

June 15, 2015

Town of South Windsor

Main Street Preservation Planning Study

Vibrant Communities Initiative

Steering Committee Meeting #3

Prepared by: The Cecil Group – FXM Associates



Meeting Agenda

1. Welcome and Introductions
2. Village District Zoning Concepts and Discussion
3. Streetscape Conditions and Choices
4. Redevelopment Scenario Conditions and Choices
5. Preparation for Next Public Workshop (6/29)
6. Next Steps/Meetings

South Windsor Main Street Preservation Planning Study

Welcome and Introductions



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 – April/May 2015
 - Strategies Public Meeting – May/June 2015
 - Final Public Meeting – July 2015

South Windsor Main Street Preservation Planning Study

Village District Zoning Concepts and Discussion



Community Goals and Zoning Strategy

- **Better protect and enhance Main Street into the future:**
 - A delicate balance of a critical mass of historic homes and prime agricultural land
 - Much of Main Street should remain as it is today
 - If change occurs it should be incremental, positive and compatible with Main Street
 - Balance property rights and choices with preservation and enhancement of property value
 - Preservation of agricultural land and views
 - Better align special exceptions, uses and “grandfather” conditions

Community Meeting (5/4) Results and Discussion

- **What are the assets or aspects 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

South Windsor Main Street Preservation Planning Study

Village District Zoning Strategy

	Application	Advantages	Disadvantages
Revisions to Current Zoning	<ul style="list-style-type: none">• Change(s) would be to existing A-40 Residential	<ul style="list-style-type: none">• A-40 residential currently has a Special Exception provision for open space subdivisions	<ul style="list-style-type: none">• Can be difficult to make initial change to zoning code and slow to update• Changes to A-40 would affect other parts of South Windsor
Village District	<ul style="list-style-type: none">• Planning and Zoning Commission reviews proposed physical changes to the exterior of the building and the landscape that are visible from a public way	<ul style="list-style-type: none">• Can incorporate design guidelines to protect buildings and landscapes• Already have architectural and design review requirements for Village District in the current zoning (Section 8.8)• Allows for a combination of architectural periods and styles	<ul style="list-style-type: none">• Support by community and property owners is required for this zoning change• May be more appropriate for area with commercial activity• PCOD must be updated to include Village District

■ Purpose

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

■ What is regulated?

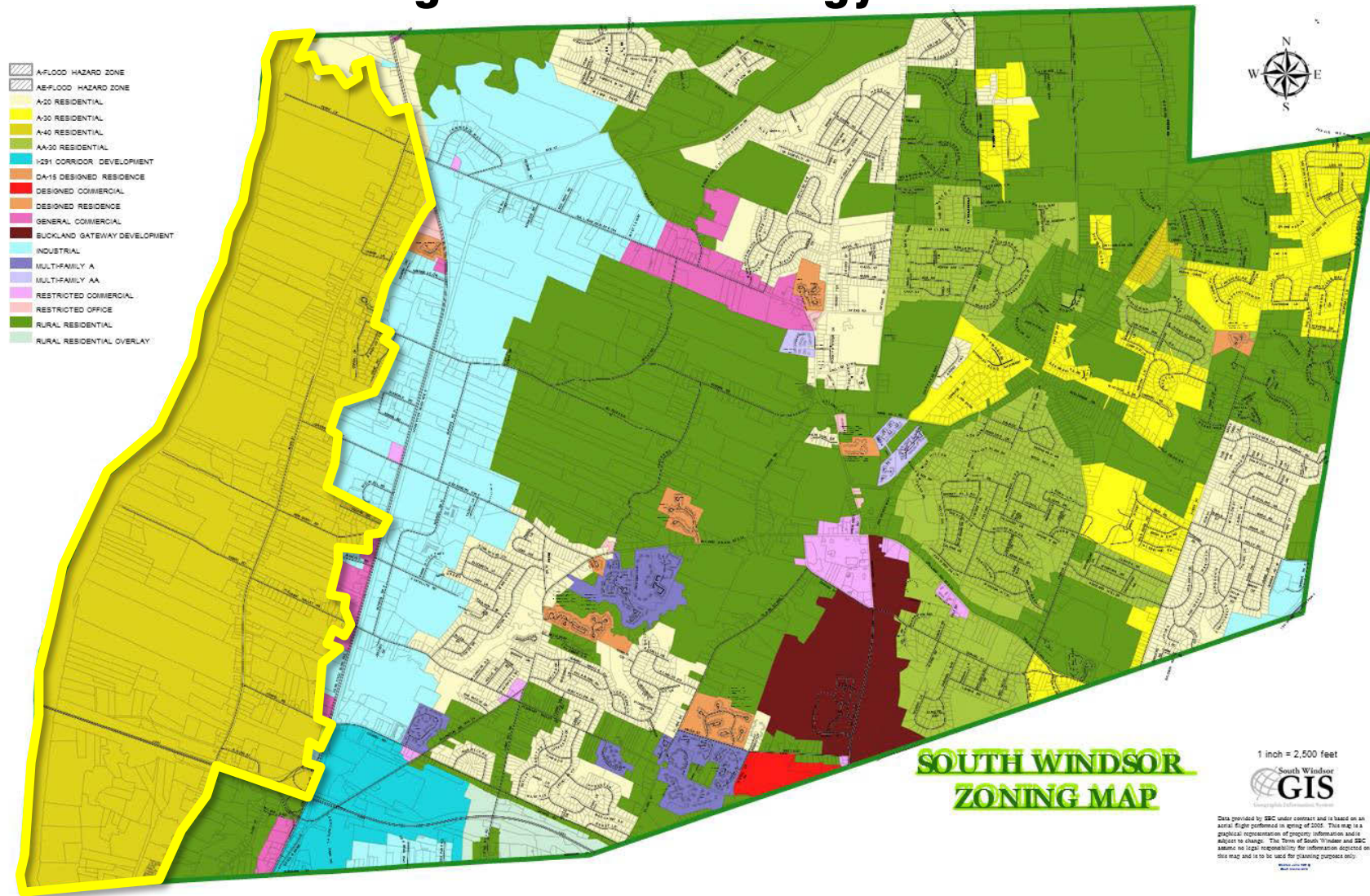
- New construction, substantial reconstruction, rehabilitation of properties within the district and within view from public roadways (including the river)

■ 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

South Windsor Main Street Preservation Planning Study

Main Street Village District Strategy



Main Street Village District Strategy

■ Village District Characteristics

■ Statement of Purpose:

- The preservation of the Main Street corridor is a shared community goal in South Windsor to maintain the unique historic character of the area and to connect future generations to the legacy and continuity of this special residential and agricultural district.
- The purpose of the Main Street Village District is to allow for residential development surrounded by open space while at the same time preserving the historic architecture of the district and the land capable of supporting agriculture.
- Other uses may be allowed to enhance economic health of the district such that they are compatible with and do not negatively impact the historic residential and agricultural character of the district.
- This Main Street Village District will ensure that the unique character of Main Street is maintained for future generations in accordance with the Connecticut General Statutes Section 8-2j Village Districts.

Main Street Village District Strategy

■ Village District Characteristics

■ Applicability:

- These regulations shall apply to:
 - **New construction**
 - **Exterior modifications** to properties within the Main Street Village District including but not limited to the design and placement of buildings or structures, landscaping, pedestrian and vehicular ways, public and private roadways, signage, lighting and other elements deemed appropriate by the Town to maintain and protect the character of the district.

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)
 - 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, Farm Stands, Home Occupations (Professional Major), Office Professional, Stables Barns, Riding Academies, **Multifamily Dwelling, Day Care Centers**
 - Blank (Not Permitted): Cemeteries, Golf Courses, Hospitals, Agriculture, 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	50	50	20	2 ½	30	15%	-

Main Street Village District Strategy

■ Village District Design Guideline Characteristics

■ Introduction:

- Importance of appropriate design of buildings, structures, and the landscape to preserve and enhance the remarkable characteristics of Main Street
- Effective method to consider visual characteristics in advance of approval and construction
- Provide opportunity to community the community values of the district so that new projects can take them into account
- Guidelines provide a framework for discussions and decisions about characteristics of design and compatibility with the district
- Help ensure that each increment of change is a good neighbor to its surroundings
- Allow flexibility and consideration of each project relative to its specific circumstances

Main Street Village District Strategy

■ Village District Characteristics

- Design Guidelines Address:
 - **Information** – a tool for everyone involved in projects and approvals in the district providing consistent language and resources
 - **Review criteria** – provide shared criteria for those responsible for review
 - **Flexibility** – many methods and solutions can be applied to contribute to the district over time, the guidelines recognize this and build in flexibility
 - **Recognizing history and authenticity** – historic heritage of Main Street must be balanced with its function as a living, genuine place that is actively used
 - **Town projects** – the design guidelines should be used by the Town to inform its own projects and improvements in the district
 - **Thresholds** – a reasonable minimum threshold for review of changes that require review and approval should be established that does not get in the way of maintenance, repairs, or other decisions
 - **Design Review Committee** – a separate design review committee should be established to serve as an advisory review group

Main Street Village District Strategy

■ Village District Characteristics

- Potential Design Review Process:
 - **Pre-application** – applicant discussion of project with Town to determine applicability of Design Guidelines, potential discussion with Design Review Committee
 - **Application** – Application submission with appropriate plans, drawings, or other support materials as required by zoning
 - **Review Process** – meet with Design Review Committee to discuss proposed design, approval, approval with conditions or denial
 - **Design Decision** – The Committee provides written determination of conformance of the application to the Design Guidelines
 - **Approval Process** – Design Review Committee recommendation would be considered as par to the overall application for final decision by the Planning and Zoning Commission

Main Street Village District Strategy

■ Village District Design Guideline Characteristics

- Design Principles focus on:
 - **Valued Historic Character** – respect genuine history of Main Street, restore contributing resources, compatible renovation and additions and new construction that does not mimic
 - **Balance of a Rural Agricultural Environment** – respect neighboring properties and patterns of use and development, contribute and blend into the overall character of Main Street
 - **Value of a Varied and Historic Landscape** – promote incremental changes that reinforce a varied and eclectic environment of fields, lawns, simple paths and clustered trees
 - **Diversity of Building types and Eclectic Styles** – contribute to a varied and eclectic architectural style for the district that has emerged incrementally
 - **Concern with over-improvement of street environment** – improve safety, pedestrian, biking and vehicular connection, but retain a simple street character

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



Main Street Village District Strategy

■ Village District Design Guidelines

■ Site Layout and Organization

- Landscape area between street and buildings
- Where multiple uses or building components exist on a site, create a hierarchy of buildings and site components
- Breaking larger projects into smaller building parts is a historically appropriate site organization and building massing strategy
- Locate accessory structures to the side and rear of the main building
- Provide significant building facades oriented to the street
- Locate parking to the side or rear of significant building facades
- Limit views of garages and garage doors
- Provide landscape areas between buildings and adjacent parcels and reinforce parcel lines with simple landscape
- Do not conceal or compete with historic structures
- Respect existing open landscapes and view corridors

Main Street Village District Strategy

■ Village District Design Guidelines

■ Architecture and Building Design

- Retain and renovate, rehabilitate or restore existing historic structures
- Respect historic origins of existing historic buildings – new additions or alterations should reflect the original conditions, intentions and styles
- Design additions or alterations to be consistent with the architectural style and character of existing structures
- Choose an architectural style that is compatible to the building's surroundings
- Use materials, details and colors appropriate to the architectural style of the building
- Limit blank walls or roofs along the street – unarticulated facades and large expanses of roof should be broken down by architectural features and components
- Conceal mechanical equipment from public view with architectural components

Main Street Village District Strategy

■ Village District Design Guidelines

■ Site and Landscape Design

- Use fences or walls for practical purposes such as separating parcels and enclosing special places or uses
- Vary the landscape to avoid repetitive patterns or symmetry unless it is appropriate to a architectural tradition of the buildings on the site
- Provide a layering of landscape features that reinforce a street frontage, anchor the building and frame open spaces
- Reinforce clearings and view corridors with landscape design
- Screen parking areas using plant materials that complement the surrounding landscape
- Screen mechanical equipment using plant materials that complement the surrounding landscape

Main Street Village District Strategy

■ Village District Design Guidelines

■ Signage Design

- Limit the size and number of signs
- Locate signage to complement the architecture and site design
- Avoid blocking views to historic buildings or features
- Provide indirect signage lighting that minimizes light spillage and glare

South Windsor Main Street Preservation Planning Study

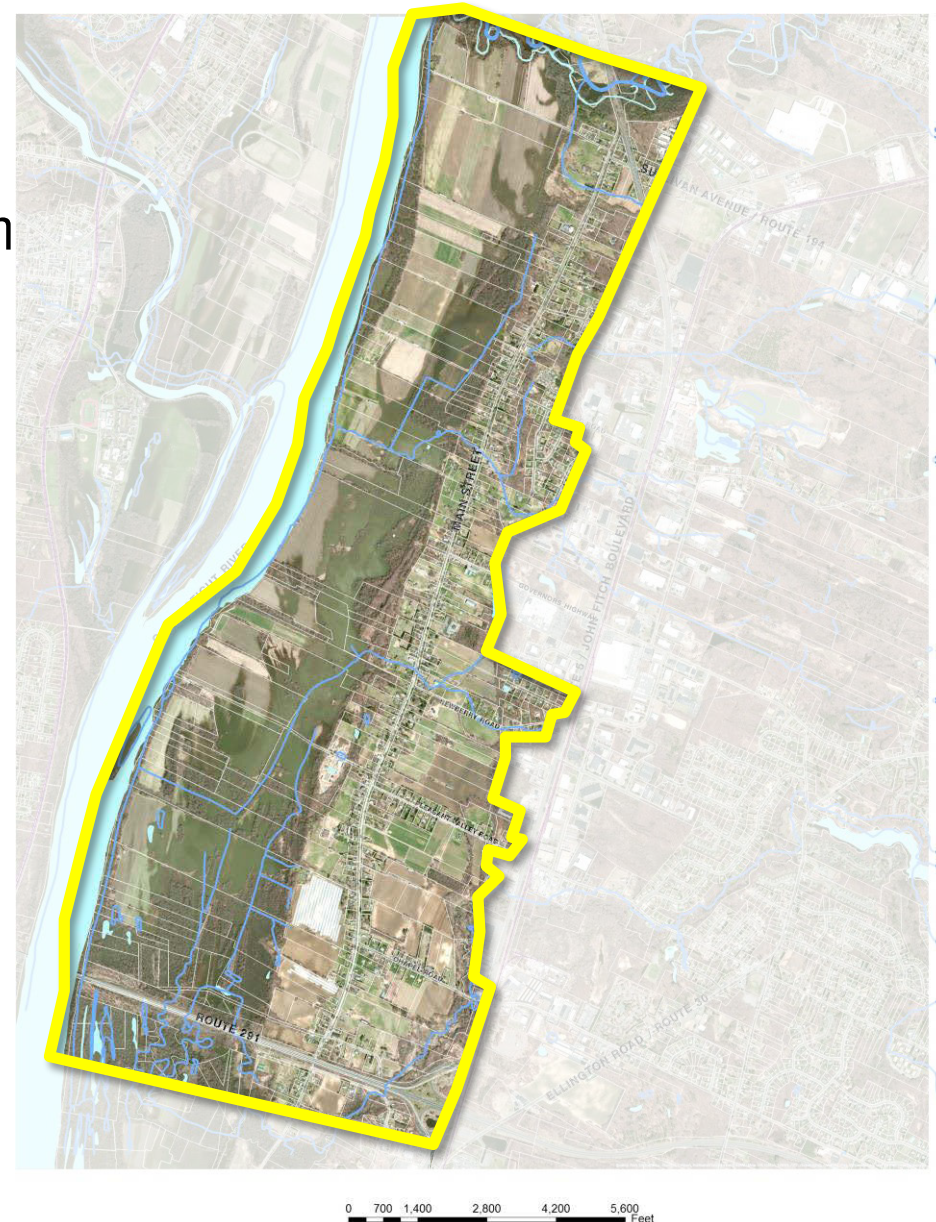
Streetscape Conditions and Choices



Streetscape Existing Conditions

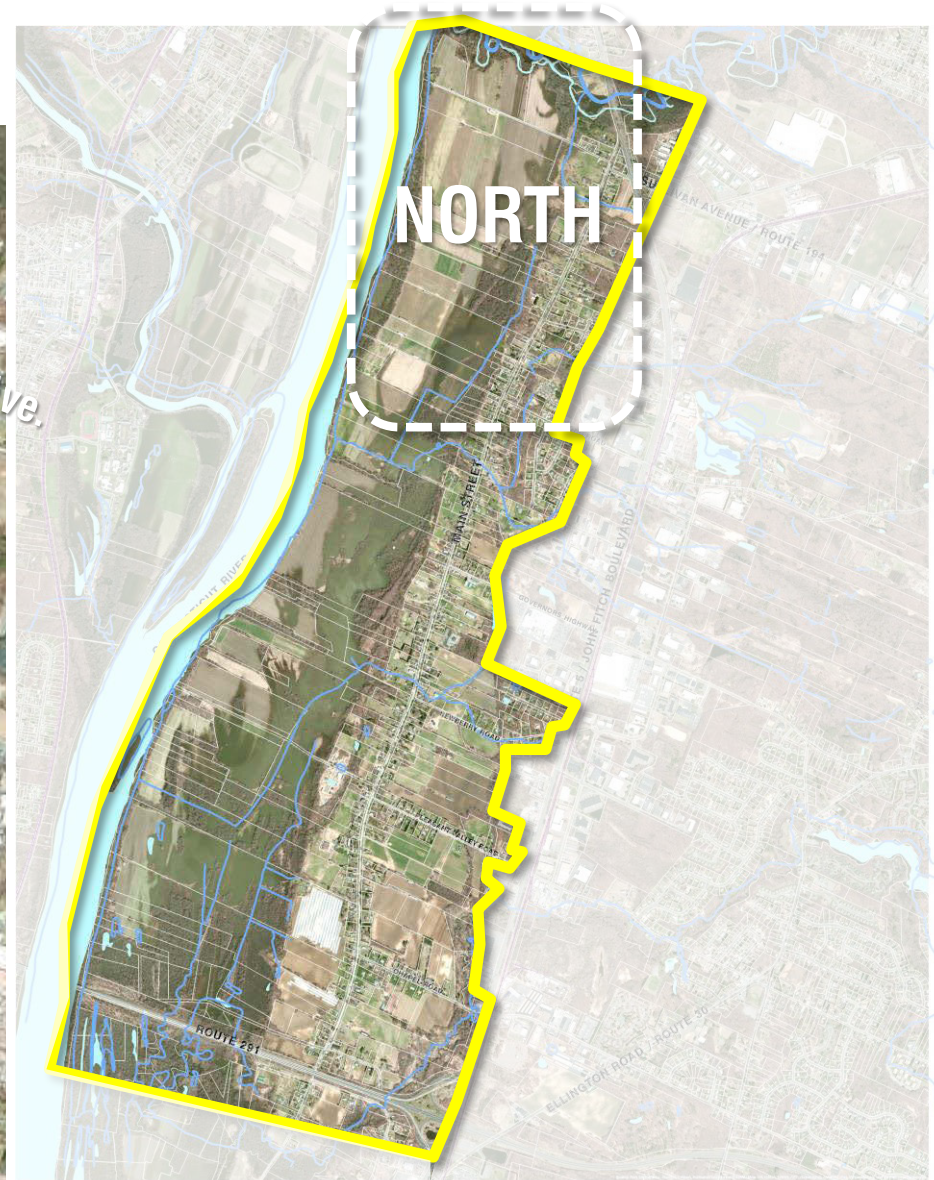
Study Area Boundary

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



Streetscape Existing Conditions

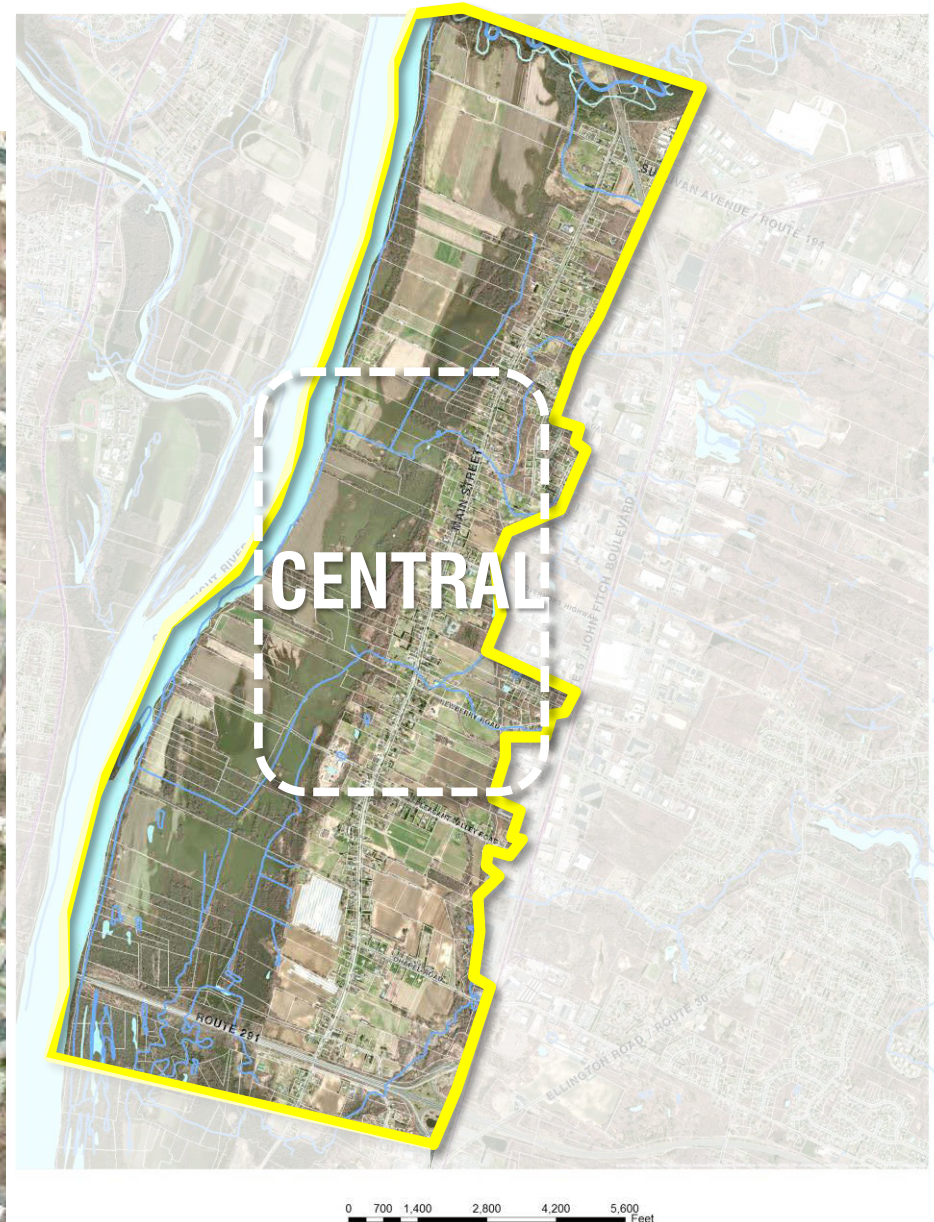
Study Area Detail



0 700 1,400 2,800 4,200 5,600 Feet

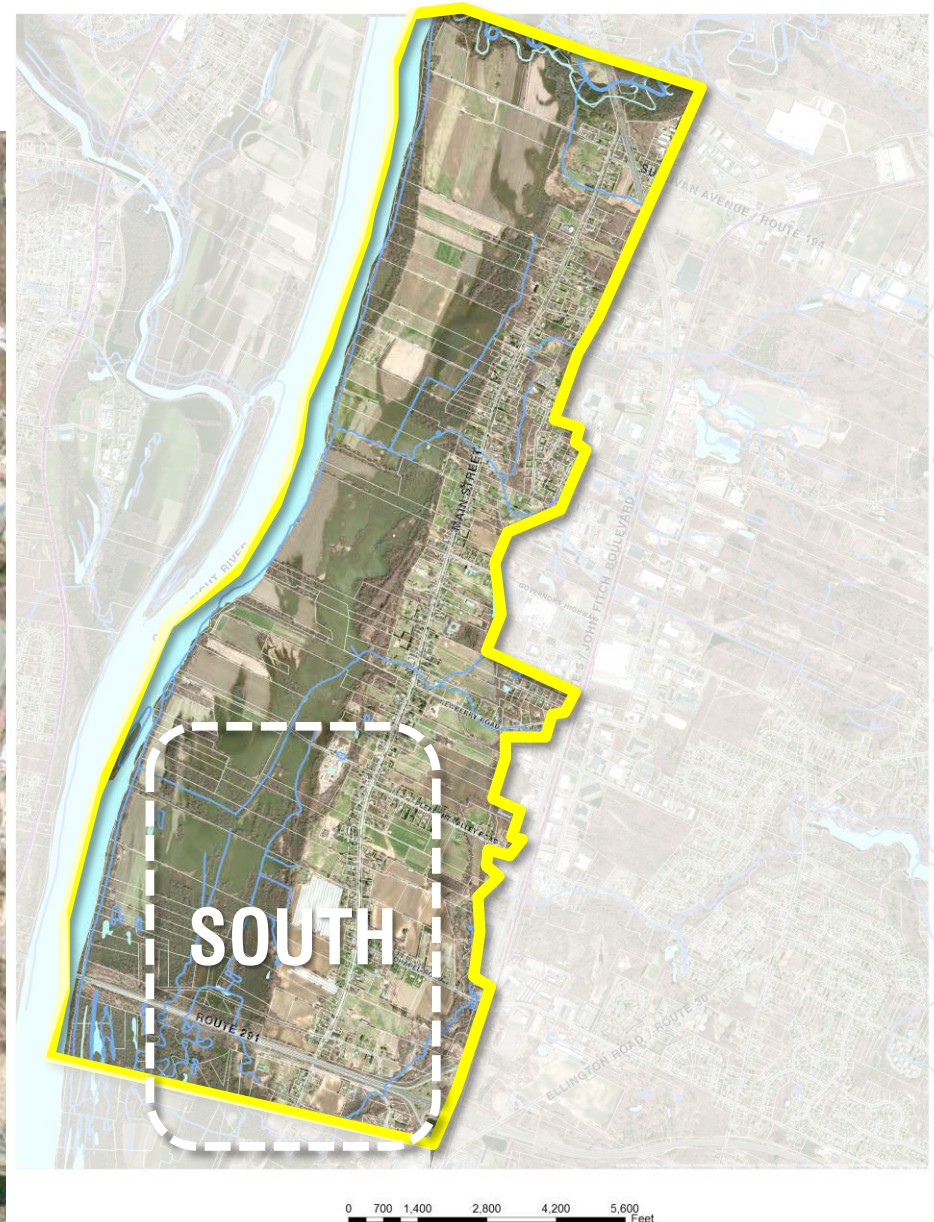
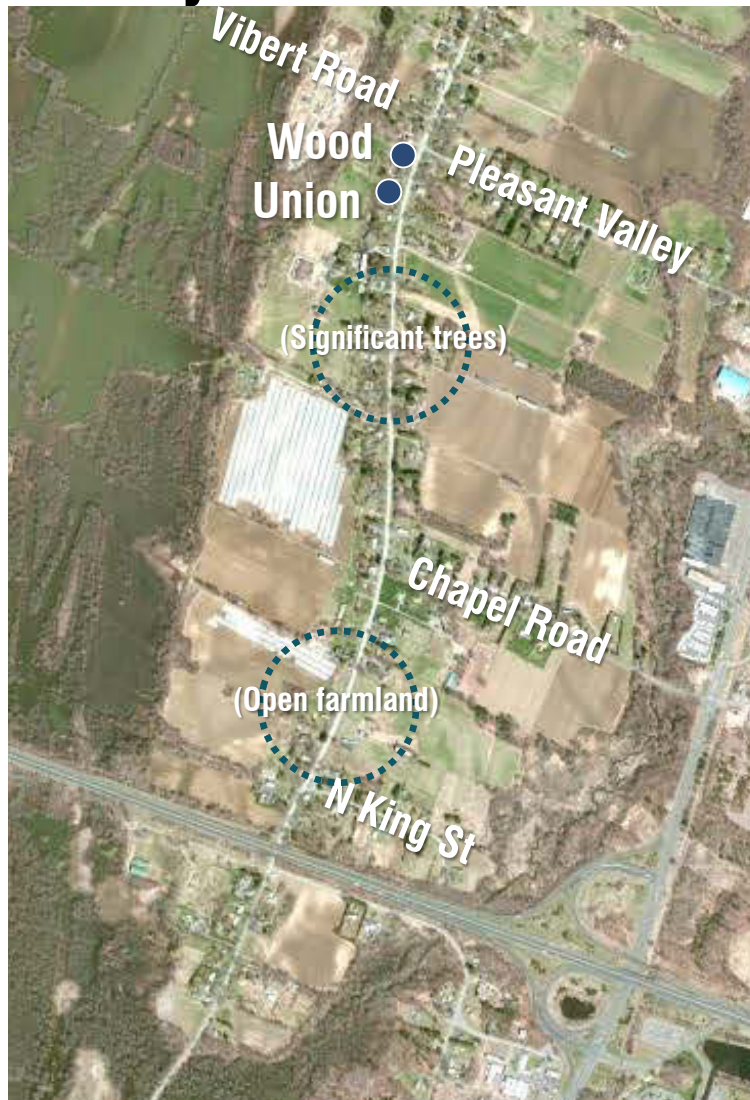
Streetscape Existing Conditions

Study Area Detail



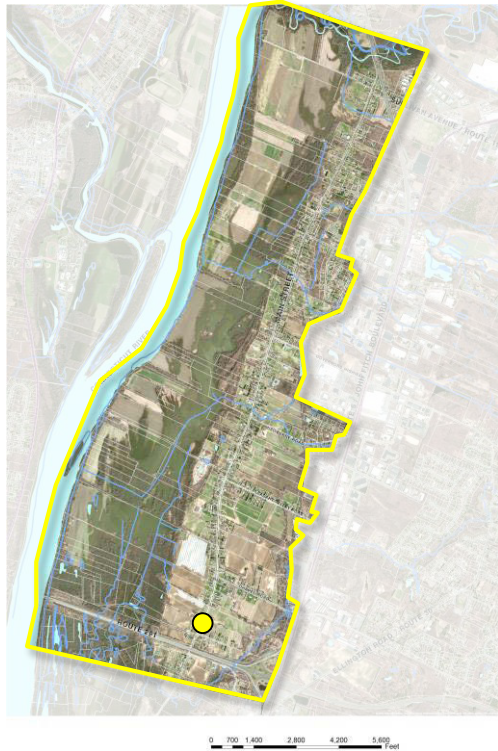
Streetscape Existing Conditions

Study Area Detail



South Windsor Main Street Preservation Planning Study

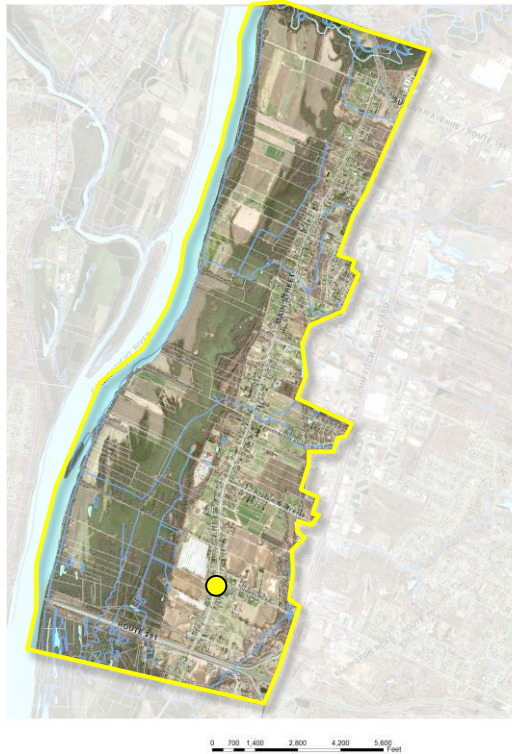
Existing Conditions – Roadway Conditions



View North of King Street

South Windsor Main Street Preservation Planning Study

Existing Conditions – Roadway Conditions



View South of Chapel Road

South Windsor Main Street Preservation Planning Study

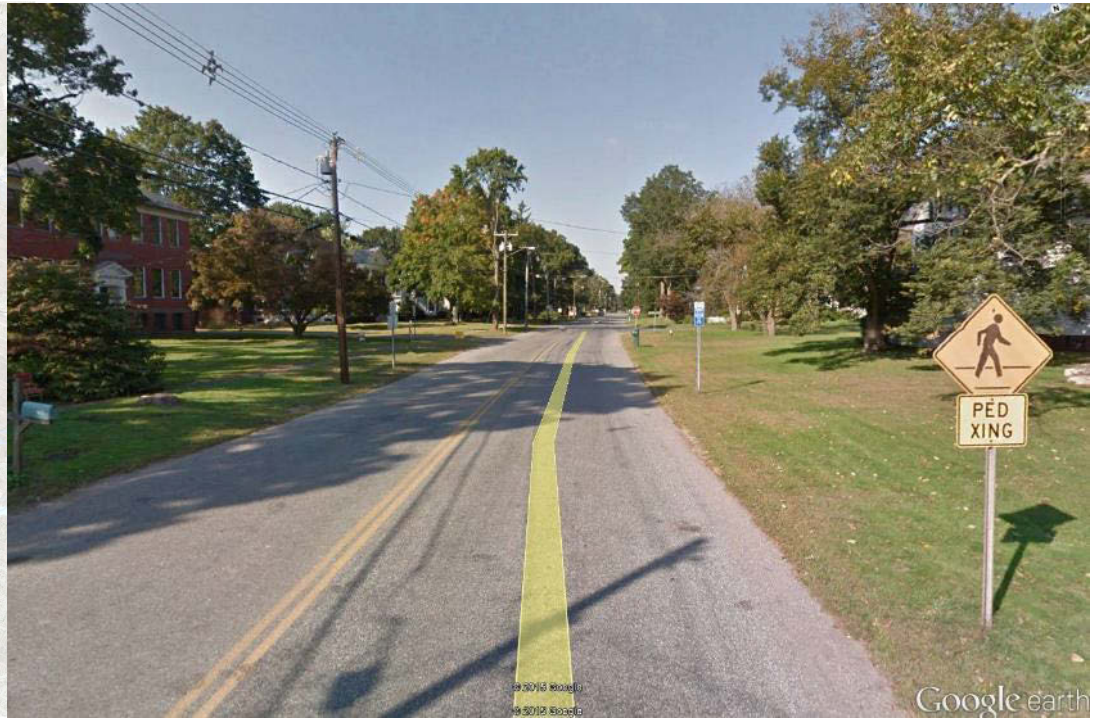
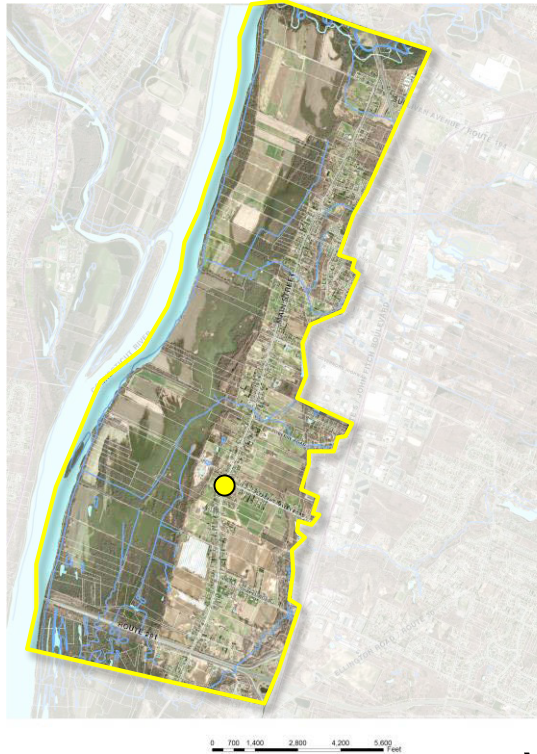
Existing Conditions – Roadway Conditions



View North of Chapel Road

South Windsor Main Street Preservation Planning Study

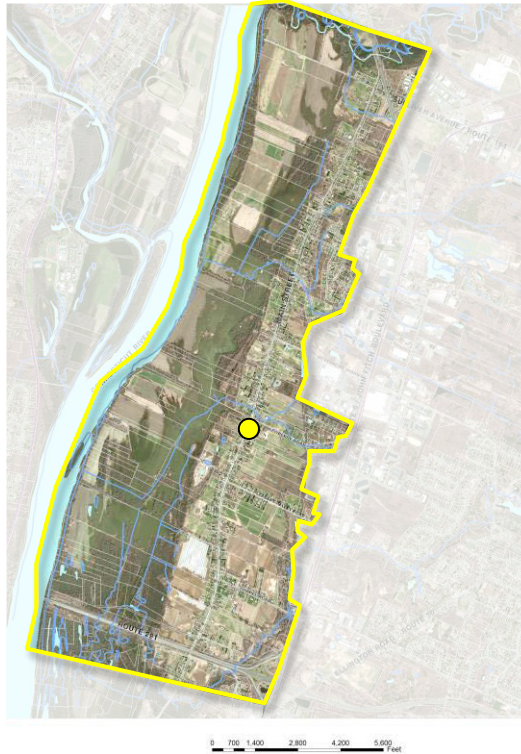
Existing Conditions – Roadway Conditions



View South of Pleasant Valley Road

South Windsor Main Street Preservation Planning Study

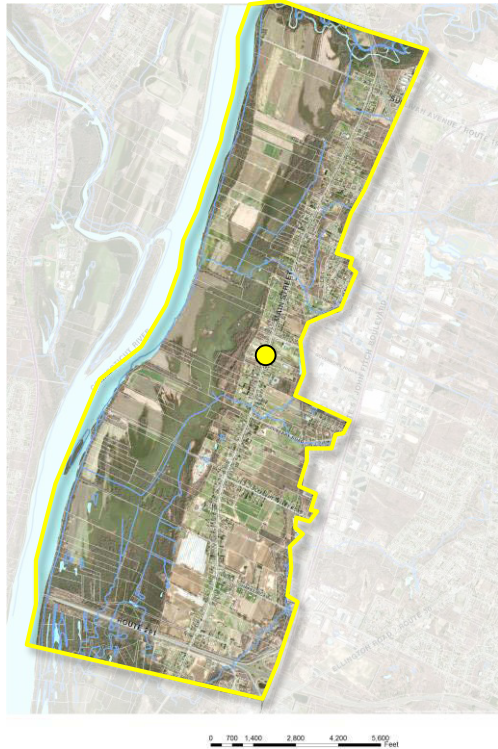
Existing Conditions – Roadway Conditions



View South of Newberry Road

South Windsor Main Street Preservation Planning Study

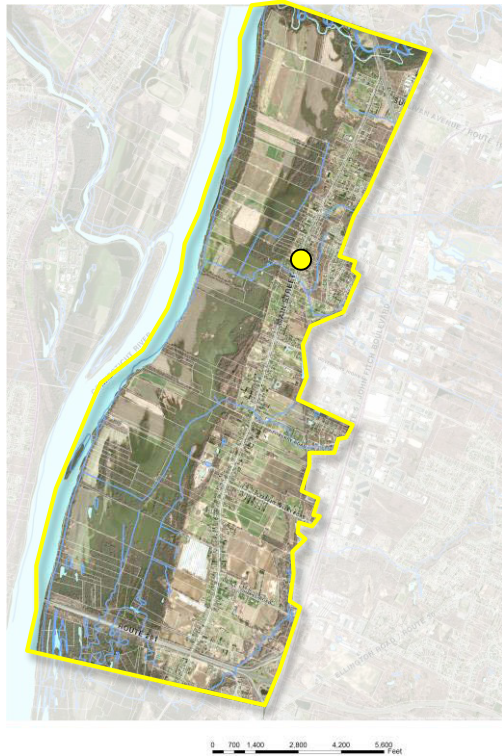
Existing Conditions – Roadway Conditions



View South of Governors Highway

South Windsor Main Street Preservation Planning Study

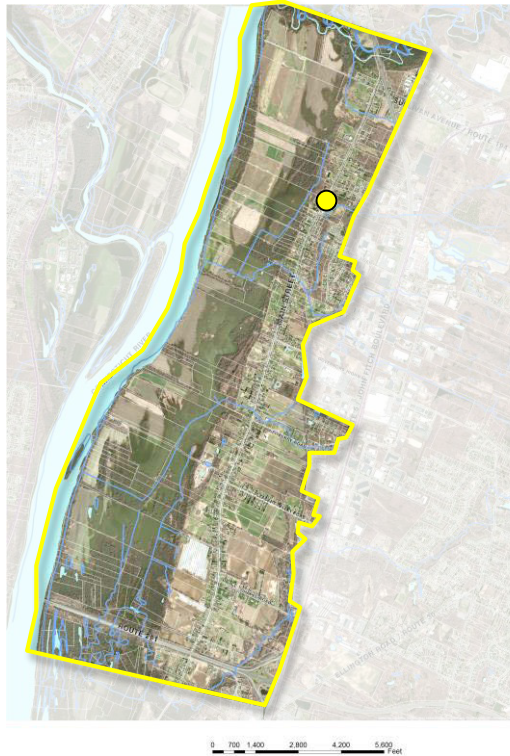
Existing Conditions – Roadway Conditions



View South of Strong Road

South Windsor Main Street Preservation Planning Study

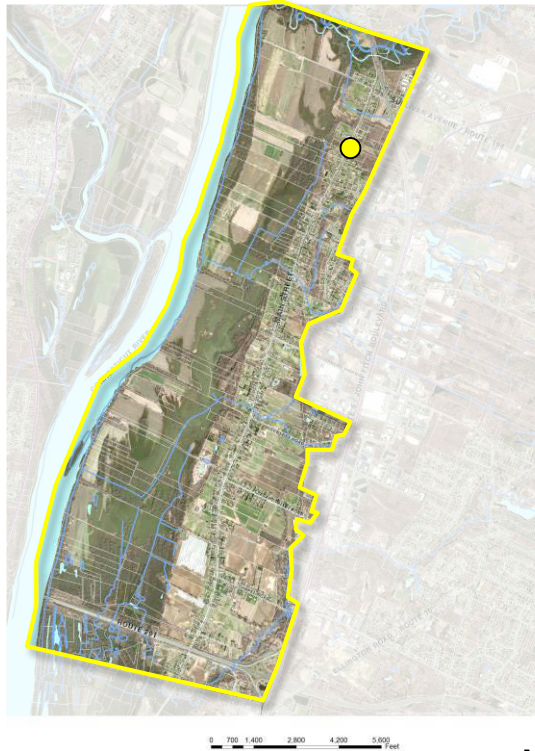
Existing Conditions – Roadway Conditions



View South of Oxbow Lane

South Windsor Main Street Preservation Planning Study

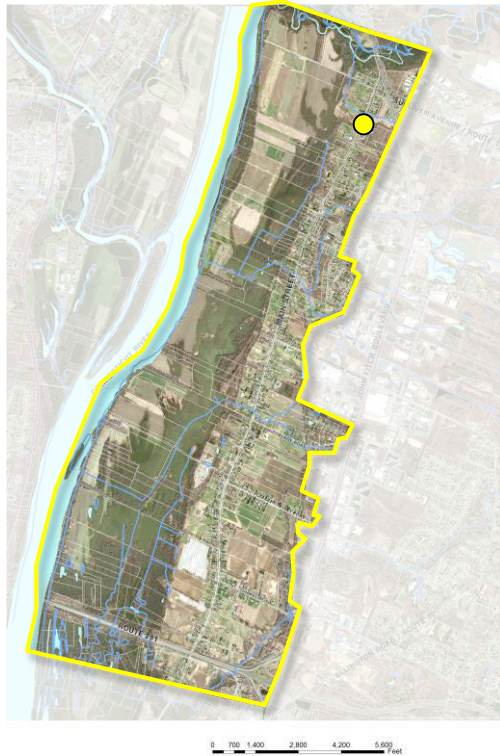
Existing Conditions – Roadway Conditions



View North of Oxbow Lane

South Windsor Main Street Preservation Planning Study

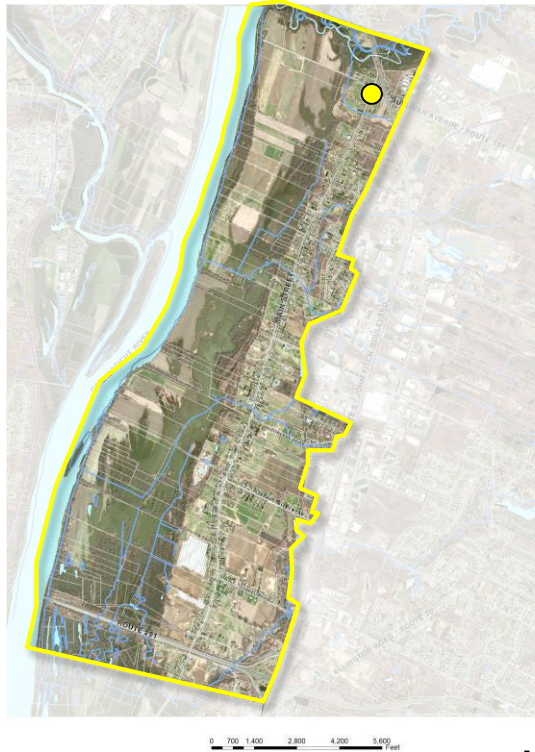
Existing Conditions – Roadway Conditions



View South of Sullivan Avenue

South Windsor Main Street Preservation Planning Study

Existing Conditions – Roadway Conditions

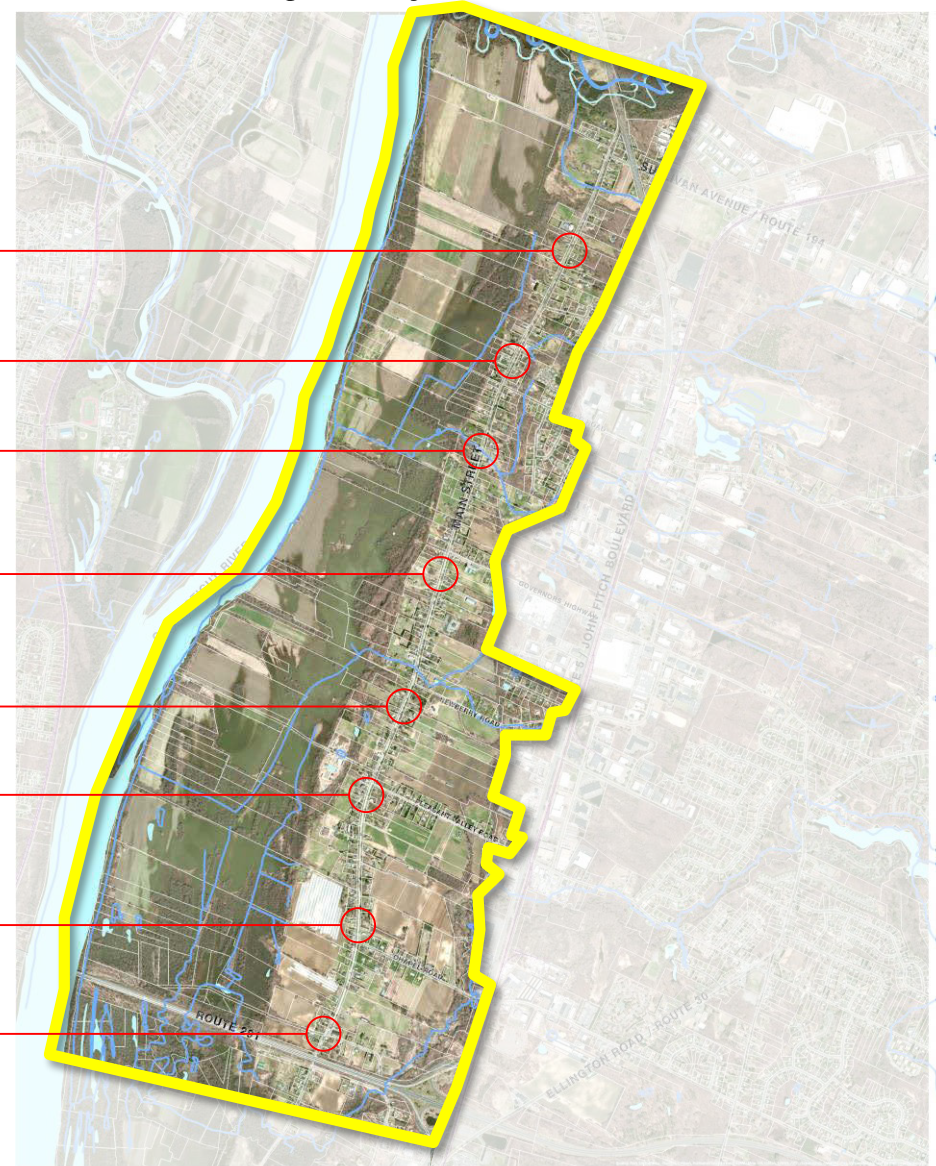


View at Sullivan Avenue

South Windsor Main Street Preservation Planning Study

Roadway Widths Vary

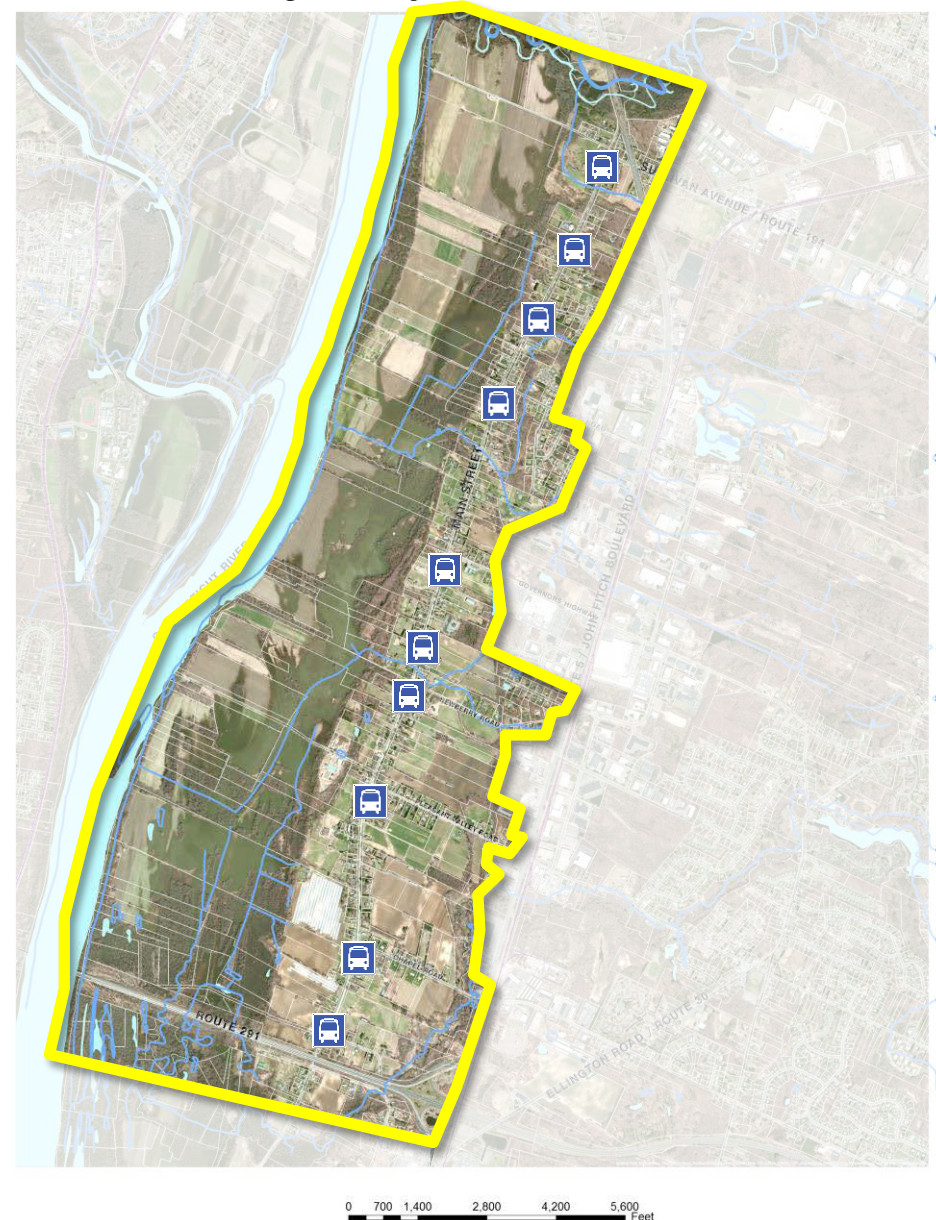
34 Feet
30 Feet
(Bridge) 42 Feet
28 Feet
30 Feet
32 Feet
28 Feet
34 Feet



South Windsor Main Street Preservation Planning Study

Bus Stops

- Several CTTRANSIT Bus Stops exist along Main Street
- Most of the Bus Stops are in lawn areas



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

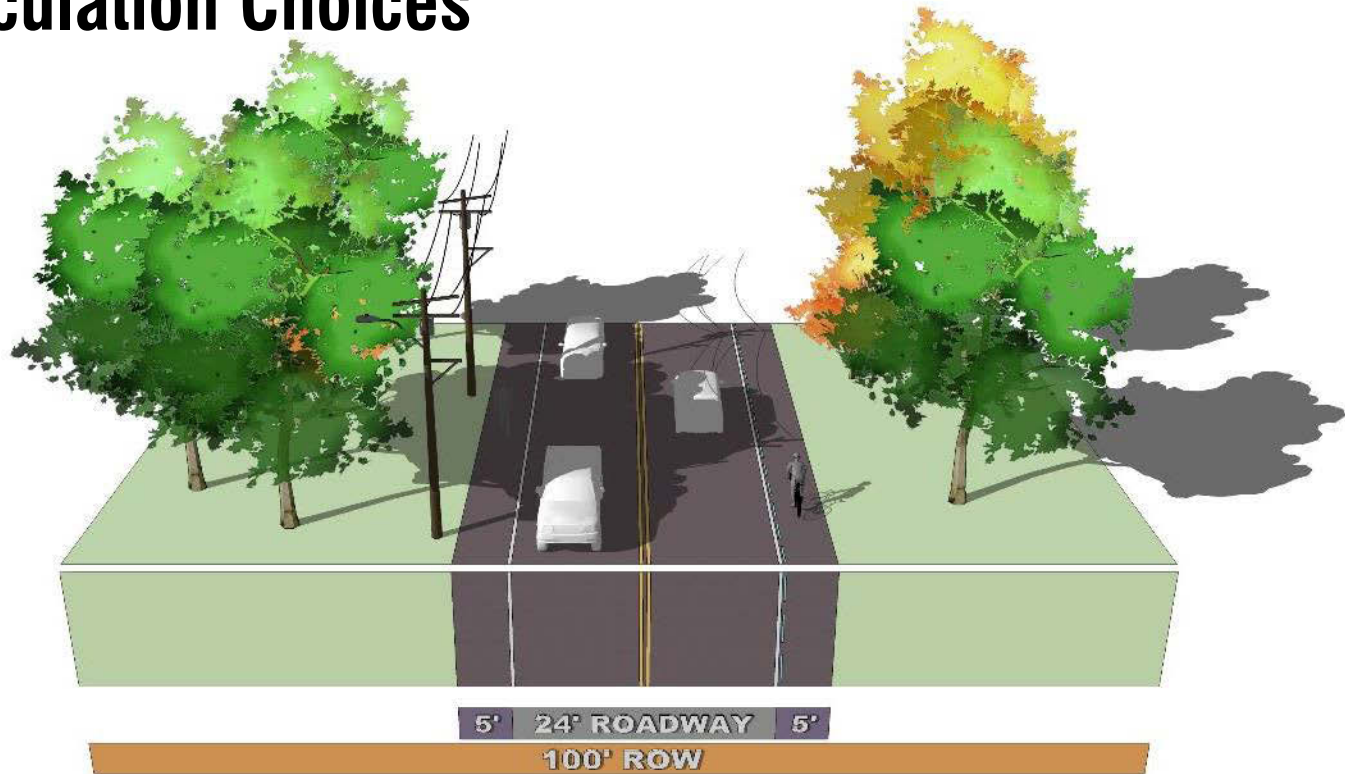
- Street light options
- Fencing and guardrails
- Mile markers
- Bus stops

Circulation Choices



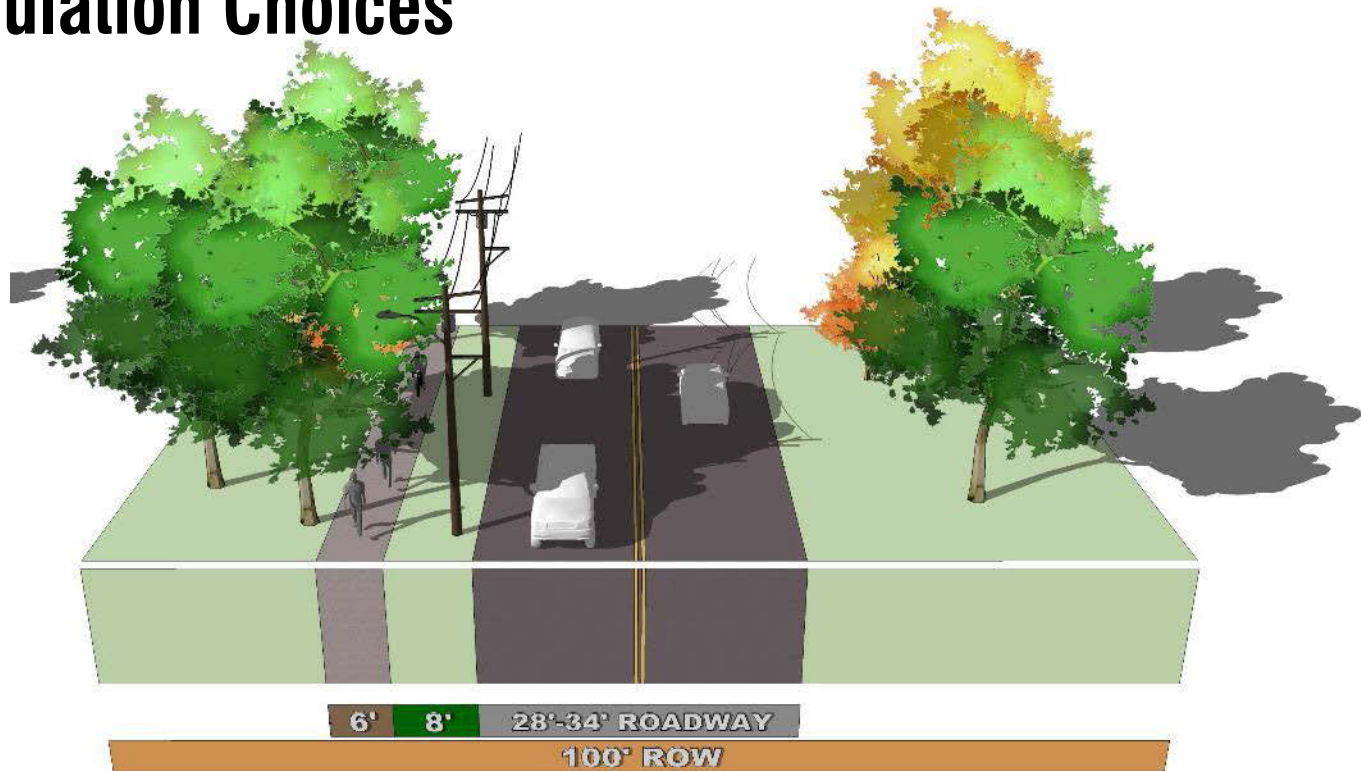
- **Existing Conditions Roadway Section**
 - Varying roadway widths that are relatively wide
 - Large ROW

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

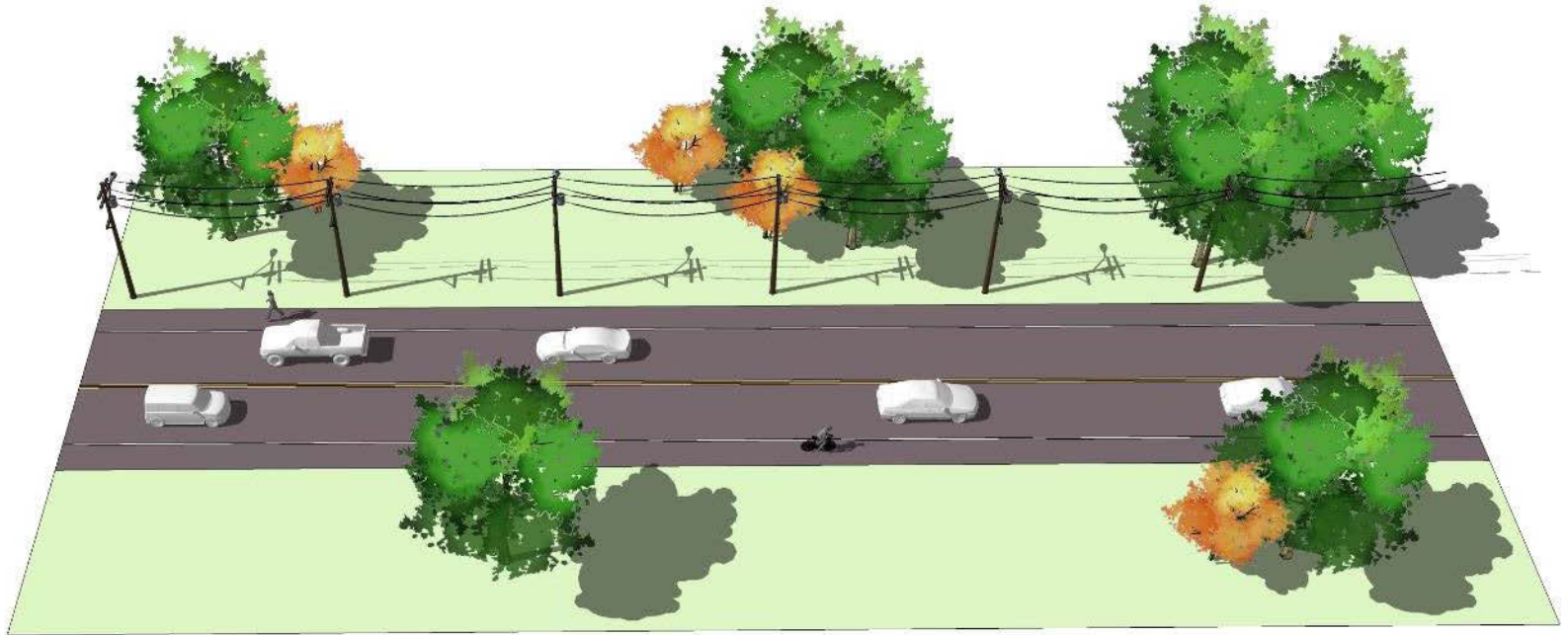
Circulation Choices



■ 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

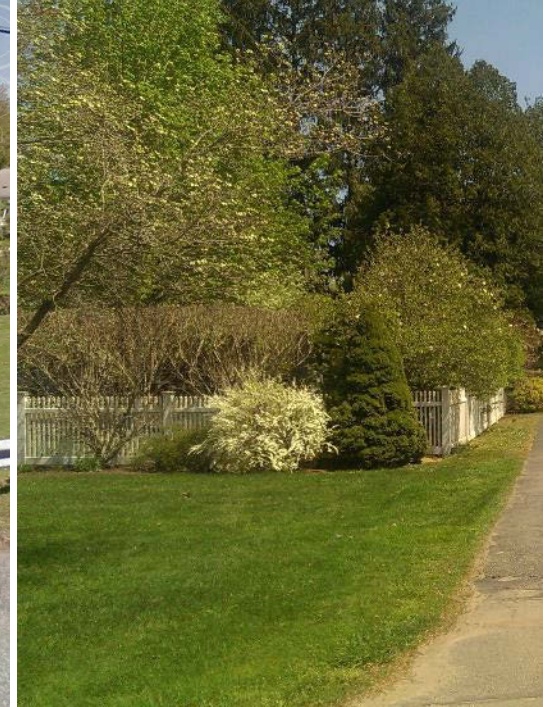
Landscape Approaches



■ 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

Landscape Approaches



- **Heritage Landscape Preservation and Restoration**

- Restore historic landscape structures, such as the bridge shown above built by the Civilian Conservation Corps in 1939 as part of the New Deal

Amenities

■ Street Light Options

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



Amenities

■ 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.



Amenities

■ 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



South Windsor Main Street Preservation Planning Study

Redevelopment Scenario Conditions and Choices



Redevelopment Scenario Sites Discussion

- Selection of (3) properties/structures to be evaluated
- Use the hypothetical scenarios to illustrate potential solutions for prototypical conditions and evaluate them for feasibility
- Scenarios that are useful for further exploration:
 - *Redevelopment of the rear of a property for other residential uses*
 - *Reuse potential of specific building(s)*

Redevelopment Scenario Sites Discussion

■ *Reuse potential of specific building(s)*

■ 1878 Main Street

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



Redevelopment Scenario Sites Discussion

■ *Reuse potential of specific building(s)*

■ 1878 Main Street

Attic:
2,184 SF

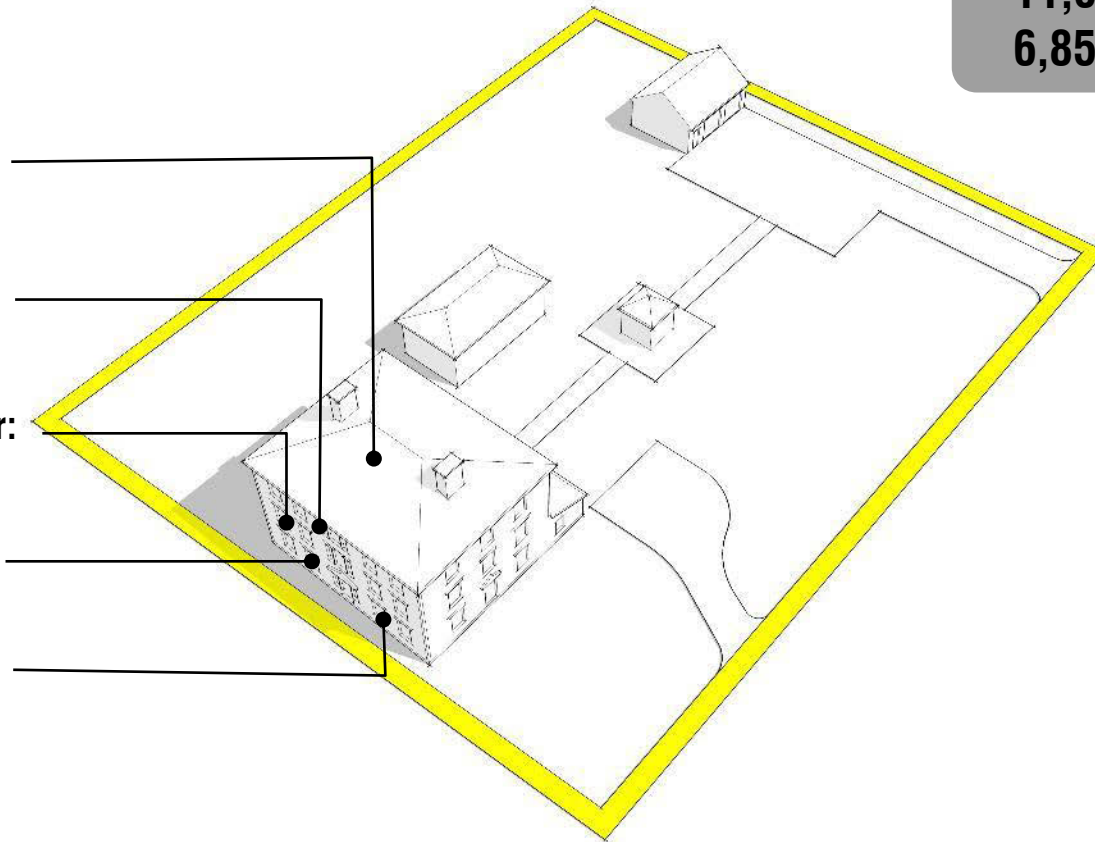
Third Floor:
2,184 SF

Second Floor:
2,184 SF

First Floor:
2,484 SF

Basement:
2,484 SF

11,696 GSF
6,852 NSF



Redevelopment Scenario Sites Discussion

■ *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

Redevelopment Scenario Sites Discussion

■ *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

Redevelopment Scenario Sites Discussion

■ *Reuse potential of specific building(s) – Professional Office*

■ 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

Redevelopment Scenario Sites Discussion

■ *Reuse potential of specific building(s)*

■ 372 Main Street

- *Lot Area: 1.31 Acres*
- *Owner: Five S Group LLC*
- *Building Gross:*
 - 23,976 SF
- *Stories: 2*
- *Year Built - 1920*



Redevelopment Scenario Sites Discussion

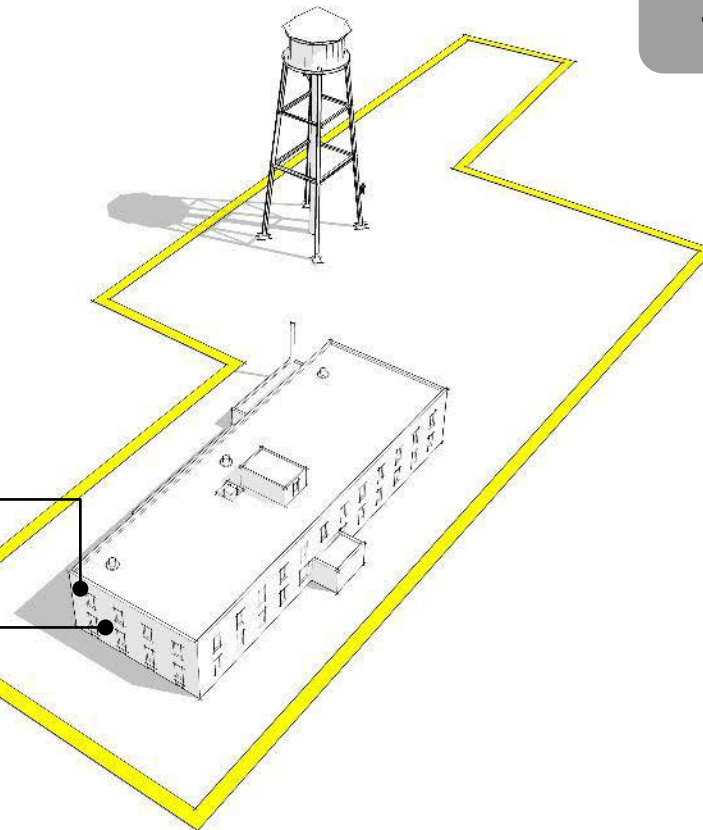
- *Reuse potential of specific building(s)*

- 372 Main Street

23,976 GSF
15,976 NSF

Second Floor:
7,988 SF

First Floor:
7,988 SF

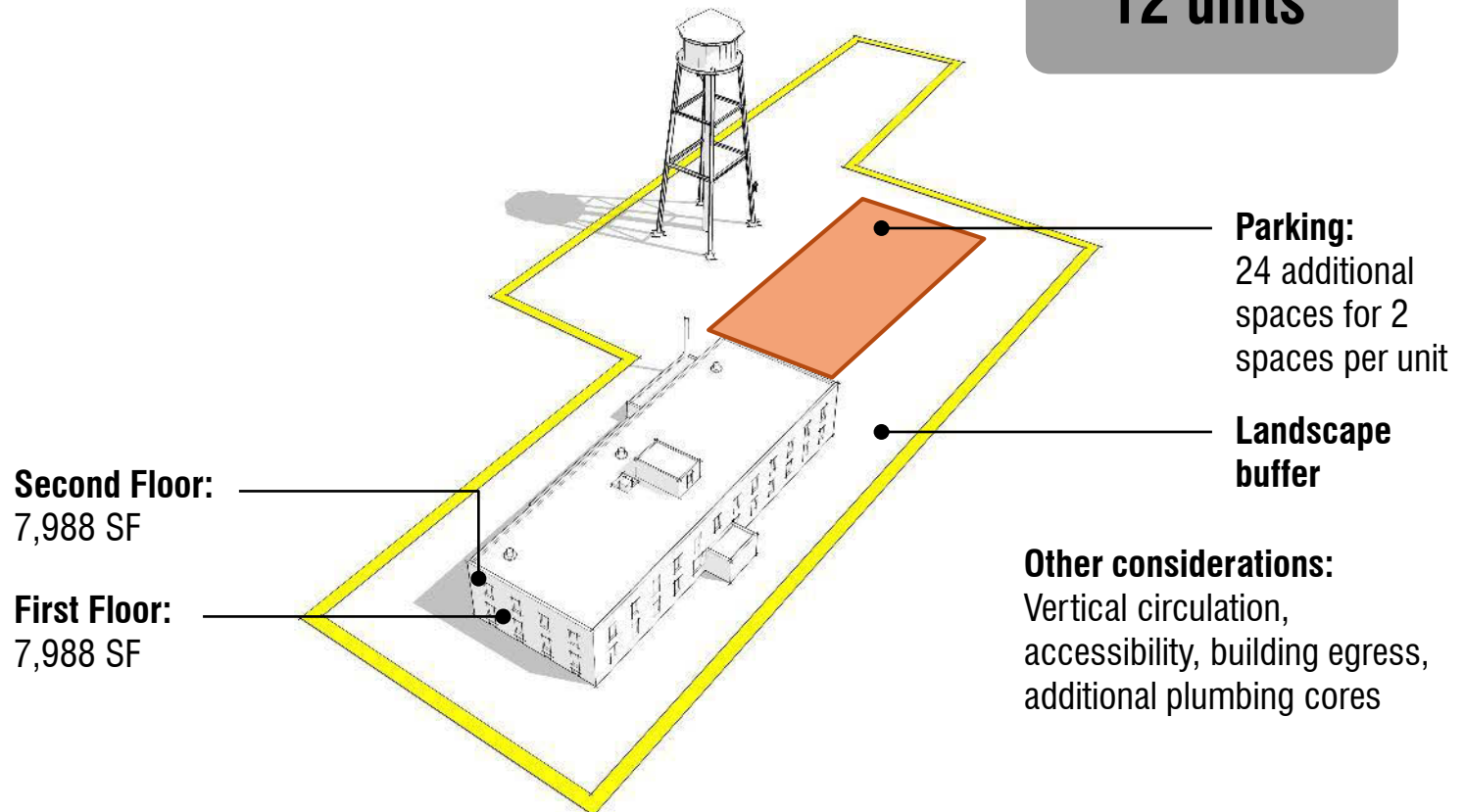


Redevelopment Scenario Sites Discussion

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

■ 372 Main Street

12 units

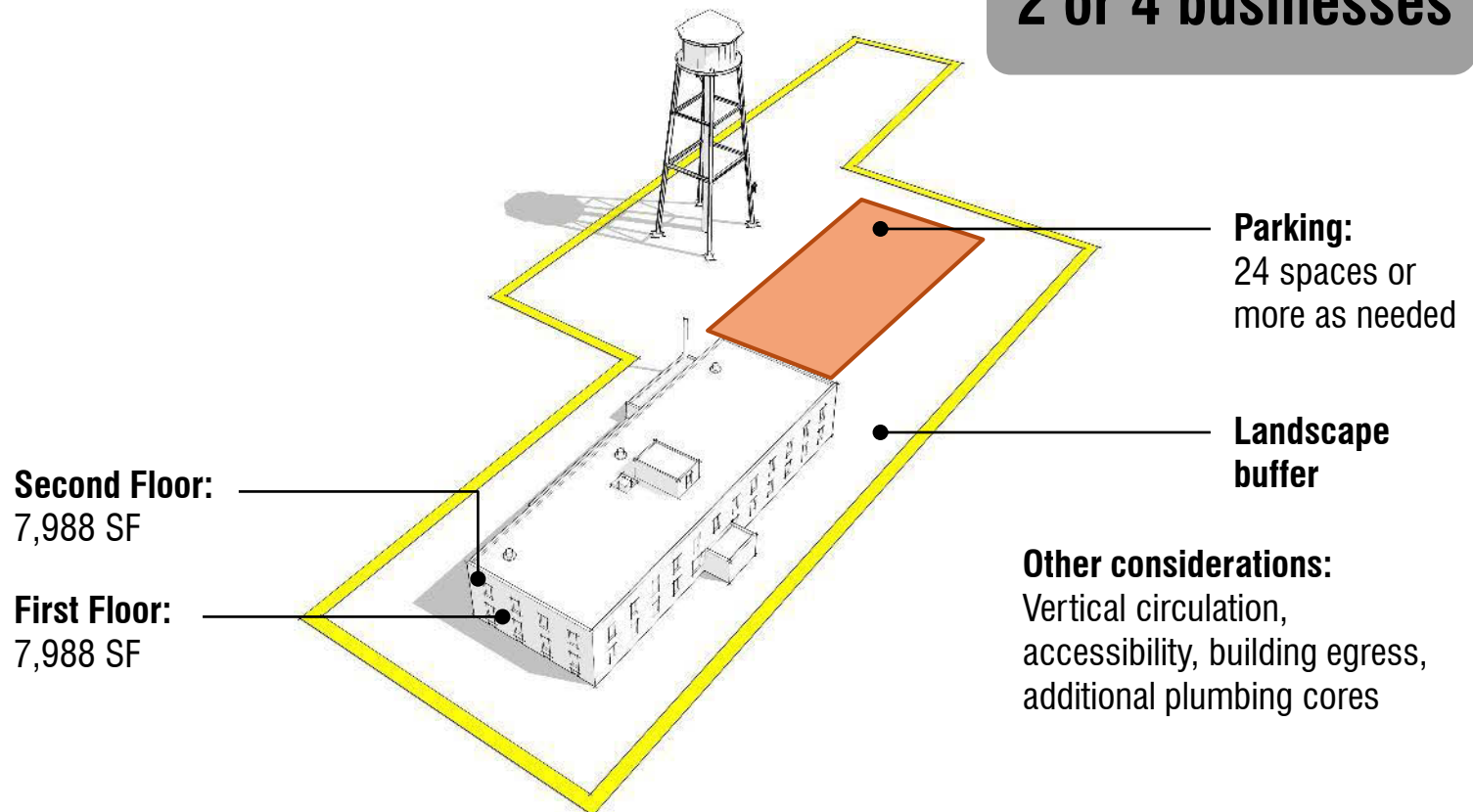


Redevelopment Scenario Sites Discussion

- *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

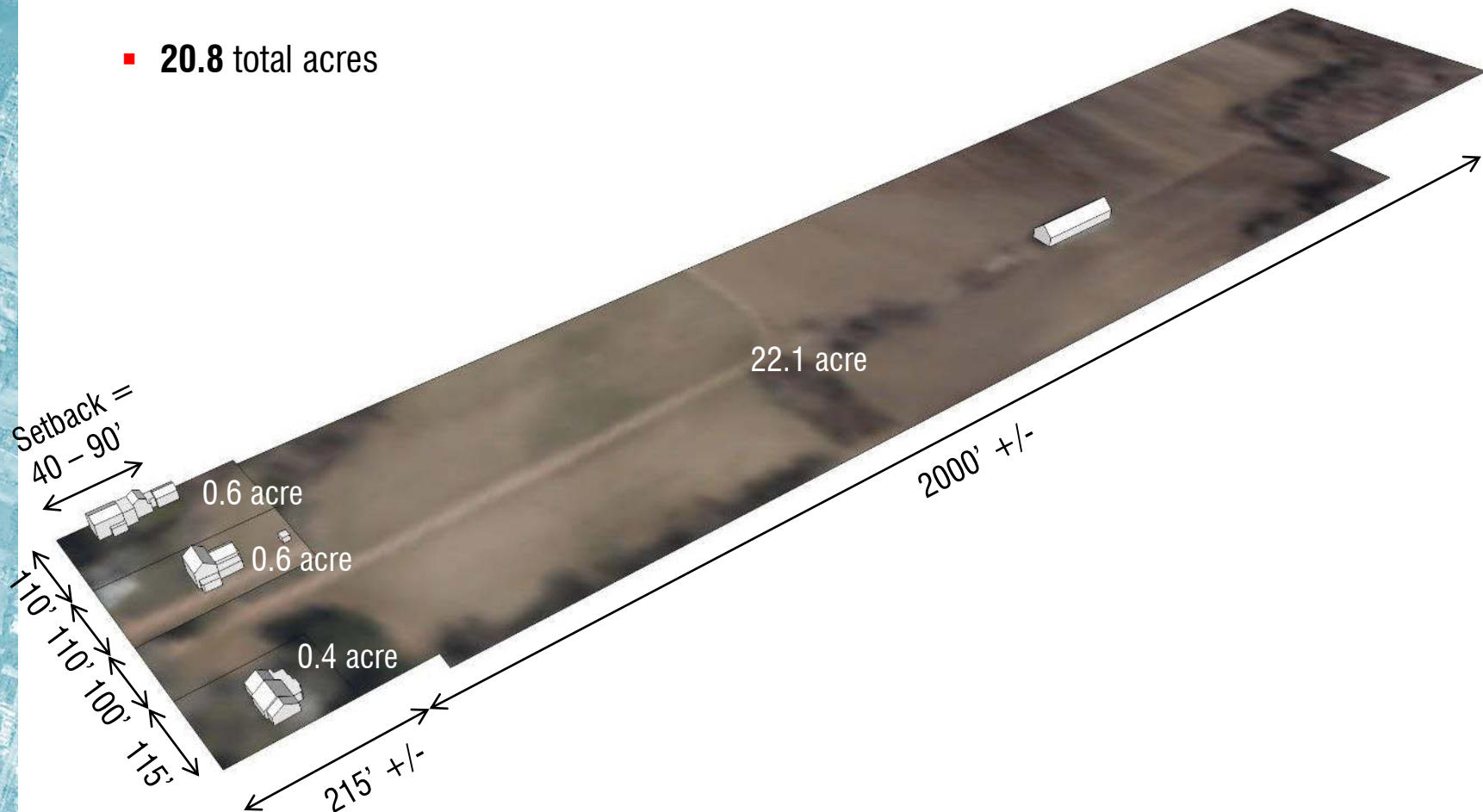


District Characteristics

Typical Parcel and Building Configuration

■ 838 Main Street

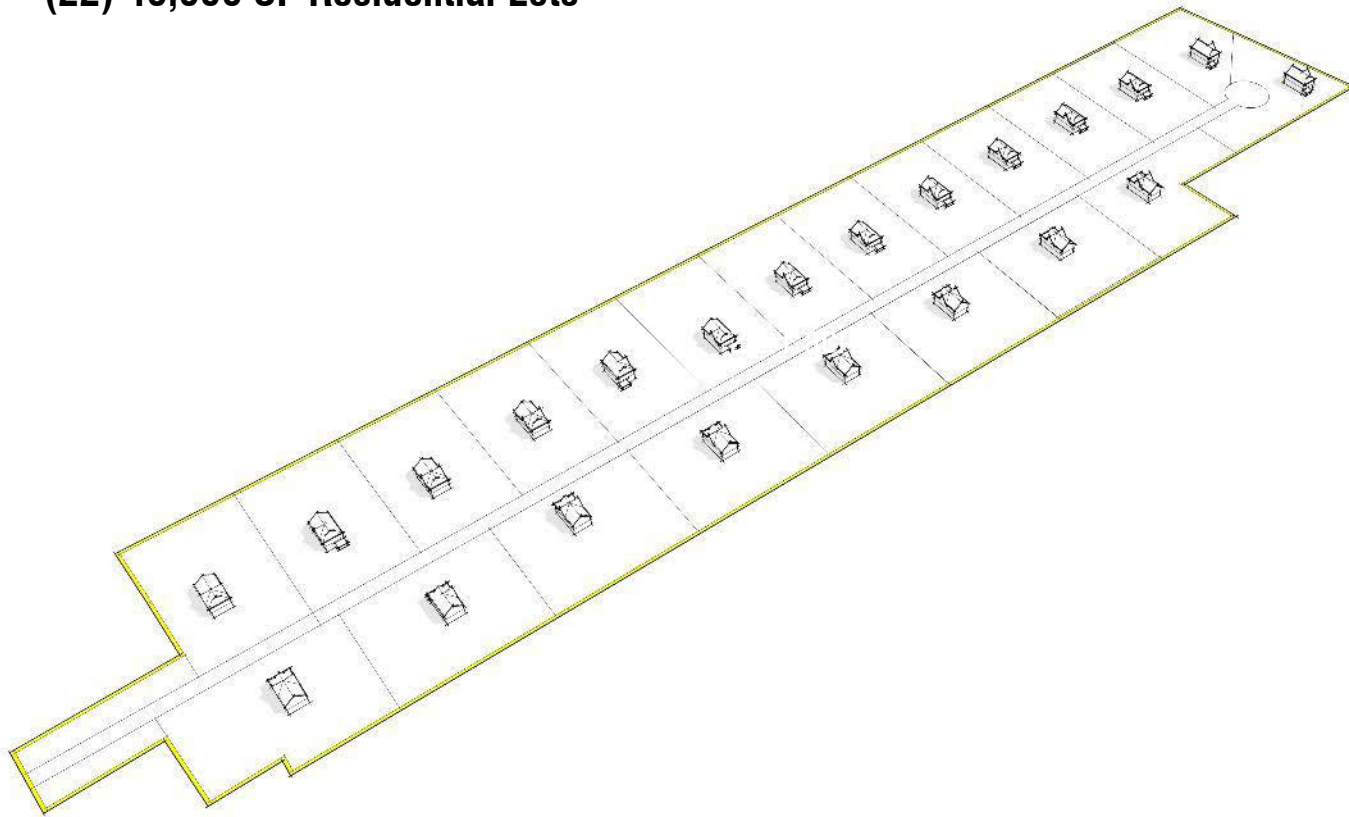
- **20.8** total acres



District Characteristics

Typical Parcel and Building Configuration

- 838 Main Street
 - (22) 40,000 SF Residential Lots



South Windsor Main Street Preservation Planning Study

Preparation for Next Public Workshop (6/29)

- Feedback on format
- Feedback on Workshop focus

DATE AND TIME:

MONDAY, JUNE 29, 2015

7:00 - 8:30PM

LOCATION:

FIRST CONGREGATIONAL CHURCH

993 MAIN STREET - LOWER LEVEL

(LIGHT REFRESHMENTS)



MAIN STREET PUBLIC WORKSHOP

TOWN OF SOUTH WINDSOR MAIN STREET PRESERVATION PLANNING STUDY

South Windsor's Main Street is recognized as an impressive historic record of Connecticut River Valley architecture and an intact historic land use pattern that have preserved a charming character that offers a glimpse into a vibrant past. In addition to the historic structures, dating from 1700 to 1857, the overall collection of long narrow lots, agricultural land and a traditional disposition toward the main road are all preserved and offer a unique opportunity to enhance an entire environment of historic significance.

Currently, a portion of the Main Street corridor is included in the East Windsor Hill Historic District, while the State and National Historic registers promote visibility and recognition of the historic resources, they don't offer specific tools for the future enhancement of the district. The Town of South Windsor is undertaking a preservation planning study to identify implementation actions that will better protect and enhance the district in the future. The study will include three areas of focus to enhance the Main Street district:

- Village District Design Standards and Zoning
- Streetscape Concept Master Plan Rendering
- Redevelopment Feasibility Evaluations

The Town of South Windsor Planning Department is guiding this planning study, which is being funded through a Vibrant Communities Initiative Grant from the Connecticut Trust for Historic Preservation. The Town hired a professional consultant team, led by the multi-disciplinary planning and design firm The Cecil Group, to help carry out this effort with FXM Associates a real estate economist.

The consultant team will seek input from the community to better understand the issues and opportunities of the Main Street study area and to identify a shared community vision to help shape preservation planning strategies. This public outreach will include stakeholder interviews, presentations and discussion at monthly Steering Committee meetings, and three public meetings during key milestones in the planning process:

- Initial Public Meeting – May 2015
- Alternative Approaches Public Meeting – June 2015
- Final Public Meeting – July 2015

This study is expected to be complete by the end of July 2015.

More detailed information about the planning study is available at: www.southwindsor.org/mainstreetstudy

For additional information, contact: Michele Lipe, AICP, Director of Planning, (860) 644-2511 ext. 329, michele.lipe@southwindsor.org

South Windsor Main Street Preservation Planning Study

Next Steps/Meetings

Updated 03/14/15

TASK 1: PROJECT INITIATION

TASK MEETINGS: Start-up Meeting

TASK DELIVERABLES: Communication Plan, Map with Draft Study Boundary

TASK 2: VILLAGE DISTRICT DESIGN STANDARDS AND ZONING

2.1 Evaluation of Existing Conditions and Regulations

2.2 Zoning Options

2.3 Draft Zoning

2.4 Final Recommended Zoning

TASK MEETINGS: (4) Town and Steering Committee Meetings, Stakeholder Interviews, (2) Public Meetings and Open Houses, Final Presentation

TASK DELIVERABLES: Memorandum on District Zoning Evaluation, Presentation on Zoning Options, Draft Zoning, Draft Final and Final Zoning Recommendations

TASK 3: STREETScape CONCEPT MASTER PLAN RENDERING

3.1 Documentation of Existing Conditions

3.2 Choices

3.3 Concept Rendering

TASK MEETINGS: Coordination Meeting with Town Engineer

TASK DELIVERABLES: Presentation on Existing Conditions, Presentation on Choices, Draft and Final Renderings and Cost Estimate

TASK 4: REDEVELOPMENT FEASIBILITY EVALUATIONS

4.1 Identification of Redevelopment Examples

4.2 Existing Conditions Evaluation

4.3 Market and Economic Factors

4.4 Facility Programming

4.5 Feasibility Testing

4.6 Feasibility Scenarios

TASK MEETINGS: Coordination Meeting with Town Engineer

TASK DELIVERABLES: Presentation on Existing Conditions, Presentation on Choices, Draft and Final Renderings and Cost Estimate

TASK 5: PUBLIC PROCESS

TASK MEETINGS: Meetings with Town Staff, Steering Committee, Stakeholder Outreach, Owner's Meetings, Public Meetings and Open Houses, Final Public Presentation



Next Steps/Meetings

- **Next Public Workshop** – Monday, June 29th 7:00pm
- **Next Committee Meeting** – July (TBD)
- **Final Public Workshop** – July (TBD)
- **Final Committee Meeting** – August (TBD)

June 15, 2015

Town of South Windsor

Main Street Preservation Planning Study

Vibrant Communities Initiative

Steering Committee Meeting #3

Prepared by: The Cecil Group – FXM Associates

