

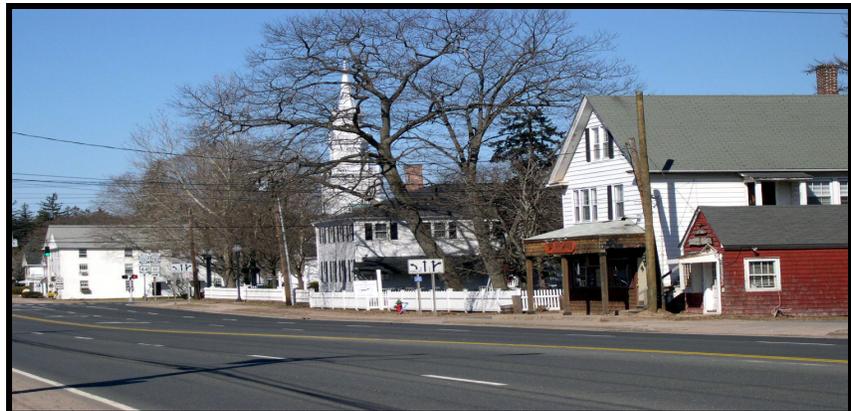
1.0 Introduction

Overview

This study of Avon Center was undertaken as part of the 2004 Plan of Development. The Planning and Zoning Commission considers the Center to be of such significance that this special planning and design study was developed. This report summarizes the existing conditions, opportunities, challenges and recommendations for the Center of Avon.

For this study, Avon Center is considered to be the commercial and residential area centered on East and West Main Street and Routes 10/202 and Old Farms Road. The study area extends approximately 0.4 miles north from Route 44; 0.4 miles south of Route 44 along Old Farms Road; 0.3 miles east on Route 44; and 0.3 miles west on Route 44. This area includes retail, industrial, residential, office, and institutional uses; Avon Town Offices; parts of Avon Park North; the Post Office; residential streets; and the Towpath School property. **Map 1** indicates the general study area of this plan.

This study identifies challenges and opportunities and makes recommendations for improvements to Avon Center in order to make it an identifiable, vibrant, pedestrian-friendly, and economically viable place. An important theme of this study is to enhance a sense of place for Avon Center, building on its traditional and historical roots.



Avon Center



Attractively landscaped streets make pedestrians feel more comfortable

The major planning and design issues that are addressed in this report include:

- Identity
- Sense of place
- Pedestrian-friendly spaces
- Landscaping and street furniture, including lighting and street trees
- Pedestrian and bicycle access
- Road circulation
- Additional housing
- Viability of existing residential neighborhoods
- Future land use for the Towpath School property



A Vibrant Town Center



Landscaping Greatly Improves Appearances and adds life to a street