

Scope, Process & Methodology
Park History
Design Criteria & Management Goals
Issues & Opportunities
Discussion & Public Input

Fuller Brook Park Coordinating Committee
Wellesley Natural Resources Commission

Pressley Associates, Landscape Architects
AECOM
Tree Specialists, Inc.
LEC Environmental Consultants

Scope, Process & Methodology

Phase 1: Preservation Master Plan

Cultural Landscape Report

Tree Assessment

National Register Nomination

Phase 2: Preliminary Design

Identification of Issues, Opportunities & Goals

Design Alternatives for Prototypical Site Conditions

Final Preliminary Design (10%)

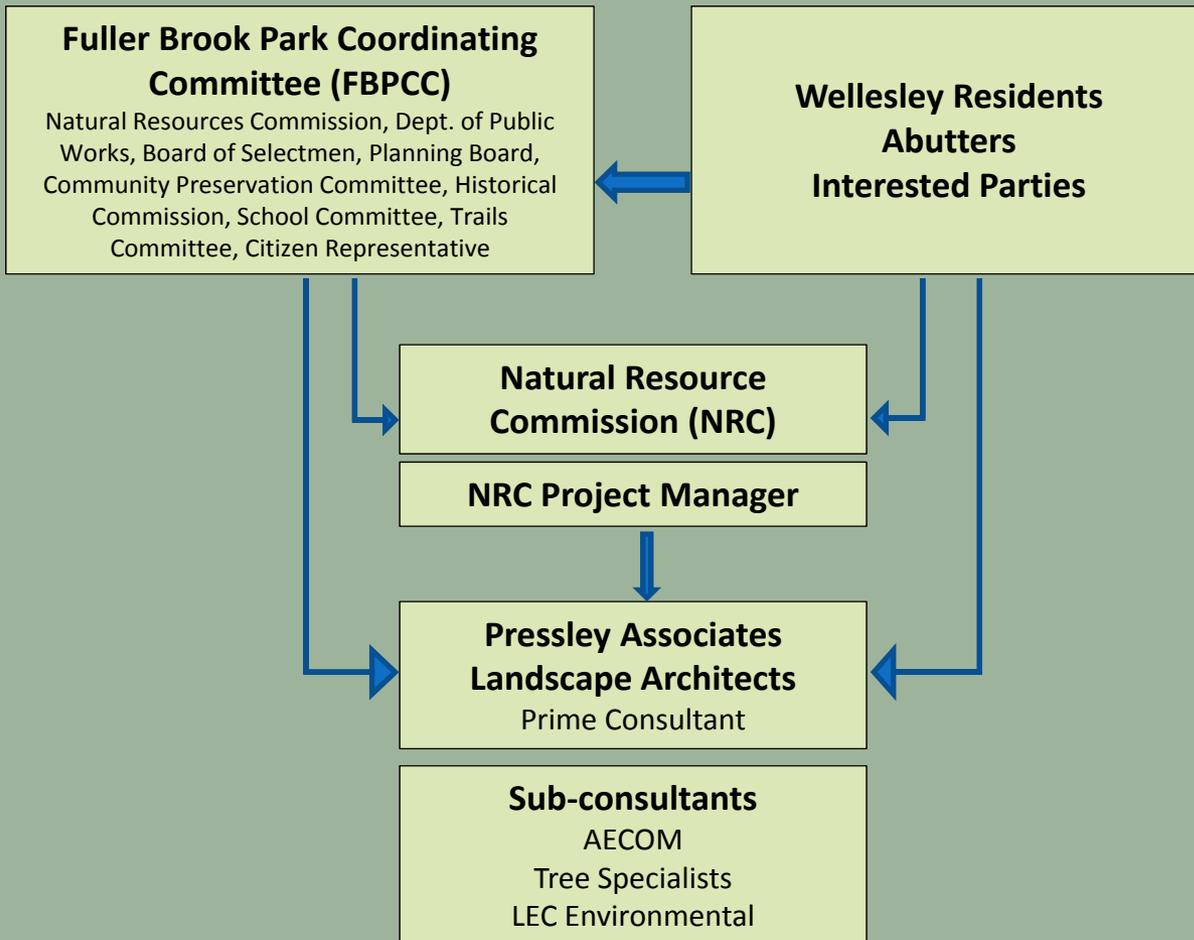
Future Phases:

Phase 3: Final Design & Permitting

Phase 4: Phased Implementation



Project Team



Public Information & Input

- Meetings with Abutters
- Fuller Brook Park Web Site
- Email FBPCC
- Fuller Brook Park Distribution List
- Media (e.g. articles)
- 9 Stakeholder Meetings

3 sets of Public Meetings

- September 15-16
- October 27-28
- December 15-16



Fuller Brook Segment

Missing Link

Caroline Brook Segment

Hunnewell Athletic Fields



Dover Road	Cottage Street	Grove Street	Cameron Street	Brook Street	Wellesley Avenue	State Street	Paine Street	Forest Street	Caroline Street	Abbott Road	Seward Road	Maugus Avenue
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Existing Path

- Stonedust/gravel 4,500 lf (49%)
- Bituminous concrete 3,825 lf (41%)
- Wood chips 630 lf (7%)
- Boardwalk 83 lf (1%)
- Dirt 200 lf (2%)
- TOTAL 9,238 lf

Road crossings 485 lf

Connections

- Bituminous concrete 660 lf

Missing Link

- Bituminous concrete 110 lf (5%)
- Through parking lots 350 lf (16%)
- Dirt 440 lf (20%)
- Stonedust/gravel 580 lf (27%)
- Sidewalk (bit. conc.) 680 lf (32%)
- TOTAL 2,160 lf

Road crossings 220 lf

TOTAL

2.42 miles



“A town like Wellesley... should be planned well in advance of extensive building [to] make it a pleasant place to live

“In several cases, it would be well worth while to take swampy or low lands and improve them for use as [parks].

“The improvement you have outlined (Fuller Brook Park) commends itself as a wise and probably profitable project.”

Olmsted, Olmsted & Eliot, 1897



TO THE CITIZENS OF WELLESLEY:—

WELLESLEY, MASS., March 1, 1899.

The following is an outline of the plan recommended by the Park Commissioners of Wellesley for the FULLER BROOK IMPROVEMENT:—

1st.—That the Town acquire control of the banks of Fuller Brook from its junction with Charles River to the large marsh drained by it; also this marshy track and the banks of the small brook running into it from the direction of Forest Street; also the banks of Waban Brook—this taking to include all of the low, wet land, and a sufficient amount of the higher land to give opportunity for the construction of driveways.

2nd.—That the Brooks be cleared, deepened and straightened, so that the surplus water may be readily carried away.

3rd.—That driveways be constructed, and the land treated as a natural Parkway.

This land can be acquired by the Town now more cheaply than hereafter. Its ownership by the Town will prevent its use for undesirable purposes.

The deepening of the channel will tend to remove any unhealthful conditions which may now exist, in the present poorly-drained condition of the land. It will also give a much-needed outlet for the drainage of the streets in the central part of the Town. No other plan than the deepening of Fuller Brook offers equal promise of remedying the nuisance created by stagnant water near our main streets and residence sections. This cannot be accomplished except by Town ownership. This property can also be made useful in the future in connection with a system of sewers.

The development of the property as a Parkway will give the Town an attraction which will continually increase in importance, and which will add to the value of real estate throughout the Town.

This plan has been under consideration for several years. It has been recommended by the several boards of Park Commissioners. It has been examined and fully approved by Mr. John C. Olmstead, of Olmstead, Eliot & Olmstead, and by Mr. J. Warren Manning, who are generally looked upon as the best authorities on such matters. No important change has been suggested and no serious criticism made.

The most complete development suggested includes the securing the land, improving the brooks, building two driveways, one on each side of the reservation, ornamental plantings and a public playground. This will cost \$40,000 to establish and \$3,000 a year for keeping up. This will give the town a complete and first-class development, at a cost no greater in proportion than other similar towns have expended for such purposes.

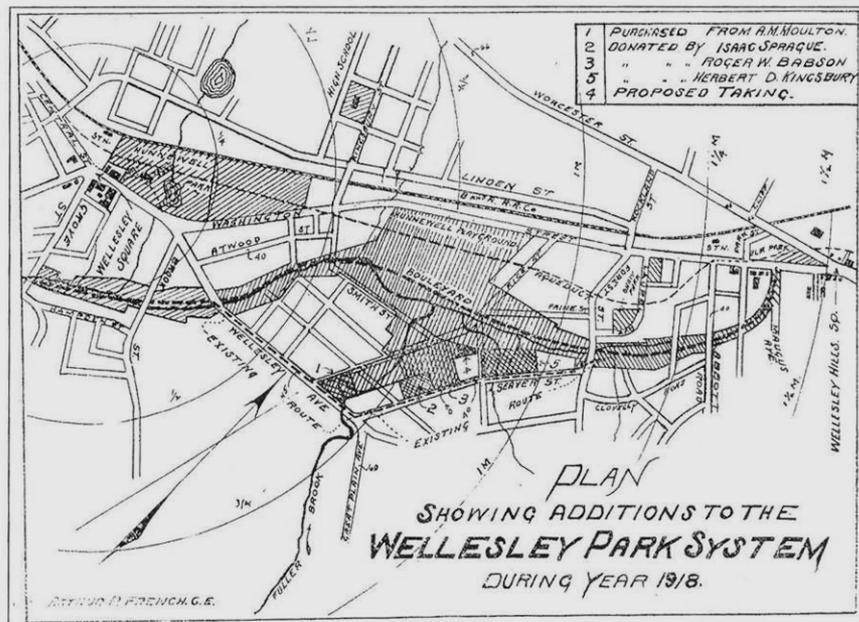
The playground and one of the driveways can well be omitted, which will reduce the cost to \$25,000 and the cost of maintenance in proportion. This gives a complete development so far as it goes, and is the plan which we desire to recommend to the Town. Under either of these plans the cost should be spread over a long term of years by an issue of bonds.

A third plan is to acquire the land and take care of the drainage problem, leaving further development untouched. It is probable that the land could not be obtained on so reasonable terms for this project alone as it can when the owners have a prospect of more direct benefit. The Town ought, however, to do this at least for its own protection and welfare. This will cost \$10,000, while the expense from year to year will be a small one.

We ask your usual careful consideration for this important matter.

Very respectfully yours,

ISAAC SPRAGUE,
JOSEPH W. PEABODY,
F. H. GILSON,
Commissioners.

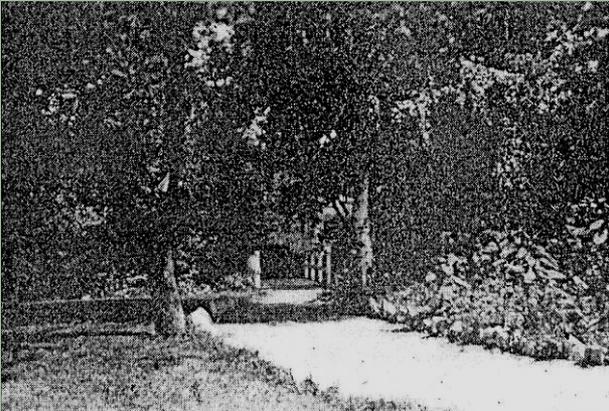
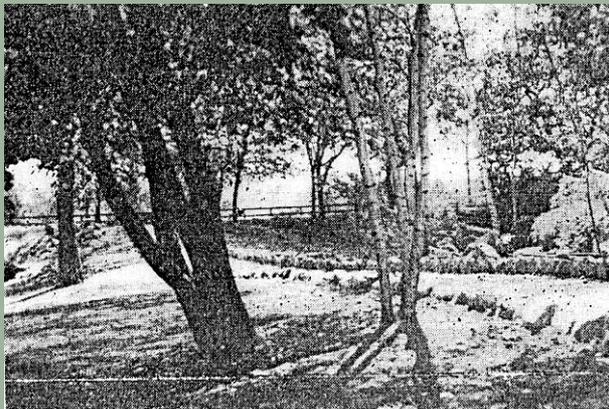


Map from 1918 Annual Report showing proposed land acquisition at the eastern end of the park.



1918

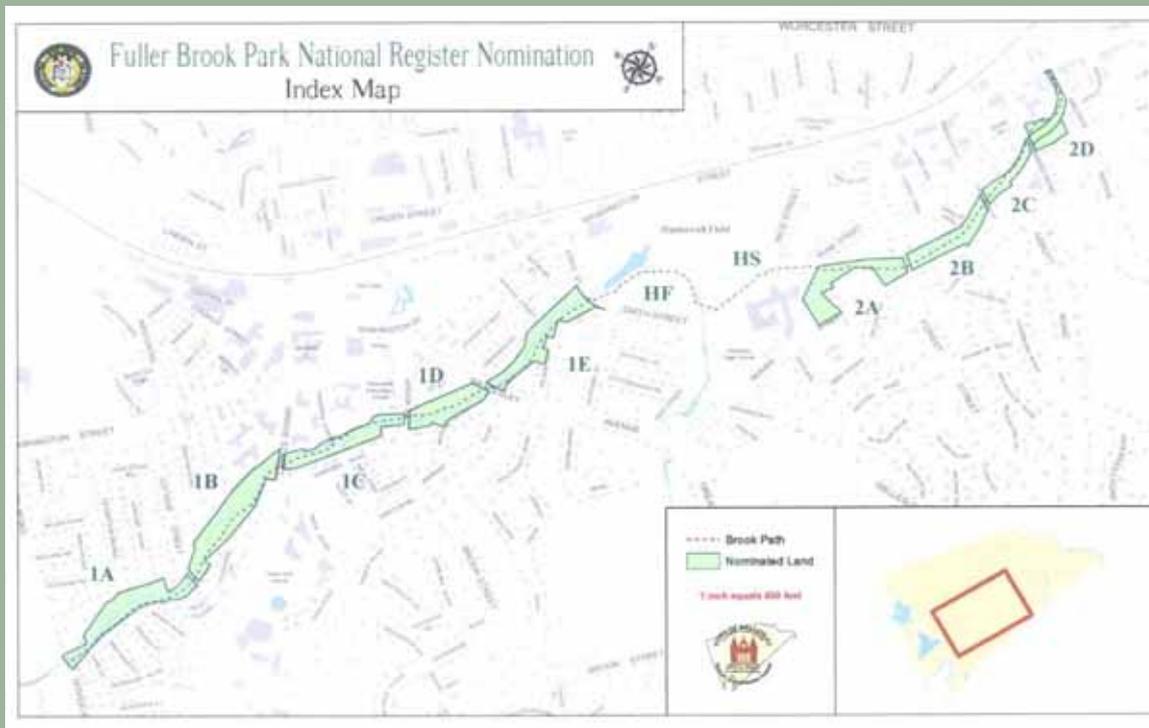
1930



Path conditions, 1930

Concrete liner (curbing), 1958 photo





National Register of Historic Places (NR) Nomination

Official list of districts, sites, buildings and objects significant in American history at the local, state or national level.

- **NR Criteria**

Criterion A: EVENT

Criterion C: DESIGN

- **Period of significance**

1899-1959

- **Areas of significance**

Landscape architecture

Community planning and development

- **Contributing resources**

17 contributing structures

- **Architect/Builder**

John Charles Olmsted

Warren Manning

Ernest Bowditch



Preservation Master Plan Guiding Principles

- A park for the public.
- A beautiful park.
- A park that honors its history.
- A window on nature.
- A park for passive recreation.
- A park linked to larger systems.
- A multi-purpose park.



Phase 2 Design Criteria

- Enhance and facilitate passive recreational use including universal access
- Improve storm water capacity and drainage.
- Preserve the integrity of the cultural landscape and historic resources.
- Protect, preserve, and enhance natural resources including aquatic, wetland, and upland habitats.



Phase 2 Design Criteria

- Maintain and enhance the scenic and naturalistic character of Fuller Brook Park.
- Strengthen the identity of Fuller Brook Park as a single resource while simultaneously respecting the variations in landscape character and experience found along its length.
- Connect the Fuller Brook and Caroline Brook segments to create a continuous park and path.
- Reduce health/safety risks and threats to park features.



Phase 2 Design Criteria

- Address community concerns and desires related to Fuller Brook Park improvements.
- Provide improvements that are sustainable and maintainable.
- Develop an improvement strategy that can be implemented in phases.
- Provide the maximum cost benefit to the Town of Wellesley.



Existing Landscape Character
Path
Stream
Vegetation
Structures



Segment 1: Dover Road to Grove Street

Segment 2: Grove Street to State Street

Segment 3: Hunnewell Field area

Segment 4: Paine Street to Maugus Avenue



Segment 1

Existing Conditions: Dover Road to Grove Street



Segment 1 - Dover Road to Grove Street

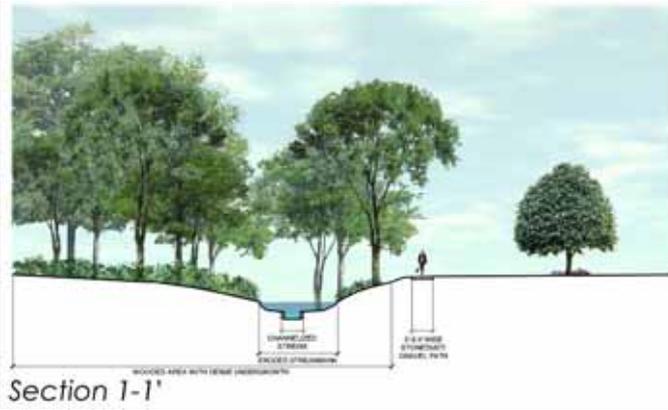


Landscape Character
Path
Stream
Vegetation
Structures



Segment 1

Existing Conditions: Dover Road to Grove Street



Segment 2

Existing Conditions: Grove Street to State Street

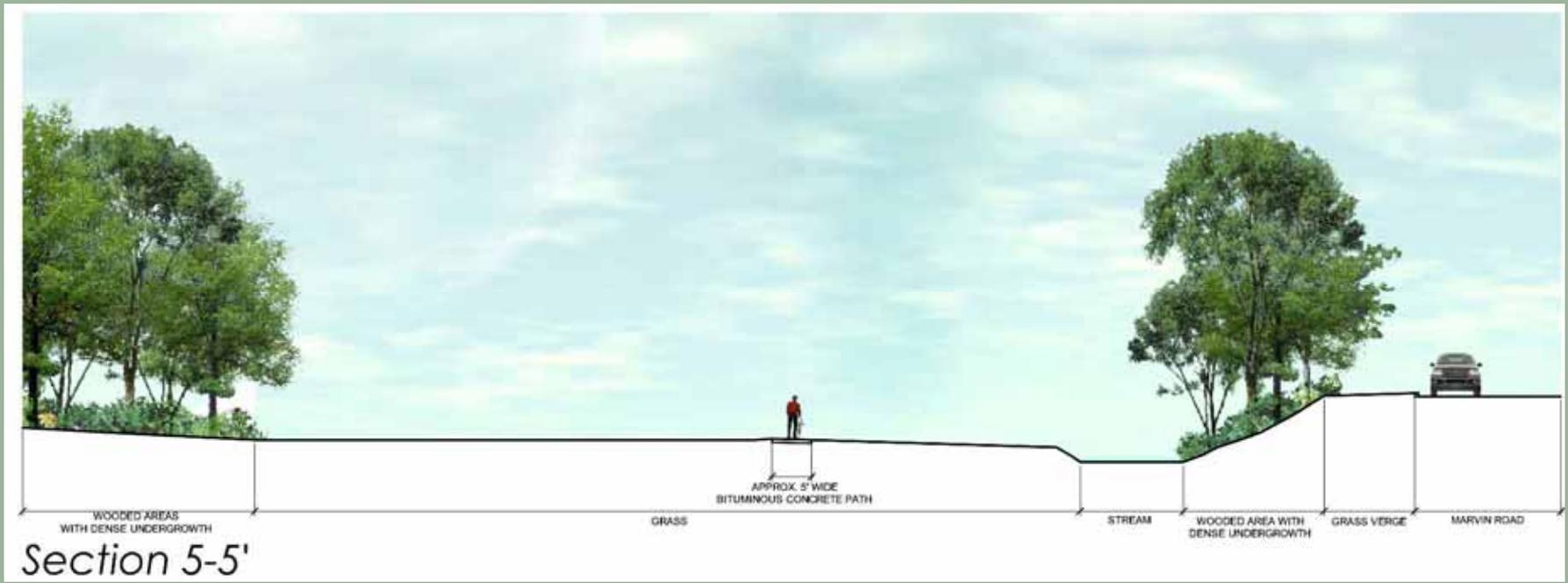
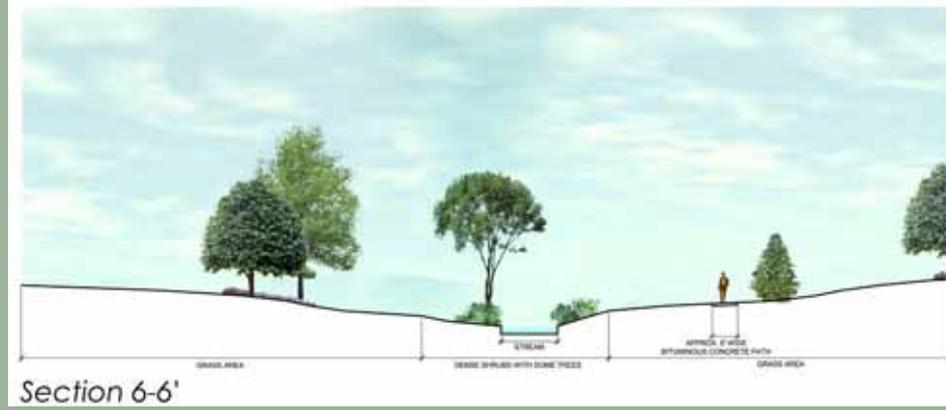


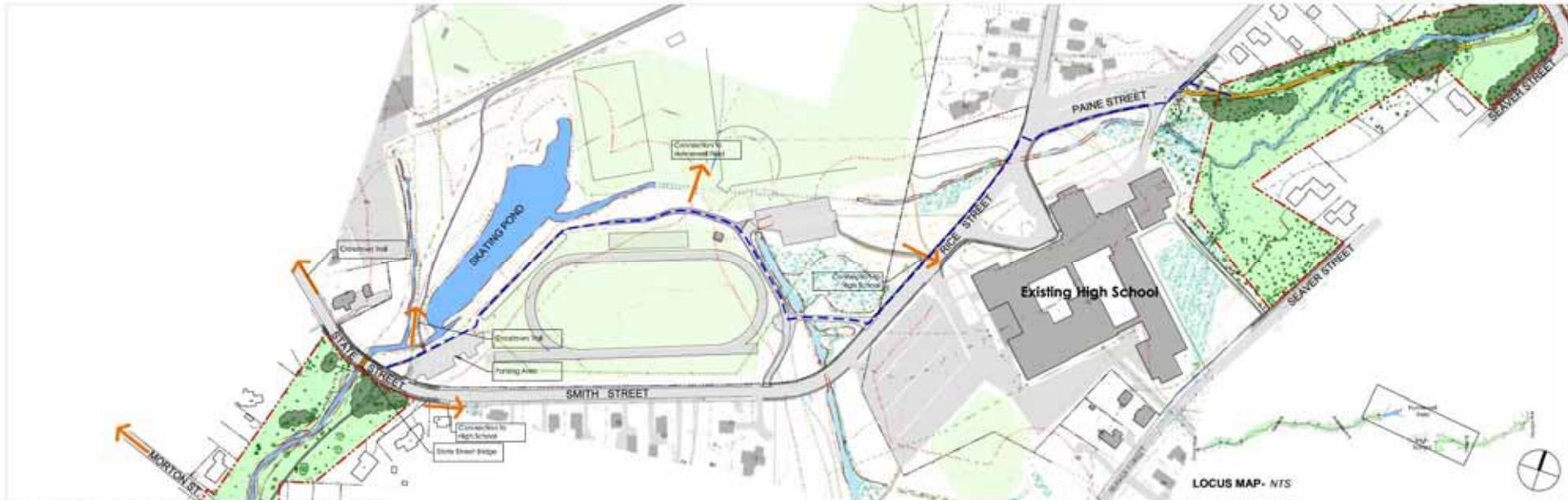
Segment 2 - Grove Street to State Street



Landscape Character
Path
Stream
Vegetation
Structures







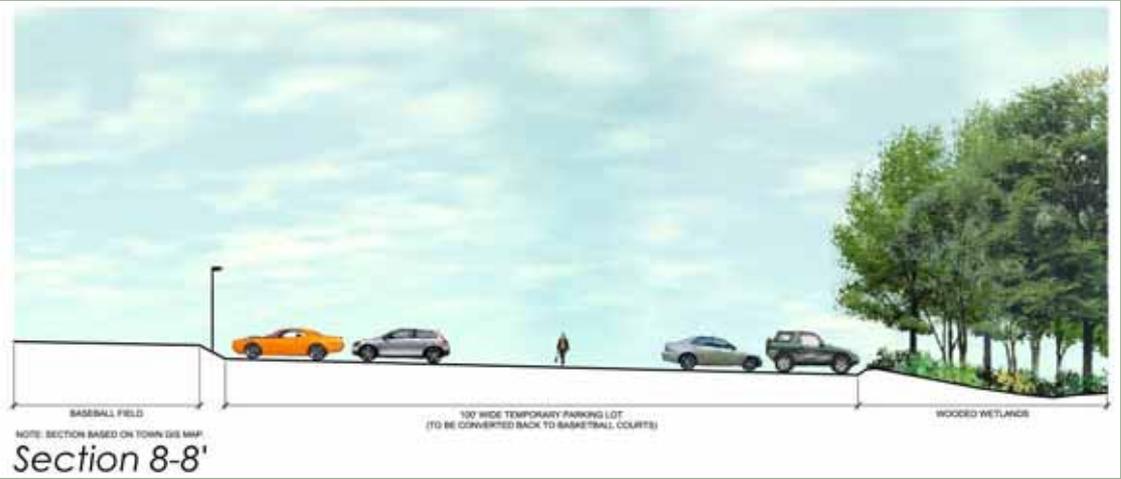
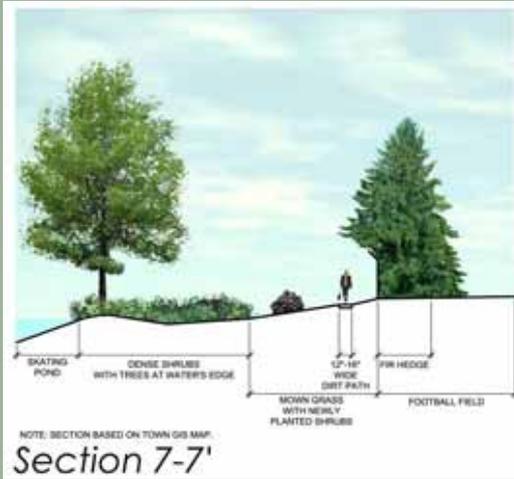
Segment 3 - Hunnewell Field and High School



Landscape Character
Path
Stream
Vegetation
Structures

Segment 3

Existing Conditions: Hunnewell Field area



Segment 4

Existing Conditions: Paine Street to Maugus Avenue



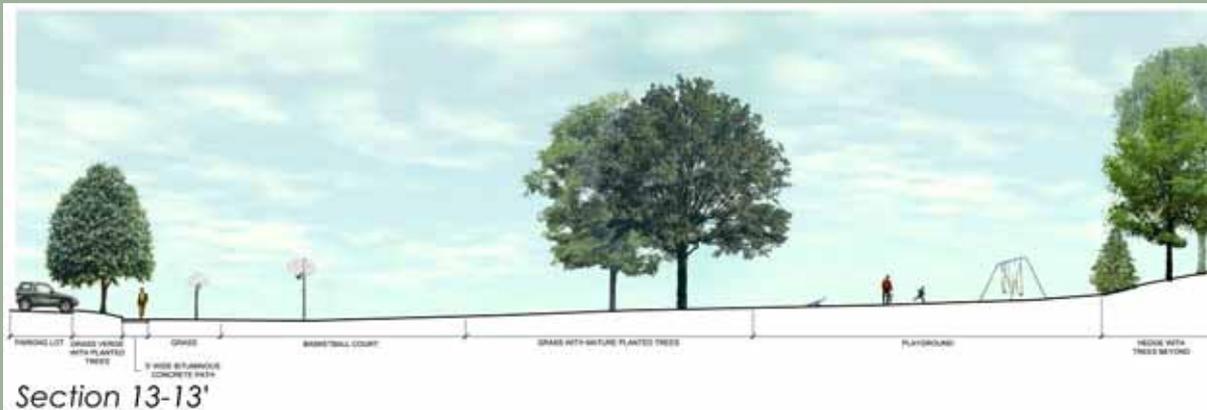
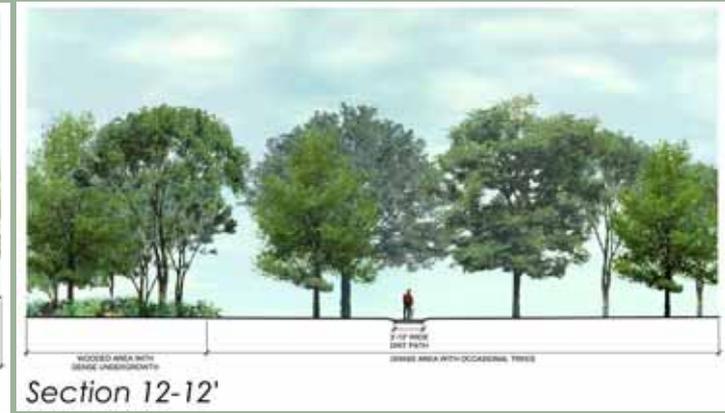
Segment 4 - Paine Street to Maugus Avenue



Landscape Character
Path
Stream
Vegetation
Structures

Segment 4

Existing Conditions: Paine Street to Maugus Avenue



YOUR INPUT MATTERS.

Visit the project on the WEB.
www.wellesley.ma.gov/Fullerbrook

Email your comments.
fullerbrook@wellesleyma.gov

Fill out the comment sheet on your chair.

Tell us what you think this evening.

Add your thoughts to the Fuller Brook Park map.

Attend all three public meetings.

