

THE TOWN OF NEW CASTLE

enVISION

OUTREACH SESSION



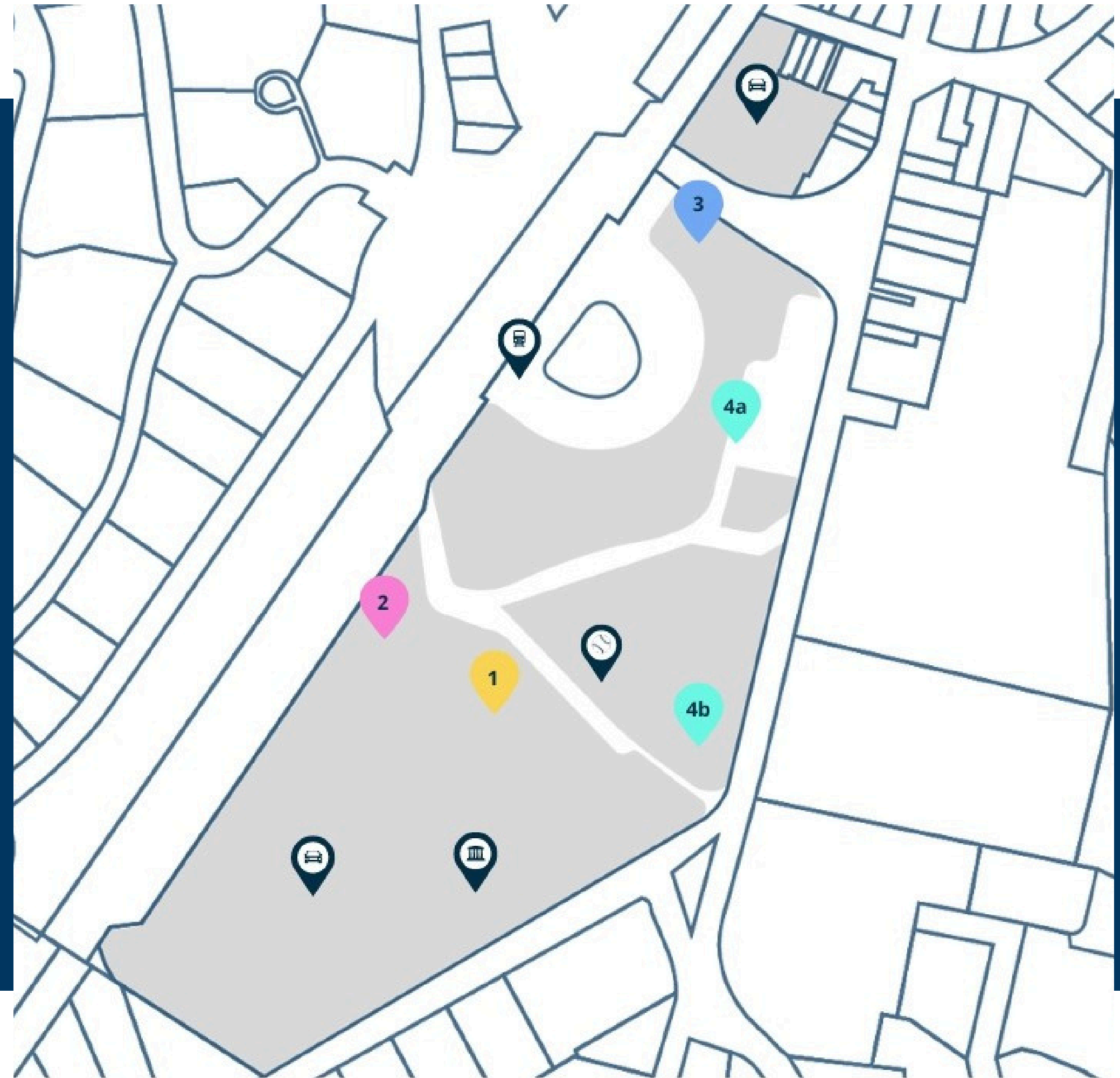
**Community Visioning Outreach for
the 23 acres of land surrounding
Chappaqua Train Station**

Presented by:
Nexus Creative Design +
Pace Land Use Law Center

Date:
May 6, 2024

MISSION

Empower the New Castle community through inclusive collaboration to shape Chappaqua's town land, fostering vibrancy and implementing collective resident-driven priorities.





**How are we
envisioning together?**

- **Walking Tour, May 4**
- **Virtual Tour, Active**
 - Website
 - Train Station Kiosk
- **Physical Tour**
- **Tell your friends and neighbors!**





Current Town of New Castle Feedback

- May 4th Walking Tour
- Virtual Tour

STATION 1 - FEEDBACK

Station #1/Round 2

Assets

- Playground
- B-Ball - gets lots of use
- Police
- Town Hall
- Synergy of uses
- Tucked Away - safe play

Challenges

- Playground is sandwiched between TH + Pkng lot like Godney
- No Shade
- Front parking lot NOT liked
- Difficult to park w/ event
- Formalize connection City TH + Southlot
- Build something for Supplemental Recreation use
- Community Pool

Opportunity

- Enhance Creek
- More goats
- Dedicate parking in Southlot for lost parking due to B-ball

Round 1

Assets

- Playground
- Basketball
- Recreation Fields
- keep as is!
- Quiet
- Order flow parking access
- Flow through new walkways
- No charge for parking
- Small building in town
- Need connections
- Treat surroundings

Challenges

- Parking @ town hall
- Traffic flow
- roads narrow
- lots of traffic
- Town hall is at capacity (no time to look at things, things up parking space)
- Biting parking lot isn't oriented
- sufficient for non-park visitors
- Parking garage cause traffic jams
- Parking garage provide weather protection
- Wish it function well area
- Small building in town
- Need connections
- Treat surroundings

Desires

- More recreation (biking, pre-parkball, pool, tennis, etc)
- Accessible between facilities (near playground, recreation)
- Town hall having more use in event
- Town hall combined with nearby area
- meeting space for community group
- quiet for online for recreation (yoga)
- Allot more parts of "Southlot" for recreation, more open space (playground, etc)

Station 1 (Round 3)

Assets

- playground in high use
- visitors themselves
- stuff parking
- manure trees + +
- nice walking area side (don't need to park)
- formalize bike path to parking
- good circulation in parking lot
- basketball court
- lighting makes it safe to use at night
- building windows
- court can be used as a pickle ball court

Challenges

- hidden
- no side walks at court/playground
- can't walk kids safely
- no shade @ playground
- lose parking w/ built out
- more flowers/grass
- walking paths, ppl walk every lawn
- confusing parking/requestion
- confused how to access
- pickle ball supplies from other sports
- volleyball
- ping pong tables

Vision

- signage / wayfinding
- more adult seating (playground general walk out)
- trees/shading
- better grass
- cut vegetation sidewalk
- stroller accessible
- define public parking areas
- dog park

Station #1 Round 4

Assets

- Playground, court
- People using it
- Proximity to school, field
- Side walk connection

Challenges

- Not enough parking
- Not enough green
- Field not used
- No shade for playground
- Not aesthetically pleasing town hall
- Nothing pretty towards Washington
- Not enough space
- New walkways/connections
- side walk from greenery ends
- Access to field is eye sore
- Town hall not welcoming

Envisions

- Field looks like a prison
- More green / open space
- field use to be multi
- Grant loan
- 5 story building with low level parking
- Easier efficient buildings
- Need more aesthetically pleasing approach towards Washington
- Space needs study
- More native walkway
- Envision space as product of
- Pathway from greenery to stream
- Trailway for connections
- road pathways to allow traffic
- more like bridge
- Landscape *
- Outdoor restroom
- Outdoor changing facilities

Station 1 #4

Assets

- playground
- sports + rec spaces
- EASY TO USE/TAKE CARE OF - BLENDED
- MULTIPURPOSE

Challenges

- EYE SORE/DATED
- NOT CENTRALLY LOCATED
- PARKING DURING EVENTS
- TRAFFIC PATTERNS CHALLENGING
- NO SIDEWALKS
- PLAYGROUND/REC DOESN'T FILL PART OF THE SAME SPACE
- (NO ONE KNOWS PROPER RULES DATE OF EXISTING COURT)
- FEELING OF BASKETBALL COURT SPREADS SPACE/NOT GREAT LOOKING
- MIX PURPOSES
- POORLY
- ROOF CAN'T SHINE (CURRENTLY)

Desires

- SEPARATION OF PURPOSES
- POLICE STATION MORE CENTRALLY LOCATED - SITE AND + TOWN HALL - WOULD IT USE TO BE (THEORY)
- DOG PARK
- TOWN HALL
- ANOTHER BRIDGE / ACCESS TO PARKING + TRAIL SYSTEM
- CONNECTION TO LIBRARY + LOCAL SCHOOL
- SEC. AREA / COMMUNITY CENTER / PAUL
- SOUND OF NEW BLDG / BASKETBALL COURT
- DRUGS IN AREA NEW BUILDING

MENTIONED CHANGES:

- WALL NEED THEREFOR TO SUPPORT - BECAUSE EXISTING

STATION 1 - SUMMARY FEEDBACK

ASSETS

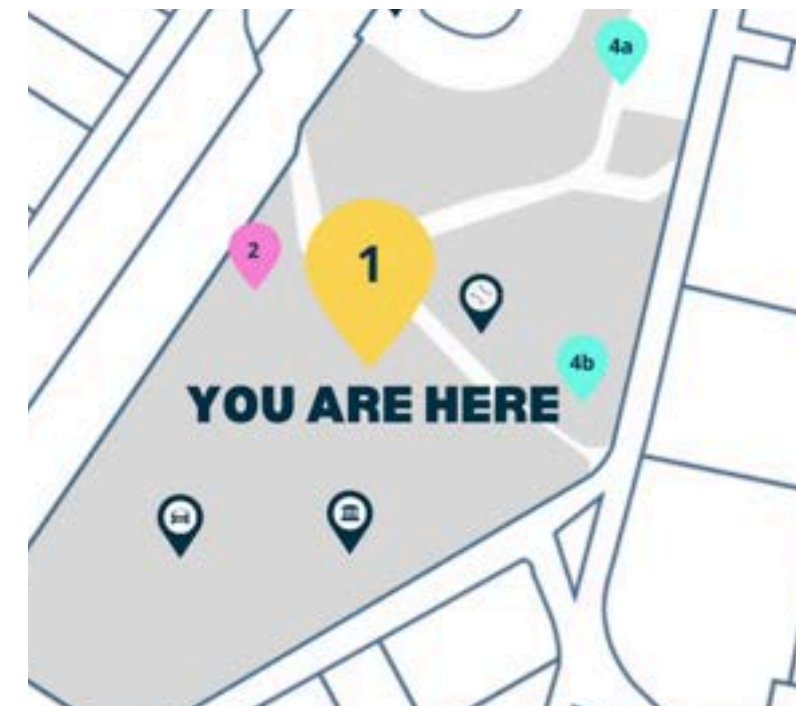
- **Playground:** Well-loved and high-use area for recreation.
- **Basketball Court:** Popular and frequently utilized.
- **Recreation Fields:** Provide space for various activities.
- **Town Hall:** Central hub for community activities and services.
- **Synergy of Recreational Uses:** Different facilities complement each other.
- **Proximity to Businesses:** Convenient access to local amenities.
- **Mature Trees and Greenery:** Enhance the aesthetics and ambiance.
- **Lighting:** Ensures safety for nighttime use.
- **Proximity to School:** Convenient location for students and families.

CHALLENGES

- **Parking Issues:** Insufficient parking, especially during events.
- **Lack of Shade:** Limited shade in recreational areas.
- **Traffic Flow:** Congestion and narrow roads pose challenges.
- **Organizational Issues:** Lack of clear signage and parking regulations.
- **Aesthetics:** Concerns about the appearance of certain facilities.
- **Accessibility:** Lack of sidewalks and stroller-friendly pathways.
- **Confusion Regarding Facilities:** Not all recreational options are well-known or easily accessible.

IDEAS

- **Expansion and Enhancement:** Increasing recreational options like pickleball courts, pool, and tennis facilities.
- **Improved Facilities:** Accessible bathrooms, additional seating, outdoor water fountain, and better grass and landscaping.
- **Traffic Management:** Formalizing parking areas, creating clearer pathways, and implementing signage for wayfinding.
- **Community Integration:** Connecting recreational spaces with the town hall and other community amenities.
- **Environmental Sustainability:** Incorporating energy-efficient buildings, solar panels, and natural landscaping.
- **Urban Planning:** Rethinking the layout to create a more cohesive and aesthetically pleasing environment.
- **Infrastructure Improvements:** Building new bridges, sidewalks, and pathways for better connectivity.
- **Mixed-Use Spaces:** Integrating various purposes like recreation, community centers, and commercial areas.
- **Centralization of Services:** Relocating the police station and other facilities for better accessibility and efficiency.



STATION 2 - SUMMARY FEEDBACK

Challenges

- Train tracks access
- traffic flow a mess
- green space not maintained
- heat island
- 60% filled during the week
- unknown commute capacity in the future
- future demand for cars
- sidewalks

Assets

- parking
- proximity to town amenities library, train, farmers market
- people walk perimeter - path
- learn to ride bike/drive

Issues

- poor park
- flat
- sun → energy - solar panels
- large space - can accommodate multiple uses

Desires

- park/picnic area
- transfer of meter parking/3-hr parking → downtown
- playland/parkery
- after school/space for youth to hangout - youth rec (use to be with Ball School)
- solar panels/canopy
- connect to the rest of the community + townhall
- town pool (exterior)
- tennis
- defined entrance
- more organized traffic flow

currently use neighboring facilities/pool for youth camp.

Assets

- Parking lot utilized as recreation space
- biking
- open festival
- playground
- Ground level parking is desirable
- Walking for exercise
- Trees surroundings + scenic views (sunsets)
- Road is two-way (recently)

Challenges

- Rush hour exiting is difficult
- Town has no H. private pool clubs (expensive, maybe under-utilized)
- Floodwater (this is former wetland) leads to downtown flooding (could also help downtown downtown renovation)
- General traffic problems in downtown (bicycles)
- traffic calming has made it slower
- This lot is far from connections to downtown
- visual noise from road + town facilities

Desires

- Turn into "captive" park
- Walking Paths
- More organized traffic flow
- More south exits
- Town pool
- Overflow for Town Hall Parking
- Recreation
- Green Buffer from RR + roads
- Linear park connecting to waterway + other lots.

Assets

- Parking
- used to learn to ride bike/drive
- Trees beyond

Challenges

- View is not pleasing for families
- Down town parking

Ideas:

- Enhance rock area not hidden
- Solar panels
- two story parking
- Buildings structure on outer edge
- Reserve playground parking
- Dog Park
- housing
- along tracks 3 story parking with green on top
- town pool
- all season pool
- explore public + private options
- teenage space
- movie theater
- Neighborhood bus

TT

- has parking for commuters!
- no meters in town

ENVISSION

- NO PARKING STRUCTURE
- how to get people to stay in town
- make it nicer looking
- trees
- islands with trees
- modern landscape
- affordable/market housing
- transition housing
- looking into over the stream area
- Best place for Community Center (can replace current + make a place for teens)
- Commercial Support
- Buffer Lot

Challenges

- metered parking is far
- how much is needed for future??
- GET ACTUAL PARKING COUNT DURING VARIED DAYS
- What are the actual permit passes?
- EYE SEE
- reason for people come
- greeting youth
- prospective on this init.
- invasive vines - not cared for

Challenges

- unclear parking usage
- accessing capacity / open spots
- accessing what residents use vs. rest of town commuters
- not attractive
- wasted asset (solar panels)
- metro north building "ugly"
- bad first impression ++
- sidewalks don't continue to lots
- no landscaping
- impervious → flooding ++
- no signage
- under utilized back corner
- need census data / relevant data packet for community ++

VISION

- more vegetation
- solar
- accessing visual / audio for Metro
- dog park
- seak park
- increase multi function uses (monies, band shell,)
- pedestrian friendly paths
- restrooms
- bike/walk path connecting Northampton
- jogging track around parking lot
- splash pad/park extension if playground for increasing downtown population.

different opinions ↓ pool

STATION 2 - SUMMARY FEEDBACK

ASSETS

- **Parking Availability:** Provides ample space for various activities and commuting.
- **Proximity to Town Amenities:** Close to libraries, train stations, and farmers markets, facilitating accessibility.
- **Recreational Potential:** Offers opportunities for biking, walking, and outdoor gatherings.
- **Transportation Access:** Convenient location for commuting and learning to drive.
- **Multi-Functional:** Adaptable for gatherings, events, and community activities.

CHALLENGES

- **Traffic Flow:** Issues with congestion and rush hour exiting, especially during peak times.
- **Parking Organization:** Lack of clear regulations and signage for parking usage.
- **Aesthetics:** Concerns about visual appeal, landscaping, and views from the area.
- **Infrastructure Issues:** Flooding, impervious surfaces, and lack of amenities like restrooms and signage.
- **Youth Engagement:** Need for amenities and spaces to attract and retain young residents.
- **Public Perception:** Addressing negative first impression and making spaces more inviting.
- **Integration with Downtown:** Challenges in connecting the area with the rest of the town.

IDEAS

- **Parking Analysis:** How many permits are sold? What is the frequency of use?
- **Recreational Enhancements:** Develop walking paths, bike paths, jogging tracks, and playground extensions.
- **Traffic Management:** Organizing traffic flow, creating car-free zones, and adding more exits.
- **Aesthetic Improvements:** Beautifying the area with landscaping, modern design, and screening for visual and noise pollution.
- **Community Facilities:** Establishing community centers, teen spaces, movie theaters, and all-season pools.
- **Environmental Sustainability:** Utilizing solar panels, green roofs, and floodwater management strategies.
- **Mixed-Use Development:** Incorporating housing, parking structure, commercial spaces, dog parks, and skate parks.
- **Pedestrian Solutions:** Building pedestrian-friendly paths, bike/walk paths connecting to downtown.
- **Youth Engagement:** Providing spaces and activities catered to young residents to encourage their involvement in the community.



STATION 3 - SUMMARY FEEDBACK

Assets *could/improved use*

It's a great town, don't change a thing

Train station has bathrooms

Using train station to attract people to this area

* Vehicle + pedestrian linkage to businesses (lower king retail)

Allen street parking is free + street level

Parking is close to shops

3 hour spots are plentiful

Pedestrian + Bicycle access better since bridge renewal

Pedestrian use from west side of tracks

Challenges

• Against Bobo's b/c the station was a retro place

* Allen Street parking is too small

* limited on weekdays at lunchtime

• When have to use "overflow" parking if Allen St park is full, it's a long walk especially w/ kids

• One way on Allen Street is a problem

• Accessible access from bridge level to parking lot but *high traffic coming into town, but not frequenting street businesses*

Desires

• Explore ways to make Pedestrian underpass more attractive - vegetation not graffiti

• Need connection from bridge to platform

• One way sign near pod area to allow more direct access to 3 hr parking

Crossing bridge requires change in direction to Allen St parking or train lots

Station 3
Round 1
Joelynn

EV charging station

Pro: Assets

- * Did get the access
- * Could be centre of town
- * Feeling of openness and green
- * solar panel
- * Feeling safe of openness
- * go for multi level (Allen parking lot)
- * more sidewalks

Con: Challenges

- * Not as pedestrian friendly
- * Wouldn't want a parking garage (wouldn't feel safe)
- * very congested
- * doesn't want the feeling of town to change w/ parking meters
- * Bridge is a clear divider
- * Streets don't allow for disordered

more off pedestrian aware

in natural habitat / landscape enhancement

get away from car oriented space

needs under bridge parking

This is a better bridge (unhappy w/ construction) serves these businesses well

pull traffic patterns don't deter usage of this area + +

unclear if spots are open

post peripheral supporting roads / arriving pedestrians (triangle, one way)

retailers are struggling → better parking could help them

Empty CVS → doesn't want parking in streets

Allen park → employee parking

nothing else used or under used

unhappy this is a parking lot here

VISION

- cover the graffiti
- bike path
- bridge to Allen place
- solat canopies / awnings
- more parking beds

- buy external ones
- real entrance to building
- beautify the bridge
- security cameras under bridge
- art/murals under pass + +
- connect south to north (unimproved) in each arch wall

rough

BOBO! 😊 ✓

BRIDGE ✓

ALLEN PLACE ✓

PARKING

people don't like the town times, they don't like it

Flow

under bridge

Comerby better than parking lot

mixed

Envision

surface parking for ALLEN PLACE

Trees? • soft solar? • spit + push

Restaurant + • Star Canopies

housing? Vibrant. • what brings people here

• landscape around BOBO

opportunities @ Allen

STATION 3 - SUMMARY FEEDBACK

ASSETS

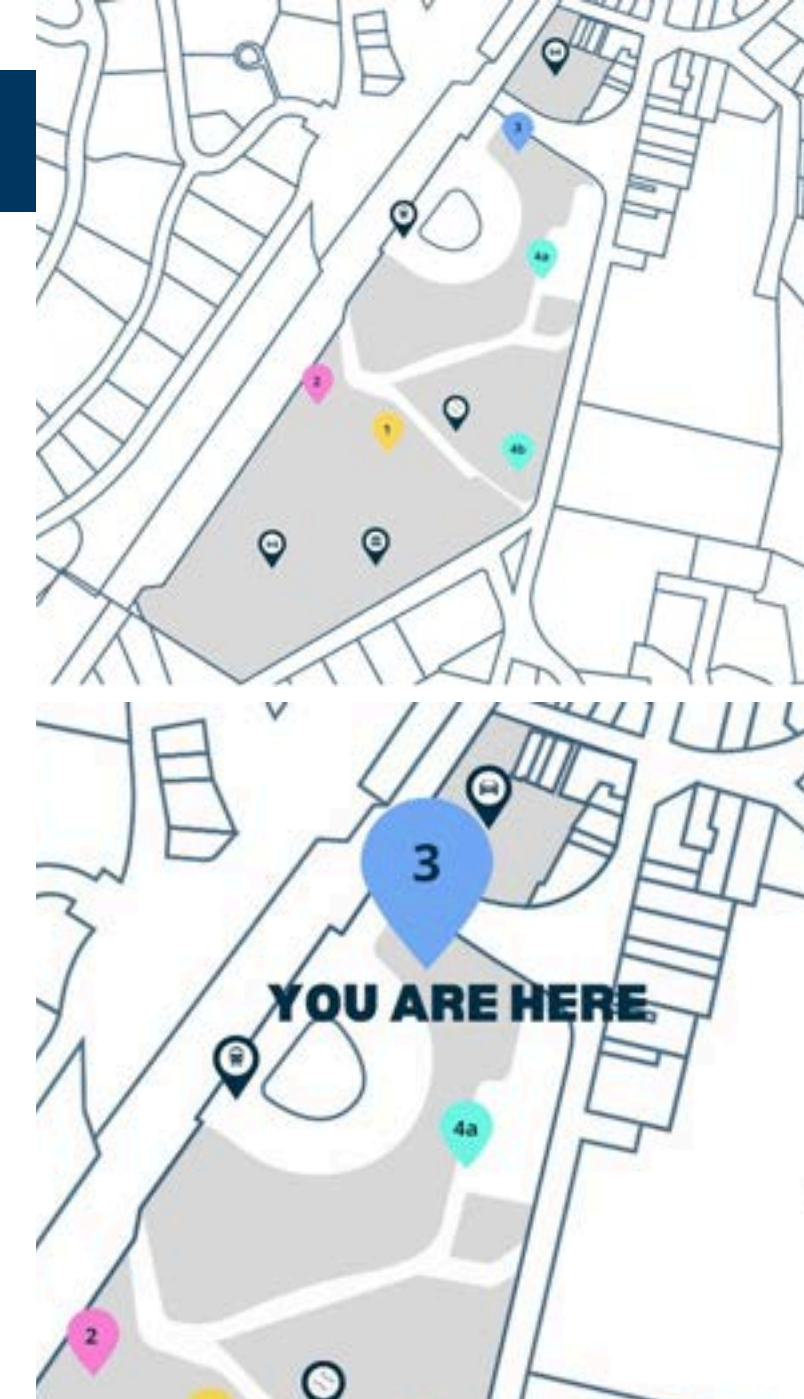
- **Community Activation:** Events like the Farmers Market and adaptive reuse of Bobos have transformed the area into a more vibrant destination.
- **Improved Accessibility:** Enhancements to bridges and stairs have increased pedestrian use and activity levels.
- **Parking Amenities:** Parking facilities cater to the needs of local businesses and visitors north of the station plaza.
- **Scenic Views and Open Spaces:** Trees and open parking areas contribute to a pleasant environment.
- **Pedestrian Connectivity:** Efforts to improve pedestrian pathways and linkages have enhanced accessibility.
- **Historical Significance:** The train station area holds historical value and draws visitors to Chappaqua.

CHALLENGES

- **Traffic Circulation:** Issues with traffic flow, congestion, and confusion hinder accessibility and safety.
- **Parking Shortages:** Limited parking availability, especially near Allen Place, creates challenges for visitors.
- **Aesthetic Concerns:** Graffiti, underutilized spaces, and unattractive structures detract from the area's appeal.
- **Pedestrian Safety:** Lack of defined pedestrian paths and unsafe conditions impact the walking experience.
- **Traffic Management:** One-way traffic patterns and unclear circulation complicate navigation and access.
- **Community Integration:** Disconnect between different areas and businesses reduces vibrancy and accessibility.

IDEAS

- **Traffic Management:** Implementing traffic calming measures, reconsidering one-way traffic patterns, and improving pedestrian safety.
- **Parking Solutions:** Exploring multi-level parking options, utilizing solar canopies, and enhancing designated parking areas.
- **Aesthetic Enhancements:** Beautifying underpasses with art installations, improving lighting and security, and enhancing landscaping.
- **Pedestrian Connectivity:** Extending sidewalks, creating accessible routes, and improving linkages to train stations and businesses.
- **Efficient Land Use:** Housing north of bridge above Allen Place parking lot.
- **Pedestrian-Centric Community:** Multi-Family building provides walkable opportunities to visit business without car usage.
- **Community Engagement:** Involving residents in beautification projects, art installations, and revitalization efforts.
- **Historical Preservation:** Preserving the historical significance of the train station while adapting it to serve community needs.
- **Business Support:** Attracting businesses to vacant spaces, improving visibility and accessibility, and creating a vibrant town center.
- **Transportation Integration:** Exploring opportunities for better utilization of train station areas, including improved access and amenities.



STATION 4A - SUMMARY FEEDBACK

Develop

- + Farm market
- greenery
- community ceremonies/celebrations
- prox to downtown/shops
- parking for commuters ++
- space or charging stations
- Bobos
- VIEW of BSM school
- helps define character/community
- picnic tables

USE
we like it!

asphalt
loss of large trees
rush hour congestion
public restroom access
"park up" connection points
lack of sidewalks for ped
confusing to pick up @ train
lack of garbage/recycle
lack of seating
snow/ice removal @ train
utilize old car service/vacant
6 car elevator/warehouse

Assets

- Circle + picnic benches on pleasant
- Tree surroundings + plantings
- Bobos is positive use of space
- Proximity to tacos + pizza for teens
- Use of part of parking for farmers' market, book fair, comm. day, book fair
- Nice to have grass in parking lot
- Hard surfaces are good for some community events.

Challenges

- traffic pattern is confusing
- Weekend community uses interfere w/ auto traffic (pedestrians + bikers)
- Cohesion of uses
- Inadequate separation of uses
- Traffic congestion + turning off Broadway
- rush hours for community school arrival + departure evening
- Disconnect between parking + retail
- traffic + parking are hindrances to future development
- Town is incapable for maintaining greenery

Ideas

- Separation of community space + parking
- Don't want parking garage!
- Spruce up landscaping on existing green areas
- Better lighting
- Sidewalk on south side
- connect to downtown
- Be able to walk along tracks - walking path
- landscape improvements need a workable maintenance plan

Asset

- train
- path connecting (proximity to downtown)
- train + downtown
- take it or leave it
- Shop
- hallway parade/book fair/farmers market
- community events
- Parking
- not a destination

Challenges

- traffic hectic/pattern not defined
- Yachts need space to hang out/gathering space for regular/evening
- traffic backs up on main corridor bc of left turn
- busy @ school release
- Kids driven to school/out pedestrian friendly
- people use train parking to substitute school pick up/drop off
- streetway festival parking
- Not A destination

Wish

- Keeping + restoring what has
- Separate traffic patterns of train + middle school
- gathering space
- longer side walks
- green area/space for youth
- more positive pedestrian experience
- community space
- connect to baseball field/and other community areas
- support drop off + pick up of local middle school
- dual use parking -
- space for community day: book festival, community day...
- Keep commercial space left of transition
- Art Center moves here or destination
- Two stories or three
- School housing/mix use / affordable housing
- field access from school Rd
- pedestrian

Closest to Train

- Focus point - Civic Space
- Near Retail/Townhall (proximity)
- FLAT
- Trees ✓
- new commercial parking
- Parking lot/Black Top

South Lot Lacks Greenery

- Congestion - commuter
- CATS STATION
- Traffic Pattern
- Commercial parking
- Lack of ~~street~~ barriers @ Bobos
- Flow ~~is~~ during civic use
- Red. challenges
- Pickups are worse
- community

Strategies

- Traffic Light - extending commercial
- should have lights for crosswalks
- 5500 Retail street front @ train station [keep parking, change flow]
- entrance initial
- connect
- extend streetscape!

STATION 4A - SUMMARY FEEDBACK

ASSETS

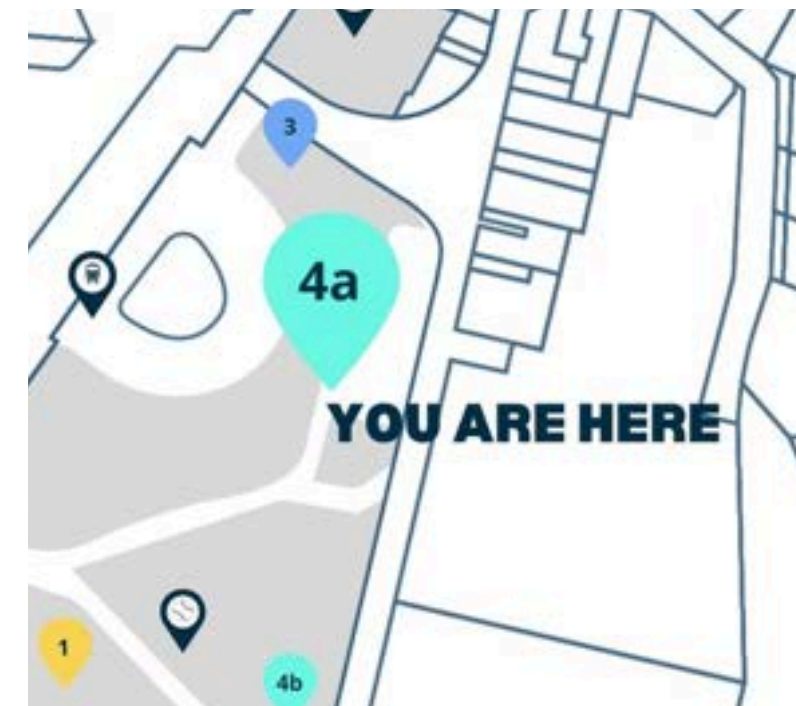
- **Community Events:** Farmers markets, ceremonies, and celebrations foster community engagement.
- **Greenery:** Trees and green spaces contribute to the area's aesthetic appeal.
- **Proximity to Amenities:** Close proximity to downtown shops, train station, and Town Hall.
- **Parking Facilities:** Available parking for commuters and events, including space for EV charging stations.
- **Bobo's:** Positive use of space, contributing to the area's character.
- **Connectivity:** Pathways connecting the area to downtown and other community spaces.

CHALLENGES

- **Traffic Congestion:** Rush hour congestion and traffic patterns impacting accessibility.
- **Pedestrian Safety:** Lack of sidewalks and separation of spaces for pedestrians.
- **Aesthetic Concerns:** Need for more aesthetics, improvements to landscaping, and cohesive design.
- **Commercial Presence:** Lack of commercial spaces, affordability, and separation from parking areas.
- **Maintenance:** Challenges in maintaining greenery and landscaping.

IDEAS

- **Traffic Management:** Improve traffic patterns, separate traffic from pedestrian areas, and enhance pedestrian safety.
- **Aesthetic Enhancements:** Spruce up landscaping, improve lighting, and add sidewalks for better pedestrian experience.
- **Community Engagement:** Create more gathering spaces, support community events, and connect to other community areas.
- **Mixed-Use Development:** Explore mixed-use development options, including retail, senior housing, and affordable housing.
- **Infrastructure Improvements:** Enhance infrastructure with better lighting, crosswalks, and streetscape extensions.
- **Parking Solutions:** Maintain parking spaces while improving aesthetics, connectivity, and greenery.
- **Commercial Development:** Consider retail development on street fronts at the train station, extending the commercial area.
- **Pedestrian Safety:** Install traffic lights and crosswalk lights to improve pedestrian safety during civic events.
- **Connectivity:** Extend streetscape and improve connectivity between different areas of the community.



STATION 4B - SUMMARY FEEDBACK

Group 4b:

- Ball field gateway - Stretch Retail
- Park Stay - enough retail in Retail Section
- Gateway to Hamlet - No Retail - cars & internet
- No movement from Police
- Town Hall - Police in Centralized location
- Maybe Consider other uses
- Ballpark ✓
- Concourse is IMPORTANT
- Second Field?
- Police Station near Resources for Women
- Retail from train station to here?

Group 1:

Assets

- Baseball
- Green Space
- Setbacks
- Front Space
- Police Station
- Flora + Fauna

Challenges

- Green Space can be improved
- Setback / Un-utilized
- Temporary Parking in front of Town Hall (to remain is the question)
- ~~Parking~~
- Front of Town Hall - clean up
- Town Hall - more mixing

Envision

- Rec Field -
- Town Hall can be expanded → connection
- If improved, where can it go?
- Improvement of Entrance

Town Hall sign needs improvement.

Group 2:

Assets

- small town
- Field
- Ball field open + nothing on it
- Green Balance
- Library in front
- H.S. uses Basketball court
- library + Town Hall connection
- Summer Concerts on field

Challenges

- Police Station - more clear
- Grazebe needs
- Security - can't see
- Field → too many jobs → not enough space for many events.
- Field → too wet → needs drainage.
- Pollinator Declines (front lawn of Town Hall)
- Basketball court → eliminates old parking
- Where is entrance of Town Hall
- enhance parking lot in front of Town Hall
- Plant more stuff
- More flowers in front of Town Hall
- Town Hall - potentially more parking

Envision

- Greenery
- lighting for events
- enhance parking lot in front of Town Hall
- Plant more stuff
- More flowers in front of Town Hall
- Town Hall - potentially more parking

Assets:

- Library
- Library school connections
- Baseball field
- Townhall + police station in same space
- Connects for walking

Challenges:

- Aesthetics *
- Need more parking *
- Front shouldn't be parking
- Town hall shouldn't be here
- Treatments as challenges not an asset
- Flooding
- Arch: color not fitting
- Wood modern space
- Baseball + town hall parking
- Having issues in May

Ideas:

- * Gardens
- * multi use fields
- * town hall integrated in design
- * relaxing park
- * play building
- * Welcome bench
- * Community center
- * relocation of pool
- * town hall (Bigger space)
- * native interaction
- * town hall more traditional
- * resources for different groups
- * Recreation
- * Multi use green space
- * open spaces for community spaces
- * public / private relationship
- * Explain how

Assets

- Library
- Field
- School
- Connection between neighbor roads
- needing walkway
- Park / playground
- baseball court
- EVENTS
- USED BY YOUTH + ADULTS (full)
- CONCERNS (WALKING)

Challenges

- No sidewalk
- parking at town hall
- murder plants
- gas covered eye for field maintenance
- traffic pattern from town hall
- Not really for three purposes - same purpose
- ONLY GO FOR EVENTS BE IT A BALL FIELD

Desires

- green space to walk
- more concrete town hall
- cafe space / some bar
- to the place improvement - hard to do
- community center - no center (relates) some
- town hall where to be - where to be (101112)
- tree trees + green space
- beds in front of town hall - native plants / materials
- physical needs
- THEATRAL SUGGESTION - INTERIOR + EXTERIOR

Assets:

- Library is good community
- Everyone every age uses it
- Library is good as it is
- Rec field
- Parking rec is good at walking
- Parking at town hall works
- location is central. In the right place
- Area is walkable from train station

Challenges:

- Library is distant from businesses
- Rec field drainage - even how has caused a lot of trouble
- Landscaping in field of concrete
- Park - not really reliable
- Temp play in front of town hall has become permanent
- Town hall is crowded, too small
- Town hall interior is outdated
- Town hall exterior is ugly, outdated
- Town hall entrance not obvious, not welcome

Desires

- Turn rec field
- Add recreation space
- Better maintenance of landscaping
- Goals! do not prioritize
- Sustainable native plants
- Walk along track
- More security for police station
- Add another for town hall
- Bathrooms near rec field
- more town park-pollies
- Eligible parking in front of town hall
- should be a park
- Garden w/ benches shade
- * create community center
- maybe more close to library

STATION 4B - SUMMARY FEEDBACK

ASSETS

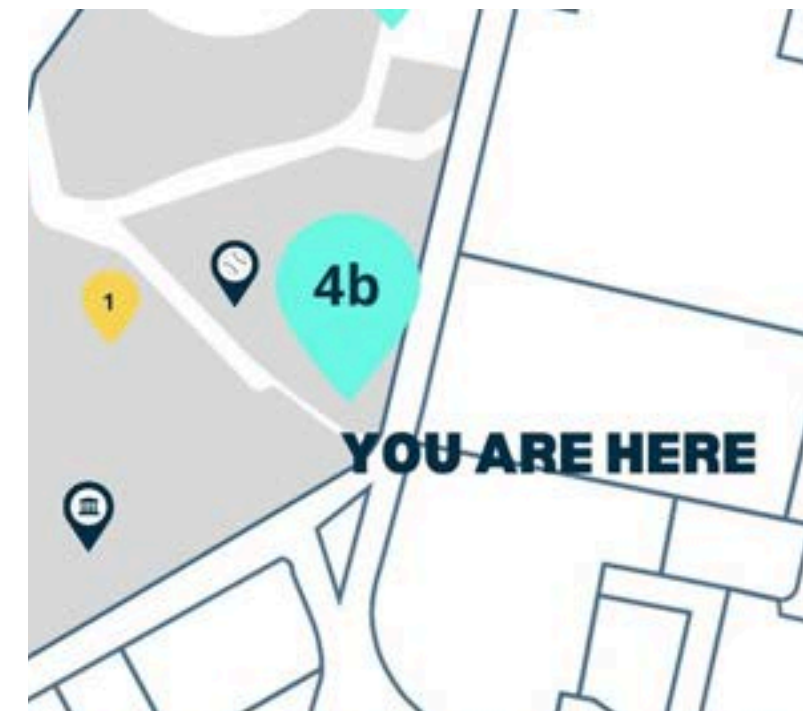
- **Recreational facilities:** Ball field, basketball court, playground, and open green space.
- **Convenient access + connection:** Amenities such as a library, police station, and train station.
- **Natural assets:** Like weeping willow trees, flora, fauna, and a nearby brook.
- **Setback** of existing building.

CHALLENGES

- **Outdated Facility:** Town Hall needs updating, cramped spaces in town hall and police station. Lack of clear entrances and signage for key public buildings.
- **Recreational Support Facilities:** Need for more recreational facilities, seating, and shaded areas.
- **Maintenance:** Challenges in maintaining greenery and issues and lack of amenities like bathrooms and lighting for events. Drainage and flooding problems in recreational fields.
- **Landscaping:** Concerns including the presence of poison ivy and invasive plants.

IDEAS

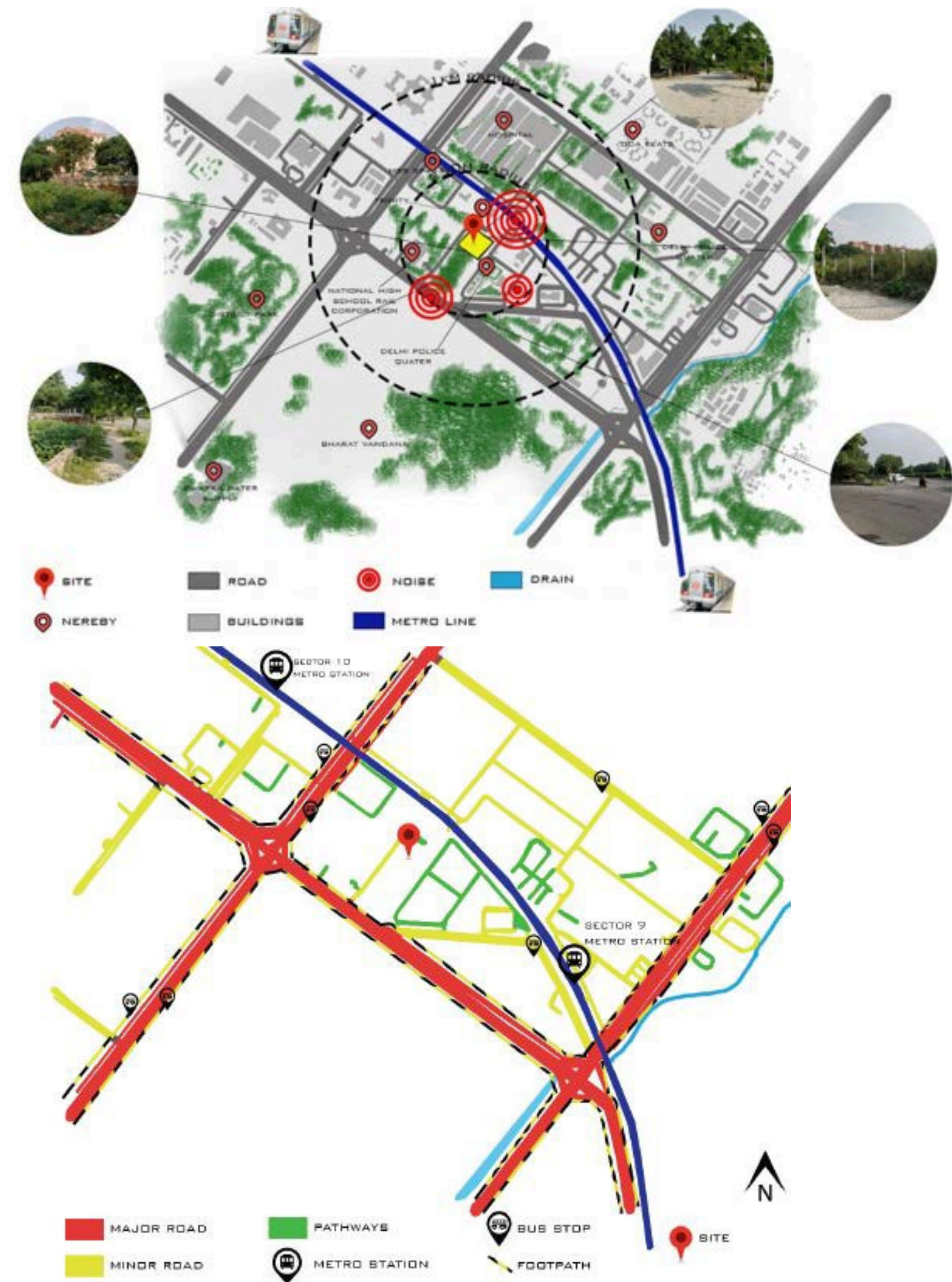
- **Community Center:** Expand existing recreational facilities and combine synergy with Town Hall.
- **Expand Recreation Services:** Second ball field, and turf/rec fields.
- **Town Hall Renovation/Relocation:** Updates town hall and police station to better suit community needs and aesthetics.
- **Signage:** Enhancements to landscaping, signage, and entrances to improve the overall appearance and accessibility of public spaces.
- **Sustainability:** Incorporation of sustainable practices such as native plant gardens and increased greenery.
- **Walkability:** Focus on creating more walkable paths, bike lanes, and nature interaction areas.
- **Traffic Flow:** Consideration of traffic flow improvements and the removal or relocation of parking to enhance the town's appeal.
- **Recreational Amenities:** Implementation of amenities like bathrooms and lighting near recreational areas for better community use.



Tonight's Workshop

Place Making Ideas | Site Selection Analysis

- Site Dimensions
- Vegetation
- Constraints
- Local Norms & Restrictions Site Accessibility
- Site Surrounding
- Street Network
- Traffic Density
- Noise & Pollution
- Architectural Style



Place Making Ideas Site Analysis – Internal & Urban Analysis

PLACE MAKING PRINCIPLES

- **Welcoming Spaces:** Evolving spaces into welcoming, vibrant, and contextually comfortable places that are accessible and reflect social and environmental sensitivity.
- **Collaborative Approach:** Effective place making is a collaborative effort involving community stakeholders, leadership, and comprehensive design disciplines.



Place Making Ideas Site Analysis – Internal & Urban Analysis

11 PRINCIPLES OF PLACE MAKING



Place Making Ideas Site Analysis – Internal & Urban Analysis



SUCCESSFUL PLACE MAKING EMBODIES COMPREHENSIVE NOTIONS OF SUSTAINABILITY, COMMUNITY HEALTH AND WELL-BEING, AS WELL AS ECONOMIC HEALTH AND VIABILITY.

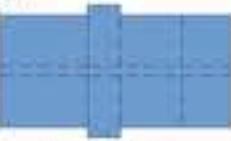
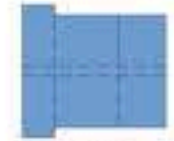


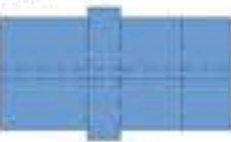



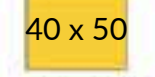
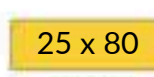
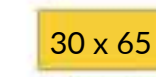
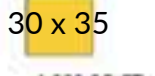
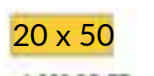
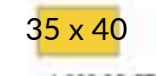
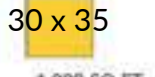
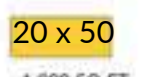
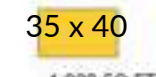
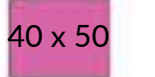
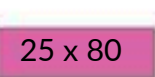
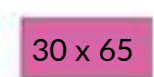

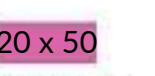
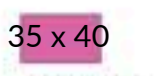





- **Generational Sensitivity:** Place making is responsive to generational needs, offering flexibility and adaptability.
- **Evolutionary Design:** Place making evolves over time to accommodate changing needs and desires, ensuring relevance across generations.
- **Foundational Inclusivity:** Notions and elements of inclusion form the core fundamentals of place making.



Instructions for Tonight

- Step 1: Introduce yourself to the table
- Step 2: Your Priorities: Take 3 dots [only] and place them on standing boards
- Step 3: Envision 23 acres



RESIDENTIAL	COMMERCIAL	MUNICIPAL	PARKING
<p>ONE STORY</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>6,600 SQ FT [APARTMENT STYLE]</p> </div> <div style="text-align: center;">  <p>4,200 SQ FT [APARTMENT STYLE]</p> </div> </div> <hr/> <p>TWO STORY</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>7,200 SQ FT [TOWNHOME STYLE]</p> </div> <div style="text-align: center;">  <p>3,600 SQ FT [TOWNHOME STYLE]</p> </div> </div> <hr/> <p>THREE STORY</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>19,800 SQ FT [APARTMENT STYLE]</p> </div> <div style="text-align: center;">  <p>12,600 SQ FT [APARTMENT STYLE]</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>10,800 SQ FT [TOWNHOME STYLE]</p> </div> <div style="text-align: center;">  <p>5,400 SQ FT [TOWNHOME STYLE]</p> </div> </div>	<p>ONE STORY</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>40 x 50 2,000 SQ FT</p> </div> <div style="text-align: center;">  <p>25 x 80 2,000 SQ FT</p> </div> <div style="text-align: center;">  <p>30 x 65 2,000 SQ FT</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>30 x 35 1,000 SQ FT</p> </div> <div style="text-align: center;">  <p>20 x 50 1,000 SQ FT</p> </div> <div style="text-align: center;">  <p>35 x 40 1,000 SQ FT</p> </div> </div> <hr/> <p>TWO STORY</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>30 x 35 1,000 SQ FT</p> </div> <div style="text-align: center;">  <p>20 x 50 1,000 SQ FT</p> </div> <div style="text-align: center;">  <p>35 x 40 1,000 SQ FT</p> </div> </div>	<p>ONE STORY</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>40 x 50 2,000 SQ FT</p> </div> <div style="text-align: center;">  <p>25 x 80 2,000 SQ FT</p> </div> <div style="text-align: center;">  <p>30 x 65 2,000 SQ FT</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>30 x 35 1,000 SQ FT</p> </div> <div style="text-align: center;">  <p>20 x 50 1,000 SQ FT</p> </div> <div style="text-align: center;">  <p>35 x 40 1,000 SQ FT</p> </div> </div> <hr/> <p>TWO STORY</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>30 x 35 1,000 SQ FT</p> </div> <div style="text-align: center;">  <p>20 x 50 1,000 SQ FT</p> </div> <div style="text-align: center;">  <p>35 x 40 1,000 SQ FT</p> </div> </div>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>22 SPACES 6,000 SQ FT [FLAT AND STACKABLE]</p> </div> <div style="text-align: center;">  <p>11 SPACES 3,000 SQ FT [FLAT]</p> </div> </div>

USES

- **TOWN HALL COMBINED WITH COMMUNITY CENTER**
- **COMMUNITY CENTER/RECREATION CENTER**
- **POLICE STATION**
- **THEATER/CULTURAL CENTER**
- **MULTI-PURPOSE FIELD USE**
- **PICKLEBALL COURT**
- **DOG PARK**
- **TOWN OUTDOOR POOL**
- **SKATE PARK**
- **ACCESSIBLE OUTDOOR RESTROOM/DIAPER CHANGING FACILITIES**
- **SOLAR OPPORTUNITIES [PARKING CANOPY]**
- **MULTI-LEVEL PARKING STRUCTURE**
- **MULTI-STORY RESIDENTIAL BUILDING WITH LOWER LEVEL PARKING**
- **RESIDENTIAL BUILDINGS**
- **TOWN/CARRIAGE HOMES**
- **ASSISTED LIVING FACILITY**
- **RESTAURANT/CAFE/ENTERTAINMENT ESTABLISHMENTS**

PLANNING CONCEPTS

- **GREENSCAPE ENHANCEMENT**
 - **ENHANCEMENT OF STREAM**
 - **PLANTS/TREES/SHADING**
 - **PARK/PICNIC AREA**
 - **AESTHETIC IMPROVEMENT TOWARDS WASHINGTON**
 - **PARK/PLAYGROUND EXTENSION**
 - **LINEAR PARK CREATION**
- **CONNECTIVITY ENHANCEMENTS**
 - **STREAM WALKING PATH DEVELOPMENT**
 - **SIDEWALK CONSTRUCTION/IMPROVEMENTS**
 - **BIKE PATH /BIKE TRAINING AREA**
 - **PEDESTRIAN/JOGGING TRACK**
 - **BIKE RACKS**
 - **CONNECTION TO LIBRARY AND MIDDLE SCHOOL**
 - **TRAILWAY ESTABLISHMENT FOR CONNECTION**
 - **BRIDGE CONSTRUCTION WITH AESTHETIC APPEAL**
 - **ANOTHER BRIDGE ACCESS TO PARKING AND TRAIN STATION**
- **PARKING + TRAFFIC FLOW**
 - **COMPREHENSIVE PARKING LOT ENTRY/EXIT ACCESS + TRAFFIC FLOW ENHANCEMENTS**
 - **CONNECTION FORMALIZATION BETWEEN TOWN HALL AND SOUTH LOT**
 - **PLAYGROUND PARKING**
 - **TRAFFIC LIGHT INSTALLATION**
- **ART INSTALLATIONS AREA**



WHAT'S NEXT?



- May 6, 2024, 7PM Engagement Session, Robert Bell School
- May 15, 2024, 7PM Engagement Session, Robert Bell School