



Plan Recommendations Rollout
Vetting Actions - August 2019



Here is a sample of the plan’s core **recommendations**. It is consistent with the overall plan for the Shadle area (see **reverse**), identifying proposed actions the City and community can take. These actions recognize that resources are limited and that certain changes in **policy** and new perspectives on **zoning** can begin to set things in motion, achieving the types of outcomes identified in the comprehensive plan’s “**district center**” vision and what we’ve heard in our conversations with **community** members during this process.

For this exercise, please consider the desired **outcomes** for the Shadle area, see if the preferred **direction** is the way we should head, and let us know if the **actions** we’re proposing to go there are appropriate. Please also jot down your **thoughts**, particularly if what we’re proposing seems a bit off.

Thank you!!

	Desired outcome	Love it!	?	Nope!	Preferred direction	Love it!	?	Nope!	Proposed action	Love it!	?	Nope!	Thoughts?
Ped/Bike	A safe pedestrian environment				Improve street crossings				Design new crossings along Wellesley and Belt				
					Improve sidewalks leading to and adjoining the center				Create local program to fund sidewalk repair/enhancement				
					Make the transit experience more pleasant				Provide shelters at Wellesley bus stops				
Character	A sense of identity				Slow the pace on Wellesley and Belt				Redesign Wellesley and Belt to slow traffic while still providing flow				
					Increase development intensity along street edges				Update zoning to encourage mixed uses				
					Create “main street” feel in retail center				Create a development master plan for retail center				
Housing	Variety in housing				Develop new housing types, including townhomes and senior apartments				Update zoning to encourage new housing types, possibly at higher densities than now				
					Mix assisted living into the retail center				Update zoning to ensure assisted living is permitted				
Commerce	Prosperous retail				Locate increased demand for retail within a 5-minute walk				Update zoning to permit higher residential density				
					Provide appropriate parking to support regional demand				Redesign parking layout to accommodate intensification				
					Anticipate market changes in retail format				Adapt retail center to provide more “experience” in design				

An Active Place:

This scenario was generally the most favored of the three developed and presented in the studio. It revolves around the principle of creating an active, urban space, with housing variety, pedestrian safety and mobility, enhanced transit access, and effective “mixing” between retail, parks and schools.

The proposed master plan builds on this concept. It integrates some of the ideas from the other scenarios, too, recognizing that change will come incrementally over time and that much of the change will actually be driven by the developmen needs of private property owners.

Improved sidewalks linking the neighborhoods to the center
Townhouses fronting on Wellesley
New development pattern potential
Mixed residential over retail
New pedestrian connections
Calmed streets

Actions/Initiatives:
Slow traffic on Wellesley and enhance the street between Alberta and Belt.
Make Belt pedestrian oriented between Wellesley and Longfellow.
Create space inviting families and individuals to linger in the Shadle District after shopping and eating.
Create a park master plan with a focus on the interior area of the park.
Improve public transit stops and dedicate space and infrastructure for pedestrians and cyclists.
Redefine or re-orient storefronts and small shops closer to the street.
Incentivize a wider variety of businesses to locate in the area.
Create a place for the “community,” bringing together a variety of age groups, specifically providing space and activities for seniors.













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...making things available within an easy walk.

This approach focuses on fundamental change in Shadle, reshaping Wellesley to function as an identity-rich main street and establishing the foundations for an even greater diversity in housing, retail, and civic uses. It suggests an active transition into higher-intensity housing – like townhomes or flats – along arterials and an increased awareness of arterial street corridors as components of the public realm.



Using a mix of transportation system improvements and changes, the plan sets the stage for zoning and land development responses. These responses should reshape the Shadle area into an identity-rich, mixed-use place that accommodates a variety of household types, employment opportunities, recreational facilities and new shopping and social experiences.

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|----------------------|---|--|---|-----------------------------------|
| Land Use/Development | 1 | Wellesley townhomes |  | Street Context "A" |
| | 2 | Shadle Center mixed use |  | Street Context "B" |
| | 3 | Senior living/mixed use/
community center |  | Street Context "C" |
| | 4 | Shadle Park master plan |  | Street Context "D" |
| | 5 | Glover Middle School | | |
| Transportation | A | Relocated/enhanced transit stops |  | Commercial / Mixed-Use (typ.) |
| | B | Shadle Park axial pathways |  | Residential / Townhome (typ.) |
| | C | New/enhanced sidewalks |  | Park / Mixed-Use (typ.) |
| Intersections |  | Primary Entry |  | Trail / Pedestrian Pathway |
| |  | Enhanced Crossing |  | Action / Program (TBD) |
| | | |  | Study Area (District Center Plan) |