

Conceptual Downtown Streetscape

Winchester, MA

Community Meeting: July 25, 2016, 5:00pm

Location: Winchester Town Hall

Introductions : CBA Landscape Architects
Principal-in-Charge: Clara Batchelor
Staff Landscape Architect: Kaila Bachman

Context: Existing Conditions and Site Analysis

Previous Studies, Current Design, and Future Construction

Conceptual Design Plan and Perspective Renderings

Community Input and Feedback

CONTEXT

CONTEXT Street Map and Aerial Photo of Study Area



Shore Road Bridge

Shore Road & Griffin Museum

Future MBTA Entrance

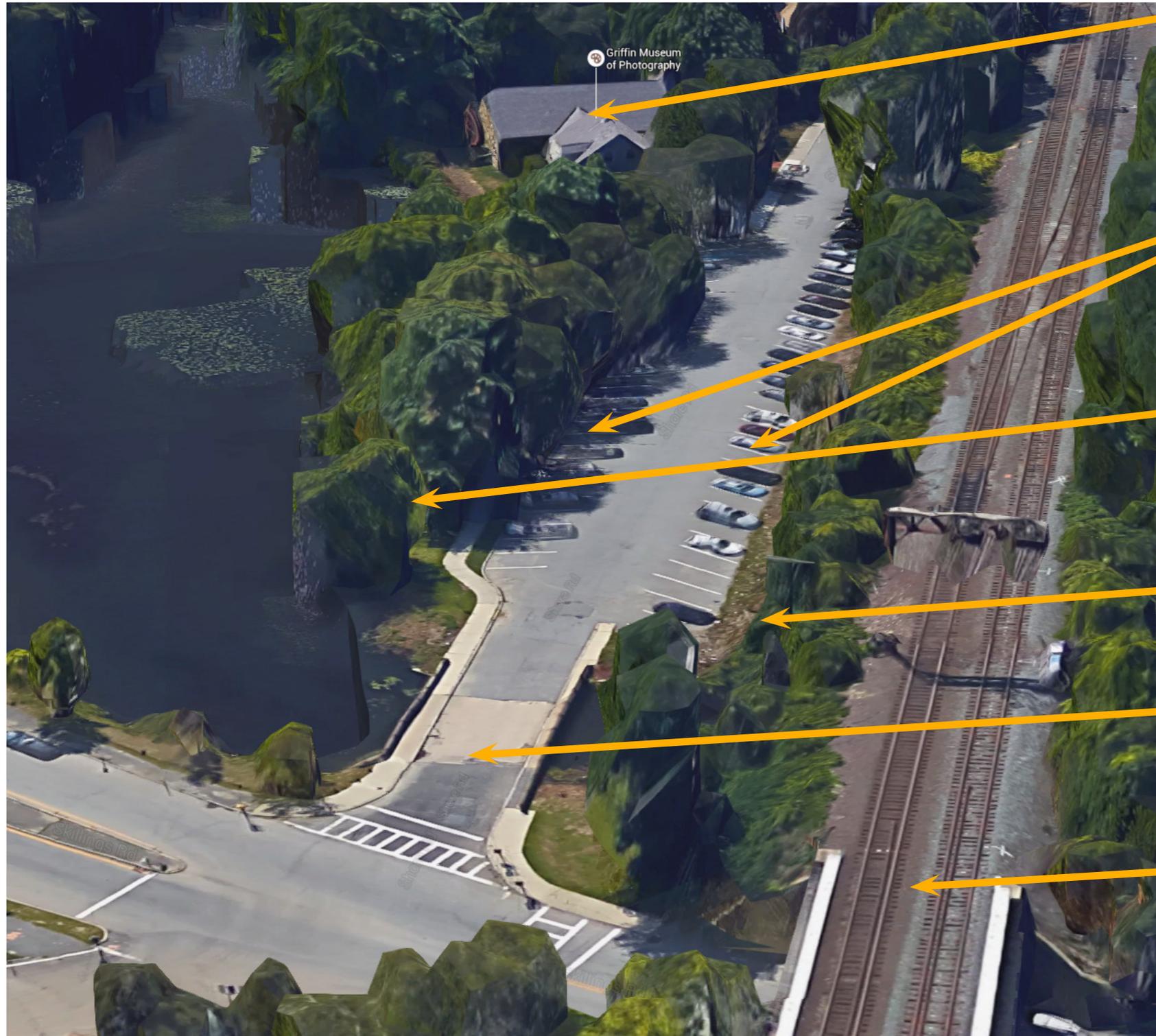
Quill Rotary

Bus Route and Parking

Waterfield Rd. MBTA Entrance

Aberjona River MBTA Entrance

AERIAL VIEW Skillings Road Facing the Griffin Museum



Griffin Museum

Parking

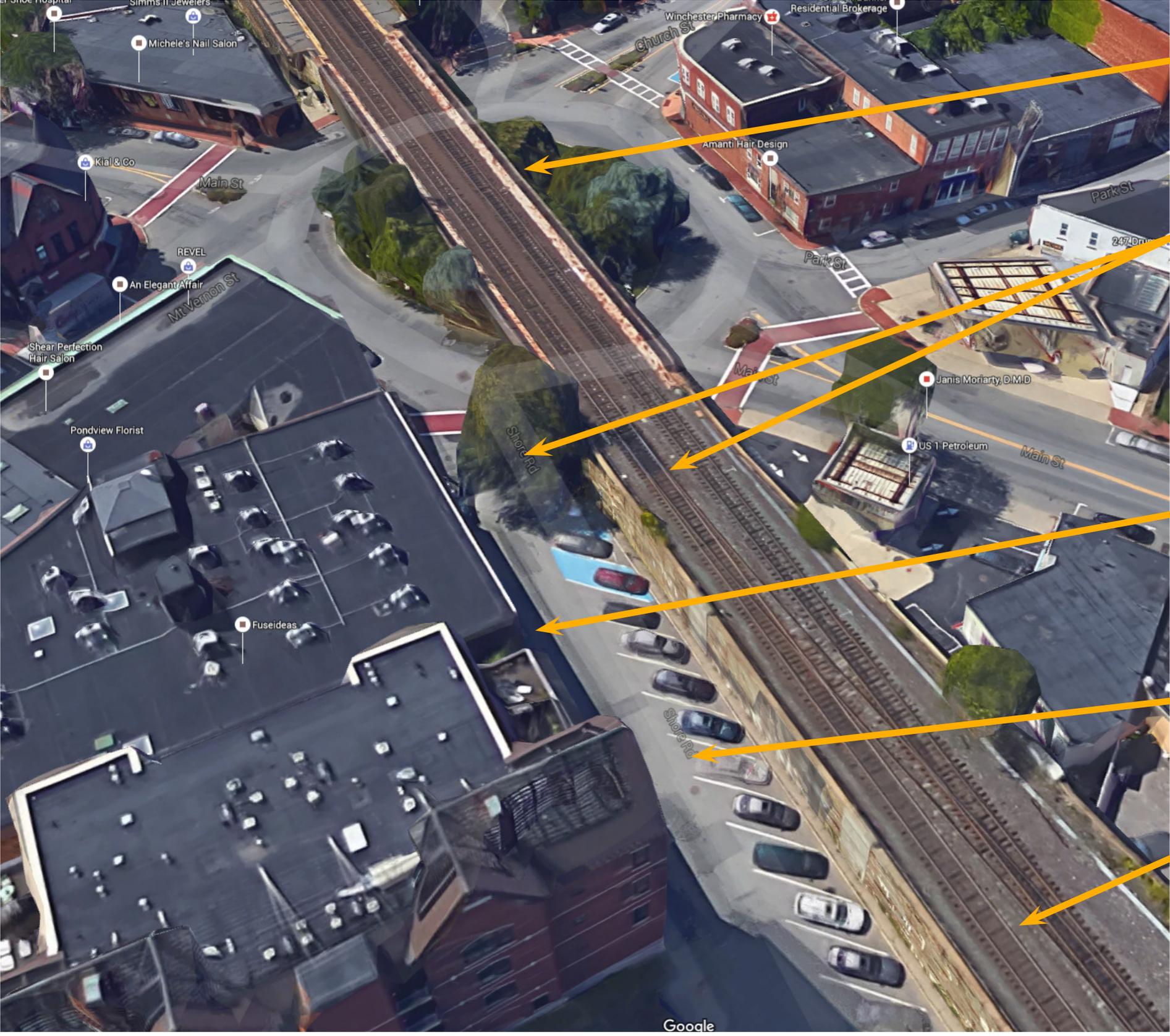
Passive Park

Steep Embankment

Bridge Over River

Commuter Rail

AERIAL VIEW Shore Road Facing Future MBTA Development and Quill Rotary



Quill Rotary

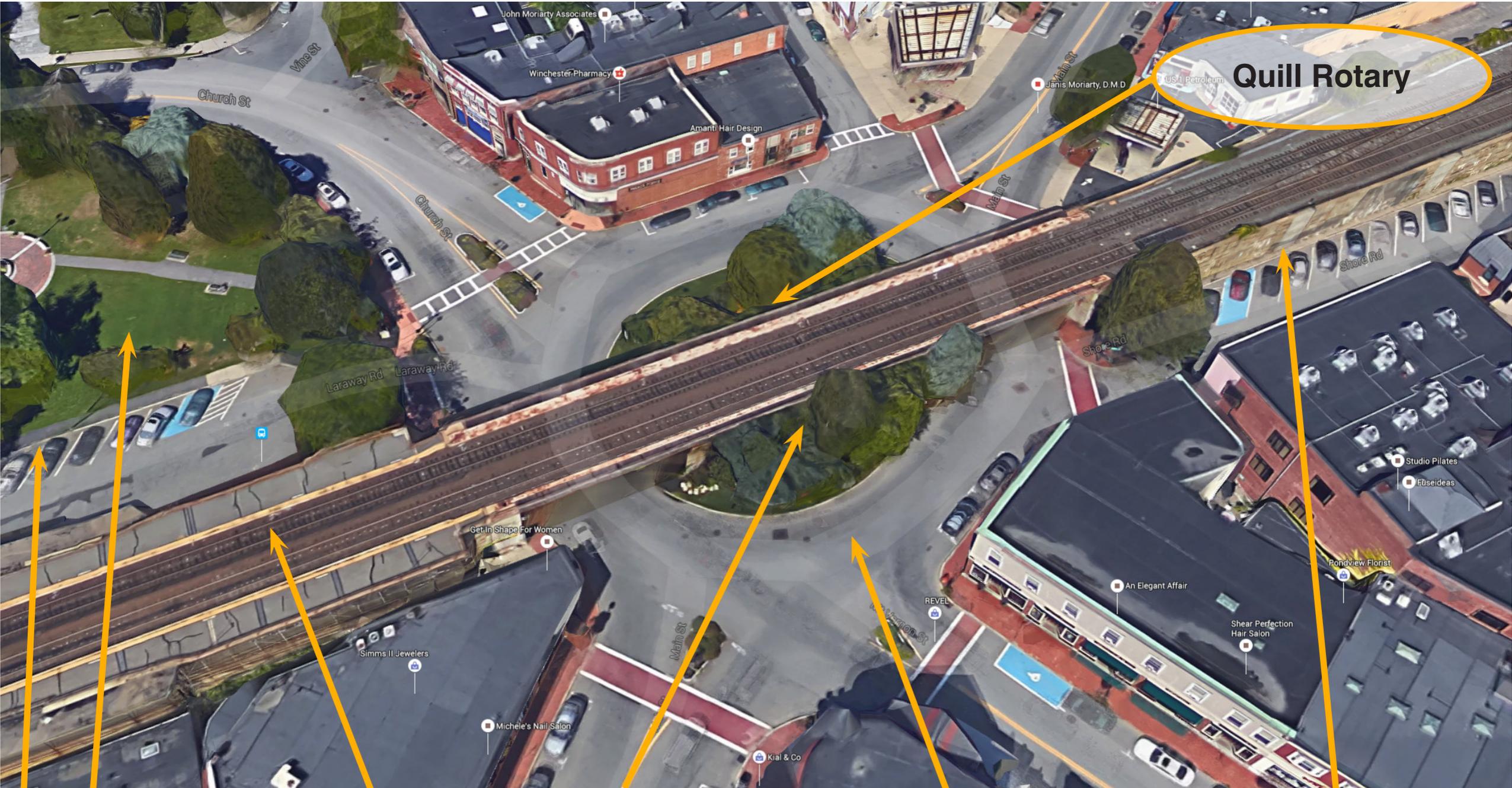
Future MBTA Station, Ramp, and Elevators

Narrow Sidewalks

Parking

Commuter Rail

AERIAL VIEW Quill Rotary



Quill Rotary

Town Common

Parking

Underutilized Space in Rotary Center

Commuter Rail

Wide Right-of-Way Encourages High Speeds Around Rotary

Future MBTA Station, Ramp, and Elevators

AERIAL VIEW Aberjona River Side of Current/Future MBTA Station



Future Waterfield Site Development

Quill Rotary

Parking

**Current/
Future MBTA Station**

Commuter Rail

Town Common

Underutilized Space in Rotary Center

AERIAL VIEW Waterfield Parking Lot Side of Current/Future MBTA Station



Pedestrian Tunnel (behind building)

Commuter Rail

Vehicular Tunnel

Waterfield Lot (Future Development)

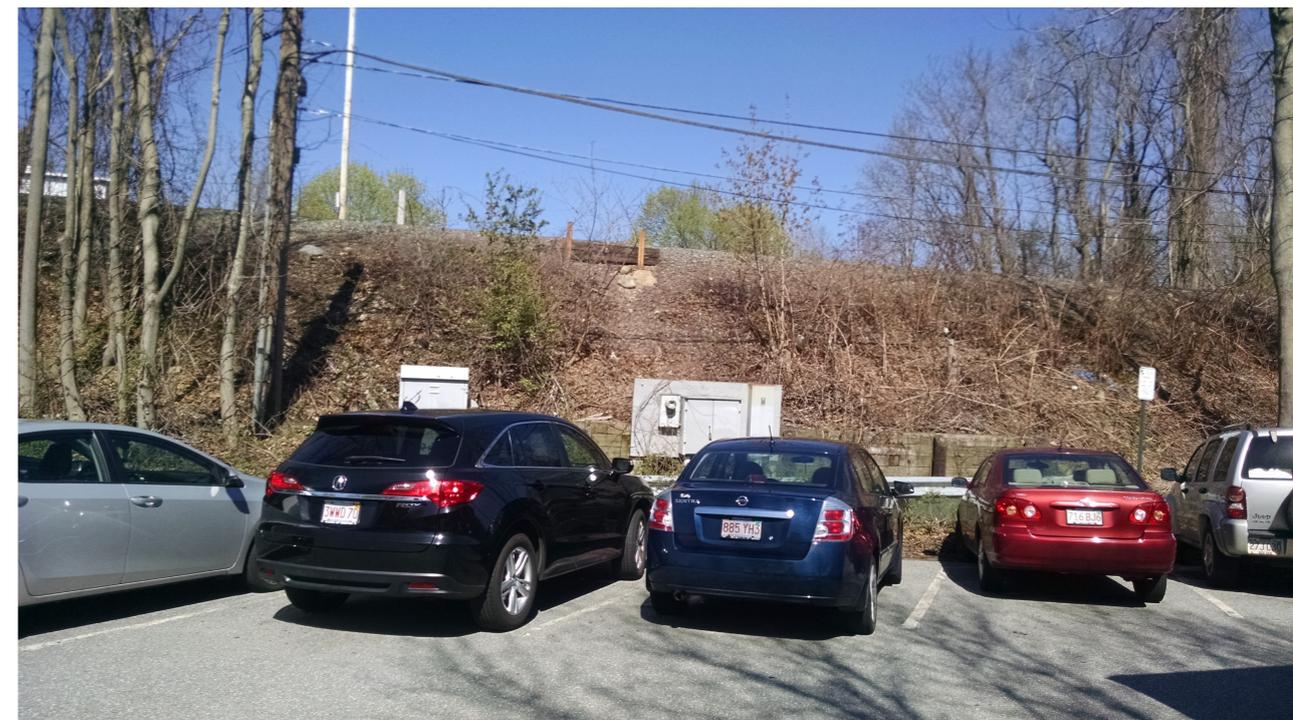
Current/Future MBTA Station

Parking

SITE ANALYSIS Vehicular/Pedestrian Bridge over Judkins Pond is utilitarian and uninspired



Steep Railroad Embankment is overgrown with invasive species and weed species



SITE ANALYSIS Shore Road



Looking along Shore Road north towards Skillings Road:

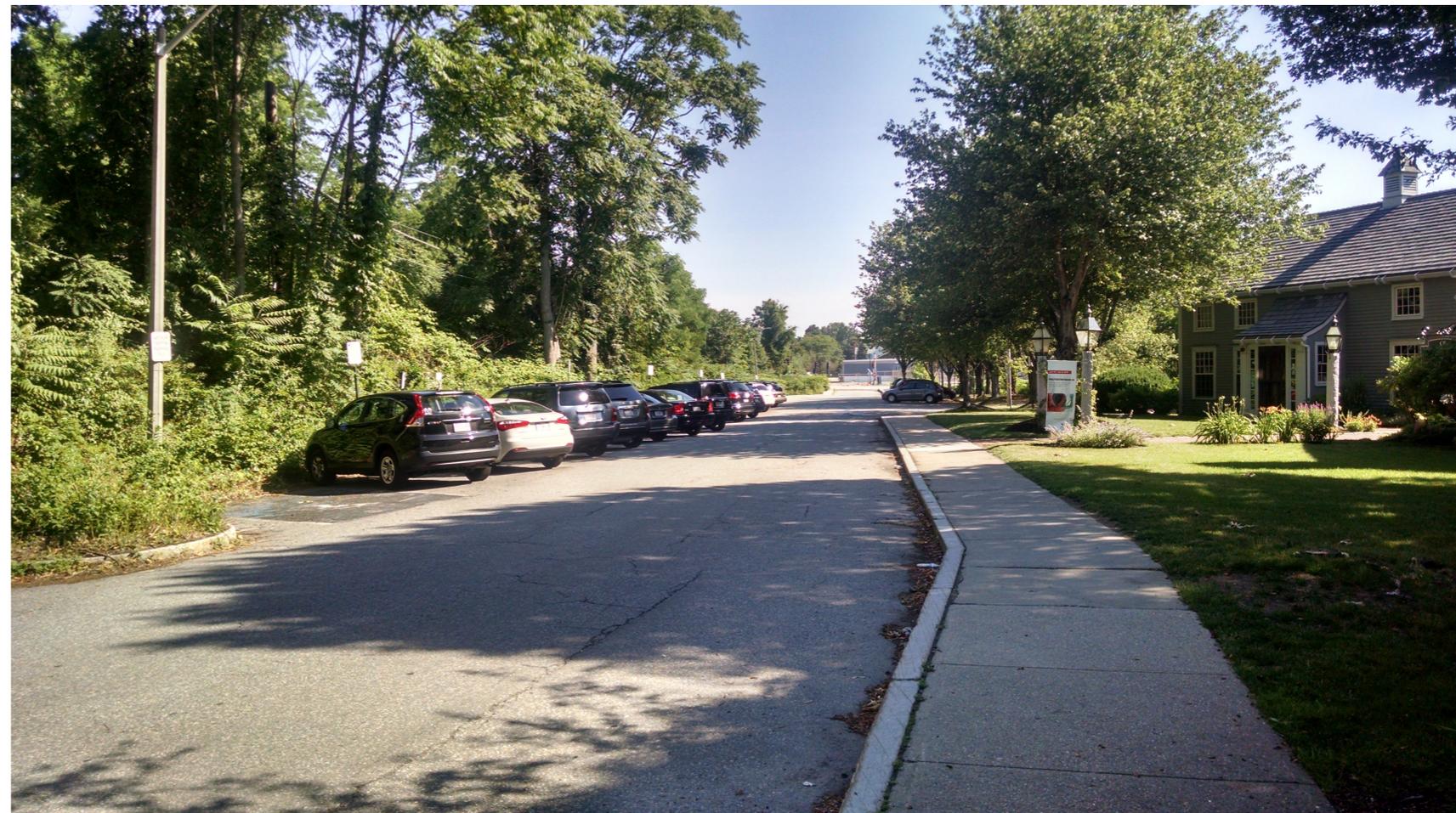
Narrow sidewalk along Shore Road is inadequate for pedestrian traffic.

Walk does not engage with the pond or offer any views.

Looking along Shore Road north towards Skillings Road and Griffin Museum:

Narrow sidewalk along Shore Road is inadequate for pedestrian traffic

Parking lane is wide and encourages rapid vehicular movement through the area



SITE ANALYSIS Shore Road



Looking along Shore Road towards Quill Rotary:

Narrow sidewalks are made even smaller by utility poles and other obstructions; sidewalk can be icy in the winter

Parking lane is wide and allows high speed vehicular movement through the space

Future MBTA station access point encourages opportunities for stormwater collection and pedestrian-friendly development



SITE ANALYSIS Quill Rotary



Rotary serves as a message board and node for vehicular transportation.

Roadway is wide and encourages high speeds.

Sidewalks are narrow, and feel exposed and uncomfortable to use.



SITE ANALYSIS Quill Rotary



Roadway is wide and encourages high speeds.

Center of rotary has potential for development as open public space.

Many of the plantings are large, overgrown, and could be thinned. There are some large specimen trees in good condition.

Pedestrian access to rotary center is non-existent.

Timber retaining walls in the center are rotting and failing.

Concrete paving is in reasonable condition.

Overpass stanchions are dirty and stained but offer potential for murals or decorative finishes.



SITE ANALYSIS MBTA Station : Waterfield Lot Side



Bus stop has no infrastructure (benches or shelter).

Bike racks are uncovered and there are not enough of them.

Sidewalk at station is very narrow and can be icy and snowy in the winter.

There are very few site furnishings (benches, trash receptacles, etc.) on the edges of the town common or at the sidewalks leading to the train station.

Bus service/routes are limited.

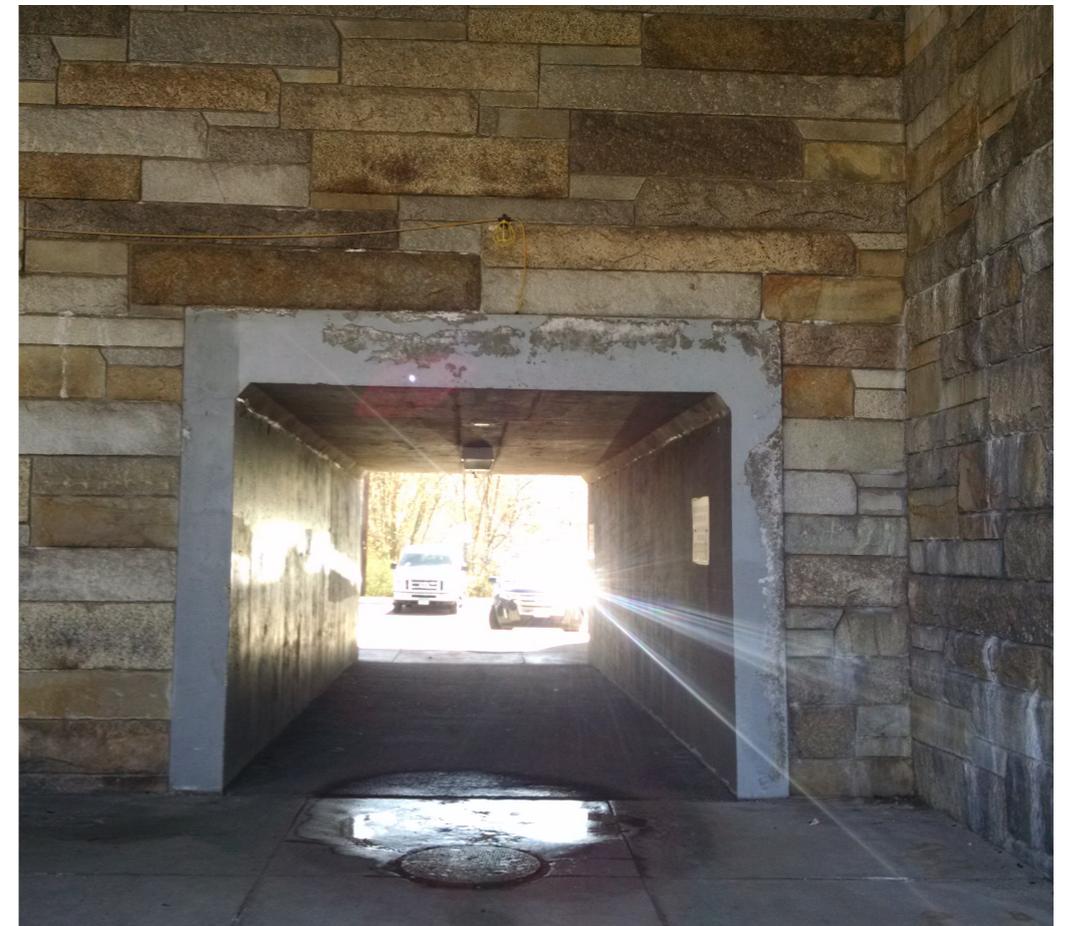


SITE ANALYSIS MBTA Station : Waterfield Lot Side

Entrance to station has a few bike racks that do not meet standards for mass transit-oriented bike facilities.

Pedestrian tunnel and station entrance are poorly lit and unwelcoming.

Entrance is unattractive and uninviting.



SITE ANALYSIS MBTA Station : Aberjona River Side



Pedestrian crossing across Waterfield Road is clumsy and could be reconfigured.

There is no sense of entry or gateway to the train station.

The station has potential to be activated by light, art, and human activity.

Station is car-oriented, not pedestrian oriented.

Access is poorly lit.

Sidewalks are narrow and sight lines are obscured.

Station lacks drop-off areas for commuters.

Entrance to parking lot from Waterfield Road is poorly marked.



SITE ANALYSIS MBTA Station : Aberjona River Side



Entrance is unattractive and uninviting.
Plantings and pedestrian infrastructure would help activate the space.



River views are obscured, there is no access to the river (Tri-Community Bikeway will change this).

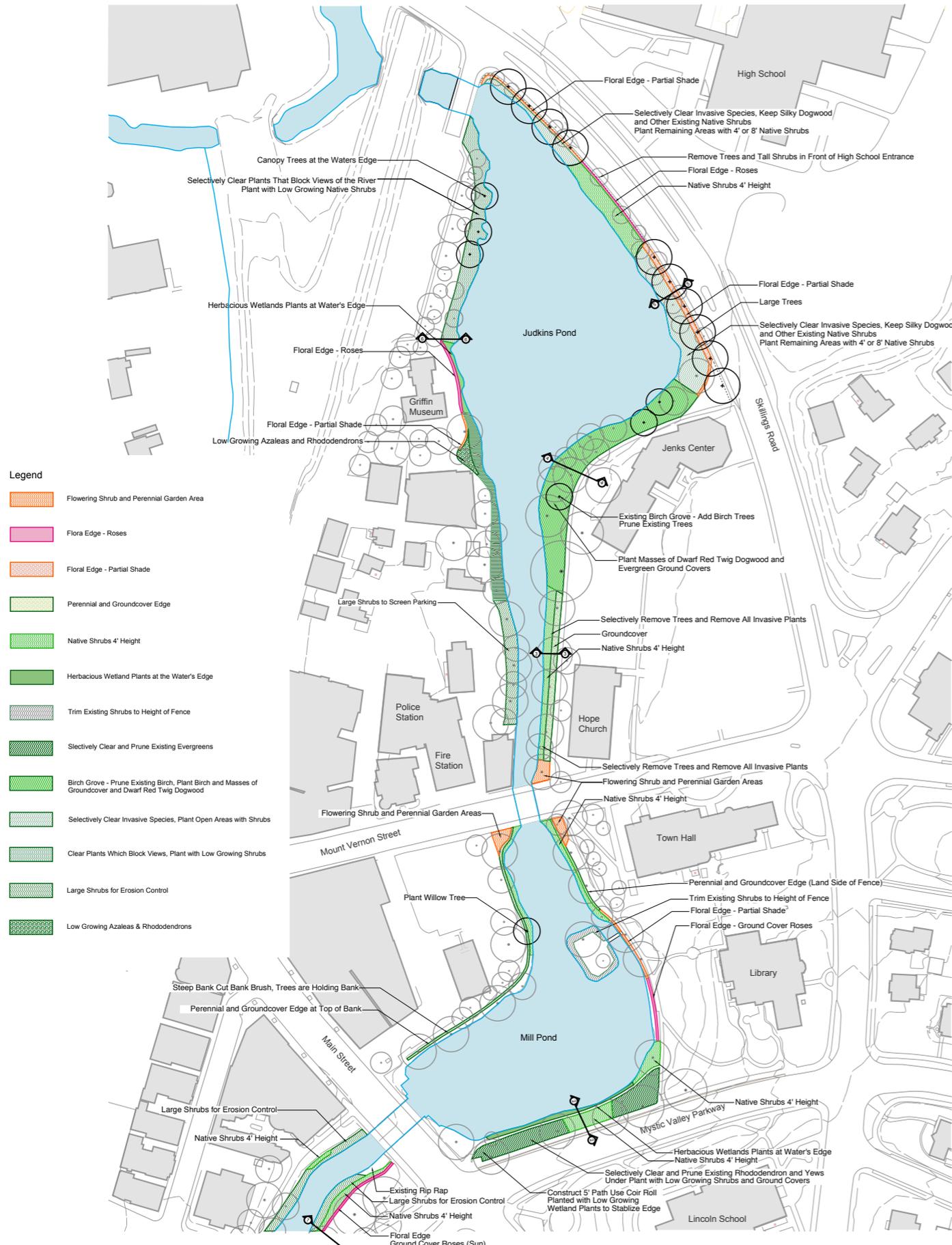
**PREVIOUS STUDIES, CURRENT
DESIGN, FUTURE CONSTRUCTION**

WATERFIELD DEVELOPMENT CONCEPTS

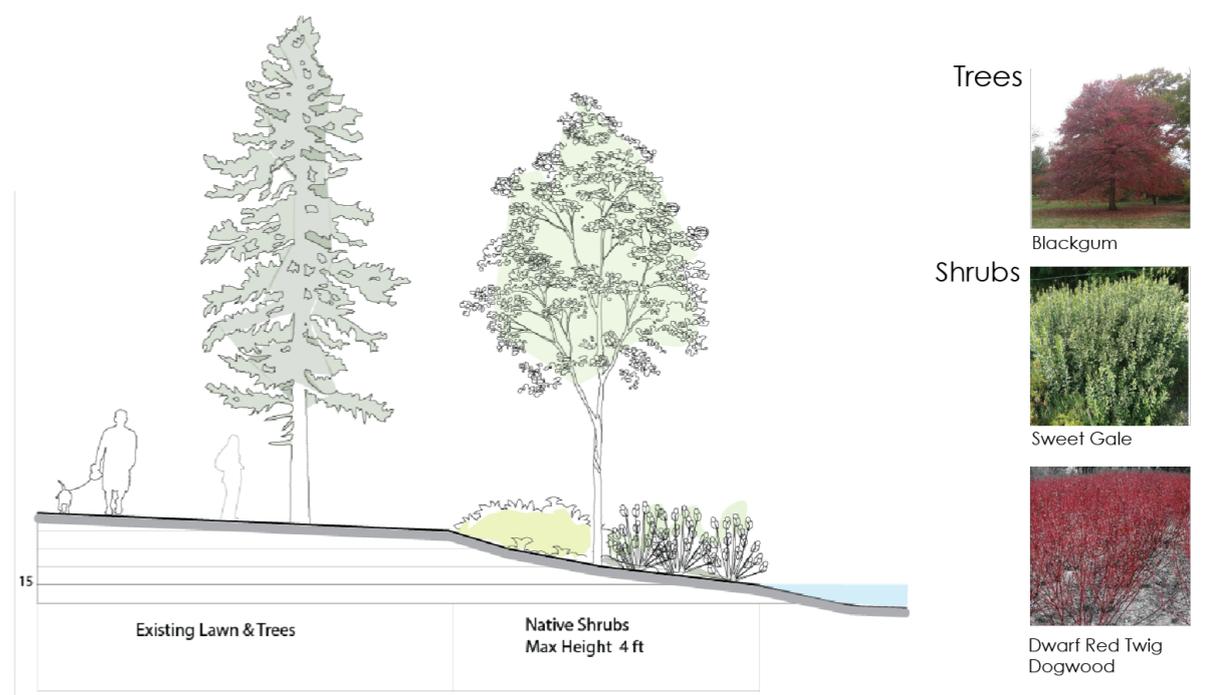


PLANTING PLAN FOR MILL AND JUDKINS PONDS

Juli Riemenschneider & Sara Bourque



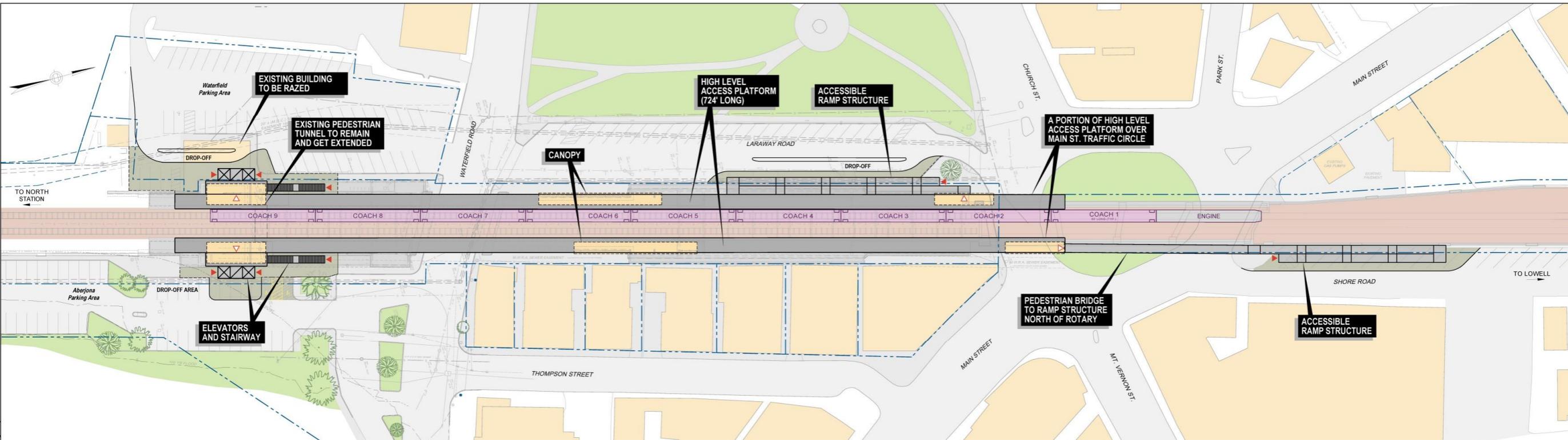
Landscape Master Plan for Mill and Judkins Ponds
Winchester, MA



6 Griffin Museum

Photos: From Google Images

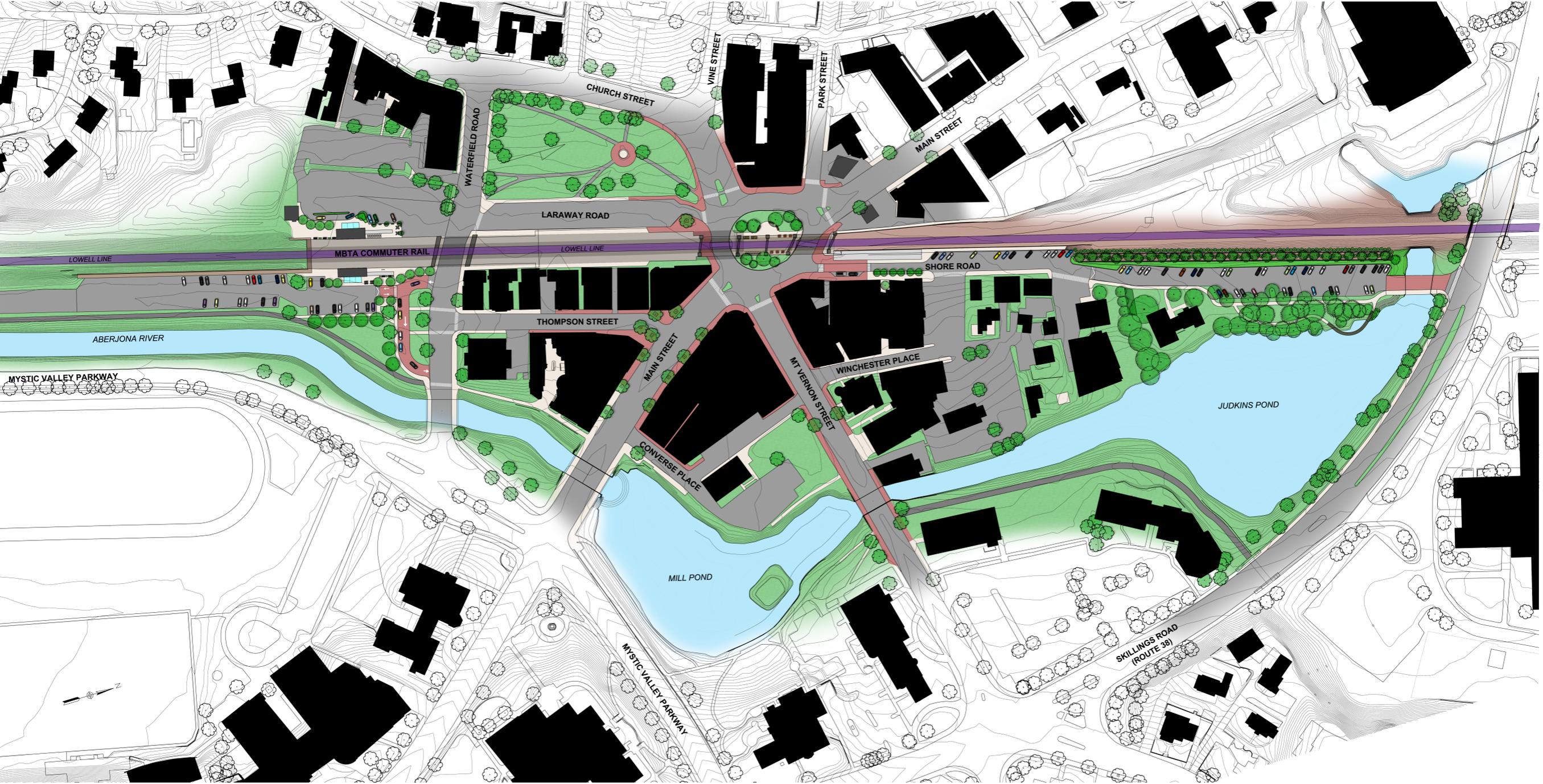
MBTA STATION RE-DESIGN Currently in the Design Process



CONCEPTUAL STREETScape PLANS AND PERSPECTIVES

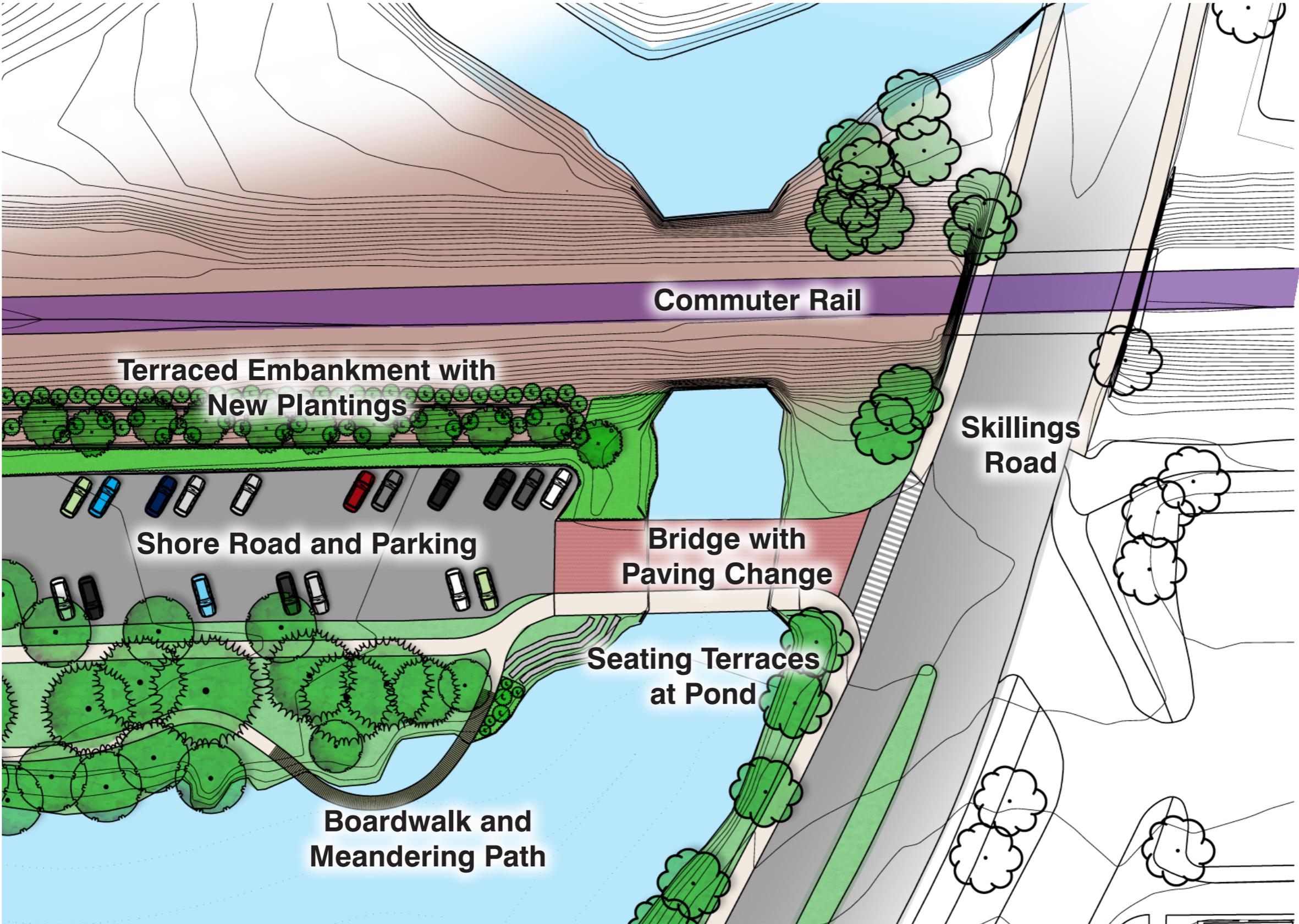
ILLUSTRATIVE PLAN

Overall Site Streetscape Concept



ILLUSTRATIVE PLAN

Judkins Pond Bridge and Shore Road

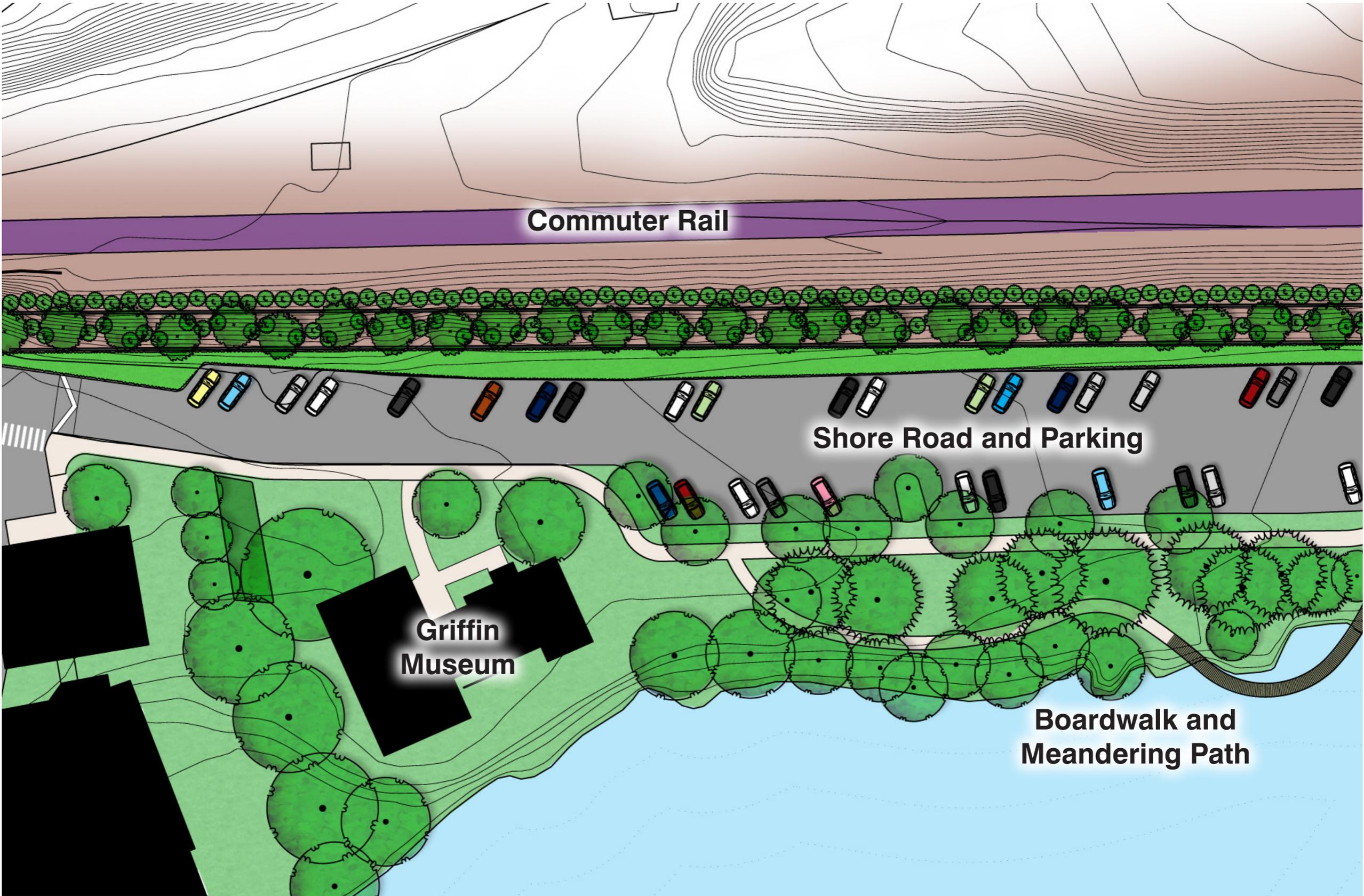


PERSPECTIVE RENDERING
Shore Road Overlooking Judkins Pond Bridge



ILLUSTRATIVE PLAN

Griffin Museum and Shore Road



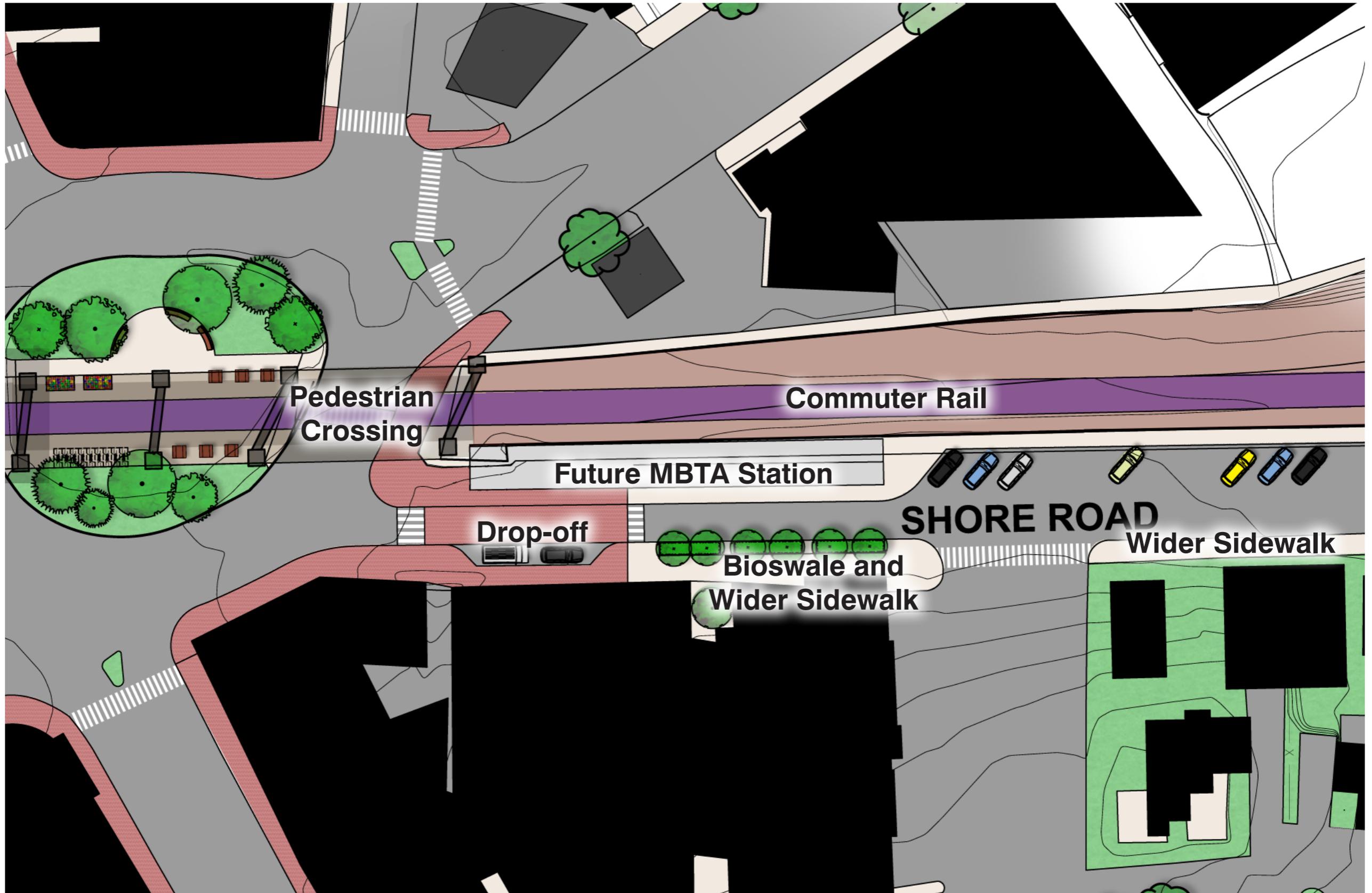
PERSPECTIVE RENDERING

Shore Road Towards the Griffin Museum, Skillings Road, and Winchester High School



ILLUSTRATIVE PLAN

Shore Road at Future MBTA Entrance



PERSPECTIVE RENDERING

Shore Road Towards the Rotary and Future MBTA Station Entrance



ILLUSTRATIVE PLAN

Quill Rotary



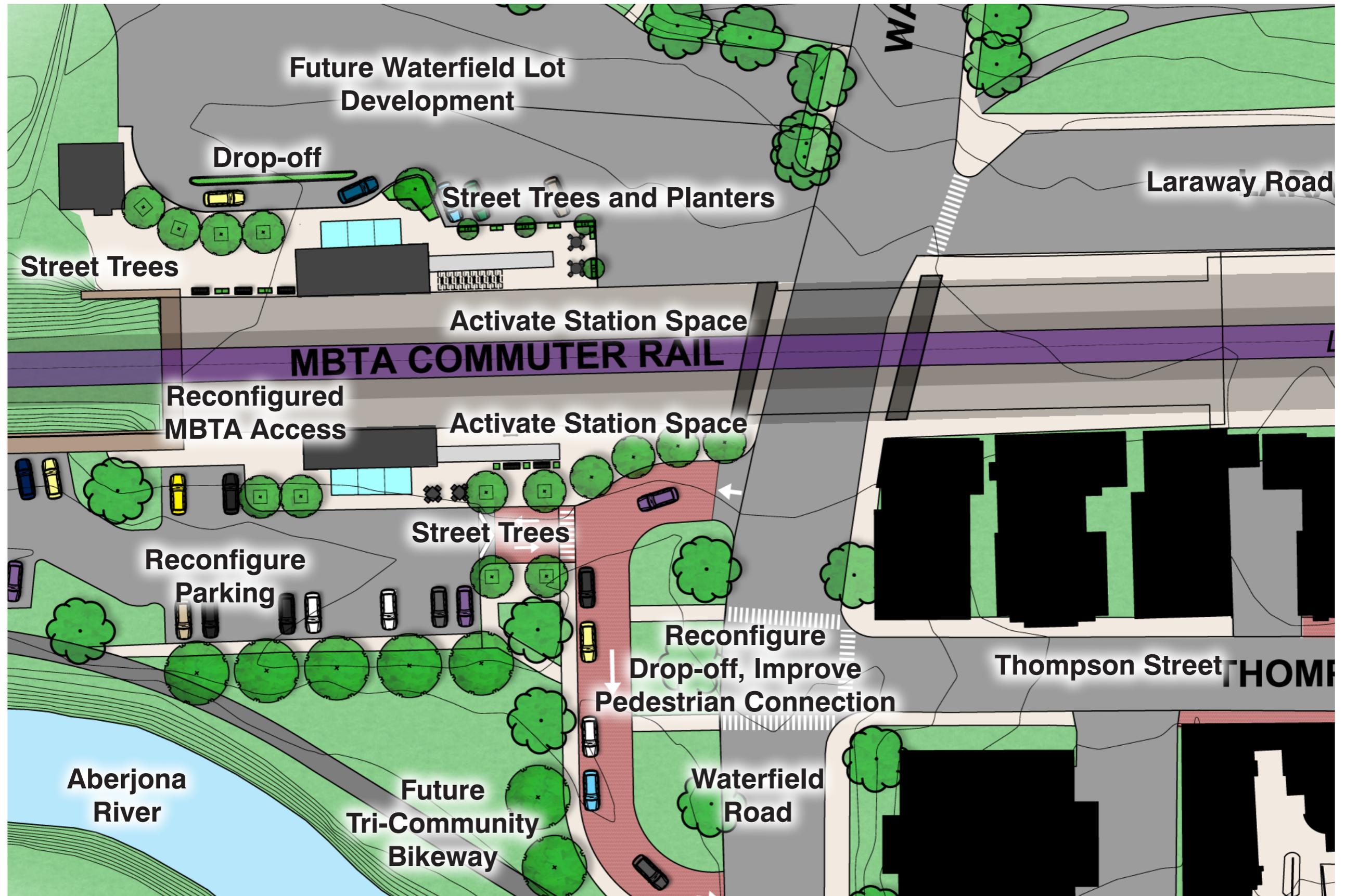
PERSPECTIVE RENDERING

Under the Overpass in Quill Rotary



ILLUSTRATIVE PLAN

Future Renovated MBTA Station



PERSPECTIVE RENDERING

MBTA Station from Waterfield Lot (Future Waterfield Development)



PERSPECTIVE RENDERING

MBTA Station from Aberjona Lot



COMMUNITY FEEDBACK