Town of Haddam, Village of

Tylerville

University of Connecticut
Program of Landscape Architecture

Photo Credit: Ilirjan Rrumbullaku

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Who We Are

- University of Connecticut, Program of Landscape Architecture, Junior Class

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Why We Are Here

- Liz Glidden invited us to lend our ideas on the creation of a new Vision Plan for the village of Tylerville

What We Have Done

- Site Visits
- Initial Meeting at the Riverhouse
- Mapping Analysis of the site
- Identification of Important Goals
- Finding Design Solutions
- Follow Up Meeting with Liz Glidden
- Tonight's Meeting

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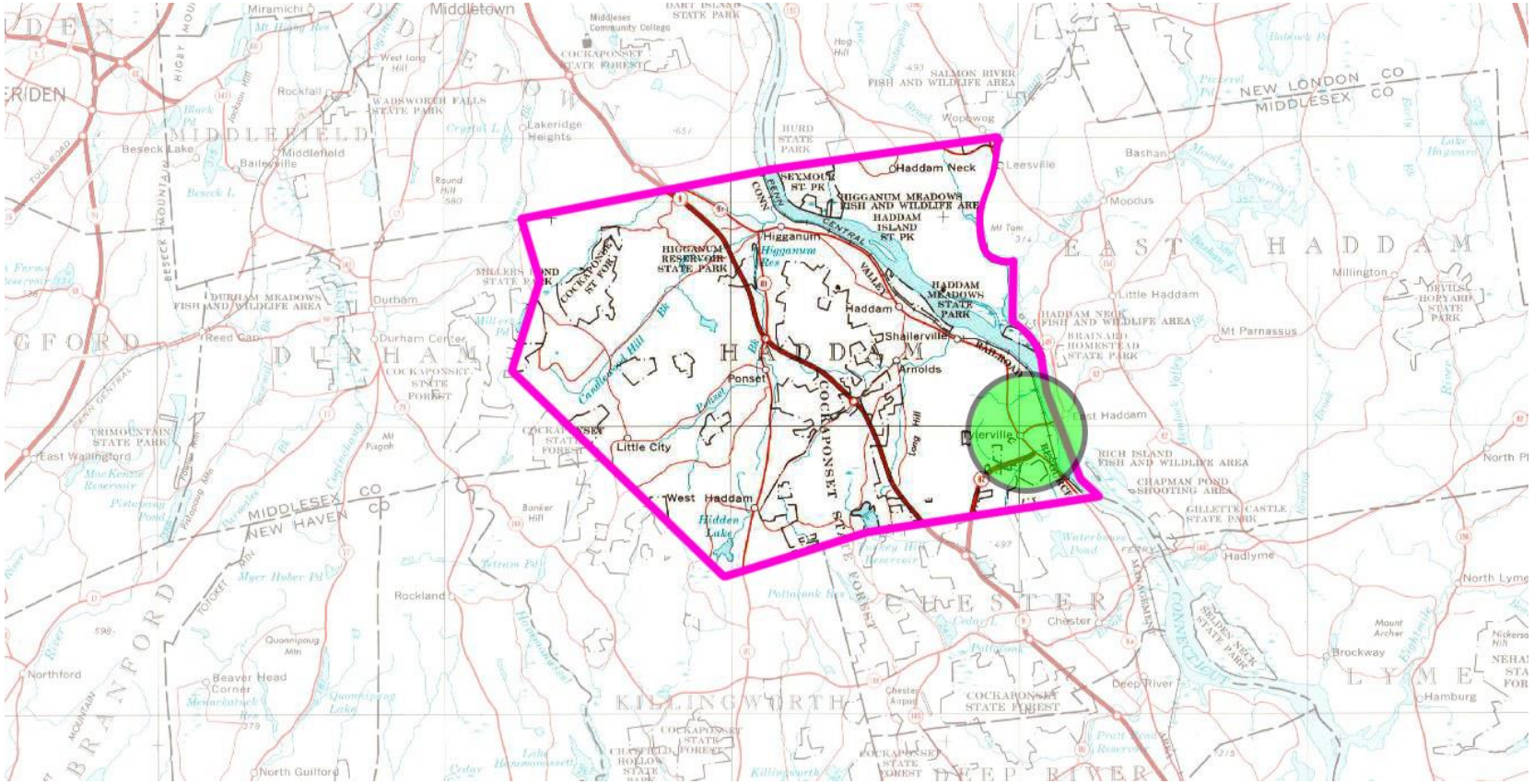
Focus Area

- Haddam, Connecticut
  - Village of Tylerville



Focus Area

- Haddam, Connecticut
  - Village of Tylerville

Satellite Imagery Courtesy of Google Earth ®

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What We Found Out

- Initial Meeting at the Riverhouse

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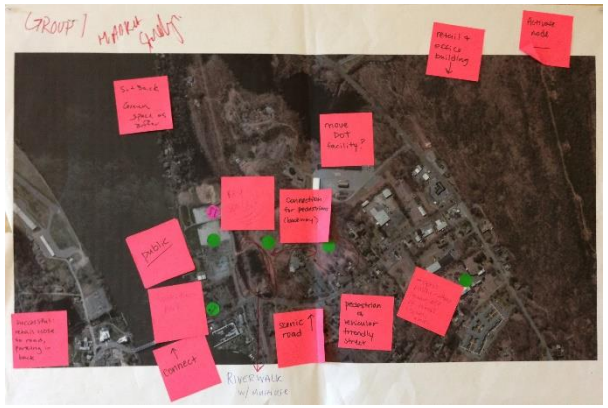
What We Found Out

- Our Raw Data



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What We Found Out

- Lack of walkability
- Lacks a sense of identity and place
- Desire for more public space
- High traffic volume is an asset, but causes congestion
- Great opportunity at the waterfront, but it is currently dominated by parking
- Opportunity to build on the positive character of existing older houses
- The wildlife and proximity to the river are great ecological assets
- There is a desire to create a place to stay (Inn/B&B)
- There is a desire to have and support the growth of local business
- Desire to have a stronger connection to East Haddam

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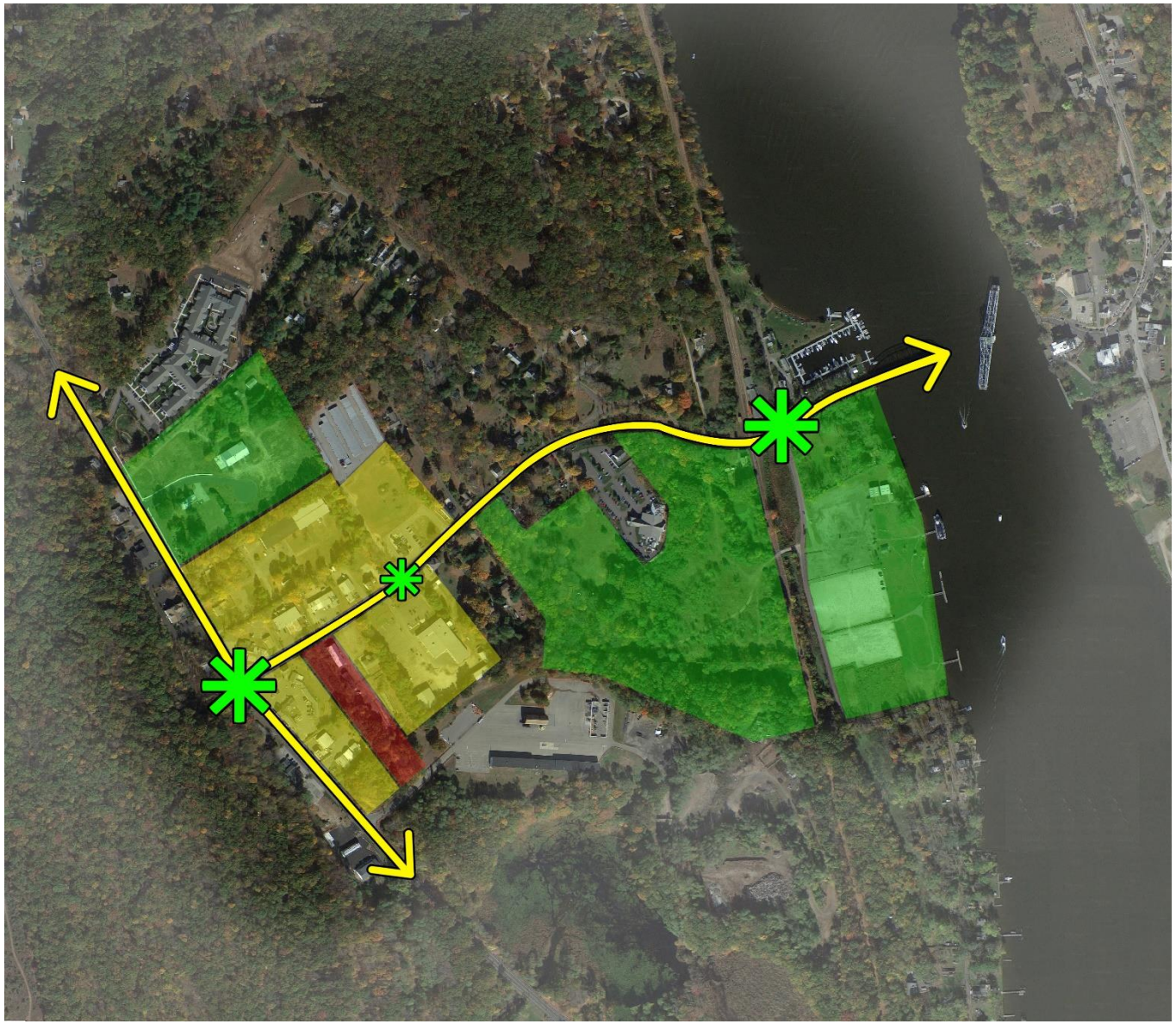
Our Analysis

- Opportunities
  - Bridge Road
  - Village Entries
  - Riverfront
  - Clark Creek Wildlife Area
  - Old Quarry Property
- Constraints
  - Lack of walkability
  - Traffic
  - Steep slope along South side of Bridge Road.



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Goals

1. Develop a safe and efficient circulation system for vehicles and pedestrians
2. Utilize and foster the existing ecological amenities.
3. Cultivate the character and identity of Tylerville.
4. Help Tylerville achieve its potential as a unique and exciting destination.

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Vision

Our vision for Tylerville is to **reinvent** a village that will serve as both a **destination** and vibrant **community**. In doing so, certain amenities of Tylerville such as the Connecticut River, conserved land, and historic buildings will become important aspects to the overall character. A stronger community will be formed through the creation of a functional circulation system, vibrant public spaces, and shopping centers, where local businesses can thrive.

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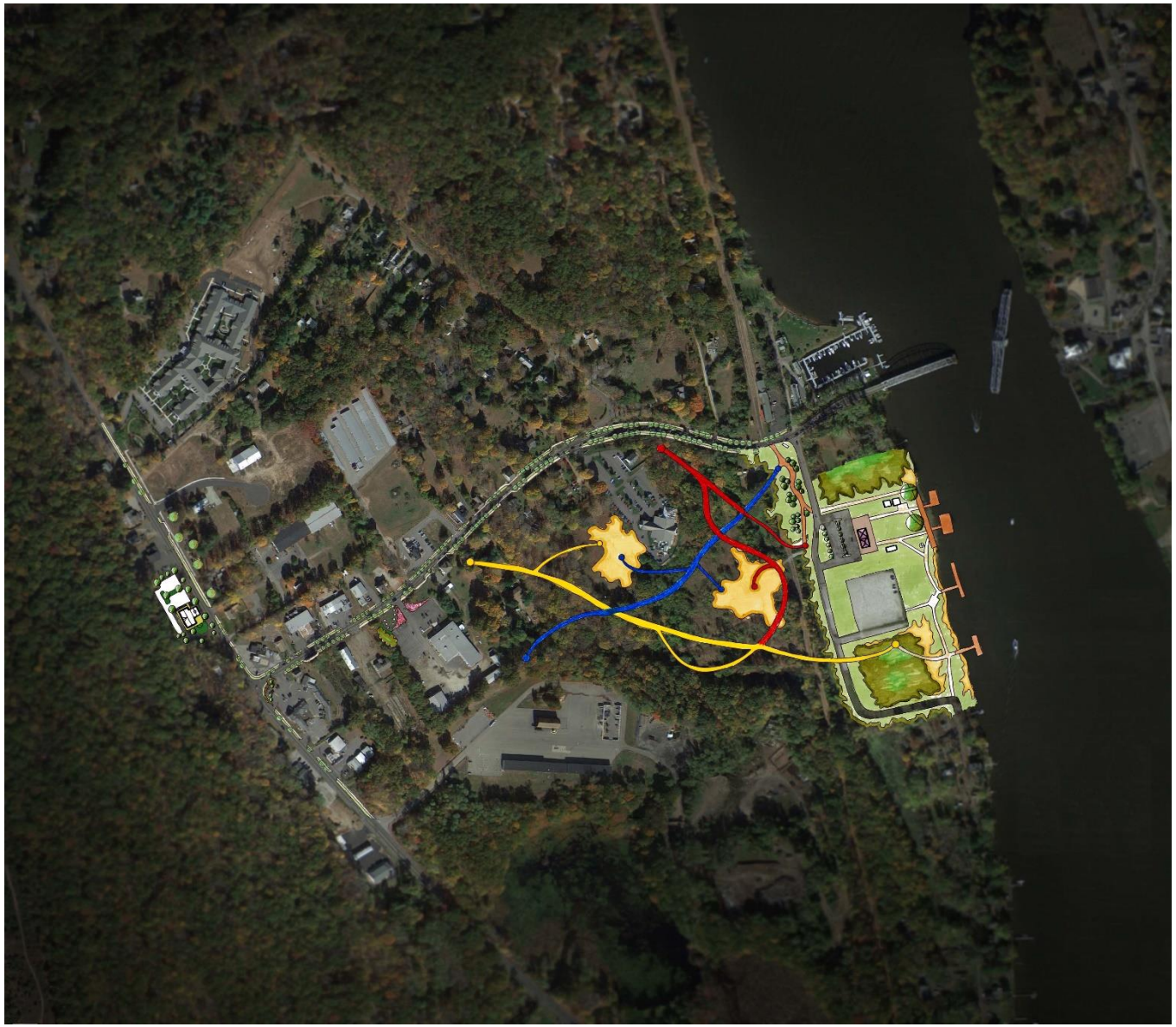

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- <u>Entry Markers</u>
  - Helps to define the Village of Tylerville.
  - Memorable
  - Begins to create an identity for Tylerville.

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- <u>Entry Marker #1</u>
  - Coming from the swing bridge

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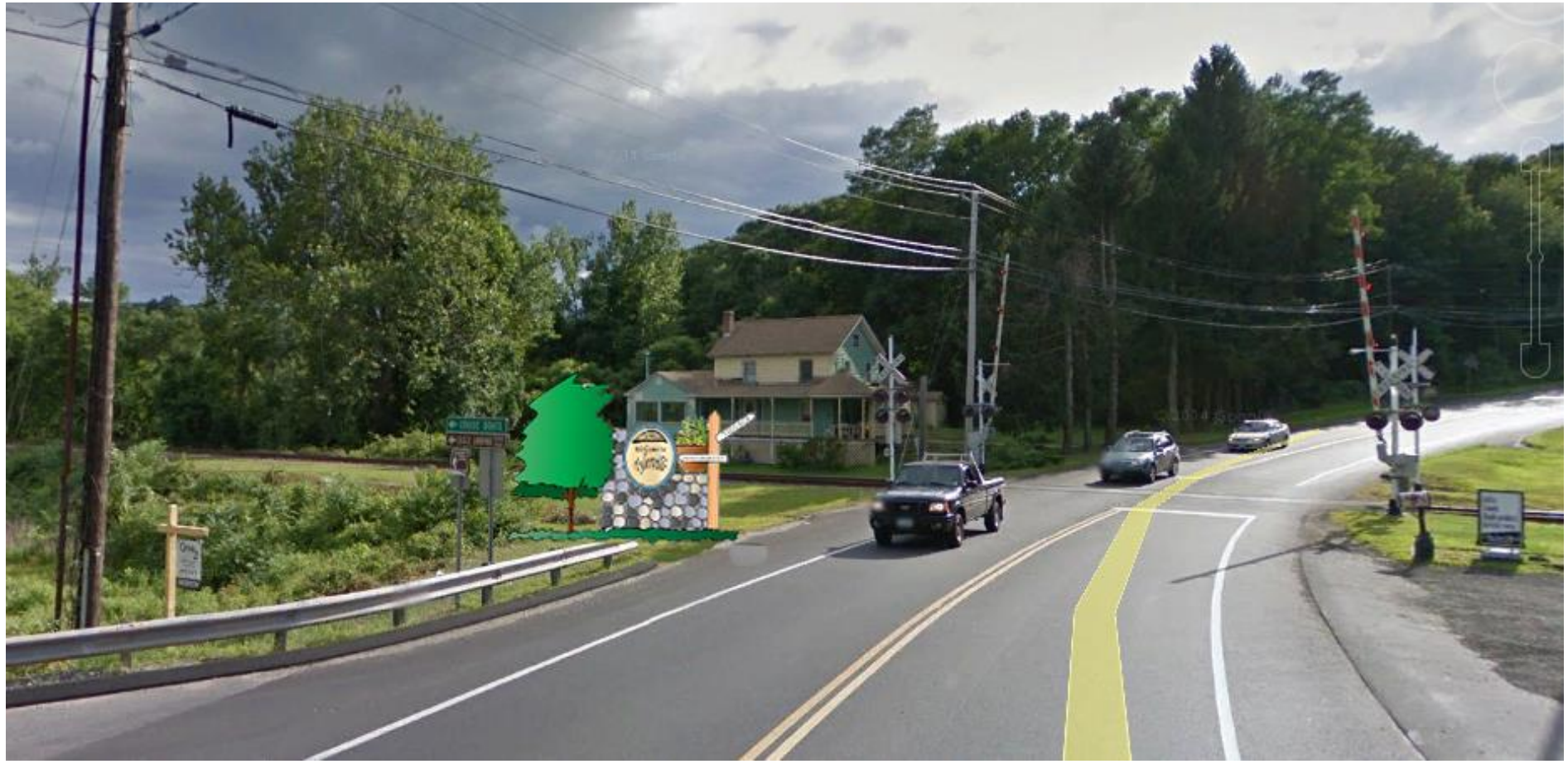
- <u>Entry Marker #1</u>
  - Coming from the swing bridge



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- <u>Entry Marker #2</u>
  - At the intersection of Bridge Road and Saybrook Road

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- <u>Entry Marker #2</u>
  - At the intersection of Bridge Road and Saybrook Road

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- <u>Streetscape</u>
  - Creates a walkable and pedestrian friendly environment.
  - Provides a safe and efficient pedestrian and vehicular route.
  - Green buffers and street trees offer an ecological dimension.

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- Streetscape

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- Streetscape

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- <u>Streetscape</u>
- Sidewalk should address pedestrian flow from one end to another in Tylerville safely and efficiently.
- Street trees and plantings must follow power company guidelines.
- Creation of a green buffer to separate sidewalk from road traffic will be installed.
  - This will help with pedestrian protection as well as adding aesthetic appeal.

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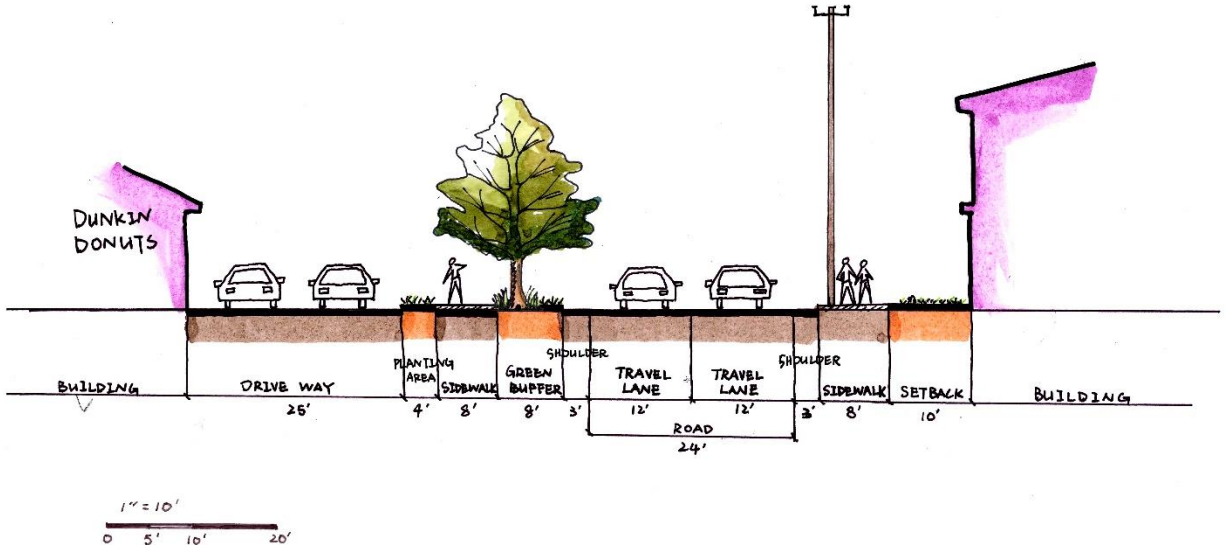
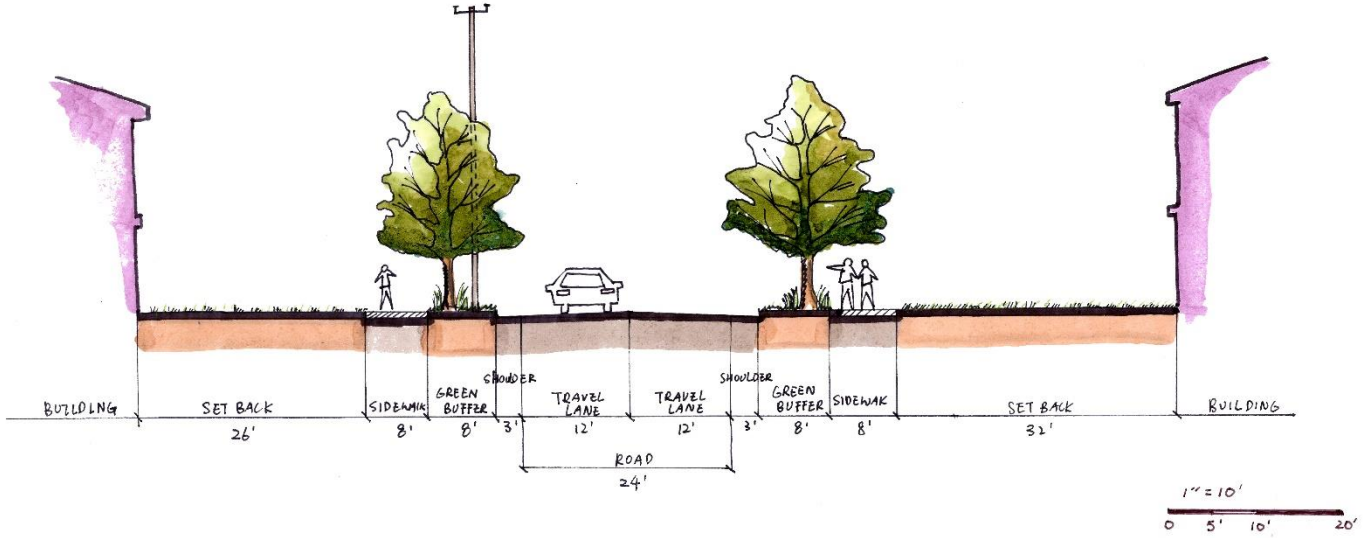
- Streetscape
  - With sidewalks and green buffers to protect pedestrians





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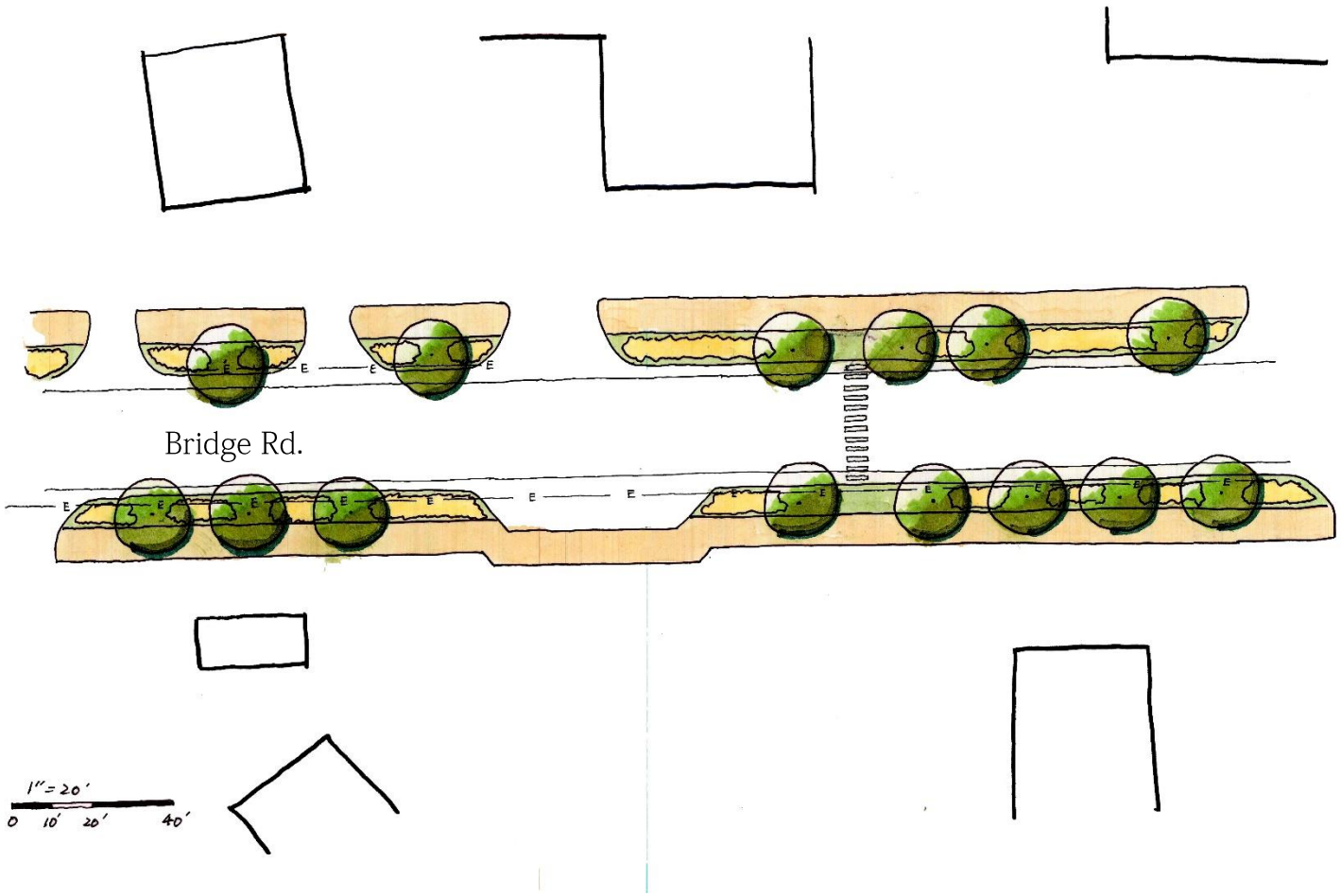
- <u>Streetscape</u>
  - Bus stops
    - Connect Tylerville and its amenities to the rest of Haddam via a bus route.



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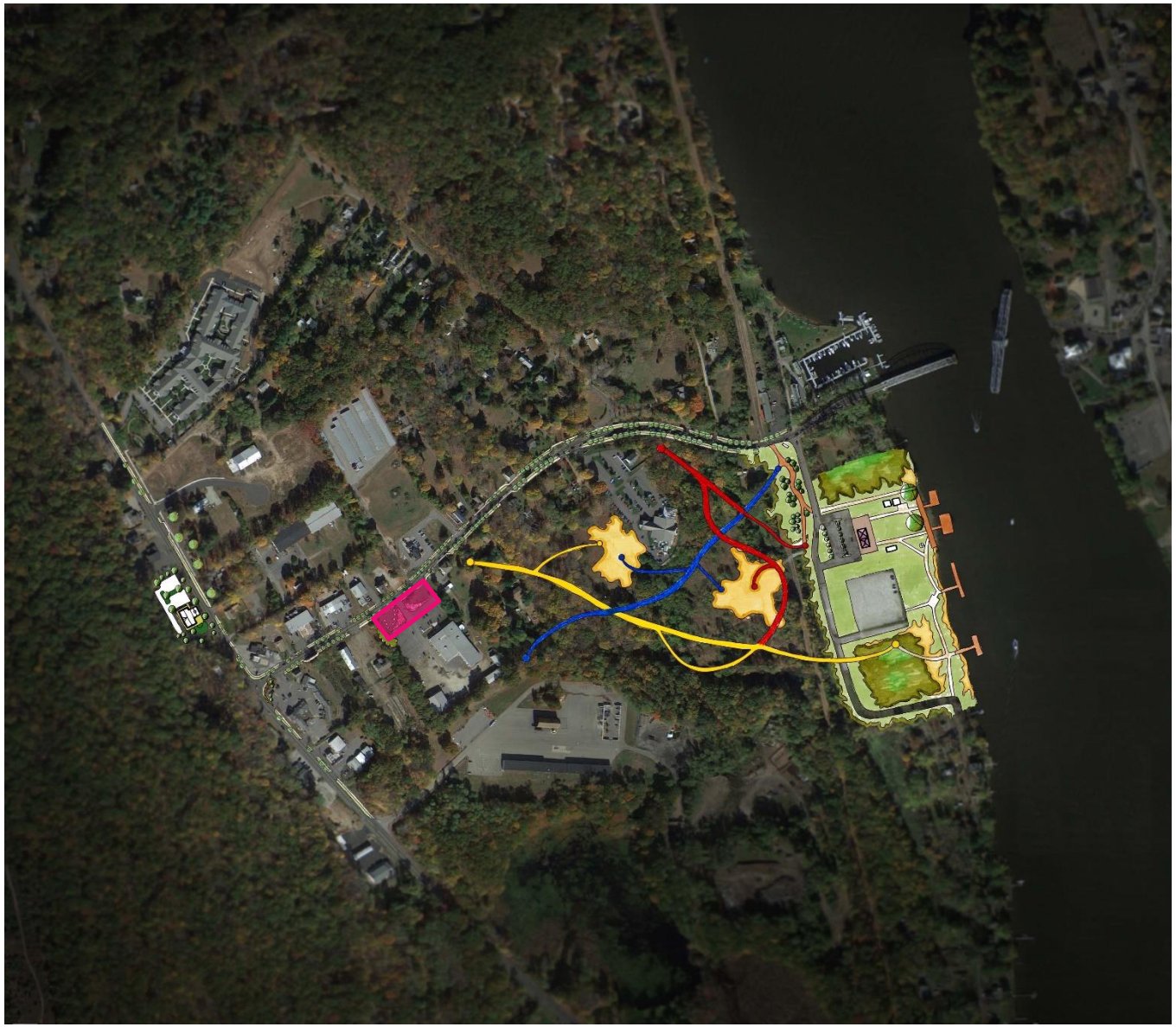
- <u>Central Plaza</u>
  - Creates a local gathering area in front of the grocery store.
  - Provides comfortable seating spaces for leisure.
  - Hot spot for Sunday mornings at the center of town.



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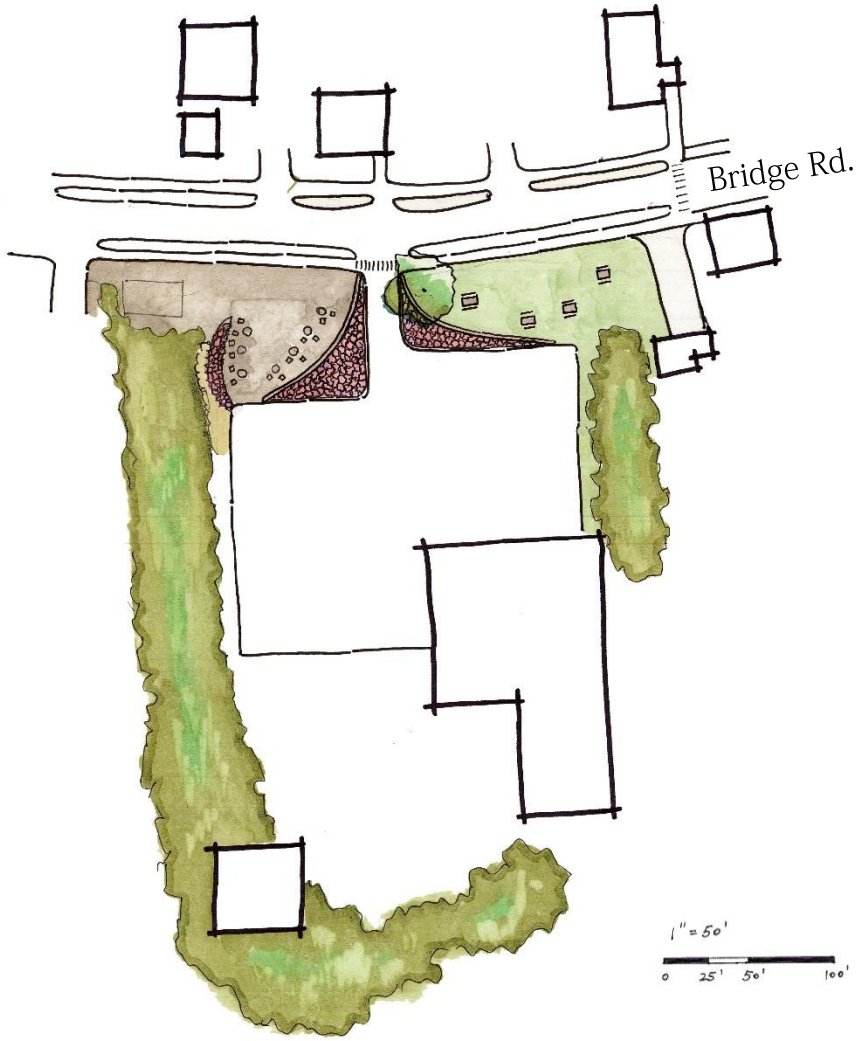
- <u>Central Plaza</u>

  - Provides picnic area across from Dunkin Donuts

  - Creates a plaza space as a local gathering/meeting spot



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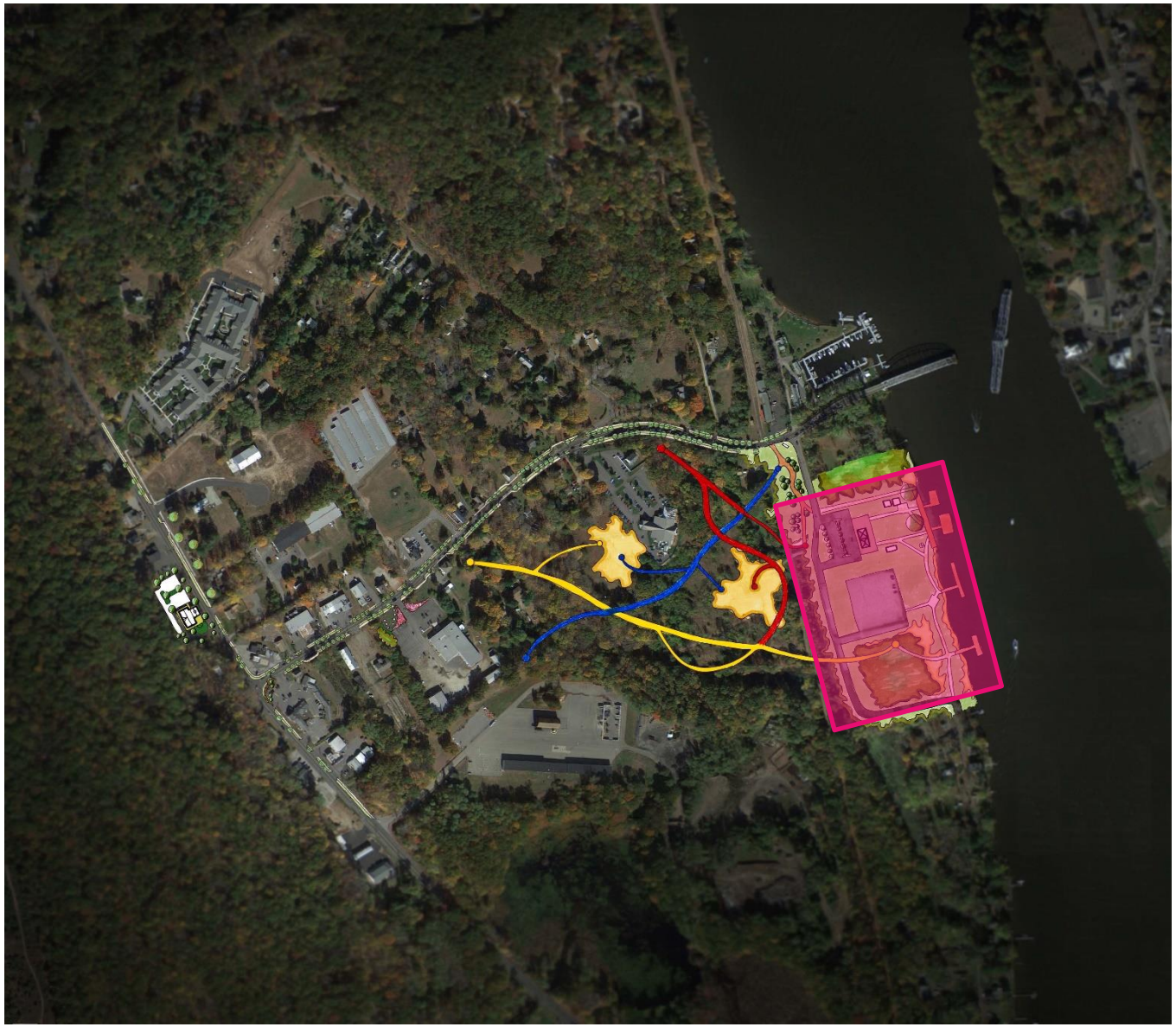
- <u>Waterfront</u>
  - Utilize the beautiful amenity of the river and its views.
  - Create a interesting and unique destination that attracts both locals and people from outside Tylerville.
  - Keep true to the ecological values of Eagle Landing State Park. The Waterfront should also give back to nature and to habitat.



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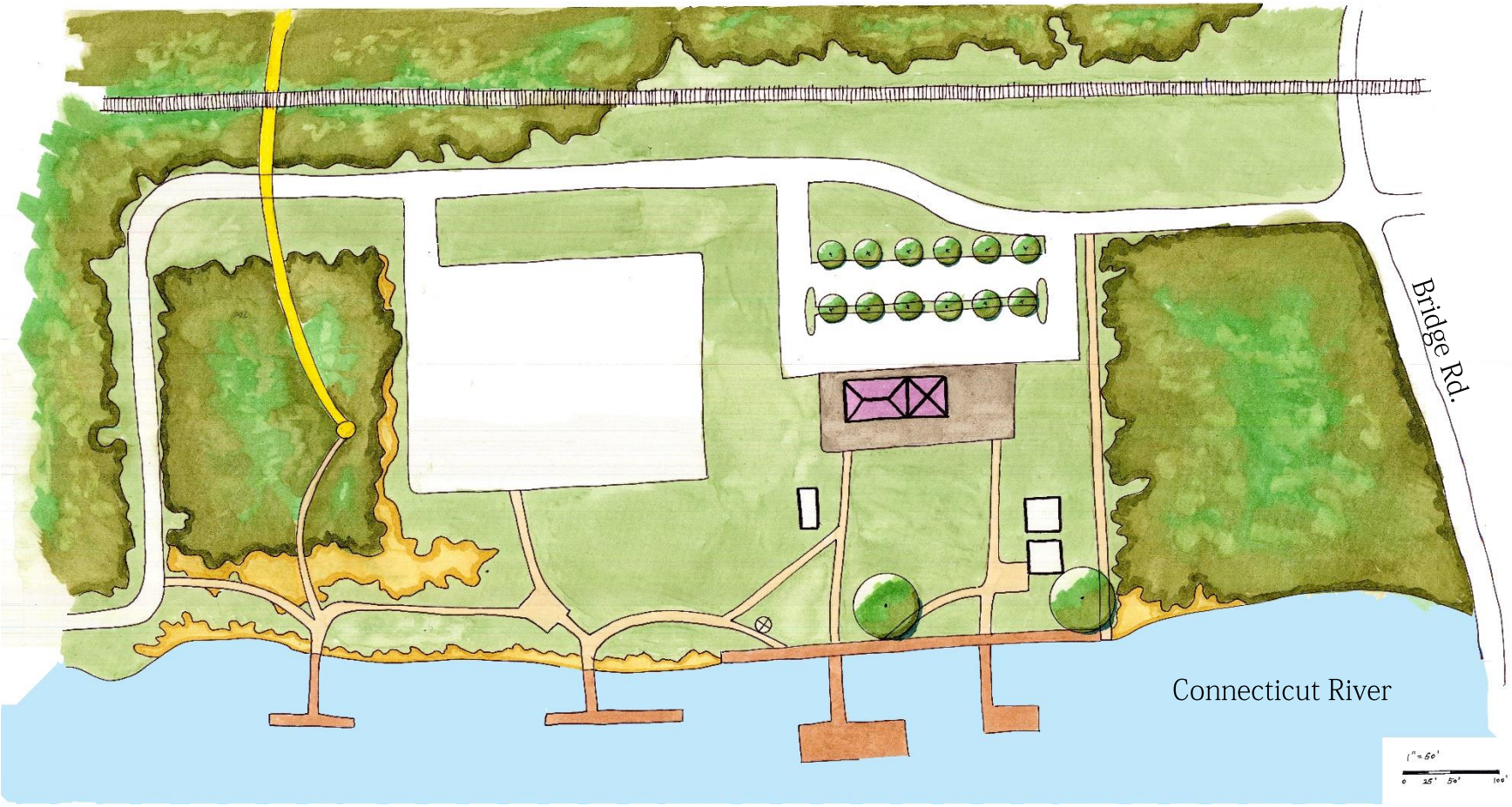
- Waterfront



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- <u>Waterfront</u>
- 1 story buildings, commercial
- Locally owned shops and restaurants
- Do not block the view of the river from the Riverhouse
- Railroad is a landmark that should be protected
- Naturalized green space by the river
- Develop area that is pet friendly, possible dog park
- Boardwalk area
- Access for visitors to come to the site by boat
- South end and edge of river is meant to be naturalized.

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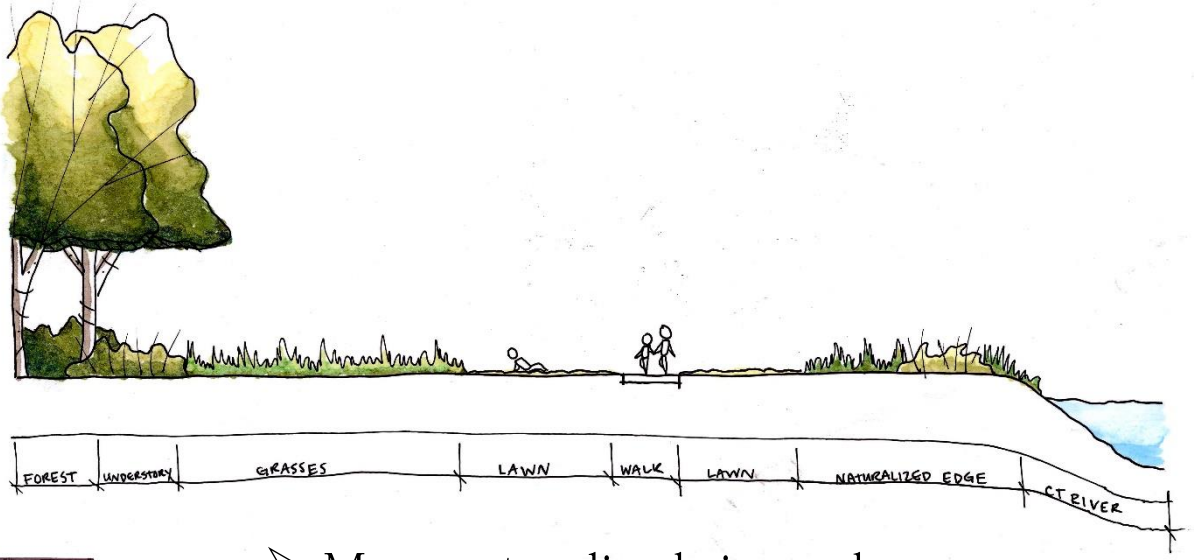
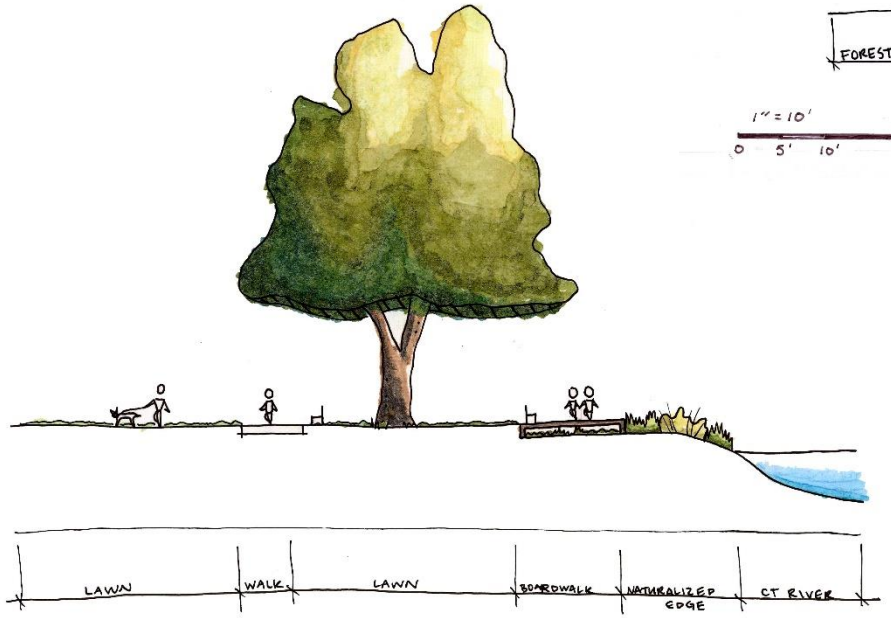
- <u>Waterfront</u>



- More naturalized river edge



- River edge with boardwalk

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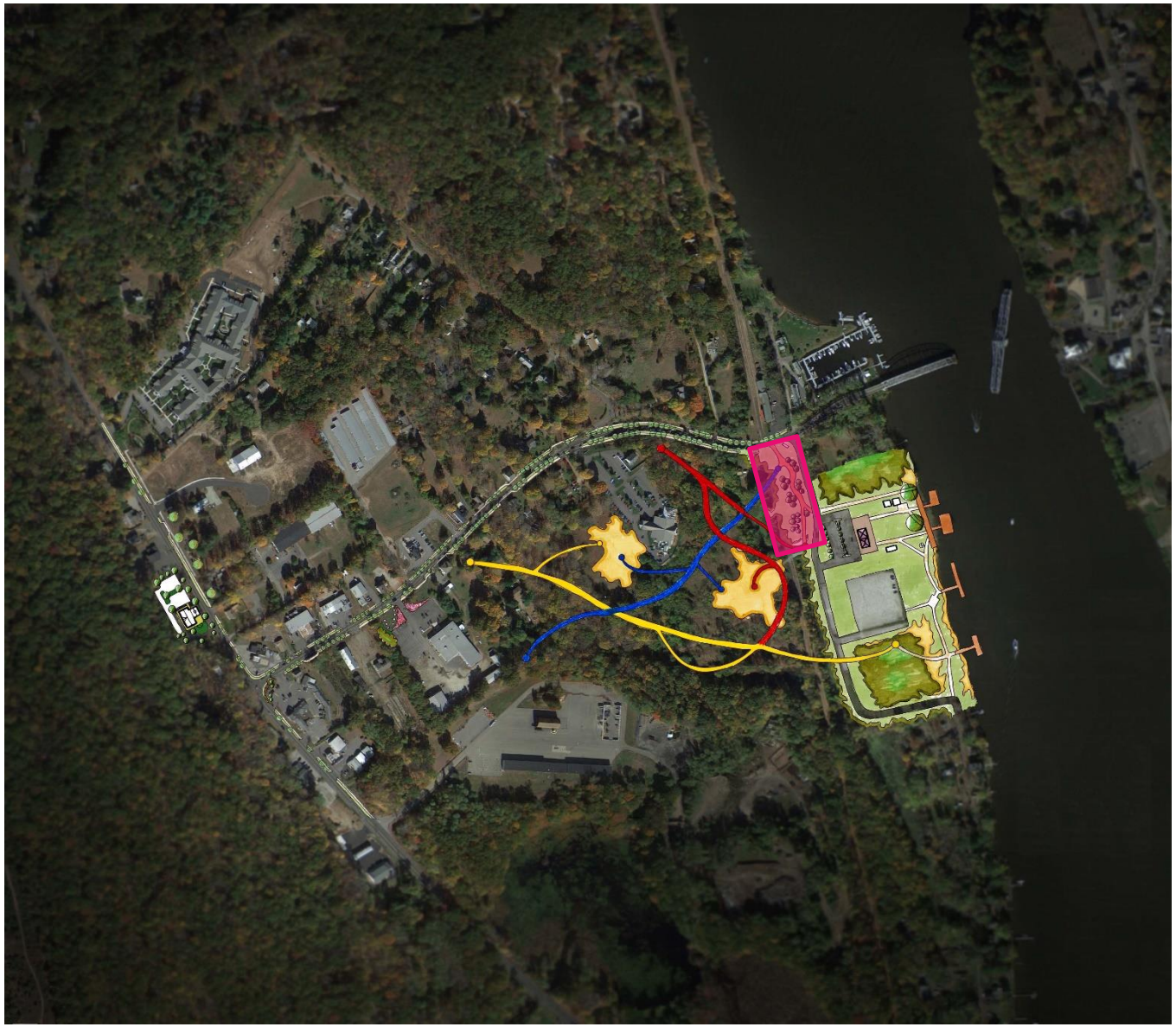
- <u>Waterfront Entry Node</u>
  - Connecting space for the Waterfront, Trail System, and the Streetscape
  - Ecological space for viewing and gathering.
  - A memorable entry



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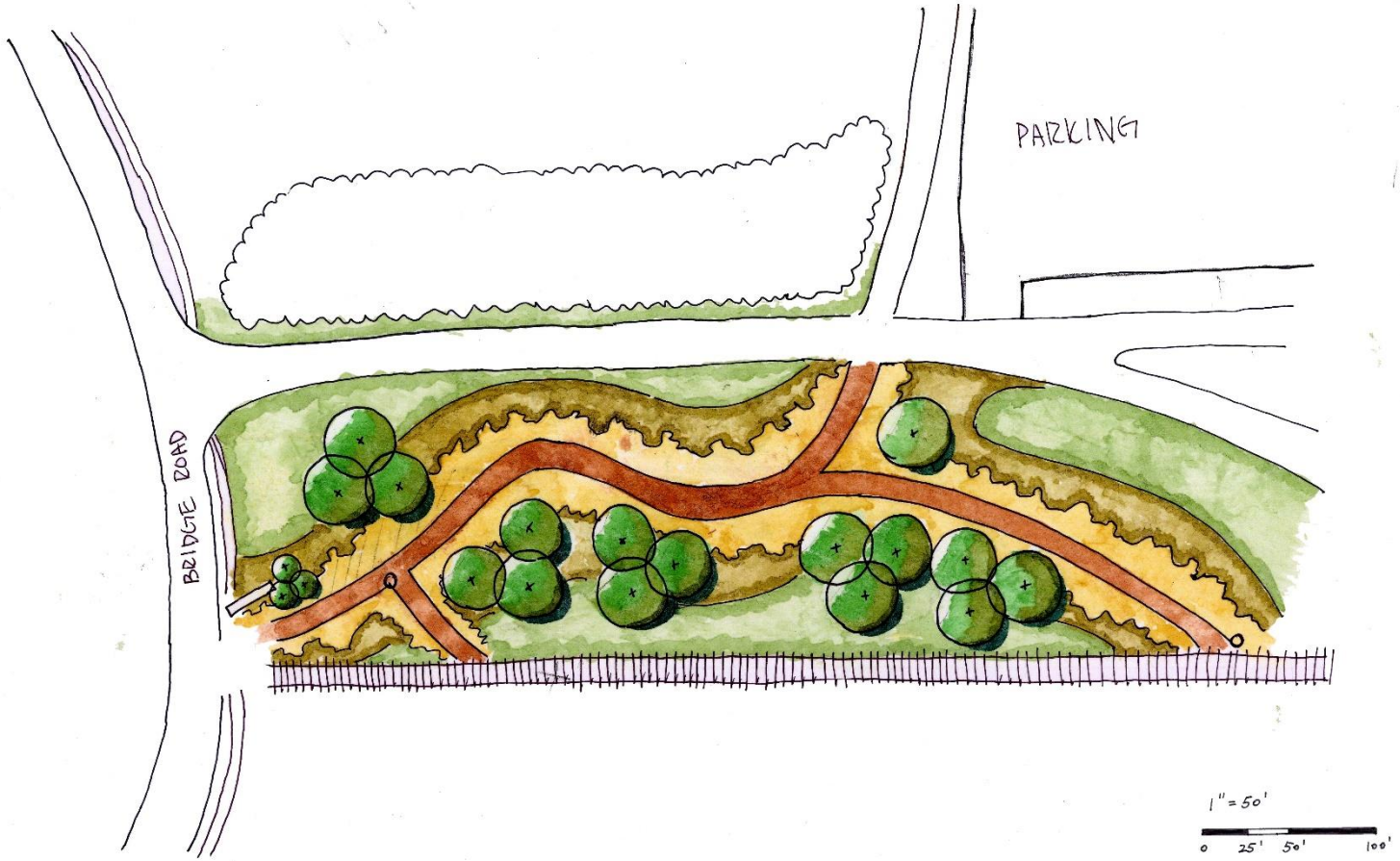
- Waterfront Entry Node



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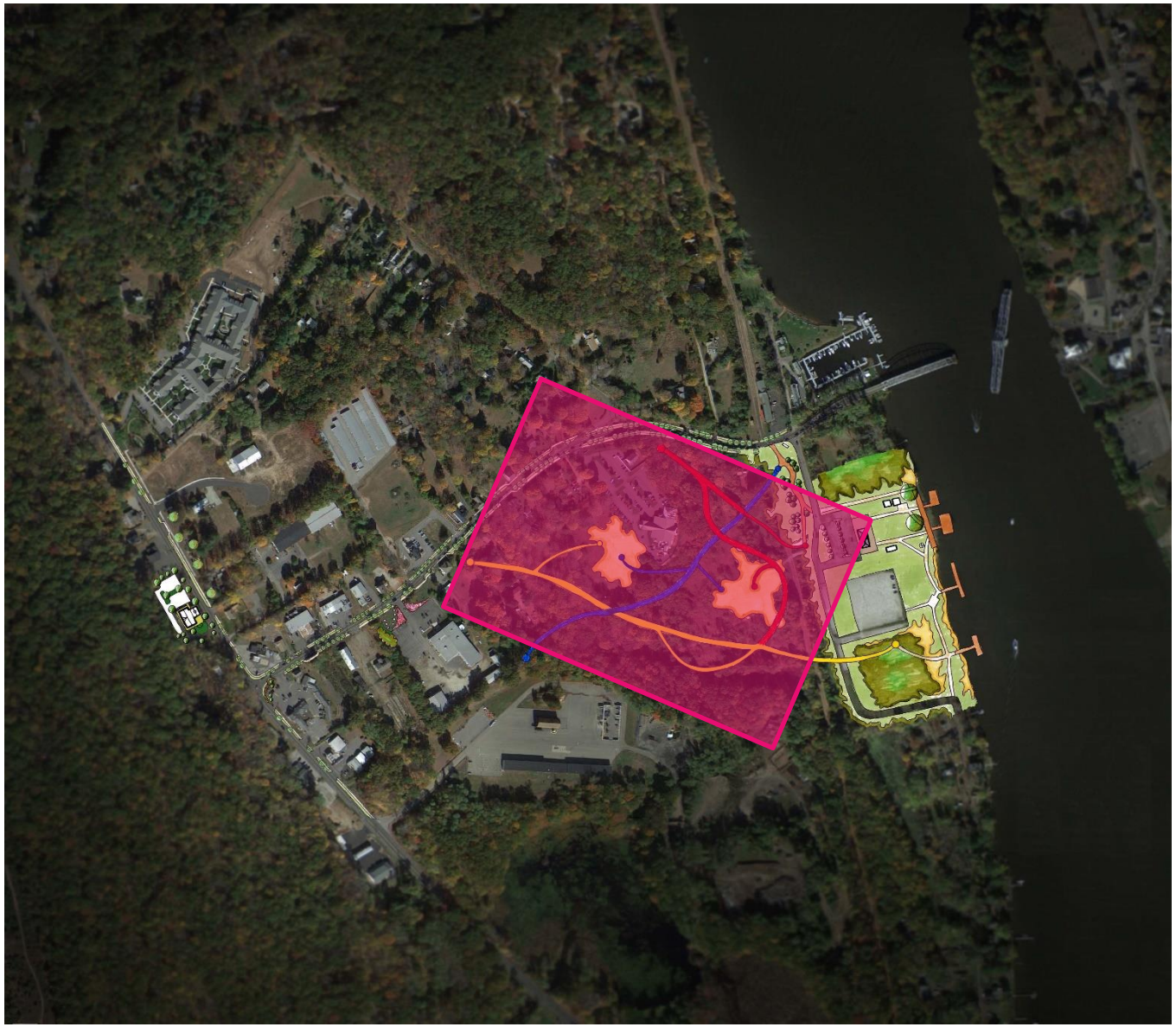
- **Trails through the Clark Creek Wildlife Area**

  - Protects existing wildlife and ecology.
  - Provides a trail system for easy pedestrian travel between major areas.
  - Both educational and recreational.



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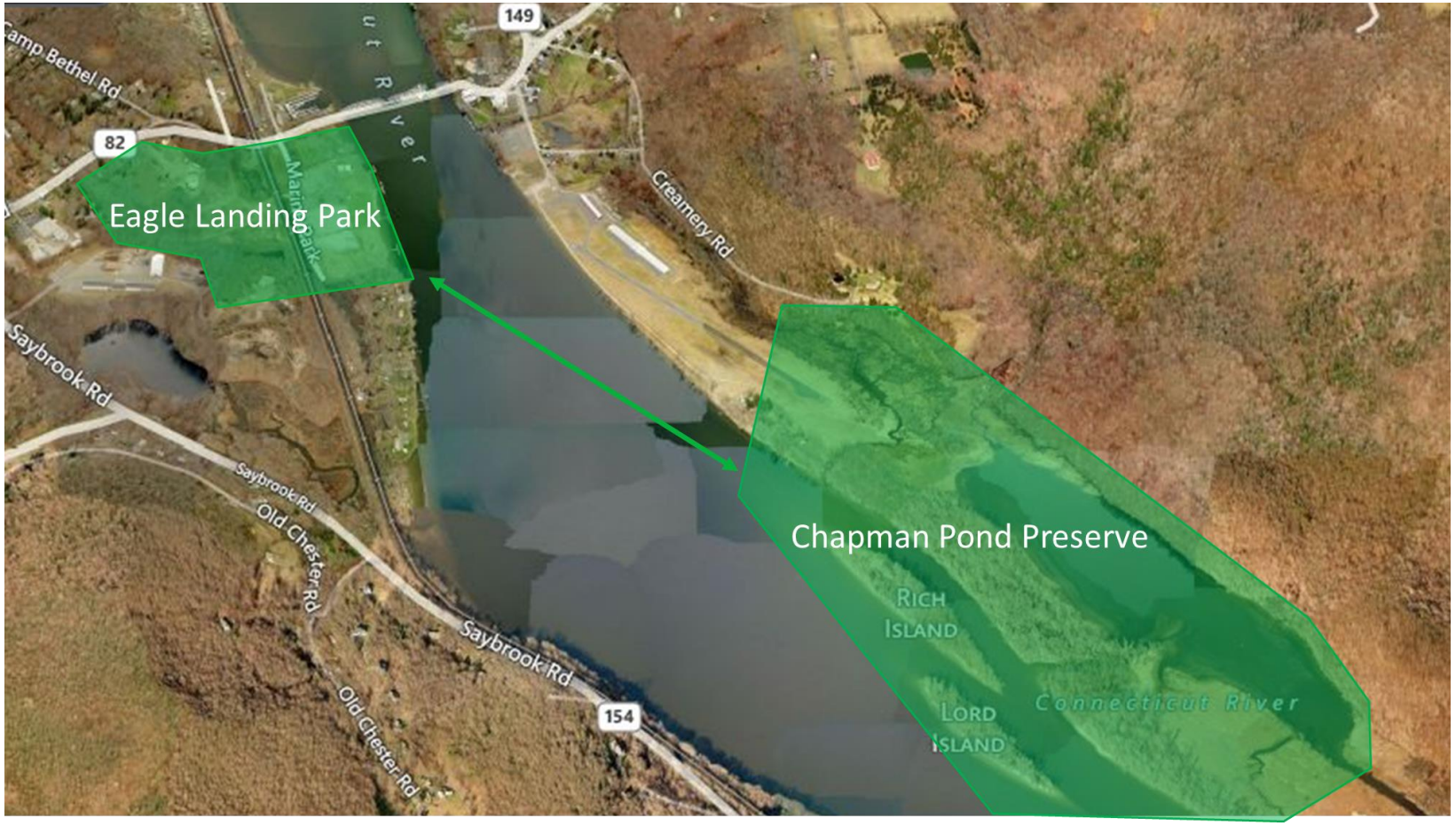
➢ Trails through the Clark Creek Wildlife Area

When Bald Eagles fly south into the Haddam area, they utilize both the Eagle Landing Park and the Chapman Pond Preserve as a habitat, creating a very unique area for eagle viewing and habitat preservation.



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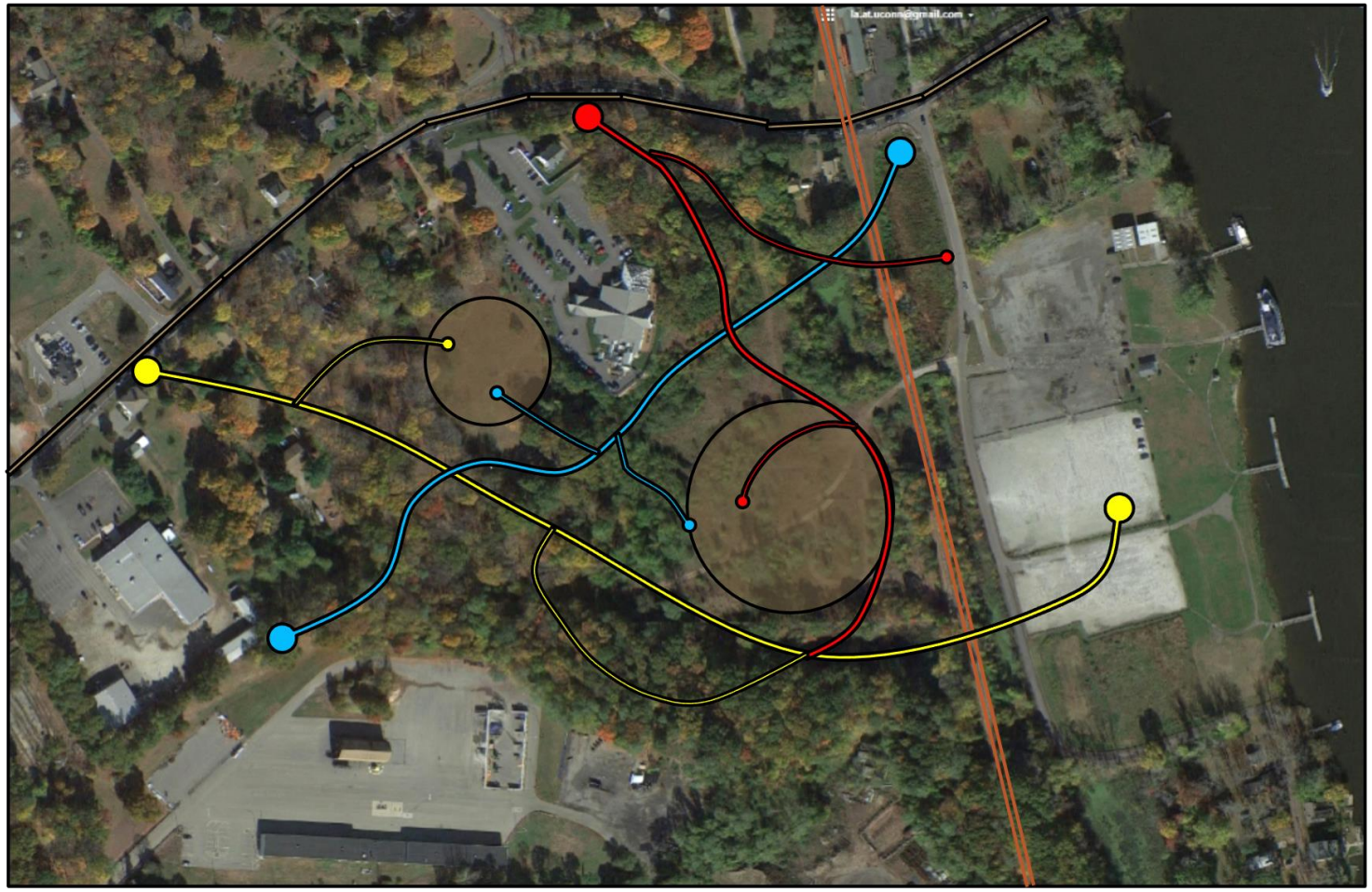
- Trails through the Clark Creek Wildlife Area

- 3 main trails that allow for ecological education, as well as pedestrian access from the Waterfront area to the Village Center and the more residential areas

- 2 naturalized meadow areas enhance wildlife habitat and offer an opportunity to see wildlife up close



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- **Trails through the Clark Creek Wildlife Area**

- Wildlife preservation area.
- Nature trails and observing stations. (Blue, green, yellow, and red trails)
- Educational signage on wildlife, ecology, and the lands history.
- No development allowed in this area.

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- Trails through the Clark Creek Wildlife Area

- Example of educational signage

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- <u>Merchant House</u>
  - Historic preservation and adaptive reuse.
  - Provides a unique place for a Bed and Breakfast for visitors and family to stay.
  - Close connection to town green and village.

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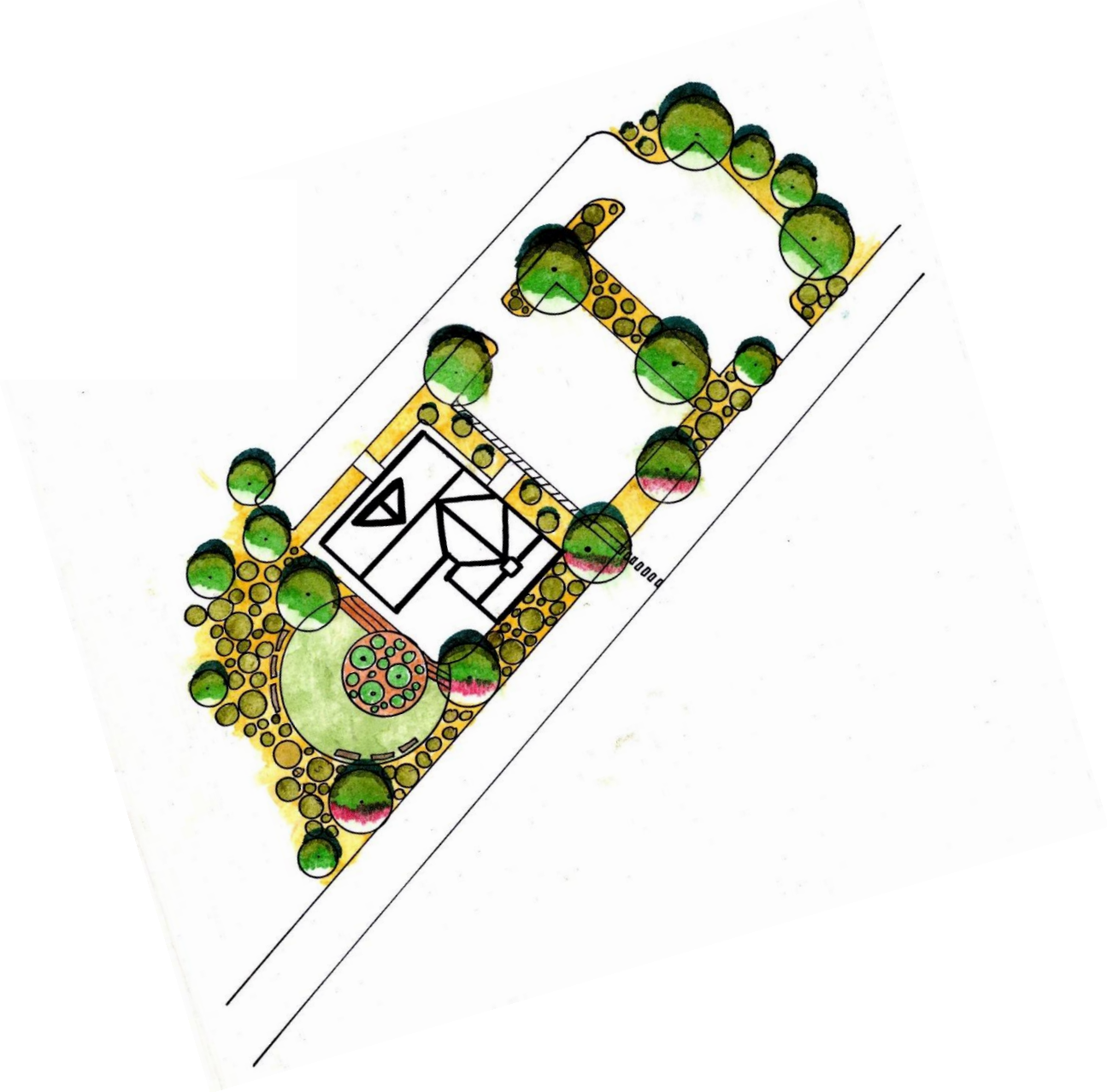
- <u>Merchant House</u>
  - Consolidated parking
  - Formalized garden adds to character and makes the Merchant House a focal point from the intersection of Bridge Rd. and Saybrook Rd.



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- Merchant House

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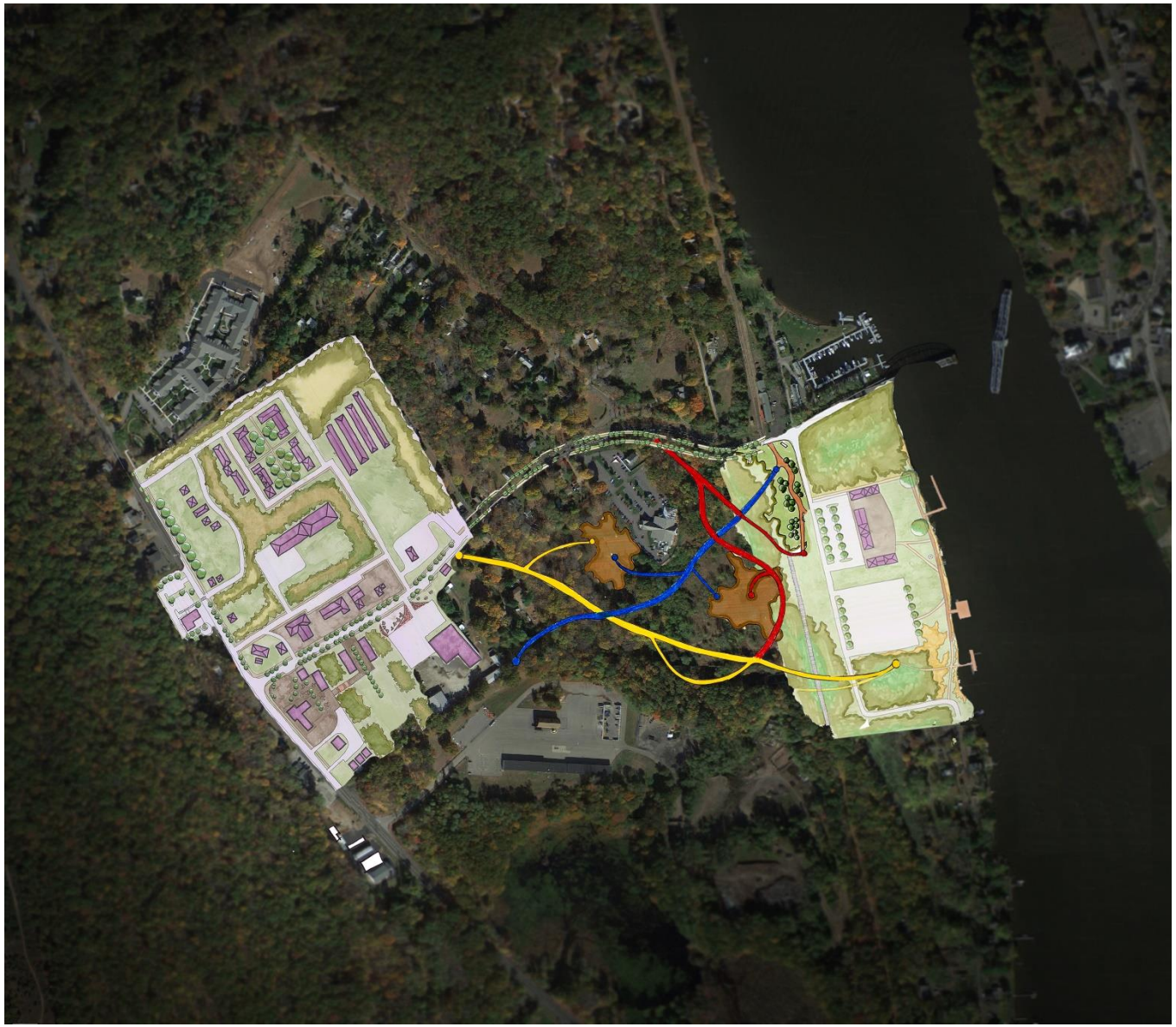

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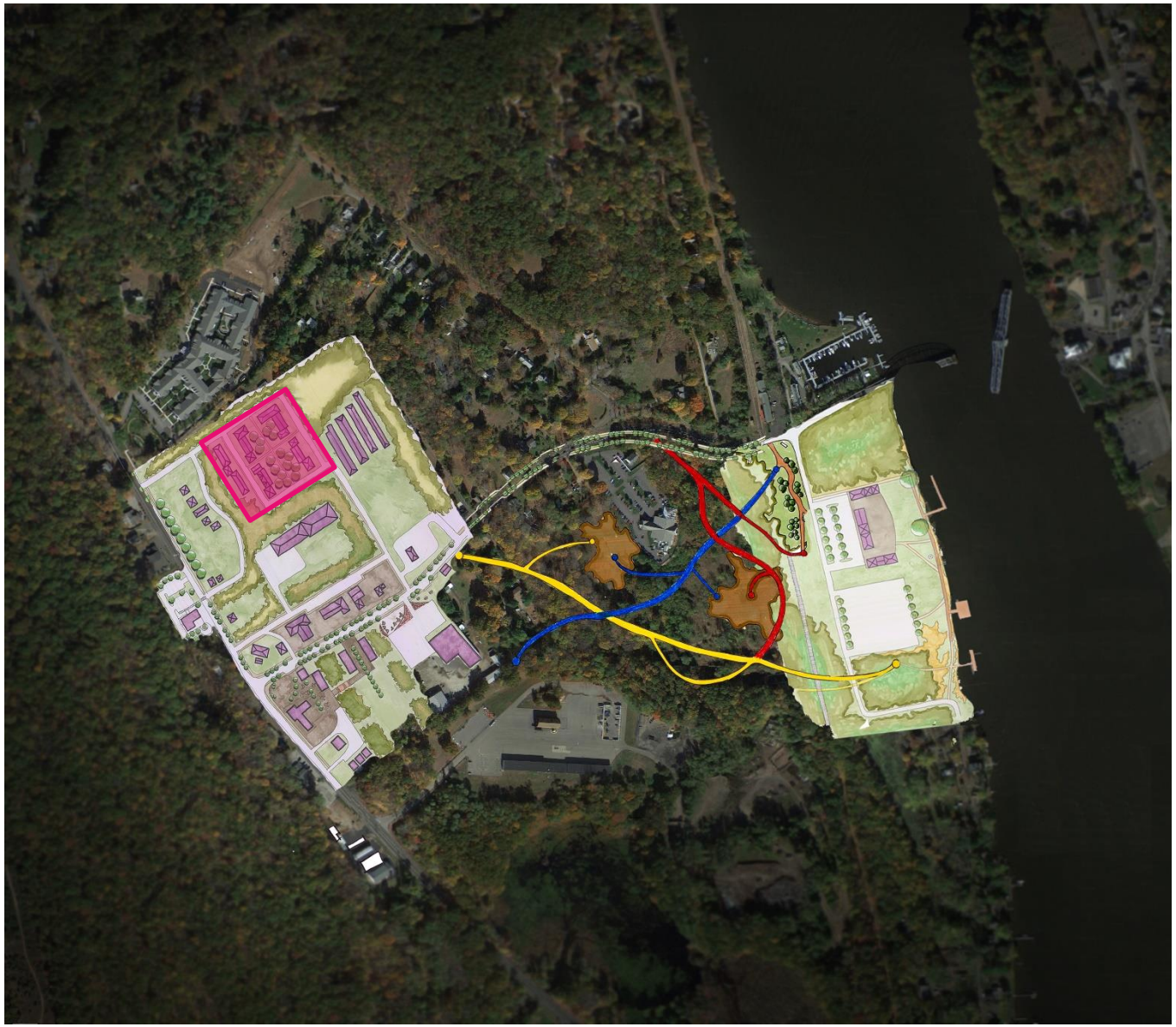
- <u>Multi-Family Residential</u>
  - Adds to the community of Tylerville.
  - Tied closely to the village center.
  - Beneficial to existing and future businesses.



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- Multi-Family Residential

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- **Multi-Family Residential**
- Condominiums
- Maintain "New England feel" blending over from town green
- Create access to town green and village square, promote walkability
- Promote sense of community through public gardens and recreation areas

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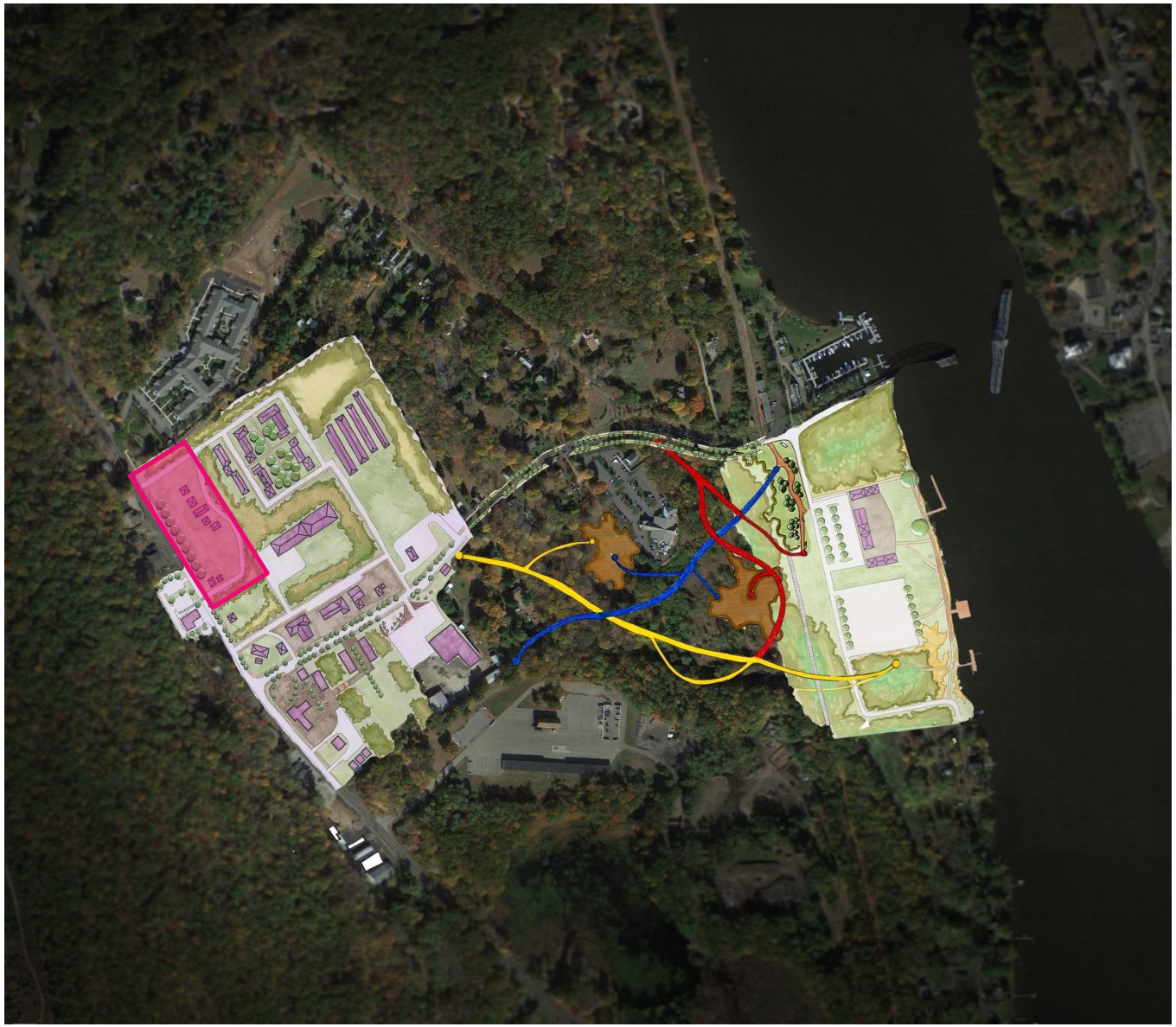
- <u>Town Green</u>
  - Create local hub for community.
  - Place for outdoor recreation and leisure.
  - Builds on the positive historic character of existing house.
  - Provides outdoor space for local events.



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- Town Green

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- <u>Town Green</u>
- Create space for the local community
- Keep existing historic building , transform into civic building
- Implement bordering buildings that serve community
  - Art center
  - Second hand shop
  - Gym (yoga, karate)
  - Dance studio
  - Small scale movie theatre
  - Breakfast place
- Benches for leisure
- Open lawn for recreation

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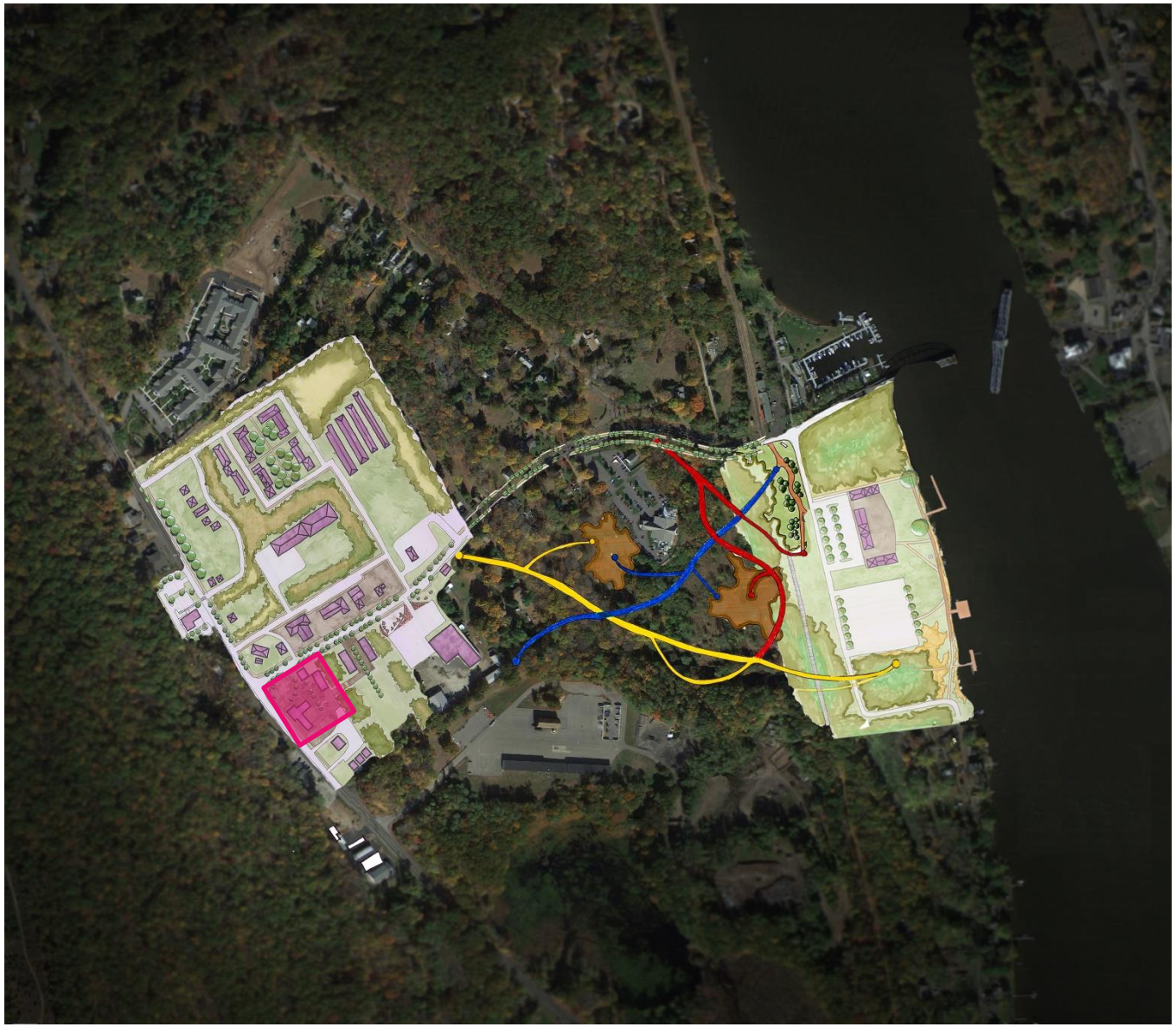
- <u>Village Square</u>
  - Area for local businesses to thrive at the heart of the town.
  - Exterior plaza draws visitors inwards.
  - Becomes an iconic part of the identity of Tylerville.
  - Pedestrian oriented.



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- Village Square

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- <u>Village Square</u>

- 1-2 story buildings
- Locally owned shops and restaurants
- Planting designs that create small and unique spaces
- Outdoor Seating areas
  - Moveable tables and chairs
- Accessible to both the pedestrian and vehicle
- Identity of Tylerville
- Unique lighting design

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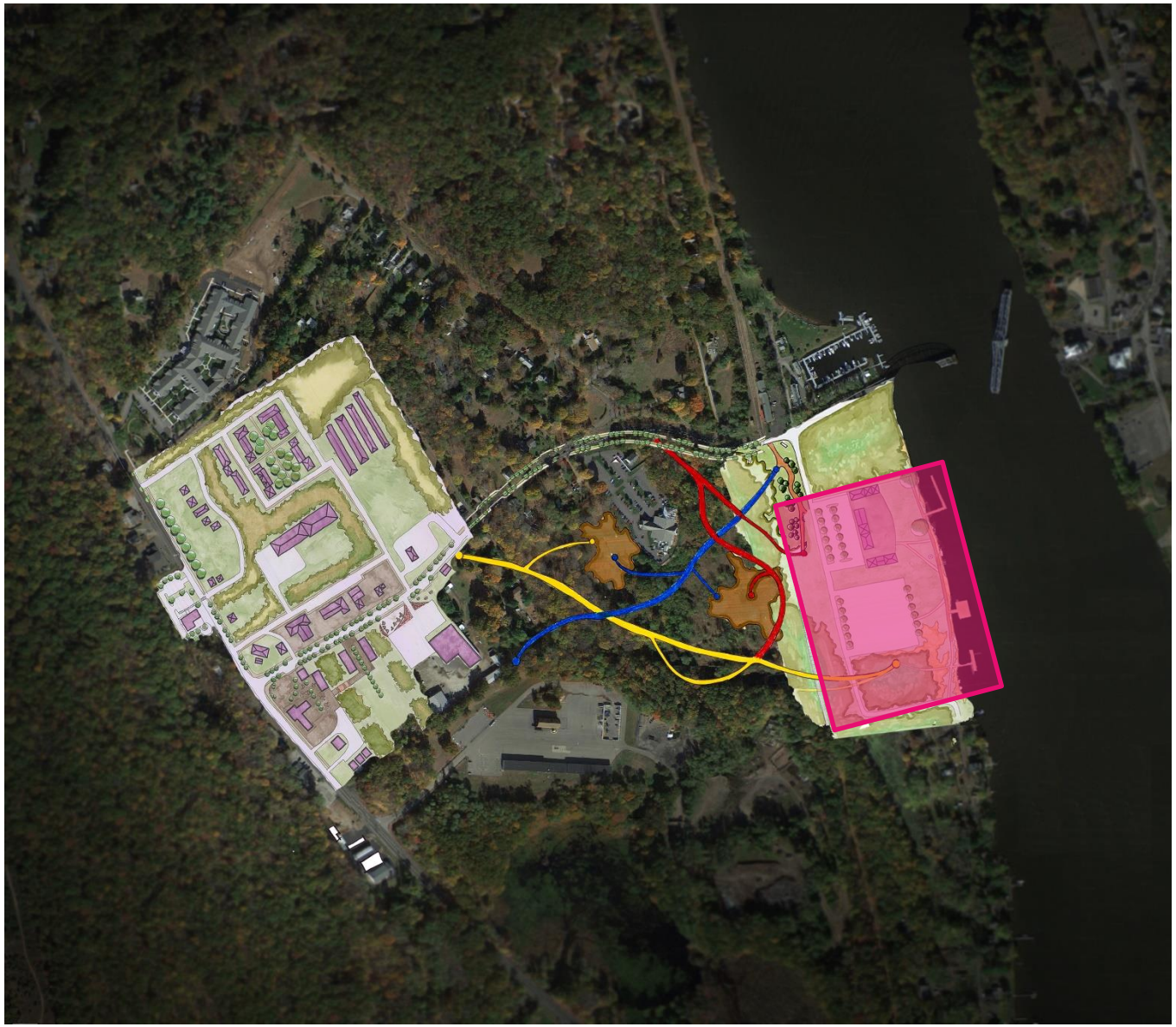
- <u>Waterfront</u> (continued)
  - Addition of dock for Steamboat
  - Continued development of naturalized river edge and habitat
  - Extension of boardwalk
  - Addition of more riverfront shops and plaza
  - Continued development of parking lots, creating green islands with the ability to remediate runoff water



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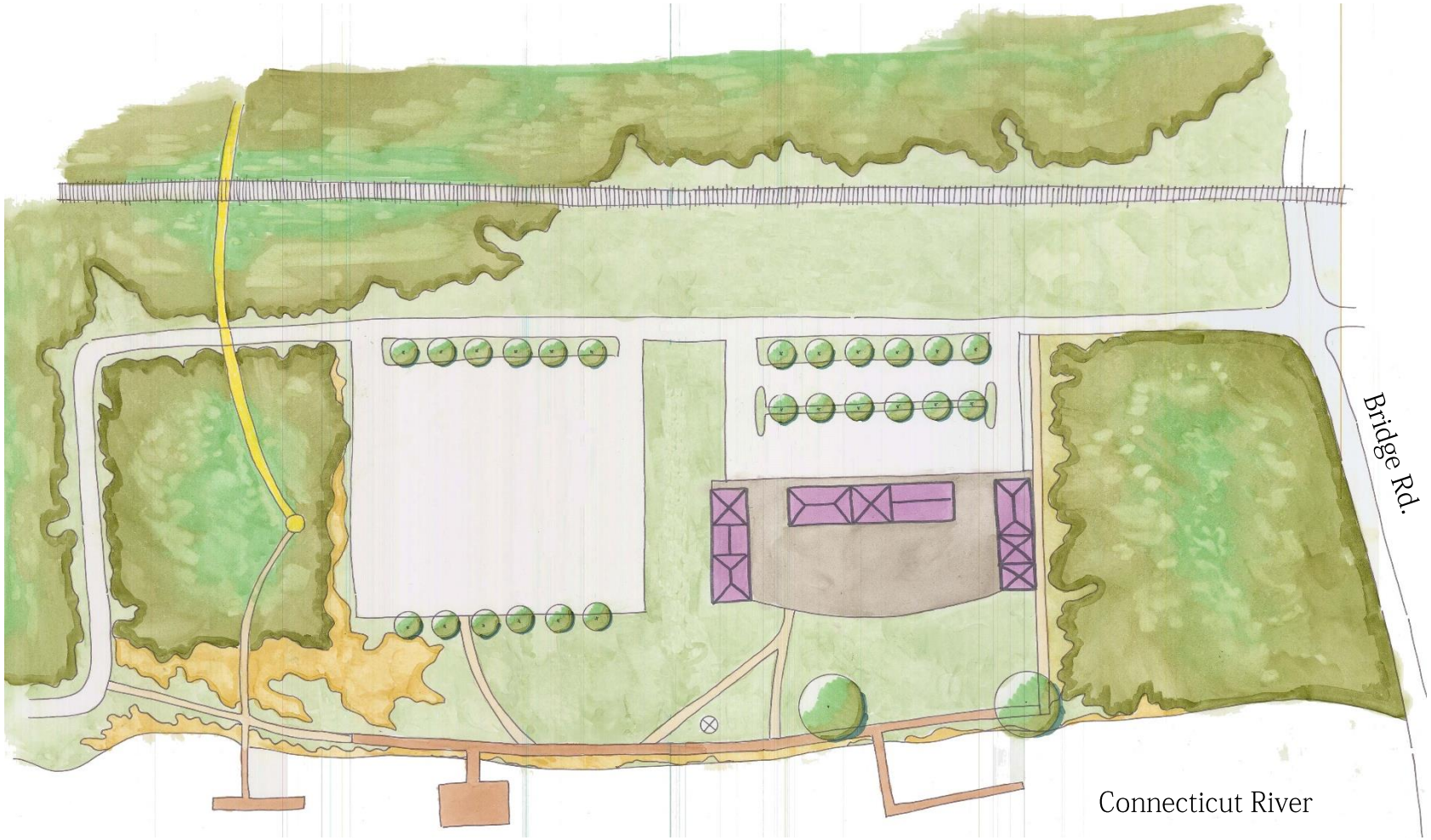
- Waterfront (continued)



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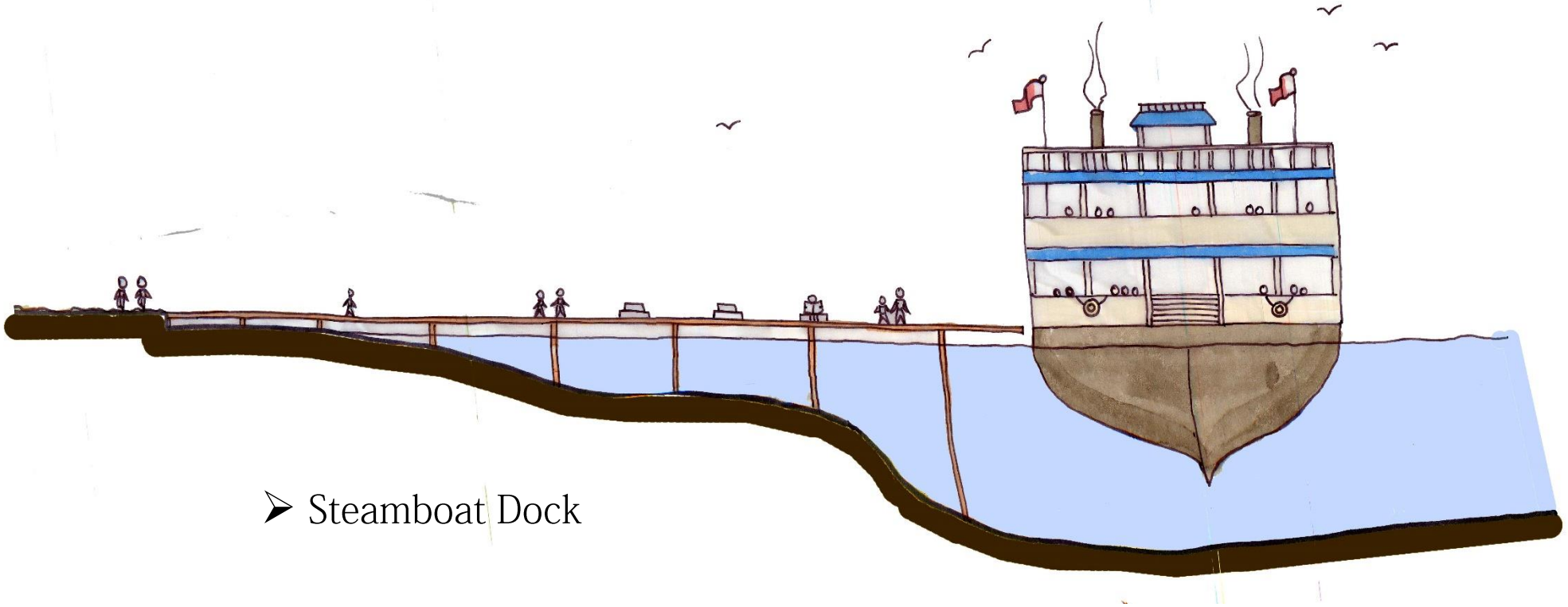
- Waterfront (continued)



- Steamboat Dock

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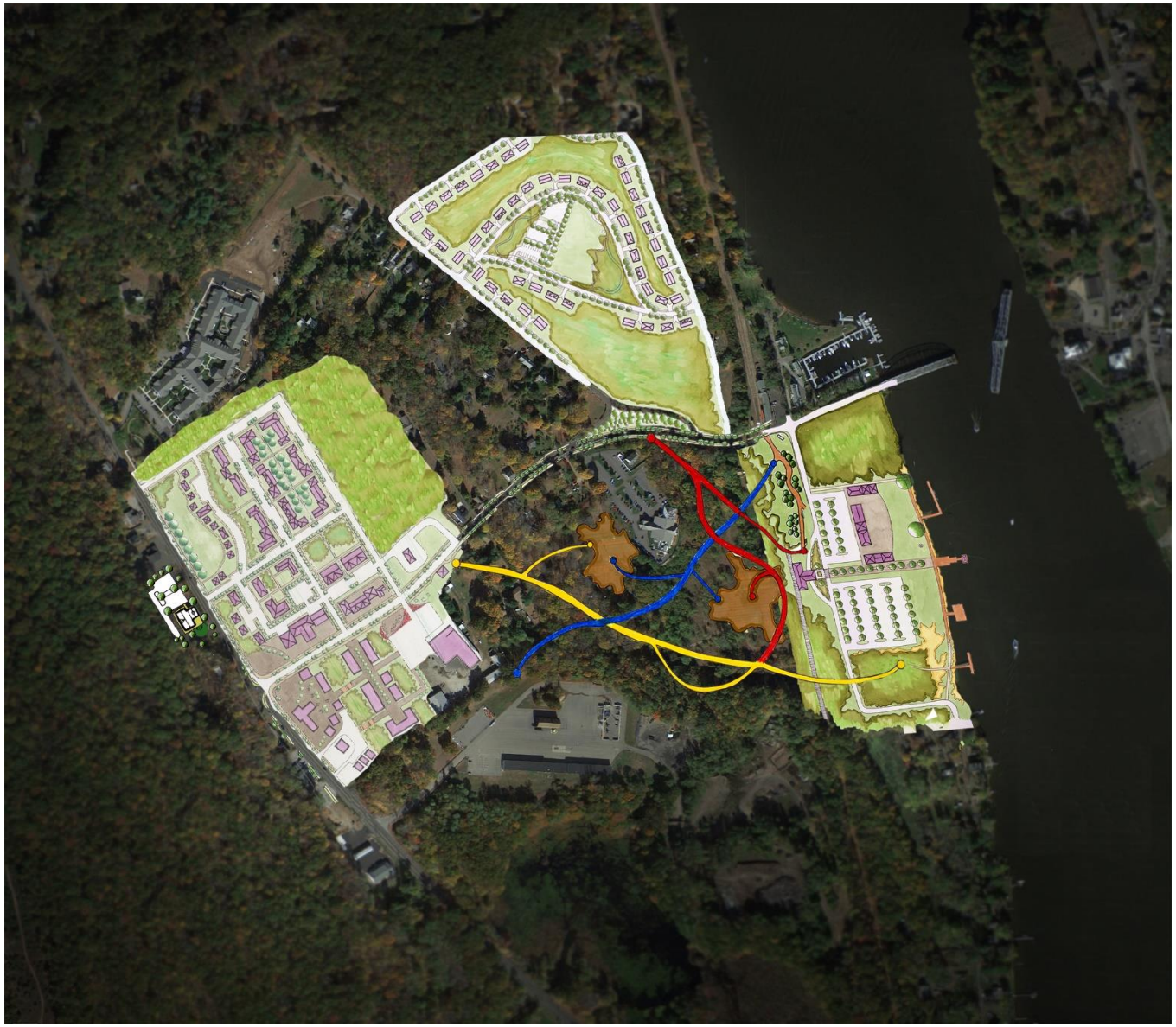

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- <u>Single-Family Residential</u>
  - Provides all-season housing.
  - Provides common green space and recreational facilities.
  - Ideal location to utilize all that Tylerville has to offer.

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- Single-Family Residential

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- <u>Mixed-Use Development</u>
  - Creates a lively community of businesses and residents
  - Provides wide variety of uses. Residential, retail, and office space
  - Weaves into the fabric of the town green and the village square.

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- Mixed-Use Development

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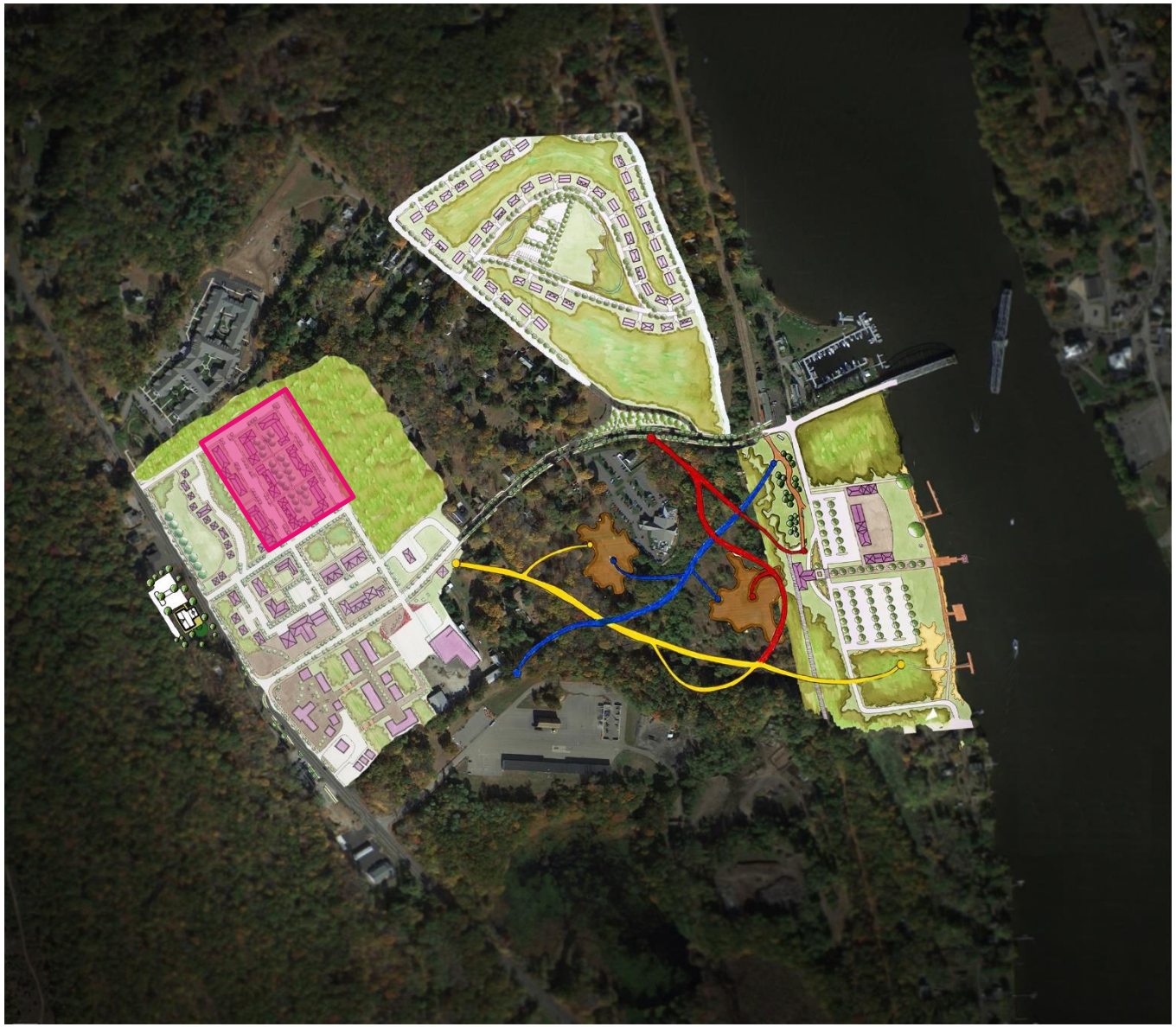
- Multi-Family Residential (continued)



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- Multi-Family Residential (continued)

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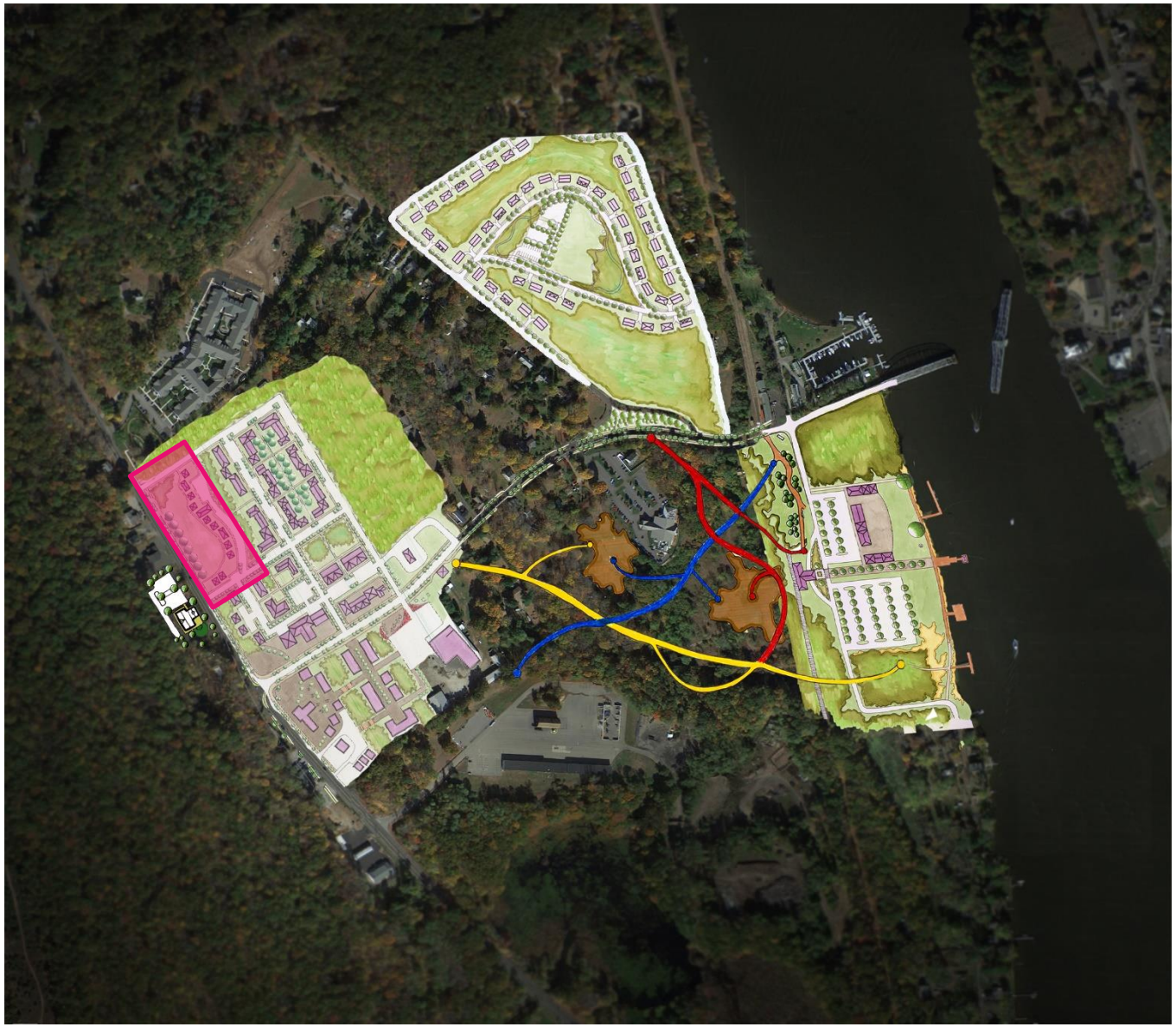
- Town Green (continued)



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- Town Green (continued)

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- Town Green (continued)

- Town Green with local shops in the background

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- Village Square (continued)

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- Village Square (continued)

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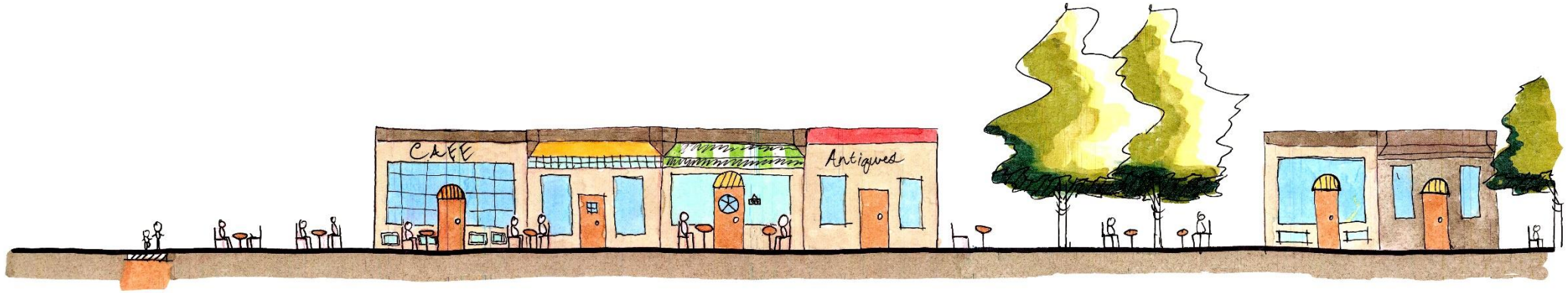
- Village Square (continued)



- Village Square shops

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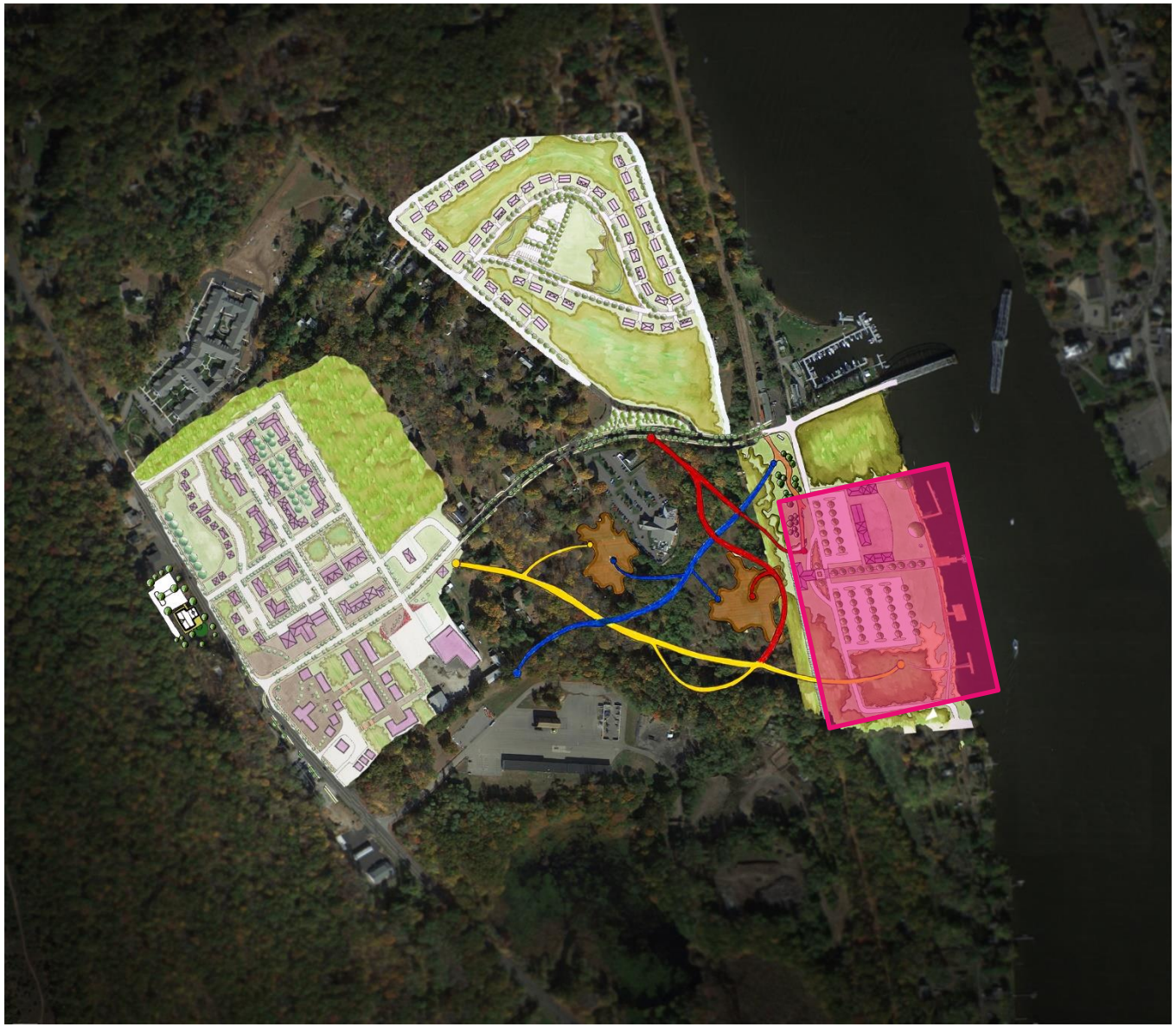
- <u>Waterfront</u> (continued)
  - Addition of Train/Bus Station to receive visitors
  - Addition of central walk and pier to allow for pedestrian access to the water
  - Fully developed parking areas, with water remediation islands to mitigate runoff polution



Intro

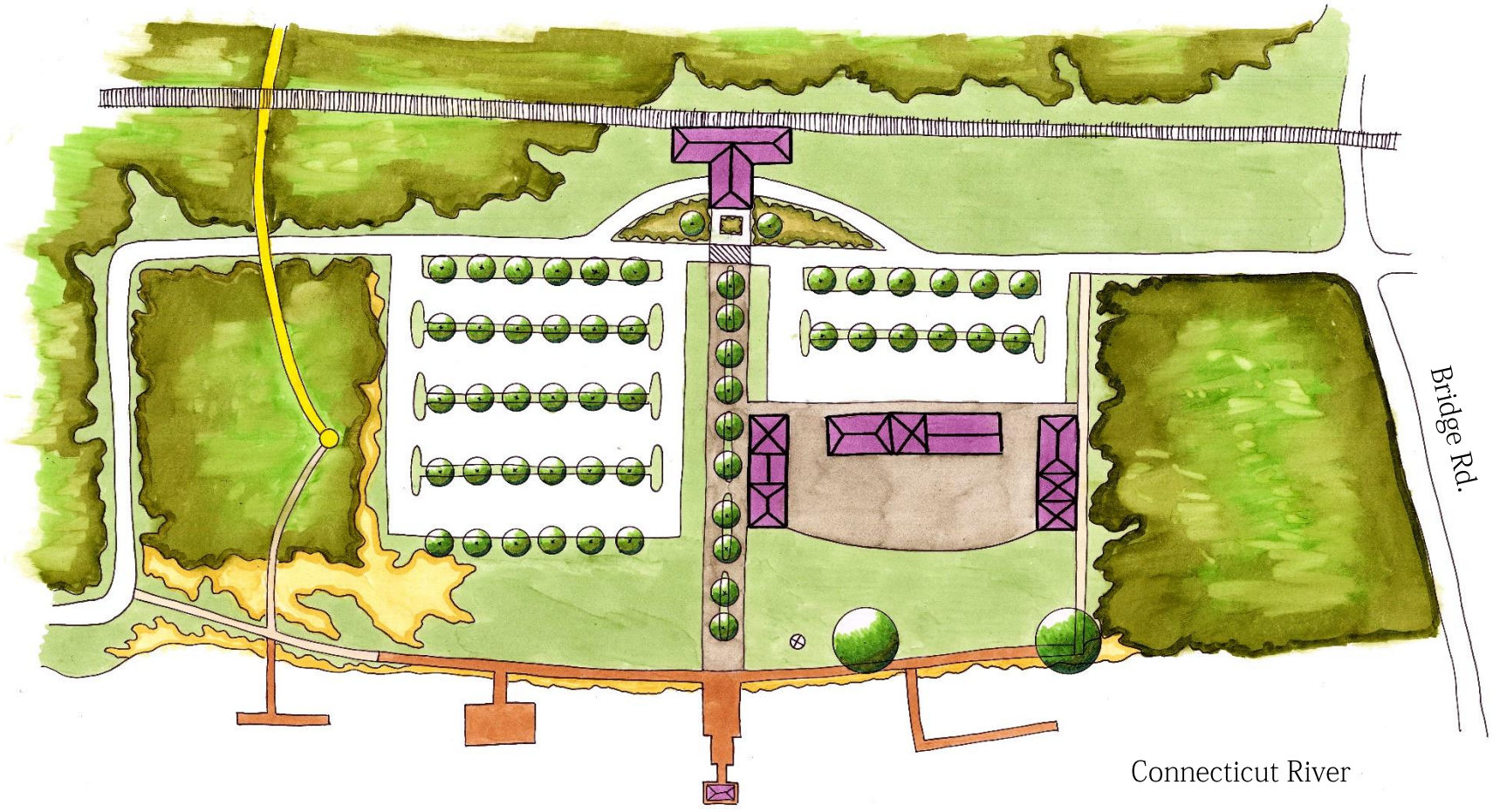
Short-Term Plan

Intermediate Plan

Vision Plan

Vision Plan

- Waterfront (continued)



Intro

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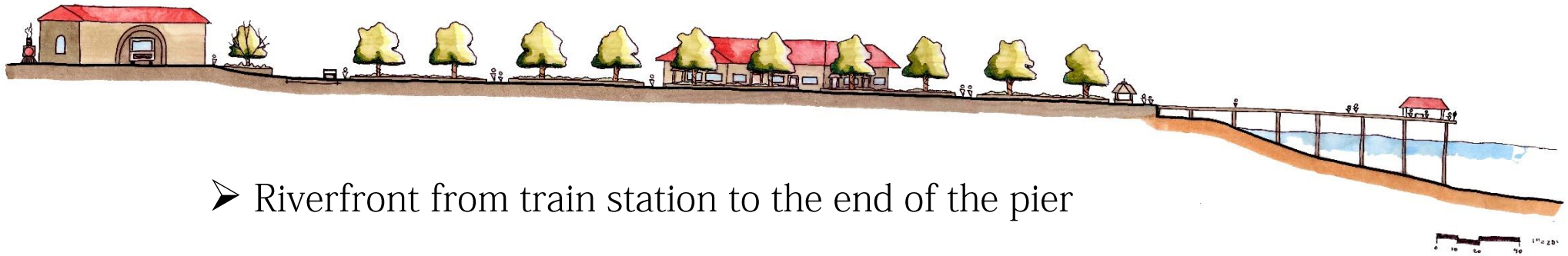
Vision Plan

- Waterfront (continued)



- Riverfront from train station to the end of the pier

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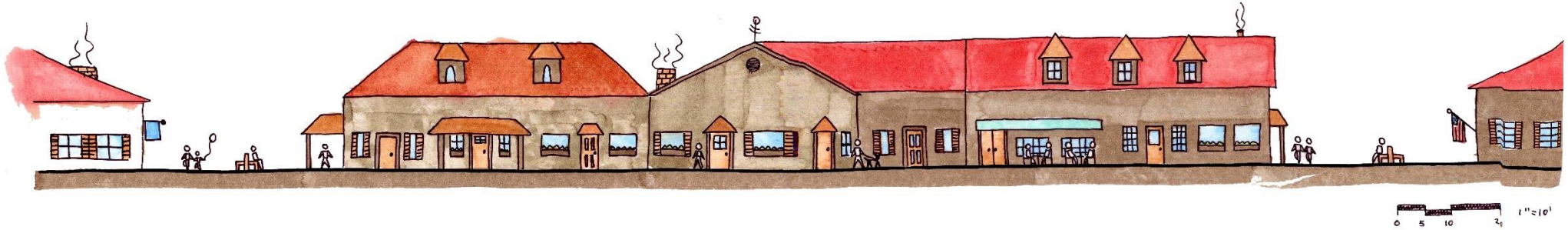
Vision Plan

- Waterfront (continued)



- Riverfront Shops

Thank You!