

RIVER GATEWAY STUDY

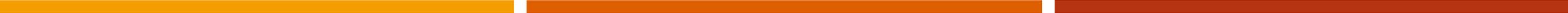
TOWN OF ENFIELD

PRESENTATION TO PLANNING AND ZONING COMMISSION

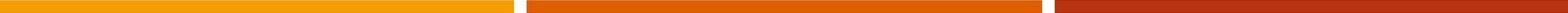
2/15/18



KEY PROJECT DELIVERABLES

- **Review Prior Plans and Studies:** Synthesize prior planning for Thompsonville and Enfield into a clear, cohesive vision for the future
 - **Evaluate Procedures, Regulations, and Permitting:** Conduct an evaluation of development related procedures, regulations, permitting, and zoning. Recommend changes that could help to foster an environment that is conducive to economic revitalization.
 - **Produce Graphics:** FHI will produce graphics required to communicate with the general population. These graphics will support and complement the recommended zoning revisions.
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ADDRESS THE FOLLOWING ZONING DOCUMENT ISSUES

- Update definitions pertaining to River Gateway
 - Simplify use tables and reduce footnotes and exceptions
 - Incorporate design guidelines into the zoning document
 - Provide illustrations within the zoning document to communicate zoning requirements
 - Review height restrictions; are there areas where taller buildings might be appropriate?
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ONGOING WORK

- Evaluate existing land use and compare to existing zoning
- Assess the fiscal impact of development types
- Provide a build-out analysis of three sites in Thompsonville to demonstrate what the existing (or recommended) zoning and market conditions will support on those sites
- Identify how the existing zoning could be modified to be supportive of revitalization in Thompsonville that is consistent with the vision



RIVER GATEWAY HISTORIC LAND USE

Circa 1935: Bigelow Commons and the railroad were clearly the drivers of development



RIVER GATEWAY LAND USE

- Most of the study area is comprised of residential development
- Most residential development was constructed prior to 1930
- Development type includes:
 - Single family homes
 - Duplexes
 - Three and four family homes
 - Small apartment buildings
 - Apartment over retail and office
 - Converted industrial apartment buildings (Bigelow Commons)



River Gateway Land Use

RIVER GATEWAY EXISTING ZONING

- Most of the study area is R-33
- The SDD zone covers the Bigelow Commons area
- The TV (Thompsonville Village) zone covers corridors such as Main and Pearl Streets
- The I-1 district is the only industrial district in the study area



River Gateway Existing Zoning

RIVER GATEWAY DRAFT LAND USE VISION TOD STUDY AREA

- The vision builds upon existing strengths and land uses
- Four zones are recommended
 - Mixed Use: Residential, Retail, Restaurant, Office
 - River Gateway Residential I
 - River Gateway Residential II
 - Municipal/Open Space



River Gateway Vision



RIVER GATEWAY DRAFT LAND USE VISION

- The zones could extend beyond the TOD study area extending to:
 - North to Pearson Way (Housing Authority property)
 - East to Route 5
 - South to Route 190
 - West to the Connecticut River



River Gateway Vision

DENSITY ANALYSIS

What are the densities found in Thompsonville (River Gateway) and how does that compare to what is allowed by the existing zoning?



HARTFORD AND BIGELOW AVENUES

- 10 units/acre



BIGELOW COMMONS

- 20 units/acre



FRESHWATER POND

- 10 units/acre



ELLA GRASSO MANOR

- 17 units/acre



ASNUNTUCK STREET

- 12 units/acre



DENSITY ANALYSIS

- The R-33 Zone which covers most of the River Gateway area and allows only 1.32 units per acre
- This is ten times less dense than average residential densities in the River Gateway area
- Consider the following local examples:





**5 UNITS PER ACRE: CONNECTICUT AVENUE
3.8 TIMES TOO DENSE FOR R-33**





**2 UNITS PER ACRE: LAUREL STREET
(1.5 TIMES TOO DENSE FOR R33)**



1 UNIT PER ACRE: PARKER STREET (ALLOWED IN R33)

DENSITY ANALYSIS

What does density look like with different types of housing?





2 UNITS PER ACRE



2 UNITS PER ACRE

4 UNITS PER ACRE





4 UNITS PER ACRE

8 UNITS PER ACRE



The Brokerage of New England
BrokerageNE.com



8 UNITS PER ACRE



12 UNITS PER ACRE



12 UNITS PER ACRE



12 UNITS PER ACRE



15 UNITS PER ACRE



15 UNITS PER ACRE



20 UNITS PER ACRE





30 UNITS PER ACRE

40 UNITS PER ACRE





40 UNITS PER ACRE

80 UNITS PER ACRE



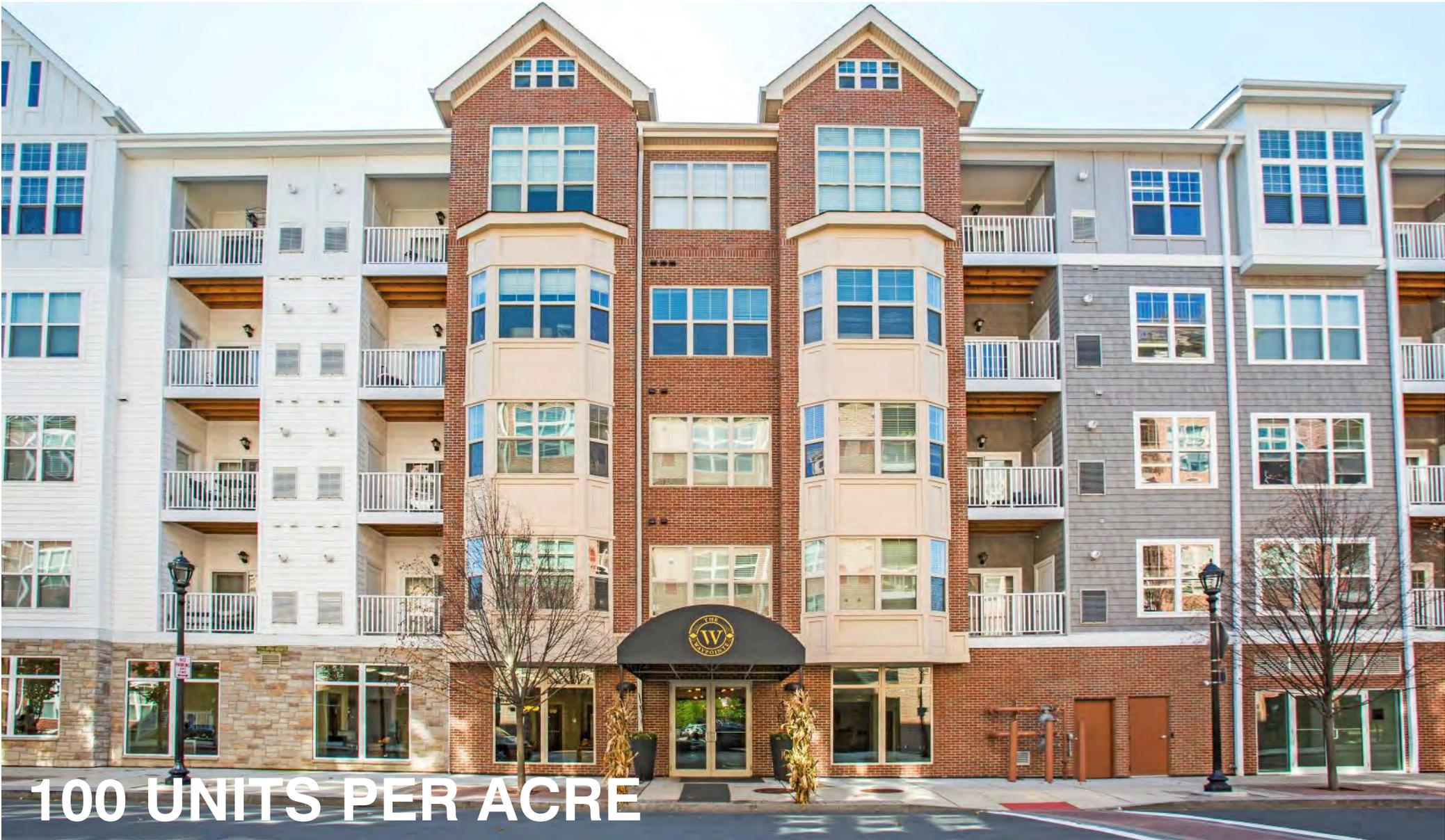
80 UNITS PER ACRE



80 UNITS PER ACRE



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100 UNITS PER ACRE

DENSITY ANALYSIS

Good streets and neighborhoods are a function of density and **design**



17 UNITS PER ACRE





16 UNITS PER ACRE



13 UNITS PER ACRE

WHY ALLOW FOR DENSITY?

- Density supports local businesses
- Density adds to grand list value and property tax revenues
- Density supports and is supported by transit

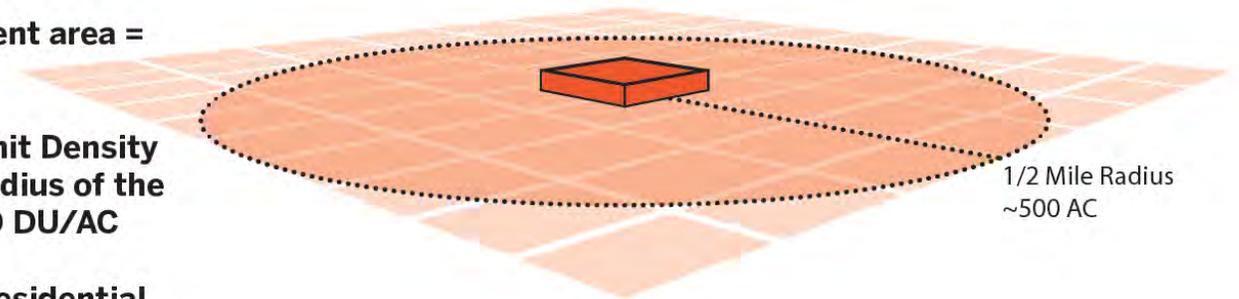
CRITICAL THRESHOLDS GROCERY

It takes ~10,000 households to support a full-service supermarket (50,000sf)¹

Walkable catchment area = 1/2 mile radius

Gross Dwelling Unit Density within 1/2 mile radius of the supermarket = 20 DU/AC

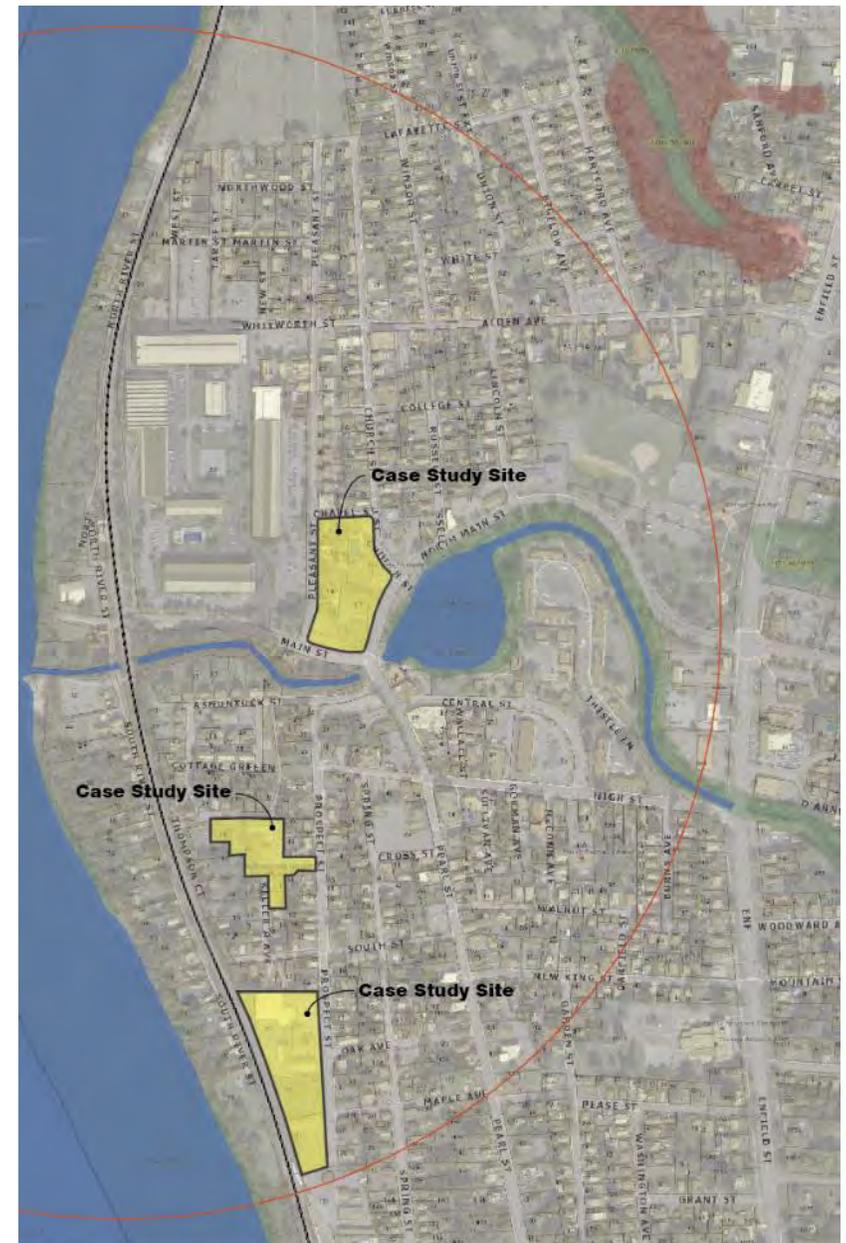
Assuming 50% Residential Land, Net Average Parcel Density = 40 DU/AC



¹: Lincoln Institute of Land Policy. *Visualizing Density*. <http://www.lincolnst.edu/subcenters/visualizing-density/>

CASE STUDY SITES

- Three case study sites have been selected for review of potential redevelopment options
 - Main St/Pleasant/Chapel/Church Street Block
 - Keller Avenue/Town of Enfield Building & Grounds Site
 - Prospect Street
- These are hypothetical scenarios for the purpose of understanding what the properties are feasible of accommodating, these are not recommended development plans



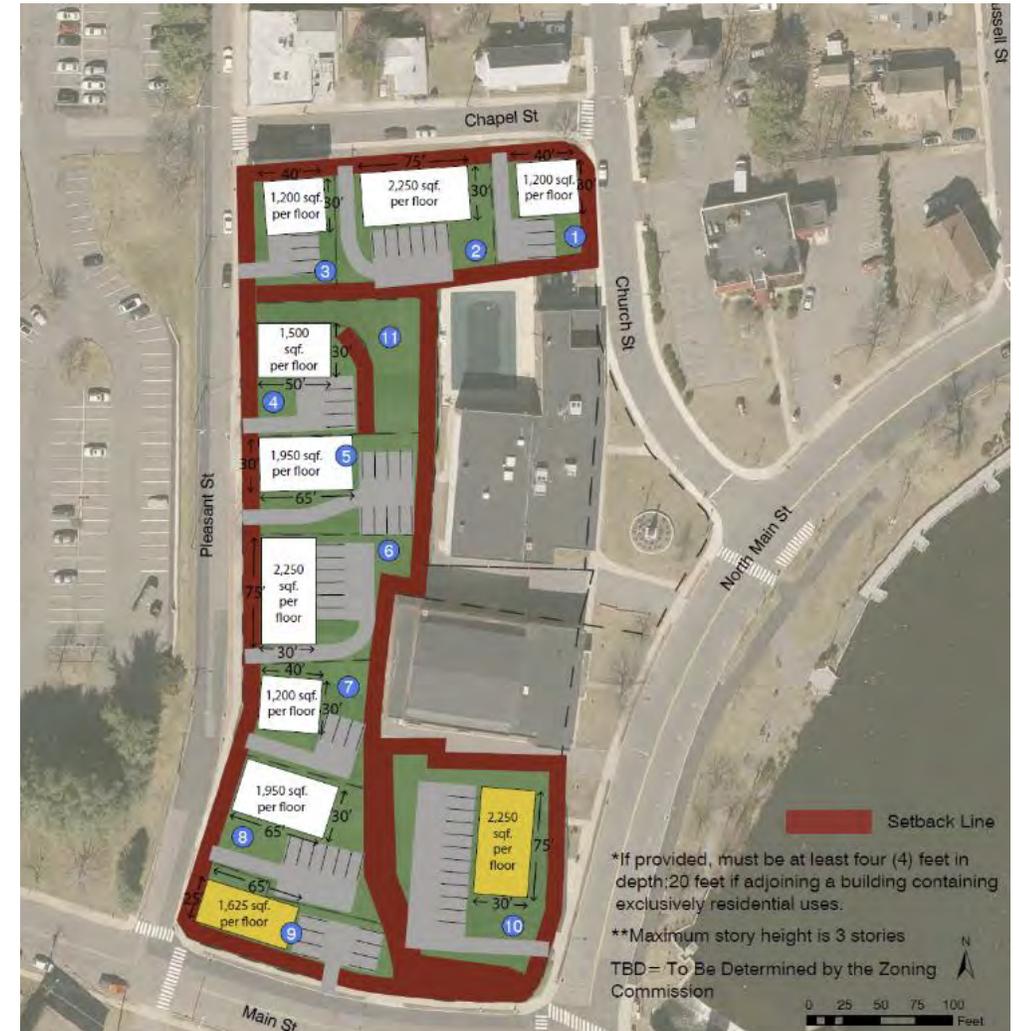
MAIN ST/PLEASANT/CHAPEL/CHURCH STREET BLOCK

- 3.17 acres
- 14 parcels
- Total assessed value: \$2,281,000
- Assessed value per acre: \$719,400
- Generates \$33,000 in tax revenue (multiple properties are exempt from local property taxes)
- Generates \$10,410 in tax revenue per acre



MAIN ST/PLEASANT/CHAPEL/CHURCH STREET BLOCK

- Current zoning (TVC) allows retail, office, restaurant and multifamily or mixed use residential.
- Up to 10 buildings are feasible under the current parcel restrictions
- Buildings would be restricted to 1 floor each due to parking limitations
- Potential \$2.3 million total assessed value
- Would generate \$72,000 in annual property taxes



MAIN ST/PLEASANT/CHAPEL/CHURCH STREET BLOCK

- 3-Story, 51,000 SF mixed-use building on community health center site
- Potential for 34 upper floor residential units and 17,000 sf first floor retail/office
- 170 space parking lot spanning multiple properties (136 spaces would serve new building, 34 spaces of excess capacity)
- Potential assessed value of \$3 million (current assessed value is \$1.1 million)
- Could generate approximately \$94,000 in annual property taxes



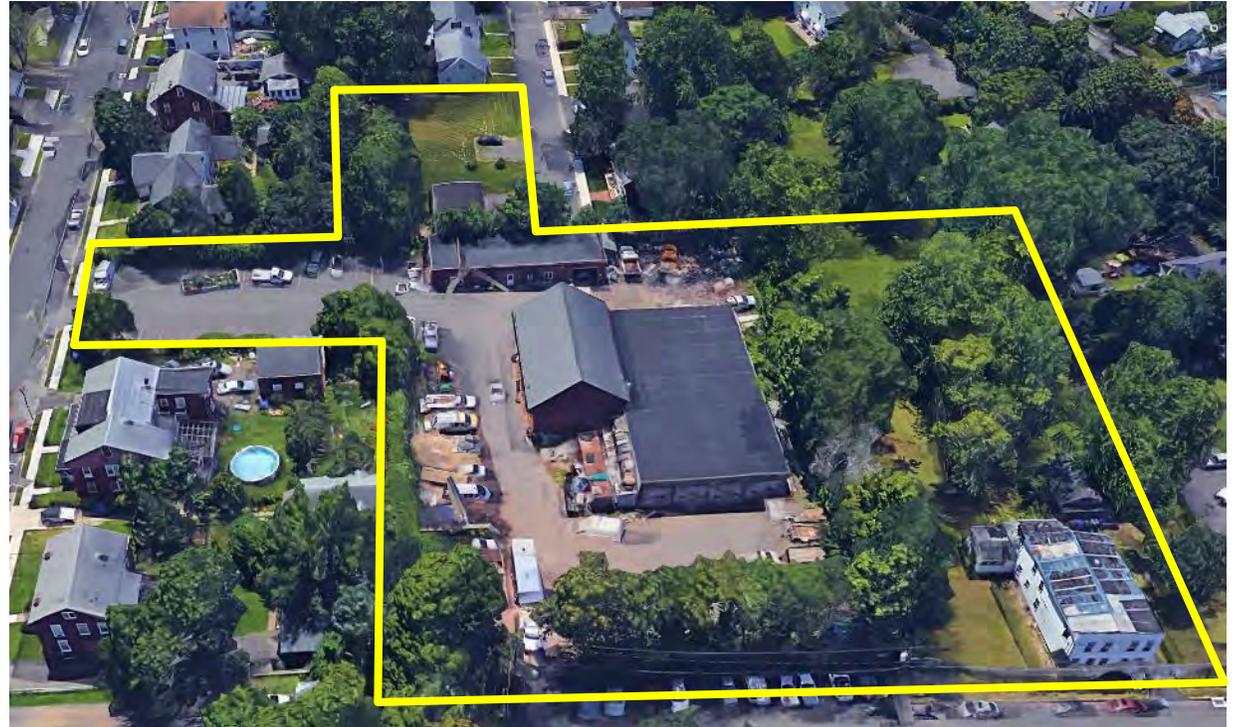
MAIN ST/PLEASANT/CHAPEL/CHURCH STREET BLOCK

- 4-Story, 84,000 SF mixed-use building on community health center site
- Potential for 64 upper floor residential units and 20,000 sf first floor retail/office
- 340 space garage (200 spaces would serve new building, 140 spaces of excess capacity)
- Potential assessed value of \$6.5 million
- Could generate approximately \$200,000 in annual property taxes



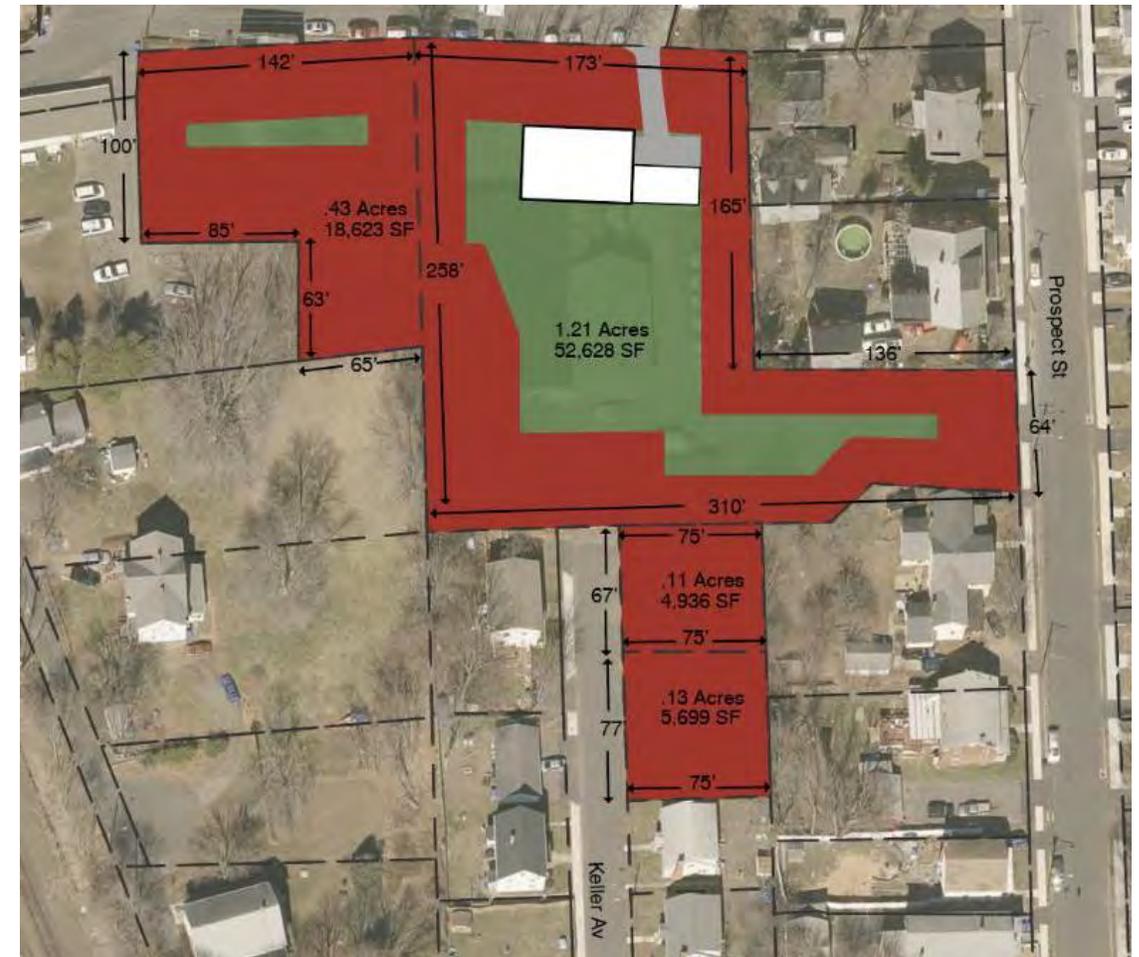
KELLER AVENUE/TOWN OF ENFIELD BUILDING & GROUNDS SITE

- 1.73 acres
- 4 parcels
- Total assessed value: \$639,000
- Assessed value per acre: \$369,000
- Generates \$4,900 in tax revenue (building and grounds site is exempt from local property taxes)
- Generates \$2,800 in tax revenue per acre



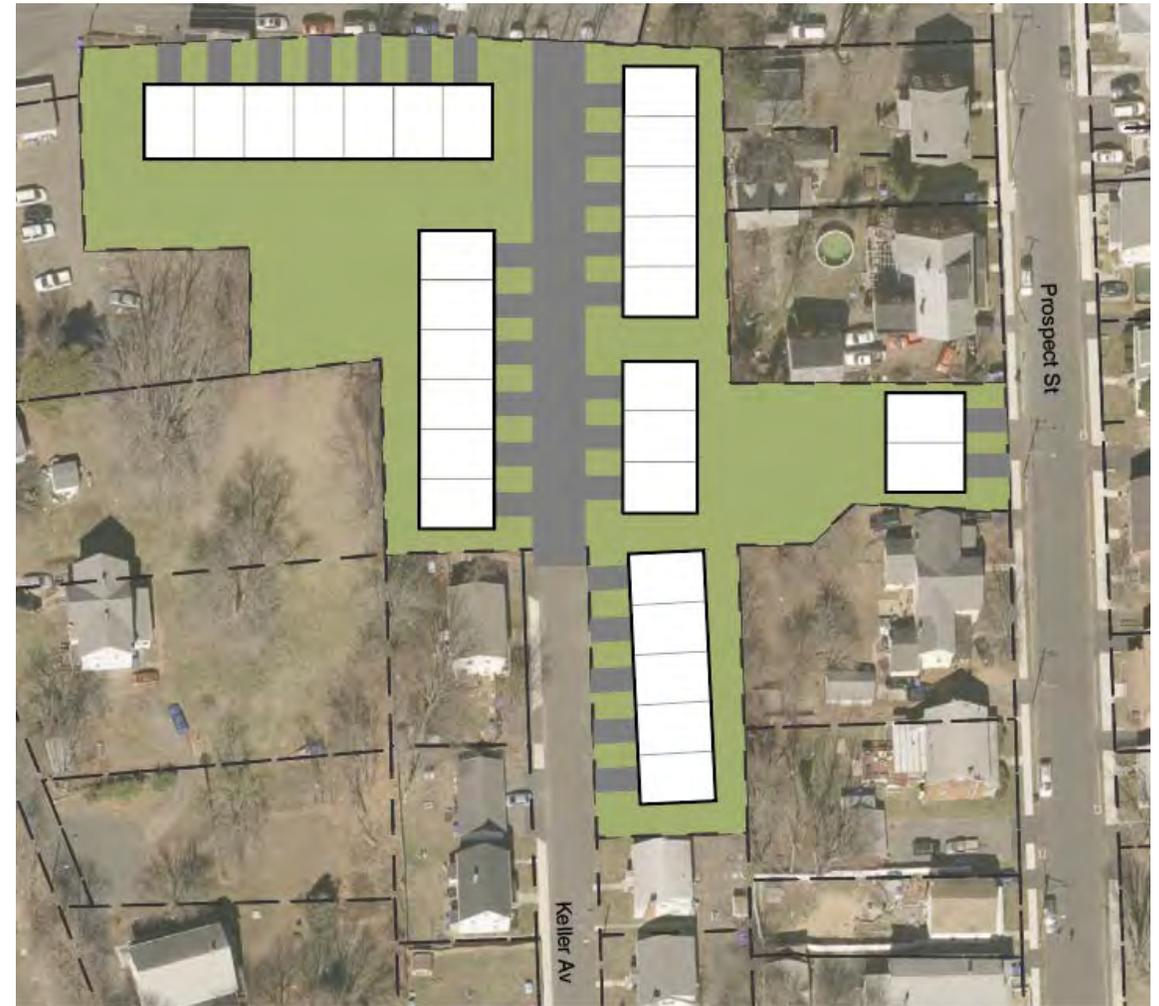
KELLER AVENUE/TOWN OF ENFIELD BUILDING & GROUNDS SITE

- Current zoning (R-33) would only allow the construction of one building (up to two dwellings) due to setback, frontage, and density restrictions
- 1.2 units per acre
- Total potential assessed value of \$350,000
- Would generate \$11,000 in annual property taxes



KELLER AVENUE/TOWN OF ENFIELD BUILDING & GROUNDS SITE

- 28 townhouse units
- 16 units per acre
- Garage and driveway parking
- Total potential assessed value of \$2.9 million
- Could generate \$91,000 in annual property taxes



PROSPECT STREET

- 4.3 acres
- Three parcels
- Total assessed value: \$398,290
- Assessed value per acre: \$85,650
- Generates \$11,575 in tax revenue
- Generates \$2,690 in tax revenue per acre



PROSPECT STREET

- 24 townhouse units
- 5.5 units per acre
- Garage and driveway parking
- Total potential assessed value of \$2.6 million
- Could generate \$82,000 in annual property taxes



PROSPECT STREET

- 144 apartment units
- 33 units per acre
- 220 space parking lot
- Total potential assessed value of \$7.4 million
- Could generate \$233,000 in annual property taxes



NEXT STEPS

Continue development basic elements of an ordinance for the River Gateway area

1. Adjust district lines as needed
2. Determine which existing uses should be made conforming
3. Establish allowed uses
4. Establish appropriate building heights
5. Determine appropriate setbacks and densities
6. Establish parking requirements
7. Determine extent to which design guidelines should be incorporated in the ordinance

QUESTIONS & COMMENTS

