

South Main Streetscape Concept

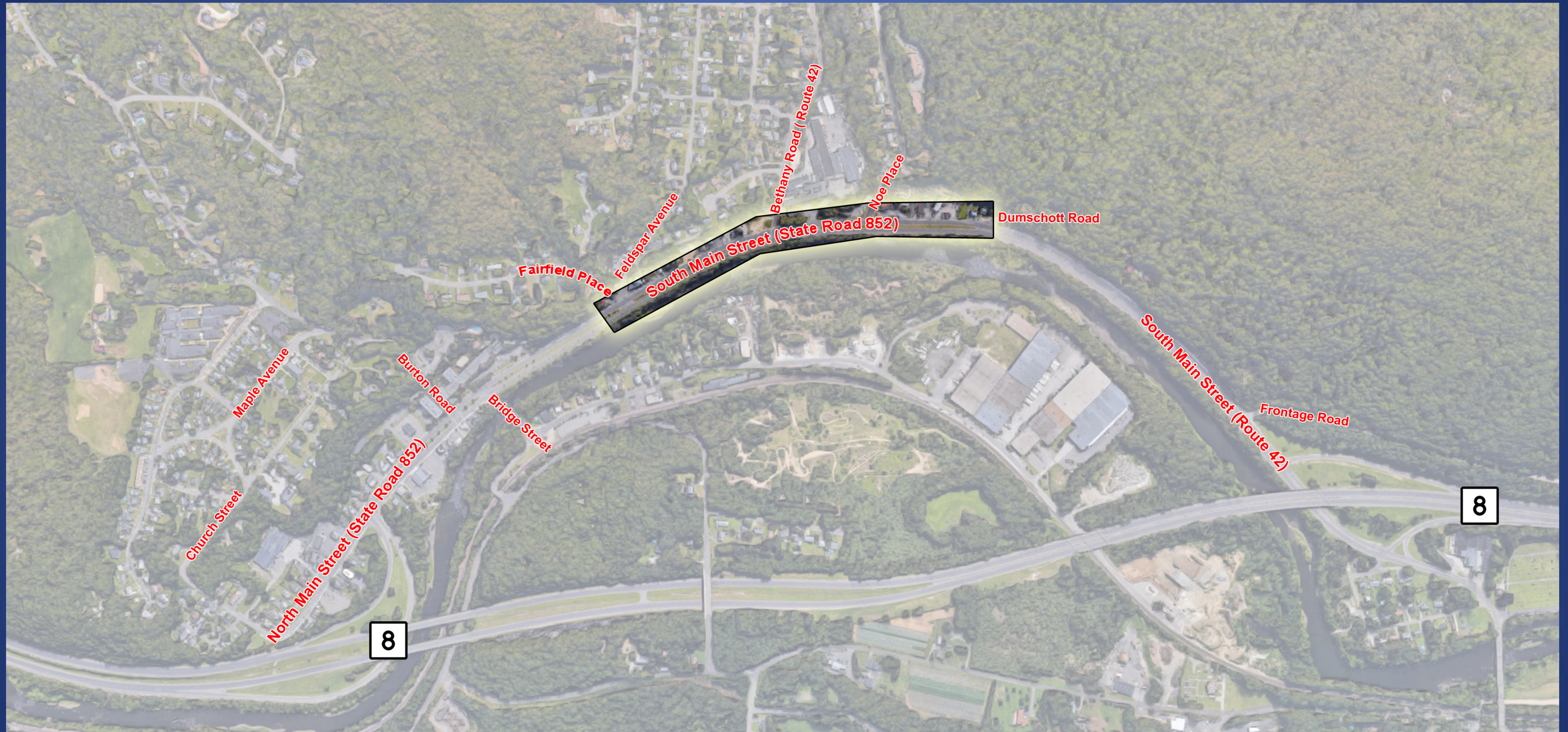
Beacon Falls, CT

April 18, 2019





South Main Street Concept – Beacon Falls, Connecticut



Neighborhood Context



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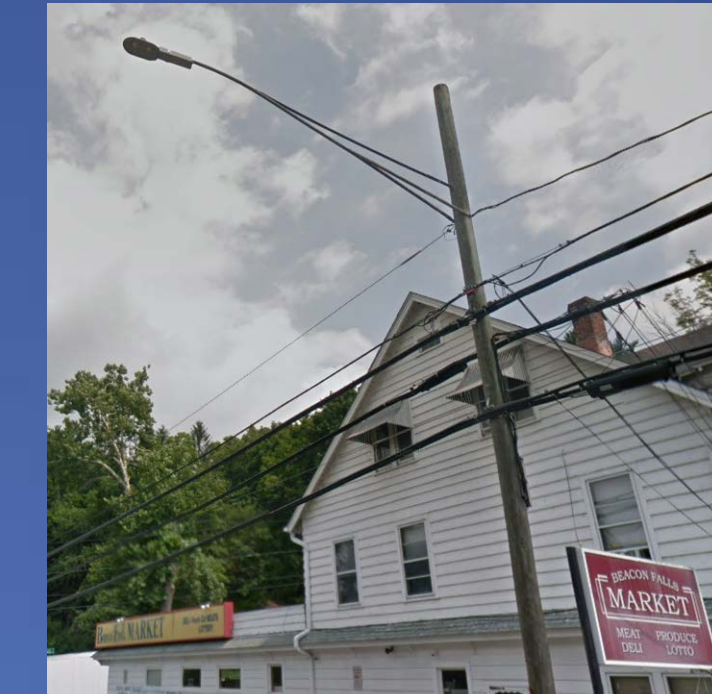
Residential neighborhood with dead-end street



Alternate customer parking area under same ownership as Market; no pedestrian connection to business



Customer parking in front yard and into right-of-way; conflicts with accommodating service deliveries



LED cobrahead lights on utility poles



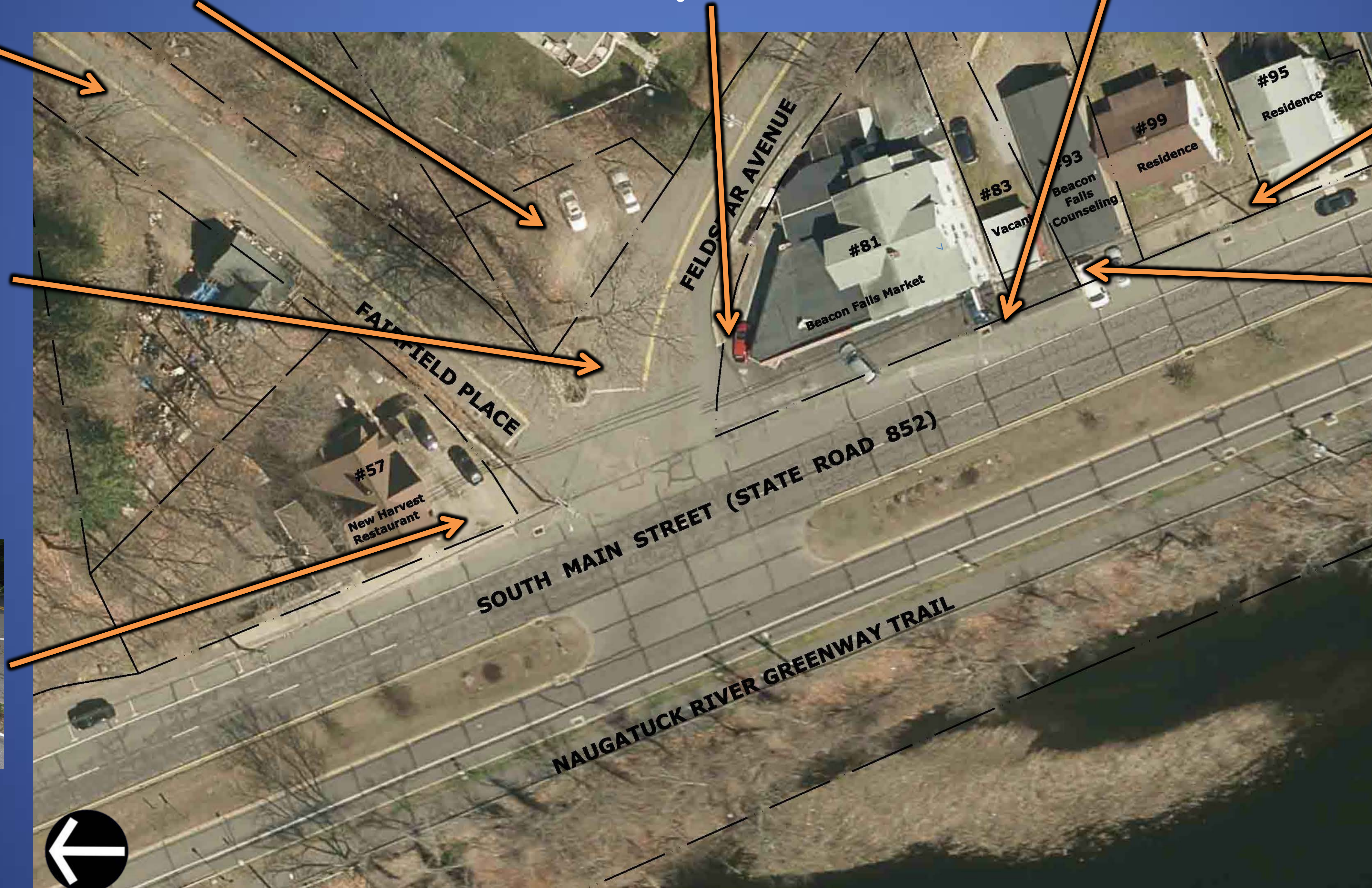
Mixed front yard, side yard, and on-street parking for residential tenants; incomplete network of sidewalks; no curbs on this side of the street



Atypical intersection geometry with steep hills and limited sight lines; traffic control is set back far from South Main Street; road width is more than 80 feet; no pedestrian connections to neighborhood or crosswalks provided



Informal on-street parking for customers; wide curb cuts discourage use of existing sidewalk; lack of defined parking area for tenants



Small commercial space at 83 South Main Street is vacant; front yard parking for #83 and #93; shoulder area is 15' wide from edge of travel lane to property line

Site Analysis – Fairfield Place & Feldspar Avenue



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Residential, dead-end street



Lack of defined parking areas for customers; sidewalk does not connect anywhere



Continuous paved frontage; pedestrian walkway does not continue



Majority of South Main Street frontage is paved; no clear area for pedestrians to safely walk or approach the bakery



Dying Silver Maple tree is a risk to structures, vehicles, and residents; this is the only tree on this side of South Main Street



Stair and ramp connection to signed "No Parking" zone; no curbs on this side of the street



Diseased and dead Ash trees in center median caused by Emerald Ash Borer

Site Analysis – South Main Street



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Vacant lot on prominent street corner is zoned Residential R-3 in commercial use district



Storm-damaged Oaks are in decline



Linkage to residential neighborhood and rear of Business Park; no pedestrian connectivity to South Main Street



Pedestrians must cross five lanes and a median to reach other side, +/- 83 feet; no area of refuge



Greenway trail terminates without signage; users must cross here or continue south on bicycle toward Pine Bridge



Abrupt termination of bituminous pedestrian walkway



Narrow bike lane adjacent to busy traffic

Site Analysis – Bethany Road



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Overflow parking for Beacon Falls Business Park



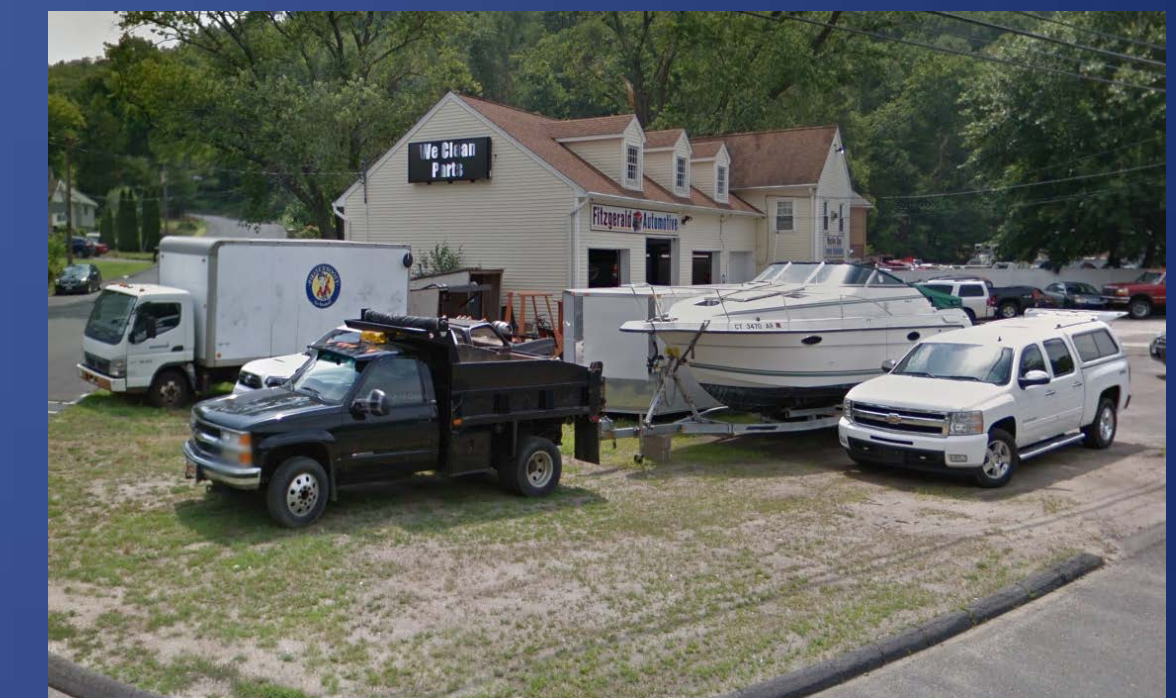
Dead-end street with residential properties



Vehicles parked in front yard for service access and customer pickup; entire frontage is paved



LED cobrahead lights on utility poles



Parking of commercial vehicles and trailers in front yard

Site Analysis – Noe Place



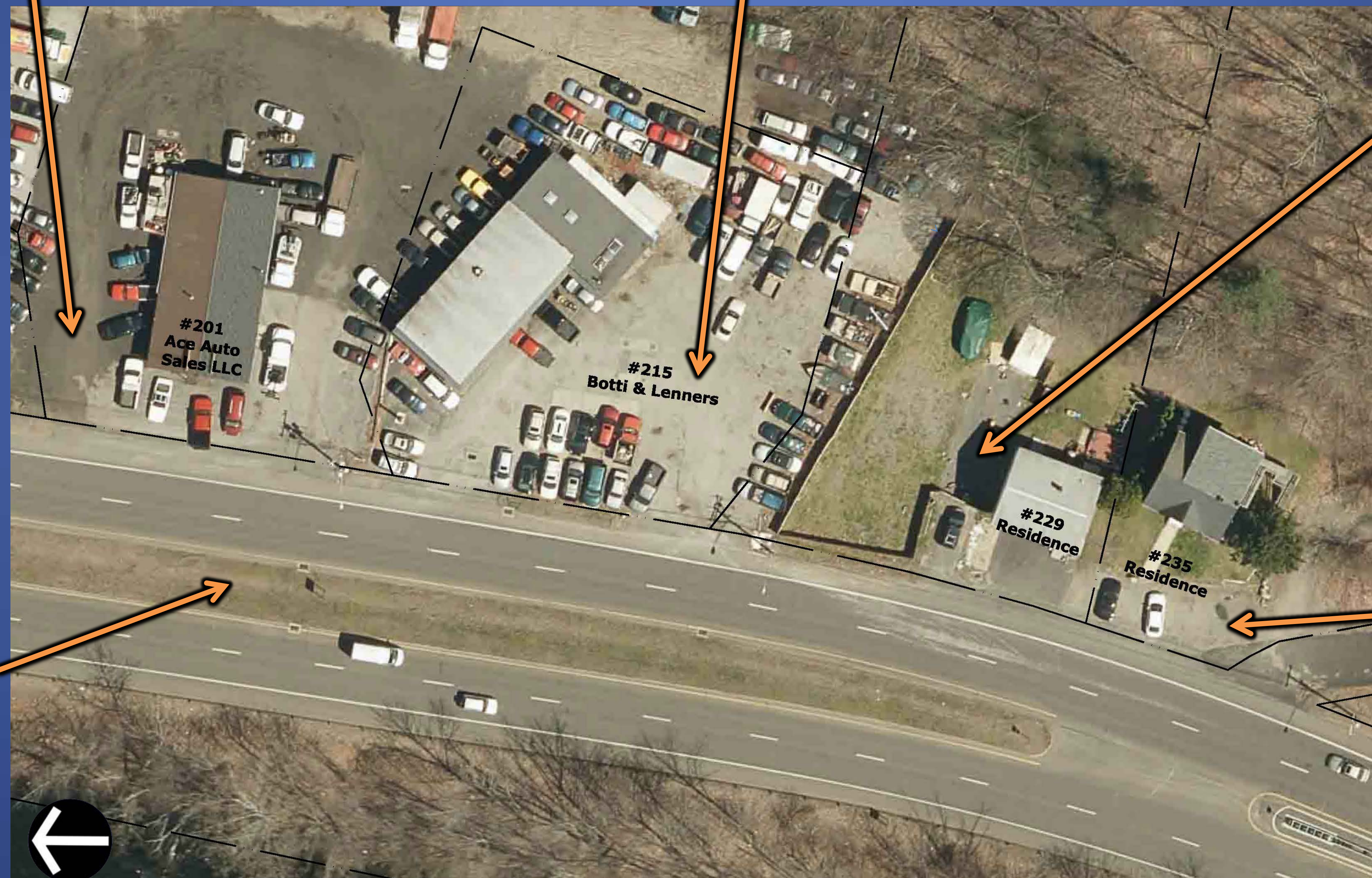
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Wide, continuous curb cuts support automotive business needs, but discourage pedestrians and bike connectivity



District is defined by automotive uses and parking operations



Parking in front yard; residential use abutting commercial automotive repair business



Unmarked entrance to Dumschott Road; ambiguous parking situation for residential tenants



No street trees are present in the median or adjacent to any businesses in the district

Site Analysis – Dumschott Road



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1. Implement traffic calming strategies to reduce vehicle speeds.
2. Efficiently organize on-street parking for commercial and residential use.
3. Discourage parking of vehicles or equipment in front yards.
4. Minimize width of curb cuts to increase pedestrian safety and walkability of street.
5. Convert unneeded paved surfaces into landscape areas to reduce amount of stormwater runoff and urban heat island effects.
6. Provide a uniform sidewalk along South Main Street to encourage pedestrian use.
7. Use street trees and ornamental lighting to create a cohesive neighborhood aesthetic.
8. Improve stormwater management.
9. Comply with ADA regulations for accessibility in public right-of-way.
10. Take advantage of proximity to Naugatuck River Greenway.
11. Anticipate future Greenway and/or Route 42 improvements.

Concept Overview



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Concept Plan: South Main Street



South Main Street Concept – Beacon Falls, Connecticut



Concept Plan: Bethany Road



South Main Street Concept – Beacon Falls, Connecticut



Concept Plan: Noe Place



South Main Street Concept – Beacon Falls, Connecticut



Concept Plan: Dumschott Road