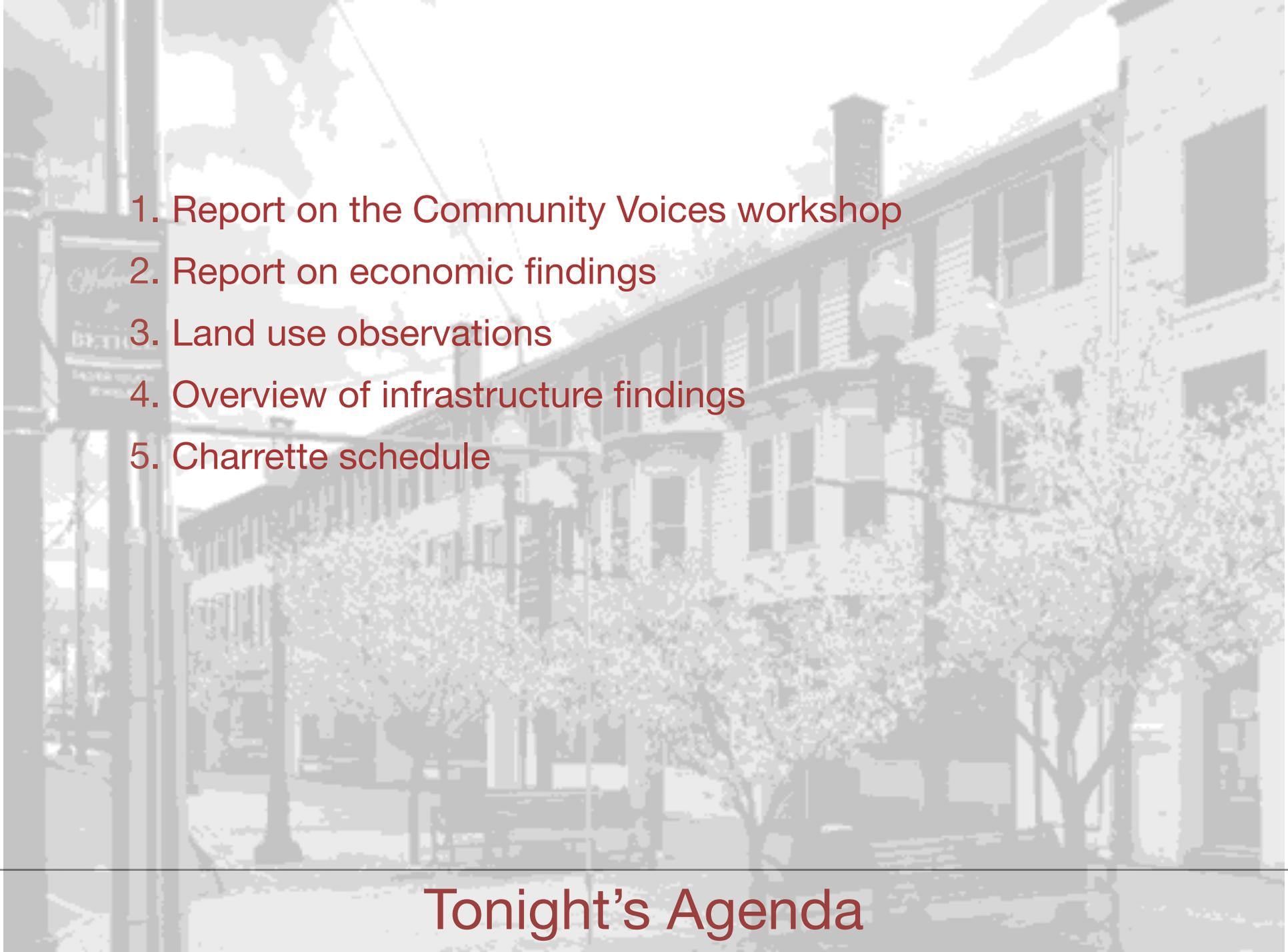




COMMUNITY CHOICES WORKSHOP

October 29, 2015

- 
1. Report on the Community Voices workshop
 2. Report on economic findings
 3. Land use observations
 4. Overview of infrastructure findings
 5. Charrette schedule

Tonight's Agenda



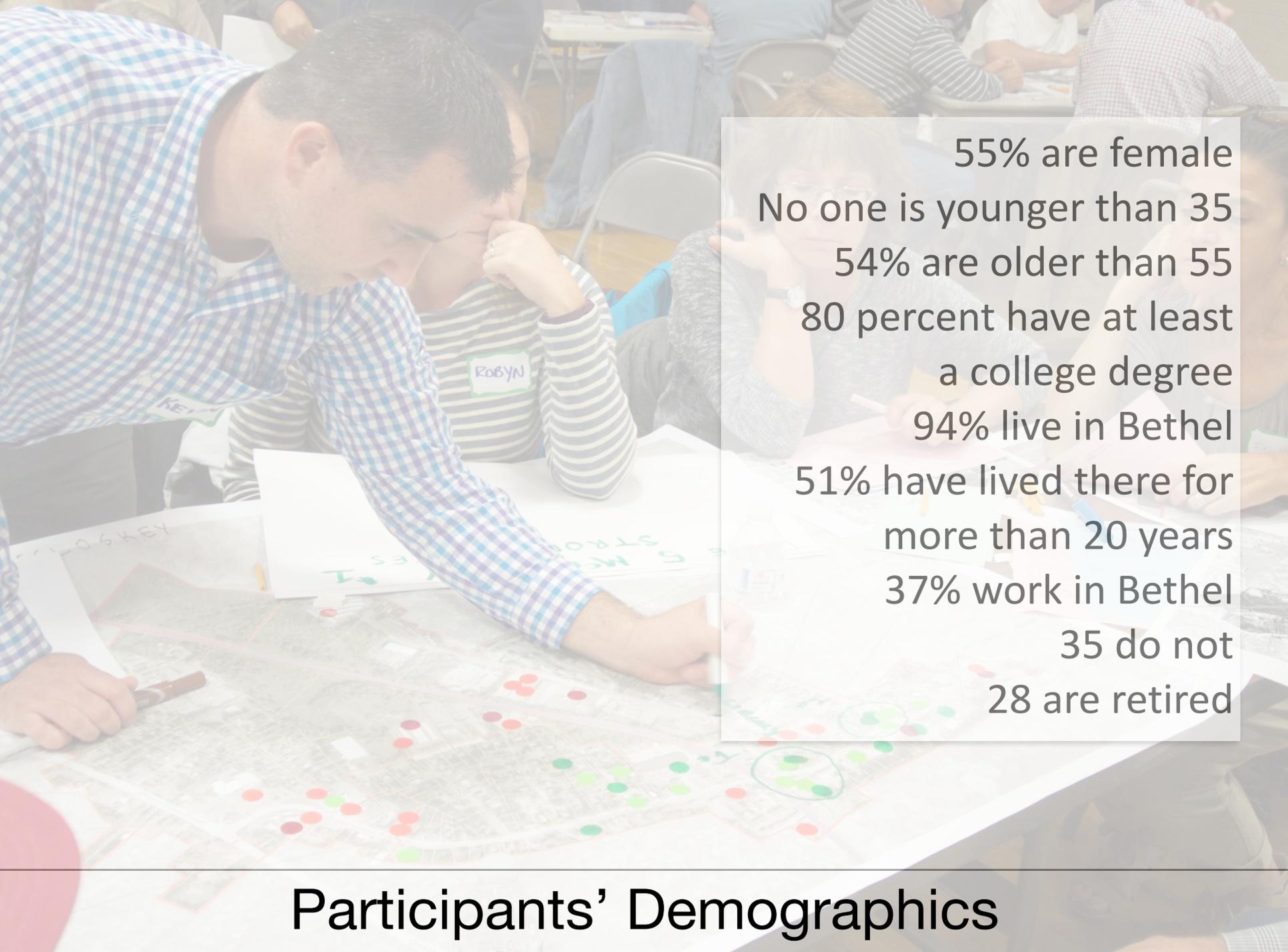
Charrette

November 16 to 20

Five Days to Shape the Future

COMMUNITY VOICES
report on the October 1 workshop

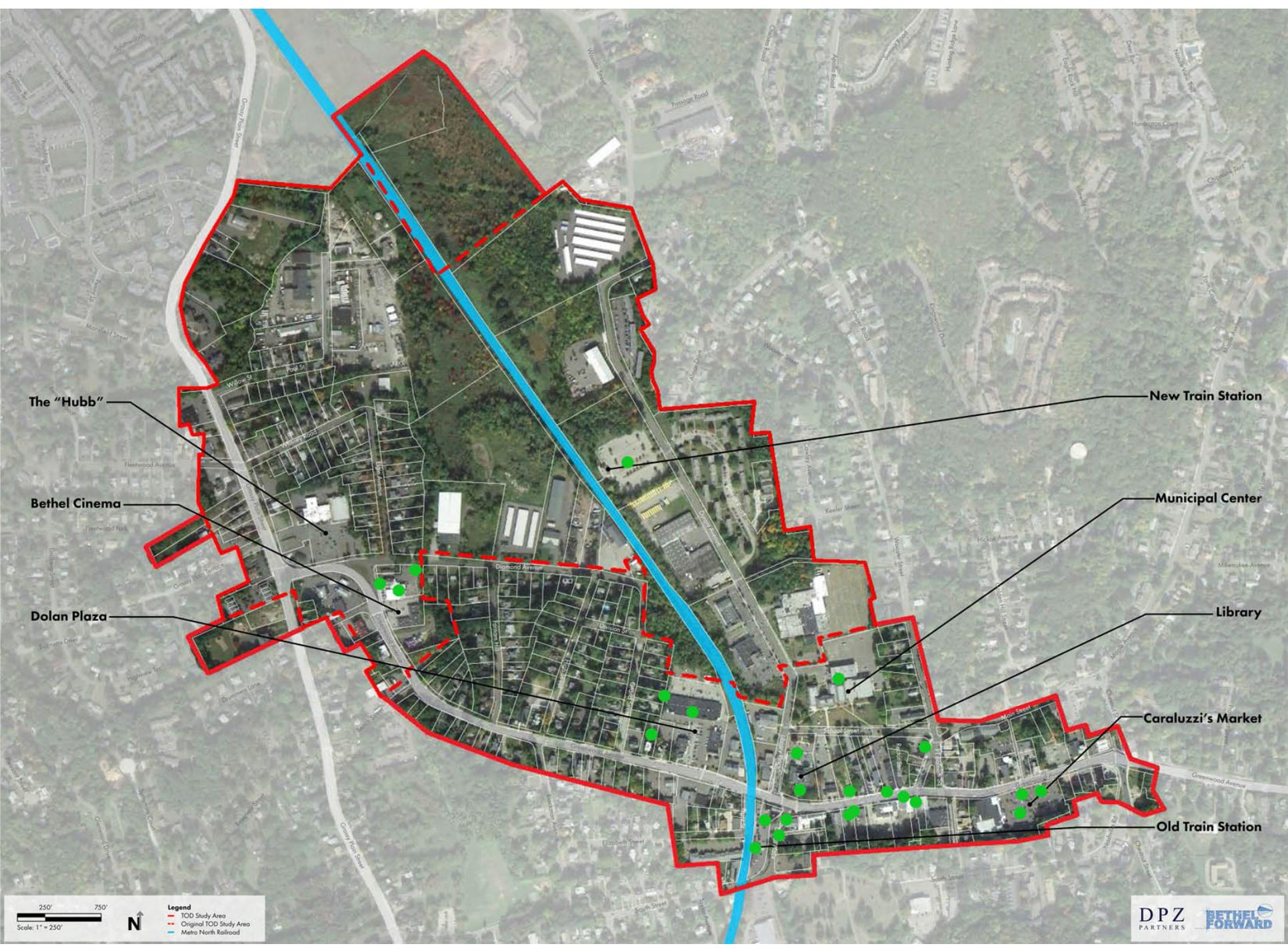




55% are female
No one is younger than 35
54% are older than 55
80 percent have at least
a college degree
94% live in Bethel
51% have lived there for
more than 20 years
37% work in Bethel
35 do not
28 are retired

Participants' Demographics

strong places



The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

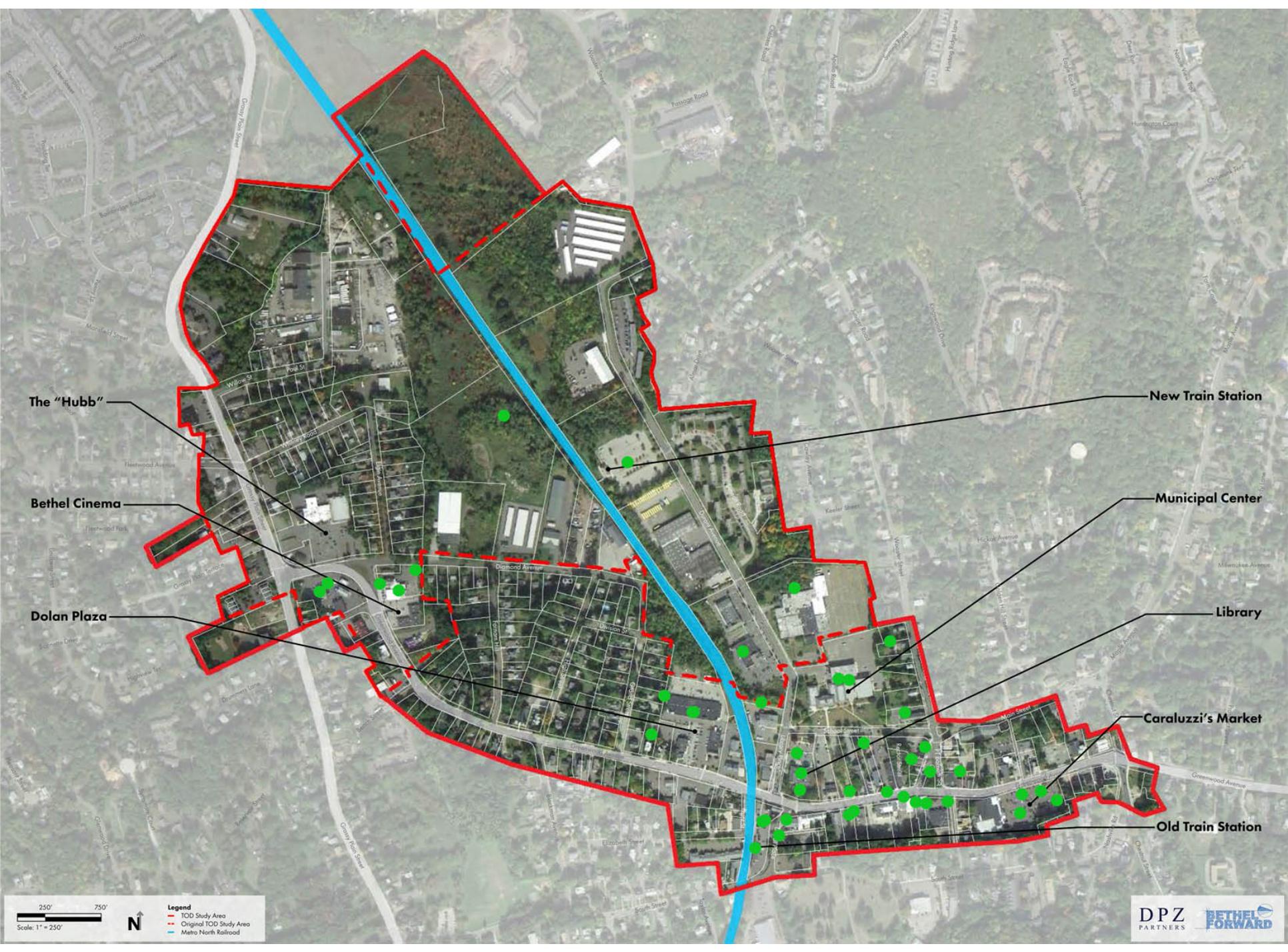
Library

Caraluzzi's Market

Old Train Station



Legend
— TOD Study Area
- - - Original TOD Study Area
— Metro North Railroad



The "Hubb"

Bethel Cinema

Dolan Plaza

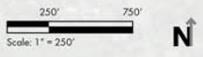
New Train Station

Municipal Center

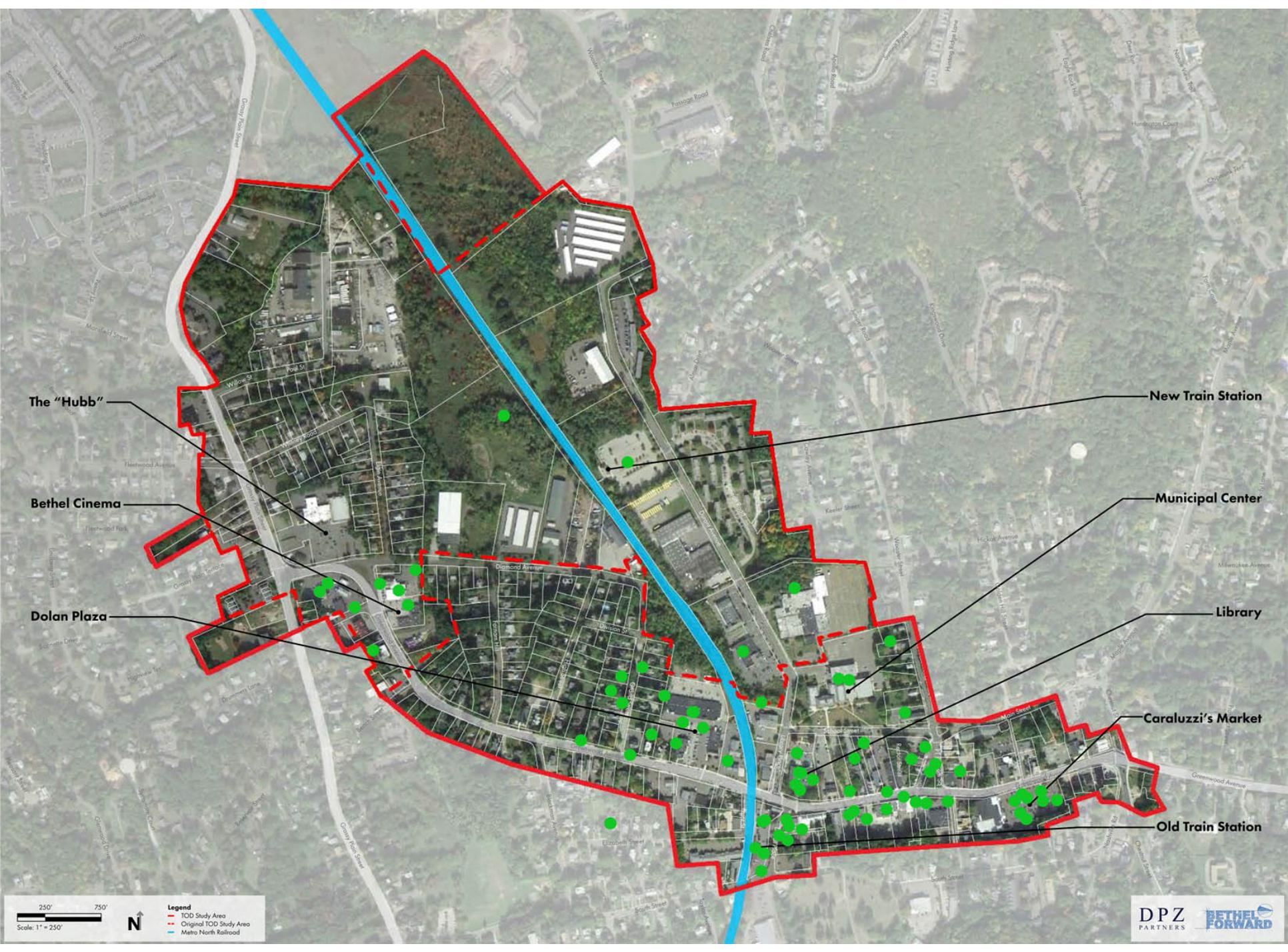
Library

Caraluzzi's Market

Old Train Station



Legend
 - TOD Study Area (Red outline)
 - Original TOD Study Area (Dashed red outline)
 - Metro North Railroad (Blue line)



The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

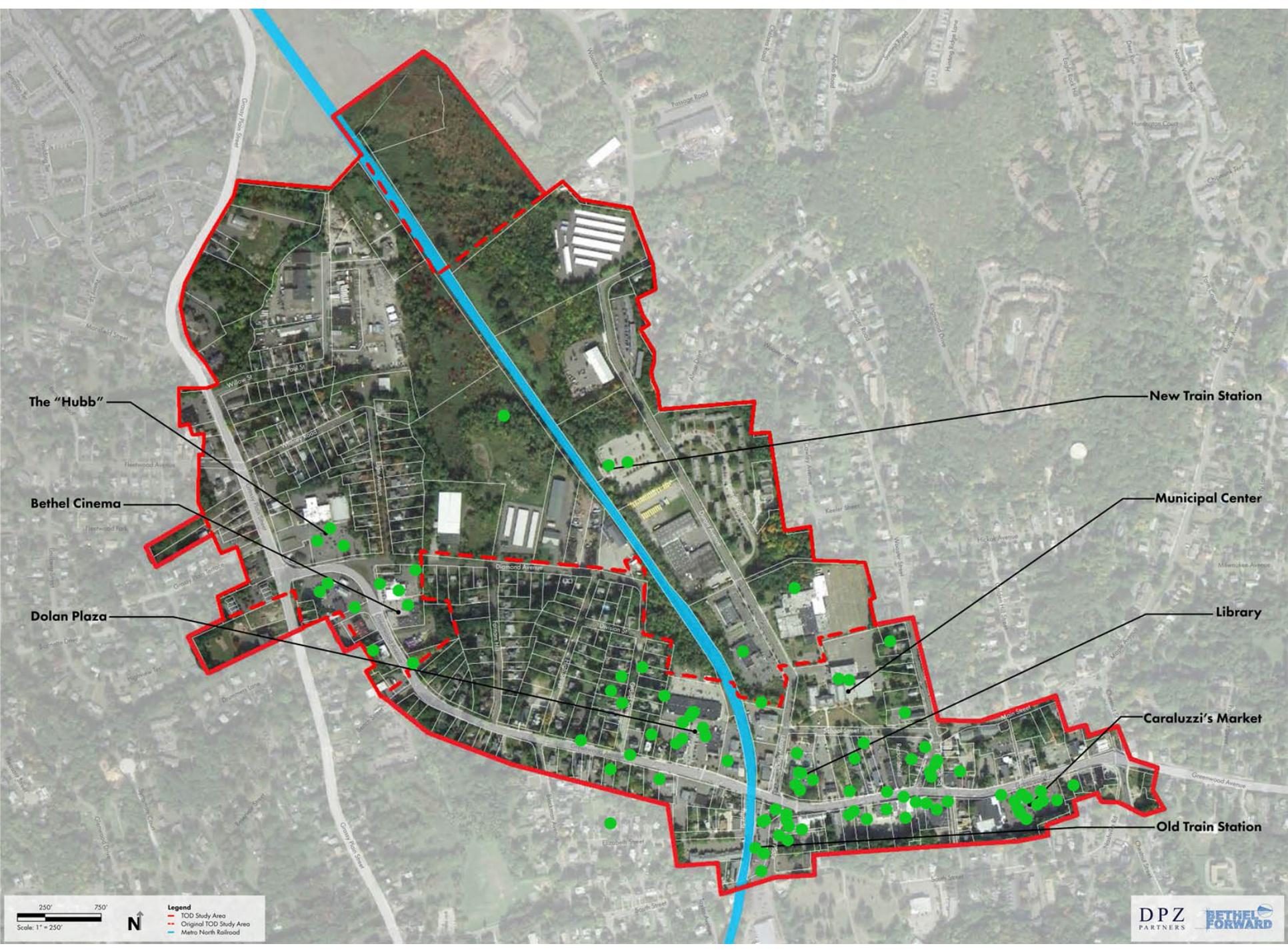
Library

Caraluzzi's Market

Old Train Station

Legend
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— Metro North Railroad

250' 750'
Scale: 1" = 250'



The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

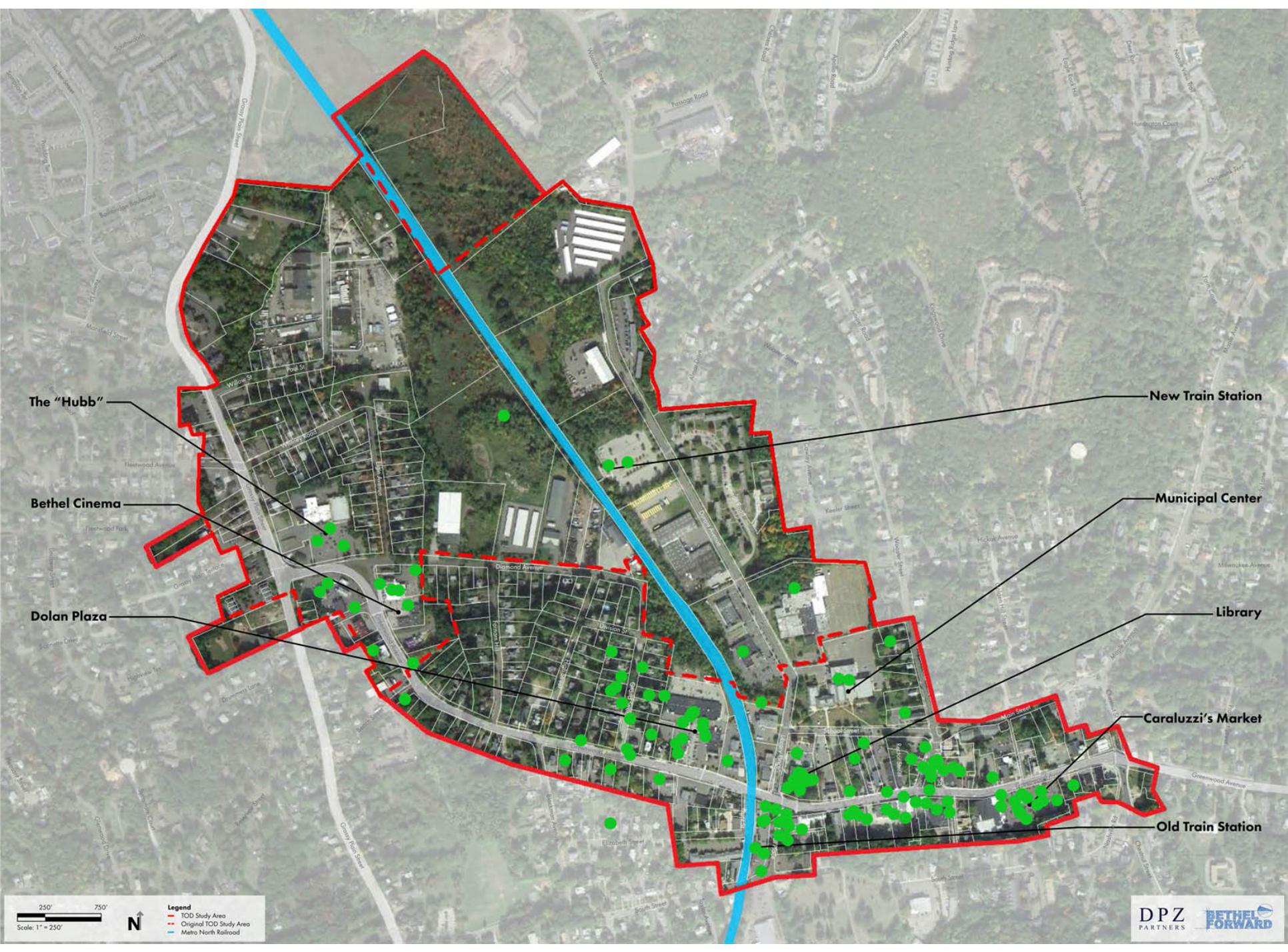
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Old Train Station

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The "Hubb"

Bethel Cinema

Dolan Plaza

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Municipal Center

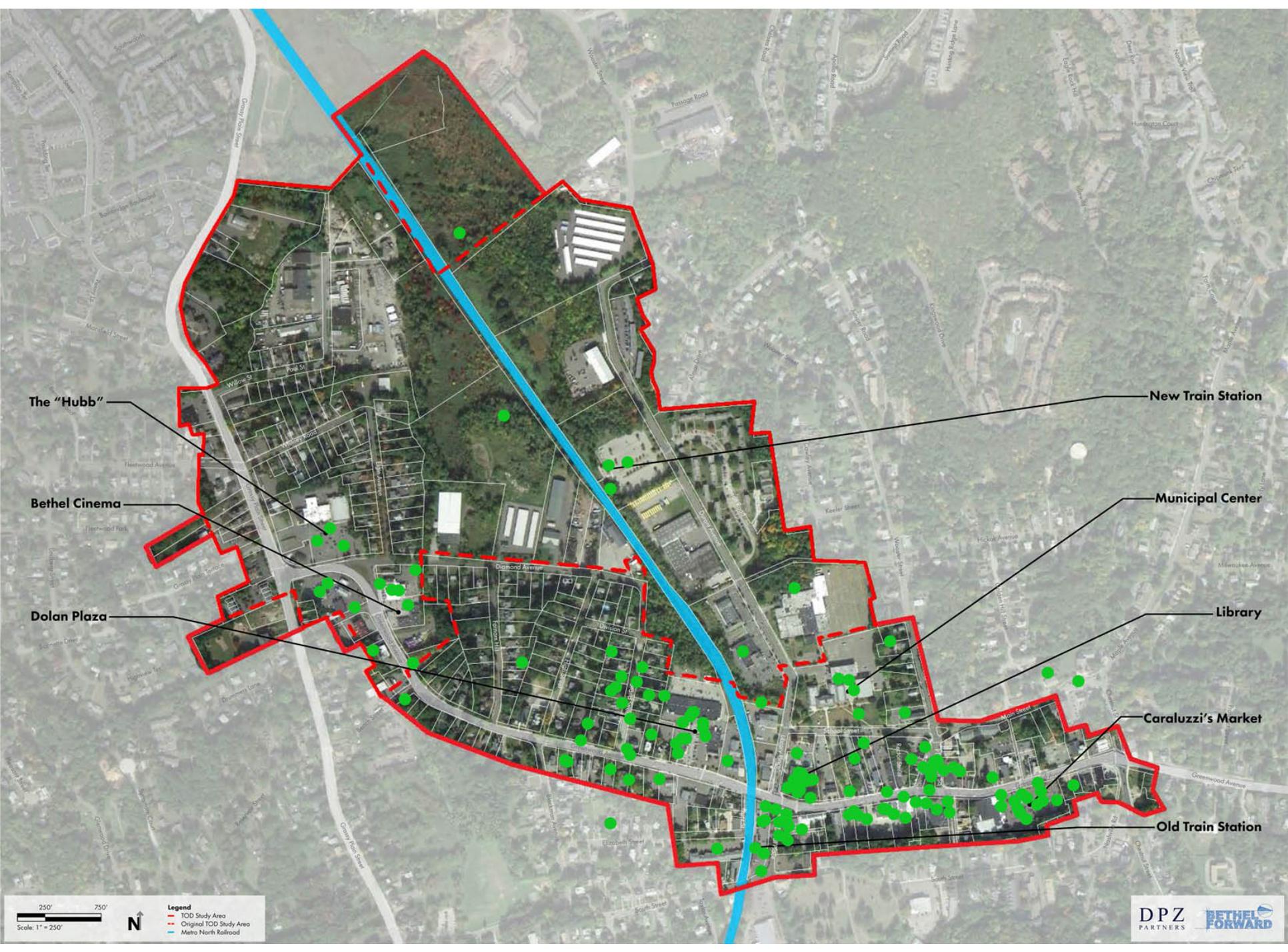
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Old Train Station

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 - Metro North Railroad

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The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

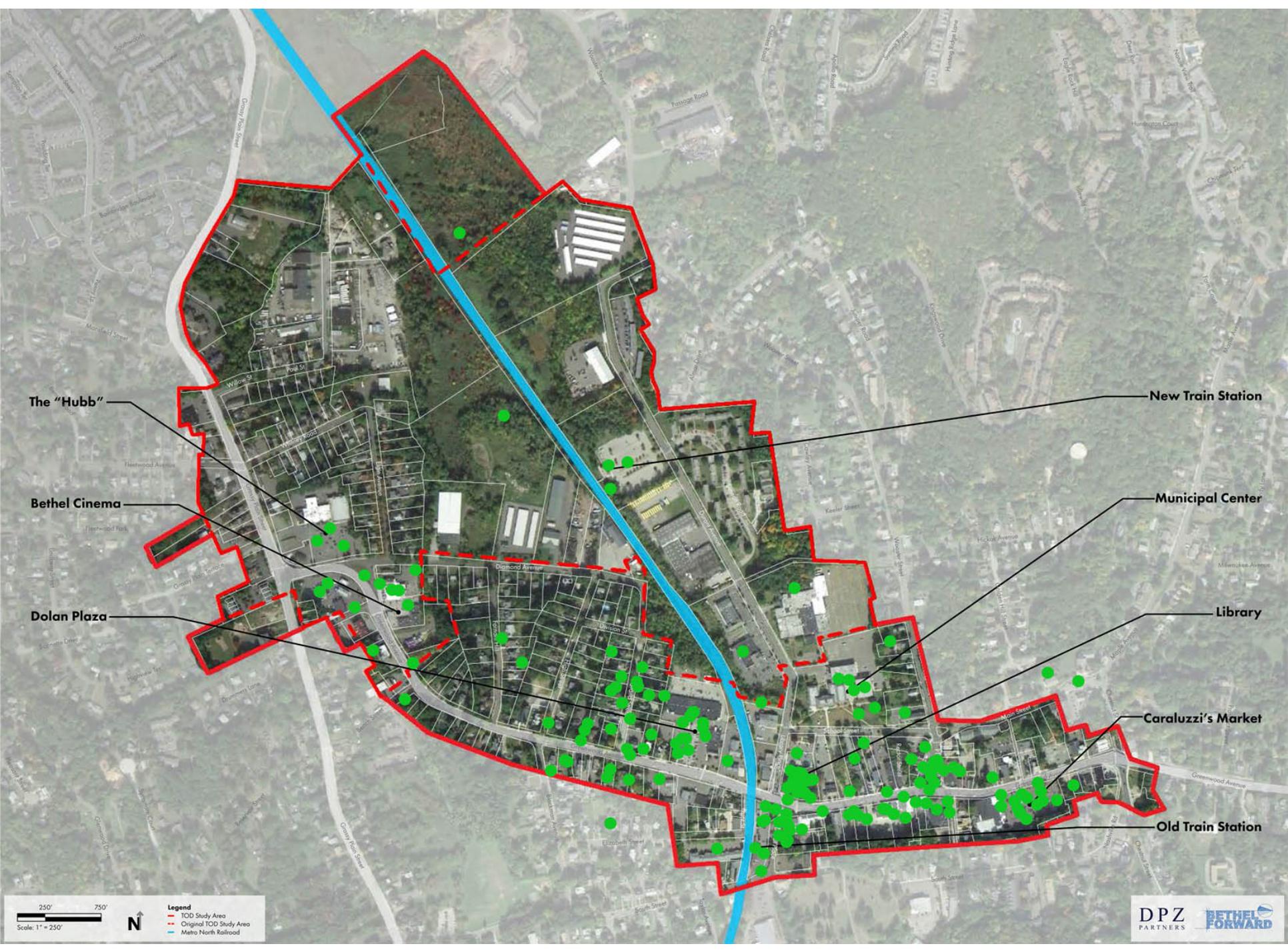
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Caraluzzi's Market

Old Train Station

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The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

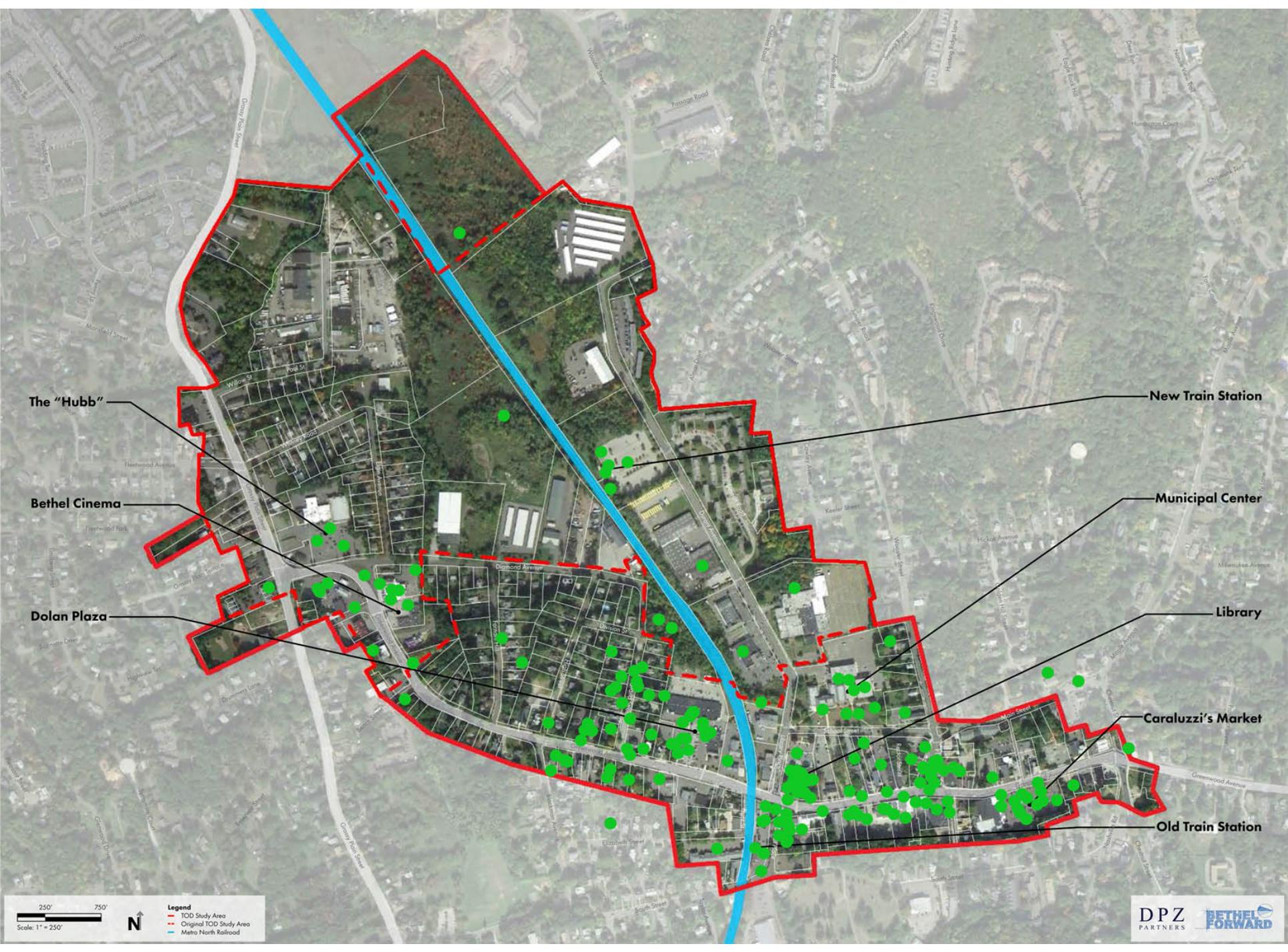
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Caraluzzi's Market

Old Train Station



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The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

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Library

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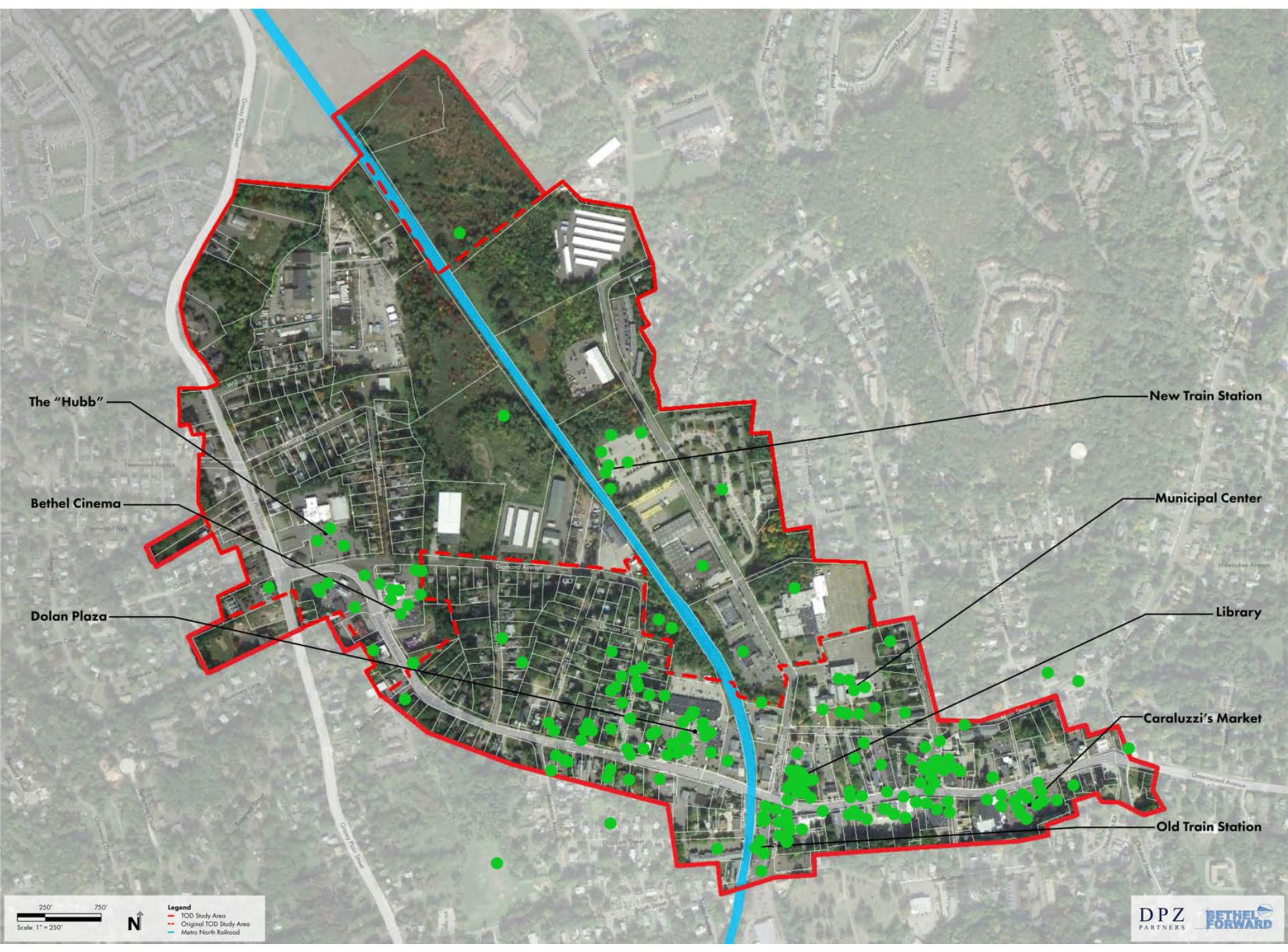
Old Train Station

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The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

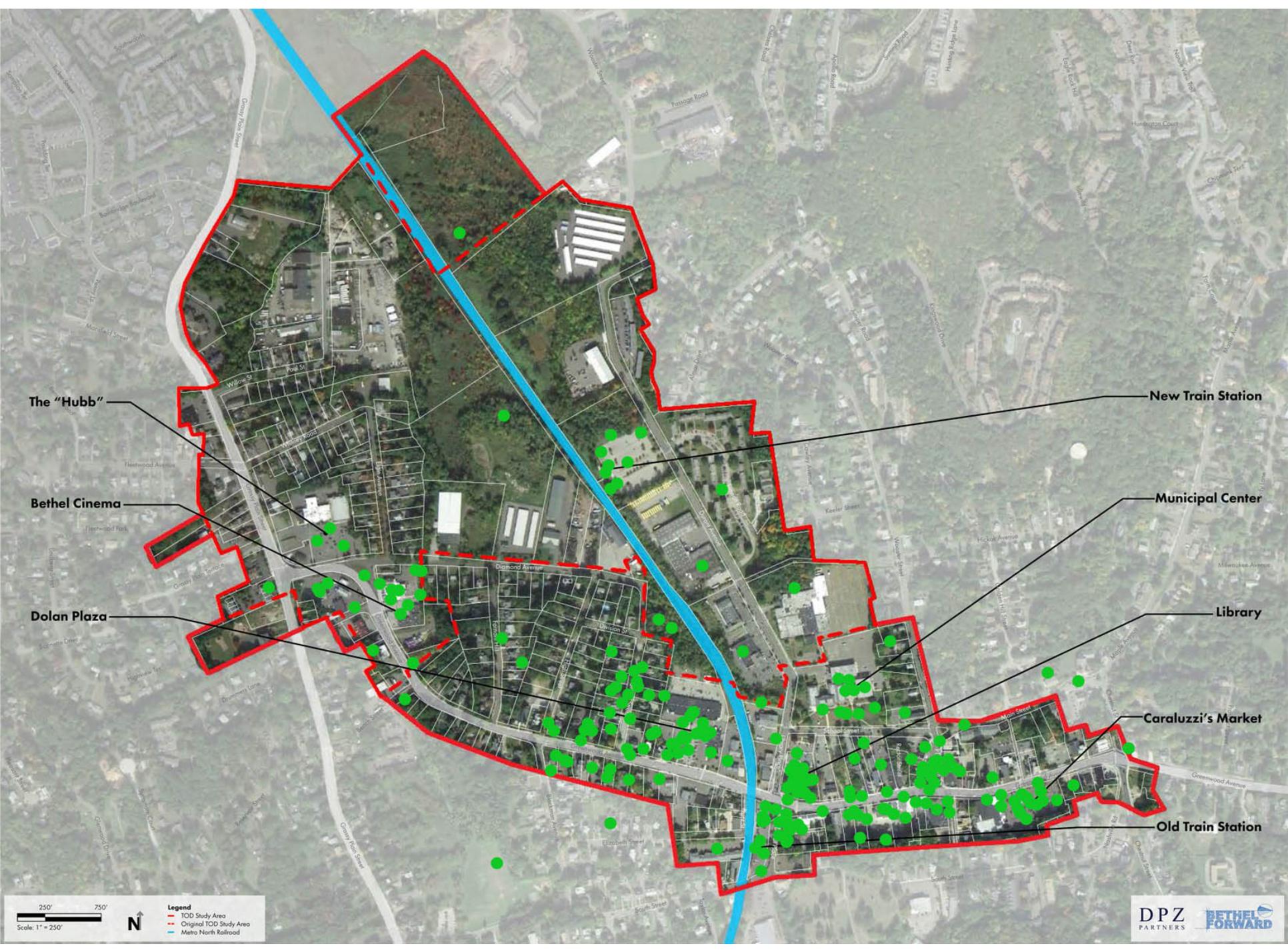
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Old Train Station

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The "Hubb"

Bethel Cinema

Dolan Plaza

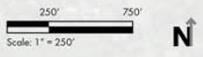
New Train Station

Municipal Center

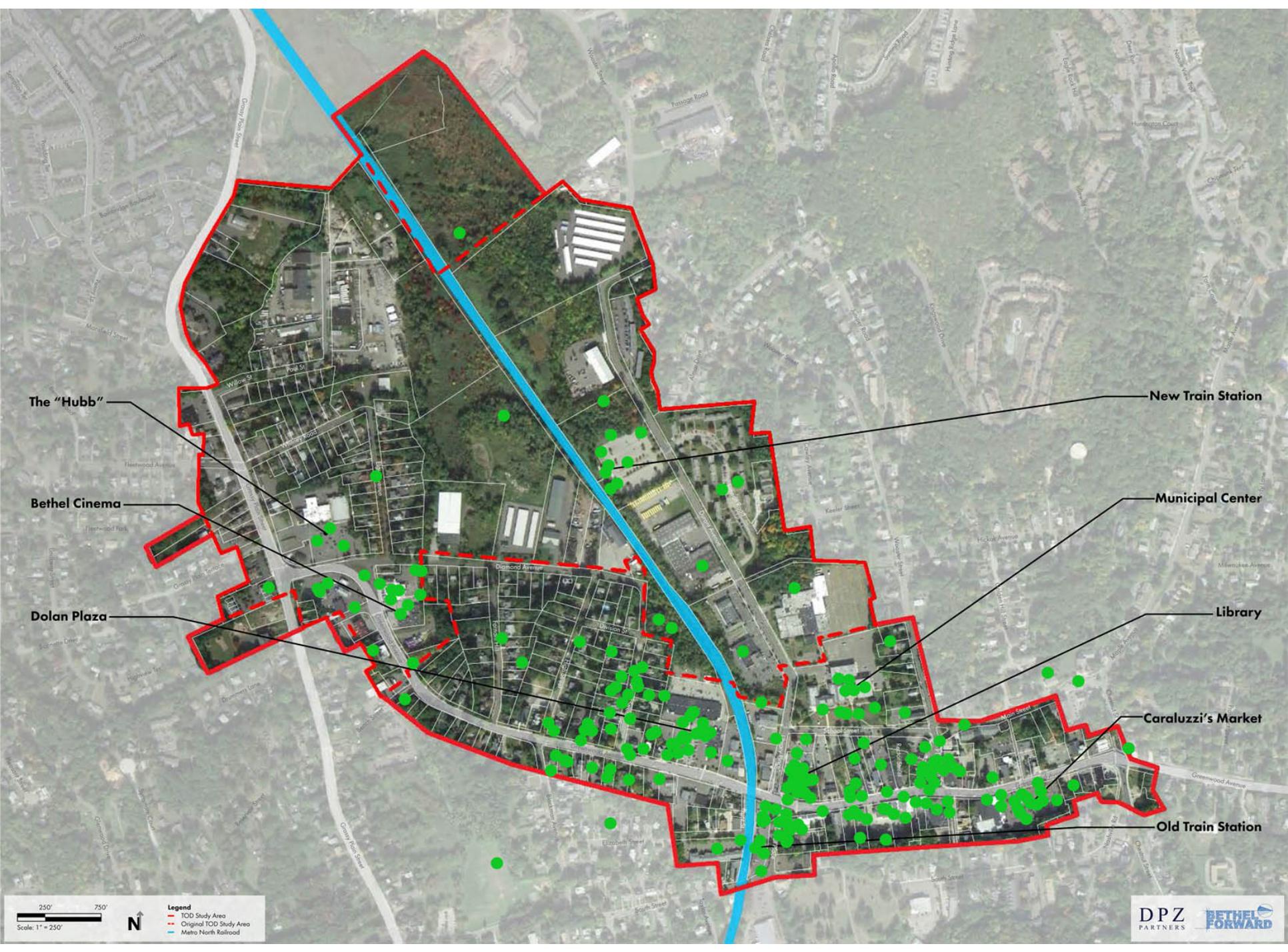
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Caraluzzi's Market

Old Train Station



Legend
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 - Original TOD Study Area (Dashed red outline)
 - Metro North Railroad (Blue line)



The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

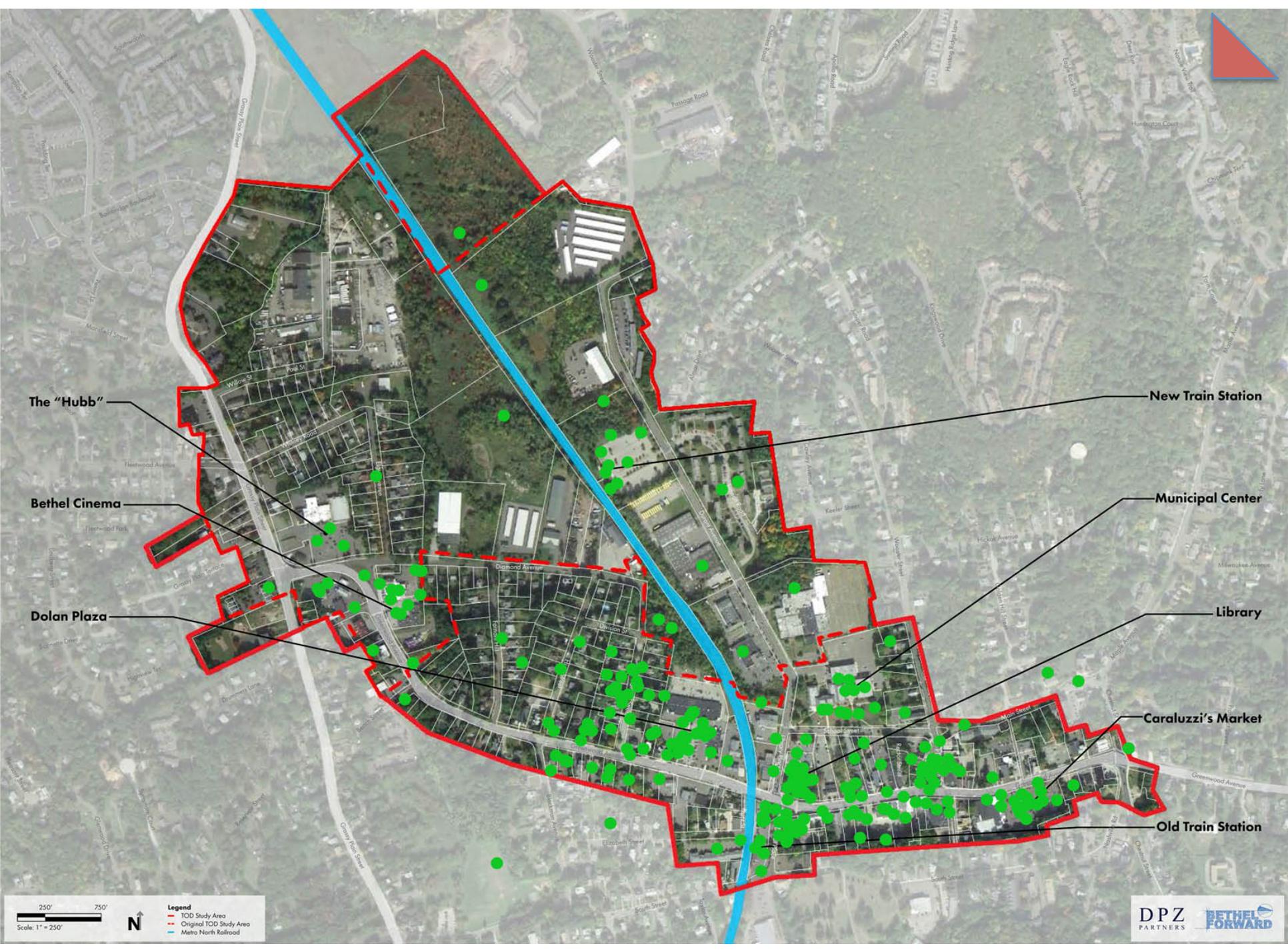
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The "Hubb"

Bethel Cinema

Dolan Plaza

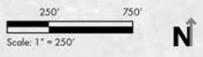
New Train Station

Municipal Center

Library

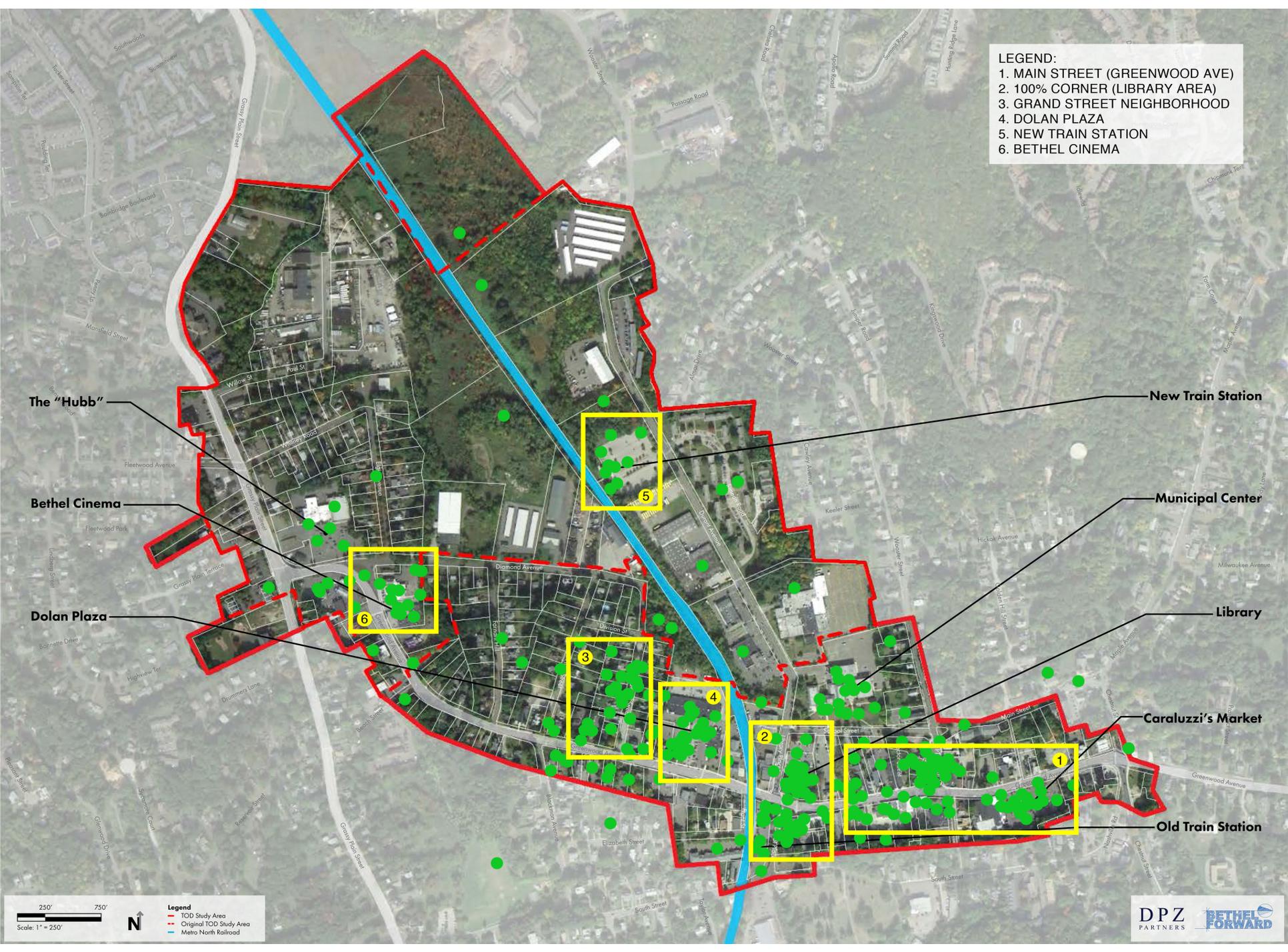
Caraluzzi's Market

Old Train Station



Legend
 - TOD Study Area (Red outline)
 - Original TOD Study Area (Dashed red outline)
 - Metro North Railroad (Blue line)

LEGEND:
 1. MAIN STREET (GREENWOOD AVE)
 2. 100% CORNER (LIBRARY AREA)
 3. GRAND STREET NEIGHBORHOOD
 4. DOLAN PLAZA
 5. NEW TRAIN STATION
 6. BETHEL CINEMA



The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

Library

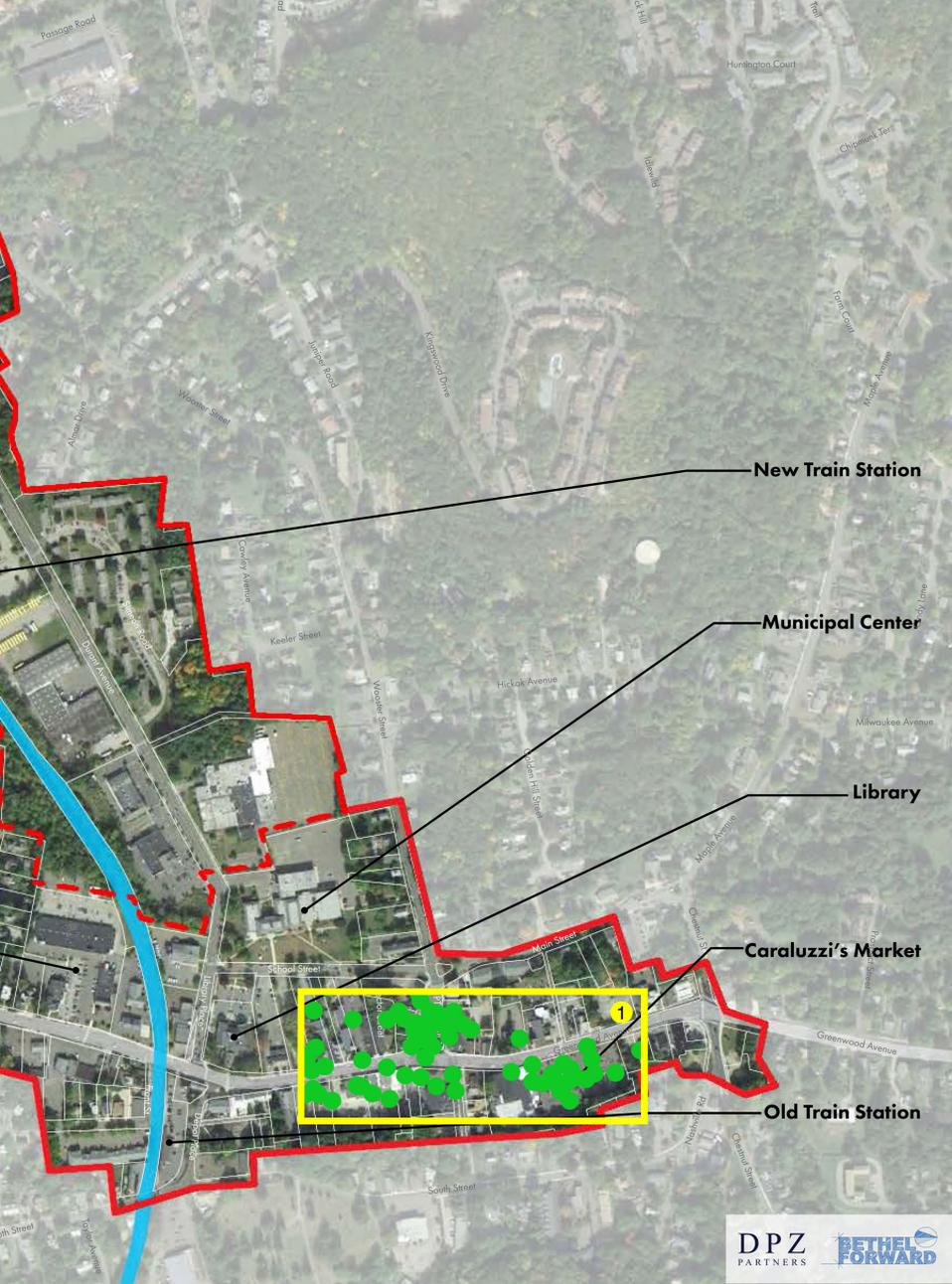
Caraluzzi's Market

Old Train Station



Legend
 - TOD Study Area (Red outline)
 - Original TOD Study Area (Dashed red outline)
 - Metro North Railroad (Blue line)





Main Street

- Charming New England style architectural character
- Safe for people
- Nice Shops, many independently owned

PT Barnum Square

- Shops, stores, scale, variety
- Intimate, friendly
- European charm/feel
- Streets closed easily

Main Street and PT Barnum Square



Library

- Historic Architecture
- Green space with a nice lawn, trees and benches
- Center of town
- Lots of community activities
- Beautiful re-landscaped street
- Feels like the center of town
- A landmark for outsiders

Library, the 100% corner



Grand Street neighborhood

- Beautiful historic architecture
- Walkable sidewalks with large shade trees
- Well maintained
- Little traffic so safe for pedestrians

Grand Street neighborhood



#4 - Dolan Plaza

- Locally owned shops. Resists chain-retail
- Victorian architecture
- Restaurants for people to dine

#5 - New Train Station

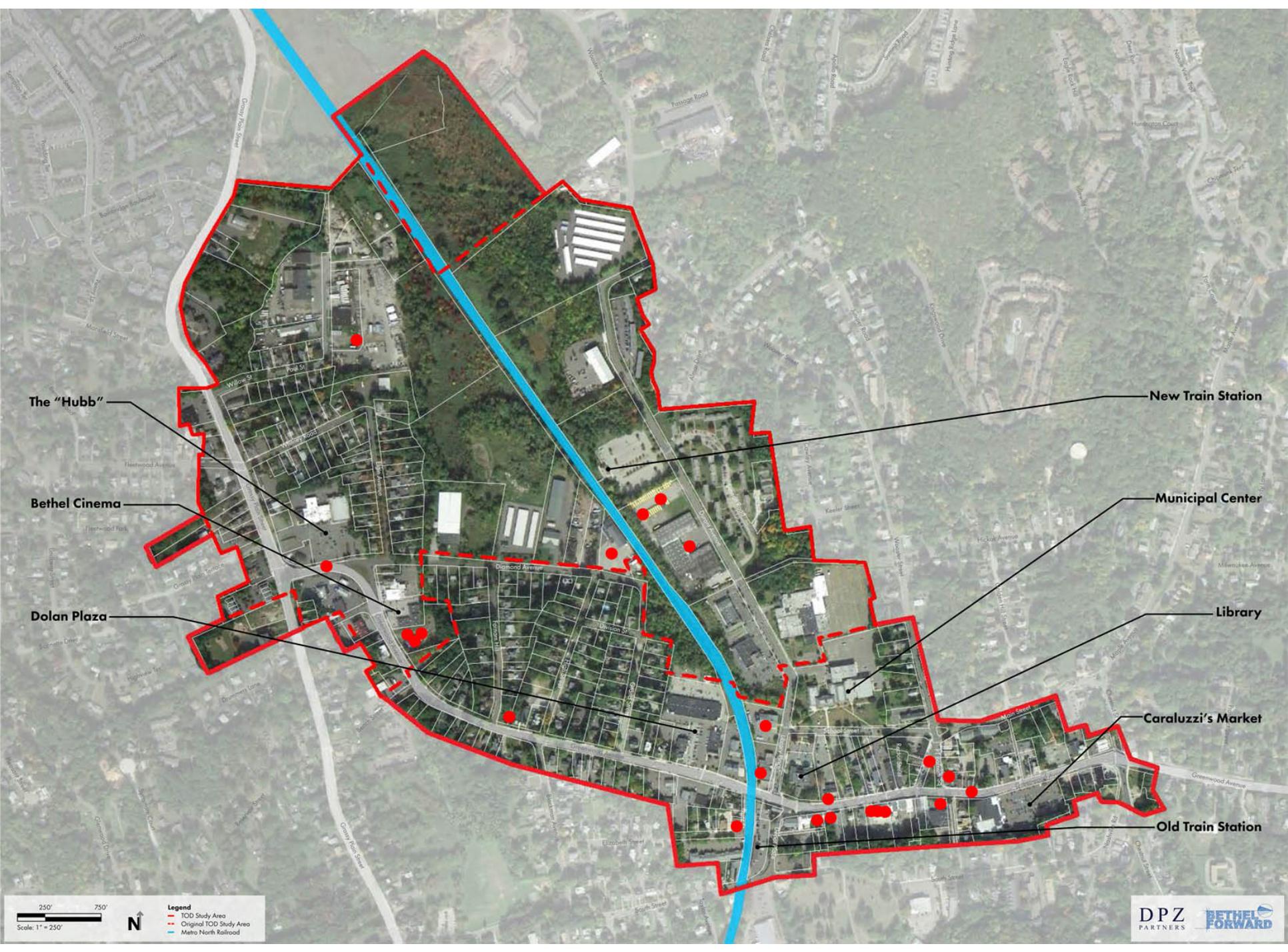
- Anchors the town and offers access to region
- Brings people into Bethel
- Gets cars off the road

#6 - Bethel Cinema

- Brings people from other areas
- Cultural regional point of interest
- Special events and community events

Grand Street neighborhood

weak places



The "Hubb"

Bethel Cinema

Dolan Plaza

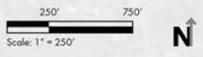
New Train Station

Municipal Center

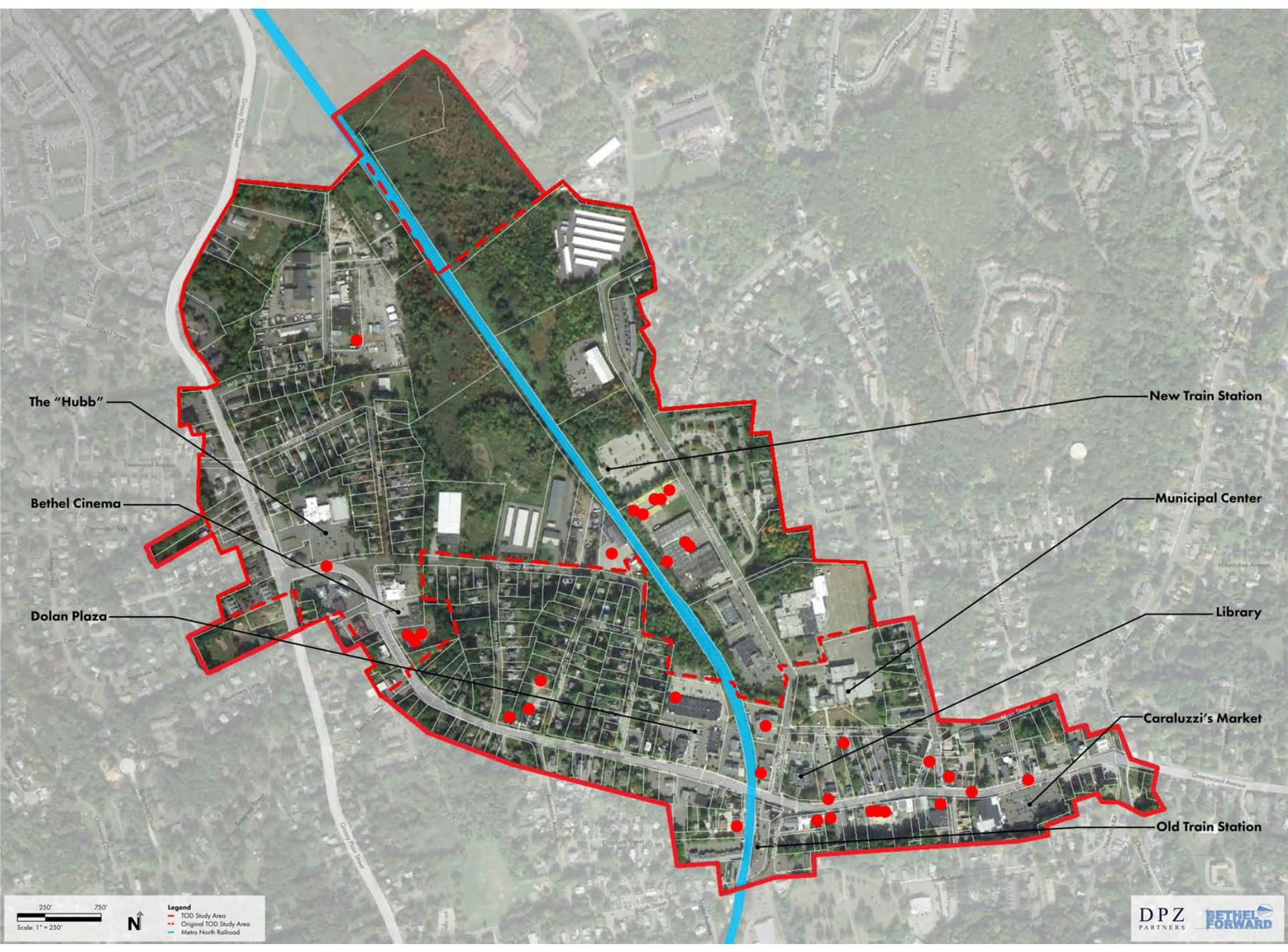
Library

Caraluzzi's Market

Old Train Station



Legend
 - TOD Study Area (solid red line)
 - Original TOD Study Area (dashed red line)
 - Metro North Railroad (blue line)



The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

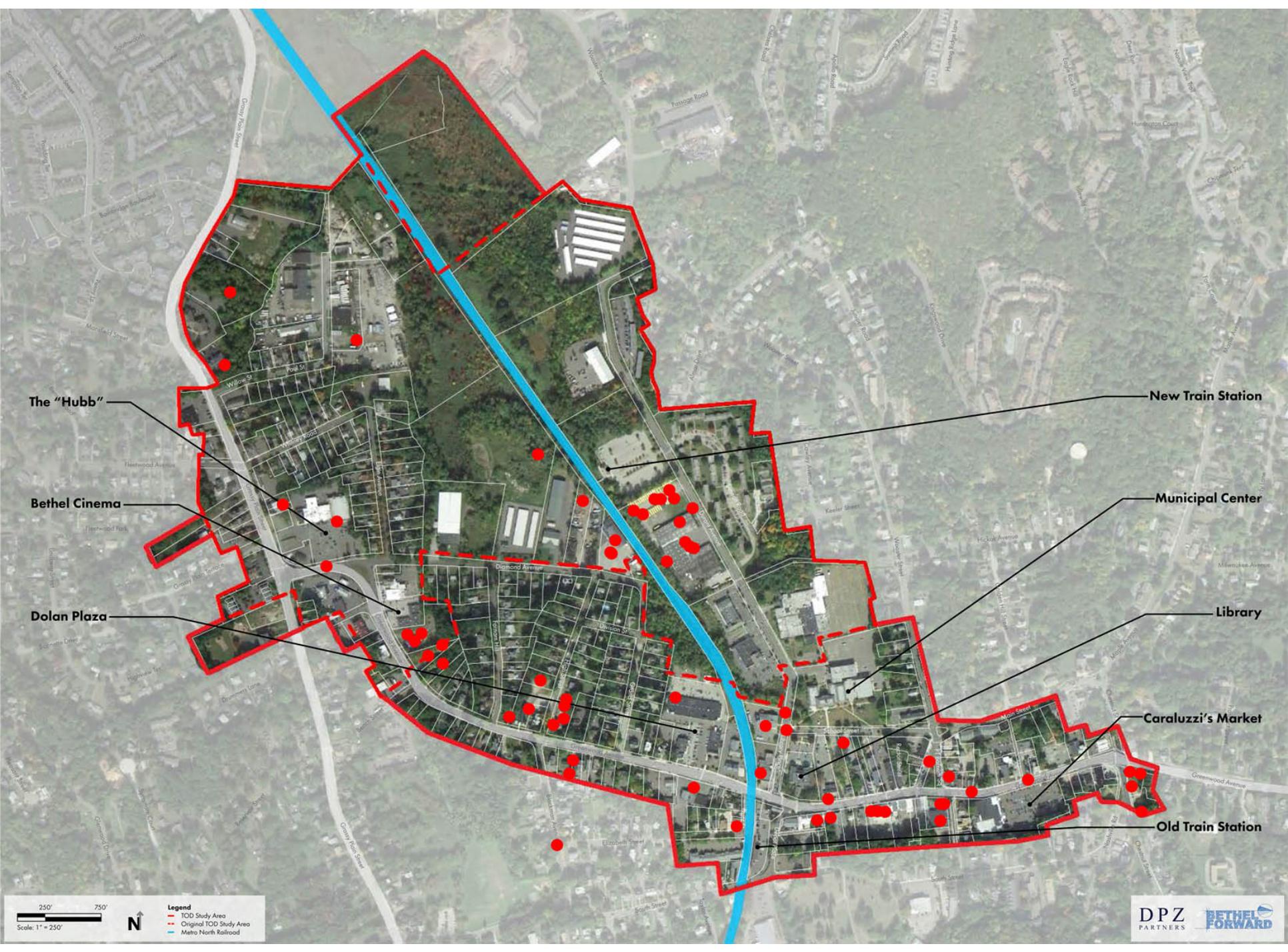
Library

Caraluzzi's Market

Old Train Station

Legend
— TOD Study Area
- - - Original TOD Study Area
— Metro North Railroad

250' 750'
 Scale: 1" = 250'
 N



The "Hubb"

Bethel Cinema

Dolan Plaza

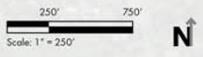
New Train Station

Municipal Center

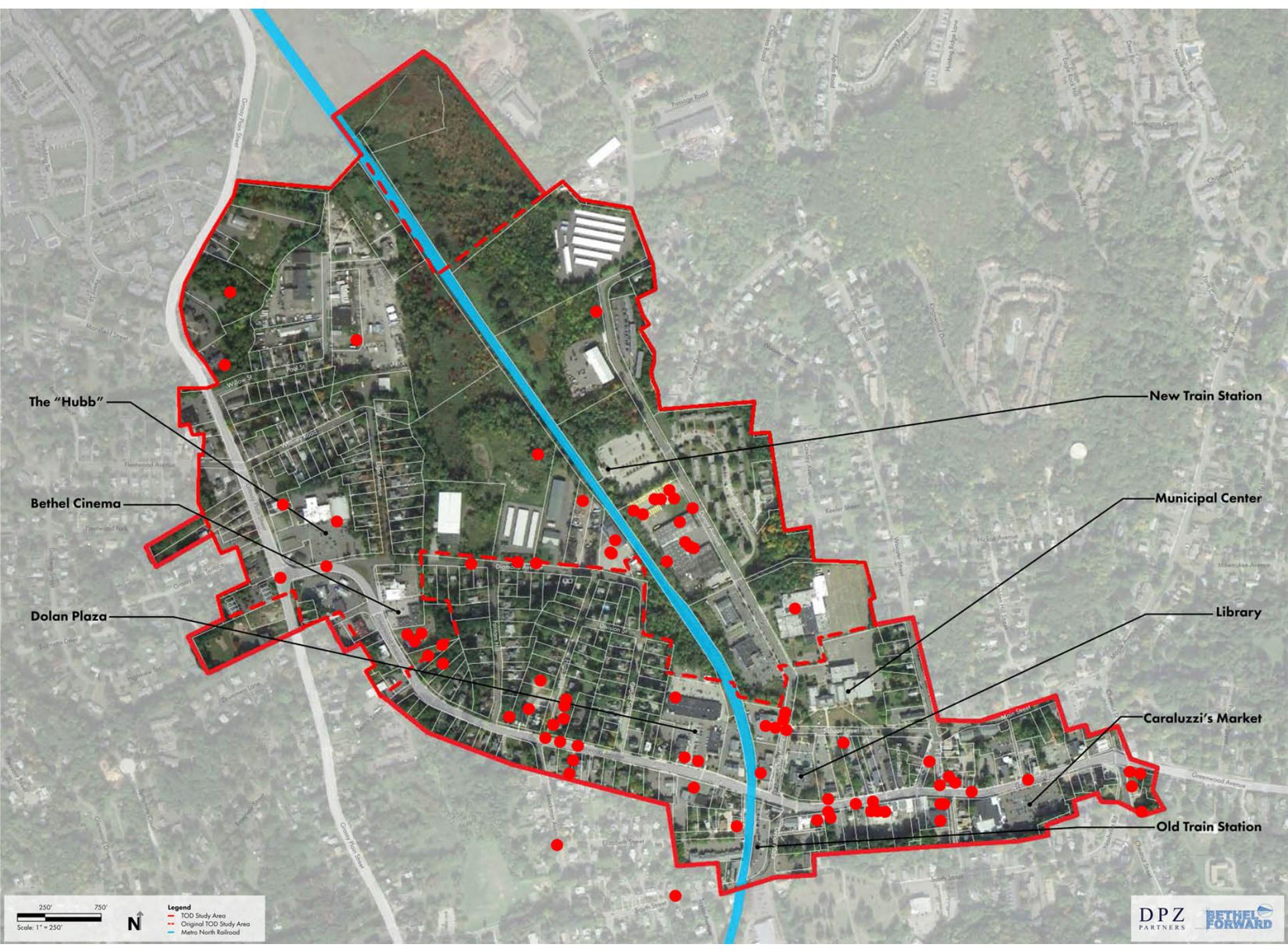
Library

Caraluzzi's Market

Old Train Station



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The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

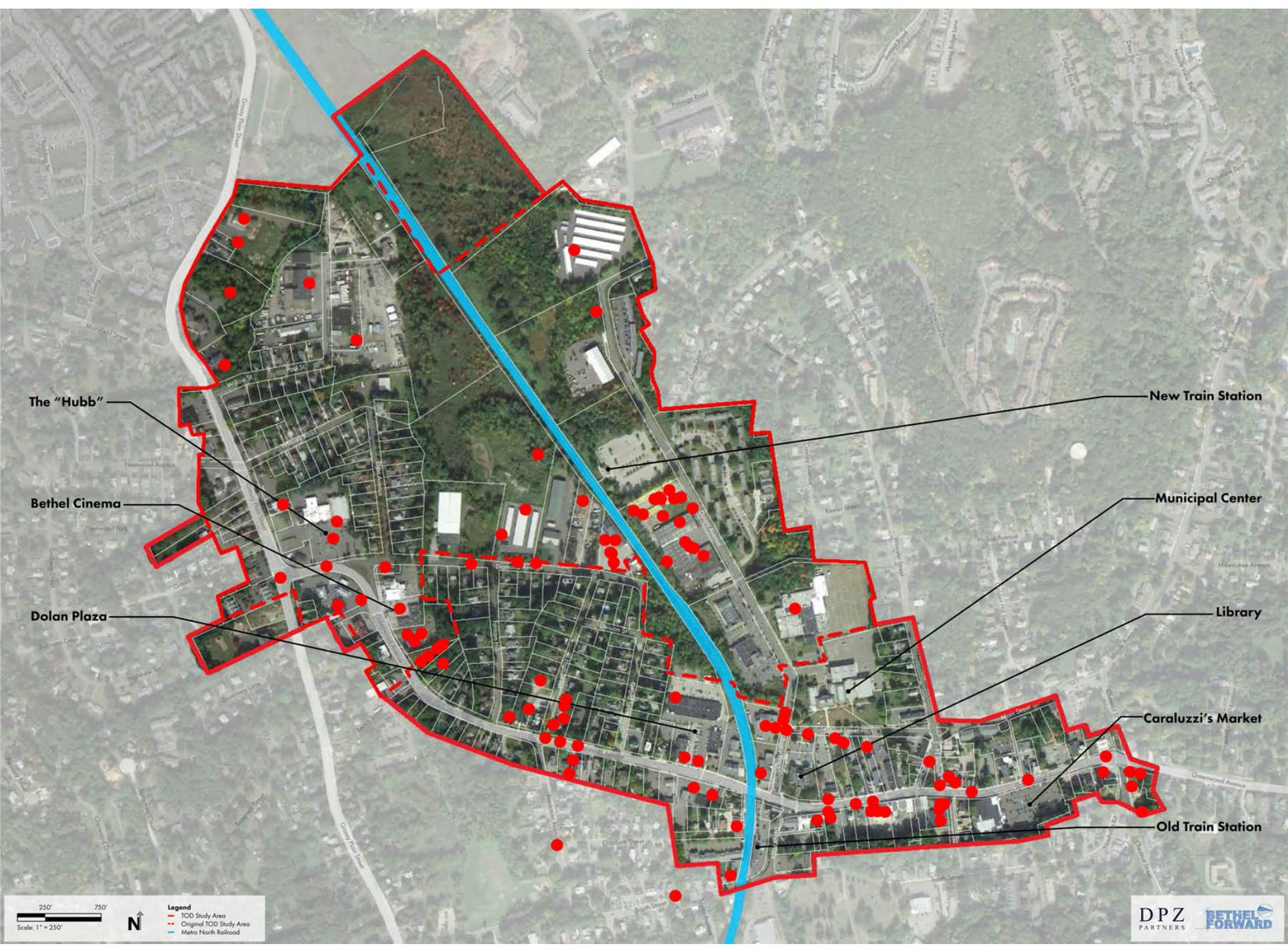
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Caraluzzi's Market

Old Train Station

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The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

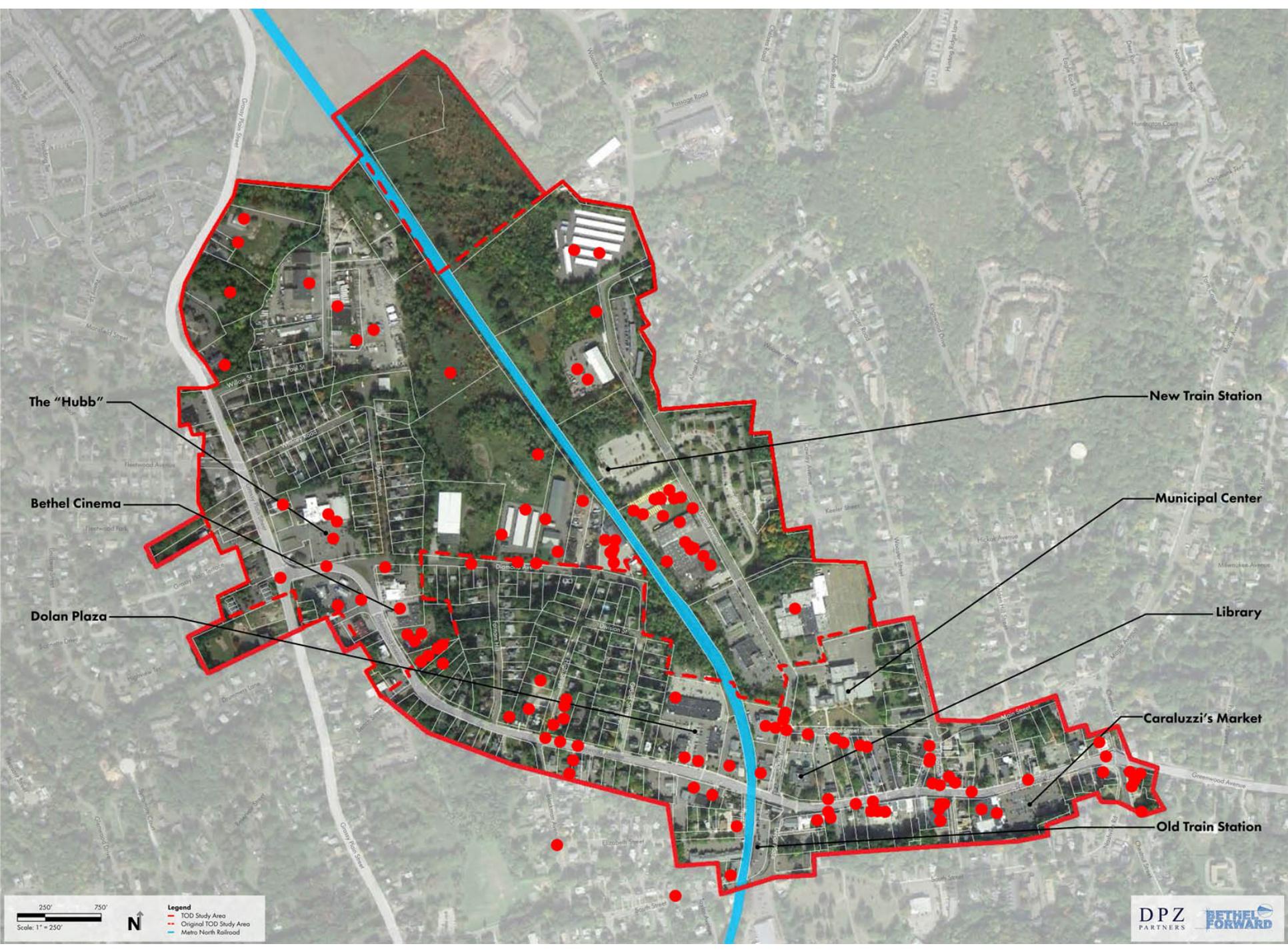
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Old Train Station

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The "Hubb"

Bethel Cinema

Dolan Plaza

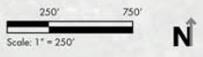
New Train Station

Municipal Center

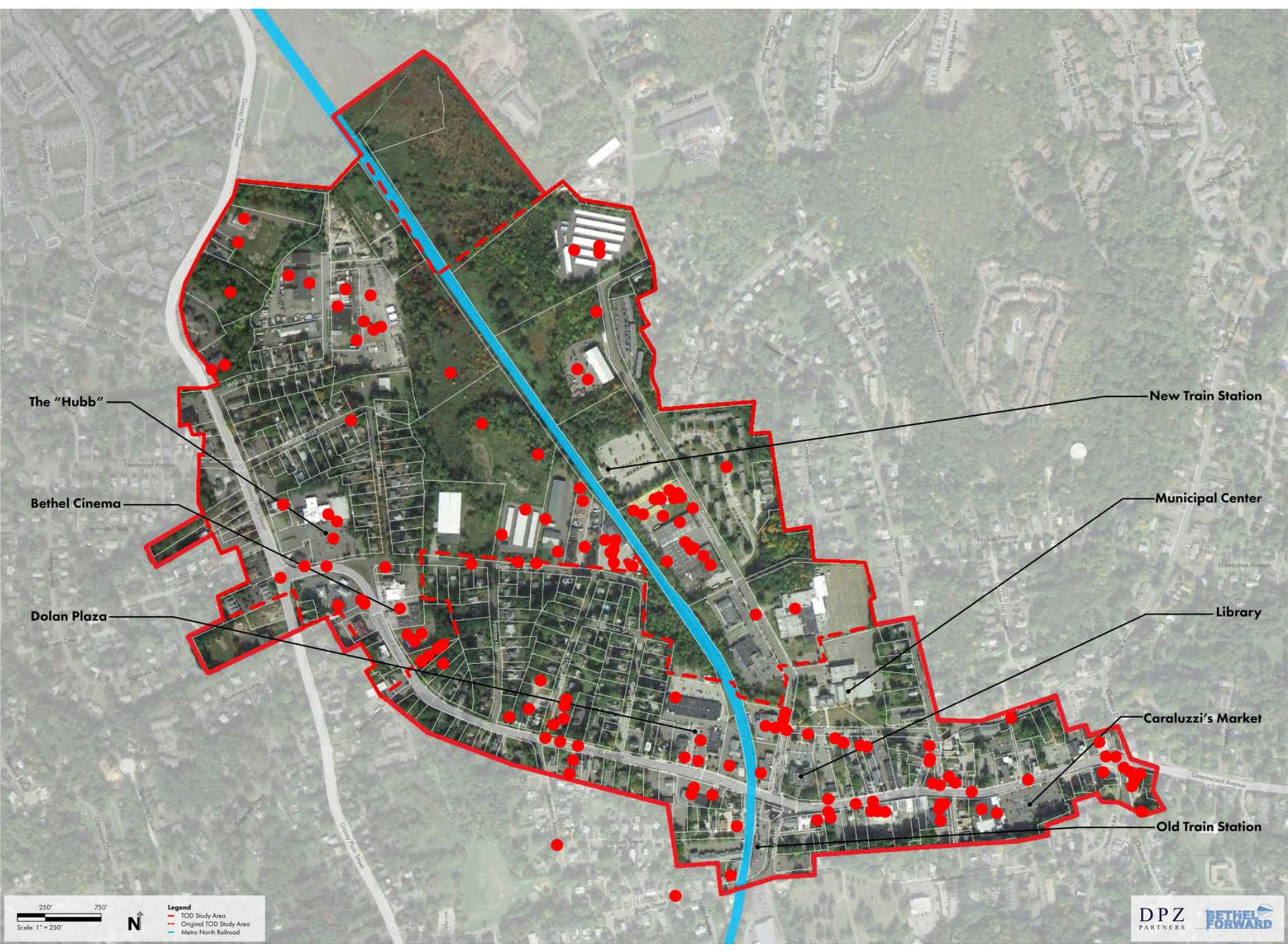
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Old Train Station



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The "Hubb"

Bethel Cinema

Dolan Plaza

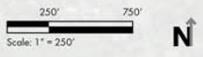
New Train Station

Municipal Center

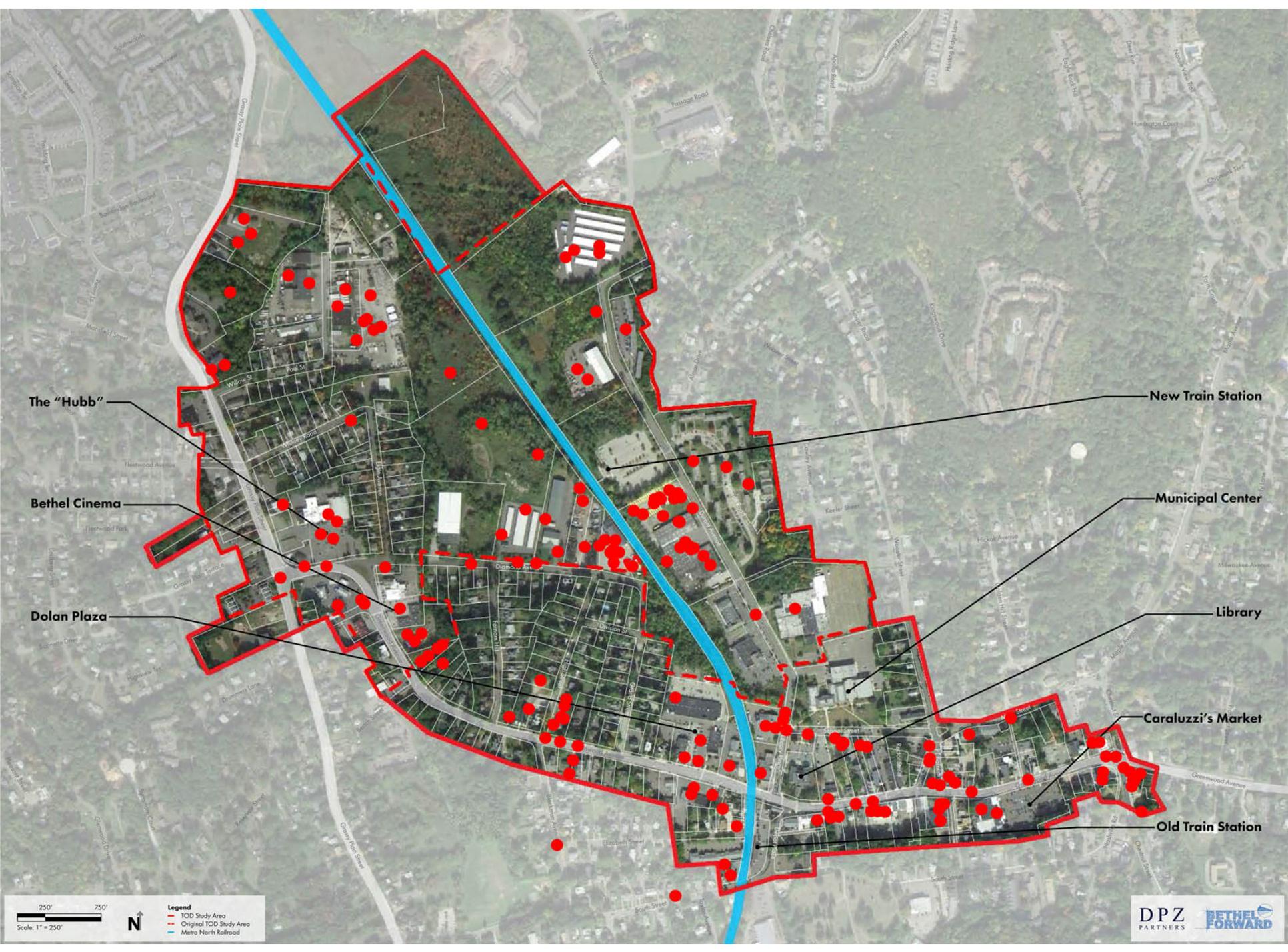
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Caraluzzi's Market

Old Train Station

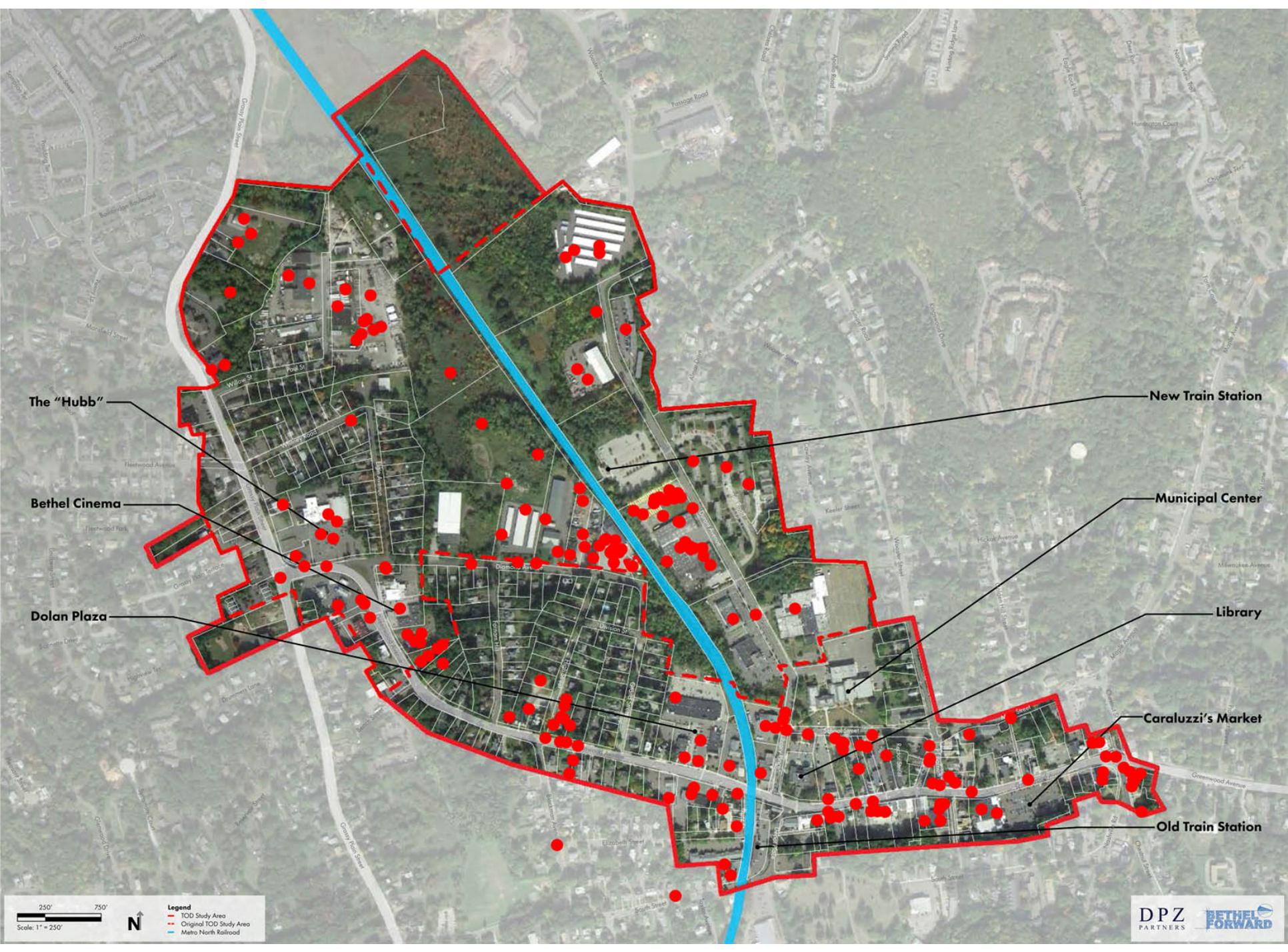


Legend
 - TOD Study Area
 - Original TOD Study Area
 - Metro North Railroad



250' 750'
Scale: 1" = 250'

Legend
 - TOD Study Area
 - Original TOD Study Area
 - Metro North Railroad



The "Hubb"

Bethel Cinema

Dolan Plaza

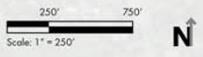
New Train Station

Municipal Center

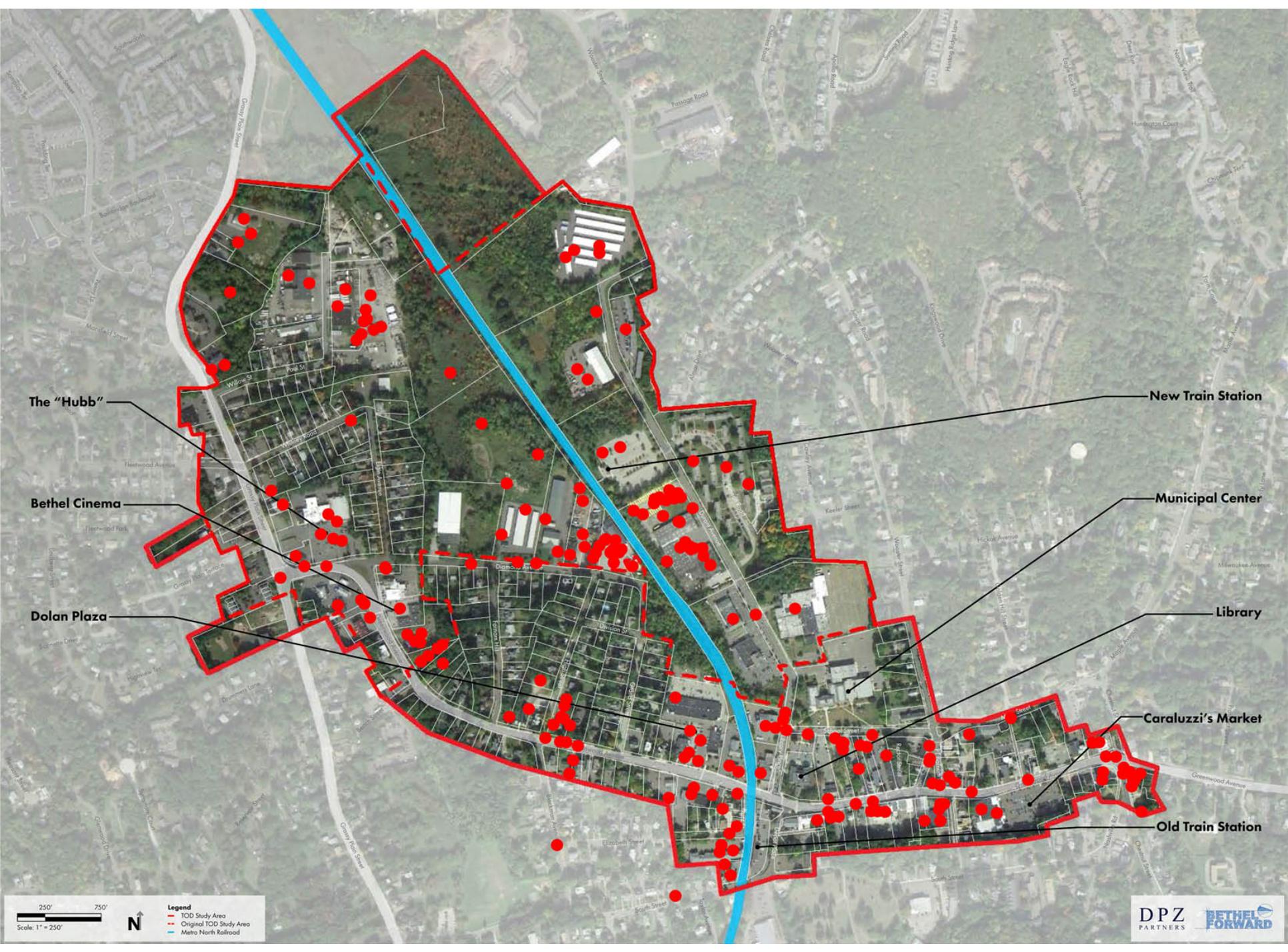
Library

Caraluzzi's Market

Old Train Station



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The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

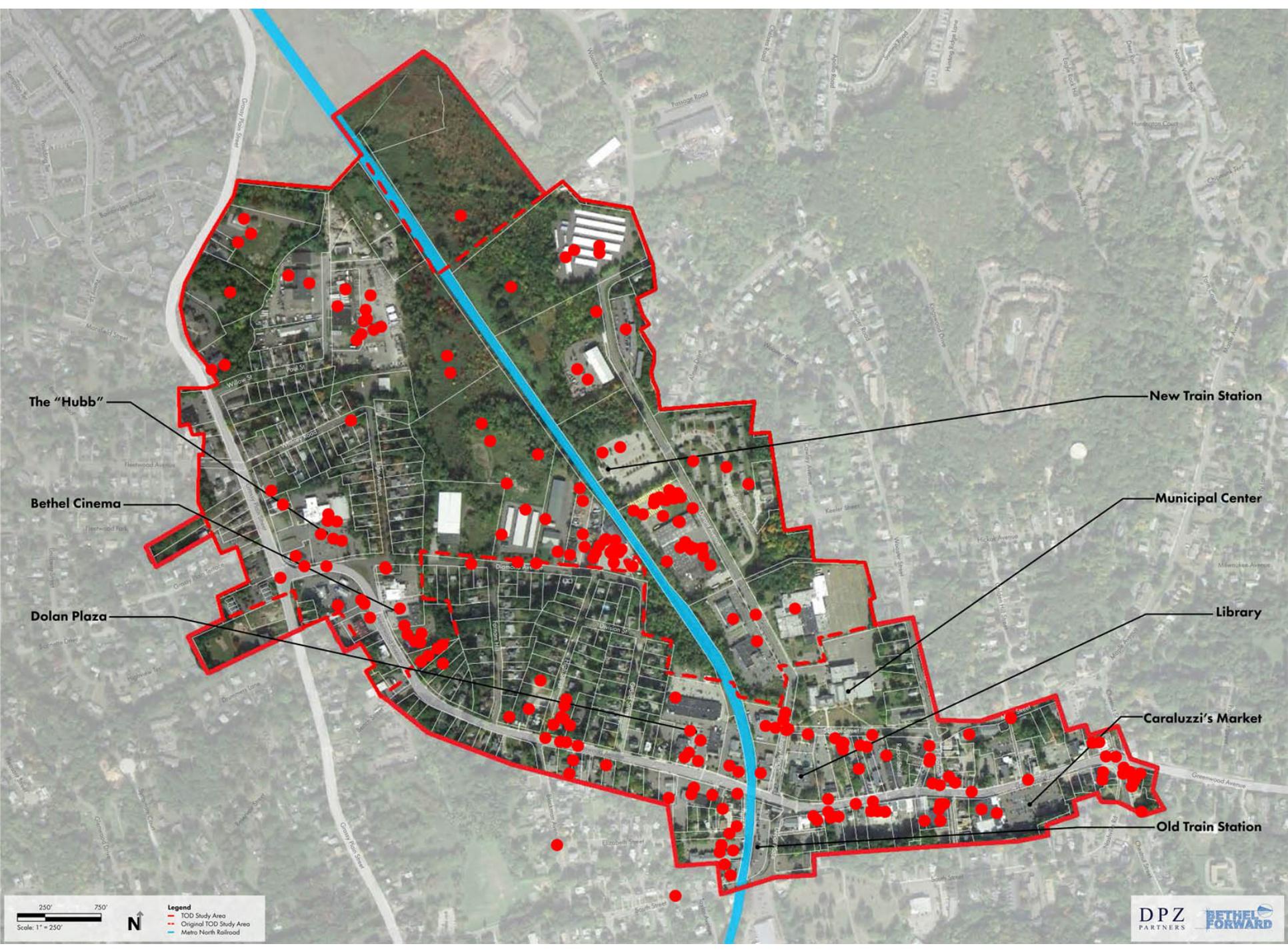
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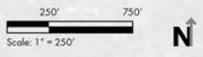
New Train Station

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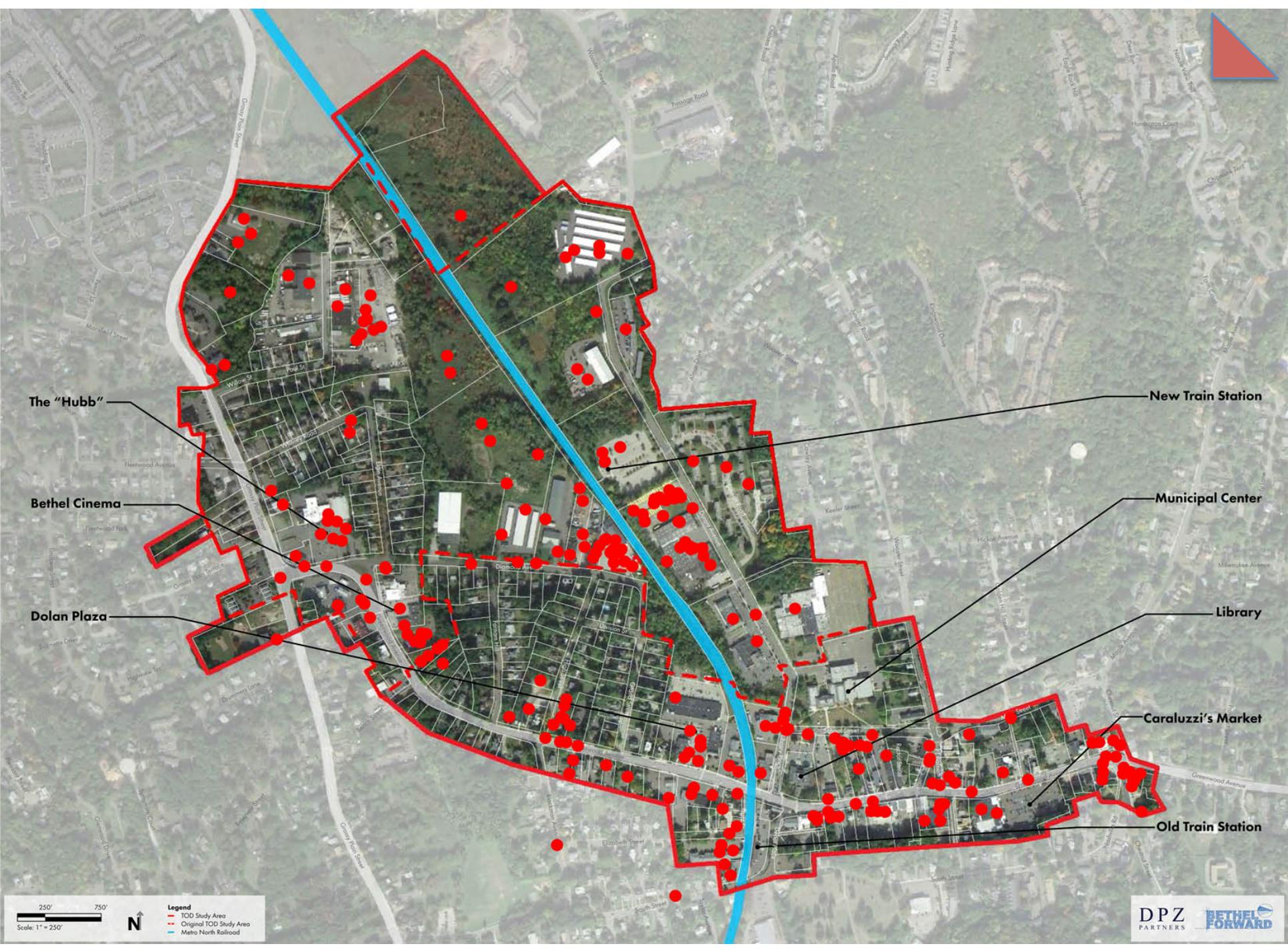
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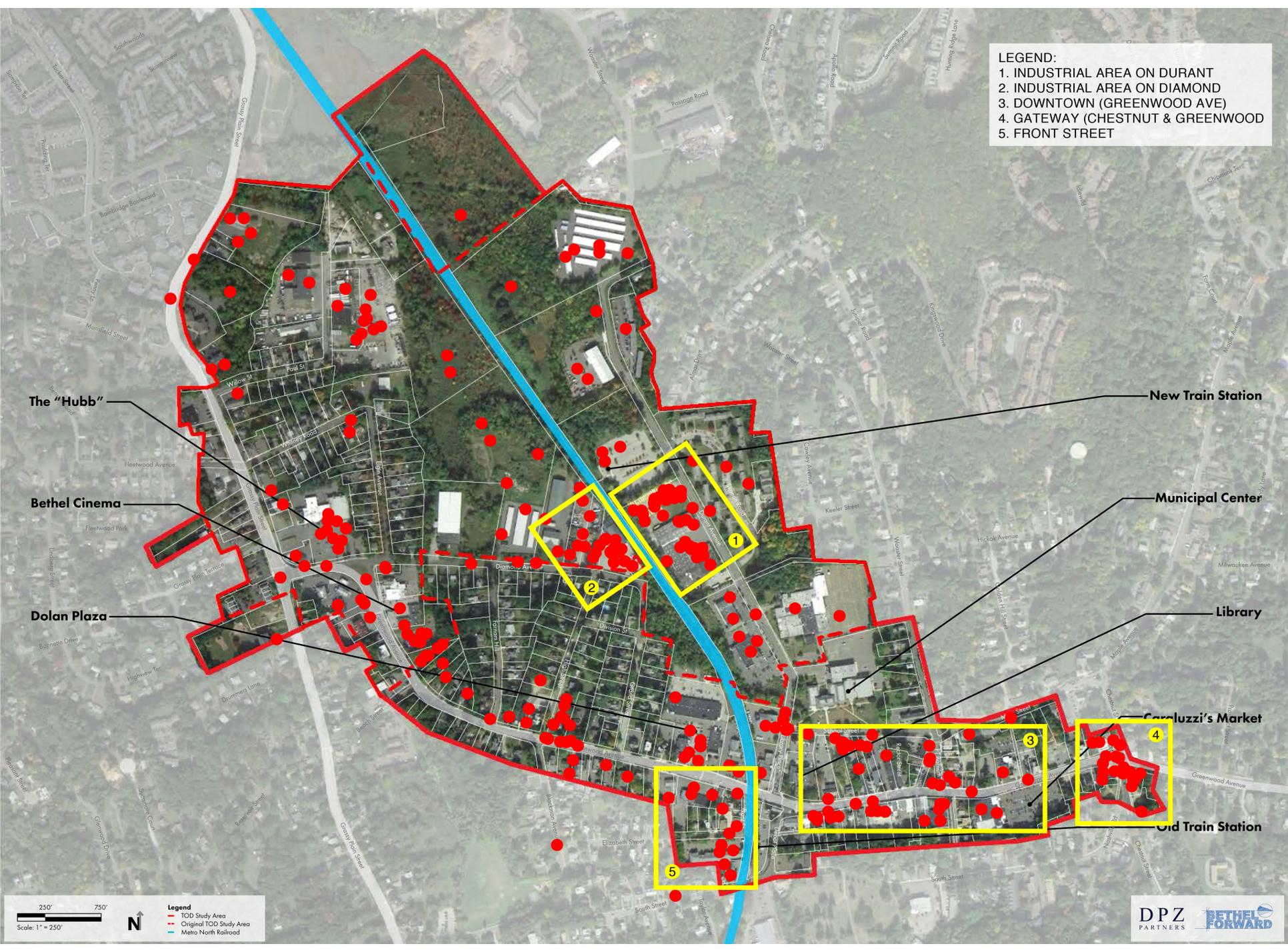
Legend
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250' 750'
 Scale: 1" = 250'



LEGEND:

1. INDUSTRIAL AREA ON DURANT
2. INDUSTRIAL AREA ON DIAMOND
3. DOWNTOWN (GREENWOOD AVE)
4. GATEWAY (CHESTNUT & GREENWOOD)
5. FRONT STREET



The "Hubb"

Bethel Cinema

Dolan Plaza

New Train Station

Municipal Center

Library

Carlucci's Market

Old Train Station

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Legend

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DPZ PARTNERS

BETHEL FORWARD



Industrial on Durant Avenue

- Over crowded bus parking
- Ugly and rundown with not enough green
- Parking in front
- Hazardous sidewalks
- Not pedestrian friendly for people walking from the train to downtown

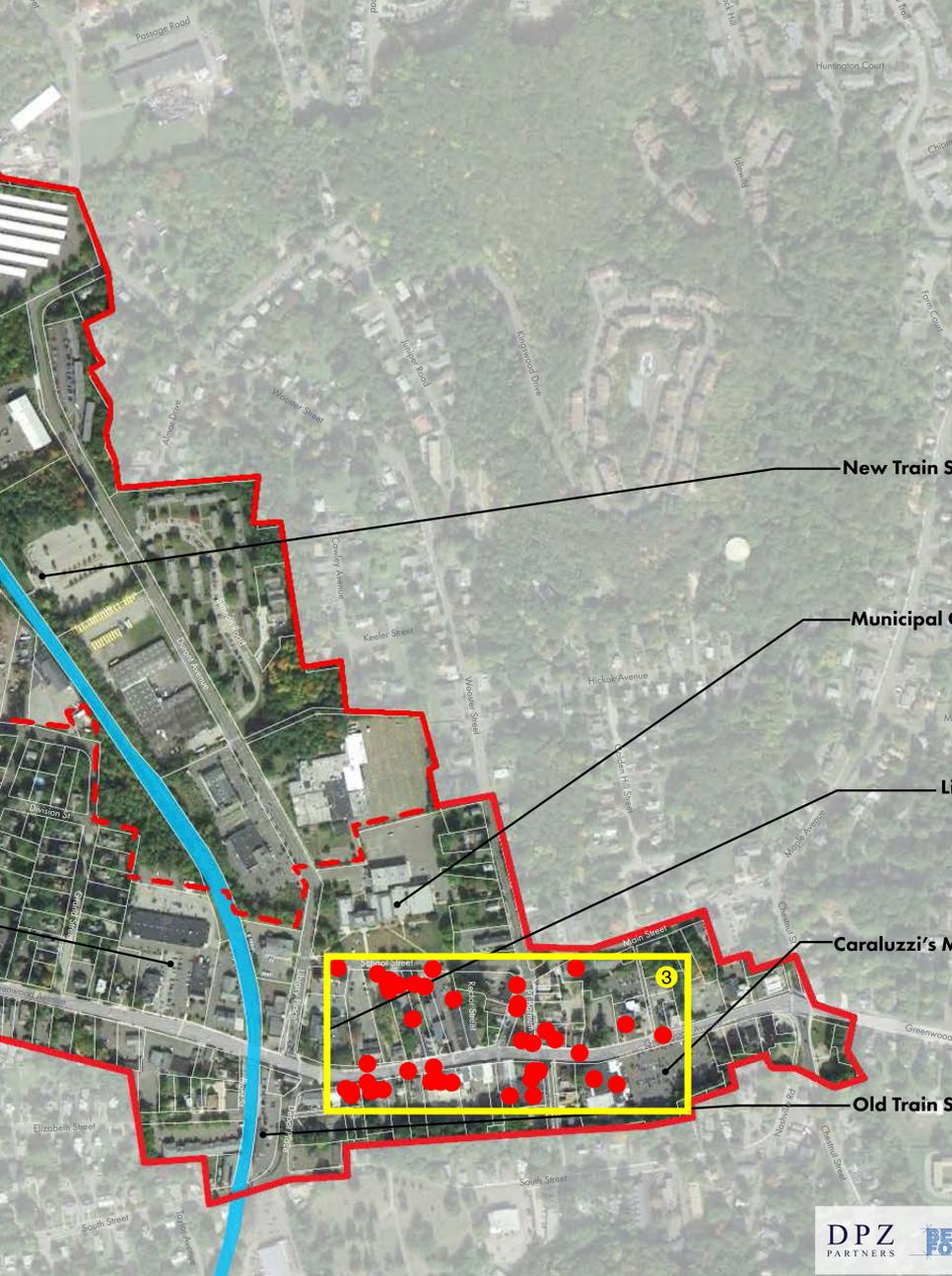
Industrial on Durant Avenue



Industrial on Diamond Avenue

- Not pedestrian friendly
- Eyesore from the train platform
- Too close to residential streets

Industrial on Diamond Avenue

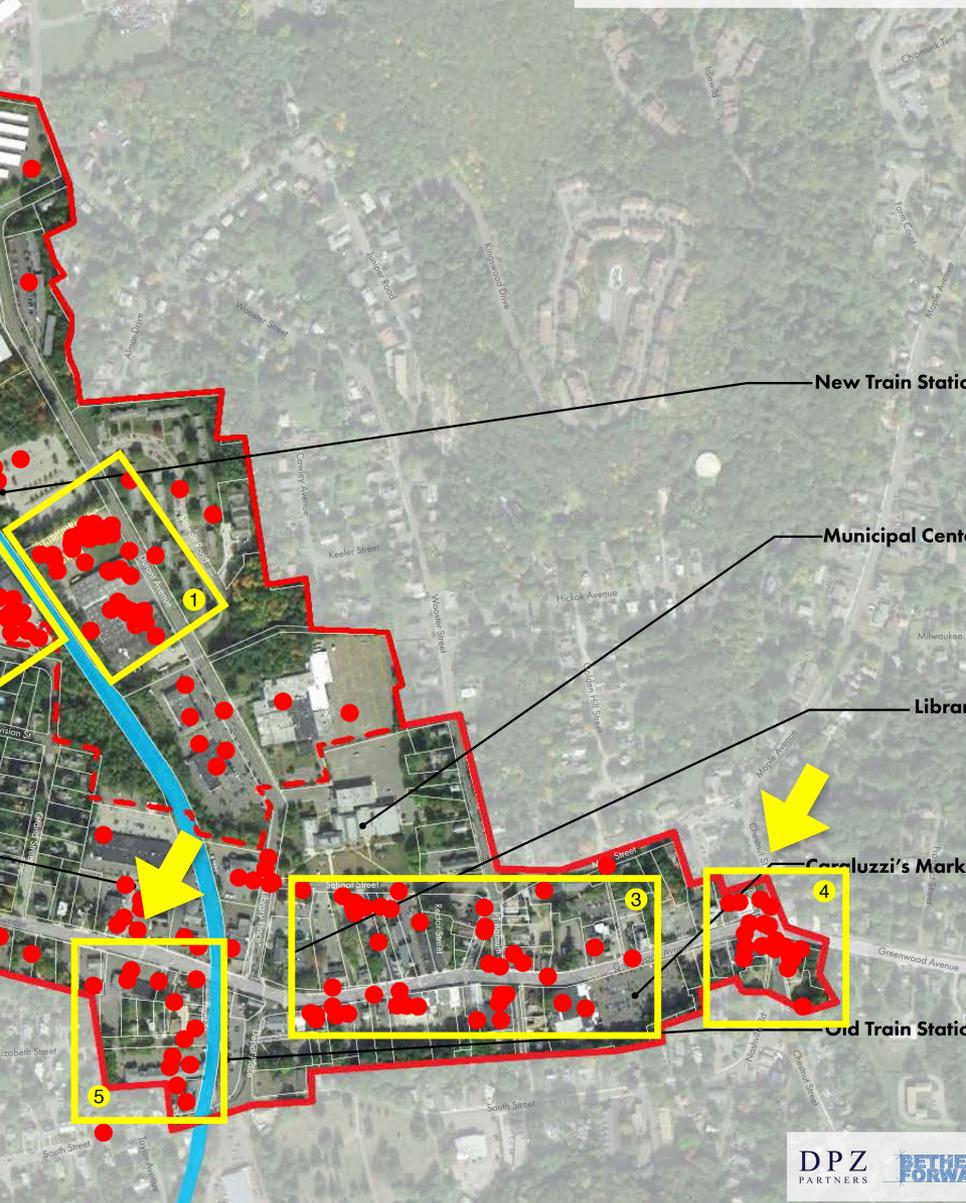


Main Street (Greenwood Avenue)

- Too many empty stores and not enough varied retail
- Not enough cross walks for pedestrians
- Rents are too high for local businesses
- Poor parking conditions on the School Street side

Main Street (Greenwood Avenue)

2. INDUSTRIAL AREA ON DIAMOND
3. DOWNTOWN (GREENWOOD AVE)
4. GATEWAY (CHESTNUT & GREENWOC
5. FRONT STREET



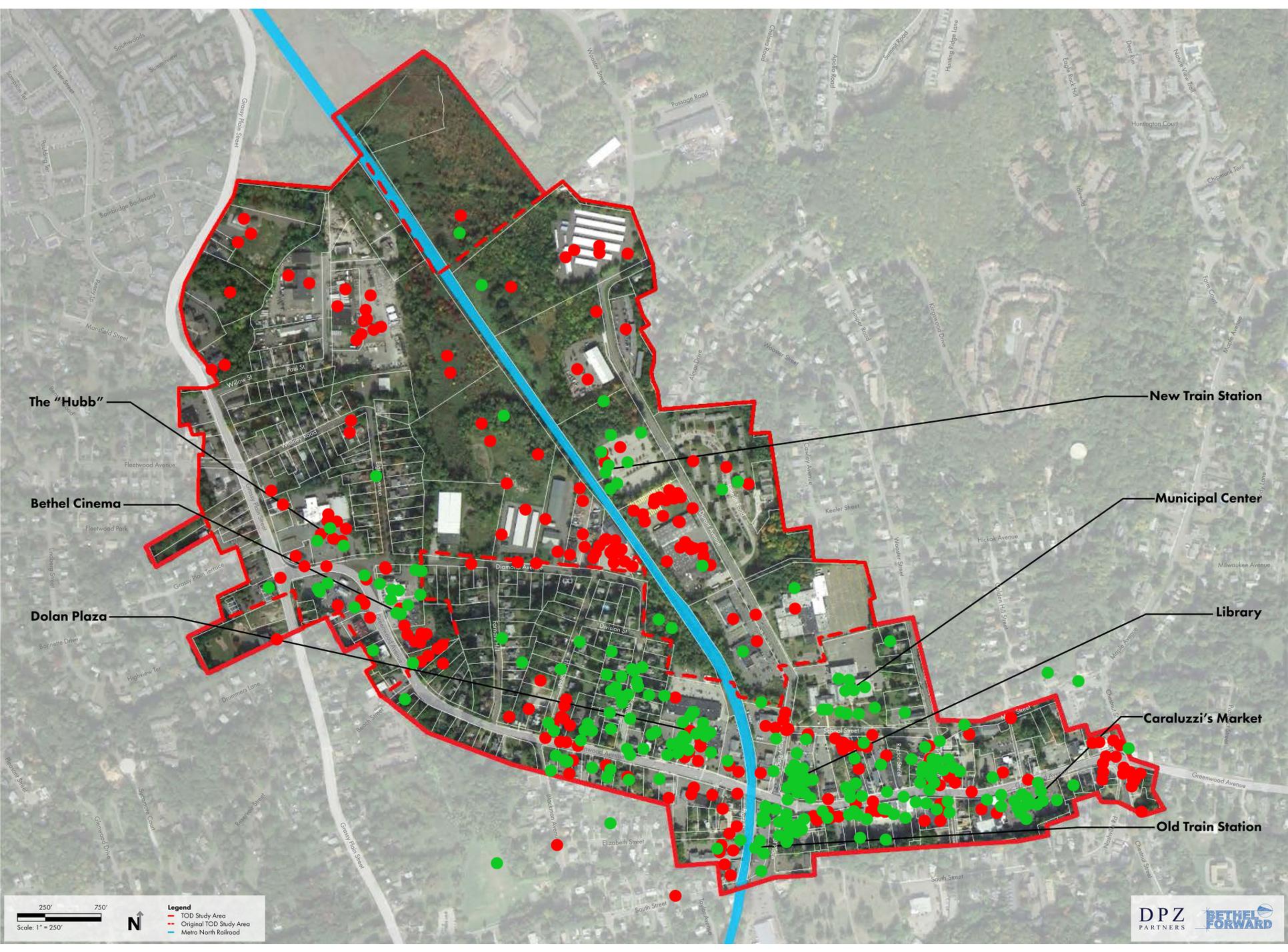
#4 - Gateway (Chestnut & Greenwood)

- Vacant and rundown buildings
- Bad traffic flow
- Parking issues at convenience store and dry cleaners

#5 - Front Street

- Dilapidated and rundown buildings
- Bad sidewalks
- Proximity to library and shops makes it visible by many people

Gateway and Front Street



The "Hubb"

Bethel Cinema

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Library

Caraluzzi's Market

Old Train Station

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DPZ PARTNERS **BETHEL FORWARD**

opportunities for the future

The Public Realm

Transportation and Parking

Retail, Restaurants and Other businesses,
Arts and Events, and Marketing

Government

Four categories

Public Realm (110 ideas)

Walk Bike: 35 Ideas

Open Space: 24 Ideas

Character: 17 Ideas

Housing: 14 Ideas

Development: 13 Ideas

Landscapes: 7 Ideas

Topics and Ideas

Downtown Businesses, Art and Events, Marketing (43 ideas)

Retail, Restaurants, and Other
Businesses: 24 Ideas

Arts And Events: 12 Ideas

Marketing: 7 Ideas

Transportation and Parking (40 ideas)

Transportation: 20 Ideas

Parking: 20 Ideas

Government (15 ideas)

Government: 13 Ideas

Environment: 2 Ideas

Topics and Ideas

- Enhance the pedestrian friendly qualities of Bethel by improving sidewalks throughout, adding bike lanes and paths, using the wetlands for exercise trails and recreation, and connecting different parts of downtown.
- Create a major “community gathering” place as well as distinctive smaller open spaces.
- Maintain and enhance Bethel’s character, streetscapes, and visual appearance.
- Add downtown housing.
- Attract and strengthen retail, restaurants, and other businesses by leveraging Bethel’s arts and events and marketing the town’s unique assets.
- Improve the flow of traffic and parking.
- Address infrastructure and regulatory issues.

Preliminary Goals

**the purpose of tonight's meeting is to probe
your ideas further**