

# Canton, CT

## Vision Plan



# Credits

**East Gateway**

Aric Kirsch, Jake Hodson, Zack Young, Matt Waldman

West Gateway

Canton Village/  
Green

Canton Center

# Credits

East Gateway

Aric Kirsch, Jake Hodson, Zack Young, Matt Waldman

**West Gateway**

Thomas D. Thorsen, Justin Pierce, Andrea Fossa

Canton Village/  
Green

Canton Center

# Credits

East Gateway

Aric Kirsch, Jake Hodson, Zack Young, Matt Waldman

West Gateway

Thomas D. Thorsen, Justin Pierce, Andrea Fossa

**Canton Village/**  
**Green**

Nikki Seelbach, Tanner Burgdorf, James Stephens, Eric Mason

Canton Center

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East Gateway

Aric Kirsch, Jake Hodson, Zack Young, Matt Waldman

West Gateway

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Canton Village/  
Green

Nikki Seelbach, Tanner Burgdorf, James Stephens, Eric Mason

**Canton Center**

Emily Anyzeski, PeiLun Zeng, Steve Lundeen

University of Connecticut  
Professor

**John Alexopoulos**

University of Connecticut  
Extension Educator

**Paula Stahl**

# Why We're Here

## Why We're Here

Scope of Project

What We Heard

Goals and Objectives

Process

- To develop a vision plan for the Route 44 corridor and Canton center
- Improve Canton's sense of place and identity
- Improve connections and develop a plan for future development

# Scope of Project

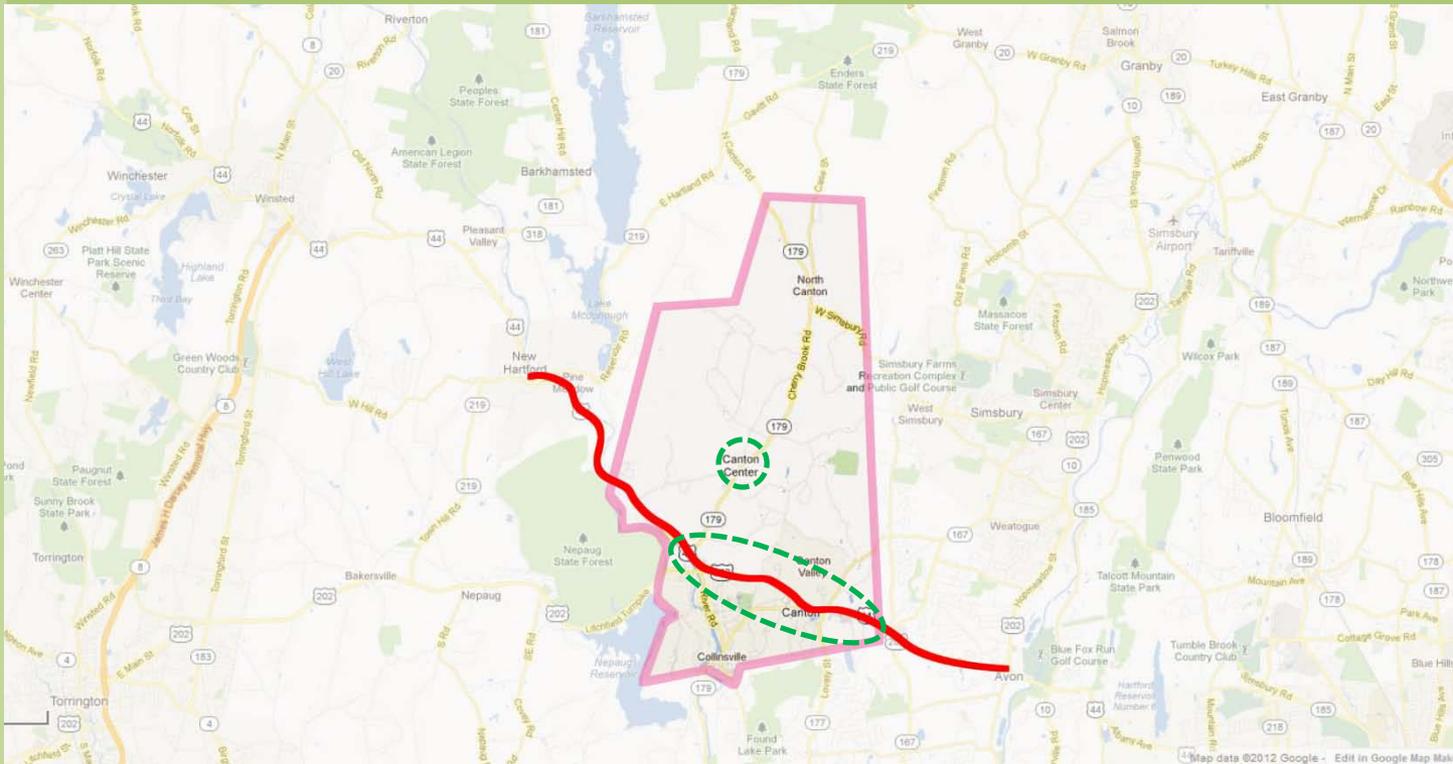
Why We're Here

Scope of Project

What We Heard

Goals and Objectives

Process



# While We Were In The Charrette

Why We're Here

Scope of Project

*What We Heard*

Goals and Objectives

Process



# While We Were In The Charrette

Why We're Here

Scope of Project

*What We Heard*

Goals and Objectives

Process

- Route 44 is unsafe
- Too many curb-cuts
- Poor circulation in the shopping area
- Lacking sidewalks
- Lacking unity

# While We Were In The Charrette

Why We're Here

Scope of Project

**What We Heard**

Goals and Objectives

Process



Lacking sidewalks



Poor circulation in the shopping area



Lacking unity



Route 44 is unsafe

# Goals and Objectives

Why We're Here

Scope of Project

What We Heard

*Goals and Objectives*

Process

- **IDENTITY**
  - MAKE CANTON A MEANINGFUL AND MEMORABLE PLACE
- **SAFETY**
  - VEHICULAR AND PEDESTRIAN
- **SUSTAINABILITY**
  - ECONOMIC AND ENVIRONMENTAL

# Goals and Objectives

Why We're Here

Scope of Project

What We Heard

**Goals and Objectives**

Process

## SUSTAINABILITY Defined

- **ECONOMIC**

- Create a destination for consumers
- Keep more residents in town
- Generate opportunities for business development

- **ENVIRONMENTAL**

- Water quality
- Increasing green space

# Process

Why We're Here

Scope of Project

What We Heard

Goals and Objectives

Process

- Initial Charrette
- Site Walks (photographic documentation of the area and notes)
- Aerial Mapping
- Map Analysis
- Identified 3 Conclusive Objectives
  - Identity
  - Safety
  - Sustainability
- In Studio Design Solutions
- Preliminary Presentation to Town Planner

# Areas of Focus

## 4 Areas of Focus

- Canton Center
- East Gateway
- West Gateway
- Canton Village/Green

# Canton Center

## Canton Center



# Why We're Here

## Why We're Here

Scope of Project

What We Heard

Goals and Objectives

- To explore possibilities of development in Canton Center
- To make sure the character of the area is untouched
- To make a safer community

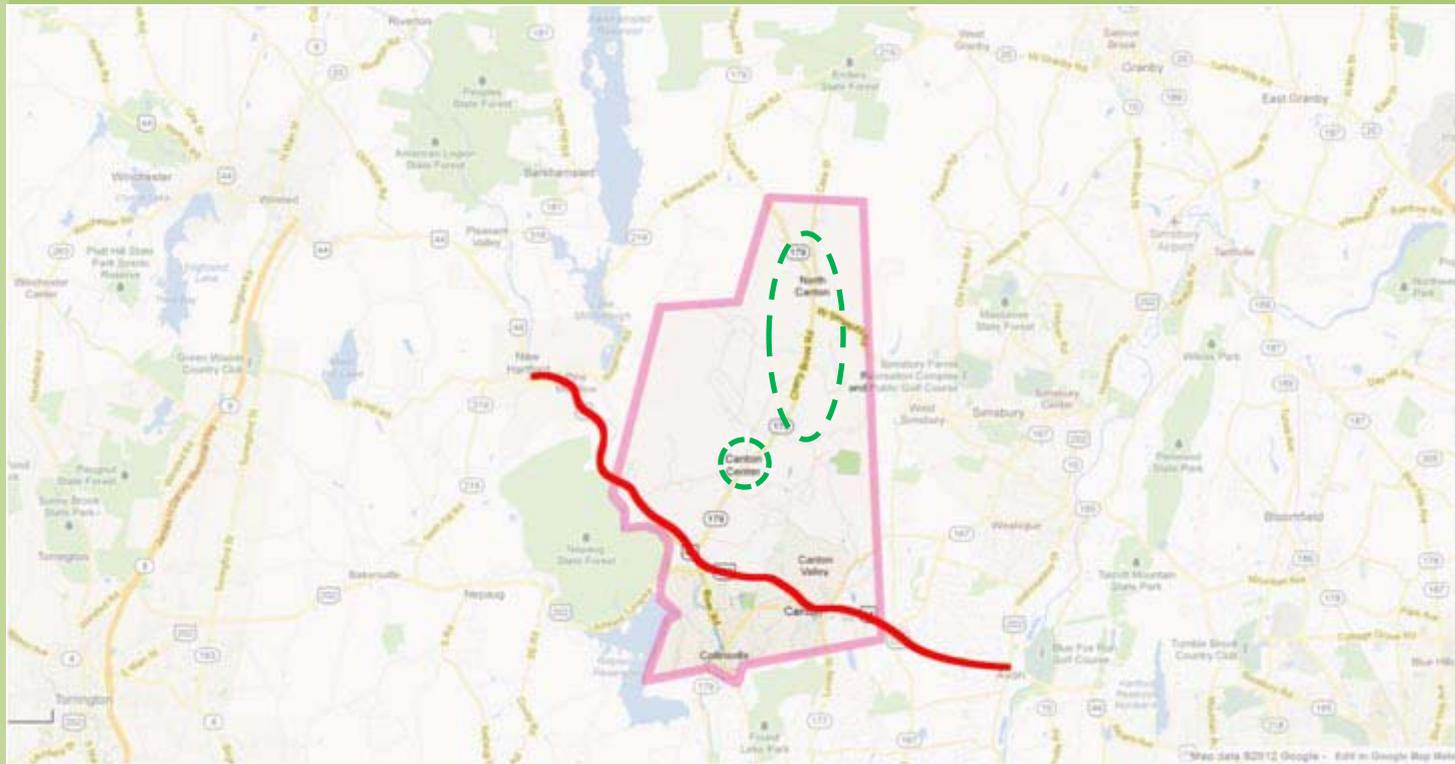
# Scope of Project

Why We're Here

*Scope of Project*

What We Heard

Goals and Objectives



# While We Were In The Charrette

Why We're Here

Scope of Project

What We Heard

Goals and Objectives

- Keep character
- Worried about future developers making historic community commercial
- Maintain/increase green space
- Keep conservation areas
- Safety is an issue: currently no sidewalks, fast moving vehicles

• Don't change. Enhance



# Goals and Objectives

Why We're Here

Scope of Project

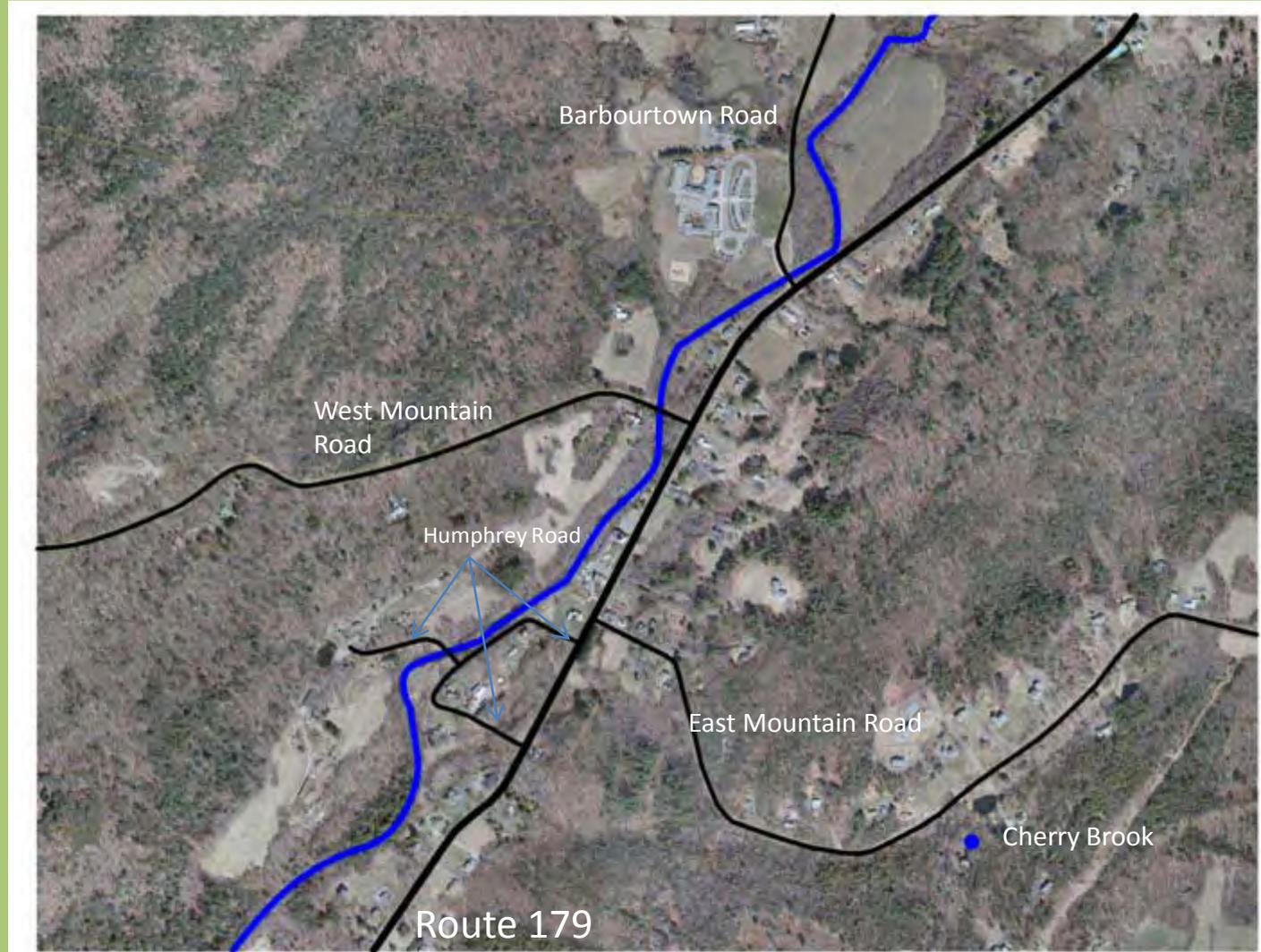
What We Heard

*Goals and Objectives*

- **IDENTITY**
  - Don't lose any of the center's current character
- **SAFETY**
  - Pedestrian
- **SUSTAINABILITY**
  - Economic and environmental

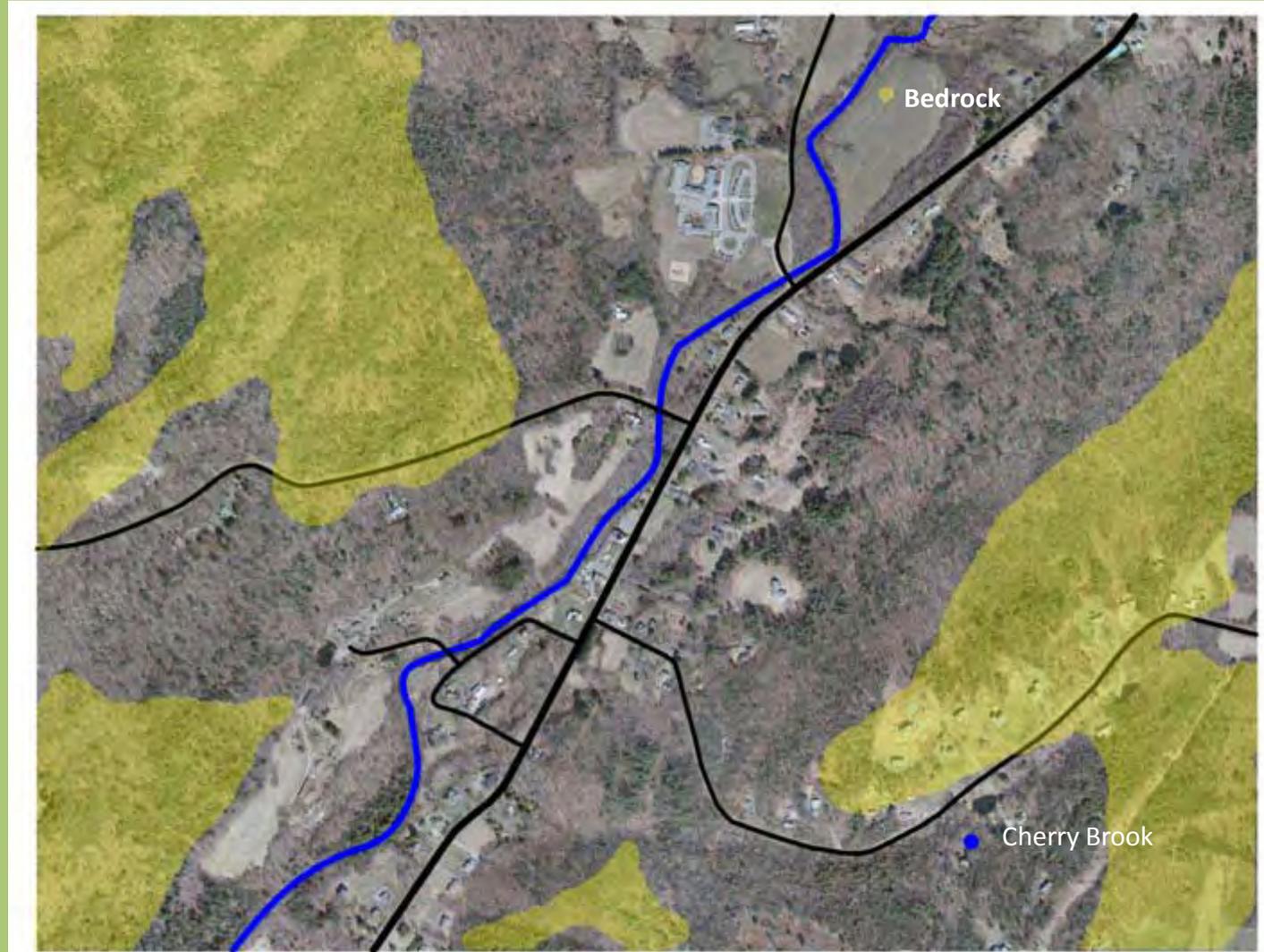
# Areas of Focus

## Canton Center



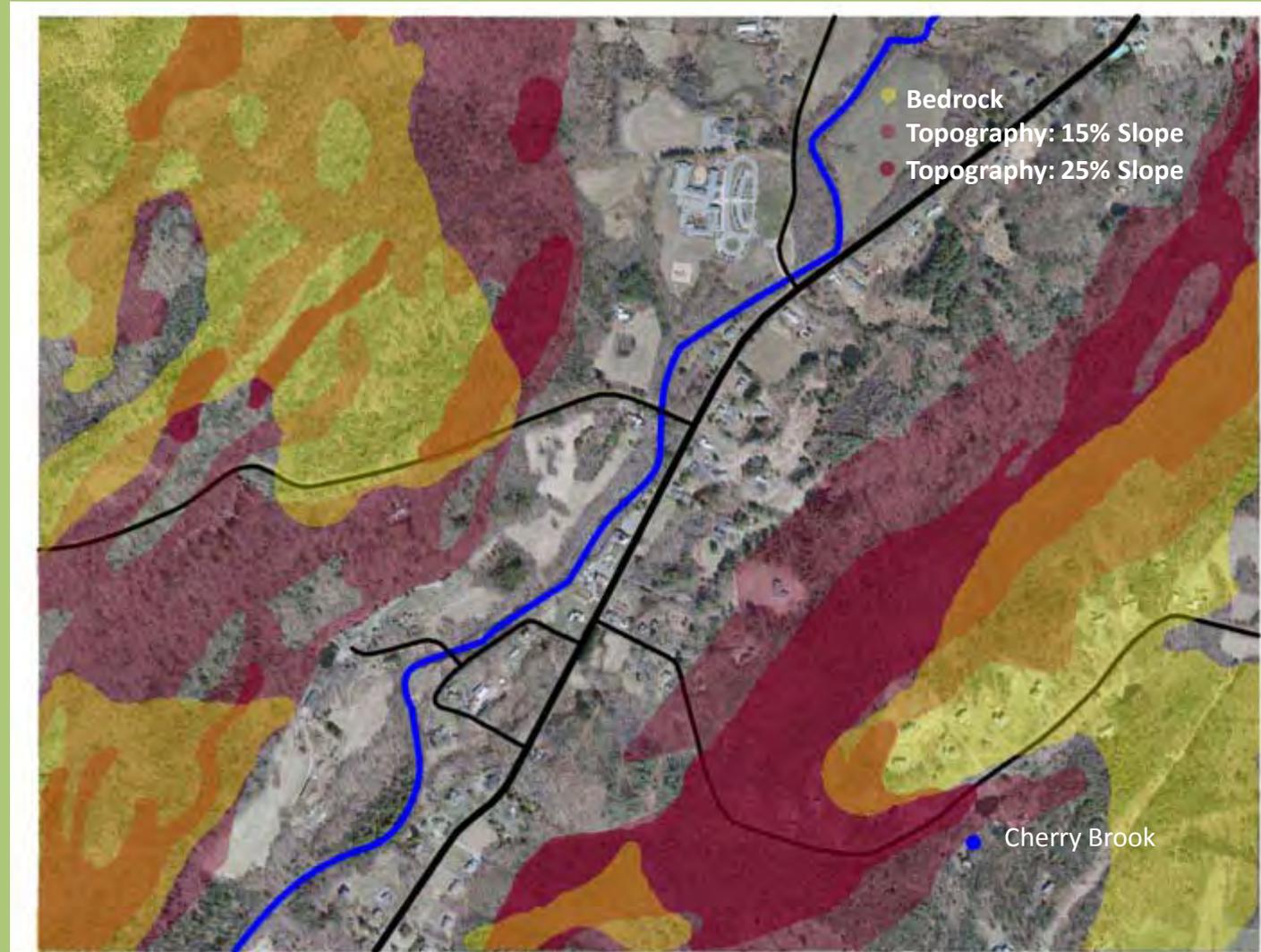
# Mapping : Physical Restrictions

## Canton Center



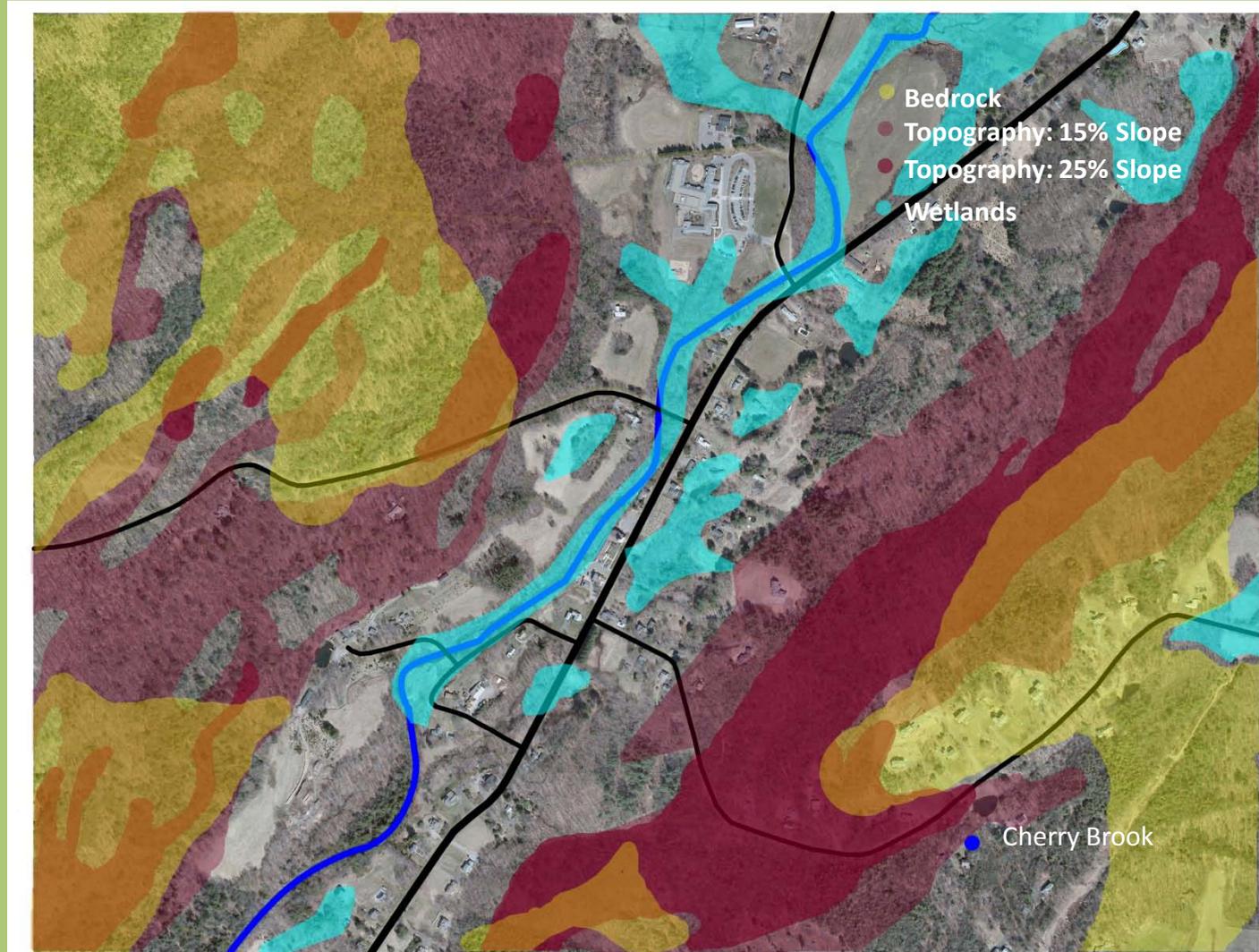
# Mapping: Physical Restrictions

## Canton Center



# Mapping: Physical Restrictions

## Canton Center



# Mapping : Physical Restrictions

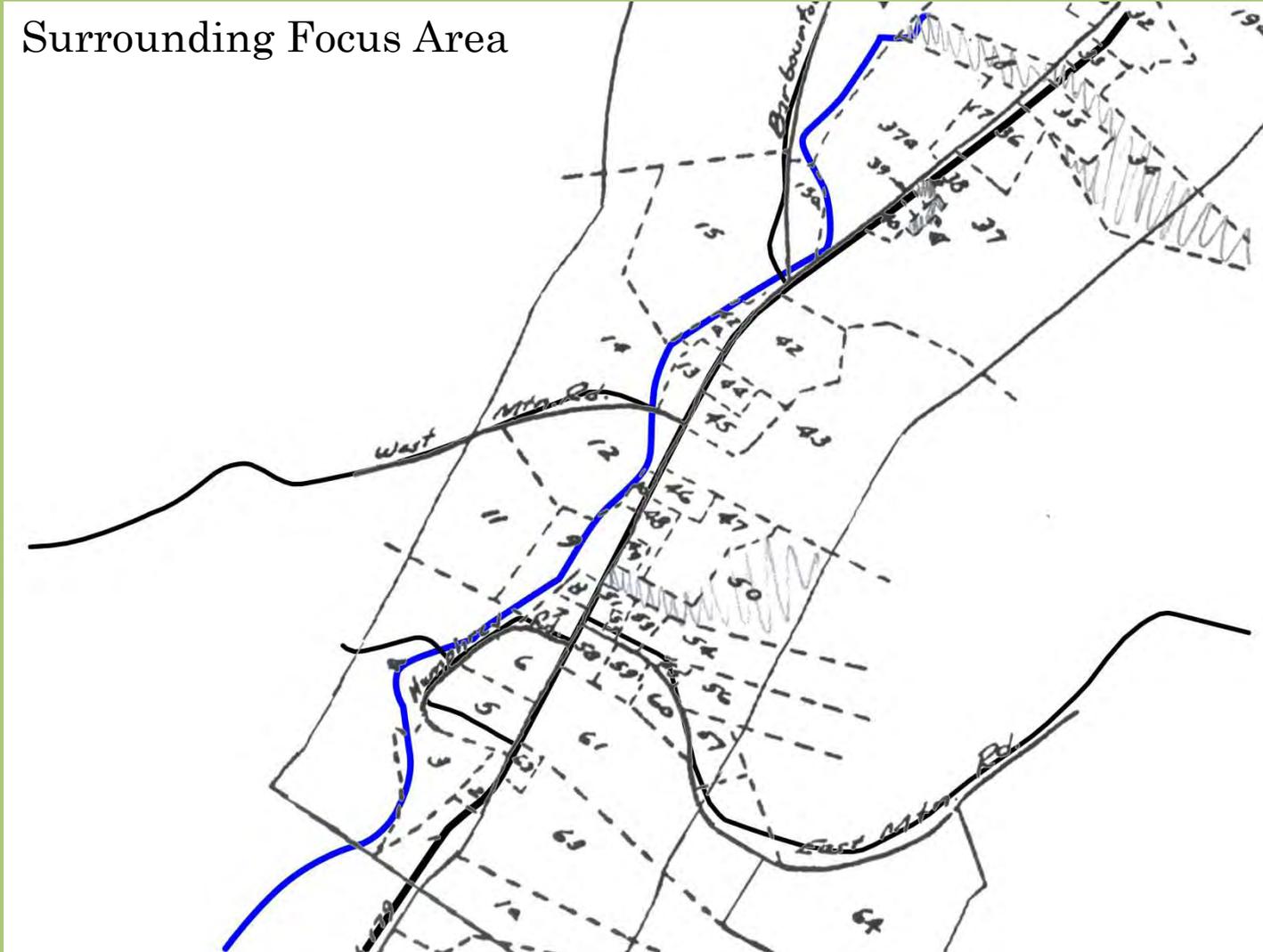
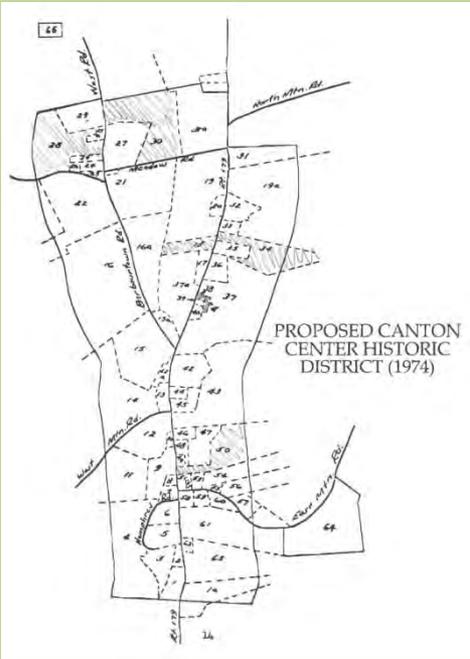
## Canton Center



# Historic District

## Canton Center

## Surrounding Focus Area



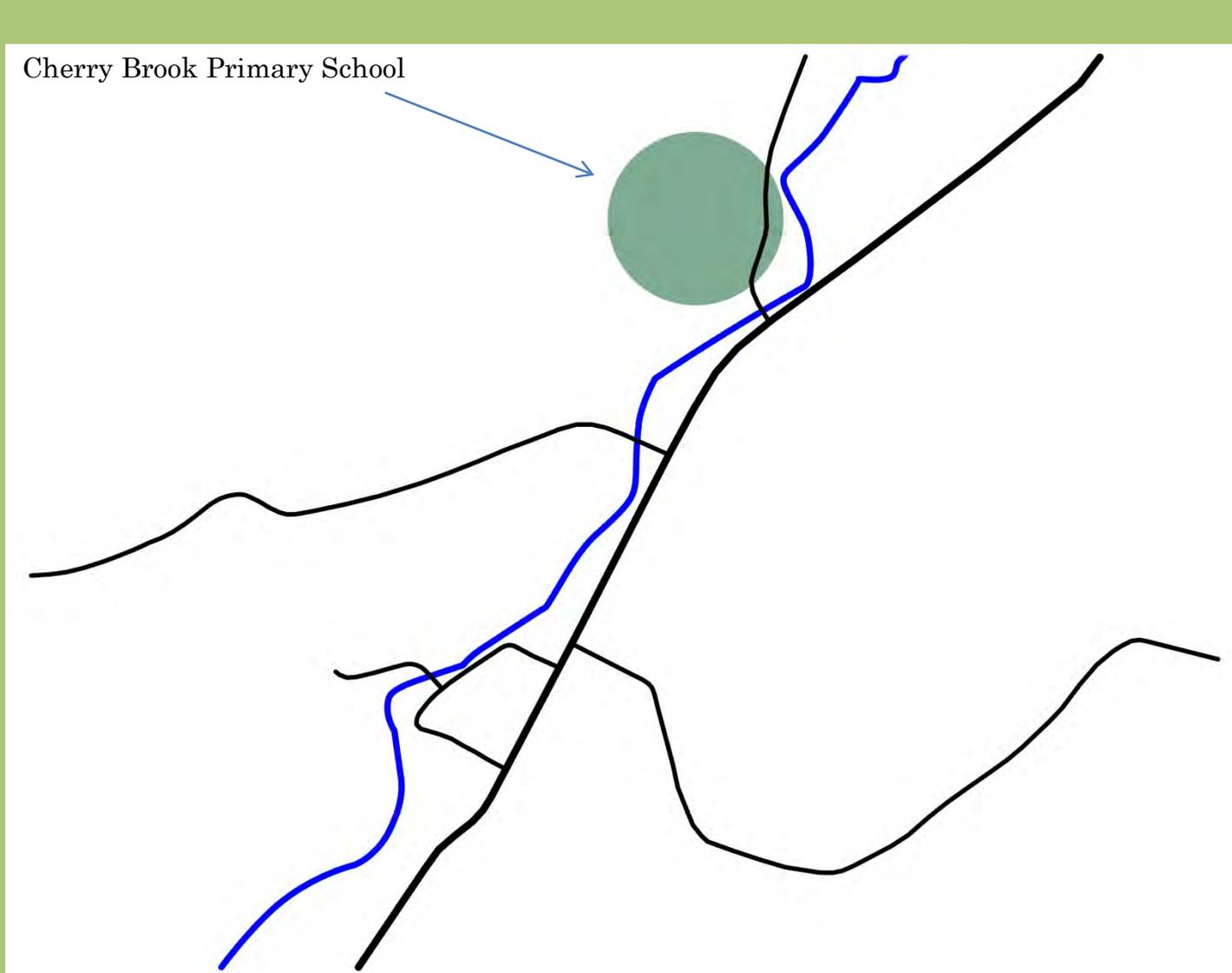
# Current Residential Homes

## Canton Center



# Municipal Buildings

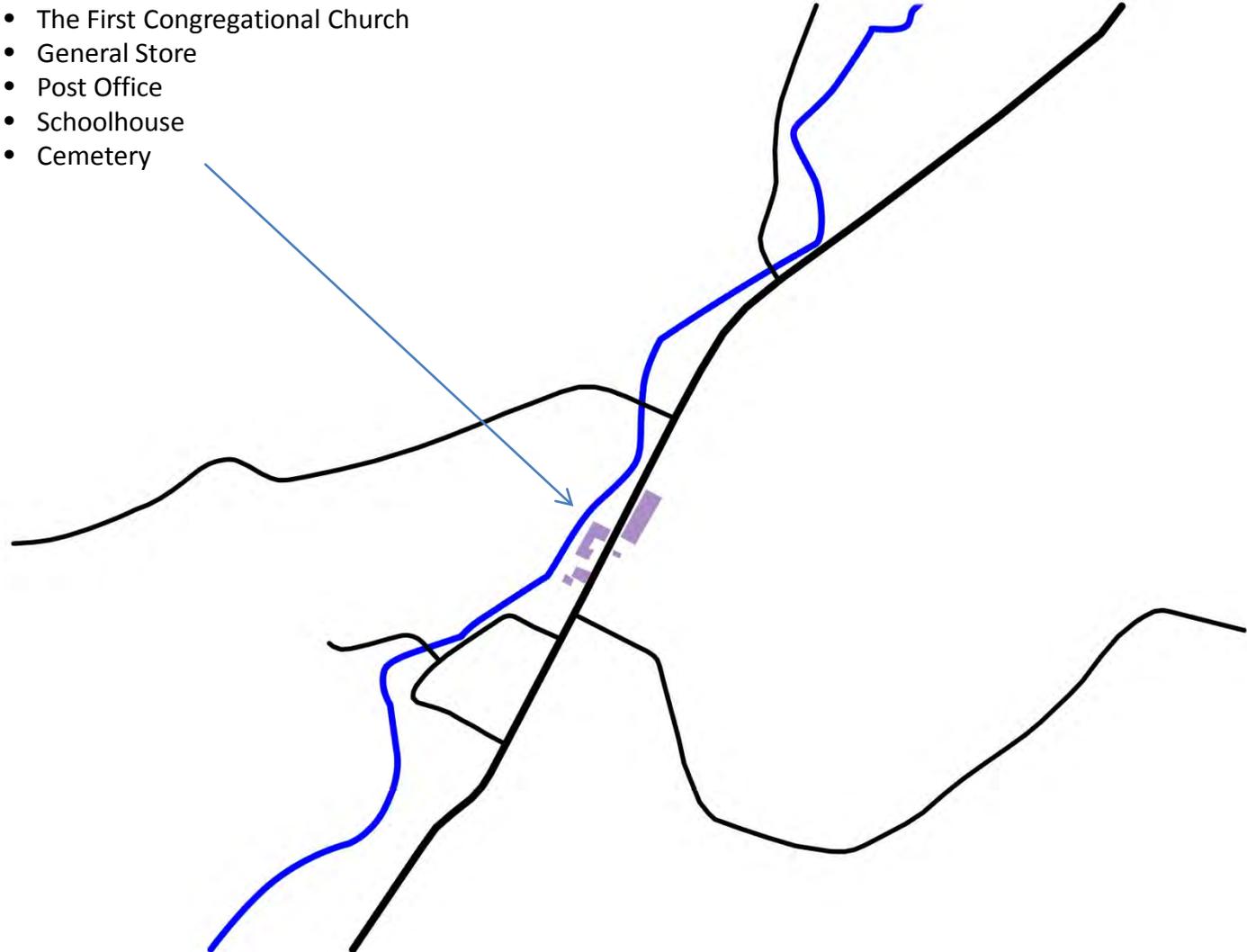
## Canton Center



# Privately Owned, Important

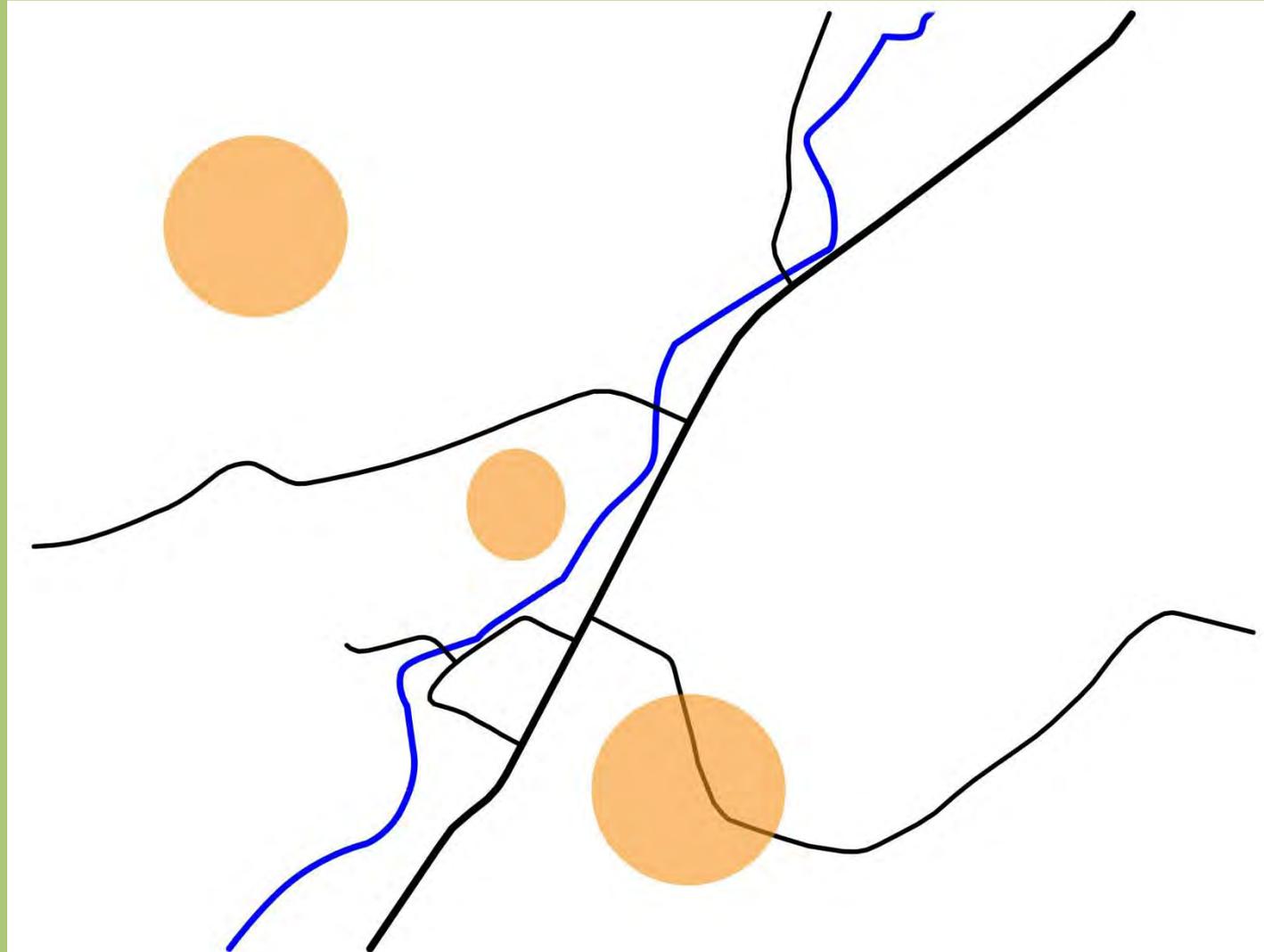
## Canton Center

- The First Congregational Church
- General Store
- Post Office
- Schoolhouse
- Cemetery



# Possible Development Areas

## Canton Center



# Development in Wooded Areas

## Canton Center

**Constraint:** Limited space available due to undesirable conditions

**Solution:** Work around the problem areas

**Benefits:**

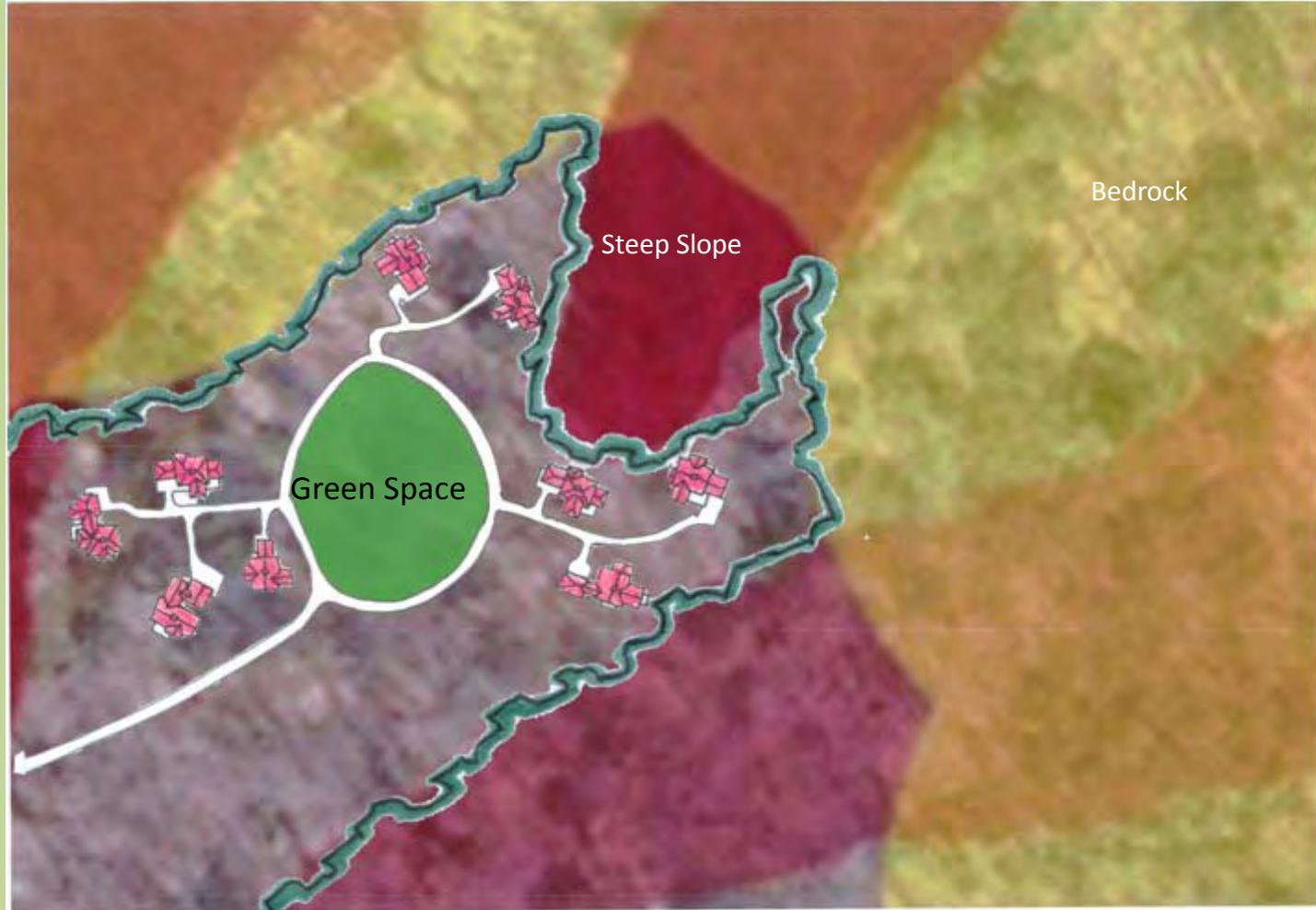
- Small amount of extra housing
- Not visible from main road
- Not a part of the historic district
- Utilizes the natural landforms without changing them
- Creates more open space

Homes in character to the rest of Canton Center could be subdivided into 1 acre lots, leaving room for a large open space to be shared by the residents.

# Development in Wooded Areas: Example

## Canton Center

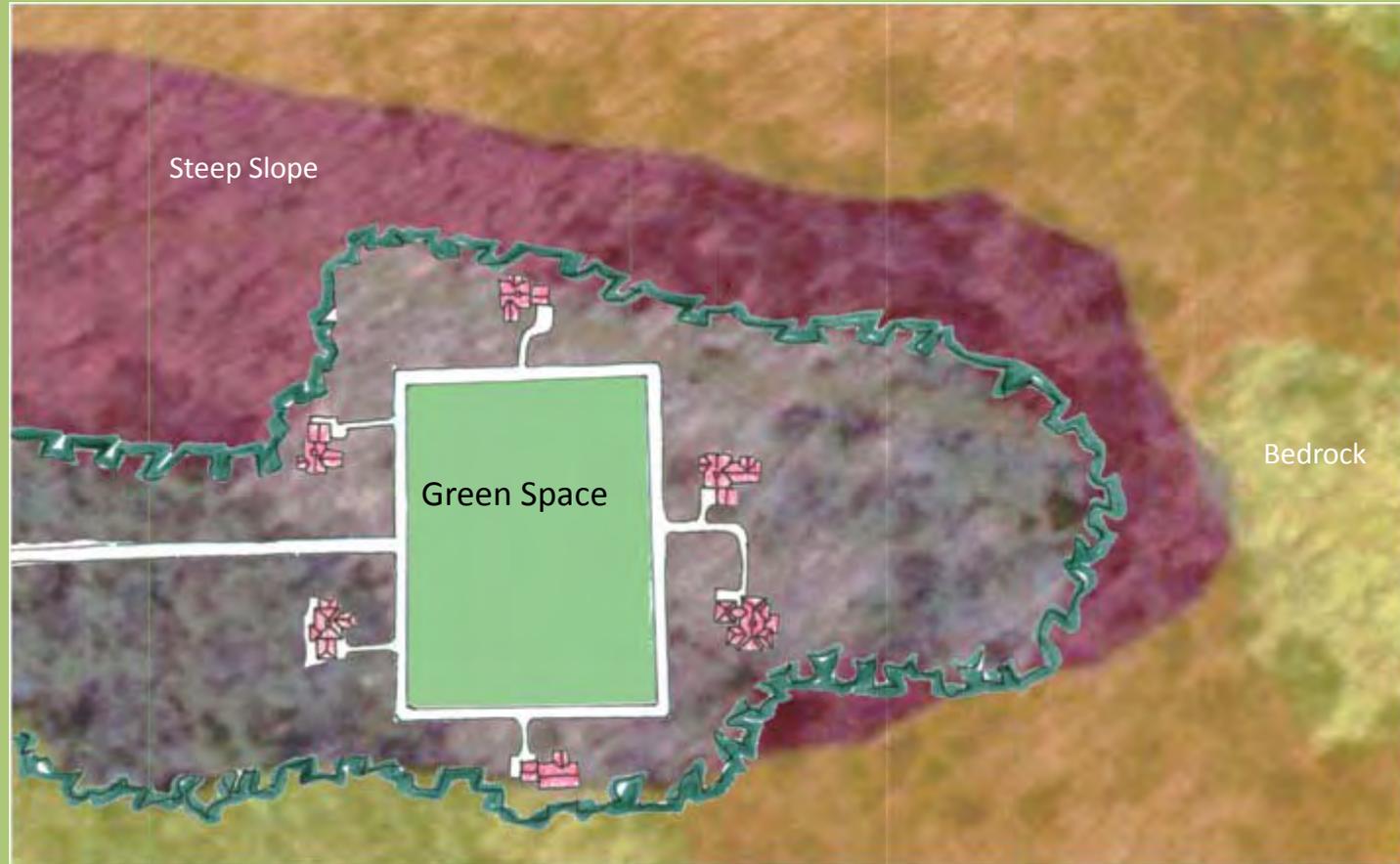
Development can work around problem areas, this way the natural state of the woods is preserved.



# Development in Wooded Areas: Example

## **Canton Center**

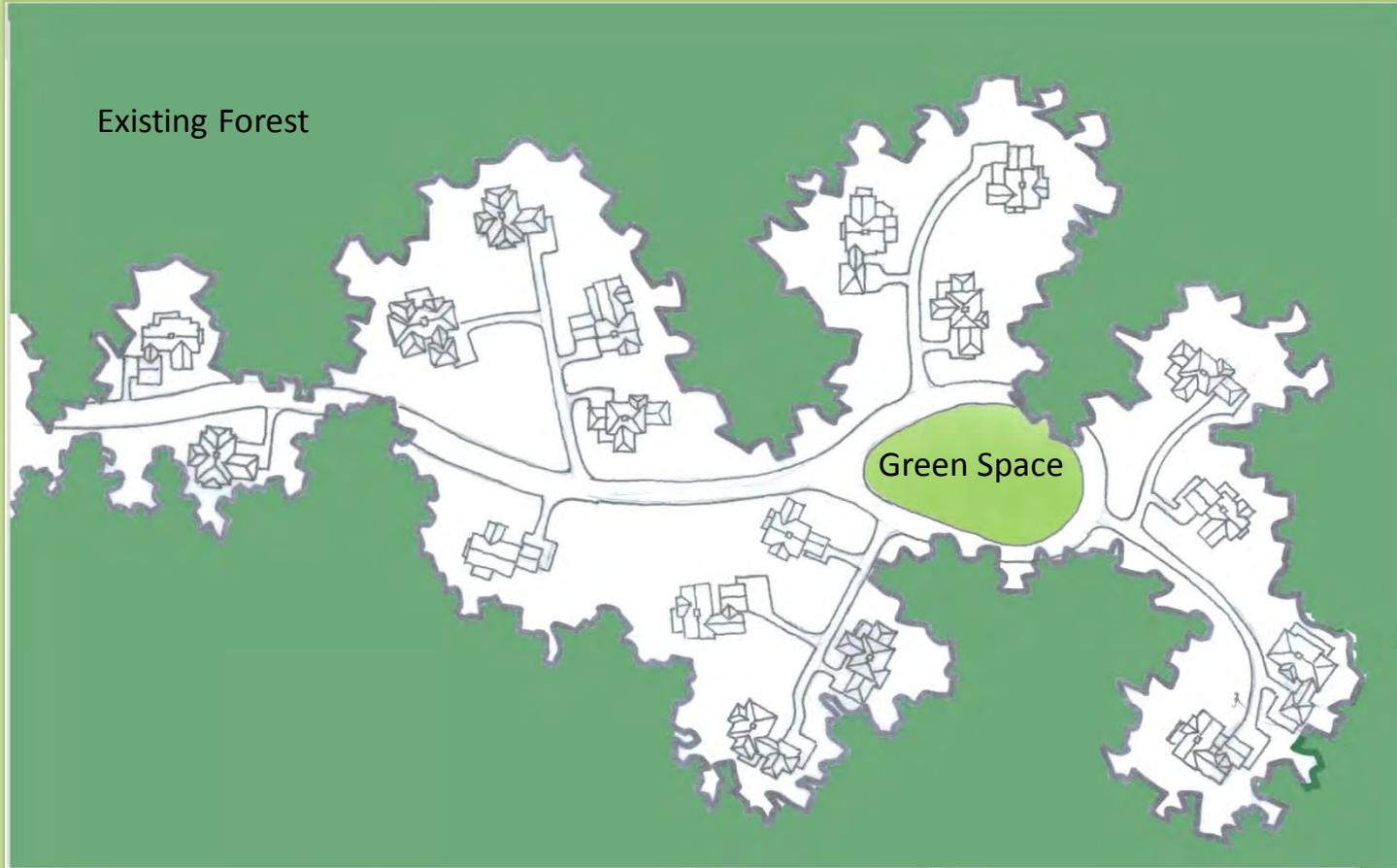
This shows the same concept, with a more formal look to really show the emphasis on central community open space, which builds a village within the Center. Formality could be undesired.



# Larger Scale Subdivision Example

## Canton Center

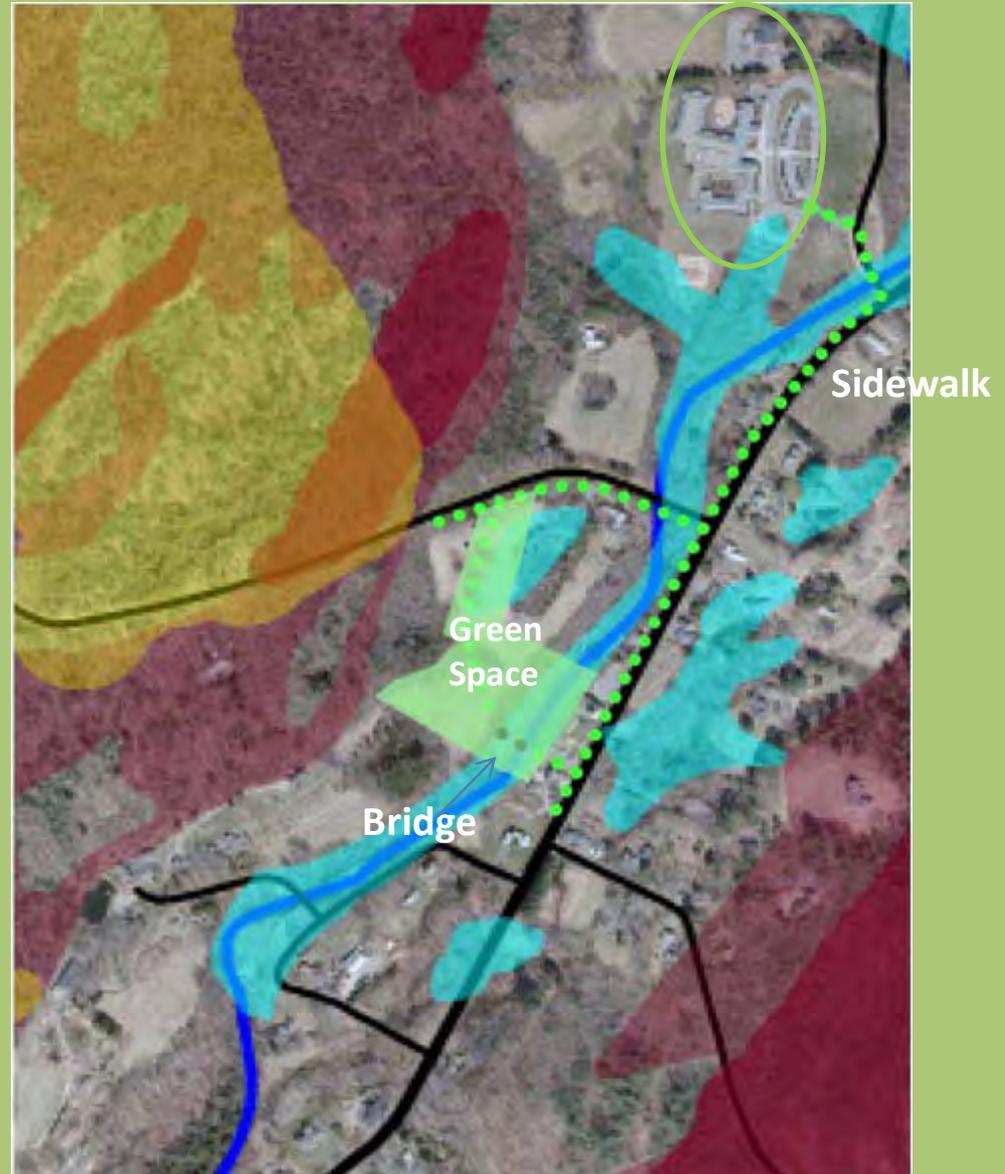
- Clusters of Housing
- Shared Driveways



# Possible Connection with School and General Store

## Canton Center

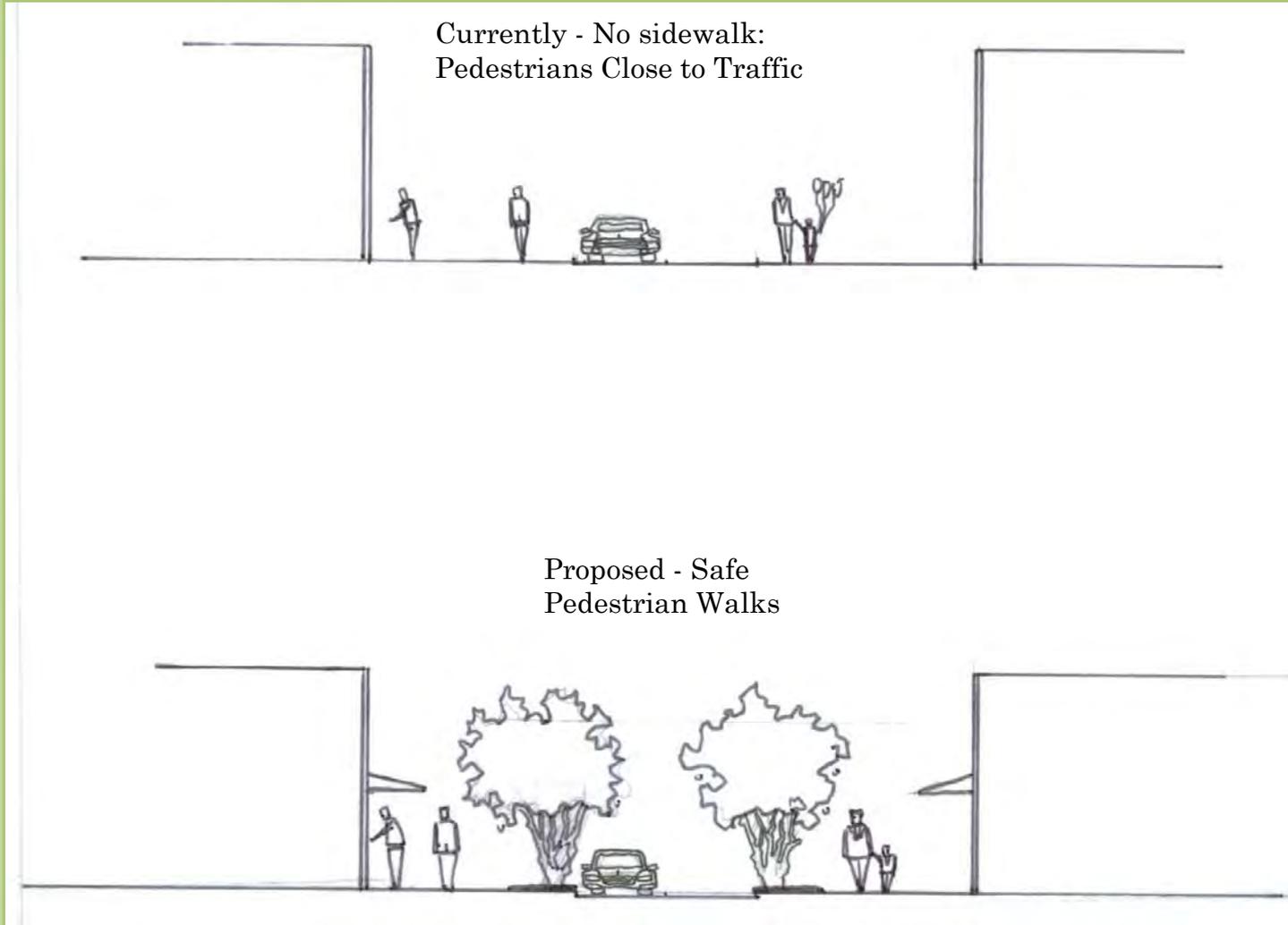
- Sidewalk on one side of the road from the school leading to the general store
- Possible community green space behind general store area
- Bridge to connect the store to the green space behind it



# Pedestrian Safety

## Canton Center

A barrier between pedestrians and the road would aid in the safety of walkers and bikers, as the current conditions are undesirable.



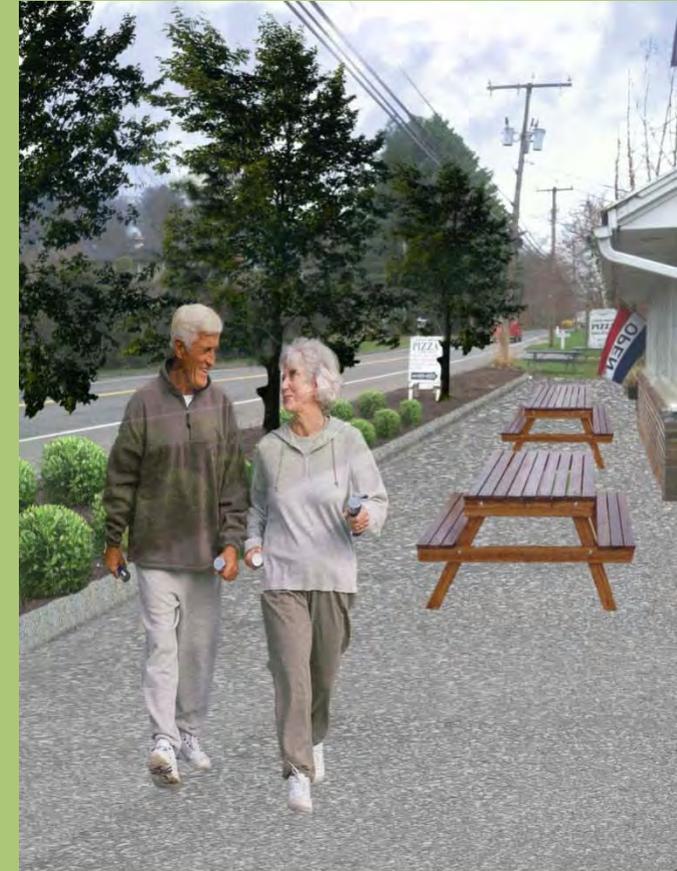
# Possible Enhancement of the General Store Area

## Canton Center

Improving the area in front of the General Store makes it more inviting to spend more time.



Existing



Suggested

# Possible Enhancement of the General Store Area

## Canton Center

Improving the area behind the General Store will conserve it to be saved for a long time.



Existing



Suggested

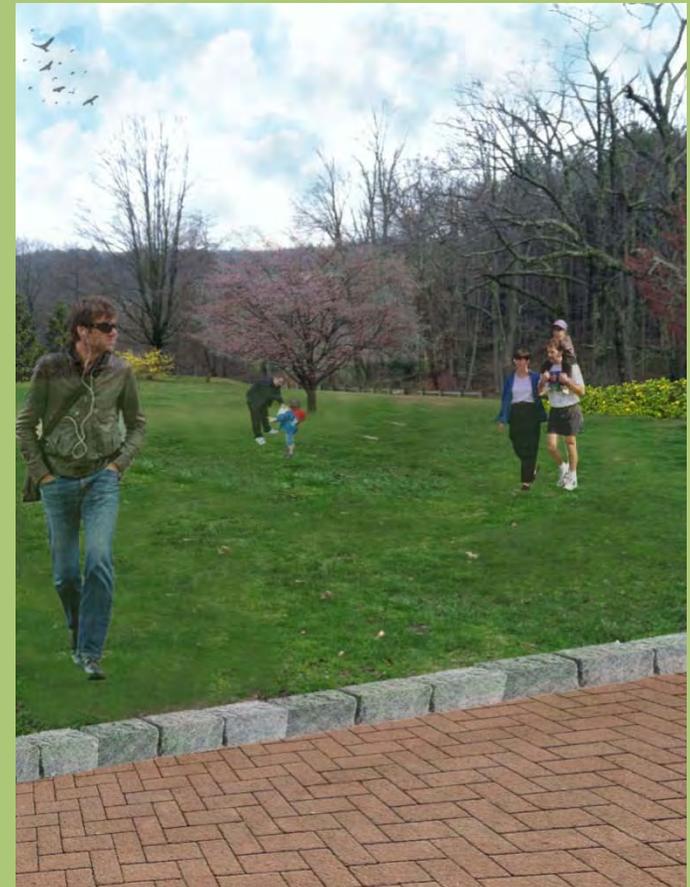
# Possible Enhancement of the General Store Area

## **Canton Center**

Improving the area next to the Post Office and the General Store will make it a more user-friendly green-space.



Existing



Suggested

# Possible Enhancement of the General Store Area

## Canton Center



Existing



Suggested

# Adaptive Re-use of the one room Schoolhouse

## **Canton Center**

Restoring the school house for a different use assures it will remain standing for a long time.

Canton Center Schoolhouse



The Eagleville Schoolhouse and Trust headquarters in Mansfield, CT



# Areas of Focus

## East Gateway

West Gateway

Canton  
Village/Green



East Gateway

# Areas of Focus

East Gateway

West Gateway

**West Gateway**



Canton  
Village/Green

# Areas of Focus

East Gateway

West Gateway



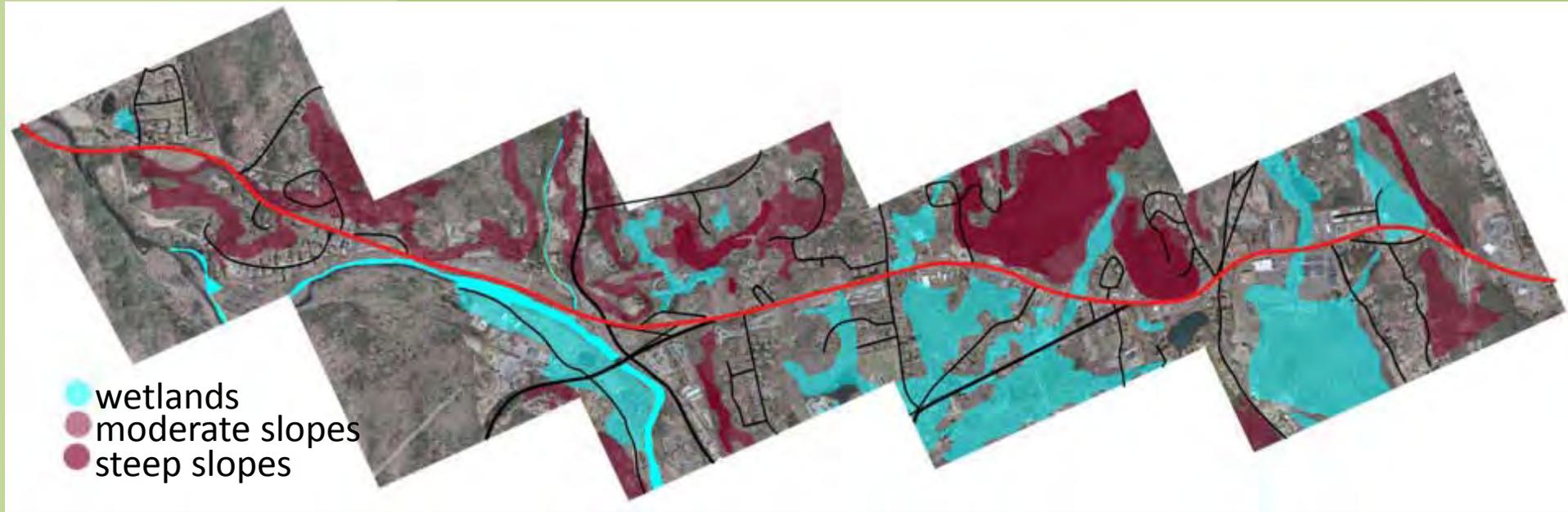
**Canton**  
**Village/Green**

# Mapping : Building Constraints



The constraint of property lines were removed for the design process

# Mapping : Building Constraints



Source: Canton Planning Commission  
Robert S. Bryan and Associates 1989

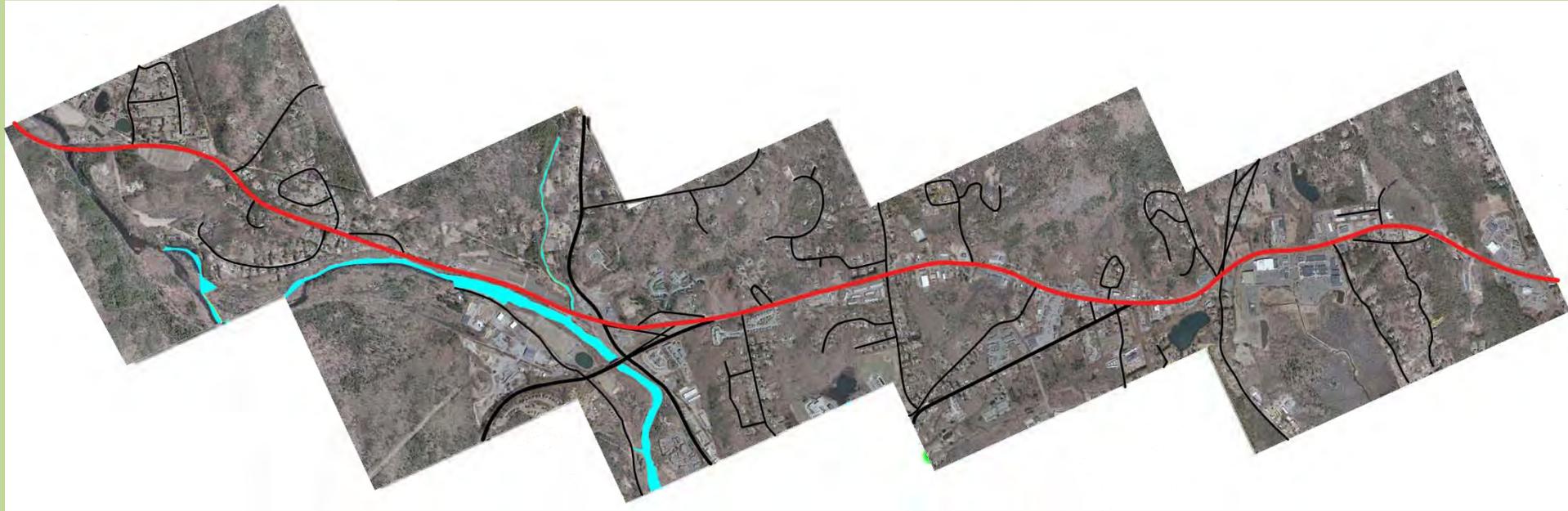
# Mapping : Building Constraints



● Difficult  
Areas

These areas add significant cost in the design and construction of new development

# Mapping: Assets and Liabilities



## Assets:

Bodies of water

Bike path

# Mapping: Assets and Liabilities



## Liabilities:

Curb cuts

Confusing intersections

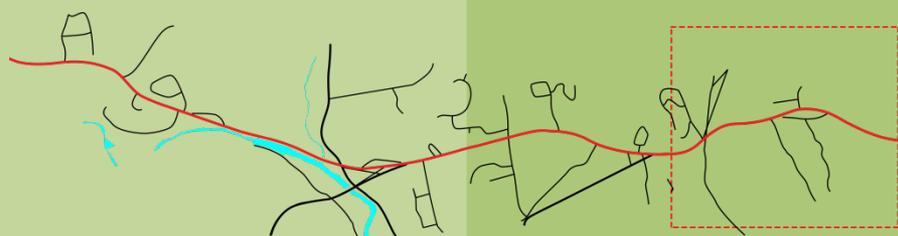
Excess of paved surfaces

# Analysis

**East Gateway**

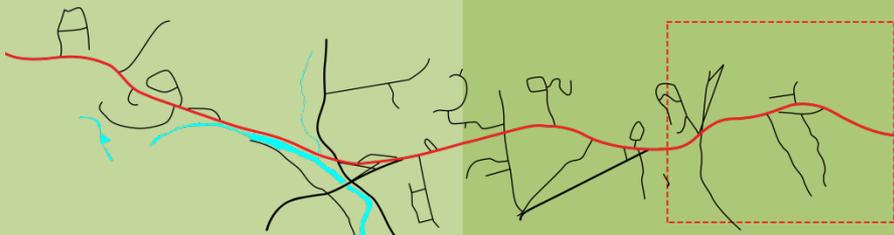
West Gateway

Canton Village/  
Green



# Analysis

## East Gateway

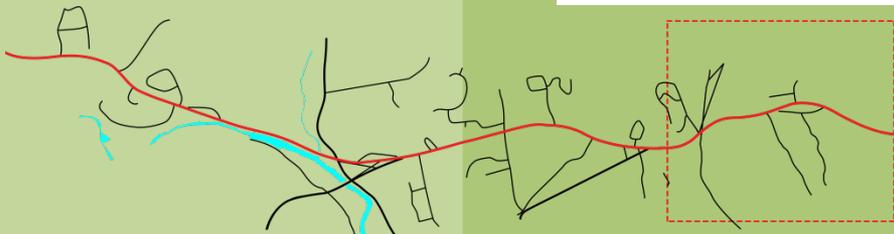
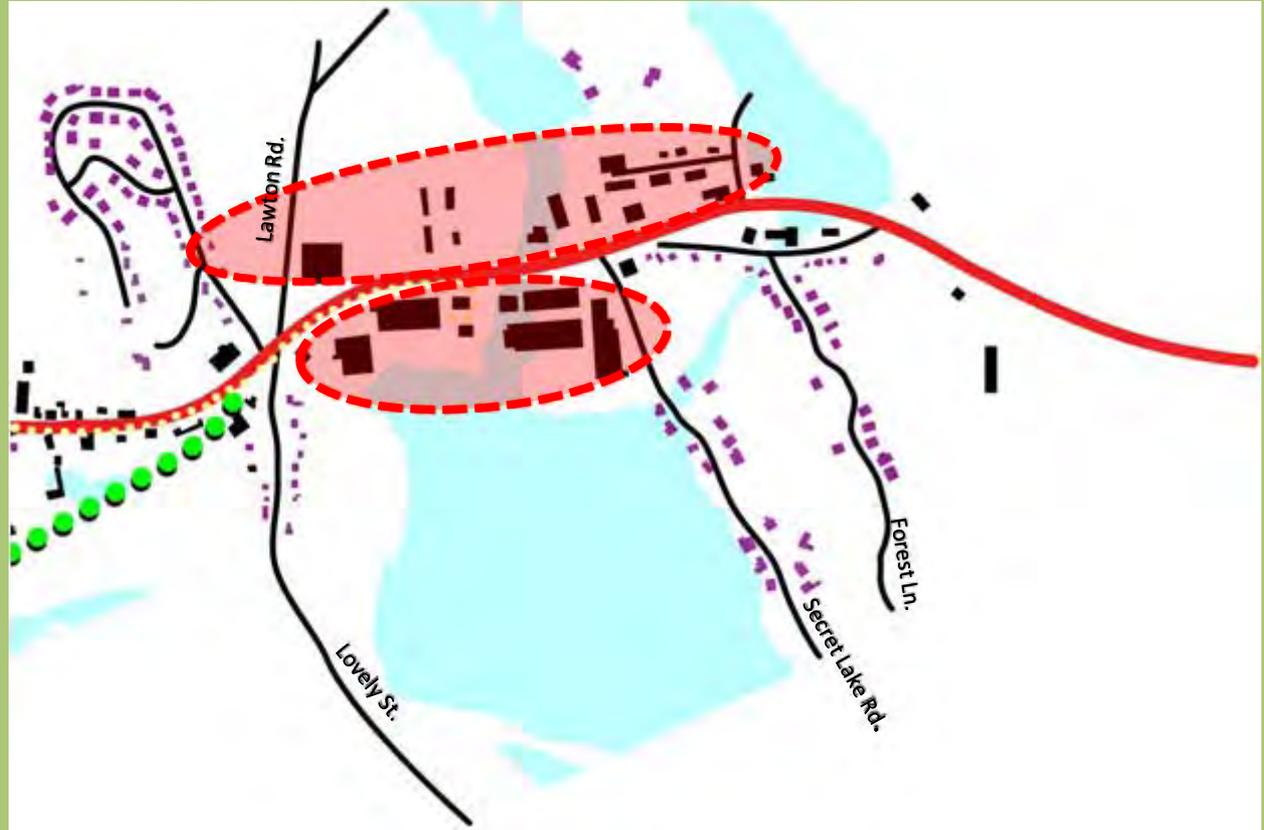


# East Gateway

Identity

Safety

Sustainability



# East Gateway

## Identity

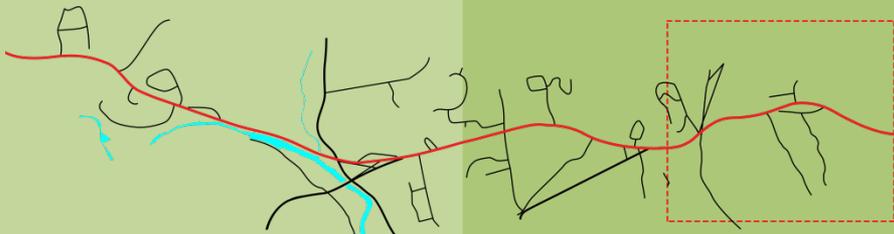
- *Lacking cohesive identity*



## Safety



## Sustainability

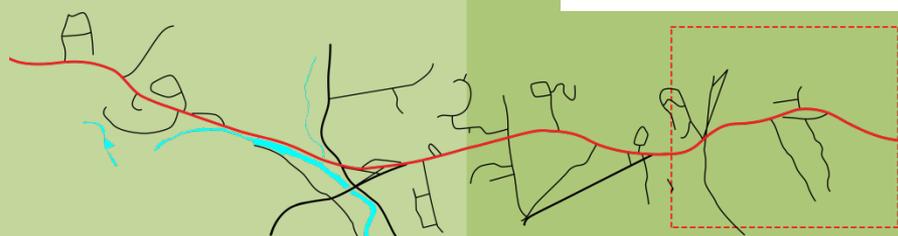
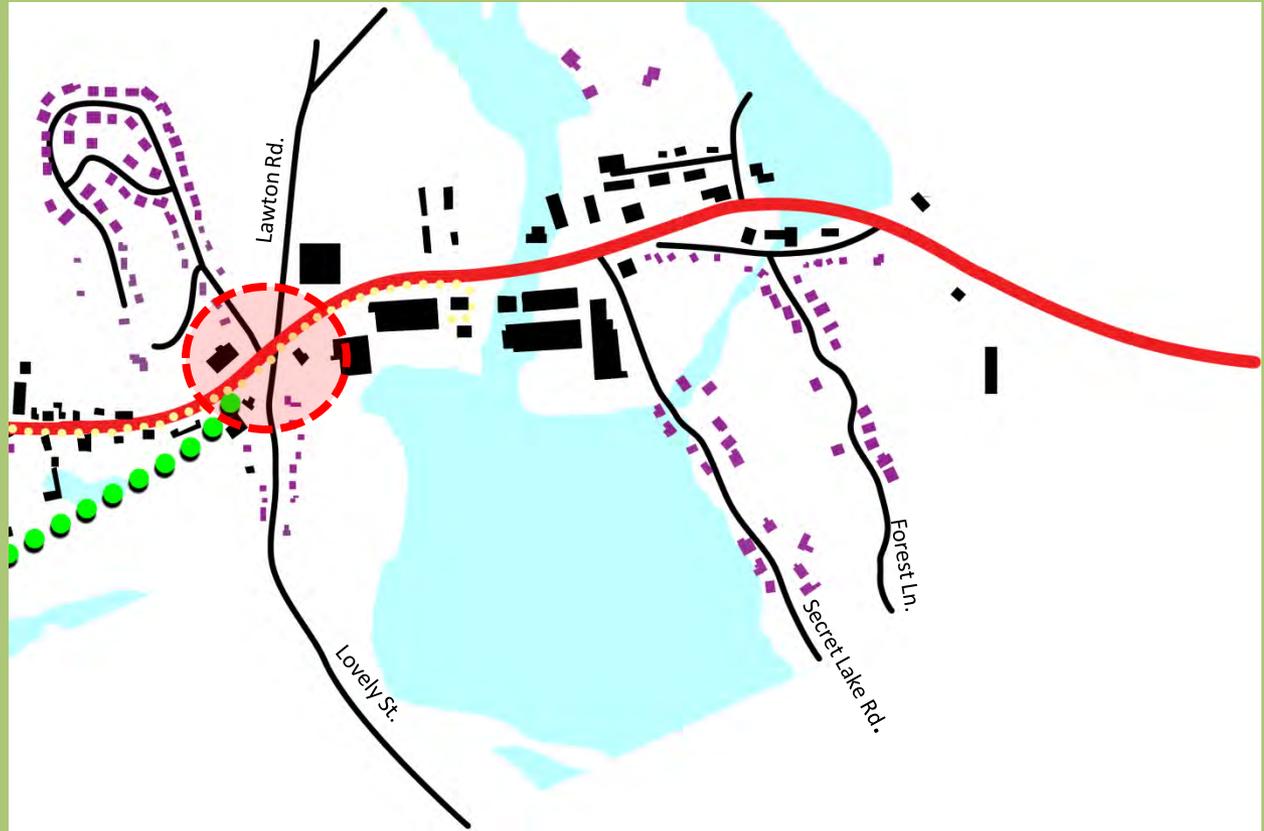


# East Gateway

Identity

Safety

Sustainability



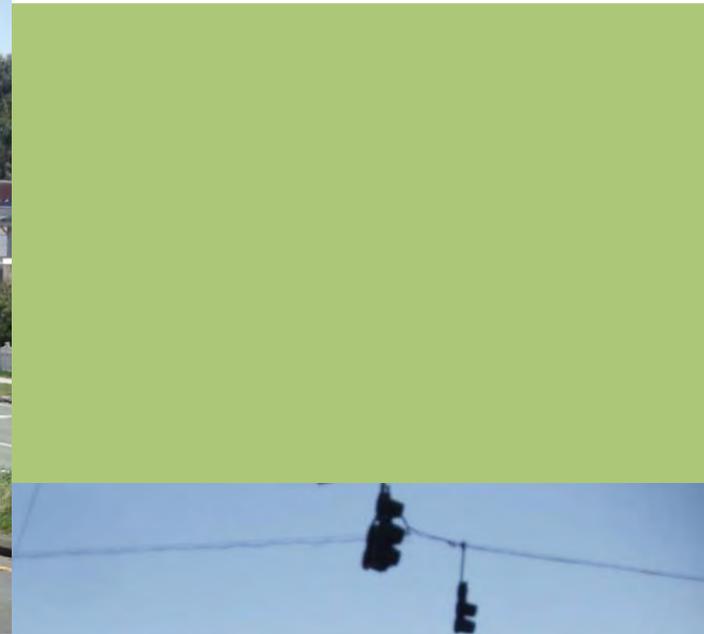
# East Gateway

Identity

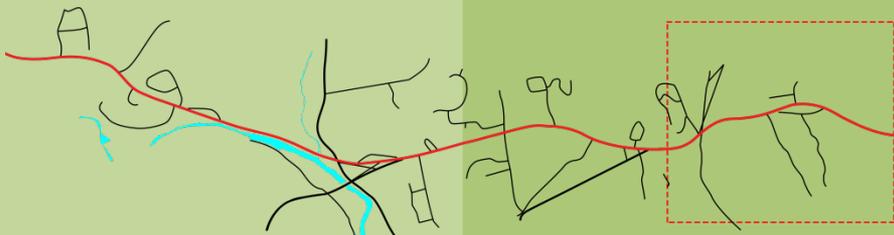


**Safety**

- *Dangerous to pedestrians*



Sustainability

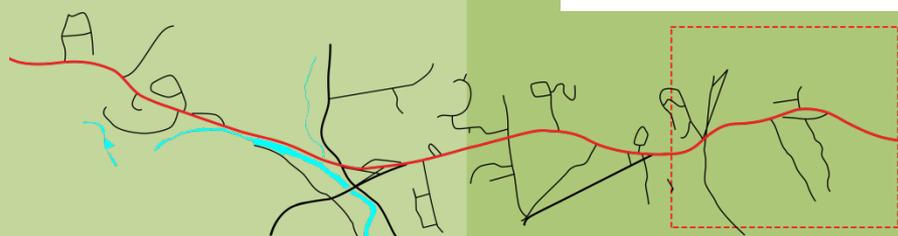
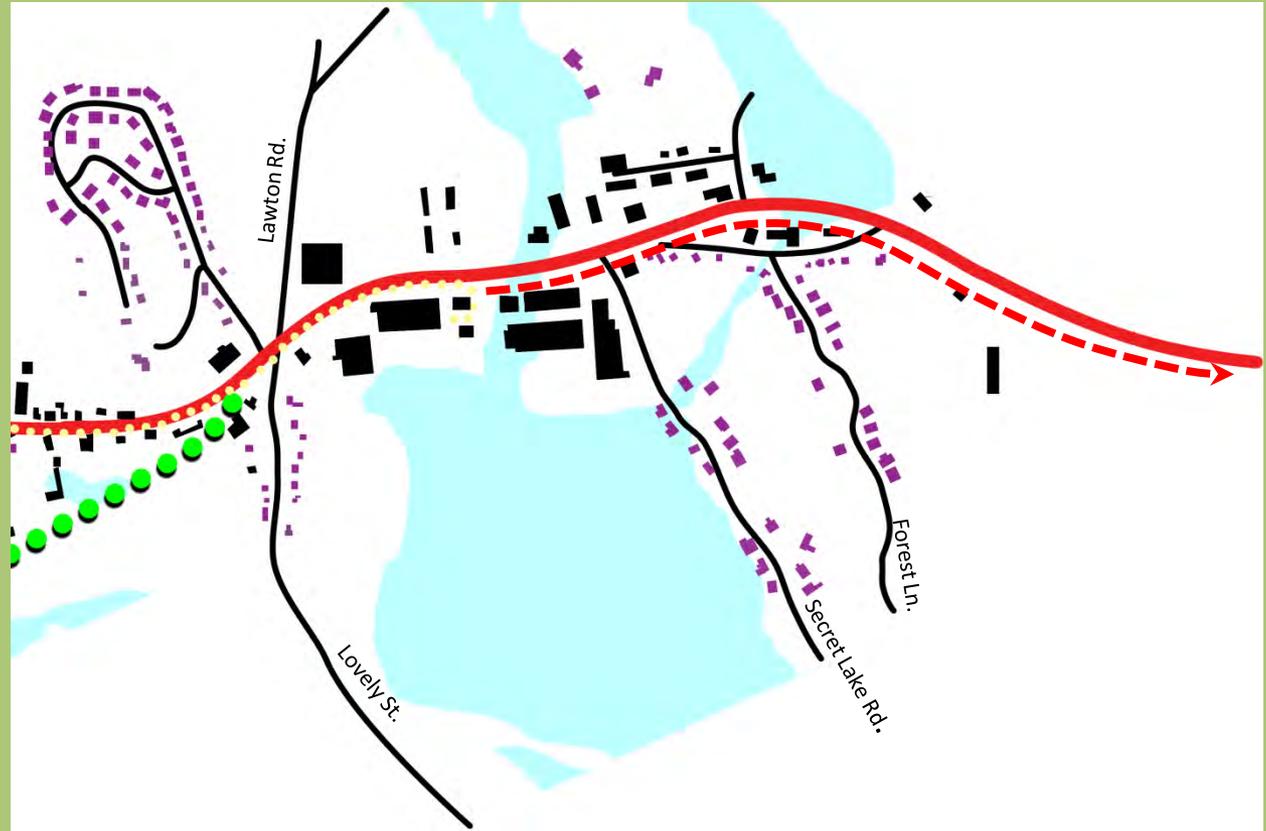


# East Gateway

Identity

Safety

Sustainability



# East Gateway

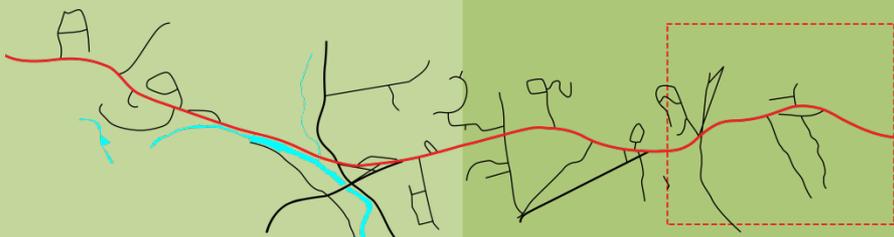
Identity



Safety



Sustainability

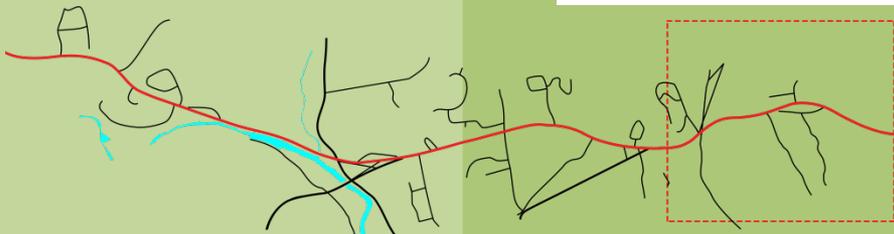
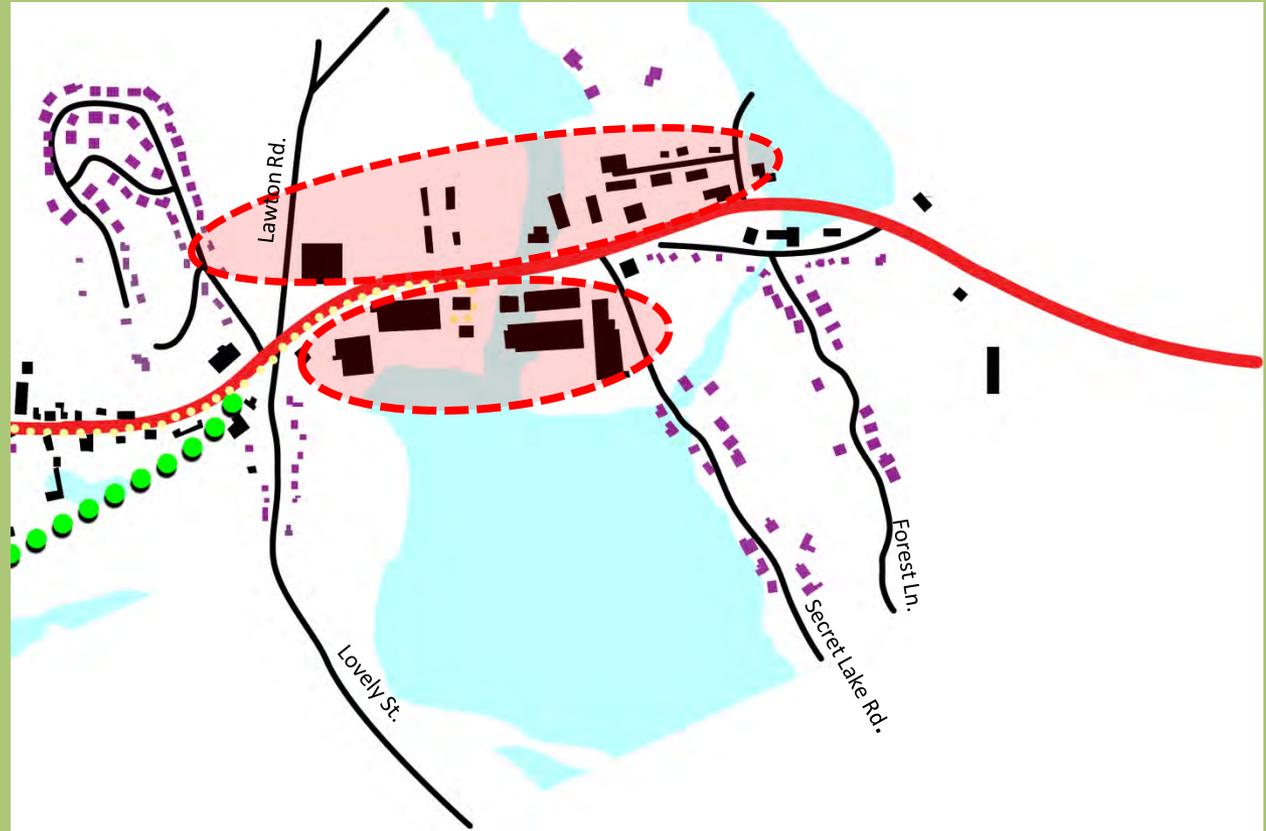


# East Gateway

Identity

Safety

Sustainability



# East Gateway

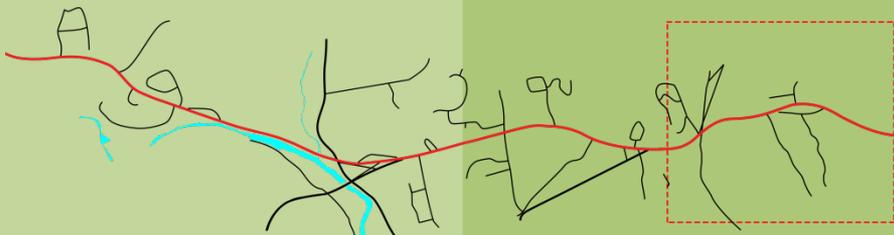
Identity



Safety



Sustainability



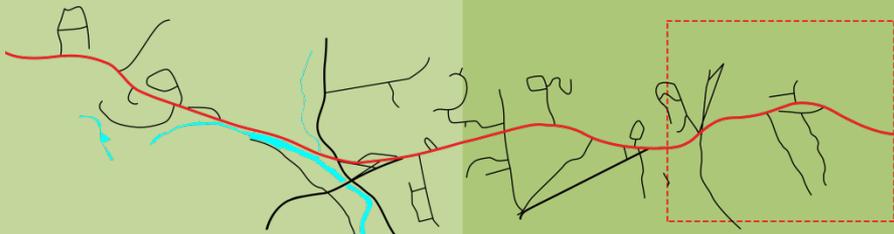
# East Gateway

*East Gateway*

# Proposals

West Gateway

Canton  
Village/Green

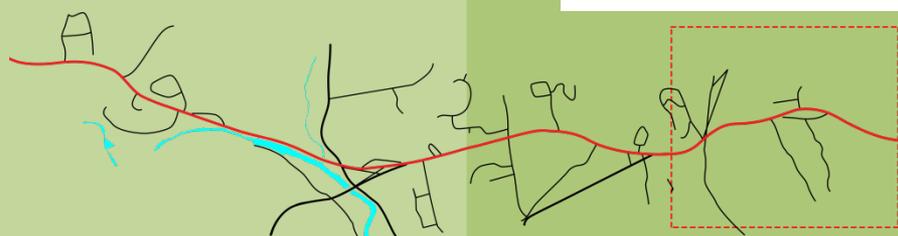
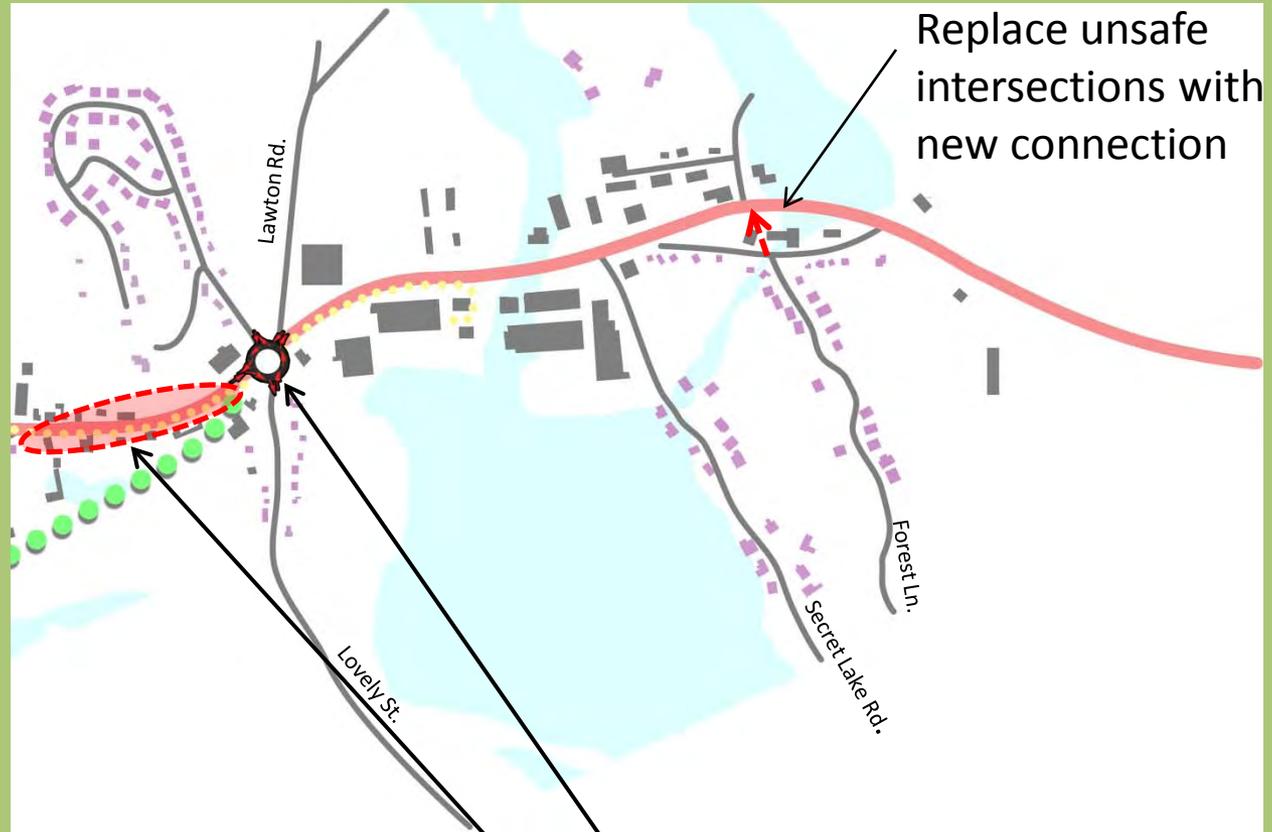


# East Gateway: Proposal

Identity

Safety

Sustainability



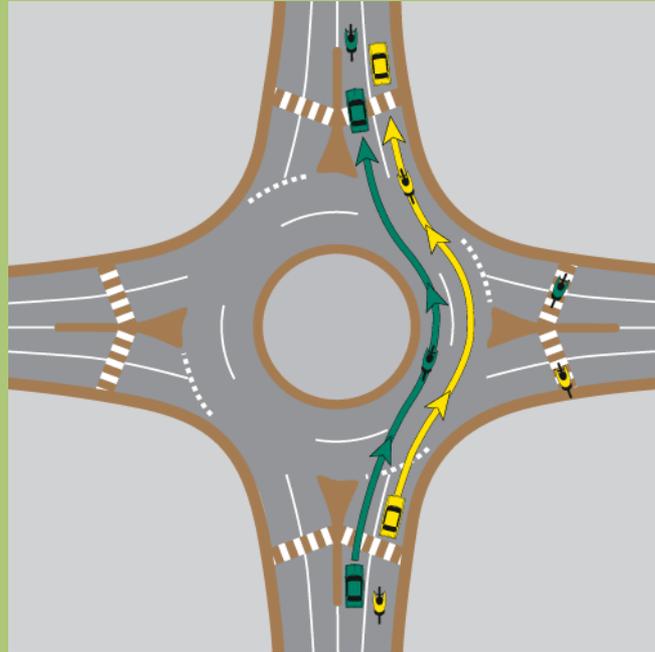
Propose Roundabout  
Propose Shared Parking  
To reduce Curb Cuts

# East Gateway: Proposal

Identity

Safety

Sustainability



Roundabout in  
North Stonington  
Rt2 and 184

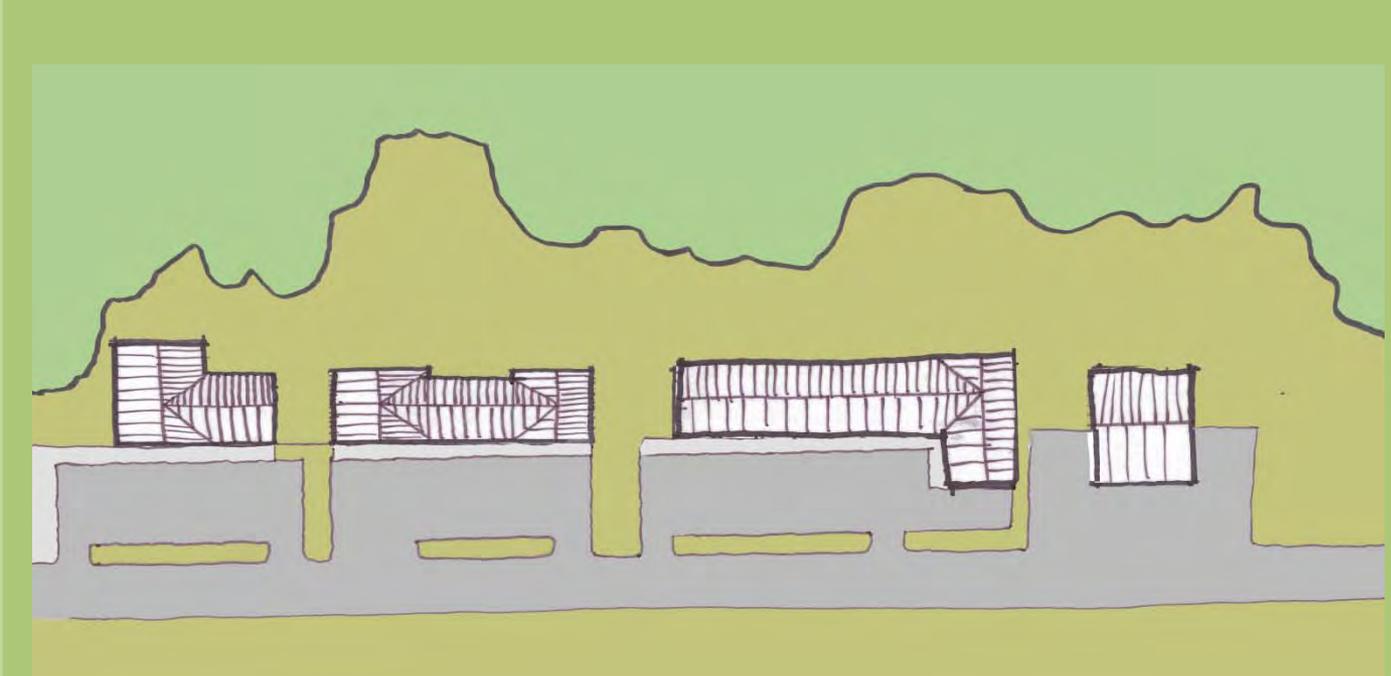


# East Gateway: Proposal

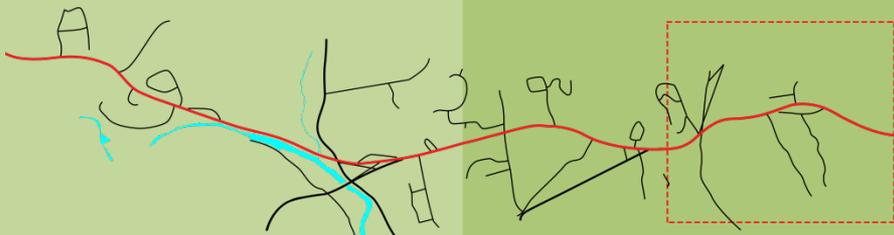
Identity

Safety

Sustainability



Current conditions with excessive curb cuts and parking



# East Gateway: Proposal

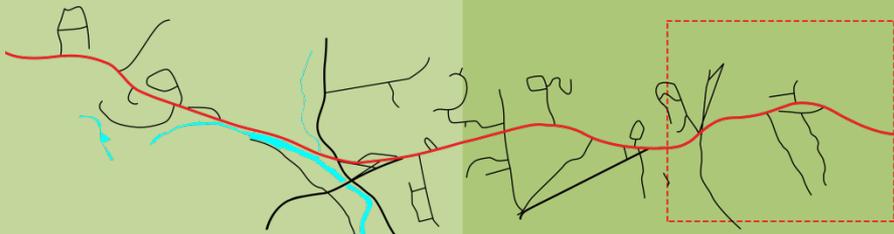
Identity

Safety

**Sustainability**



Short term proposal: shared parking reduces curb cuts down to two

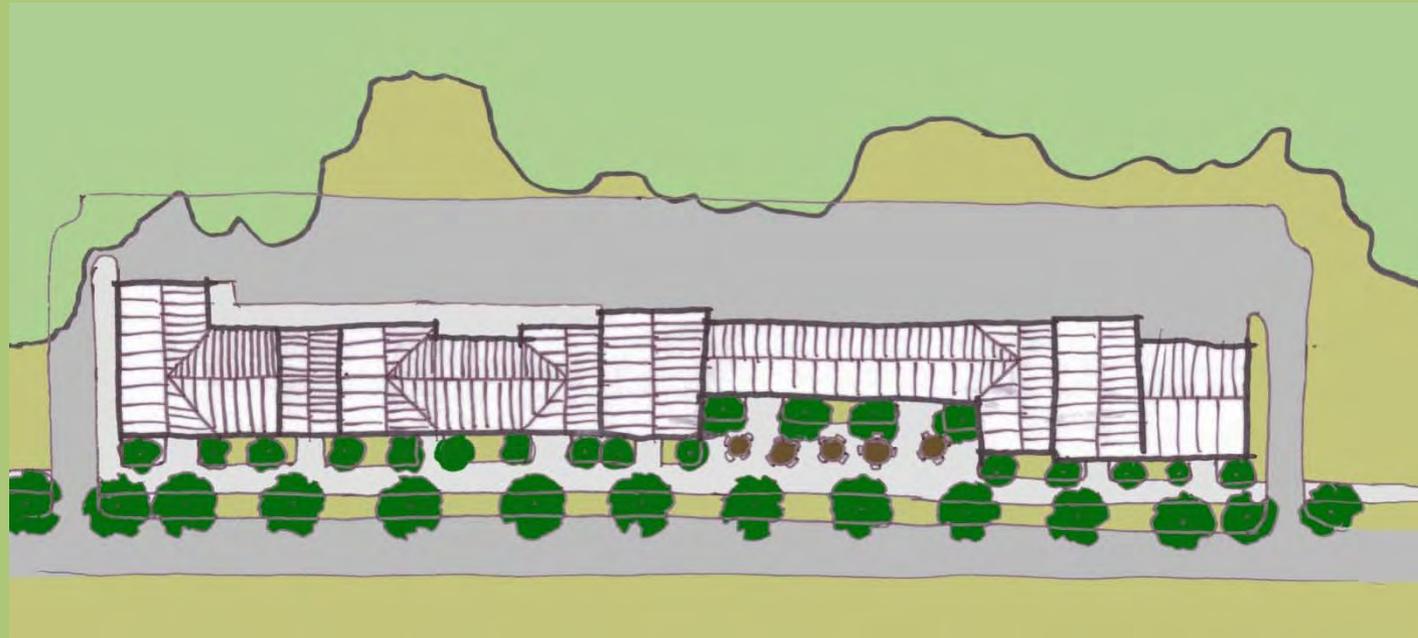


# East Gateway: Proposal (long term)

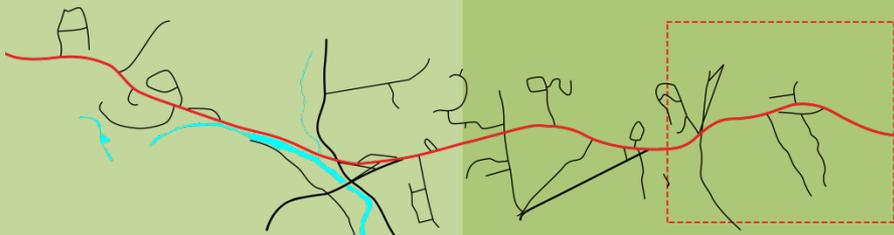
Identity

Safety

Sustainability



Long term: move shared parking to the rear, infill development, and create a pedestrian friendly space along Route 44

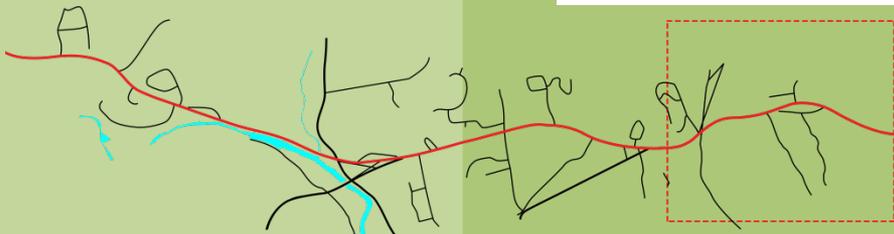
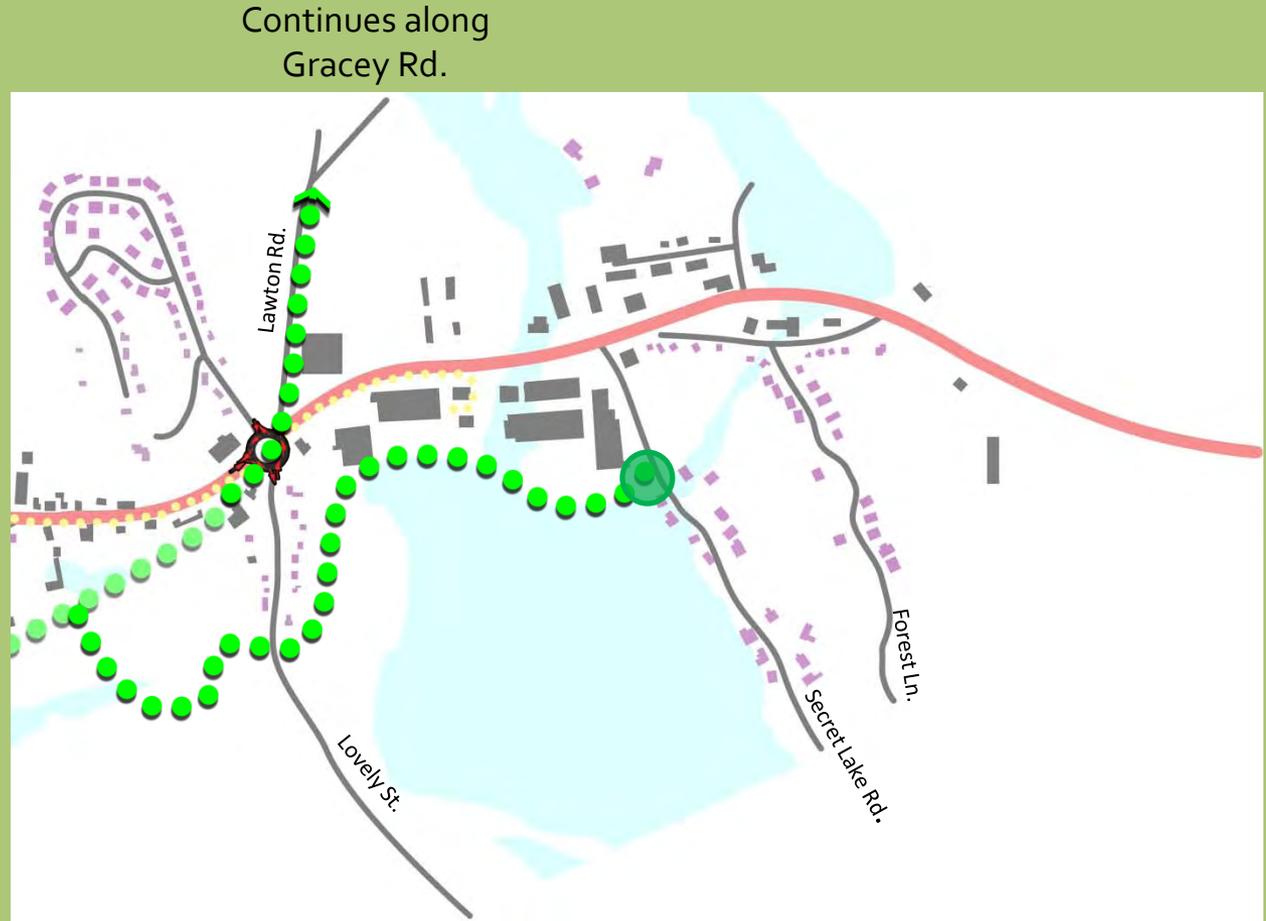


# East Gateway: Proposal

Identity

Safety

Sustainability

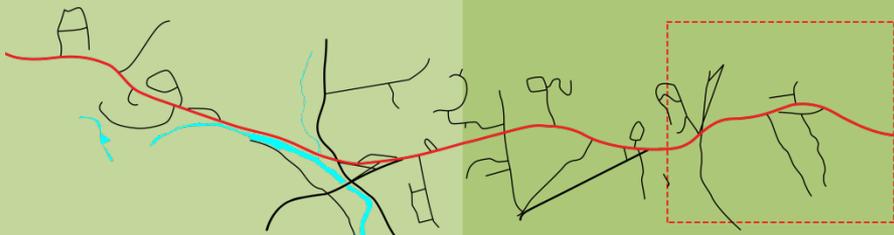


# East Gateway: Proposal

Identity

Safety

Sustainability



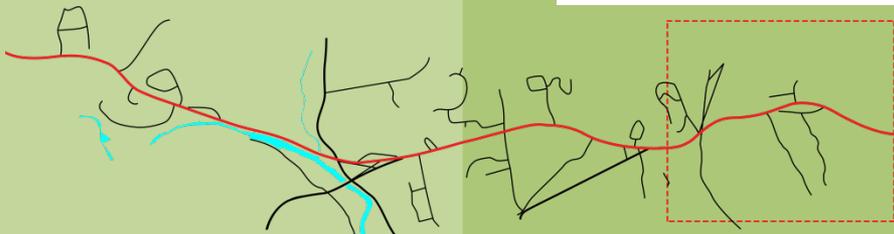
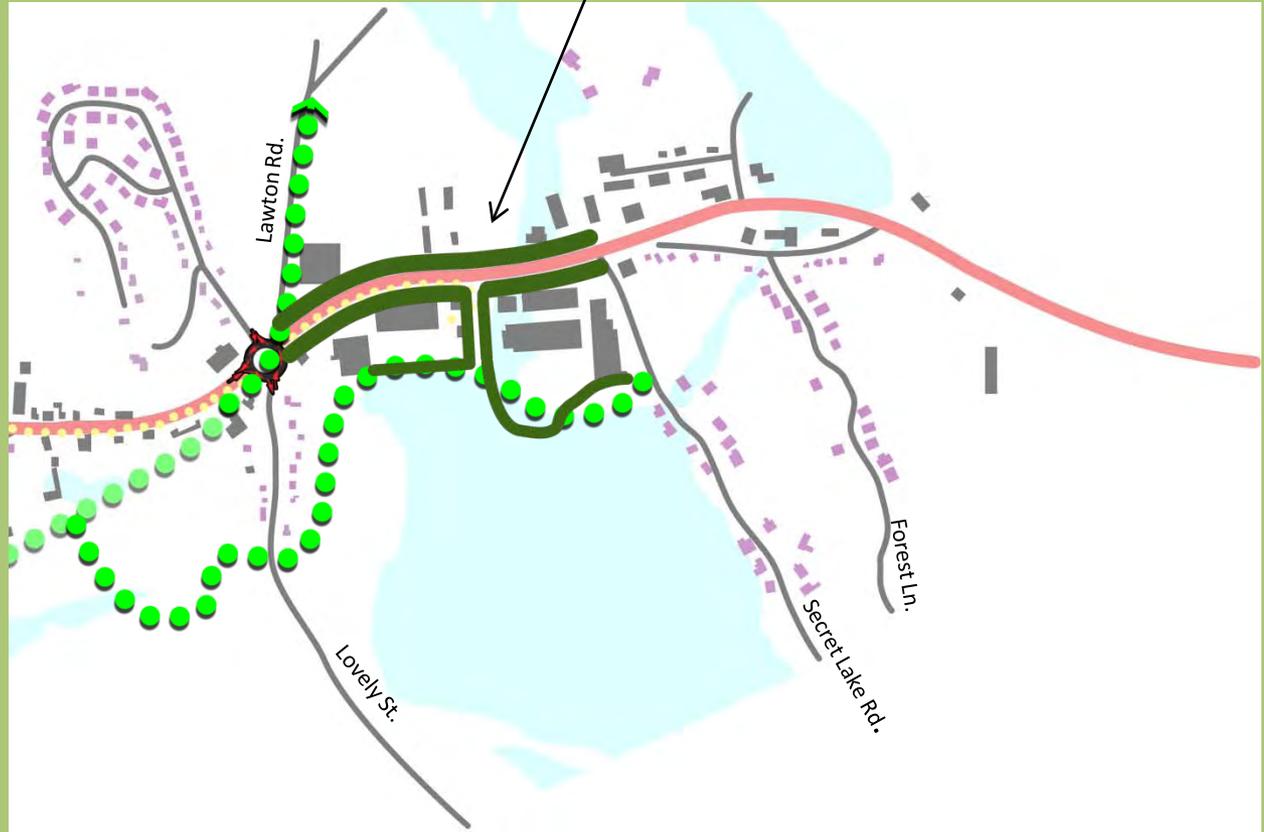
# East Gateway: Proposal

Identity

Safety

Sustainability

Create Green Corridor

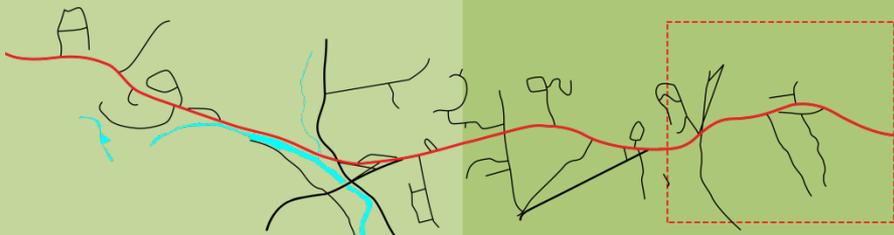
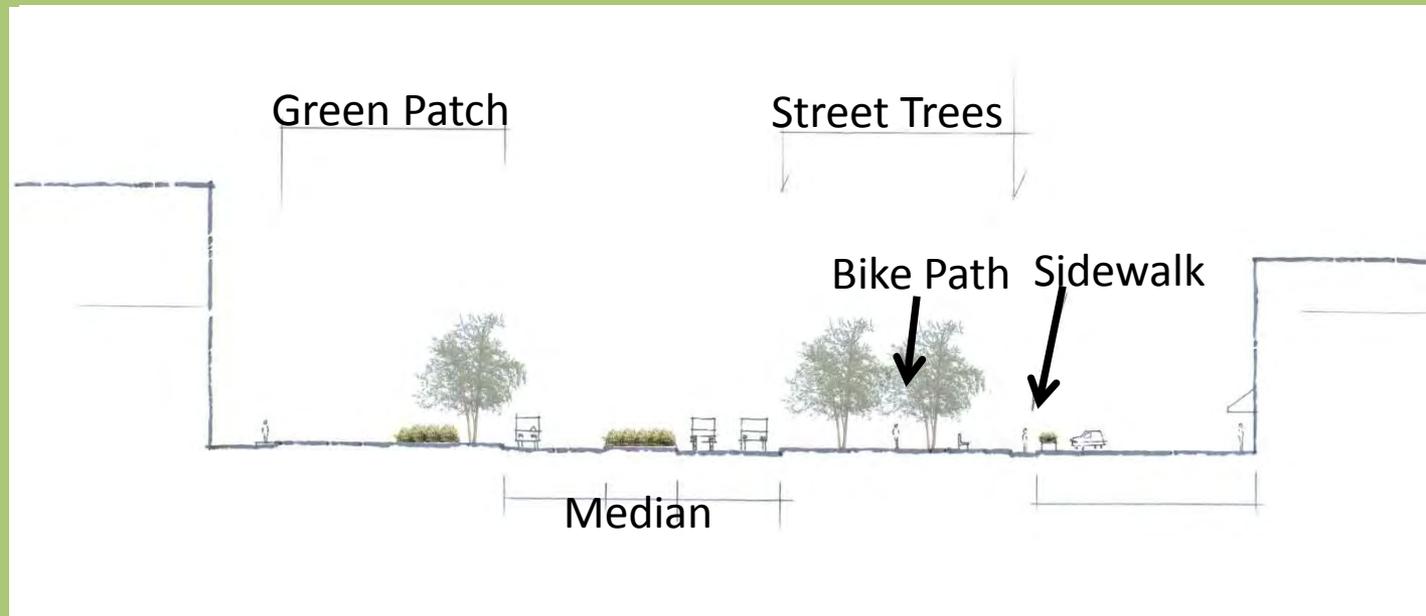


# East Gateway: Proposal

Identity

Safety

Sustainability

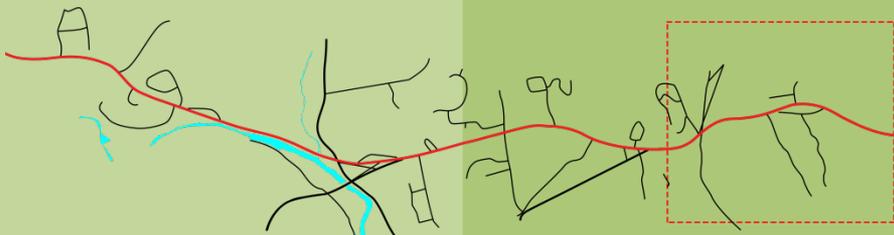


# East Gateway: Proposal

Identity

Safety

Sustainability

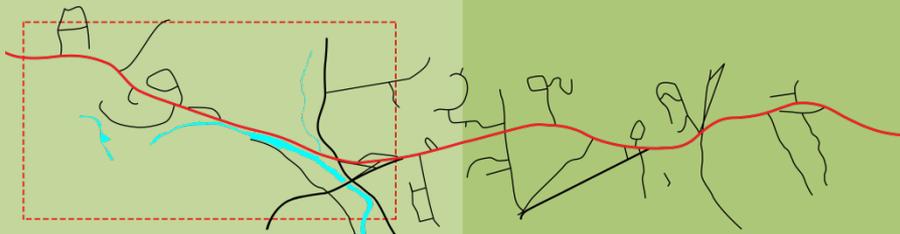


# Analysis

East Gateway

West Gateway

Canton Village/  
Green



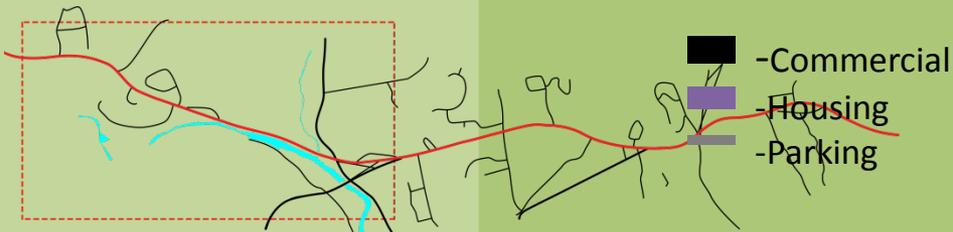
# Analysis

East Gateway

West Gateway

Canton Village/  
Green

Farmington River



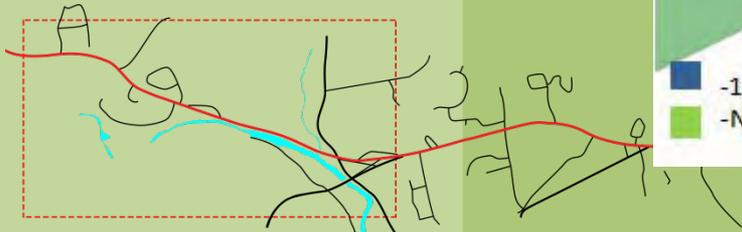
West Gateway

Identity

- Entryway

Safety

Sustainability



# West Gateway

## Identity

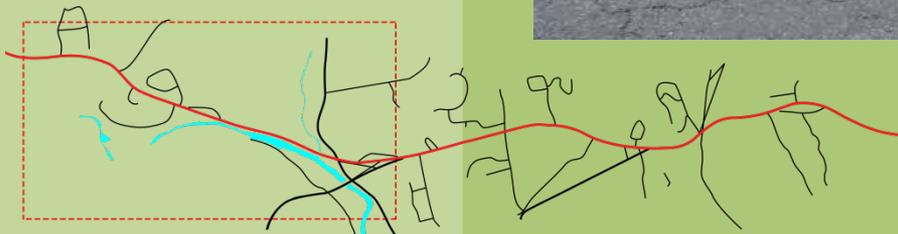
- *Route 44 West Entryway*

## Safety

## Sustainability



Lacks a clear entryway, creating a vast expanse of highway



# West Gateway

## Identity

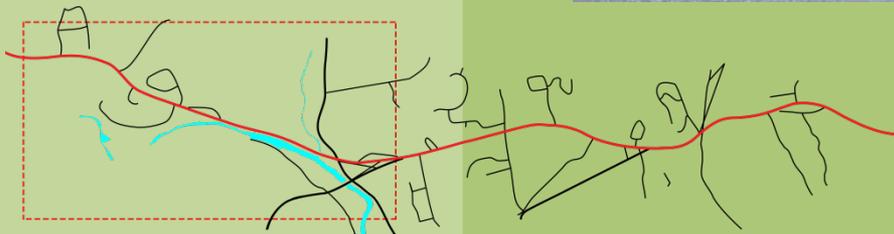
- Existing Commuter Parking Lot off of Route 44

## Safety

## Sustainability



Parking lot is visible from Route 44



# West Gateway

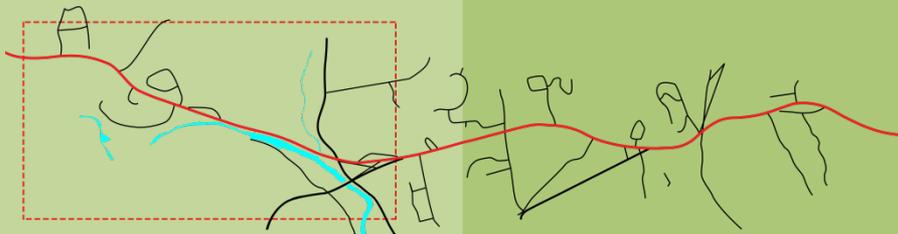
Identity

Safety

Sustainability



Farmington River is not accessible to residents

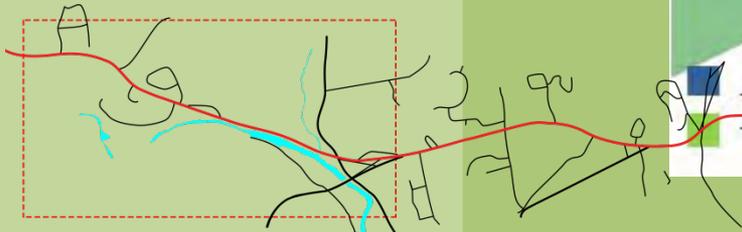


# West Gateway

Identity

Safety

Sustainability



# West Gateway

Identity

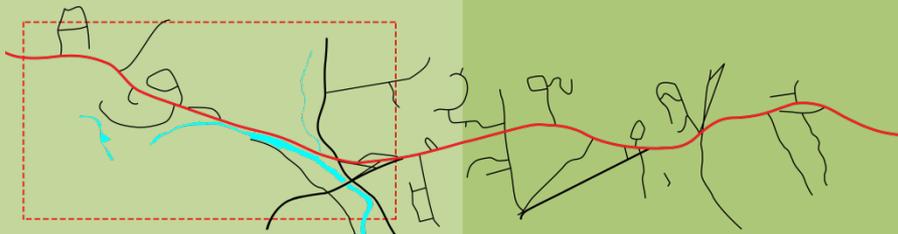
**Safety**

- *Route 44 Pull Off*

Sustainability



Dangerous for pedestrians and boat pick up

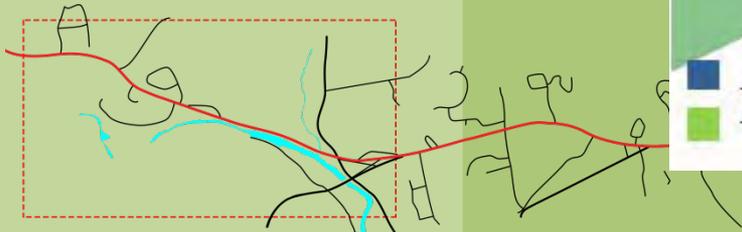


# West Gateway

Identity

Safety

Sustainability



# West Gateway

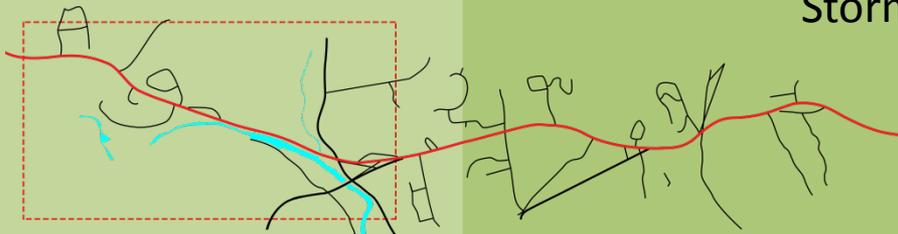
Identity

Safety

Sustainability



Storm Water Drains into Farmington River



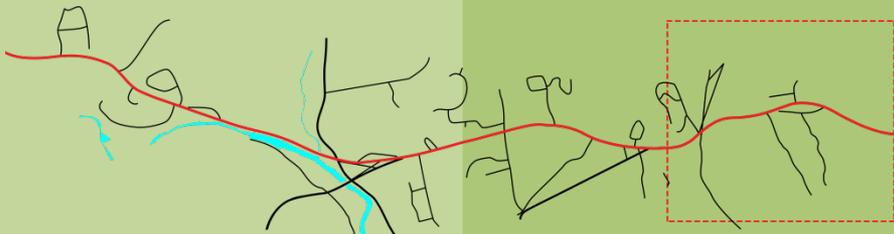
# West Gateway

East Gateway

# Proposals

West Gateway

Canton  
Village/Green



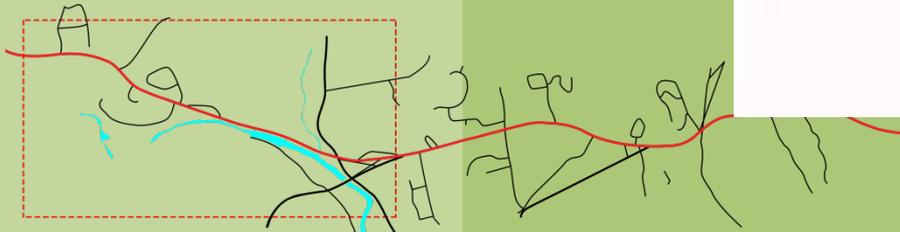
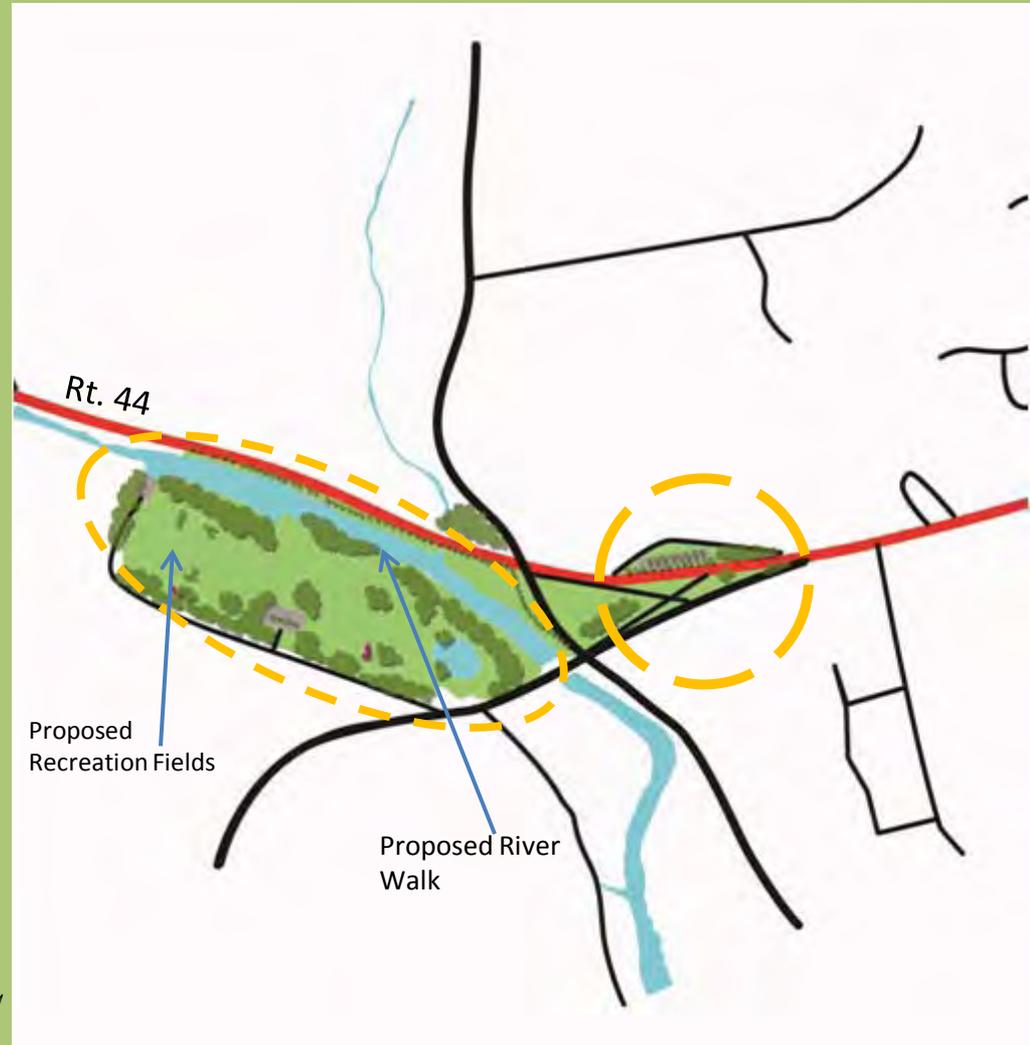
West Gateway: PROPOSED

**Identity**

- Entryway
- Green Space
- Parking

Safety

Sustainability



## Identity

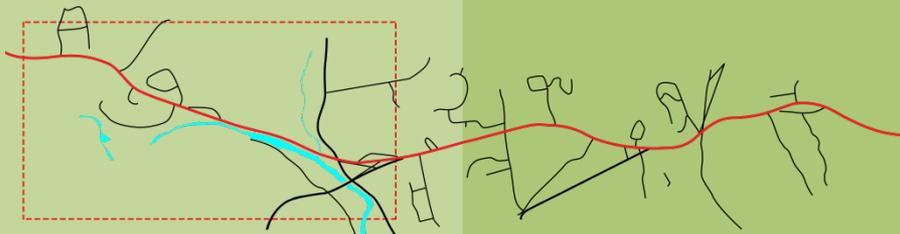
- Green Space
- Entryway

## Safety

## Sustainability



Proposed Farmington River Walk



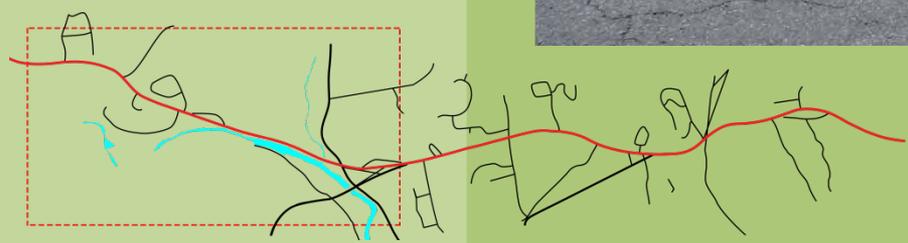
# West Gateway: Proposal

## Identity

- Green Space
- Clear Entryway into Canton

## Safety

## Sustainability



## West Gateway: PROPOSED

### Identity

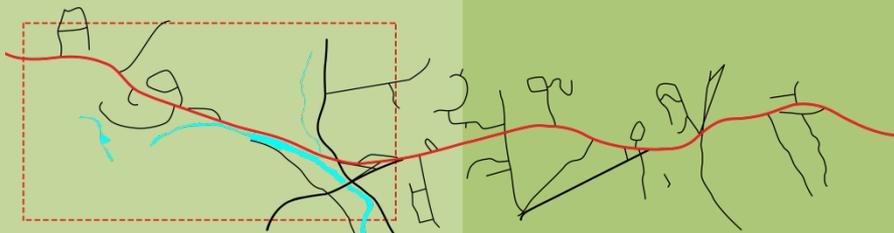
- *Commuter parking moved off of Route 44*

### Safety

### Sustainability



Commuter Parking Lot With Pervious Pavement



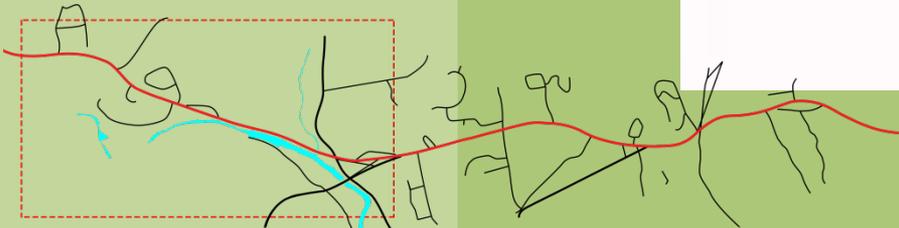
West Gateway: Proposal

Identity

Safety

Sustainability

Proposed Boat Ramp



# West Gateway

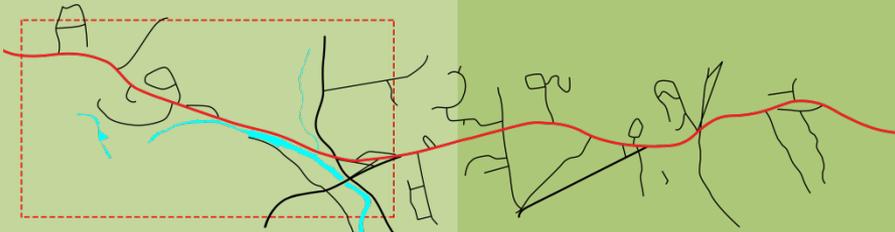
Identity



**Safety**

- *boat launch*

Sustainability



# West Gateway: Proposal

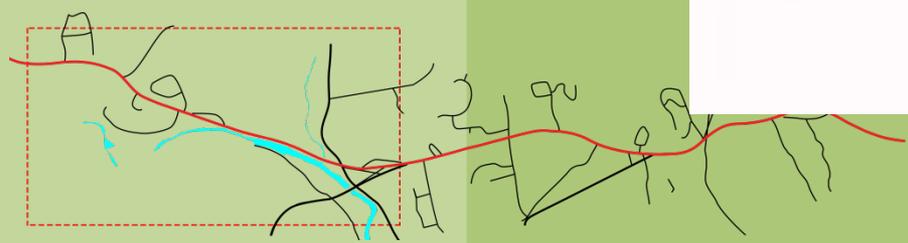
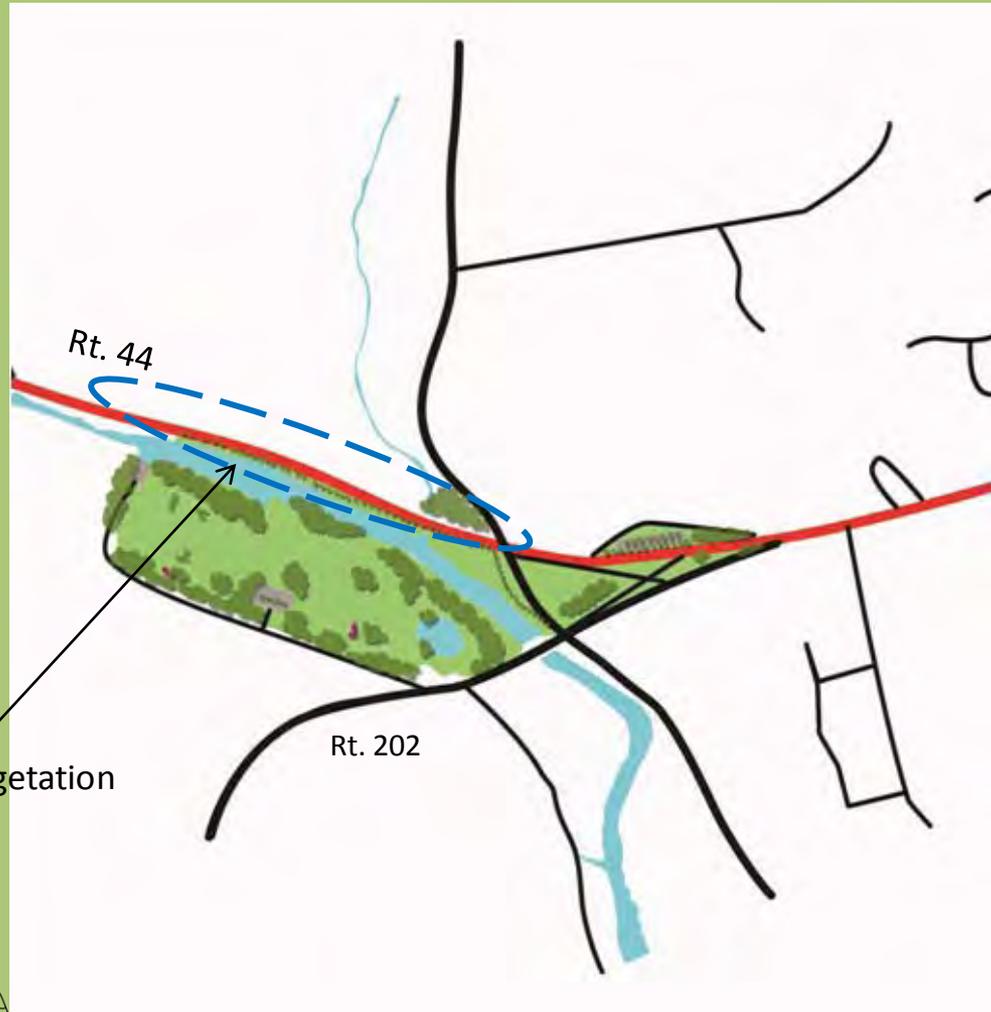
Identity

Safety

## Sustainability

- Route 44 Greenway

Increased Vegetation



# West Gateway: Proposal

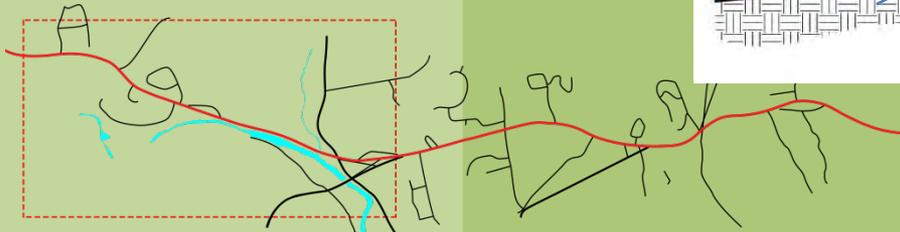
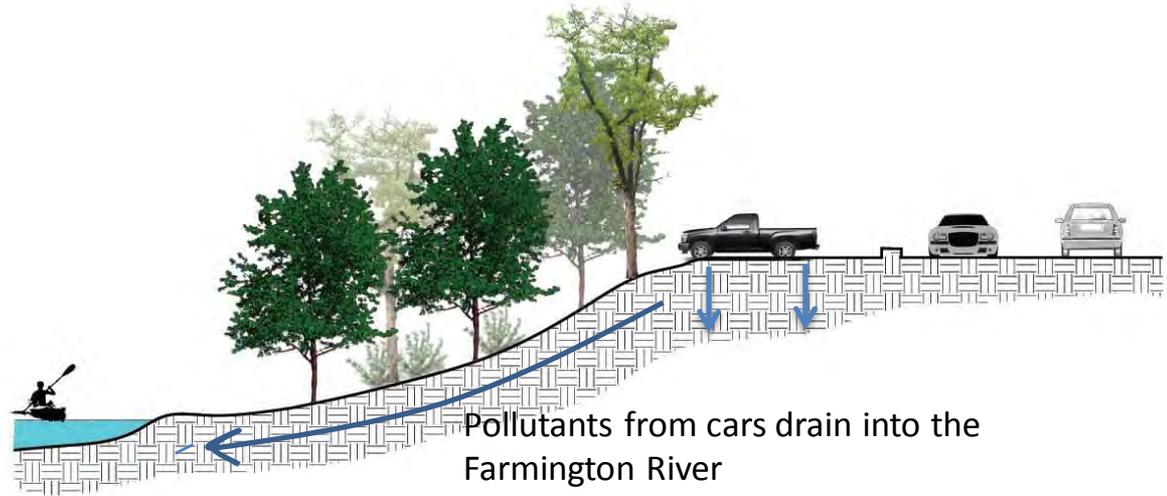
Identity



Safety

## Sustainability

- Existing Conditions

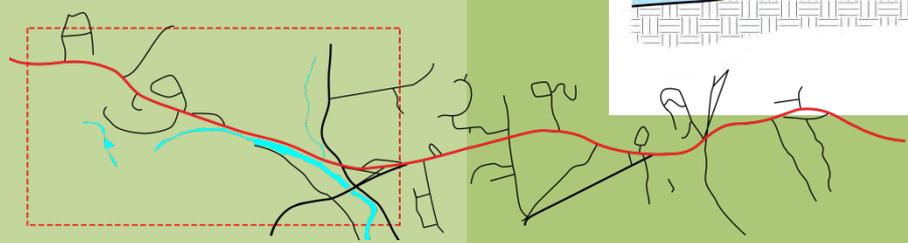
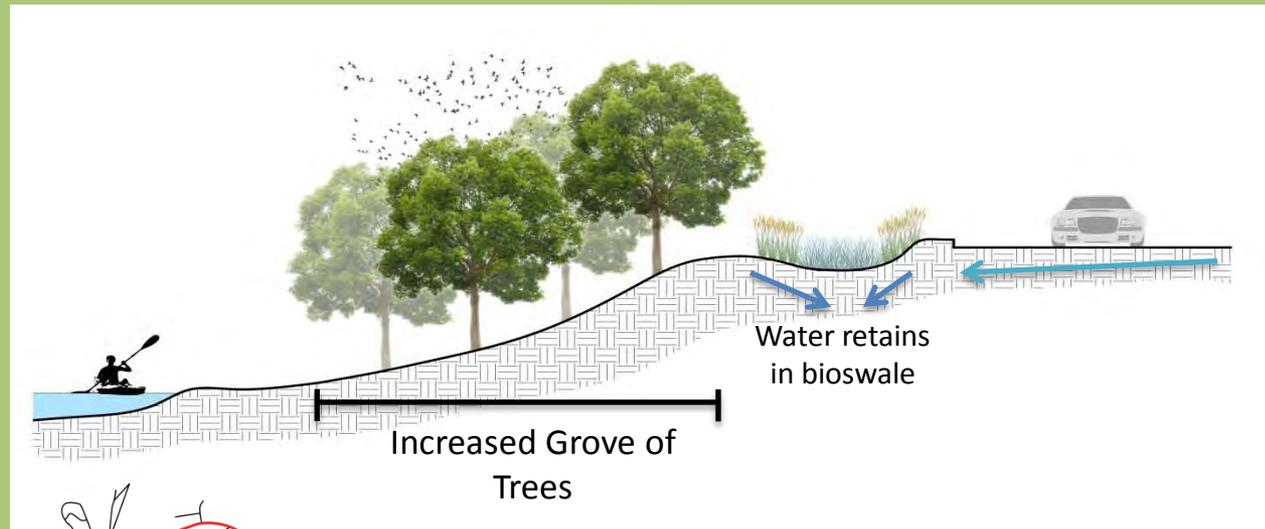


# West Gateway: Proposal

Identity

Safety

Sustainability



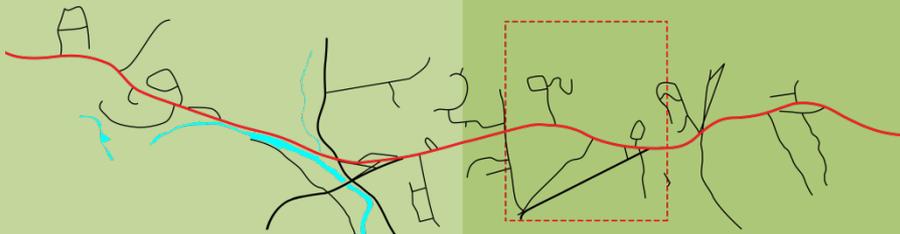
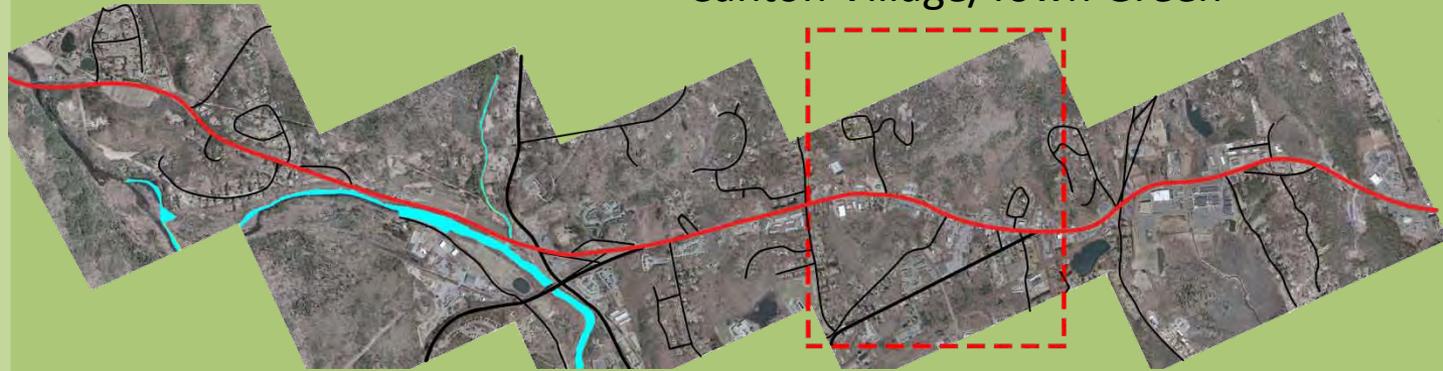
# Analysis

*East Gateway*

West Gateway

Canton Village/  
Town Green

Canton Village/Town Green

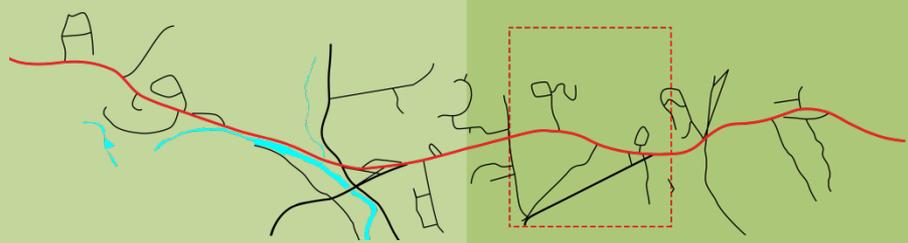


# Analysis

*East Entrance*

*West Entrance*

Canton Village/  
Green



# Canton Village/Green

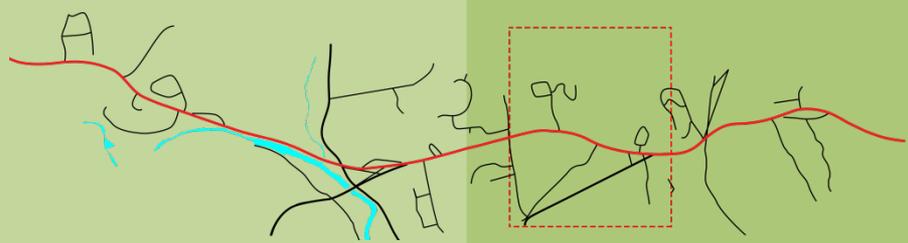
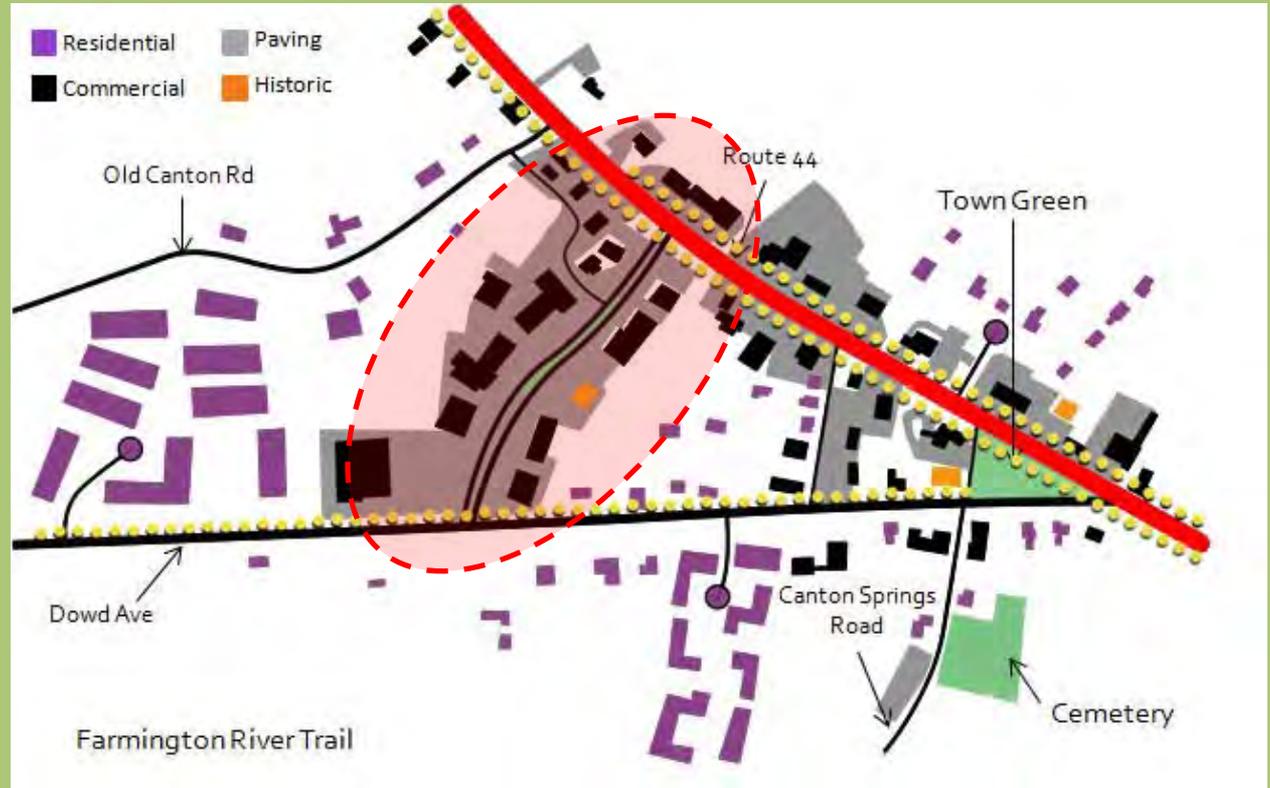
## Identity

*Town Green*

*Canton Village*

Safety

Sustainability



# Canton Village

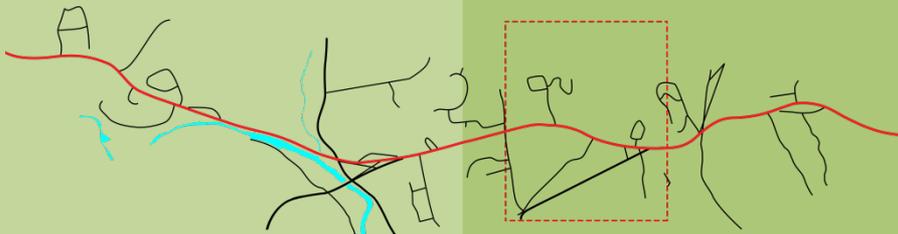
**Identity**  
*Canton Village*



Safety



Sustainability



# Green

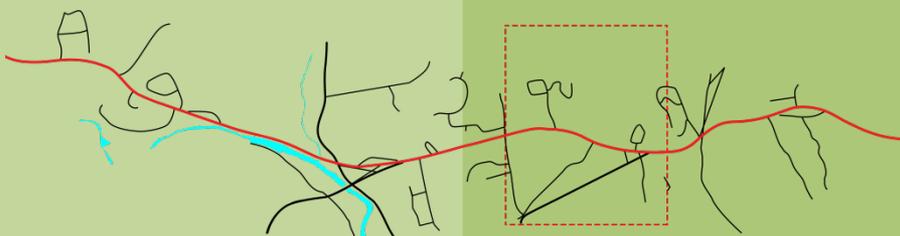
## Identity

### *Town Green*



## Safety

## Sustainability



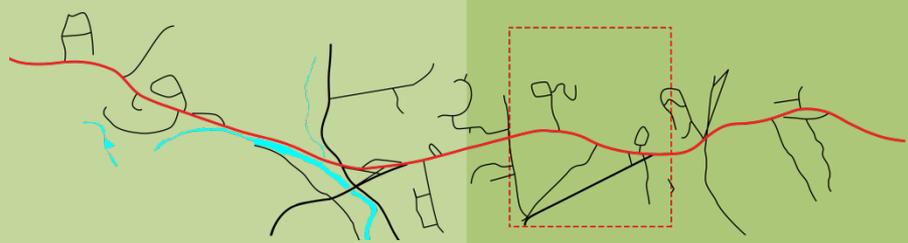
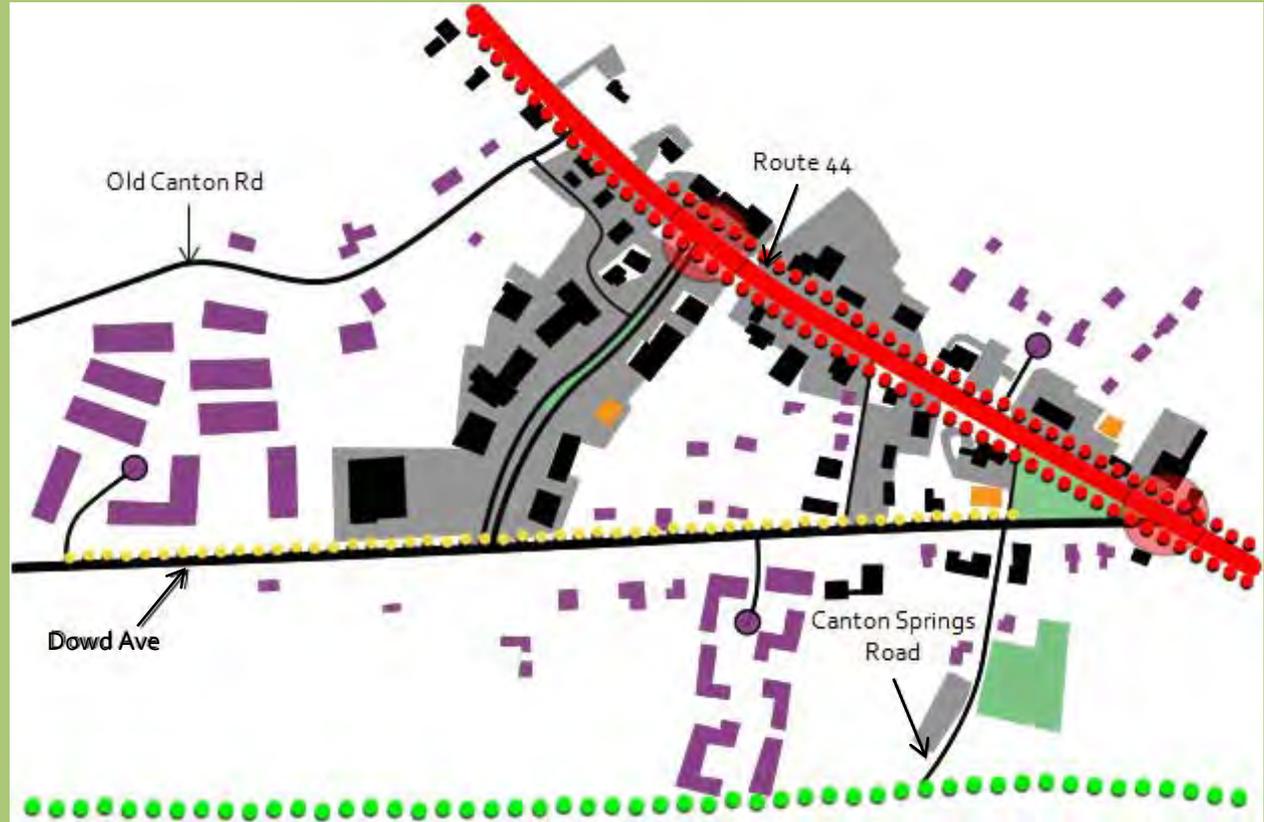
# Canton Village/Green

Identity

Safety

Unsafe walkways  
along Route 44

Sustainability



# Canton Village/Green

Identity

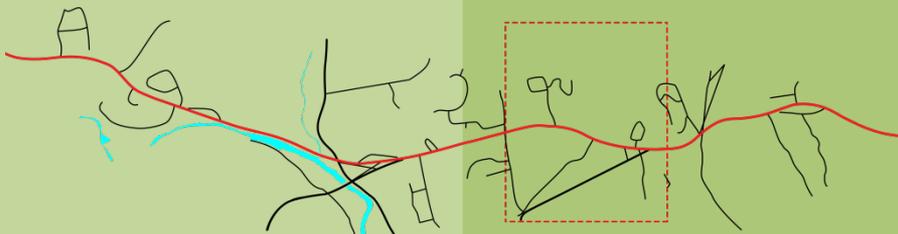
**Safety**

*Walkways are in close proximity to Route 44*

Sustainability



Close proximity to Route 44



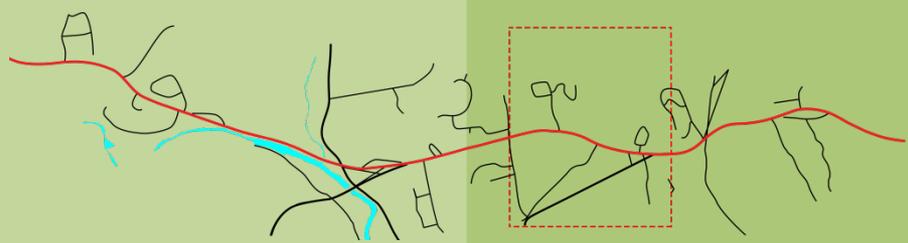
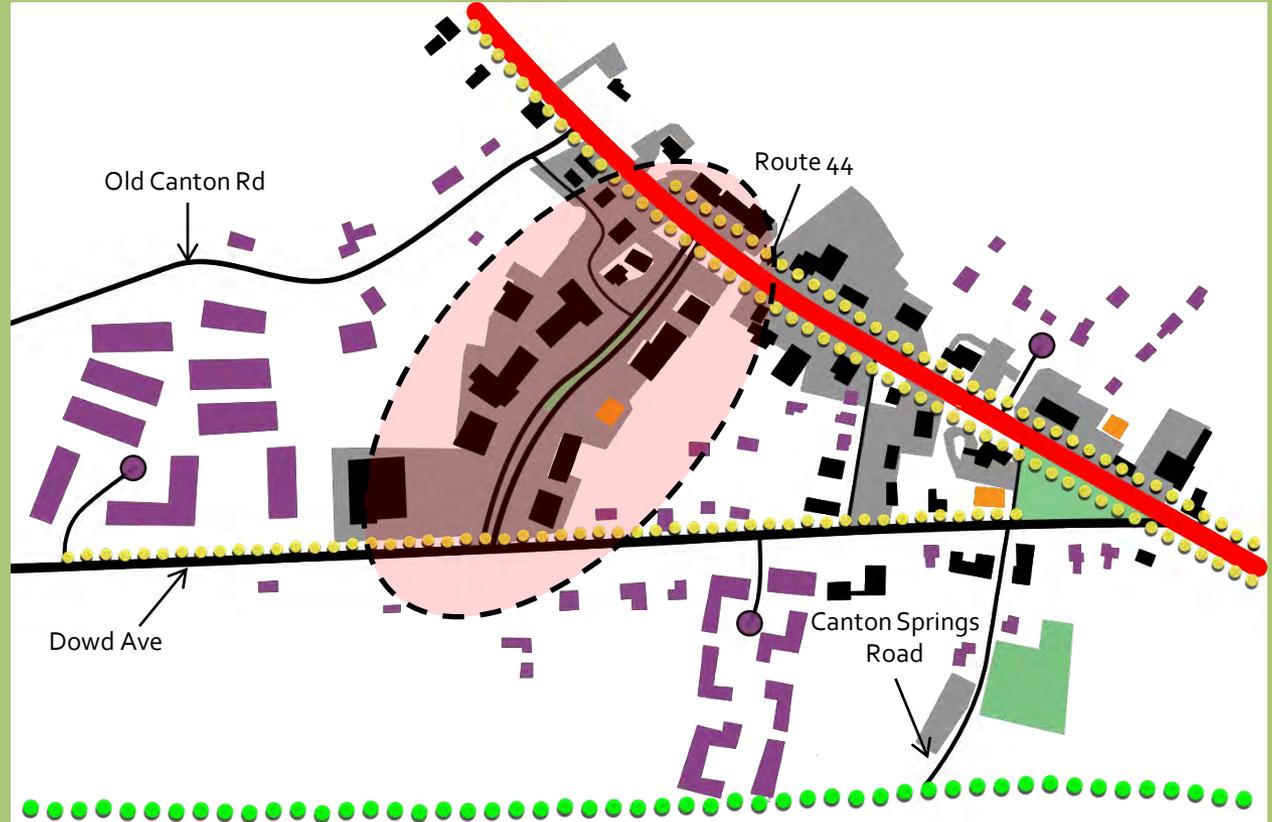
# Canton Village/Green

Identity

Safety

**Sustainability**

*Economic  
Sustainability*



# Canton Village/Green

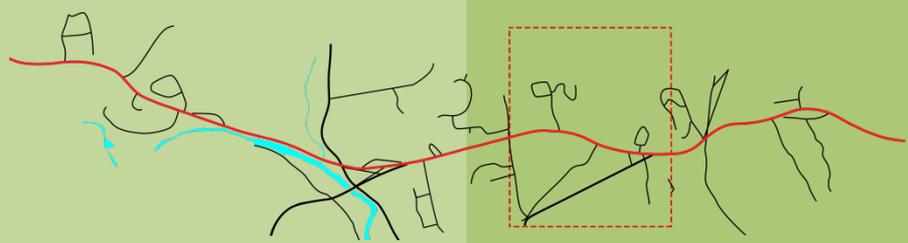
Identity

Safety

Sustainability



Canton Village has potential to bring about economic growth for the town.



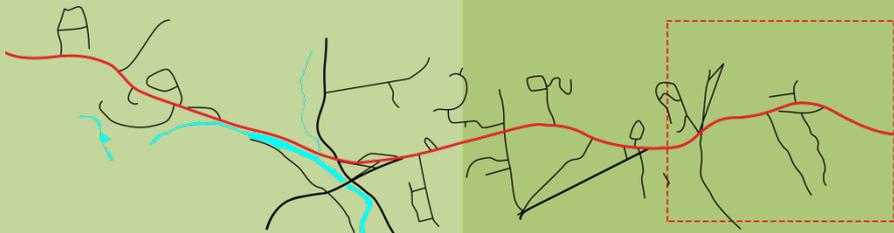
# Canton Village/Green

East Gateway

# Proposals

West Gateway

**Canton**  
**Village/Green**



# Canton Village/Green: Proposal

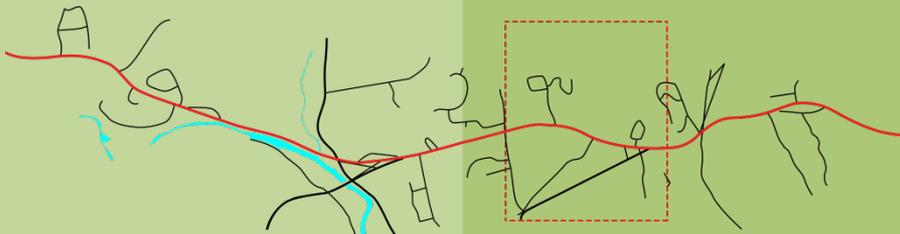
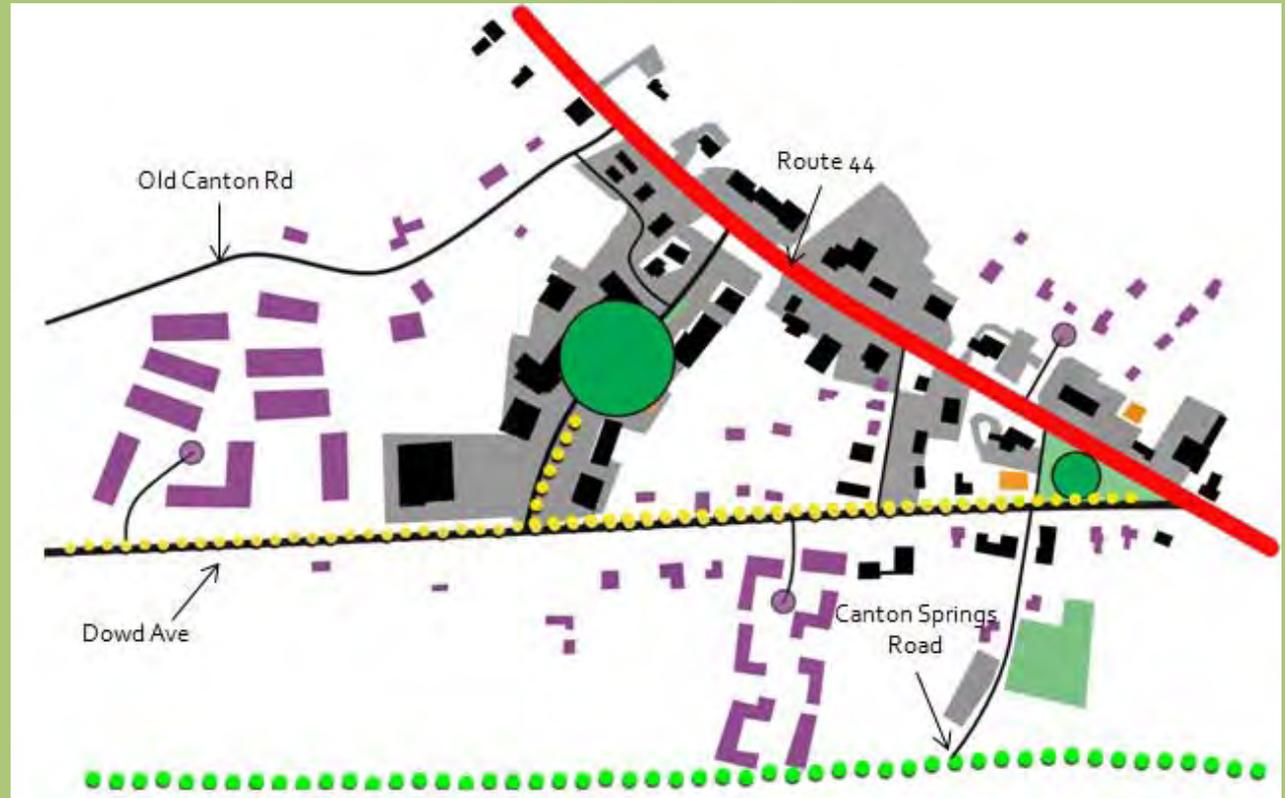
## *Identity*

*Phase 1: Town  
Green-Canton  
Village Walkway*

## *Safety*

*Safer walkway on  
Dowd Avenue*

## *Sustainability*



# Canton Village/Green: Proposal

## Identity

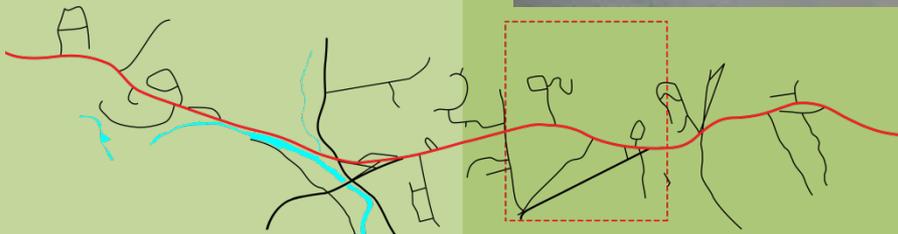
*Phase 1: Town  
Green-Canton  
Village Walkway*

Safety

Sustainability



19<sup>th</sup> Century Architecture



# Canton Village/Green: Proposal

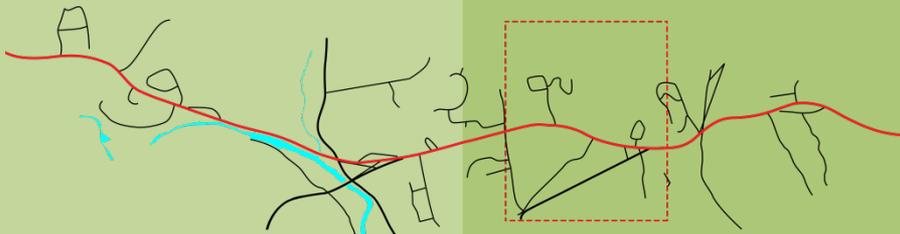
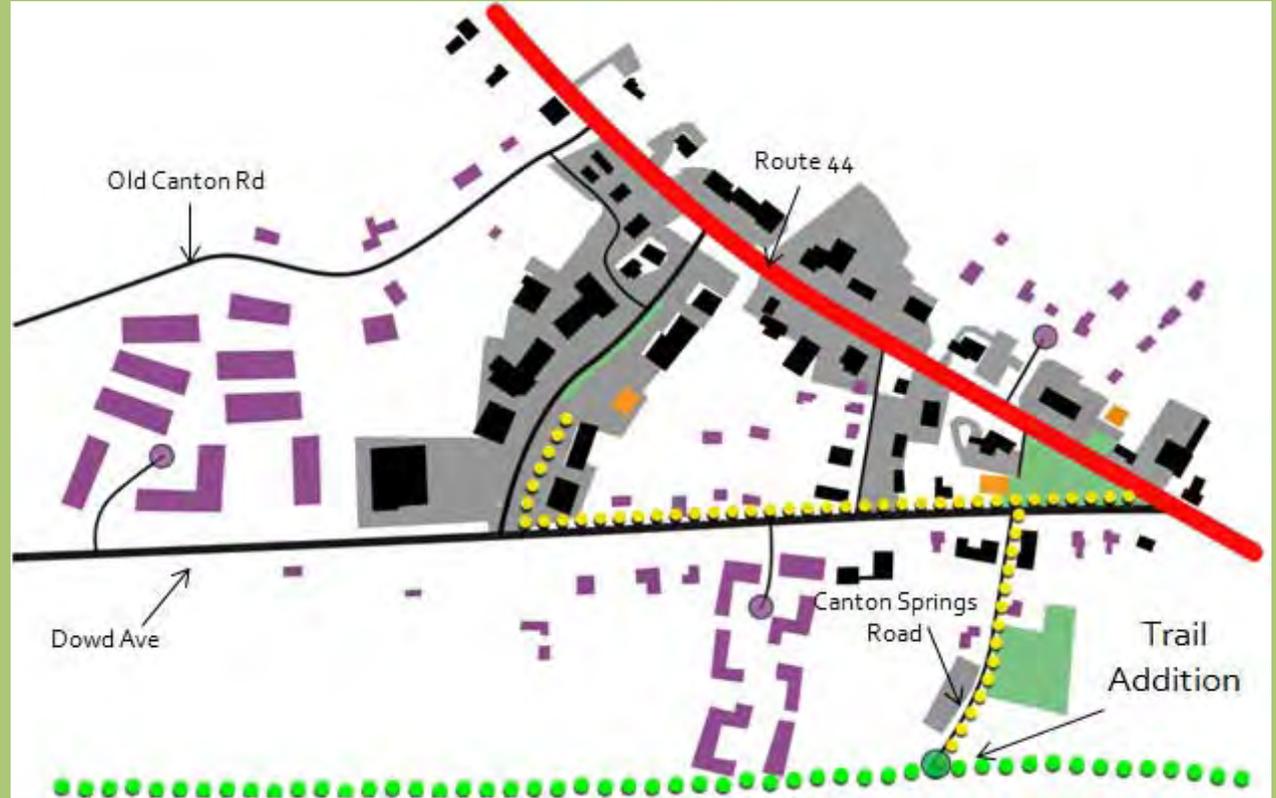
## Identity

*Phase 1: Town  
Green-Canton  
Village Walkway*

## Safety

*New Connection  
to/from  
Farmington River Trail*

## Sustainability



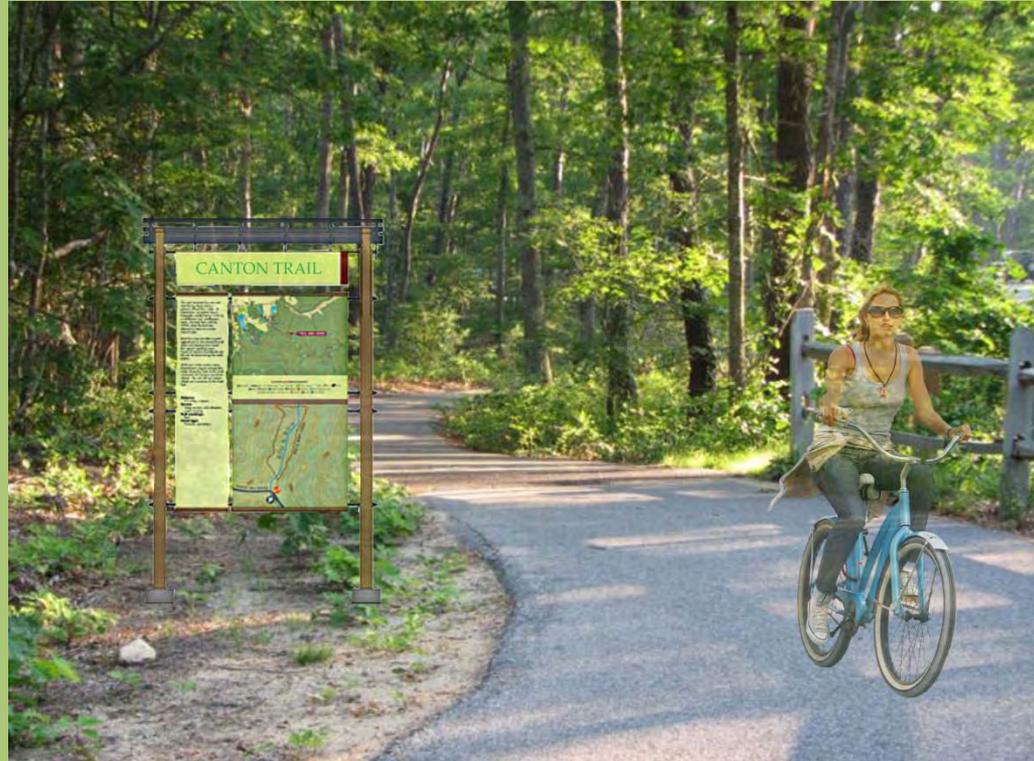
# Canton Village/Green: Proposal

Identity

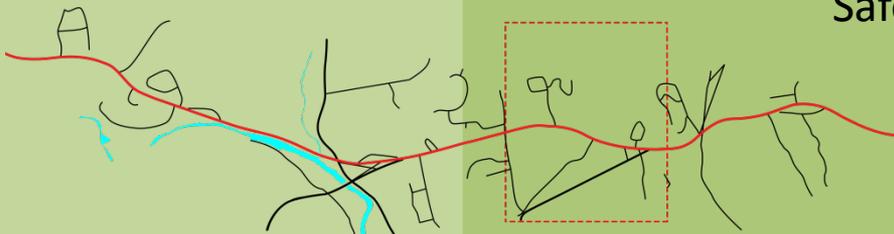
*Safety*

*New Connection from  
Farmington River Trail*

Sustainability



Safer access to Town Green-Canton  
Village Walkway



# Canton Village/Green: Proposal

## Identity

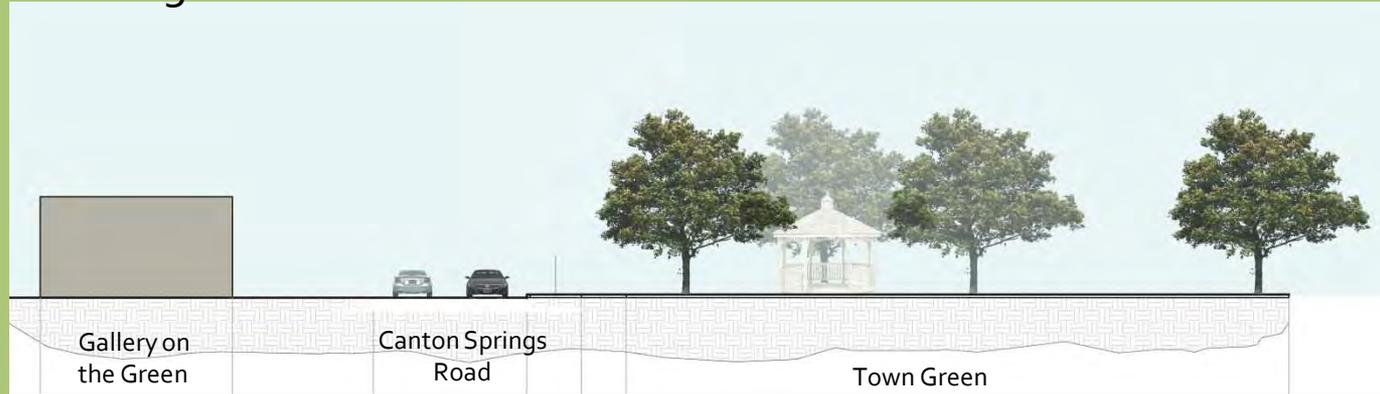
*Phase 1: Town Green-Canton Village Walkway*

## Safety

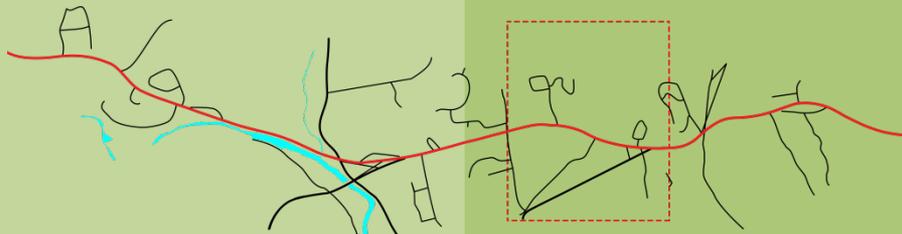
## Sustainability

*Expansion of green space*

Existing



Proposed



# Canton Village/Green: Proposal

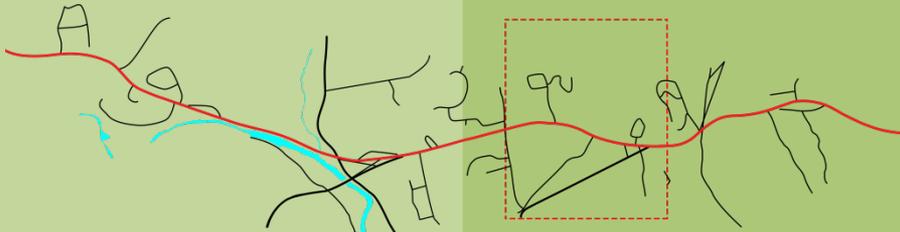
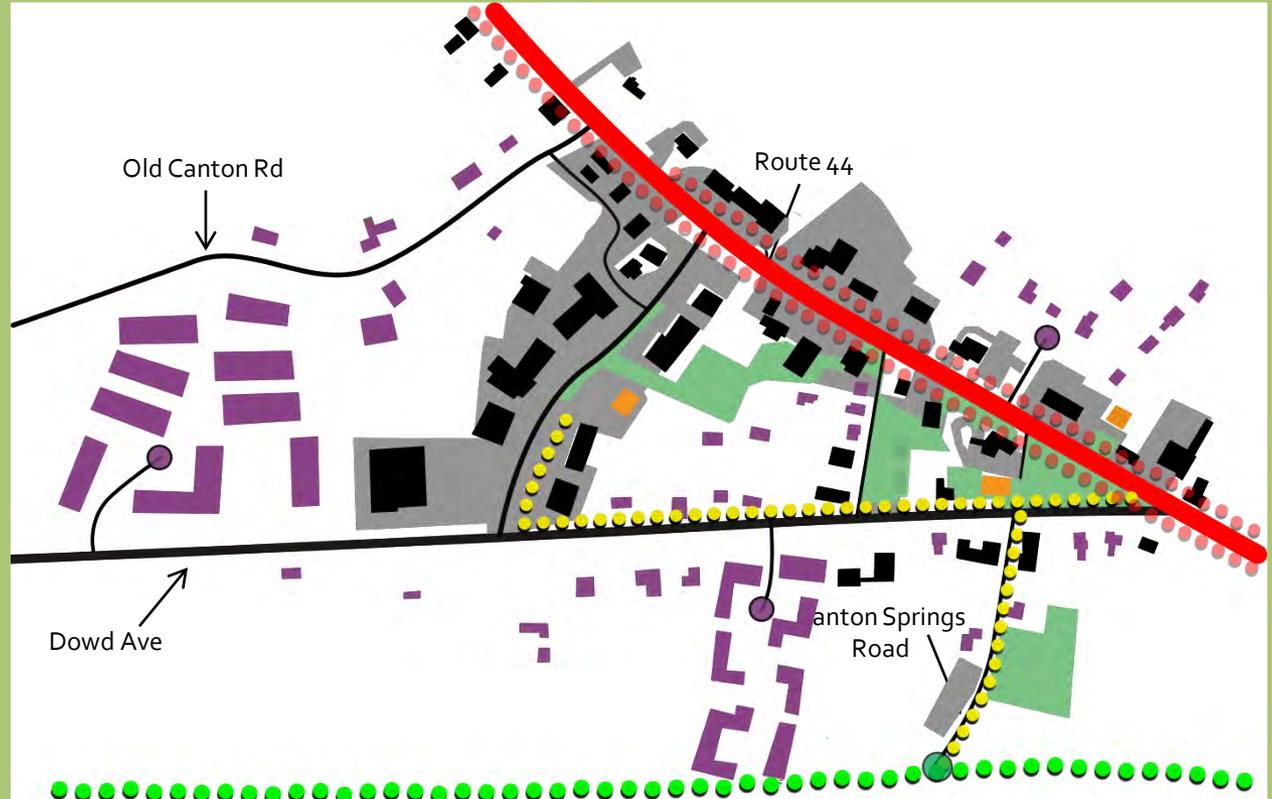
## Identity

*Phase 2: Town  
Green-Canton  
Village Connected  
Green Spaces*

## Safety

## Sustainability

*Expansion of green  
space*

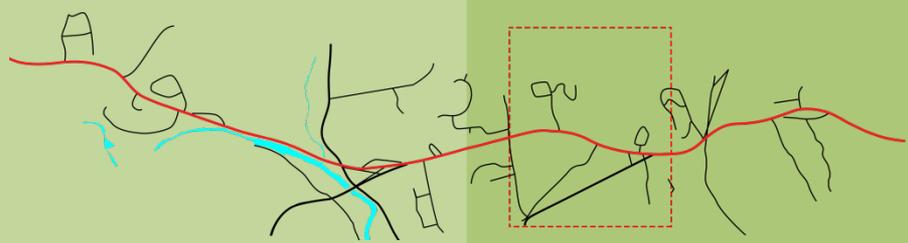


# Canton Village/Green

Identity

Safety

**Sustainability**  
***Environmental***



# Canton Village/Green: Proposal

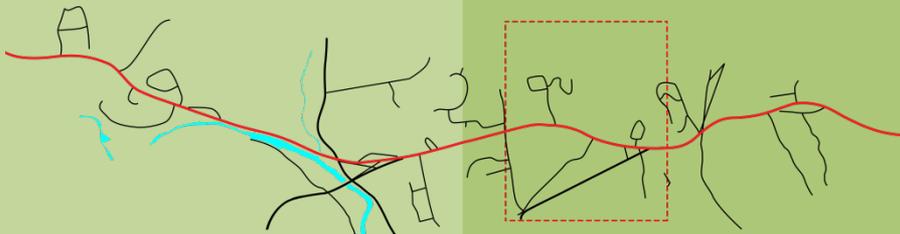
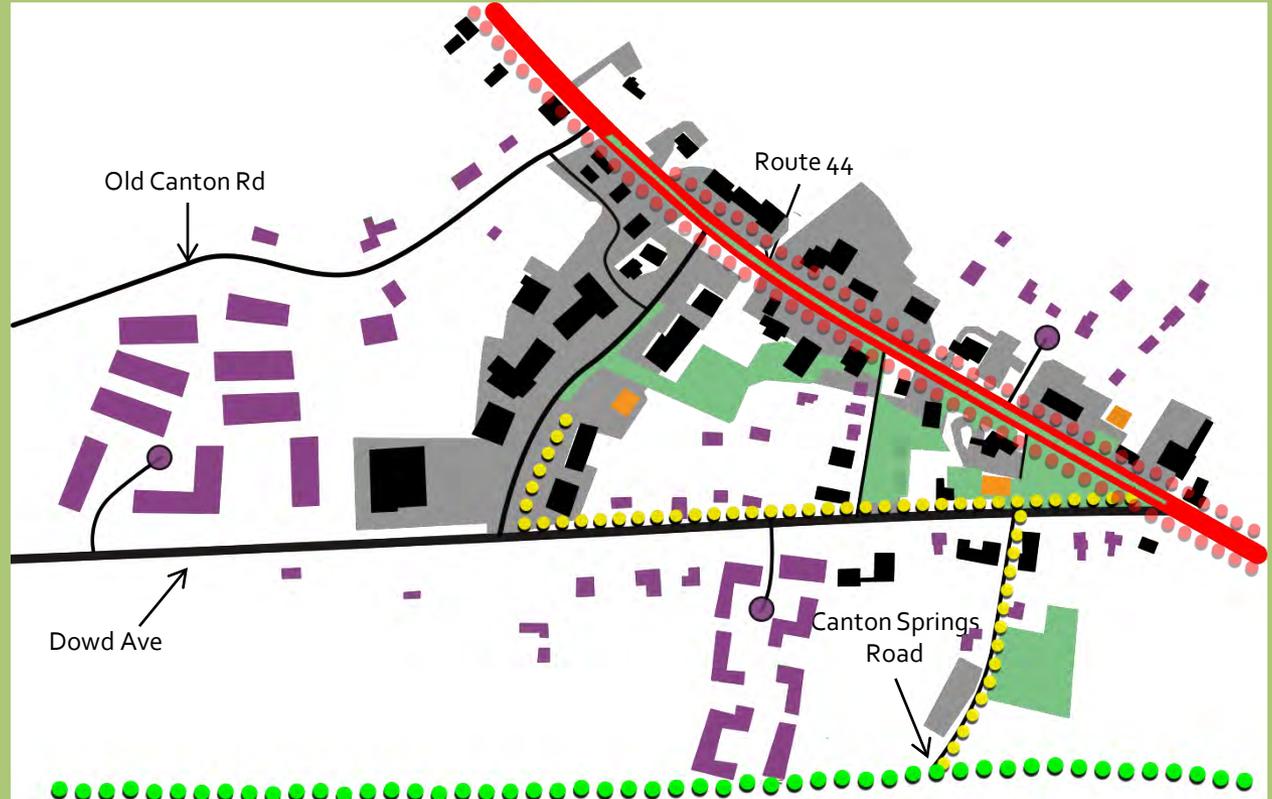
## *Identity*

*Phase 2: Town  
Green-Canton  
Village Connected  
Green Spaces*

## *Safety*

*Median for Route 44*

## *Sustainability*

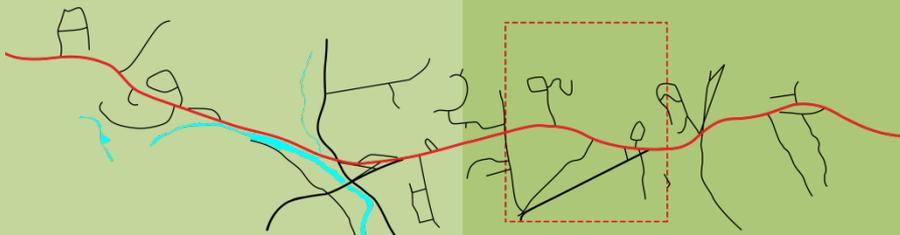


# Route 44 Median: Proposal

Identity

**Safety**  
*Safer pedestrian walkways along Route 44*

Sustainability



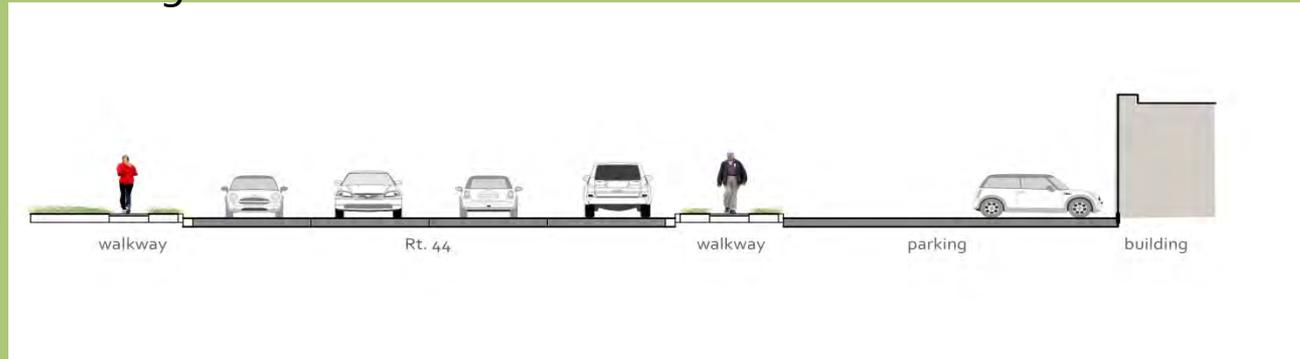
# Canton Village/Green: Proposal

Identity

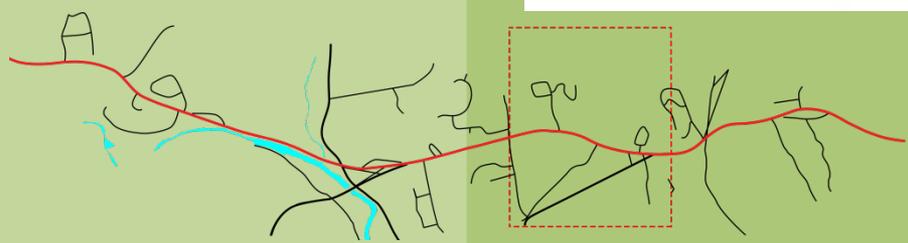
Safety

Sustainability

Existing



Proposed

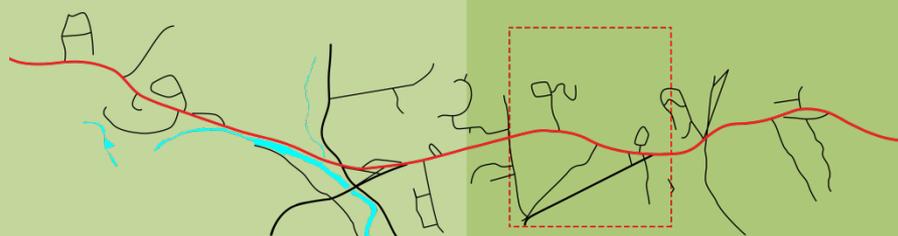


# Canton Village: Proposal

Identity

Safety

Sustainability



# Canton Village/Green

Identity

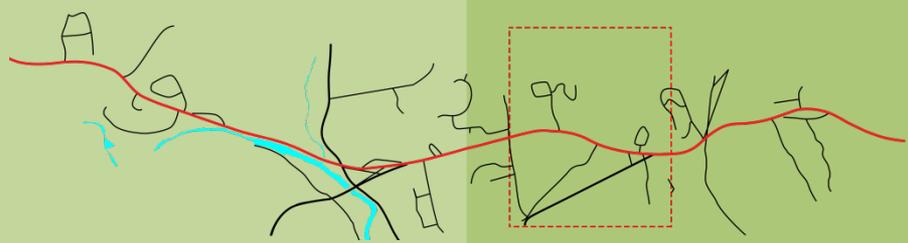
Safety

**Sustainability**

*Economic*



Mixed use buildings

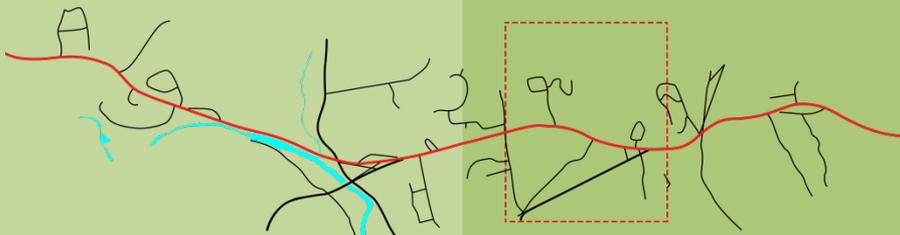


# Canton Village/Green: Proposal

Identity

Safety

Sustainability



# Canton Village/Green

Identity

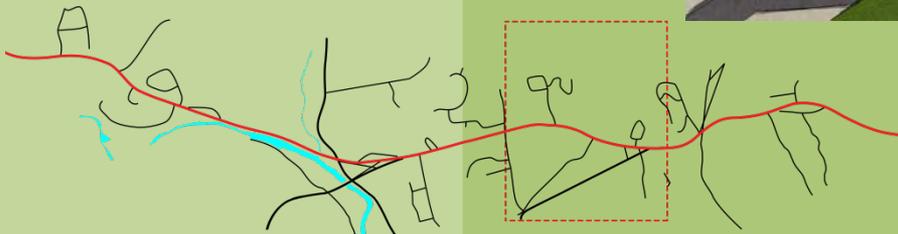


Safety



**Sustainability**

*Economic*



Identity



Sustainability



Safety

