



TOWN OF WINTHROP OFFICE OF THE TOWN MANAGER

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Chief Terence Delehanty
Town Manager

TO: Winthrop Town Council

FROM: Town Manager Terence Delehanty and Director Steven R. Calla

DATE: December 4, 2017

RE: Center Business District Design

After meeting with Director Calla, Joe Domelowicz, and Intern Ashlyn Howard and reviewing Landscape Design Feedback Report, the following recommendations are being made to the Town Council for their consideration.

- 1) We recommend that the town move forward with the Semicircle design for the Center Business District, commonly referred to as Scheme 1.
- 2) We recommend that there be no bump outs on the rear side of Samuels on Hagman Road.
- 3) We recommend that there be no bump outs on the front side of Samuels on Woodside Ave.
- 4) We recommend the parking lot design as proposed by the landscape architect for the parking lot on Hagman Road, adjacent to Citizens Bank. The proposed plan includes a slight restriction in road width on Hagman Road to accommodate a newly installed pedestrian sidewalk adjacent to the parking lot. This will make the parking lot safer for vehicular and pedestrian traffic. This sidewalk will also be able to connect adjacent streets to Hagman Road, which currently does not exist.
- 5) After careful review of the Traffic Pilot Study, we recommend that Hagman Road remain open.
- 6) We recommend that Jefferson Street, commonly referred to Jefferson Street extension, that runs between Hagman Road and Putnam Street be permanently established as a one-way outlet towards Putnam, as illustrated in the Traffic Pilot Study.
- 7) We recommend the left-hand turn from Woodside Ave to Bartlett Road as illustrated in the pilot study and design plan be permanently established.
- 8) We recommend both the center entry from Pauline Street and the plaza design at French Square as illustrated in the Semicircle design plans be fully

adopted. Current depictions of these designs are attached to this memorandum and are marked as L1 and L2. The entrance design enhances pedestrian safety by narrowing the entrance ways, which will have a traffic calming effect on both Woodside Ave and Pauline Street.

- 9) We recommend keeping the existing bump out on Hagman road where the US Postal mailbox is currently located to create a crosswalk on Hagman Road that will connect the back side of French Square for easier and safer access to businesses on Hagman Road, Putnam Street and Jefferson Street.

A vote on these recommendations is necessary to advance this project to the next step, which is the completion of drawings and a finalized bid set to solicit a contractor for the project. We respectfully request the Town Council to take action immediately, so as to not further delay this infrastructure project that we desperately need and want for the Center Business District.



L-1

DATE: 12/08/17
 SCALE: 1" = 30' - 0"
 FILE: WCB0 BASE.dwg
 DWN BY: ENT
 CND BY: CDS
 PLOT #: 1723

Winthrop Centre Business District
 Winthrop, MA
 SEMICIRCLE DESIGN

CBA | Landscape Architects LLC

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