

# I-90 Corridor Development and Resiliency Plan

June 4, 2025



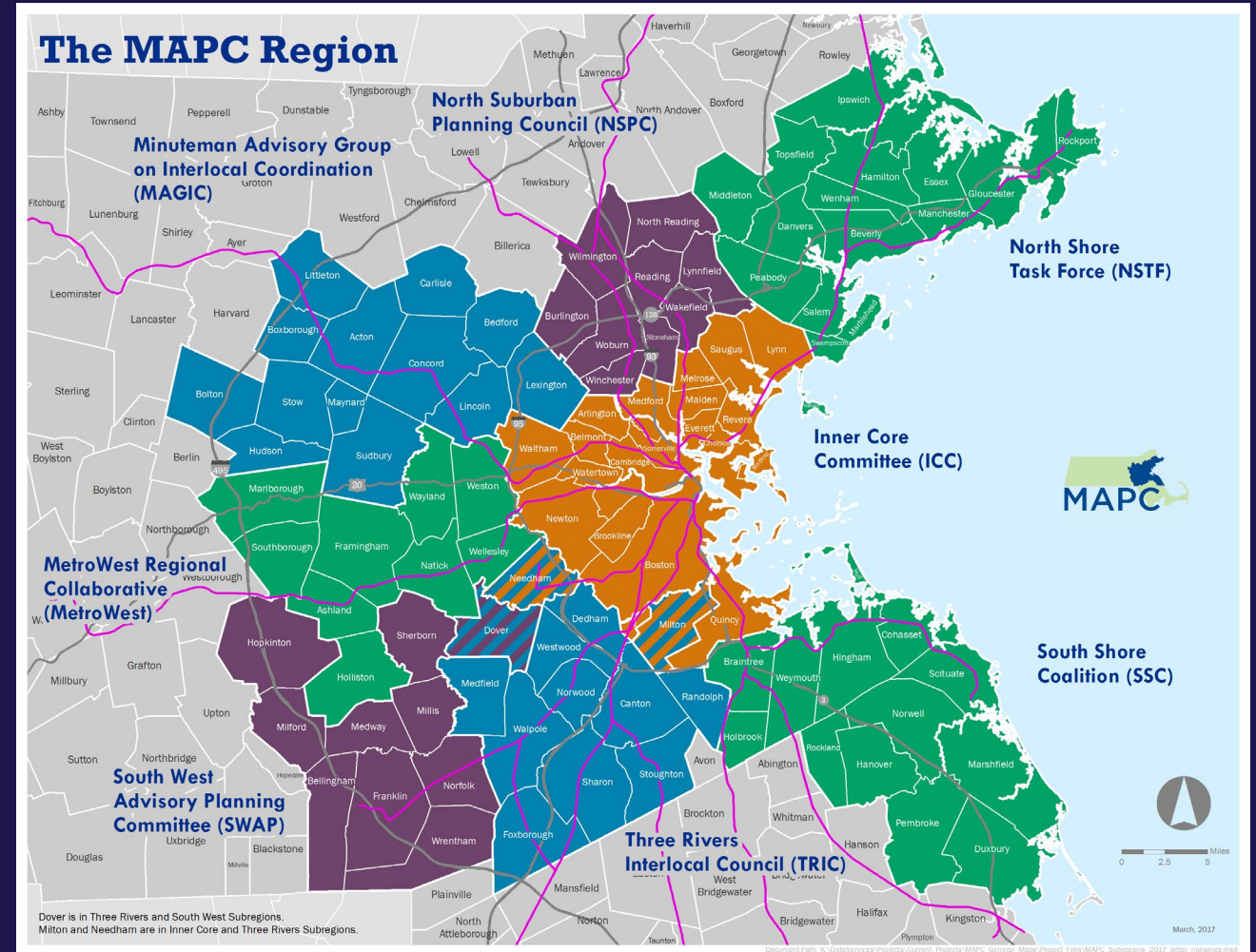


# Who is MAPC?

MAPC is a public, regional planning agency

We serve the people who live and work in the 101 cities and towns of Greater Boston

We provide technical assistance, research, and advocacy in an advisory capacity



# Who are we?

Metropolitan Area Planning Council

**Eric Hove**  
Director of  
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Senior Regional  
Land Use Planner

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Senior Regional  
Land Use Planner

Municipalities

**Ashland**  
**Framingham**  
**Natick**  
**Watertown**  
**Wellesley**



# Why are we here?

The area around ***Interstate 90 (I-90)*** is expected to grow over the coming years

Working with five communities along the I-90 corridor to determine ***areas of regional significance***

Identification of these areas will ***help policymakers understand where certain actions are needed*** to protect land and make communities more livable.



# What are these areas of regional significance?

**Priority Development Areas (PDAs):** Areas that can grow or redevelop for more housing and new businesses



Homes



Businesses



Shops



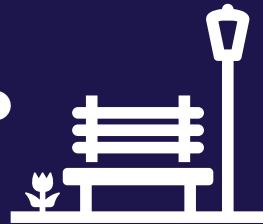
Transit Stops

# What are these areas of regional significance?

**Priority Preservation Areas (PPAs):** Areas to protect from development because they are important for nature and culture



Habitats



Parks



Forests



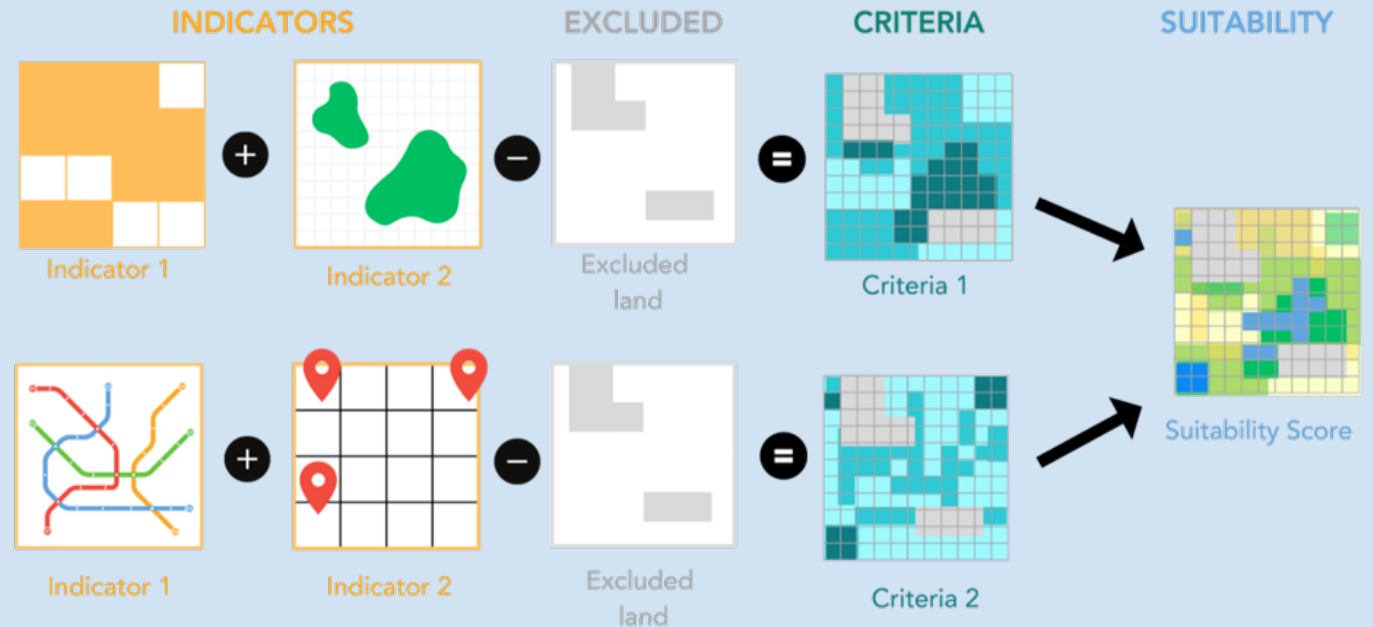
Ponds

# What have we done so far?

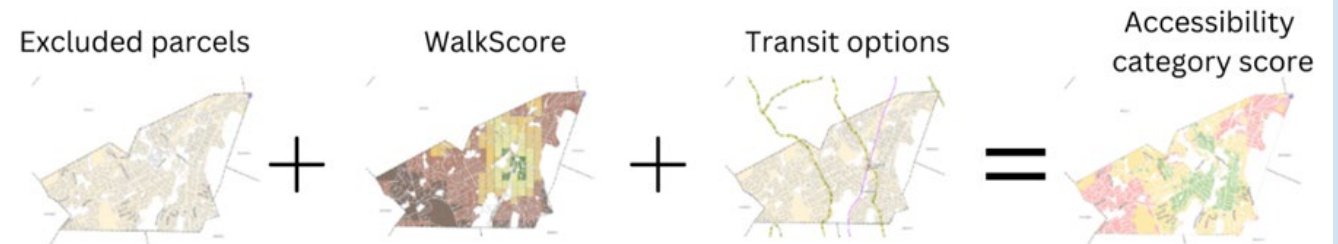
Reviewed previous planning documents

Met with town planners to learn more about the sites

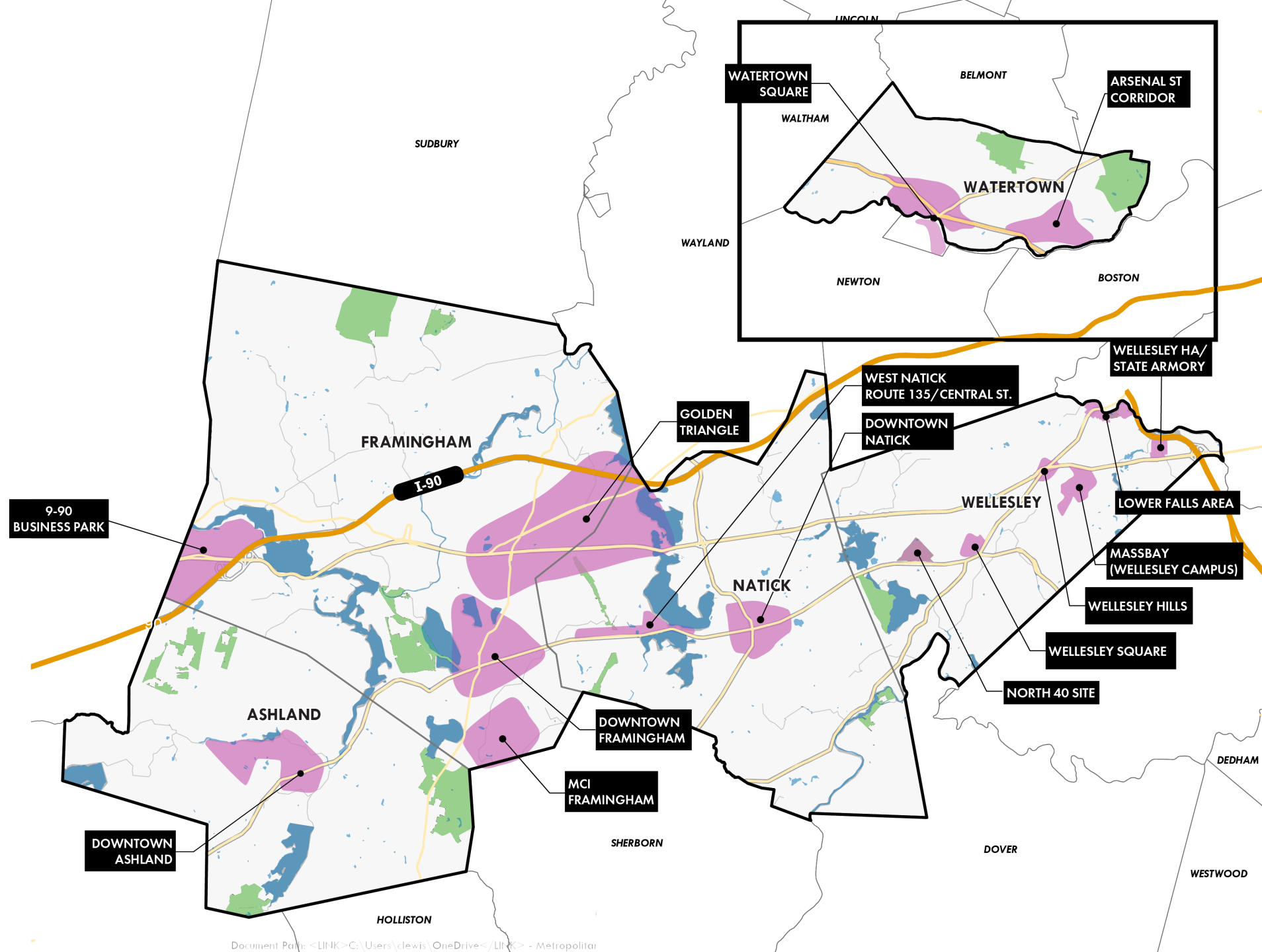
Conducted a mapping analysis to see where PDAs and PPAs might exist.



## Example: Housing Production Plan Site Suitability Analysis, Accessibility Category

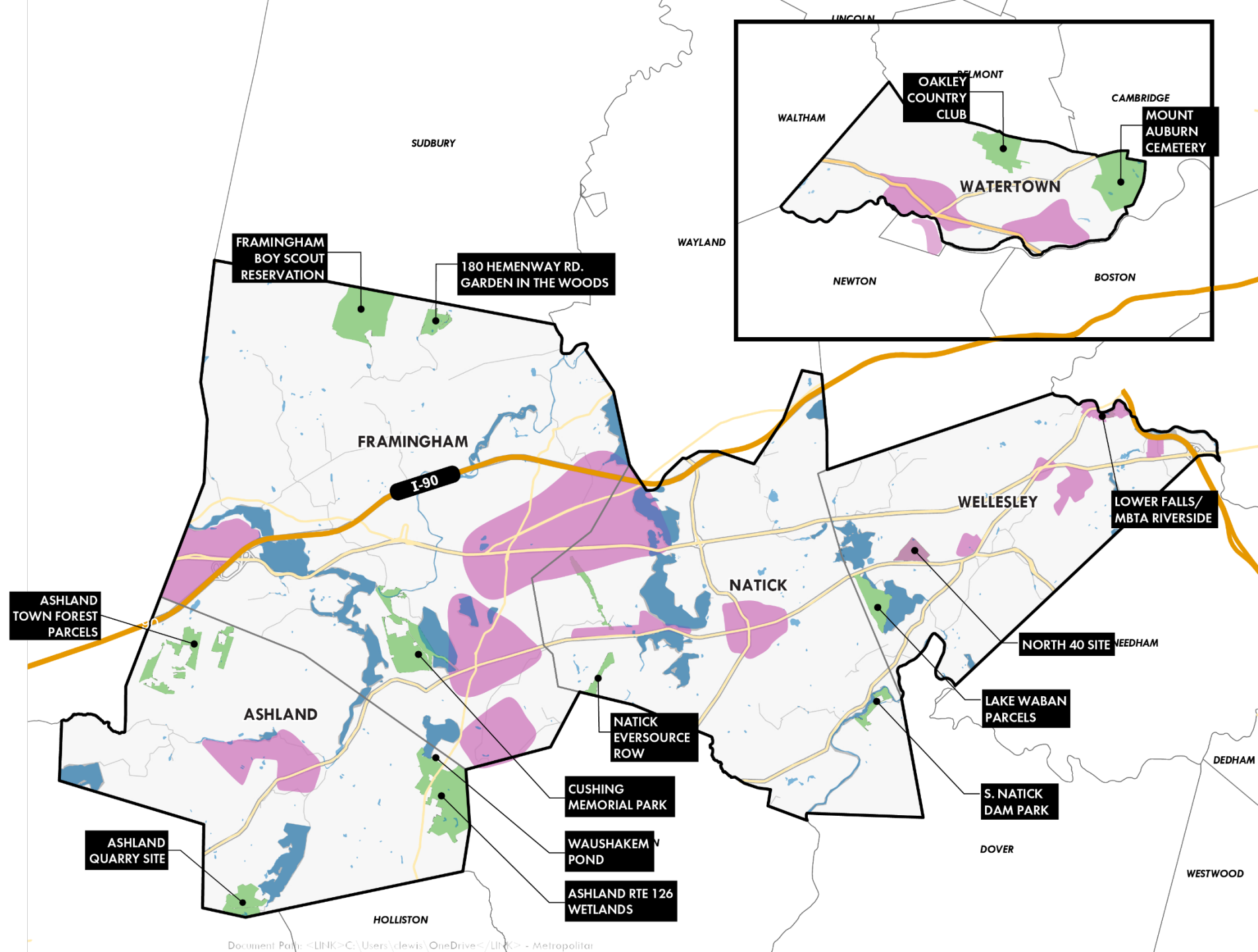


# Regional PDA Priorities

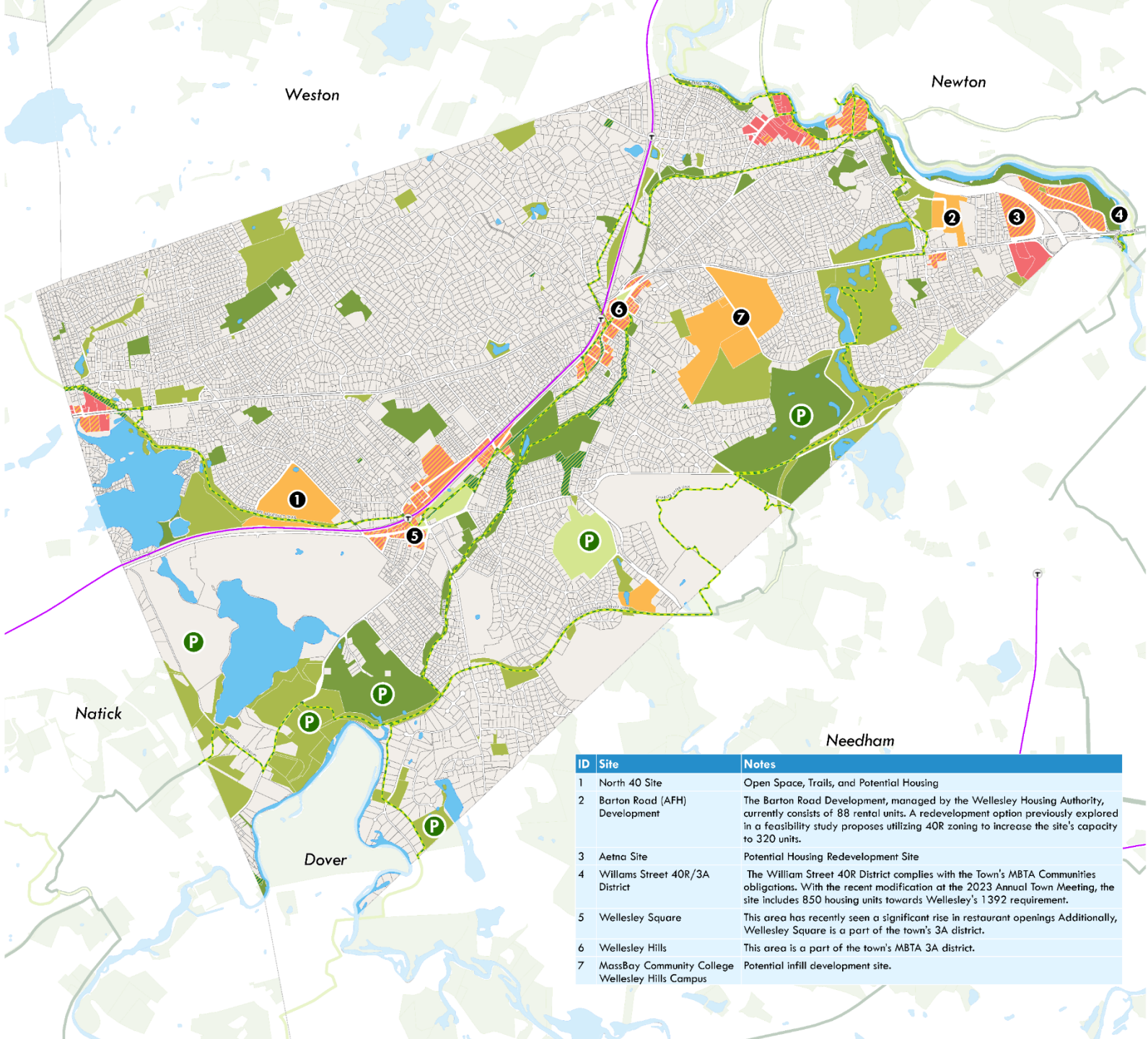




# Regional PPA Priorities



# Draft Local Priorities



# Wellesley

## I-90 Corridor Development and Resiliency Plan

- Local Priority Areas
- Civic/Institutional
  - Commercial-Industrial
  - Housing
  - Mixed Use
  - Parks and Open Space Improvements
- Open Space Network
- Recreation and Conservation
  - Conservation and Flood Control
  - Historical/Cultural
  - Recreation
- P: Preservation Node
- MBTA Station
- Commuter Rail
- Water Body

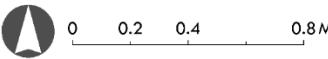
**DRAFT**

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:  
Metropolitan Area Planning Council  
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Data Sources: MAPC, MassGIS, MassDOT

September 2024



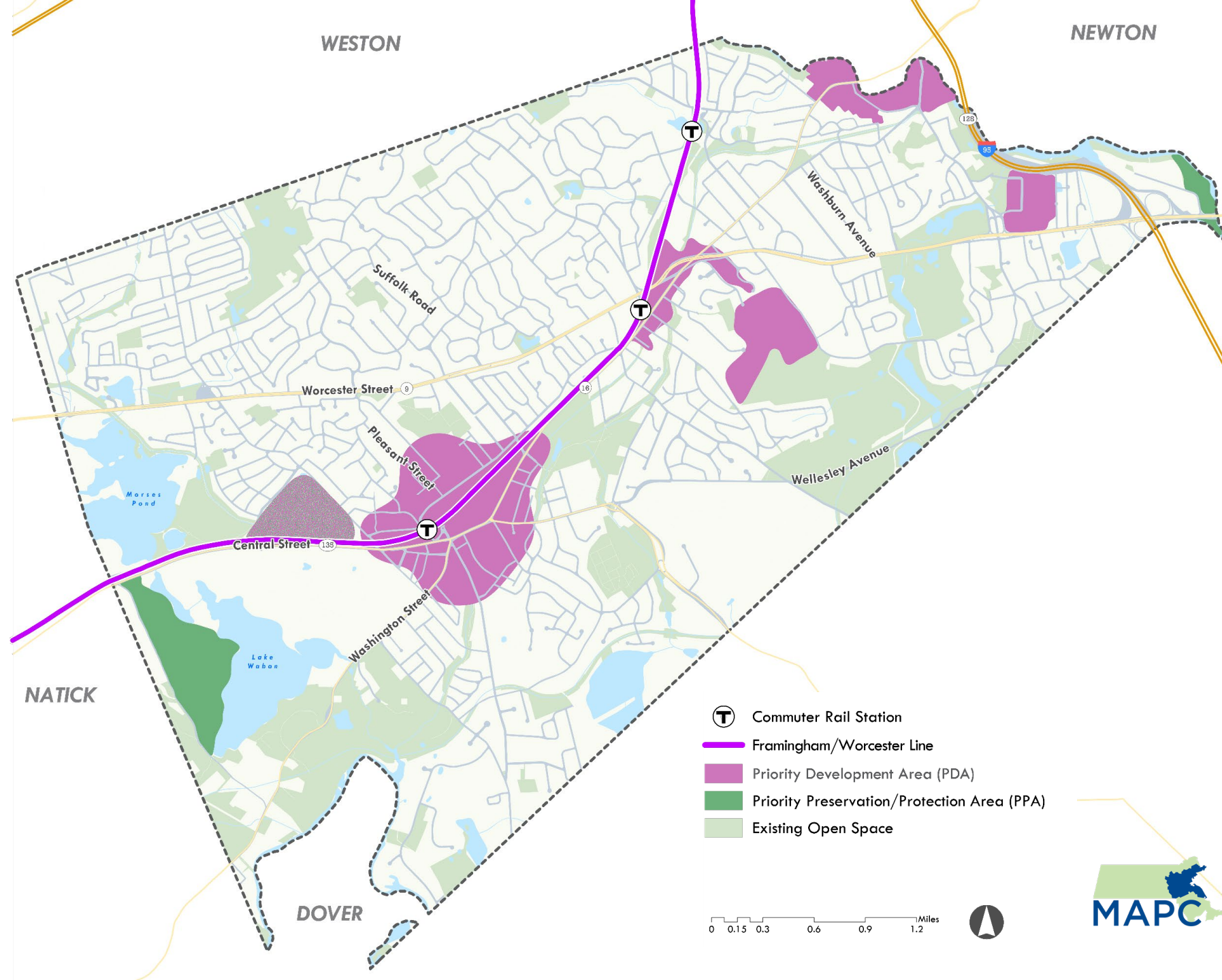


8  
Total Sites

5  
PDAs

2  
PPAs

1  
Combined





# PDA in Wellesley

These areas scored high in our mapping analysis for development potential and were highlighted by local plans

**A. North 40 Site**



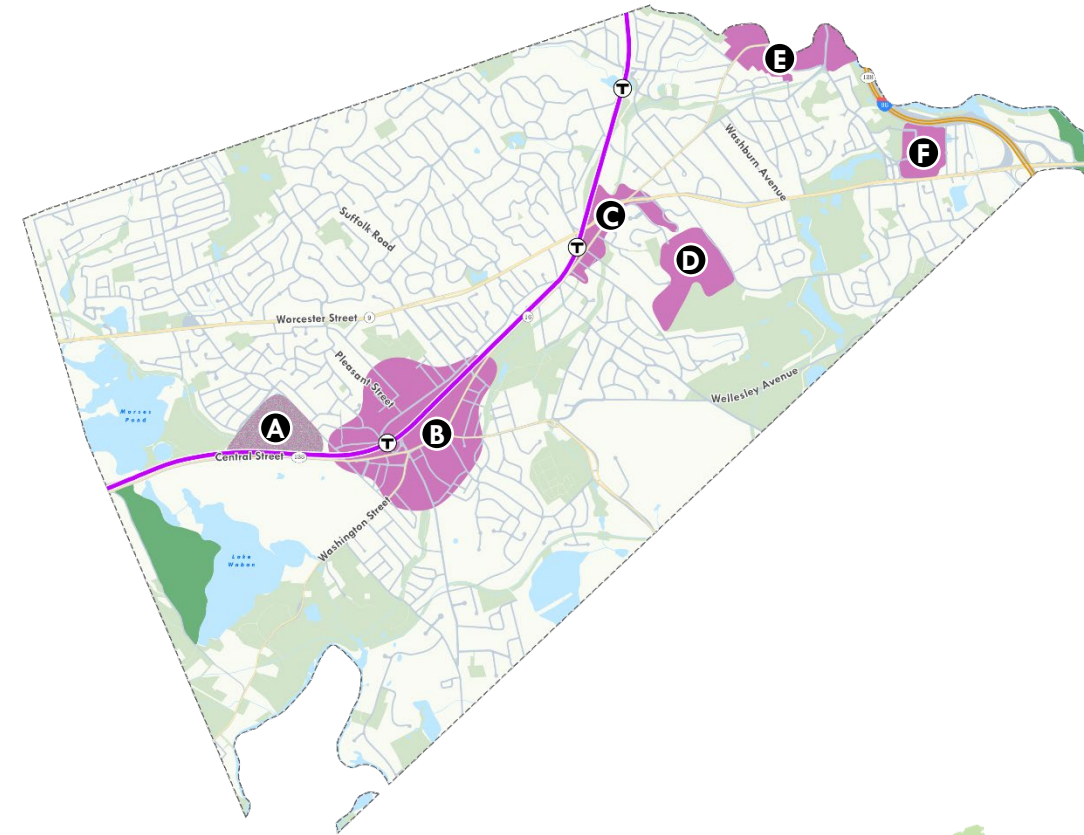
**B. Wellesley Square**



**C. Wellesley Hills**



**D. MassBay (Wellesley Campus)**

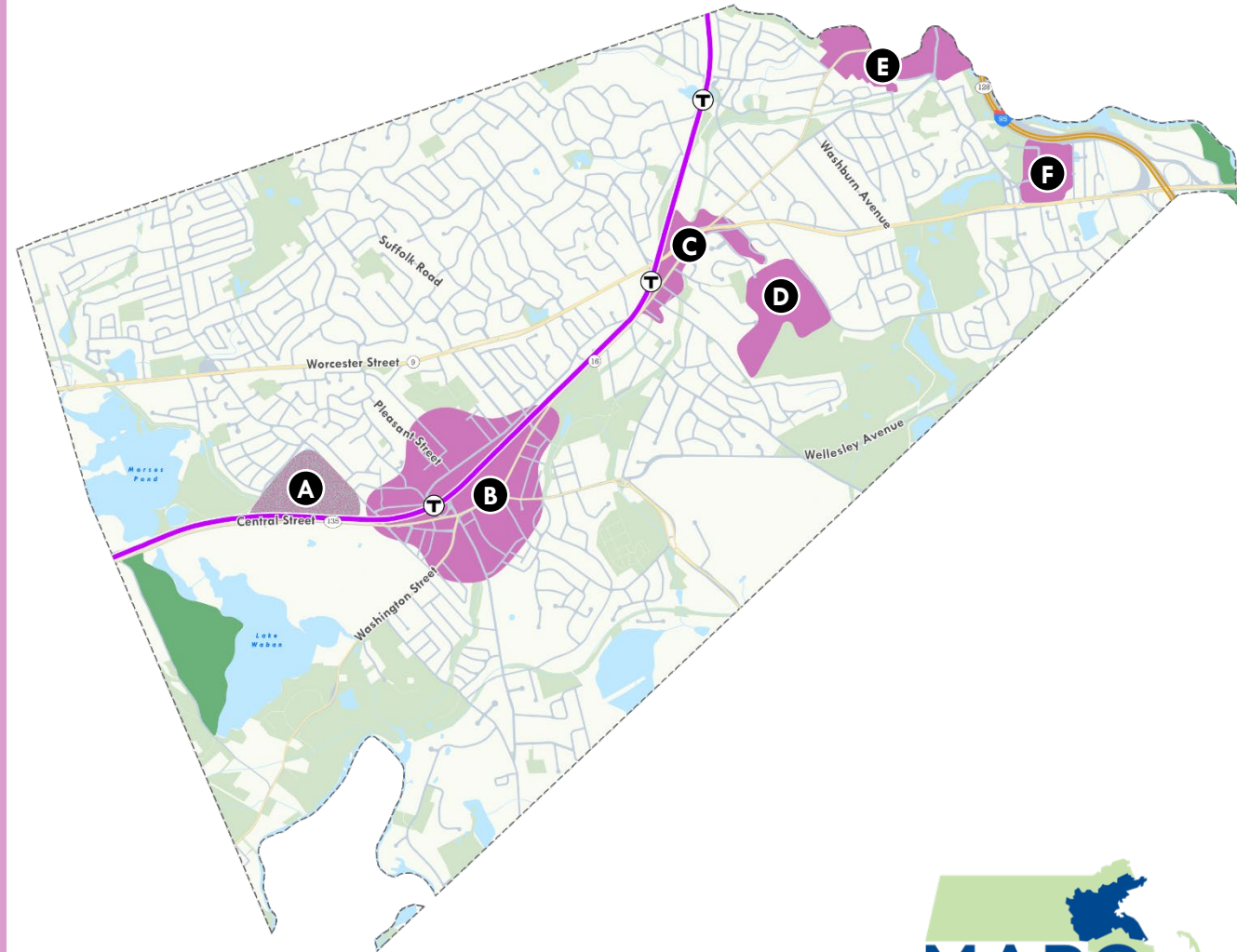




# PDAs in Wellesley

These areas scored high in our mapping analysis for development potential and were highlighted by local planners

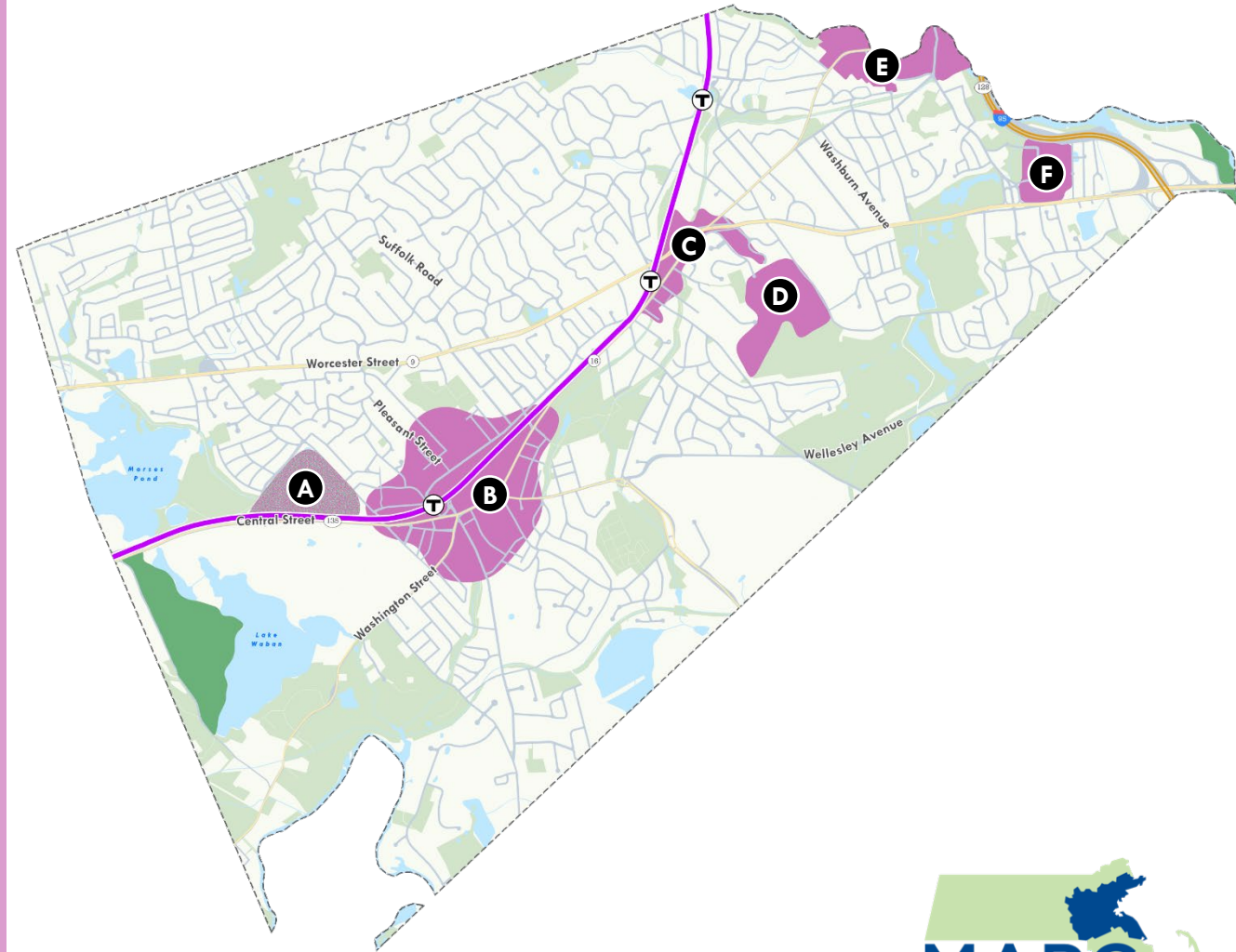
- A. North 40 Site (combined preservation site):** The North 40 Site includes potential for residential and open space preservation, providing recreational and open space benefits while meeting housing needs. A focused, future land use study is the recommended next step for this site.
- B. Wellesley Square:** There is additional potential for infill mixed-use and transit-oriented development around the commuter rail stop in Wellesley Square.
- C. Wellesley Hills:** There is additional potential for infill mixed-use and transit-oriented development around the commuter rail stop in Wellesley Hills.



# PDAs in Wellesley

These areas scored high in our mapping analysis for development potential and were highlighted by local planners

- D. MassBay (Wellesley Campus):** The MassBay Community College Wellesley Hill Campus, situated along Route 9 and within walking distance of commuter rail, includes development potential poised to benefit the institution and community. The western part of the MassBay property could accommodate new housing units.
- E. Lower Falls Area:** Along the Charles River and bordering the City of Newton, sites along Washington Street and Walnut Street have potential for mixed-use development.
- F. Wellesley Housing Authority site/State Armory:** The site encompasses potential for mixed-use and mixed-income redevelopment. Should the state-owned armory site be surplus, it could be the future site of commercial and residential growth. Next door, Wellesley Housing Authority site could be redeveloped in a way that includes a greater range of income-restricted affordable housing.





# PPAs in Wellesley

These areas scored high in our mapping analysis for preservation potential and were highlighted by local planners

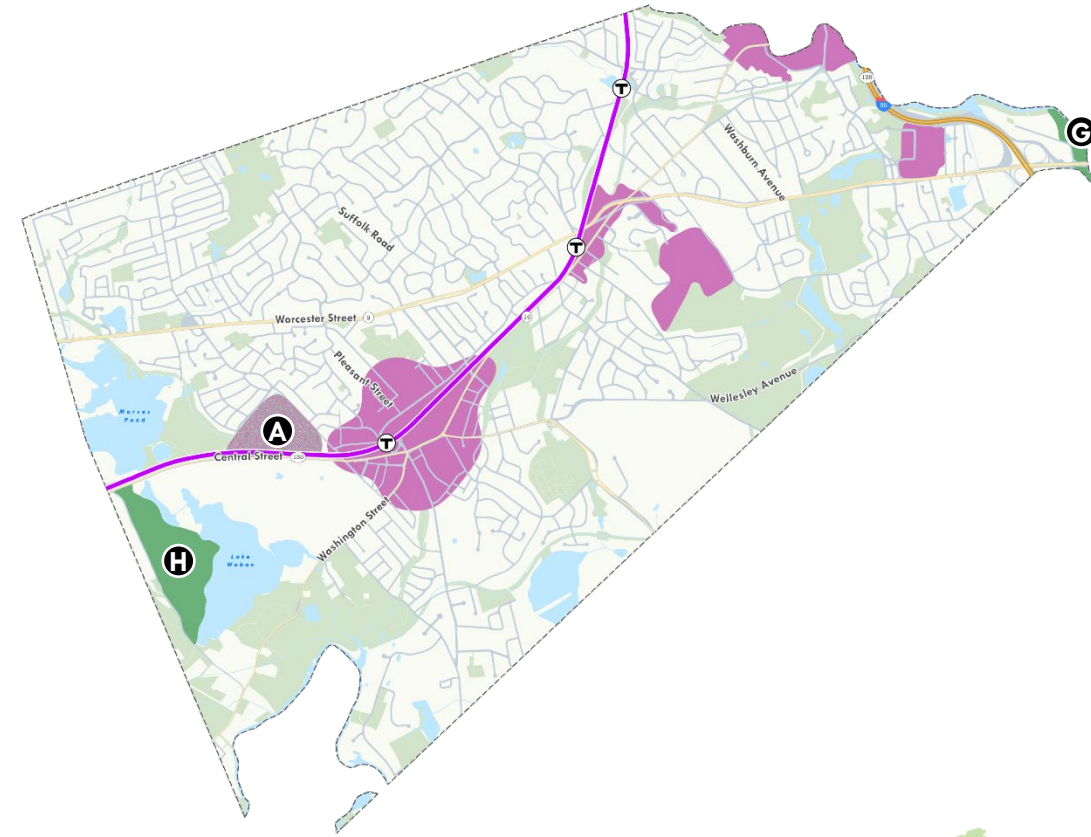
**A. North 40 Site**



**H. Lake Waban Parcels**



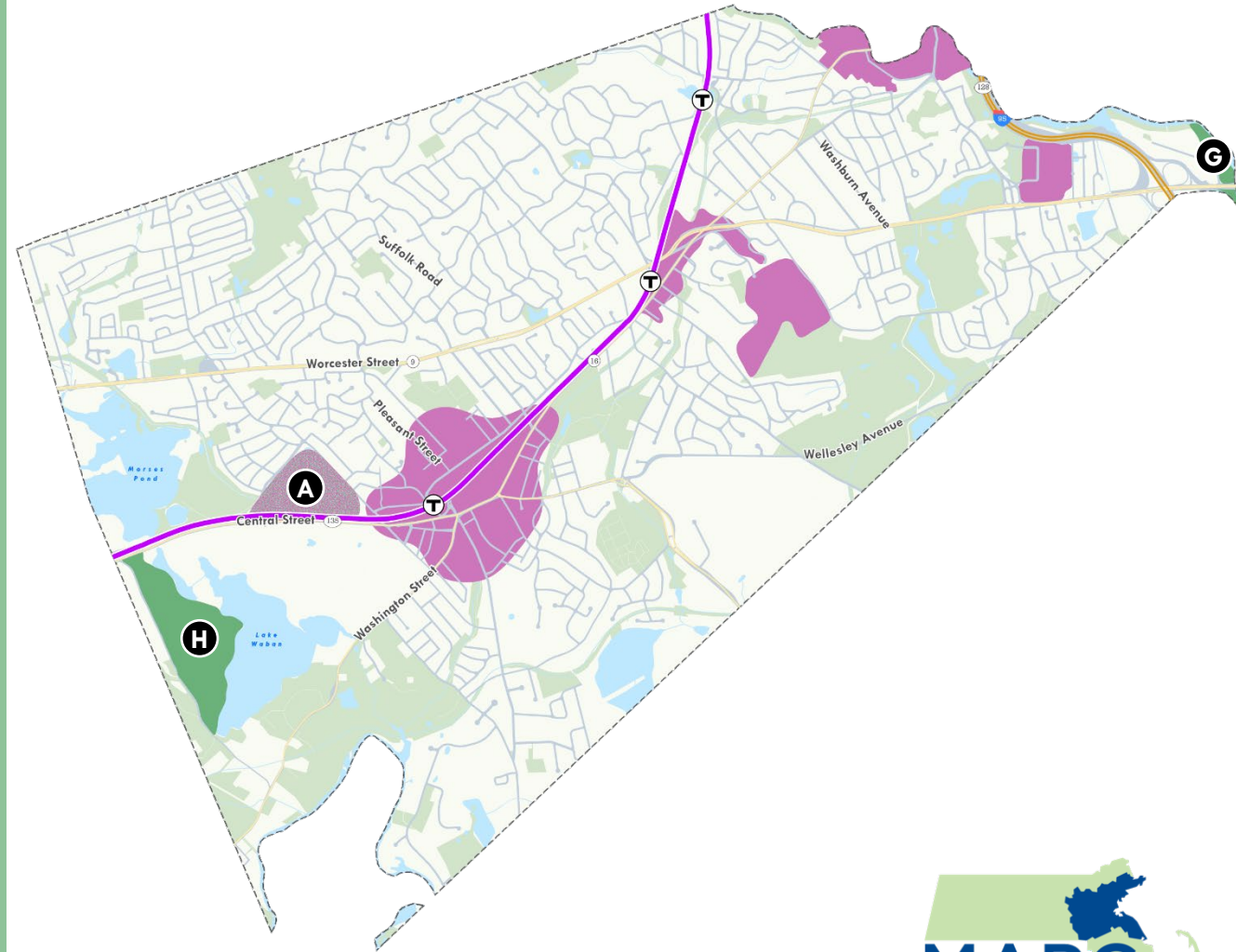
**G. Future Bike/Ped Charles River Crossing**



# PPAs in Wellesley

These areas scored high in our mapping analysis for preservation potential and were highlighted by local plans

- A. North 40 Site (combined development site):** The North 40 Site is a significant open space site, with the potential to offer passive recreation and open space benefits.
- G. Future Bike/Ped Charles River Crossing:** A new crossing across the Charles linking the Wellesley Office Park and 40R zone could provide valuable connections to the Waban Green Line Station, as well as to recreational assets on the Newton side of the river.
- H. Lake Waban Parcels:** The parcels around Lake Waban are owned by Wellesley College and currently lack permanent protection. In theory, these parcels could be developed. Permanent protection of these parcels is recommended.





# Now we want to hear YOUR feedback

We want to understand your thoughts and ideas for sites identified



Are there sites we should add or change?



# Mapping Activity

**For PDAs, think about:**

- Are these the most significant redevelopment sites?
- Would you suggest changes to any of the boundaries?
- What types of redevelopment make the most sense for the sites?
- What types of state investment would help unlock potential?

# Mapping Activity

**For PPAs, think about:**

- Are these the most significant preservation sites?
- Would you suggest changes to any of the boundaries?
- Are there parks and conservation lands that require need additional investments?
- Are there sites where mitigation is needed for extreme heat or flooding?

# What's Next?

MAPC will review this feedback to inform regional priorities. The process is expected to conclude in August 2025.

Reach out with any questions, concerns, or ideas in the meantime!

Metropolitan Area Planning Council

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***Eric M. Arbeene, AICP***

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**Thank You!**