

#### MARK D. BOUGHTON MAYOR

## Downtown Danbury Streetscape Renaissance Project

City Council Workshop

January 14, 2020

Transforming Downtown Danbury

## Project Team

- City of Danbury
  - Sharon Calitro, AICP
    Planning Director
  - Jennifer Emminger, AICP
    Deputy Planning Director
  - Allie Smith, Planning Intern
  - Antonio Iadarola, P.E.
    Director of Public Works/City Engineer
  - Thomas H. Hughes, III
    Superintendent of Construction Services

#### Consultant Team

- Martinez Couch and Associates, LLC
  - Richard Couch, PE, Principal
- LADA, P.C. Land Planners
  - Terri-Ann Hahn, RLA, Principal

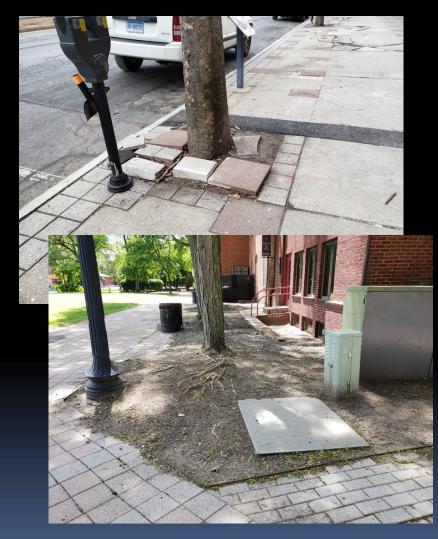


## Project Background

- Recognition of need to rehabilitate and renovate the streetscape (sidewalks and tree planting) due to age and condition of pavement and planting installed in the early 1990's
- City initiated capital planning project to fund design and multi-phase construction
- Downtown Danbury Transit Oriented Development ("TOD") Study identified need for streetscape improvements to incentivize development downtown linking land uses and modes of transit
- Second Application by City to State of Connecticut OPM Responsible Growth and Transit Oriented Development Grant Program was submitted to fund sidewalk improvements; \$2 million dollar grant awarded as requested by City
- City solicited proposals from engineering design consultants and a committee interviewed all applicant teams
- City engaged Martinez and Couch and its team to develop concepts and construction drawings
- Plans presented, on several occasions, to CCD Board of Commissioners, Greater Danbury Chamber of Commerce representatives, and other property owners resulting in overwhelming support and excitement.



#### **Project Importance**



- Downtown is the City's core, steeped in history, beauty and economic importance
- Smart Growth principles support infill development in developed urban areas
- Transit-oriented development focuses on higher density and compact development in walkable urban areas where various modes of travel are available for residents, workers and visitors
- Sidewalk infrastructure deteriorating as result of lifecycle and use
- Trees at end of life cycle
- Opportunity to improve downtown green space which is a valuable and scarce commodity in urban centers
- Project represents City's commitment to the importance of its downtown. Downtown is the heart of the City.
- Improved streetscape helps to incentivize economic development

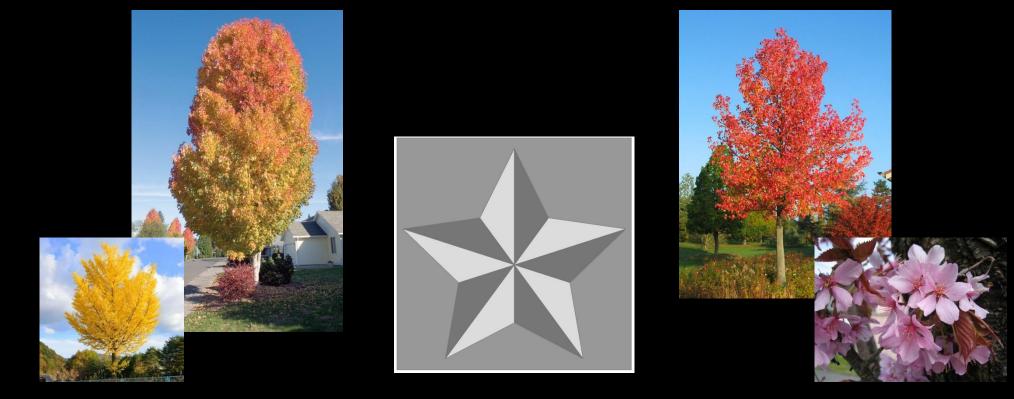




#### Downtown Danbury TOD VISION

"By capitalizing on its great places and multi-modal transit connections, transform Downtown Danbury into a more vibrant, densely developed center of urban life where businesses thrive, mixed-use neighborhoods develop and strengthen, and opportunities for diverse cultural experiences continue to grow."

Downtown Danbury Transit-Oriented Development Study, 2019



# Danbury Downtown Streetscape Renaissance Project **TRANSFORMING DOWNTOWN DANBURY**





#### Project Goal-TRANSFORM THE DOWNTOWN STREETSCAPE



- Its not just a sidewalk project but much more
- Create a new look for Danbury
  - Classic
  - Timeless
  - Easy to Maintain with a new life span
- Increase planting areas to support new trees and decrease impervious surface coverage
- Add new planting to reinforce the gateways
- Update and improve green space- The Green, Kennedy Park, along the street
- Replace Sidewalks

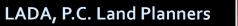




# Streetscape Project Area









#### Areas of Work

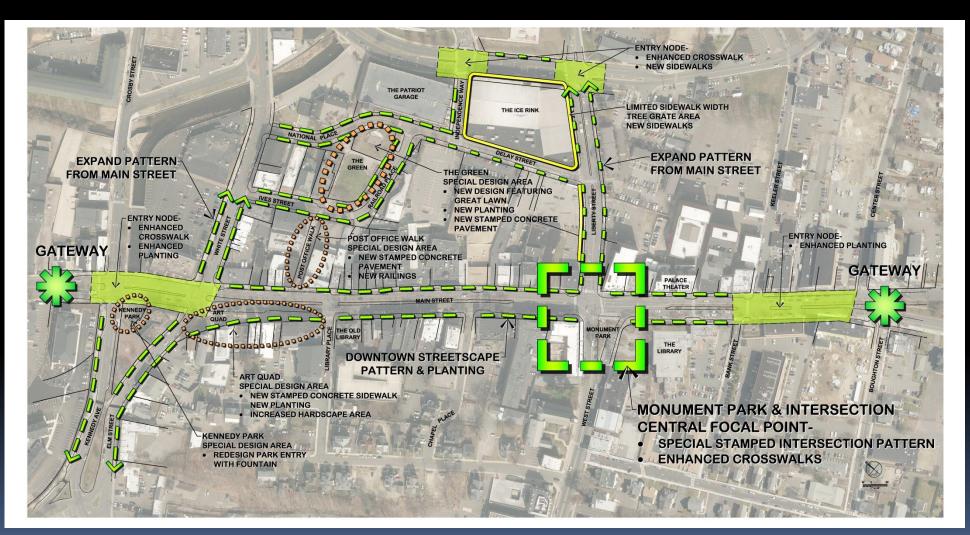
• Main Street

- From Boughton Street to just north of Crosby Street & Kennedy Avenue
- Kennedy Avenue
  - Past the Pulse Point
- The Green
  - Ives Street
  - Railroad Place
  - National Place
- Post Office Walk
- Portion of Elm Street
- Portion of White Street
- Portion of Patriot Drive
- Independence Way
- Delay Street
- Liberty Street



## Streetscape Concepts & Features

#### **PROJECT CONCEPT PLAN**









#### **INSPIRATION FOR CONCEPT DESIGN**

- Monument Park
- Use Stamped Concrete Stone Pattern and color to highlight specific places and intersections
- Use Dark Grey Belgian Blocks to define edges of planting areas
- Use Special Stamped pattern at Main intersection in historic cobble pattern (subject to DOT Approval)







#### Cobble Pattern, Circa 1890

Proposed Cobble Stamped

Proposed Cobble Stamped Surface, 2019

Main, Liberty and West Streets Intersection Surface Design

## Gateways - At Kennedy and Boughton

- Enhanced Planted Median
- Enhanced Crosswalks
- Gateway sign (future project)
- Downtown Streetscape Pattern on sidewalks
- Redesign Main Street portion of Kennedy Park to view mural (to be coordinated with bridge plate replacement project)



Example of Vertical City Gateway Sign



LADA, P.C. Land Planners





#### Median Plants and Trees









#### Rancho Ornamental Cherry





#### Snow Goose Ornamental Cherry

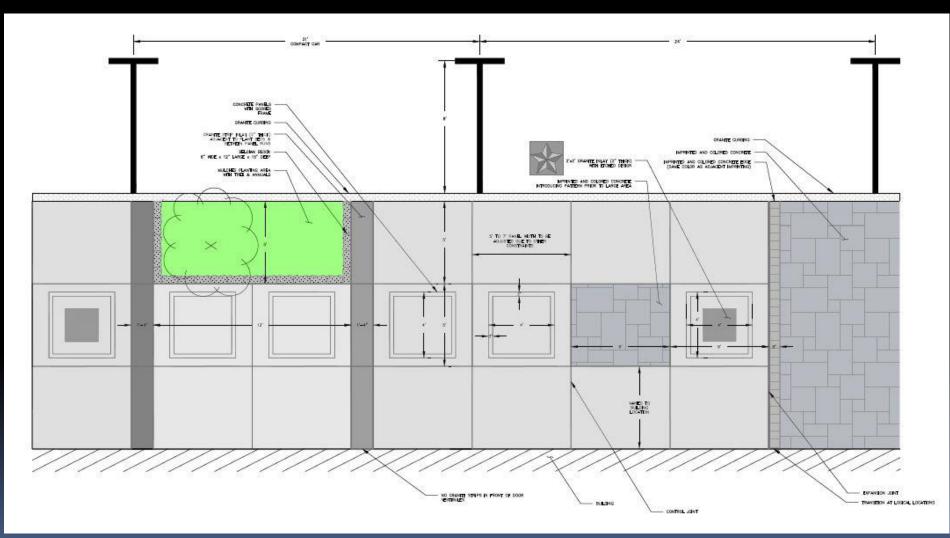






#### Armstrong Maple

#### PATTERN: Create a new look along the street



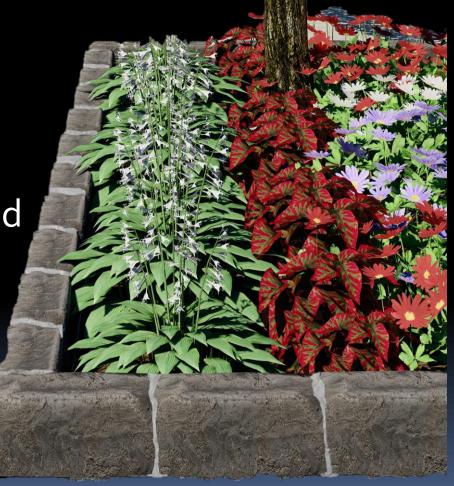






## New Trees in larger planters

- Typical Planter size- 5' x 10'
- New soil
- Root Guard within planter
- Annuals to be planted and maintained by City and various organizations





#### Downtown Streetscape Look









#### A common vocabulary- Street Furnishings







Trough Planter

#### Round Planter

New Garbage Cans

LADA, P.C. Land Planners





Areas of Focus









#### Kennedy Park at Main Street



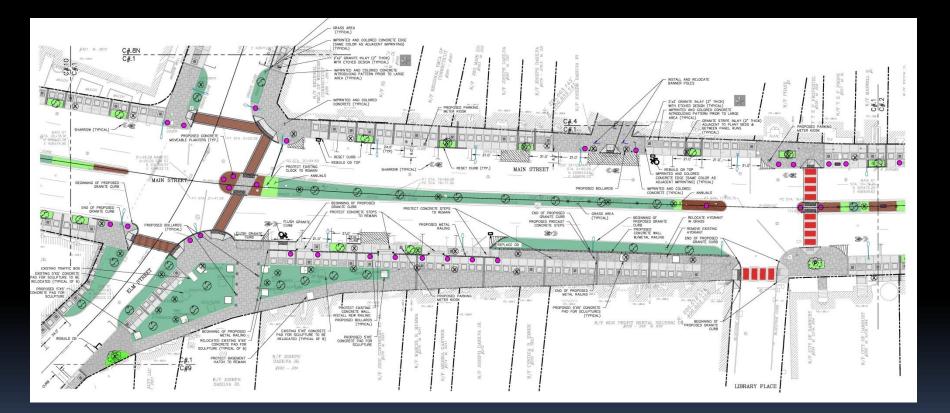
**Existing Conditions** 



**Redesign Plaza** Add more/usable Hardscape **Remove Excess** Trees and replace with **New Trees to** frame mural Add Berm to hide utilities Special Pavement Pattern Extend **Plantings from** islands along curb LADA, P.C. Land Planners



#### The Block Between Elm and Library

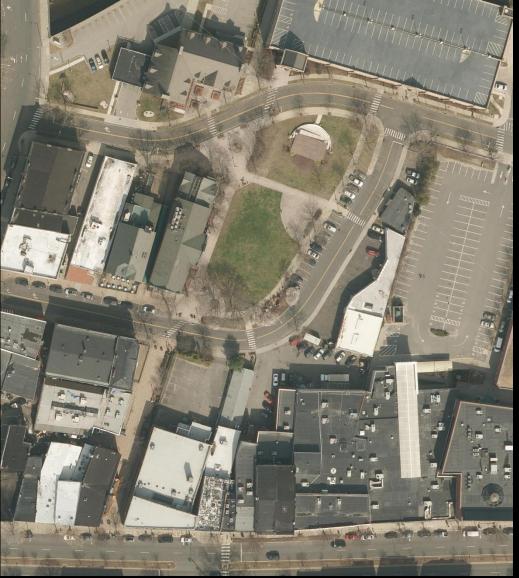


- Add sculpture pads
- New Trees
- Increased Hardscape Area
- Special Pavement Pattern





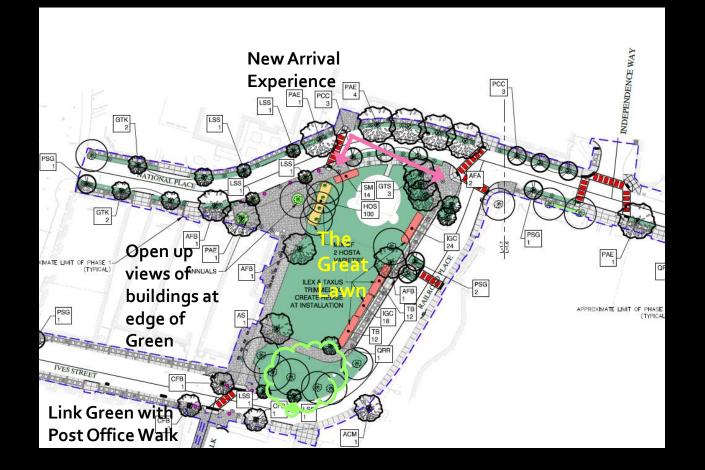
## THE GREEN - Adding more Green to the Green







#### THE GREEN - Adding more Green to the Green



Better use of perimeter for vendors during events

Preserve Large Trees which create a backdrop for the Great Lawn

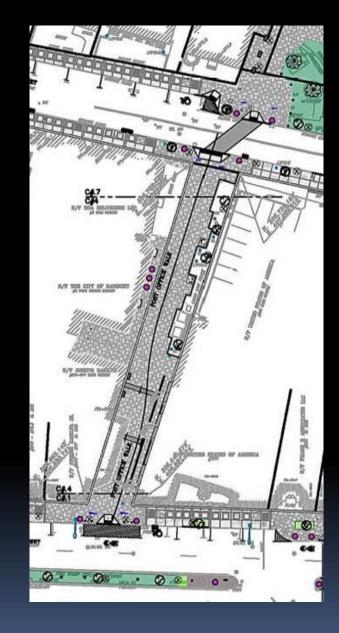




#### Post Office Walk

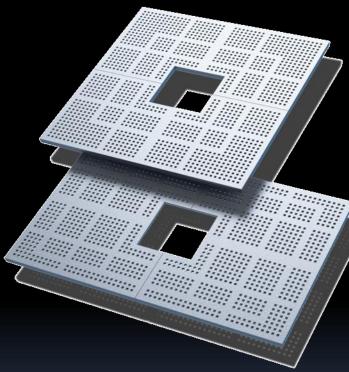
- New Handrail/Fence system to reduce visual intrusion
- New pavement and pattern
- New planter edge in Belgian Block for plant bed near lves Street/New Trees
- Planters





#### A Few Tight Spots - Use tree grates





- Handicap Accessible
- Flexible size
- Walkable
- Tree species in these areas chosen to grow slow and stay small





Landscape Plan with more than 200 New Trees















#### Skyline Honey Locust

Sweet Gum Slender Silhouette

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#### Sugar Maple





#### Eastern Red Bud



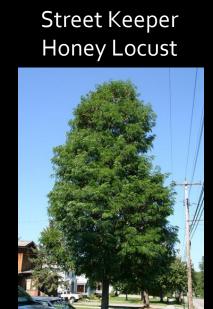




#### Autumn Blaze Maple



#### **Exclamation London** Plane





#### Gingko biloba "Fastigiata"



Bow Hall Red Maple







Hornbeam



#### English Oak





**Cleveland Select Ornamental Pear** 



Zelkova

**ADDITIONAL TREE SPECIES SUITABLE FOR** DOWNTOWN **ENVIRONMENTS** 



#### NEXT STEPS

- Plans being refined for phased bidding subject to ConnDOT grant administration and DOT review as required
- Upon approval to bid, City intends to bid Phase 1- Delay Street and around The Green
- Construction anticipated to begin in Spring 2020
- Phase 2 construction with bond funding







## • Questions ?



#### **DOWNTOWN RIVERWALK PROJECT CONCEPT**

#### Increased public space, new crosswalks, artwork on the concrete wall, and fitness equipment & activities along the Still River to promote a healthy lifestyle (artwork component project in conjunction with the Cultural Alliance of Western Connecticut)

