

7.0 REVITALIZATION TIMELINE

The Town of Clinton has always valued its history and now desires to revitalize historic Main Street. Since 1966, the Downtown District has been studied for revitalization and traffic improvements. At that time, Bryan and Panico, Planning Consultants, provided many planning alternatives for the Downtown District of Clinton, although very few considerations were ever implemented. With a new generation of civic-minded people, the concern for the downtown and its tie to historic Main Street generated a 2006 study effort and design report by The Yale Urban Design Workshop in; “Analysis and Recommendations for the Historic District of Clinton Connecticut”.

Today’s master plan builds upon the information assembled in these reports as well as the current desires of the citizens of the Town of Clinton and the Main Street Enhancement and Revitalization Committee. To achieve the overall goal of enhancing and revitalizing the Main Street, the initial effort proposed is to address the infrastructure improvements. On a planning and conceptual design basis, the next phase for design development and construction should implement the project sequence below:

PHASE I - COSTS

1. Town of Clinton to:
 - a. Identify all available funding sources. Meet with Federal and State representatives to determine current availability of funding or bonding for project.
 - b. Phase project in a manner needed to make the project economically feasible and ‘shovel ready’ for Federal and State funds when they become available.
 - c. Have up to date estimated costs that are kept current.
2. Authorize and implement the A2/T2 survey for a current and accurate boundary and topographic survey reflecting the location of all utilities, property lines, easements, wetlands, FEMA designated flood plains and property ownership within the project boundaries.
3. Establish a separate Town appointed committee to study and create a pattern book for Business Façade Improvements.
4. Establish a separate Town appointed committee to create a plan to identify and acquire needed public easements and properties in project area for desired public purposes.
5. Complete the current Traffic Engineering Study of the roads within the project area. Coordinate with Connecticut Department of Transportation for signalization and roadway improvements.
6. Open conversations with businesses and landowners for design input for individual concerns addressing their property or business.
7. Open conversations with Connecticut Department of Transportation and Shoreline East for construction and easement considerations for bridge repair, sidewalk and street improvements, and placing the overhead utilities beneath the railroad right of way at Hull

Street Improvements for the Post Office Square pedestrian underpass must also be addressed.

8. Initiate conversations and negotiations with local utility companies for the placement of overhead utilities underground. Letters of Interest from the Town of Clinton as well as signed legal contractual obligations and design funding is required.

PHASE II

1. Continue with the design and implementation of the Main Street Enhancement and Revitalization Project. The Committee will establish the design parameters and implementation sequencing for funds available.
2. Finalize design and construction documents of Main Street and ancillary improvements.
3. Conform to regulatory and funding design parameters, requirements and constraints.
4. Design considerations include:
 - Providing for uniform traffic signalization
 - Standardizing streetscape furnishings
 - Creating uniform sidewalk patterns and walks which are ADA accessible
 - Incorporating curbing, crosswalks and drives
 - Providing uniform wayfinding signage
 - Accent the existing stone arched bridge with stone parapets crossing the Indian River and its scenic views
 - Replacing existing street lights with period style ornamental lighting
 - Providing better municipal parking for shoppers and customers of the downtown commercial district
 - Creating a better greenway along the Indian River.

PHASE III

1. Advertise project: invitation to bid; receive bids
2. Review bid results with Town, funding agencies, and regulatory review and oversight agencies
3. Sequence of Construction:
 - Install PVC conduits from property line to edge of road for each property should future individual sanitary sewer laterals be required.
 - Remove existing sidewalks as required for underground relocation of utilities
 - Remove existing curbing as required for underground relocation of utilities

- Prepare and install utility crossing at Indian River
- Underground relocation of primary overhead utilities with associated new pad-mount transformers and switch gear/controllers
- Underground relocation of secondary service overhead utility connections to customers
- Install ornamental street lighting foundations
- Construct new stormwater drainage improvements and treatment facilities
- Provide new traffic signalization mast arms for existing signalized intersections; address traffic improvement recommendations
- Install ornamental street lighting fixtures and energize
- Remove all overhead utility wiring/poles and energize new utility systems
- Remove and replace street curbing with new curbing
- Install colored stamped concrete or pavers for pedestrian crossings, residential and commercial drive entrances
- Install new concrete and paver sidewalks
- Repave and restripe Post Office Square
- Repave and restripe Central Avenue
- Repave and restripe Hull Street and Library Lane
- Repave and restripe Main Street and residential side streets
- Install new traffic and wayfinding signage
- Install landscape plantings
- Install site furnishings
- Add Alternate No.1: Indian River Greenway- Make improvements to the Municipal Parking areas within commercial district
- Add Alternate No. 2: Indian River Greenway- Create boardwalk along the Indian River
- Add Alternate No.3: Construct Old Police Station Main Street plaza and pedestrian access to Clinton Landing (to be coordinated with the improvements and renovation of the building)
- Add Alternate: Indian River Greenway- Create greenway improvements to Fire Station side of the Indian River
- Add Alternate No. 4: Site and landscape improvements to Lower Liberty Green

- Add Alternate No.5: Create Cemetery Road improvements and new municipal parking adjacent to Fire Station
- Add Alternate No. 6: Make improvements to the Post Office Square pedestrian way (Post Office Square to Central Avenue)