



Halls Road Master Plan

Old Lyme, CT June 2021



655 Winding Brook Drive
Glastonbury, CT 06033

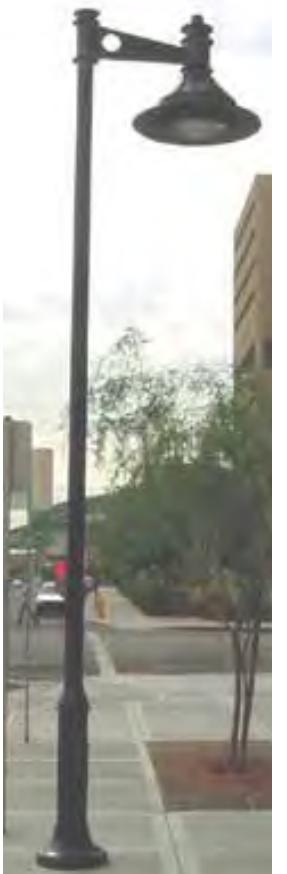
EXISTING CONDITIONS

- No sidewalks along Halls Road.
- Minimal street lighting.
- No crosswalks from north to south sides of road.
- No safe bike pathways.
- Deep 60' setbacks from road create parking lot setting of strip center development.
- Commercial only zoning encourages chain based commercial development that mainly serves I-95 highway needs not town's needs.

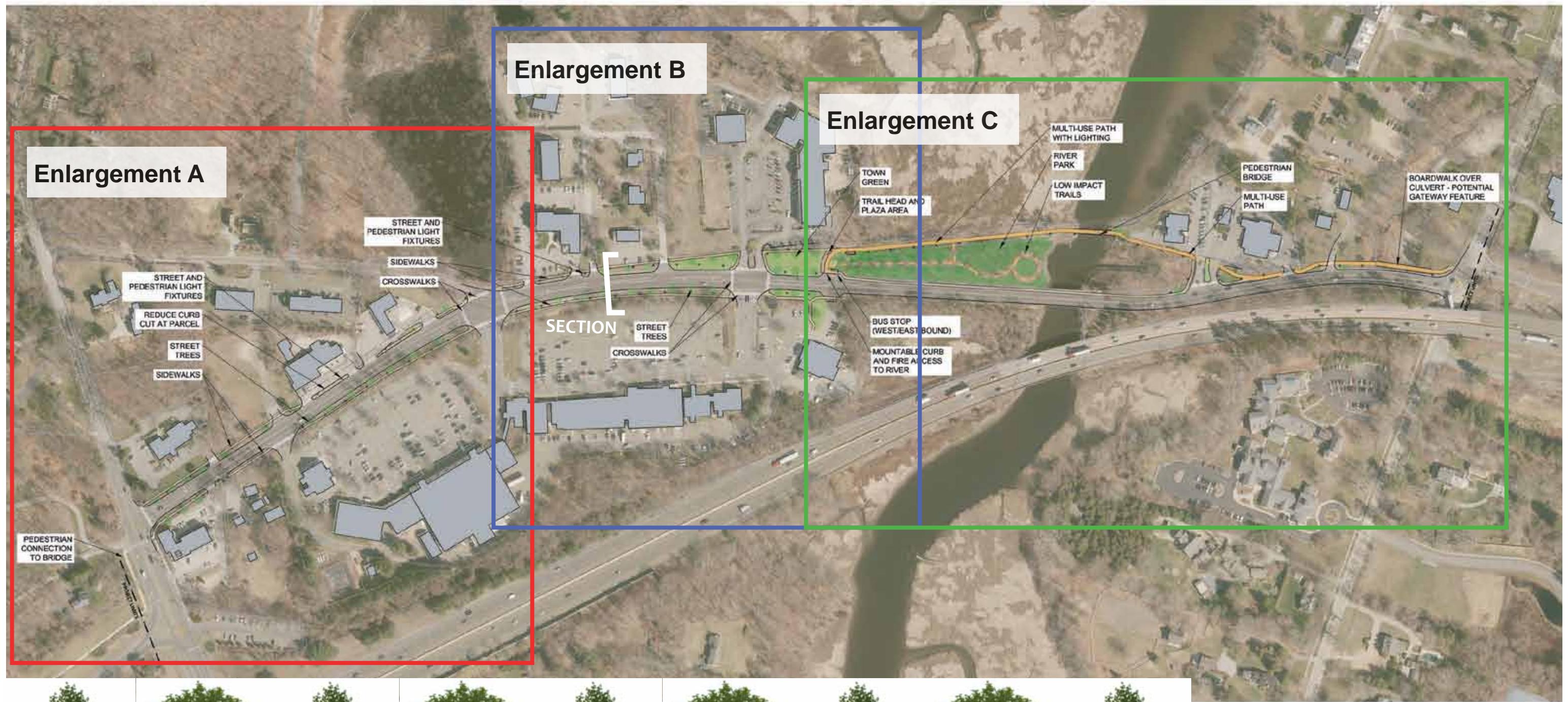


PUBLIC RIGHT OF WAY IMPROVEMENTS COMMUNITY GOALS

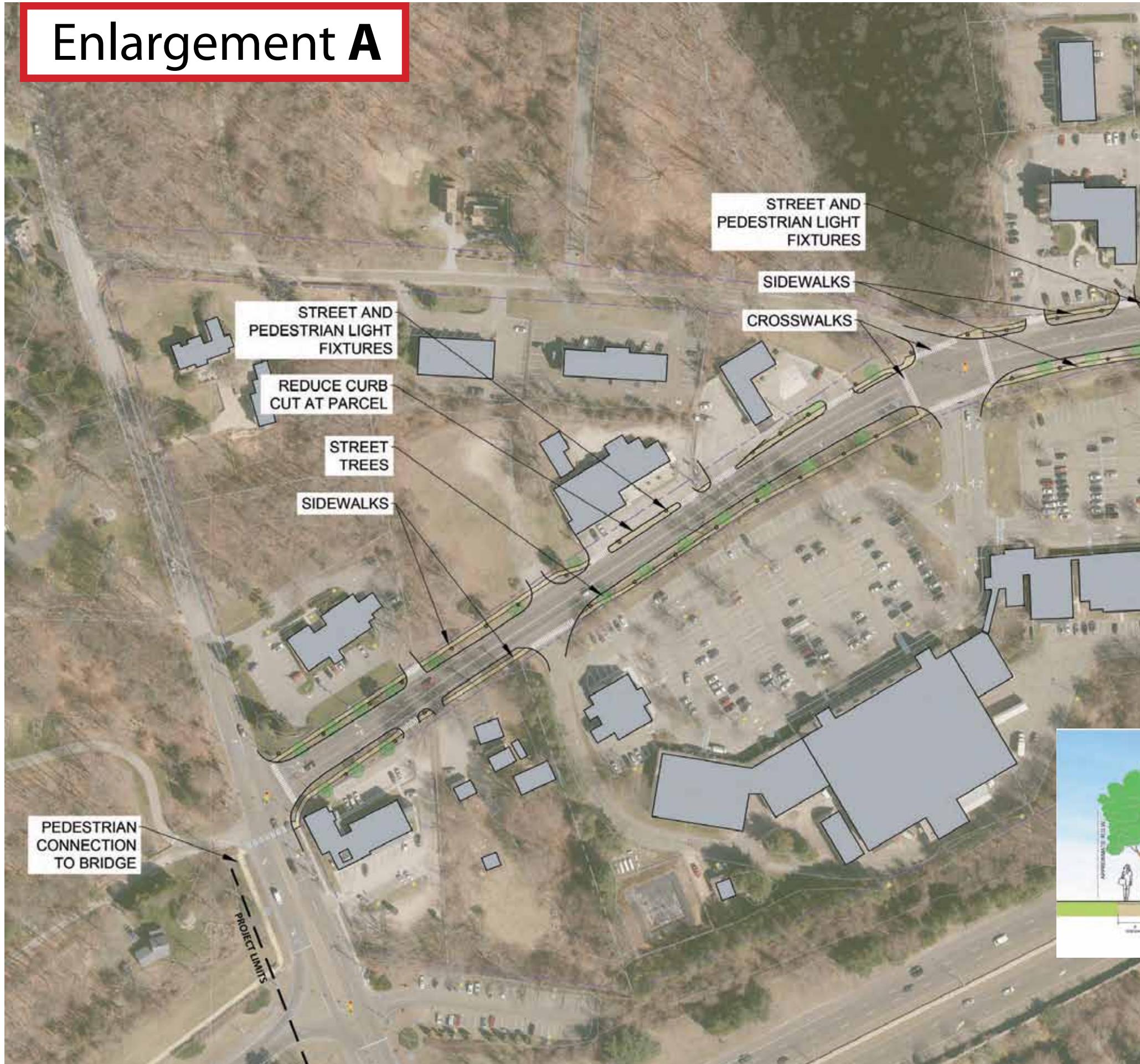
- Safe streets with pedestrian and bike pathways
- Pedestrian lighting
- Green space for town gatherings
- Connect old town center to renewed Halls Road commercial center.
- Introduce iconic pedestrian bridge at old bridge abutment to allow greater access to Old Lymes Lieutenant River.



PUBLIC RIGHT OF WAY IMPROVEMENTS - Plan Overview

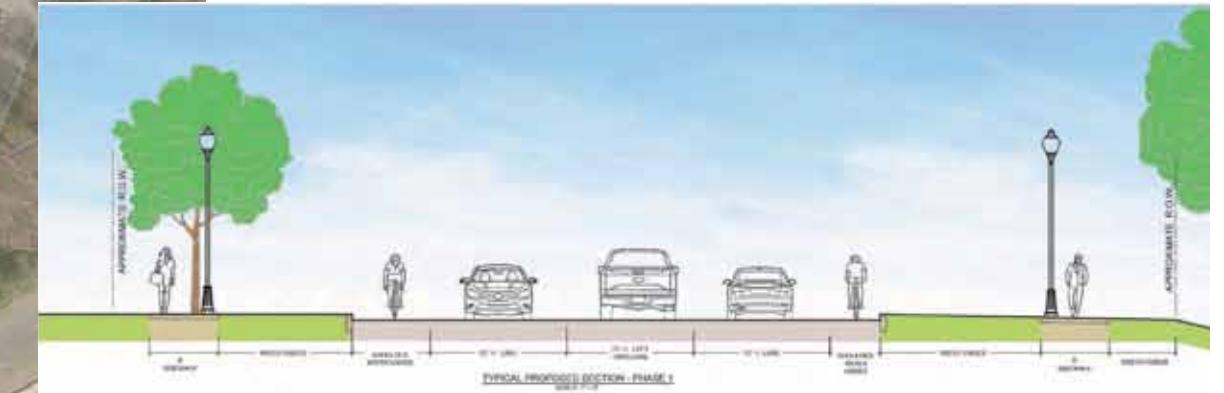


Enlargement A

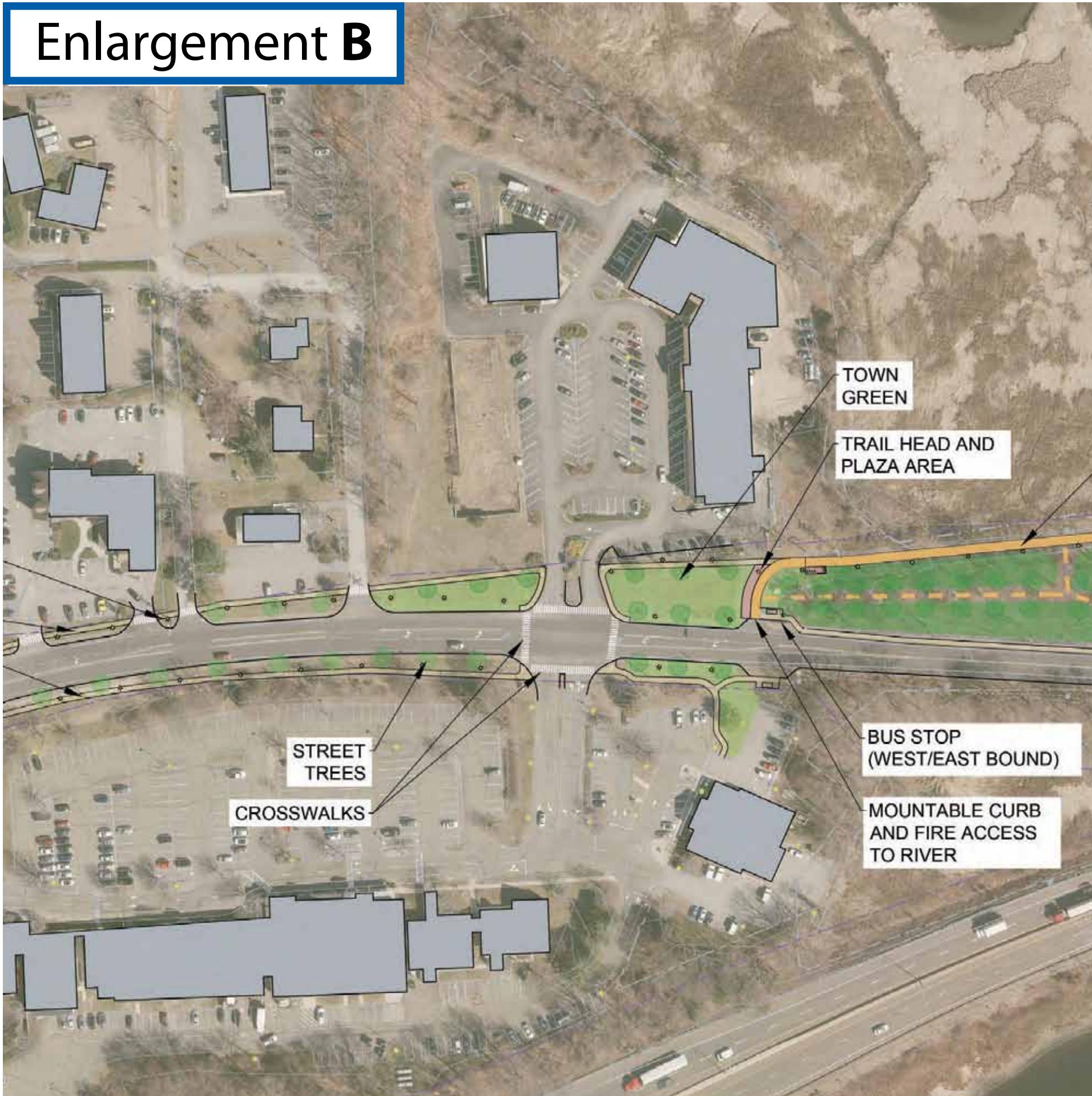


MAIN ENTRY TO HALLS ROAD FROM WEST

- New crosswalks at Halls Corner to lead pedestrians to Baldwin Bridge and park below.
- Street trees line roadway along with pedestrian lighting, sidewalks, bike paths and occasional benches.
- Existing commuter parking with future bus stop kiosk.

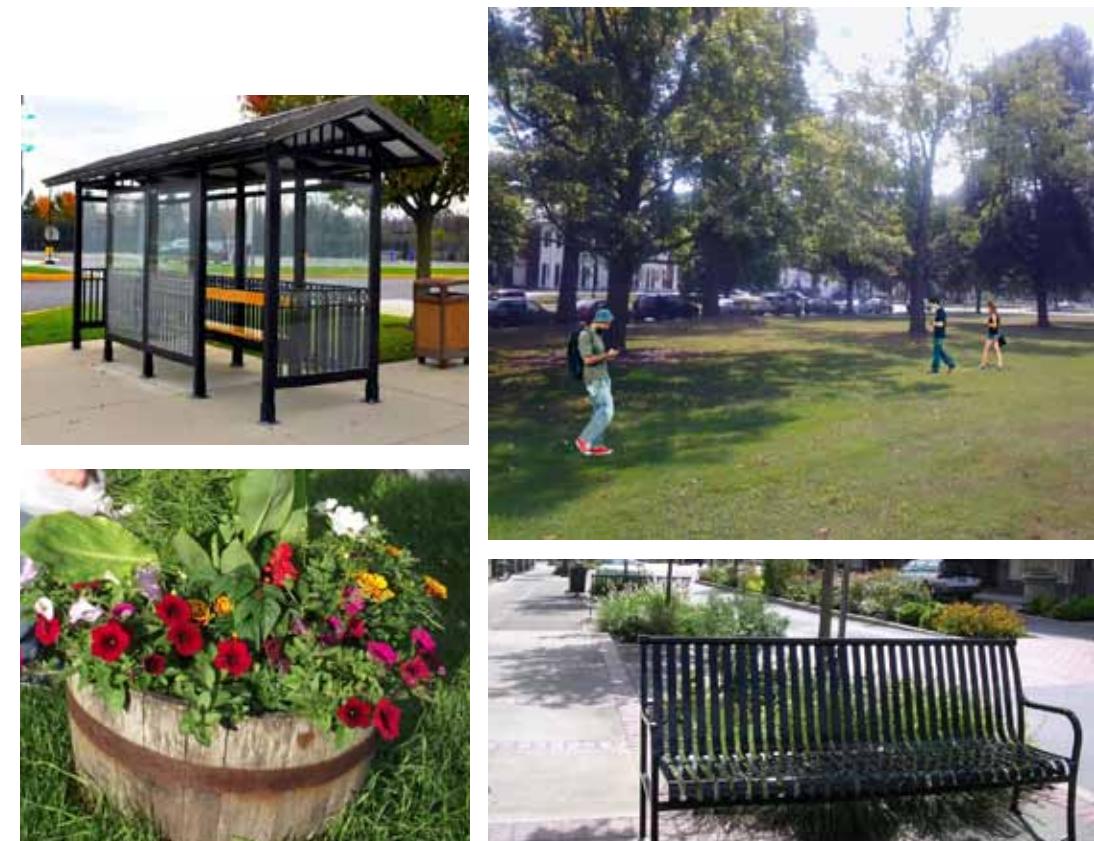


Enlargement B



HALLS ROAD CENTER

- New town green for community gatherings and access to riverside.
- Bus stop kiosk.
- Street trees line roadway along with pedestrian lighting, sidewalks, bike paths and occasional benches.



Enlargement C

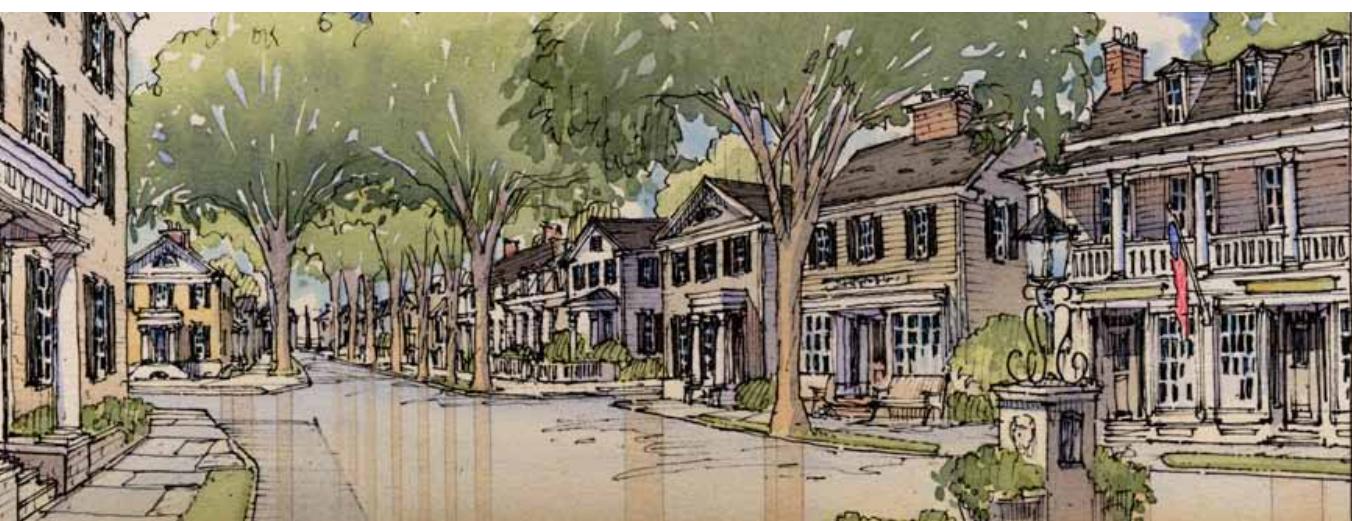


MAIN ENTRY TO HALLS ROAD FROM EAST

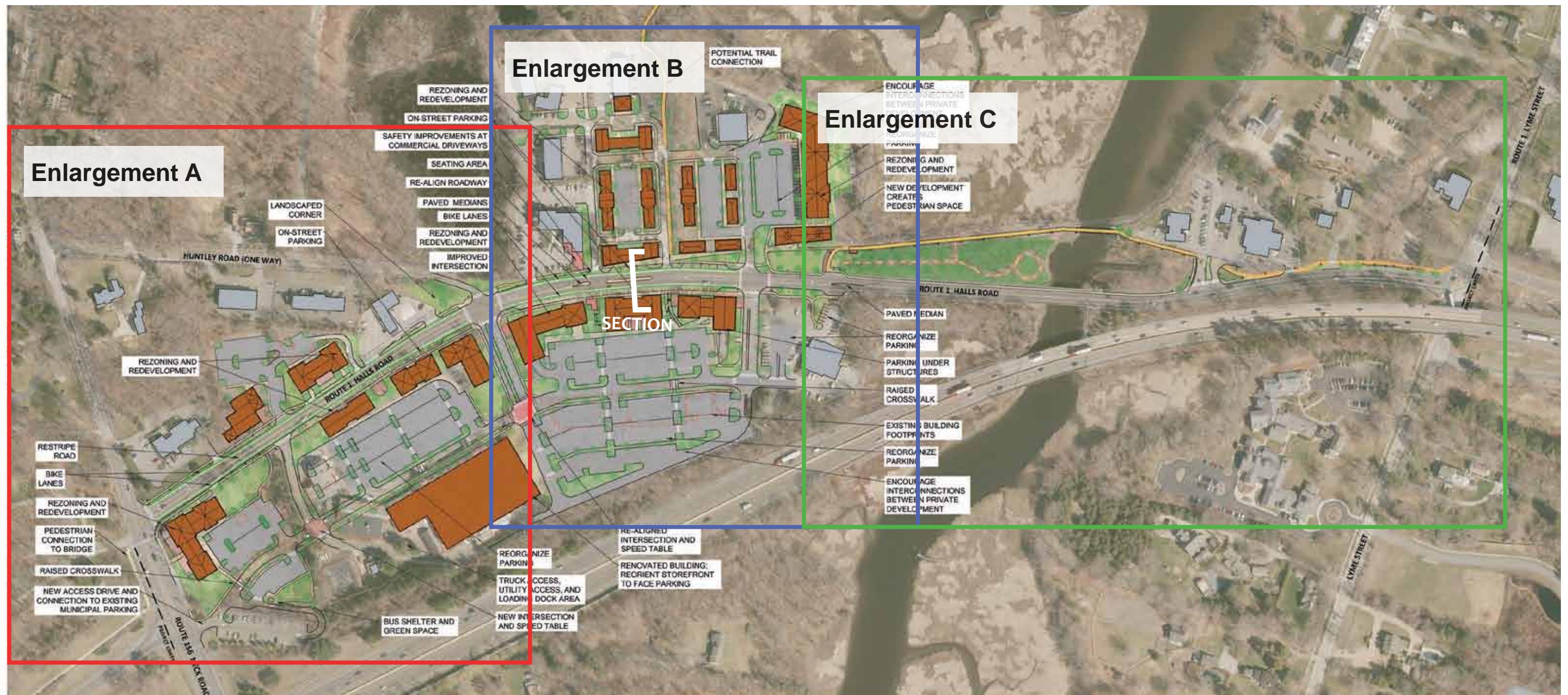
- Pedestrian and bike path connects to Lyme Street using boardwalk to span feeder creek at Art Association.
- New Bow Bridge provides views up Lieutenant River and safe access into commercial and residential center.
- River Park with low impact trails leads up to town green.
- Pedestrian lighting creates evening connection between old and new sections of town.

POTENTIAL PRIVATE INVESTMENT COMMUNITY GOALS

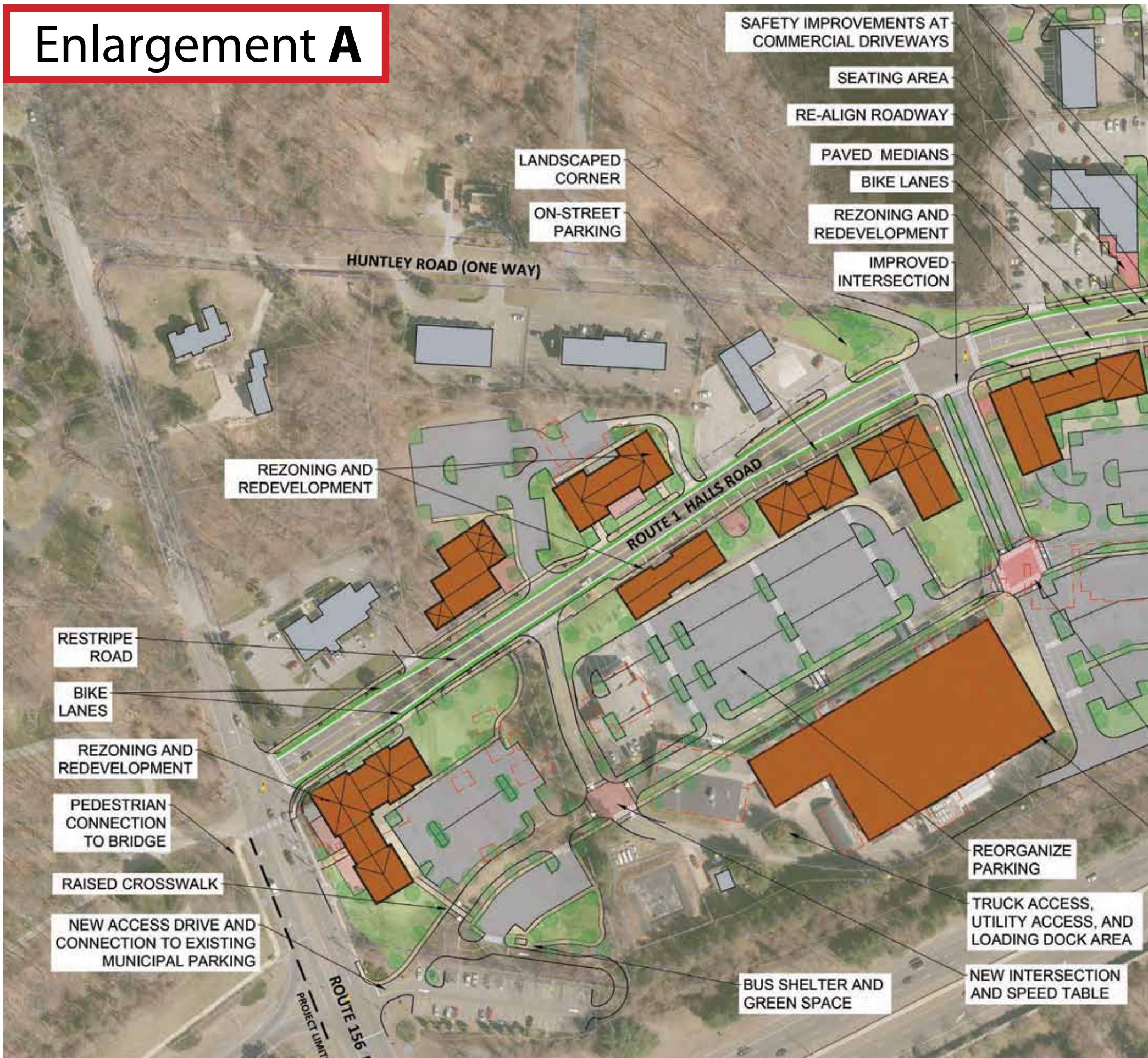
- Reflect Old Lyme's small town feel in any future development.
- Maintain Old Lyme's commercial center.
- Address ongoing need for diverse housing for young and older residents
- Provide new Village District zoning to allow mix of residential and commercial developments .
- Provide new options for private property owners as older sites become vacant or outdated.



POTENTIAL PRIVATE INVESTMENT DEVELOPMENT - Plan Overview



Enlargement A



MAIN ENTRY TO HALLS ROAD FROM WEST

- New signature building provides gateway to town.
- New access drive to private property and connection to existing commuter parking with bus stop kiosk.
- New landscaped greens where investor selects.
- Reorganized parking, access roads and supermarket entry with truck access maintained.



Enlargement B



HALLS ROAD CENTER

- New streeescape made up of buildings lining Halls Road. These to replace out dated buildings within private properties and allow for additional rental income with apartments above shops.
- New residentail opportunities beyond Halls Road for town houses and apartments.
- Walkable browsing and community interaction.



Enlargement C

BETWEEN PRIVATE



MAIN ENTRY TO HALLS ROAD FROM EAST

- New multi modal trail between Halls Road and Lyme Street create the connection between old and new.
- Providing access the Lieutenant River provides a unique setting for residents and investors to take advantage of Old Lyme's natural asset.



CONCLUSIONS

-

NEXT STEPS

- Create new zoning language to include mixed use, reduced set backs, height restrictions based on proximity to Halls Road, density
- Apply for grants to assist in funding Public Right of Way Improvements.

