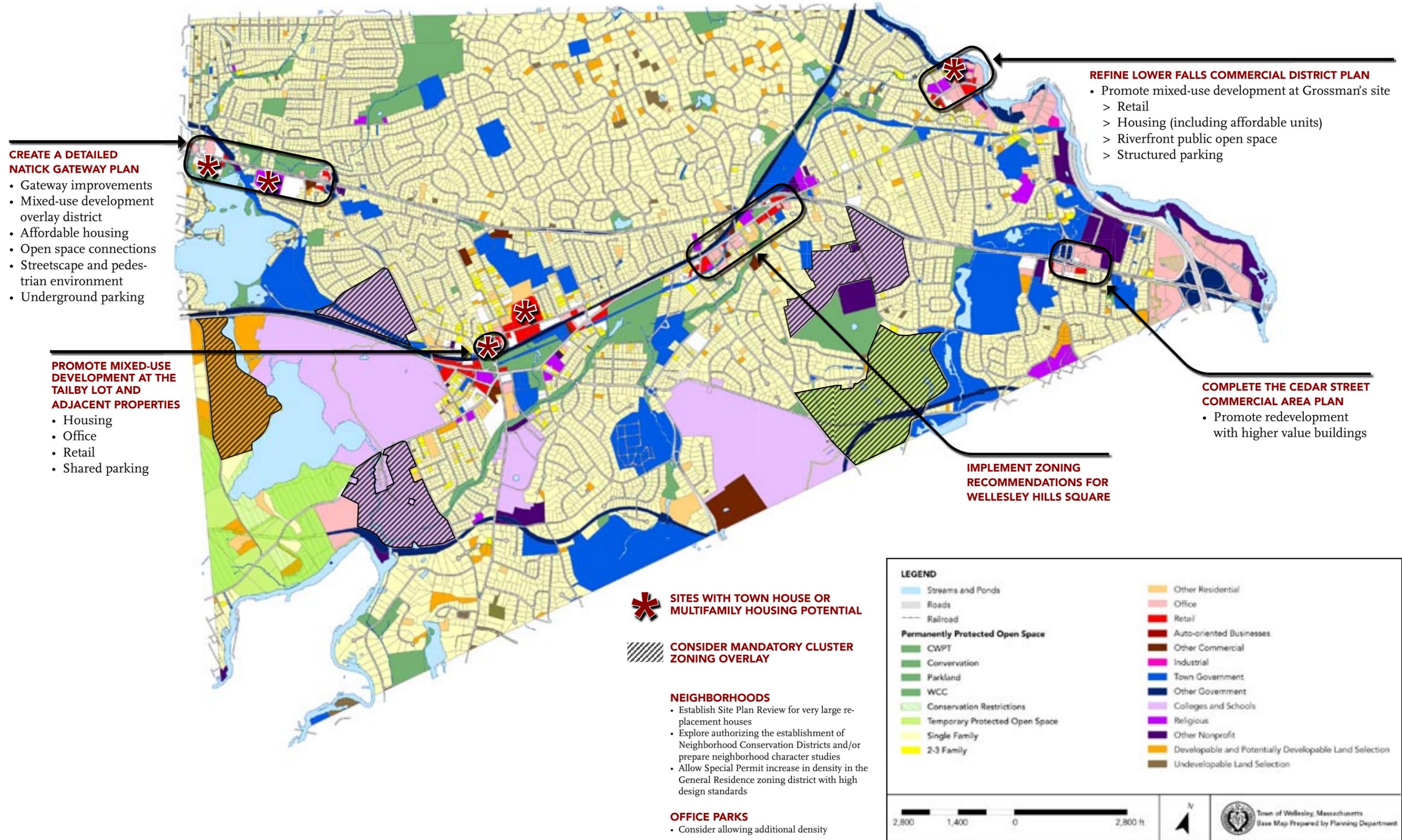


FIGURE 6-1, PHASE ONE—LAND USE RECOMMENDATIONS



**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
<b>Permanently Protected Open Space</b>	
CWPT	Auto-oriented Businesses
Conservation	Other Commercial
Parkland	Industrial
WCC	Town Government
Conservation Restrictions	Other Government
Temporary Protected Open Space	Colleges and Schools
Single Family	Religious
2-3 Family	Other Nonprofit
	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