

Existing Condition Analysis - Ledyard Center



Key Assessments

- 1 Incomplete Sidewalks
- 2 Buildings set too far of edge of pavement (55'-200')
- 3 Too many curb-cuts (Most properties have multiples)
- 4 Parking located in front of buildings
- 5 Almost no Street Trees
- 6 One crosswalk
- 7 Old building stock
- 8 Very little residential use
- 9 No outdoor pedestrian areas
- 10 Excess land in DOT right-of-way
- 11 School, Library, Post Office, and Town Hall are critical components to a vibrant downtown & should not be relocated. Improved access & amenities are needed.

Existing Condition Analysis - Ledyard Center



Conceptual Recommendations - Ledyard Center



Key Improvements

- 1 Reduce Curb-cuts
- 2 Complete sidewalks & maintain current road width
- 3 New buildings approximately 40' from edge of pavement
- 4 New buildings shall complement village scale (3200-6000SF footprints, 1-2 stories)
- 5 In fill frontage with sidewalk (8') and street trees
- 6 Shared parking behind all buildings
- 7 Shared vehicular access points
- 8 In fill with residential on 2nd floors and behind commercial zones
- 9 Complete Fairway Drive

Conceptual Recommendations - Ledyard Center



Existing Condition Assessment - Town Hall



Key Assessments

- 1 Extreme lack of roadway definition
- 2 Abundant curb-cuts
- 3 Acceptable building setbacks (28'-50')
- 4 Excess pavement - Poor definition leads to poor circulation and use
- 5 Approximately 81 parking spaces if everyone plays nice
- 6 Grade changes poorly dealt with
- 7 No aesthetic appeal
- 8 No sidewalks
- 9 Firehouse structure not conducive for adaptive re-use
- 10 Firehouse mass and location strengthens village identity
- 11 Auxiliary structures in dis-repair & under utilized - not appropriate use of Town center land
- 12 Access to Holdridge property

Existing Condition Assessment - Town Hall



Conceptual Recommendations - Town Hall



Key Improvements

- 1 Firehouse replacement building 40' from roadway
- 2 Proposed building footprint 80'x40' (3200sf)
- 3 Single, well defined access point - defines interior circulation
- 4 Define Roadway
- 5 Pedestrian plaza - People visible along the roadway (sidewalks and plazas) slow traffic and create a village atmosphere
- 6 Complete street frontage with Sidewalks, Trees and Stonewalls
- 7 Well defined unified parking with islands and trees approximately 99 spaces
- 8 Possible drive-through
- 9 Pedestrian areas adjacent to Town Hall
- 10 Future access connections
- 11 Connection to Holdridge property
- 12 Fill lower area to; Lessen grade changes, Eliminate ADA access issues, & meet adjoining properties
- 13 Create a core with a sense of place

Conceptual Recommendations - Town Hall

