

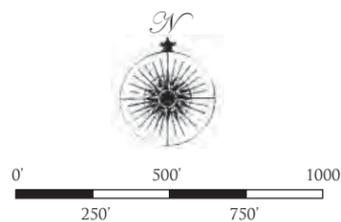
Main Street, Pleasant & Conz

DESIGN INTENTION:

Enhance the existing character of historic centers with infill buildings aimed at defining public parks, plazas, and streets; and promote walkability, a mix of uses, transit connections, and active community life.

Given the vitality of the existing Main Street, our proposal focuses on the areas south of Main Street, much of which is currently occupied by surface parking on land owned by the City. *ESN* proposes infill building, a public plaza, and two new parks that formalize the memory of the old Mill River and its place in the City's identity.

The proposal includes design strategies described on the opposite page.



ENHANCE THE EXISTING SENSE OF COMMUNITY

- Formalize the memory of the former Mill River through the introduction of a series of parks lined with mixed-use buildings, connecting to the bike path along Route 66, and terminated by an office complex at the south end of Pleasant street. A civic or institutional building could serve as a hinge between the two parks.
- Create gateways to Downtown and mitigate traffic issues with roundabouts at the intersection of Main Street, Green Street, and Elm Street as well as at the intersection of Pleasant Street and Conz Street

PUBLIC SPACES

- Provide a site for a hotel with frontage on Pulaski Park. A parking garage wrapped by the hotel building is proposed in order to increase available street frontage and public space. The hotel would have views to the east overlooking a grand stairway and elegant ramps which would connect Pulaski Park to the plaza in front of the Roundhouse.
- Create a market plaza south of Main Street behind the A.P.E. Gallery to accommodate the sale of locally-grown produce, crafts, and art as well as general community gatherings.

MIX OF USES AND WALKABILITY

- Increase the number of residences within pedestrian proximity to downtown.
- Provide for commercial and light manufacturing space along Pleasant Street to bring more jobs into the community.
- Introduce retail space along Hampton Street that could accommodate neighborhood needs such as a hardware store.
- Provide for civic functions, such as a State Courthouse as outlined in Sustainable Northampton, framing the Mill River Parks and providing daytime activity for restaurants and other retailers.

TRAFFIC AND PARKING MITIGATION

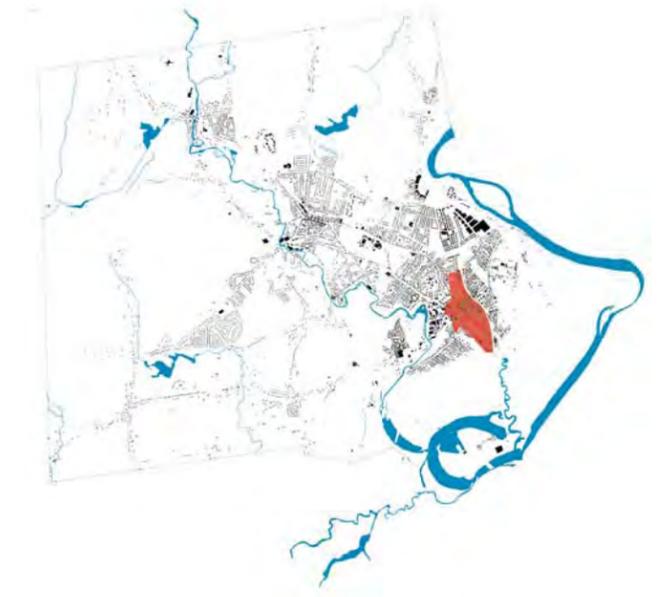
- Introduce a roundabout and large median plaza at the intersection of Elm Street, Green Street, and Main street to reduce the design speed of the street, mitigate problematic intersections and traffic flow, and serve as a gateway into the heart of the City.
- Narrow the roadbed of Main Street with the introduction of wider sidewalks and an at-grade paved median that could be used for parking, snow storage, and special public events such as temporary markets or displays of public art. Please see image of Edinburgh.
- Redistribute and supplement parking spaces currently provided by surface lots located on the site of the former Mill River. 264 parking spots have been introduced along the large park spaces as well as an additional 211 spaces along new proposed streets within a 5 minute walk of Main Street. Parking spaces have also been added along the new streets that have been created throughout the proposal (211 spaces within a 3 minute walk of Main Street). Additional parking has been provided in parking garages highlighted in the parking diagram on page 28.

VARIETY OF HOUSING TYPES

- Provide a range of housing types from mixed-use, multi-family, townhouses, flats, and detached single family houses.
- Take advantage of the opportunity to introduce affordable housing on public property currently used for parking.
- Introduce artist lofts on the bike path, across from the hotel and the Round House.

INFILL

- Replace street-fronting parking lots and one-story buildings with multi-story, mixed-use infill throughout the historic center and along both sides of King Street, south of Trumbull Road.
- Replace “missing teeth” on Main Street (the historic Draper Hotel, and buildings above the CVS) to reinforce the character and definition of these important streets.



AERIAL: MAIN STREET, PLEASANT & CONZ NEIGHBORHOOD

