

Main Street Streetscape Concept

Newtown, CT

Flint Ridge Development LLC



FITZGERALD & HALLIDAY, INC.
Innovative Planning, Better Communities

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Main Street

Favorable Attributes

- **Borough Center**
 - Primarily Residential
 - Complementary Mix of Commercial Properties
 - Strong & Active Borough Community
- **Cultural Hub of Newtown**
 - Edmund Town Hall
 - Newtown Historical Society
 - Meeting House
 - C.H. Booth Library
- **Historically Preserved**
 - Period Architecture & Setbacks
 - Liberty Pole
- **On-Street Parking**
 - Convenient & Efficient
 - Supports Community Center Function
 - Reduces Vehicular Speeds
- **Pedestrian Enabled Streetscape**
 - Sidewalk on Both Sides of Street
 - Attractive Tree Lawn

Main Street Challenges & Risks

- **Road Design Prioritizes Vehicles**
 - Long, Straight & Wide Roadway Facilitates High Vehicle Volume At High Rate Of Speed
 - Pedestrians At Significant Disadvantage
 - Protracted Crosswalk Distances
 - Poor Visibility & Illumination Of Crosswalks
- **Vehicles Run Road Shoulder To Pass**
 - Increases Safety Concern For Pedestrians Attempting to Cross Street
 - Increases Risk At Flagpole Intersection
- **High Vehicular Speeds**
 - Bifurcates Borough Community... Pedestrians Uncomfortable Crossing Street
 - Encourages Commuter & Commercial Traffic Through The Borough (vs. I-84)
 - Negatively Impacts Property Values & Appeal Of Owning Main St Properties
- **Meeting House**
 - No Parking
 - No Designated Loading Area

Erodes Vitality & Sustainability of Borough Community... Enhancements Needed

Existing Conditions

Main Street, Newtown CT

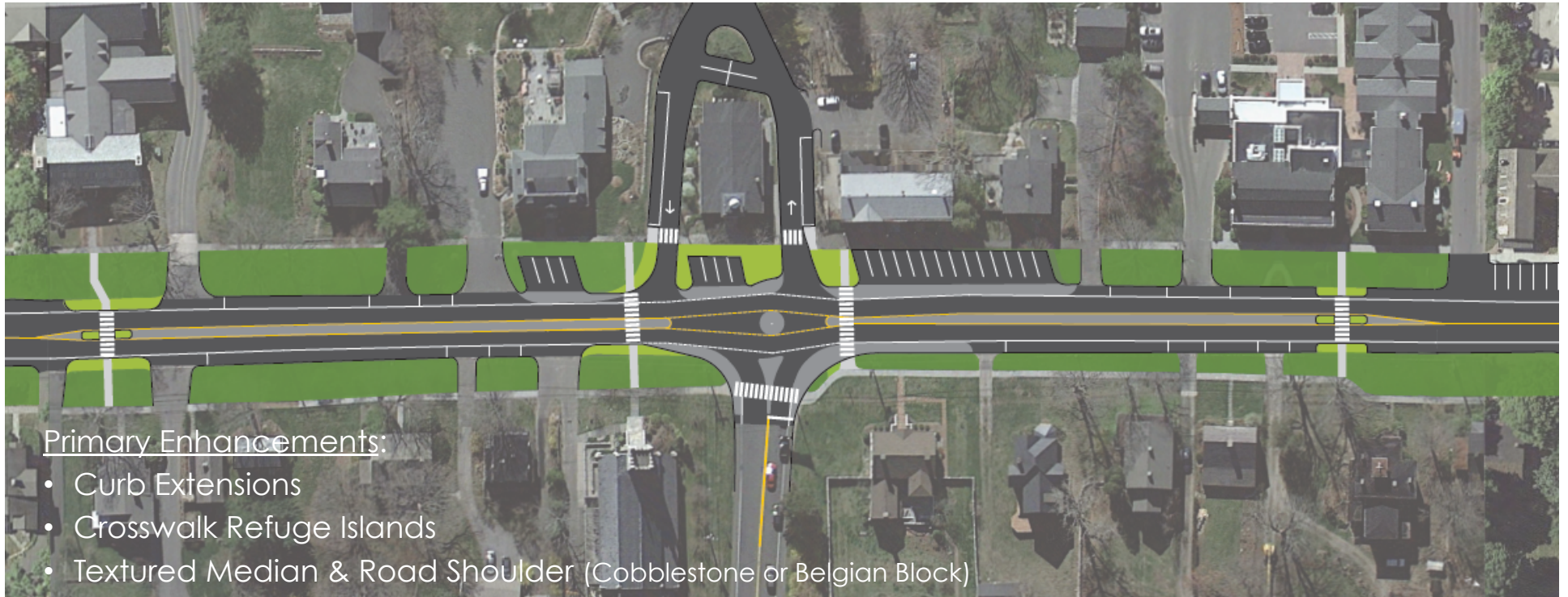


Existing Curb Lines & Cuts

Proposed Concept Main Street, Newtown CT

Design Objectives:

- Improve Pedestrian Connections & Safety
- Historic Preservation Friendly
- Low Impact



Streetscape Enhancement: Curb Extensions & Refuge Islands

Design Outcomes:

- Channelizes Vehicles & Calms Speeds
- Shortens Pedestrian Crossings
- Improves Pedestrian Visibility & Safety



Streetscape Enhancement: Pedestrian Connectivity

Design Outcome:

- Facilitates Pedestrian Activity
- Reconnects Borough Community
- Improves Viability Of Main Street



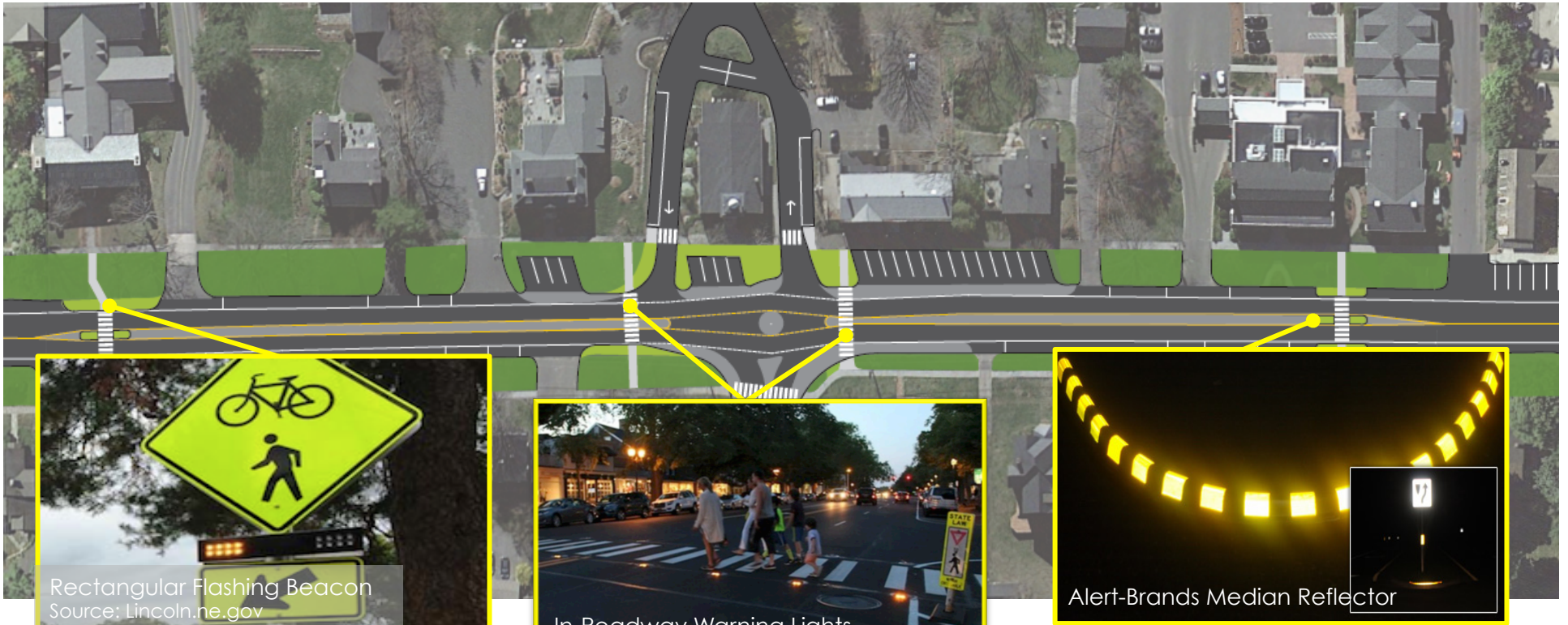
Main Street Crosswalks (L to R):

- Newtown Inn (proposed – beyond aerial view)
- CH Booth Library (proposed at Curb Extension)
- Meeting House (existing)
- 33 Main Street (existing – shifted Northward)
- Newtown Savings Bank (proposed at Curb Extension)
- Edmund Town Hall (existing – shifted to Curb Extension)

Streetscape Elements: High Visibility Crosswalks

Design Features:

- Rectangular Flashing Beacon (activated)
- In-Roadway Warning Lights (activated)
- Median / Refuge Island Reflector



Streetscape Elements: “Mountable” Medians & Shoulders

Design Outcomes:

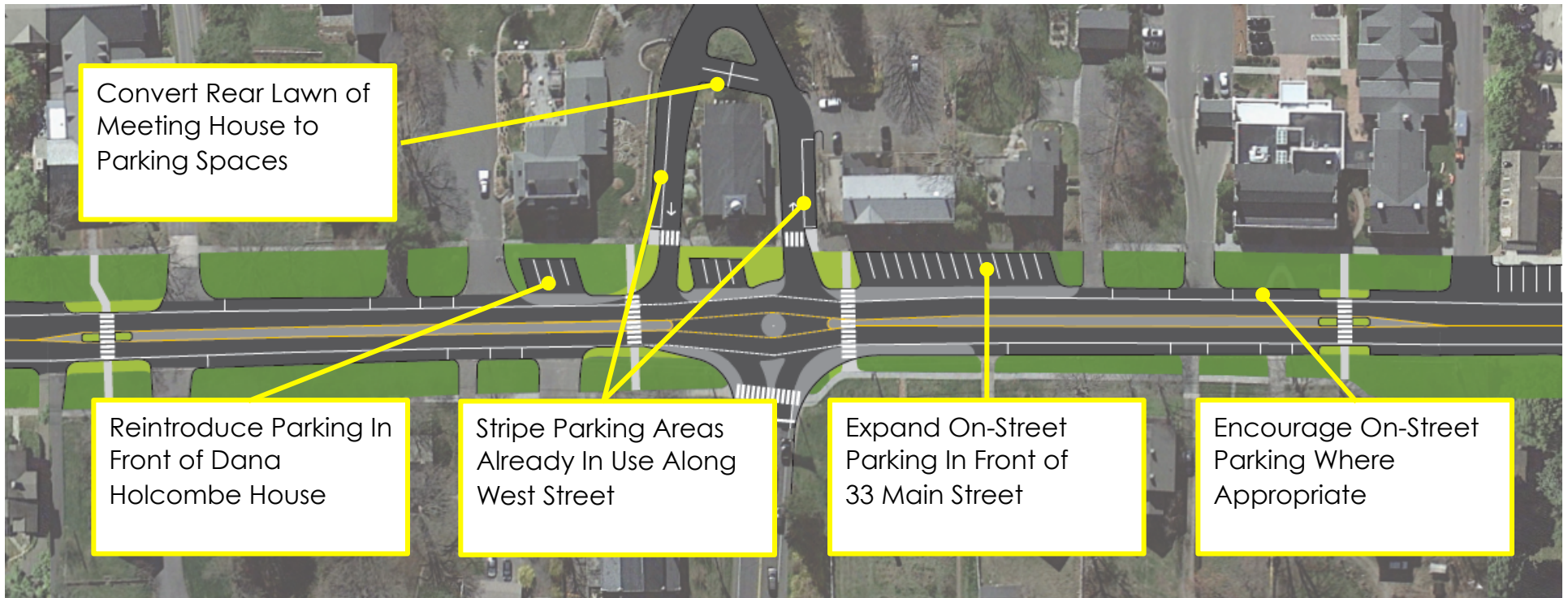
- Channelizes Vehicles & Calms Speeds
- Intersection Mimics Roundabout
- Historic Aesthetic (Cobblestone or Belgian Block)



Streetscape Elements: Meeting House

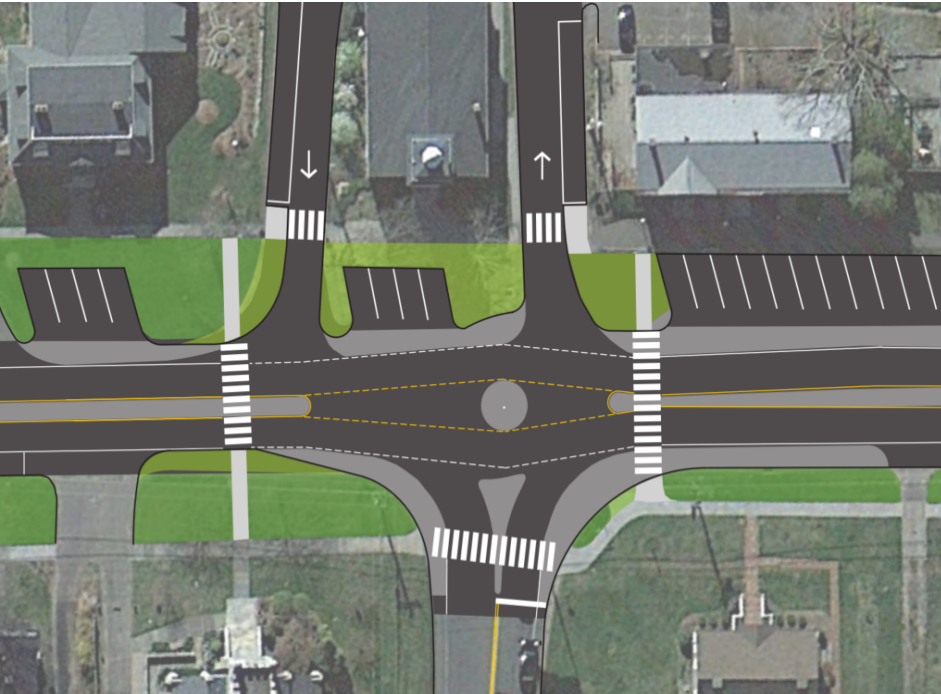
Design Outcomes:

- More On-Street Parking
- Calms Vehicular Speeds
- “Angled” Pull-in Spaces Where Appropriate



Intersection Alternative Meeting House

Concept A: Parking In Front

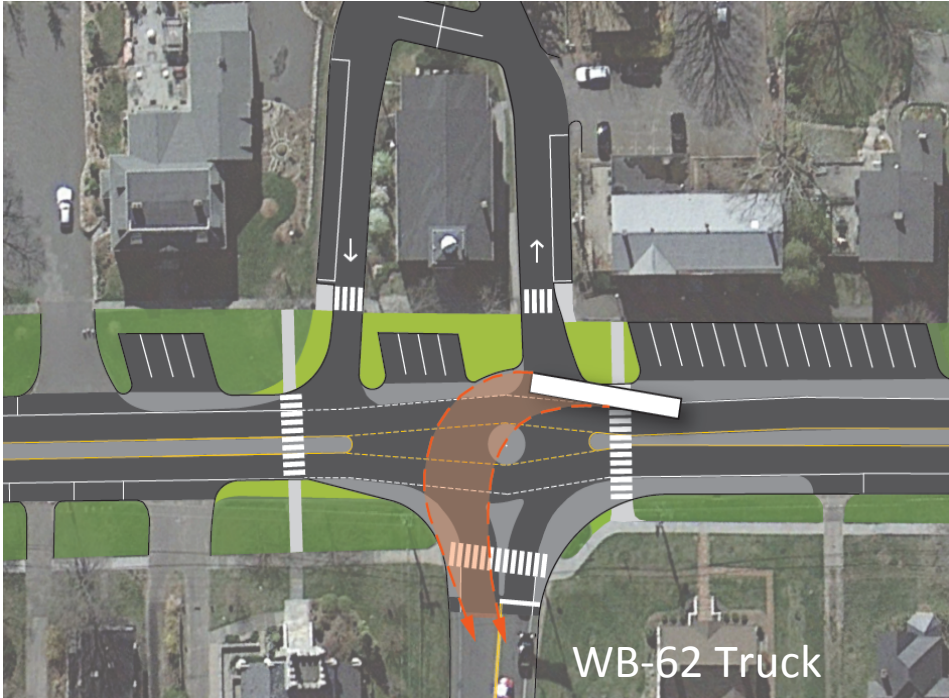
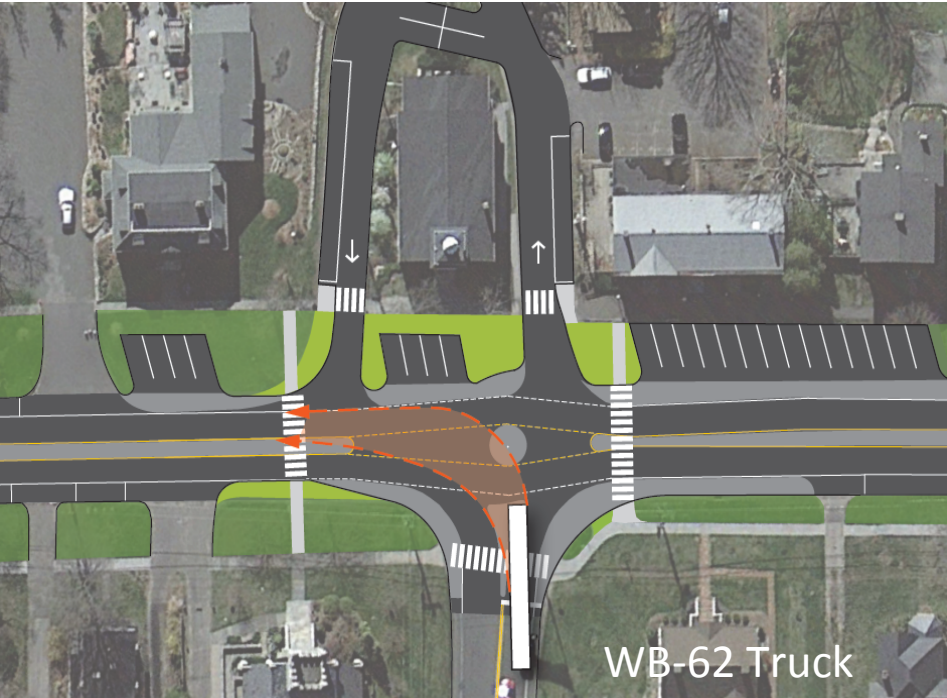


Concept B: Loading Area In Front

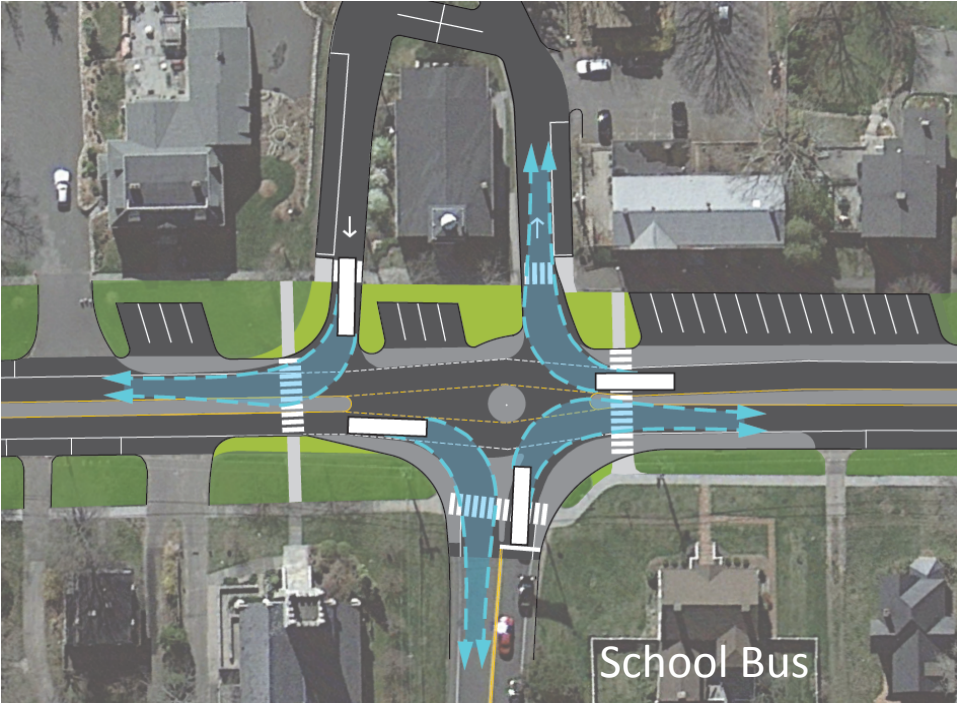
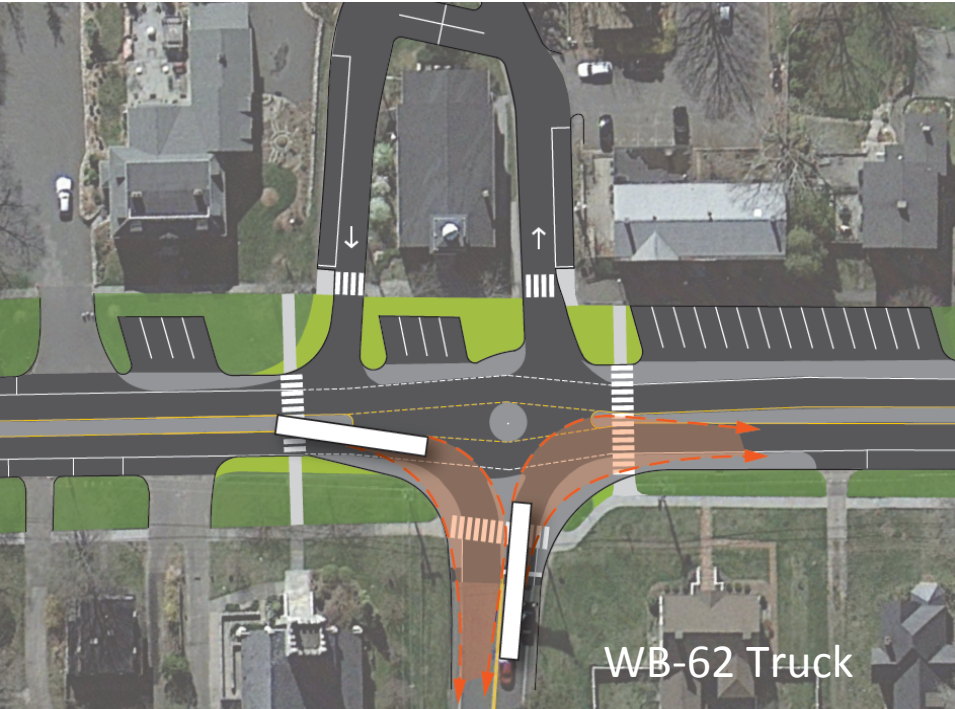


Appendix: Turning Radiuses Flagpole Intersection

Turning Radiuses Flagpole Intersection



Turning Radiuses Flagpole Intersection



Turning Radiuses Flagpole Intersection

