



# 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

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

#### 4 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

#### 5 Future Development Scenarios

- Potential Near and Long Term Redevelopment Sites
  - (D-1) 50 Beharrell Street
  - (D-2) 113-135 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/7201 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

Near-Term Potential Redevelopment  
 Existing Street Trees  
 New Street Trees