

I-90 CORRIDOR DEVELOPMENT AND RESILIENCY PLAN WELLESLEY, MA

PRIORITY DEVELOPMENT AREAS (PDAS)

- 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.
- 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/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.

PRIORITY PRESERVATION/PROTECTION AREAS (PPAS)

- 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.

