

Imagine Upton—A Vision for Revitalizing Upton Center



Slower Traffic, Simplified Intersections, Walkable Streetscapes

1 Reconfigure the north end of Grove Street

Instead of intersecting with Route 140 across from Church Street, Grove St is shown making a left hand turn just past the bridge over Center Brook and intersecting with Route 140 south of the Risteen Building. (Where the condemned building at 4 Main Street currently sits). This simplifies the complexity of the intersection at the heart of Upton Center and opens land along Route 140 for redevelopment.

2 Close Warren Street

Warren St is closed and converted into a double loaded parking lot adjacent to Town Hall.

3 Reconfigure the intersection of North Main Street/Church Street and Route 140

North Main Street is straightened out to intersect with Church Street at a right angle. This increases the size of the Common while providing space for on street parking on both sides of North Main Street. Church Street intersects with Route 140 at a right angle. These changes eliminate the confusing junction of North Main Street and Church Street while improving sight lines for cars entering Route 140. A raised intersection at the new junction of Church Street and Route 140 increases the visibility of the town's central crosswalks, slows cars entering the Center and makes it easier for pedestrians and wheel chair users to cross Route 140.

4 Improve streetscapes throughout the Center

Sidewalks are improved throughout the Center with trees, planting beds, and decorative lights. Space for sidewalk cafes and benches are created in front of new buildings. Curb bumpouts at crosswalk locations narrow crossing distances and increase the visibility of pedestrians while on street parking buffers sidewalks from traffic.

New Buildings for Local-serving Businesses, Places to Live, and an Expanded Tax Base

5 Add two new buildings between Knowlton-Risteen Building & Holy Angels Church

At approximately 8,600 square feet and 13,000 square feet, the buildings are well situated for ground floor commercial use with apartments above. The buildings have outdoor sitting areas and landscaping and are well connected to Town Hall and the Common via crosswalks. Parking is located behind the buildings in a shared lot.

6 Replace the existing building at 4 North Main Street

The new 6,400 square foot building reinforces the look of a traditional New England Village Center, frames the southwest side of the Common and provides space for new commercial uses with apartments above. Parking is located behind the building and/or is shared with United Parish Church. Until the building is replaced, the existing building can remain with a front driveway access off of the relocated Church Street.

7 Add two new buildings at 0 Milford St

Together, the buildings provide about 25,000 square feet of space for mixed uses where there is currently a town parking lot. The front building has good visibility on Route 140 and would be appropriate for an active ground floor use like retail, restaurant, or a personal service. The upper stories of these buildings could have residential or additional commercial space. 54 parking spaces are located between the two buildings. Alternatively, a new Library and/or Community Center could be located on this parcel. The playground is moved but remains on the site.

New Life for Historic Buildings

8 Renovate and reuse the Knowlton-Risteen Building

The building is renovated for the Library, other municipal services, or commercial use such as a co-working space, business incubator or offices. Retail could be located on its ground floor.

9 Renovate and reuse Holy Angels Church

Potential new uses include a performance space, restaurant, co-working space, business incubator, offices, or a daycare facility. A small outdoor sitting space along Center Brook west of the building takes advantage of views of the Brook and its bubbling sound. A footbridge crosses Center Brook to connect with new buildings, the playground, and playing fields at 0 Milford St.

Better Library or a New Community Center

10 Build a new Community Center on Grove Street (blended Library & Senior Center)

The site can accommodate up to a 15,000 square foot building footprint. Center Brook wraps around the building on the north and east sides. Short-term parking and a van drop off are located on Grove Street. The main parking is located north of the building across a footbridge over Center Brook. A sitting area on the east side of the building has views of an attractive forested wetland and Center Brook. It connects to a boardwalk that crosses the brook and wetland to connect with the playground and playing fields at 0 Milford St. Alternatively, the site could provide places to live, or space for businesses that do not require a high level of street visibility.

Or, build a new Community Center at 0 Milford Street (not shown)

The site can accommodate up to a 15,000 square foot building footprint with adjacent parking and playground. This option is not shown on the drawing.

Or, renovate and/or expand The Knowlton-Risteen for the library (not shown)

Adequate Parking in Convenient Locations

11 Build a new central shared parking lot on Grove Street

A sizable shared parking lot is located between Center Brook and Route 140, in land that is currently vacant and/or occupied by Grove Street. The parking lot has about 100 spaces. It sits on land that is not feasible to use for new buildings because it is within the floodplain of Center Brook.

12 Expand the parking lot adjacent to Town Hall

Warren St is closed and converted into a double-loaded parking lot (26 spaces) adjacent to Town Hall. A parking deck could be built west of Town Hall on land that is now privately owned. The parking deck could provide about 44 spaces on two levels—the lower level accessed from the former Warren St and the upper accessed from Town Hall Rd.

13 Delineate on-street parking throughout the Center

Stripe on street parking in the Center to ensure efficient use of these 40+/- spaces.

New Green Spaces and Improved Connections to Existing Open Spaces

14 Create a trail loop along and across Center Brook

A trail loop runs along both sides of Center Brook with footbridges that connect the Grove Street area to the ball fields and playground near the VFW. Sitting areas along the Center Brook trail provide places to rest and relax.

15 Relocate and improve Veteran's Memorial Playground

The playground is moved south of its current location to open space for new buildings. The new location is closer to the VFW ballfields and could be nestled among existing mature trees. The playground connects to a trail and boardwalk that loops back across Center Brook to Grove Street.

16 Add a trail to connect Upton Center to Heritage Park

The trail starts on Milford Street just east of Rose Garden Restaurant and Pub and crosses a wetland parcel to the southern end of Heritage Park. A canoe and kayak launch could be added where the trail meets Mill Pond.