



Conceptual Programmatic Design of Downtown Improvements

March 11, 2010

Framingham, MA



Agenda

Introduction:

- Opening Remarks – Julian Suso, Town Manager

Presentation:

- Traffic – Ken Petraglia, BETA Group
- Urban Design – David O'Connor, Cecil Group

Next Steps

Questions

Downtown Planning Goals and Objectives

- **Transportation**

- Reduce Downtown Traffic Congestion
- Improve Pedestrian Safety - Crosswalks
- Better Separation of Rt. 126/135 Traffic



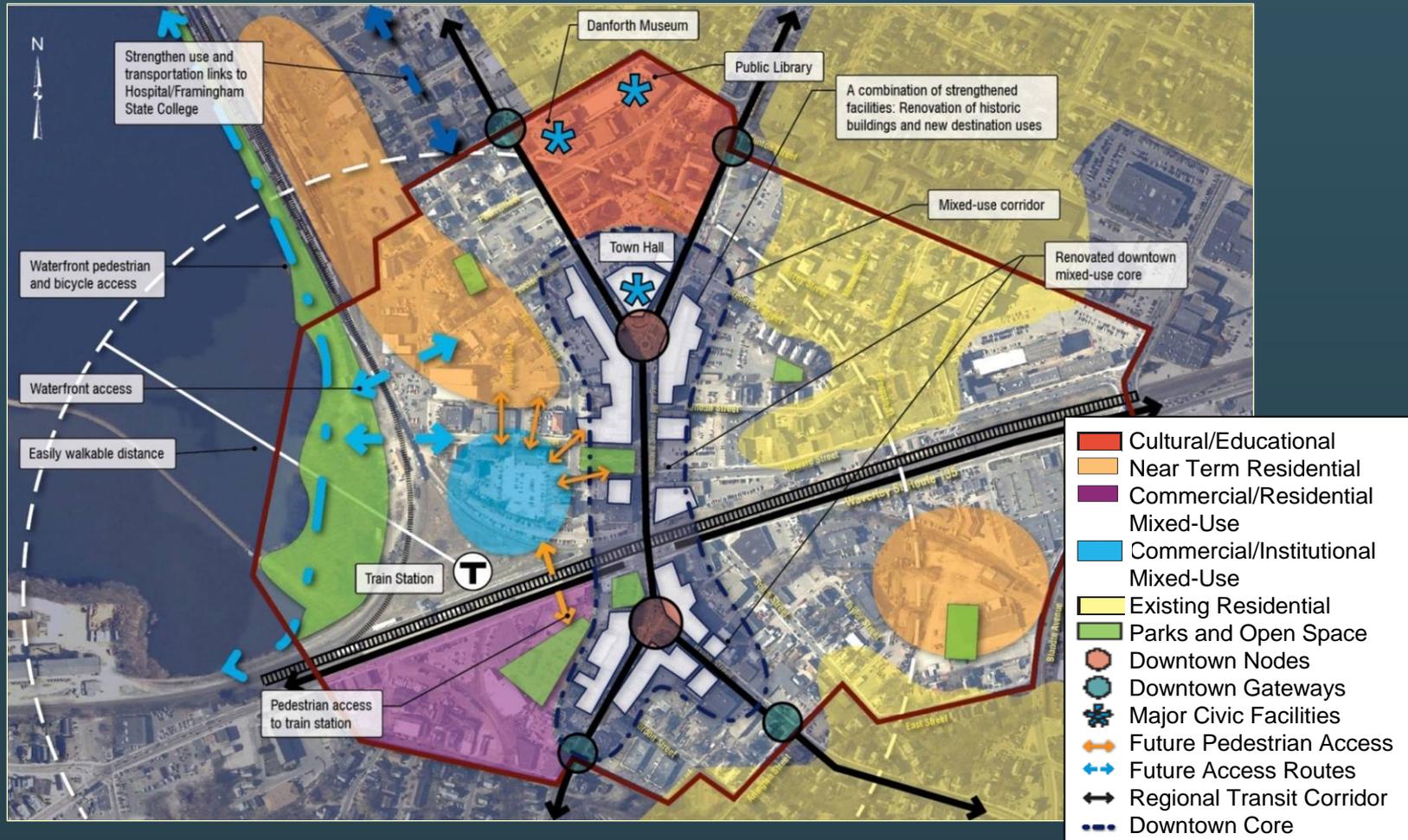
- **Urban Design and Development**

- Support Economic Development
- Support Mixed-Use Downtown (Live/Work)
- Enhance Visual Character and Public Spaces in the Downtown



Create a Unified Commercial District

Urban Design Concepts



Illustrative Plan

1. Downtown Core: preserve and renovate
2. Mixed-Use TOD: residential and commercial
3. New Mixed-Use: residential, commercial, cultural, educational
4. New Residential: mixed-income housing
5. Commercial TOD
6. New Residential
7. New Parks and Open Space
8. New Parking
9. Harmony Grove
10. Pedestrian Bridge



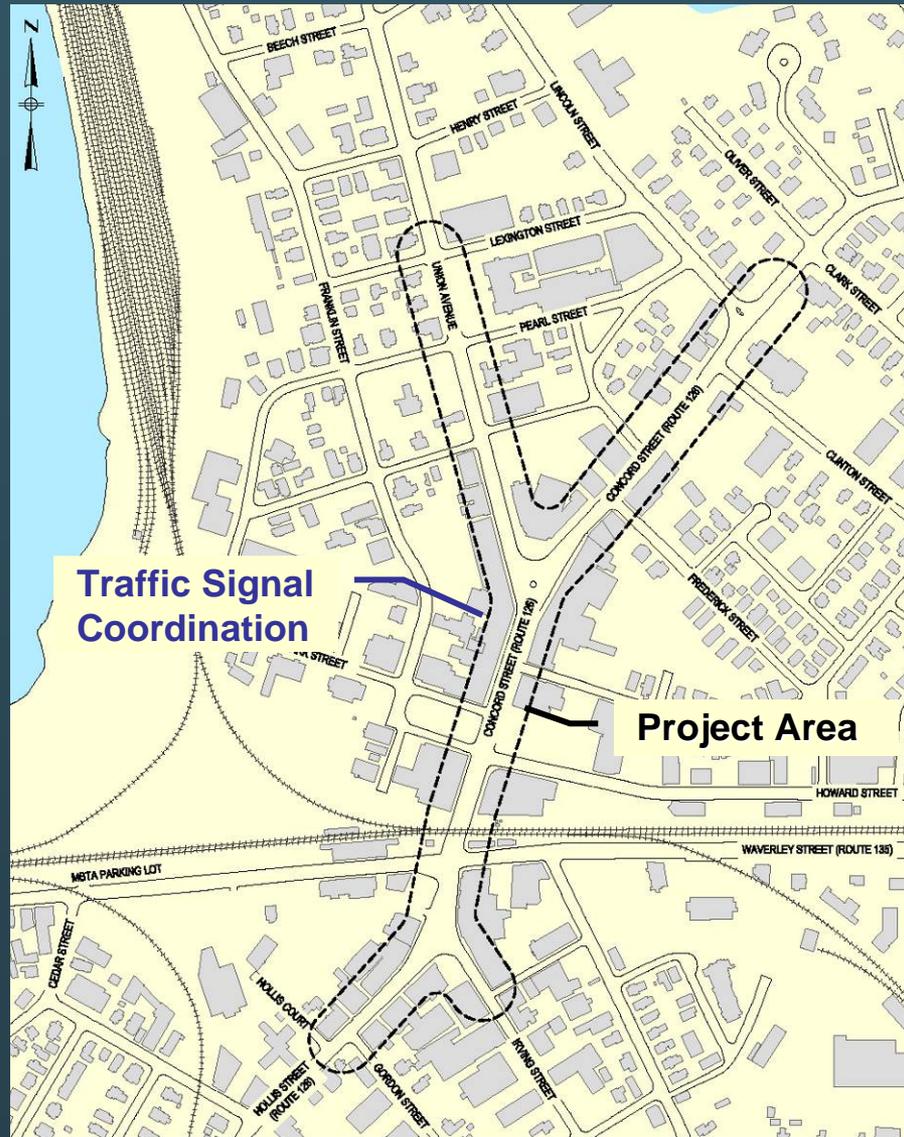
Illustrative Plan



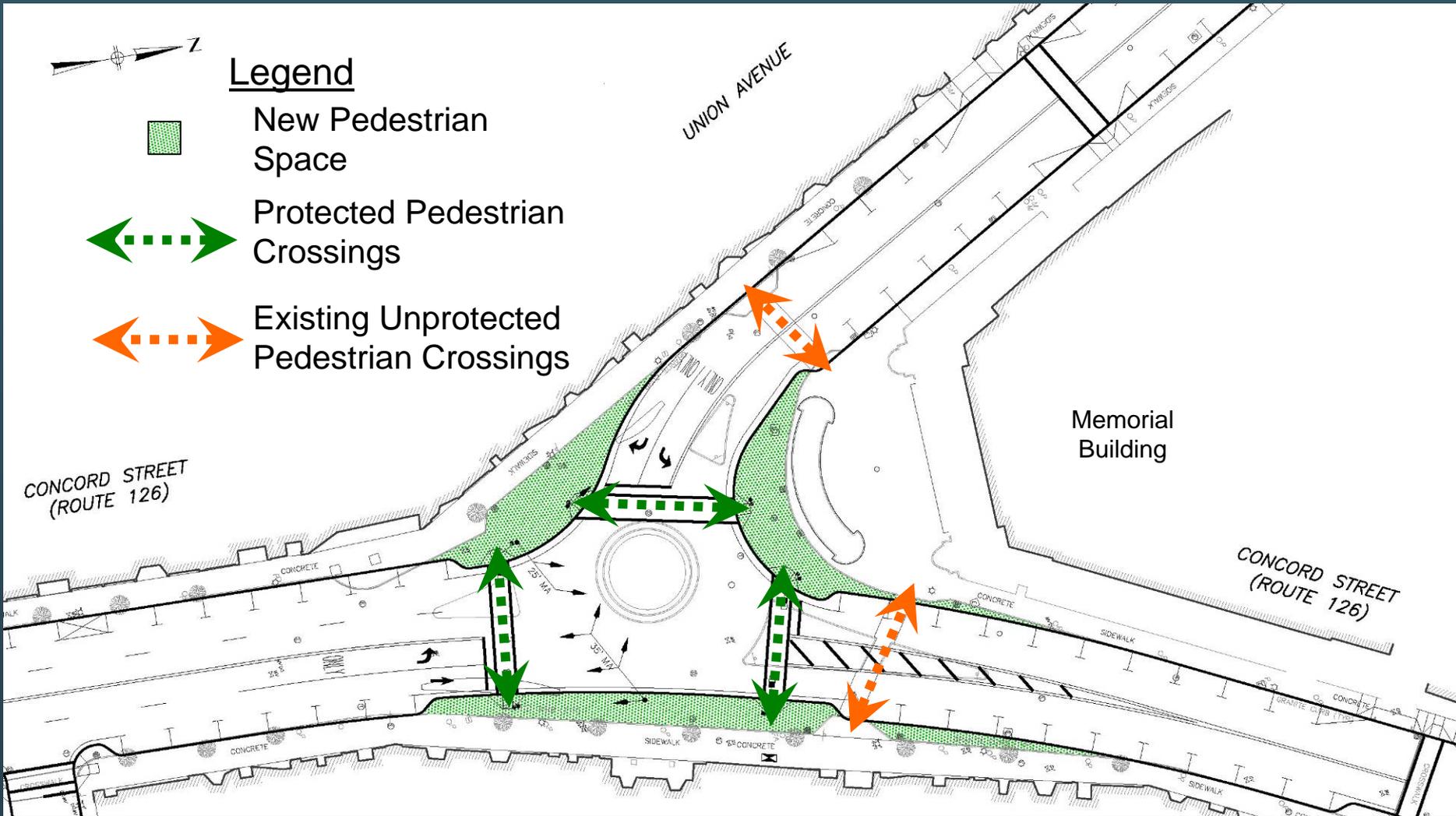
Illustrative Plan



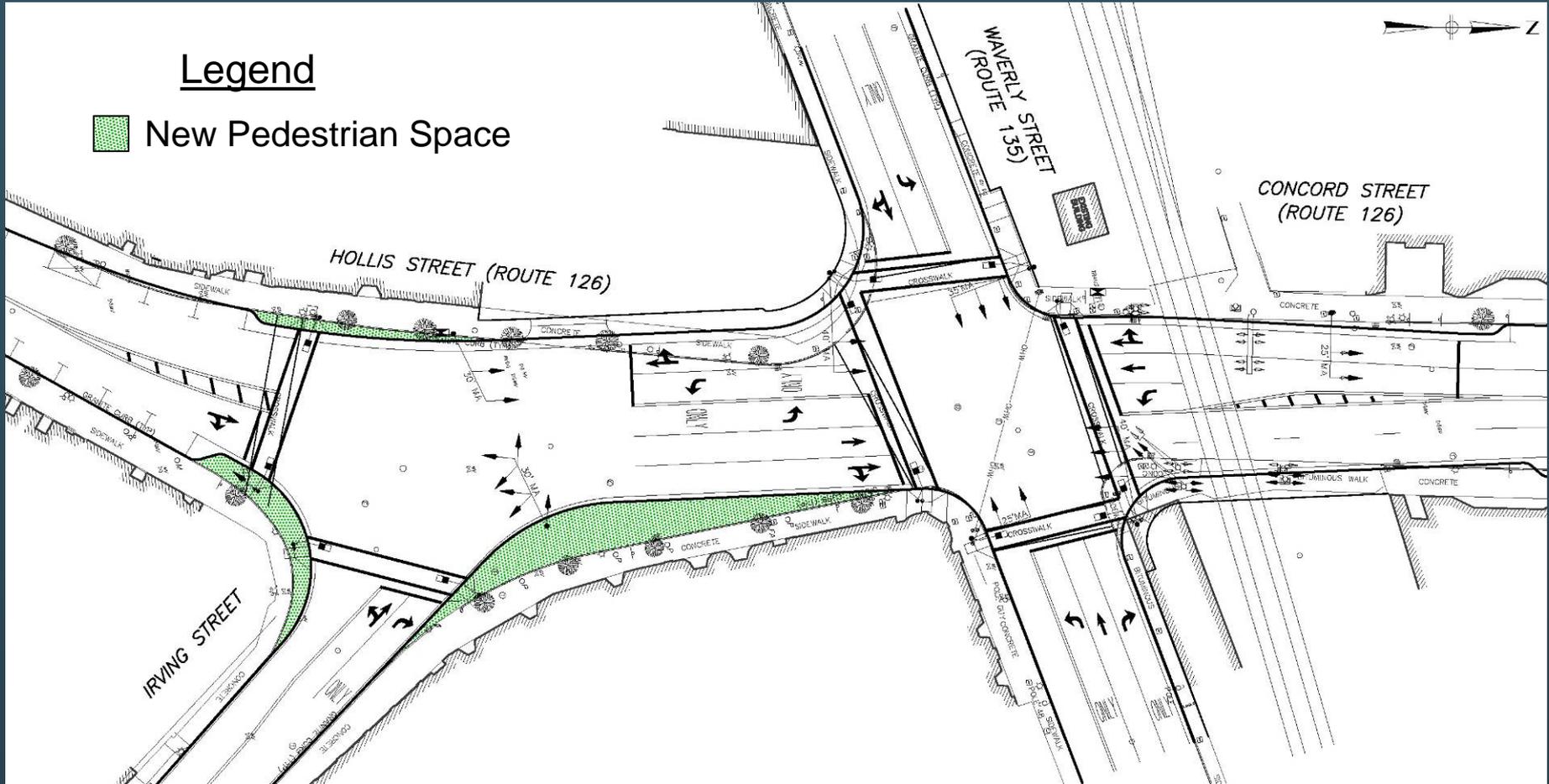
Route 126 Improvement Area



Concord/Union Intersection Improvements



Hollis/Irving Intersection Improvements





Streetscape Improvements

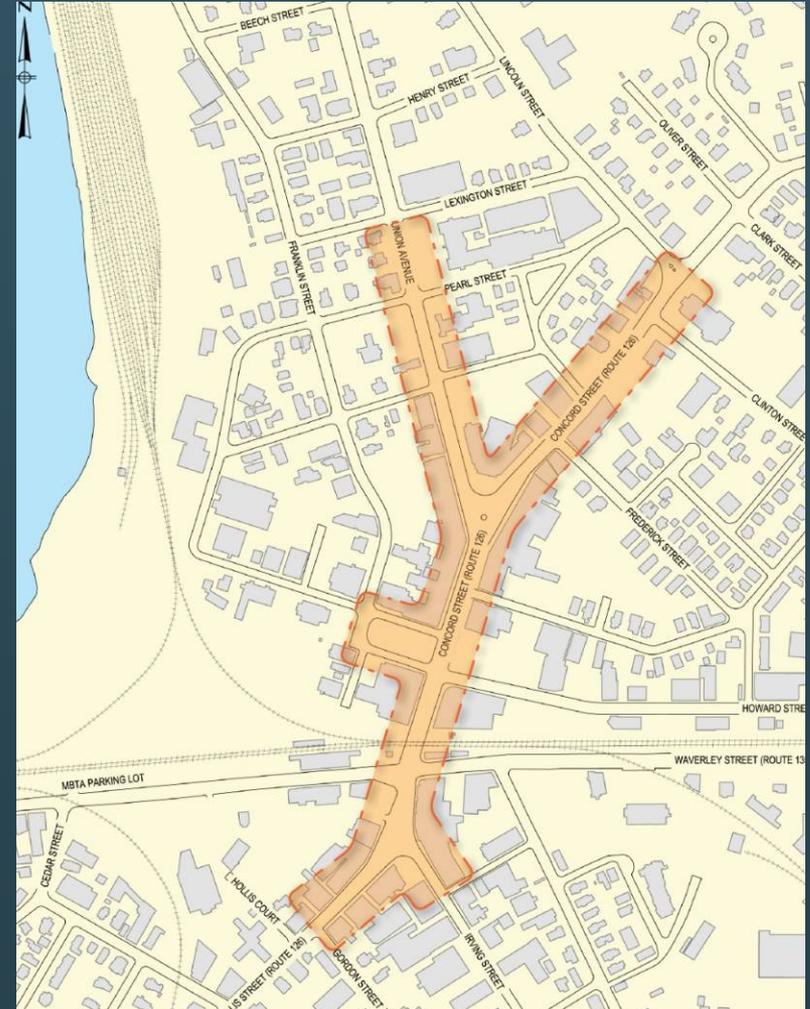


Streetscape Opportunities Presented by Traffic Improvements

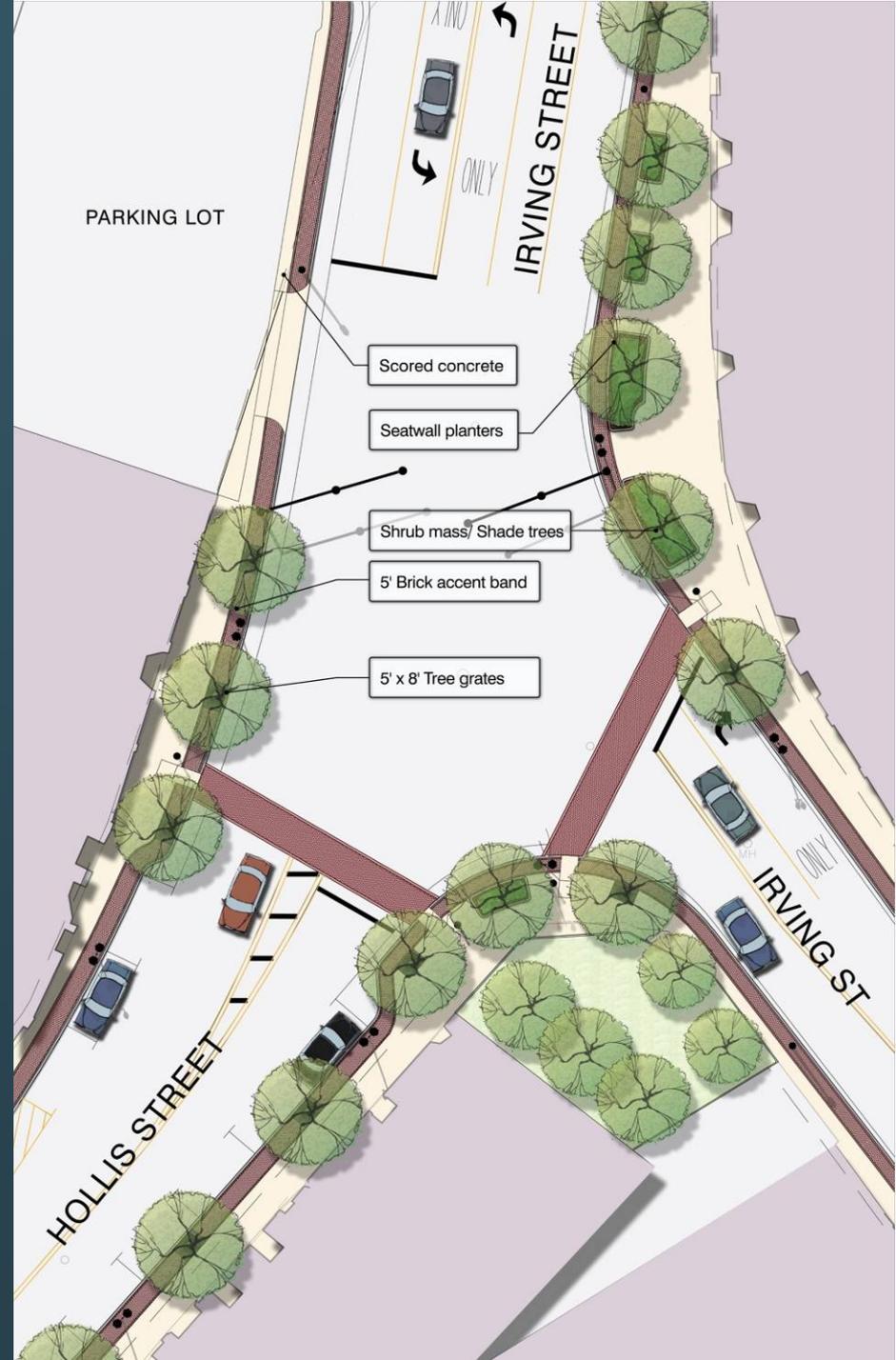
- Create Comprehensive Palette of Streetscape Improvements
- Increase Useable Pedestrian Space
- Provide Sense of Arrival in Downtown Area
- Create Visually Cohesive Streets
- Enhance Attractiveness of Central Business District



Streetscape Project Area

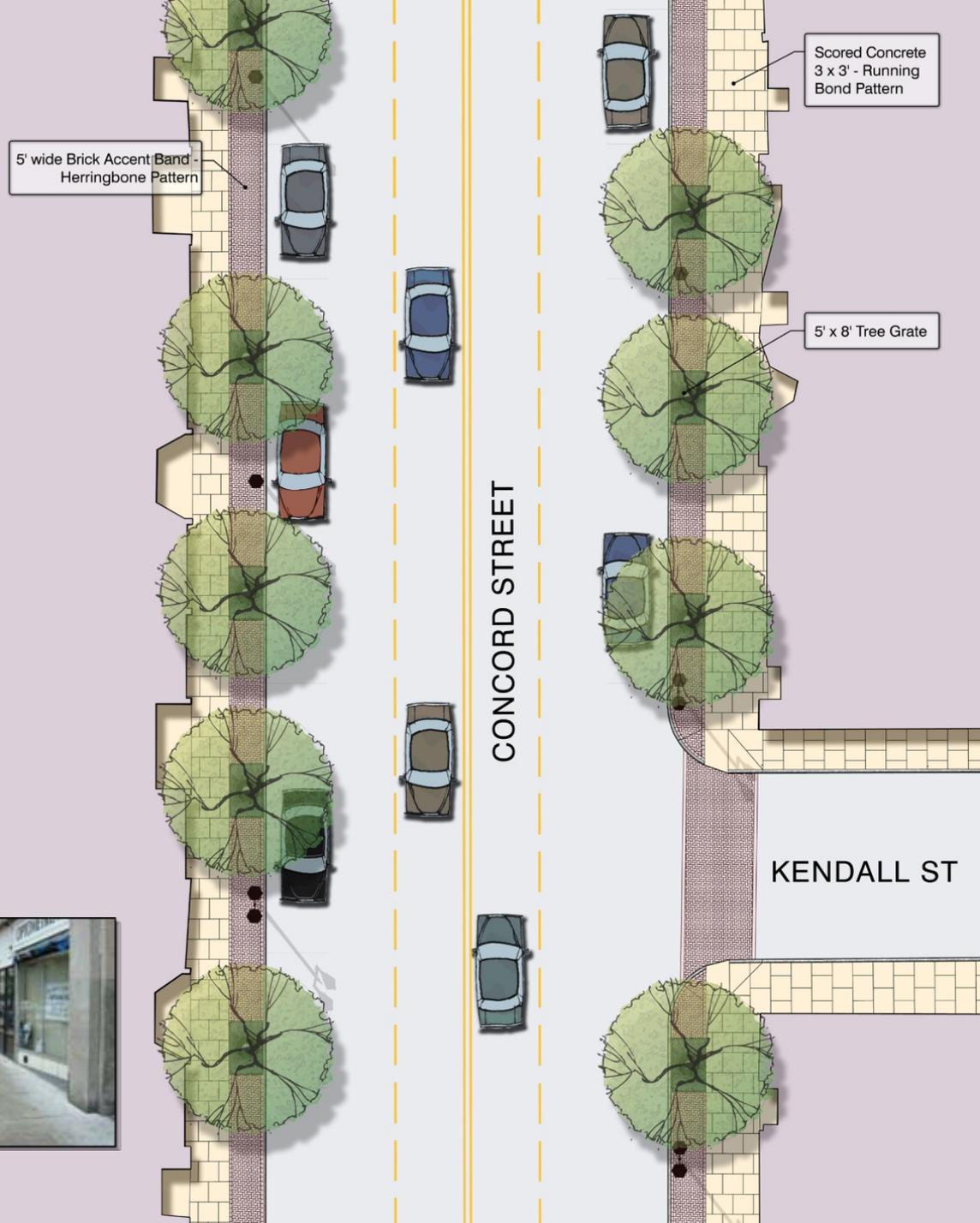


Intersection at Irving Street and Hollis Street



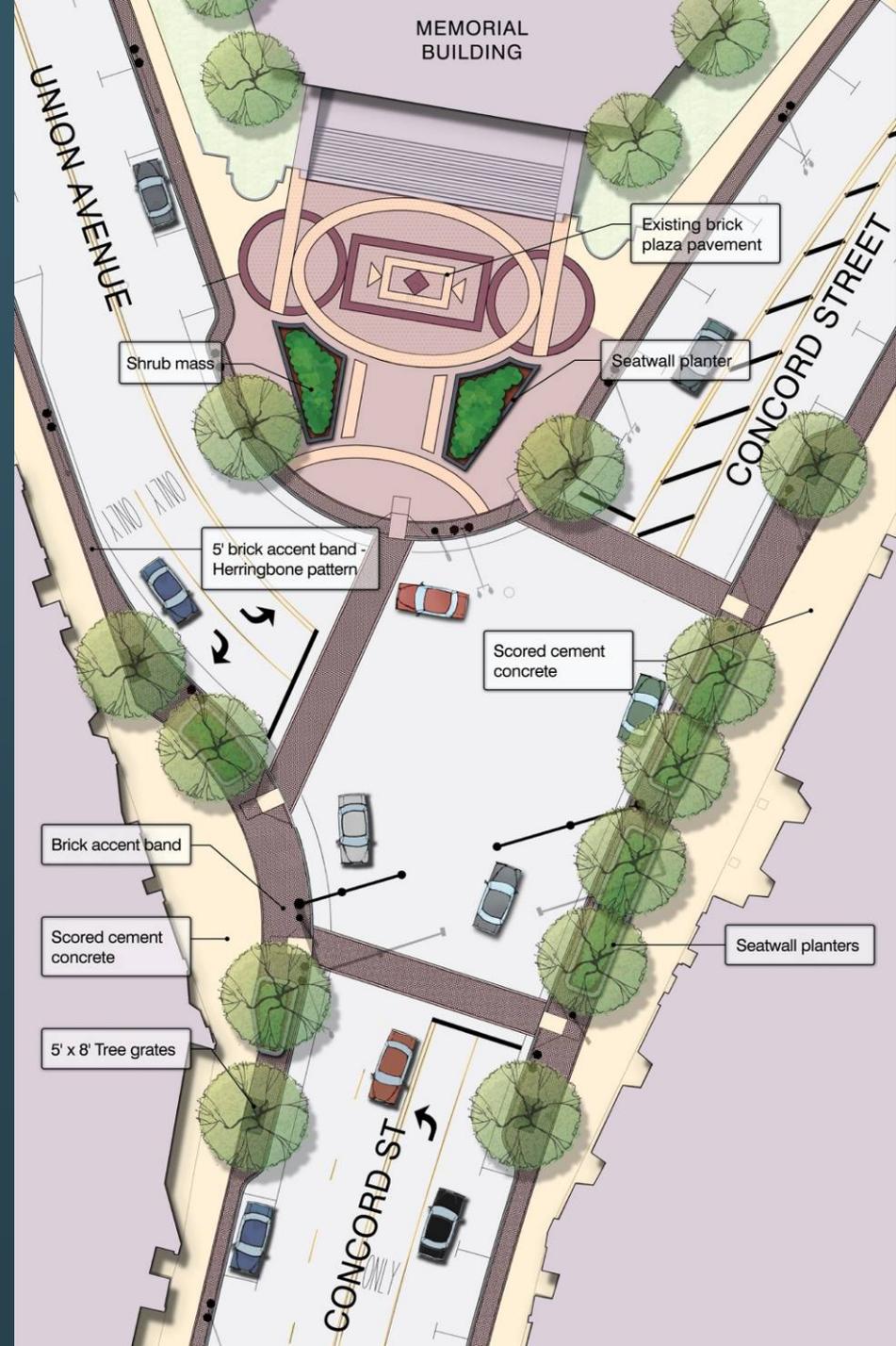
Concord Street Typical Condition

- Cement Concrete Sidewalks with Ornamental Scoring Pattern
- Accent Band at Curb Line
- Cast Iron Tree Grates



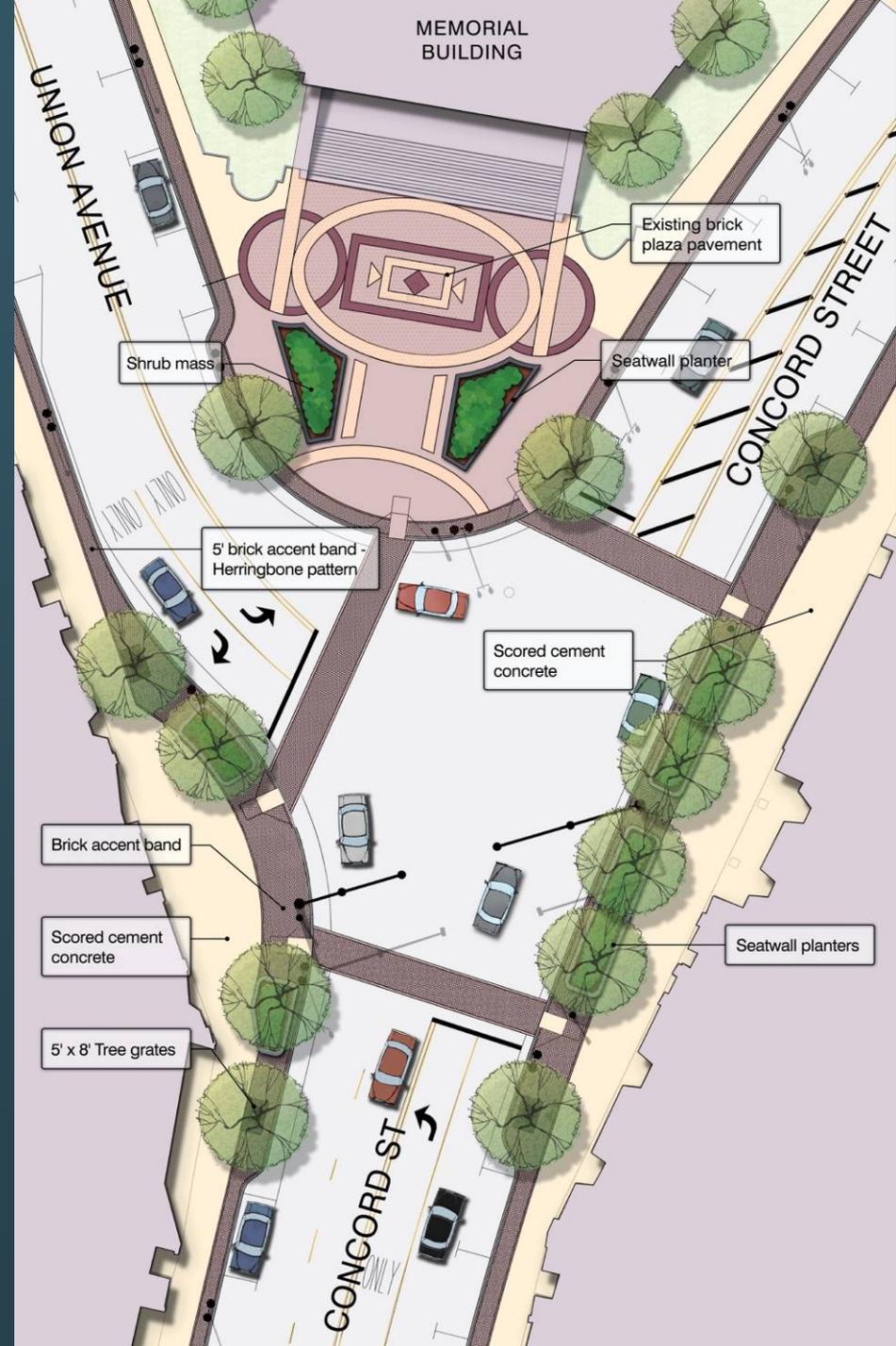
Intersection at Concord Street and Union Avenue

- Brick pattern at Memorial Building is preserved
- Curb realignment creates traffic buffer
- Street trees frame views of Memorial Building



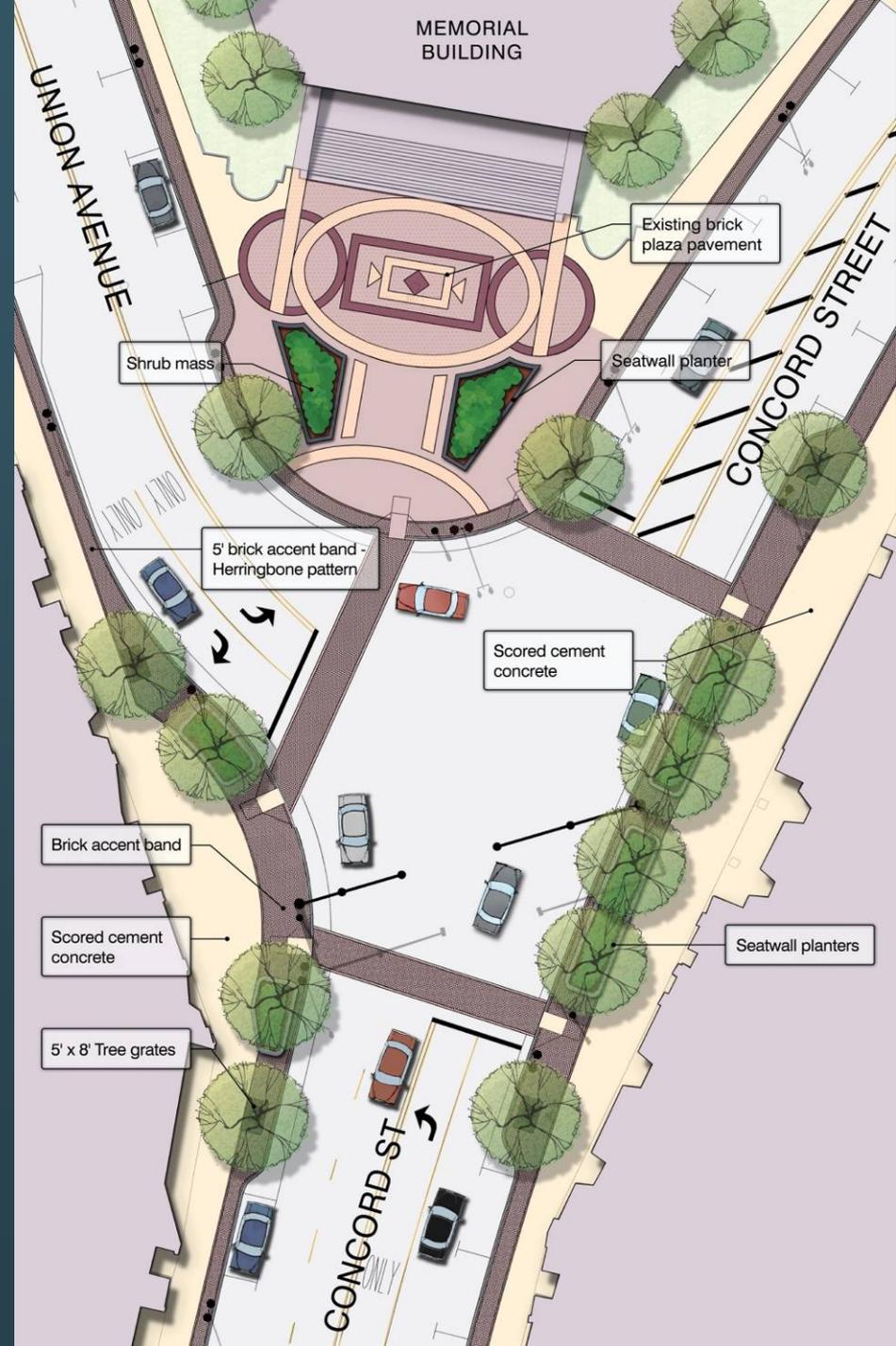
Intersection at Concord Street and Union Avenue

- Traffic calming provided by curb extensions
- Additional crosswalk improves pedestrian safety



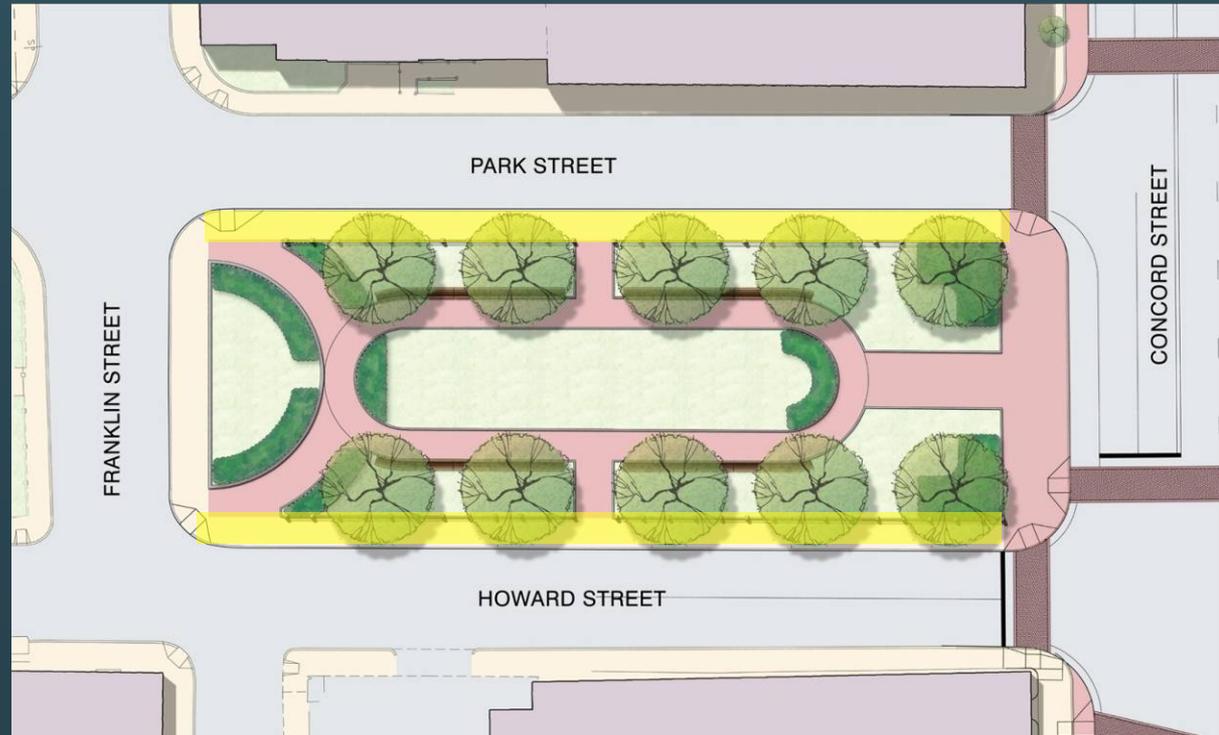
Intersection at Concord Street and Union Avenue

- Perspective Views



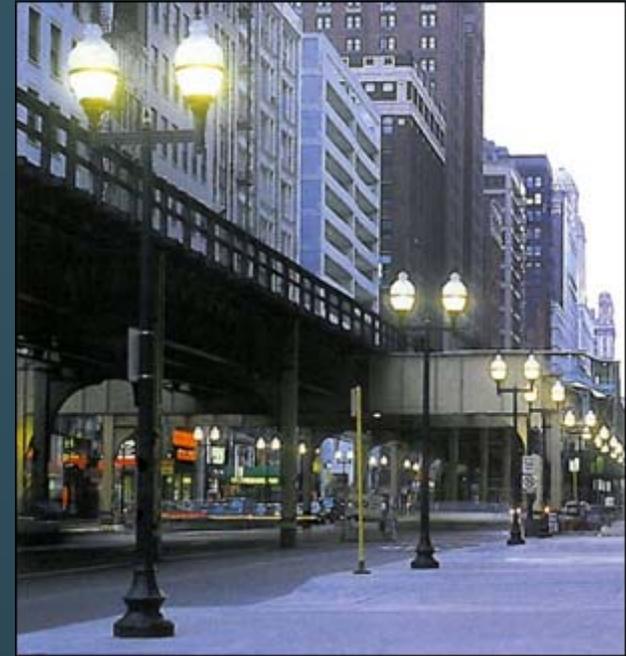
Park Street Common

- Sidewalks added along Park and Howard Streets
- Granite posts and fence rails relocated to back of sidewalks
- Park interior improvements in future phase
- Park axis aligned with church steeple
- Simple, formal layout with lawn and low shrubs

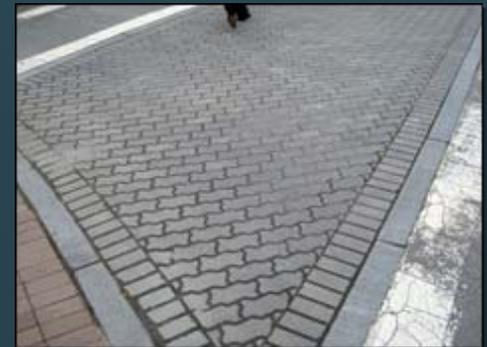


Street Lights

- Increase Light Levels in Downtown
- Improve Pedestrian Safety
- Extend Shopping Day
- Single Lamps at Street
- Double Lamps at Intersections



Sidewalk Accent Bands/Crosswalks



Tree Planters/Grates

- Planters create seating/social opportunities
- Separate pedestrians from traffic
- Improve tree health
- Tree grates create maximum walking space at narrower sidewalks



Street Furniture





Next Steps



More information

- For more information, please visit our website (English only):

<http://www.framinghamma.gov/index.aspx?NID=1275>

- Or Contact:
Community & Economic Development
(508) 532-5455
Planning.department@framinghamma.gov