

THOMPSONVILLE ZONING STUDY

Public Workshop

The Cecil Group
Fitzgerald & Halliday
Bonz and Company

March 28, 2013

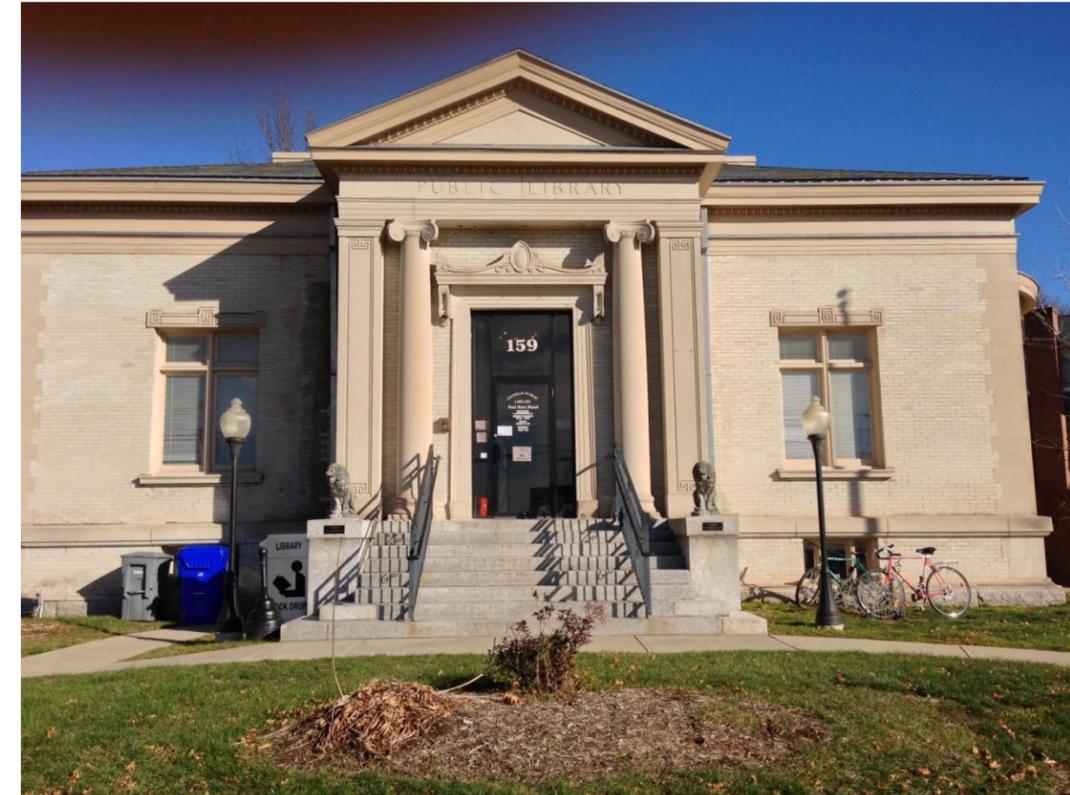
AGENDA

Project Overview

Proposed Zoning Amendment Concepts

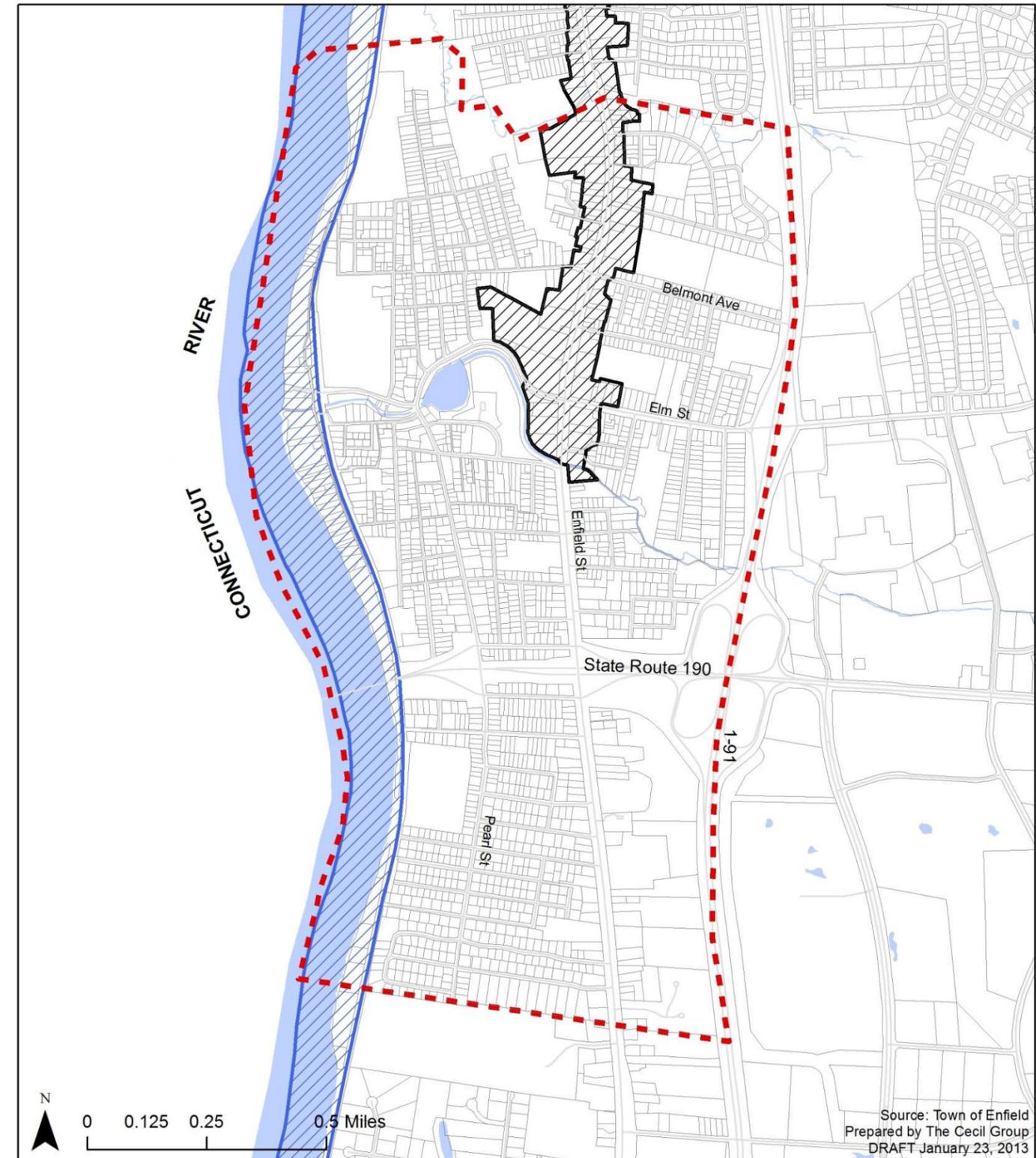
- Goals
- Zoning to Remain
- Zoning Changes

Next Steps



PROJECT OVERVIEW

Study Area



GOALS

Implement the Thompsonville Revitalization Action Plan (adopted February 2009)

Focus on reestablishing a true village center

Support and reinforce the existing, historically-developed commercial and residential village center blocks

Build a transit center



ZONING TO REMAIN

Historic Residential (HR-33)

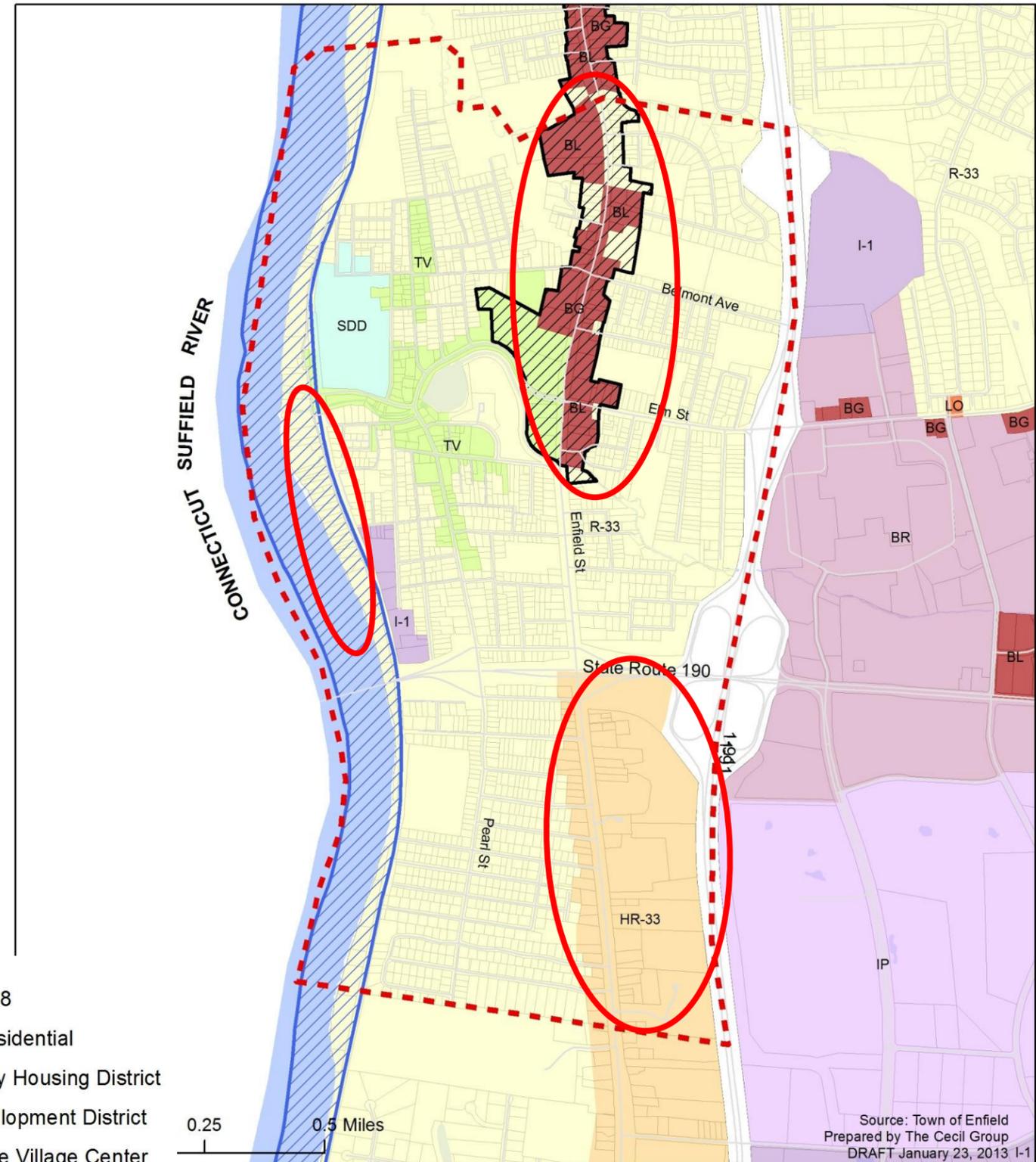
General Business (BG) and Limited Business (BL) and Enfield Street Design Overlay

- Enfield Street with one exception

Residential 33 (R-33)

- Section of riverfront south of boat ramp and west of railroad

 BG - Business General	 I-1 - Industrial 1	 R-88 - Residential 88
 BL - Business Local	 I-2 - Industrial 2	 HR-33 - Historic Residential
 BP - Business Professional	 IP - Industrial Park	 MFHD - Multi-Family Housing District
 BR - Business Regional	 R-33 - Residential 33	 SDD - Special Development District
 LO - Limited Office	 R-44 - Residential 44	 TVC - Thompsonville Village Center



ZONING TO REMAIN

Residential 33 (R-33)

- Blocks south of Rte 190
- Blocks north of HR-33 and east of Enfield Street

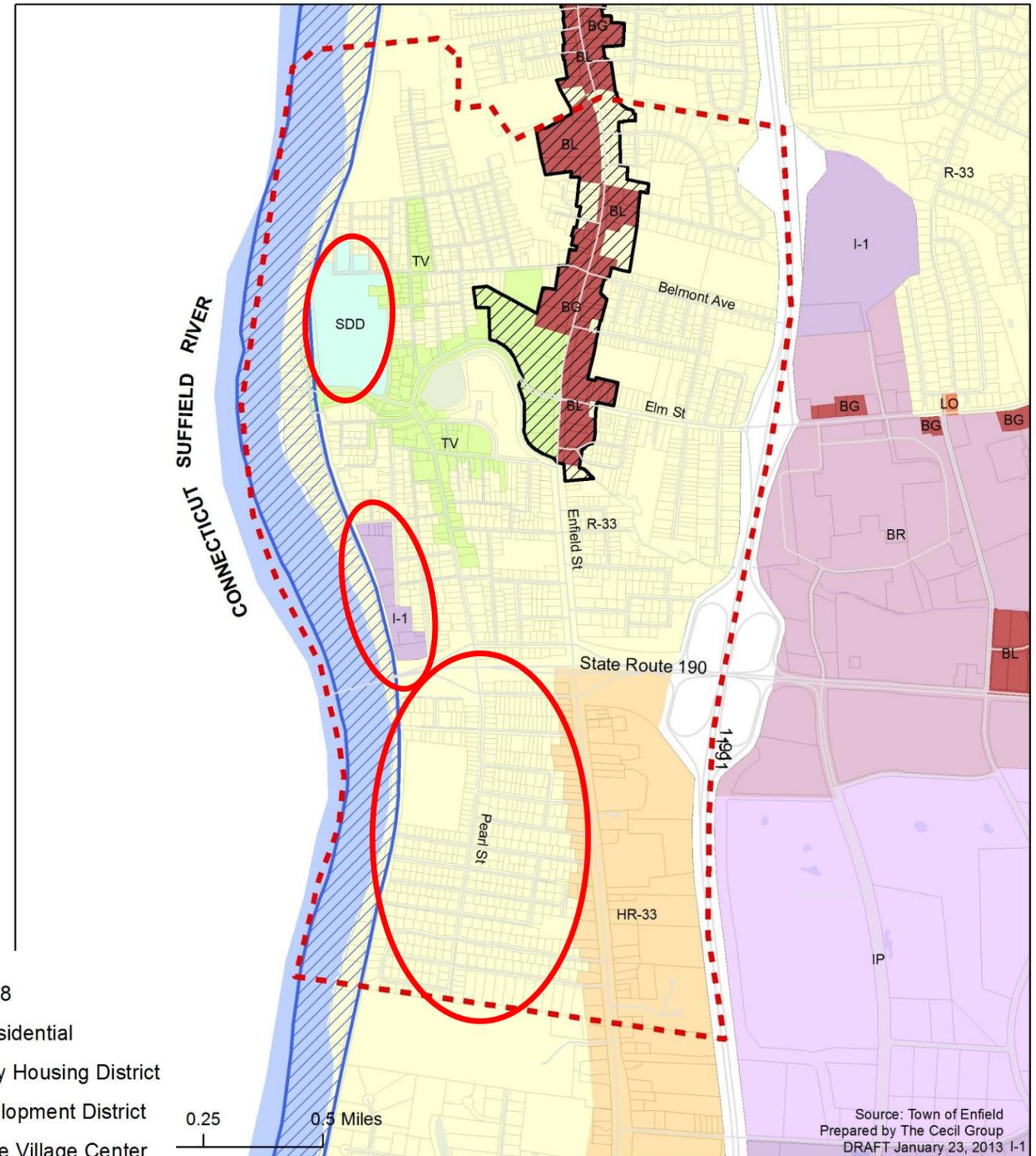
Industrial 1 (I-1)

- West of Prospect Street

Special Design District (SDD)

- Bigelow Factory project

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ZONING CHANGES

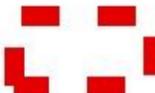
Extend Limited Business (BL) District

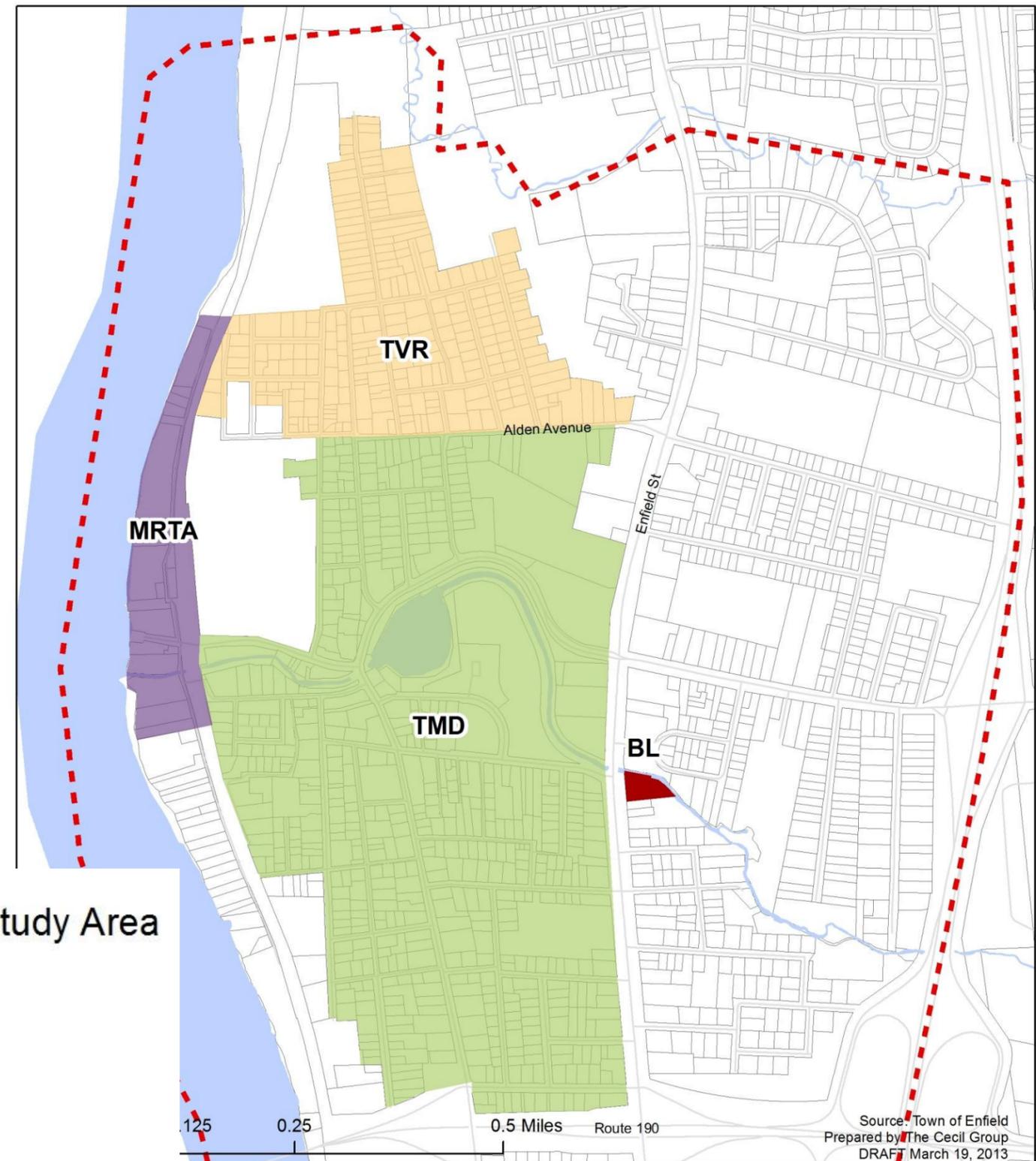
New Thompsonville Village Residential (TVR) District

New Multi-modal Transit and River Access (MTRA) District

New Thompsonville Village Mixed Use Design (TMD) District

-  Proposed BL Zone Extension
-  Proposed MTRA Zone
-  Proposed TVR Zone
-  Proposed TMD Zone

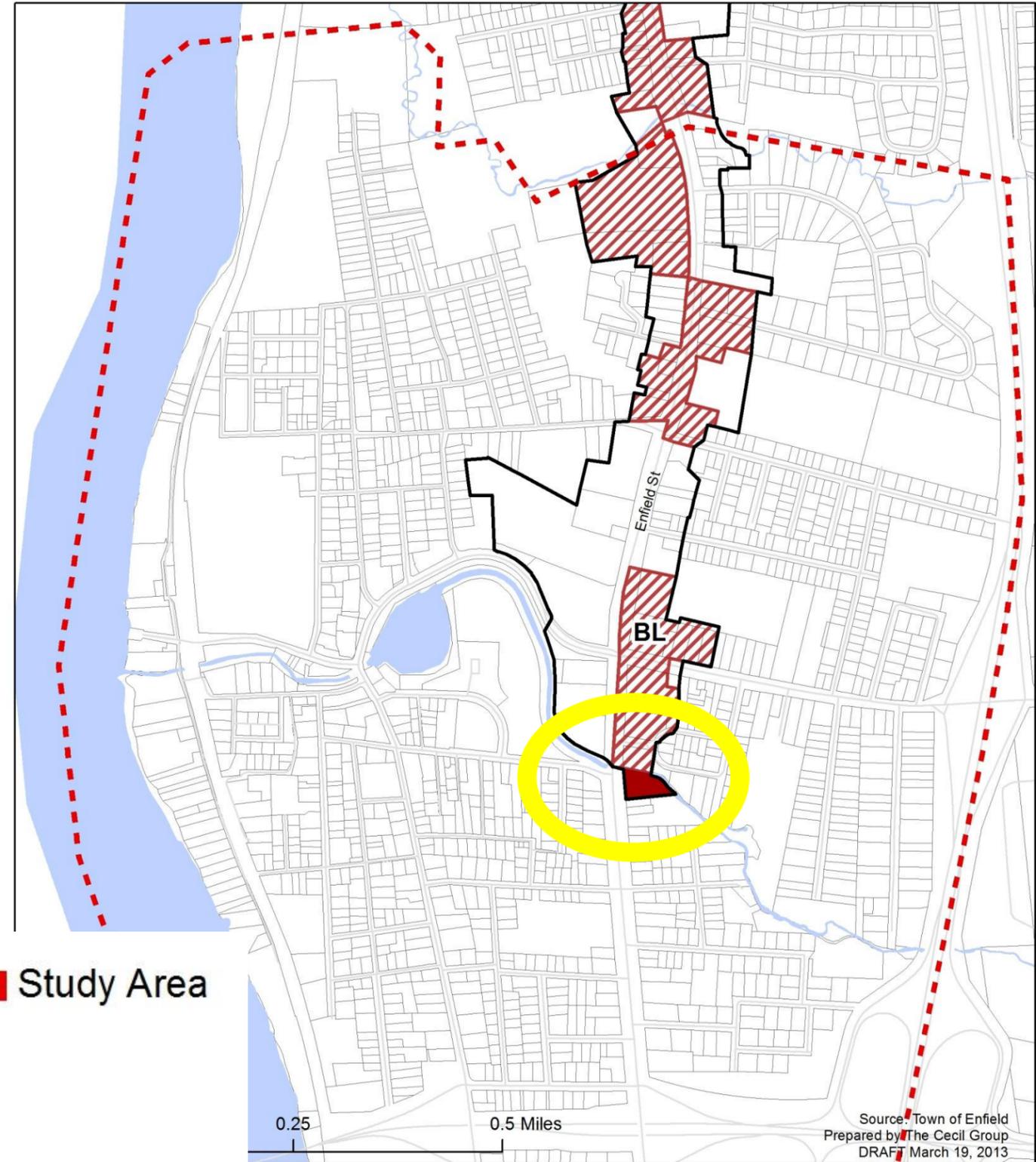
 Study Area



ZONING CHANGES

Extend Limited Business (LB) District

- Include small commercial plaza on east side of Enfield Street in southern most section of Design Overlay district



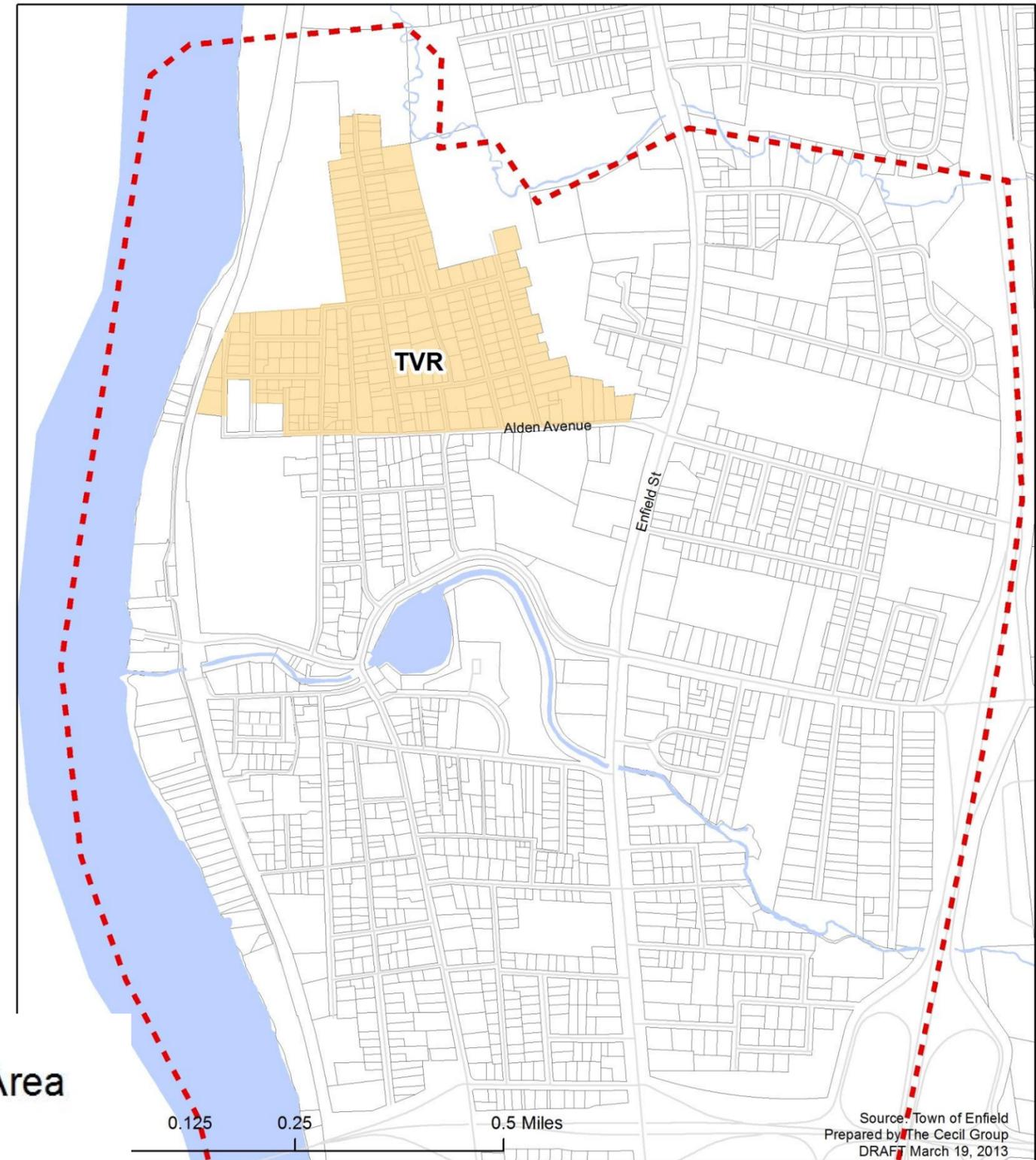
-  Existing BL Zone
-  Proposed BL Zone Extension
-  Design Overlay Districts

 Study Area

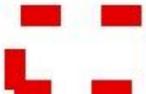
ZONING CHANGES

New Thompsonville Village Residential (TVR) District

- Replace northern R-33 district – north of Alden Avenue and west of Enfield Street



 Proposed TVR Zone

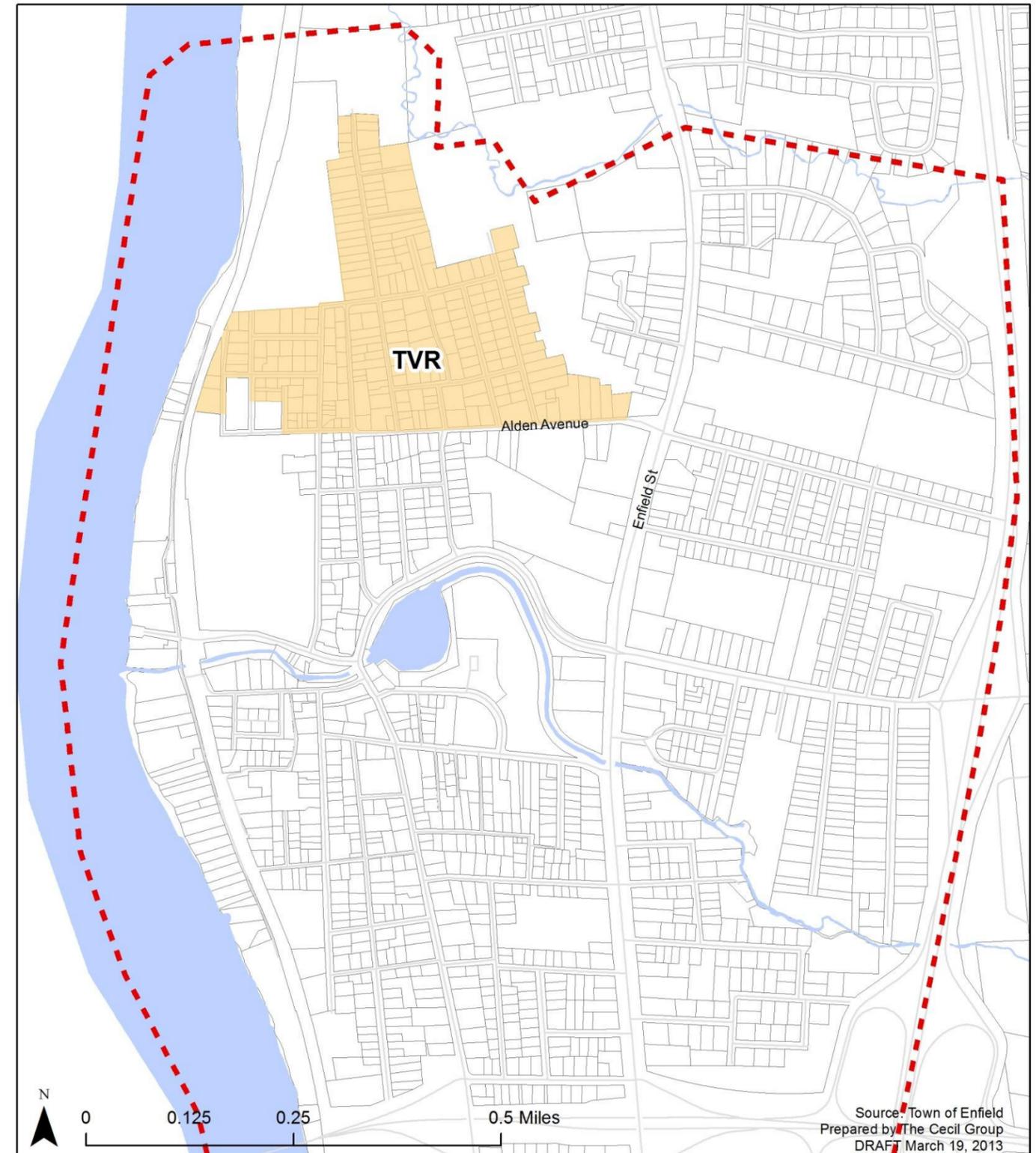
 Study Area

Source: Town of Enfield
Prepared by The Cecil Group
DRAFT March 19, 2013

ZONING CHANGES

Proposed Metrics

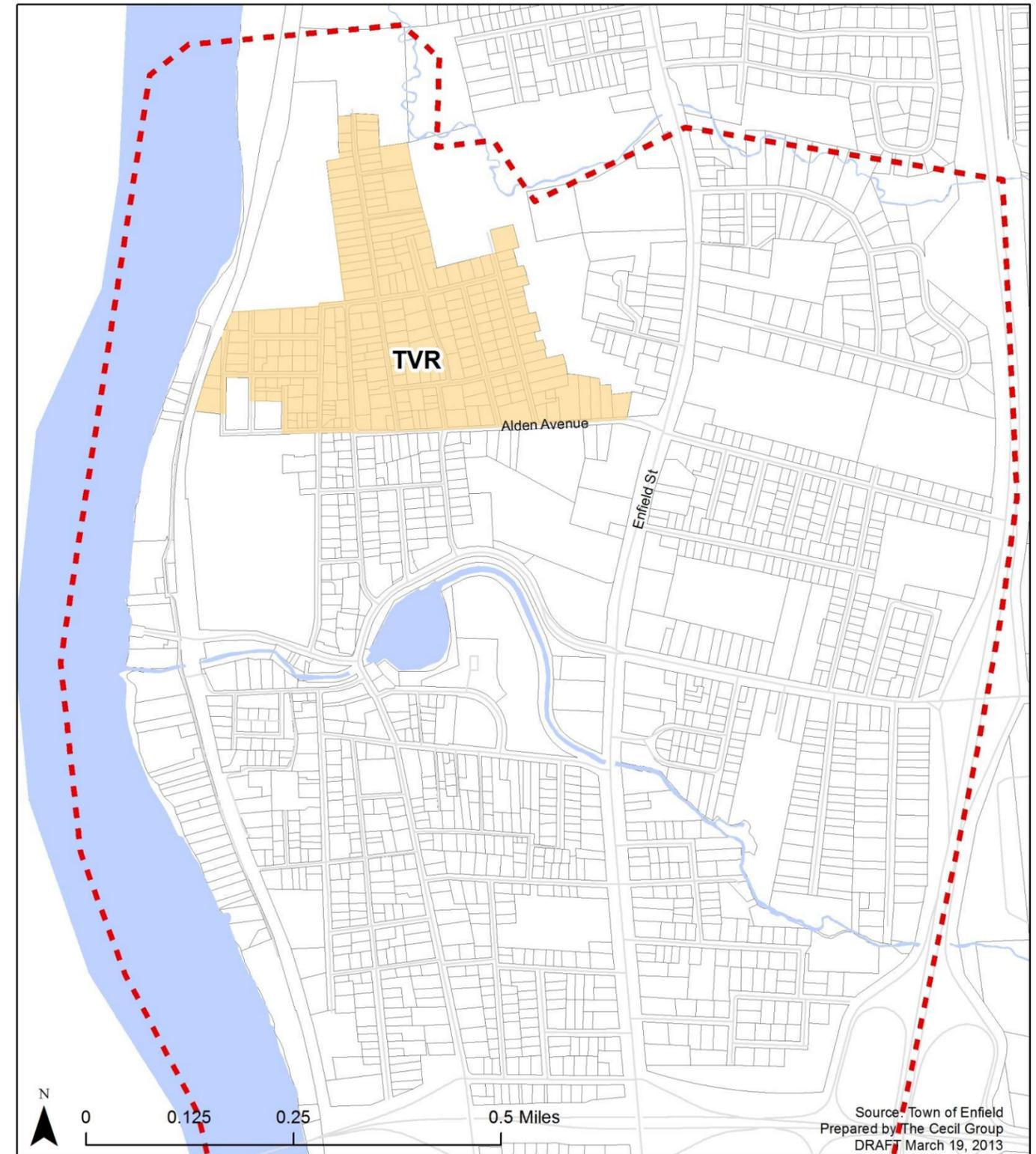
- Use mix: 98% Residential/2% Non-residential
- Residential density: 10-20 DU/Acre and 20-40 People/Acre
- Jobs/housing ratio: 0 Jobs/ DU
- FAR range: 0.25-1.0
- Maximum impervious surface: 70%
- Maximum parking: 2 Spaces/Residential unit, or as fits on site



ZONING CHANGES

Proposed Standards

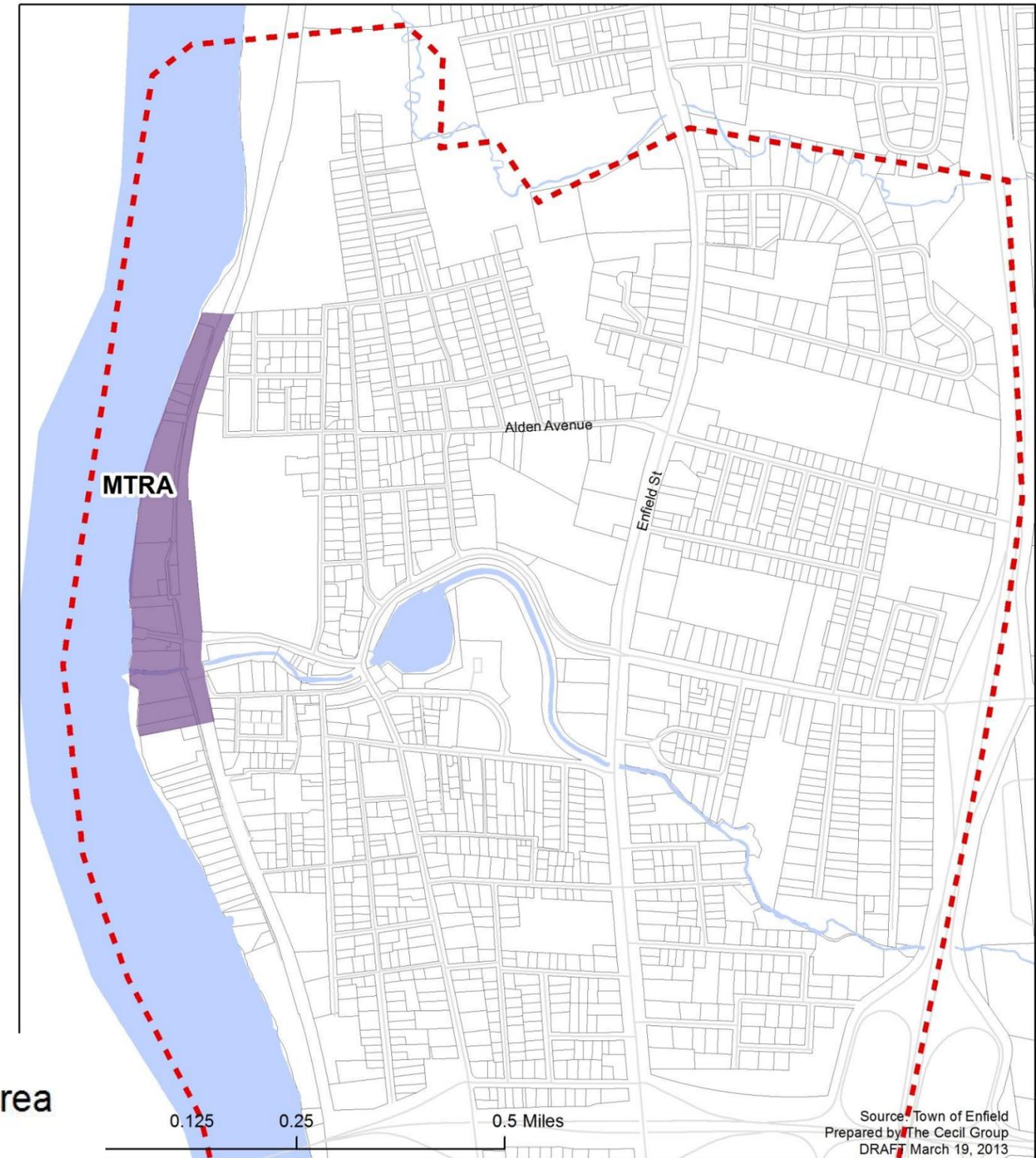
- Promotes residential use
- Decreases minimum size of parcel (8,500 SF)
- Specifies number of units by lot (2)
- Allows up to 4 units if one is owner occupied
- Incorporates the existing Design Guidelines



ZONING CHANGES

New Multi-modal Transit and River Access (MTRA) District

- Replace R-33 district – riverfront north of and including the public boat ramp



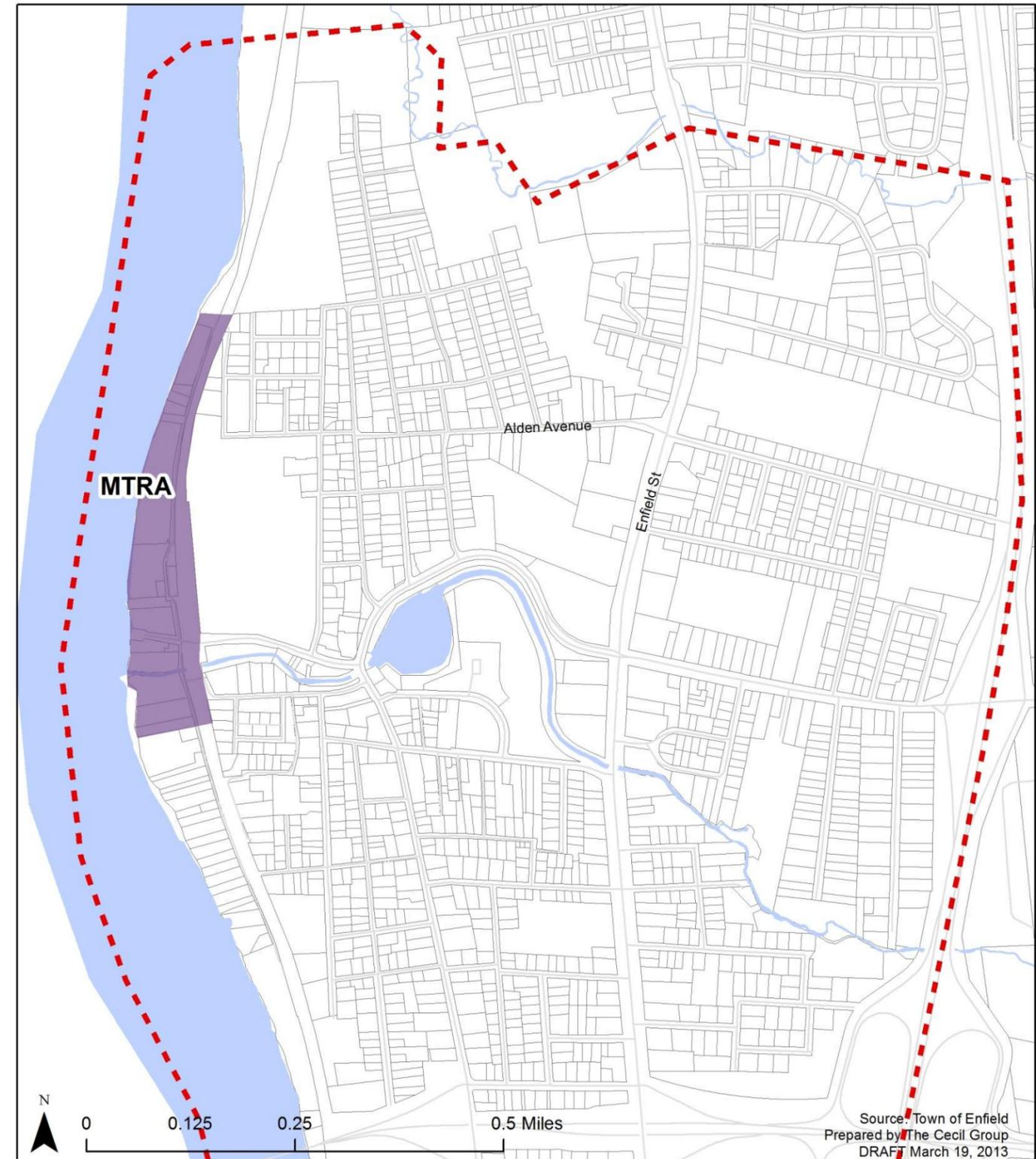
Proposed MTRA Zone

Study Area

ZONING CHANGES

Proposed Metrics

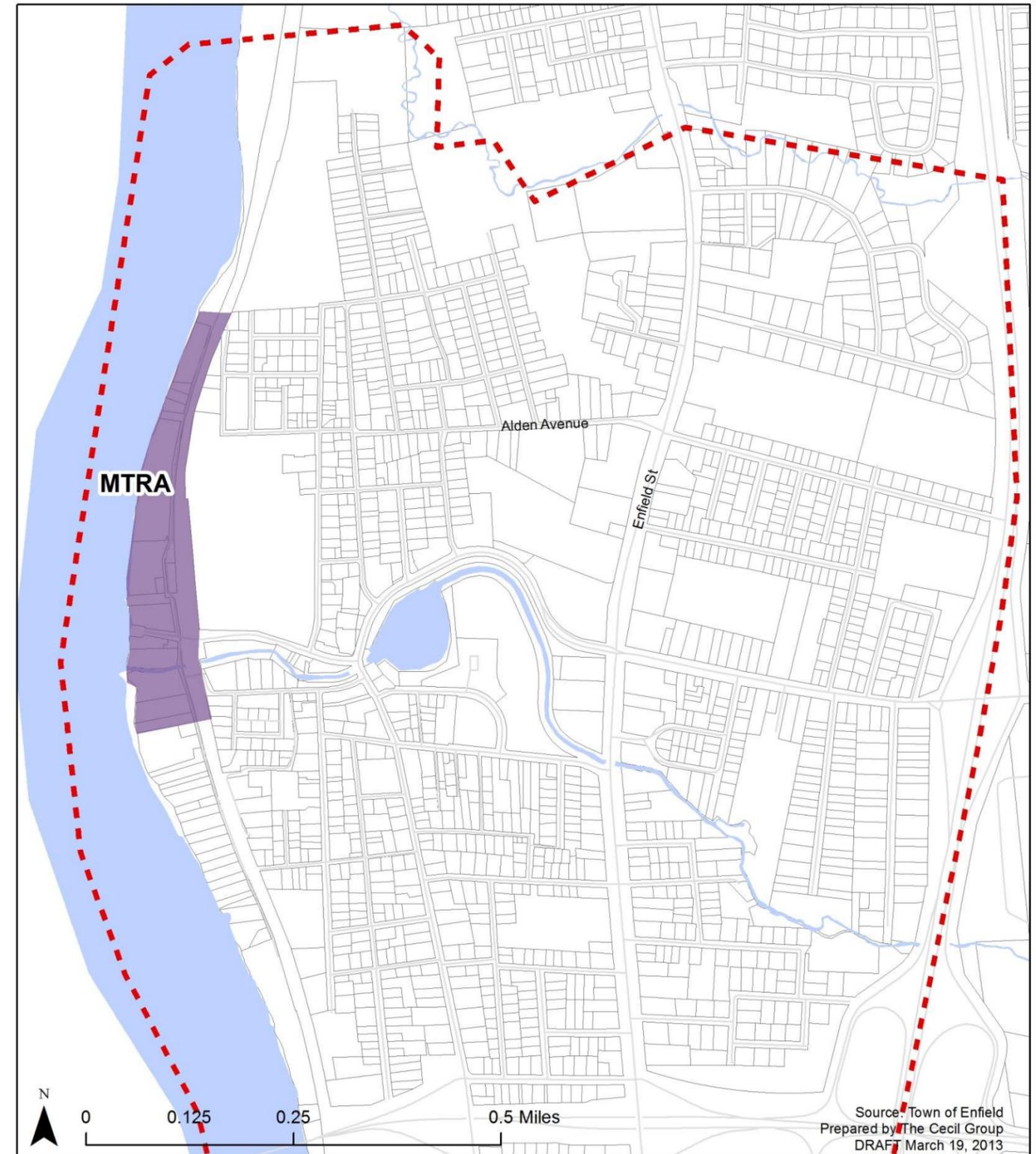
- Use mix: 20% Residential/80% Non-residential
- Residential density: 4-8 DU/Acre or 12-20 People/Acre
- Jobs/housing ratio: 5 Jobs/1 DU
- FAR range: 0.15-2.0
- Maximum impervious surface: 60%
- Maximum parking:
2 Spaces/Residential unit
1 Space/1000SF Commercial
Parking as needed for the Transit Center



ZONING CHANGES

Proposed Standards

- Requires supporting accessibility to and along the River and for Transit
- Allows private parking facilities
- Permits medium density residential uses



Development Goals

- Link Thompsonville's town center to the Connecticut River waterfront
- Revitalize Main Street and restore development along Freshwater Brook
- Create a Waterfront Public Gathering space with cafe, marina and retail
- Redevelop under utilized Town-owned property into residential and retail uses
- Combine convenient parking, roadways and pedestrian / bicycle routes with streetscape improvements including lighting and paving to create the vibrant environment of a Historic Town Center
- Leverage the revitalizing effects of the New Enfield Transit Station with Public / Private development partnerships
- Increase residential density with waterfront apartment homes with desirable river views



Residential Development

260 Residential Units in Mid-rise terraced buildings

Combination of on-grade and below grade parking

16 Residences in restored "Casket Factory"

Cafe / Restaurant

Waterfront Amphitheater

Marina

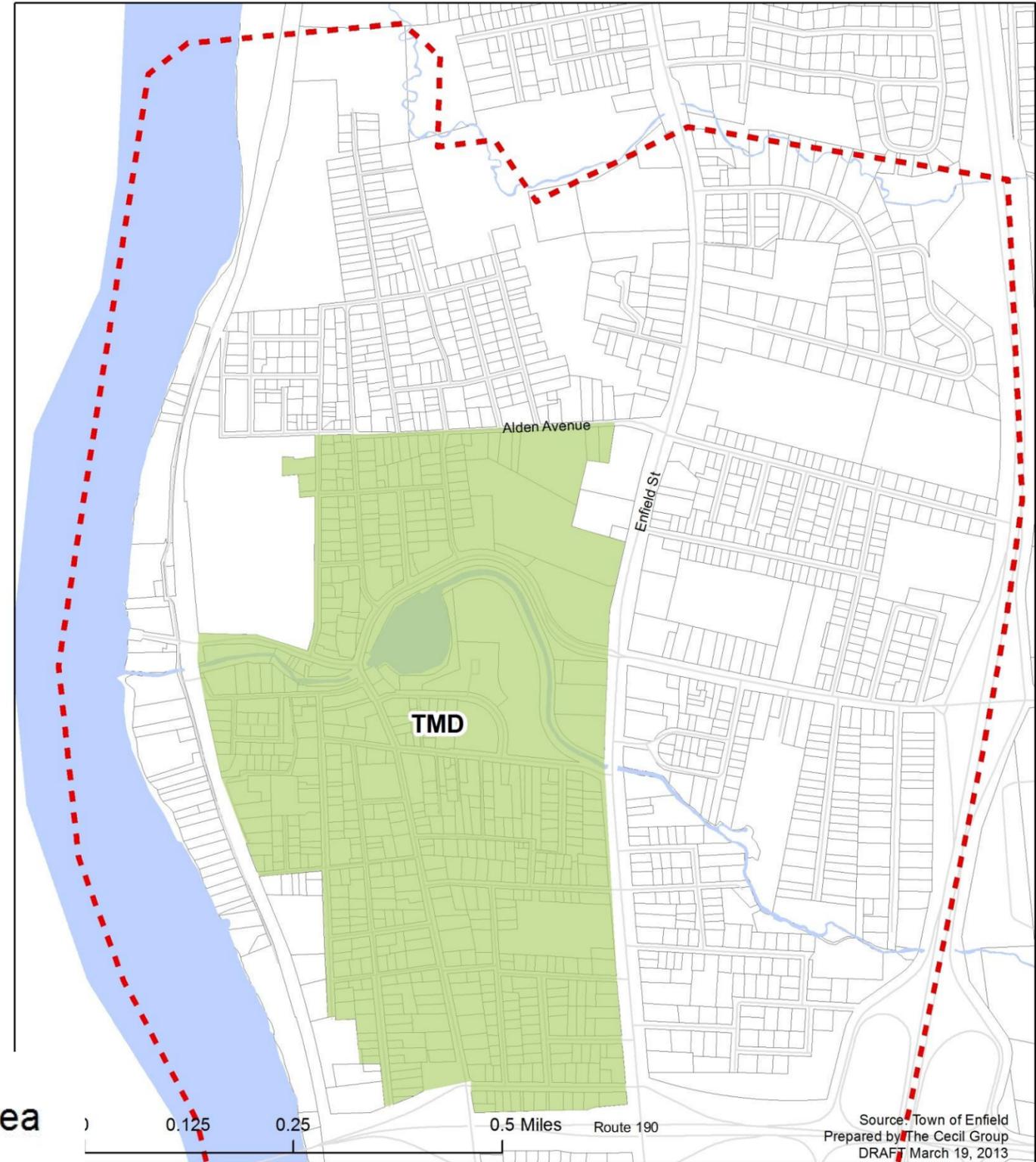
Public Gathering Space

Residential over Retail Canoe / Kayak Rentals

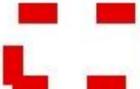
ZONING CHANGES

New Thompsonville Village Mixed Use Design (TMD) District

- Replace TVC and R-33 districts – blocks roughly bounded by Alden Avenue, Enfield Street, Rte 190 and the RR



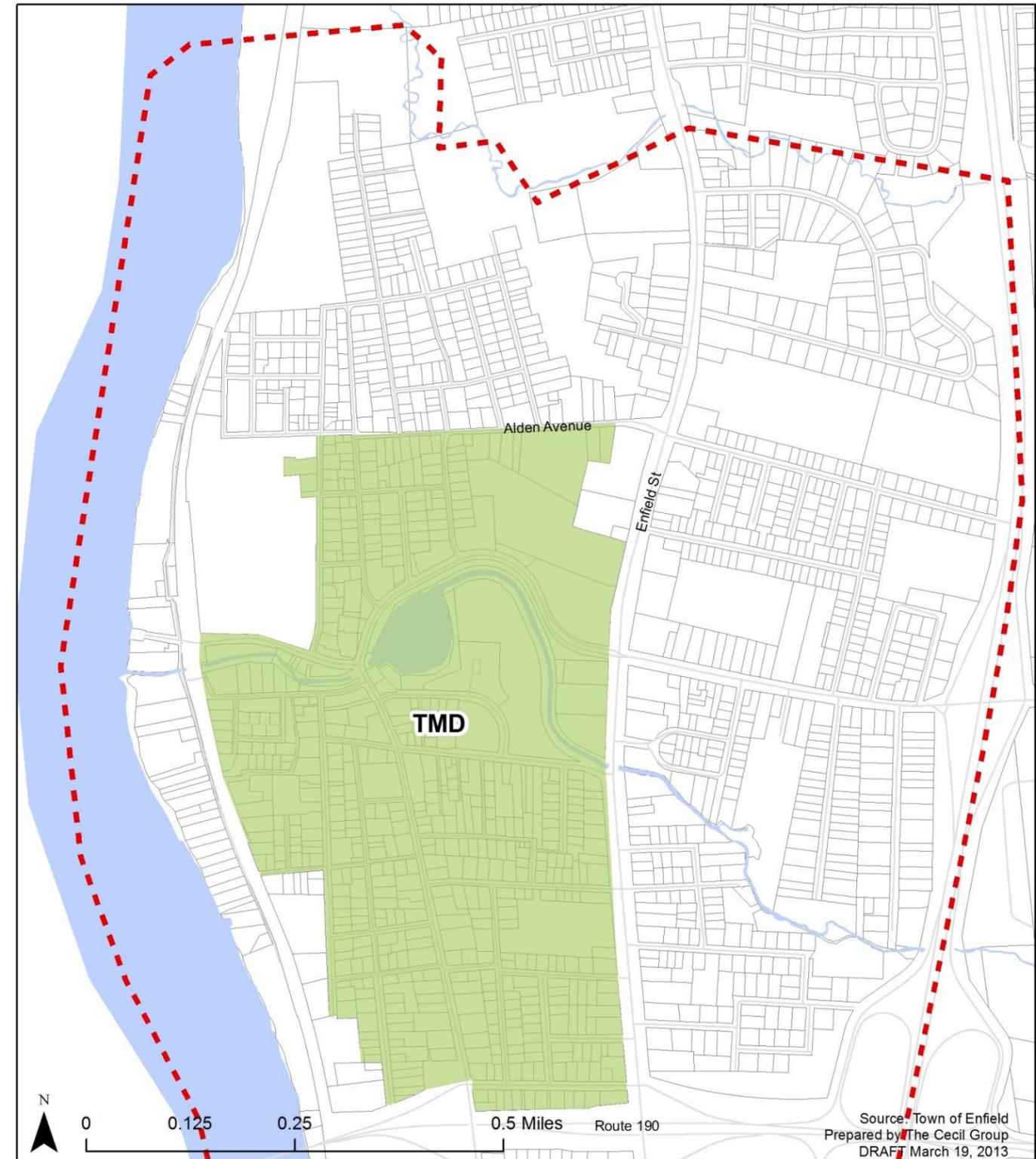
 Proposed TMD Zone

 Study Area

ZONING CHANGES

Proposed Metrics

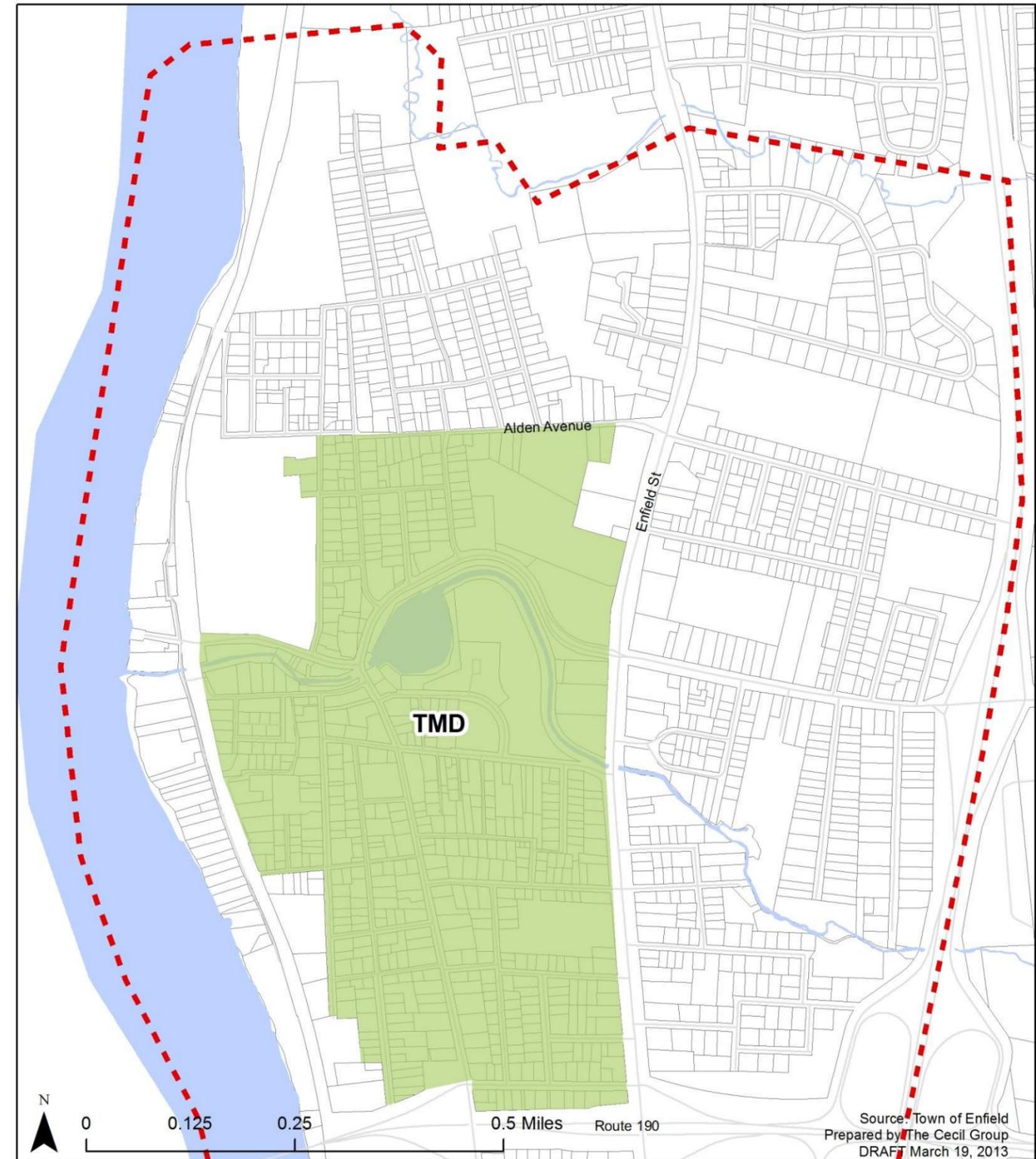
- Use mix: 80% Residential/20% Non-residential
- Residential density: 12-25 DU/Acre or 25-50 People/Acre
- Jobs/housing ratio: 1 Job/2 DU
- FAR range: 0.5-1.25
- Maximum impervious surface: 80%
- Maximum parking:
2 Spaces/Residential unit
3 Spaces/1000SF Commercial
Shared parking is encouraged



ZONING CHANGES

Proposed Standards

- Allows mixed uses with certain restrictions
- Core area (Pearl Street, High Street, Main Street) for ground floor retail and active uses
- Live/work units permitted
- Historic preservation design guidelines apply





ZONING CHANGES

New Review Process

- 2-step design review process within new TMD and MTRA districts

First Step

- Existing Administrative and Informal review processes remain
- Reports sent to Planning and Zoning Commission and Revitalization Strategy Committee (ERSC)
- Informal review held before ERSC but is not mandatory
- Formal review completed by ERSC
- If approved by ERSC or changes requested by ERSC are accepted by proponent, town staff issues building permit



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New Review Process

- 2-step design review process within new TMD and MTRA districts

First Step

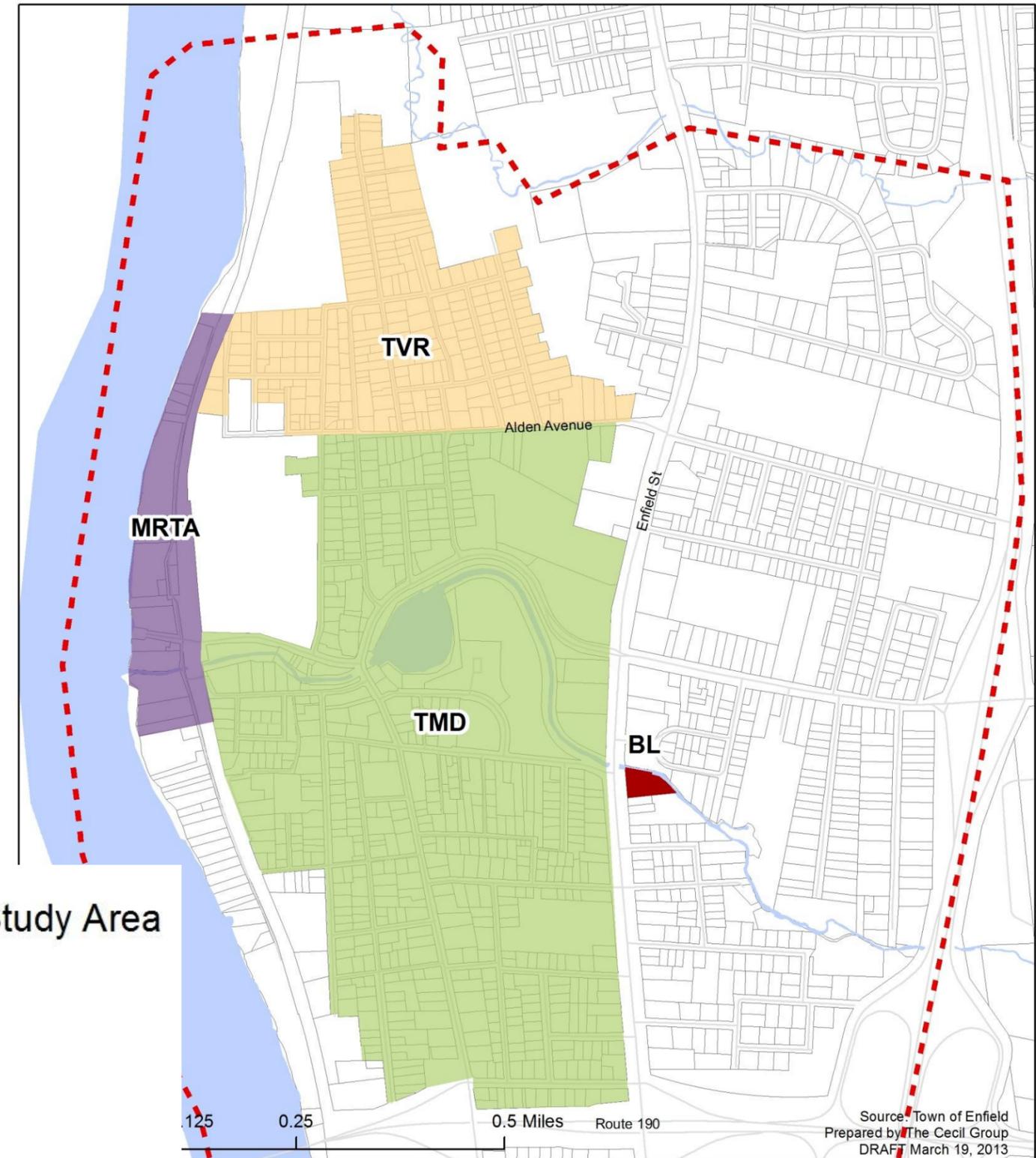
- Recommended Administrative and Informal review processes remain
- Reports sent to Planning and Zoning Commission and Revitalization Strategy Committee (ERSC)
- Informal review held before ERSC and not mandatory
- Formal review completed by ERSC
- If approved by ERSC or changes requested by ERSC are accepted by proponent, town staff issues building permit

Second Step (if necessary)

- If changes not acceptable, proponent can request a hearing and review by the Planning and Zoning Commission for a special use permit review and waiver from ERSC recommendations

DISCUSSION

Comments and Questions



- Proposed BL Zone Extension
- Proposed MTRA Zone
- Proposed TVR Zone
- Proposed TMD Zone

Study Area

Source: Town of Enfield
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TYPICAL TOD COMMUNITY TYPES

Traditional Downtown Area

- Developed in the late 19th century with interurban trolley or traditional heavy rail lines
- Full life cycle from prosperity to hard times
- Interest in revitalizing center of community
- Commuter rail station may help catalyze revitalization forces to return community to prosperity

Suburban Settings

- Serve low density bedroom communities, minimal station facilities, and an abundance of parking
- May have a market for real estate development
- Interest in developing transit-oriented district of residences, shops and employment around the station

CASE STUDY

Windsor Center TOD Study

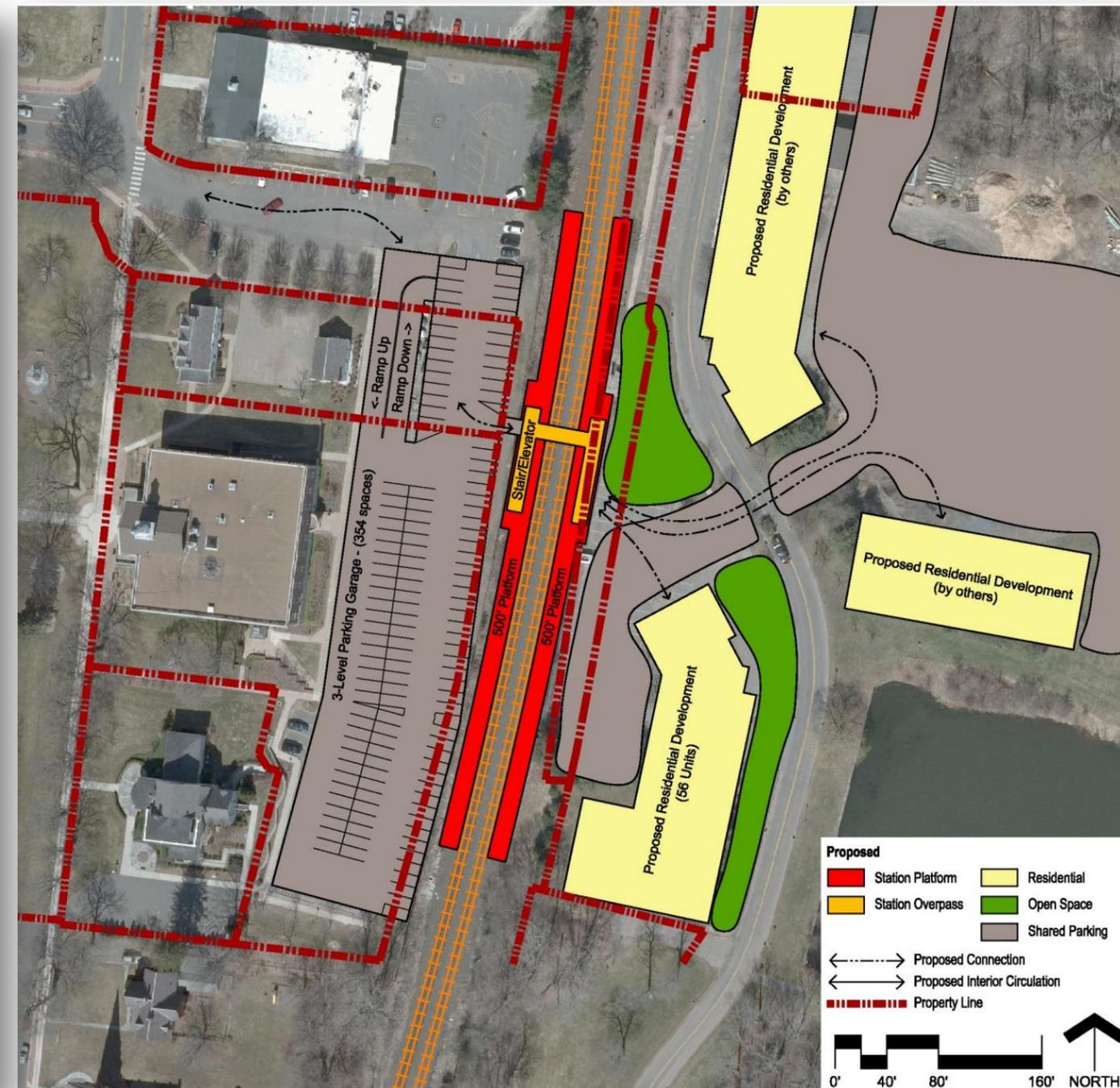
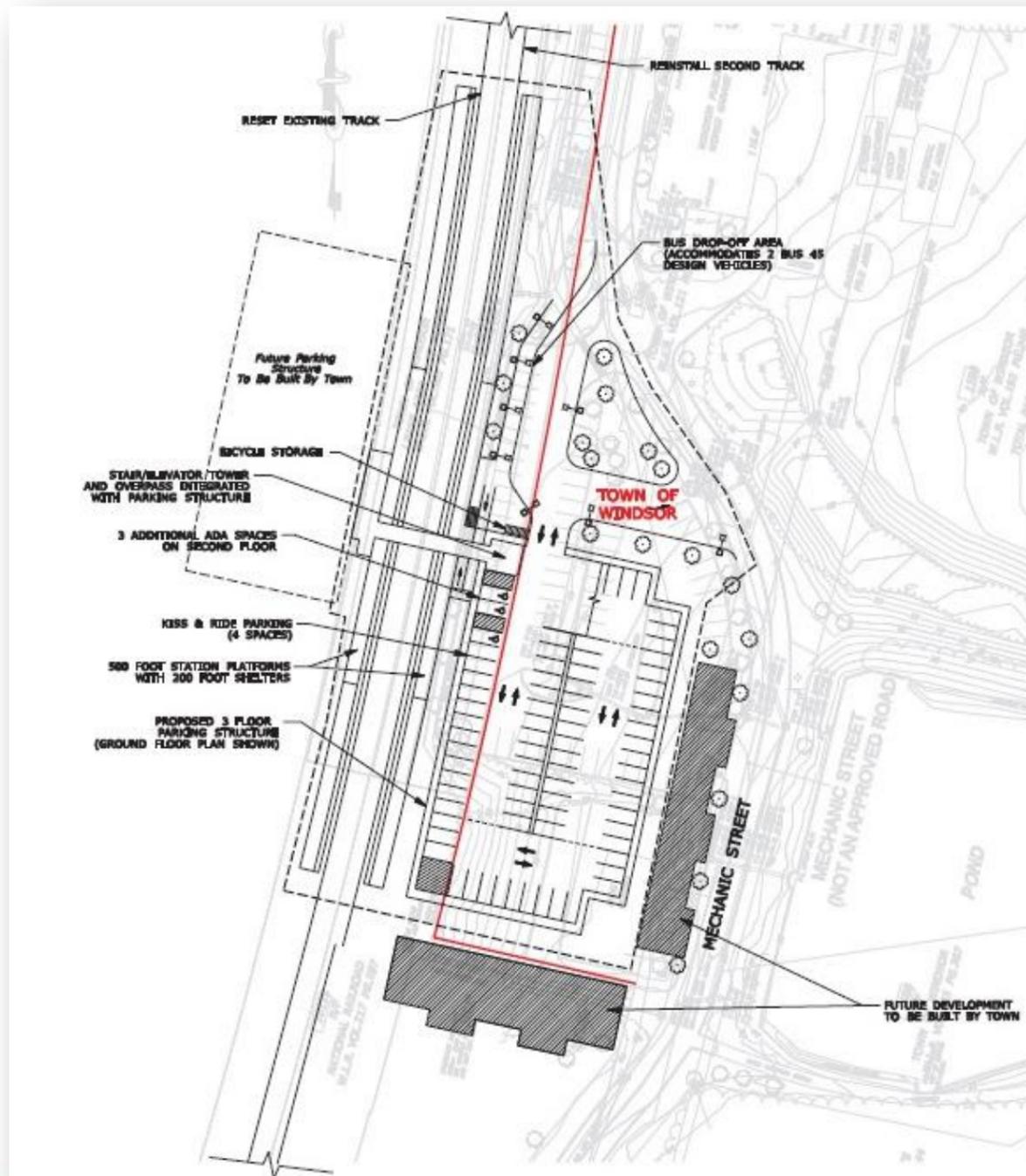
- Existing Amtrak Station located on Central Street
- Plans to build a new platform south of existing station and expand service for commuters between Springfield and New Haven
- Annual ridership expected to increase from ~ 10,300 (Amtrak) to 51,600 (Amtrak and commuter) in 2016



CASE STUDY

Windsor Center TOD Study: ConnDOT Proposal and Alternatives for Station Area

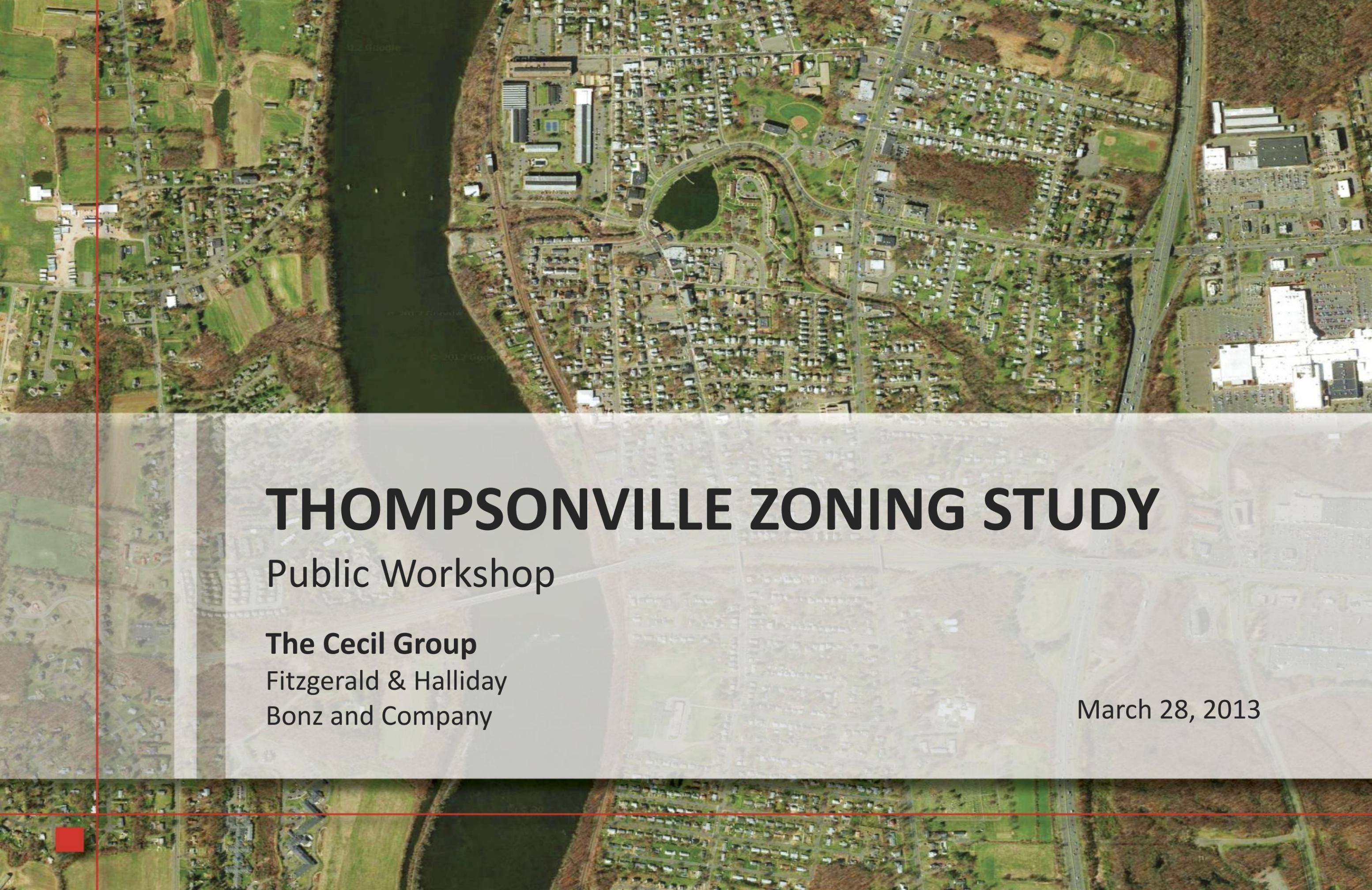
- Potential development, parking structure and overpass



NEXT STEPS

Refine Zoning and Regulatory Recommendations





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