



Public Participation & Design Studio Charrette Drawings Nov. 28-30, 2023

Working Session: Urban Form

Require Right-of-Way for public realm

Prohibit parking for Main St

Density to maintain for traffic to support local business

Don't want to feel closed in - set backs?

Zoning allow only use up top of Bldg

Change zoning to allow multiple use by right

Residential: Multi-use w/ residential + retail 5 stories

BUILDINGS NOT OVER-whelm THE CENTER

DESIGN SHOULD FLOW WITH OUR MORE BEAUTIFUL BUILDINGS

Deep setbacks to encourage shared spaces + avoid canyonization + allow for activity



Tall buildings ↑ shade ↓ cold

2+ ped destinations

Ecology greenspace

Life on the street. ~ vibrant + visual interest/diversity storefronts

Different height densities in the same district for variety interest

Need green space for housing yards, etc

Neighborhood feeling, common space for housing complexes

Private land zoning issue: no control

Keep storefront rents affordable. Need more space for Keep Water town Savings Bank building

Riverfront, eg. parking impacts to maintain square example

Take advantage of elevation change ↓ building height

Wide sidewalk + restaurant friendly on Main St

Water town / Belmont Church site in off housing in stucco building

Riverfront land underutilized around the dock/yachts

Denser mixed use on west end of Main St, Mt Auburn, Galen St

BUILT FORM

Consider setback requirements for taller building

Does allowable building height impact affordability?

USPS location is convenient & brings people to the Green same side of library

Safe bus depot

Charles River important asset access for nature & habitat for birds

Avoid canyonization. Variety of building types

Design should be consistent with character of existing buildings

Passive recreation along waterfront is nice as is

40% AMI Deep affordability

ragged outside of square e.g. N. Beacon a park

open / airy historic

Need attractive buildings Less "cluttered"

MORE OPEN GREEN SPACE IN FRONT OF BUSINESSES!

3/30/300 rule ↓ 5 minute walk for park

Plenty of parking on Mount St

Working Group: Urban Form
Watertown Square Area Plan Public Charrette

Scale: 1" = 200'



ART INSTALLATIONS
IN THE
SQUARE

Design standards
- HDgs on
Main St

NE
Orientation
on bldg, no
more 2 story

Need more of
A neighborhood
feel.

More bldg
in Watertown
is bad example
for not fitting
in community

Battery
with
SEED

Have extra
courtyard w/
trees & shade
for mixed use
allow people
to sit

Like 3rd
Hanson Ave
w/ pedestrian
pass-through

keep parking
availability
consider blind
disability
rotaries
no concrete
curbs

6-10 stories
that look good
and provide
housing!

id want to
allow more
mixed use of
disseminated
ground floor

want water
stairwells &
more fun stuff
more places to
hang things
cafes

seu
SM. D.
- fear of
rental increase
+ loss of
parking

Preserve
water
for the Arts

Dont want
overdevelopment

Preserve to
Small-bldg
yellow
height
more housing

Cafe with a
terrace right
on the river!
+ 1

Under what
is used for
would like GF

Fountain
coffee shop

Need benches
& tables

contiguous
sidewalk &
retail front
put parking
back

Consolidate
Parking
across multiple
sites.

BUILT
FORM



PUBLIC
REALM

opportunity for
statement bldg;
like Platform
but less tall

Redevelop
Single story
Auto
dealerships
as mixed use
like Boston
Valero in Brighton

less surface
parking!

+ a brewery/
restaurant
overlooking river

Need a walkable
grocery store w/
bike station
+ housing on top

retail w/ housing
on top
- see down height
along river

Close
No autism
and connect
to river

access to
river front should
be more visible

Wants form-
based code
for predictable
bulk form; not
PAR-based

100% Trio in
Newtonville is
good example
of mixed use bldg
w/ good aesthetic
& public realm

town st is
autumn /
retail - oriented
w/ comfortable
scale - tree lined
w/ lights

Wants continuous
ground floor retail



Wo
Water

Urban Form
Plan Public Charrette

- Soft Sites
- Bike Trails
- Stony Brook Supply Conduit
- Easement
- City Owned Parcels
- Watertown Square Study Area

Scale: 1" = 100'
0 100 200 ft



New England architecture

Keep heights lower near Summer St

Hotel more public facing / prominent location

NO ROUNDABOUTS

Connect Delta to River directly

CR St quality path is ugly / unhandly

Spring St - underused opportunity

CR Road - hi speeds, dangerous. Narrow it?

MTA Redburn: protect small biz / fuel / lower height or structures above

Height / better uses along Arsenal

Charles River Rd / MBTA yard - cafes / benches / pedestrianize CRP

ops for permanent outdoor dining

Main @ Merchants Row: Historic? Protect.

Bike amenities along path - Taylor St

Old police / current fire - best uses?

Red bridge near Galen St

Main ↔ MTA needs two sides of interesting stuff

Put MBTA facilities / steps underground!

Dense on Duntin black

Sprinkler at 100 ft / 100 ft / 100 ft / 100 ft

No more parking lots in front of bldgs (Arsenal)

Main St historically 4-5 stories

Can't do around Delta?

Greater (infill) 3-4 stories

More indoor "public realm" spaces needed - it gets cold

Calm St unfriendly to peds

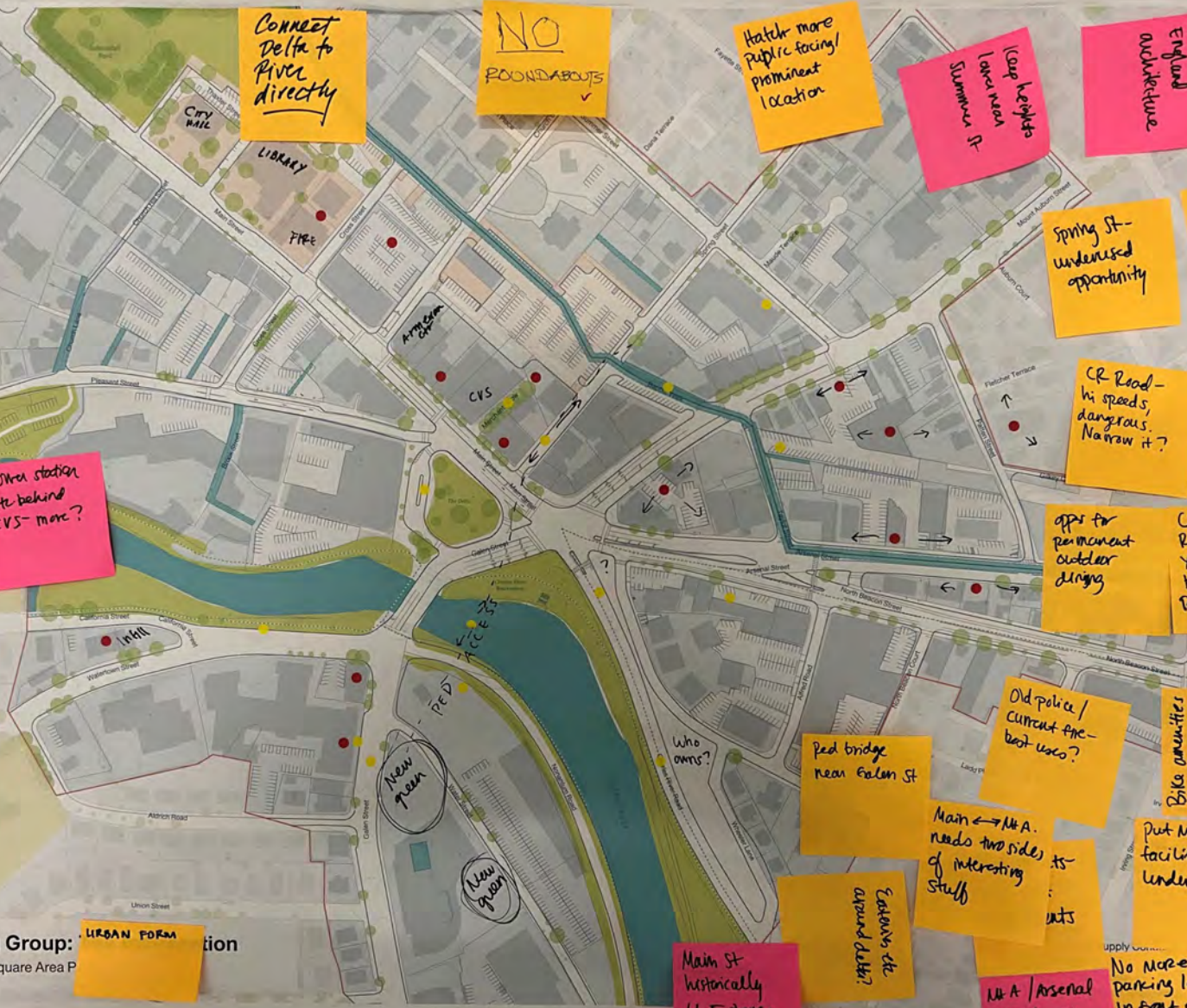
Power station etc behind CVS - more?

PUBLIC REALM

BUILT FORM

URBAN FORM

Working Group: Watertown Square Area Plan



Waterfront Square Area Plan



Continue linear path from Salthatch to Mt. Auburn

Preserve Community Paths for Ped/Bike use

Tall yes - build higher, setbacks from street
Mix higher building w/ lower height structures

Activation: Move outdoor music in non-parks, public-private partnerships

I like roundabouts

Active
Bike
Lanes

more bike paths/parkways

improved pedestrian accessible universal program

Wider sidewalk - 12' sidewalk

green space in delta

Restaurant w/ deck along the river

Help the tech-tombain, office work

Please do not close Charles River Rd. This will divert traffic to Wheeler + Riverside

BUILT FORM

Affordable Housing!
(high) density

PUBLIC REALM

What can the old police station be developed into?

Activate Merchants Row w/ tables, chairs + outdoor markets

Add Connectors Shuttle Services throughout

Blue Box = 3.5 Medium Density
Green = 4.5 High Density
Orange = 5.5 High Density



Working Session: Strategic Sites

	A	B	C	D	E	F	G	H	i	J	K
1 Pivotal Location ^{+ showcase}	✓	✓	✓	✓	✓	✓					✓
2 Better usage for owner	✓	✓	NO	✓	✓	✓				Gate-way	✓
3 Missing tooth? (no street wall)	✓	●	✓	✓		✓	✓	✓	✓	✓	✓
4 Under leveraged ^{vertical} space	✓	✓	✓	✓	✓	✓	●	✓	✓	✓	✓
5 Large parking lot - underutilized ^{underutilized}	✓			Back lot		✓	✓	✓		✓	✓
6 Showcase location		✓	✓			NO NO		✓	✓		✓
7 Bus Rte - Near dock for water-shuttle	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8 Fronts on both sides of parcel	✓	✓	✓	Ped/Bike only side	At corner	✓	✓	✓	✓	✓	✓
9 Bus Next to civic (box)	✓	✓	✓		✓	✓	At corner	Corner	Corner		✓
10 Chop-up-able ^{Multi-tenant} ^{Mixed Use}	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓
11 Run down - disrepair	✓		✓	✓	✓	✓	✓			✓	✓
12 Vacant	✓			●	✓		●			●	●
13 Poor facade	✓	✓	✓	✓ ^{Don't have}	✓	✓	✓			✓	✓
14 Poor current use	✓		✓		✓	✓	✓	✓	✓	✓	✓



Poor current use ✓

✓

✓

✓

✓

✓





① Methodist church - affordable housing, tax credits, church mission

Lodan Furniture solution (4.5.02) ideal for higher building for housing

3A-3C Single story commercial that can be multi-use. In this zone we might not slope might down from C-A

#4 triangular parcel design criteria for an interesting building on the parcel.

#5 Dunkin Donuts Plaza retail on 1st floor commercial + housing above

#6 identical retail/commercial + housing - full connection at rear?

#8 mixed use - grocery store, incentives for commercial, incubator spaces, community kitchen

① mixed (legalize existing commercial use in T-1 zone allow 3-4 mixed commercial and residential)

#9 - Huber to East - mixed use - keep local businesses, bus business on both sides

#10 - restaurant on river - NO BioTech building - 5-8 stories for housing - 3rd floor office

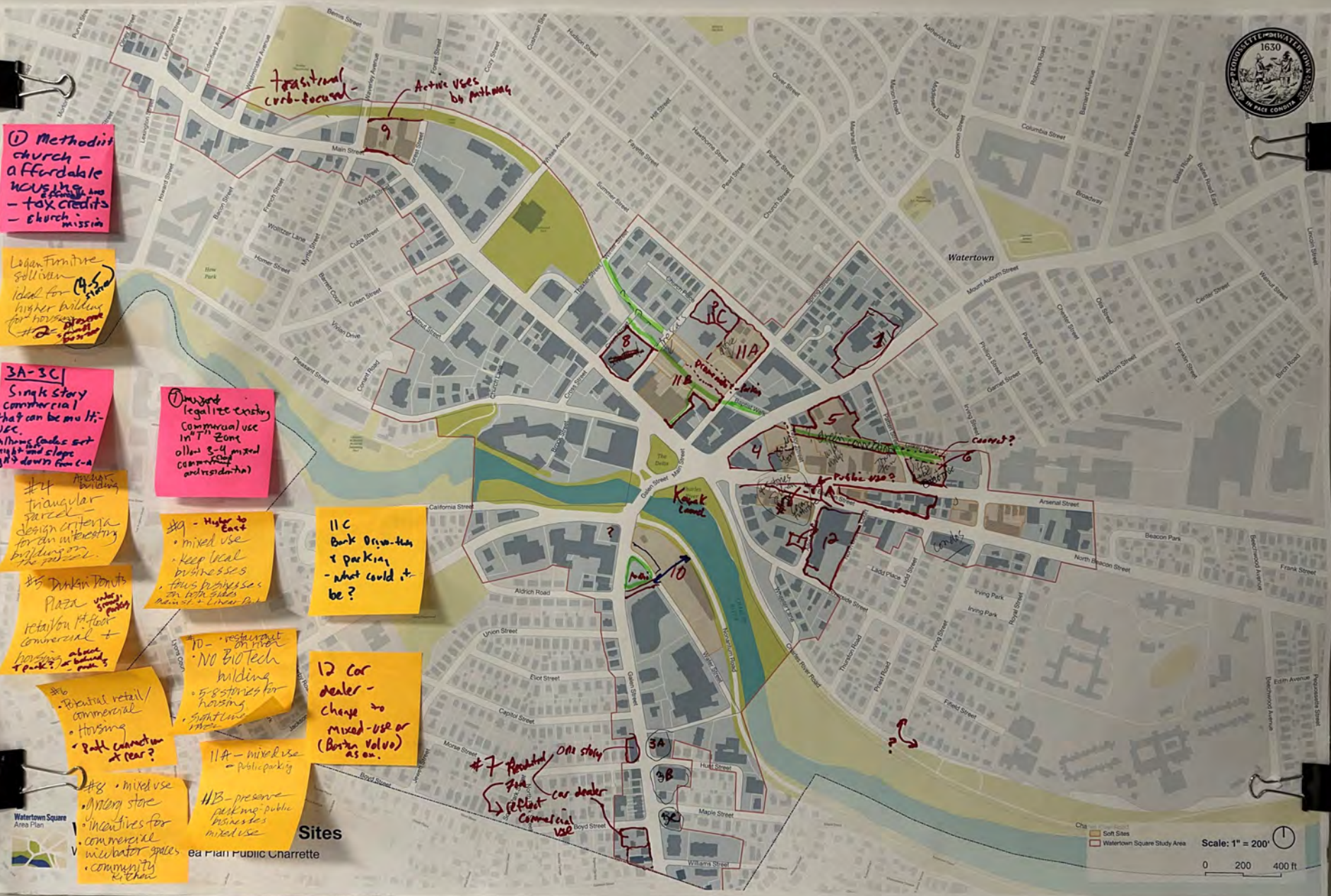
#11A - mixed use - public parking
#11B - preserve parking - public business mixed use

#11C Bank Privatization + parking - what could it be?

#12 car dealer - change to mixed-use or (Boris Volvo) as on.

#7 Plentiful on story - car dealer - public commercial use

Transitional curb-focused - Active Uses by Pathway



Sites

ea Flan Public Charette

Scale: 1" = 200'
0 200 400 ft



Retail Floor 15
 Floor 1 11-26
 Floor 2 11-57
 Floor 3 11-48
 Floor 4 11-59

If there is parking in front, should be a soft site

This area is a lovely site.

Parking lot not used

Program could take in rain would be great! + wide sidewalks + green program!

Red passages - Baptist + walk, Merchants Row

Add road tracks + red lights

shabby storefronts - a store high should be redeveloped

This is a lovely access point to the river

Only 2 stories w/ storefronts that could be modernized

lots of - not so good - not a lot of

Parking lot always empty

Not used all day.

Higher density here

Need public laborman, nature playground

Need to be a furniture store, nothing there here?

ing just sold

Tall height away from street in order to not block views

Call it a park but lines on bike lane

- Soft Sites
- Bike Trails
- Stony Brook Supply Conduit
- Easement
- City Owned Parcels
- Watertown Square Study Area

Scale: 1" = 100'
0 100 200 ft



Best fit
dev. w/ red
"street" frontage
(Newmont,
Baptist etc)

Rethink vast
parking lots
- turn them into
parks/buildings

New
neighborhood
in place of
Arsenal
auto uses?

Mix of
heavy/MU
+ open sp.

CRITERIA
Main: single story,
unattractive
~~Bad~~
Mt A: empty lots
Arsenal: auto uses

**STRATEGIC
SITES**

● = STRATEGIC?
● = KEEP

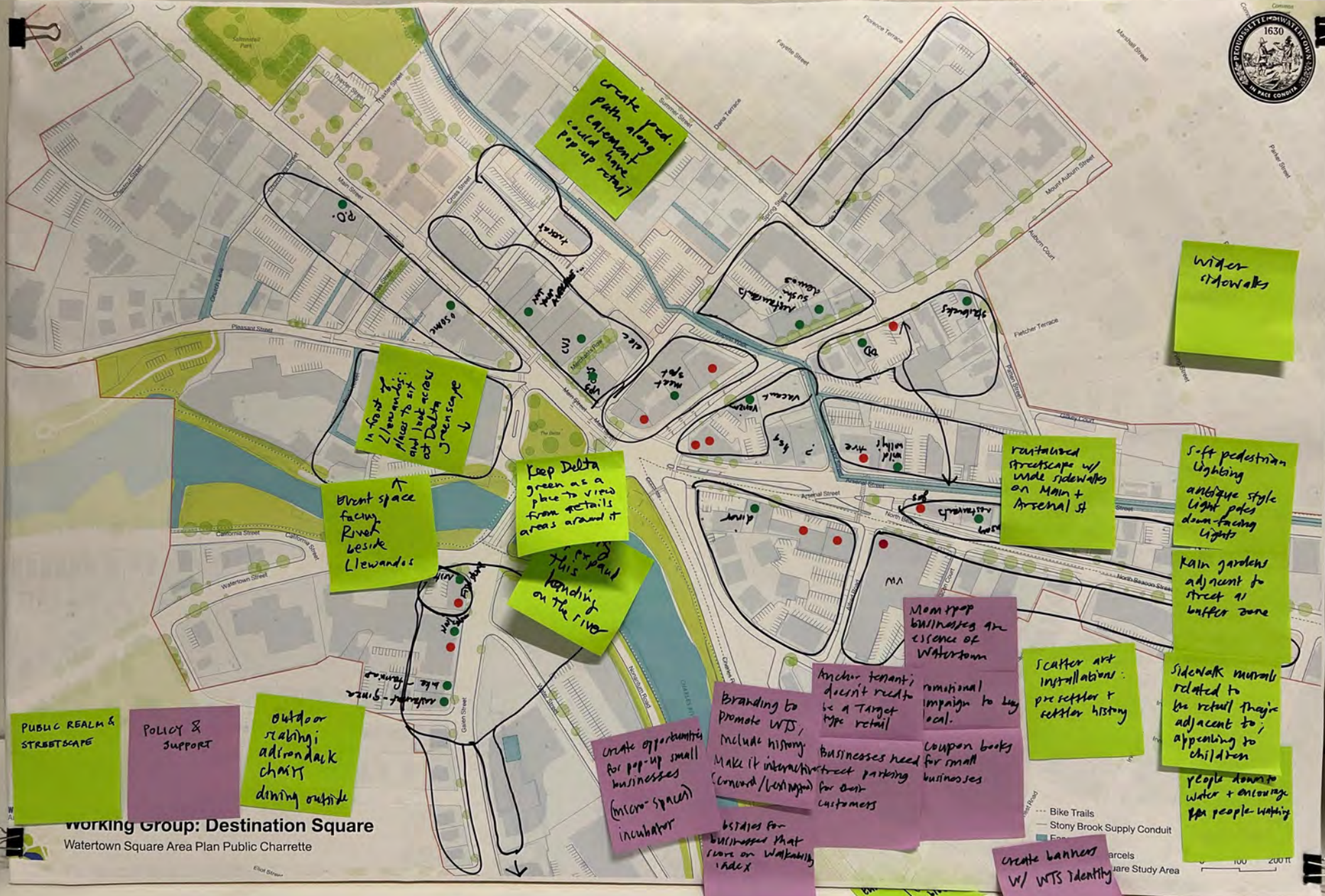
--- Bike Trails
--- Stony Brook Supply Conduit
--- Easement
--- City Owned Parcels
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Scale: 1" = 100'
0 100 200 ft

Watertown Square
Area Plan
Working Group:
Watertown Square Area P



Working Session: Destination Square



create ped. catwalk along path along could have pop-up retail!

wider sidewalks

In front of Lewandus place to sit and look across at Delta greenscape

Event space facing River beside Lewandus

Keep Delta green as a place to view from retail areas around it

Paul landing on the river

maintained streetscape w/ wide sidewalks on Main + Arsenal St

5-ft pedestrian lighting antique style light poles down-facing lights

Rain gardens adjacent to street as buffer zone

PUBLIC REALM & STREETSCAPE

POLICY & SUPPORT

outdoor seating; adirondack chairs dining outside

Montrop businesses are essence of Watertown

Scatter art installations: pre-settler + settler history

Sidewalk murals related to the retail they're adjacent to; appealing to children

Branding to promote WTS, include history. Make it interactive (concert/performances) for our customers

Anchor tenant; doesn't need to be a Target type retail

optional campaign to buy local.

businesses need for small businesses

create opportunities for pop-up small businesses (micro-space) incubator

businesses that score on walkability index

create banners w/ WTS identity

people down water + encourage people walking

Working Group: Destination Square
Watertown Square Area Plan Public Charrette

Bike Trails
Stony Brook Supply Conduit

100 200 FT



DESIGN OF PUBLIC REALM & STREETSCAPE

POLICY & SUPPORT

Utilize Watertown Mall contributing funds in the Sq.

facade improvements p/m

small subsidies for incubators, artists

optimize W Sq sm biz owners better

Red line = walkable retail opportunity

Under-leased bldgs → anchor biz recruits short term tenants/entrepreneurs

Incentivize/focus extension of W Sq down Galen St

Better/more organized loading zones

post-5pm activities - music

Legend: Bike Trails, Stony Brook Supply Conduit, Easement, City Owned Parcels, Watertown Square Study Area

MISSING BI

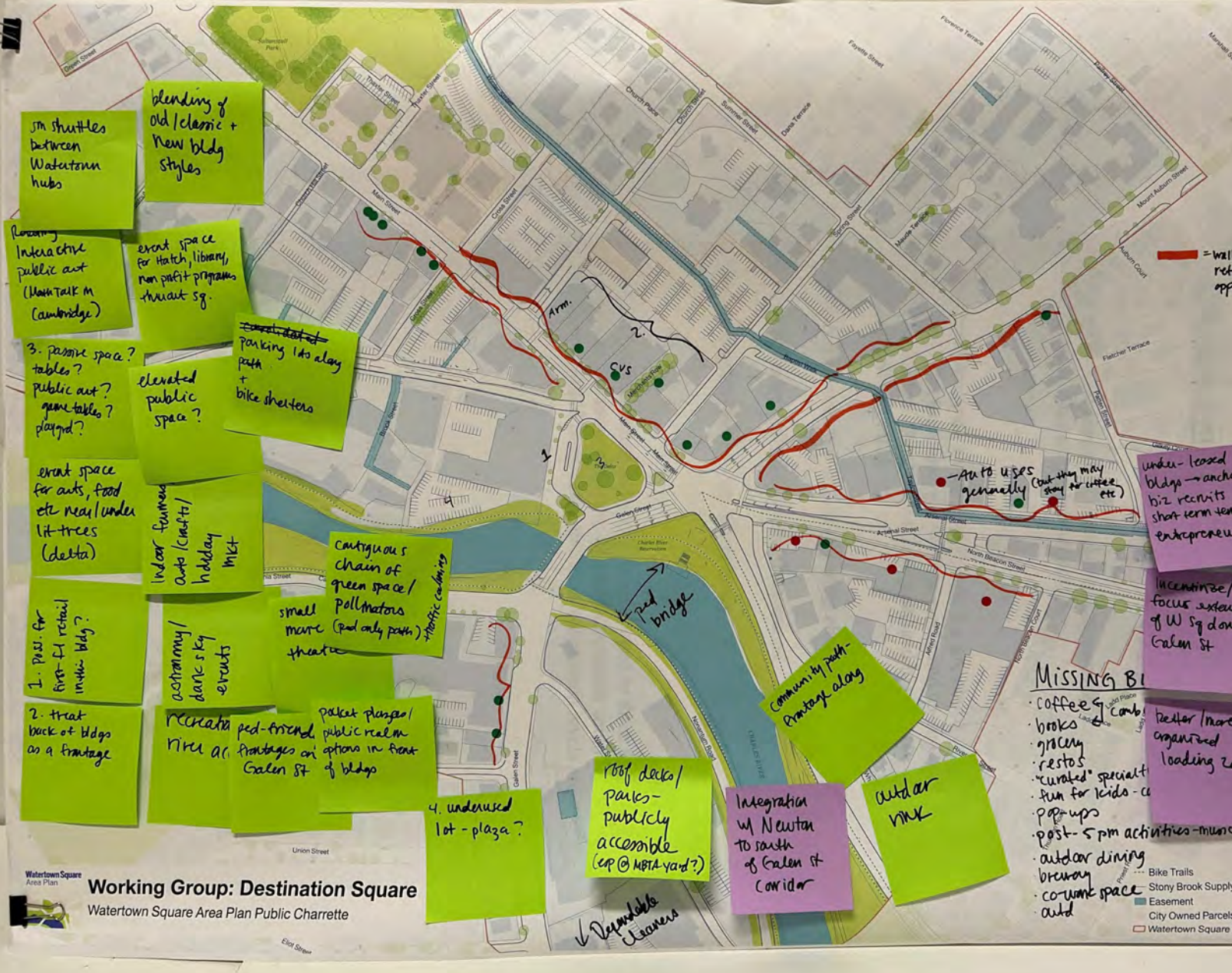
- coffee
- books
- grocery
- restos
- "curated" specialty
- fun for kids - co
- pop-ups
- post-5pm activities - music
- outdoor dining
- brewery
- co-work space
- outd

Outdoor mix

Integration w Newton to south of Galen St corridor

Roof decks/parks - publicly accessible (esp @ MBTA yard?)

4. underused lot - plaza?



blending of old/classic + new bldg styles

sm shuttles between Watertown hubs

Planning: Increase public art (Main Talk M Cambridge)

event space for Hatch, library, non profit programs thru out sq.

3. passive space? tables? public art? game tables? playground?

elevated public space?

event space for arts, food etc near/under lit trees (delta)

Indoor forums arts/crafts/holiday market

1. Pass. for first fl retail under bldg?

astronomy/dark sky events

2. treat back of bldgs as a fringe

recreate nice ar

contiguous chain of green space/pollinators (ped only path) - traffic calming

ped-friendly public realm options in front of bldgs

Community path - Priority along

Auto uses generally (but they may stay at coffee etc)

ped bridge



Use trees to help with noise!
separate highway from pedestrian space

- MISSING
- Doctor's
 - Bookstore
 - Hardware
 - Ice cream
 - Grocer
 - Music
 - Video
 - Theater
 - Bakery
 - Gift shop
 - Anchor(s) - Service
 - Food Hall

DESIGN OF PUBLIC REALM & STREETSCAPE

- Residential above
- Visitor center
- Public Bathroom

state & local barriers to out dining - Eating & Drinking

PCR - Enhance Nature & (Native) Rec opps - Programming

Public Events that includes Business

POLICY & SUPPORT GREEN STREETS

Shared eating spaces outdoor/indoor for multiple Dulti noises

Zoning Change Why don't we have shared eating sidewalk

Historic Spaces leverage for Econo Dev.

Gallery space / shared Cafe/Performance space

Food carts on Public Way & Artism

Funds to support conversion of 1st floor

Public Private Partnerships

Wide sidewalks for trees & dining outside retail

Liquor Licenses more

Lower cost tenant spaces (for small biz)

Universal Design - Accessible for all

1- Build Facade Improvements

pedestrian bridges safe route across galen

Tree Canopy

7) Wayfinding Walking, biking Parking

2) Add Greenery - trees - outside sidewalk on sidewalk

Mass Audubon as a resource

8) Public Bathrooms near Square

3) Utility Poles Bury (spring ex.)

DCR - Better coordination Active Spaces that are under developed

Food Service regulations - Make it easy!

9) Anchor(s) something to make vibrant

4) Library as example for shared outdoor spaces - Salton's trail

What is Keeping Entertainment from happening in + out

No require parks for 1st floor retail/rest. Public Parking

landscaping

10) Parking - on street - remove or add Both?

5) covered outdoor sitting tables grills

CONV. KITCHEN
FOR
SANTANDER
SITE
FOR SMALL STATION

LIBRARY
PROGRAMME
FOR ALL
AGE GROUP

RIVER MOST
VALUABLE
ASSET.
TOO MANY CARS
DONT REMOVE
TRAFFIC

OLD
POLICE HQ.
- PARKING?
- LIBRARY ANNEX?

COLORFUL
CRUISE
- GREAT BARRINGTON

BOOKSTORE?
COFFEE?
COMM. SERVICE

ADULTS
SWINGS
- SEAPORT

MERCHANT
ROW
SUMMER
SERIES
POPIJS FOR
SMALL
BIZ

VERY
VISIBLE.
NO VE!

BOX
BUILDINGS

SEASONAL
KAYAK
RENTAL
ON EITHER
SIDE OF
CHARLES

CONSISTENT
SIGNAGE
VIA ANY
INTERESTING

LENGTON/
ARLINGTON
SIGNAGES

BETTER
SIGNAGE

FORMER
DINER ON
MISTA BUYARD

CPC FUNDS
FOR RESTAURANT
HISTORIC

SALTATION
PARK!
CONCNS, FRAMA
MARKET
- MAKE DELIA
A DESTINATION FOR
FOOD & ART

NEW
FACADES +
STALLS

MAKE
PARKING LOT
NICER +
GREENER

FESTIVALS
NEAR RIVER.
FISHING? RAMP
DRAGONBOAT.

WINCHESTER
EXAMPLE

ALDRICH
SHOULD BE
ONE WAY

HOW DOES
WALKABLE
AREA BRIDGE
ACROSS BRIDGE?

ICE CREAM
+
PIZZA
WENT OUT
OF BUSINESS

NEWTONVILLE
SQUARE
BENCHA
EXAMPLE
WALNUT BL.

TREES
- WIDER SIDEWALK
- REDUCE TRAFFIC
LANES
- DENY

SUPERMARKET

PARKING
DECK SHOULD
BE CONSIDERED

FOOD TRUCKS

NEED
ACTIVATION
AT NIGHT

LIKE
BYRON'S
STOREFRONT

CHARLES
RIVER
COOP

NEED A
POST OFFICE

104-106
MAIN
GOOD EXAMPLE
FOR CHARACTER

NEED
ANCHOR.
AS WELCOME
TO WATERTOWN

CONTINUUM
IN ALLSTON.
EXAMPLE OF
FOR LARGE
PARCELS

ELEC. SUBSTATION
AREA NEEDS
REDEVELOPMENT

ARMENIAN
MUSEUM
NEEDS
RENOVATION

PLANS FOR
FOOTPATHS/
EVENTS
ON MERCHANT
ROW

NEED MORE
AFFORDABLE &
CONVENIENT
GEOLOGY

SANTANDER
BUILDING.
RESTORATION
DETAIL ROOM

WHERE REASON
STORE USED
TO BE
- UNDERUTILIZED

NO ENCLOSURE
LIGHT INROAD



Working Group: Des
Watertown Square Area Plan

Working Session: MBTA Zoning



1 - consider transition 2.5 at edge to neighborhood

consider
For
Conversion
Mixed-use
Add for height

9. Up the density down Main St from Safford St

3. High priority mixed use / commercial

4. Consider medium or high density along Arsenal (match otherside)

5. Transition zone - south side consider - shadow + height

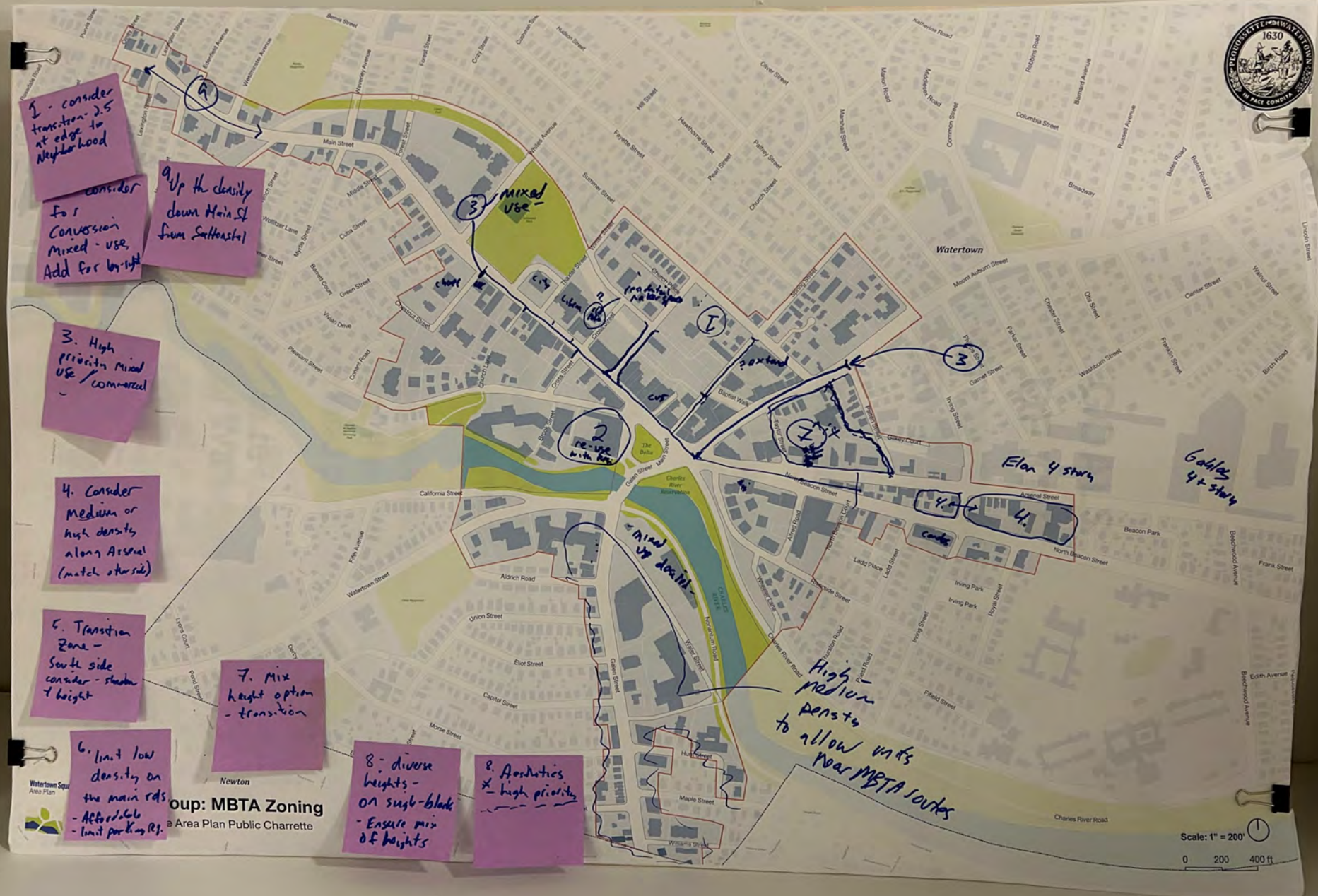
7. Mix height option - transition

6. limit low density on the main rds
- Affordable
- limit parking (P.)

8 - diverse heights - on single-block - Ensure mix of heights

8. Aesthetics x high priority

Group: MBTA Zoning
Area Plan Public Charrette



Scale: 1" = 200'
0 200 400 ft



At certain areas
(10 Williams St,
Hamilton place)
where the height
constraint is being
discussed, we
are recommending
a 20' height

Keep some
MU on west
side of Main

Medium
density
MU

pp
for
better
we

Why no
infill across
River?





Can we further
benefit
aff. housing/
higher percentage?

step backs
on upper floors
in some
red areas

Note
we used
Scenario 3.
Anything not
colored wasn't
changed

Adel by right
ability might increase
For in need have
done restricted
affordable units
above baseline
2.5% 5% increase
1-2 units



-  RETAIL
-  HIGHER (4.5)
-  MEDIUM (3.5)
-  LOW (2.5)



Watertown Square Area Plan
Working Group: MBTA Zoning
Watertown Square Area Plan Public Charrette

Scale: 1" = 200'
0 200 400 ft



IDEA:
Blue but
RED as
Affordable
(FAR) ZONES

Scenario 10.3

Design Scenarios Development



Good route for people who want to turn left needed



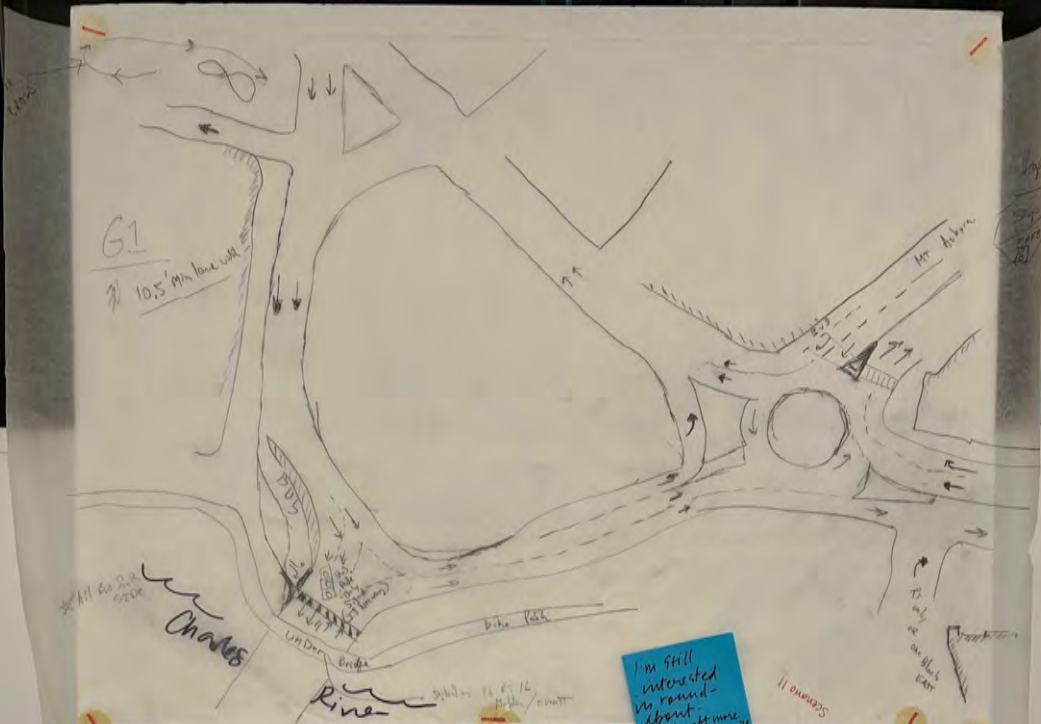
3. Roundabouts sit a bit. From Rach. - Lehy 2

Like the roundabout at 450 x + Cab St!

* narrow all roads
* bike lanes!
* areas indicate roundabout not flow of traffic; that is two way everywhere

Is there enough land to do this?

bridge (over water road)



I'm still interested in roundabouts - about 40% more capacity with relative compactness

Scenario 11

possibly options on this idea

to have an other place for bus stop pickup not at sq!



6. DOUBLE ROUNDABOUT
- 3 @ 2-LANE 1-WAYS AROUND GREEN.
 - 3-LANE APPROACH FROM EAST.
 - LIKELY SIGNALIZED FOR WALKABILITY.



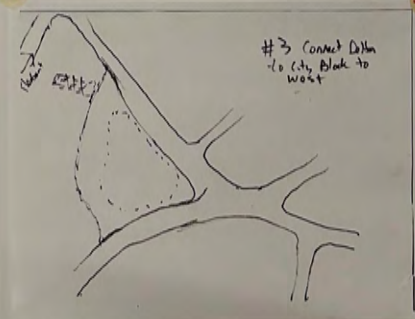
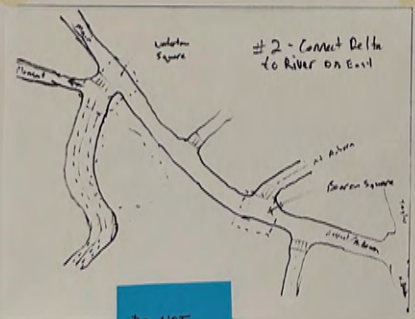
5. SMALL SQUAREABOUT
- ALL 2-WAY APPROACHES, ALL WITH STOP SIGNS.
 - 3-LANE APPROACH FROM EAST.
 - BUS LOOP AS IS OR COULD REVERSE TO ADD CAPACITY (WITH SOUTH SIGNAL).
 - INTRODUCING WATERTOWN SQUARE!



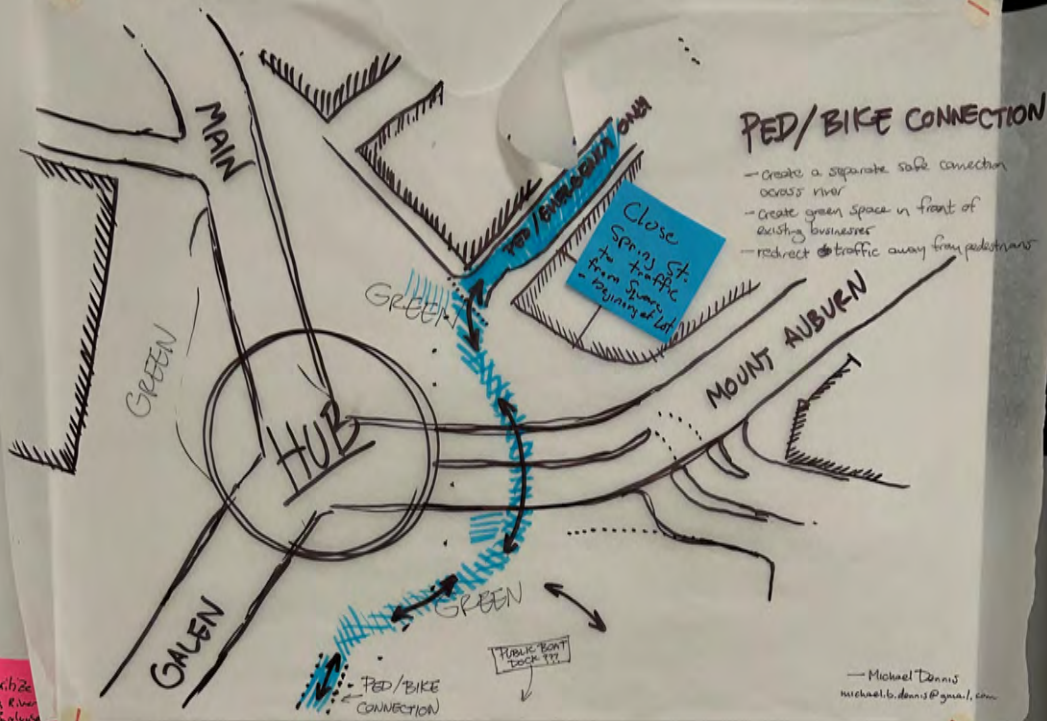
4. SMALL ROUNDABOUT
- ALL 2-WAY APPROACHES, UNSIGNALIZED.
 - 3 @ 3-LANE APPROACHES.
 - BUS LOOP AS IS, BUT COULD REVERSE TO ADD CAPACITY (WITH SOUTH SIGNAL).



ONE INTERESTING COMPONENT OF THE ANALYSIS OF 4 AND 5 WILL BE WHAT IS GAINED BY REVERSING THE BUS LOOP AND USING IT TO REMOVE SOUTHEAST TRAFFIC FROM THE MAIN INTERSECTION.



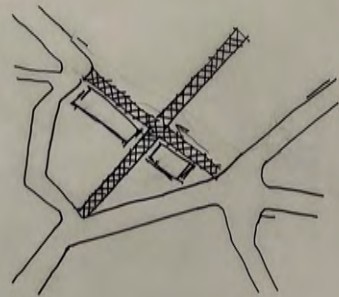
DO NOT CHOOSE THIS OPTION



Attach to
the river
at the
square
- park

Colored
Crosswalks
would be
great

Scenario 12



Riverside

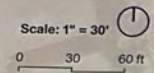
Green + ed. only
• CAZEBO
• Silver Truck
• Chargers
• Bin 911
• Greenhouse

AMENITY
Rent Rental
Food/Drink/etc.

Parcel Boundaries

Scale: 1" = 30'

0 30 60 ft





PARALLEL PARKING

BOLLARDS

CREATE VISUAL AXIS DOWN SPRING ST TO SQUARE

TED / EMERGENCY ONLY

OUTDOOR SEATING

ADDITIONAL PARALLEL PARKING

POTENTIAL AREA FOR DEVELOPMENT

OPEN SPACE

COLLAPSIBLE SECURITY BOLLARDS

POTENTIAL AREA FOR DEVELOPMENT

REPOSITION PUBLIC GREEN W/ NEW BUILDINGS @ EDGE TO CREATE SAFER AREA AWAY FROM TRAFFIC

SHAPE POTENTIAL AREAS FOR REDEVELOPMENT TO PRESERVE LARGE TREES @ PUBLIC GREEN

CHARLES RIVER

RECONFIGURE TRAFFIC PATTERN AS REQ.

TED / EMERGENCY ONLY

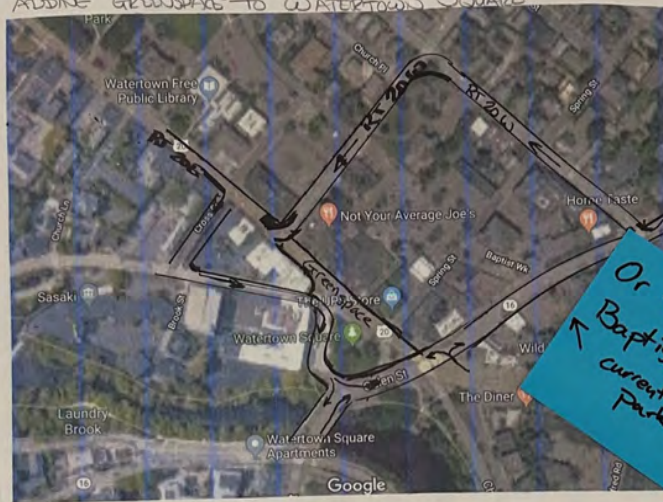
ACCESSIBLE RAMP TO DOCK

CHARLES RIVER

ADDITIONAL AREA FOR DEVELOPMENT?

ELIMINATE CHARLES RIVER ROAD ACCESS @ SQUARE

ADD GREENSPACE TO WATERTOWN SQUARE



What an interesting idea to re-route 20W!

Or through Baptist / current parking?

I LOVE THIS!
AN E-W BIKE / PED WAY WOULD BE STELLAR

WORTH + BOX



FIELD ← CONNECT TO LINEAR PATH

TRY TO RECONNECT LINEAR PATH PAST B & G CLUB TO CAMP / WATERTOWN GREENWAY (ALONG ARSENAL)

lots CVS / PKG lot will not be able to handle lots of bike traffic

OLD RAILWAY
BRIDGE?

CONNECT TO BIKE PATH ON ARSENAL (CAMP / WATER-TOWN)

JASON
COHEN
11.30.23
jason.cohen70@gmail.com

	Enhance Retail	Transit Efficiency	Activation of the Delta.	Connection of the Delta to the Charles River	People Thru-put	Number of Lane	Vehicular Thru-put	Charles River Drive Access
4 corners	✓	✓ ✓ ✓	✓	✓ ✓ ✓	✓ ✓ ✓	✓	✓ ✓ ✓	
Delta-about	✓ ✓	✓	✓	✓ ✓	✓	✓ ✓ ✓	✓ ✓	✓ ✓ ✓
Mini-main street	✓ ✓ ✓		✓ ✓ ✓	✓	✓ ✓	✓ ✓	✓	✓ ✓ ✓

↑
 Could bus only lanes make this ✓?

Perhaps with a contraflow bus lane on mini-main?

↑
 How does mini-main connect Delta any less than other plans?

De-prioritize Charles River Road. Realised can be turned to a park

highway
on-ramp
whos it

CONSIDER
CLOSING
OFF
PLEASANT

Delta is nearly
accessible from
West on the one
Preserves
green space
& trees

DO YOU NEED
A THIRD LEFT
(TURN) LANE
EVERYWHERE
SHOWN?

Statement
mixed use
5% building

All
streets
should
have
LEG
CHANGES
River AD

In a line of
keeping with
last plan, please
no bridge

Have ideas
of connecting
Delta to
river or
rebut.

Which
has the greatest
potential for
new housing?

ALL
STREETS SHOULD
BE NARROW
ENOUGH FOR
CHILDREN TO
CROSS SAFELY (small
cross streets)

Rt TURN Only
for Charles River
Rd has potential
severe impact on
residential
neighborhood

Wishing that
transportation
Charles River Road
would be a
main thoroughfare



Secondary
Mt. Auburn
to Main
behind stores?

By having 2-way
Pleasant St it
could help alleviate
back-up on Main
for cars trying to
turn left on Cross
& Rt Pleasant

Consider how people
walking, biking, and
riding use the area
for a more
active use of the
space and
improve the
neighborhood

if side
of little main st
allow how to
show structure for
cable, bicycle
recreation
outdoor dining

if way on Pleasant
allows less
congestion entering
by New & facing
in Juggle to get
into neighborhoods
& plans a possible
St. and of Pleasant
(crosses get through)

Concerns: Turning left
from Pleasant to get to
Adjacent Mt. Auburn
at Charles River Rd. create
a north-south street
to allow traffic to
turn left on Pleasant
to the river

Raised crossing
or mixed use
intervention so
that we don't cut
off the dock
area!

retail, greenspace
or piazza space
west of the
connecting road so
it doesn't dry up
like the delta.

How do you
make a
cut on Mt Auburn
to Main?

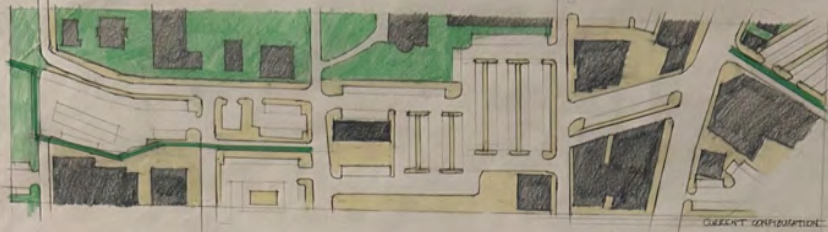
Delta green
should not be
reduced

If CR had limited
consider alternate
ways to reduce
attractions
and reduce CR
& Mt. Auburn

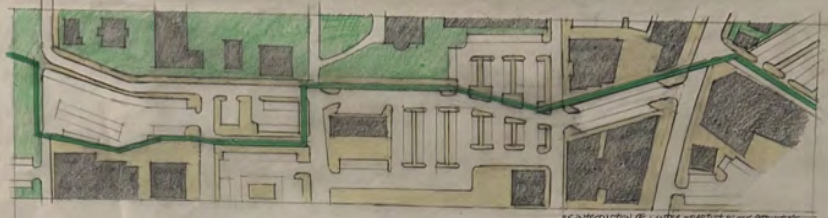
How does
traffic flow
across bridge?

the Esplanade
should be
designed by
Charles Eliot in
1905? is only
one of the
plans

Sitting in Delta
area all cars &
bikes around me
want to drive
me to this area
it's perfect to be
next to river.



CURRENT CONFIGURATION



RE-INTRODUCTION OF LUTHER-BAPTIST BLACK STRUCTURE



4 CORNERS



