
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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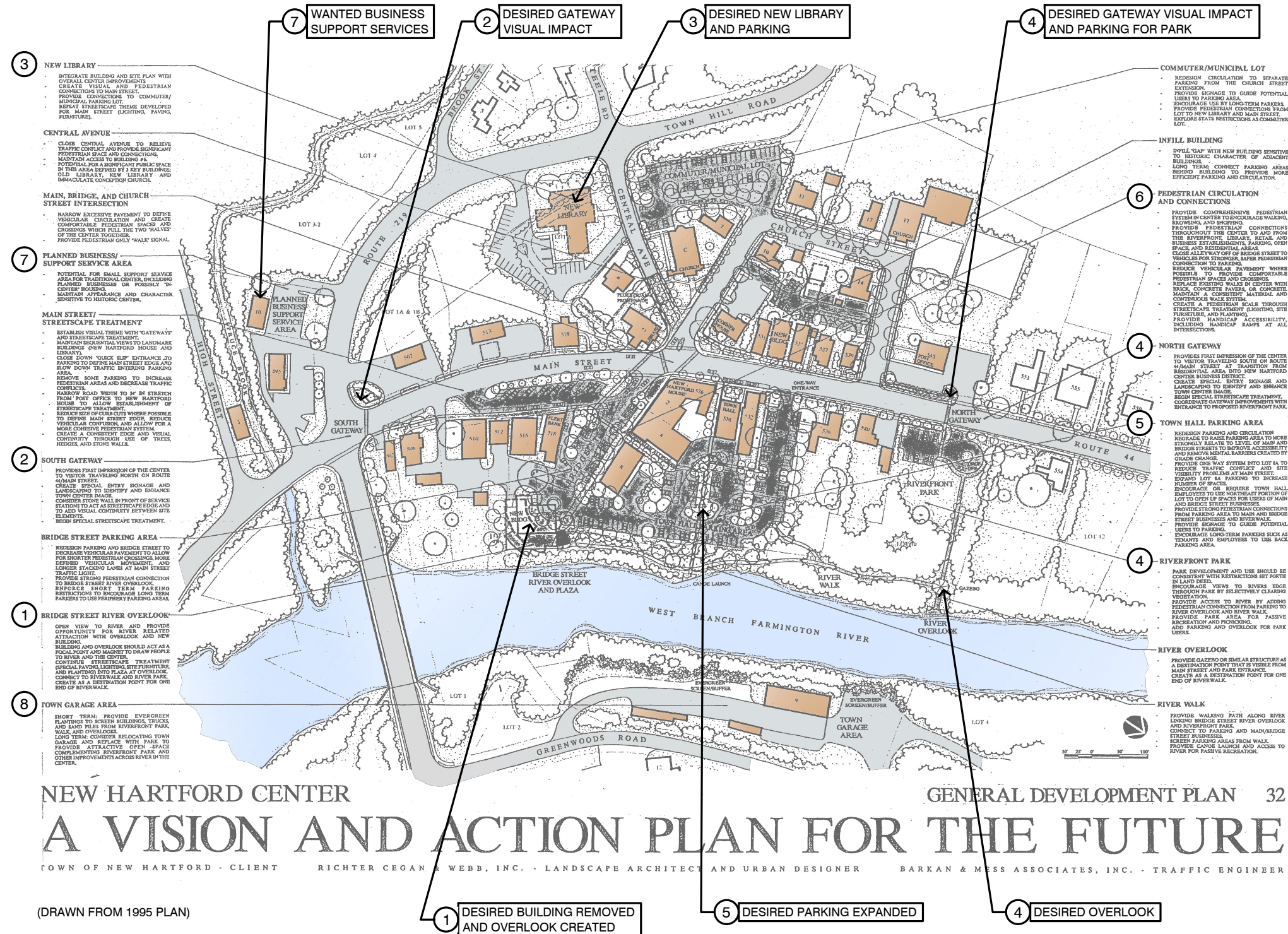
In 1995 the Town of New Hartford developed a comprehensive analysis and Master Plan of the downtown area. The study considered the existing downtown character and the potential areas for improvement which might enhance the economic development of the downtown. The study focused on the downtown area west 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 it's 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?



- 1 THE FACTORY WAS REMOVED AND LAND GIVEN TO THE TOWN, PARKING EXPANDED AND SOME VIEWS TO THE RIVER CREATED.
- 2 A SOUTH GATEWAY WAS NEVER CREATED. HOWEVER, A GAS STATION AT THE INTERSECTION WAS REMOVED AND THE LAND IS AVAILABLE FOR REUSE.
- 3 THE LIBRARY WAS EXPANDED AND PARKING CREATED WHICH BENEFITS THE TOWN.
- 4 LAND FOR RIVERVIEW PARK WAS ACQUIRED AND MINOR PATHS WERE ESTABLISHED.
- 5 THE TOWN HALL WAS EXPANDED AND PARKING COMPLETELY REORGANIZED.
- 6 PEDESTRIAN CIRCULATION HAS BEEN ENHANCED. SIDEWALKS HAVE BEEN EXTENDED AND PERIOD LIGHTING ADDED.
- 7 PRIVATE SECTOR SUPPORT BUSINESS REMAINS AN IMPORTANT OPPORTUNITY ALONG TOWN HILL ROAD FROM MAIN STREET WEST TO BROOK STREET.
- 8 THE TOWN GARAGE SITE CONTINUES TO POSSESS SIGNIFICANT POTENTIAL.

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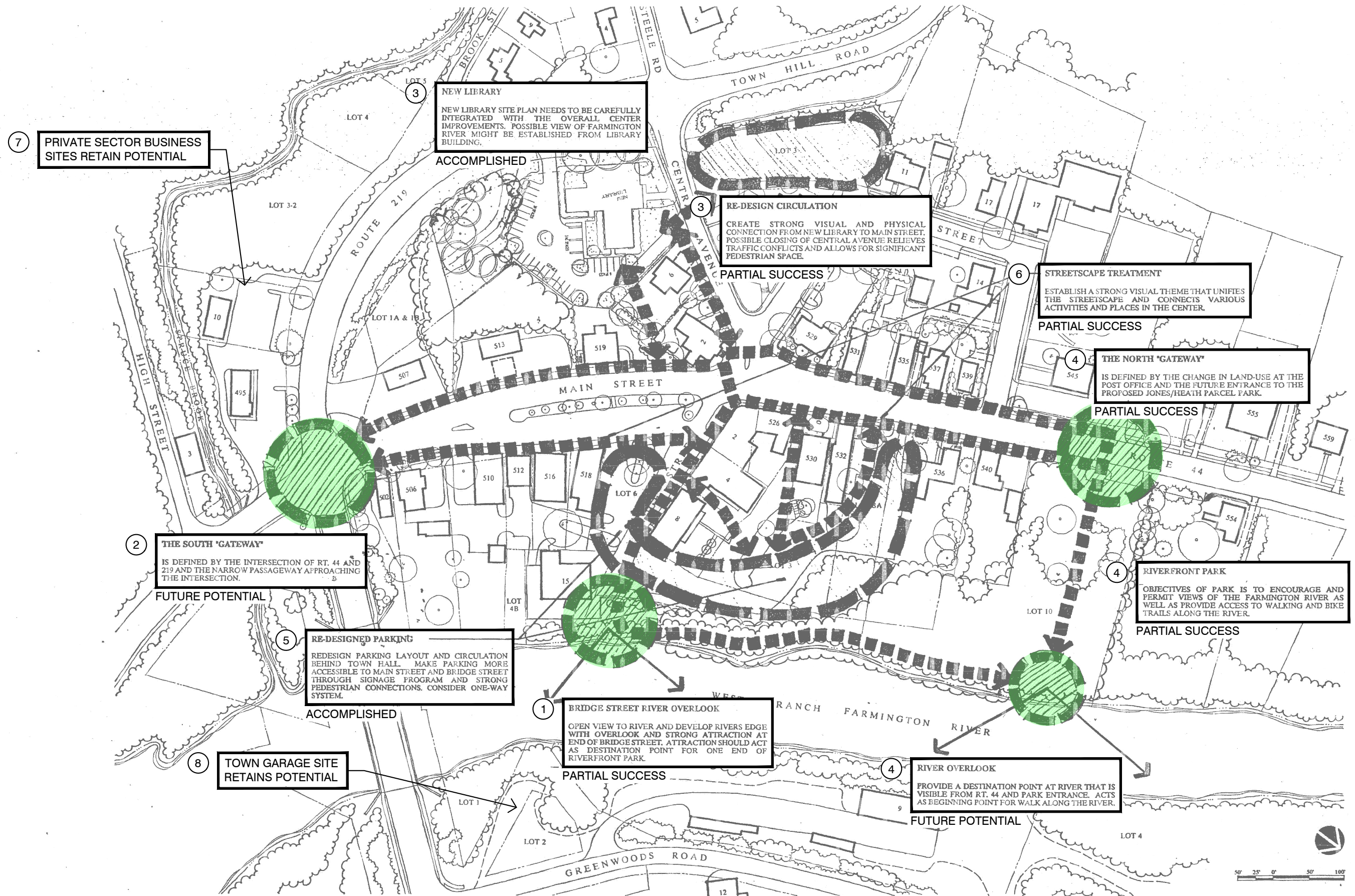
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PREPARED BY: LADA, P.C. LAND PLANNERS<>

1995 MASTER PLAN

JULY 2015

3



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1995 GENERAL SUMMARY

JULY 2015

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

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



STREETSCAPE TREATMENT

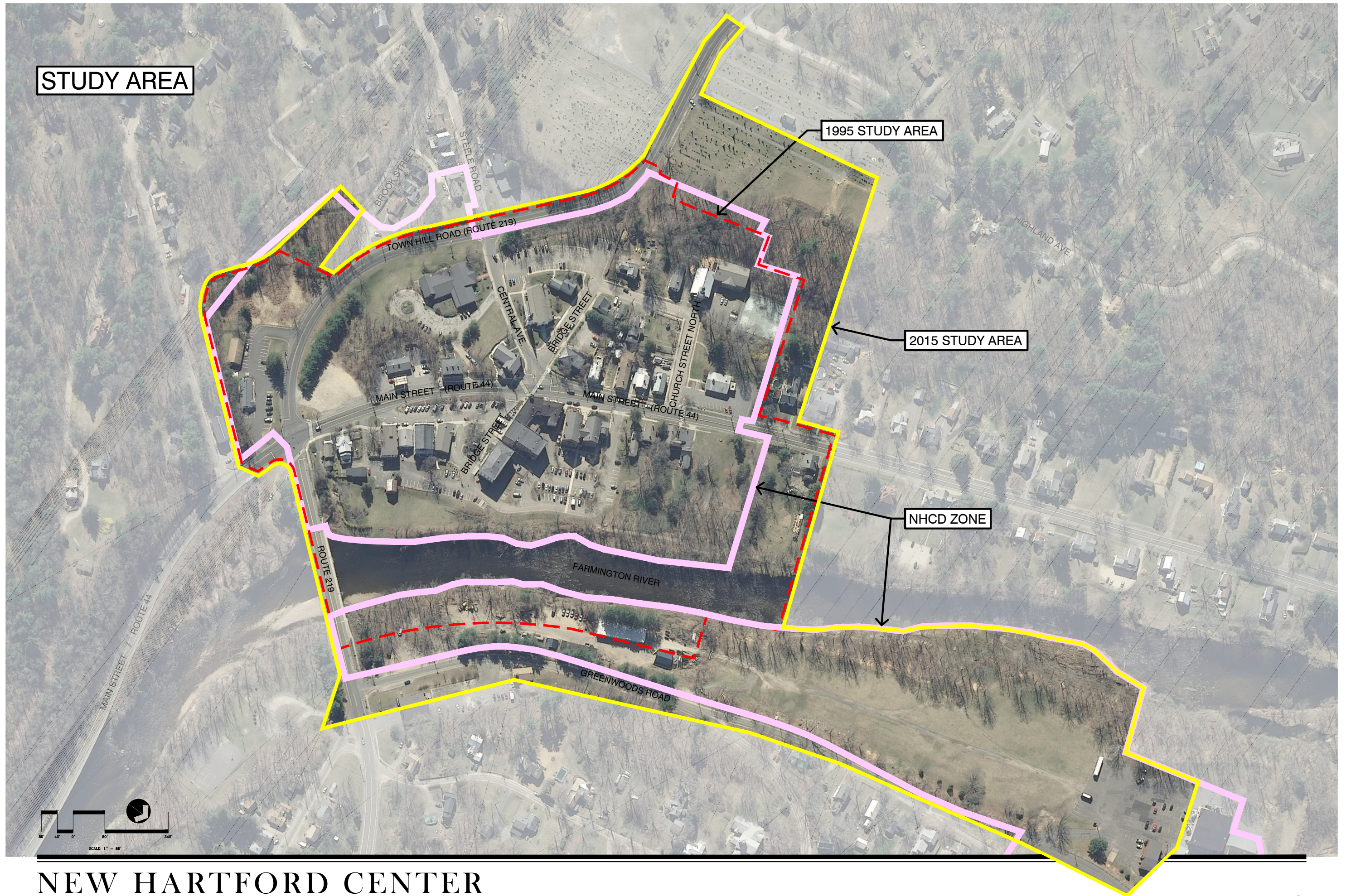


GOAL #6 - PARTIAL SUCCESS
• START OF STREETSCAPE CONNECTIONS WITH UNIFIED LIGHTING

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



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STUDY AREA 13

JULY 2015

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.

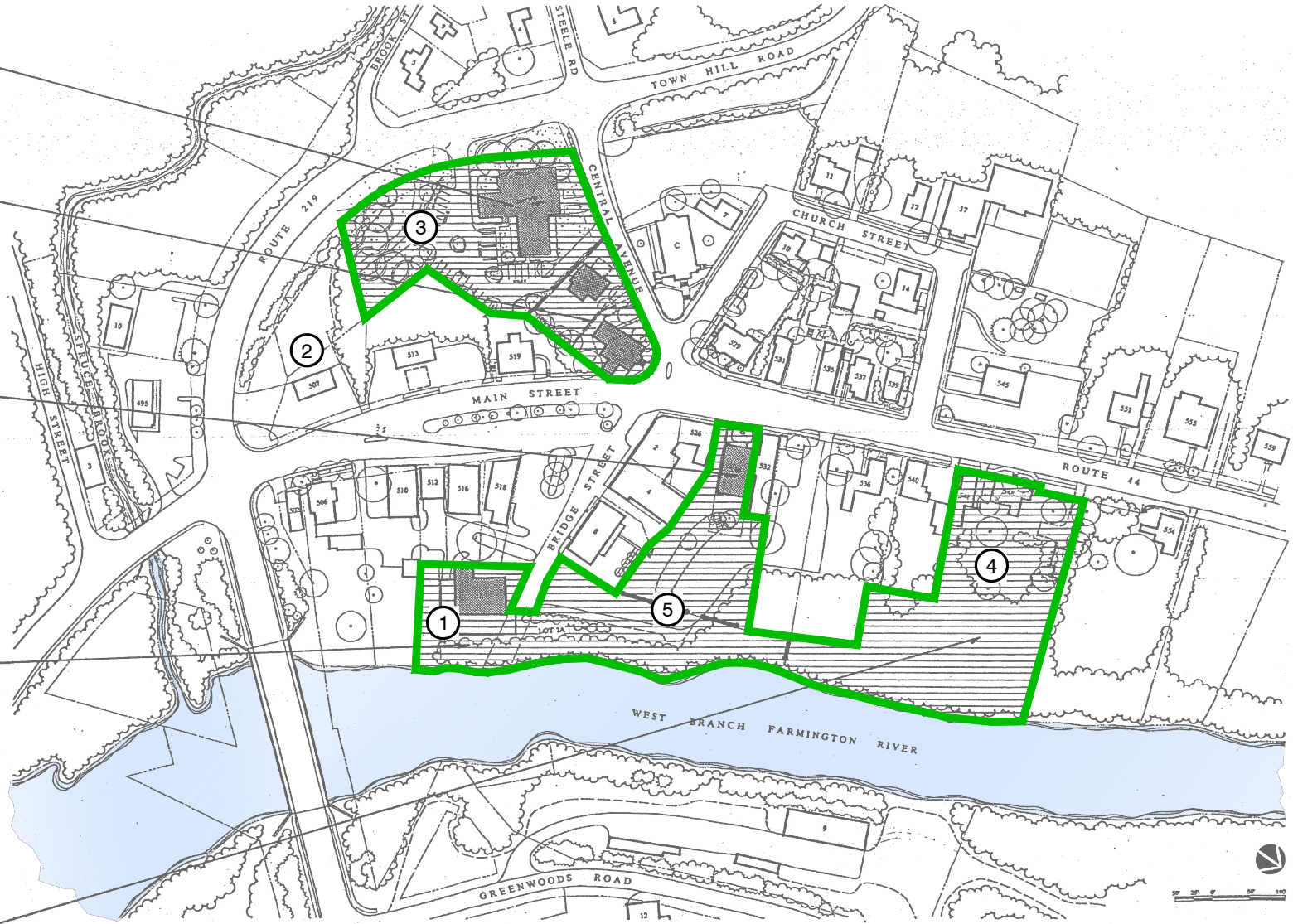
#15 BRIDGE STREET and LOT 1A

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

FUTURE LAND USE: KEY PARCELS 27

NEW HARTFORD CENTER STUDY

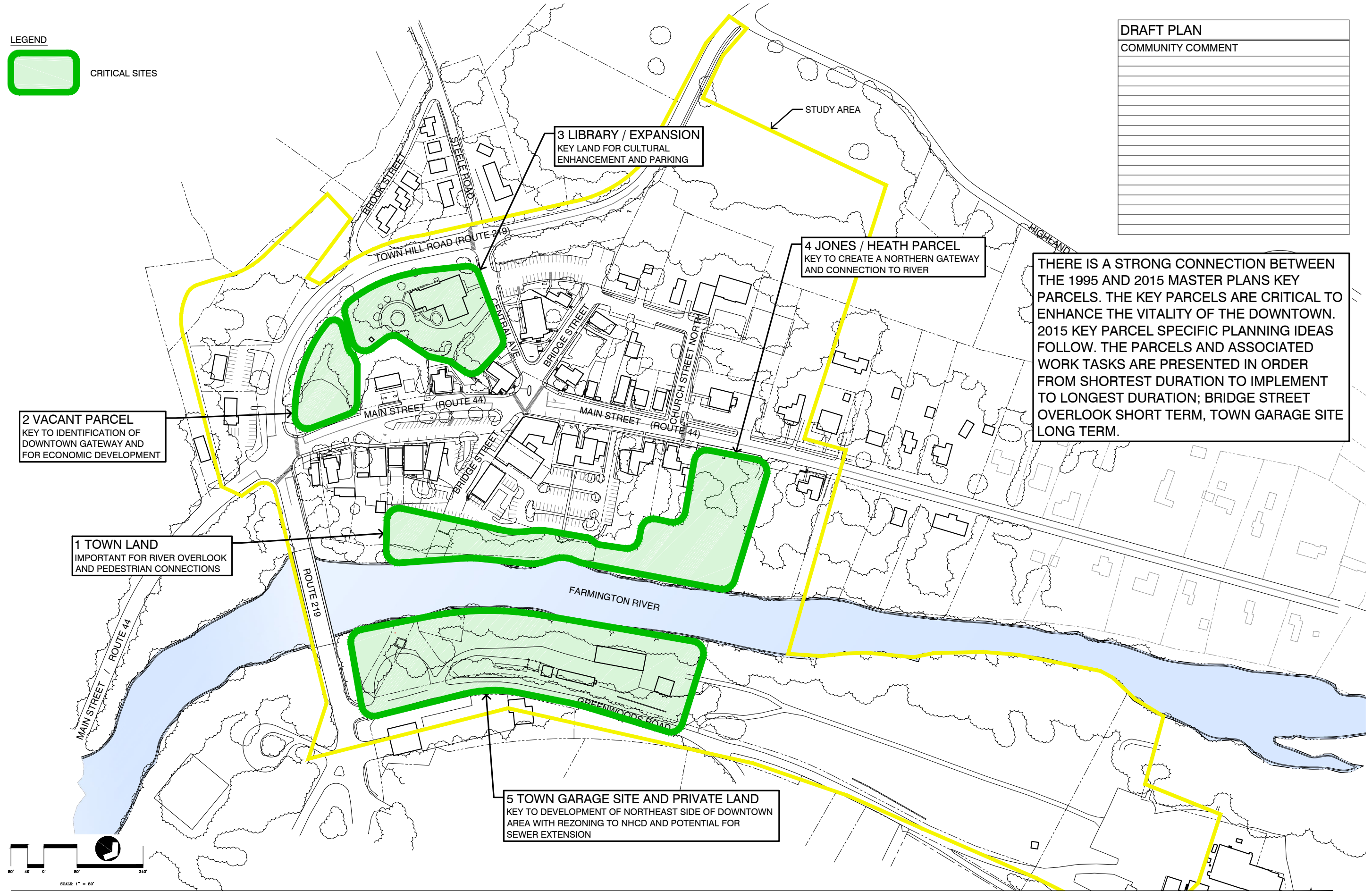
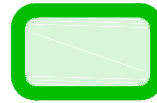
TOWN OF NEW HARTFORD - CLIENT

DIRECTOR OF PLANNING AND DEVELOPMENT

NEW HARTFORD CENTER MASTER PLAN UPDATE

1995 KEY PARCELS 14

JULY 2015



— STUDY AREA

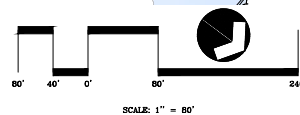
4 JONES / HEATH PARCEL
KEY TO CREATE A NORTHERN GATEWAY
AND CONNECTION TO RIVER

THERE IS A STRONG CONNECTION BETWEEN THE 1995 AND 2015 MASTER PLANS KEY PARCELS. THE KEY PARCELS ARE CRITICAL TO ENHANCE THE VITALITY OF THE DOWNTOWN. 2015 KEY PARCEL SPECIFIC PLANNING IDEAS FOLLOW. THE PARCELS AND ASSOCIATED WORK TASKS ARE PRESENTED IN ORDER FROM SHORTEST DURATION TO IMPLEMENT TO LONGEST DURATION; BRIDGE STREET OVERLOOK SHORT TERM, TOWN GARAGE SITE LONG TERM.

2 VACANT PARCEL
KEY TO IDENTIFICATION OF
DOWNTOWN GATEWAY AND
FOR ECONOMIC DEVELOPMENT

1 TOWN LAND
IMPORTANT FOR RIVER OVERLOOK
AND PEDESTRIAN CONNECTIONS

5 TOWN GARAGE SITE AND PRIVATE LAND
KEY TO DEVELOPMENT OF NORTHEAST SIDE OF DOWNTOWN
AREA WITH REZONING TO NHCD AND POTENTIAL FOR
SEWER EXTENSION



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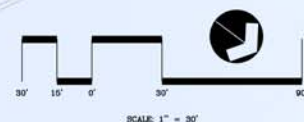
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2015 KEY PARCELS 15

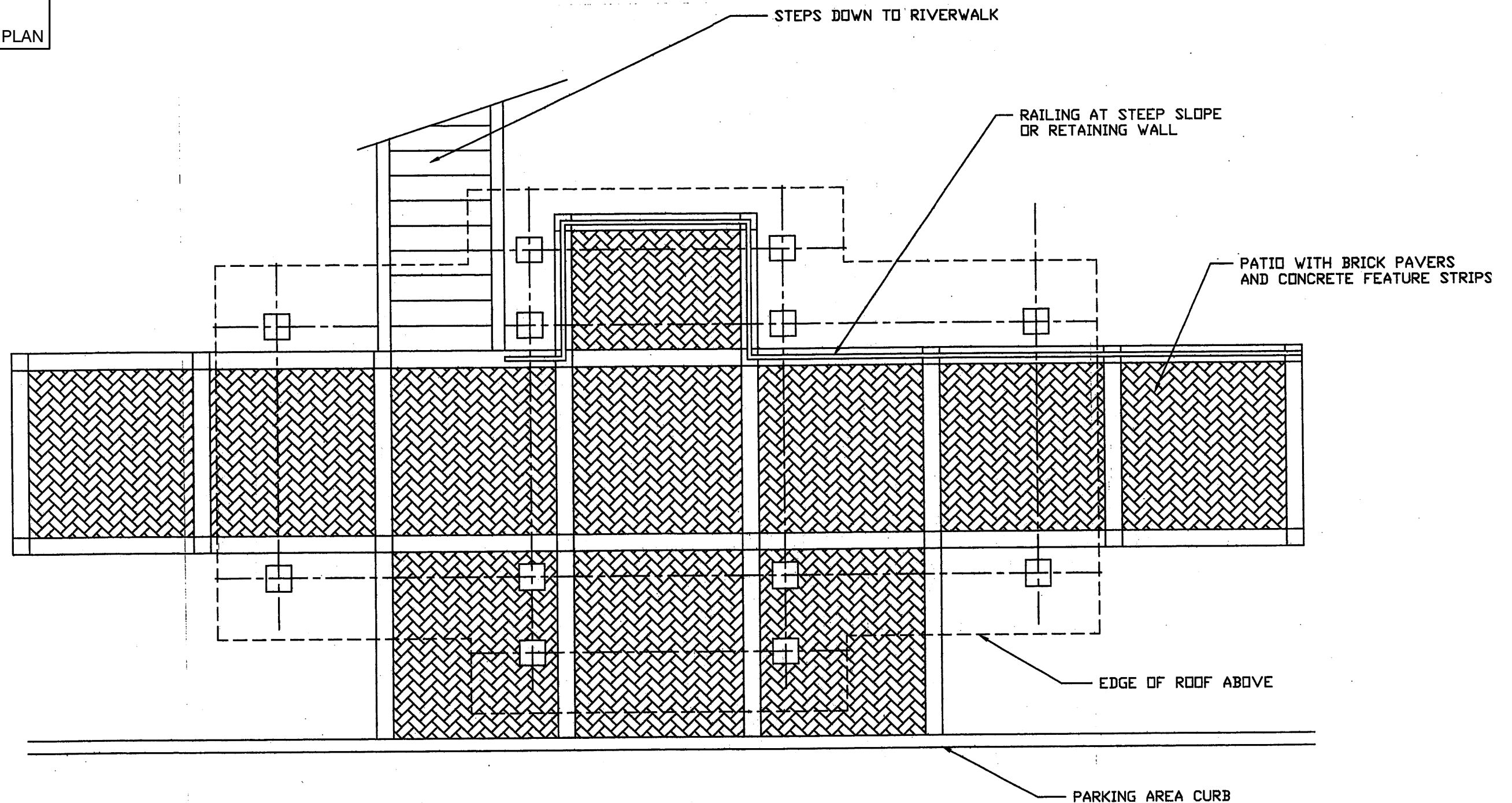
JULY 2015

- SHORTER DURATION FOR IMPLEMENTATION:
CREATE THE FORMAL GATHERING AREA / OVERLOOK
ENVISIONED IN 1995

COMMUNITY COMMENT

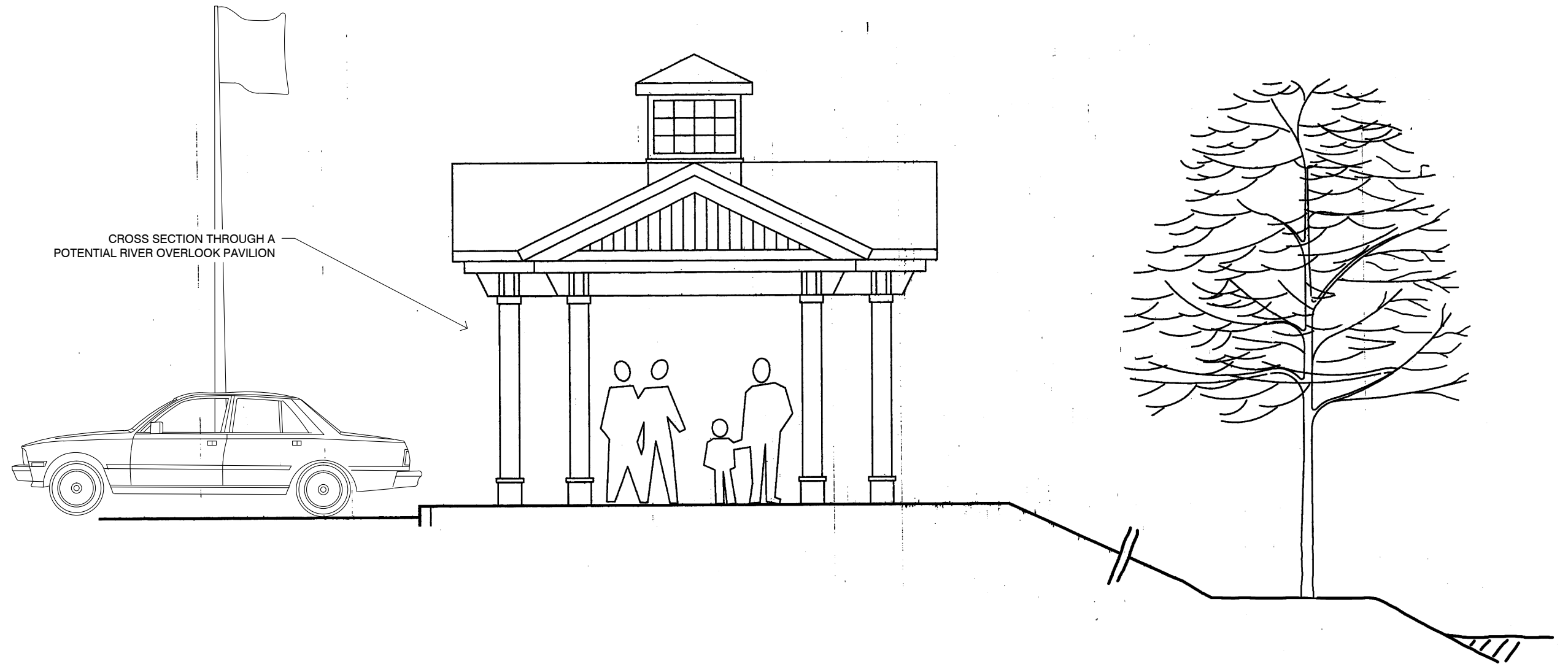


AREA 1
PAVILION FLOOR PLAN



PAVILION PLAN

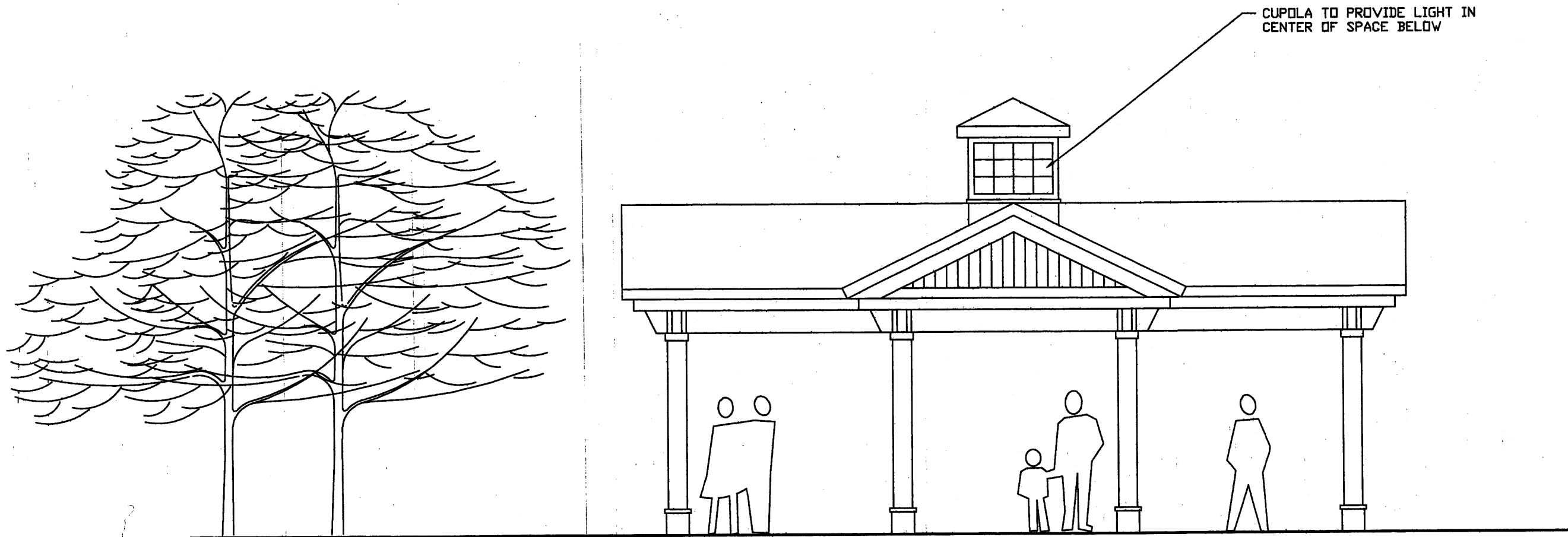
HOW MIGHT THE PAVILION APPEAR? AN ARCHITECTURAL CONEPT...
THE PLAN



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

IMPORTANT CORNER SITE IN TOWN CENTER FOR VISUAL ENHANCEMENT AND ECONOMIC DEVELOPMENT
SHORT TERM PROJECT

AREA 2: PHASE I

IMPORTANT CORNER SITE IN TOWN CENTER FOR VISUAL ENHANCEMENT AND ECONOMIC DEVELOPMENT
SHORT TERM PROJECT

COMMUNITY COMMENT

COMMUNITY COMMENT

TOWN TO ESTABLISH
PUBLIC PARKING

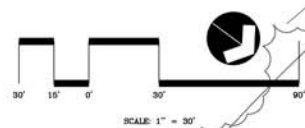
ESTABLISH CROSSWALK

EXTEND SIDEWALKS AND TOWN LIGHTING

PEDESTRIAN
CONNECTION
TO LIBRARY

TOWN ACQUIRES LAND AND CREATES A GATEWAY PLAZA

ADD GATEWAY
DEFINING ELEMENTS



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AREA 2

SOUTH GATEWAY PHASE I PLAN 22

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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.

SHORT TO MID TERM PROSPECT TO ENHANCE ECONOMIC DEVELOPMENT

NEIGHBORING SITES MAY BENEFIT FROM
NEW COMMERCIAL DEVELOPMENT ON
THE CORNER OF MAIN STREET (ROUTE 44)
AND TOWN HILL ROAD (ROUTE 219)

DISPOSE OF LAND TO PRIVATE INTERESTS WITH APPROVALS TO CONSTRUCT A RETAIL OR RESTAURANT USE. WITH THE DEVELOPMENT OF A NEW COMMERCIAL BUILDING ON THE CORNER LOT, NEW OPPORTUNITIES MAY ARISE ON SURROUNDING LANDS.

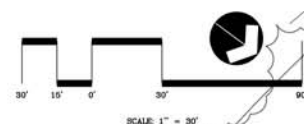
EXPAND PARKING ON TO LIBRARY LAND,
PARKING TO BENEFIT PRIVATE & LIBRARY USES

COMMUNITY COMMENT

THE SOUTHWEST CORNER OF TOWN HILL ROAD AND MAIN STREET IS A CRITICAL LOCATION FOR DOWNTOWN VISUAL IDENTIFICATION AND ECONOMIC DEVELOPMENT. APPROVAL OF A DESIGN FOR COMMERCIAL USE WILL LIKELY RAISE NEIGHBORING PROPERTY VALUES AND ENCOURAGE SYMPATHETIC DEVELOPMENT.

RETAIN PUBLIC PLAZA AREA FOR TOWN EVENTS

POSSIBLE PEDESTRIAN CONNECTION



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AREA 2

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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

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

SHORT TO MID TERM PROJECT

DRAFT PLAN

COMMUNITY COMMENT

EXPAND SIDEWALK CONNECTIONS

PLANNED LIBRARY EXPANSIONS

OUTDOOR LIBRARY PROGRAM SPACE

LIBRARY SIGN ON WALL

SMALL RETAINING WALL

NEW SIDEWALK CONNECTION

MOVE LIBRARY DRIVEWAY,
ADD PARKING

THE LIBRARY HAS BEEN SUCCESSFUL IN SERVING THE INTELLECTUAL AND CULTURAL NEEDS OF THE TOWN AND HAS PLANS FOR GROWTH. THE TOWN SHOULD SUPPORT THOSE PLANS AND WORK TO INTEGRATE THE GROWTH INTO THE PEDESTRIAN AND VEHICULAR PATTERNS OF THE AREA.

COMMON ACCESS

POSSIBLE PRIVATE SECTOR DINING
TERRACE AND CONNECTION TO
LIBRARY PARKING

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AREA 3

LIBRARY EXPANSION PHASE I PLAN 28

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28

AREA 3: PHASE I

BEFORE

TODAY



AFTER

TOMORROW



AREA 3: PHASE II

MIDTERM PROJECT

DRAFT PLAN

COMMUNITY COMMENT

COMMON
GROWTH
AREA

OPEN VIEWS TOWARD LIBRARY

MAXIMIZE DOWNTOWN PARKING
AND PEDESTRIAN CONNECTIONS.

LIBRARY LAWN PROGRAM SPACE

TOWN HILL ROAD (ROUTE 219)

USE THE OPPORTUNITY OF LIBRARY
EXPANSION TO MAXIMIZE AREA PARKING
AND CONNECTIONS FOR THE BENEFITS OF
THE ENTIRE AREA.

RETAIL / RESTAURANT USE

PLAZA

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AREA 3

LIBRARY EXPANSION PHASE II PLAN 30

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AREA 3: PHASE II

BEFORE



TODAY

AFTER



TOMORROW

MID TO LONG TERM PROJECT

COMMUNITY COMMENT

FINISH WORK IDENTIFIED ON THE 1995 PLAN.

- 1. ADD OFFSITE PARKING TO ATTRACT PEOPLE TO THE PARK**
- 2. CREATE A PATH SYSTEM WITH GATHERING SPOTS AND RIVER OVERLOOKS TO ALLOW PARK USERS VISUAL ACCESS TO THE FARMINGTON RIVER**
- 3. PROVIDE CONNECTION TO EAST SIDE OF RIVER NHCD ZONE**

CREATE RIVER VIEWS
PER 1995 MASTER PLAN

CREATE VIEWS OF RIVER
PER 1995 MASTER PLAN

PROVIDE RIVER CROSSING FOR ACCESS TO EAST SIDE
OF NEW HARTFORD CENTER DISTRICT ZONE

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AREA 4

JULY 2015

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

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

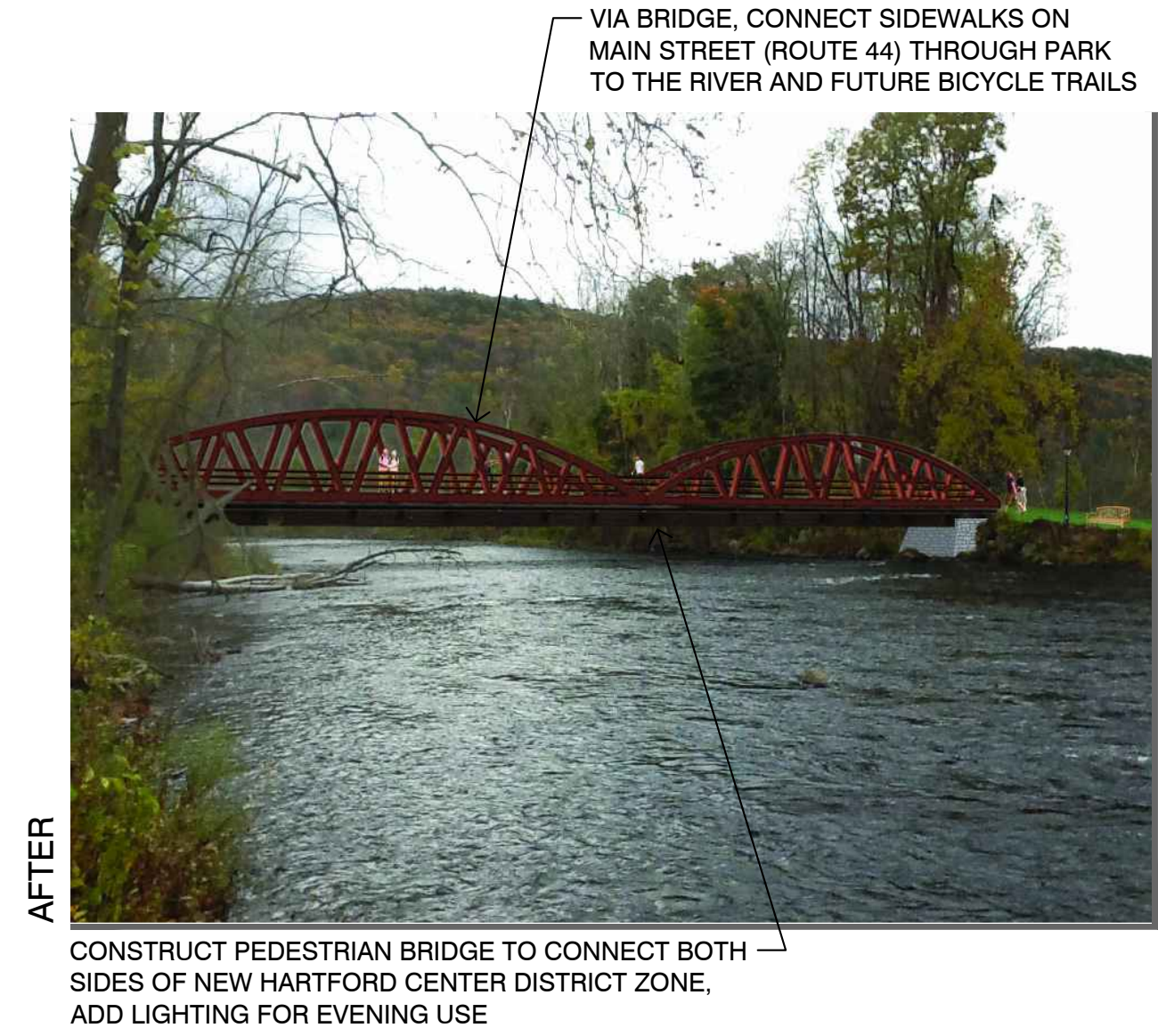
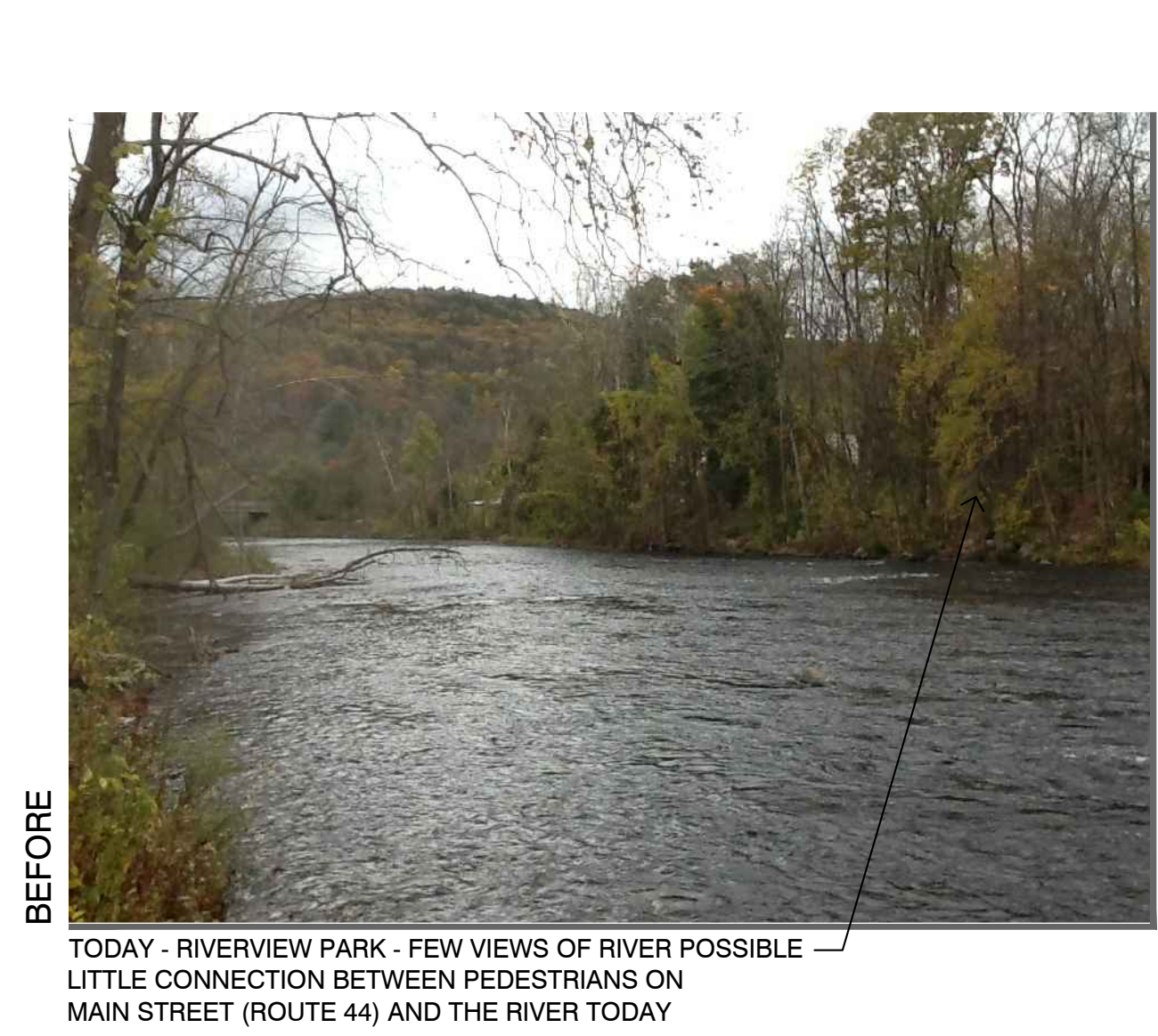
AFTER



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

AREA 4

IMPORTANT PEDESTRIAN CONNECTION
 MID TO LONG TERM INVESTMENT



LONG TERM INVESTMENT IN
EAST SIDE OF DOWNTOWN

CREATE VIEWS OF RIVER

GATHERING AREA

PLAN FOR BRIDGE

ROUTE 219

ACCESS TO PARK

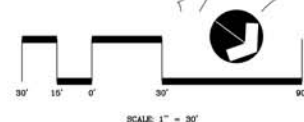
GATEWAY DEFINING ELEMENTS

CALLAHAN PARK

BICYCLE PATH TO CANTON

MIXED USE OR COMMERCIAL BUILDINGS.
SEWER EXTENSIONS ARE NECESSARY FOR MAXIMUM
ECONOMIC IMPACT IN THE EASTERN SECTION OF THE
NHCD ZONE, PRIVATE DEVELOPER SPONSORED

A close-up photograph of a white street sign with black lettering that reads "GREENWOODS ROAD". The sign is mounted on a metal post, and the background shows a blurred view of a residential street with houses and trees.



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AREA 5

LONGER TERM INVESTMENT



AREA 5: ROUTE 219 & GREENWOODS ROAD

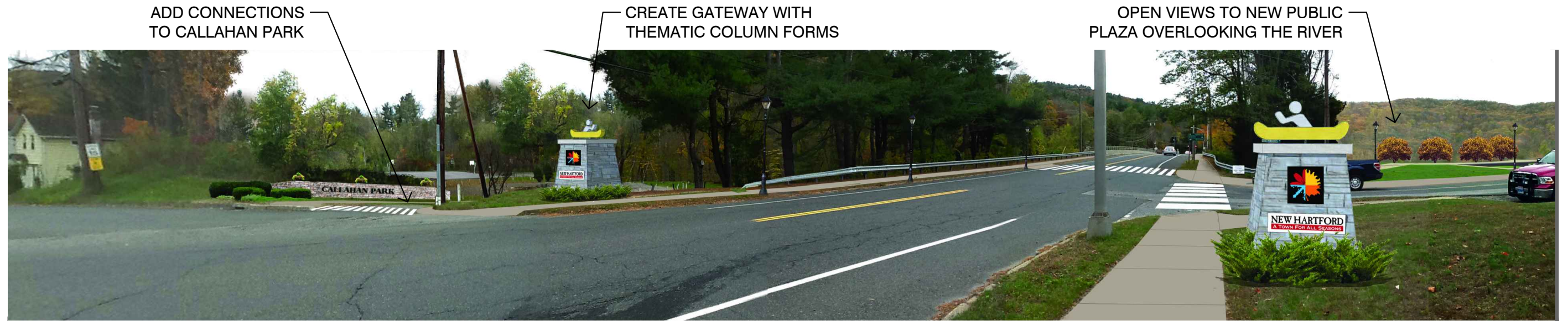
BEFORE



TODAY - EASTERN GATEWAY

CALLAHAN PARK NOT CONNECTED
VISUALLY TO DOWNTOWN

AFTER



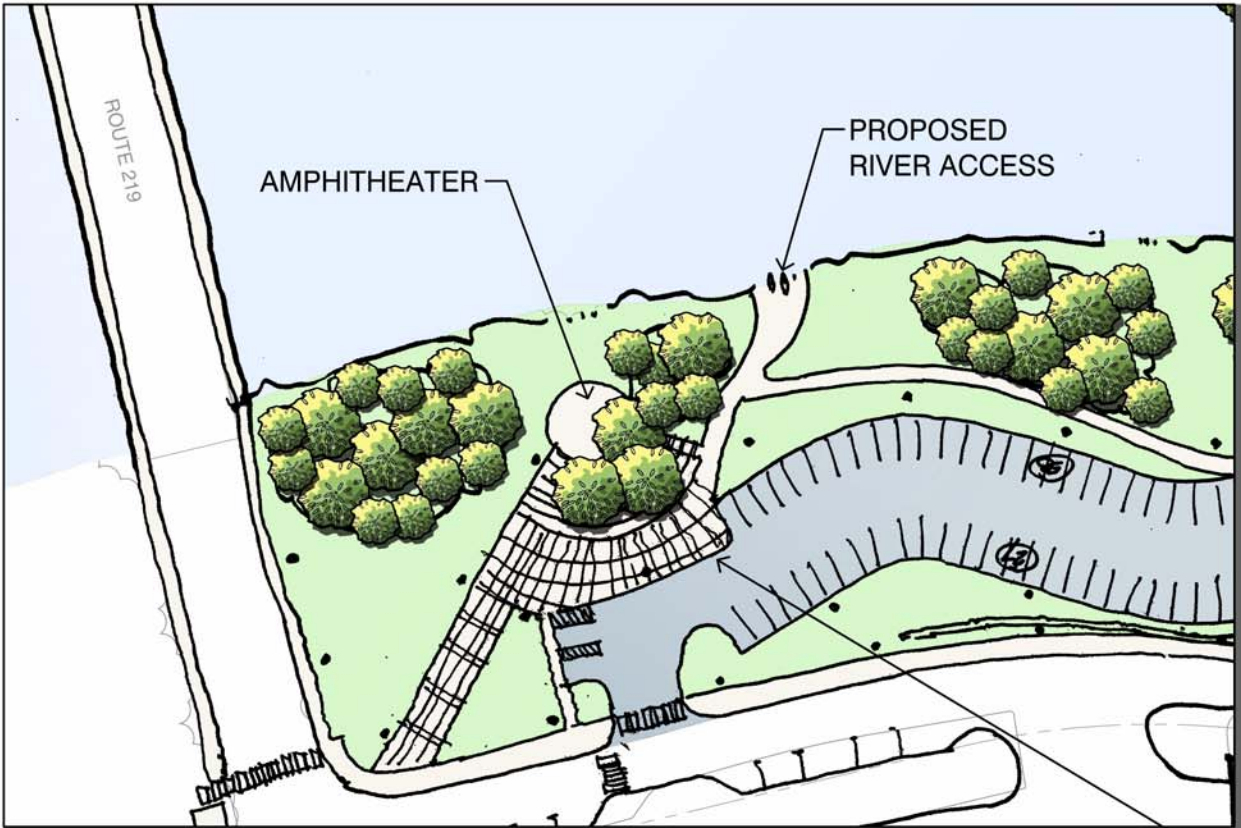
ADD CONNECTIONS
TO CALLAHAN PARK

CREATE GATEWAY WITH
THEMATIC COLUMN FORMS

OPEN VIEWS TO NEW PUBLIC
PLAZA OVERLOOKING THE RIVER

TOMORROW - GATEWAY DEFINED, PEDESTRIAN CONNECTION TO CALLAHAN PARK

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

PRIVATE DEVELOPMENT
MID TO LONG TERM INVESTMENT

COMMUNITY COMMENT

THE LAND EAST OF THE FARMINGTON RIVER HAS BEEN REZONED NHCD ALLOWING HOUSING AND COMMERCIAL USES. WITH SEWER CAPACITY AVAILABLE, THIS SECTION OF THE TOWN IS POISED FOR DEVELOPMENT WHICH CAN REINFORCE THE BUSINESSES IN THE DOWNTOWN AND CAN ADD TO THE PEDESTRIAN CONNECTION NETWORK.

MIXED USE OR COMMERCIAL BUILDINGS
BUILT BY PRIVATE INVESTORS

FUTURE PRIVATELY DEVELOPED MULTIFAMILY
HOUSING SERVICED BY TOWN SEWER

A map of the Mill Creek area. A red line indicates the proposed bicycle path, starting from the top left and running horizontally to the right. A black line indicates the existing mill complex, located below the bicycle path. The map is labeled with 'BICYCLE PATH TO RIVERTON' and 'EXISTING MILL COMPLEX'.

MASTER PLAN

DRAFT PLAN

COMMUNITY COMMENT



NEW HARTFORD CENTER MASTER PLAN UPDATE

◁PREPARED FOR: BOARD OF SELECTMEN

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

2015 MASTER PLAN 42

JULY 2015

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.

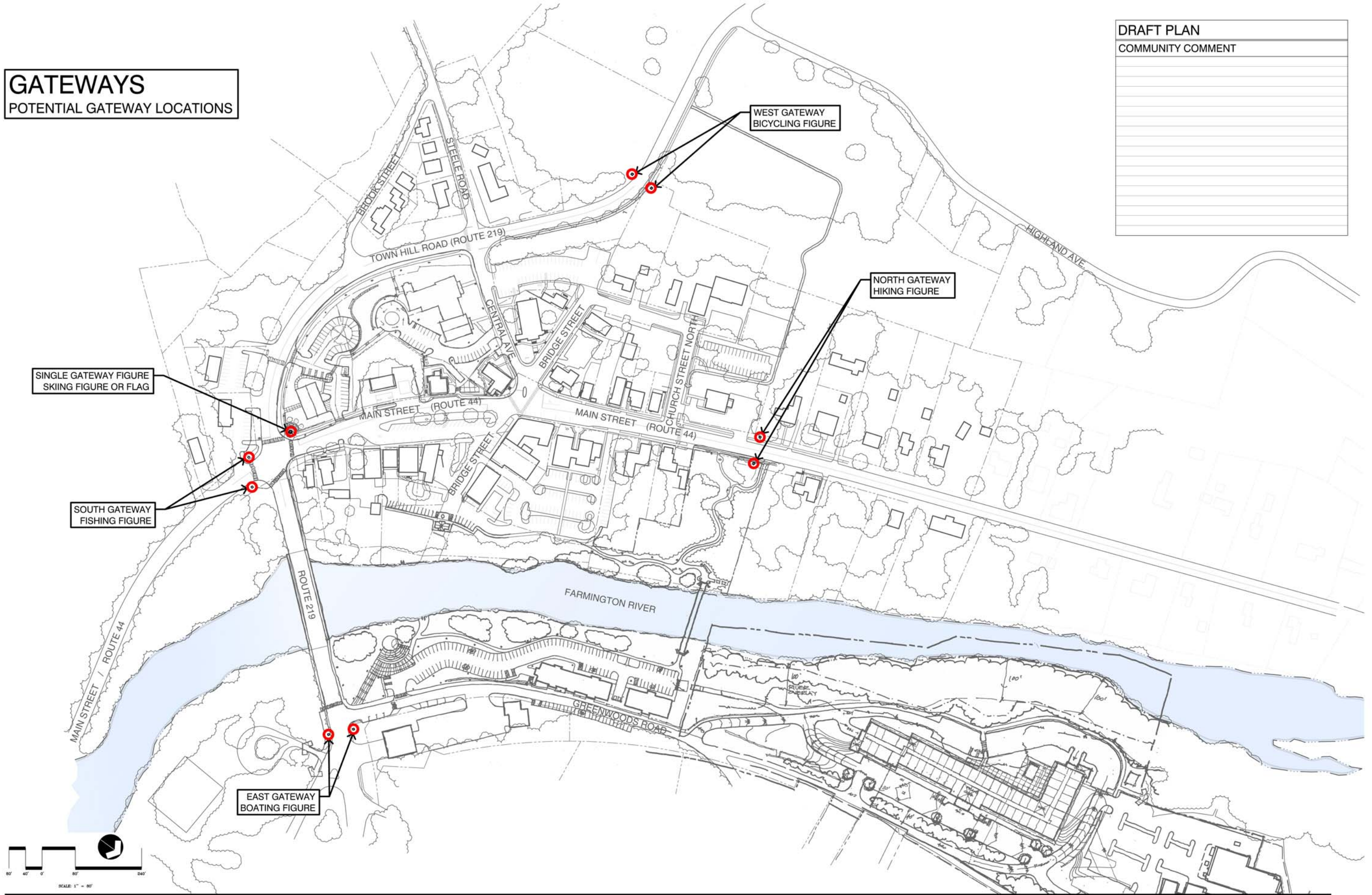
Numerous forms or elements can be used to architecturally create a gateway. In this instance small towers of granite are suggested upon which the town logo can be placed. The towers could have a simple top or could incorporate a feature. In these sketches figures which represent the natural attributes 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.

GATEWAYS

POTENTIAL GATEWAY LOCATIONS

COMMUNITY COMMENT

COMMUNITY COMMENT



NEW HARTFORD CENTER MASTER PLAN UPDATE

◁PREPARED FOR: BOARD OF SELECTMEN

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

GATEWAYS 44

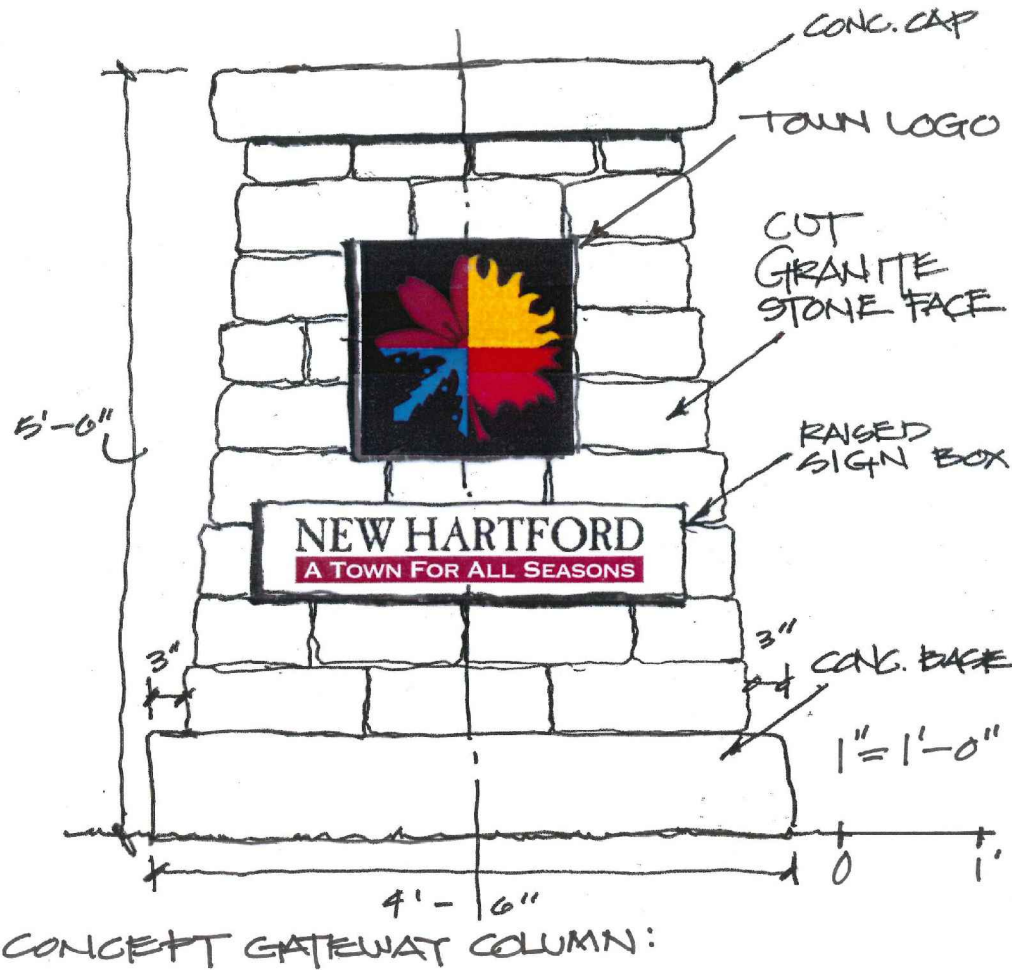
JULY 2015

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.

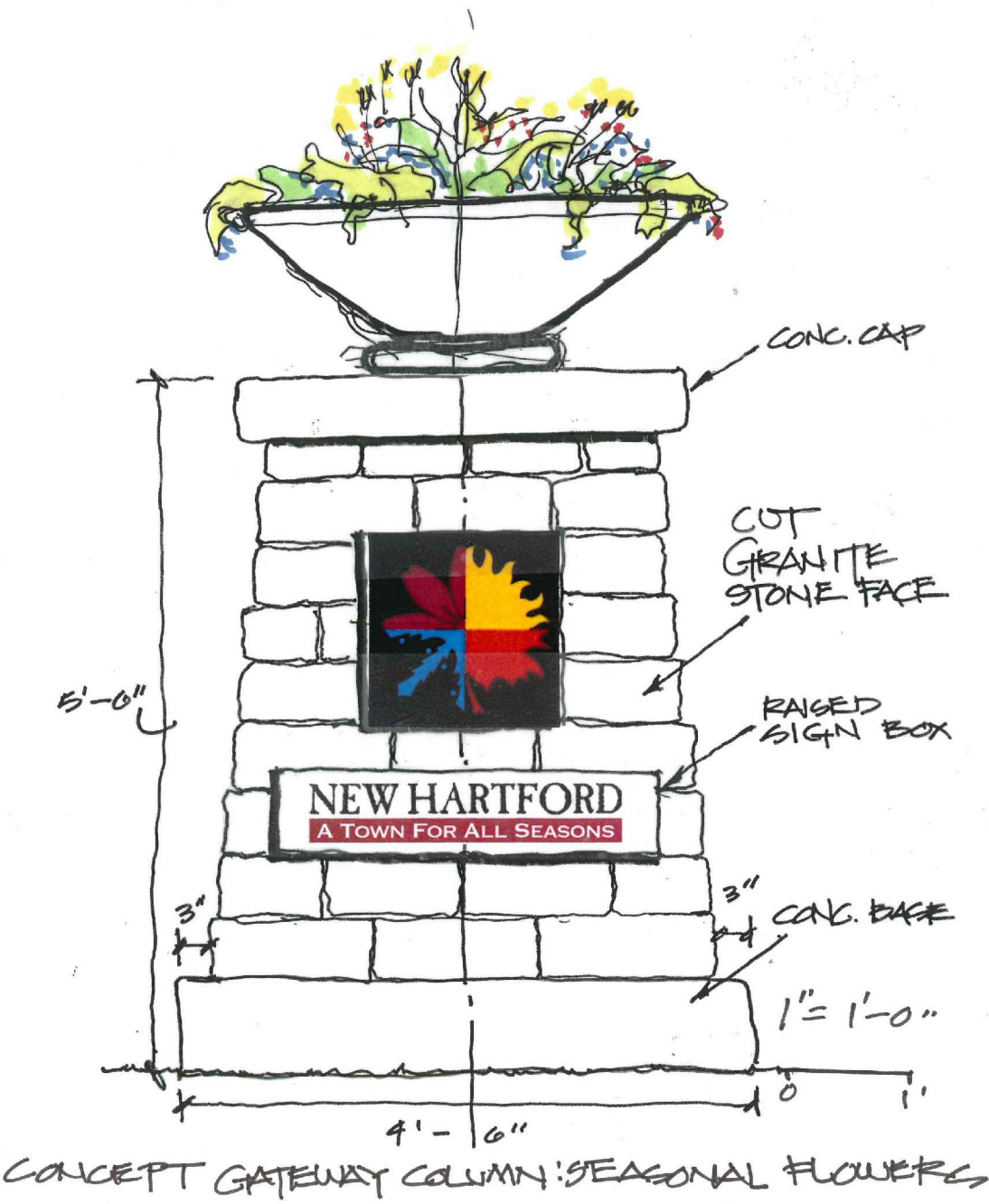


EXISTING COLUMNS AT NEW HARTFORD VILLAGE CEMETERY ARE A GATEWAY FORM EXAMPLE

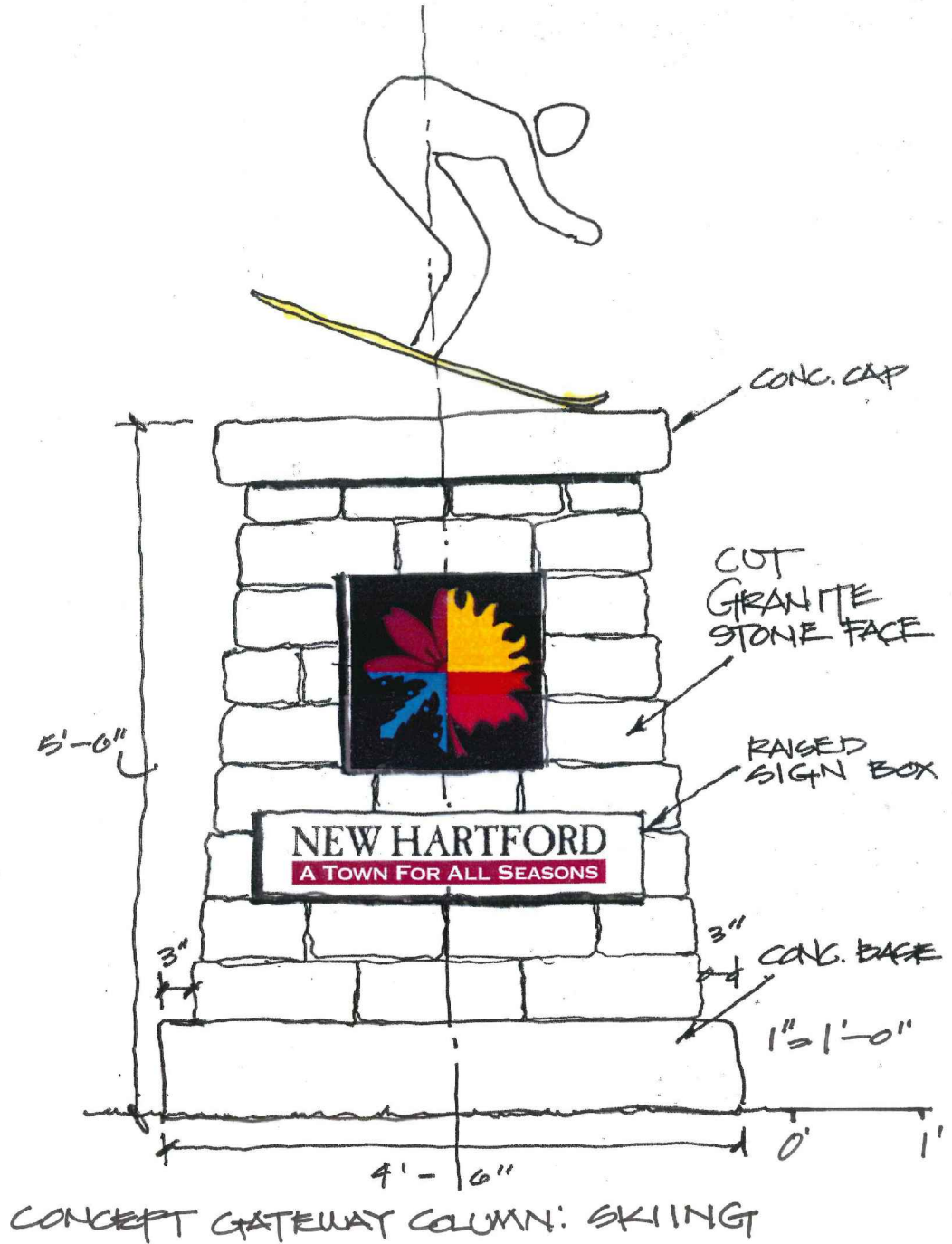
STONE COLUMNS OR WALLS CAN CREATE A VISUAL IMAGE WHILE REINFORCING A SENSE OF ENTRY INTO A SPACE, A GATEWAY. THE FEATURE ALSO CAN REINFORCE A SENSE OF AREA UNITY BY USING NATIVE MATERIALS. THE STONE COLUMNS AT THE CEMETERY ALONG TOWN HILL ROAD SERVE THESE FUNCTIONS.



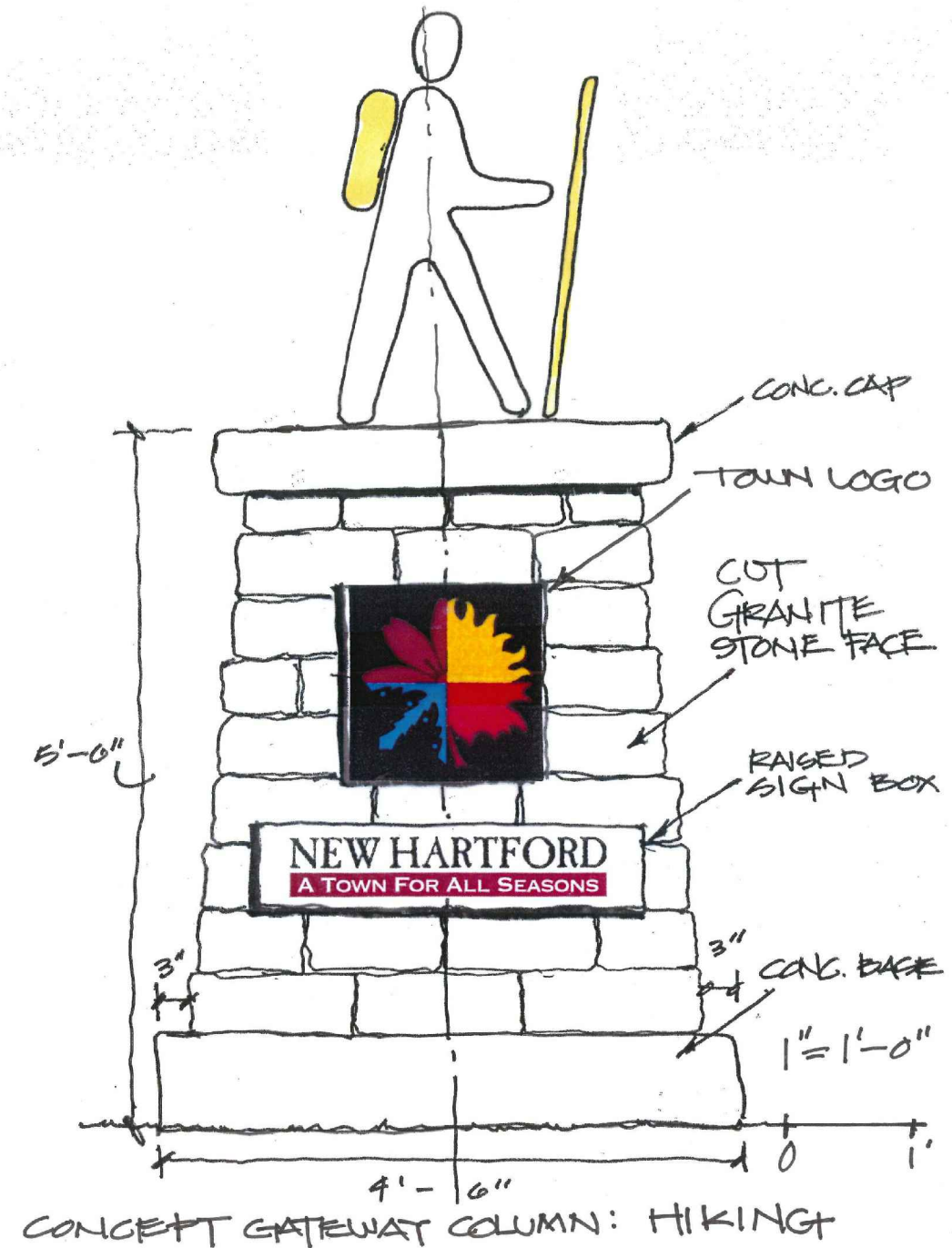
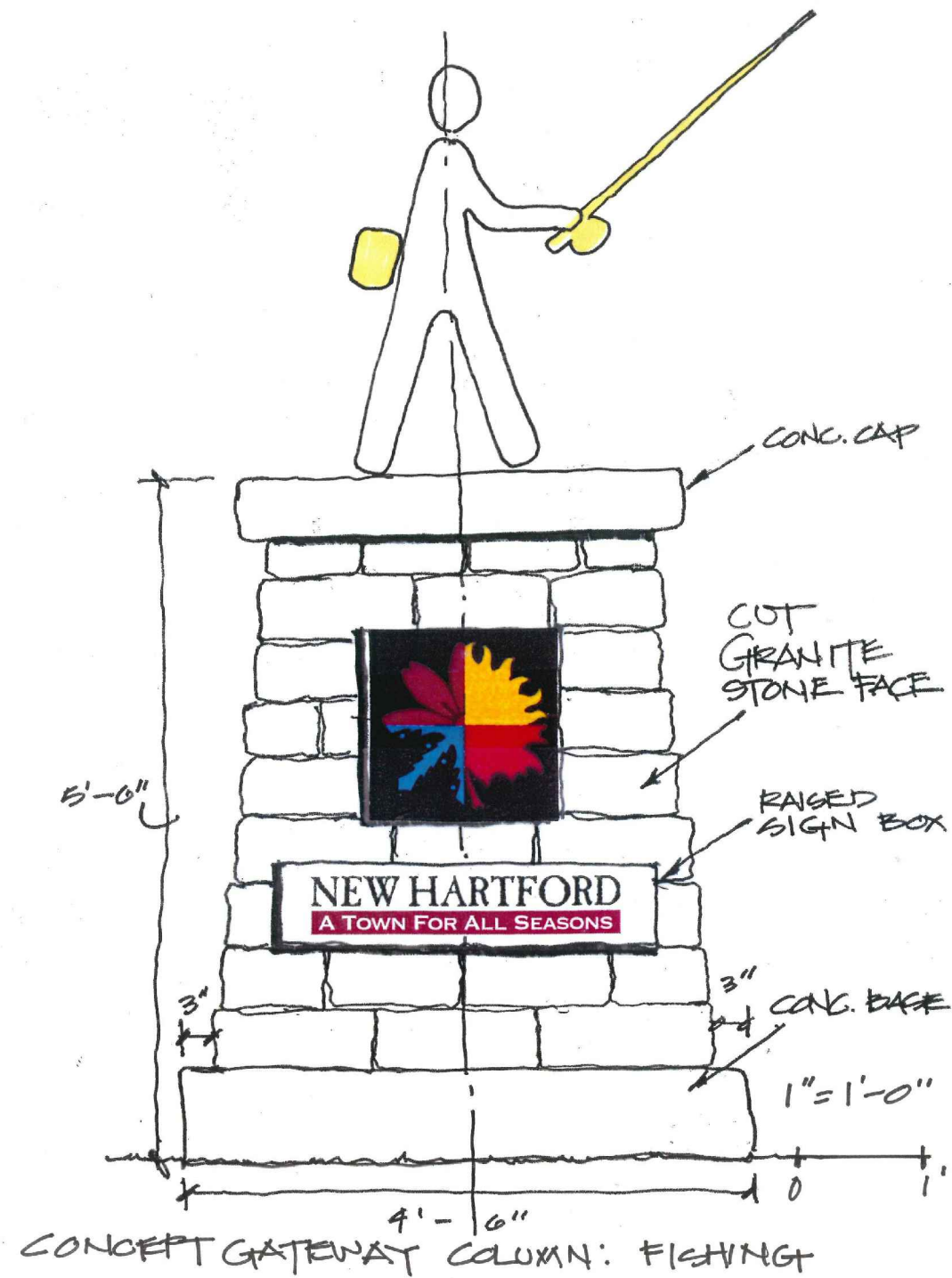
COLUMN FORMS CAN BE SIZED TO FIT THE SPACE:
LARGER IN OPEN AREAS, SMALLER NEAR HOMES
OR ENCLOSED SPACES.

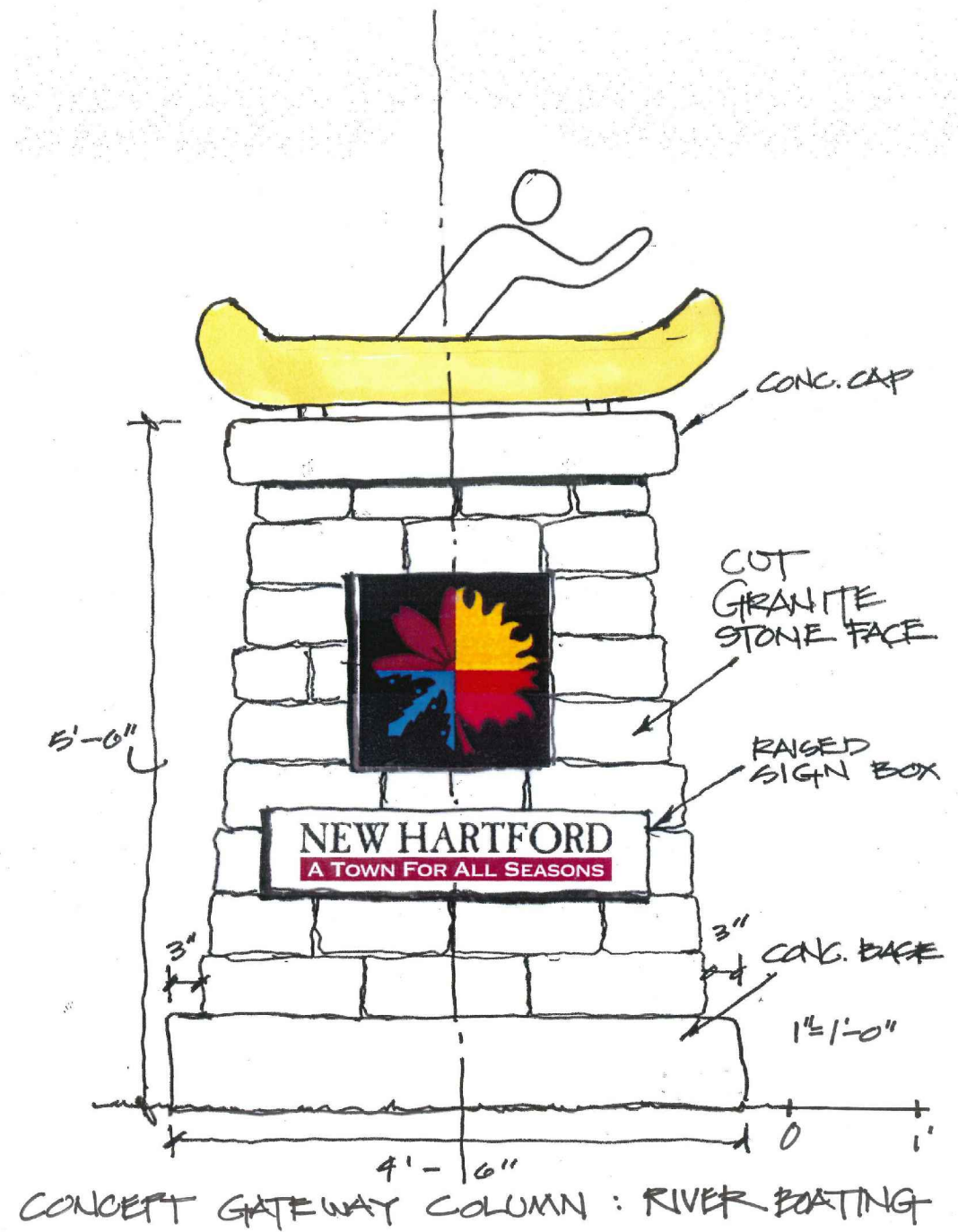
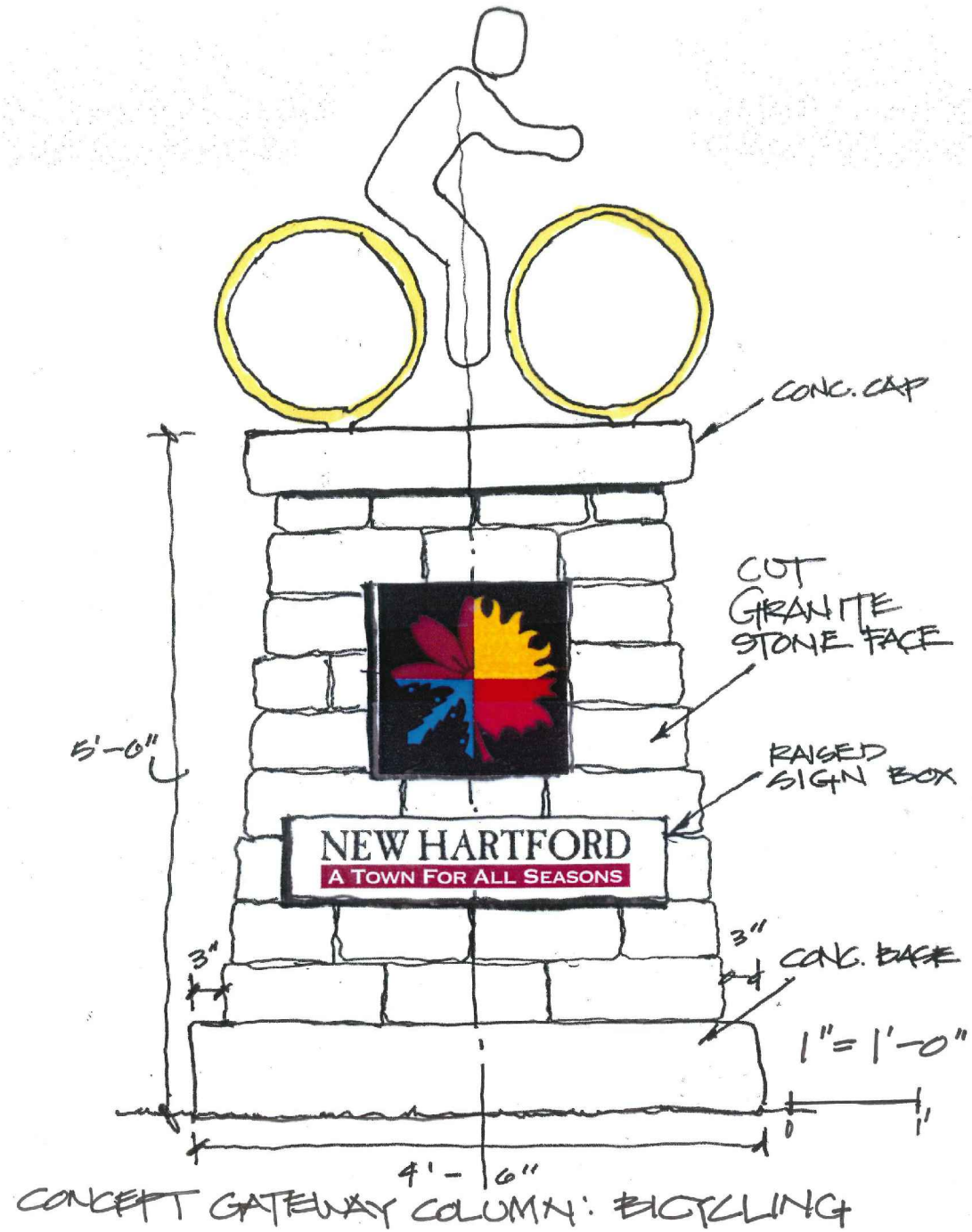


FIGURES COULD BE DESIGNED BY LOCAL ARTISTS



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.

	2015	TIMELINE
AREA I PAVILION AREA: _____		
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	
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.