

## Firm Overview



**M**ilone & MacBroom, Inc. is a multidisciplinary firm founded in 1984, offering services in land use analysis, floodplain management, hazard mitigation, community planning and urban design, landscape architecture, civil engineering, watershed and stormwater management, environmental planning, and regulatory permitting. The company is headquartered in Cheshire, Connecticut, and has regional offices in Massachusetts, Vermont, Maine, and South Carolina.

The firm has been in business for 28 years and is one of the largest Connecticut-based multidisciplinary consulting firms employing over 130, of which 60 are licensed professionals. The size of the firm enables us to provide a wide range of technical capabilities, and at the same time, allows senior personnel to be intimately involved in each project we undertake.

We have extensive experience working with municipalities in creating and strengthening downtown districts. Our portfolio of work has included a full array of planning and development analysis, demographics, housing, transportation and pedestrian circulation systems, parks and open space, natural resources planning, economic development, community design, and overall future land use plans have been essential components of our professional services blanket. The project team offers over 40 years each of professional experience in the public sector and has successfully completed over 500 assignments ranging from the analysis of individual sites and neighborhood plans to municipal plans of conservation and development. This range of planning experience will be particularly important in assisting the town.

The Planning Division of Milone & MacBroom, Inc. is comprised of five certified planners with an array of experience in land use planning, geographic information systems, zoning, housing, economic development, public outreach, and stakeholder involvement. In addition to our team of planners, the firm's licensed engineers and landscape architects, including traffic engineers and water resources engineers, will use their experience in streetscape design, transportation planning, and flood control to address specific areas of concern, such as the analysis and predictions of the impacts of development on traffic, local infrastructure, and natural resources in downtown Westport.

- Community Planning
- Urban Revitalizations
- Civil Engineering
- Landscape Architecture
- Traffic Engineering/  
Transportation Planning
- Water Resources Engineering
- Roadway Design
- Environmental Planning
- Flood Management
- Water & Wastewater  
Engineering
- Survey & Mapping
- Permitting
- Construction Services

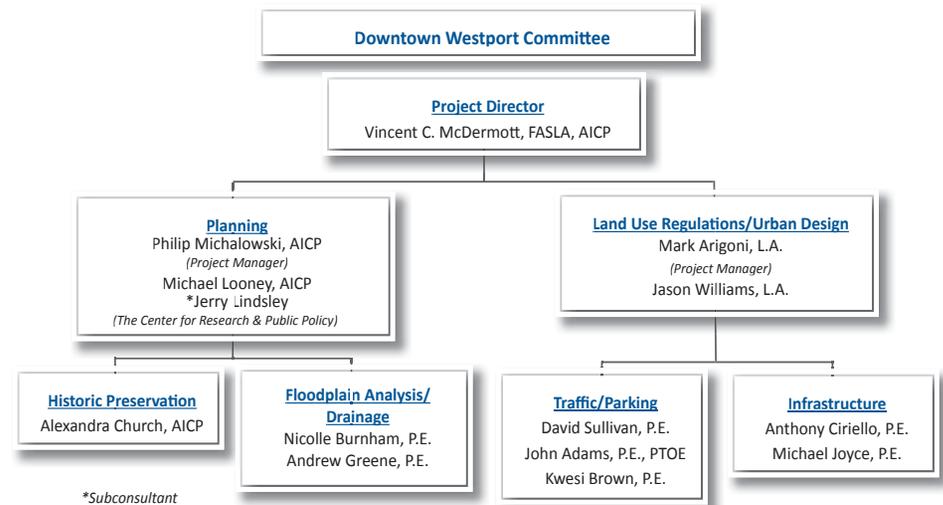
## Project Approach

We envision a planning and urban design process that has four distinct phases:

- **Understanding Downtown Westport's Physical Context**
  - Review previous plans, identify new opportunities
- **Downtown Westport's Place in the Market**
  - Analyze economic and market issues
  - Stakeholder survey and public discussion
- **Development Plan**
  - Exploration of alternative development concepts, design treatments, and guidelines
  - Short-term and long-term public improvements to infrastructure
- **Implementation Strategies and Action Plan**
  - Land Uses, Retail Reorientation, Development/ Rehabilitation Projects, Financing, Development Regulations, Management, Planning, Environmental and Regulatory Guidelines



## Project Team



# Relevant Experience



## Community/Urban Planning

- Torrington Downtown MDP - Torrington, Connecticut
- Village/Town Center Land Use & Economic Enhancement Plan - Marlborough, Connecticut
- Downtown West Haven Revitalization - West Haven, Connecticut
- Citywide Urban Redevelopment - Hartford, Connecticut
- Parkville-Picture It Better/Colt Gateway - Hartford, Connecticut
- Downtown Parking and Circulation Study - Ridgefield, Connecticut
- Bristol Downtown Development District - Bristol, Connecticut
- Allingtown Facilities Concept Master Plan - West Haven, Connecticut
- Middletown Gateway Study - Middletown, Connecticut
- Harbor Point & Yale Towne Redevelopment - Stamford, Connecticut
- New Britain Downtown Plan & Strategy - New Britain, Connecticut
- New Haven Neighborhood Development Plans - New Haven, Connecticut
- Downtown Redevelopment Planning - Shelton, Connecticut
- Town Center Redevelopment - Storrs, Connecticut



## Land Use Analysis

- Village Center Zoning District Regulations Design Manual - Marlborough, Connecticut
- Village Center Zoning Regulations - Avon, Connecticut
- Low Impact Development Regulations and Design Manuals - Avon/Winchester, Connecticut
- Route 66 Corridor Study - Middlefield, Connecticut
- A Historic Preservation Toolkit - Essex, Connecticut
- Downtown and Waterfront Land Use Inventory and Build-Out Analysis - Burlington, Vermont

## Streetscape Planning & Design

- Trumbull Street Streetscape - Hartford, Connecticut
- Town Center Streetscape - Simsbury, Connecticut
- Park Streetscape - Hartford, Connecticut
- North Main Street Streetscape - Hartford, Connecticut
- Newington Center - Newington, Connecticut
- White Street Streetscape - Danbury, Connecticut
- Devon Streetscape Revitalization - Milford, Connecticut
- Derby Green - Derby, Connecticut
- Bridge Street Streetscape - Groton, Connecticut
- West Main Street Streetscape - Cheshire, Connecticut

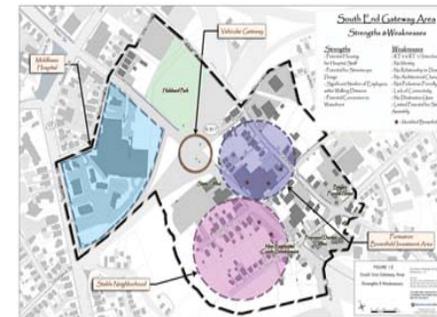


## Harbor Point & Yale Towne Development Stamford, Connecticut

Milone & MacBroom, Inc. provided multidisciplinary services for a 6,000,000 square foot urban waterfront development consisting of 4,000 residential units plus retail and office space on approximately 80 acres of former industrial property. Work included layout of buildings, parking, roads, streetscapes, off-site roadway, sidewalks, and the design of an urban park and the surrounding public spaces.

## Citywide Urban Redevelopment Planning Hartford, Connecticut

The firm assisted the City of Hartford with the identification of three redevelopment areas within the central business district and the northern portion of downtown. A comprehensive redevelopment plan was drafted for each of the three identified areas. These plans included components addressing blight remediation, infrastructure and traffic/circulation improvements, streetscape design, land use analysis, and potential transit-oriented development (TOD) opportunities.



## Downtown Gateway Study Middletown, Connecticut

Milone & MacBroom, Inc. assisted the City of Middletown in preparing a Downtown Gateway Study that included redevelopment plans for the north and south end sections of the downtown area. The redevelopment plans incorporate results of a Market Feasibility Assessment that was also completed by the firm and included techniques and concepts for integrating pedestrian and nonmotorized vehicular circulation improvements in a manner consistent with "Complete Streets" policies.