



PRESENTATION TO
Town of Newington

Municipal Parking Lot
Improvement Project

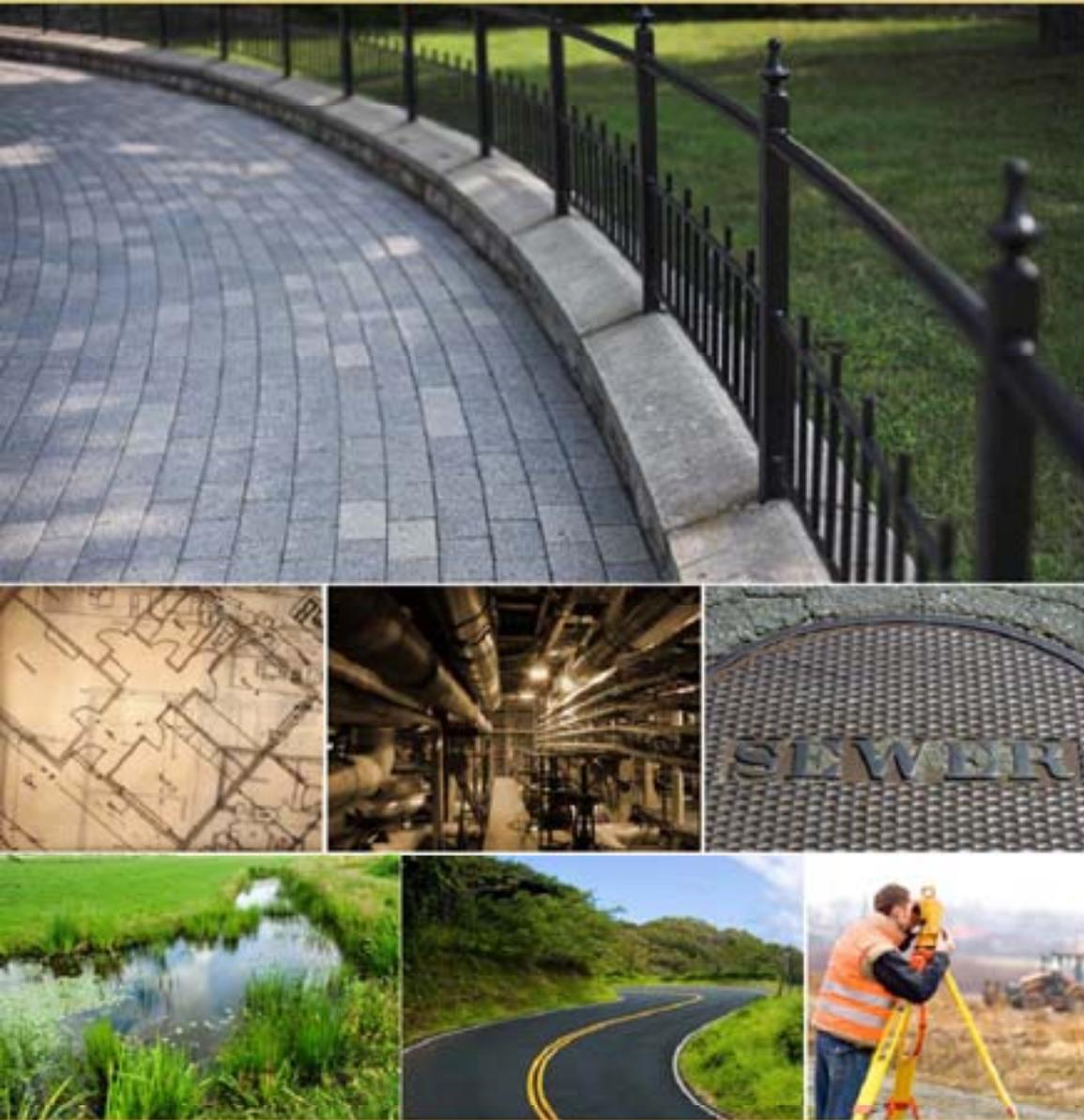
PRESENTED BY
BL Companies
Meriden, Connecticut

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OVERVIEW

Delivering Integrated Services



- Planning
- Landscape Architecture
- Transportation & Infrastructure Engineering
- Land Surveying
- Civil Engineering
- Structural Engineering
- Environmental Sciences
- Subsurface Utility Engineering
- Architecture
- Mechanical Engineering
- Electrical Engineering
- Plumbing & Fire Protection Engineering



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OVERVIEW

Delivering Integrated Services



- **BROADWAY
REVITALIZATION
New Haven, Connecticut**



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METHODOLOGY

Design Approach: Identity



The 'Genius Loci'

GOAL: To Create a pedestrian oriented municipal parking facility which respects land uses, patterns and place.

Place

- Respect Newington's History & Future
- Define Clear & Distinct Patterns
- Create a Central Focal Point
- Install Period Lighting & Complementary Site Amenities
- Plant New Landscaping to Define Spaces & Provide Shade
- Create Strong Pedestrian Connections to Main Street and Market Square



METHODOLOGY

Design Approach: **Accessibility**



Traffic & Parking

- **Patterns**
 - Main Access at Constance Leigh Drive and Market Square
 - Traffic Volumes heaviest at central drives
 - Parking Organization
- **Process**
 - Respect Main Entry Points at Constance Leigh Drive & Main Street
 - Conduct Shared Parking Analysis for future growth
 - Reduce Pavement Widths when feasible w/o compromising safety



METHODOLOGY

Design Approach: **Circulation**



Vehicles & Pedestrian

- Patterns
 - Pedestrian & Vehicular Conflicts
 - Lack of Walkways, Crosswalks & Separation
 - No Clear Pedestrian Connections
- Process
 - Define Recognizable & Organizing Patterns
 - Avoid Pedestrian & Vehicular Conflicts
 - Respect Pedestrian & Vehicular Desire Lines
 - Create Mid-Block Pedestrian Connections
 - Maintain Business Access Location in final plan and during construction



Design Approach: Wayfinding



Pedestrian & Vehicular

- Patterns
 - Public Parking Signs Provide Limited Direction
 - Confusing Existing Signage
 - Business Signage Provides Limited Direction
 - No Central Direction Kiosk / Information Center
- Process
 - Provide Clear Directional Signage to Parking Areas
 - Strategically Locate Informational Kiosks



METHODOLOGY

Design Approach: **Service**

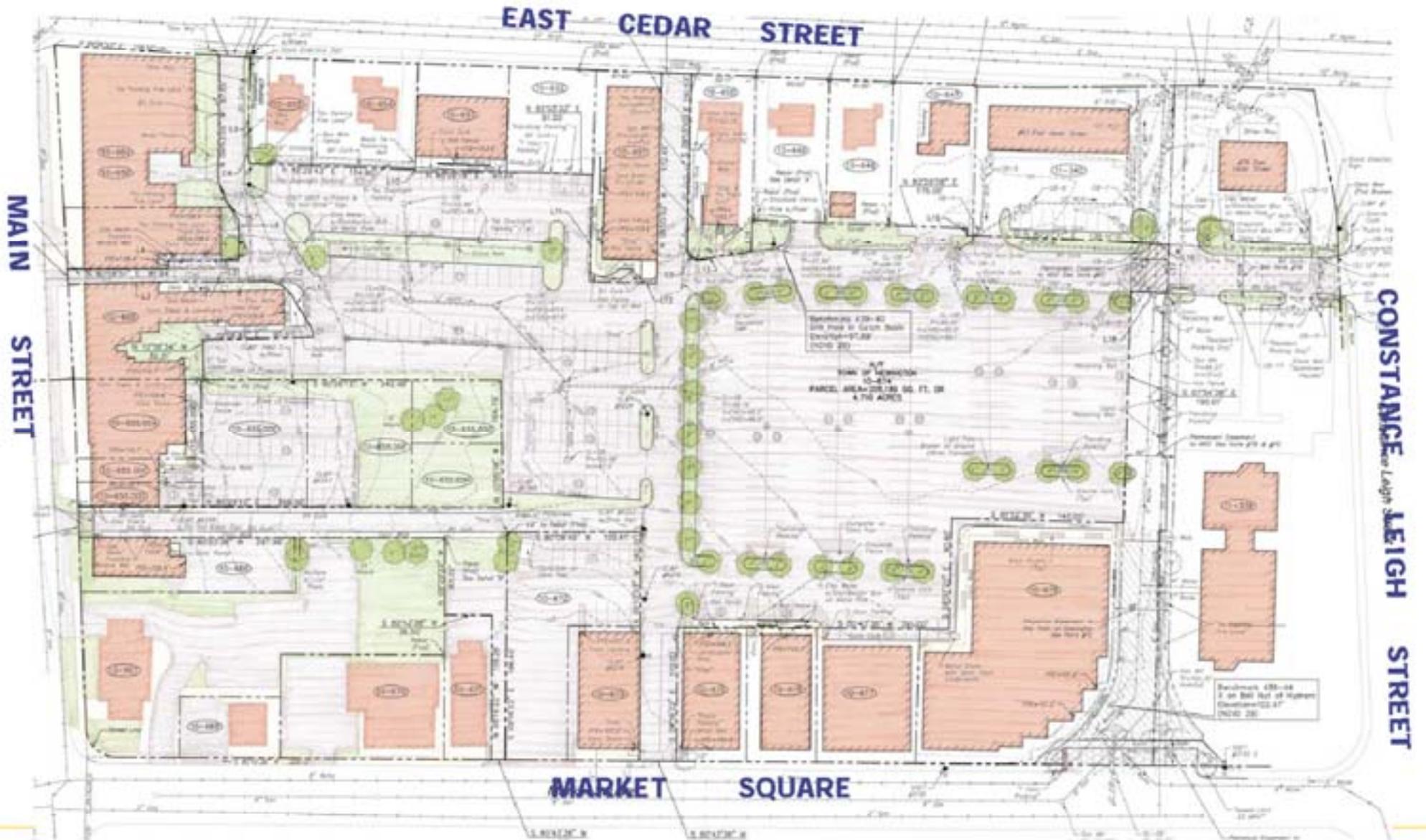


Loading & Refuse

- Patterns
 - Loading Areas Conflict with Pedestrian & Vehicular Paths
 - Lack of Refuse Organization & Screening
- Process
 - Consolidate Refuse Areas
 - Maintain Loading Areas for Businesses



Existing Conditions



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Vision: Master Plan



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Vision: Municipal Parking Facility



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MASTER PLAN

Aerial View: Main Street



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Aerial View: Constance Leigh Street



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MASTER PLAN

Town Green: Pavilion



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METHODOLOGY

Town Green: Market Square Entrance



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METHODOLOGY

Town Green: Market Square Entrance



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MASTER PLAN

Site Amenities



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