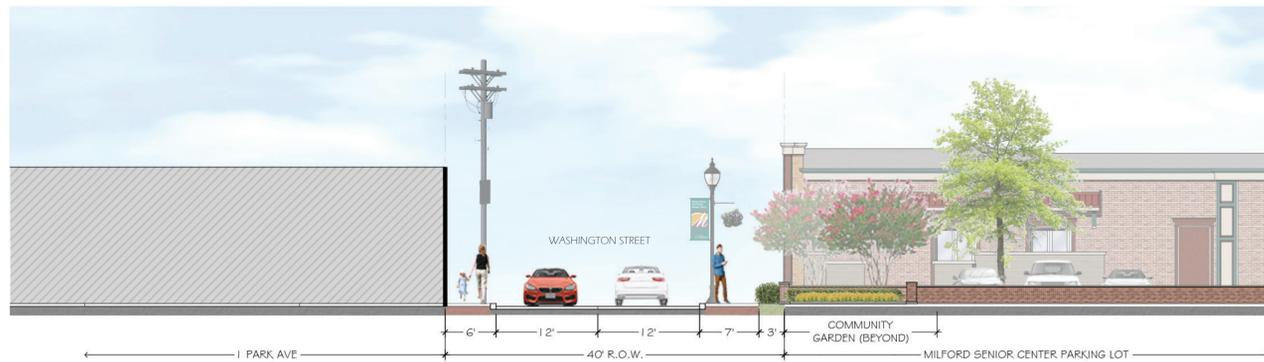
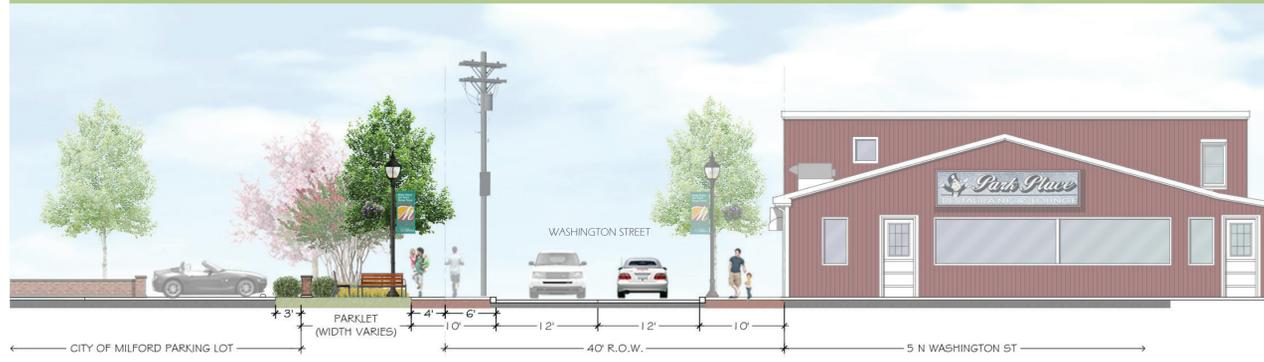


CONCEPT PLAN LEGEND

- a PARKING LOT RECONFIGURATION
- b SPECIAL PAVING SIDEWALK IMPROVEMENT
- c BRICK WALLS AND PIERS (TYP.)
- d STREET CORNER LANDSCAPE TREATMENT
- e PLAZA/POCKET PARK
- f SPECIAL PAVING CROSSWALK
- g LANDSCAPE SCREENING
- h TREE GRATE / TREE PIT
- i STREET TREE (TYP.)
- j PRIVATE PARKING/BOAT RAMP ACCESS
- k EXISTING MISPELLION RIVERWALK ACCESS
- m GARBAGE SCREEN FENCING
- n RELOCATE EXISTING TRASH AND RECYCLING CONTAINERS TO OPPOSITE SIDE OF BUILDING



1 WASHINGTON STREET (UPPER)



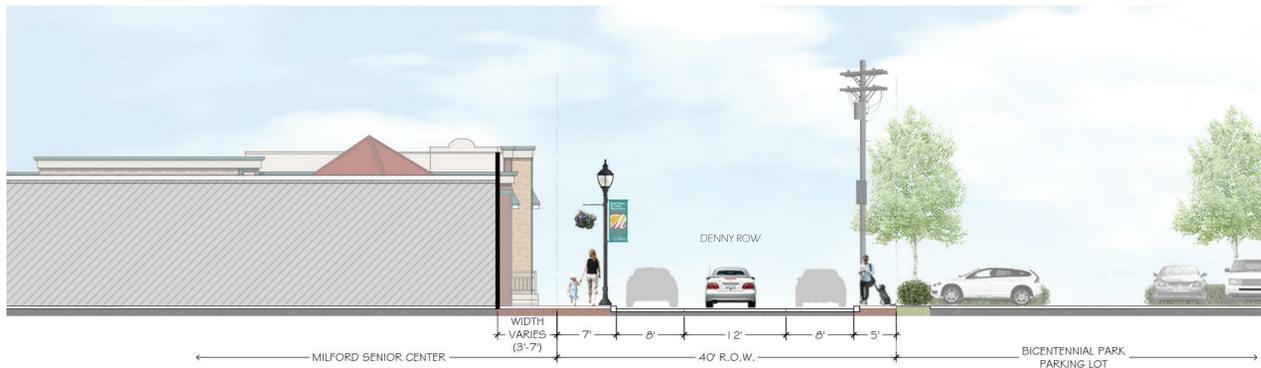
2 WASHINGTON STREET (LOWER)



CONCEPT PLAN

SCALE 1" = 30'-0"

PROPOSED STREETScape IMPROVEMENTS - HIGH LEVEL 1



3 DENNY ROW (UPPER)



4 DENNY ROW (LOWER)



5 PARK AVENUE (WEST)



6 PARK AVENUE (EAST)



CONCEPT PLAN SCALE 1" = 30'-0"

PROPOSED STREETScape IMPROVEMENTS - HIGH LEVEL 2

CONCEPT PLAN LEGEND

- a** SPECIAL PAVING SIDEWALK IMPROVEMENT
- b** TREE GRATE / TREE PIT
- c** STREET TREE (TYP.)
- d** SPECIAL PAVING PLAZA
- e** POCKET GREEN
- f** PEDESTRIAN CONNECTION PLAZA
- g** SPECIAL PAVING CROSSWALK
- h** ENHANCE BOARDWALK LANDSCAPE AREA / NATURE GARDEN
- i** CITY PARKING LOT IMPROVEMENT
- j** DUMPSTER/TRASH ENCLOSURE AREA
- k** LANDSCAPE SCREENING
- m** PROPOSED MINI ROUNDABOUT (60' DIA.) W SPECIAL PAVING
- n** REVISED CURB CUT
- o** POTENTIAL INFILL DEVELOPMENT AREA PER 'MILFORD RIVERTOWN REBIRTH PLAN 2025'



PROPOSED STREETScape IMPROVEMENTS - HIGH LEVEL 3

PROPOSED LOW LEVEL IMPROVEMENTS (TYPICAL)



PROPOSED MEDIUM LEVEL IMPROVEMENTS (TYPICAL)



PROPOSED HIGH LEVEL IMPROVEMENTS (TYPICAL)



*Example graphics for low, medium, and high level improvements see matrix for detailed descriptions based on street location.

Focus Area	Proposed Improvements - Low Level	Proposed Improvements - Medium Level	Proposed Improvements - High Level	Ultra-High Level
SW Front Street	All improvements In situ (in original position and w/out demo and replacement) - Renew and restore existing worn, damaged and discolored concrete sidewalks with Concrete Resurfacer. Mill and overlay existing asphalt roadway paving. Provide new street lighting with pole banners along south side of the street where overhead utilities are limited, provide new street furnishings in selected areas along the north side of the street where wider existing sidewalks conditions occur.	All improvements In situ (in original position without revising street dimensions) - Demo and replace existing curb and gutter. Demo and replace existing concrete sidewalks with wire cut brick paving to match other downtown improvements. Mill and overlay existing asphalt paving. Provide new street lighting with pole banners along south side of the street where overhead utilities are limited. Provide new street furnishings in selected areas along the north side of the street where wider existing sidewalks conditions occur.	Revise street condition to one-way traffic going west to gain face-of-building- to face-of-curb dimension which will improve pedestrian mobility and overall streetscaping capabilities. Demo and replace existing curb and gutter to one-way traffic condition. Demo and replace existing concrete sidewalks with wire cut brick paving to match other downtown improvements. Mill and overlay existing asphalt paving within new proposed street conditions. Provide new street lighting with pole banners and street trees in narrow tree grates along south side of the street where overhead utilities are limited. Provide new street furnishings in selected areas along the north side and south sides of the street where wider proposed sidewalks conditions allow.	Same as high level + Redo existing intersection at SW Front Street and S. Walnut Street with a new "mini-roundabout" should traffic flow and design speed conditions allow.
Park Avenue	Revise street condition to one-way traffic going east. All improvements In situ (in original position and w/out demo and replacement) - Renew and restore existing worn, damaged and discolored concrete sidewalks with Concrete Resurfacer. Mill and overlay existing asphalt roadway paving. Provide new street lighting with pole banners along south side of the street where overhead utilities are limited, provide new street furnishings in selected areas along the north side of the street where wider existing sidewalks conditions occur.	Revise street condition to one-way traffic going east. North side - All improvements In situ (in original position and w/out demo and replacement) Renew and restore existing worn, damaged and discolored concrete sidewalks with QUIKRETE® Concrete Resurfacer. South side - Demo and replace existing curb and gutter. Demo and replace existing concrete sidewalks with wire cut brick paving to match other downtown improvements. Mill and overlay existing asphalt paving. Provide new street lighting with pole banners and street tree on the south side of the street. Provide new street furnishings in selected areas along the south side of the street where wider existing sidewalks conditions occur. Reconfigure asphalt paving at the boatramp parking area and incorporate Mispillion Riverwalk Extension Plan with a special paving and landscape enhancement.	Revise street condition to one-way traffic going east to gain face-of-building- to face-of-curb dimension which will improve pedestrian mobility and overall streetscaping capabilities. Demo and replace existing curb and gutter to one-way traffic condition. Demo and replace existing concrete sidewalks with wire cut brick paving to match other downtown improvements. Mill and overlay existing asphalt paving within new proposed street conditions. Provide new street lighting with pole banners and street trees in narrow tree grates along south side of the street where overhead utilities are limited. Provide new street furnishings in selected areas along both sides of the street where wider proposed sidewalks conditions allow.	Same as high level + Close off entire street from S. Walnut Street to N. Washington Street to vehicular traffic, special pave the entire road bed and provide retractable bollards for emergency access.
Denny Row	Revise street condition to one-way traffic going north. All improvements In situ (in original position and w/out demo and replacement) - Renew and restore existing worn, damaged and discolored concrete sidewalks with Concrete Resurfacer. Mill and overlay existing asphalt roadway paving. Provide new street lighting with pole banners along south side of the street where overhead utilities are limited, provide new street furnishings in selected areas along the north side of the street where wider existing sidewalks conditions occur.	West side - All improvements In situ (in original position and w/out demo and replacement) East side - Demo and replace existing curb and gutter. Demo and replace existing concrete sidewalks with wire cut brick paving to match other downtown improvements. Mill and overlay existing asphalt paving. Provide new street furnishings in selected areas along the east side of the street where wider existing sidewalks conditions occur.	Revise street condition to one-way traffic going north to gain face-of-building- to face-of-curb dimension which will improve pedestrian mobility and overall streetscaping capabilities. Demo and replace existing curb and gutter to one-way traffic condition. Demo and replace existing concrete sidewalks with wire cut brick paving to match other downtown improvements. Mill and overlay existing asphalt paving within new proposed street conditions. Provide new street lighting with pole banners and street trees in narrow tree grates along west side of the street where overhead utilities are limited. Provide new street furnishings in selected areas along the east side of the street where wider proposed sidewalks conditions allow.	
N. Washington Street	All improvements In situ (in original position and w/out demo and replacement) - Renew and restore existing worn, damaged and discolored concrete sidewalks with Concrete Resurfacer. Mill and overlay existing asphalt roadway paving. Provide new street lighting with pole banners along south side of the street where overhead utilities are limited, provide new street furnishings in selected areas along the north side of the street where wider existing sidewalks conditions occur.	East and West side between Front St and Park Ave - All improvements In situ (in original position and w/out demo and replacement) East and West side between Park Ave and Mispillion - Revise street condition to two-way traffic with 12 feet travel lane to gain face-of-building- to face-of-curb dimension which will improve pedestrian mobility and overall streetscaping capabilities. Demo and replace existing curb and gutter. Demo and replace existing concrete sidewalks with wire cut brick paving to match other downtown improvements. Mill and overlay existing asphalt paving within new proposed street conditions. Provide new street lighting with pole banners and street tree on both side of the street. Provide new street furnishings in selected areas along the west side of the street where wider existing sidewalks conditions occur.	Revise street condition to two-way traffic with 12 feet travel lane to gain face-of-building- to face-of-curb dimension which will improve pedestrian mobility and overall streetscaping capabilities. Demo and replace existing curb and gutter to one-way traffic condition. Demo and replace existing concrete sidewalks with wire cut brick paving to match other downtown improvements. Mill and overlay existing asphalt paving within new proposed street conditions. Provide new street lighting with pole banners and street trees in narrow tree grates along west side of the street where overhead utilities are limited. Provide new street furnishings in selected areas along the east side of the street where wider proposed sidewalks conditions allow.	

PROPOSED STREETSCAPE IMPROVEMENTS DESCRIPTIONS 4



1 WASHINGTON STREET (LOWER)

CONCEPT PLAN LEGEND

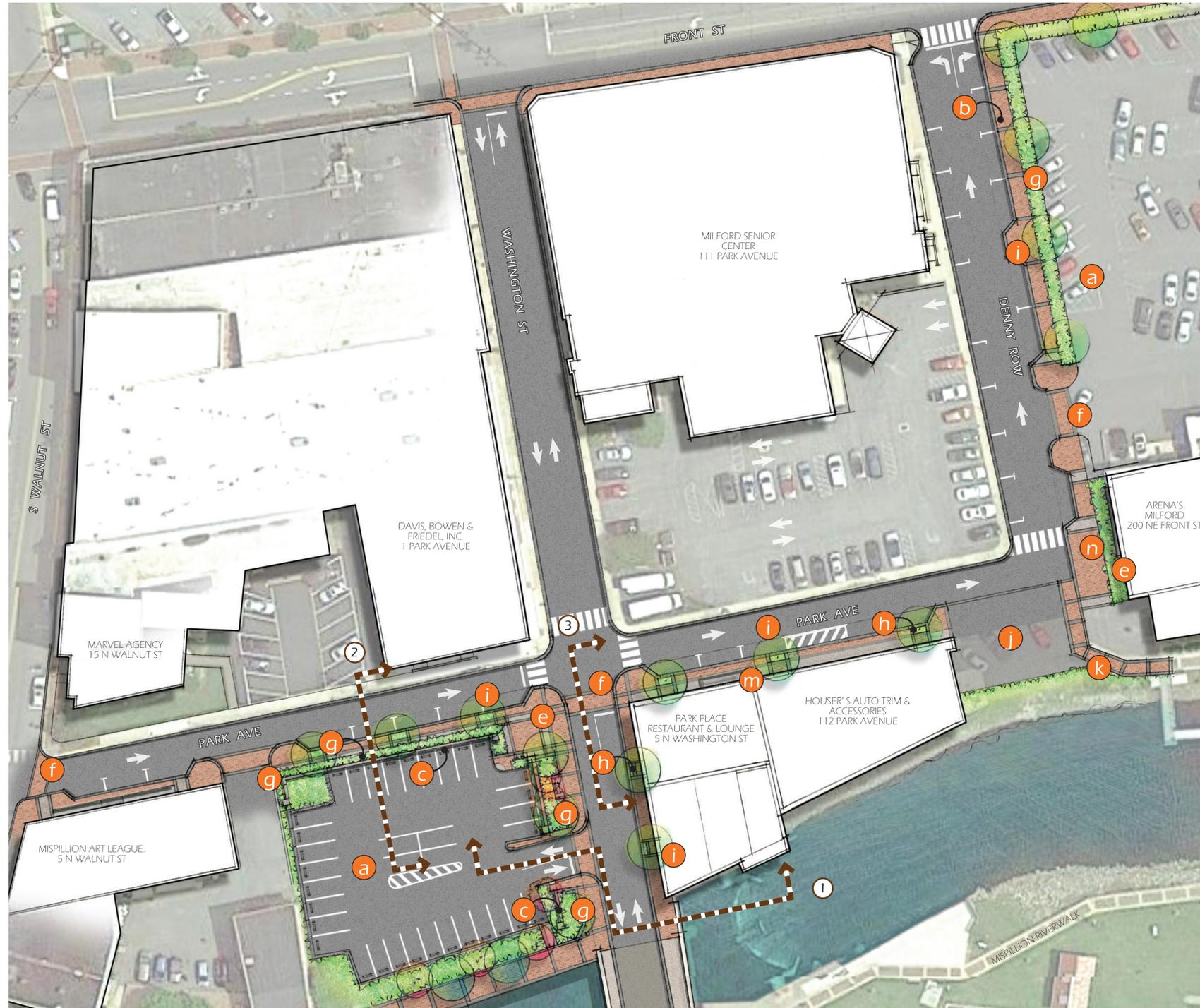
- a PARKING LOT RECONFIGURATION
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2 PARK AVENUE (WEST)



3 PARK AVENUE (EAST)



CONCEPT PLAN

SCALE 1" = 30'-0"

*See matrix on page 4 for detailed descriptions based on street location.

PROPOSED STREETSCAPE IMPROVEMENTS - MEDIUM LEVEL 5