NEW HARTFORD CENTER
MASTER PLAN UPDATE
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 groundwork 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 Beeley 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 for 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

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Table of Contents

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

1995 PLAN: GOAL #1

GOAL #1 - PARTIAL SUCCESS
- VIEWS TO RIVER OPENED
- POTENTIAL FOR FORMAL OVERLOOK AND GATHERING SPOT CAN BE CREATED
- RIVER WALK CAN BE CREATED
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
GOAL #3 - ACCOMPLISHED

- NEW LIBRARY AND PARKING WAS CONSTRUCTED
- SIDEWALKS EXTENDED TO TOWN HILL ROAD AND STEELE ROAD
- PERIOD STREET LIGHTING EXTENDED TO LIBRARY
- PARKING CONSTRUCTED BUT NOT VISIBLE FROM STREET
- POTENTIAL PEDESTRIAN CONNECTION TO MAIN STREET

1995 PLAN: GOAL #3
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
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
GOALS #1 & 5 - ACCOMPLISHED
- OLD INDUSTRIAL BUILDING REMOVED, GOAL #1
- TOWN HALL PARKING EXPANDED, GOAL #5
- SIDEWALK CONNECTIONS STARTED, GOAL #6
1995 PLAN: GOAL #6

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

STREETSCAPE TREATMENT
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.
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.

1995 KEY PLAN PARCELS OF CONCENTRATION
2015 KEY PARCELS

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.

1. Town Land
   Key to identification of Downtown Gateway and for Economic Development

2. Vacant Parcel
   Key to identification of Downtown Gateway and for Economic Development

3. Library / Expansion
   Key Land for Cultural Enhancement and Parking

4. Jones / Heath Parcel
   Key to create a Northern Gateway and connection to river

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

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.
AREA 1

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

PLACE PAVILION LIKE STRUCTURE AT TERMINUS OF BRIDGE STREET. CREATE A FORMAL GATHERING PLACE FOR PUBLIC AND PRIVATE EVENTS OVERLOOKING THE RIVER

CREATE AREA FOR POTENTIAL WATER ACCESS

FLAG POLE OR SCULPTURAL FEATURE
AREA 1
PAVILION FLOOR PLAN

HOW MIGHT THE PAVILION APPEAR? AN ARCHITECTURAL CONCEPT...

THE PLAN

NEW HARTFORD CENTER
MASTER PLAN UPDATE

PREPARED FOR: BOARD OF SELECTMEN
PREPARED BY: LADA, P.C. LAND PLANNERS

AREA 1
BRIDGE STREET OVERLOOK PAVILION

JULY 2015
CROSS SECTION THROUGH A POTTENTIAL RIVER OVERLOOK PAVILION
AREA 1
PAVILION ELEVATION

PAVILION ELEVATION AS SEEN FROM BRIDGE STREET

AN ELEVATION

CUPOLA TO PROVIDE LIGHT IN CENTER OF SPACE BELOW
AREA 1

TODAY - OVERLOOK TO BRIDGE STREET FROM EAST SIDE OF RIVER

TOMORROW - OVERLOOK TO BRIDGE STREET WITH PAVILION
TODAY - OVERLOOK FROM BRIDGE STREET (WEST SIDE OF RIVER)
VIEW LACKS FOCUS

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

- TOWN TO ESTABLISH PUBLIC PARKING
- ESTABLISH CROSSWALK
- TOWN ACQUIRES LAND AND CREATES A GATEWAY PLAZA
- ADD GATEWAY DEFINING ELEMENTS
- EXTEND SIDEWALKS AND TOWN LIGHTING
- PEDESTRIAN CONNECTION TO LIBRARY

DRAFT PLAN
COMMUNITY COMMENT

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PREPARED BY: LADA, P.G. LAND PLANNERS

SOUTH GATEWAY PHASE I PLAN
JULY 2013

AREA 2

22
TODAY - INTERSECTION OF MAIN STREET (ROUTE 44) AND TOWN HILL ROAD (ROUTE 219), CONFUSING SIGNS WITH NO SENSE OF ENTRY TO DOWNTOWN

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

CROSSWALKS AND SIDEWALK ENHANCEMENT

CREATE PLAZA
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
SHORT TO MID TERM PROSPECT TO ENHANCE ECONOMIC DEVELOPMENT

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.

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.
**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

**POSSIBLE OUTDOOR DINING OPPORTUNITIES**

**NEW PRIVATELY DEVELOPED COMMERCIAL BUILDING**
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
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.
AREA 3: PHASE I

BEFORE

TODAY

PLANNED EXPANDED LIBRARY AND MEETING AREA

AFTER

TOMORROW

NEW HARTFORD CENTER
MASTER PLAN UPDATE

LIBRARY EXPANSION VIEWS

PREPARED FOR: BOARD OF SELECTMEN
PREPARED BY: LADA, P.C. LAND PLANNERS

AREA 3
JULY 2015
AREA 3: PHASE II

MIDTERM PROJECT

COMMON GROWTH AREA

OPEN VIEWS TOWARD LIBRARY

MAXIMIZE DOWNTOWN PARKING AND PEDESTRIAN CONNECTIONS.

LIBRARY LAWN PROGRAM SPACE

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

RETAIL / RESTAURANT USE

PLAZA
AREA 3: PHASE II

BEFORE

TODAY

EXTEND SIDEWALKS FROM BOTTOM OF HILL

LIBRARY EXPANSION

PRIVATE ECONOMIC DEVELOPMENT OPPORTUNITIES WEST OF TOWN HILL ROAD (ROUTE 219)

EXTEND SIDEWALKS TO HIGHLAND AVE.

AFTER

TOMORROW

NEW HARTFORD CENTER MASTER PLAN UPDATE

LIBRARY EXPANSION PHASE II VIEWS
NEW HARTFORD CENTER
MASTER PLAN UPDATE

NORTH GATEWAY - JONES / HEATH PARCEL PLAN

AREA 4
MID TO LONG TERM PROJECT

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
AREA 4

BEFORE

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

AFTER

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

CREATE GATEWAY WITH STONE COLUMNS

OPEN VIEWS TO PARK AND RIVER

NEW HARTFORD CENTER MASTER PLAN UPDATE

PREPARED FOR BOARD OF SELECTMEN

PREPARED BY LAMH, P.C. LAND PLANNERS

RIVERVIEW PARK & NORTH GATEWAY

JULY 2015
AREA 4

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

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

OPEN VIEWS OF RIVER
AREA 4
IMPORTANT PEDESTRIAN CONNECTION
MID TO LONG TERM INVESTMENT

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

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

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

NEW HARTFORD CENTER
MASTER PLAN UPDATE

AREA 4
PEDESTRIAN BRIDGE

PREPARED FOR BOARD OF SELECTMEN
PREPARED BY: LADA, P.C. LAND PLANNERS

JULY 2015
AREA 5
LONG TERM INVESTMENT IN EAST SIDE OF DOWNTOWN

TOWN TO CREATE PLAZA AMPHITHEATER AND ACCESS TO RIVER

CREATE VIEWS OF RIVER

GATHERING AREA

FARMINGTON RIVER

PLANT FOR BRIDGE

ACCESS TO PARK

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

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PREPARED FOR: BOARD OF SELECTMEN
PREPARED BY: LADA, P.C. LAND PLANNERS

EAST OF RIVER PLAN
JULY 2013
37
AREA 5
LONGER TERM INVESTMENT

BEFORE
TODAY - TOWN GARAGE SITE

REMOVE TOWN GARAGE USE FROM SITE

AFTER
TOMORROW - MIXED USE COMMERCIAL POTENTIAL

ADD PRIVATELY FINANCED COMMERCIAL BUILDINGS,
PARKING AND PEDESTRIAN CONNECTIONS
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

CALLAHAN PARK NOT CONNECTED VISUALLY TO DOWNTOWN

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JULY 2015

AREA 5
EAST GATEWAY VIEWS
39
AREA 5
PUBLIC RIVER OVERLOOK AMPHITHEATER

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

PROPOSED RIVER ACCESS

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

Possible western gateway column locations include:

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. Further, the New Hartford Village Cemetery, the western edge of the downtown area, has for many years defined its 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.

Possible western gateway column locations.
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
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GATEWAY COLUMNS

NEWHARTFORD columns:
FISHING

CONCEPT GATEWAY COLUMN: FISHING

CONCEPT GATEWAY COLUMN: HIKING
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MASTER PLAN UPDATE

GATEWAY COLUMNS

PREPARED FOR: BOARD OF SELECTMEN
PREPARED BY: LAMA, P.C. LAND PLANNERS

GATEWAY COLUMNS
JULY 2015

<PREPARED FOR: BOARD OF SELECTMEN
PREPARED BY: LAMA, P.C. LAND PLANNERS>
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

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

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.
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

AREA III  PARKING EXPANSION:  2019

AREA IV  RIVERVIEW PARK PARKING:  2020

AREA V  MULTIFAMILY HOUSING  2021

AREA IV  RIVERVIEW PARK PATHS AND GATHERING SPOTS  2023

AREA IV  BRIDGE OVER RIVER:  2026 *

NEW TOWN GARAGE CONSTRUCTED ELSEWHERE IN TOWN:  2027

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.