

## Project Vision

The vision of Milltown Commons is for the creation of a community where people may leave their homes and be within walking distance of workplaces, shopping, recreation and other community activities within a traditional New England village setting.

This new "hamlet" will include retail, services, office space, restaurants, a hotel or Inn, apartments, townhouses, single family homes, village greens, natural open spaces and recreational facilities. The wide variety of residential types and sizes is intended to appeal to a diversity of age groups, family types and incomes.

As much of the natural environment as possible will be preserved as open space with existing and new hiking trails developed for access within the site and to the adjacent state forest. Sustainability and conservation will guide the development of the site and the selection of landscape materials.

## Design Intent

Many buildings constructed in the Post World War II era lack elements of design and style common in older structures and reflected in small New England towns and villages. Typical sub-division homes, commercial strip developments and public buildings have marginally, if at all, reflected an interest in the traditional styles of this region. They also fail to create neighborhood places such as Main Streets, Village Greens and useable open space since they are developed as individual pieces without an interest or ability to create communities. The goal of Milltown Commons is to design within a wide range of vernacular styles and time periods that are appropriate to the New England Region, not to design historic reproductions. In addition, by using a combination of street blocks, common areas and open space, Milltown Commons seeks to develop a sense of "place" as a community.

The pedestrian is paramount in this planning process and guides the creation of the street experience. Tree lined sidewalks with benches and decorative lighting combine with the placement of buildings to create an attractive experience. Different uses and housing types are placed in close proximity to one another to further encourage neighborly interaction.

The placement of buildings in blocks and the creation of the streetscapes are fundamental to the character of residential and commercial neighborhoods. Driveways, residential garages and public parking lots are generally located to the rear of the buildings and internal to the blocks. Porches, sidewalks and tree lined streets provide a pedestrian friendly environment while the purposefully compact scale of the development encourages residents to walk to the variety of business amenities located on Main Street. Village greens provide neighborhood focal points and allow for individual and community activities.

The Masterplan Design Guideline explains and illustrates the style and character of the proposed Milltown Commons Community. It does not attempt to limit or restrict the layout and architecture but instead illustrates what works and is appropriate in order to create a traditional New England Village atmosphere while adapting to today's lifestyles. Most importantly, the Guideline exemplifies how the design for Milltown Commons is consistent with the goals of the New England Village Special Design District as well as North Stonington's Plan of Conservation and Development.

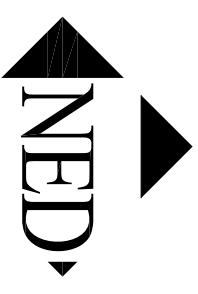
PROJECT:

# Milltown Commons

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