# **ENVISIONING TOWN CENTER 2027**

# **GLASTONBURY TOWN CENTER**

Traffic and Streetscape Improvements









Hebron Avenue – Intersection Improvements	23
Hebron Ave. at New London Tpke.	
Hebron Ave. at House St.	
Hebron Avenue – Proposed Streetscape Features	24
Hebron Avenue Perspective	25
Roadway Improvement Plans	
New London Turnpike Corridor	26
New London Turnpike – Intersection Improvements	
Main St. at New London Tpke	27
Hebron Ave. at New London Tpke	27
Douglas Rd./Sycamore St./New London Tpke.	
& Modification of Route 17 Ramps	28
Roadway Improvement Plans	
Griswold Street Corridor	29
Griswold Street – Intersection Improvements	30
Griswold St. at Main St.	
Griswold St. at Harris St./House St.	
Traffic Analysis – Future Target Conditions with	
Improvements	31
Master Planning - Griswold Street	.32
Master Planning - House Street	.33
Streetscape Treatment	
Lighting, Banners & Sign Poles	34
Street Furniture & Walks	35
Parking Lot Buffer	36
Plant Palette	3
Summary	38
TRAFFIC CALMING	39
PRELIMINARY COST ESTIMATES	40
PUBLIC INVOLVEMENT	41
WHAT'S NEXT?	42



**TABLE OF CONTENTS** 



GLASTONBURY TOWN CENTER
TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**TABLE OF CONTENTS** 

DATE: MARCH 2008 PAGE: T.O.C.

#### **Executive Summary**

The Town of Glastonbury began planning for future traffic, roadway and associated street aesthetics (often referred to as "streetscape") in conjunction with the publishing of their Plan of Conservation and Development.

Envisioning Town Center 2027 documents the inventory, analysis and recommendations of a comprehensive study of traffic and streetscape conditions for the Glastonbury Town Center.

#### From a transportation standpoint:

- The study focuses on four major corridors within the Study Area –
   Main Street, Hebron Avenue, New London Turnpike, and Griswold Street.
   Nineteen intersections along these corridor roadways were reviewed for capacity and safety issues.
- Projections of future traffic conditions were developed based on anticipated, background annual growth and expected new development.
- Traffic was then assigned to the roadway network and the subject roadways/intersections were re-examined for Levels of Service.
- 2027 target traffic operating conditions were defined by roadway classification and development district – Residential, Mixed-use, Town Center, and Commercial.
- Preliminary intersection and roadway improvements were developed to achieve 2027 target operations.

#### Regarding streetscape issues:

- Two Study Area corridors, Main Street and Hebron Avenue, were inventoried for:
  - > Typical sections showing roadway and adjacent development
  - > Representative lighting and signage
  - > Walks and curbing
  - > Street furnishings
  - > Landscaping and trees
  - > Crosswalks and traffic calming measures
- Proposed attributes for each corridor were keyed to specific streetscape design recommendations - lighting, furniture, walks, parking buffers, curbing and mid-block crossings.

#### Summary of Traffic and Streetscape Improvement Recommendations

#### Main Street Corridor

- Upgrade signal equipment and timing plans
- Main Street at Glastonbury Boulevard/Griswold Street
- Main Street at Naubuc Avenue/New London Turnpike
- Center Median Treatment

#### Hebron Avenue

- Hebron Avenue at New London Turnpike
- · Hebron Avenue at House Street
- Center Median Treatment

#### New London Turnpike

- New London Turnpike at Main Street
- New London Turnpike at Hebron Avenue
- New London Turnpike at Douglas Road/Sycamore Street
- New London Turnpike at Route 17 Ramps
- Center Median Treatment Main Street to Hebron Avenue

#### **Griswold Street**

- Griswold Street at Main Street
- · Griswold Street at Harris Street/House Street





GLASTONBURY TOWN CENTER
TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**EXECUTIVE SUMMARY** 

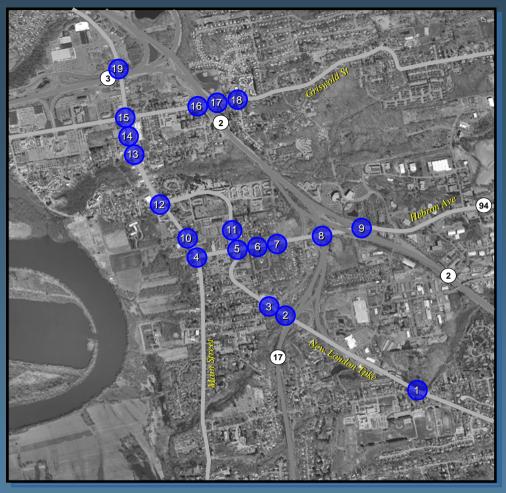
DATE: MARCH 2008

#### **Existing Conditions**

#### Traffic Study Area

- **Defined Study Area**
- Determined key intersections and relevant peak periods for data collection
- Conducted field observations of existing traffic conditions
- Performed manual turning movement and automatic traffic recorder counts
- Researched relevant accident data provided by the Connecticut Department of Transportation and Town of Glastonbury Police Department

Loc.	Intersection	AM	MD	PM	Saturday
1	New London Tpke. at Hubbard St.	Х	Х	Х	
2	New London Tpke. at Route 2 Off-Ramp	Х	Х	Х	
3	New London Tpke. at Sycamore St./Douglas Road	Х	Х	Х	
4	Hebron Ave. at Main St.	Х	Х	Х	Х
5	Hebron Ave. at New London Tpke.	Х	Х	Х	Х
6	Hebron Ave. at Concord St.	Х	Х	Х	
7	Hebron Ave. at House St.	Х	Х	Х	
8	Hebron Ave. at Route 2 EB Off-Ramp		Х		Х
9	Hebron Ave. at Route 2 WB On-Ramp	0	Х	0	
10	Main St. at Welles St.	Х	Х	Х	
11	New London Tpke. at Welles St.	Х	Х	Х	
12	Main St. at New London Tpke.	Х	Х	Х	X
13	Main St. at Spring St.	Х	Х	Х	
14	Main St. at Chili's Drive	Х	Х	Х	
15	Main St. at Griswold St./Glastonbury Blvd.	Х	Х	Х	Х
16	Griswold St. at Route 2 EB Off-Ramp	Х		0	0
17	Griswold St. at Route 2 WB On-Ramp	Х		0	0
18	Griswold St. at House Street	Х		0	0
19	Main St. at Putnam Blvd.	Х	Х	Х	0



Study Area Intersections

Traffic Counting at Study Area Intersections

X – Counts Performed for this Study

O - Other Recent Counts Used



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**GLASTONBURY TOWN CENTER** TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**EXISTING CONDITIONS** 

DATE: **MARCH 2008** 

#### **Existing Conditions**

#### Context Zones

- Divided town into context zones based on development districts
- Determined traffic flow, and origin/destination of vehicles traversing the town center
- Classified roadways based on existing character and context
- Determined key roadway segments and nodes
- Discussed character to be maintained, contrasted with evolution of town due to development



Mixed-Use Roadway



Regional Roadway









**GLASTONBURY TOWN CENTER** TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**EXISTING CONDITIONS** 

DATE: **MARCH 2008** 

#### **Existing Conditions**

#### Intersection Capacity and Safety

- · Levels of Service
  - Of the 19 locations studied, nine intersections currently (August 2007) experience a Level of Service of E or F
- Accident Condition
  - Two locations were noted have high accident history
    - Hebron Avenue at Concord Street
    - Hebron Avenue at House Street

AM - Morning Peak Hour

MD – Mid-day Peak Hour

PM – Afternoon Peak Hour Sat – Saturday Peak Hour

# LEVEL OF SERVICE

A - <10 sec/vehicle delay

B - 10-20

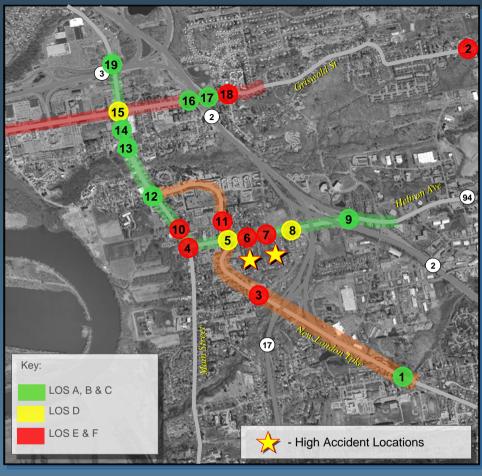
C - 20-35

D - 35-55

E - 55-80

F - >80 sec/vehicle delay

LOC.	Intersection		AM	MD	PM	Sat
1	New London Tpke. at Hubbard St.		С	С	С	
2	Addison Street at Griswold Street		F		F	
3	New London Tpke. at Sycamore St./Douglas	EB	С	F	F	
	Road	WB	D	F	F	
4	Hebron Ave. at Main St.	WB	В	F	F	F
5	Hebron Ave. at New London Tpke.		В	D	С	В
6	Hebron Ave. at Concord St.	SB	С	Е	F	
7	Hebron Ave. at House St.	SB	F	F	F	
8	Hebron Ave. at Route 2 EB Off-Ramp		D	С	D	В
9	Hebron Ave. at Route 2 WB On-Ramp		В	В	В	Α
10	Main St. at Welles St.		В	F	F	
11	New London Tpke. at Welles St. EB		В	F	F	С
12	2 Main St. at New London Tpke.		В	С	В	С
13	Main St. at Spring St.		В	В	В	
14	Main St. at Chili's Drive		В	В	В	
15	5 Main St. at Griswold St./Glastonbury Blvd.		С	D	D	С
16	Griswold St. at Route 2 EB Off-Ramp		С		С	С
17	Griswold St. at Route 2 WB On-Ramp WB		Α		Α	Α
18	Griswold St. at House Street		С		F	D
19	19 Main St. at Putnam Blvd.		Α	В	В	



Intersection Location & Levels of Service

Existing Levels of Service

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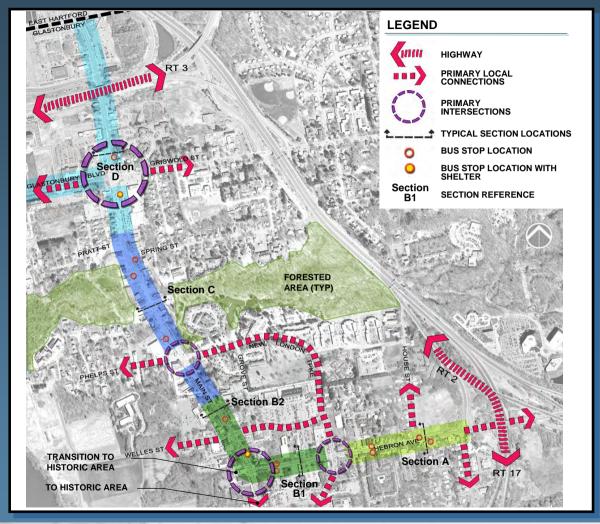
**FINAL REPORT** 

#### **EXISTING CONDITIONS**

DATE: MARCH 2008 PAGE:

SH 2008

## **Existing Corridor Designations**







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TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

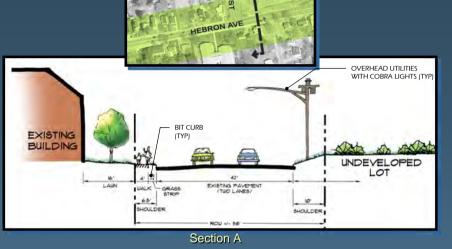
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DATE: MARCH 2008 PAGE:

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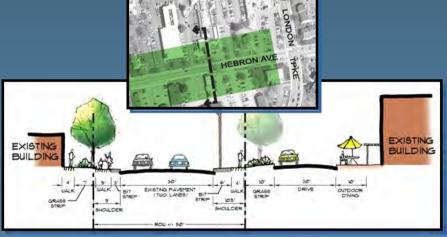
### Existing Conditions - Streetscape Elements Hebron Avenue Sections













Section B1



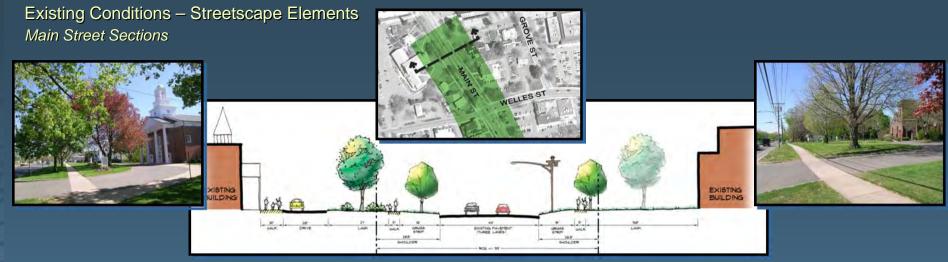


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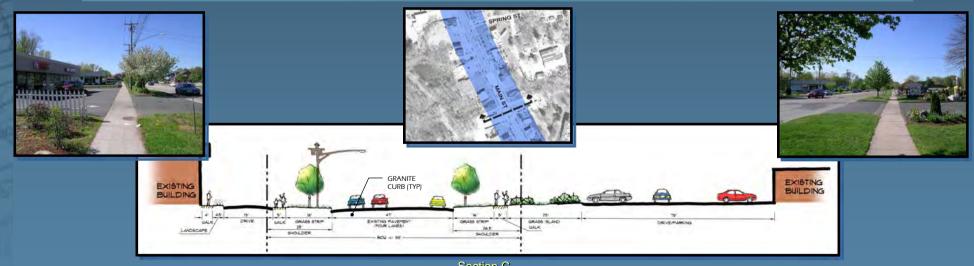
**FINAL REPORT** 

**EXISTING CONDITIONS** 

DATE: **MARCH 2008**  PAGE:







Section C





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**FINAL REPORT** 

**EXISTING CONDITIONS** 

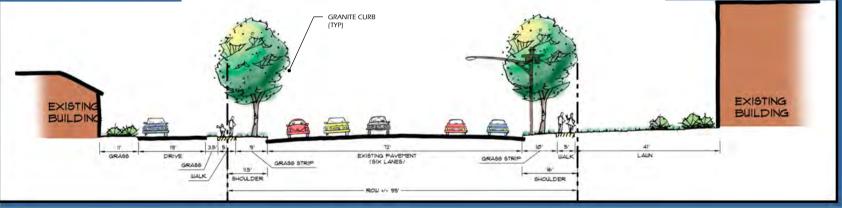
DATE: **MARCH 2008** 

# Existing Conditions – Streetscape Elements Main Street Sections (continued)









Section D





GLASTONBURY TOWN CENTER
TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**EXISTING CONDITIONS** 

DATE: MARCH 2008 PAGE:

8

# Existing Conditions – Streetscape Elements Lighting / Signage



Section A Hebron Ave.





Section C

Main St.

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Sections B1 & B2 - Hebron Ave. & Main St.

















Section D Main St.



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DATE:

PAGE:

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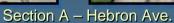
# Existing Conditions Walks / Curbs











Section C Main St.











Sections B1 & B2 - Hebron Ave. & Main St.













Section D- Main St.





GLASTONBURY TOWN CENTER
TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**EXISTING CONDITIONS** 

DATE: MARCH 2008 **PAGE:** 10

# **Existing Conditions** Furnishings







Section A – Hebron Ave.



Section C - Main St.















Sections B1 & B2- Hebron Av. & Main St.





Section D - Main St.





**GLASTONBURY TOWN CENTER** TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**EXISTING CONDITIONS** 

DATE:

PAGE:

**MARCH 2008** 

## **Existing Conditions** Landscaping / Trees









Section A - Hebron Ave.







Section C - Main St.













Sections B1 & B2 - Hebron Ave. & Main St.









Section D - Main St.

PHOTOS DENOTE DOMINANT SPECIES





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**FINAL REPORT** 

**EXISTING CONDITIONS** 

DATE: **MARCH 2008**  PAGE:

# Existing Conditions Crosswalks / Traffic Calming



Section A - Hebron Ave.









Sections B1 & B2 - Hebron Ave. & Main St.









Section D Main St.



Section C - Main St.





GLASTONBURY TOWN CENTER
TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**EXISTING CONDITIONS** 

DATE:

PAGE:

MARCH 2008

#### Traffic Analysis – Projection of Future Conditions Traffic Growth

- A background traffic growth rate of 0.5% per year was used based on historical traffic count data
- Key development parcels were identified and development programs were assumed based on the Plan of Conservation and Development
- Primary influence areas were identified
- Trip generation, distribution and assignment of trips was performed for the local roadway network

Key Development Parcels					
Parcel Name Future Use		Size			
New London Turnpike Site	Age Restricted Housing	100 Units			
Consolidated Cigars (Oak Street)	Office/Light Industrial/ Manufacturing	170,000 SF (Split Evenly Between Uses)			
Gateway Office Park	General Office Space	300,000 SF			
Hebron Avenue/Route 2 -	Residential	75 Units			
Mixed Use	Specialty Retail	10,000 SF			
	General Office Space	40-50,000 SF			
Sakon Property	Retail	50,000 - 60,000 SF			
	Residential	50 – 75 Units			
Somerset Square	Class-A Office	100,000 SF			
Whole Foods Market*	Supermarket	37,000 S.F.			

Study Area Development Parcels

\* Under Construction, not included in traffic counts





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**FINAL REPORT** 

TRAFFIC PROJECTION

DATE: **MARCH 2008**  PAGE:

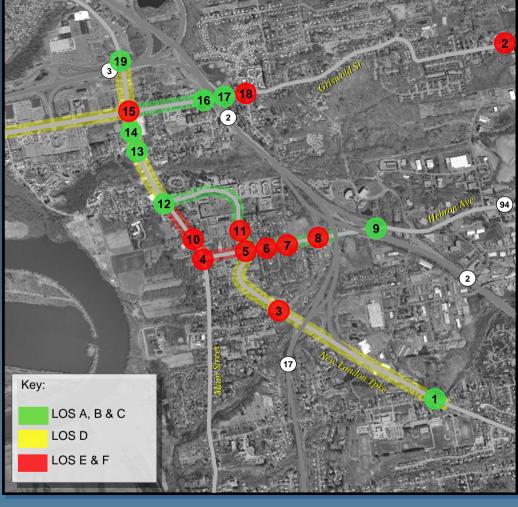
Key: Gateway Development **Consolidated Cigars** Sakon Development Glastonbury Blvd. Site Hebron Avenue Site Welles Avenue Site New London Tpke. Site

# Traffic Analysis – Projection of Future Conditions (cont)

## Capacity Analysis

- No significant reductions in Levels of Service are expected due to traffic growth in the Study Area
- Traffic conditions in 2027 will not dictate significant roadway improvements such as new roadways of major roadway widening

LOC	Intersection		AM	M D	PM	Sat
1	New London Tpke. at Hubbard St.		С	В	С	
2	Griswold St. at Addison St.		F		F	
3	Name I and an Talian at Conservation Ct	EB	Е	F	F	
	New London Tpke. at Sycamore St.	WB	F	F	F	
4	Hebron Ave. at Main St.	WB	С	F	F	F
5	Hebron Ave. at New London Tpke.		В	Е	D	С
6	Hebron Ave. at Concord St.	SB	D	F	F	
7	Hebron Ave. at House St. SB		F	F	F	
8	Hebron Ave. at Route 2 EB Off-Ramp		D	С	Е	С
9	Hebron Ave. at Route 2 WB On-Ramp		В	В	С	Α
10	Main St. at Welles St.		В	F	F	
11	New London Tpke. at Welles St. EB		С	F	F	С
12	Main St. at New London Tpke.		В	С	С	С
13	Main St. at Spring St.		В	В	В	
14	Main St. at Chili's Drive		В	С	С	
15	Main St. at Griswold St/Glastonbury Blvd.		С	D	Е	D
16	Griswold St. at Route 2 EB Off-Ramp		D		С	С
17	Griswold St. at Route 2 WB On-Ramp WB		Α		Α	Α
18	Griswold St. at House Street		D		F	D
19	Main St. at Putnam Blvd.		В	В	В	



2027 Levels of Service Without Improvements

Study Area Intersections LOS Without Improvements



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TRAFFIC PROJECTION

DATE: MARCH 2008 PAGE:

#### Town Center 2027

The graphic presented below is a working tool which helps to illustrate that in planning transportation improvements we must seek to achieve a balance considering the setting of the area, vehicle and pedestrian characteristics, and traffic engineering levels of service. For example, in the Town Center portion of Main Street, a high traffic level of service, which might foster higher vehicle speeds, would not be consistent with pedestrian safety and economic development objectives.

#### **Target Operations**

- Determined target operations by roadway classification
- Assigned target operations by corridor and district
- Analyzed existing roadway segment Level of Service based on peak hour vehicular volume and geometry
- Determined improvement threshold and target operations based on targeted improved operations
- Designed recommended roadway improvements to achieve target operations in 2027

		Residential	Commercial	Town Center	Mixed-Use
Volume	High		Х		Х
Volume	Low	Х		Х	
Speed	High				
Speed	Low	Х	Х	Х	Х
Access				Х	Х
Pedestrian and Bicyclists		Х		Х	Х
Parking				X	Х

Roadway Classification Target Operation







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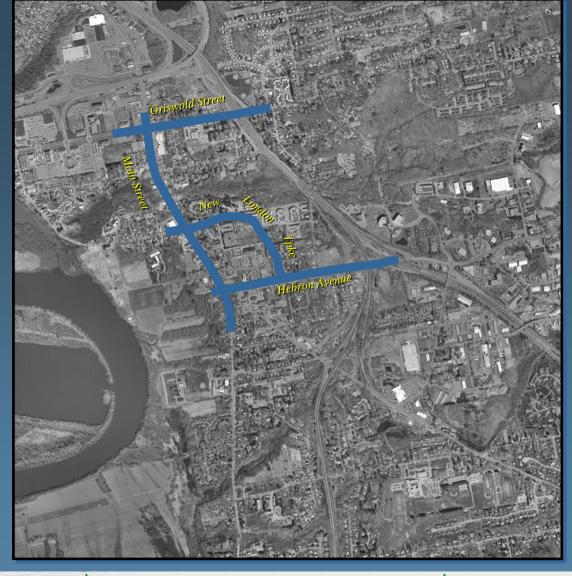
FINAL REPORT

TRAFFIC PROJECTION

DATE: MARCH 2008 PAGE:

# **Corridor Improvements**

- Main Street
- Hebron Avenue
- New London Turnpike
- Griswold Street







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**FINAL REPORT** 

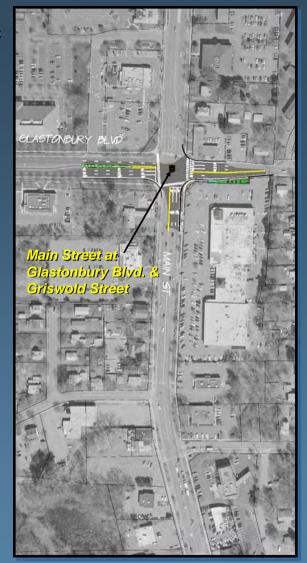
CORRIDOR IMPROVEMENTS

DATE: MARCH 2008 PAGE:

800

# Roadway Improvement Plans Main Street Corridor

The Main Street traffic signal equipment is outdated and signal timings have not been evaluated in many years. A baseline recommendation of this twenty year plan is that the Town should replace the Main Street signal equipment with a coordinated system. Timing plans should be developed and maintained for peak traffic periods.









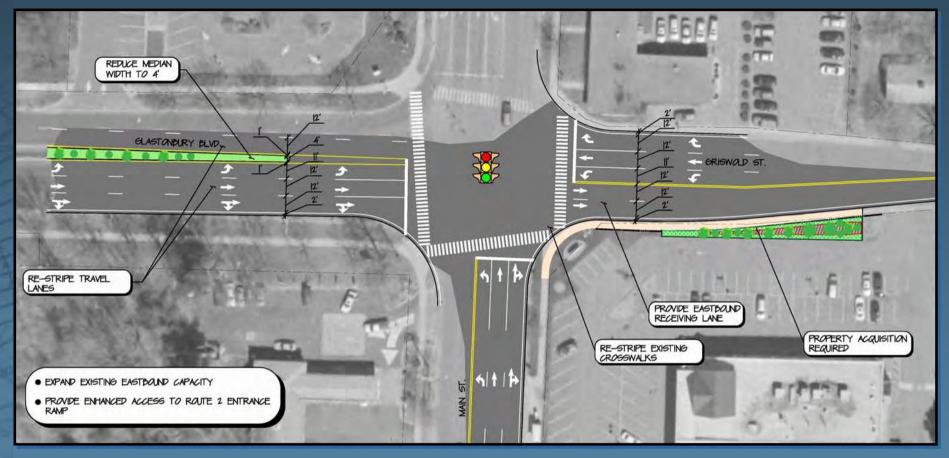
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**FINAL REPORT** 

CORRIDOR IMPROVEMENTS

DATE: MARCH 2008 PAGE:

### Main Street - Intersection Improvements



Main Street at Glastonbury Blvd./Griswold Street





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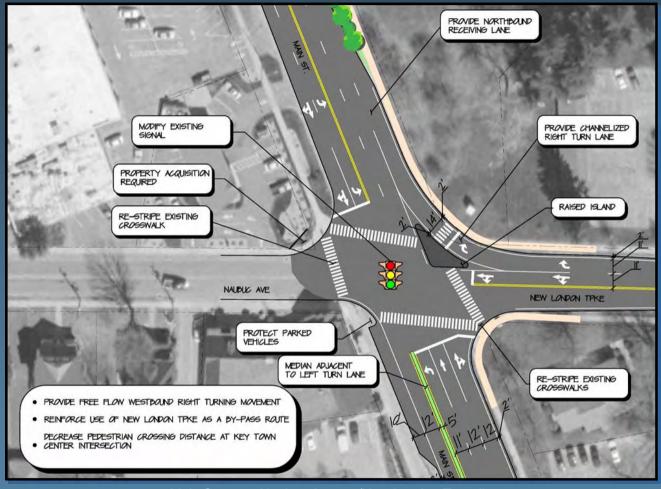
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MAIN ST. INTERSECTIONS

DATE: PAGE:

MARCH 2008

### Main Street - Intersection Improvements



Main Street at Naubuc Avenue/New London Tumpike





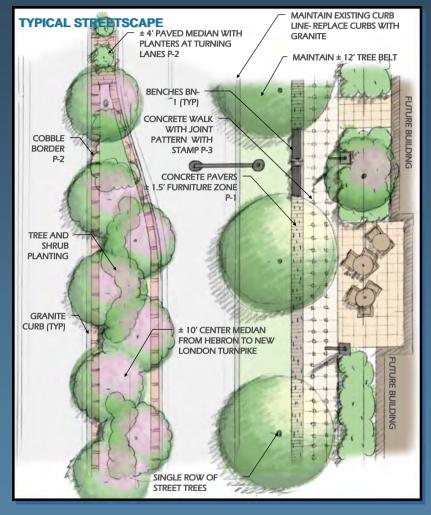
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TRAFFIC AND STREETSCAPE IMPROVEMENTS

FINAL REPORT

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DATE: MARCH 2008

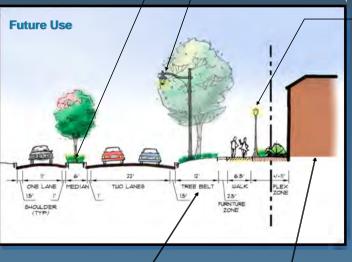
#### Main Street – Proposed Streetscape Features



Optional Sustainable Treatment (Requires Re-grading)

Replace Cobra Lights With Ornamental Cobras (L-3)\*

Pedestrian



Future Building With Front Lawn Landscape or Patio

\* Refer to Proposed Pallets pages





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TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

MAIN ST. STREETSCAPE

DATE: MARCH 2008 PAGE:

Pole Lights

(L-1)

H 2008 21

## Roadway Improvement Plans Hebron Avenue Corridor







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**FINAL REPORT** 

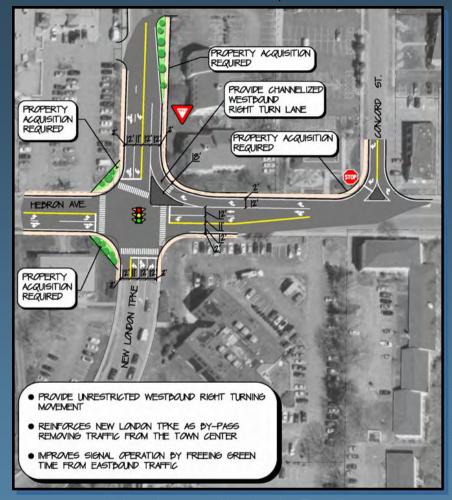
CORRIDOR IMPROVEMENTS

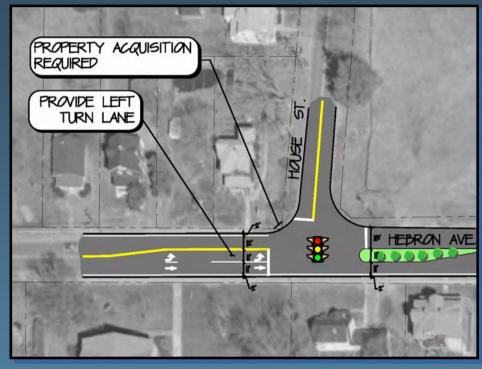
DATE:

PAGE:

MARCH 2008

## Hebron Avenue - Intersection Improvements





Hebron Avenue at House Street

Hebron Avenue at New London Turnpike

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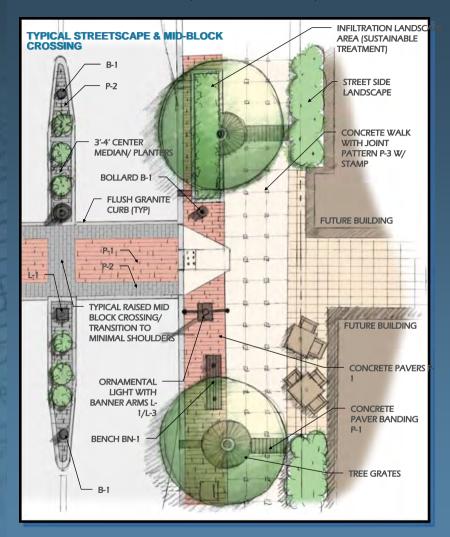
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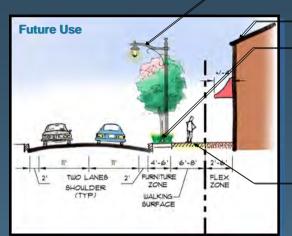
**FINAL REPORT** 

#### **HEBRON INTERSECTIONS**

DATE: PAGE: MARCH 2008 23

### Hebron Avenue – Proposed Streetscape Features





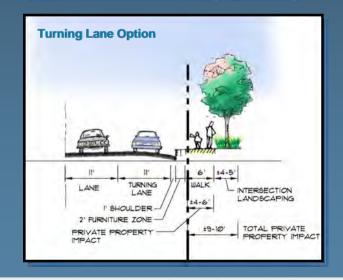
Replace Cobra Heads With Ornamental, if Requested (L-3)\*

Future Building Line

Furniture Zone:

- •Pavement Banding (P-1)
- Street Trees
- •Lighting (L-1,L-3)
- Sustainable Treatment
- •Bollards (B-1)
- •Benches (BN-1, BN-2)

Walking Surface: Primarily Concrete



\* Refer to Proposed Pallets pages

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FUSS & O'NEILL

Disciplines to Deliver

IN ASSOCIATION WITH:

FERRERO HIXON ASSOC
Landscape Architects and Planners
Pol. Bus 125 Simbley, CT
Phone (800) 838-0436

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**HEBRON - STREETSCAPE** 

DATE: MARCH 2008 PAGE:

# Hebron Avenue Perspective- Looking West





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**HEBRON AVE. PERSPECTIVE** 

DATE:

PAGE:

**MARCH 2008** 

## Roadway Improvement Plans

#### New London Turnpike Corridor

- Geometric and signalization improvements are made at Main Street and Hebron Avenue intersection
- Center median with plantings offers operational and aesthetic enhancements



**London Turnpike** 

# Salmon Brook Drive

Provides southbound left turn lane

**Center Median** (Streetscape) Treatment

Welles Street

Provides left and right turn lanes

Hebron Avenue at New London Turnpike



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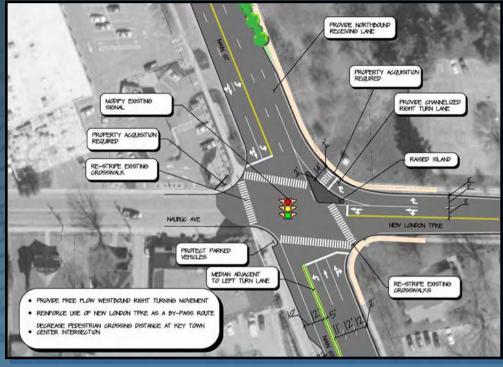
**CORRIDOR IMPROVEMENTS** 

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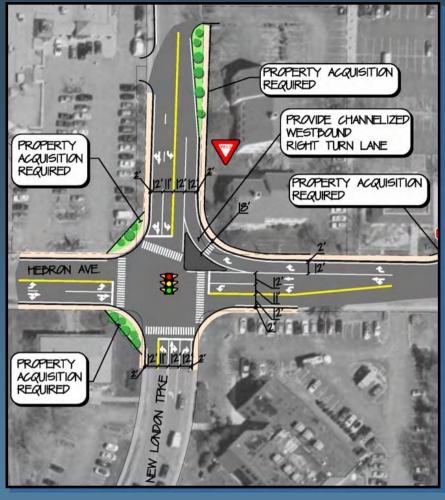
PAGE:

**MARCH 2008** 

## New London Turnpike - Intersection Improvements



Main Street at New London Turnpike



Hebron Avenue at New London Turnpike

Channelized right turn lanes at these intersections improve traffic operations and pedestrian safety

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**FINAL REPORT** 

**INTERSECTIONS** 

DATE: **MARCH 2008** 

## Intersection Improvement Plans



Douglas Road/Sycamore Street/ New London Turnpike Modification of Route 17 Ramps



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#### Roadway Improvement Plans Griswold Street Corridor

- Align House and Harris Streets utilizing the town-acquired parcel at the southwest corner of the intersection
- Modify existing signalization
- Optimize traffic signal timing



- Provide and additional eastbound receiving lane on Griswold Street
- Re-time traffic signal to provide improved operations
- Re-stripe Glastonbury Boulevard for improved lane alignment through intersection







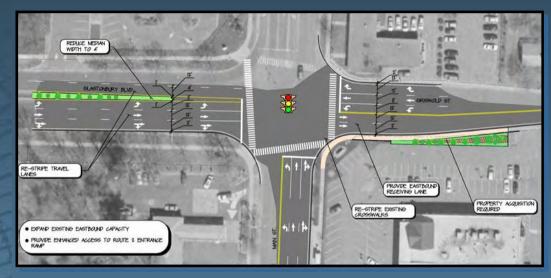
GLASTONBURY TOWN CENTER
TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**CORRIDOR IMPROVEMENTS** 

DATE: MARCH 2008 PAGE:

#### Griswold Street - Intersection Improvements



Griswold Street at Main Street (shown previously)



Griswold Street at Harris Street/ House Street





GLASTONBURY TOWN CENTER
TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

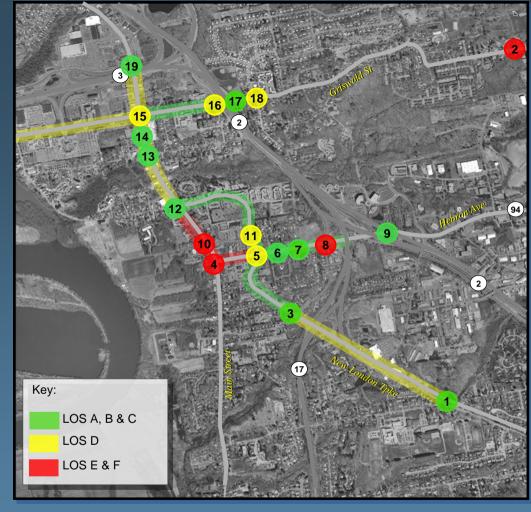
**GRISWOLD INTERSECTIONS** 

DATE: MARCH 2008 PAGE:

# Traffic Analysis – Future Target Conditions with Improvements Capacity Analysis

The tabulation below provides Levels of Service for the Study Area intersections with the implementation of proposed improvements. As illustrated, the improvements planned will be successful in achieving 2027 target traffic operating conditions.

LOC	LOC Intersection		AM	M D	PM	Sat
1	New London Tpke. at Hubbard St.		С	В	С	
2	Griswold St. at Addison St.		F		F	
3	New London Tpke. at Sycamore St.		Α	В	В	
4	Hebron Ave. at Main St.	WB	С	F	F	F
5	Hebron Ave. at New London Tpke.		В	D	D	С
6	Hebron Ave. at Concord St.	SB	С	С	С	
7	Hebron Ave. at House St.	SB	В	В	С	
8	8 Hebron Ave. at Route 2 EB Off-Ramp		D	С	Е	С
9	9 Hebron Ave. at Route 2 WB On-Ramp		В	В	С	Α
10	Main St. at Welles St.		В	F	F	
11	11 New London Tpke. at Welles St. EB		В	D	D	В
12 Main St. at New London Tpke.		В	В	В	С	
13	Main St. at Spring St.		В	В	В	
14	Main St. at Chili's Drive		В	С	С	
15	15 Main St. at Griswold St/Glastonbury Blvd.		С	D	С	С
16	16 Griswold St. at Route 2 EB Off-Ramp		D		С	С
17	17 Griswold St. at Route 2 WB On-Ramp WB		Α		Α	Α
18	18 Griswold St. at House Street		С		D	С
19	19 Main St. at Putnam Blvd.		В	В	В	



2027 Levels of Service with Improvements

Study Area Intersections – Levels of Service with Improvements





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TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

TRAFFIC PROJECTION

DATE: MARCH 2008 PAGE:

#### Master Planning - Griswold Street

- Creates a public roadway providing access to an existing, vacant development site
- Realigns existing Route 2 eastbound exit ramp
- Provides additional access and visibility for development
- Reduces traffic load on Griswold Street at Main Street signal
- Potential for a public/private roadway improvement project







**GLASTONBURY TOWN CENTER**TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**MASTER PLANNNG** 

DATE: MARCH 2008

#### Master Planning – House Street

- Alignment of House Street and Sycamore Street creates an additional Town Center bypass option
- Realigns existing Route 2 eastbound exit ramp
- Eliminates high accident intersection of House Street at Hebron Avenue
- Combines intersections, eliminating need for closely spaced traffic signals







**GLASTONBURY TOWN CENTER**TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**MASTER PLANNNG** 

DATE: MARCH 2008 PAGE:

### Streetscape Treatment

Proposed Palettes- Lighting, Banners & Signal Poles

#### Pedestrian

L-1











L-4

Banners (all corridors) Also attached to light standards



Ornamental Signal Poles (all corridors)







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TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**PROPOSED PALETTES** 

DATE: MARCH 2008 PAGE:

#### **Benches**

BN-1



BN-2



Stone Wall (All Corridors)



**Bollards** 

B-1

B-2

(Streets)



**Bus Shelter** (All Corridors)



Tree Grate (All Corridors)



Concrete Paver Walks

P-1

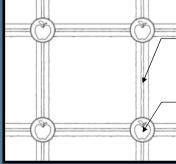


3" x 24" Concrete Pavers Color: brick red or similar



Concrete Brick Pavers Color: dark gray

P-3



Concrete Walk With Joint Pattern

PREPARED BY:



IN ASSOCIATION WITH:



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**FINAL REPORT** 

**PROPOSED PALETTES** 

DATE: **MARCH 2008**  PAGE:

35

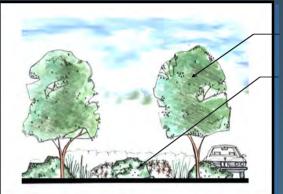
Score tooled joint

4"x4" intersecting stamp by Town-Multiple images

(TYP) 2'-3' O.C. max.

# Streetscape Treatments Proposed Palettes- Parking Lot Buffers

PB-1



D-Main Informal Mix

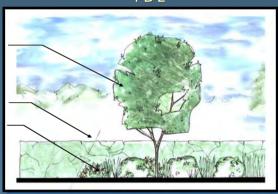
Mix In Street & Flowering Trees (Informal Patterns)

Mix 30% Evergreen, 40% Broad Leaf Evergreen, & 30% Deciduous Material. Mature Shrub Height Max 4'-6'

> Mix In Street And Flowering Trees (Formal Hedge Row Pattern)

> > 4' Hedge Sheared Optional Low Colorful Planting In Front

2' Rectilinear Stone Wall With 2' White Picket Fence PB-2

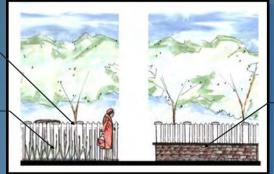


A- Hebron & C-Main Hedge W/ Optional Perennials

PB-3

4' White Picket Fence

**Optional Perennials** 



B1 & B2 Hebron / Main

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FUSS & O'NEILL

Disciplines to Deliver

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**FINAL REPORT** 

**PROPOSED PALETTES** 

DATE: MARCH 2008

	Street & Flowering Trees			
Tree Palette				
A- HEBRON AVE	Red maple 'Autumn Sunset'			
A- HEBRON AVE	Japanese Tree Lilac			
B1& B2-	Honey Locust			
HEBRON AVE & MAIN ST	Columnar Sargent Cherry			
HEBROIN AVE & MAIN 31	Snowdrift Crabapple			
	Honey Locust			
C- MAIN ST	Red Maple 'Autumn Sunset'			
C- WAIN 31	Japanese Tree Lilac			
	Columnar Sargent Cherry			
D- MAIN ST	Ash			
D- WAIN 31	Japanese Tree Lilac			
Parking Buffers				
	Juniper 'Pfitzeriana'			
Evergreen	Dark Spreading Yew 'Nigra'			
	Dwarf Mugo Pine			
Broad Leaf Evergreen	Rhododendron catawbiense (light pink varieties)			
Ĭ	Boxwood 'Green Mountain'			
Deciduous Material	Fothergilla major 'Mt. Airy'			
Deciduous Material	Oakleaf Hydrangea			
Hadaa Matarial	Boxwood 'Green Mountain'			
Hedge Material	Dark Spreading Yew 'Nigra'			
Intersections- Dominant Tree to be Crabapple 'Red Jewel' (same type for all areas)				
Medians- Columnar Sargent Che	rry			





**Snowdrift Crabapple** (Appropriate for power lines -mature height less than 30')



Japanese Tree Lilac Columnar Sargent (Appropriate for power lines -mature height less than 30')



Cherry



Ash



Honey Locust



Autumn Sunset Red Maple

PREPARED BY:



**IN ASSOCIATION WITH:** 

FERRERO HIXON ASSOC

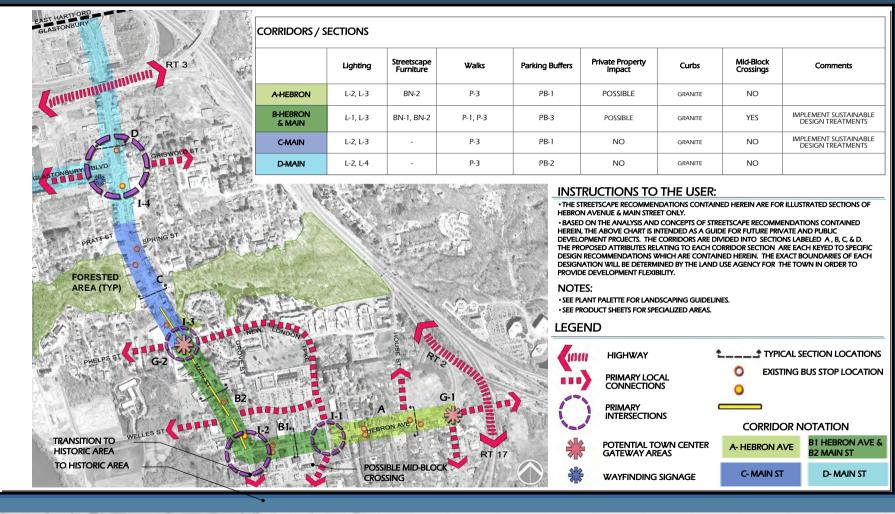
**GLASTONBURY TOWN CENTER** TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**PROPOSED PALETTES** 

DATE: **MARCH 2008**  PAGE:

#### Streetscape Treatments - Summary







GLASTONBURY TOWN CENTER
TRAFFIC AND STREETSCAPE IMPROVEMENTS

**FINAL REPORT** 

**PROPOSED PALETTES** 

DATE: MARCH 2008 PAGE:

1 2008

#### Traffic Calming

Several locations were identified as needing traffic calming measures to address existing issues as noted below:

#### **House Street**

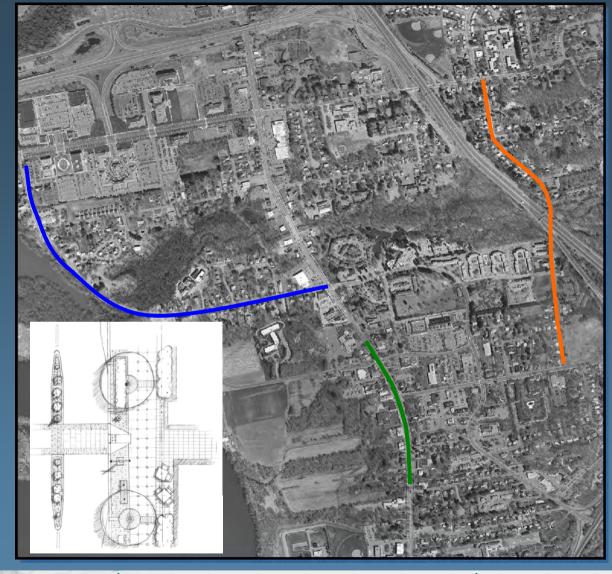
- High Speeds Observed
- Residential Area with High Pedestrian Volumes

#### **Town Center Area**

- High Pedestrian Volumes
- Safe and Walkable Area

#### **Naubuc Avenue**

- High Speeds Observed
- Sidewalks Needed





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**FINAL REPORT** 

MENTS DATE:

PAGE:

MARCH 2008

# **Preliminary Cost Estimates**

	Estimated 2008
Intersection Improvements	Construction Cost*
Main St./Glastonbury Blvd./Griswold St.	\$295,600
Main St./Naubuc Ave./New London Tpke.	\$378,100
House St./Harris St./Griswold St.	\$947,100
Hebron Ave./New London Tpke.	\$335,200
House St./Hebron Ave.	\$245,800
Concord St./Hebron Ave.	\$98,300
Douglas Rd./Sycamore St./New London Tpke.	
and Route 17 Ramps	\$1,100,000
Corridor Improvements (Excludes Intersections)	
Hebron Ave Main St. to New London Tpke.	\$43,500
New London Tpke Main St. to Hebron Ave.	\$216,000
Main St New London Tpke. to Hebron Ave.	\$160,000
Streetscape Improvements	
Hebron Ave Rte 2 to New London Tpke.	\$450 / If
Hebron Ave New London Tpke. to Main St.	\$800 / If
Main St Hebron Ave. to Pratt St	\$400 / If
Main St Pratt St. to Town Line	\$400 / If

<sup>\*</sup>R.O.W. costs not included





# GLASTONBURY TOWN CENTER TRAFFIC AND STREETSCAPE IMPROVEMENTS

FINAL REPORT

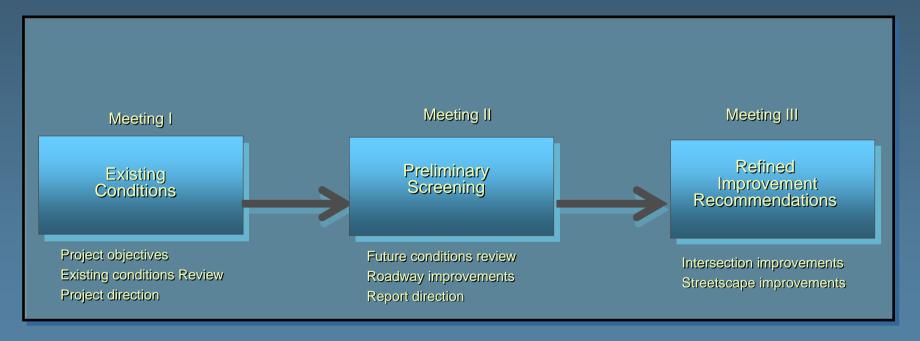
PRELIMINARY	<b>ESTIMATES</b>
ATE	DAGE:

MARCH 2008

#### Public Involvement

Three public involvement meetings were held to foster input. Each meeting has a set agenda, shown in the graphic below. Direction provided to the audience at each meeting included:

Collaborate
Participate
Public's Input
It's Your Project



**FINAL REPORT** 



FERRERO HIXON ASSOC

Landscape Architects and Planners

170,881 45 Simbury, CT

Phone (869) 658-0456

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PUBLIC INVOLVEMENT

DATE: PAGE:

MARCH 2008

#### What's Next?

- Funding
- Design
- Permits / Right-of-Way
- Construction





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**FINAL REPORT** 

**NEXT STEPS** 

DATE: PAGE: **MARCH 2008**