

June 29, 2015

Town of South Windsor

Main Street Preservation Planning Study

Vibrant Communities Initiative

Public Workshop #2

Prepared by: The Cecil Group – FXM Associates



Meeting Agenda

1. Welcome and Introduction
2. Community Meeting #1 Review
3. Preservation Choices
4. Street Character Choices
5. Community Discussion
6. Next Steps/Meetings

South Windsor Main Street Preservation Planning Study

1. Welcome and Introduction



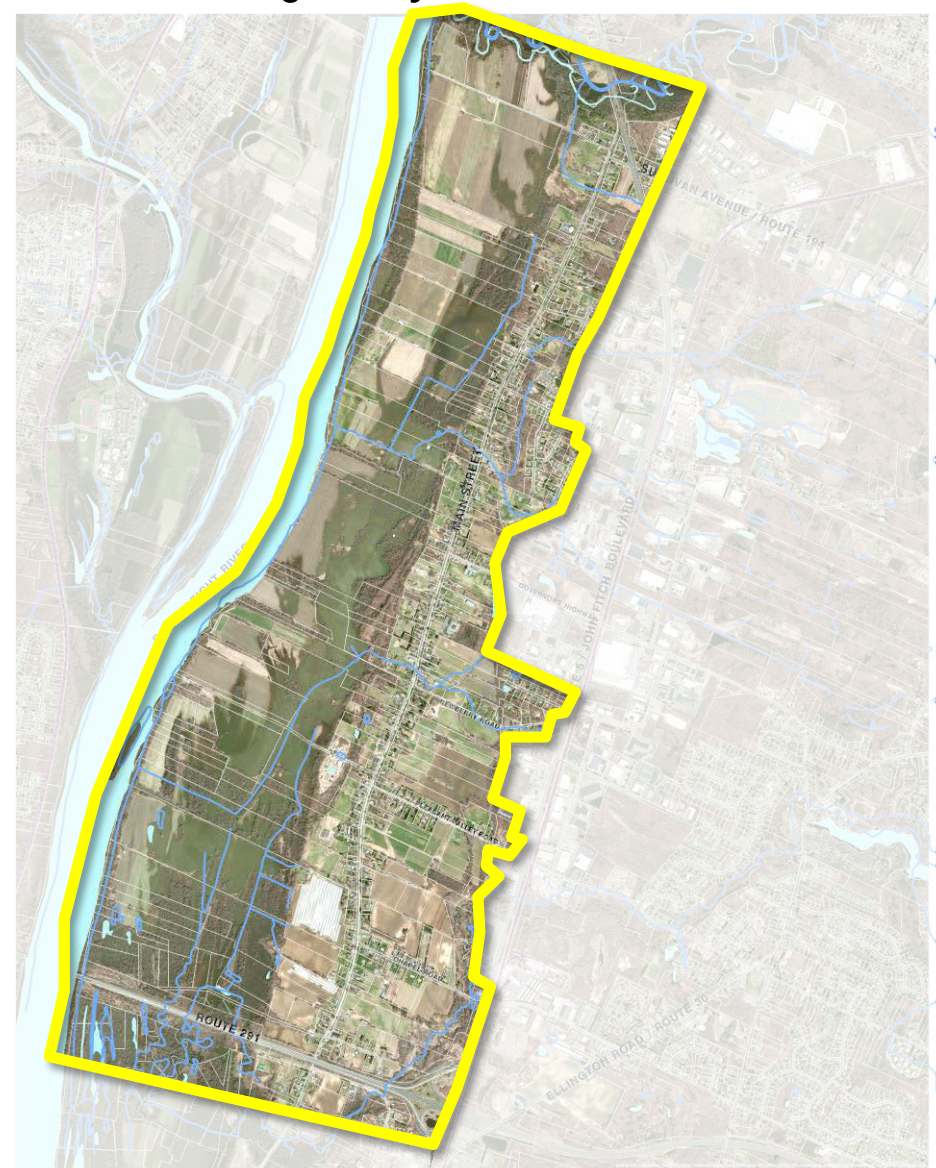
Study Purpose and Process

- Identify implementation actions that will better protect and enhance the Main Street corridor in the future
- Study includes three areas of focus:
 - Village District design standards and zoning recommendations
 - Streetscape concept master plan strategies
 - Redevelopment feasibility evaluations
- Three public meetings at key milestones:
 - Initial Public Meeting – May 2015
 - **Strategies Public Meeting – June 2015**
 - Final Public Meeting – August 2015

South Windsor Main Street Preservation Planning Study

Study Area Boundary

- Main Street from Route 5 south past I-291
- Approximate length: 4 miles



South Windsor Main Street Preservation Planning Study

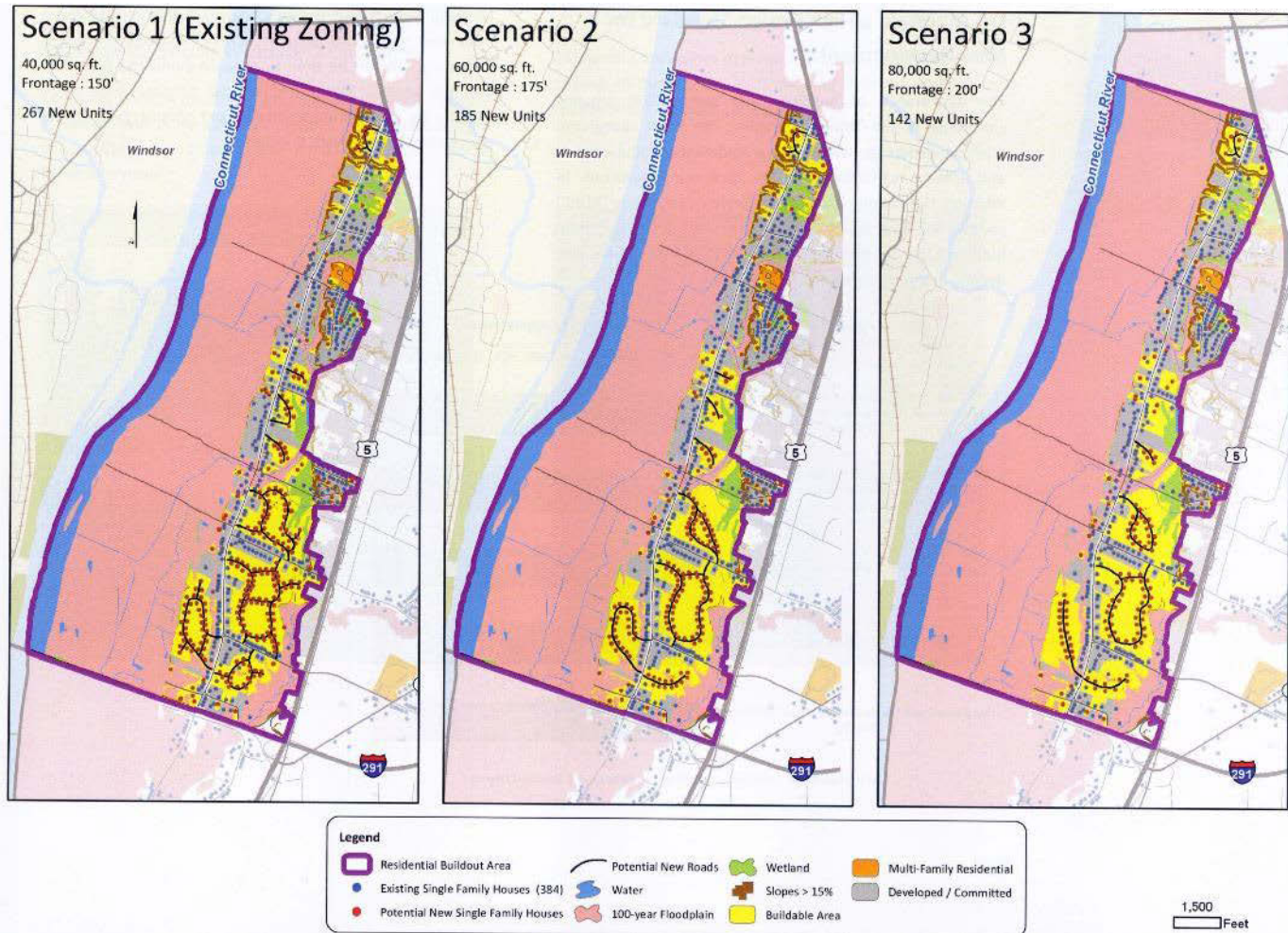
Study Area Historic Heritage



Previous Study

Zoning Build-out Analysis (Plan of Conservation and Development 2013)

- Over 250 units possible under Current Zoning



South Windsor Main Street Preservation Planning Study

2. Community Meeting #1 Review



First Public Workshop

- Presentation outlining the purpose of the study
- Presentation reviewing Main Street conditions
- **Collection of thoughts on Main Street character**
- **Group discussion focused on Main Street issues**
- **Group discussion focused on Main Street opportunities**

Community Meeting #1 Review

- Thoughts on Main Street character
- “Word cloud” results

MAIN STREET PUBLIC WORKSHOP

**PLEASE FILL IN THOUGHTS FOR HOW YOU SEE
SOUTH WINDSOR'S MAIN STREET**

(PLEASE HAND IN YOUR RESPONSES AT THE END OF THE WORKSHOP)

Please record a few words that come to mind when you think of Main Street. We will collect these responses and create a visual diagram, a “word cloud” that reflects what the community associates with the area.

MAIN STREET

MAKES ME THINK OF ...



MAIN STREET PRESERVATION PLANNING STUDY
TOWN OF SOUTH WINDSOR

MONDAY, MAY 4, 2015

- Main Street Character “Word cloud” results:



Community Meeting #1 Review

- **What are the issues affecting Main Street?**
 - Concern for personal property rights
 - Preservation of farmland is a concern
 - Sound pollution and cut through traffic
 - Route 5 impacts – drainage problems, pollution and stormwater
 - Hide the waste water treatment plant views and smells
 - Other Town's people don't know about Main Street
 - Union School vandalism issues, need help for reuse and preservation
 - Special exceptions in zoning may allow unwanted uses
 - Don't want to lose grandfathering of certain uses/conditions

Community Meeting #1 Review

- **What are the assets and opportunities of Main Street to preserve?**
 - Protect views
 - Maintain diversity of homes – no cookie cutter
 - Retain sense of community, friendly people
 - Continue and improve well-maintained properties
 - Reinforce diversity of incomes and people
 - Promote incremental development – corridor has been built slowly
 - Retain sense of very unique street and place

Community Meeting #1 Review

■ What is the problem? Why do this study now?

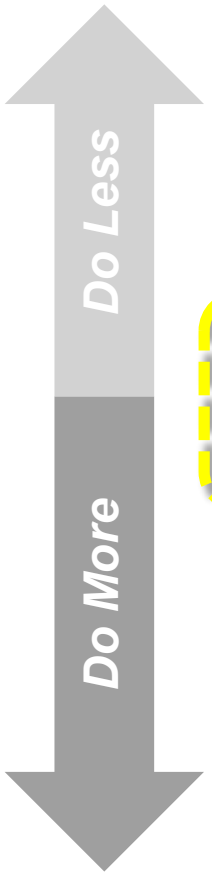
- Main Street's magic is its critical mass of historic homes and prime agricultural land
- Many people like Main Street the way it is
- Change has happened on Main Street, but has been incremental and positive
- Residents are stewards and caretakers of the street
- No one takes Main Street for granted
- Is Main Street sustainable with average resident age, generational change, expensive houses and properties and deferred maintenance
- If all land were developed it would be a different street
- If development occurs it should remain compatible with Main Street

3. Preservation Choices



Choices and Community Conversation

■ Potential range of new regulatory tools and strategies for Main Street:

- 
- ***Do little or nothing*** – optimistic view that mostly positive changes will occur in the future or informal stewardship prevails
 - ***Good until it isn't*** – react to negative changes if/when it occurs
 - ***Build consensus*** - find the minimum point of consensus for what should be prevented/preserved and set standards/tools appropriately
 - ***Strike a balance*** - provide a baseline set of standards that are more than some would like, but less than what others may like
 - ***Take no chances*** – provide a robust set of standards/tools that protect and enhance preservation of the corridor

Choices and Community Conversation

■ Build Consensus:

- **#1 Shared understanding** of what is important and would be **minimum baseline outcomes desired** for Main Street?
- **#2 Shared understanding** of what is absolutely **not acceptable** and should be **prevented as a potential outcome** on Main Street?
- **#3 How best to go about promoting and protecting** the desirable outcomes and preventing undesirable outcomes?

Choices and Community Conversation

- **#1 Shared understanding** of what is important and would be **minimum baseline outcomes desired** for Main Street?
 - Retain **unique and historic qualities** of Main Street
 - Retain **flexibility for future use** and opportunities
 - Enhance **economic ability** of assets to be used and preserved
 - Ability to **continue productive agricultural** use of land

Choices and Community Conversation

- **#2 Shared understanding** of what is absolutely **not acceptable** and should be **prevented as a potential outcome** on Main Street?
 - Historic structures that fall into disrepair or are **economically unviable**
 - **Removal of historic structures** for future redevelopment
 - New construction that **detracts from uniqueness** of Main Street
 - New construction **that eliminates open and agricultural land**

Choices and Community Conversation

- **#3 How best to go about promoting and protecting the desirable outcomes and preventing undesirable outcomes?**
 - **Village District Zoning** (as suggested in Plan of Conservation and Development)
 - Land Restrictions (deed restrictions, covenants, easements, agricultural preservation easements, land purchase, purchase or transfer of development rights, Land Trust, others)
 - Historic Districts (Historic District Commission, review, Certificate of Appropriateness)
 - Other approaches (Tax incentives, abatements, assessment deferrals)

Village District Zoning

■ CT General Statutes (§ 8-2j):

● ***Purpose***

- *To protect the distinctive character, landscape, and historic structures within the village district*

● ***What is regulated?***

- *New construction, substantial reconstruction, rehabilitation of properties within the district and within view from public roadways (including the river)*

● ***What can Town regulations include?***

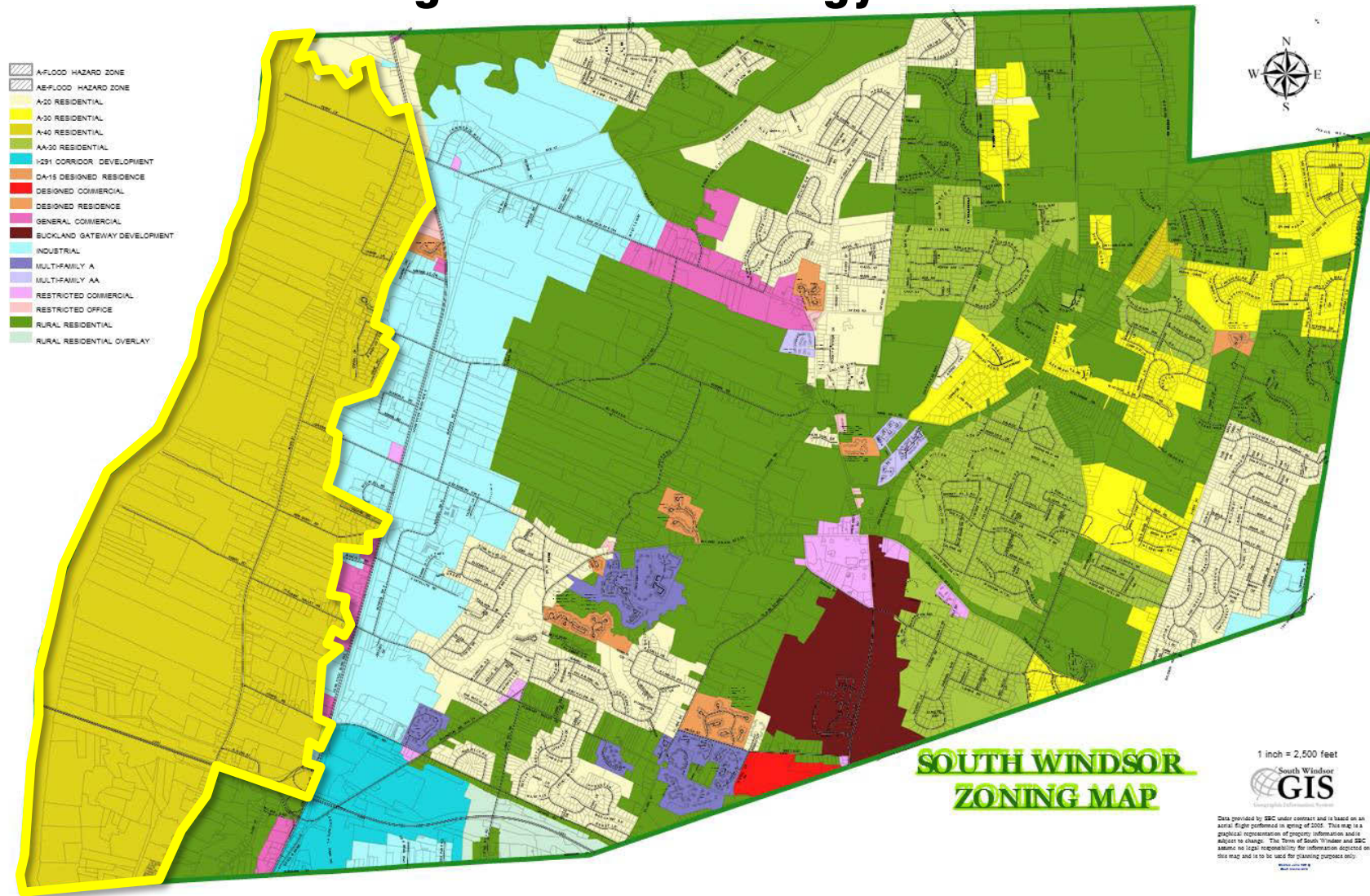
- *Design and placement of buildings*
- *Maintenance of public views*
- *Design, paving materials and placement of public roadways*
- *Other elements related to maintenance and protection of the character of the village district*

Village District Zoning

- **Relative to Historic Districts, Village Districts:**
 - *Place greater emphasis on setting, context and relationship between buildings and landscape*
 - *Draw on history of the district to influence new construction and changes to existing buildings but are not constrained by that history*
 - *Does not require creation of a commission*
 - *Allows for flexibility in terms of architectural style*

South Windsor Main Street Preservation Planning Study

Main Street Village District Strategy



Main Street Village District Strategy

■ Village District Outline

- Permitted uses
- Density and Dimensional Requirements
- *Design Standards and Guidelines*
- Planning and Zoning Commission

Main Street Village District Strategy

■ Potential Revisions to Current Zoning (A-40)

- **Existing Buildings**

- Reuse of existing buildings - Open economic opportunities for larger historic homes
- Guide major additions or renovations

- **New Construction**

- Redevelopment of rear of property for other residential uses
- Development Scale – Balance of open space and redevelopment
- Guide Development - Retain opportunity for new development with guidelines

Main Street Village District Strategy

■ Village District Characteristics

- Permitted Uses:
- Permitted Uses (A-40):
 - P (Permitted): Household Pets, Horses and Ponies (3 or fewer), In-Law Apartment, Single-family dwelling, Farms, Home Occupation (Professional Minor), **Farm Stands, Agriculture**
 - SE (Special Exception): Accessory Apartments, Assisted Living, Bed and Breakfast, Elderly Housing, Horses and Ponies (4 or more), Senior Residence Development, Two-family dwelling, For Profit Educational, Non-Profit Educational, Essential Community Services, Municipal Facilities, Public Utility Buildings, Town Recreation Areas or Parks, For Profit Recreation Facilities, Religious Institutions,, Home Occupations (Professional Major), Office Professional, Stables Barns, Riding Academies, **Multifamily Dwelling, Day Care Centers**
 - Blank (Not Permitted): Cemeteries, Golf Courses, Hospitals, Forestry, Nursery Gardening

Main Street Village District Strategy

■ Village District Characteristics

- Area, Density and Dimensional Requirements (A-40):

Minimum Lot and Area Requirements						Maximum			
Lot Area (SF)	Frontage (FT)	Lot Depth (FT)	Front Yard (FT)	Rear Yard (FT)	Side Yard (FT)	Stories	Height (FT)	Lot Coverage	Impervious Coverage
40,000	150	200	15	50	5	2 ½	30	15%	30%

Main Street Village District Strategy

■ Village District Design Guideline Characteristics

- Design Principles focus on:
 - Valued Historic Character
 - Balance of a Rural Agricultural Environment
 - Value of a Varied and Historic Landscape
 - Diversity of Building types and Eclectic Styles
 - Concern with over-improvement of street environment

Main Street Village District Strategy

■ Village District Guideline Categories

- Design Guidelines Address:
 - Site Layout and Organization
 - Architecture and Building Design
 - Site and Landscape Design
 - Signage Design



Existing Building Scenarios

■ *Reuse potential of specific building(s)*

■ 1878 Main Street

- *Lot Area: 39,632 SF*
- *John Watson House*



Existing Building Scenarios

■ *Reuse potential of specific building(s)*

■ 1878 Main Street

Attic:
2,184 SF

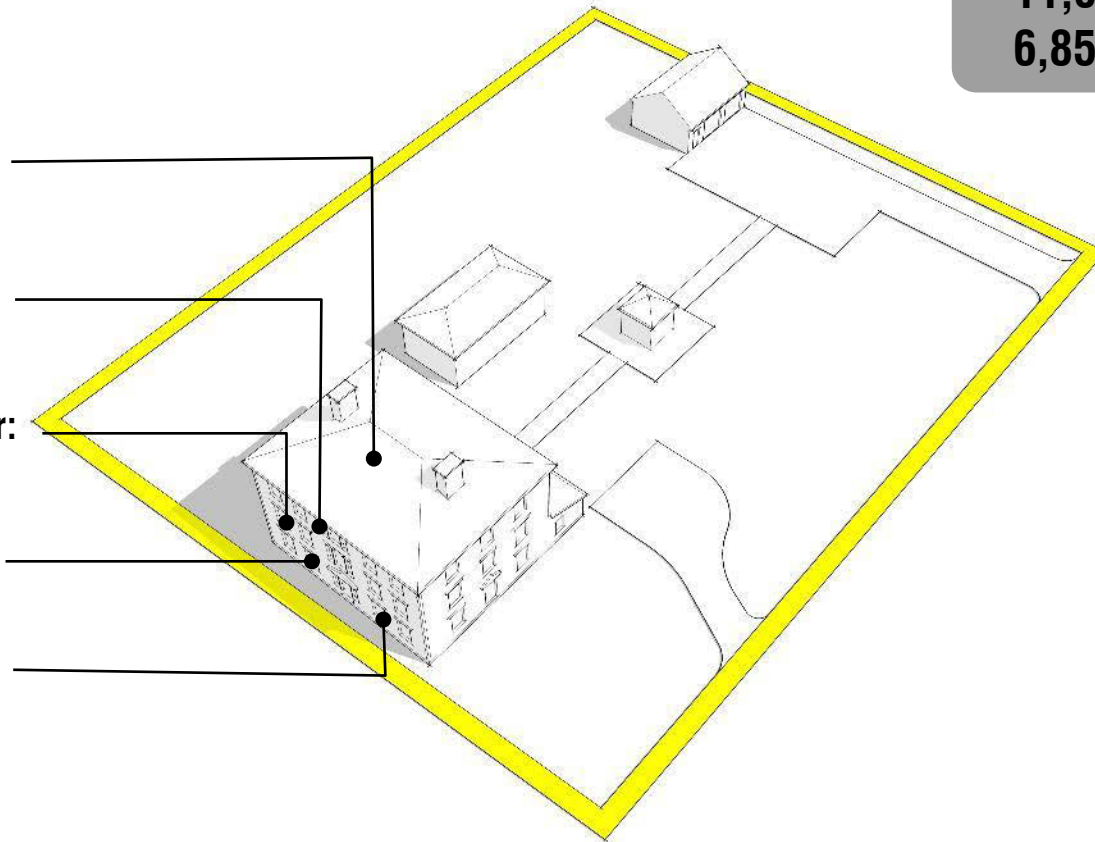
Third Floor:
2,184 SF

Second Floor:
2,184 SF

First Floor:
2,484 SF

Basement:
2,484 SF

11,696 GSF
6,852 NSF



Existing Building Scenarios

- *Reuse potential of specific building(s) – Professional Office or Service*

- **1878 Main Street**

1 or 2 businesses

Attic:
2,184 SF

Third Floor:
2,184 SF

Second Floor:
2,184 SF

First Floor:
2,484 SF

Basement:
2,484 SF

Parking:
Additional
spaces to
support use

Other considerations:
Vertical circulation,
accessibility, building egress,
additional plumbing cores

Existing Building Scenarios

■ *Reuse potential of specific building(s) – **Bed and Breakfast***

■ 1878 Main Street

8-10 rooms

(Zoning: Not more than 6 guests)

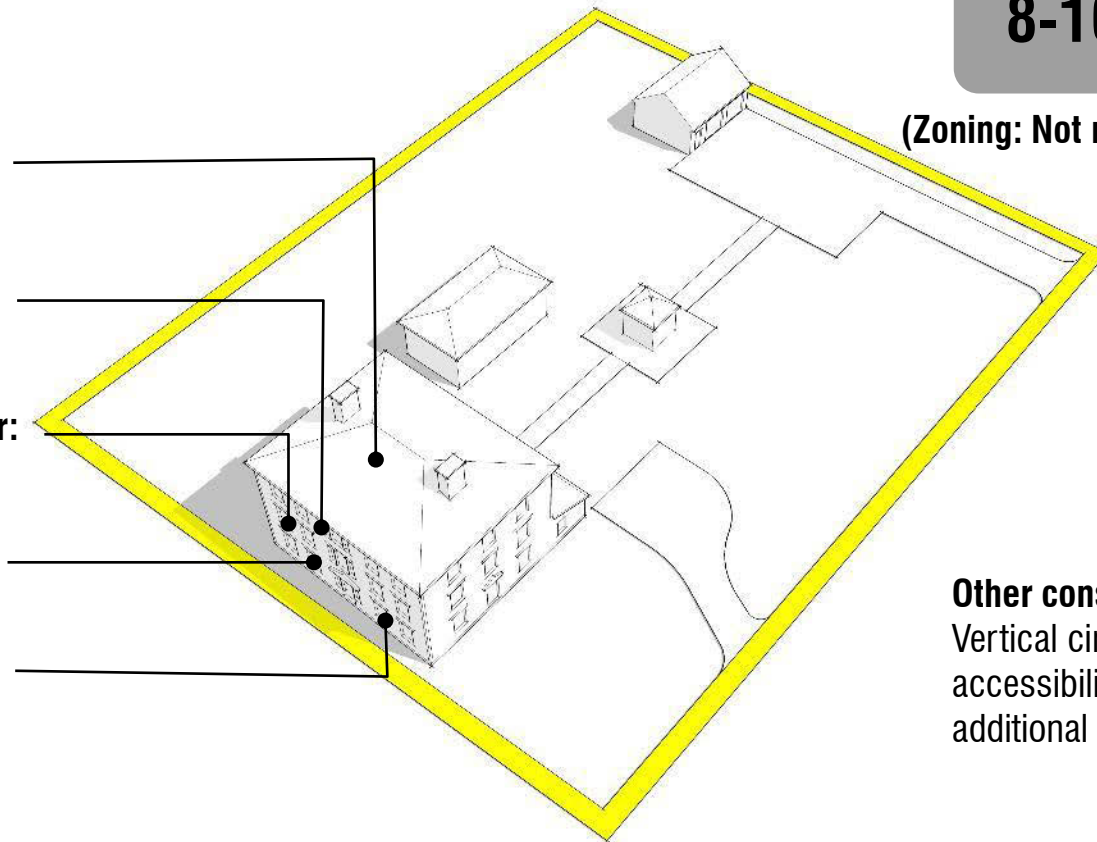
Attic:
2,184 SF

Third Floor:
2,184 SF

Second Floor:
2,184 SF

First Floor:
2,484 SF

Basement:
2,484 SF



Other considerations:
Vertical circulation,
accessibility, building egress,
additional plumbing cores

Existing Building Scenarios

- *Reuse potential of specific building(s) – **Multifamily or Senior Housing***

- **1878 Main Street**

6 units

Attic:
2,184 SF

Third Floor:
2,184 SF

Second Floor:
2,184 SF

First Floor:
2,484 SF

Basement:
2,484 SF

Parking:
3-4 additional
spaces for 2
spaces per unit

Other considerations:
Vertical circulation,
accessibility, building egress,
additional plumbing cores

Existing Building Scenarios

■ *Reuse potential of specific building(s)*

■ 372 Main Street

- *Lot Area: 1.31 Acres*
- *Building Gross:*
 - 23,976 SF
- *Stories: 2*
- *Year Built - 1920*



Existing Building Scenarios

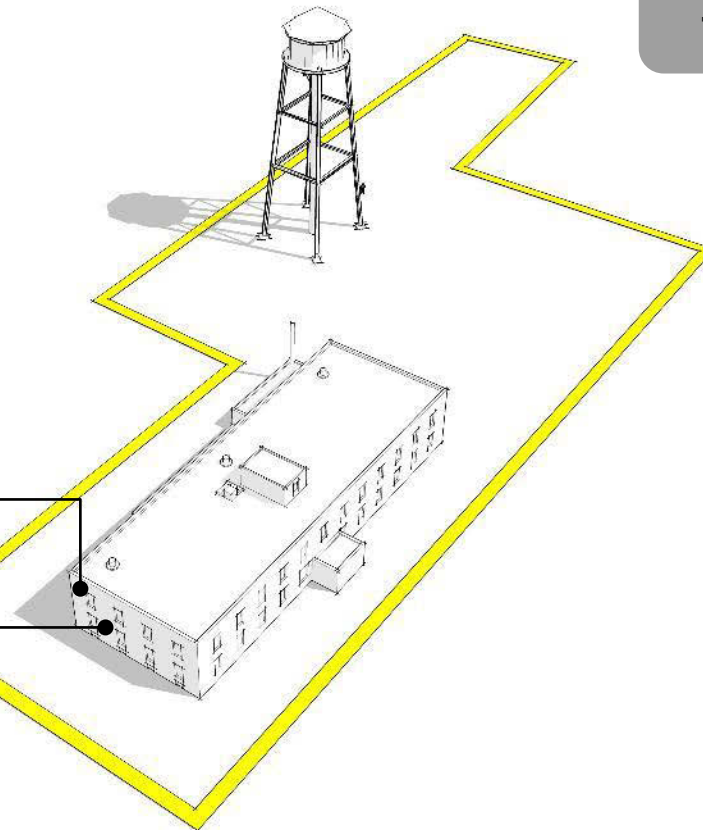
■ *Reuse potential of specific building(s)*

■ 372 Main Street

23,976 GSF
15,976 NSF

Second Floor:
7,988 SF

First Floor:
7,988 SF

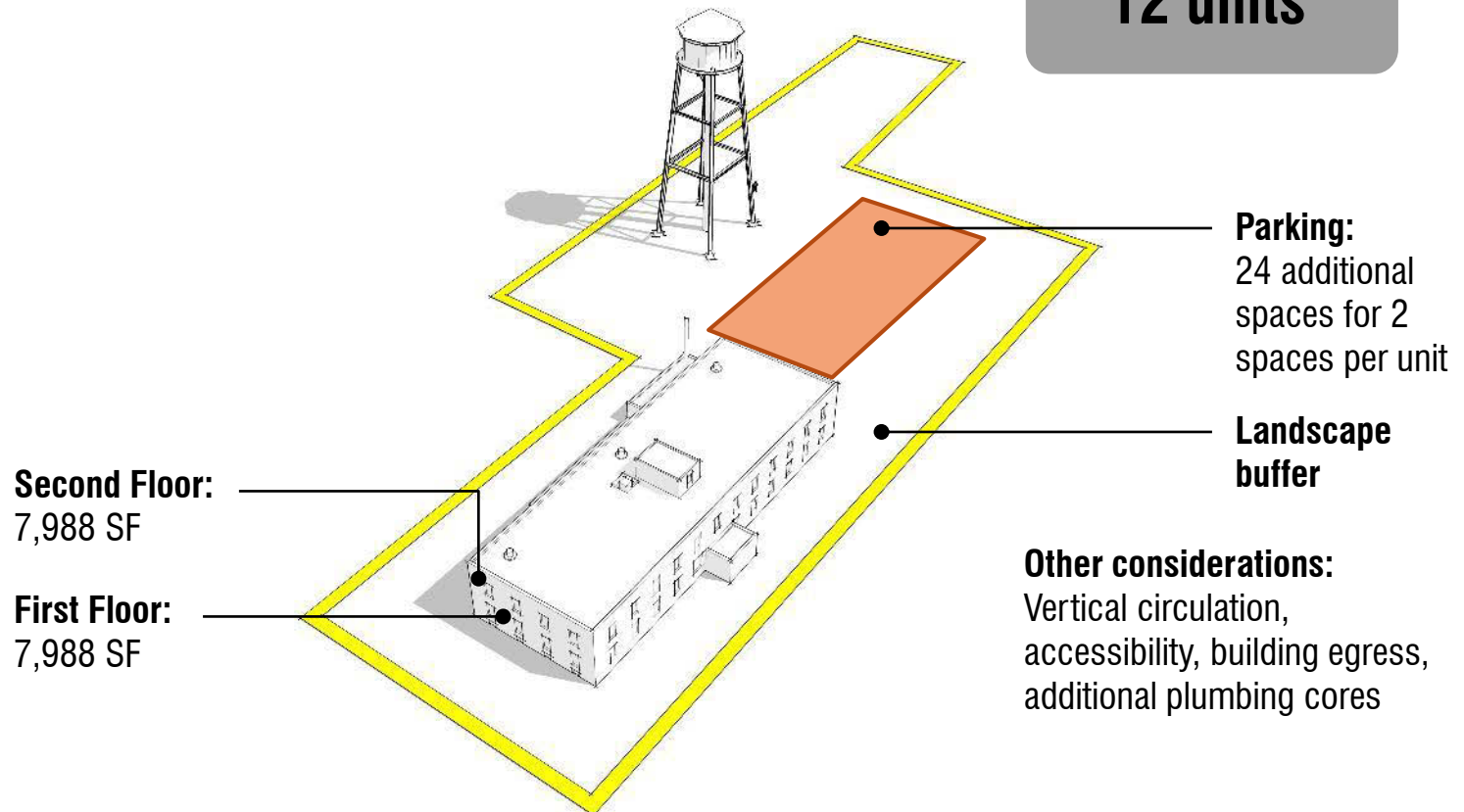


Existing Building Scenarios

■ *Reuse potential of specific building(s) – Multifamily or Senior Housing*

■ 372 Main Street

12 units

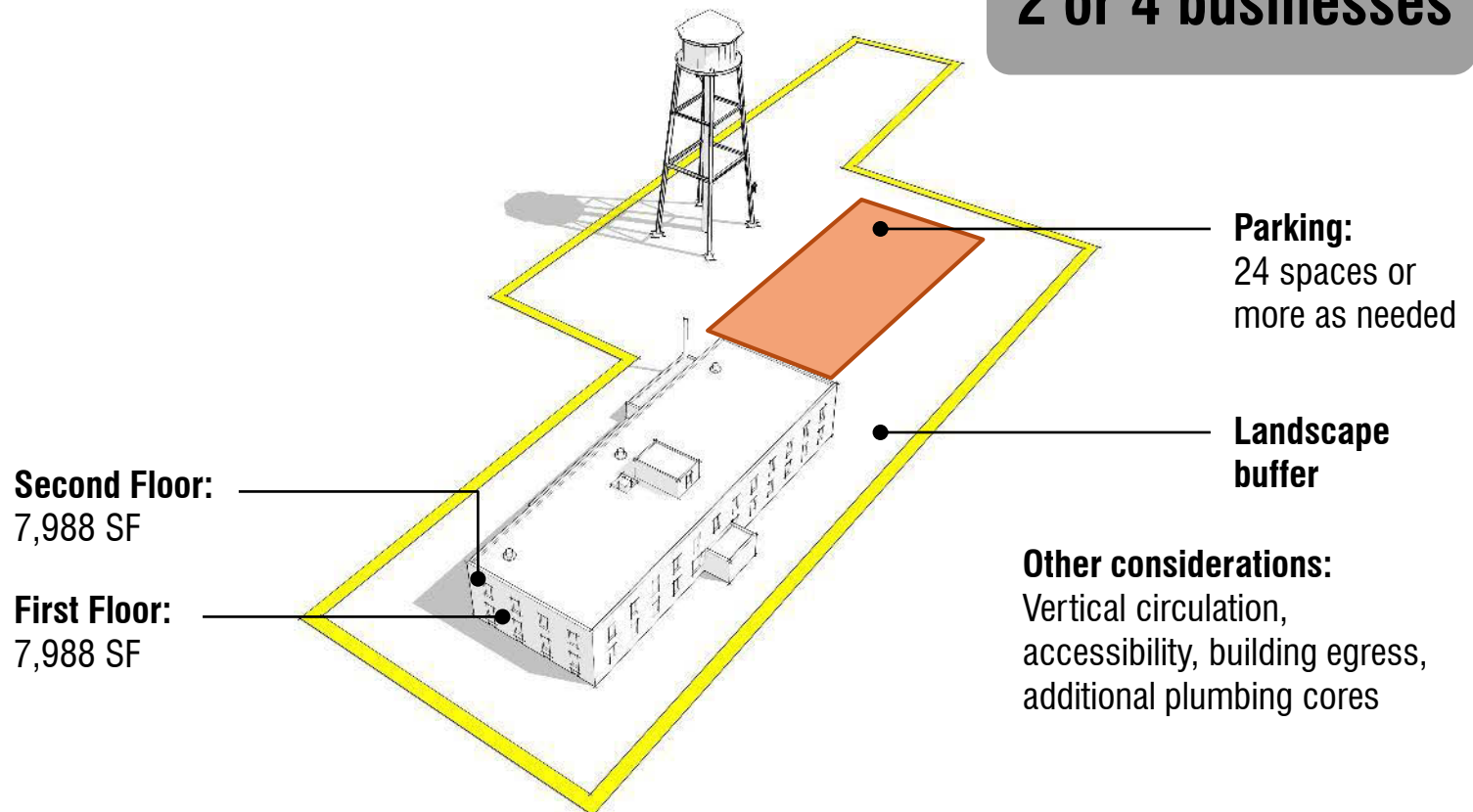


Existing Building Scenarios

- *Reuse potential of specific building(s) – Professional Office, small business incubator*

- **372 Main Street**

2 or 4 businesses



Redevelopment Scenario Sites Discussion

■ *Redevelopment of the rear of a property for other residential uses*

■ 838 Main Street

- Area: 963,803 SF
- Owner: Conn National Bank

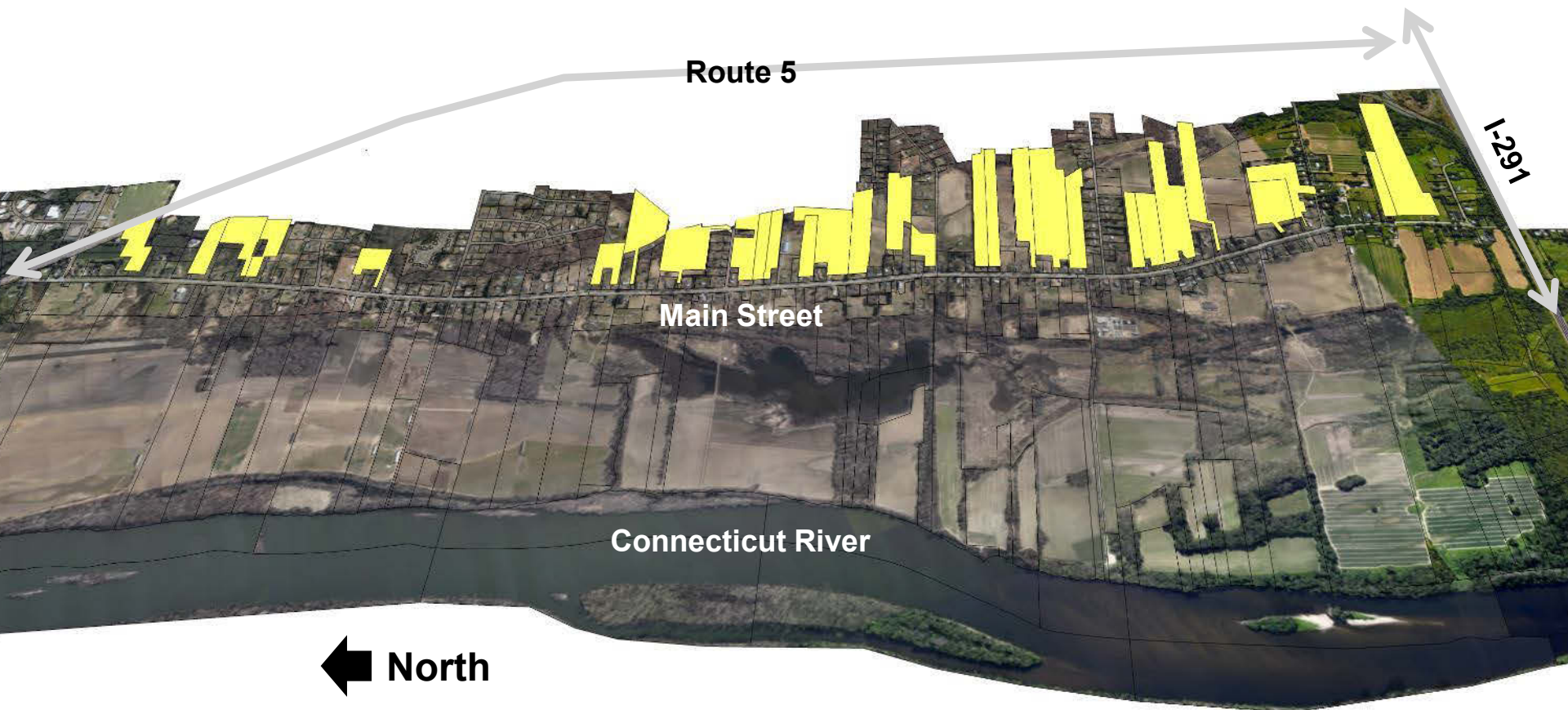


Redevelopment Scenario Sites Discussion

- *Redevelopment of the rear of a property for other residential uses*
- Explore parcels with a higher likelihood of change
- Generally, this would include parcels matching the following criteria:
 - *Include frontage on Main Street*
 - *Located on the east side of Main Street*
 - *Larger than 4.0 acres (174,240 square feet)*
 - *Not substantially developed*
- Resulting in **(29) parcels** for consideration

Redevelopment Scenario Sites Discussion

- *Redevelopment of the rear of a property for other residential uses*
- **(29) Parcels** in the Study Area that match the criteria:

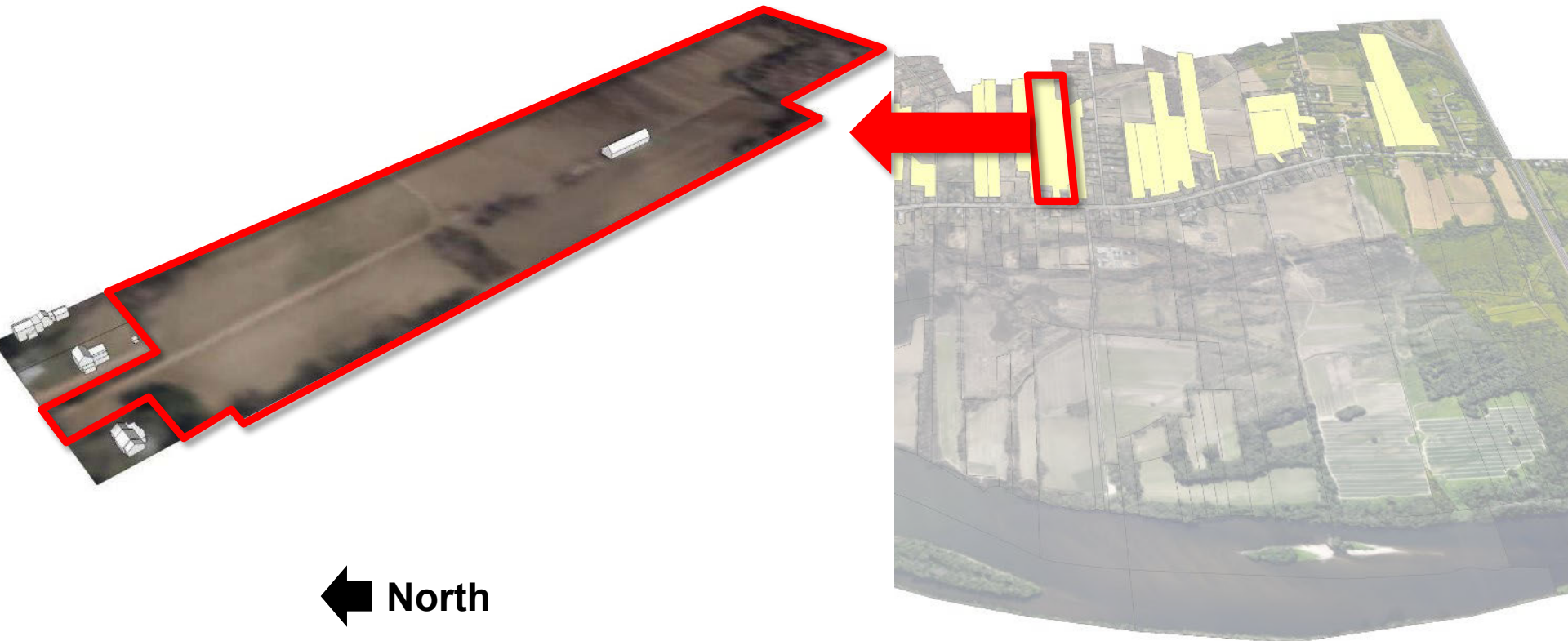


Redevelopment Scenario Sites Discussion

- *Redevelopment of the rear of a property for other residential uses*

- 838 Main Street

- *Area: 20.8 acres*

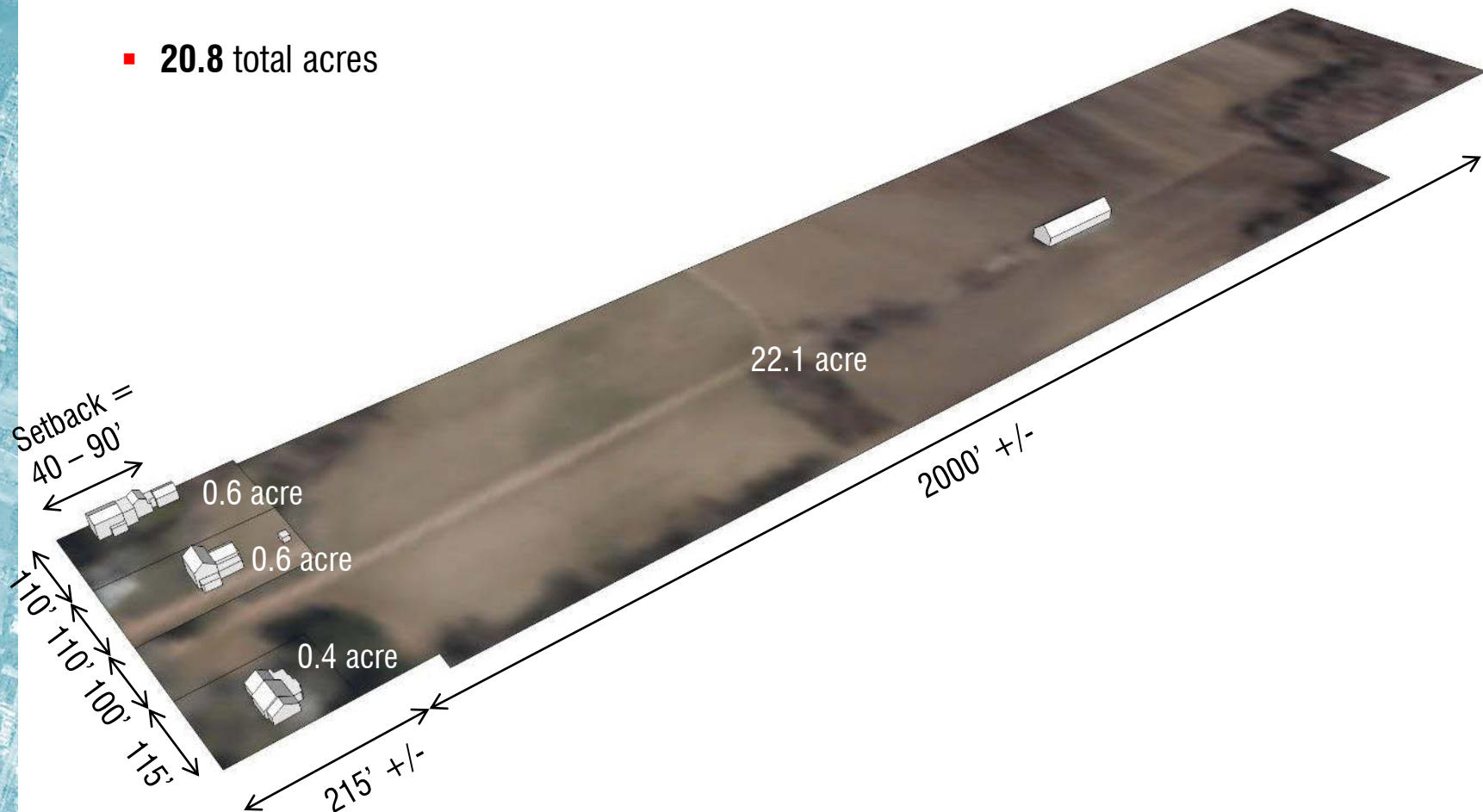


District Characteristics

Typical Parcel and Building Configuration

■ 838 Main Street

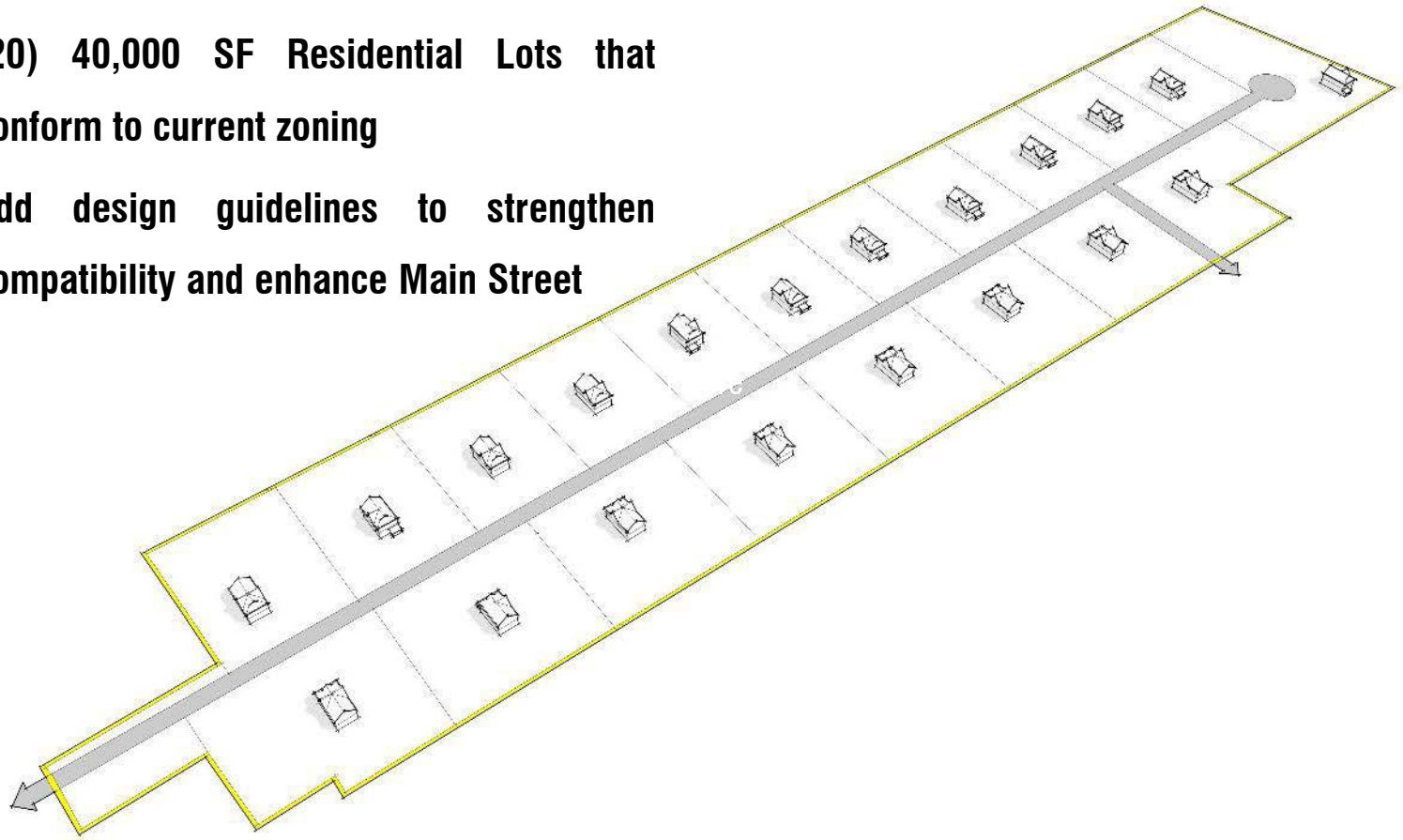
- **20.8** total acres



District Characteristics

Typical Parcel and Building Configuration

- 838 Main Street
 - (20) 40,000 SF Residential Lots that conform to current zoning
 - Add design guidelines to strengthen compatibility and enhance Main Street



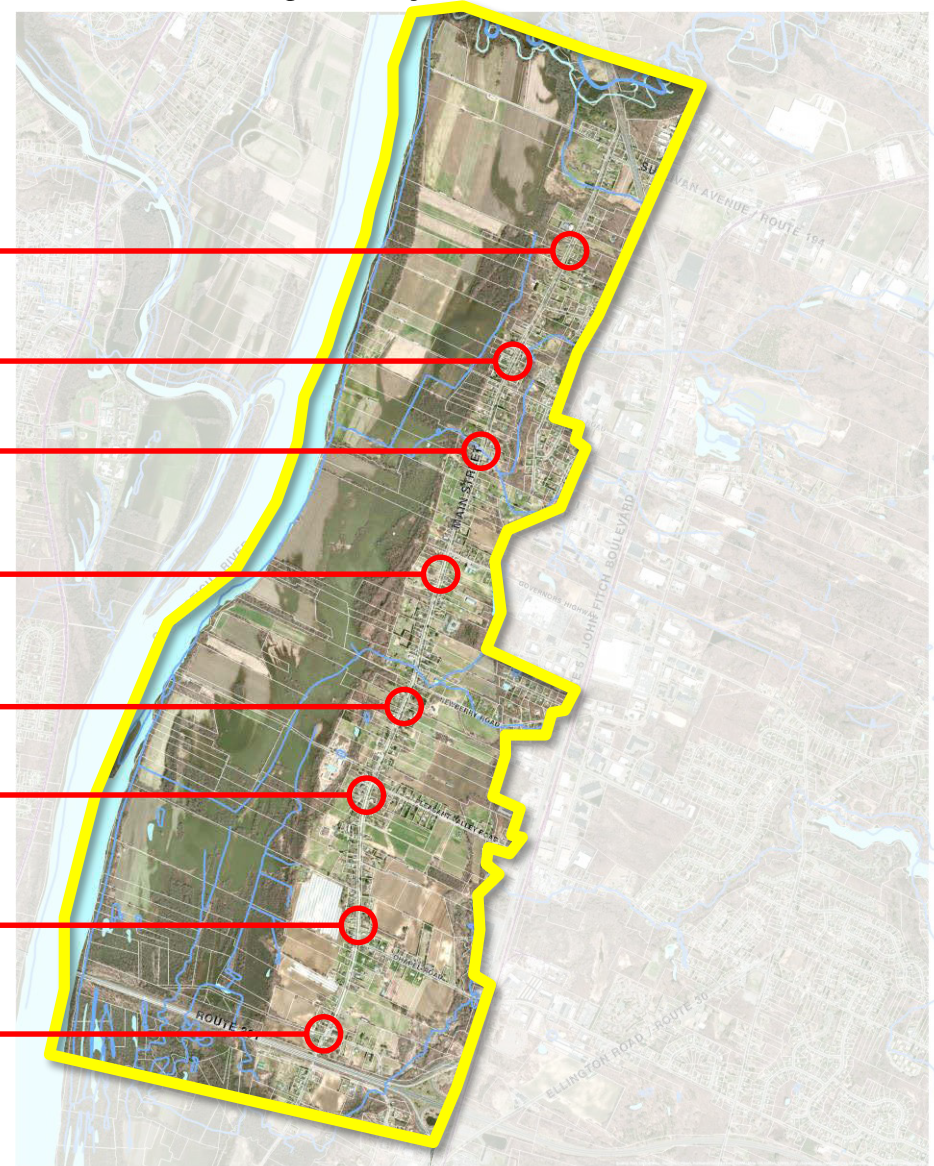
4. Street Character Choices



South Windsor Main Street Preservation Planning Study

Roadway Widths Vary

34 Feet
30 Feet
(Bridge) 42 Feet
28 Feet
30 Feet
32 Feet
28 Feet
34 Feet



Streetscape Choices Framework

■ Circulation Choices

- Maintain roadway in its current condition
- On-street multi-modal
 - *Widened shoulders*
 - *Dedicated bike lanes*
- Shared detached pathway

■ Landscape Approaches

- Opportunistic tree and shrub infill
- Continuous canopy
- Heritage landscape preservation and restoration

■ Amenities

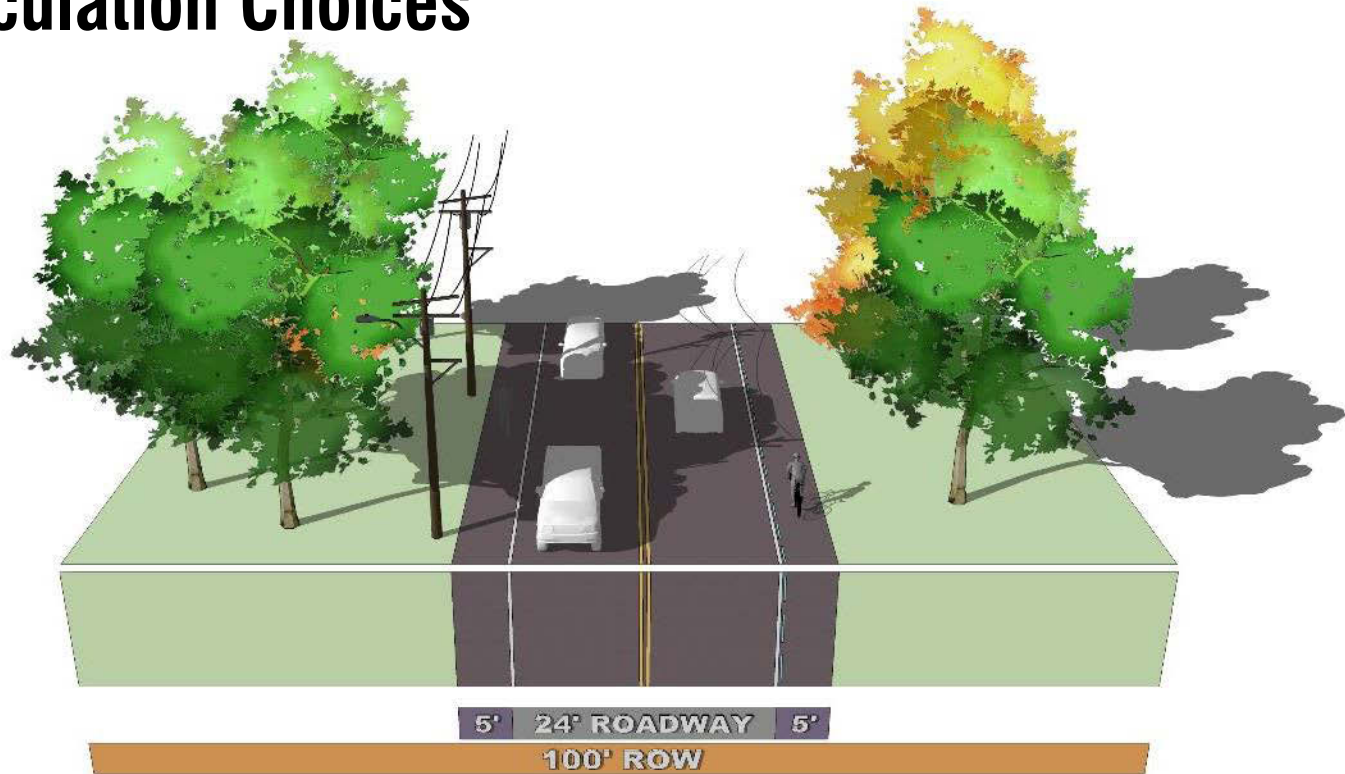
- Street light options
- Fencing and guardrails
- Mile markers
- Bus stops

Circulation Choices



- **Existing Conditions Roadway Section**
 - Varying roadway widths that are relatively wide
 - Large ROW

Circulation Choices



- **On-Street Multi-Modal Roadway Potential Improvements Section**
 - Add shoulders to accommodate pedestrian and bike use
 - Reduce lane width to be a consistent 12 foot width
 - Most sections of the roadway are currently wide enough to add the shoulders by restriping the lanes

Circulation Choices



■ Shared Detached Pathway Potential Improvements Section

- Add a pathway to be used by pedestrians and bicyclists
- Pathway surface could be asphalt, soil cement, or a resin-based stabilized material

Landscape Approaches



■ Opportunistic Tree and Shrub Infill

- Infill with vegetation strategically in areas where trees have recently died or are very mature
- This approach is appropriate adjacent to open farmlands and wooded areas
- Trees should be a mix of native species

Landscape Approaches



■ Continuous Canopy

- Infill with trees spaced in a consistent pattern
- This approach is appropriate adjacent to residential areas
- Trees can be a singular species or a mix of a couple species

Amenities

■ Street Light Options

- Attach traditional fixtures to existing utility poles
- Locate new light poles in appropriate locations spaced in between trees



■ Fencing and Guardrails

- Fencing or walls should be used where it is an appropriate demarcation of boundary
- Guardrails used should be of a traditional character and metal guardrails should be avoided whenever possible



Amenities

■ Markers

- Markers made of stone or other appropriate materials can serve as beacons in the landscape to highlight historically significant information, driveway entries, or way-finding information.



■ Bus Stops

- Seating areas for bus stops should be included occasionally where appropriate
- Paving material and bench should fit the pastoral aesthetic context of the area



5. Community Discussion



Next Steps/Meetings

■ Discussion of Preservation Choices

- Village District Zoning
- Expand allowable uses for large existing homes
- Simple design guidelines to strengthen compatibility future development

■ Discussion of Street Character Choices

- Circulation option – integrate into street
- Circulation option – separate multi-use path
- Landscape option – more consistent
- Landscape option – more opportunistic/irregular

6. Next Steps/Meetings



Next Steps/Meetings

- Steering Committee Meeting (July 20th or 23rd)
- Draft Recommendations (July)
- **Final Public Workshop (to be confirmed)**
- Final Recommendations (August)
- Final Steering Committee Meeting (August)

June 29, 2015

Town of South Windsor

Main Street Preservation Planning Study

Vibrant Communities Initiative

Public Workshop #2

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