

Strong Places

Table #			
1	01. Downtown		
1	01.01 Quaint old buildings		
1	01.02 Character		
1	01.03 Walkable		
1	01.04 Comfortable		
1	01.05 Streetscape- lamposts/ clock stonewall		
1	01.06 Cobblestone walks		
1	01.07 Military memorials (statues)		
1	01.08 X-mas tree lightings		
1	01.09 Architectural integrity		
1	01.10 Safe (don't feel intimidated)		
1	01.11 Cars stop for people crossing		
1	01.12 Outdoor cafes		
1	01.13 Old train station has character (looks like toy train station)		
1	01.14 Library (social magnet)		
1	01.15 Green concerts		
1	01.16 Parks & Recreation functions		
1	02. Dolan Plaza		
1	02.01 Restaurants		
1	02.02 Family-owned Hardware & others (Dog liquor). Personal service		
1	02.03 Victorian blended into peachwave		
1	02.04 Resists chain stores		
1	03. Bethel Cinema		
1	03.01 Popcorn with real butter		
1	03.02 First-run movies & independent		
1	03.03 Brings in people from other areas. (Draw)		
1	03.04 Walkable		
1	03.05 Special events. Community events		
1	04. Lots of locally-owned businesses. You go in and talk to & see owner.		
2	01. Green Dots identify "the heart of the town", Rector - Library Place		
2	01.01 Good Stores		
2	01.01a Byrd's Books		
2	01.01b Toy Room		
2	01.01c English		
2	02. Great Restaurants		
2	03. Bethel Cinema		
2	04. Library		
2	05. Hardware Store		
2	06. Walkable downtown		
2	07. Town has its own train station		
2	08. Locally owned stores - no big chains		
2	09. PT Barnum Square		
2	10. "Old" Train Station - Bethel Cycle		
3	01. Grand Street		
3	01.01 Beautiful houses		
3	01.02 Great residents		
3	01.03 Historic		
3	01.04 Walkable sidewalks		
3	01.05 Historic architecture		
3	01.06 Sidewalks and shade trees		
3	01.07 Communal street - people gather		
3	02. Library		
3	02.01 Quiet and benches		
3	02.02 The lawn		
3	02.03 Green and trees		
3	02.04 Historic architecture		
3	02.05 Lots of community activities		
3	02.06 Visible - obvious what it is		
3	02.07 Good parking area		
3	02.08 Old Historic New England		
4	01. Caraluzzi BFM		
4	01.01 Parking		
4	01.02 Only Supermarket		
4	01.03 Easy Access		
4	01.04 Merchant supports towing		
4	02. PT Barnum to Library		
4	02.01 "The Look"		
4	02.02 "This is Bethel"		
4	02.03 Historic and Decorated for Holidays		
4	03. Hub - Convenient Parking. Easy in and out. Extra parking for theatre.		
4	04. Bethel Cinema		
4	05. Dolan Plaza		
4	05.01 Convenient		
4	05.02 Coffee (Java)		
4	05.03 Full Occupancy		
4	06. Train Station		
4	06.01 Lovely		
4	06.02 Parking		
4	06.03 Landscape		
4	06.04 Streetscape		
4	06.05 New England atmosphere		
5	01. Library Area		
5	01.01 Cute		
5	01.02 Center of town		
5	01.03 New brick sidewalks		
5	01.04 Open space/ congregate		
5	01.05 Places to sit.		
5	01.06 More than one option.		
5	01.07 Sense of community		
5	01.08 Nice architecture		
5	01.09 Variety of commerce		
5	01.10 PT Barnum statue		
5	01.11 Beautiful library (modern, well stocked)		
5	01.12 Retained architecture		
5	01.13 The clock		
5	01.14 Library as meeting place		
5	01.15 Two biggest landmarks (opera house)		
5	01.16 Center of village district		
5	01.17 Open courtyard by library		
5	02. PT Barnum Area		
5	02.01 Shops, stores, scale, variety		
5	02.02 Intimate, friendly		
5	02.03 Tree lighting		
5	02.04 Independent book stores and record store		
5	02.05 European charm/feel		
5	02.06 Streets can be closed easily		
5	02.07 Pizza - Famous!		
5	02.08 Best Restaurant - La Zingara		
6	01. Library corner and building		
6	02. PT Barnum Square (aesthetics)		
6	03. Parking behind English		
6	04. Downtown feel is good - Need to keep buildings same		
6	05. Train station is good access to development		
6	06. Municipal center and lawn		
6	07. Housing mix - young and old good idea		
6	08. Use a trolley		
7	01. Library Place		
7	01.01 Identifiable landmarks for out-of-towners		
7	01.02 Beautiful re-landscaped street		
7	01.03 Feels most like center, including train		
7	01.04 Historical/Gathering place		
7	01.05 Cobble stone and street lamps (Esp. in snow) "Wow factor"		
7	01.06 Architecture/trees/benches (place to sit)		
7	01.07 Slice of Americana - Nothing like that little spot.		
7	01.08 Great place for community. Quaint/vintage.		
7	02. Greenwood/Victorian Row		
7	02.01 Walkable		
7	02.02 Nice		
7	02.03 Friendly		
7	02.04 Takes you into the community		
7	02.05 Trees		
7	02.06 Coexists with businesses		
8	01. Municipal Center & Library		
8	01.01. History		
8	01.02 Curb appeal		
8	01.03 Green space		
8	01.04 Delivery in the back gives extra room		
8	01.05 Ample parking in front and back		
8	02. Train station		
8	02.01 Anchor for town		
8	02.02 Amazing scenes		
8	02.03 Accessibility to Northeast/Southeast ports		
8	02.04 Bring in people		
8	02.05 Destination point for Bethel		
8	02.06 Cars OFF road		
8	03. Downtown Greenwood Ave.		
8	03.01 Charming		
8	03.02 Beautiful		
8	03.03 Historic		
8	03.04 Shopping		
8	03.05 Walkability		
8	03.06 Restaurants		
8	03.07 Entertainment		
9	01. Movie Theatre Area		
9	02. Dolan Plaza		
9	03. PT Barnum & Historic Greenwood		
9	04. Train Station & Elderly Housing		
9	05. General Comments		
9	05.01 Aesthetically pleasing		
9	05.02 Historic		
9	05.03 Easy access		
10	01. Library/Post Office/Muni Center/CVS		
10	01.01 Walkable-Parking-Park once and walk everywhere.		
10	01.02 Plow/salt in winter		
10	01.03 Big trees - Meets core needs		
10	01.04 Banking - Entertainment/movies		
10	01.05 Craft fair/farmers market		
10	01.06 Senior center - community engagement		
10	02. Woodland/Old Cemetery off South Street		
10	02.01 Beautiful back drop for downtown		
10	02.02 Dog walking - quiet place		
10	02.03 Well planted - both manicured and wild planting		
10	02.04 Near the garden center		
10	02.05 Serves as a border of downtown.		
10	03. Grant St/Diamond Ave		
10	03.01 Small Street - sidewalks		
10	03.02 Little traffic - no cut throughs		
10	03.03 Self-contained - mature trees		
10	03.04 Old Victorian homes/ other nicely maintained properties		
10	03.05 Dog walking		
12	01. Beautiful residential neighborhoods		
12	02. New housing that mimics current environments		
12	03. Open spaces - passive!		
12	04. Senior housing - we need more		
12	05. Walkability		
12	06. Core commercial area to keep Bethel residents' money in town		
12	07. Charm of the town		
13	01. Downtown		
13	01.01 Library		
13	01.02 Walkable		
13	01.03 Historic feel		
13	01.04 Family friendly		
13	01.05 Restaurants		
13	02. Grand Street		
13	02.01 Architecture		
13	02.02 Well-maintained		
13	02.03 Sidewalks		

Weak Places

Table #			
1	01. Downtown		
1	01.01 Empty Stores		
1	01.02 PT Barnum should be closed to car traffic (pedestrians only)		
1	01.03 Central retail place is fitness center (most visible should be retail)		
1	01.04 Anyone can put in a business (need to be pickier)		
1	01.05 Businesses are not supported		
1	01.06 Coming & Going		
1	01.07 No boutiques		
1	01.08 Quick closed businesses		
1	01.09 Building in disrepair		
1	02. Burger King		
1	02.01 Black Hole		
1	02.02 Ugly vacant lot		
1	02.03 Empty overgrown lot		
1	03. Bus station		
1	03.01 Traffic downtown during rush hour		
2	01. General Comment		
2	01.01 Litter - Not enough waste cans		
2	01.02 Empty Lot with construction vehicles		
2	01.03 Homes in disrepair (Greenwood Ave)		
2	02. "Ugly" industrial area between CVS and New Train Station		
2	03. Lack of bike lanes, sidewalks, pedestrian safety		
2	04. Underdeveloped lots across from Municipal Center		
2	05. Too much "clutter" at corner with Greenwood (clock, light poles)		
2	06. Some retail areas are run down		
2	07. Some retail centers discourage walkability		
3	01. Bus Storage on Durant		
3	01.01 Full of school buses and building next door empty/deteriorating		
3	01.02 Eyesore		
3	01.03 Change-of-shift traffic issues as if they own the whole road.		
3	01.04 Sidewalk ends before train station		
3	01.05 Interrupts everything else on street		
3	01.06 Worst property on street		
3	01.07 Drivers park on street		
3	01.08 No pedestrian crossover from east to west bound		
3	01.09 Not maintained		
3	02. Abandoned Houses on Greenwood (Blackman & High St)		
3	02.01 Pulls down everything around it.		
3	02.02 Eyesore - devalues other property by it		
3	02.03 Really bad sidewalk (High St.)		
3	02.04 Health hazard		
3	02.05 Driscoll property at corner of High & Greenwood has a tree that has destroyed sidewalk		
4	01. PT Barnum to Library		
4	01.01 Too many vacancies		
4	01.02 Storefronts dated		
4	01.03 Stores are small, can't expand		
4	01.04 Cost/SQ FT too high		
4	01.05 No apparel/shoes		
4	01.06 No motivation to develop (High Mill Rate)		
4	01.07 Flooding issues		
4	01.08 Insufficient crosswalks		
4	01.09 All left turns onto greenwood hard		
4	02. Post Office - Bad intersection alignment		
4	03. Lack of train track crossing		
4	04. Diamond Ave - Industrial and Ugly		
4	05. Parking/Driveway at Eaton/Town Hall		
4	06. Bethel is boring		
4	06.01 Rolls up sidewalks at night		
4	06.02 Night parking ban		
5	01. Bus Parking		
5	01.01 Ugly		
5	01.02 Not driving or place you want to walk to		
5	01.03 Nothing drawing you down here		
5	01.04 Not pleasing to look at buses.		
5	01.05 Not well taken care of - cigarette butts all over		
5	01.06 100 better uses - possibly more train parking.		
5	02. School St. South Side		
5	02.01 Looking at lots of parking lots		
5	02.02 No side walk		
5	02.03 Looking at back of buildings		
5	02.04 No shielded parking		
5	02.05 Missed opportunity to connect open municipal space		
5	02.06 Seems like some junk in the parking		
5	02.07 Restricted parking		
5	02.08 Parking should be captured with alley ways leading to shops		
5	02.09 Sidewalks needed		
6	01. Parking on PT Barnum		
6	02. Diamond Ave weak		
6	02.01 Needs to be pedestrian friendly		
6	02.02. Industrial on Diamond doesn't belong		
6	03. Need a way to get people from place to place.		
6	04. Rezone		
6	05. Signage		
6	06. Telephone lines underground		
7	01. Durant Ave		
7	01.01 Ugly. No Green. Rundown		
7	01.02 Too industrial. Front and back		
7	01.03 Crummy temporary construction at CVS		
7	01.04 Bad sidewalks		
7	01.05 Parking in front is not pedestrian friendly		
7	01.06 Train station view from platform is ugly.		
7	01.07 Poison ivy on bridge needs to be managed.		
7	01.08 Housing area access from train is shabby		
7	01.09 Diamond Ave. Concerned of view from train.		
7	02. Unknown Industrial Area		
7	02.01 Messy helter-skelter like		
7	02.02 Extremely unattractive, strewn about, barren. No coordination		
7	02.03 Wasted revenue opportunity		
7	02.04 Feels like you are in Danbury. Does not feel like Bethel		
7	02.05 Hard to see. Run down. Industry could be nice-looking.		
8	01. Durant Place		
8	01.01 Buses. Building is too industrial		
8	01.02 Ugly! Not visually appealing		
8	01.03 No continuity to town		
8	01.04 Lacks curb appeal		
8	01.05 No sidewalk		
8	01.06 Dated housing		
8	01.07 No public bus service		
8	02. Gateway East - East Greenwood Ave		
8	02.01 Vacant		
8	02.02 Rundown		
8	02.03 Eyesore		
8	02.04 Parking issues at convenience store and dry cleaner.		
8	02.05 Rundown housing on Main St.		
8	02.06 Bad traffic flow		
8	03. Front St.		
8	03.01 Dilapidated buildings		
8	03.02 Run down		
8	03.03 Location makes the "run down" look more pronounced		
8	03.04 Bad Sidewalks		
8	03.05 Dangerous/Dumpy by Elizabeth/Front St.		
9	01. Diamond Ave.		
9	02. Durant (South of train station)		
9	03. Parking lots on School St. (behind Greenwood)		
9	04. Construction yard at Elgin & Willow/Paul		
9	05. General Comments		
9	05.01 Inappropriate/Inconsistent RE: Industrial/Commercial		
9	05.02 Unimproved		
10	01. Rundown old factory near train station		
10	01.01 <u>Rundown</u> - Eyesore		
10	01.02 Missed opportunity - Like to preserved and improved		
10	01.03 Dangerous and attractive to kids		
10	01.04 Good location - under used		
10	02. Dolan Plaza		
10	02.01 Bad traffic - no flow		
10	02.02 Dangerous for pedestrians		
10	02.03 Missed opportunity - nice place but bad access and parking		
10	03. New Train Station		
10	03.01 Not much there - nothing around it		
10	03.02 Isolated - only for commuters		
10	03.03 Out of town - old station was right downtown (better location)		
12	01. Poor upkeep of side walks - continuous sidewalks along Greenwood Ave, same type, lighting, and having property owners responsible for upkeep.		
12	02. Dangerous intersection at Library Place/School		
12	03. Very poor handicap parking accessibility		
12	04. Consistent aesthetics!		
12	05. Lack of left-turn signals at Chestnut/Greenwood Ave		
12	06. Lack of housing downtown - School St.		
12	07. Eliminate parking from St. Thomas to Famous Pizza		
13	01. Train Station and Bus Depot/Diamond Ave		
13	01.01 No sidewalk		
13	01.02 Flooding		
13	01.03 Zoning in area - uncertainty		
13	01.04 Parking area uncertainty at the station		
13	02. Intersection Greenwood/Chestnut		
13	02.01 Traffic issue		
13	02.02 Disconnect from center of town		
13	02.03 Streetscape stops		
13	02.04 Empty lot		

Opportunities

Table #			
1	01. Lotteries to own/use town/bank-owned properties to fill empty properties (\$150 to write essay with plan		
1	02. Bus shelters for people standing at bus stops		
1	03. PR Campaign to realize Bethel is a good destination		
1	04. Strong arts- people are unaware of all the live music.		
1	05. Small Fall window. When people come to Blue Jay...but are unaware that 5 minutes away are great restaurants.		
1	06. Emphasize Safety		
1	07. Make it a destination. It is adorable but no place to stay while visiting from train station (Small Inn or 2)		
2	01. Create/Install "Advisory" Bike Lanes		
2	02. Pedestrian/ Bike Access/Boardwalk/Exercise Trails along wetland area west of RR tracks		
2	03. Expand parking at train station		
2	04. Solar-powered charging stations (public) for personal devices		
2	05. Expand sidewalks - connect neighborhoods		
2	06. "Beer garden" that remains open all summer		
2	07. "Historic Bethel" signage as you enter town. With flowers, landscaping..."Adopt-a-Spot"		
2	08. More seating downtown - with Donors' names		
2	09. Develop "Overlook Park" - Make it nice - connect sidewalks to it.		
2	10. Freshen up same older buildings - New facades		
2	11. Maintain Bethel's character as it's developed. Keep the quaintness. Keep the New England charm		
3	01. Move police station to Durant Avenue, and get rid of bus storage		
3	02. Create flow between nice buildings between greenwood and PT Barnum		
3	03. Old town character		
3	04. Enforce ordinances, especially snow/ice removal and blight ordinance		
3	05. Increase accessibility to make it safe to walk/bike or as pedestrian		
3	06. Wetlands		
3	07. Connect parking lots and put up signage		
3	08. Make Mousey's corner (Greenwood/Chestnut) into dog/people park		
3	09. Pedestrian bridge from W. Grand St. (new apartments) to RR station		
3	10. Creative ideas for rush hour congestion		
3	11. Condemn/tear down abandoned buildings		
3	12. Civic center/performing arts center		
3	13. Better communication RE: events		
3	14. Well-designed/intuitive website		
3	15. Better public transportation		
4	01. Senior housing downtown (Affordable but not low-income). Fixed income, taxes, 800/month		
4	02. Kids move away - no jobs, nothing of interest, nothing to do, rent too high		
4	03. Develop commercial and industrial - Apparel, Talbots, Chicos, Healthfood		
4	04. School St. Parking		
4	05. Signs for parking		
4	06. Need to be mindful of additional students, police, fire, and impact of affordable housing.		
4	07. Changing demographics may require additional services.		
5	01. Bus parking to be public parking		
5	02. Rethink a new parking plan to enhance more open green space to gather		
5	03. Turn PT Barnum area into a walking area. Close the roads.		
5	04. Enhance residential component which could help businesses stay sustainable. Develop train station area to allow for more foot traffic there and into existing downtown.		
5	05. From Caraluzzi's to library, make car free, including PT Barnum Square. Have access to parking on South St.		
5	06. More parking on the back streets and give property/commercial owners break on their taxes.		
5	07. More garbage and recycling receptacles around town.		
5	08. Emphasis on pedestrian areas, one linked to the next. Connect east to west over train tracks.		
5	09. Create uniformity in style with new to old.		
5	10. Make PT Barnum a bigger square.		
5	11. Developing more opportunities to live downtown.		
5	12. Try not to draw away from other areas and businesses in other areas (Story Hill etc.)		
6	01. More mixed housing choices, especially for seniors		
6	02. Reasonable rents		
6	03. New England Town Square		
6	04. Close off School St. for Town Square		
6	05. Historical meeting house and Maint St. not included		
6	06. In TOD consideration.		
7	01. Move Dr. Mike's out to front of building in downtown		
7	02. More affordable rental housing		
7	03. Move bus company to another part of town. In its place Retail/ Housing (Mixed Use)		
7	04. Continue streetscape of greenwood ave (trees, benches, streetlights)		
7	05. Bike path - walkers - funneling downtown. Exercise and family path to this way.		
7	06. Fill in empty store fronts and improve parking. Tax incentives		
7	07. Improve industrial buildings with boy/girl scout community involvement		
7	08. More trees. Better sidewalks with ongoing maintenance		
7	09. Extended streetscape. Camouflage Dolton Plaza		
7	10. Create walkable green space along wetland		
7	11. Move all utilities to back of Greenwood Ave		
7	12. Create enforceable sign regulations		
8	01. Capitalizing on train station accessibility		
8	02. Community center - playgrounds/green space/gathering place/gym/pool		
8	03. Centralized gathering place to be able to get to the entire town.		
8	04. Redevelopment of rundown buildings and vacant buildings. Done carefully and responsibly.		
8	05. Development of more retail and downtown marketing. Continued in rest of town		
8	06. Connectivity from Grassy Plain to train station to core downtown.		
8	07. Re-zone Durant Ave keeping the quality of downtown (Greenwood Ave) in focus.		
8	08. Historic trail downtown.		
8	09. Bed & Breakfast - Zoning needs to address		
8	10. More people HAVE to live downtown.		
9	01. Recreation/Greenways/Walkways (lots off train tracks and Durant Ave.)		
9	02. Parking lots opposite town hall		
9	03. Streetscapes		
9	04. People walking = Opportunity		
9	05. Added residential in TOD		
9	06. Pleasant areas		
9	07. Expanded access to downtown		
9	08. Help what's already here		
9	09. New generation/demographics		
9	10. Connecting Grand/Diamond and Durant		
9	11. Driving people to Village Square area (existing area by OLD station/Elizabeth St.)		
9	12. Fill a mid-market niche ("Not Westport") and services		
9	13. More frequent train service		
9	14. PARKING!!!		
9	15. Electrify MNR		
9	16. Central Area for concerts/culture/events		
9	17. Improve existing blighted properties (residential)		
10	01. Remove parking from Greenwood Ave. All on street parking.		
10	02. Small business incentives downtown. Lots of diversity.		
10	03. Small parks downtown with seating and tables.		
10	04. Rehab old factory-co-op/Arts/small retail.		
10	05. Make the area west of the RR look more like East of the RR.		
10	06. Replanting of downtown with hardy tree species that can withstand climate change.		
10	07. Improve access in and out of Dolan Plaza		
10	08. New Act supply stone in town.		
10	09. Real farmers market. Local farmers indoor during the winter.		
10	10. Core clothing store (like Gap) in town.		
12	01. Family events like Sycamore Car Rally. Film events on front lawn, farmers market, etc.		
12	02. The consistent look and feel of Greenwood Ave.		
12	03. Passive open space venues		
12	04. Unique draws to bring people to Bethel & leave their money!		
12	05. Unified level parking the length of School St,		
12	06. Consistent brownstones on School St.		
12	07. Cultural & Art Center		
12	08. New infrastructure downtown. Sewer, water, gas, electricity underground		
12	09. Living space over commercial IE Blue Black Square		
13	01. Destination park (Splash Pad) - Green space near TOD		
13	02. Picnic tables and trash cans downtown.		
13	03. Bike racks and area to leave dog when shopping		
13	04. Recreation center		
13	04.01 Open to public		
13	04.02 Courts		
13	04.03 Athletic area		
13	04.04 Benefit all ages		
13	05. Bike trail		
13	05.01 Large outdoor open space		
13	05.02 Second dog park		
13	06. Parking - Entire Map		
13	07. Develop Downtown Center		
13	07.01 Kid friendly		
13	07.02 Signage		
13	07.03 Retail private parking		
13	07.04 Improve existing parking		
13	07.05 Tables/Benches/Play Area		
13	08. New Development - Accessibility		