

# NEW MILFORD RIVERFRONT RENEWAL



SEPTEMBER 2020

**The New Milford Riverfront Renewal Plan was prepared with funds from the Connecticut Department of Environmental Protection Brownfield Area Revitalization Grant program.**

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**ACKNOWLEDGMENTS**

The New Milford Riverfront Renewal Plan builds on the input gathered from more than 20 stakeholder interviews, three public workshops with more than 400 participants (digital and in person), multiple design team charrettes, consultation with the New Milford Town Council, and guidance from the Riverfront Revitalization Committee who met regularly over the year-long-plus process. Special thanks to the following for their participation:

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# EXECUTIVE SUMMARY



Create a dynamic 21st century riverfront integrated with New Milford's Town Center to catalyze community development, resiliency, and revenue generation for the town while protecting the Housatonic River and its ecosystem.







# FOREWORD

Welcome to New Milford's Riverfront Renewal Plan, an ambitious new blueprint that reimagines one of our untapped resources – the Housatonic Riverfront and its connections to our historic Village Center business district.

This plan provides the framework to implement exciting new concepts as well as finalizes those generated over the past few years.

- Better access to the riverfront from our Downtown
- Providing valuable riverfront and remediated brownfield properties for economic development, new recreational opportunities, and much-needed housing options
- Alleviation of traffic congestion in the Town Center

The catalyst for this plan began in 2016 when a large-scale natural gas power plant was proposed for the town-owned Century Brass location – on the fringe of our beloved downtown Village Center and across from the Housatonic River. New Milford's citizens demanded a better plan. The developer withdrew its interest, and a committee was formed so we could determine our own destiny and take advantage of the riverfront and adjacent town-owned properties.

Community planning in this context represents the proactive role government can take in working with residents, property owners, and developers to ensure that the redevelopment of former or underutilized industrial/brownfield sites is undertaken in a manner that fully maximizes their potential to meet community needs. The result is a better quality-of-life.

This plan is a living document with a long-term vision: to create a resilient and dynamic 21st-century riverfront integrated with New Milford's Town Center to catalyze community development, resiliency, and revenue generation for the town while protecting the Housatonic River and its ecosystem.

It outlines the principles, context, objectives, and recommendations for a long-term plan to open up this underappreciated and formerly industrial riverfront area, creating increased access, recreational activities, tree-lined walkways, and much-needed new housing. New commercial and business uses will bring people closer to the river while simultaneously generating new jobs and tax revenue. And the Town's investments will inspire and spur private redevelopment.

However, the best ideas are only as good as their implementation. Vision without implementation is counterproductive. Execution of the plan will be opportunistic and flexible, driven by the short-term as well as long-term needs of the community. Roadway and sidewalk improvements, creation of greenways and connectors, redevelopment of town and privately owned brownfields, as well as the construction of new recreational facilities and housing are integral to turning this ambitious plan into reality.

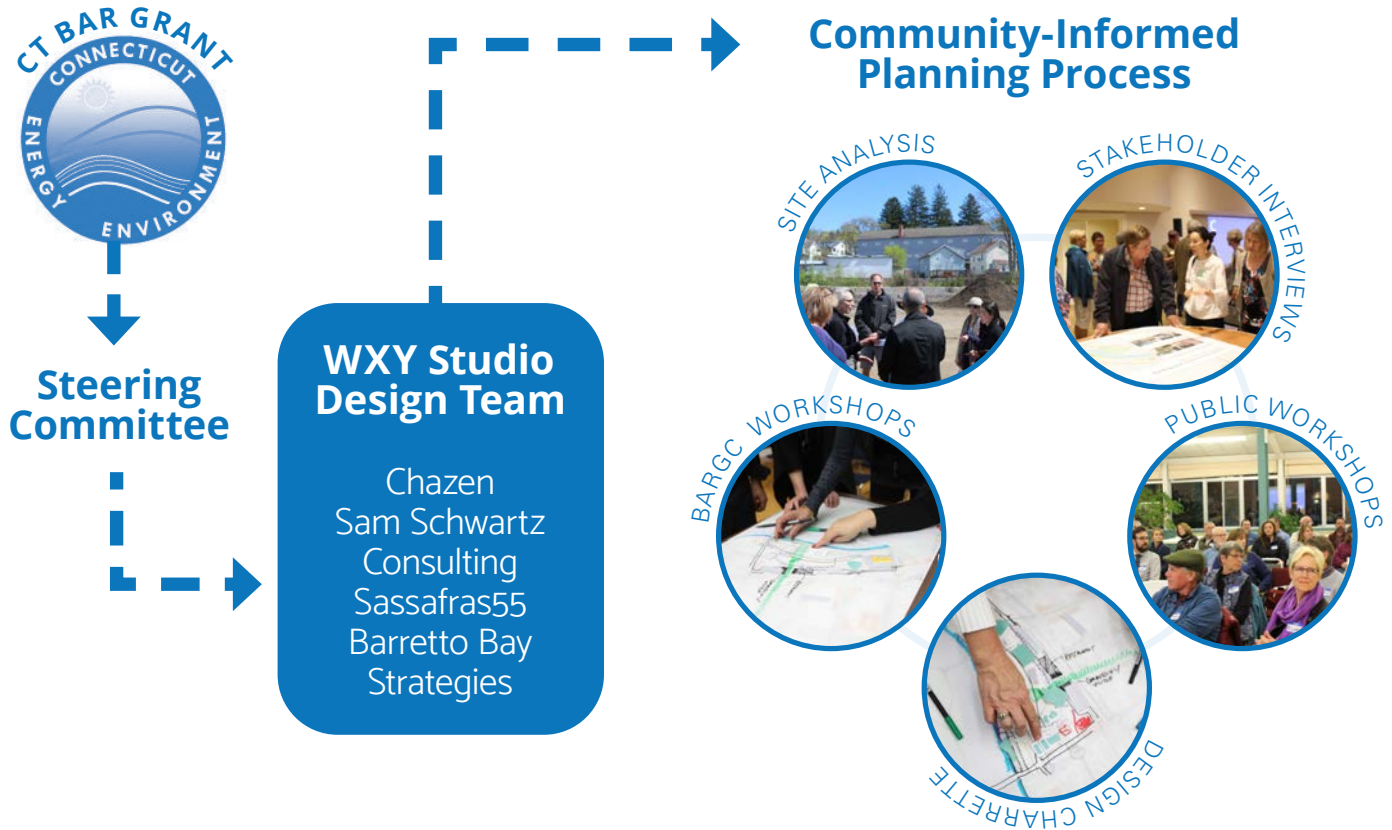
This important work was made possible by a \$170,000 Brownfield Area-Wide Revitalization (BAR) Planning Grant from the State of Connecticut's Department of Economic and Community Development. This grant enabled the committee to retain the firm of WXY ARCHITECTURE + URBAN DESIGN, a nationally recognized master plan consultant with expertise in riverfront revitalization, to work with both the committee and the community to create, collaborate and refine our many ideas and aspirations into the cohesive vision shared in this report.

Thank you to all of the community members and appointed and elected officials who attended and participated in our public workshops and presentations. Your support is critical to realizing this vision. Thank you to our town staff who shared their expertise and insights, to the Town Council for its encouragement, and to Mayor Pete Bass for his foresight, steadfast leadership, and encouragement.

Liba H. Fuhman, Chairman  
New Milford Brownfield Area-Wide Revitalization Planning Grant Committee



# Overview



New Milford’s Riverfront and Brownfield Area Revitalization Master Plan (the Plan) is an action-oriented, community-based strategic master plan that will guide development for the next two decades. The Plan will serve as a flexible framework for connecting New Milford’s Town Center to the isolated Housatonic River riverfront through catalytic re-use of underutilized brownfield sites.

New Milford’s Brownfield Area-Wide Revitalization Planning Grant Steering Committee (BARGC) commissioned and oversaw the study and planning process, funded by the Connecticut Department of Economic and Community Development Brownfield Area-Wide Revitalization Planning Grant program. Preparation of the BAR study is an essential component of the town’s ongoing economic development goals to grow and sustain a vibrant Town Center and bring new business, jobs and housing to New Milford. The program is designed to empower applicants with comprehensive redevelopment strategies so brownfields are transformed “from liabilities to community assets.”

Previous planning efforts over the past decade have highlighted areas of opportunity for the town and the surrounding region. The study considered and incorporated those efforts and their respective recommendations, and initiatives already under way.

The master planning process included stakeholder interviews, community visioning and public engagement exercises, environmental



## Developed Thematic Goals and Actionable Strategies to Achieve Them



## Leveraging Riverfront Brownfields



## Town-Wide Revitalization



assessment of known brownfield sites, consultation with relevant Town departments, and multiple design charrettes to develop appropriate options and recommendations for reuse.

Through consideration of these plans, public consultation, and BARGC input, the following thematic goals were developed to achieve the vision of a more connected town and riverfront:

**1) Arts and Culture** Grow and sustain a vibrant Town Center that prioritizes projects enhancing quality of life and attracting new residents, businesses, and entrepreneurial investment.

**2) Recreation** Expand year-round use of the Housatonic River and the riverfront as a recreational asset for people of all ages

**3) Walkable** Address topographic and program barriers to create stronger pedestrian connections between the Town Center and the redesigned Housatonic River riverfront

**4) Sustainable** Create a sustainable riverfront vision that remediates contaminated sites, addresses stormwater management and flooding, and protects and celebrates the river's natural ecosystem

Implementation of the Plan will require public and private investment to relocate enterprises, and to leverage state and federal funding to remediate land, setting the stage for transformative reuse.

# Study Area

The Study Area for the plan is defined as the Housatonic River corridor from the former Century Brass to the north to Hidden Treasures Park to the south, including the Town Center east of the river and Native Meadows Preserve west of the river. Underutilized riverfront brownfield properties limiting town and river connections are the geographic focus for priority projects. The Plan emphasizes redevelopment of these properties for their catalytic potential to seed investment that will lead to greater area-wide changes.

## 1) TOWN CENTER

The Town Center bounded by Elm Street/Bennitt Street to the north, East Street/Route 202 to the east, and Bridge Street/Route 202 to the south, and the Housatonic Railroad to the west. Priority sites include Patriot's Way, Boardman Terrace and streetscape enhancements to improve the pedestrian at-grade rail crossing.

## 2) HOUSATONIC RIVERFRONT

The Housatonic River from Young's Field Road and Housatonic Avenue to the north, the Housatonic Railroad to the east, Hidden Treasures Park to the South, and Route 7/Danbury and Kent Roads to the west. Priority sites include Young's Field, Native Meadows Preserve and New Milford's Department of Public Works

## 3) HOUSATONIC AVENUE CORRIDOR

Housatonic Avenue connects through traffic from the downtown via Young's Field Road to residential areas in northern New Milford. The area is bounded by Boardman and Aspetuck Ridge Roads to the north, the Housatonic Railroad to the east, Young's Field Road to the south and the Housatonic River to the west. Priority sites include the New Milford Recycling Center and Department of Public Works and stockpile storage.

## 4) CENTURY BRASS

The 60-acre+ former Century Brass site is a known brownfield with remediation underway.

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# Catalytic Elements

The success of the plan will be catalyzed by the creation of new public space activities adjacent to the Housatonic River and the Town Center (see page 46-47).



# 1

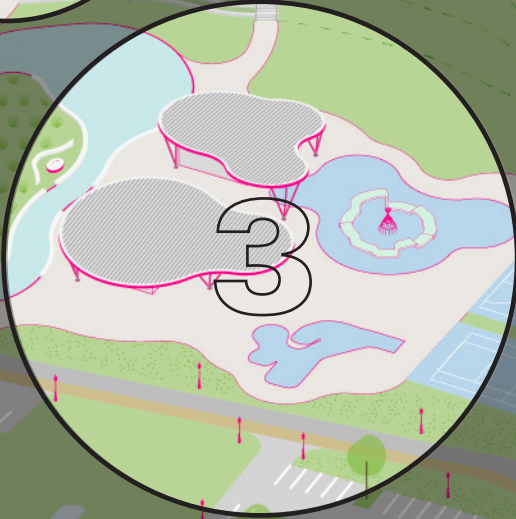
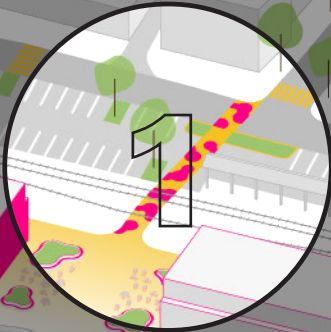
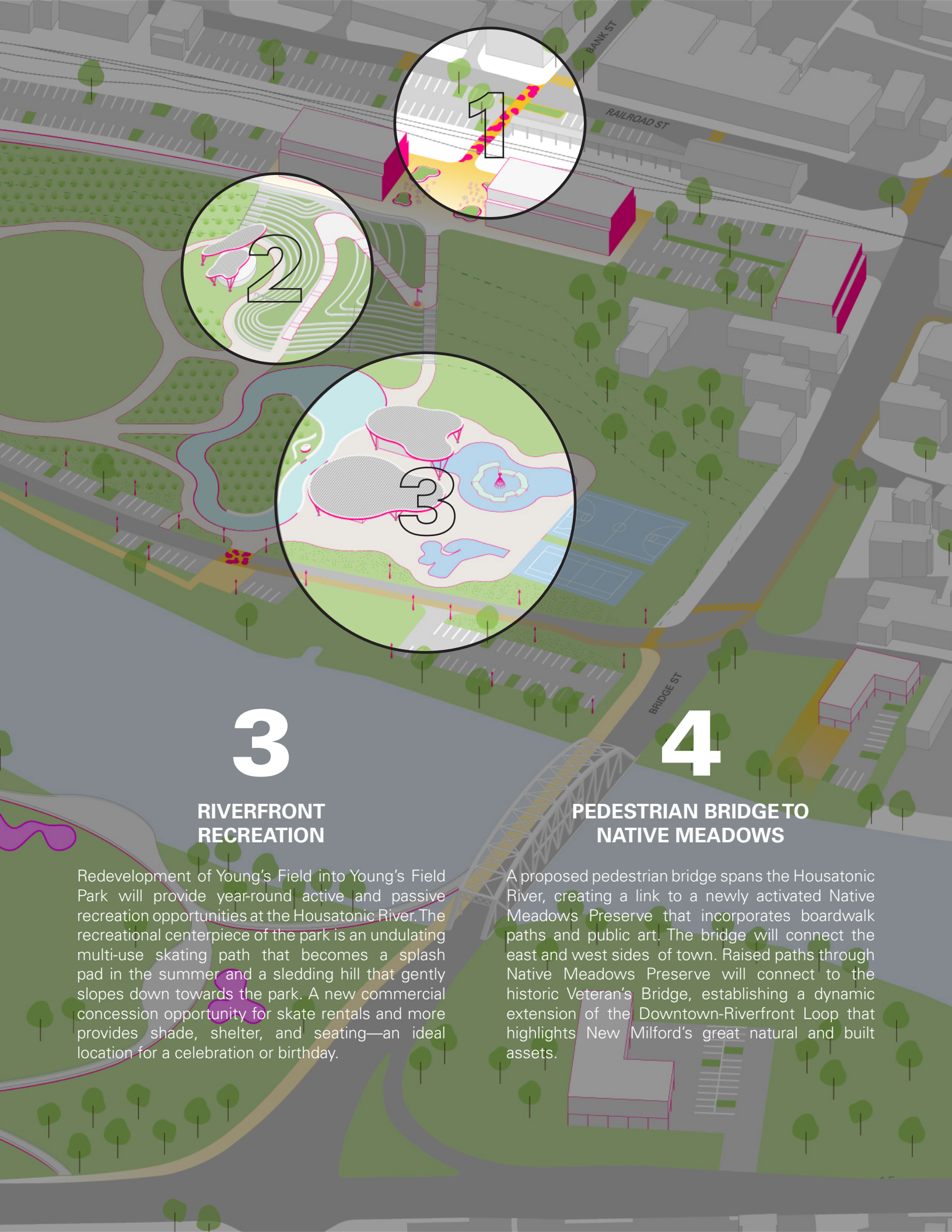
## PUBLIC REALM LINKAGES

Railroad Plaza is designed as a public gateway that frames views of the Housatonic River and attracts people to cross the railroad from Bank Street through to the river. Two new mixed-use anchors on Patriot's Way will extend the Town Center commercial activity west of the railroad, activating the underutilized area with ground-floor retail and apartments on top. The buildings flank a public plaza, creating an outdoor living room equipped with seating, shade, and plantings.

# 2

## OUTDOOR AMPHITHEATER

The Outdoor Amphitheater will serve as a cultural node for local and regional events, adjacent to festival grounds and an active riverfront. The amphitheater uses grass-covered terraced seating with capacity for 300-600 people to gently step down from the Town Center to Young's Field Park. A path sweeps through the amphitheater seating, creating river viewsheds and moments for reflection at the 9/11 Memorial. The orientation of the stage protects performers and the audiences from the sun and maximizes the river as a scenic backdrop.



3

**RIVERFRONT RECREATION**

Redevelopment of Young’s Field into Young’s Field Park will provide year-round active and passive recreation opportunities at the Housatonic River. The recreational centerpiece of the park is an undulating multi-use skating path that becomes a splash pad in the summer and a sledding hill that gently slopes down towards the park. A new commercial concession opportunity for skate rentals and more provides shade, shelter, and seating—an ideal location for a celebration or birthday.

4

**PEDESTRIAN BRIDGE TO NATIVE MEADOWS**

A proposed pedestrian bridge spans the Housatonic River, creating a link to a newly activated Native Meadows Preserve that incorporates boardwalk paths and public art. The bridge will connect the east and west sides of town. Raised paths through Native Meadows Preserve will connect to the historic Veteran’s Bridge, establishing a dynamic extension of the Downtown-Riverfront Loop that highlights New Milford’s great natural and built assets.









1

# INTRODUCTION



# Introduction

New Milford's Riverfront Renewal Plan brings together strategies for achieving four thematic goals within the geographic study area that span the Housatonic Riverfront from Century Brass to the north to Veteran's Bridge to the South. The Plan prioritizes remediation and reuse of private and town-owned brownfield sites for area-wide revitalization. The team developed design interventions for the Study Area through research, deliberation, site analysis, environmental assessment, and consultation with the community over a year-long study process starting in April 2019.

## 1) TOWN CENTER

A quintessential New England town, New Milford has a diverse mix of small businesses, retail, dining and entertainment options, unique historic architectural character and a picturesque Town Green. Challenges include limited and difficult pedestrian connections to the riverfront, traffic and circulation build-up, and inefficient parking.

## 2) HOUSATONIC RIVERFRONT

Young's Field and the Town's Department of Public Works (DPW) dominate the Housatonic Riverfront from Veteran's Bridge along Young's Field Road/Housatonic Avenue. The riverfront has natural assets on the west side—Native Meadows Preserve—and recreational assets to the east. Truck circulation and heavy uses associated with the DPW are incongruent with family-friendly recreational activities along the river: a playground and skate park, basketball and tennis courts, kayak launch, softball fields, and the River Trail.

## 3) HOUSATONIC AVENUE CORRIDOR

The Housatonic Avenue Corridor is an important, though lightly trafficked, north-south corridor for residents and emergency services that runs from Young's Field Road and Patriot's Way to Century Brass. The town-owned property adjacent to the rail line and currently home to the recycling center, DPW pipe and stockpile storage and a salt shed, sits on a prized parcel outside the floodplain, with river views. Challenges include a low (9-foot) railroad underpass that makes truck circulation impossible.

## 4) CENTURY BRASS

The Century Brass Mill was a 320,000-square-foot brass mill on a 60+ acre parcel that closed in 1986. The town began remediation after it acquired the site in 1999, and more recently the former mill was demolished with plans underway to remove contaminated steel. The concrete slab foundation of the original mill remains in place. The massive scale of the site and further remediation needs (depending on end-use) make it challenging for re-use without significant investment. Direct utility and rail connections make it an attractive site for certain reuses.

The master plan design highlights four priority projects in and adjacent to Young's Field, including the baseball fields, Patriot's Way, and the Department of Public Works' areas. The re-imagining of these areas, which are predominantly publicly-owned, offers an opportunity to bring new business and housing as well as cultural and recreational opportunities that will reinvigorate New Milford and help to catalyze other sites in the New Milford Town Center. It is recognized that these projects cannot be achieved without relocating the current uses and remediating brownfield conditions that underlie these sites.





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2,000 FT



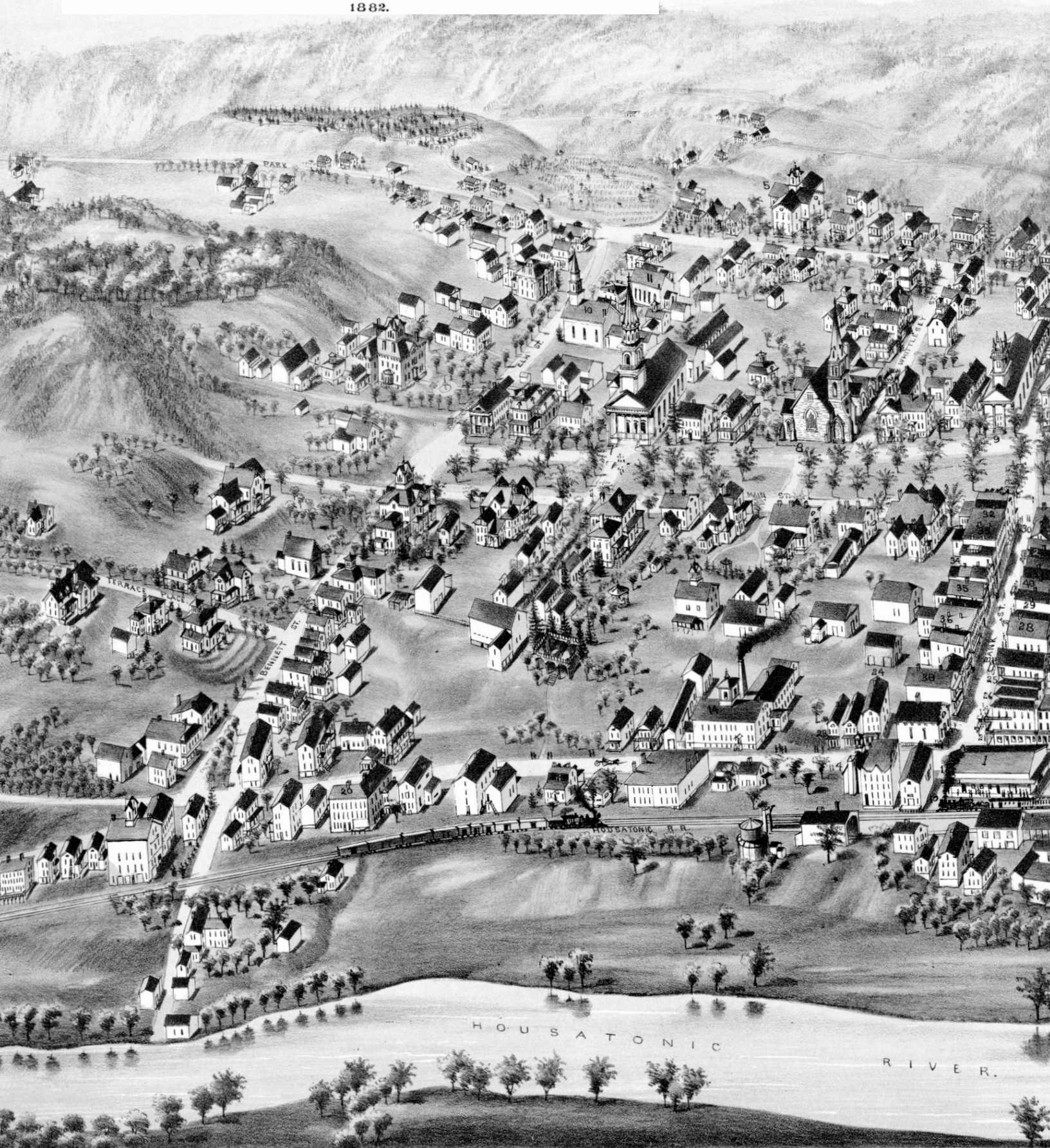


VIEW OF  
**NEW MILFORD.**

CONNECTICUT

OR BAILEY & CO. PUB. BOSTON.

1882.





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HOUSATONIC R. R. PASSENGER STATION. T. F. WATSON AGT.  
 POST OFFICE. DAVID BALDWIN P. M.  
 TOWN HALL. & ENGINE HOUSE.  
 PUBLIC SCHOOL. & DISTRICT SCHOOL.  
 CONGREGATIONAL CHURCH.  
 ST. JOHN'S EPISCOPAL CHURCH.  
 SUB. " "  
 METHODIST CHURCH.  
 CATHOLIC CHURCH.  
 NEW MILFORD HOUSE. SIDNEY E. STRICKLAND, PROP. R.  
 NEW ENGLAND HOUSE.  
 NOBLE BROS. & BUTTON MANUFACTORY.  
 NOBLE BROS. BUTTON FACTORY.  
 T. SCULS CO. DEALERS IN LUMBER, FLOUR, FEED, LIME, CEMENT, & C.  
 NICHOLAS STAUB. TOBACCO WARE HOUSE.  
 ANTHONY & MC MAHON. PAINTS, OILS, GLASS-WARE, TIN-WARE.  
 CHAS. & BOTSFORD. DRUGGIST & APOTHECARY.  
 GEO. & EDDY. CARRIAGE WRE. & REPAIRING.  
 OFFICE OF THE HOUSATONIC RAY.  
 GAZETTE OFFICE.

STOVES,  
LEAD PIPE, & C.

22 J. D. SENIOR. HOUSE, SIGN, & DECORATIVE. PAINTER.  
 23 CHAS. M. SCHREYER. MEAT MARKET.  
 24 ALEXANDER LEVEY. BOOK SELLER & STATIONER.  
 25 CHAS. A. PECK. GROCERIES, BOOTS & SHOES.  
 26 PHILIP PLANE. TONSORIAL & BATH ROOMS.  
 27 L. N. JENNINGS. LIVERY & FEED STABLE. AGT. ADAMS EXPRESS CO.  
 28 S. C. LONDON. GROCERIES, BOOTS, SHOES & C.  
 29 J. JAHOD. TONSORIAL & BATH ROOMS.  
 30 H. NEISNER. N. Y. CLOTHING HOUSE.  
 31 BATES & IVES. JEWELERS.  
 32 W. N. NOBLE. DRUGGIST.  
 33 TREAT & EMMONS. DRY & FANCY GOODS.  
 34 NEW MILFORD SAVINGS BANK.  
 35 A. PIXLEY. DINING ROOMS.  
 36 OLD ROBERTSON. BOOT & SHOE STORE.  
 37 F. KIRSCHS. HOTEL ON EUROPEAN PLAN.  
 38 J. L. JAMES. HORSE SHOEING & JOBBING.  
 39 J. E. CANFIELD. PHOTOGRAPHER.  
 40



# History



## HOUSATONIC RIVER

The Housatonic River stretches 150 miles from the Berkshires of Massachusetts, through western Connecticut, draining into Long Island Sound. The River's watershed helped seed agriculture and industry in New Milford and the region, but decades of industrial and human waste led to contamination and eroded water quality. Since the passage of the Clean Water Act in 1973, there has been significant control over industrial waste discharge and efforts to remove contaminated soil from the river bottom and banks, but there are many areas of the river that are still not safe for fishing or swimming. In 1997, the EPA declared several miles of the Housatonic in Massachusetts a superfund site due to the discharge of chemical waste and polychlorinated biphenyls (PCBs), by Pittsfield's General Electric Company from the 1930s to 1977. These releases affected aquatic life and habitats and contributed to a loss in recreational activities. Today, most of the river's pollution is caused by stormwater runoff from agriculture, streets and parking lots, soil erosion, and seepage from dumps and landfills.



## AGRICULTURE

The River was once a natural edge flanked by wetlands teeming with plant and animal life that sustained the earliest known settlers, the Mahican Indians, who farmed the river's floodplain banks and fished for food. English settlers expanded agriculture and family farms as a major activity in the region since first settling in New Milford in the early 1700s. Near the end of the 1800s, tobacco and dairy farming reached their peak in the Town. The wide, fertile floodplain that is Young's Field today was used to grow broadleaf tobacco for cigar wrappings. Tobacco farming dwindled by the end of World War II but many of the historic warehouse buildings remain today. In the past few decades, a thriving local food movement and the Town have saved several family farms in New Milford.





## RAIL

The Housatonic Railroad (HRRC) runs along 161 miles of track from Pittsfield, Massachusetts to Connecticut and New York state. From its completion in 1840, the Berkshire Line was used for passenger and freight service, helping expand New Milford's agriculture and industry into urban markets. The last passenger service ran in 1971 but the privately held HRRC has continued freight service since. There are renewed efforts to restore passenger service requiring coordination between publicly-owned segments of track in Massachusetts, Connecticut and New York and the HRRC.



## INDUSTRY AND MANUFACTURING

During the 18th and 19th centuries, the Housatonic River played a central role in the development of iron, power, paper, and textile industries that flourished in the region. Areas up-river, rich in iron ore melted and shaped iron in river-adjacent furnaces, using the river to cool and eventually transport it. In the 1800s, there was extensive mining of marble and limestone, and the start of papermaking in the region. Multiple dams began appearing in the late 1800s, powering the industrial operations. The Connecticut Light & Power Company built the Rocky River hydro-electric plant in 1928, providing power to the town and helping to grow industry. More recently, Nestlé, Robertson Bleachery, Century Brass and Kimberly-Clark held manufacturing footholds in the area. While New Milford and the area have seen a long decline in industry and manufacturing, today Kimberly-Clark continues to manufacture tissue products, and joins newer industries like Neeltran and Chemical Marketing Concepts, global leaders in their fields.

# Opportunities and Assets



## PEOPLE AND CULTURE

New Milford has a strong civic culture, with an organized network of engaged residents and volunteers that take on improvement and advocacy projects throughout town. Local businesses and organizations join the Town in providing cultural opportunities such as concerts, theater, cinema, art shows and festivals. Home to numerous hiking trails, Candlewood Lake, scenic vistas and working farms, New Milford offers a broad range of outdoor recreational activities. Extensive outreach reported that the family-friendly, high quality of life is the Town's major asset. There is an opportunity to cater to a changing community profile and attract new residents by offering housing and amenities to reverse the trend of an aging and shrinking population.



## CHARACTER AND BUILT ENVIRONMENT

The intersection of a picturesque Town Green and Bank Street—each flanked with historic buildings—exemplifies the best of New Milford's distinctive architectural identity. But unused and underutilized building stock, and zoning that constrains housing in the Village Center limit the potential of a thriving year-round Town Center. Careful consideration for reuse and new development that is respectful of the scale and architectural vocabulary of the town alongside review of zoning regulations can revitalize the Town Center without compromising its small-town charm. New Milford's three distinctive bridges—Boardman, Veteran's, and Lover's Leap—should be celebrated as contributors to New Milford's vibrant built form.





## ECONOMY

What sets New Milford apart from other similarly sized towns is its vibrant Town Center shopping with comparatively strong independent retail and restaurant components. The town's location, roughly 10 miles off a major highway has somewhat limited its ability to compete for major commercial and manufacturing operations that need expedient highway access. At the same time, it has protected a high quality of life and local business scene. In-town businesses suffer from retail leakage in favor of big box commercial stores along Route 7, which draw regional shoppers, and beyond. There is an opportunity to recapture local and regional shoppers who currently bypass the Town Center.



## TRANSPORTATION AND CIRCULATION

New Milford has a tight network of local roads, crossed by State Routes 7, 202, and 67 that connect to I-84 and beyond. The predominately low-density suburban and rural land-use of New Milford, with limited public transportation, incomplete pedestrian and bike networks, and no passenger rail service all contribute to a high reliance on automobiles and an increasingly strained infrastructure. Veteran's Bridge acts as a bottleneck causing traffic along Route 7, Bridge Street and East Street. Low underpasses along the Housatonic Railroad limit truck circulation. Current efforts to improve walkability, bike networks, and restored passenger rail service in addition to increasing shared mobility options promise opportunities for decreased car reliance, alleviating circulation strains in the future.





Shenandoah  
Subcommittee  
1-800-333-7763



A large, white, stylized number '2' is centered in the upper half of the image. The background is a photograph of a park or residential area with green grass, trees, a wooden bench, and a black lamp post. The sky is blue with some clouds.

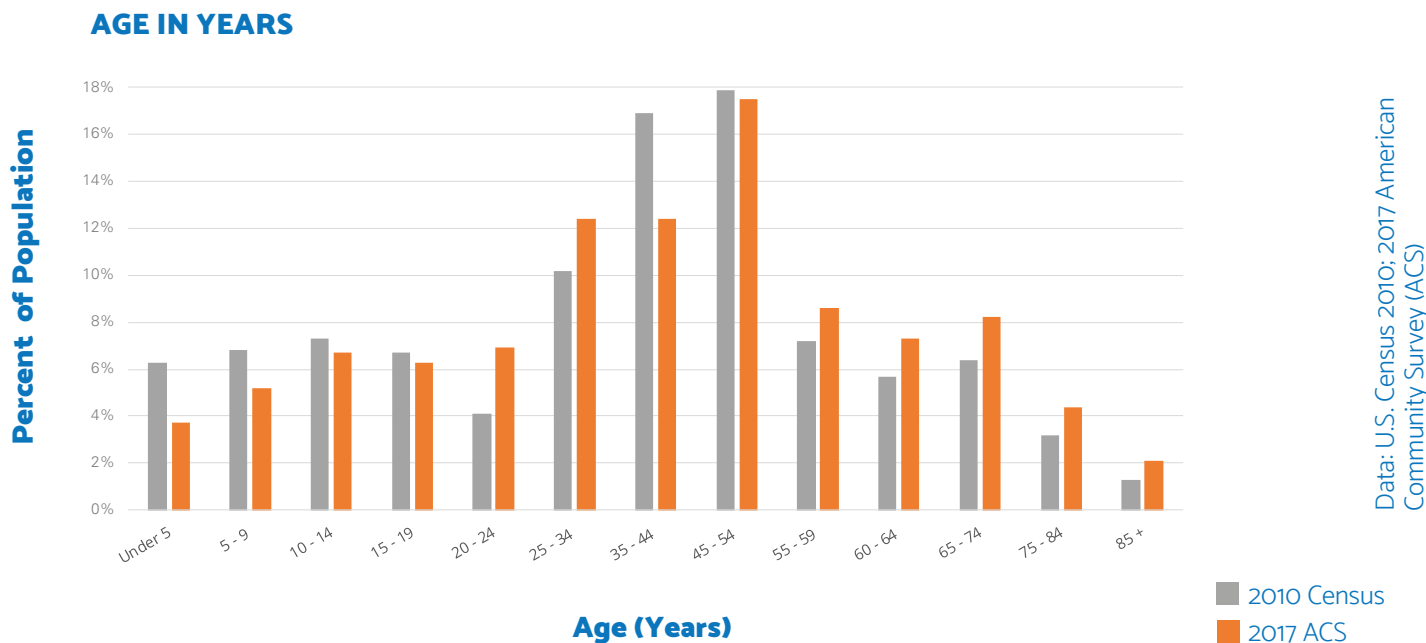
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**CONTEXT**



# Planning Context

## Changes in New Milford's Population (2010 - 2017)



New Milford, located in southwest Litchfield County at the foot of the Litchfield Hills, is the largest town geographically in Connecticut and has a population of approximately 27,000 people and an employment base of approximately 8,300 people. New Milford's population is aging and declining. From 2010-2017, there was a more than 5% loss in residents ages 35-44, which has widespread economic impacts, including a shrinking customer base, decrease in school-aged children, and overall limit on the town's ability to grow its economy.

At the same time, New Milford is becoming older and more diverse. From 2010-2017, the Latino population nearly doubled, comprising in 2019 8.4% of the population. To ensure a healthy tax base in the future, New Milford needs to retain existing residents and continue to attract new residents and workers by expanding housing, employment, retail and entertainment opportunities that cater to the changing demographics of the town.

Lack of a robust portfolio of housing at variable price points is a barrier limiting potential growth of New Milford's tax and worker base. The homeowner vacancy rate from 2010-2017 was less than 1% (a healthy homeowner vacancy rate for a similarly sized town is 2%), indicating that there is a potential strain on housing.

The rental market indicates a more acute strain that has worsened in

## CENSUS SNAPSHOT

### TOTAL POPULATION ESTIMATES

	2010	2017
New Milford	28,159	27,380

### AVERAGE MEDIAN AGE

	2010	2017
New Milford	40	44
Litchfield Co.	43	47
Connecticut	39	41

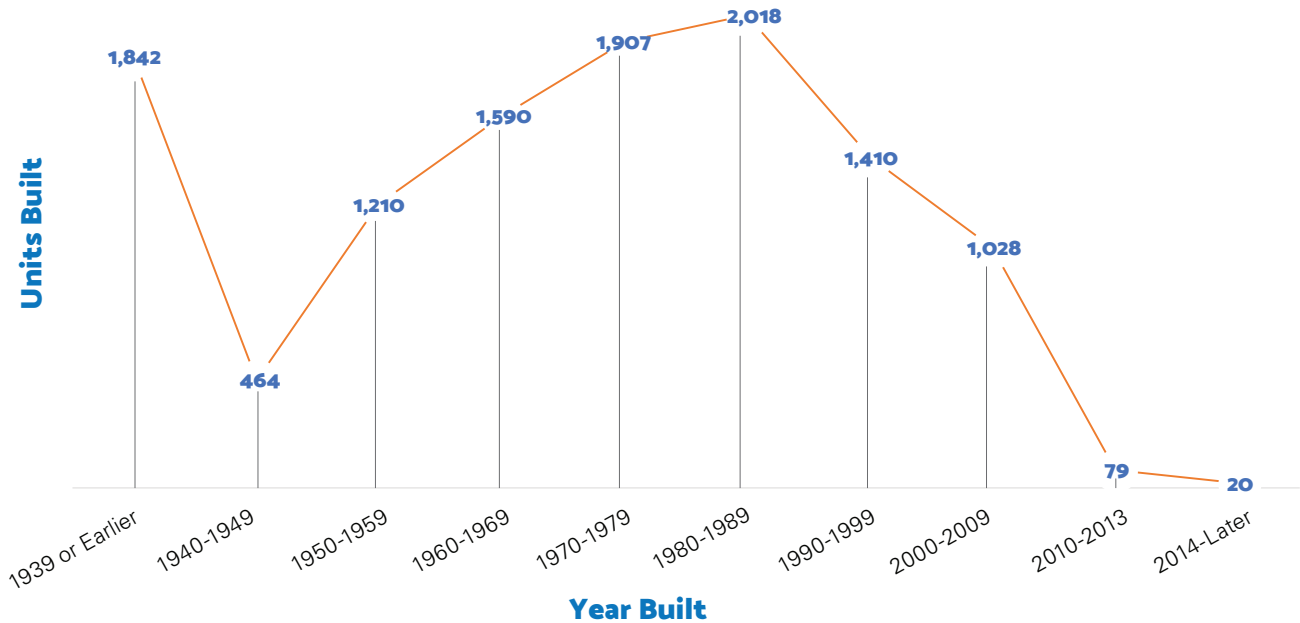
### AVERAGE MEDIAN INCOME

	2017
New Milford	\$83,676
Litchfield County	\$76,438
Connecticut	\$73,781

### HOUSING VACANCY RATE

	2010	2017
Rentals	14%	3%
Homeowners	0.7%	0.8%

## Number of Housing Units Built (1939-2017)



Data: U.S. Census 2010; 2017 American Community Survey (ACS)

### MARKET DEMAND\*

#### 100-250K SF

LIGHT INDUSTRIAL FLEX SPACE/  
COMMERCIAL

#### 122-567

RESIDENTIAL UNITS  
100-350 UNITS FOR SENIORS

#### 110K SF

RETAIL

#### 21K SF

GROCERY STORE

#### 50-85\*\*

HOTEL ROOMS

\*Camoin Town-Wide Market  
Analysis (2019)

\*\* Pinnacle Advising Hotel  
Feasibility Analysis

recent years: from 2010-2017 the rental vacancy rate dropped from 14% in 2010 to 3% (a healthy rental vacancy rate for a similarly sized town is around 8%). Nearly 50% of renters in New Milford were rent burdened in 2017, paying 35% or more of their income on rent.

Together these indicators point to a strained housing market and a growing housing affordability crisis. Increasing affordable housing options would free up residents' discretionary income for local spending.

In 2019, Camoin 310 (Camoin) conducted a town-wide market analysis of New Milford. They found that seniors will primarily drive demand for new housing in the coming years, the only population segment projected to see substantial growth, followed by younger adults. Since 2010, there have been fewer than 100 new housing units built. Promisingly, there are new units in the residential development pipeline, with more than 400 units either under construction, approved but undeveloped, or pending approval.

Camoin's town-wide analysis also found that small-scale industrial flex space is the strongest market opportunity for real estate expansion in New Milford. There is latent market demand from existing businesses and startups looking to scale up. Top industry growth sectors are projected to be: Wholesalers and Durable Goods; Computer Systems Design and Related Services & Computer and Electronic Product Manufacturing; Research and Development in Life Sciences; and Professional, Scientific & Technical Services.

# Built Environment



YOUNG'S FIELD ROAD



YOUNG'S FIELD SOFTBALL + RECREATION RIVERFEST TOWN EVENTS



NARROW STAIRCASE

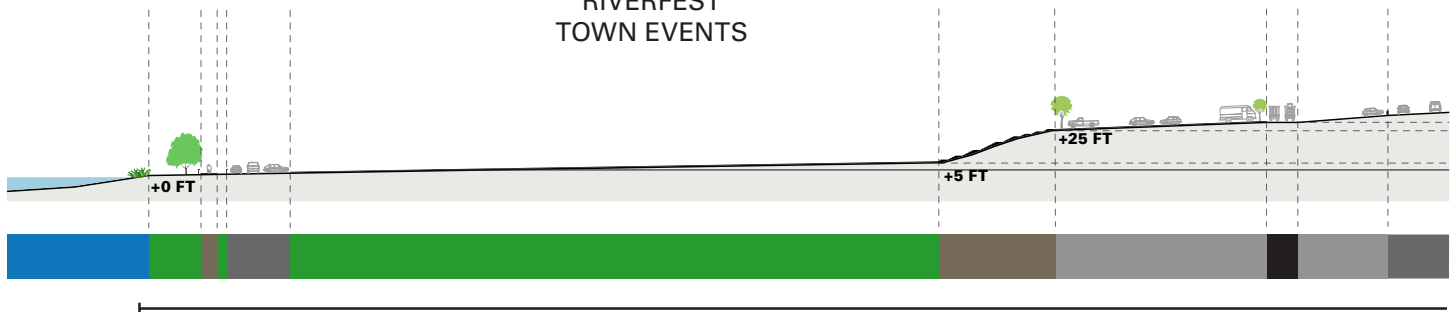


PATRIOT'S WAY RAILROAD STREET

HOUSATONIC RIVER

RIVER TRAIL

RAIL CROSSING



The built, environmental, topographic, and programmatic conditions from Railroad Street to the river's edge act as real and perceptual barriers limiting the Housatonic riverfront from feeling like an integral part of the Town Center. Historically, both Bennitt and Bridge Streets extended down to the River's edge, enabling easier transport of goods and people from the active river and agricultural river edge up the steep embankment to the railroad and Town Center while keeping the riverfront natural. Young's Field Road now runs along the Housatonic River's edge, an important connector, but one that also acts as a barrier to accessing the river.

The river's rich floodplains are used today for recreation—baseball fields, playground, skate park, basketball, and tennis courts— as well as the Department of Public Works (DPW), with some commercial uses on privately-owned parcels. Recreational programming and occasional town events draw people to the riverfront, however the active uses are limited to fair weather and can be impacted by flood events. The historic ridge that climbs 25 feet from the recreation fields to Patriot's Way remains intact and largely unchanged, except for a narrow 5-foot wide staircase for pedestrians. Patriot's Way is an underutilized asset whose surface parking and use as a cut-through to get to the DPW are further barriers to town/river connections.



BANK STREET



TOWN GREEN



CHURCH STREET



**50-FOOT GRADE CHANGE FROM RIVERFRONT TO CHURCH STREET**

Bridging the distance from the Town Center to the Housatonic riverfront is both a challenge and an opportunity that can be addressed through building, landscaping, and programming changes to the nearly 20-acres of town-owned land that spans from the railroad to the east, the river to the west, from the DPW to the north, and to Bridge Street to the south. The Plan proposes interventions that extend the Town Center’s fabric west of the rail, improve walkability (and ADA accessibility), enhance year-round recreational program opportunities at the riverfront, and that are resilient in nature to accommodate flooding. Investing in these town-owned parcels first will draw attention to the Housatonic River as an incredible natural asset while adding value for future developments in the Town Center.



# Infrastructure and Access

## STATE ROUTE 7 AND 202

Downtown New Milford is situated roughly 10 miles north of a major highway that continues on to Danbury and Waterbury, at the confluence of State Routes 7, 202, and 67. Route 7 intersects Route 202 at Veteran's Bridge and crosses through the densely developed Town Center, carrying through traffic from the commercial areas in the south to the residential areas to the north. Peak morning and evening commutes and poor signalization along Bridge Street lead to traffic congestion along these routes. Left-hand turns from Bridge Street to Young's Field Road cause bottlenecking that exacerbates traffic. Coordination with the State Department of Transportation would be required for any proposed development or changes to these roadways.

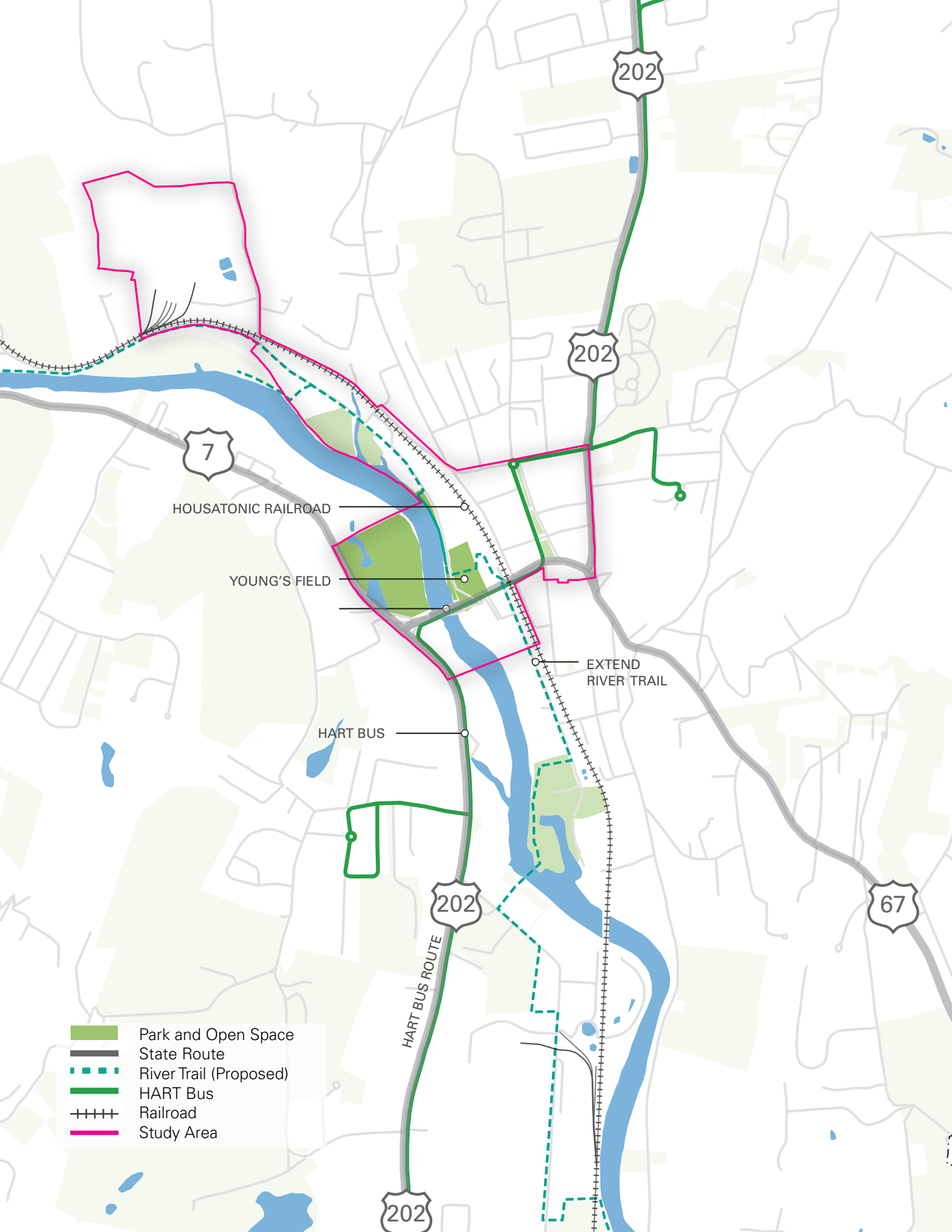
## VETERAN'S BRIDGE

Veteran's Bridge (built in 1953) is a metal truss bridge that spans more than 300 feet across the Housatonic River. It is the only river crossing for vehicles for several miles in either direction. Lanes from Route 7/202 taper at the bridge that acts as a 'control valve' to Bridge Street and operates at capacity during peak commute times. The bridge underwent a major rehabilitation in 2000 and further rehabilitation is scheduled for completion in 2020. As the bridge continues to age, there may be consideration for construction of a new bridge.

## HOUSATONIC RAILROAD

The Housatonic Railroad acts as a barrier that limits east-west movement for pedestrians due to limited at-grade railroad crossings. There are three at-grade railroad crossings in the Study Area: at Bridge Street, at Bank Street (pedestrian only), and at Aspetuck Ridge Road adjacent to the former Century Brass Mill. The low railroad underpass at Boardman Road adjacent to MEDInstill and across from the north side of Century Brass notably limits truck circulation and the development potential of the site. The 2013 Transportation Management Plan proposed restoring a historic at-grade crossing and extension of Bennett Street to Young's Field Road to help alleviate circulation concerns.





7

HOUSATONIC RAILROAD

YOUNG'S FIELD

HART BUS

EXTEND RIVER TRAIL

202

HART BUS ROUTE

67

202

202

202

-  Park and Open Space
-  State Route
-  River Trail (Proposed)
-  HART Bus
-  Railroad
-  Study Area

# Environment

## **FLOODPLAINS**

New Milford's riverfront lies within 100- and 500-year floodplains (areas that indicate there is a 1 in 100 chance and a 1 in 500 chance that the area will be flooded every year). According to New Milford and State floodplain regulations, any proposed new construction or improvement to an existing structure in a special flood hazard area must be approved by the zoning commission and include a flood management plan. New construction must use flood resistant materials, be anchored to prevent floatation, and have a design for service facilities that are flood-proof.

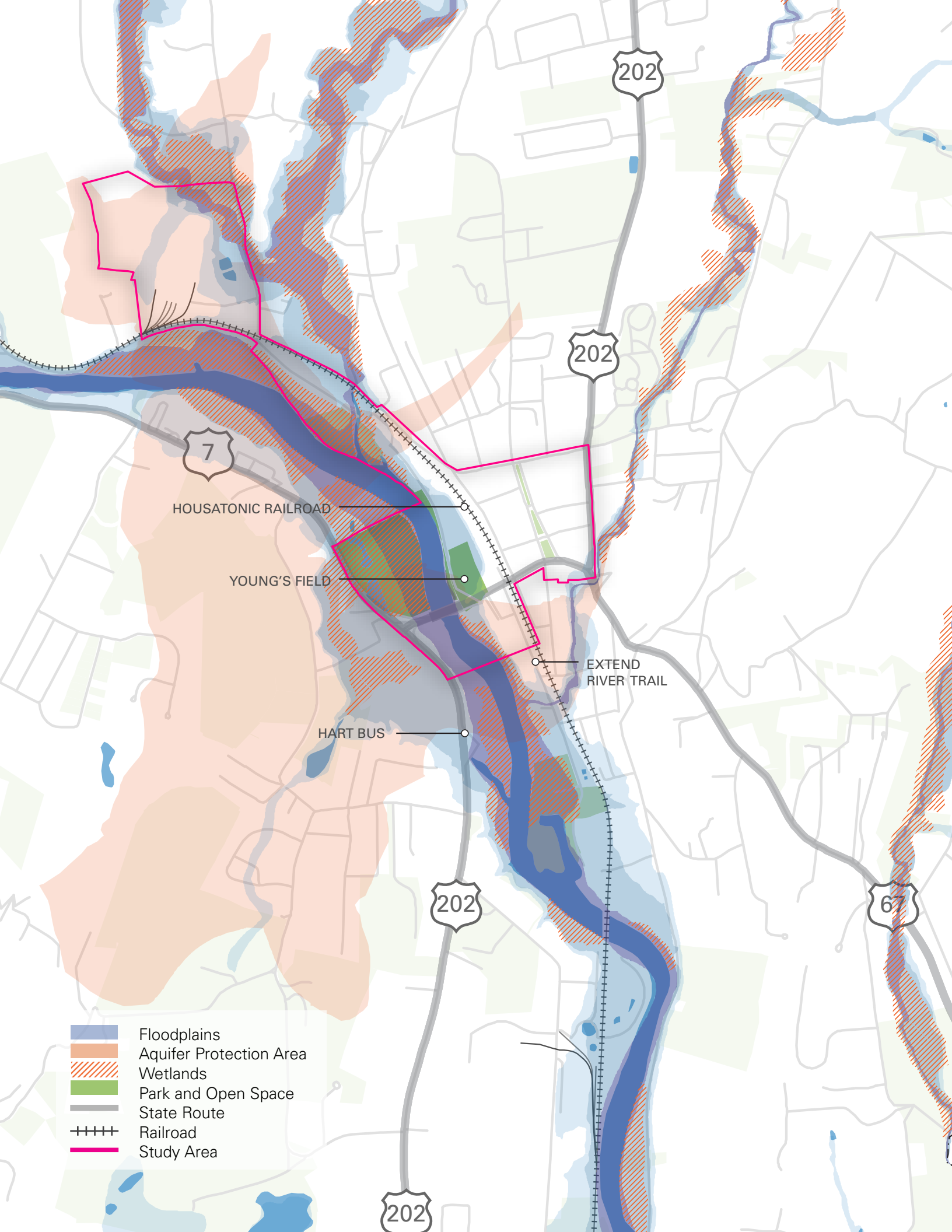
## **WETLAND MANAGEMENT**

Wetlands are critical assets that protect water quality, recharge aquifers, stabilize shorelines and protect from flooding, all while creating habitats for fish and wildlife. Regulatory standards for these areas are set by the State and Town and monitored by New Milford's Inland Wetlands and Watercourses Commission. New Milford's Plan for Conservation and Development (2010) identified watercourses, wetlands, steep slopes (>25%) and 100-year floodplain as "the highest priority for preservation."

## **AQUIFER PROTECTION AREA**

The study area is largely within a Connecticut Department of Energy and Environmental Protection (DEEP) Aquifer Protection Area (APA), also called "wellhead protection areas." The program restricts certain types of new land use activities that use, store, handle or dispose of hazardous materials to minimize potential for contamination. New Milford's Planning Commission is responsible for defining and monitoring the town's APA zone. All regulated activities must register and require a permit including most manufacturing, heavy industrial and agricultural uses.





HOUSATONIC RAILROAD

YOUNG'S FIELD

HART BUS

EXTEND RIVER TRAIL

- Floodplains
- Aquifer Protection Area
- Wetlands
- Park and Open Space
- State Route
- Railroad
- Study Area

# Brownfields

A brownfield is a property with likely or known contamination from hazardous substances, pollutants, or other contaminants. The redevelopment and reuse of such sites is complicated since they require removal or sealing off of contaminants so the sites can be reused without adverse health impacts. Brownfield clean-up can transform vacant, blighted, or low-tax generating sites into tax generating assets that benefit the town and the region. There are several known brownfields in the Riverfront Revitalization study area under various stages of remediation.

## ENVIRONMENTAL SITE ASSESSMENTS FINDINGS

Phase I Environmental Site Assessments (ESA) were performed for the properties located at 11 Railroad Street, 31 Bridge Street, and 8 Young's Field Road. A Phase II ESA was subsequently performed at 11 Railroad Street.

### 1) 8 Young's Field Road (Vacant Land)

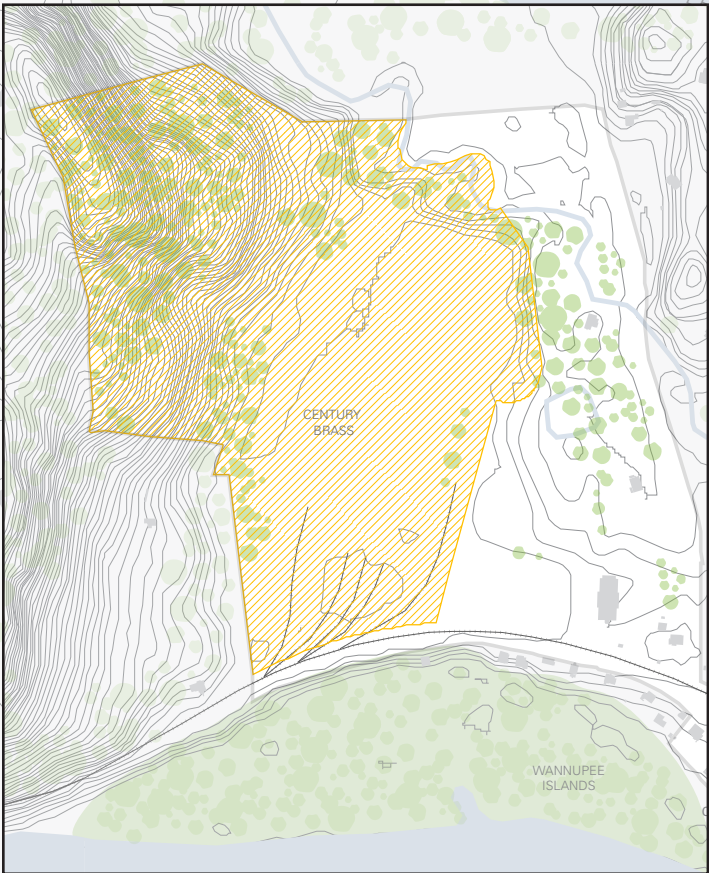
The Phase I ESA for the 8 Young's Field Road property revealed that the Site has been a bulk petroleum facility for over 80 years. Four 16,000-gallon vertical heating fuel above-ground storage tanks (ASTs) were installed circa 1935 and have no foundations. These tanks were emptied and cleaned in 2017. In addition, four 10,000-gallon underground storage tanks (USTs) that had stored gasoline (two) and diesel (two) were installed in 1991 and are approaching the end of their 30-year life expectancy. They are the subject of a 2019 DEEP Warning Letter and Notice of Violation (NOV) regarding compliance. The potential for a release to have occurred should be investigated and the above and below ground tanks should be removed and properly disposed to facilitate future redevelopment of the property. Qualified legal counsel familiar with the Connecticut Property Transfer Law should be consulted to determine if the site is an Establishment pursuant to that law should the property be transferred.

### 2) 31 Bridge Street (Retail Store)

The Phase I ESA for the 31 Bridge Street property revealed the potential for off-site impacts from multiple former upgradient gasoline service stations. A subsurface investigation should be performed to address a lack of information regarding former operations and groundwater quality and the potential for vapor encroachment. The site is not an Establishment pursuant to the Connecticut Transfer Act.

### 3) 11 Railroad Street (Former Railroad Station. Currently used as art gallery, offices and municipal parking)

The Phase II ESA performed at the 11 Railroad Street site indicated the presence of a number of contaminants associated with the historical operations. Testing found the presence of a layer of coal, ash, and slag material in shallow soil in the central and southern portions of the site. In places, this material contains polycyclic aromatic hydrocarbons and heavy metals at concentrations that exceed applicable direct exposure criteria. This material will require special handling and disposal during future redevelopment and/or utility construction. There is no risk of direct contact under current conditions where the site is paved. In addition, a former railroad siding may remain buried beneath portions of Patriot's Way.



-  Brownfield (Publicly Owned)
-  Brownfield (Privately Owned)
-  Park and Open Space
-  Railroad







A large, white, stylized number '3' is centered in the upper half of the image. The background is a photograph of a grassy field with a light pole and trees. The number '3' is semi-transparent, allowing the background elements to be seen through it. The light pole is a tall, dark pole with several circular lights at the top. The trees are mostly green, suggesting spring or summer. The sky is a clear, bright blue. In the lower part of the image, the text 'THE PLAN' is written in a bold, white, sans-serif font.

3

**THE PLAN**



# Vision

The New Milford Riverfront Renewal Plan is a visionary master plan to guide development of the riverfront for the next two decades. The Vision builds on previous planning initiatives, existing conditions, and public input. By transforming private and town-owned brownfields on the Housatonic Riverfront into an attractive amenity, New Milford will be positioned to attract new investment to achieve Study Area-wide reuse concepts and the vision of a 21st century connected riverfront that catalyzes community development, resiliency, and revenue generation for the town.

1

## **TOWN CENTER**

The team analyzed inefficient use of surface parking and proposes a plan to make public realm improvements that highlight Bank Street's importance as a civic spine of the town. The Plan densifies underbuilt sites with new housing and retail options that will appeal to millennial, families, and seniors alike. The catalytic element of this project is a new mixed-use anchor with public plaza anchored by ground-floor restaurant and/or retail, and near to all amenities and shopping. All plan elements would be strengthened by restored passenger rail service in town.

2

## **HOUSATONIC RIVERFRONT**

The Plan transforms Young's Field into a resilient and dynamic riverfront park, with cultural nodes—an amphitheater and sculpture walk—year-round active and passive recreation and sustainably landscaped grounds specializing in flood and erosion control. The Plan, dependent on relocating the Department of Public Works will make space for a hotel and event center adjacent to a sweeping bridge to Native Meadows Preserve and a sculpture walk. Together, clean up and reuse of these riverfront properties will help generate regional tourism, leisure, and hospitality industry in town.

3

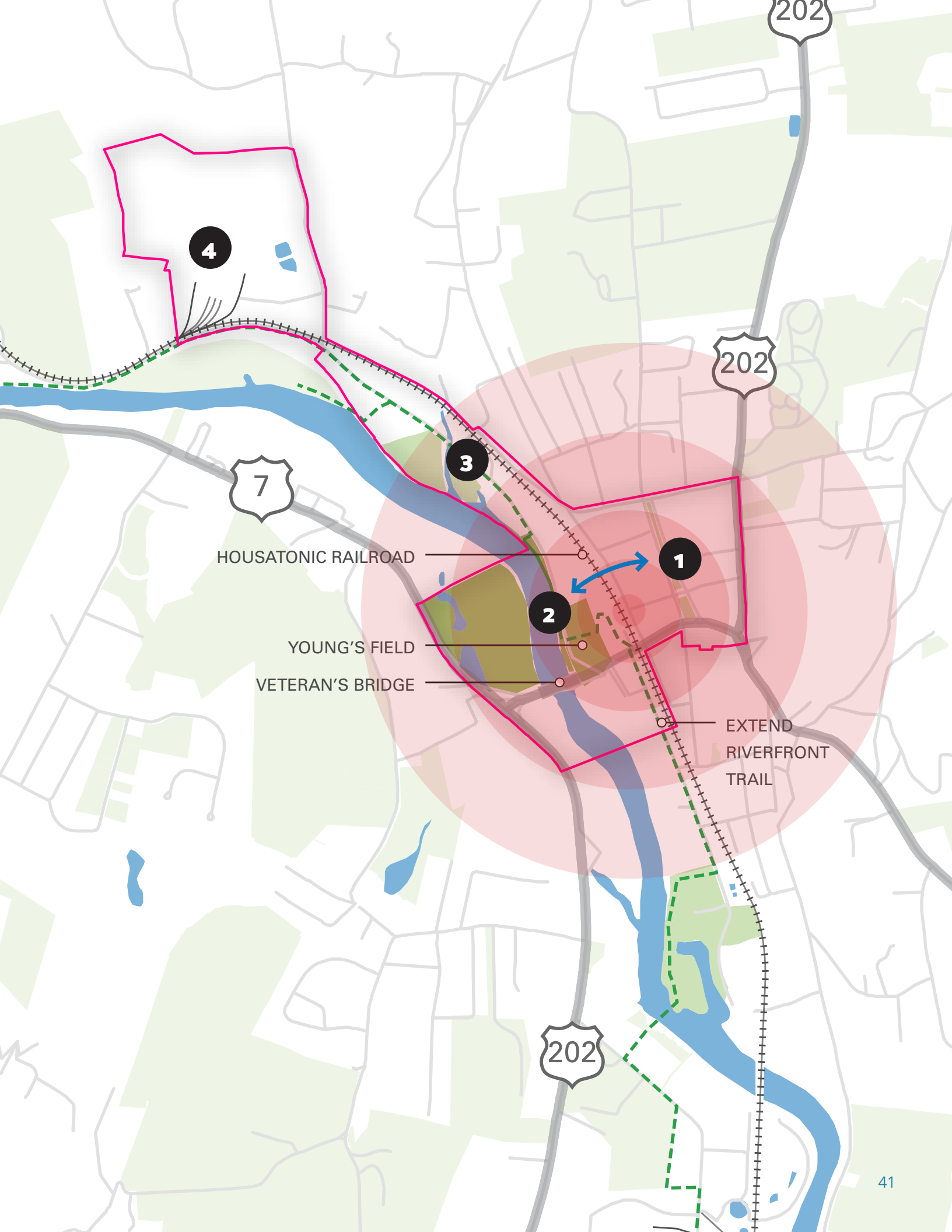
## **HOUSATONIC AVENUE CORRIDOR**

The Plan proposes transforming Young's Field Road to Housatonic Avenue into a residential and makers' corridor that honors the history and significant influence of workmanship, technology, design and artistry in the region. Relocating the New Milford Recycling Center and stockpile storage area frees up an almost six-acre site with river-views that can be redeveloped into a walkable residential community with maker spaces and enhanced circulation via a restored at-grade railroad crossing and extension of Bennett Street. Together, these uses will support an entrepreneurial economy.

4

## **CENTURY BRASS**

The Plan leverages the remaining concrete slab and railroad spurs as assets in creation of a site for 21st century arts and fabrication, such as a potential foundry that could be connected to the railway line. The partially wooded area next to the West Aspetuck River could be an ideal location for a specialized education campus that ties into New Milford's long history as a creative hub for enterprising artisans and crafts people. The large site can also accommodate the relocation of town services.



4

3

1

2

7

202

202

202

HOUSATONIC RAILROAD

YOUNG'S FIELD

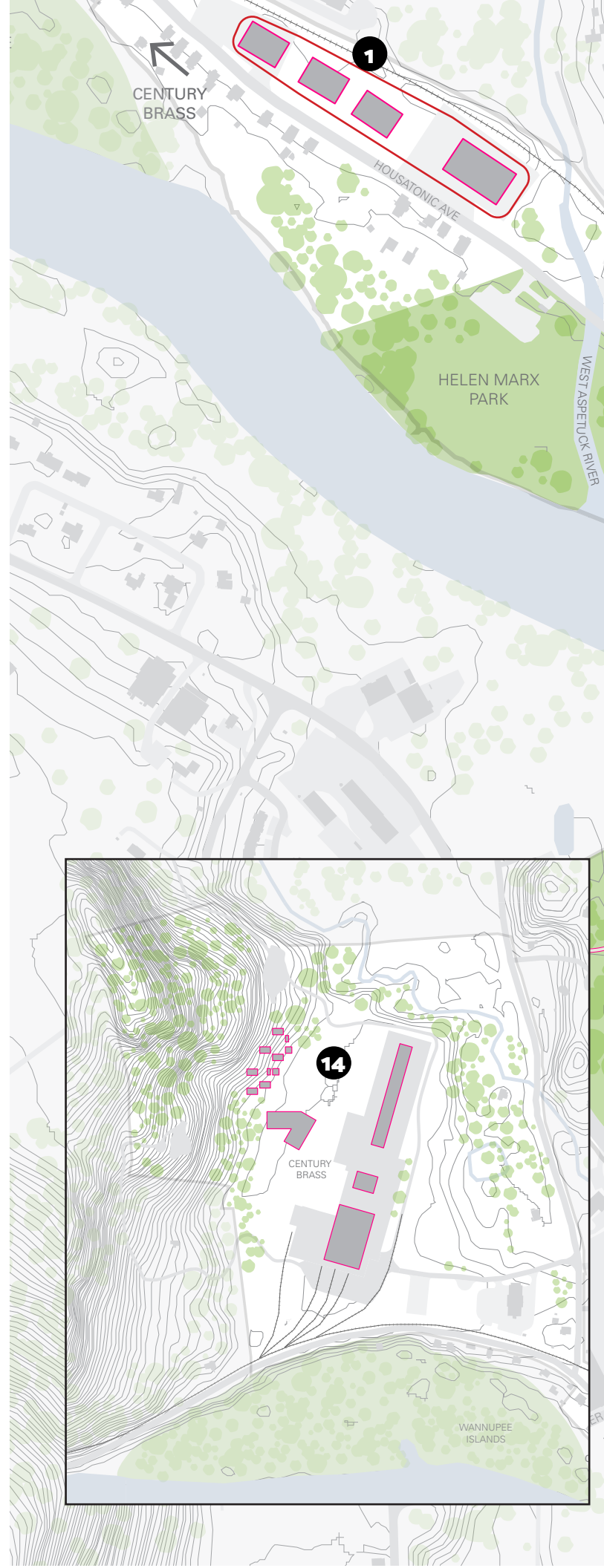
VETERAN'S BRIDGE

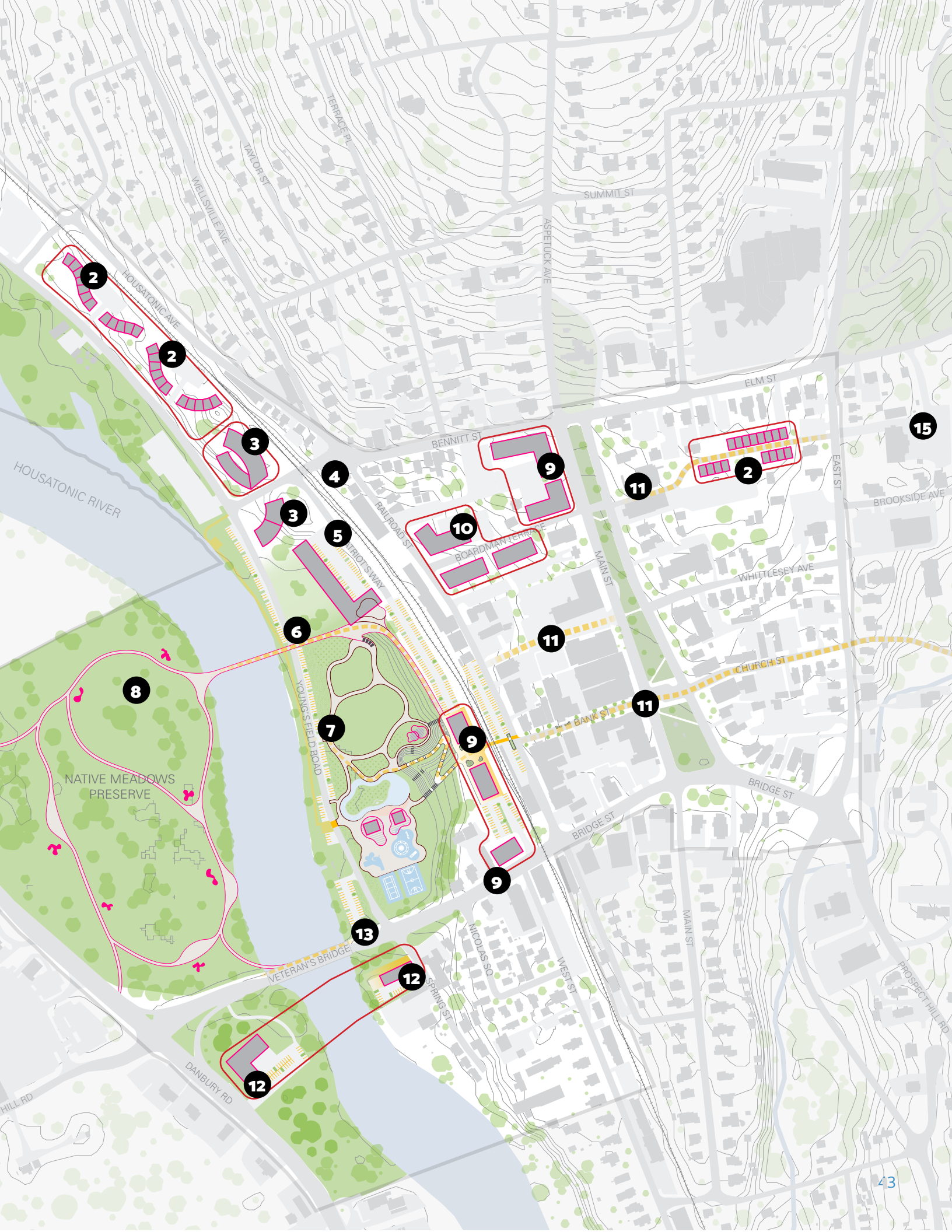
EXTEND  
RIVERFRONT  
TRAIL



# The Plan

1. MAKERSPACE/ LIGHT INDUSTRIAL/ COMMERCIAL
2. TOWNHOMES
3. APARTMENTS
4. BENNITT STREET EXTENSION
5. HOTEL & EVENT SPACE
6. PEDESTRIAN BRIDGE
7. YOUNG'S FIELD RIVERFRONT PARK
8. NATIVE MEADOWS PRESERVE AND SCULPTURE WALK
9. MIXED-USE
10. LIVE/WORK
11. PUBLIC REALM ENHANCEMENTS
12. GATEWAY MIXED-USE
13. YOUNG'S FIELD ROAD REALIGNMENT
14. DEPARTMENT OF PUBLIC WORKS, ARTS CAMPUS & FOUNDRY
15. EAST STREET SCHOOL





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# Civic Procession

## WALKABLE

### 1. COMPLETE STREETS

Streets designed to ensure safety and mobility for all users of all ages, from pedestrians, to bicyclists, to drivers

### 2. PARKLET\*

Create a sidewalk extension with amenities for people—seating and shade—and reduce pedestrian risk at the mid-block crossing

### 3. DISTINCTIVE CROSSWALK\*

Improve pedestrian safety and comfort crossing the road and rail with an ADA accessible distinctive crosswalk

## SUSTAINABLE

### 4. GREEN STREETS PROGRAM

Emphasizes new street trees, planters, bioswales, and permeable surfaces to improve stormwater management while beautifying the streetscape

### 5. RAIN GARDENS

Catch stormwater from Bank Street before it gets to the River

### 6. PARKING FIELD

Reorganize and re-stripe parking to accommodate a widened pedestrian crosswalk and planting beds to capture stormwater

## ARTS AND CULTURE

### 7. PUBLIC PLAZA

Anchor the west side of the rail with a gateway to the riverfront through the creation of new civic plaza flanked by mixed-use buildings with planting beds, flexible seating, and shade

### 8. INFORMATION KIOSK\*

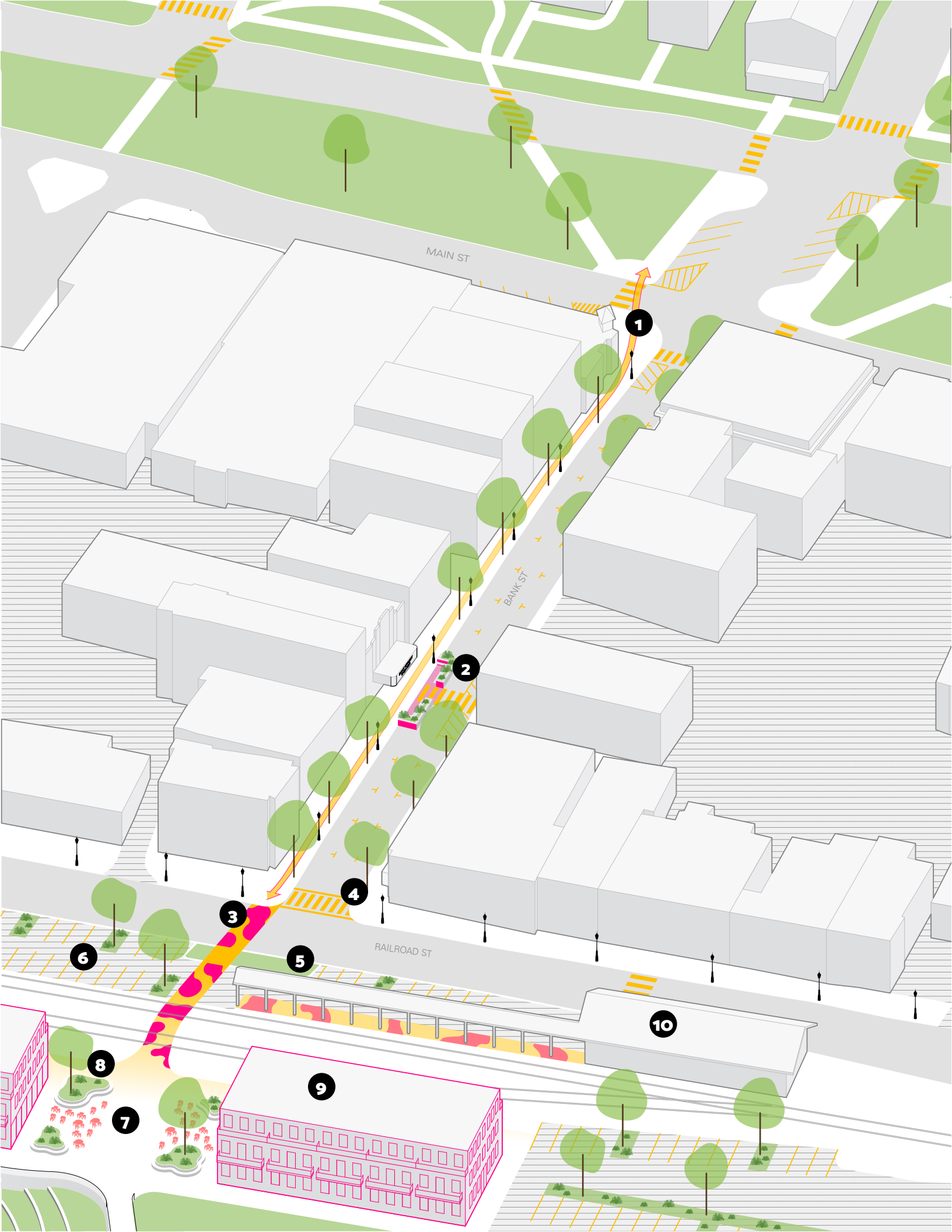
A central space to advertise town events and services

### 9. RIVERVIEW MIXED-USE ANCHORS WITH GROUND FLOOR RETAIL AND APARTMENTS

Extend Bank Street character with retail, grocery, and restaurant space for new businesses with apartments on upper floors

### 10. HISTORIC TRAIN STATION

\*Short-Term Projects



MAIN ST

BANK ST

RAILROAD ST

1

2

3

4

5

6

8

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9

10



# Catalytic Riverfront



## ARTS AND CULTURE

- 1. OUTDOOR AMPHITHEATER** Draw residents and visitors to events with terraced seating and beautiful river views
- 2. 9/11 MEMORIAL OVERLOOK** Relocate memorial
- 3. MULTI-PURPOSE FESTIVAL GROUNDS** Maintain open lawn with pedestrian paths for town and regional events
- 4. HOTEL AND EVENT SPACE** Small-scale hotel overlooking the river with rentable event space
- 5. NATIVE MEADOWS SCULPTURE WALK** Raised wetland walk with sculpture and art
- 6. GATEWAY MIXED-USE** Mark the entrance to New Milford's Town Center with gateway land uses and landscaping

## WALKABLE

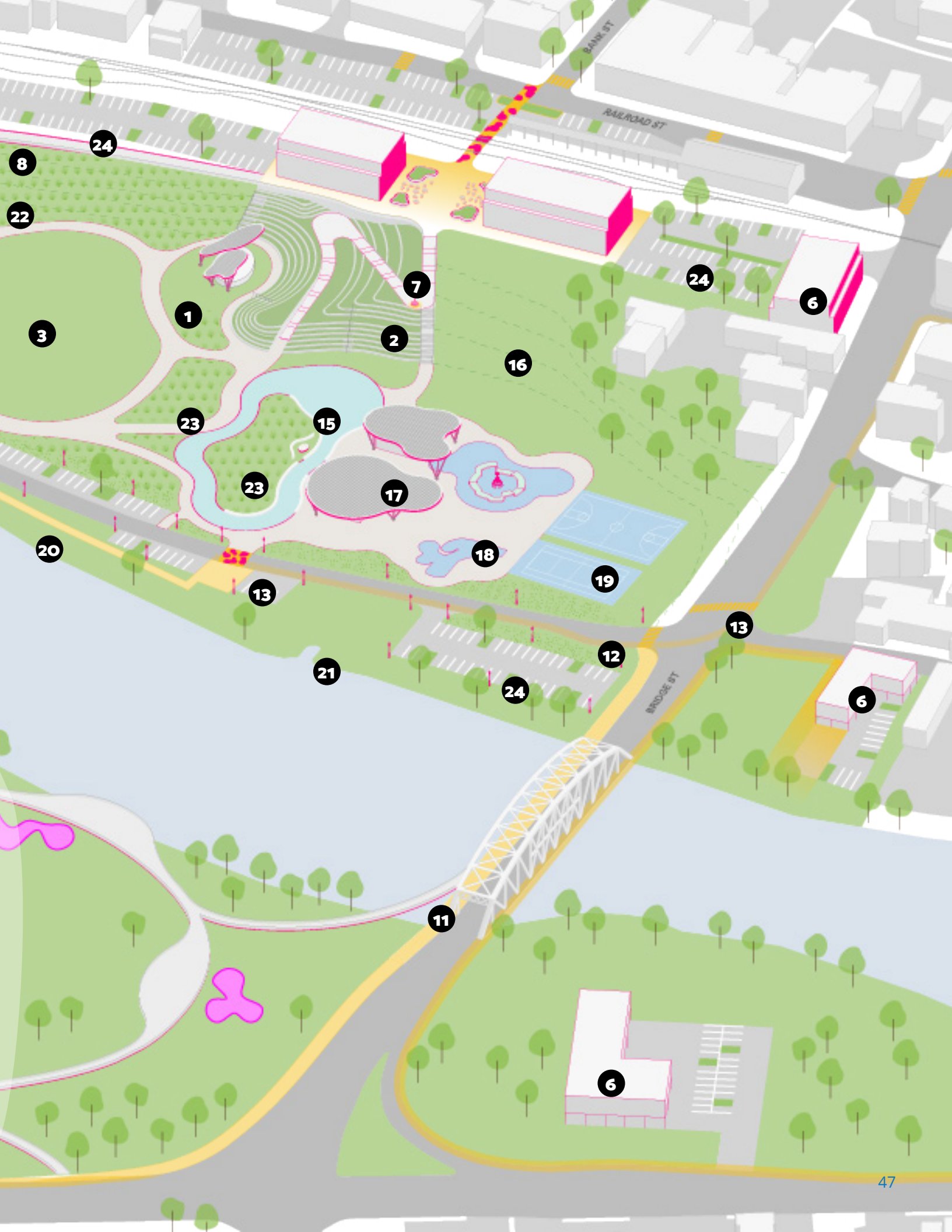
- 7. ADA PATH** Swooping path bridging the slope change
- 8. RIDGE WALK** Connect the plaza to the pedestrian bridge
- 9. OVERLOOK AND STAIRCASE** To Festival Grounds
- 10. PEDESTRIAN BRIDGE** Strengthen east/west connections
- 11. PEDESTRIAN ADD-ON** Add new path on south side of Veteran's Bridge
- 12. REALIGNED YOUNG'S FIELD ROAD** Improve circulation
- 13. CROSSWALK** Add safe crossings
- 14. BENNETT STREET AT-GRADE EXTENSION**

## RECREATION

- 15. ICE SKATING PATH/ SPLASH PAD** Generate year-round activity with a convertible ice skating-path /splash pad
- 16. SLEDDING HILL** Playfully incorporate activities that draw people to the riverfront
- 17. CONCESSION AND SHADE PAVILION** Provide shelter and space for skate rentals and more
- 18. PLAYGROUND AND SKATE PARK** Reconfigure and enhance active recreation areas
- 19. BASKETBALL AND TENNIS** Keep existing active recreation in place
- 20. NEW MILFORD RIVER TRAIL** Complete proposed trail; Extend from Young's Field into Native Meadows via existing Veteran's Bridge walkway
- 21. KAYAK LAUNCH AND DOCK** Existing

## SUSTAINABLE

- 22. EROSION CONTROL PLANTINGS** Celebrate the ridge with native plantings
- 23. FLOOD CONTROL PLANTINGS** Choose native and adaptive plants that absorb rainfall and flooding
- 24. PARKING FIELD** Add parking for riverfront visitors





# Character and Typology

## Case Studies



### **FLOOD CONTROL PARK**

#### **Meriden Green (Meriden, Connecticut)**

Clean up and remediate brownfield site while addressing flooding to transform town liabilities into productive assets that contribute to a strong sense of place and high quality of life.



### **PEDESTRIAN BRIDGE**

#### **Millennium Bridge (Kent, United Kingdom)**

Encourage residents and visitors to appreciate some of New Milford's greatest natural assets by connecting the town directly to the west side of the river and Native Meadows Preserve.



### **GREEN STREETS**

#### **Bellingham, Washington**

Emphasizes new street trees, planters, bioswales, and permeable surfaces to improve stormwater management while beautifying the streetscape.



### **ICE SKATING AND SPLASH PAD**

#### **Central Park Ice Loop (Maple Grove, Minnesota)**

An 810-foot long by 20-foot wide concrete ice skating path generates year-round interest with an area that can be used as a splash pad in summer.



### TOWNHOMES

#### **NevaCo-Housing (Nevada City, California)**

Expand housing options and extend the close-knit town fabric with walkable homes that attract millennials, families, workforce and seniors alike. Flexible 2-bedroom, 2 story townhomes are the perfect starter home or place to downsize.



### MIXED-USE

#### **North Square Mill (Amherst, Massachusetts)**

Increase town-center density with infill mixed-use development that enlivens the town center with new residents, retail, grocery and restaurant opportunities.



### LIVE/WORK

#### **Kolstrand Building (Ballard, Washington)**

Appeal to changing workforces of entrepreneurs, creatives, and telecommuters by allowing a mix of uses in town that allows for people to live and work on the same premises.



### MAKERSPACE

#### **Ponyride (Detroit, Michigan)**

Incubate entrepreneurship and innovation in New Milford with collaborative worker space with shared amenities that may include tools, equipment, 3D printers, and more.



# Century Brass Arts Production Case Studies



## **POLICH TALLIX FINE ART FOUNDRY**

Rock Tavern, New York

Polich Tallix, makers of the Oscars statuettes, has been at the forefront of technological development and craftsmanship in support of their fine arts metal fabrication since 1968. The strategic location in New York's Catskills makes it a go-to destination for large scale art and architectural metallurgic fabrication needs. A fine arts foundry, architectural fabrication and metallurgical engineering at Century Brass would honor the history of the site as a brass foundry while catapulting it into the 21st century and filling a market void for sculptural production in the region.



## **PENLAND SCHOOL OF CRAFT**

Bakersville, North Carolina

Penland is an internationally renowned center for crafts that provides year-round arts education programming in 1-, 2- and 8-weeklong workshops. It hosts more than 1,400 students each year, has annual revenue of more than \$6 million and 70+ staff people. It plays a central role in contributing to a \$500+ million-dollar craft industry in North Carolina.<sup>1</sup> Camoin's town-wide market analysis of New Milford found that there is an opportunity and demand for new or expanded businesses to support hobbyists and tourists through products and services such as classes. Such a program would build on the existing arts, craft and design legacy in the area and help New Milford to make a name for itself regionally as a preeminent location for arts production and education

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<sup>1</sup> Business NC, "Penland School crafts a new chapter," December 5, 2017 <https://businessnc.com/penland-school-crafts-a-new-chapter/>







# Land Use and Proposed Development

590,000+ SF  
PROPOSED NEW DEVELOPMENT

12-ACRE  
RIVERFRONT PARK

220-350  
RESIDENTIAL UNITS

---

208K SF  
RESIDENTIAL

156K SF  
MIXED-USE

92.5K SF  
LIVE/WORK

47K SF  
MAKERSPACE/ LIGHT INDUSTRIAL

35K SF  
RETAIL

52.5K SF  
HOTEL AND EVENT SPACE  
50-85 ROOMS





HOUSATONIC RIVER

NATIVE MEADOWS PRESERVE

VETERAN'S BRIDGE

HOUSATONIC AVE

BENNETT ST

BOARDMAN TERRACE

SUMMIT ST

ELM ST

BROOKSIDE AVE

WHITTLESEY AVE

BRIDGE ST

DANBURY RD

NICHOLS ST

WEST ST

MAIN ST

PROSPECT HILL RD



# Circulation and Parking

## 1. BENNITT STREET AT-GRADE EXTENSION

Restore a historic crossing for cars and pedestrians to alleviate circulation backups and increase overall walkability.

## 2. PATRIOT’S WAY TURNABOUT

Allows access to new hotel and mixed-use anchors and public access parking from Young’s Field Road and Bridge Street but eliminates through traffic to protect town-river connections.

## 3. RIVER TRAIL

A completed River Trail will tie the town to a larger network of bike and walking paths.

## 4. YOUNG’S FIELD ROAD REALIGNMENT

Aligning with Spring Street allows space for left and right-hand turn lanes at the Bridge Street intersection that will help alleviate backup on Veteran’s Bridge if introduced alongside coordinated signals.

## 5. RIGHT- AND LEFT-HAND TURN

Create a highly visible, ADA accessible crosswalk and railroad crossing.

## 6. HISTORIC TRAIN STATION

Restore passenger service to historic rail station.

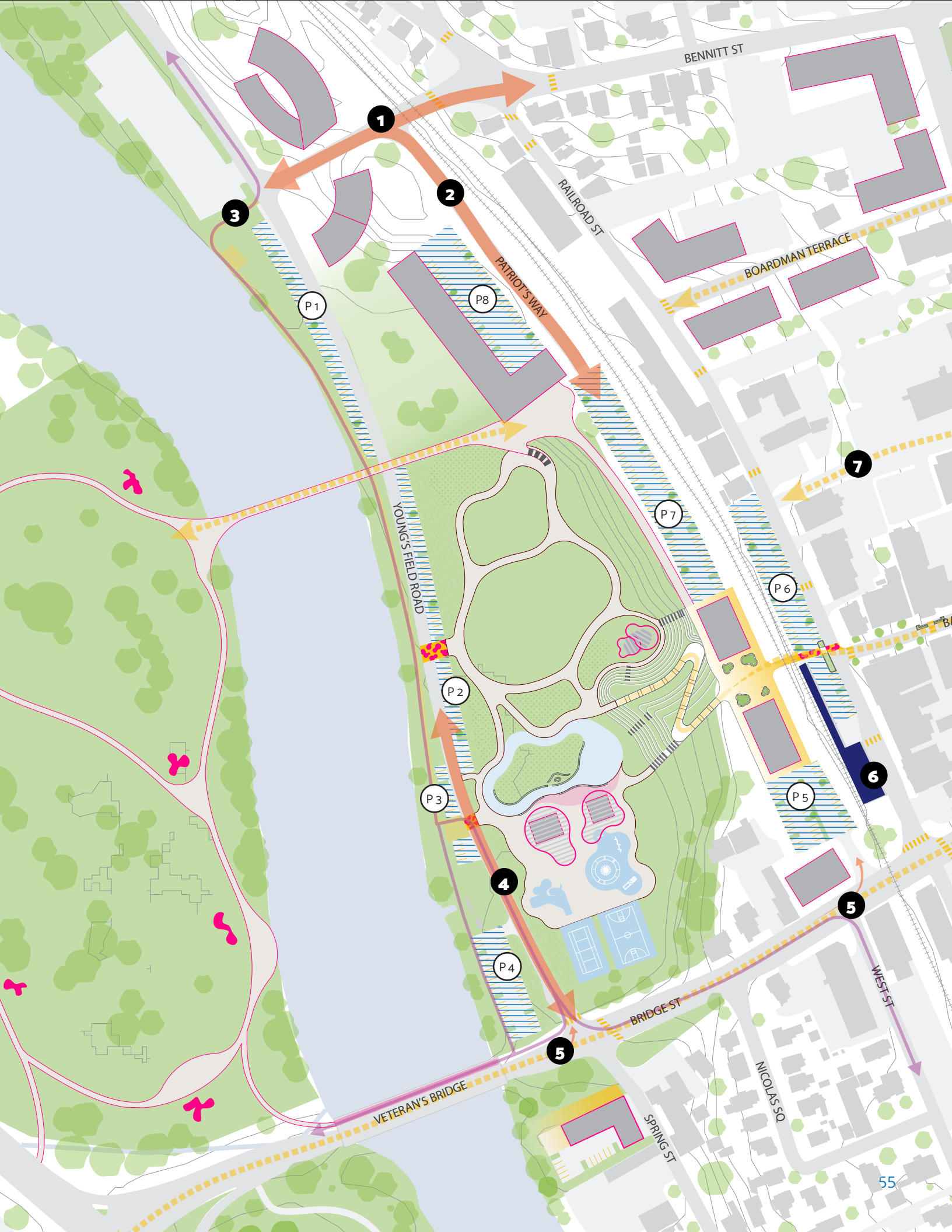
## 7. PEDESTRIAN PATH

Re-organize surface parking to create space for a pedestrian path with green streets elements.

## **P** PUBLIC ACCESS PARKING

	Existing	Proposed
<b>P1</b>	50	60
<b>P2</b>	90	60
<b>P3</b>	15	15
<b>P4</b>	-	42
<b>P5</b>	44	41
<b>P6</b>	51	57
<b>P7</b>	98	100
<b>P8</b>	-	50
	<b>350</b>	<b>425</b>

**+ 75 PUBLIC ACCESS  
PARKING SPACES**





# Landscape and Sustainability



## AMPHITHEATER

Uses native shade trees with seasonal displays and utility for wildlife, underplanted by a lawn of fine-leaved fescues, which will grow successfully in shade while seldom needing mowing.



## RIDGE EROSION CONTROL

Steep slope plantings are all native species chosen for their suckering root structures as well as their benefits to wildlife (berries, pollen, flowers for nectar). The many shrubs, flowering plants and grass chosen hold soil because their rhizomatous roots spread out and down to form colonies.



## OPEN FESTIVAL LAWN

A commercial conservation grass mix for an area that will see varied uses that will include crowds of participants. Active zones will include native tree species, flowering shrubs, ferns and flowering plants for animal habitat, pollinator species and visual pleasure for visitors.



## SLEDDING HILL

A mix of native trees at the top of its slope and periphery for large-scale beauty and shade, while the slopes themselves will be a mix of low native grass and flowering plant species that will attract pollinators and other wildlife in spring, summer and fall, and be easily mown for the sledding season.



### **NATURE MEADOWS PRESERVE**

A variety of native grasses and flowering plants that can take brackish water for prolonged periods, hold the edge as needed, and provide food and habitat for birds, butterflies.



### **TRANSITION AREAS**

A mix of both large and understory native trees that will provide seasonal interest, shady areas for visitors and habitat for animals, in a ground layer mix of low meadow grasses and flowering plants that will not only supply beauty on its own through many seasons, but attract a variety of pollinators, birds and other wildlife.



### **RAIN GARDENS**

Will feature native trees, shrubs, grasses, ferns and flowers that can accommodate fluctuating moisture levels while providing an oasis for visitors' eyes, as well as habitat for a variety of wildlife.

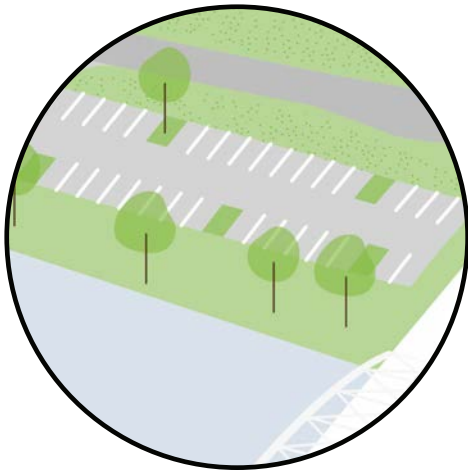


### **RIPARIAN AREAS**

Will include many of the same plant species as those used in the rain gardens, with a greater emphasis on their ability to thrive in wet soil and soil-stabilizing characteristics.

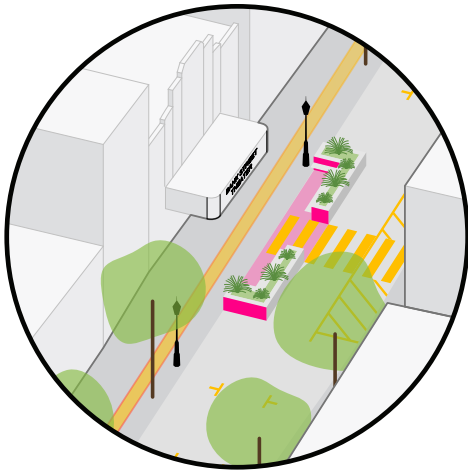


# Landscape and Sustainability



## **PARKING FIELD STANDARDS**

Parking in the study area is varied in character and size. With head-in parking along Young's Field Road, permeable paving can be used; and additional run-off not absorbed by the paved area will be directed to adjacent rain gardens within Young's Field Park. Within the parking strip, shade, understory trees and ground layer plants will be used in 20' x 20' zones (about 2 parking spaces) every 10 parking spaces apart for continuity with the park landscape. Where possible planted swales and rain gardens will be used to absorb stormwater run-off. In smaller lots, streets' stormwater run-off will be collected in runnels and directed to tree islands between the head-to-head parking.



## **GREEN STREETS**

To provide user comfort and infrastructural benefit, green "parklets" will be located curbside at appropriate points along the town's streets. Curb cuts and catch basins will direct street and sidewalk runoff to rain gardens within the existing sidewalk boundaries or in bump-outs that can also define street parking areas and provide more generous crossing zones for pedestrians. Adjacent spaces – where appropriate for stormwater management, and/or where pedestrians gather – will have pervious pavers, benches, and other amenities. These green zones will mitigate heat islands and provide shade and relief for pedestrians. Tree and other plant species for streets have been included in APPENDIX B.



BENNETT ST

RAILROAD ST

BOARDMAN TERRACE

PATRIOT'S WAY

YOUNG'S FIELD ROAD

BRIDGE ST

WEST ST

VETERAN'S BRIDGE

SPRING ST

NICOLAS SQ







4

**ACTION PLAN**



# Implementation



Achieving the Riverfront Master Plan vision requires the coordinated effort and support of many stakeholders—residents, businesses, anchor employers, town officials and departments, and state agencies. It also requires support from non-profit and private partners, that may include developers, the Connecticut Land Bank and others. With the coordinated efforts of stakeholders, the New Milford Riverfront Renewal Plan will reach its full potential for development, programming, and maintenance.

## ENGAGE (ongoing)

- Solicit community input early and often to maintain support
- Host developer and banker tours for potential properties

## PREPARE

- Identify and apply for state and federal brownfield remediation grants
- Settle remediation at Century Brass
- Commission additional studies: Bridge Street Circulation, in-town parking re-striping
- Develop a cohesive New Milford identity
- Identify potential public and private partners
- Identify financing mechanisms
- Consider Special Zone and Standards

## PRIORITIZE

- Prioritize projects to undertake

## PILOT

- Tested by simply repainting lines- if the concepts are popular, then they can become permanent fixtures
- Pedestrian paths
- Crosswalks
- Parklet

## PARTNER

- Issue RFQ or RFP for key sites

## DESIGN

### RELOCATE/ACQUIRE

- Identify relocation sites for Department of Public Works sites, Young's Field ballfields
- Acquire sites

### REMEDiate

- Remove steel from Century Brass

### IMPLEMENT

### MONITOR & EVALUATE

This section presents a comprehensive list of strategies to achieve the Plan’s vision, identified in terms of short- and long-term priorities (●) and public-led, private-led or partnership opportunities (■).

	Short-Term	Mid-Term	Long-Term	Public-Led	Private-Led	Pub/Pvt Partnership
<b>ARTS AND CULTURE STRATEGIES</b>						
1			●			■
2			●			■
3		●		■		
4		●		■		
5			●		■	
6		●		■		
7	●				■	
8			●			■
9	●			■		
10			●		■	
11			●			■
12		●			■	
13		●			■	
14		●			■	
15		●			■	
16	●					■
<b>RECREATION STRATEGIES</b>						
17			●			■
18			●	■		
19			●			■
20		●		■		
21	●			■		
22	●			■		
23	●			■		
<b>WALKABLE STRATEGIES</b>						
24	●			■		
25	●			■		
26	●			■		
27			●	■		
28			●	■		
29		●		■		
30	●			■		
31			●	■		
32	●			■		
33	●			■		
34		●				■
35			●			■
36		●				■
37			●	■		
<b>SUSTAINABLE STRATEGIES</b>						
38	●	●		■		
39	●	●		■		
40		●		■		
41		●		■		
42		●		■		

\* These short-term achievable wins are important to generate and sustain support for The Plan.

\*\* Requires coordination with State of Connecticut Department of Transportation.



30  
BRIDGE STREET





5

APPENDICES







# APPENDIX A: PUBLIC ENGAGEMENT DOCUMENTATION



# **PUBLIC WORKSHOP #1**

## **OPEN HOUSE**

## PUBLIC WORKSHOP #1: KICK-OFF AND OPEN HOUSE

### Key Findings

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## Introduction

On June 6, 2019, the New Milford Riverfront Renewal BAR1 Steering Committee and lead consultant, WXY Studio, hosted Public Workshop #1: Kick-off and Open House at 19Main in New Milford. The evening session was broken up into two parts: a WXY-led presentation reviewing existing conditions and key opportunities presentation followed by interactive “science fair” style breakout sessions and discussions in five stations. The objectives of the session were to introduce the BAR planning process, gather community insights and collect community concerns and, and to generate excitement about the study area opportunities.

### Agenda

- A. Welcome
- B. Presentation
- C. Break
- D. Breakout Discussions
- E. Next Steps

### The Presentation

WXY kicked off the session with background information on the Brownfield Area and Riverfront Revitalization grant (BAR), including a draft vision statement for the study, an overview of the study area, highlights of complementary initiatives underway, and an introduction to brownfields and the BAR master plan process. BAR grants help municipalities develop actionable remediation for areas with multiple brownfield sites. Developing a BAR plan is an essential component of New Milford’s ongoing economic development strategy, as redevelopment of brownfield sites with confer town-wide benefits, bringing New Milford closer to achieving their goals for development.

The remainder of the presentation was organized around four key planning themes that the team synthesized from a review of existing plans and studies. Each planning theme included presentation of relevant information on baseline conditions and emerging goals identified in existing plans and studies alongside strategies for achieving those emerging goals. Each theme offered questions for consideration that were explored in the interactive breakout sessions.

### Breakout Sessions

There were five topic tables set up for participants to circulate through freely in a “science fair” style session. Each table was set up with relevant basemaps depicting existing conditions, examples from other municipalities, and prompting questions. The tables were staffed with WXY and BAR Steering Committee members who engaged participants in discussion, while encouraging to contribute their thoughts on the printed activities.

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<sup>1</sup> Brownfield Area and Riverfront Revitalization

## Topic 1: Live, Work, and Play in New Milford

### Key takeaways

- The Green and Town Center/ Bank Street are both many participants favorite thing about New Milford and also the asset that sets the town apart from surrounding communities.
- New Milford's natural beauty, including local and state parks (Lynn Deming Park, Candlewood Lake, Lover's Leap) and the Housatonic River set New Milford apart from other communities.
- Participants make New Milford better by being active in the community, participating in discussions, attending events, and volunteering around the community.
- Participants would like to see enhancements to circulation and mobility in New Milford, including new bike lanes, sidewalks, and crosswalks. They would also like to see enhanced connections to other cities and town, especially restored passenger rail service to New York City.
- Participants want to see an increase in economic development and new businesses.
- Participants want to see changes to the physical and built form, with addressing urban blight an important consideration, increased housing options, and development restrictions.
- Participants would like to see a shift in town attitude in New Milford, one that may open people's minds in welcoming new people and cultures, bridge political divides and enhance "self-esteem" of the town. New Milford has active residents and stakeholders who improve the town through active community participation, volunteering, charitable donations, and contributions to the vibrancy of the Town Center.

## Topic 2: Culture, Character, and Quality of Life

### Board 1: Open Space, Cultural, and Entertainment

#### Key Takeaways

- New Milford residents believe there are existing successful open spaces, cultural and entertainment assets, and other commercial service spaces, but there is also a need for more or better spaces. 59% of comments report a need for improved open spaces.
- **What do you consider successful open spaces, cultural and entertainment assets, and other commercial services in the Town Center?** Participants consider Bank Street, Main Street, Main Street and East Street, specifically the East Street School and Theater Works as successful town assets. The New Milford Chamber of Commerce, New Milford Hospital, and the New Milford Historical Society are also considered successful assets, but to a lesser degree.
- **Where would you see the need for more or better open spaces, cultural and entertainment assets, and other commercial services?** Participants see a need for new or improved open space, cultural or entertainment spaces along the riverfront, with a focus on Young's Field, the DPW, along Housatonic Avenue, and at Native Meadows preserve. They also see need for improvement in the town center, with a concentration at the intersection of East Street and Bookside Avenue.
- **When it comes to open space, culture, and entertainment, New Milford needs:**
  - More spaces and programing for arts, music, and theater. There is particular desire to see an outdoor amphitheater, museum and or children's museum. Arts, music and intellectually focused programs are also desired.
  - Participants would like to see the River Trail completed from Brookfield to Gaylordsville.



## Board 2: Areas for Improvement

### Key Takeaways

- Regional Recreation Opportunities: There is potential to transform existing recreational space along river facing parcels into destinations for regional recreation, particularly at Native Meadows Preserve, Helen Marx Park, and along Young's Field Road.
- Create New Public Spaces: Clustering of suggestions for new and improved uses along Bridge Street, particularly on either side of Veteran's Bridge, with clustering of suggestions at the southwest corner of Veteran's Bridge (7 Danbury Road), the Northeast side of Bridge Street and the Southeast side of bridge street.
- Parking Solutions: Parking solutions desired along Young's Field Road, with other sites scattered throughout the Town Center, many in existing parking lots.
- Diverse Commercial and Retail Mix: Participants want diversified retail mix throughout the town center, with clustering along the intersection of Main Street and Bank Street/ Church Streets. Opportunities for creating new retail and commercial on riverfront parcels, including the current site of Superior Oil, DPW and Young's Field Road, Bridge street river facing parcels.
- Participants had the most suggestions for areas in the Town Center that are suitable for diversifying the retail and commercial mix (29 contributions).

## Board 3: Housing

Participants were asked if they think the following types of housing would be successful in New Milford and if they would consider changing their current housing to live in one of the following precedents:

- Cohousing: An intentional community of private homes clustered around a shared space. Shared spaces may include laundry, recreation, gardens and resources (lawn Mowers or tools).
- Infill Housing: Development of housing (Duplexes, triplexes, or more on underutilized or vacant parcels).
- Senior Housing: Mixed Income housing for seniors on a fixed budget, including for sale units or rentals.

### Key Takeaways

- Participants contributed that all three housing types could be successful in New Milford. Infill housing received the most overall responses (17), with 88% of respondent supportive of the precedent.
- While participants contributed that the three housing models offered would fit in the town, few were likely to change their housing choice if given more options were available. This may be an indicator that the proposed projected housing would serve to attract new people into New Milford and would be unlikely to serve any of the already existing residents.
- Housing for seniors was the most often mentioned housing need (6 mentions).
- Participants think New Milford needs a more diverse housing mix both in terms of income/price bracket and in form.
  - Housing forms mentioned: rentals (2), condos (1), starter homes (1), Studios/ 1 bedrooms (1)
  - Affordability threshold mentioned: affordable units (2), market rate (1), middle income (1), upscale/luxury (2)
- Participants think housing in or near the town center (walkability) is needed (2).

## Topic 3 : River and the Environment

### Board 1: Riverfront Precedents

Participants were provided the following four riverfront precedents and were asked to respond with whether they liked the ideas presented:

- Bronx River Alliance Annual Floatilla: Volunteers participate in a variety of activities, such as tree planting, water monitoring, and debris and invasive plant removal in an annual fundraising event celebrating the Bronx River.
- Housatonic River Walk: Created by community volunteers, River Walk celebrates town history and ecology of the river in Great Barrington, Massachusetts.
- Mohawk Valley Gateway Overlook: A pedestrian bridge designed to function as a park with amenities, plantings, benches, public art, built-in sound system, and regular programming including yoga, walking programs, kayak tours, and festivals in Amsterdam, New York.
- Madrid 30 River Restoration: River remediation, public space design and connectivity improvements increased land value and quality of life along Spain's Route 30.

#### Key Takeaways

- Participants enthusiastically support the idea of a riverfront walk, such as the Housatonic River Walk in Great Barrington, MA.
- Residents would likely be supportive of programming that brings people to the river brings people to the riverfront on onto the river for water-based sports, programs, and activities focused on the river's ecology, such as the Bronx River Alliance's annual Floatilla.
- Participants are supportive of increasing connectivity to the river through new infrastructure, such as the Mohawk Valley Gateway Overlook, or creation of new riverfront landscaped open space. However, there may be less or no support for a highly built up riverfront.

### Board 2: Uses Along the River

#### Key Takeaways

- Participants had near equal suggestions for places where they would like to see enhancements to the river's natural ecosystem, improved access to the river, and enhance recreational opportunities along the river, indicating that they value all three.
- Geographic clustering of participant contributions:
  - Native Meadows Preserve: ecological protection and enhanced recreational opportunities.
  - Young's Field and the DPW: improve access and enhance recreational opportunities.
  - Hidden Treasures Park: a mix of improved access, ecological protection, and recreational opportunities.
  - Helen Marx Park: improved access and ecological protection.
  - Other Areas: improved access to the waterfront on the south side of Veteran's Bridge, at 7 Danbury Road and at the intersection of Bridge Street and Spring Streets.

### Board 3: New Uses Along the River

#### Key Takeaways



- **Recreation:** Participants would like to see recreational enhancements along the river in the following four categories: bike trails, water-based sports, parks and gardens, and programs. Participants were especially interested in seeing completed bike trails with opportunities for bike rentals and water-based sports opportunities including kayak and canoe launches. They are also interested in new parks and gardens with interesting features such as a splash pad or sculpture garden. Finally, participants were interested in seeing enhanced programs and events such as outdoor concerts, kids' entertainment, live music, and more.
- **Conservation:** Conservation is valued among many participants who would like to see restoration of natural habitats for native plants and animals alongside opportunities for low-impact nature appreciation and nature education. There are hopes that new development will maintain river views, open space and will protect the river with development restrictions.
- **Development:** Contributors would like to see mixed-use developments that leverage river views, with some interest to see high-end offerings. There is also an interest in seeing riverfront restaurant or cafes with outdoor space, apartment or condo style housing.

## Topic 4 : Connectivity, Access, and Mobility

### Board 1: Regional Scale

There many different strategies for addressing connectivity, access, and mobility at a regional scale and at a local scale within the town center. In this section, participants were presented with the following four strategies and were asked which would help improve connectivity and mobility in New Milford:

- **Microtransit:** Small-scale transit services in commuter vans or mini busses, sometimes with demand-responsive and or flexible routing and scheduling capabilities. For example: Bar Harbor, Maine's Down East service provides free shuttles that run on clean energy along 10 routes linking hotels, shops, and destinations (summer and year-round schedules).
- **Rideshare:** App-based mobility services for shared rides on demand, such as Uber or Lyft.
- **Micromobility:** Light vehicles, such as electric scooters, bikes, and mopeds. For example, free floating scooters for short trips within a defined zones.
- **Free-Floating Bike Share:** A public bike share scheme where participants can rent a bike and return the bike within a defined geographic zone (rather than at bike docks). Pocahontas, Iowa has a small-scale bike share program with only 25 bikes (operated by Koloni).

### **Key Takeaways:**

- Participants think micro transit solutions are most likely to improve connectivity and mobility at a regional scale in New Milford. Areas that microtransit solutions could service include: Route 7, Route 202, the Town Center, and residential areas near Hidden Treasures Park.
- Participants think free-floating bike share would improve connectivity and mobility in the Town Center, especially along Young's Field Road. There may also be a need at the Big Y Shopping Center and along West Street heading towards the Bleachery.
- Participants see limited potential for rideshare and micromobility services to improve connectivity and mobility.
- While this was not presented as a strategy, participants contributed that that restored passenger train services would greatly improve connectivity and mobility.

## Board 2: Town Center Scale

### Key Takeaways

How might we encourage people to take the 15-minute walk between New Milford's Town Center and the Housatonic River?

- Activities: Participants are most interested in seeing completed bike and trail infrastructure that can contribute to New Milford's tourism appeal. They would also like to see arts, music and entertainment opportunities. Finally, there is interest in seeing restored rail service or trolley service to make New Milford more connected and accessible.
- Landscape: Most participants suggested infrastructure enhancements to address circulation from the town to the river and to address the steep grade change from Railroad Street to Young's Field. Participants contributed ideas such as walkways, staircase, ramps and sloping sidewalks. For many participants, programming the infrastructure enhancements with public art, sculpture, and town history was also important. These attractions, however, should be accessible to people of all ages, including children and elders, which is why they believe there should be aspects such as both being ADA accessible and include activities for children such as splash pads and amenities such as benches, shade and fountains.
- Buildings: For many participants, preserving the architectural and historic integrity of the town by retaining historic buildings, and matching new construction to current facades was a top consideration for any new construction. Participants contributed many suggestions for desired new developments that largely fell into the following categories: specialty retail offerings such as arts and antiques, diverse restaurant mix at different price points that leverage river views, housing, and added hospitality options for visitors.

## Board 3: Streetscape Improvements

Streetscape improvement can go a long way towards improving access. Workshop participants were asked to respond to the following four streetscape improvement strategies:

- Improved Pedestrian Crossings with raised crosswalks
- Improved Streetscape and Sidewalks with rain gardens and restored sidewalks
- Bike Lane Expansion with dedicated lanes
- Public Open Space Activation through temporary plazas

### Key Takeaways

- Participants want to see improved pedestrian crosswalks, public open space, and improved streetscape and sidewalks. There is limited support for expand bike lanes with dedicated lanes.
- Improve Pedestrian Crossings:
  - Along on Route 202/ Route 7
  - Create a new river crossing from native Meadows Preserve to the DPW
  - Along Bank Street to Young's Field
  - Along The Green at crossings intersecting Main Street
  - Along East Street
- Improve Streetscape and Sidewalks:
  - Along Railroad Street
  - Along Bank Street to Young's Field
  - Along Church Street



- At Main Street and Whittlesey Avenue
- Materiality, ADA accessibility, landscaping, and removing obstructions should be considered in approach improving the streetscape.

## Topic 5: Economic Development

Potential future activities along the river were also all supported by the residents, these included destination recreation or entertainment, restoration and conservation, mixed use/retail development, and sustainable housing. Potential anchor projects were also all supported by the residents, these included food and manufacturing, live/workspace, cultural, and educational or medical anchors. In terms of potential new businesses, residents mostly suggested white collar jobs as well as data and technology centers. However, residents also suggested farms and food manufacturing companies and trade schools.

### Board 1: Anchor Projects

Anchor new development projects and or re-use projects can help spur the economic vitality of a place. Participants were presented the following four types of projects and were asked to react to which type of project they would like to see and where:

- Educational or Medical Anchor
- Live/Work Space
- Cultural Anchor (music, theater, arts, or other)
- Food Manufacturing

### Key Takeaways

- Participants were nearly equally supportive of all four anchor types presented: food manufacturing, live/workspace anchor, educational or media anchor, and cultural anchor. There may be slightly more interest in a lightly more interest in a cultural anchor 28% of responses.
- The Century Brass site is considered a suitable site for all four anchor types presented.
- The Town Center is considered suitable for a cultural anchor, live/work spaces and an educational anchor.
- The South end of the study are including Hidden Treasures park and the Bleachery is considered a suitable location for live/work spaces and food manufacturing with some potential for a cultural anchor north of Hidden Treasures Park.

### Board 2: New Activities Along the River

Understanding what types of new development residents and stakeholders value will help to guide decisions related to re-use and redevelopment of key riverfront parcels. In this activity, participants were asked which of the following types of development were best suited for riverfront and sites with river views:

- Mixed-use or retail
- Sustainable Housing
- Restoration and Conservation
- Destination Recreation or Entertainment

### **Key Takeaways**

- Participants believed that all forms of development proposed would be properly suited for the riverfront and could potentially aid in boosting economic development.
- Mixed-use or retail should be concentrated on Young's Field and the DPW site as well as the current town-owned parking lot.
- Sustainable Housing is suitable at town-owned site currently used for stockpile storage and the salt shed, as well as on the current town-owned parking along Railroad Street.
- Restoration and Conservation efforts should concentrate on the west side of the river, especially Native Meadow's Preserve and 7 and 13 Danbury Road.
- Destination Recreation or Entertainment should be concentrated on Young's Field, Helen Marx Park and or 7 Danbury Road.

### **Board 3: New Business Sectors**

What economic Sectors and businesses would be most attracted to New Milford?

What type of economic sectors or businesses would enhance New Milford's identity?

What type of sectors would enhance quality of life in New Milford?

What sectors would detract from quality of life in New Milford?

### **Key Takeaways**

- Education sectors—colleges, community colleges, or trade schools—hospitality, and light manufacturing, and tech and innovation are the sectors participants think would be most attracted to New Milford. Overall, professional service-oriented sectors may be more desired.
- Economic sectors that may best enhance New Milford's identity, include: tech and data, creative economy and coworking, food related sectors—farming, food manufacturing, and restaurants, and education. Overall, there is a desire for skilled and professional sectors with well-paying jobs.
- Economic sectors that may enhance quality of life in New Milford include: arts and entertainment cultural sectors, education related community college or trade school, hospitality, and corporate headquarters. Diverse retail and dining mix that includes family-friendly options would also enhance quality of life.
- Participants think that polluting industries, convenience food, and big box stores detract from the quality of life in New Milford. They see an opportunity for reuse at the former dollar store site (7 Danbury Road).



# **PUBLIC WORKSHOP #2**

## **VISIONING AND OPTIONS**



## **PUBLIC WORKSHOP #2: VISIONING AND OPTIONS**

### Key Findings and Recommendations

**To:** Riverfront Revitalization Committee  
**Issued:** December 5, 2019  
**RE:** Public Workshop #2: Visioning and Options  
Date: Thursday, November 21, 2019  
Time: 7:00- 9:00 PM  
Where: John Pettibone Cafeteria  
2 Pickett District Road, New Milford

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## Introduction

On November 21, 2019, the New Milford Riverfront Renewal BAR Steering Committee and lead consultant, WXY Studio, hosted Public Workshop #2: Visioning and Options at the John Pettibone Community Center Cafeteria (2 Pickett District Road, New Milford). There were 50 members of the public in attendance in addition to the Riverfront Revitalization Committee members. The evening session was broken up into two parts: a WXY-led presentation started with a recap challenges and opportunities and assets as identified in Public Workshop #1, stakeholder interviews, and a review of existing conditions. Then it presented the following three thematic master plan vision options that address the challenges and opportunities: Arts and Culture, Walkable Town, Big Recreation. An interactive breakout session followed. Participants circulated to four stations, one for each of the vision options and an additional station dedicated to the plan elements, or “ingredients.” The objectives of the session were to:

- Provide feedback on concepts for the New Milford Riverfront and Town Center
- Provide feedback on preferred master plan program elements
- Understand and provide feedback on key constraints and concerns

## Agenda

1. Introduction
2. Goals
3. Vision
4. Plan Scenarios
5. Breakout
6. Next Steps

### Breakout Tables:

1. Master Plan Vision Option 1: Arts & Culture
2. Master Plan Vision Option 2: Walkable Town
3. Master Plan Vision Option 3: Big Recreation
4. Master Plan Elements: “Ingredients”

## Recommendations

- 1. Create a hybrid master plan option using the Arts and Culture scheme as a base, with some modifications.**
  - Modify the Arts and Culture Scheme to address concern about use of the riverfront (current Young's Field) as a landscaped riverfront with ice rink/splash pad, playground, skate park, and sculpture walk.
  - Add a kayak/ boat launch area
- 2. Retain the following elements from the Walkable Town scheme with strong support:**
  - Retain pedestrian paths to connect to the East Street School and Butter Brook Hill Apartments
  - Retain a sustainable hotel and event center at the DPW site.
- 3. Retain the following elements from the Big Recreation scheme with strong support:** family housing, pedestrian bridge add-on, green streets, riverfront recreation (ballfields, tennis courts, skate park and kayak launch).
- 4. Consider including the following ingredients in the final master plan scheme due to a high number of "likes":** green streets, pedestrian bridge add-on as "art" bridge, bike/ped paths, realignment of Young's Field Road, new at-grade rail crossing at Bennett St. , live/work space, sculpture park with flood control elements, waterfront recreation, hotel and event center, sustainable industry and bioagriculture, mixed-use family housing, mixed density development.
- 5. Consider eliminating the following ingredients from the hybrid master plan scheme due to high number of "dislikes":** ice rink/splashpad, indoor/outdoor sports complex, sports venue.
- 6. Enhance town-wide walkability with a focus on safety and accessibility 24-hours a day, 365 days a year.**
  - Include more sidewalks, safe crossings, particularly along Route 7, East Street and Bridge Street.
  - Greater ADA accessibility, especially to address the grade change at Young's Field
  - Introduce sustainable "down" lighting for 24-hour a day safety
  - Plan for snow clearance, stormwater management, and maintenance for accessibility during inclement weather.
- 7. Given that there is no consensus on a preferred streetscape alignment for Young's Field Road, the streetscape that best supports the final master plan program should be chosen.**



### Three Schemes Compared

	<b>GREEN</b> Ideas you like	<b>YELLOW</b> Ideas you could like but require further thinking	<b>RED</b> Ideas you dislike	<b>BLUE</b> Suggested changes or additions	<b>TOTAL</b>
Arts and Culture	<b>42</b>	16	8	1	67
Walkable Town	38	<b>21</b>	6	7	71
Big Recreation	20	17	<b>18</b>	<b>20</b>	89

### Ingredients Compared

	<b>INGREDIENTS</b>	<b>LOVE</b>	<b>DISLIKE</b>
<b>Streetscape / Circulation</b>	Green Street	<b>10</b>	2
	Pedestrian Bridge Add-on	<b>14</b>	5
	Bike/Pedestrian Paths	<b>15</b>	4
	Young's Field Road moves east	<b>14</b>	4
	Young's Field joins Patriot's Way	<b>13</b>	4
	Bennitt Street at-grade rail crossing	<b>8</b>	6
<b>Arts and Culture</b>	Art Bridge	<b>8</b>	6
	Live/Work	<b>11</b>	2
	Outdoor Amphitheater	<b>14</b>	<b>8</b>
	Fine Art Foundry	7	6
	Ice Rink/ Splash Pad	5	<b>9</b>
	Sculpture Park	<b>9</b>	5
<b>Walkable Town</b>	Co-Housing	5	6
	Infill Passive Houses	6	2
	Flood Control Park	<b>11</b>	4
	Sustainable Industry	<b>13</b>	3
	Hotel and Event Center	<b>12</b>	5
	Bio-agriculture	<b>12</b>	1
<b>Big Recreation</b>	Mixed-Use Family Housing	<b>11</b>	2
	Mixed Density	<b>11</b>	1
	Waterfront Recreation	<b>12</b>	5
	Indoor/Outdoor Sports	3	<b>9</b>
	Retail/Commercial	<b>10</b>	4
	Sports Venue	5	<b>12</b>

## Breakout Table Documentation and Key Takeaways

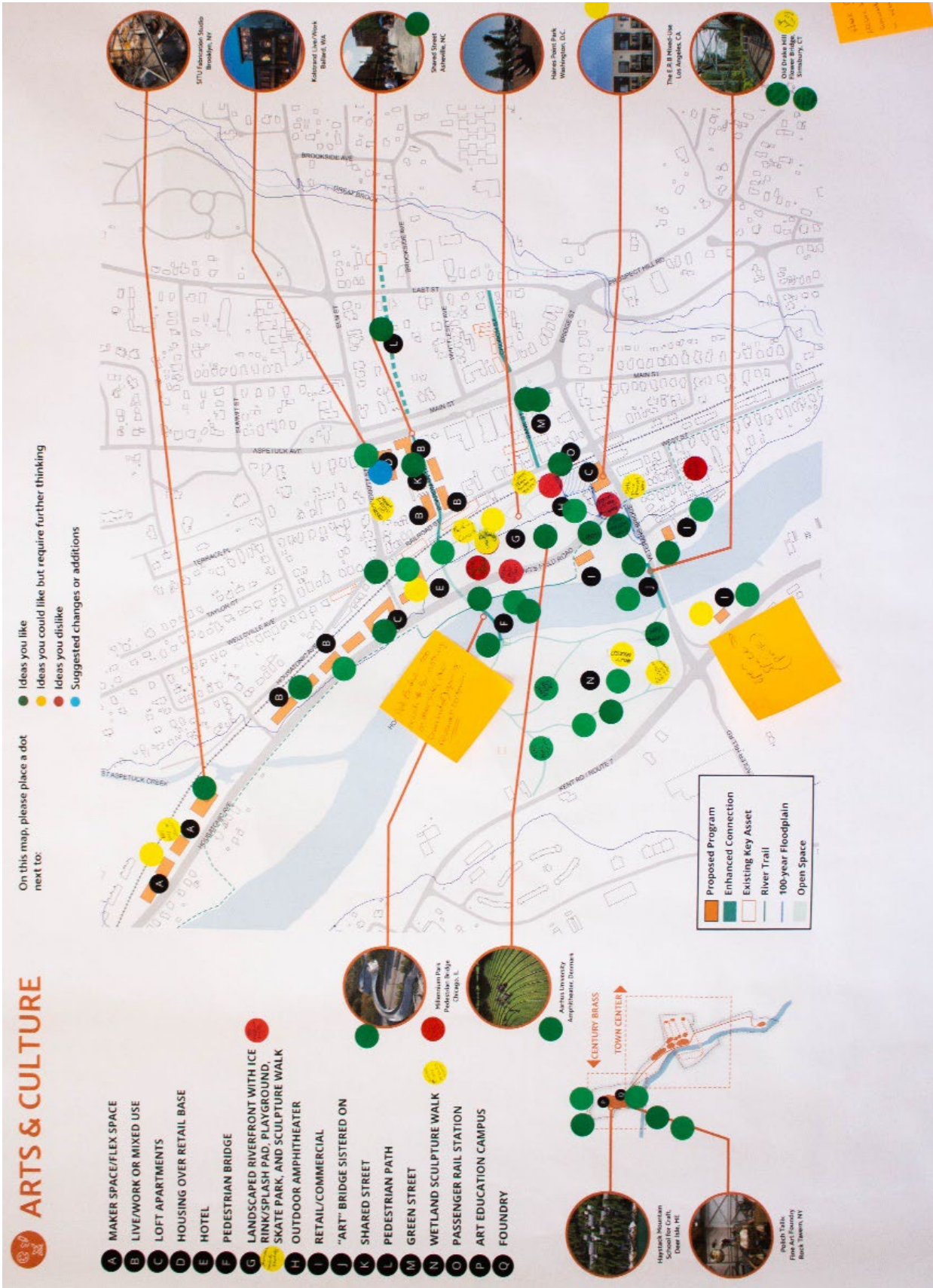
### Master Plan Vision Option 1: Arts & Culture

#### Arts & Culture Key Takeaways

- Native Meadows wetland sculpture walk well received
- Pedestrian bridge and “art” bridge well received
- Century Brass programming well received
- Housing typologies well received
- Mixed opinions of realignment of Young’s Field Road to Nicholas Square
  - “Better than Patriot’s Way”
  - Nicholas Square as “tiny street”
  - “GOOD!”
  - “Allows left hand turn lane”
- Removing existing ballfields are an area of concern

GREEN	YELLOW	RED	BLUE	TOTAL
Ideas you like	Ideas you could like but require further thinking	Ideas you dislike	Suggested changes or additions	
42	16	8	1	67





ARTS & CULTURE INGREDIENTS		GREEN	YELLOW	RED	BLUE	TOTAL
A	Maker space/ flex space	1	2	0	0	3
B	Live/work or mixed-use	2	0	0	0	2
C	Loft apartments	2	1	0	0	3
D	Housing over retail base	1	0	0	1	2
E	Hotel	1	1	0	0	2
F	Pedestrian bridge	5	0	1	0	6
G	Landscaped riverfront with ice rink/ splash pad, playground, skate park, and sculpture walk	1	4	4	0	9
H	Outdoor amphitheater	3	0	1	0	4
I	Retail/ commercial	3	1	0	0	4
J	"Art" bridge	4	1	0	0	5
K	Shared street	2	0	0	0	2
L	Pedestrian path	1	0	0	0	1
M	Green Street	2	0	0	0	2
N	Wetland sculpture walk	6	3	0	0	9
O	Passenger rail station	1	1	0	0	2
P	Art education campus	2	0	0	0	2
Q	Foundry	3	0	0	0	3
	Focus on historic district	0	1	0	0	1
	Realignment of Young's Field Road	2	1	2	0	5
Total		42	16	8	1	67

\*Ingredients with most Green plots

\*Ingredients with most Yellow plots

\*Ingredients with most Red plots

\*Ingredients with most Blue plots



### ARTS & CULTURE COMMENTS

Using a post it note, please expand on your thoughts or explain any areas of concern

1	"TRAFFIC CONCERN @ VETERANS BRIDGE"
2	<ul style="list-style-type: none"> <li>• Rotary C7/202</li> <li>• Rotary @ Grove/ 202</li> <li>• Parking @ South end of town</li> <li>• Pedestrian downtown"</li> </ul>
3	"Two access points to downtown from East and West"
4	"Need more vehicle river crossings"
5	"D - should be reserved for office space"
6	"Before the bridge a monument of art sculpture would be a good placement to draw tourists into the town Green *Welcome Center*
7	"more put-in @ Boardman bridge to connect to Veteran's Bridge"
8	"Indoor Performing Arts Theater"
9	"Where's the boat launch at Young's Field? Need parking by launch"
10?	"HAVE 'COW-PARADE' life size sculptures on sidewalks & green not in wetland area."
11	"Open space -> (park)"
12	Ped Bike - too much for nothing on other side (other than Hotel) gaining <u>revenues</u> to town."



## Master Plan Vision Option 2: Walkable Town

### Walkable Town Key Takeaways

- Strong support for enhancing walkability through; more sidewalks, safe crossings, pedestrian paths, greater ADA accessibility, lighting for 24-hour a day safety, snow clearance and stormwater management and maintenance for accessibility during inclement weather
- Strong support for a sustainable hotel and event center at the DPW site
- Desire to see a kayak/ boat launch area
- Support for focus on sustainability and resiliency through green streets, flood control
- Concern about Young’s Field Road realignment, turning volume and vehicle counts

<b>GREEN</b> Ideas you like	<b>YELLOW</b> Ideas you could like but require further thinking	<b>RED</b> Ideas you dislike	<b>BLUE</b> Suggested changes or additions	<b>TOTAL</b>
38	21	6	7	71

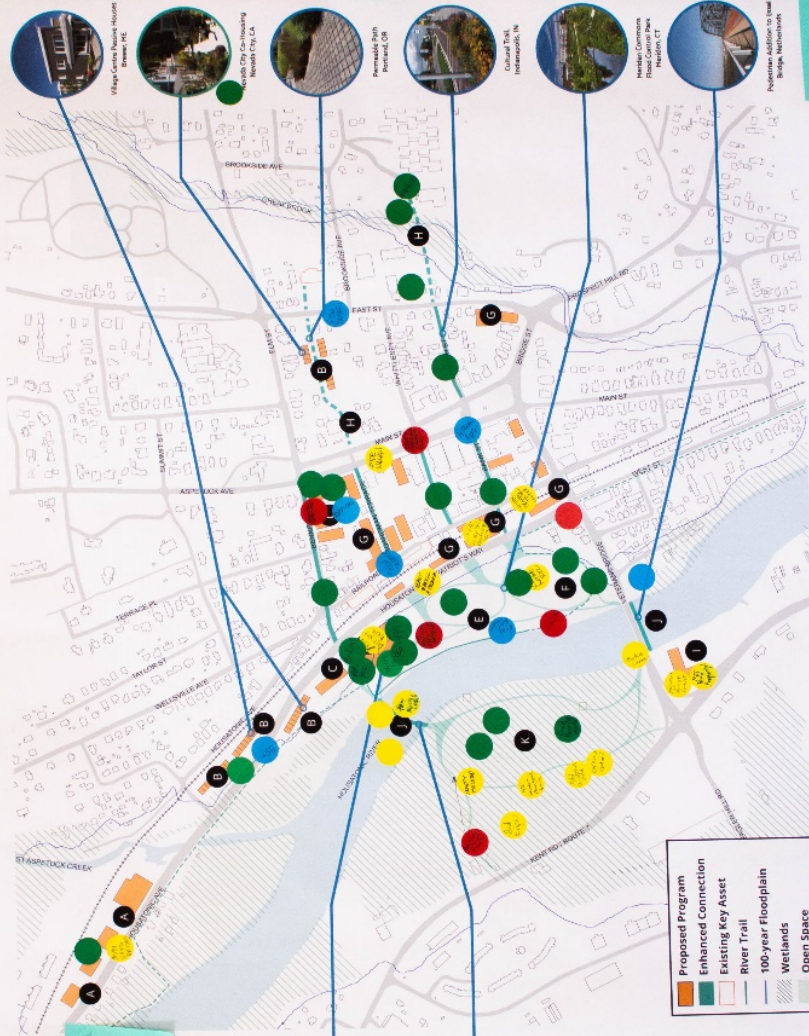


# WALKABLE TOWN

On this map, please place a dot next to:

- Ideas you like
- Ideas you could like but require further thinking
- Ideas you dislike
- Additional changes or suggestions

- A COMMERCIAL MULTI-USE
- B TOWNHOMES
- C APARTMENTS
- D HOTEL AND EVENT CENTER
- E FLOOD CONTROL PARK
- F PLAYGROUND
- G MIXED-USE
- H PEDESTRIAN PATH
- I "GATEWAY" RETAIL/COMMERCIAL
- J PEDESTRIAN BRIDGE
- K WETLAND WALKS
- L CLEAN ENERGY PRODUCTION
- M BIOAGRICULTURE



	Proposed Program
	Enhanced Connection
	Existing Key Asset
	River Trail
	100-year Floodplain
	Wetlands
	Open Space

	WALKABLE TOWN INGREDIENTS	GREEN	YELLOW	RED	BLUE	TOTAL
A	Commercial multi-use	1	1	0	0	2
B	Townhomes	3	0	0	1	4
C	Apartments	2	0	1	1	4
D	Hotel and event center	7	1	0	0	8
E	Flood control park	2	1	2	1	6
F	Playground	2	0	0	0	2
G	Mixed-use	0	1	0	0	1
H	Pedestrian path	7	0	1	1	9
I	"Gateway" retail/ commercial	0	2	0	0	2
J	Pedestrian bridge	3	4	0	1	8
K	Wetland walks	4	5	1	0	10
L	Clean energy production	4	1	0	0	5
M	Bio-agriculture	2	1	0	0	3
	Realignment of Housatonic Ave to Patriot's way to West St	0	2	1	0	3
	Sidewalks on Aspetuck Ave	0	1	0	0	1
	Hotel near Century Brass	1	0	0	0	1
	Winter/ Year-round walkability	0	1	0	0	1
	Slow traffic on Railroad St. and East St.	0	0	0	2	2
	<b>Total</b>	<b>38</b>	<b>21</b>	<b>6</b>	<b>7</b>	<b>72</b>



### WALKABLE TOWN COMMENTS

Using a post it note, please expand on your thoughts or explain any areas of concern

1	"More walking paths in town"
2	"ADA - & Hills: think Seattle & San. Fran. Have lots of switch backs. Overlooks + benches – gradual slope - Love amphitheater & green."
3	"Pedestrian friendly crossing on Patriots Way due to high traffic flow"
4	"Maintenance, lighting, down lighting -> Seattle, SF"
5	"Boat launch – keep in scheme"
6	"No tall crossing yellow signs"
7	"Need something cultural here E + F"
8	"Switchbacks + stopping points to address grade change"
9	"Traffic – what impact will new DEV have" Do not create barriers to the river"
10	"Where's the boat launch? Young's Field? Need parking at boat launch"
11	"ADA Accessible housing"
12	"Each concept involves both moving DPW and using century Brass for something yet the favored spot for DPW is century brass"
13	"Consider an add boat launch at Boardman Bridge"
14	"Hi-Tech robotics + medical"
15	"Every road <u>should</u> have sidewalk+ bike lane *new roads mandatory!"
16	"Keep the kayak launch; need parking *kayak drawing* (make better @ boardman bridge)"
17	"Need pass, R.R. to make this work as destination (in town)"
18	"Winter walkability – Plan for ice/snow Drainage + <u>Snow melt.</u> "
19	"Require all new walk ways be green: permeable & ADA."
20	"LIGHTING: use dark sky/ down low lighting. Posts No Bollards."

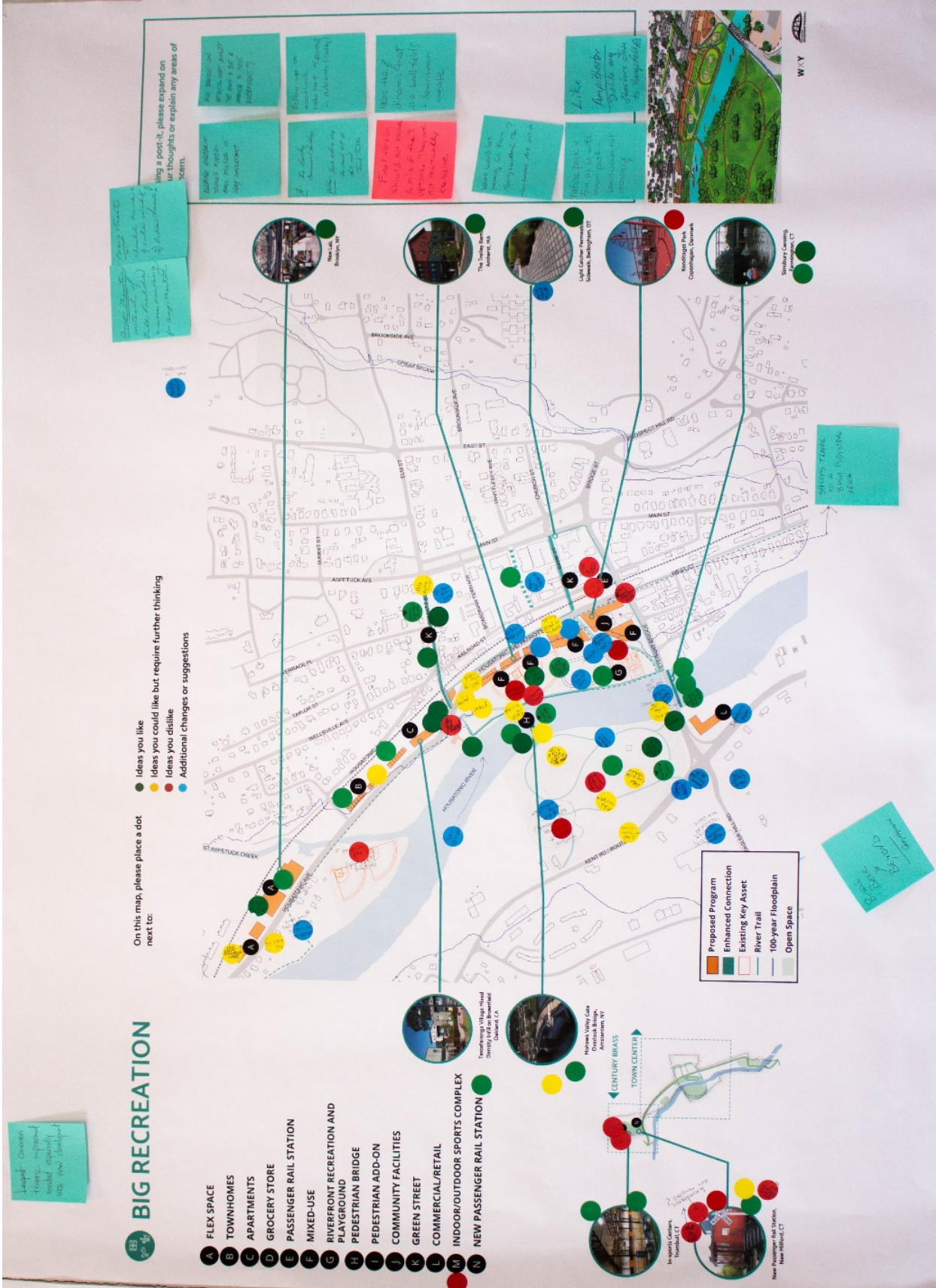
## Master Plan Vision Option 3: Big Recreation

### Big Recreation Key Takeaways

- Desire for bringing programs from other visions, specifically the amphitheater on Young’s field and the riverfront hotel by corner East of Housatonic Ave and South of Bennitt Street.
- Concern about opening a grocery store so close to the Big Y.
- Strong interest on walkability and ADA accessibility at both the riverfront development and the west side of the river. Participants identified a few critical points:
  - The intersection of Kent Road/Route 7 with Peagler Hill Road.
  - The sidewalk in front of Native Meadows
  - The path from the Town Center to the Big Y grocery store.
  - Pedestrian connectivity from Railroad to the Town Green.
- Both the pedestrian bridge and the bridge add-on were well received.
- Strong concern on merging Young’s Field Road and Patriot’s Way, as this could create a barrier between the Town Center and the Riverfront.
- Polarized opinions on keeping Young’s Fields ballfields.
  - People agreeing like the current dynamic between the fields and the town center, especially for youth. In addition, people think that ballfields are a smart program for a flood-risk area.
  - People disagreeing believe that young’s field should be used for more profitable with uses.
- Strong agreement on keeping the existing tennis courts, skate park, and kayak launch in place. Although the skate park would benefit from improvements.
- Disagreement on opening a new passenger rail station in Century Brass while the station in downtown was well received.
- Agreement on integrating boardwalks above the native meadows only if it is paired with an educational program on preservation.

GREEN	YELLOW	RED	BLUE	TOTAL
Ideas you like	Ideas you could like but require further thinking	Ideas you dislike	Suggested changes or additions	
20	17	18	20	89





BIG RECREATION INGREDIENTS		GREEN	YELLOW	RED	BLUE	TOTAL
A	Flex space	3	2	0	1	6
B	Townhomes	2	1	0	0	3
C	Apartments	0	0	0	0	0
D	Grocery store	2	0	1	0	3
E	Passenger rail station	0	0	2	0	2
F	Mixed-use	1	0	0	2	3
G	Riverfront recreation and playground	3	0	3	3	9
H	Pedestrian bridge	4	3	0	0	7
I	Pedestrian add-on	6	1	0	1	8
J	Community facilities	0	0	1	0	1
K	Green street	5	1	0	4	10
L	Commercial/retail	0	0	0	0	0
M	Indoor/outdoor sports complex	2	0	3	0	5
N	New passenger rail station	2	1	4	0	7
	Native Meadows	3	3	2	2	10
	Riverfront hotel	0	2	0	0	2
	Kayak north of pedestrian bridge	1	0	0	0	1
	Realignment of road	0	2	1	0	3
	Improve walkability by Kent Rd./Route 7 and Peagler Hill Rd. general area	0	1	0	4	5
	Health developments outside Downtown	0	0	0	1	1
	Existing ballfields by Housatonic Rd.	0	0	1	0	1
	New bridge (extends from Bennitt St.)	0	0	0	1	1
	Riverfront hotel	0	0	0	1	1
Total		34	17	18	20	89

### BIG RECREATION COMMENTS

Using a post it note, please expand on your thoughts or explain any areas of concern

1	" <u>Amphitheater</u> instead of ballfields & more parking for amphitheater"
2	" <u>Every street</u> should have: 1. Sidewalk 2. Bike lane!"
3	"keeping historic Young's Field ball fields is very important."
4	"will traffic of patriots way bisect the town & be a barrier to the riverfront?"
5	" <u>A</u> - is existing commercial buildings <u>Yellow</u> - You're asking way too much out of that road. Truck Traffic."
6	"likes the dynamic content that the ballfields + downtown create"
7	"Final version should not exclude a mix of the 3 options. They are not mutually exclusive."
8	"Where would lost parking of from moving Housatonic Rd.? Less parallel more pull in"
9	"Like Amphitheater Dislike any structure close to Youngs Field Rd."
10	"nature park is fine as is with mown path - boardwalk not necessary"
12	"Shifts traffic to a busy pedestrian area"
12	"BIRDS BEER & BEYOND CATHY HAGADORN"
14	"Largest concern traffic improvement needed especially with new development"





## Master Plan Elements: “Ingredients”

### Key Takeaways

- The bridges, road realignments, outdoor amphitheater and sustainable energy categories received the most plots – with “love.”
- Regarding housing typologies, Mixed-Use Family Housing, and Mixed Density received the most support. Live/work and Infill Passive Houses were also well received but had fewer plots.

### Streetscape/Circulation

- There is no consensus on a preferred streetscape alignment for Young’s Field Road. While there are concerns, participants do not oppose the concept of realignment outright.
- Above average support for all streetscape and circulation elements.

### Arts and Culture

- Above average support for an art bridge, live/work space, and sculpture park.
- Mixed support for an outdoor amphitheater, consider a different use.
- Low support for ice rink/splash pad, consider a different use.

### Walkable Town

- Above average support for flood control park, sustainable industry, hotel and event center, and bio-agriculture.

### Big Recreation

- Above average support for mixed-use family housing, mixed density, waterfront recreation, and retail/commercial space.
- Dislike of indoor/outdoor sports complex and sports venue.

	<b>INGREDIENTS</b>	<b>LOVE</b>	<b>DISLIKE</b>
<b>Streetscape / Circulation</b>	Green Street	<b>10</b>	2
	Pedestrian Bridge Add-on	<b>14</b>	5
	Bike/Pedestrian Paths	<b>15</b>	4
	Young's Field Road moves east	<b>14</b>	4
	Young's Field joins Patriot's Way	<b>13</b>	4
	Bennitt Street at-grade rail crossing	<b>8</b>	6
<b>Arts and Culture</b>	Art Bridge	<b>8</b>	6
	Live/Work	<b>11</b>	2
	Outdoor Amphitheater	<b>14</b>	<b>8</b>
	Fine Art Foundry	7	6
	Ice Rink/ Splash Pad	5	<b>9</b>
	Sculpture Park	<b>9</b>	5
<b>Walkable Town</b>	Co-Housing	5	6
	Infill Passive Houses	6	2
	Flood Control Park	<b>11</b>	4
	Sustainable Industry	<b>13</b>	3
	Hotel and Event Center	<b>12</b>	5
	Bio-agriculture	<b>12</b>	1
<b>Big Recreation</b>	Mixed-Use Family Housing	<b>11</b>	2
	Mixed Density	<b>11</b>	1
	Waterfront Recreation	<b>12</b>	5
	Indoor/Outdoor Sports	3	<b>9</b>
	Retail/Commercial	<b>10</b>	4
	Sports Venue	5	<b>12</b>
<b>Total</b>		<b>239</b>	<b>115</b>

## ARTS AND CULTURE



**Art Bridge**  
Chicago, IL

**8 Likes**  
**6 Dislikes**



**Live/Work**  
Ballard, WA

**11 Likes**  
**2 Dislikes**



**Outdoor Amphitheater**

**14 Likes**  
**8 Dislikes**



**Fine Art Foundry**  
Rock Tavern, NY

**7 Likes**  
**6 Dislikes**



**Ice Rink/ Splash Pad**  
Brooklyn, NY

**5 Likes**  
**9 Dislikes**



**Sculpture Park**  
Haines Point, D.C.

**9 Likes**  
**5 Dislikes**

## WALKABLE TOWN



**Co-Housing**  
Nevada City, CA

**5 Likes**  
**6 Dislikes**



**Infill Passive Houses**  
Brewer, ME

**6 Likes**  
**2 Dislikes**



**Flood Control Park**  
Meriden, CT

**11 Likes**  
**4 Dislikes**



**Sustainable Industry**  
Lebanon, CT

**13 Likes**  
**3 Dislikes**



**Hotel and Event Ctr**  
Lakeille, CT

**12 Likes**  
**5 Dislikes**



**Bioagriculture**  
Bethany, CT

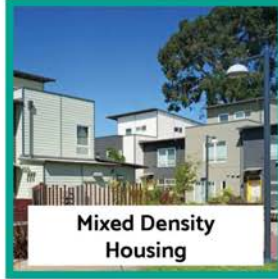
**12 Likes**  
**1 Dislikes**



## BIG RECREATION



11 Likes  
2 Dislikes



11 Likes  
1 Dislikes



12 Likes  
5 Dislikes



3 Likes  
9 Dislikes



10 Likes  
4 Dislikes



5 Likes  
12 Dislikes

## STREETSCAPE/CIRCULATION



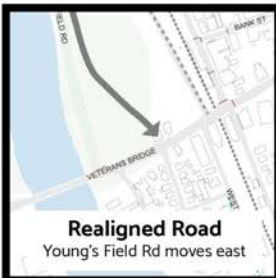
10 Likes  
2 Dislikes



14 Likes  
5 Dislikes



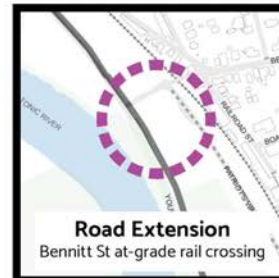
15 Likes  
4 Dislikes



14 Likes  
4 Dislikes



13 Likes  
8 Dislikes



8 Likes  
6 Dislikes





# PUBLIC WORKSHOP #3

# MASTER PLAN PRESENTATION

A recording of the final presentation is available at:

[https://www.facebook.com/256108964934763/  
videos/222571478809894](https://www.facebook.com/256108964934763/videos/222571478809894)



# MASTER PLAN PRESENTATION



## JOIN US ONLINE!

Please join WXY Studio for the third Public Workshop to share in and celebrate the release of the New Milford Riverfront Renewal Plan. We'd like to get your input on priority projects!

*Can't join?  
Check [www.facebook.com/NMRiver](https://www.facebook.com/NMRiver) for documentation of the meeting. We are inviting comments from the community from April 6-10.*

**MONDAY, APRIL 6<sup>TH</sup>  
7 - 8 pm**

### **2 WAYS TO JOIN:**

**1. Join Zoom Meeting**  
**<https://zoom.us/j/411132587>**  
**Meeting ID: 411 132 587**

**2. Join by Phone**  
**+1 301-715-8592 US**  
**Meeting ID: 411 132 587**

# NEW MILFORD RIVERFRONT RENEWAL

## MASTER PLAN PRESENTATION

New Milford Riverfront and Brownfield Area  
Revitalization (BAR) Plan  
Final Presentation  
April 6, 2020



**WXV**



# **Riverfront Revitalization Committee BAR Steering Committee**

- **Liba Furhman, Chairman**
- **Julie Bailey**
- **Chris Gardner**
- **Richard Rosiello**
- **Frank Wargo**
- **Lucy Wildrick**
- **Mayor Pete Bass, ex officio**

## **ADVISORY COMMITTEE MEMBERS**

- **Margery Feldberg**
- **Lisa Hida**
- **Richard Schipul**
- **Jean Solomon**

## **TOWN STAFF**

- **Karen Pollard, Economic Development Director**
- **Laura Regan, Town Planner**



- 1 OBJECTIVES**
- 2 INSTRUCTION**
- 3 INTRODUCTI**
- 4 THE PLAN**  
**OVERVIEW**  
**VISION**
- 5 Q&A**
- 6 NEXT STEPS**



# NS ION



# TODAY'S OBJECTIVES

- To share and discuss the New Milford Riverfront Renewal Plan
- To gather input on master plan elements

# OBJECTIVES



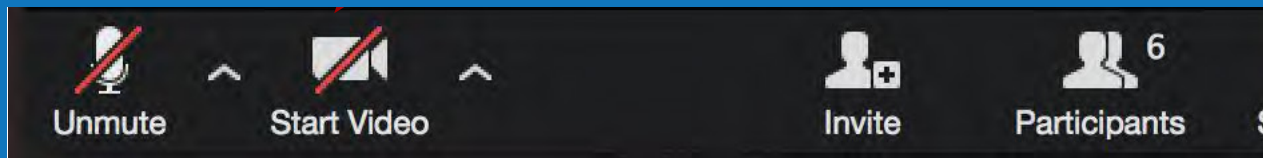
celebrate the  
rd Riverfront

ut on priority  
ements



# ZOOM HOW-TO

- Submit a question  
the chat function



- Prioritize with

# TO



# Question through chat at any time



**CLICK 'CHAT' TO  
SUBMIT A QUESTION**

# live polling

# POLL SET #1







- 1 OBJECTIVES
- 2 INSTRUCTION
- 3 INTRODUCTION**
- 4 THE PLAN  
OVERVIEW  
VISION
- 5 Q&A
- 6 NEXT STEPS



# VISIONS



# W



**Adam Lubinsky**  
**PhD, AICP,**  
**Managing**  
**Principal & Partner**



**Kaija**  
**Dire**  
**City-**

XY

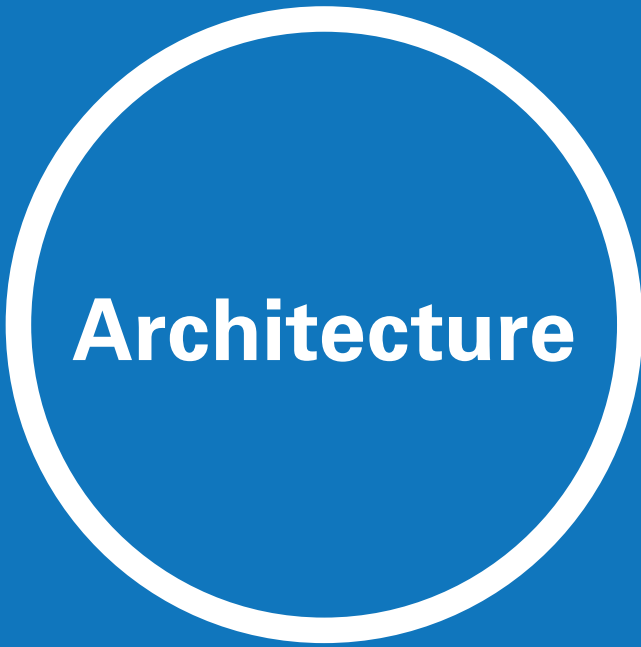


**Wuollet**  
**ector of**  
**Building**



**Amina Hassen**  
**Associate**  
**Project Manager**

**W**





**XY**

**Strategic  
Planning**

**Community  
Engagement**

**SeaGlass Carousel  
New York, NY**











**East River Blueway Plan  
New York, NY**

NEW MILFORD RIVERFRONT RENEWAL









**West Thames Bridge  
New York, NY**

NEW MILFORD RIVERFRONT RENEWAL







- 1 OBJECTIVES
- 2 INSTRUCTION
- 3 INTRODUCTI
- 4 THE PLAN**  
OVERVIEW  
VISION
- 5 Q&A
- 6 NEXT STEPS



# NS IONS



# A OVERVIEW





# NEW





Create a resilient and dynamic twenty-first century riverfront integrated with New Milford's Downtown to catalyze community development, resiliency, and revenue generation for the town.



NEW MILFORD RIVERFRONT RENEWAL





# Overview

## Community-Informed Planning Process

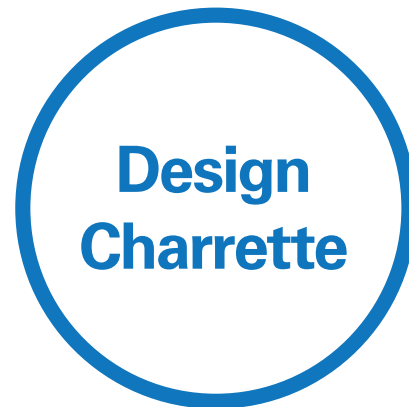
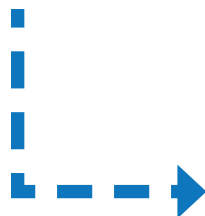


**BAR Grant  
Steering  
Committee**



**WXY Design Team**

Chazen  
Sassafras55  
Barretto Bay Strategies  
Sam Schwartz Consulting





# Thematic Goals with Actionable Strategies

Arts & Culture



Walkable



Recreation



Sustainable



# Leveraging Riverfront Brownfields



# Town-Wide Revitalization



# Study Area

**1) TOWN CENTER**

**2) HOUSATONIC RIVERFRONT**

**3) HOUSATONIC AVENUE CORRIDOR**

**4) CENTURY BRASS**





4

3

2

1

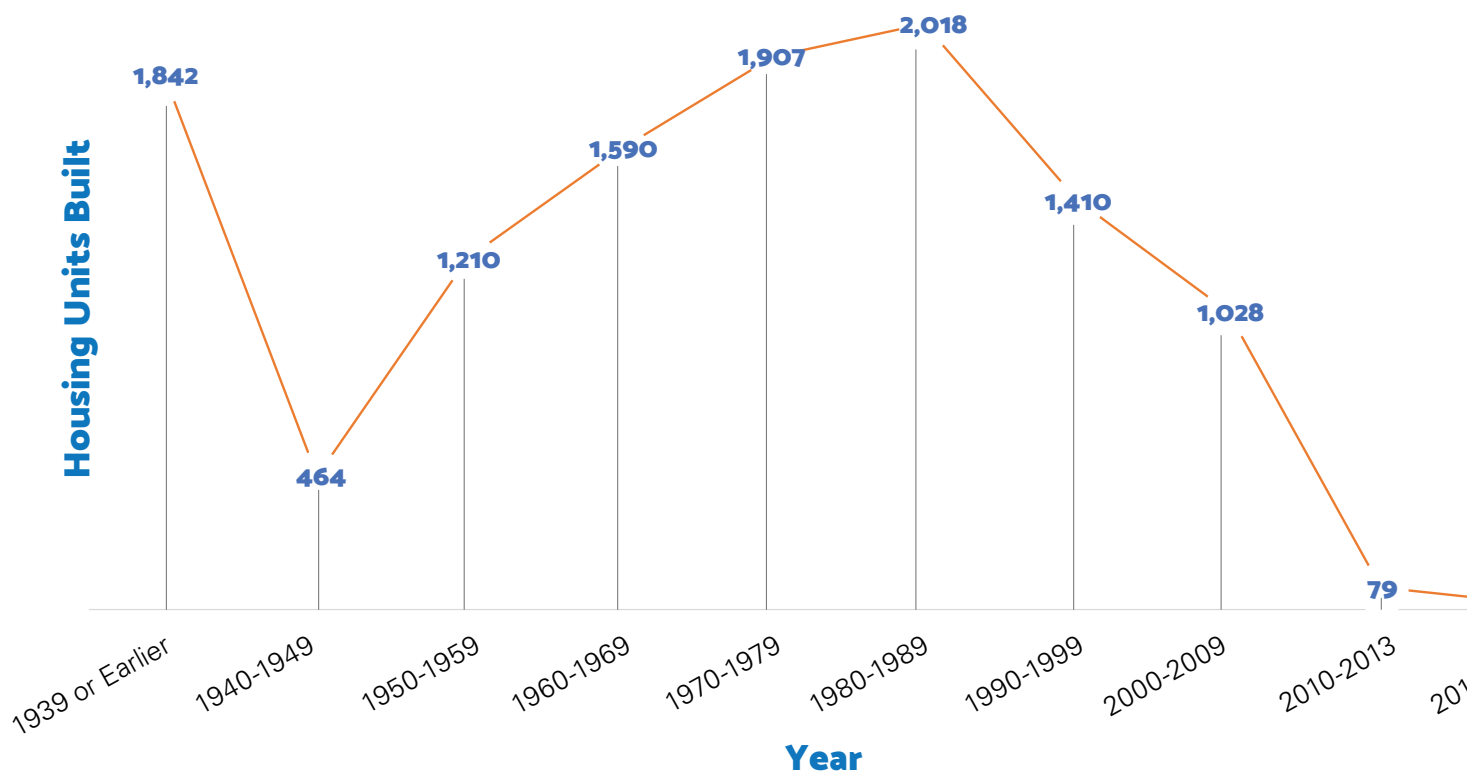


# Planning Context

## Changes in New Milford's Population

- Declining overall population, but with projected growth
- Declining school enrollment
- Resident workers has dropped by 9%
- Low vacancy rates in multifamily and rental properties

## Housing Units Built (1930-2017)



th in Seniors

S

## Market Demand\*

100-250K SF

LIGHT INDUSTRIAL FLEX SPACE  
COMMERCIAL

122-567

RESIDENTIAL UNITS  
100-350 Units for Seniors

110K SF

RETAIL

21K SF

GROCERY STORE

50-85

HOTEL ROOMS

Data: U.S. Census 2010; 2017 American  
Community Survey (ACS)

Source: Camoin Town-Wide Market Analysis 2019);  
Pinnacle Advising Hotel Feasibility Analysis (2019)

20

4-Later



# POLL SET #2









HOUSATONIC RIVER.

NEW MILFORD RIVERFRONT RENEWAL







# History



## HOUSATONIC RIVER

- 150 miles from the Berkshires to the Long Island Sound
- Fertile floodplains
- Decades of industrial and human waste
- Ongoing remediation and restoration efforts



## AGRICULTURE

- Used fertile floodplains
- Family farms
- 1800s tobacco and dairy farming
- Resurging local food movement





## RAIL

- 150 miles of track from Pittsfield, Massachusetts to New York City
- Completed in 1840
- 1971 last passenger service
- Privately owned from New Milford to New York



## INDUSTRY

- History of iron, power, paper, textile industries and mining
- Used the river for production and transport
- 1928 hydroelectric power
- Long decline in industry and manufacturing

# Opportunities and Assets



## PEOPLE AND CULTURE

- Strong civic culture
- Volunteerism
- Family-friendly
- High quality of life



## CHARACTER AND BUILT ENVIRONMENT

- Picturesque Town Green
- Historic building stock and bridges
- Distinctive architectural identity





## **TRANSPORTATION AND CIRCULATION**

- State routes 7 and 202
- Limited public transportation
- Heavy car reliance
- Efforts underway to improve walkability and bike networks

## **ECONOMY**

- Big box commercial along Route 7 with regional draw
- Local retail and commercial in town

# Built Environment

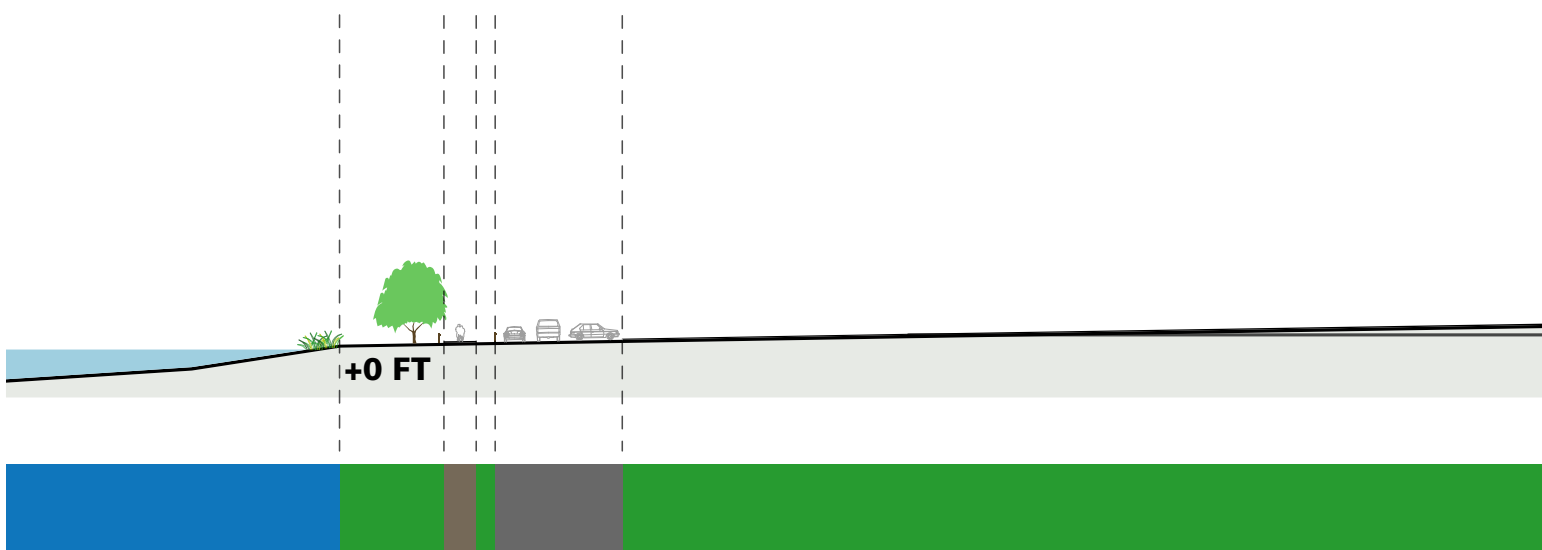


HOUSATONIC RIVER

RIVER TRAIL

YOUNG'S FIELD BASEBALL, RECREATION RIVERFEST TOWN EVENTS

YOUNG'S FIELD ROAD



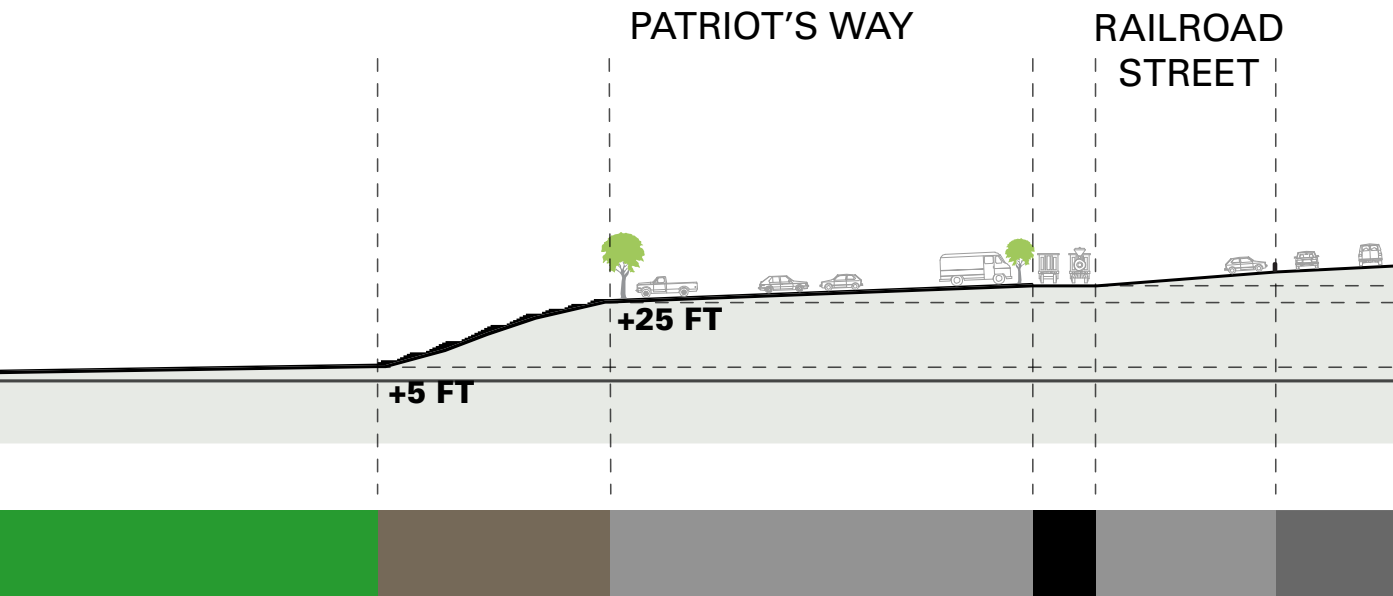




NARROW  
STAIRCASE

RAIL CROSSING

ION,



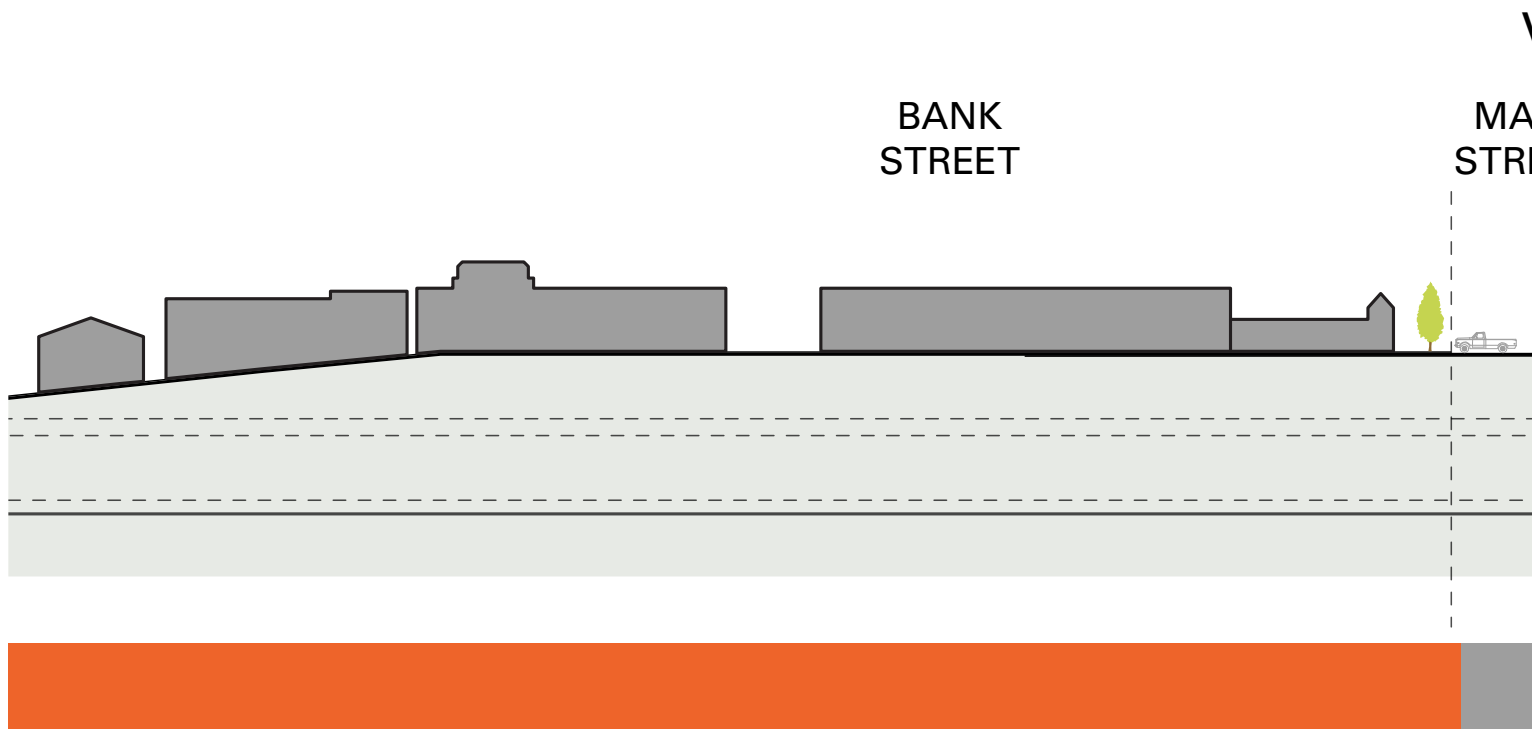
# Built Environment



BANK STREET  
COMMERCIAL



PARKING



BANK  
STREET

MA  
STR





THE GREEN  
FARMERS MARKET  
VILLAGE FAIR DAYS  
EVENTS

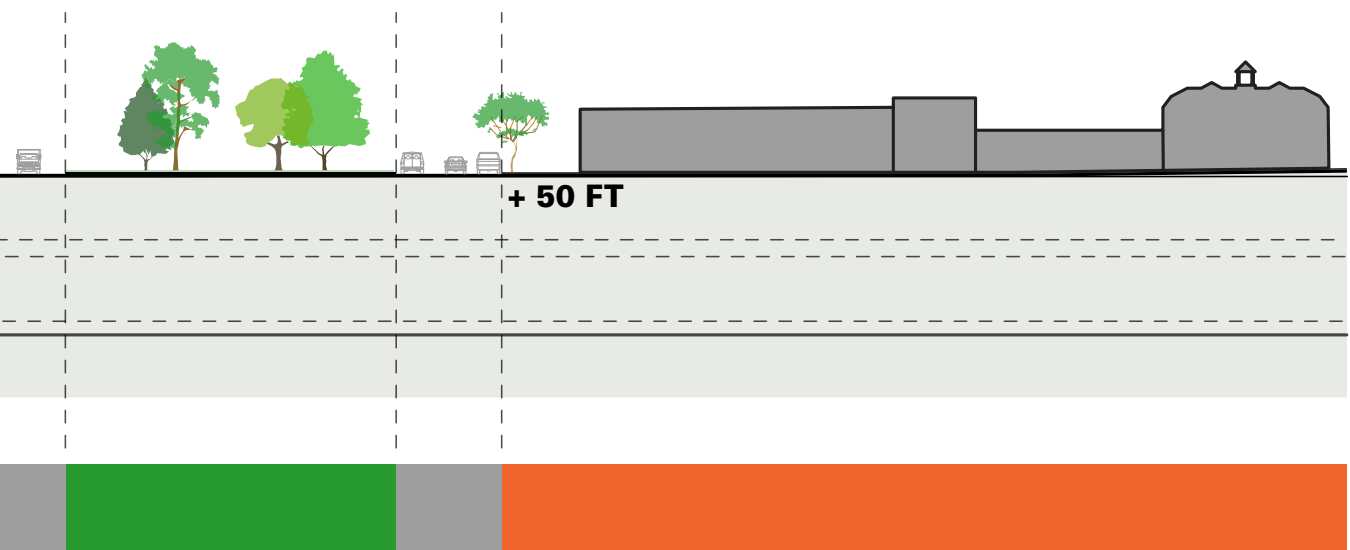
TOWN HALL

HISTORIC  
FIRE HOUSE

IN  
STREET

MAIN  
STREET

CHURCH  
STREET



# Environment



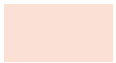
## **FLOODWAYS**

New Milford's riverfront lies within 100- and 500-year floodplains



## **WETLAND MANAGEMENT**

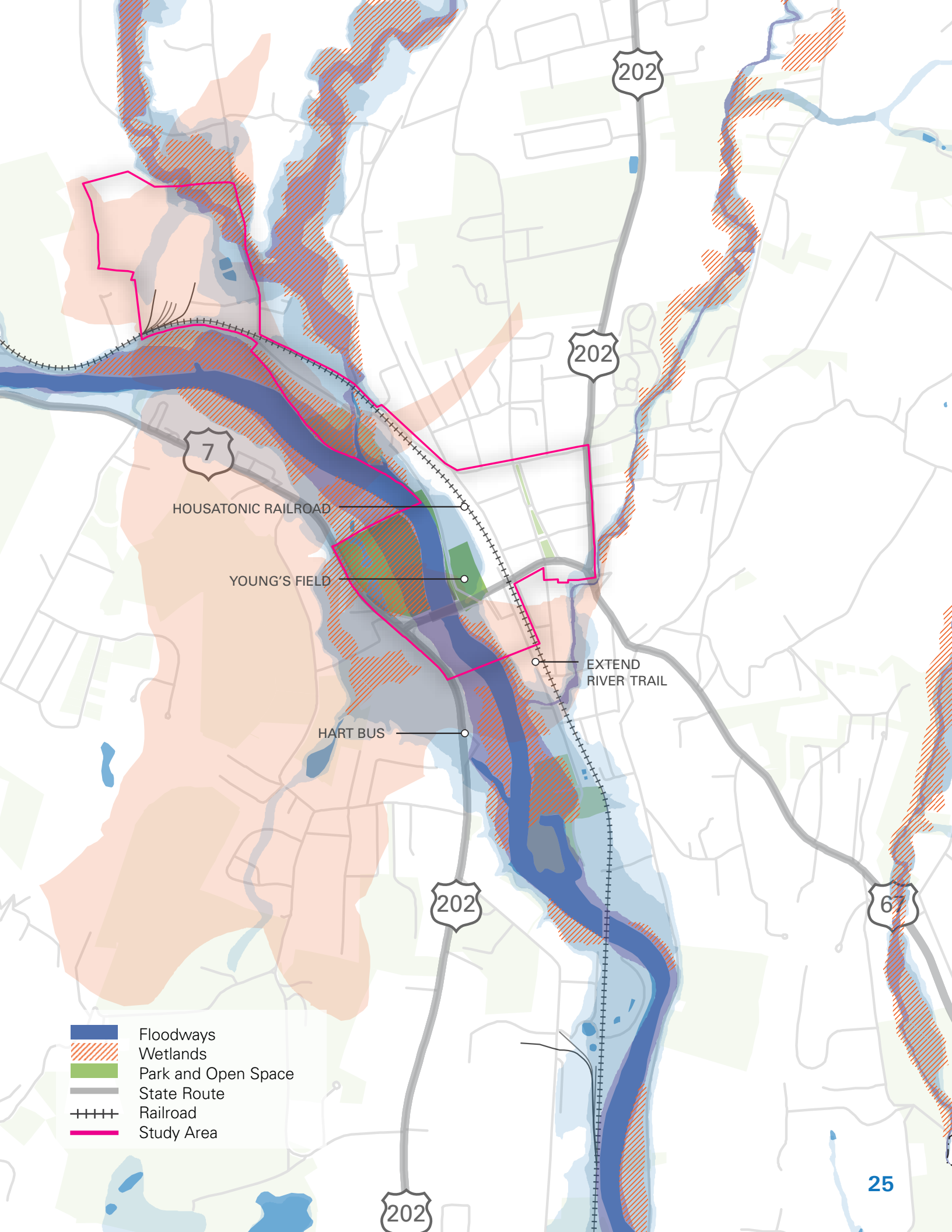
Critical assets that protect water quality



## **AQUIFER PROTECTION AREA**

Restrictions on development to protect water supply





HOUSATONIC RAILROAD

YOUNG'S FIELD

HART BUS

EXTEND RIVER TRAIL

- Floodways
- Wetlands
- Park and Open Space
- State Route
- Railroad
- Study Area

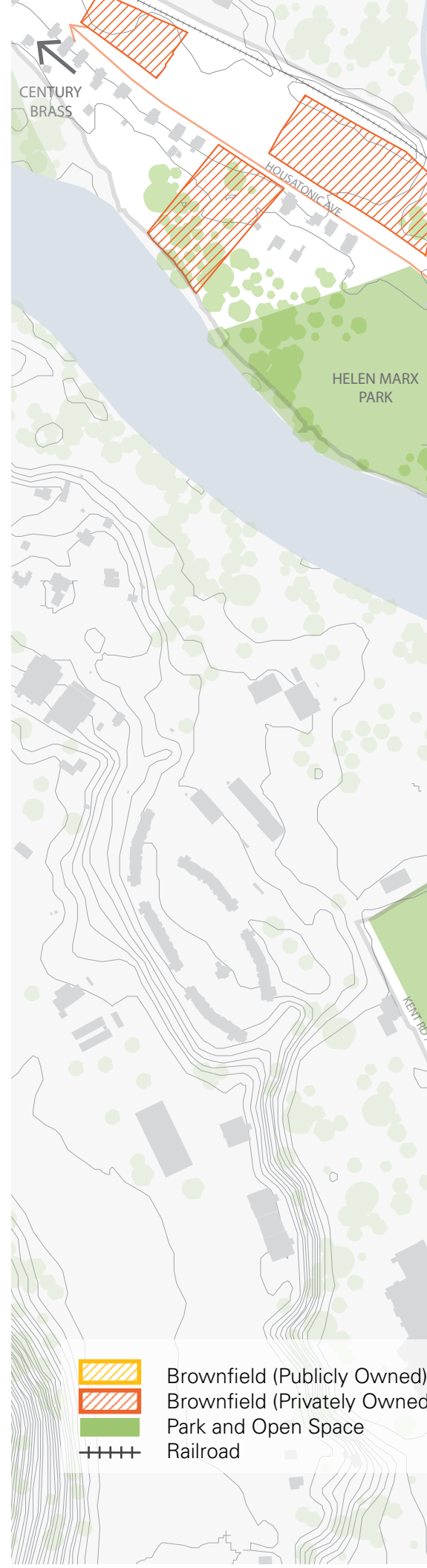
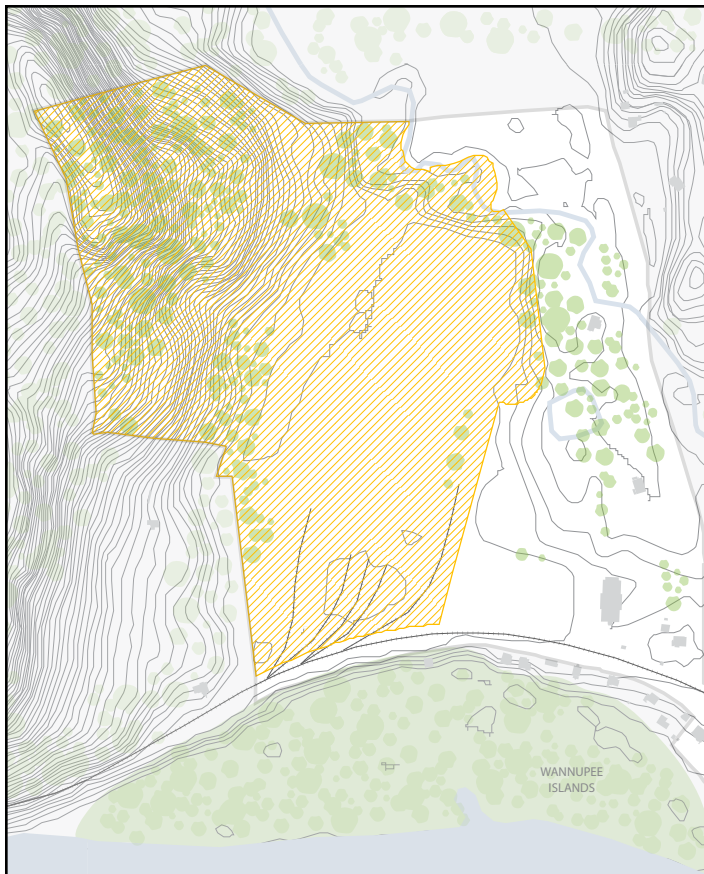
# Brownfields



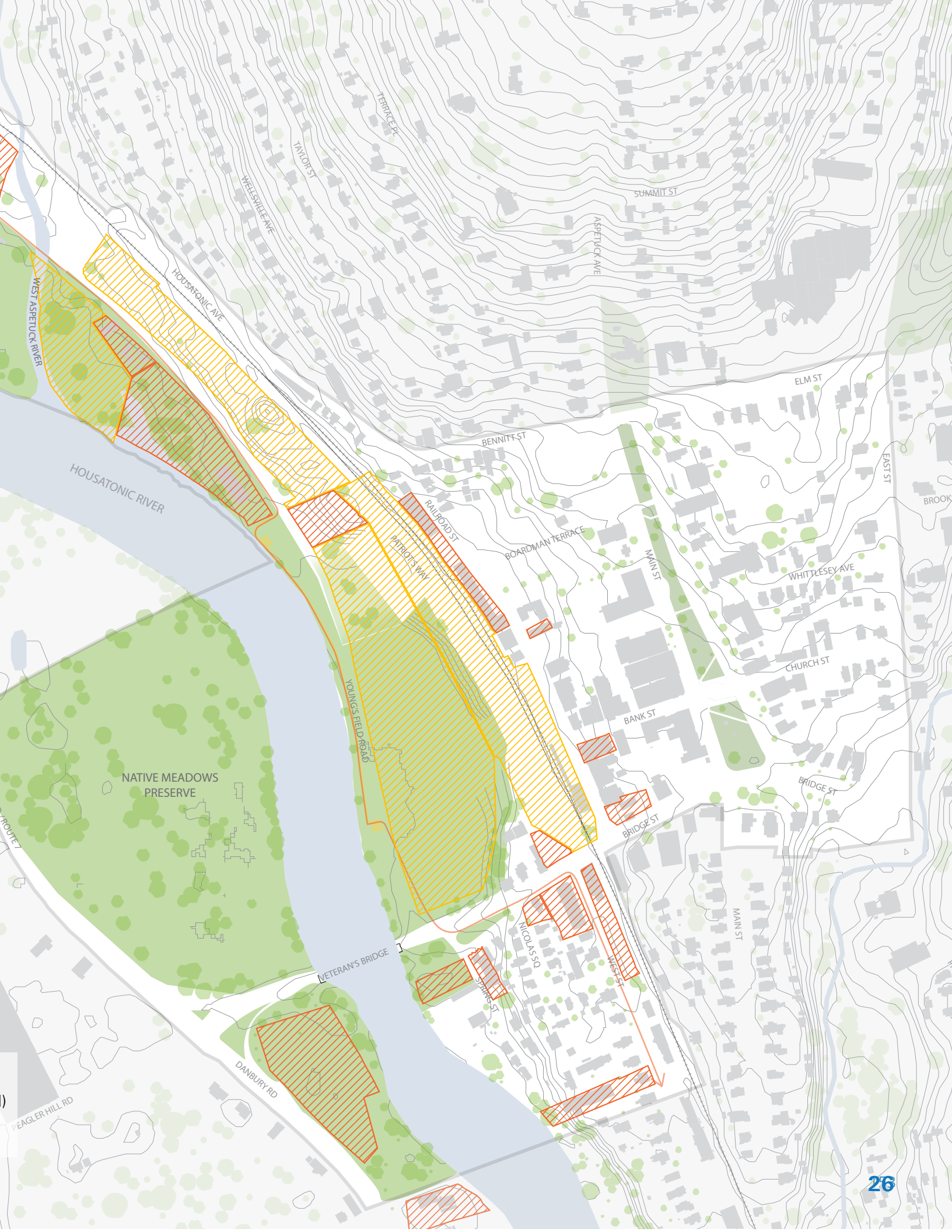
**TOWN-OWNED**



**PRIVATELY OWNED**









# B VISION

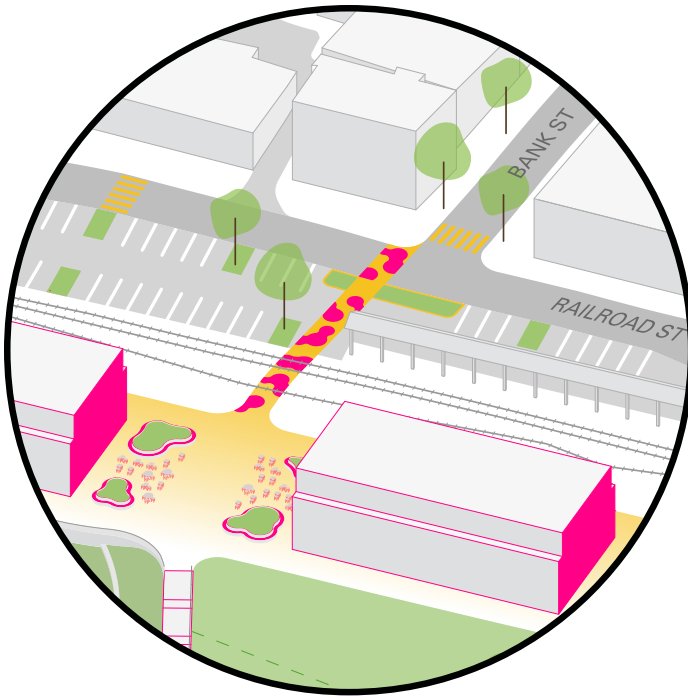






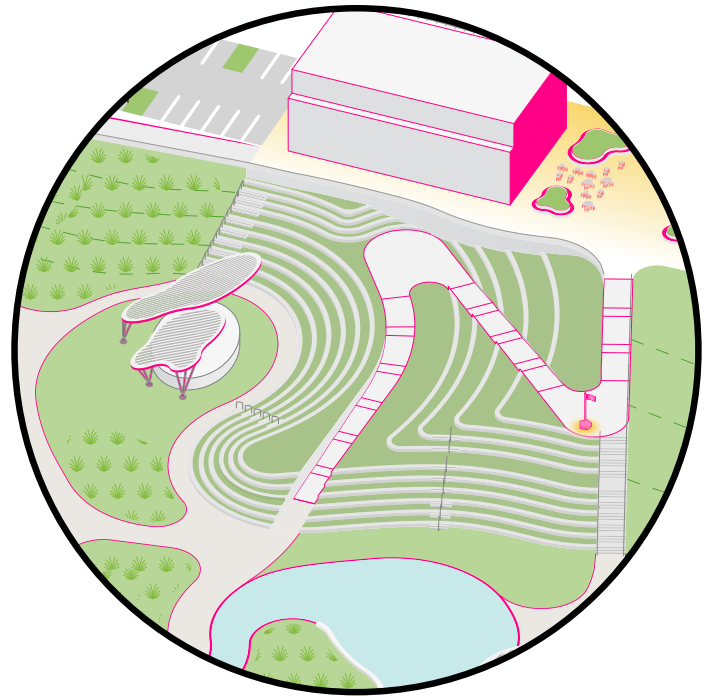


# Catalytic Elements



## PUBLIC REALM LINKAGES

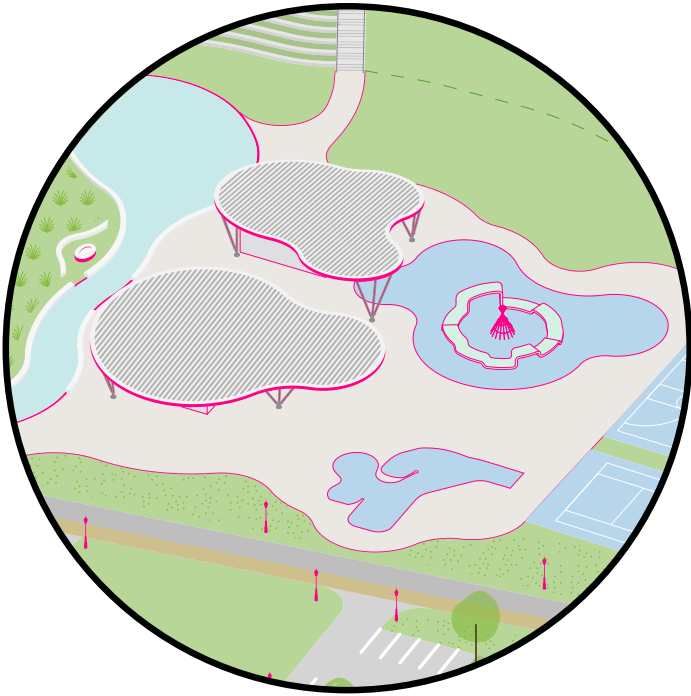
- Public plaza
- Better pedestrian crossings
- Mixed-use anchors
- Green streets program



## OUTDOOR AMPHITHEATER

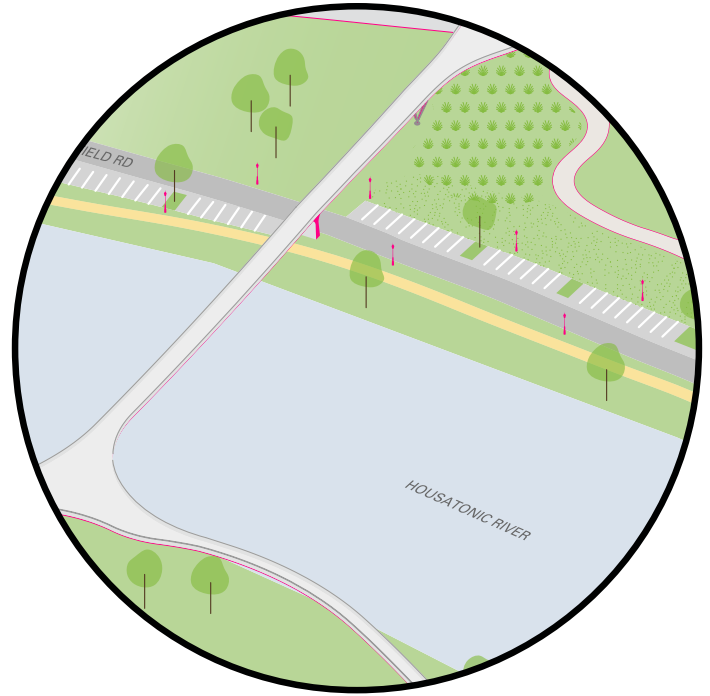
- Terraced seating
- ADA accessible
- 9/11 Memorial Overlook
- Integrate art
- River views





## RIVERFRONT RECREATION

- Year-round activities
- Concession, shade and seating
- Flood control landscaping

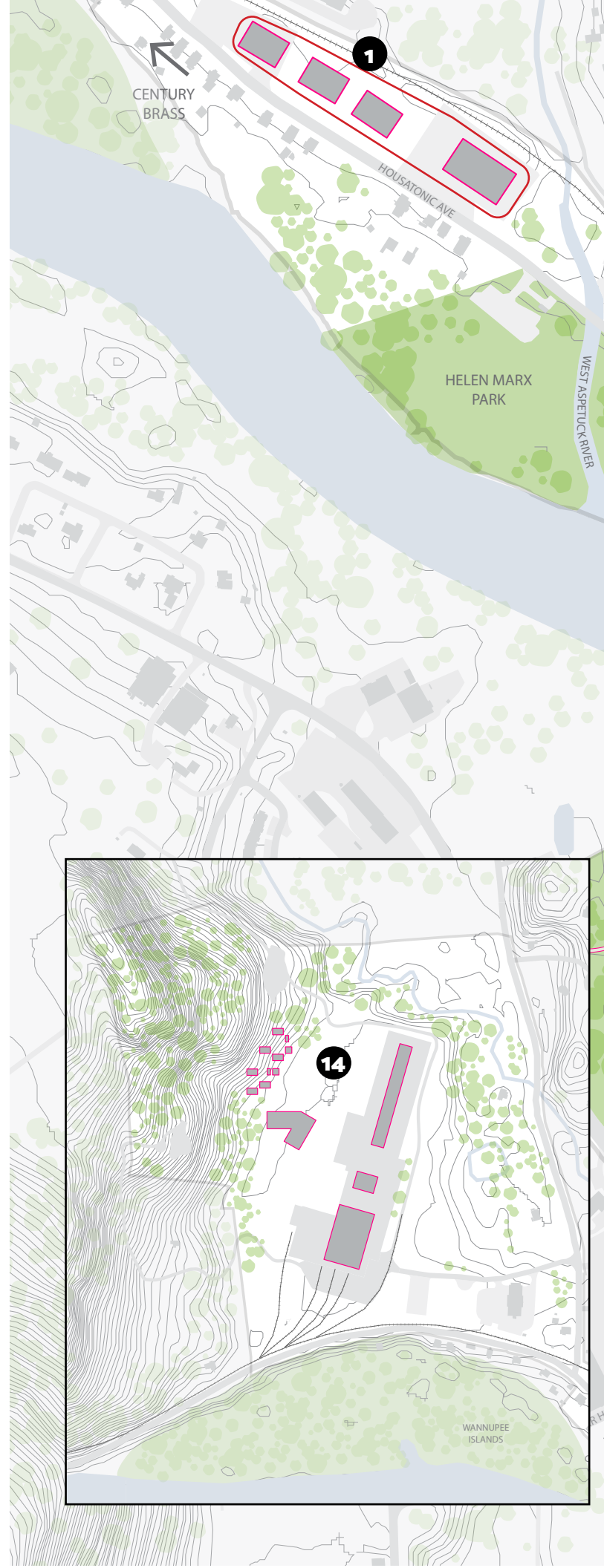


## PEDESTRIAN BRIDGE TO NATIVE MEADOWS

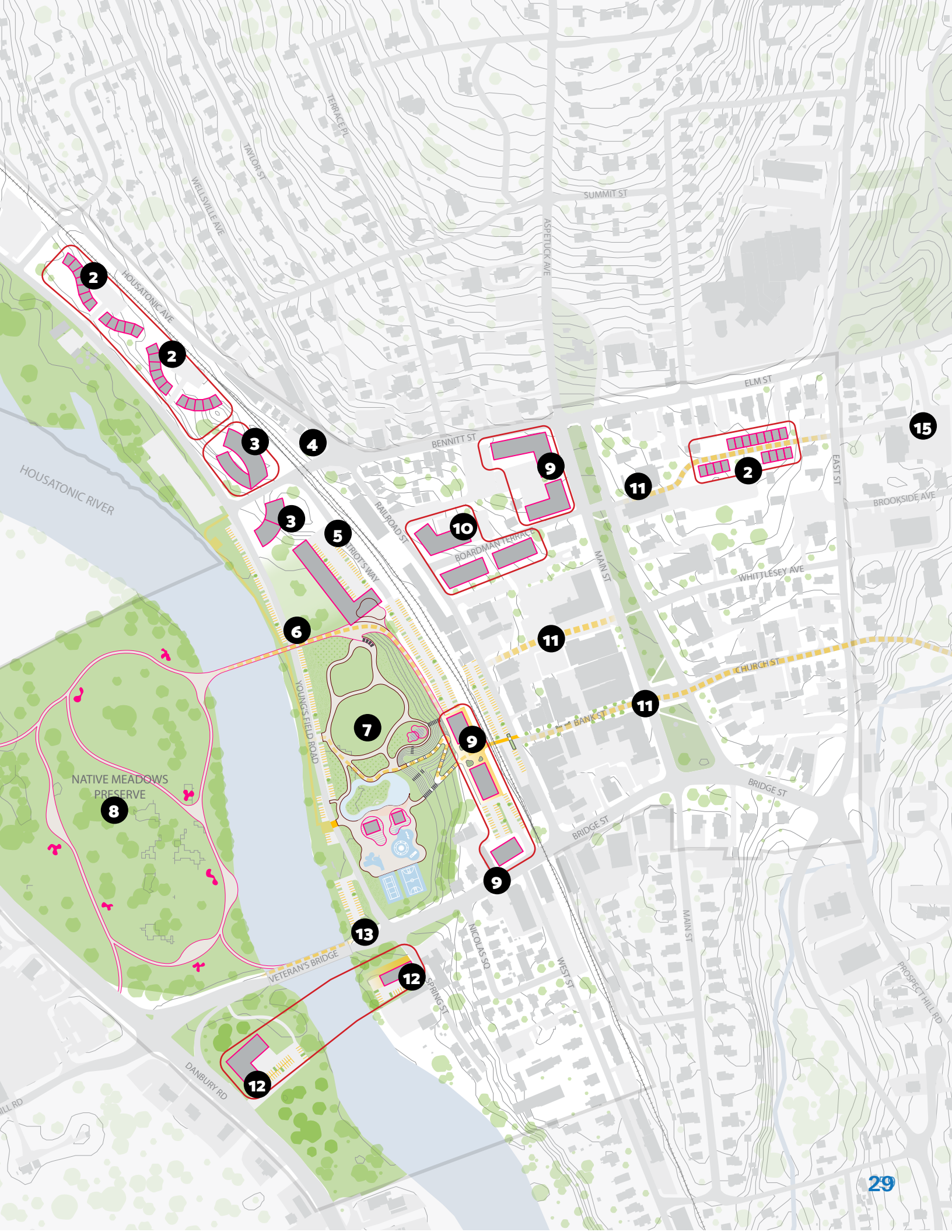
- Stress ribbon pedestrian bridge
- Spectacular views
- Walking loop

# The Plan

1. MAKERSPACE/  
LIGHT INDUSTRIAL/  
COMMERCIAL
2. TOWNHOMES
3. APARTMENTS
4. BENNITT STREET  
EXTENSION
5. HOTEL & EVENT SPACE
6. PEDESTRIAN BRIDGE
7. YOUNG'S FIELD  
RIVERFRONT PARK
8. NATIVE MEADOWS  
PRESERVE AND  
SCULPTURE WALK
9. MIXED-USE
10. LIVE/WORK
11. PUBLIC REALM  
ENHANCEMENTS
12. GATEWAY MIXED-USE
13. YOUNG'S FIELD ROAD  
REALIGNMENT
14. PUBLIC WORKS, ARTS  
CAMPUS & FOUNDRY
15. EAST STREET SCHOOL







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# Civic Procession

## **WALKABLE**

- 1. Complete Streets**
- 2. Parklet\***
- 3. Distinctive Pedestrian Crossing\***

## **SUSTAINABLE**

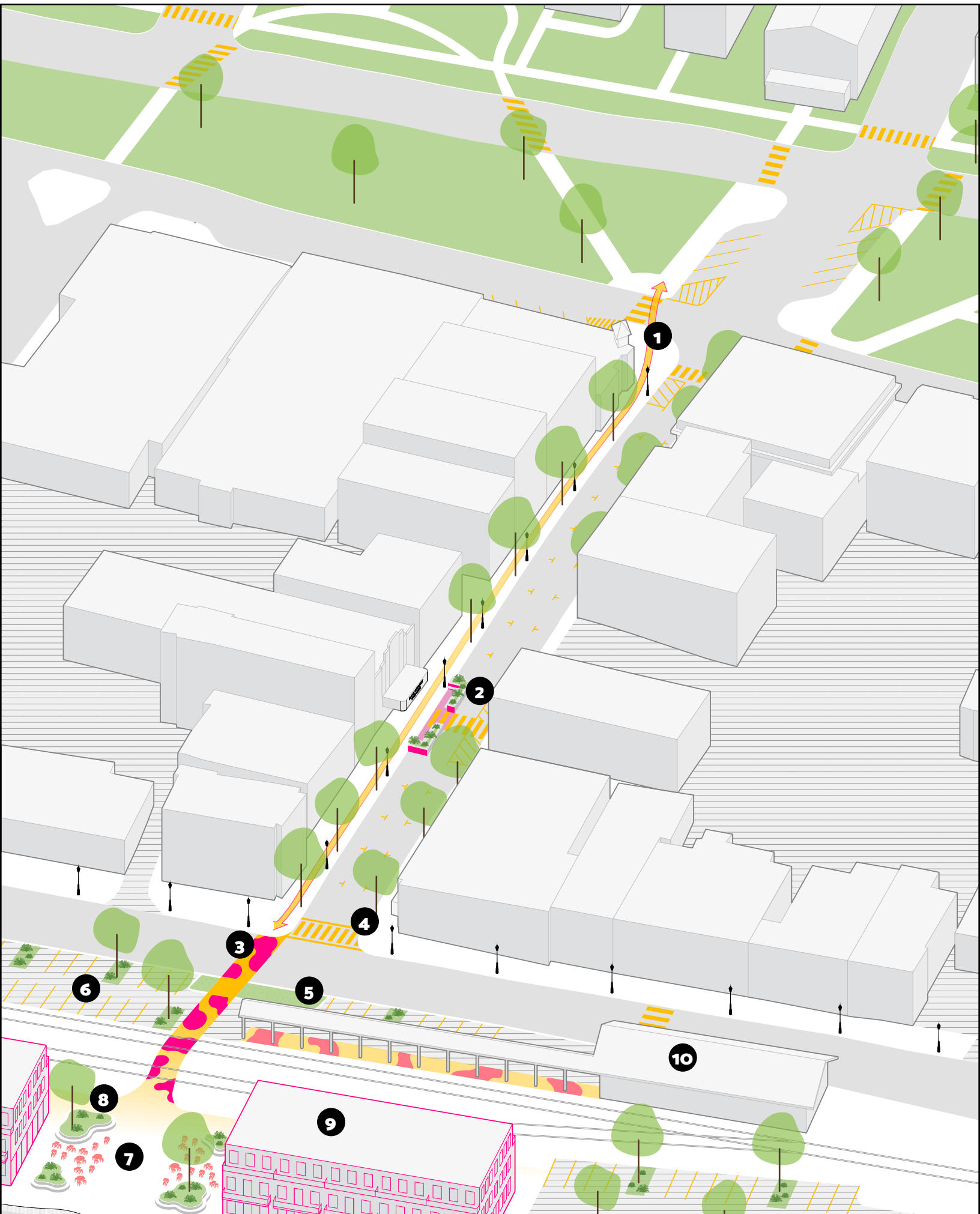
- 4. Green Streets Program**
- 5. Stormwater Catch Basin**
- 6. Parking Field**

## **ARTS AND CULTURE**

- 7. Public Plaza**
- 8. Information Kiosk\***
- 9. Riverview Mixed-Use Anchors with Ground Floor Retail and Apartments**
- 10. Historic Train Station**

\*Short-Term Projects





# Catalytic Riverfront



## ARTS AND CULTURE

1. Outdoor Amphitheater
2. 9/11 Memorial Overlook
3. Multi-Purpose Festival Grounds
4. Hotel and Event Space
5. Native Meadows Sculpture Walk
6. Gateway Mixed-Use

## WALKABLE

7. ADA Path
8. Ridge Walk
9. Overlook and Staircase
10. Pedestrian Bridge
11. Pedestrian Add-on
12. Reconfigured Young's Field Road
13. Crosswalk
14. Bennitt St. At-Grade Extension

## RECREATION

15. Ice Skating Path/  
Splash Pad
16. Sledding Hill
17. Concession and Shade Pavilion
18. Playground and Skate Park
19. Basketball and Tennis (Existing)
20. New Milford River Trail
21. Kayak Launch and Dock  
(Existing)

## SUSTAINABLE

22. Erosion Control Plantings
23. Flood Control Plantings
24. Parking Field



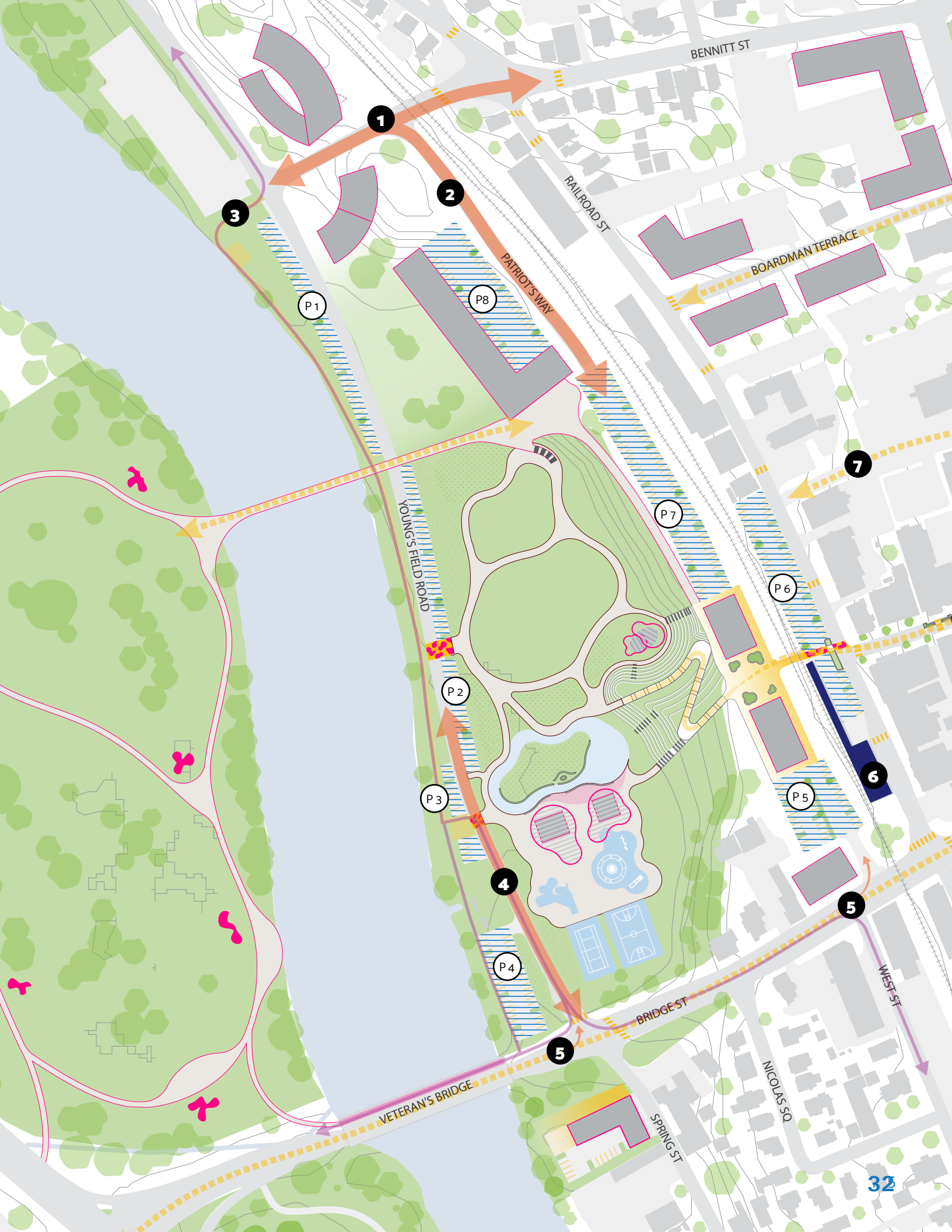


# Circulation and Parking

- 1. BENNITT STREET AT-GRADE EXTENSION**
- 2. PATRIOT'S WAY TURNABOUT**
- 3. RIVER TRAIL**
- 4. YOUNG'S FIELD ROAD REALIGNMENT**
- 5. RIGHT- AND LEFT-HAND TURN**
- 6. HISTORIC TRAIN STATION**
- 7. PEDESTRIAN PATH**

**Ⓟ PUBLIC ACCESS PARKING**





BENNITT ST

RAILROAD ST

BOARDMAN TERRACE

PATRIOT'S WAY

YOUNG'S FIELD ROAD

BRIDGE ST

WEST ST

SPRING ST

NICOLAS SQ

VETERAN'S BRIDGE

1

2

3

7

6

4

5

5

P1

P8

P7

P6

P2

P5

P3

P4

# Character and Typologies



## **FLOOD CONTROL PARK + BROWNFIELD REDEVELOPMENT**

Meriden Green,  
Meriden, Connecticut



## **STRESS RIBBON PEDESTRIAN BRIDGE**

Millennium Bridge  
Kent, United Kingdom





## **OUTDOOR AMPHITHEATER**

Cumberland Park  
Nashville, Tennessee



## **ICE SKATING TRAIL (WINTER)/ SPLASH PAD (SUMMER)**

Central Park Ice Loop  
Maple Grove, Minnesota

# Character and Typologies



## **TOWNHOMES**

Nevada City Co-Housing  
Nevada City, California



## **MIXED-USE**

North Square Mill Project  
Amherst, Massachusetts





## **LIVE/WORK**

Kolstrand Building  
Ballard, Washington



## **MAKERSPACE**

Ponyride  
Detroit, Michigan



# Meriden Green



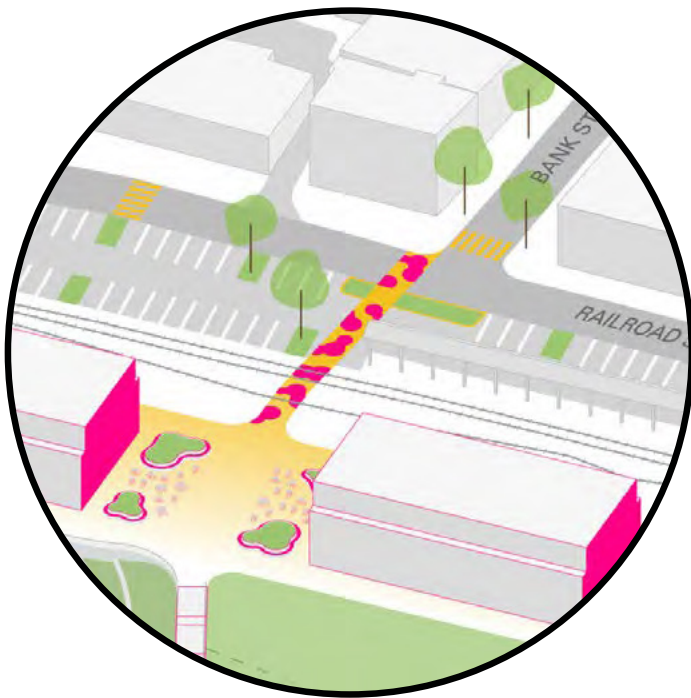
NEW MILFORD RIVERFRONT RENEWAL







# POLL SET #3

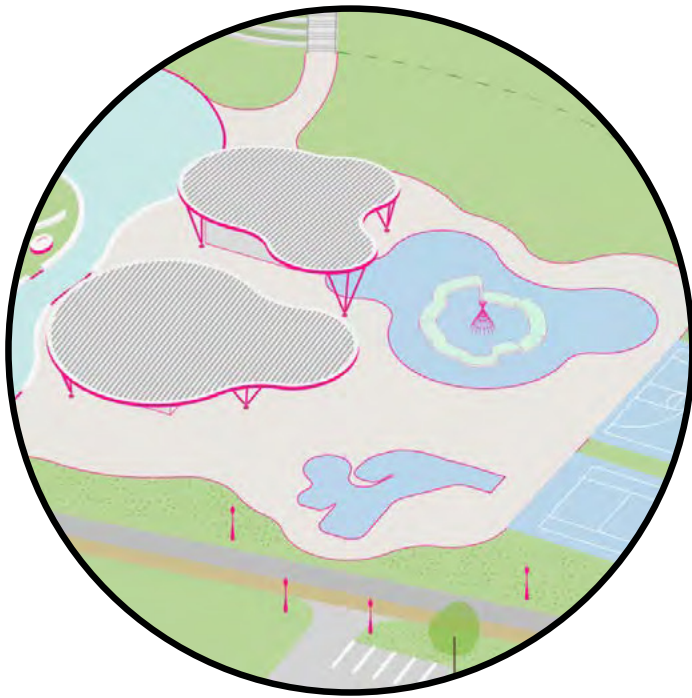


**PUBLIC REALM  
LINKAGES**

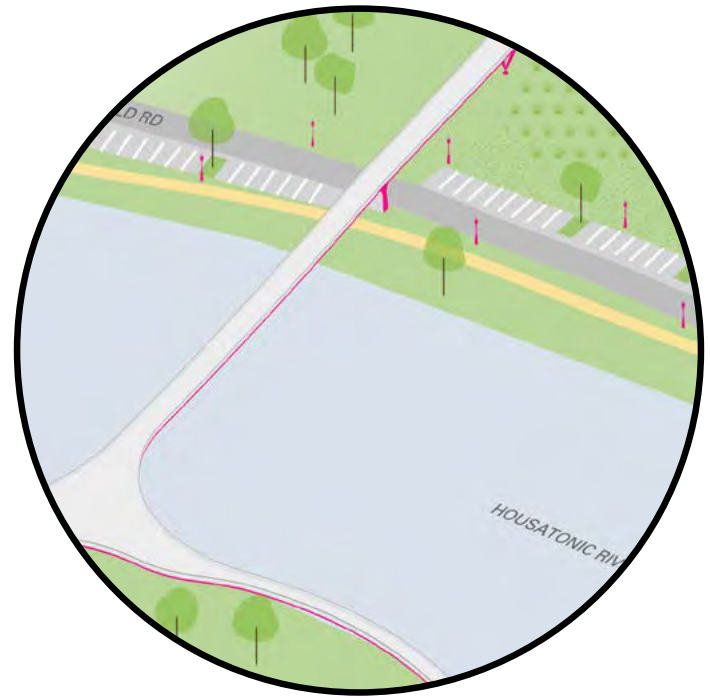


**OUTDOOR  
AMPHITHEATER**





**RIVERFRONT  
RECREATION**



**PEDESTRIAN  
BRIDGE TO NATIVE  
MEADOWS**

# POLL SET #4



## **TOWNHOMES**

Nevada City Co-Housing  
Nevada City, California



## **MIXED**

North Square  
Amherst, Mas



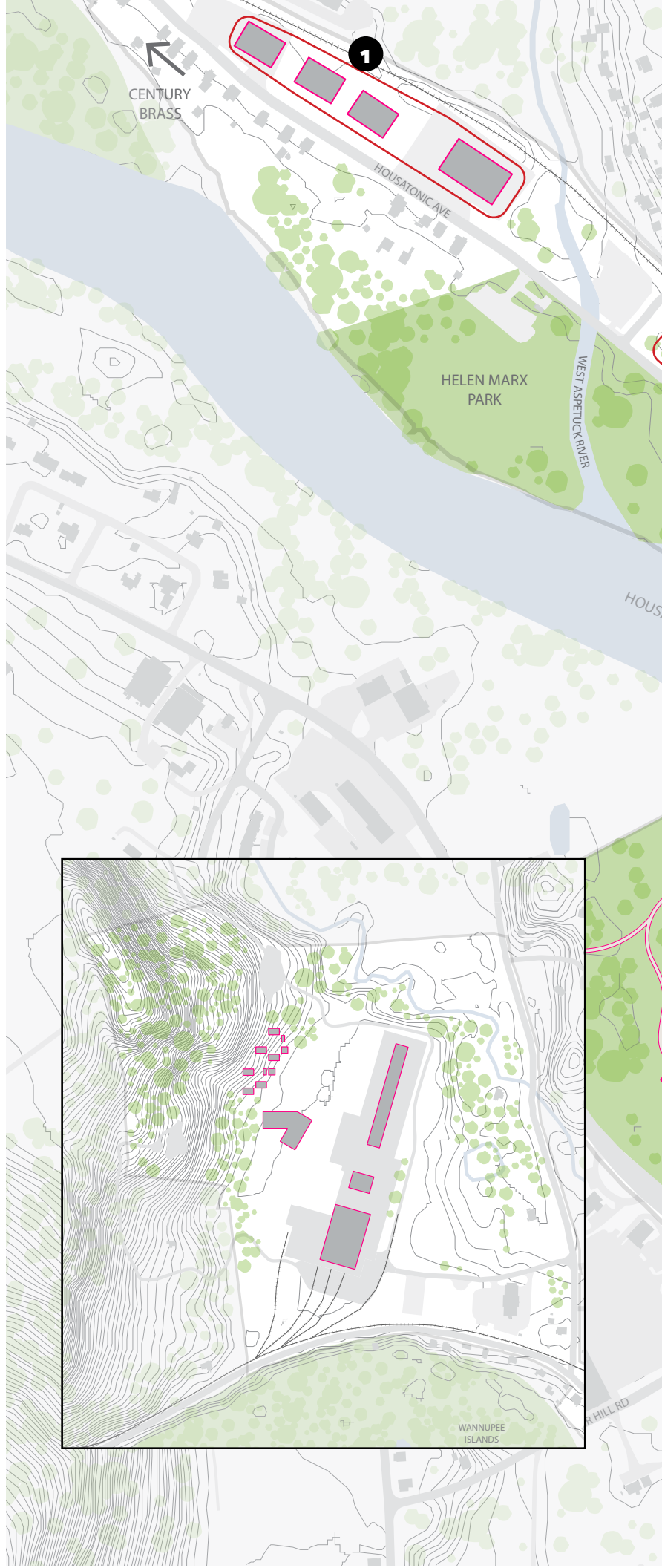


**RESIDENTIAL**  
Mill Project  
Massachusetts



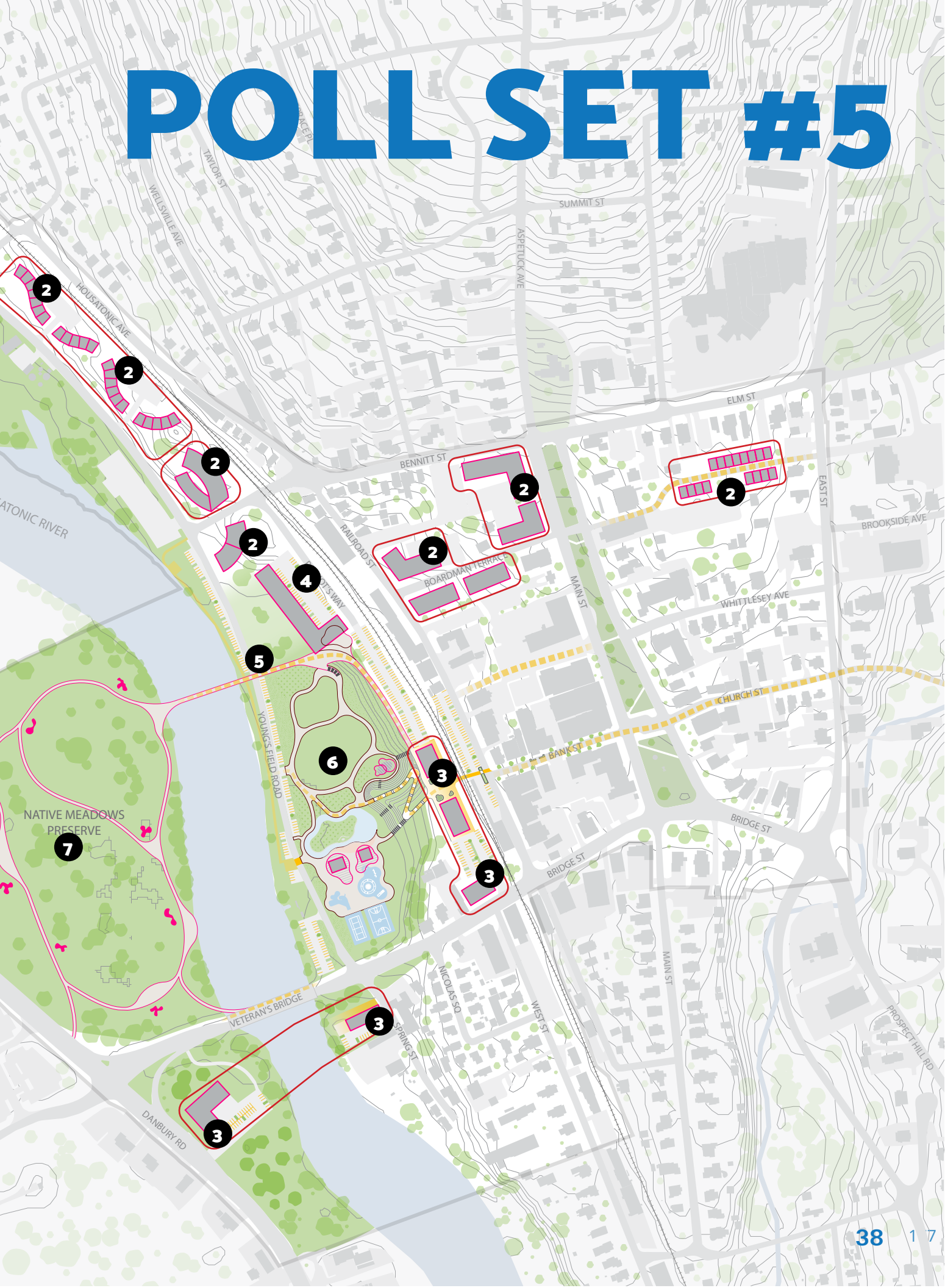
**LIVE/WORK**  
Kolstrand Building  
Ballard, Washington

- 1. MAKERSPACE/  
LIGHT INDUSTRIAL/  
COMMERCIAL**
- 2. IN-TOWN HOUSING  
(TOWNHOMES,  
APARTMENTS, LIVE/  
WORK)**
- 3. MIXED-USE RETAIL**
- 4. HOTEL & EVENT SPACE**
- 5. PEDESTRIAN BRIDGE**
- 6. YOUNG'S FIELD  
RIVERFRONT PARK**
- 7. NATIVE MEADOWS  
PRESERVE AND  
SCULPTURE WALK**





# POLLSET #5



- 1 OBJECTIVES
- 2 INSTRUCTION
- 3 INTRODUCTI
- 4 THE PLAN  
OVERVIEW  
VISION
- 5 Q&A**
- 6 NEXT STEPS



# NS IONS





NEW MILFORD RIVERFRONT RENEWAL





**NEW MILFORD  
RIVERFRONT RENEWAL**

- 1 OBJECTIVES
- 2 INSTRUCTION
- 3 INTRODUCTI
- 4 THE PLAN
  - A. OVERVIEW
  - B. VISION
- 5 Q&A
- 6 NEXT STEPS**



# NS IONS



# NEXT STEPS

Open comment

<https://www.far.gov/nmr/river/>





ts April 6-10

cebook.com/

# NEW MILFORD RIVERFRONT RENEWAL

## MASTER PLAN PRESENTATION



**WXY**





# APPENDIX B: SUGGESTED PLANT LIST

<b>Amphitheater</b>			
<b>Trees</b>			
	<i>Botanical name</i>	Common name	Size
	<i>Gleditsia t. inermis</i> 'Shademaster'	Shademaster Honeylocust	2.5"-3" cal.
	<i>Gymnocladus dioicus</i> 'Espresso'	Espresso Kentucky coffeetree	2.5"-3" cal.
	<i>Liquidambar styraciflua</i> 'Cherokee'	Cherokee Am. Sweetgum	2.5"-3" cal.
	<i>Nyssa sylvatica</i>	Blackgum, tupelo	2.5"-3" cal.
	<i>Quercus bicolor</i>	Swamp white oak	2.5"-3" cal.
	<i>Quercus phellos</i>	Willow oak	2.5"-3" cal.
	<i>Quercus rubra</i>	Northern red oak	2.5"-3" cal.
	<i>Tilia americana</i> 'Redmond'	Redmond American linden	2.5"-3" cal.
<b>Graminoids</b>			
	<i>No Mow mix of 6 fine-leaved fescues</i>		
<b>Steep slope</b>			
<b>Trees</b>			
	<i>Amelanchier arborea</i>	Serviceberry	
	<i>Ilex opaca</i>	American holly	
<b>Shrubs</b>			
	<i>Amelanchier canadensis</i>	Shadblow	
	<i>Aronia melanocarpa</i>	Black chokeberry	
	<i>Ceanothus americanus</i>	New Jersey tea	
	<i>Cornus racemosa</i>	Gray dogwood	
	<i>Diervilla lonicera</i>	Bush honeysuckle	
	<i>Gaylussacia baccata</i>	Black huckleberry	
	<i>Rosa carolina</i>	Pasture rose	
	<i>Rhus aromatica</i> 'Gro-Lo'	Gro-Lo sumac	
	<i>Sambucus canadensis</i>	Elderberry	
	<i>Spiraea alba</i>	Meadowsweet	
	<i>Vaccinium angustifolium</i>	Lowbush blueberry	
	<i>Viburnum dentatum</i>	Arrowwood	
<b>Graminoids</b>			
	<i>Carex pensylvanica</i>	Pennsylvania sedge	
<b>Forbs</b>			
	<i>Asclepias syriaca</i>	Common milkweed	
	<i>Asclepias tuberosa</i>	Butterflyweed	
	<i>Aster novae-angliae</i>	New England aster	
	<i>Coreopsis lanceolata</i>	Lance-leaf coreopsis	
	<i>Eupatorium maculatum</i>	Spotted Joe Pye weed	
	<i>Eupatorium rugosum</i>	White boneset	
	<i>Solidago odora</i>	Scented goldenrod	



Nature meadows preserve/sculpture			
Graminoids			
	<i>Carex crinata</i>	Crinkled sedge	
	<i>Carex stricta</i>	Tussock sedge	
	<i>Carex vulpinoidea</i>	Fox sedge	
	<i>Deschampsia cespitosa</i>	Tufted hair grass	
	<i>Juncus effusus</i>	Soft rush	
	<i>Leersia oryzoides</i>	Rice cutgrass	
	<i>Scirpus cyperinus</i>	Woolgrass	
Forbs			
	<i>Asclepias incarnata</i>	Swamp milkweed	
	<i>Chelone glabra</i>	White turtlehead	
	<i>Vernonia noveboracensis</i>	New York ironweed	
Open lawn		Oval	
	<i>Ernst ernmx 113 commercial conservation mix</i>		
Underneath bridge			
Graminoids			
	<i>Schizachyrium scoparium</i>	Camper Little Bluestem	
	<i>Sorghastrum nutans</i>	Tomahawk Indiangrass	
	<i>Deschampsia cespitosa</i>	Tufted hairgrass	
	<i>Elymus canadensis</i>	Canada Wildrye	
	<i>Dichanthelium clandestinum</i>	Tioga Deertongue	
Forbs			
	<i>Chamaecrista fasciculata</i> (annual)	Partridge Pea	
	<i>Rudbeckia hirta</i>	Blackeyed Susan	
	<i>Penstemon digitalis</i>	Tall white beardtongue	
	<i>Aster laevis</i>	Smooth Blue Aster	
	<i>Monarda fistulosa</i>	Wild bergamot	
	<i>Asclepias syriaca</i>	Common milkweed	
	<i>Solidago juncea</i>	Early goldenrod	
Plaza and street trees			
Trees			
	<i>Amelanchier canadensis</i>	Shadbush - single stem	
	<i>Gleditsia t. inermis</i> 'Shademaster'	Shademaster Honeylocust	
	<i>Gymnocladus dioicus</i> 'Espresso'	Espresso Kentucky coffeetree	
	<i>Liquidambar styraciflua</i> 'Cherokee'	Cherokee sweetgum	
	<i>Nyssa sylvatica</i>	Blackgum, tupelo	
	<i>Quercus bicolor</i>	Swamp white oak	
	<i>Quercus phellos</i>	Willow oak	
	<i>Quercus rubra</i>	Northern red oak	

	<i>Tilia americana</i> 'Redmond'	Redmond American linden	
<b>Nature/Sculpture &amp; Transition areas</b>			
Trees			
	<i>Amelanchier canadensis</i>	Shadbush	
	<i>Carpinus caroliniana</i>	American hornbeam	
	<i>Liriodendron tulipifera</i>	Tulip tree	
	<i>Quercus rubra</i>	Red oak	
	<i>Quercus velutina</i>	Black oak	
<u>Meadow mix</u>			
Graminoids			
	<i>Bouteloua curtipendula</i> 'Butte'	Butte Sideoats grama	
	<i>Deschampsia cespitosa</i>	Tufted hairgrass	
	<i>Schizachyrium scoparium</i> 'Camper'	Camper Little bluestem	
	<i>Sporobolus heterolepis</i>	Prairie dropseed	
Forbs			
	<i>Asclepias tuberosa</i>	Butterflyweed	
	<i>Coreopsis lanceolata</i>	Lanceleaf coreopsis	
	<i>Eupatorium hyssopifolium</i>	Hyssop-leafed eupatorium	
	<i>Liatris spicata</i>	Dense blazing star	
	<i>Rudbeckia</i>	Blackeyed Susan	
	<i>Zizia aurea</i>	Golden alexanders	
<u>Sledding</u>			
Trees placed at top of slope, periphery			
	<i>Amelanchier canadensis</i>	Shadbush	
	<i>Liriodendron tulipifera</i>	Tulip tree	
	<i>Ostrya virginiana</i>	American hophornbeam	
	<i>Quercus alba</i>	Northern white oak	
	<i>Quercus velutina</i>	Black oak	
	<i>Sassafras albidum</i>	Common sassafras	
<u>Meadow mix</u>			
Graminoids			
	<i>Bouteloua curtipendula</i> 'Butte'	Butte Sideoats grama	
	<i>Deschampsia cespitosa</i>	Tufted hairgrass	
	<i>Schizachyrium scoparium</i> 'Camper'	Camper Little bluestem	
	<i>Sporobolus heterolepis</i>	Prairie dropseed	
Forbs			
	<i>Asclepias tuberosa</i>	Butterflyweed	
	<i>Coreopsis lanceolata</i>	Lanceleaf coreopsis	
	<i>Eupatorium hyssopifolium</i>	Hyssop-leafed eupatorium	
	<i>Liatris spicata</i>	Dense blazing star	
	<i>Rudbeckia</i>	Blackeyed Susan	

	<i>Zizia aurea</i>	Golden alexanders	
<b>Active zone</b>			
<b>Trees</b>			
	<i>Acer rubrum</i>	Red maple	
	<i>Amelanchier arborea</i>	Serviceberry	
	<i>Carpinus caroliniana</i>	American hornbeam	
	<i>Liriodendron tulipifera</i>	Tulip tree	
	<i>Nyssa sylvatica</i>	Black tupelo	
	<i>Ostrya virginiana</i>	American hophornbeam	
	<i>Quercus rubra</i>	Northern red oak	
	<i>Quercus velutina</i>	Black oak	
	<i>Sassafras albidum</i>	Common sassafras	
<b>Shrubs</b>			
	<i>Amelanchier canadensis</i>	Shadbush	
	<i>Diervilla lonicera</i>	Bush honeysuckle	
	<i>Lindera benzoin</i>	Spicebush	
	<i>Rhododendron periclymenoides</i>	Pinxter azalea	
<b>Ferns</b>			
	<i>Athyrium filix-femina</i>	Lady fern	
	<i>Dryopteris carthusiana</i>	Toothed woodfern	
	<i>Osmunda claytonia</i>	Interrupted fern	
	<i>Polystichum acrostichoides</i>	Christmas fern	
<b>Forbs</b>			
	<i>Aster divaricatus</i>	White wood aster	
	<i>Geranium maculatum</i>	Wild geranium	
	<i>Helianthus decapetalus</i>	Forest sunflower	
	<i>Tiarella cordifolia</i>	Foamflower	
<b>Rain gardens and Bank street parklets</b>			
<b>Trees</b>			
	<i>Acer rubrum</i>	Red maple	
	<i>Betula nigra</i>	River birch	
	<i>Celtis occidentalis</i>	Common hackberry	
	<i>Liquidambar styraciflua</i>	Sweetgum	
	<i>Nyssa sylvatica</i>	Black tupelo	
<b>Shrubs</b>			
	<i>Cephalanthus occidentalis</i>	Buttonbush	
	<i>Clethra alnifolia</i>	Sweet pepperbush	
	<i>Cornus amomum</i>	Silky dogwood	
	<i>Cornus racemosa</i>	Gray dogwood	
	<i>Cornus sericea</i>	Red-osier dogwood	
	<i>Ilex verticillata</i>	Common winterberry	



	<i>Lindera benzoin</i>	Northern spicebush	
	<i>Photinia (aronia) pyrifolia</i>	Red chokeberry	
	<i>Photinia (aronia) melanocarpa</i>	Black chokeberry	
	<i>Rhododendron viscosum</i>	Swamp azalea	
	<i>Rosa palustris</i>	Swamp rose	
	<i>Sambucus nigra</i>	Black elderberry	
	<i>Viburnum dentatum</i>	Arrowwood	
Graminoids			
	<i>Carex crinita</i>	Crinkled sedge	
	<i>Carex pensylvanica</i>	Pennsylvania sedge	
	<i>Carex vulpinoidea</i>	Fox sedge	
	<i>Deschampsia cespitosa</i>	Tufted hairgrass	
	<i>Elymus canadensis</i>	Canada wild rye	
	<i>Elymus riparius</i>	Streambank wild rye	
	<i>Elymus virginicus</i>	Virginia wild rye	
	<i>Juncus effusus</i>	Soft rush	
	<i>Spartina pectinata</i>	Prairie cordgrass	
Ferns			
	<i>Dryopteris cristata</i>	Crested woodfern	
	<i>Onoclea sensibilis</i>	Sensitive fern	
	<i>Osmunda cinnamomea</i>	Cinnamon fern	
	<i>Osmunda regalis</i>	Royal fern	
Forbs			
	<i>Asclepias incarnata</i>	Swamp milkweed	
	<i>Chelone glabra</i>	Turtlehead	
	<i>Eupatorium perfoliatum</i>	Boneset	
	<i>Helianthus angustifolius</i>	Swamp sunflower	
	<i>Symphotrichum novae-angliae</i>	New England aster	
	<i>Vernonia noveboracensis</i>	New York ironweed	
Riparian areas			
Trees			
	<i>Platanus occidentalis</i>	American sycamore	
	<i>Populus deltoides</i>	Cottonwood	
	<i>Quercus bicolor</i>	Swamp white oak	
	<i>Quercus palustris</i>	Pin oak	
	<i>Salix nigra</i>	Black willow	
	<i>Tilia americana</i>	Basswood	
Shrubs			
	<i>Cephalanthus occidentalis</i>	Buttonbush	
	<i>Clethra alnifolia</i>	Sweet pepperbush	
	<i>Ilex verticillata</i>	Common winterberry	
	<i>Lindera benzoin</i>	Northern spicebush	

	<i>Photinia (aronia) pyrifolia</i>	Red chokeberry	
	<i>Photinia (aronia) melanocarpa</i>	Black chokeberry	
	<i>Rhododendron viscosum</i>	Swamp azalea	
	<i>Rosa palustris</i>	Swamp rose	
	<i>Sambucus nigra</i>	Black elderberry	
	<i>Viburnum dentatum</i>	Arrowwood	
Graminoids			
	<i>Calamagrostis canadensis</i>	Bluejoint	
	<i>Carex crinata</i>	Crinkled sedge	
	<i>Carex pensylvanica</i>	Pennsylvania sedge	
	<i>Carex vulpinoidea</i>	Fox sedge	
	<i>Deschampsia cespitosa</i>	Tufted hair grass	
	<i>Juncus canadensis</i>	Canada rush	
	<i>Scirpus atrovirens</i>	Black bulrush	
Forbs			
	<i>Asclepias incarnata</i>	Swamp milkweed	
	<i>Chelone glabra</i>	Turtlehead	
	<i>Eupatorium maculatum</i>	Joe Pye weed	
	<i>Eupatorium perfoliatum</i>	Boneset	
	<i>Impatiens capensis</i>	Jewelweed	
	<i>Lobelia cardinalis</i>	Cardinal flower	
	<i>Symphyotrichum novae-angliae</i>	New England aster	
	<i>Symphyotrichum novi-belgii</i>	New York aster	
Ferns			
	<i>Onoclea sensibilis</i>	Sensitive fern	
	<i>Osmunda cinnamomea</i>	Cinnamon fern	

