

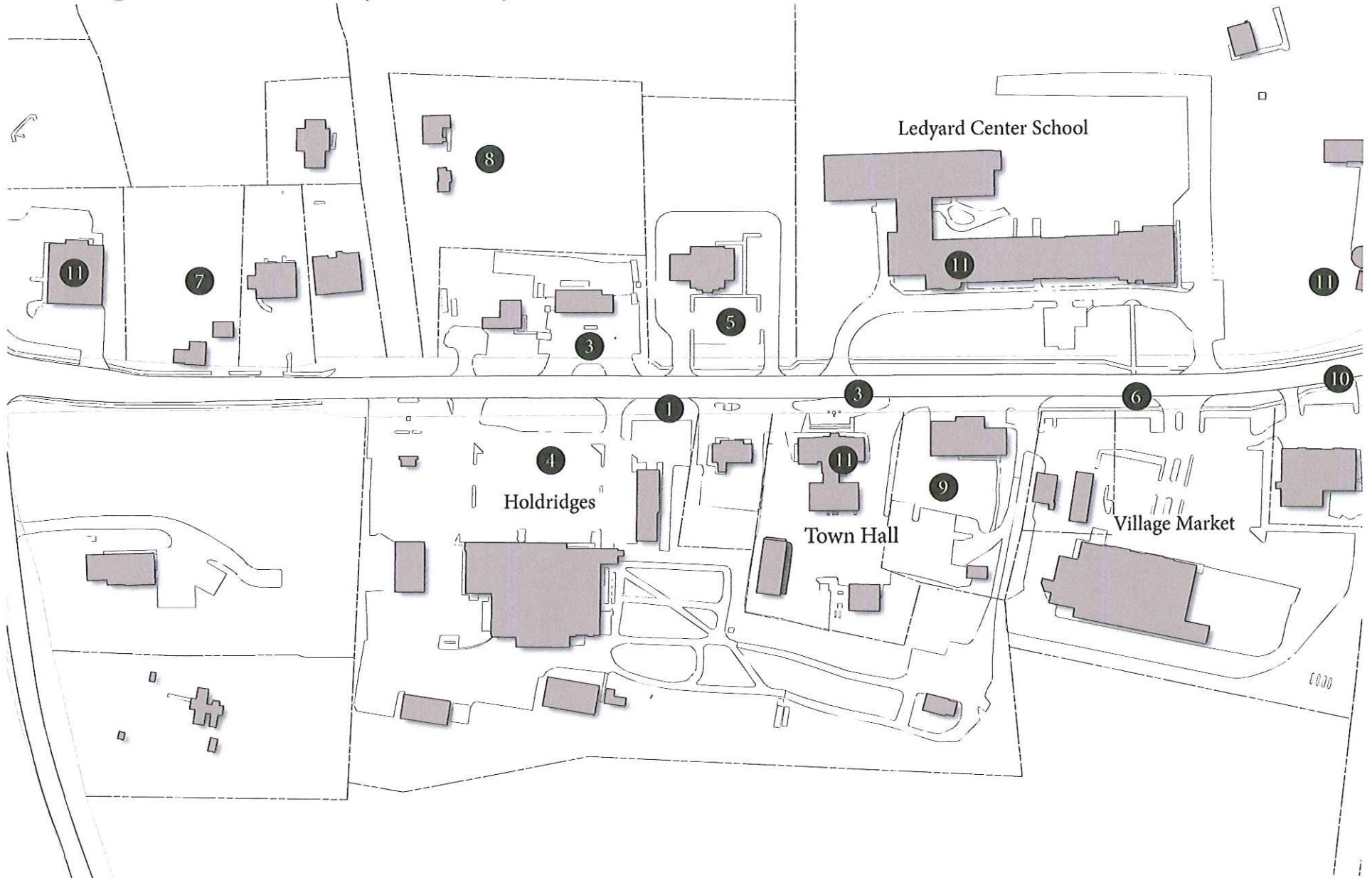
## Existing Condition Analysis - Ledyard Center



### Key Assessments

- ① Incomplete Sidewalks
- ② Buildings set too far of edge of pavement (55'-200')
- ③ To 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



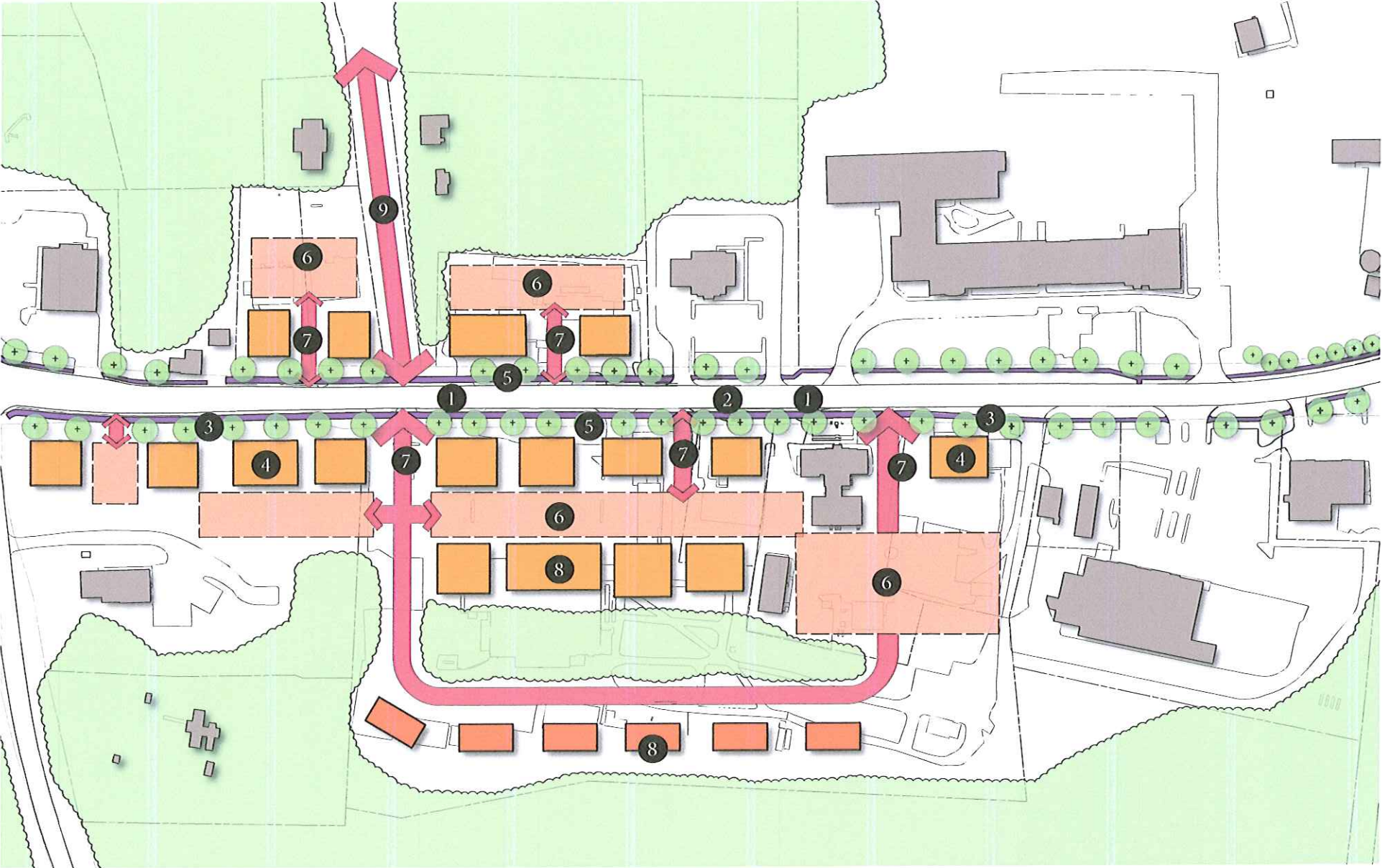
## Conceptual Recommendations - Ledyard Center



### 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

