
NEW HARTFORD CENTER MASTER PLAN UPDATE

2015





Daniel V. Jerram
First Selectman

Jim Steadman, Chairman
New Hartford Planning & Zoning Commission
Town Hall - 530 Main Street
New Hartford, CT 06057

January 28, 2015

RE: New Hartford Village Center Master Plan "Update"

Dear Jim, P&Z Commissioners & Residents of the Town of New Hartford:

In the early 1990's a Downtown Master Plan was conceived and adopted as part of our Plan of Conservation & Development (POCD). This plan entitled "A Vision and Action Plan for the Future" laid the ground work for several key municipal improvements which have been completed over the past 20 years. These improvements include updating our Town Hall and parking area, constructing the new Beekley Library, acquiring Riverview Park, and installation of additional parking, sidewalks and antique lighting within our Village. These improvements changed the landscape within the Village Center and improved the quality of life of all New Hartford residents.

Now, 20 years later, as the Town contemplates updating its POCD, the Board of Selectmen have hired a professional planner to review the old Master Plan, evaluate our successes, and identify areas for continued improvement. Once this evaluation was complete, we asked that they create a "Draft" update of this plan complete with recommendations for our Town to consider as we engage the community in identifying our priorities for the future. Many hours have been spent evaluating the older document and creating this draft as a "starting point" for the discussion of how we intend to improve our Village in an ever changing economy.

The following "Draft Plan" is exactly that - a DRAFT. We need your ideas, and those of our residents to help mold this discussion document into a formalized and accepted "Vision and Action Plan" for the future. Our goal is to create an economically viable and sustainable, yet functional and attractive downtown district for our residents to enjoy for many years to come. Our future, and how we achieve this goal, is entirely up to us. All we need now is your participation, imagination and determination to make that happen.

Thanks for your time and consideration.

Sincerely,


Daniel V. Jerram
First Selectman



Town Hall: 530 Main Street • Post Office Box 316 • New Hartford, CT 06057 • P: 860.379.3389 • F: 860.379.0940 • www.town.new-hartford.ct.us

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Table of Contents	
Sheet Number	Sheet Title
--	Cover
1	Table Of Contents
2	Narrative
3	1995 Master Plan
4	1995 General Summary
5	Riverfront Park Overlook
6	South Gateway
7	Library
8	North Gateway
9	Riverview Park Connection
10	Town Parking
11	Streetscape Treatment
12	Narrative
13	Study Area
14	1995 Key Parcels
15	2015 Key Parcels
16	Bridge Street Overlook Plan
17	Bridge Street Overlook Pavilion
18	Bridge Street Overlook Pavilion
19	Bridge Street Overlook Pavilion
20	Bridge Street Overlook East
21	Bridge Street Overlook West
22	South Gateway Phase I Plan
23	South Gateway Phase I Views
24	South Gateway Phase I Enlargement View
25	South Gateway Phase II Plan
26	South Gateway Phase II Views
27	South Gateway Phase II Enlargement View
28	Library Expansion Phase I Plan
29	Library Expansion Views
30	Library Expansion Phase II Plan
31	Library Expansion Phase II Views
32	North Gateway - Jones / Heath Parcel Plan
33	Riverview Park & North Gateway
34	Pedestrian Bridge
35	Riverview Park & Jones / Heath Paths
36	Pedestrian Bridge
37	East Of River Plan
38	East Of River Views
39	East Gateway Views
40	Public Plaza East of River Overlook
41	East Of River Private Land Plan
42	2015 Master Plan
43	Gateway Narrative
44	Gateways
45	Gateway Columns
46	Gateway Columns
47	Gateway Columns
48	Gateway Columns
49	Downtown Features
50	Potential Costs
51	Timeline
52	Summary

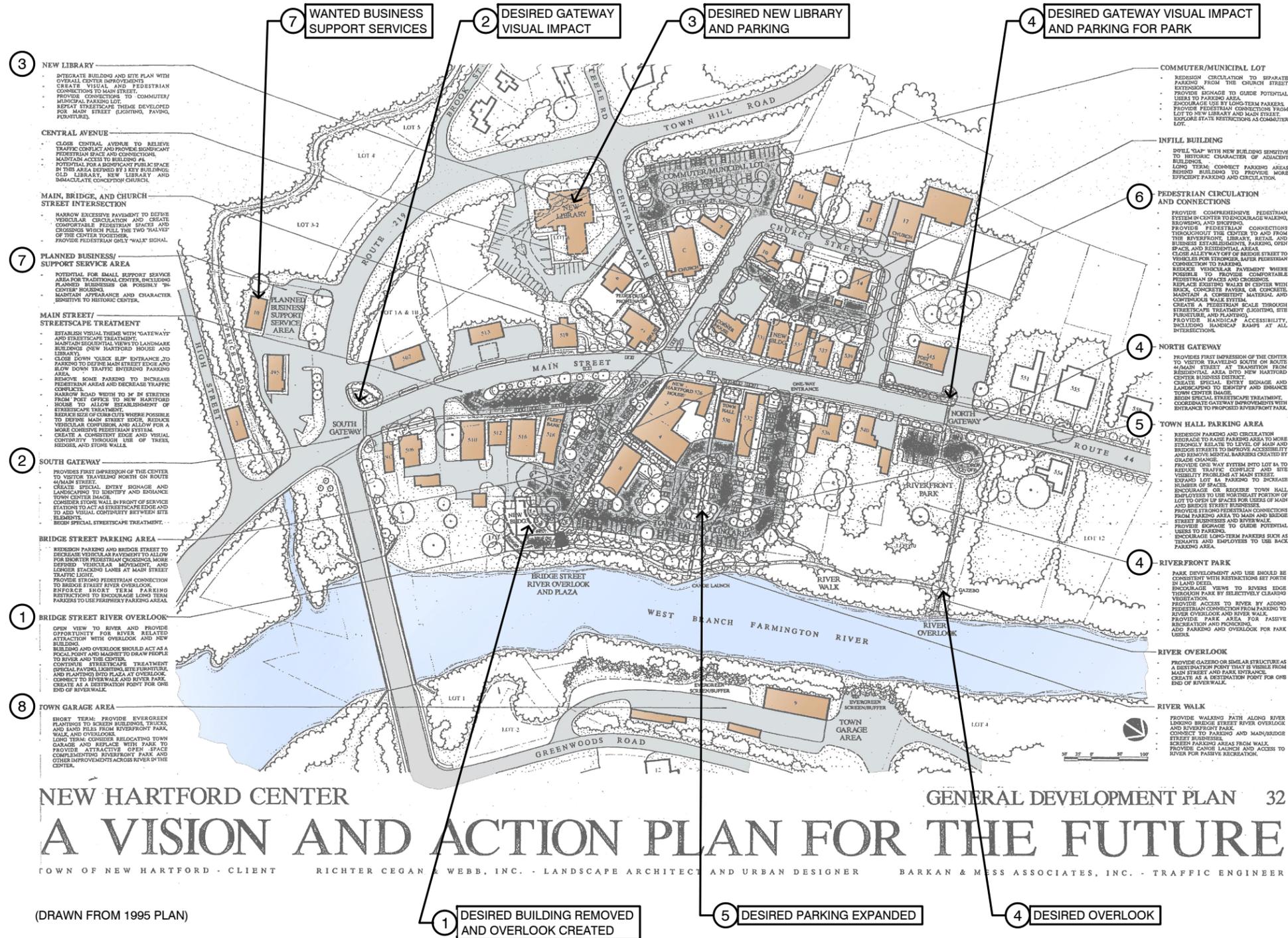
In 1995 the Town of New Hartford developed a comprehensive analysis and Master Plan of the downtown area. The study considered the existing downtown character and the potential areas for improvement which might enhance the economic development of the downtown. The study focused on the downtown area west of the Farmington River and extending to Town Hill Road (Route 219). The intersection of Main Street (Route 44) and Town Hill Road (Route 219) on the south and the Jones / Heath parcel to the north, bounded the study along Main Street (Route 44).

The 1995 Master Plan identified numerous areas for potential changes, many of which were fully or partially realized. The plan recognized visual gateways should be established to reinforce the image of the town for travelers entering the downtown area. The plan suggested a reorganization of the parking near Town Hall and along the river near Bridge Street. The plan suggested the enlargement of the library and expansion of its parking to enhance interconnections in the area. The removal of an old factory south of Bridge Street and the creation of a river overlook was planned. A park was proposed on the Jones / Heath parcel to be called Riverview Park. A new parking lot along Main Street (Route 44) was proposed for Riverview Park along with paths and a gazebo river overlook so that people would be encouraged to enjoy the complete experience of walking through downtown shops and restaurants and along the Farmington River.

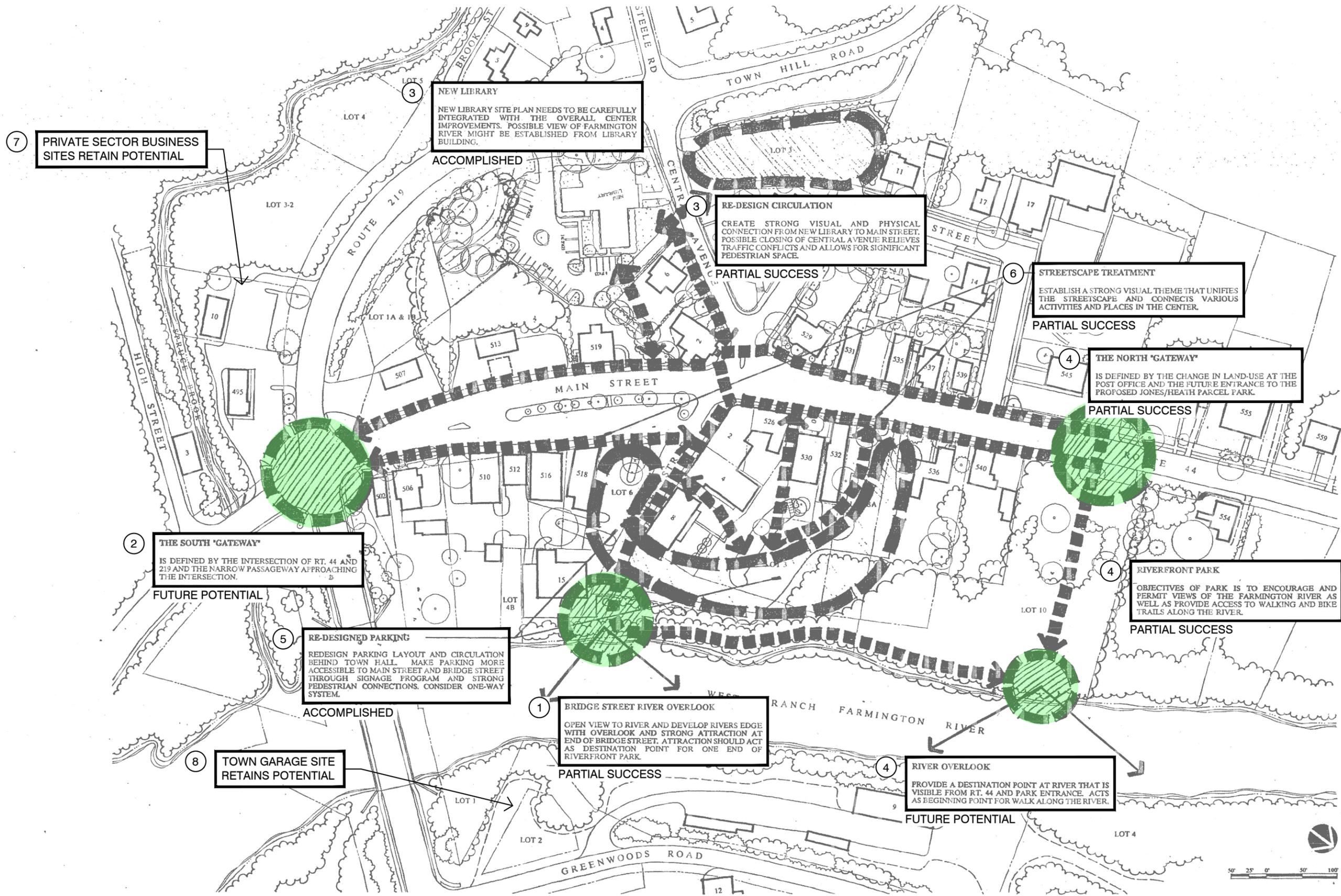
Twenty years later, it is time to again consider the downtown area. The 1995 Master Plan was thoughtful and many of the goals defined have been accomplished. In 2015, we see that some of the original goals can be further enhanced and new opportunities may have emerged. The 2015 Master Plan update identifies a number of items which have evolved from the 1995 plan or have emerged as zoning or infrastructure has changed over time. The encouragement of an economically sustainable downtown, reflecting the town's history and personality, is the intent of the Master Plan.

The purpose of the plan is not to establish a final design for any of the ideas presented. rather, the purpose is to engage people in conversation and set a direction for specific actions. The plan can be incorporated into the thoughts for an amended Town Plan of Conservation and Development as well as being used to guide infrastructure expenditures, municipal grant applications and private sector investment.

LET'S START WITH THE 1995 PLAN, WHAT DID THE TOWN WANT TO ACCOMPLISH?



NEW HARTFORD CENTER
MASTER PLAN UPDATE



NEW HARTFORD CENTER MASTER PLAN UPDATE

RIVERFRONT PARK OVERLOOK



GOAL #1 - PARTIAL SUCCESS

- VIEWS TO RIVER OPENED
- POTENTIAL FOR FORMAL OVERLOOK AND GATHERING SPOT CAN BE CREATED
- RIVER WALK CAN BE CREATED

1995 PLAN: GOAL #2

SOUTH GATEWAY



GOAL #2 - FUTURE POTENTIAL

- VISUAL GATEWAY STATEMENT CAN BE CREATED
- CONFUSING SIGNAGE CAN BE REORGANIZED
- PEDESTRIAN CONNECTIONS CAN BE ACCOMPLISHED
- FUTURE TAX BASE GROWTH CAN BE ENCOURAGED

1995 PLAN: GOAL #3

POTENTIAL PEDESTRIAN CONNECTION TO MAIN STREET

PARKING CONSTRUCTED BUT NOT VISIBLE FROM STREET

PERIOD STREET LIGHTING EXTENDED TO LIBRARY



LIBRARY

GOAL #3 - ACCOMPLISHED
• NEW LIBRARY AND PARKING WAS CONSTRUCTED

SIDEWALKS EXTENDED TO TOWN HILL ROAD AND STEELE ROAD

1995 PLAN: GOAL #4



NORTH GATEWAY

GOAL #4 - PARTIALLY ACCOMPLISHED

- LAND ACQUIRED BY LAND TRUST
- CREATE SENSE OF ENTRY AND CREATE GATEWAY TO DOWNTOWN, YET TO BE ACCOMPLISHED
- CREATE PARKING NEARBY AND VISIBLE ACCESS TO RIVERVIEW PARK, YET TO BE ACCOMPLISHED

1995 PLAN: GOAL #4

RIVERVIEW PARK & OVERLOOK



GOAL #4 - PARTIALLY ACCOMPLISHED

- INFORMAL PATH ALONG TOWN SEWER LINE
- POTENTIAL OVERLOOK, RIVER VIEWS AND GATHERING AREAS CAN BE ESTABLISHED
- POTENTIAL CONNECTION TO NORTH GATEWAY PARKING CAN BE CONSTRUCTED

1995 PLAN: GOAL #1, 5, 6

TOWN PARKING



GOALS #1 & 5 - ACCOMPLISHED

- OLD INDUSTRIAL BUILDING REMOVED, GOAL #1
- TOWN HALL PARKING EXPANDED, GOAL #5
- SIDEWALK CONNECTIONS STARTED, GOAL #6

STREETSCAPE TREATMENT

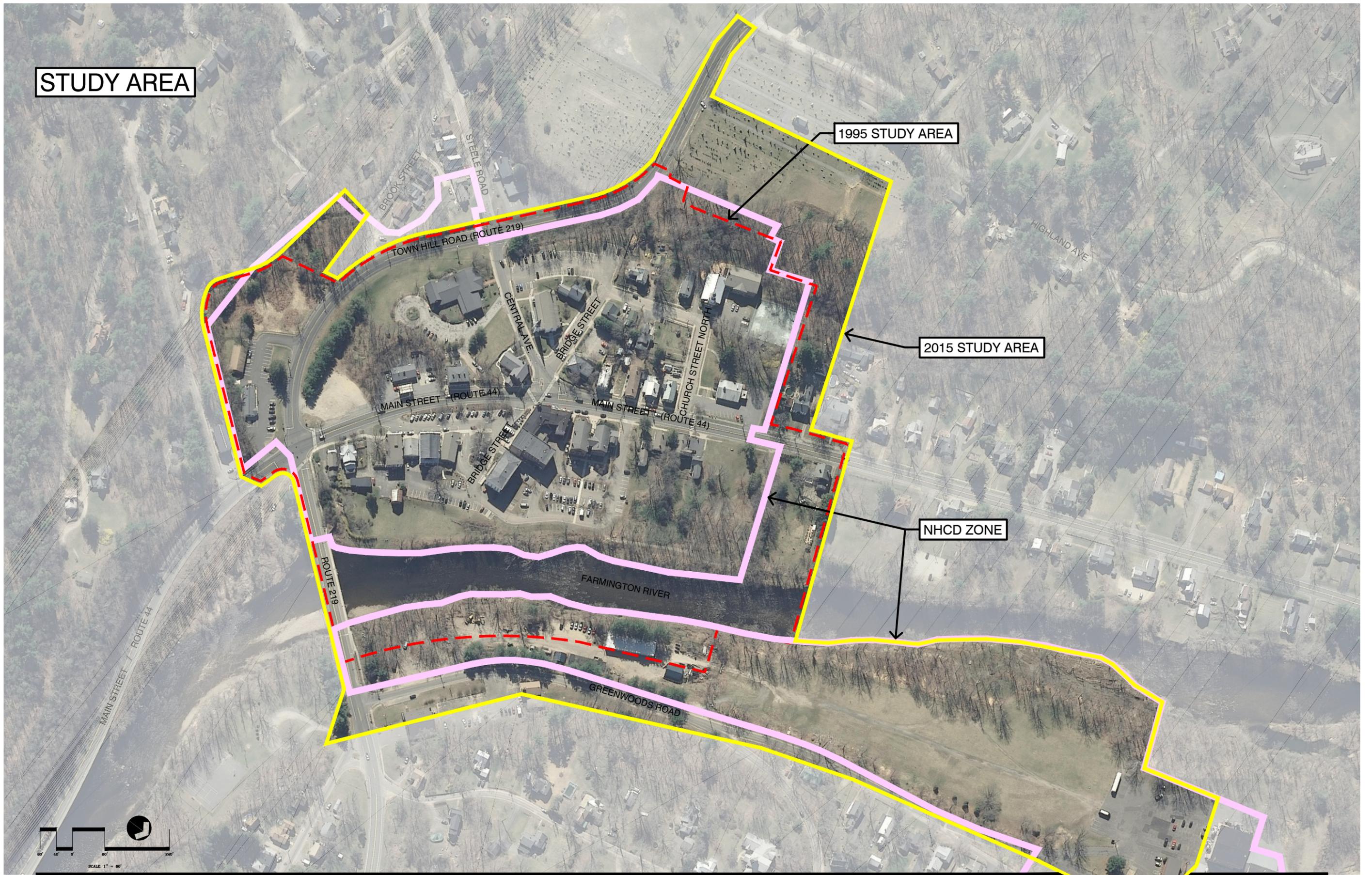


GOAL #6 - PARTIAL SUCCESS
• START OF STREETSCAPE CONNECTIONS WITH UNIFIED LIGHTING

As shown in summary form on the preceding pages, during 1994 and 1995 the citizens of the Town of New Hartford and their consulting professional land planners developed a comprehensive analysis and Master Plan for the downtown area near the intersection of Main Street (Route 44) and Town Hill Road (Route 219). The plan identified nine or more elements important in unifying the area. Those elements included the redevelopment / expansion of Town Hall and associated parking, the expansion of the library, the removal of an old factory building at the east end of Bridge Street, the creation of a walkway system and river overlooks at Riverfront Park, the creation of visual identification at the entry points to the downtown and reinforcement of pedestrian connections. Much of this core work has been accomplished.

The 2015 document is intended to update concepts identified twenty years ago and look to the future. The core concepts in 1995 remain important ideas and the update considers how some of the goals might be finally accomplished. This document suggests design concepts for the river overlook, the gateway areas and the library expansion which may help identify and unify the downtown area. Additionally, changes to town infrastructure and zoning have taken place since 1995 which require recognition. For example, the town WPCA has significantly expanded the capacity of the sewage treatment facility allowing for sewers to be extended to service the Greenwoods Road area which includes both private land and public land. Also, the town Planning and Zoning Commission has modified the zoning regulations of the town to create a New Hartford Center District zone, recognizing the important relationships of retail, restaurants and mixed uses. The zone also includes the east side of the Farmington River in the Greenwoods Road area. How this area is connected to the west side of the river and the composition of the land use mix is a new and critical issue in 2015. Some work, identified in 1995, remains to be concluded and opportunities that were not quite ripe twenty years ago should be evaluated and addressed.

STUDY AREA



1995 STUDY AREA

2015 STUDY AREA

NHCD ZONE

NEW HARTFORD CENTER MASTER PLAN UPDATE

<PREPARED FOR: BOARD OF SELECTMEN

PREPARED BY: LADA, P.C. LAND PLANNERS<

1995 KEY PLAN PARCELS OF CONCENTRATION

FUTURE LAND USE: KEY PARCELS

NEW MEMORIAL LIBRARY

To address the need for a larger, more modern library a new building will be erected on a donated parcel of land which was the former Village Lumber property on Central Avenue. This future civic anchor should be strongly tied both visually and functionally to Main Street. The final site plan needs to be carefully integrated with the overall Center improvements plan.

#2 and #6 CENTRAL AVENUE

Following construction of the new library, the current historic library building (#2 Central Avenue) will be preserved in its present location and contain a community meeting room and art gallery space. #6 Central Avenue, currently vacant, is located between the old library building and the proposed new library site.

To insure the new library's proper relationship with the rest of New Hartford Center and that opportunities for a strong visual and functional connection are not compromised, #2 and #6 Central Avenue should be carefully integrated with future improvements.

TOWN HALL

As a major civic anchor, the Town Hall on Main Street is the site for the day to day administrative activities of the Town. The Town Hall building was completed in 1876 and rebuilt in 1895 after a fire destroyed the original structure.

The Town Hall plays a significant role in the vitality of the Center. In addition, the parcel to the rear of the building is an important piece in the need for a coordinated effort to help ease circulation and parking problems and provide access to the Farmington River.

The building in its present state may not be adequate to satisfy future municipal needs. Every effort should be made to preserve the Town Hall in its present historic location. Renovation of the existing building as well as possible expansion in the present location should be carefully investigated.

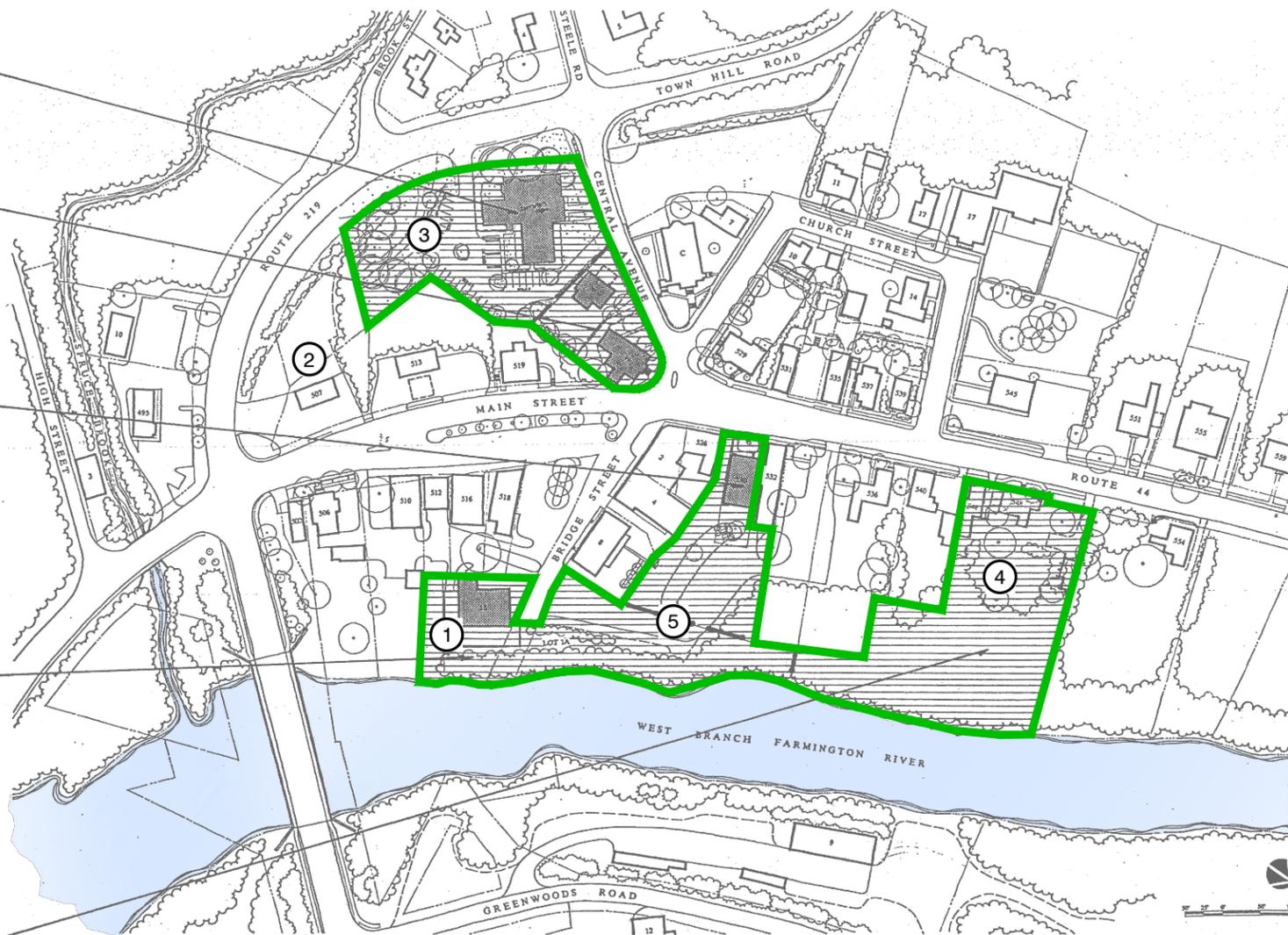
#15 BRIDGE STREET and LOT 1A

The Baron Parcel (#15 Bridge Street) is currently vacant. The buildings and grounds are in disrepair, and while an extensive investigation has not been completed, it may not be practicable to salvage the building. The parcel can be a key element for future improvements to New Hartford Center for the following reasons:

1. Its adjacency to a more active part of the Center and potential to help ease circulation and parking problems.
2. Its prominent location at the end of Bridge Street and potential for connection to the Farmington River.
3. Its extensive frontage along the Farmington River.
4. Its potential linkage to the Jones/Heath parcel. If the two parcels are combined they would provide access to a total of over 850 linear feet along the Farmington River.

JONES/HEATH PARCEL

This parcel (#548 Main Street) will be deeded to the land Trust with the restrictions that it shall forever be maintained as a park. The parcel is now clear of structures and one of the principal objectives of the proposed park is to encourage and permit views of the Farmington River as well as provide access to walking and bike trails along the river. This parcel provides significant open space within the Center and is a critical starting point in establishing linkage to the river.

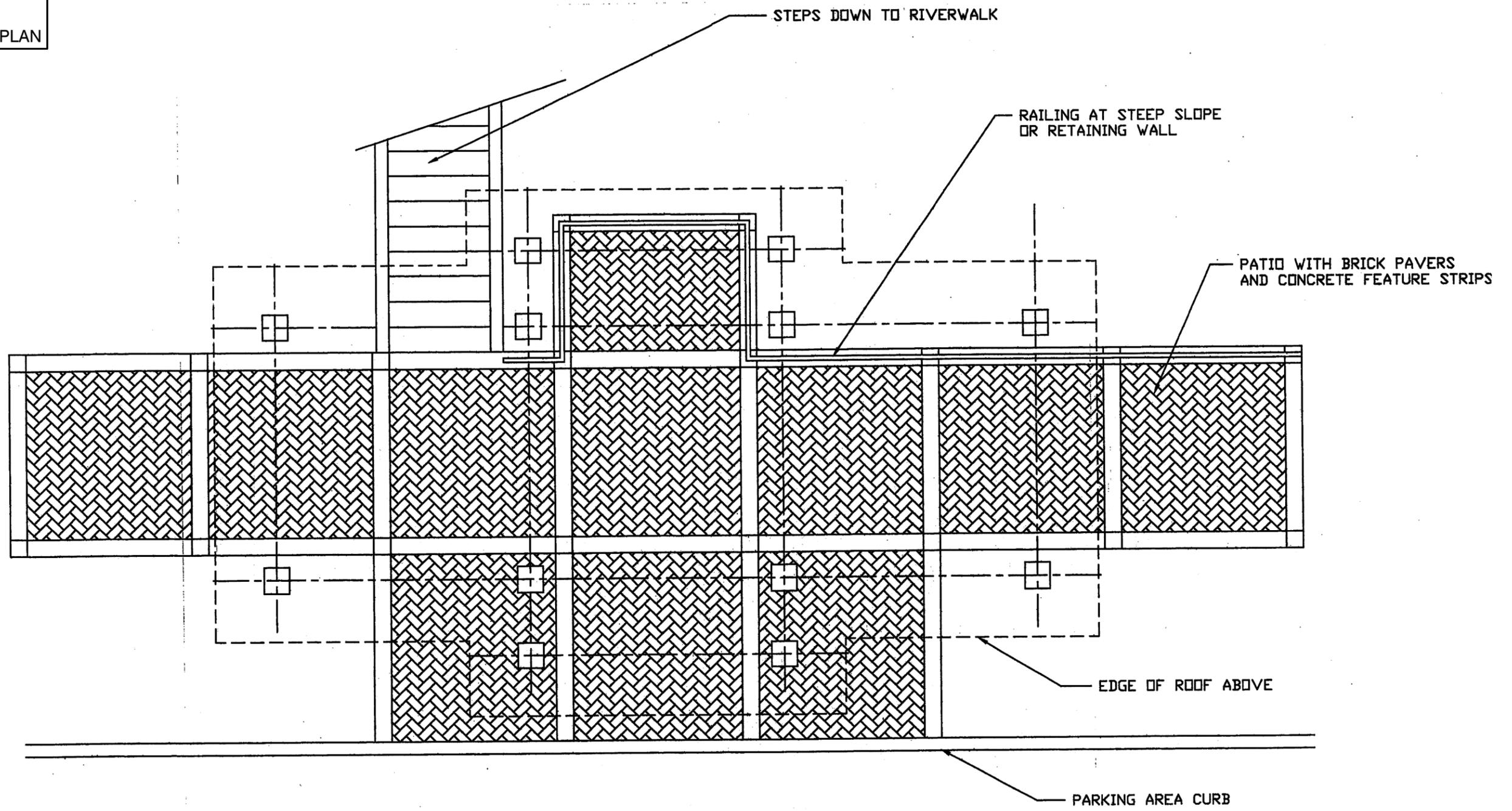


ACTIONS TAKEN RELATING TO 1995 PLAN

- ① OLD FACTORY REMOVED. OVERLOOK POTENTIAL CREATED.
- ② GAS STATION STRUCTURES REMOVED BUT NO GATEWAY DEFINED.
- ③ LIBRARY AND PARKING CREATED. LIBRARY IS POISED TO GROW AGAIN.
- ④ RIVERVIEW PARK LAND ACQUIRED, POTENTIAL FOR VIEWS AND CONNECTIONS ESTABLISHED.
- ⑤ TOWN HALL RENOVATED AND PARKING RECONSTRUCTED, POTENTIAL FOR PEDESTRIAN CONNECTIONS.

A VISION FOR THE FUTURE
NEW HARTFORD CENTER STUDY
 FUTURE LAND USE: KEY PARCELS 27

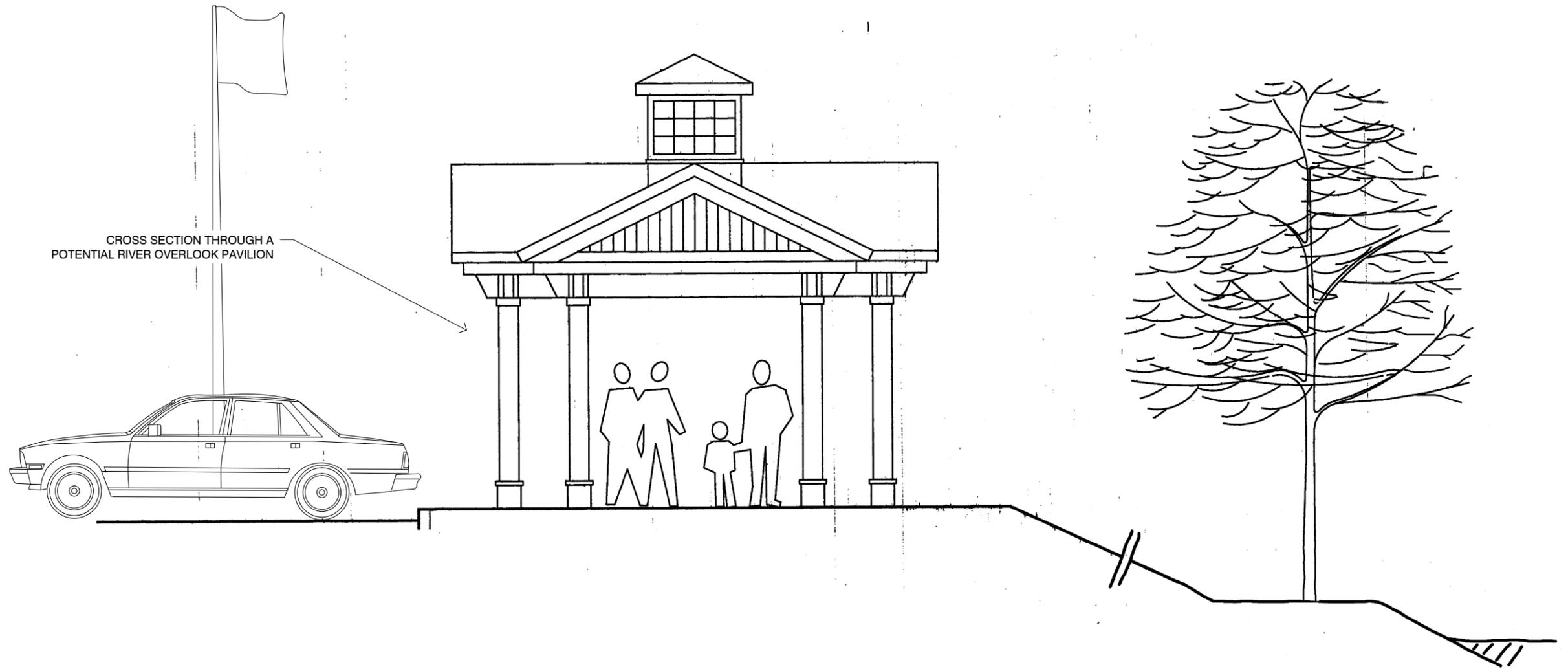
AREA 1
PAVILION FLOOR PLAN



PAVILION PLAN

HOW MIGHT THE PAVILION APPEAR? AN ARCHITECTURAL CONEPT...
THE PLAN

AREA 1
PAVILION ELEVATION

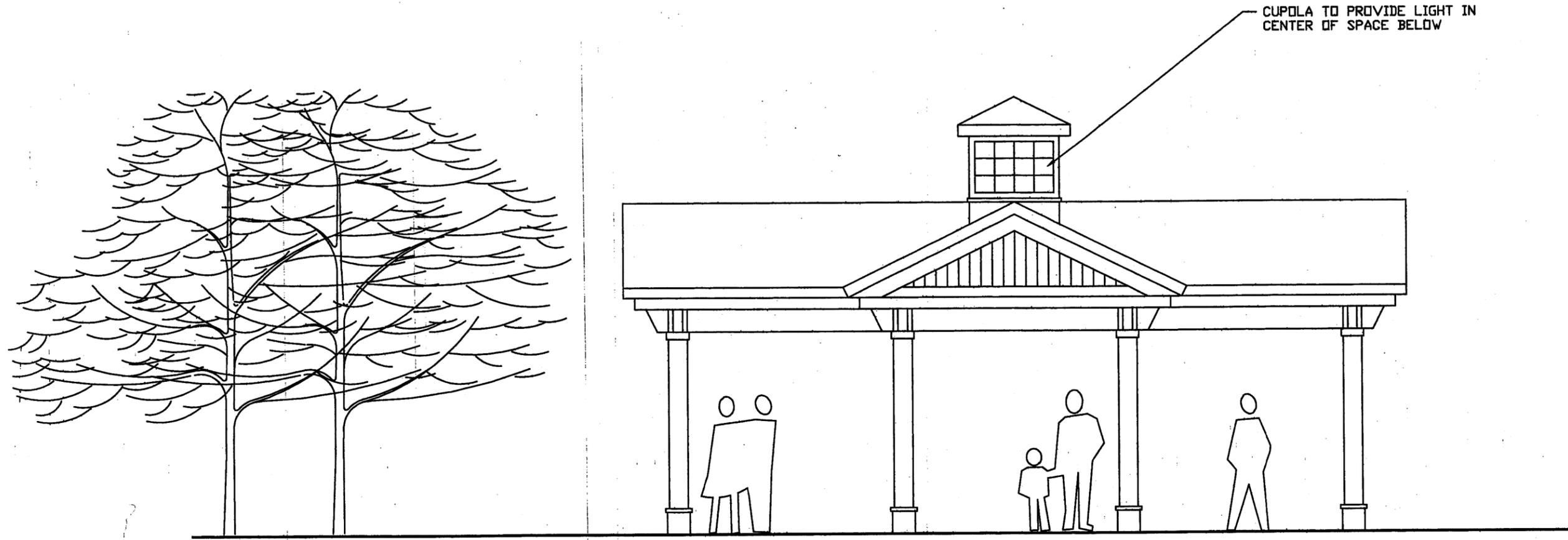


CROSS SECTION THROUGH A
POTENTIAL RIVER OVERLOOK PAVILION

PAVILION ELEVATION

A GRAPHIC CROSS SECTION

AREA 1
PAVILION ELEVATION



PAVILION ELEVATION AS SEEN FROM BRIDGE STREET

AN ELEVATION

AREA 1

BEFORE



TODAY - OVERLOOK TO BRIDGE STREET FROM EAST SIDE OF RIVER

AFTER



TOMORROW - OVERLOOK TO BRIDGE STREET WITH PAVILION

AREA 1

BEFORE



TODAY - OVERLOOK FROM BRIDGE STREET (WEST SIDE OF RIVER)
VIEW LACKS FOCUS

AFTER



TOMORROW - OVERLOOK FROM BRIDGE STREET (WEST SIDE OF RIVER)
WITH PAVILION CALLING ATTENTION TO GATHERING AREA

AREA 2: PHASE I

BEFORE



TODAY - INTERSECTION OF MAIN STREET (ROUTE 44) AND TOWN HILL ROAD (ROUTE 219), CONFUSING SIGNS WITH NO SENSE OF ENTRY TO DOWNTOWN

AFTER



TOMORROW - ENTRY DEFINED WITH GATEWAY COLUMNS, PUBLIC GATEWAY PLAZA DEVELOPED

AREA 2: PHASE I

CREATE PUBLIC SPACE IN THE SHORT TERM.
IMPROVE APPEARANCE OF INTERSECTION, PROVIDE
ADDITIONAL PARKING AND A PUBLIC GATHERING AREA.



CREATE PLAZA FOR PUBLIC EVENTS
ADD STAIRS, WALLS, LIGHTING, PLANTS, ETC.

AREA 2: PHASE II

BEFORE



TODAY - INTERSECTION OF MAIN STREET (ROUTE 44) AND TOWN HILL ROAD (ROUTE 219), CONFUSING SIGNS WITH NO SENSE OF ENTRY

POSSIBLE OUTDOOR DINING OPPORTUNITIES

NEW PRIVATELY DEVELOPED COMMERCIAL BUILDING

AFTER



TOMORROW - ENTRY DEFINED WITH GATEWAY COLUMNS, RETAIL OR RESTAURANT USE DEVELOPED, PUBLIC GATEWAY PLAZA

AREA 2: PHASE II

NEW COMMERCIAL BUILDING TO ANCHOR CORNER
AND ADD BUSINESS TO DOWNTOWN AREA



ALLOW PRIVATE DEVELOPER TO CONSTRUCT A
COMMERCIAL BUILDING TO ADD TO THE TAX
BASE AND BUSINESS VITALITY OF THE AREA

AREA 3: PHASE I

BEFORE



TODAY

AFTER



TOMORROW

AREA 3: PHASE II

BEFORE



TODAY

AFTER



TOMORROW

AREA 4

BEFORE



NORTHERN GATEWAY AT RIVERVIEW PARK AND POST OFFICE. NO SENSE OF ENTRY HAS BEEN ESTABLISHED. RIVERVIEW PARK IS ALMOST INVISIBLE.

OPEN VIEWS TO PARK AND RIVER

CREATE GATEWAY WITH STONE COLUMNS

AFTER



SENSE OF ENTRY CREATED WITH GATEWAY COLUMNS, RIVERVIEW PARK PARKING AREA ESTABLISHED, PER 1995 MASTER PLAN

IMAGINE THE CONNECTION



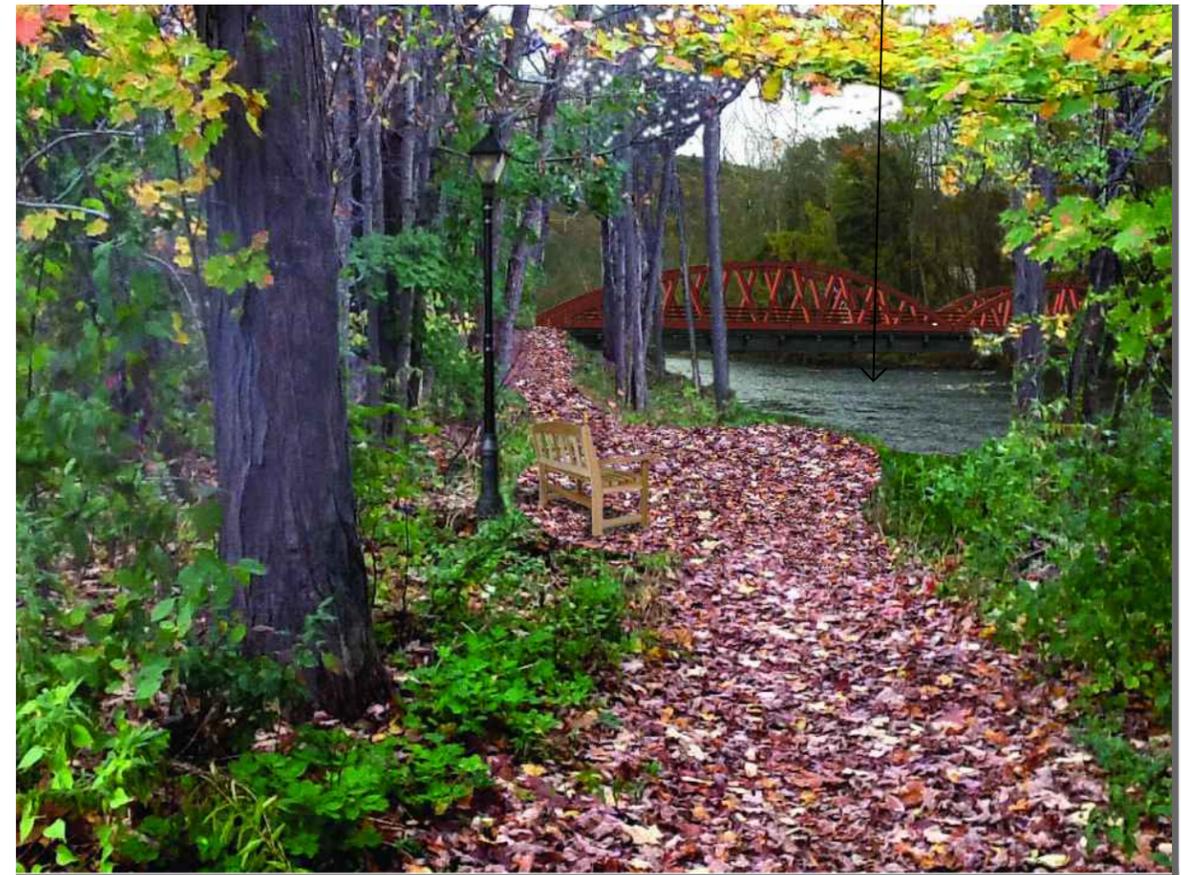
AREA 4

BEFORE



TODAY - PEDESTRIAN PATH ALONG TOWN SEWER RIGHT-OF-WAY WITH NO DEFINED VIEWS OF RIVER

AFTER



TOMORROW - PEDESTRIAN PATH ENHANCED, VIEWS OF RIVER CREATED, PER 1995 MASTER PLAN

AREA 4

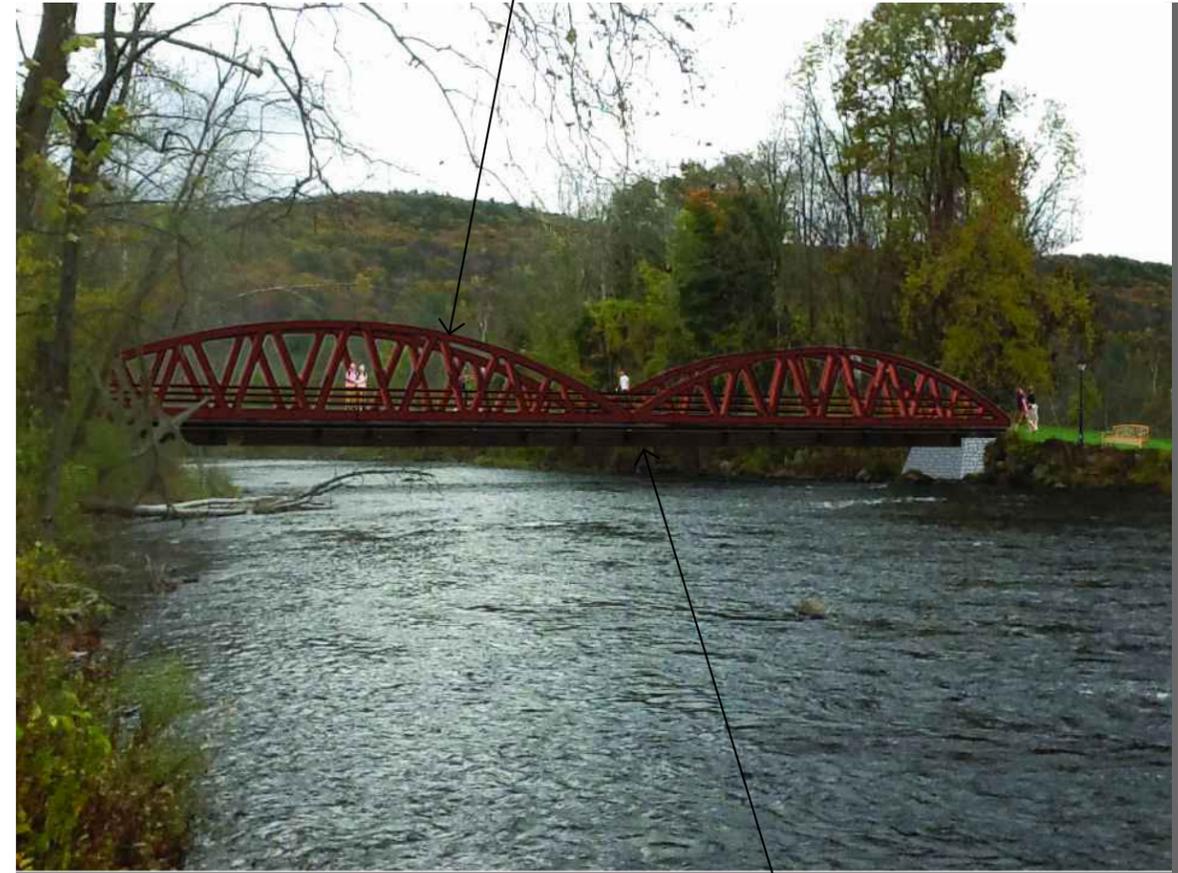
IMPORTANT PEDESTRIAN CONNECTION
MID TO LONG TERM INVESTMENT

BEFORE



TODAY - RIVERVIEW PARK - FEW VIEWS OF RIVER POSSIBLE —
LITTLE CONNECTION BETWEEN PEDESTRIANS ON
MAIN STREET (ROUTE 44) AND THE RIVER TODAY

AFTER



CONSTRUCT PEDESTRIAN BRIDGE TO CONNECT BOTH —
SIDES OF NEW HARTFORD CENTER DISTRICT ZONE,
ADD LIGHTING FOR EVENING USE

VIA BRIDGE, CONNECT SIDEWALKS ON
MAIN STREET (ROUTE 44) THROUGH PARK
TO THE RIVER AND FUTURE BICYCLE TRAILS

AREA 5
LONGER TERM INVESTMENT

REMOVE TOWN GARAGE USE FROM SITE



BEFORE

TODAY - TOWN GARAGE SITE

ADD PRIVATELY FINANCED COMMERCIAL BUILDINGS, PARKING AND PEDESTRIAN CONNECTIONS



AFTER

TOMORROW - MIXED USE COMMERCIAL POTENTIAL

AREA 5: ROUTE 219 & GREENWOODS ROAD

BEFORE



TODAY - EASTERN GATEWAY

CALLAHAN PARK NOT CONNECTED VISUALLY TO DOWNTOWN

AFTER



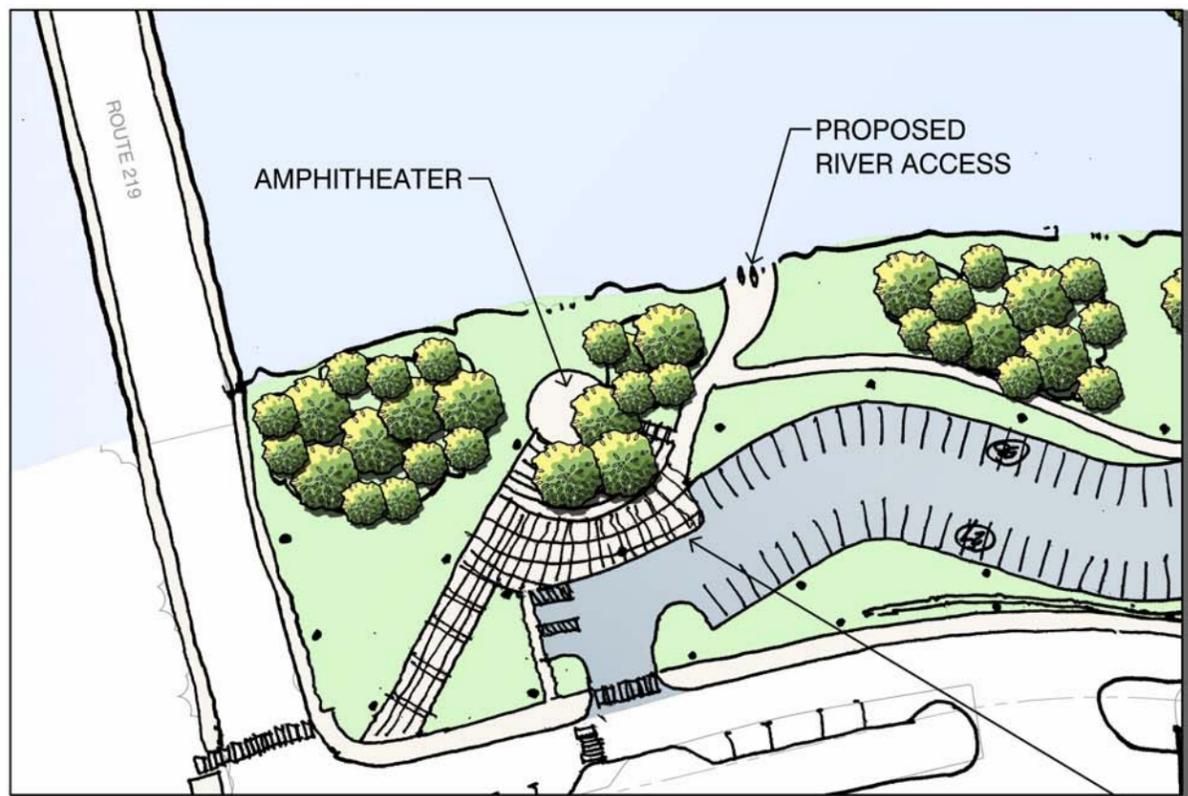
TOMORROW - GATEWAY DEFINED, PEDESTRIAN CONNECTION TO CALLAHAN PARK

ADD CONNECTIONS TO CALLAHAN PARK

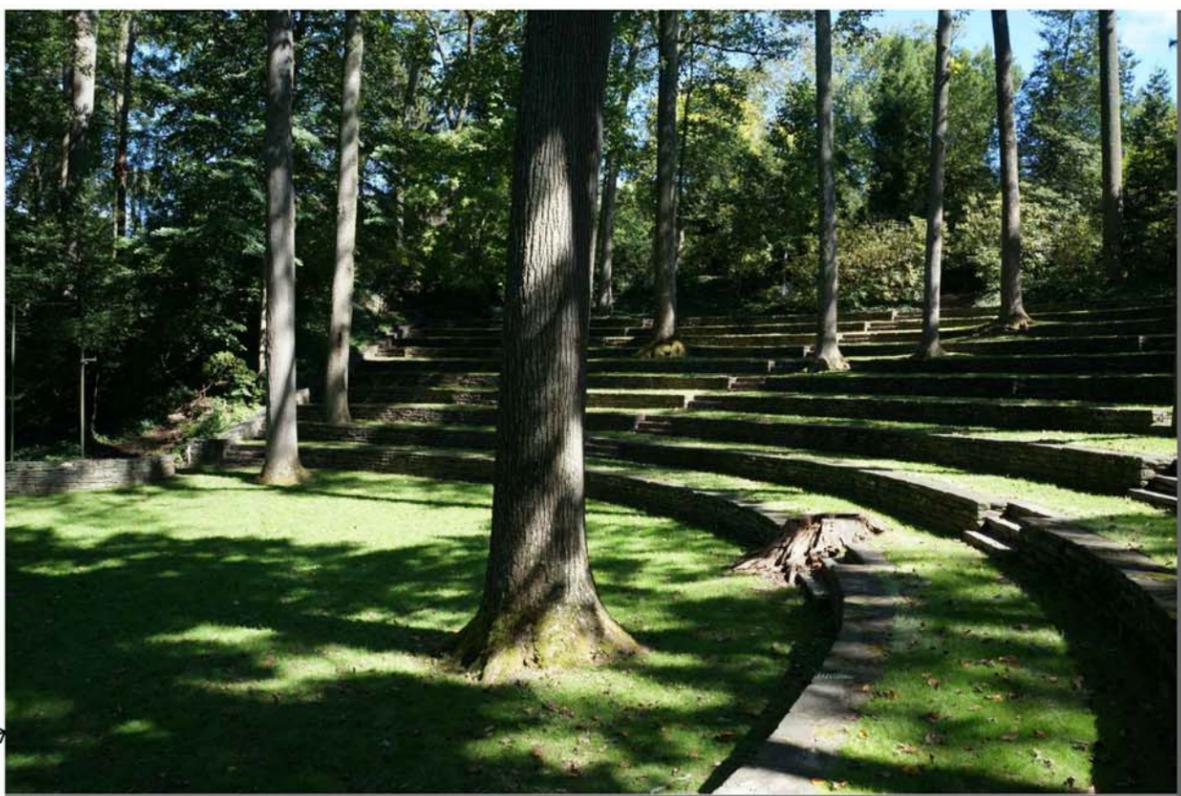
CREATE GATEWAY WITH THEMATIC COLUMN FORMS

OPEN VIEWS TO NEW PUBLIC PLAZA OVERLOOKING THE RIVER

AREA 5
PUBLIC RIVER OVERLOOK AMPHITHEATER



NATURAL AMPHITHEATER WITH 'ROOF' OF TREES OVERLOOKING RIVER AND RIVER ACCESS FOR FISHERMEN AND KAYAKS



CREATE A NATURAL AMPHITHEATER FOR GATHERINGS TO BALANCE RIVER ACCESS WITH WESTERN SIDE AND CREATE A DRAMATIC ENTRY POINT TO THE DOWNTOWN AREA

Gateway areas: What are they?

Gateway areas are places which define the entry or exit to a specific space. Gateways can be defined by changes to land uses, building density or natural features.

In the case of the New Hartford downtown, two major roads enter the area, Town Hill Road (Route 219) and Main Street (Route 44).

Identification of the downtown area is possible on Town Hill Road (Route 219) on the west as the road bends south near Highland Avenue. The east gateway naturally happens near the Route 219 bridge and Greenwoods Road. The downtown area south gateway exists at the intersection of Town Hill Road (Route 219) and Main Street (Route 44). On the north side of downtown, the gateway can be created near the post office and Riverview Park. Though homes extend north on Main Street (Route 44), the post office signifies the start of the center zone.

Numerous forms or elements can be used to architecturally create a gateway. In this instance small towers of granite are suggested upon which the town logo can be placed. The towers could have a simple top or could incorporate a feature. In these sketches figures which represent the natural attributes of the town are suggested: boating, skiing, hiking, fishing and bicycling. These forms are purely to generate thought and discussion. Town citizens, elected officials and residents within the immediate area all need to contribute their thoughts.

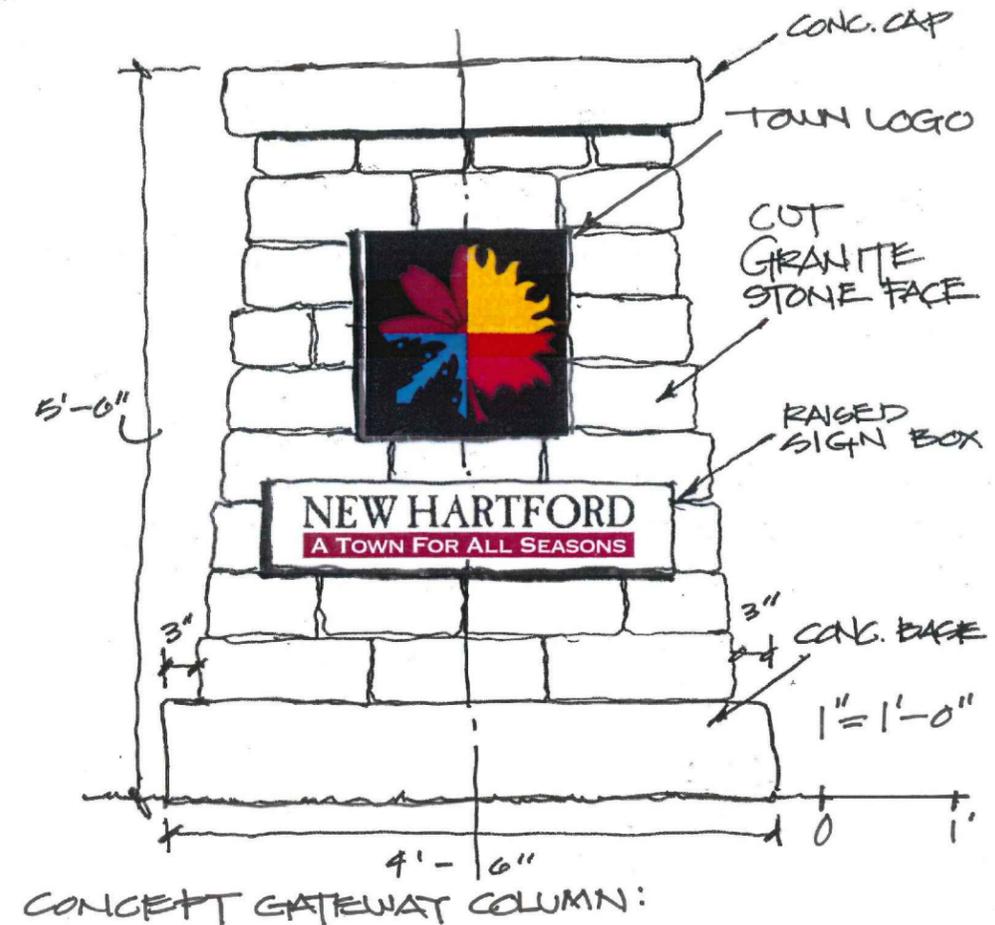
ENDLESS DESIGN POSSIBILITIES EXIST TO MANIPULATE LAND FORMS AND CONSTRUCT STRUCTURES WHICH CAN BE USED TO FORM AN IMAGE OF ENTRY TO A SPACE, A GATEWAY. IN THE NEW ENGLAND AREA STONE WALLS AND STONE COLUMNS ARE MOST OFTEN USED FOR THIS FUNCTION. STONE IS A NATIVE AND SOMEWHAT INEXPENSIVE MATERIAL. ON THE EASTERN SIDE OF THE FARMINGTON RIVER VALLEY ONE FINDS WALLS AND COLUMNS CONSTRUCTED OF NATIVE BROWN STONE WHILE ON THE WESTERN SIDE, NATIVE GRANITE IS USED. STONE FOUNDATIONS AND RETAINING WALLS IN NEW HARTFORD CENTER ARE COMMONLY MADE OF GRANITE. FARTHER, THE NEW HARTFORD VILLAGE CEMETERY, THE WESTERN EDGE OF THE DOWNTOWN AREA, HAS FOR MANY YEARS DEFINED IT'S FRONTAGE ALONG TOWN HILL ROAD WITH STONE WALLS AND COLUMNS. ONE POSSIBLE OPTION FOR DEVELOPING A GATEWAY ELEMENT IS A PLAY UPON THE CEMETERY COLUMNS THROUGH THE CREATION OF A LAYERED COLUMN, FACED WITH CUT STONE AND UPON WHICH A TOWN LOGO COULD BE FASTENED. SUCH AN ELEMENT WOULD BOTH REINFORCE THE USE OF A GRANITE SEEN ELSEWHERE IN THE VILLAGE AND HONOR THE INITIAL USE OF THE GRANITE COLUMN FORM AT THE CEMETERY.

POSSIBLE WESTERN GATEWAY COLUMN LOCATIONS



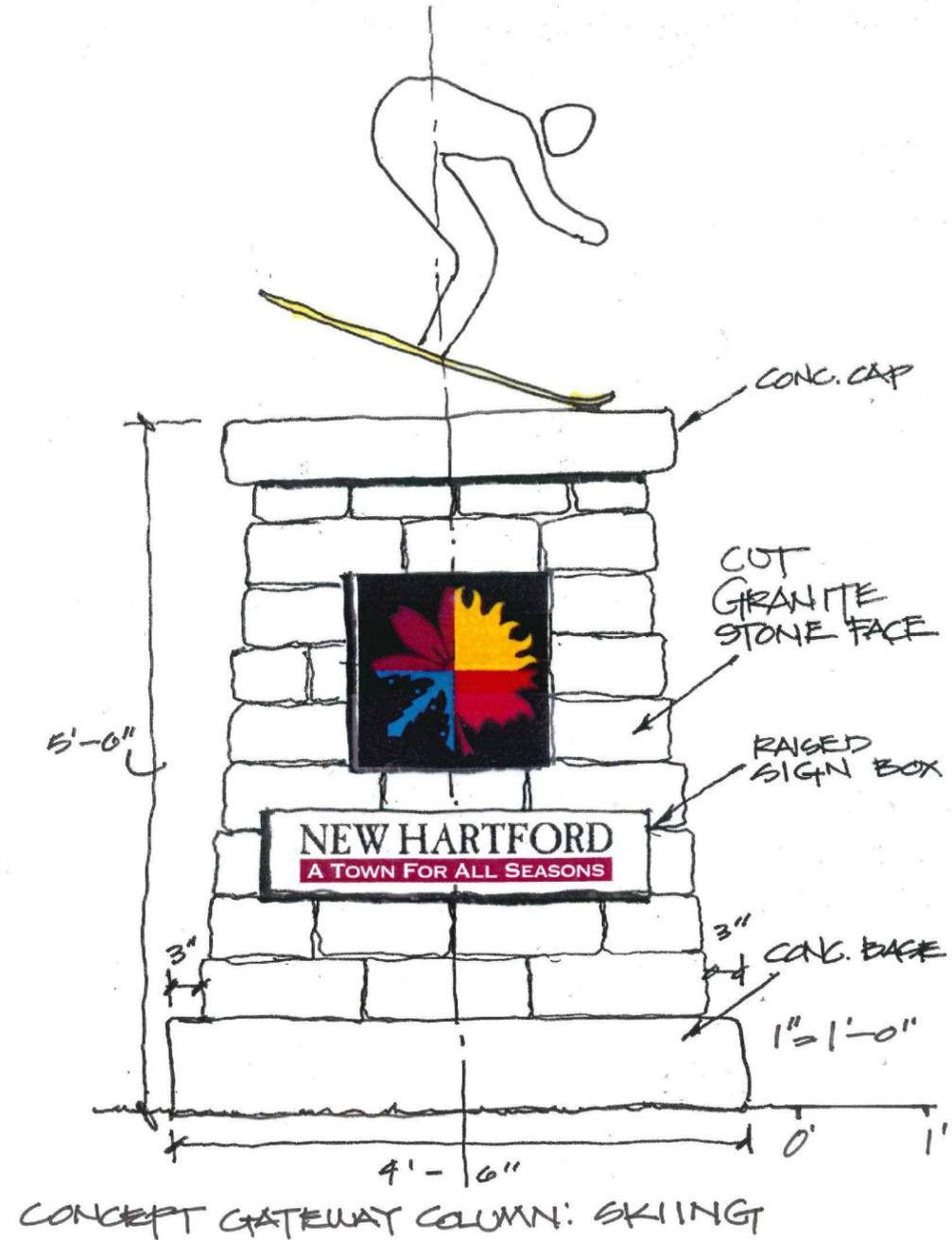
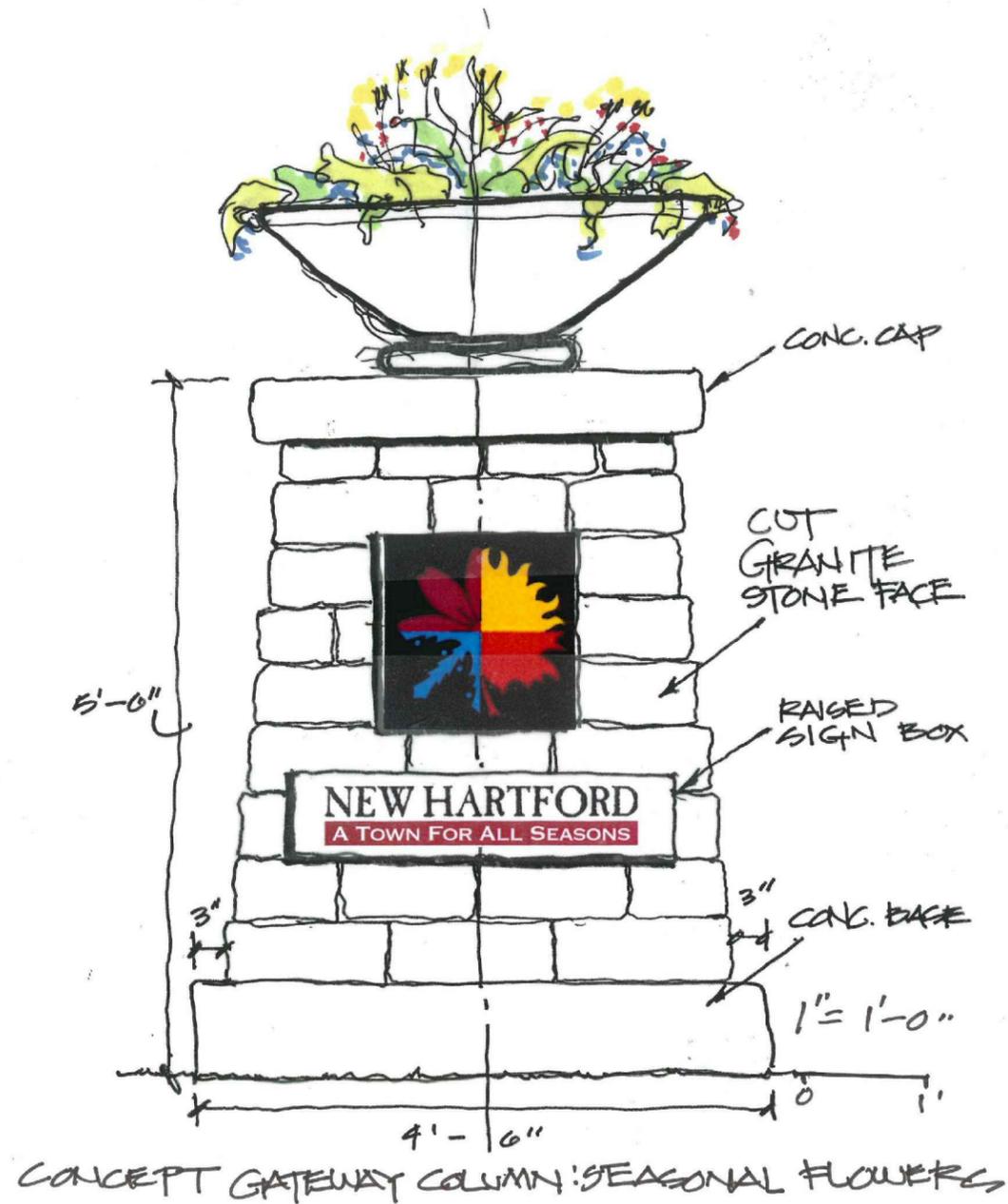
EXISTING COLUMNS AT NEW HARTFORD VILLAGE CEMETERY ARE A GATEWAY FORM EXAMPLE

STONE COLUMNS OR WALLS CAN CREATE A VISUAL IMAGE WHILE REINFORCING A SENSE OF ENTRY INTO A SPACE, A GATEWAY. THE FEATURE ALSO CAN REINFORCE A SENSE OF AREA UNITY BY USING NATIVE MATERIALS. THE STONE COLUMNS AT THE CEMETERY ALONG TOWN HILL ROAD SERVE THESE FUNCTIONS.

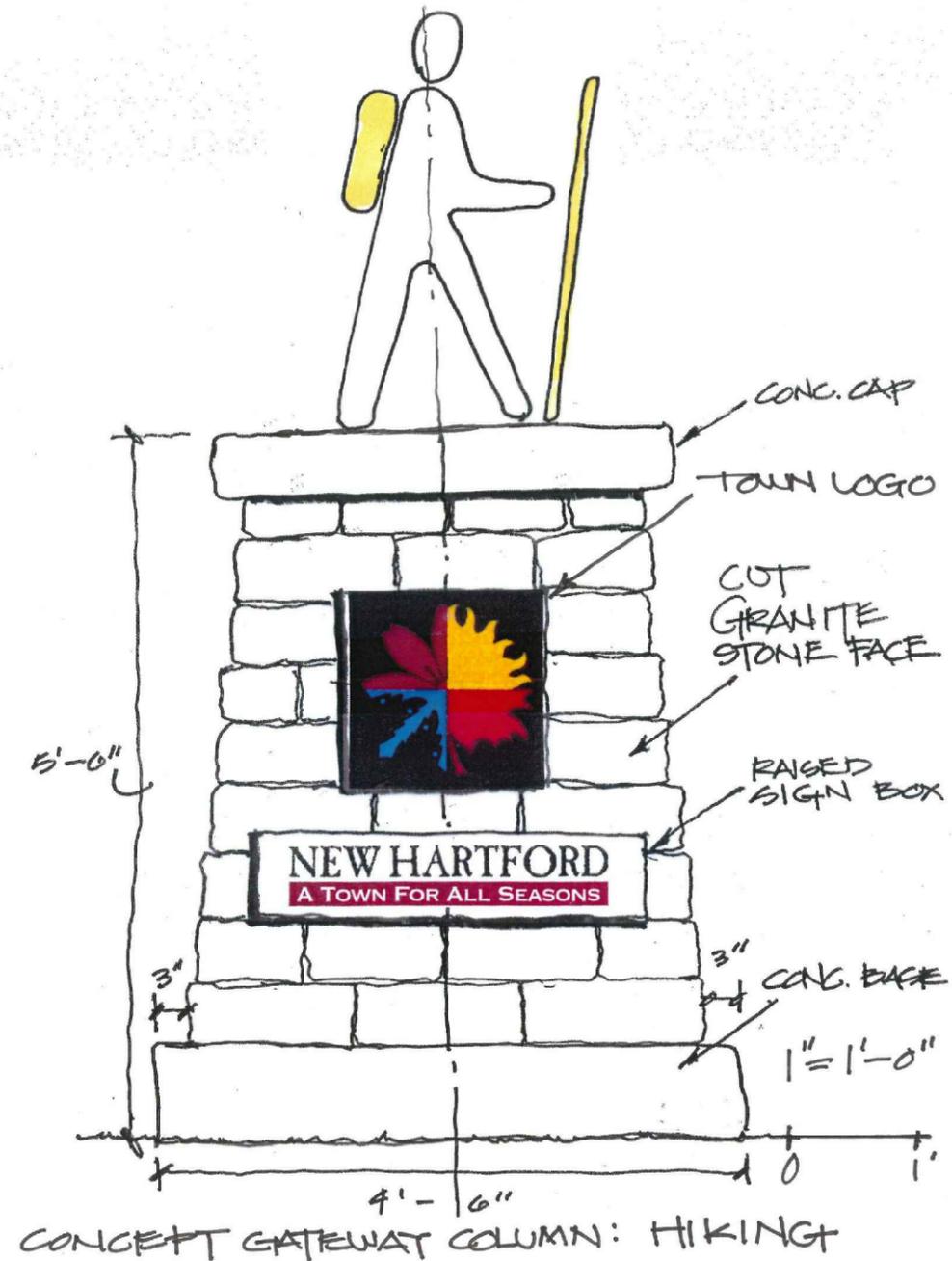
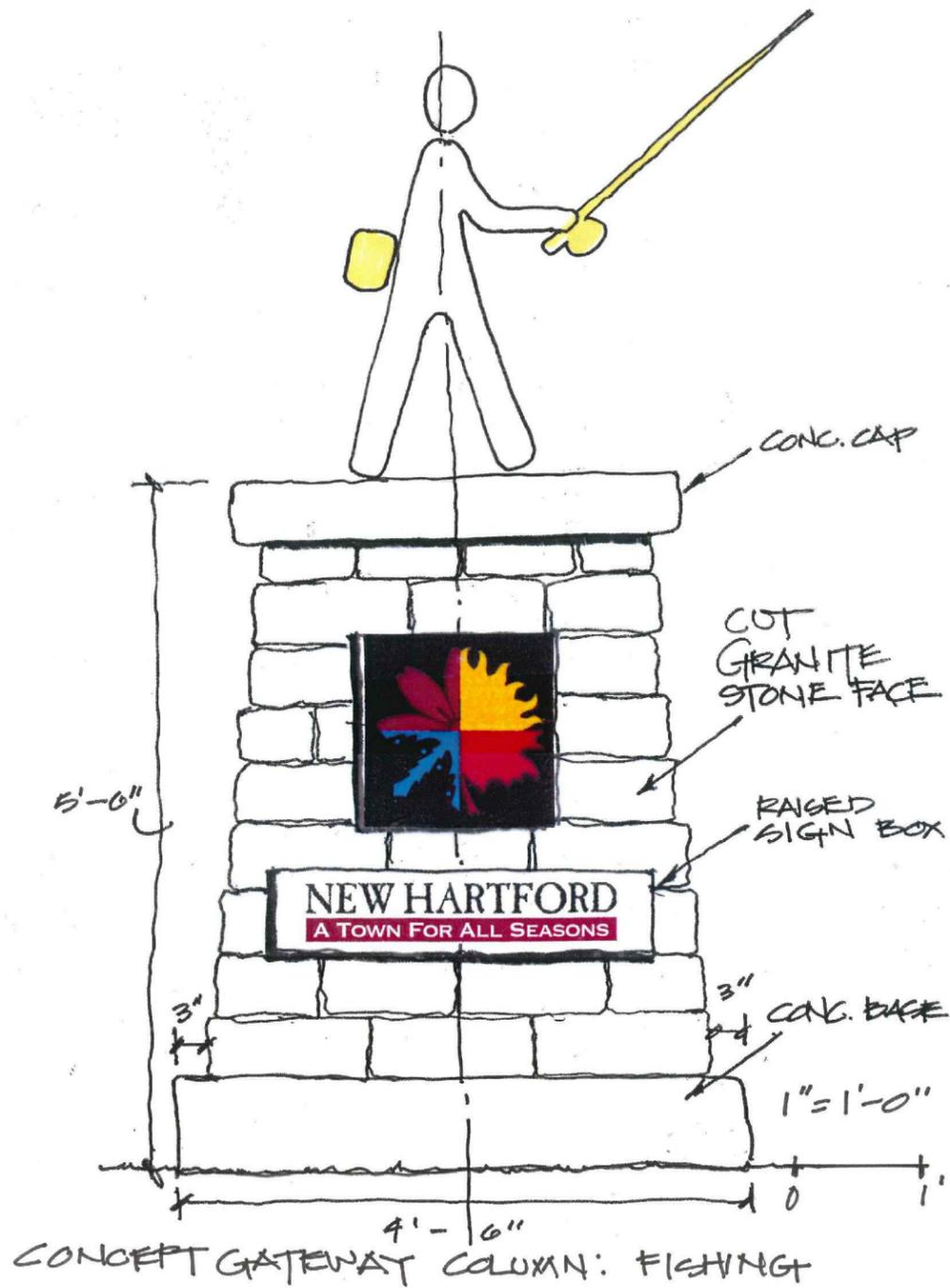


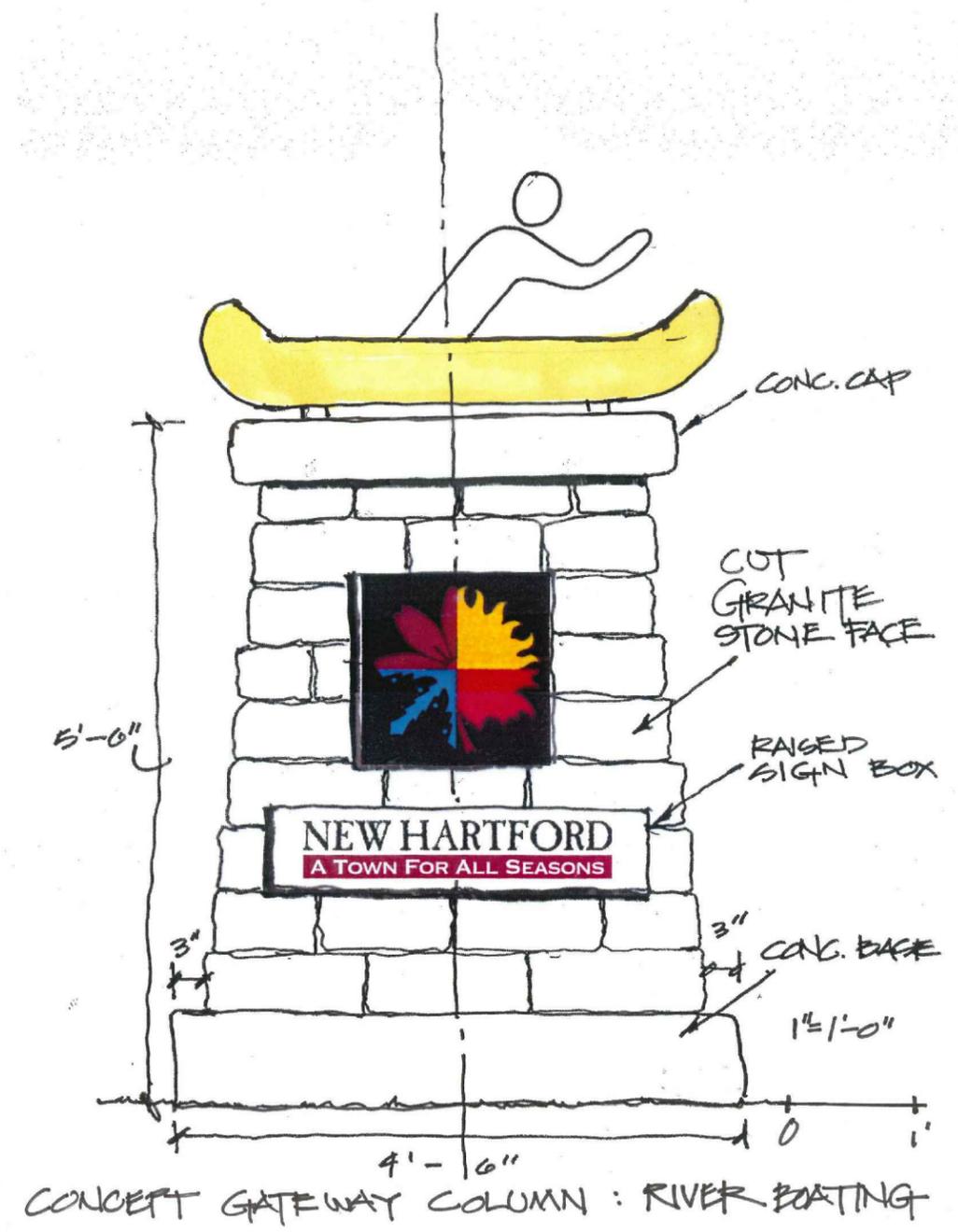
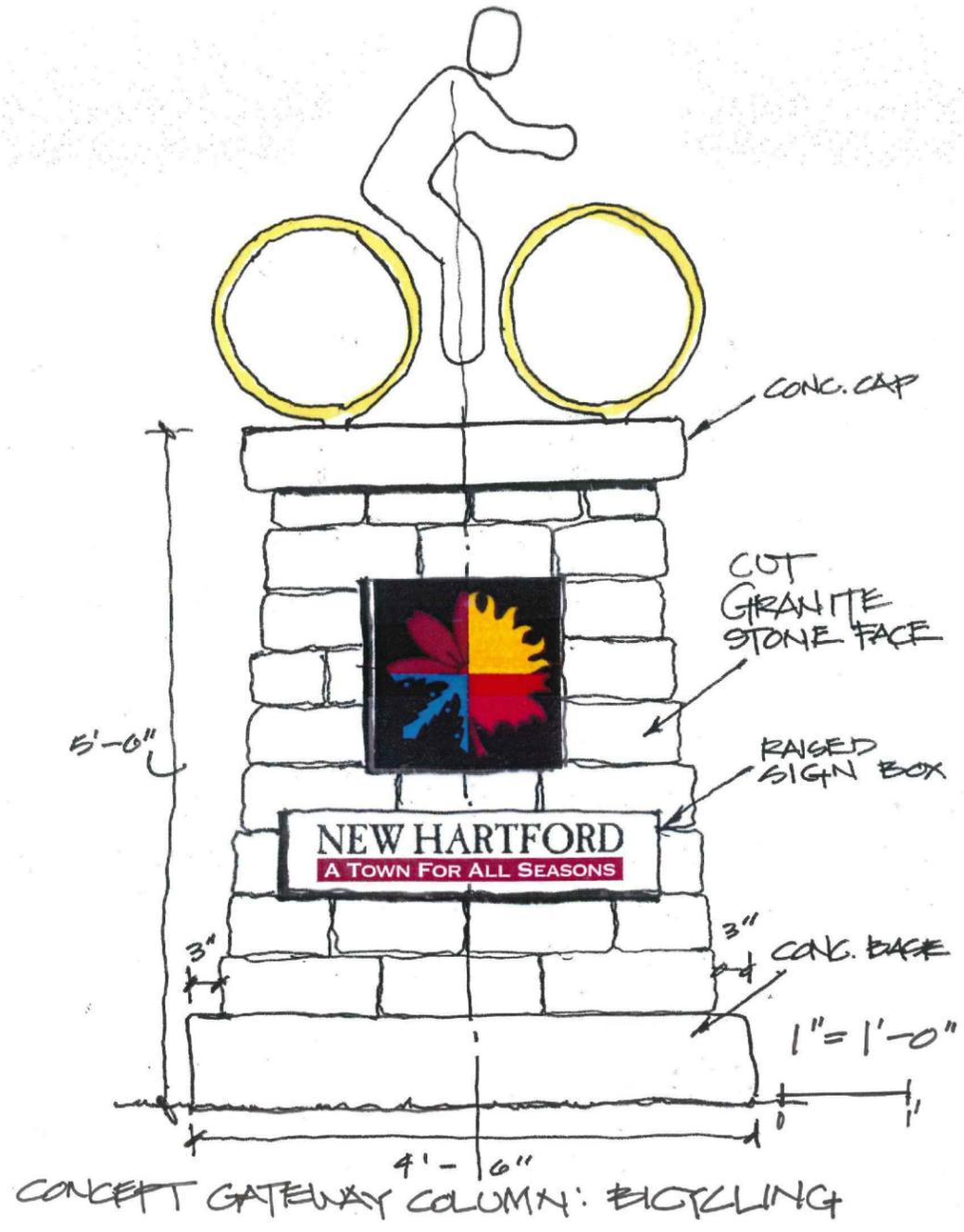
COLUMN FORMS CAN BE SIZED TO FIT THE SPACE:
LARGER IN OPEN AREAS, SMALLER NEAR HOMES
OR ENCLOSED SPACES.

FIGURES COULD BE DESIGNED BY LOCAL ARTISTS



POSSIBLE EXAMPLES





OTHER FEATURES CAN ENHANCE A DOWNTOWN EXPERIENCE:

A FLAG, CORRECTLY POSITIONED, CAN BECOME A VISUAL FOCAL POINT AND IDENTIFY A PUBLIC SPOT OR GATEWAY. CONSIDER A FLAG IN THE PUBLIC PLAZA AT THE ROUTE 219 AND ROUTE 44 INTERSECTION. THE FLAG IN THIS PICTURE DEFINES THE ENTRY TO THE VILLAGE OF CHESTER DOWNTOWN.



A PEDESTRIAN LOCATION MAP WITH TOWN BROCHURES CAN ADD TO THE PEDESTRIAN EXPERIENCE. SIMILAR TO THIS PHOTOGRAPH TAKEN IN CHESTER, THE TOWN OF NEW HARTFORD HAS THE POTENTIAL OF MORE THAN A MILE OF WALKWAY PATHS IN THE DOWNTOWN. POSSIBLE CONNECTIONS EAST OF THE RIVER, FUTURE CONNECTIONS TO BICYCLE PATHS, ACCESS TO THE FARMINGTON RIVER AS WELL AS EXISTING AND POTENTIAL RETAIL AND RESTAURANTS ARE ALL ATTRIBUTES TO BE HIGHLIGHTED.



PUBLIC SECTOR COSTS: OVER ASSUMED 20 YEAR TIMELINE

AREA I PAVILION AREA:	CONSTRUCT PAVILION & SIDEWALKS	\$195,000
AREA II PHASE I SOUTH GATEWAY:	CROSSWALKS, SIDEWALKS, LIGHTING, WALLS & STAIRS, PLAZA, PARKING, SITE PURCHASE AND PREP:	\$500,000
AREA II PHASE II SOUTH GATEWAY:	PRIVATE DEVELOPER CONSTRUCTS BUILDING:	N/A - PRIVATELY FINANCED
AREA III PHASE I LIBRARY EXPANSION:	TOWN CONTRIBUTION:	TO BE DETERMINED
AREA III PHASE II PARKING EXPANSION:	PARKING, LIGHTING, SIDEWALKS:	\$300,000
AREA IV SOUTH GATEWAY / RIVERVIEW PARK:	PARKING, LIGHTING, PATHS, CLEARING, BENCHES:	\$250,000
AREA IV BRIDGE OVER RIVER:	BRIDGE & ABUTMENTS:	\$500,000
*TOWN GARAGE REPLACEMENT	REPLACE FACILITY ON A NEW SITE ELSEWHERE IN TOWN	\$3,000,000
*AREA V EAST GATEWAY:	SITE PREP., PLAZA, PARKING, AMPHITHEATER, LIGHTING, SIDEWALKS:	\$500,000
*AREA V COMMERCIAL BUILDINGS:	PRIVATE DEVELOPER CONSTRUCTS BUILDINGS:	N/A - PRIVATELY FINANCED
AREA V MULTIFAMILY HOUSING:	PRIVATE DEVELOPER CONSTRUCTS BUILDINGS:	N/A - PRIVATELY FINANCED
GATEWAY ELEMENTS:	STONE COLUMNS (EACH):	\$15,000

THE COSTS PRESENTED HERE ARE PRELIMINARY ESTIMATES TO DEVELOP AN ORDER OF MAGNITUDE SENSE OF THE COST TO THE PUBLIC FOR POTENTIAL IMPROVEMENTS OVER THE NEXT TWENTY YEARS TO ENHANCE THE ECONOMIC VITALITY OF THE DOWNTOWN. SITE SPECIFIC SURVEYS AND PLANS WILL ULTIMATELY BE REQUIRED TO REFINE THE COSTS.

*NOTE: ANY DEVELOPMENT ON TOWN OWNED LAND EAST OF THE RIVER NOW USED AS THE PUBLIC WORKS GARAGE, IS DEPENDENT ON THE CONSTRUCTION OF A REPLACEMENT FACILITY. IT IS POSSIBLE THE SALE OF THE EXISTING GARAGE SITE WILL OFFSET, TO A LARGE DEGREE, THE COST OF REPLACING THE FACILITY.

	TIMELINE
AREA I PAVILION AREA:	2015
AREA II CORNER PARCEL:	2016
AREA II PUBLIC IMPROVEMENTS:	2017
AREA II PRIVATE DEVELOPMENT OF BUILDING	2018
AREA III PHASE I LIBRARY EXPANSION:	2018
	2019
AREA III PARKING EXPANSION:	2019
	2020
AREA IV RIVERVIEW PARK PARKING:	2021
AREA V MULTIFAMILY HOUSING	2022
	2023
AREA IV RIVERVIEW PARK PATHS AND GATHERING SPOTS	2023
	2024
	2025
AREA IV BRIDGE OVER RIVER:	2026*
NEW TOWN GARAGE CONSTRUCTED ELSEWHERE IN TOWN:	2027
	2028
AREA V SITE PREP FOR PARK PARKING, PLAZA:	2029
AREA V COMMERCIAL BUILDINGS:	2030
REVISIT DOWNTOWN MASTER PLAN:	2035

NOTE:
 TIMELINE IS AN ESTIMATE, NUMEROUS FACTORS WILL IMPACT OUTCOME
 * NEW HARTFORD ELEMENTARY SCHOOL BONDS PAID
 BONDING CAPACITY BECOMES AVAILABLE

Summary

The downtown area was studied twenty years ago and a plan developed to guide thinking and public expenditures toward the goals of reinforcing and improving the small town character of the center. Connections to the attractive asset of the Farmington River were emphasized as was building strong pedestrian links. Much of the 1995 plan was implemented. Twenty years have passed and it is time to again look at the downtown.

The 2015 plan proposes to finish items left incomplete following the 1995 plan such as the gateway areas, Riverview Park and the river overlook area. The 2015 plan seeks to continue town involvement with library plans for growth and enhance prospects for needed economic development by preparing the site on the southwest corner of Town Hill Road (Route 219) and Main Street (Route 44) and also the town garage site for possible privately financed development.

It is time for the residents of the town to provide input and move the plan forward.