



WEST CONCORD VILLAGE

GRAPHIC MASTER PLAN



MASTER PLAN PROJECTS

1 Transportation Network and Circulation

- Commuter Rail Enhancements
 - (T-1) Extend MBTA Platform East and Expand Handicapped Ramp
 - (T-2) Construct Pedestrian Bridge Over Assabet River and Connect to New Commuter Parking at Baker Street Extension Park
- Circulation and Accessibility Improvements
 - (T-3) Maple Court Enhancements
 - (T-5) Sidewalk Improvements on Main Street Bridge over Assabet River
 - (T-6) Extend and Connect Beharrell Street to Commonwealth Avenue to the North and Expand the Street Network in the Village Center
 - (T-7) New Connector Street between Beharrell Street and the Commuter Parking Lot
 - (T-8) New Connector Street between Commonwealth Avenue and Maple Court
- Intersection Treatments
 - (T-9) Upgrade Intersection of Beharrell Street and Commonwealth Avenue
 - (T-10) Reconfigure Intersection of Commuter Lot Driveway and Commonwealth Avenue
 - (T-11) Reconfigure the Main Street and Commonwealth Avenue Intersection
 - (T-12) Commonwealth Avenue/Laws Brook Road/K. Dunn Square Intersection
 - (T-13) Upgrade Pedestrian Safety at Intersection of Church St. and Commonwealth Avenue
 - (T-14) Improve Main Street-Baker Ave-Cottage Street Intersection
 - (T-15) Stairway to Harvey Wheeler; close alleyway between Concord Teacakes and Twin Seaford

2 Streetscape and Parking

- Parking Access, Distribution, and Connectivity Improvements
 - (P-1) Enhance Private Off-Street Parking Lots
 - (P-2) Enhance Public On-Street and Off-Street Parking
 - (P-3) Expand Public Parking along RR Spur
 - (P-4) Designate Satellite Commuter Parking Area at Baker Street Business Park
 - (P-5) Screen Large Parking Areas
- Streetscapes and Aesthetic Enhancements
 - (SS-1) Improve Pedestrian Crossings at Key Locations along Main Street and Commonwealth Avenue
 - (SS-2) Bradford Street Streetscape Improvements
 - (SS-3) Main Street and Commonwealth Ave Streetscape Improvements
 - (SS-4) Beharrell Street Extension and Streetscape Improvements
 - (SS-5) Extend Decorative Light Fixtures within the Village Center
 - (SS-6) Upgrade Main Street Pedestrian Alleys
 - (SS-7) Enhance Pedestrian Access to and within the Commuter/Public Parking Lot

3 Gateway Treatments

- (GS-8) Install Gateway Treatments at East Entrance
- (GS-9) Install North Gateway Treatments
- (GS-10) Install South Gateway Treatment/Main Street and Church Street
- (GS-11) Install West Gateway Treatment/Laws Brook Road

4 Directional "Wayfinding" Sign System and Interpretive Boards

- (SS-12) Install Wayfinding Signage
- (SS-13) Install Informational Kiosks and Business Directories
- (SS-14) Install Historic Interpretive Sign Boards

5 Parks, Open Space and Trails

- Existing Park and Open Space Enhancements
 - (OS-1) Junction Park Enhancements
 - (OS-2) Mandrioli Pocket Park Enhancement
- New Parks and Open Spaces
 - (OS-3) New HWCC "Overlook Park" and Access to Commonwealth Avenue
 - (OS-4) New Warner's Pond Pocket Park
 - (OS-5) New Village Green at Commonwealth Avenue and Beharrell Street
 - (OS-6) New North "Confluence Park"
 - (OS-7) Heritage Park along the Bruce Freeman Trail
- Trails and Paths
 - (OS-8) Bruce Freeman Trail
 - (OS-9) Nashoba Brook Trail
 - (OS-10) Assabet River Trail
 - (OS-11) Trail connecting Rideout parking lots
 - (OS-12) Create Village Loop Trail

6 Future Development Scenarios

- Potential Near and Long Term Redevelopment Sites
 - (D-1) 50 Beharrell Street
 - (D-2) 131-135 Commonwealth Avenue Redevelopment
 - (D-3) 120 Commonwealth Avenue
 - (D-4) 74 Commonwealth Avenue
 - (D-5) 152 Commonwealth Avenue
 - (D-6) 1220-1224 Main Street
 - (D-7) 30-40 Beharrell Street
- Potential Renovation and Rehabilitation Sites
 - (D-8) 23-43 Bradford Street Rehabilitation
 - (D-9) 100 Commonwealth Avenue
 - (D-10) 85 Commonwealth Avenue
 - (D-11) 88 Commonwealth Avenue
 - (D-12) West Concord Fire Station/1201 Main Street
 - (D-13) Southern Portion of MCI Concord Property
 - (D-14) Expand Warner's Pond Pocket Park
 - (D-15) Expand Rideout Playground
 - (D-16) Redevelop Winthrop St. Industrial
 - (D-17) Redevelop old Dee Bus Site

