

Downtown Streetscape Improvements Needham, MA

Existing Streetscape Elements Study

Based on discussions at:
March 27, 2013 Committee Meeting
April 4, 2013 Merchant Meeting
April 24, 2013 Committee Meeting

PAVING – Broom Finish and Exposed Aggregate Concrete



Broom finish at Chapel Street



Exposed aggregate at Great Plain Ave.



Exposed aggregate (less exposed for smoother surface)



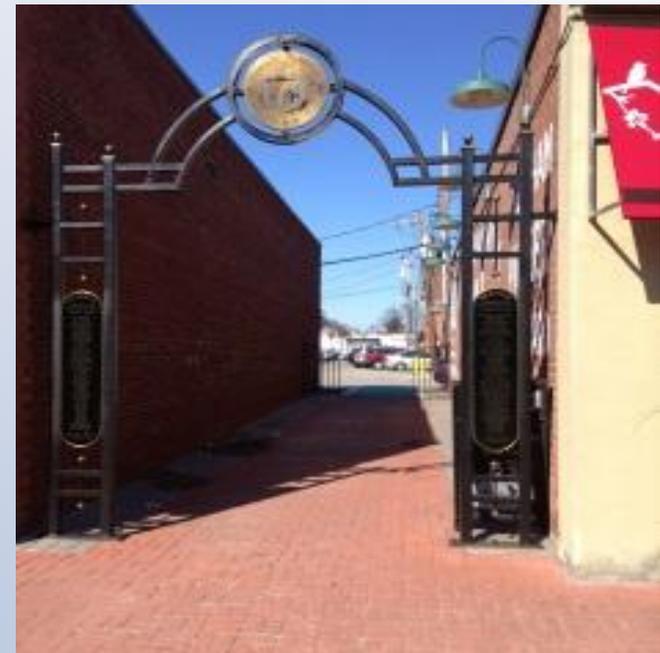
- Good for main sidewalks
- Smooth surface is ADA compliant
- Low maintenance
- Easy to replace
- Cost effective
- Durable

PAVING- Stamped Concrete



Pedestrian space on Chapel Street.

- Used in pedestrian/sitting spaces
- Used in walkway to show gateway
- Relatively inexpensive
- Better to not use as “false” pavement
- Various color and stamping options
- ADA – Some patterns better for less vibration.
- Replacing - Can be difficult to color match



Pedestrian link to parking behind Great Plain Ave.

PAVING - Concrete Pavers



Pedestrian space off Chestnut Street.

- Used in pedestrian/sitting spaces
- Used in walkway to show gateway
- Used as “feature strip” and to define zones
- Relatively inexpensive
- Better to not use as “false” pavement
- Various color and shape options available
- Type and Installation very important for ADA and durability
- Easy to replace



Edging behind curb at Chapel Street.

PAVING - Brick



Entry and Pedestrian space at Town Hall.

- As pavement at Town Hall and Common
- Used in pedestrian/sitting spaces
- Used at entrances
- Relatively expensive
- True/classic material
- Easy to replace
- Type and Installation very important for ADA and durability



Pedestrian space at Town Common.



Entry to Town Common.

PAVING - Granite Pavers



Granite paving with etching/logo

- As pavement at Town Hall/link from train station to Greene Field
- Relatively expensive
- True/classic material
- Easy to replace
- Durable as pavement
- Type and Installation very important for ADA
- Heaving in crosswalk
- Needs more contrasting material as crosswalk
"Appears slippery at times"



Granite paving behind Town Hall



Granite bump-out and crosswalk at Town Hall and Chapel Street

PAVING - Asphalt



Asphalt at Town Common.

- As pavement at Town Common and Greene Field
- Relatively inexpensive
- Easy to replace
- Less durable as walkway pavement/Some cracking
- Not aesthetically pleasing for sidewalks
- Other forms are stamped asphalt and chip seal asphalt



Asphalt at Greene Field.



Asphalt at train track.

PAVING - Detectable Warning Plates



Granite at Town Hall.

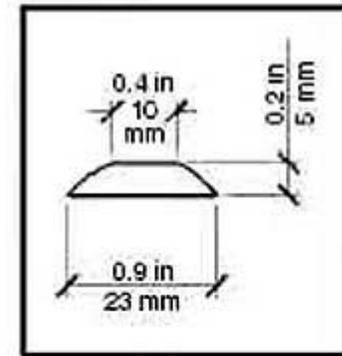


Concrete truncated dome(at Chapel St. parking lot).

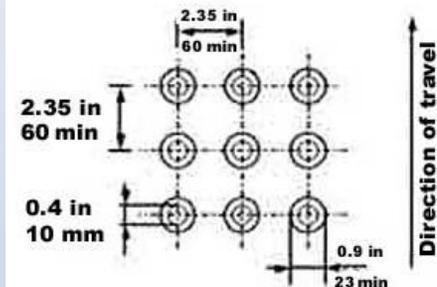
- Concrete and Granite are more durable than rubber
- Rubber falls apart at edges but has many contrasting color options
- Installation method important
- Truncated domes are the only detectable warnings allowed by ADAAG
- Other available materials are metal and concrete paver.



Rubber at Great plain Ave and Chestnut St. intersection. Need to embed when install.



Height and diameter of truncated domes used in ADAAG detectable warning.



Square pattern parallel alignment

PAVING - Crosswalks



Granite bump-out and crosswalk at Town Hall and Chapel Street.



Colored painting on asphalt at Great Plain Ave. major intersections.



- Granite heaving in crosswalk
- Granite needs more contrasting material to be visible
- Granite feels unsafe, looks slippery
- Granite relatively expensive
- Color painting not aesthetically pleasing
- Painting not durable/repaint often
- Painting relatively inexpensive
- Other materials available are: stamped concrete, concrete pavers, stamped asphalt



Painting on asphalt at side street.

Entryways



- Pavements at entryways have unique variations
- Public vs. private/coordinate
- Important not to block entryways
- Survey locations and elevations



SITE FURNISHINGS – Bench, Trash, Bike Rack



Predominant bench and Trash Receptacle used by Needham.

- Important to have consistency and uniformity.
- Public vs. private/coordinate.
- Bike rack needs to be acceptable by advocacy groups
- Solar trash receptacle is good but not aesthetically pleasing

SITE FURNISHINGS – Drinking Fountain, Flagpole, Bollards



Drinking fountains at parking lot and Town Common.



Flag Poles at Town Common and Greene Field.



Cast iron bollard at Church St., granite bollard at YMCA and light bollard at Town Hall.

SITE FURNISHINGS

Ornamental Metal/Art



Arch and gate at Chapel Street.



Sculpture and ornamental metal work at the Town Hall and Common.

STRUCTURES - Bus Shelter



Existing Chapel Street bus shelter with ornamental lights, benches and banners.

- Opportunity for interesting shelter design to build on unique identity of Needham
- Seating and lighting important



Proposed Chapel Street bus shelter ties into the Town Hall architecture.



Older photograph of Chapel Street bus shelter.

COBRA HEAD/CONCRETE POST LIGHTING



Concrete and exposed aggregate posts on Great Plain Ave.

- Remove Cobra head/ concrete post lighting and replace with ornamental to unify with existing ornamental lights
- Larger banner on high posts are difficult to maintain



With banner on Great Plain Ave.

ORNAMENTAL LIGHTING



Typical ornamental post with banner arm on Chapel Street.

- Globe fixture with **ornamental** black fluted iron post currently on most streets except Great Plain Ave.
- Current Globe Light fixture has low pressure sodium bulbs (yellow light).
- Uniformity in banner size important- better to be perpendicular to road where feasible.
- Possibility to use LED on Great Plain Ave but should match light color



Ornamental lighting on Chapel St.



Typical globe light fixture.



Banner arm perpendicular to Street.



Ornamental post traffic light with acorn globe on Chestnut Street.

PARKING METER



Typical parking meter on Great Plain Ave.

- Important to have consistency and uniformity
- Meter posts can be problematic with snow plowing
- Meters attached to light posts aren't easily seen
- Other options are meter kiosks for park by ID or pay and display systems



Older parking meter on Highland Ave.



Parking meter attached to ornamental light post.

SITE FURNISHINGS - Planters



Planter on Chapel Street.



Planter on Chapel Street.

- Adds color and visual interest
- Consider seasonal options
- Material and aesthetics important
- Circulation important to consider when locating
- Important to have consistency and uniformity for public planters
- Public vs. private/coordinate
- High maintenance - Have maintenance plan and funding in place



There is a variety of privately owned planters at businesses.

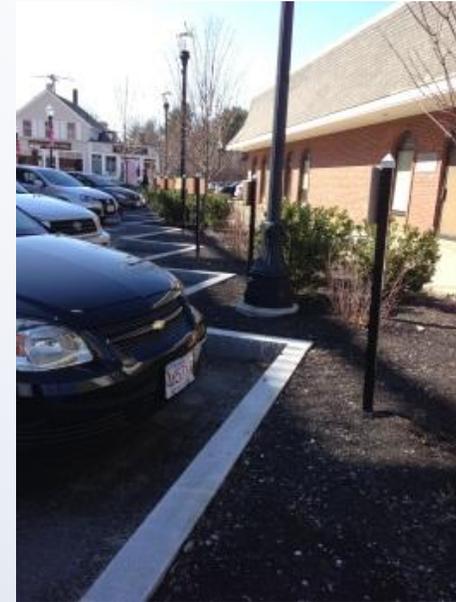
CURBED PLANTERS



Granite curbed planter off Chestnut Street.



Concrete curbed planters off Highland Street.



Granite curbed planters behind Town Hall.

- Curbs protect and define planted areas
- Relatively easy to maintain
- Used to define and buffer parking
- Important to have the room when used in pedestrian areas



Granite curbed planters off Chapel Street.

TREE PIT/GRATE



Metal tree grate at Chapel St.

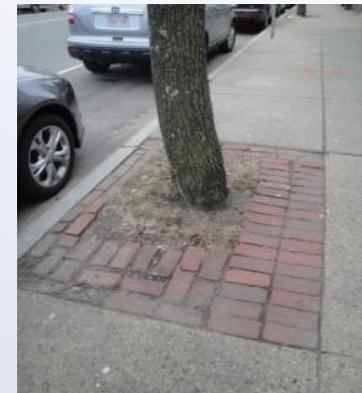


Metal tree grate at Highland St.

- Need uniform solution
- Use of pavers in tree pits outdated, not ADA compliant
- Metal tree grates need to allow for trunk growth
- Adequate space important for mulched tree pits
- Another option; Structural Soil /paving system is beneficial to trees and allows for paving options.



Mulched tree pit.



Tree pits with pavers through out downtown.

STREET TREE LOCATIONS



Historic on Highland Avenue.

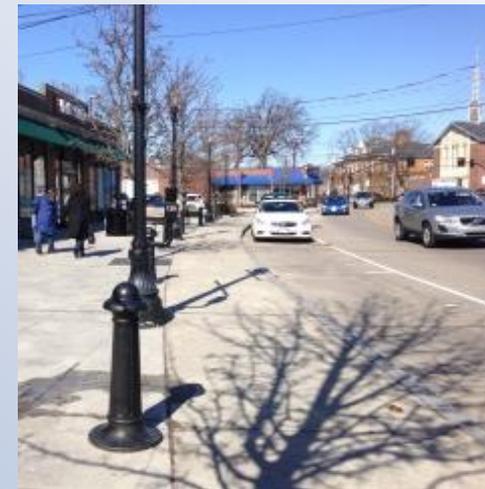


Highland Avenue.



Great Plain Avenue.

- Historic precedence at Highland Avenue.
- Important not to block signs and entrances
- Important not to hinder accessibility
- Species important for maintenance, disease, pests resilience
- Utilities are an important factor in locating



Chapel Street.