

## **12. FUTURE LAND USE PLAN**

### **12.1. What is the Future Land Use Plan?**

The Future Land Use Plan presented in this chapter (see Figure 48 at the conclusion of the chapter) graphically illustrates general future land uses in the Town of East Hartford based upon the recommendations made throughout this Plan of Conservation and Development. It provides an overview of preferred land use types and locations consistent with the Town's overarching goals. While the Future Land Use Plan recognizes existing land uses and environmental constraints, it also considers potential future development, infrastructure improvements and economic trends. In many cases, the Future Land Use Plan reflects current land uses. However, in areas where existing land use designations are obsolete or do not represent the highest and best use for an area as described in this Plan of Conservation and Development, the Future Land Use Plan suggests a new land use designation.

The Future Land Use Plan is not meant to be specific to every parcel. It shows general land use patterns for different geographic areas. For example, an area designated as residential may have specific lots that have retail stores or service establishments. While the existing land use map may pick up these individual uses, the Future Land Use Plan shows the overall land use for the area.

### **12.2. What is the Relationship Between the Future Land Use Plan and Zoning?**

The Future Land Use Plan presents an overall picture of the types and locations of different land uses throughout the town. It provides an overview of what kinds of uses should be located where and gives a general indication of the preferred intensity of land use. For example, residential uses in the Future Land Use Plan specify four density classifications: low-density, medium-density, medium high-density and high-density. These classifications provide a conceptual understanding of desired residential densities across the town. In contrast, the Town's zoning regulations are much more specific with regard to residential designations. The current Zoning Code includes six residential zoning districts that are differentiated from one another by density and various other factors.

The nexus between the Future Land Use Plan and zoning is that the Future Land Use Plan provides a basis for potential future zoning changes. The POCD is the policy foundation for proposed revisions to the Town's Zoning Code. As explained in the State statutes, a zoning code must be based on a well-reasoned plan. Where proposed uses shown on the Future Land Use Plan are inconsistent with current zoning, a zoning change is warranted. The proposed land uses shown on the Future Land Use Plan are used as a guide for determining new zoning designations for these areas. Such zoning changes are the next step in the planning process and can occur once the POCD has been adopted by the Planning and Zoning Commission.

### **12.3. Major Plan Goals**

The planning and development goals described in each chapter of this Plan of Conservation and Development are the basis for the land use designations shown on the Future Land Use Plan. Together they describe a framework that encourages preservation of stable neighborhoods, open space and recreation areas; promoting infill development and redevelopment that maximizes economic development potential while ensuring compatibility with the character and scale of surrounding areas; and enhancing and linking key assets; all under the overarching goal of maintaining and improving quality of life for all East Hartford residents. General Plan goals are found in Chapter 1, while goals for specific topics are outlined in other chapters as appropriate.

### **12.4. East Hartford's Future Land Use Plan**

As a mature community, the majority of East Hartford's land has already been developed. However, development of the remaining vacant land, infill development and redevelopment of previously built sites in the future can significantly affect the town. In order to support and protect the quality of life as envisioned for the town's future, a balance among development, the conservation of open space and natural resources, and the preservation of historic and cultural resources is necessary. Strategic growth to achieve economic development goals has been a major focus in the crafting of this plan update. At the same time, it is recognized that protection of environmentally sensitive areas and the conservation of open space is necessary to retain East Hartford's character and quality of life. Symmetry among development, conservation and preservation is a primary focus of future land use issues in the town.

#### **12.4.1. Residential Land Use Categories**

##### ***Low-Density Residential***

Areas having a residential density of 1-3 units per acre. These areas are generally located within the town's southeastern quadrant adjacent to Manchester and Glastonbury and in the northernmost portion of the town adjacent to South Windsor. The majority of the town's remaining developable residential land is located within this land use category. As appropriate, where such land is developed on or adjoining open space or natural resource areas, conservation design principles which incorporate preservation of these assets as part of development should be utilized.

##### ***Medium-Density Residential***

Areas having a residential density of 4-8 units per acre. These land use areas are generally located within the central east/west corridor of the town between I-84 and Tolland Street, the neighborhoods around downtown, off Main Street and just south and northeast of Rentschler Field. Much of this land is currently zoned R-3 and R-4. Little vacant, developable land is available for future development within this land use category. As within the Low-Density Residential land use category, when opportunities to provide open space linkages and/or the preservation of natural resources present themselves, conservation design principles should be incorporated into development plans.

### ***Medium-High Density Residential***

Areas having a residential density of 9-12 units per acre. These land use areas generally recognize existing residential development patterns. Small pockets of this land use category can be found throughout the town, with the greatest concentration located along Burnside Avenue. Many of the town's existing apartment and condominium complexes are also located within this land use category. Much of this land is currently zoned R-5. Very little land is available for new development within this land use category.

### ***High Density Residential***

Areas having a residential density of 15-17 units per acre. This category recognizes the density of existing residential development within specific areas of town. New residential development at this density currently requires a special permit under zoning and is a likely component of redevelopment initiatives.

## **12.4.2. Non-Residential Land Use Categories**

### ***Mixed-Use Areas***

The goals and recommendations of this POCD support a substantial increase in mixed-use development within East Hartford, particularly in the central business district, at Rentschler Field and along the Connecticut River. This designation is intended to encourage pedestrian activity and activate Town streets. It encompasses a variety of uses including residential, commercial, office and retail, as well as open space. Industrial uses – both light and heavy – are generally not contemplated for areas designated as mixed use. An increase in mixed-use development will promote a lifestyle typical of thriving urbanized areas where residences and related commercial and entertainment uses support one another. In addition, this designation provides flexibility for areas where development or redevelopment is likely or desired to occur, but where the exact nature of such development is not yet known. In such cases, a mixed-use designation provides parameters for investment, while allowing for economic development that is consistent with market conditions.

The Future Land Use Plan shows the central business district along Main Street, Rentschler Field and the riverfront area north and south of I-84 and in the vicinity of Goodwin College as mixed use, indicated in pink. This is a slight change from the Generalized Land Use Plan in the previous POCD, which placed more specific designations on some of these areas. The intent in using a more broad designation is to allow for flexibility in future development of these areas, given that the precise type and scale of development is unknown.

It is important to note that there may be small business clusters throughout East Hartford, particularly along key corridors, that serve their respective neighborhoods as well as a larger clientele in nearby areas. These existing mixed-use clusters may be shown as residential on the Future Land Use Plan, because the Town wishes to preserve the overall residential character of

the surrounding area. However, the intent of this POCD is to continue promoting these neighborhood pockets of mixed use, as appropriate to avoid any negative impacts on residences. A residential designation on the Future Land Use Plan is not meant to preclude such a small-scale mix of uses. As discussed above, the map shows generalized land use patterns, and is not parcel-specific.

### ***Commercial***

These areas generally encompass the land along the town's commercial corridors of Silver Lane, Tolland Street, Burnside Avenue and Main Street, with the exception of the central business district. They accommodate uses that are largely retail or service in nature. Most of these land areas are zoned B-1, B-2 or B-6. Within these commercial corridors, specific design standards and controls will be implemented to mitigate potential conflicts between commercial uses and adjacent residential neighborhoods, address traffic and circulation issues and encourage reinvestment in the building stock.

### ***Commercial Nodes***

These areas highlight several key intersections and segments of commercial corridors where commercial intensification, physical improvement and change should be focused.

### ***Heavy Industry***

This area encompasses the western portion of Rentschler Field and reflects the current usage by Pratt & Whitney. The area is currently zoned I-3, which is the Town's least restrictive industrial district. This land use classification has been reduced since the prior POCD to reflect the removal of the Pratt & Whitney former Willgoos site along the Connecticut River as an active industrial use. That property has been designated as mixed use.

### ***Light Industry***

This designation represents areas that are or are intended to be developed for light manufacturing, fabrication, distribution or warehousing uses. They are generally located along the Park Avenue/Tolland Street corridor, along railroad rights-of-way extending from Park Avenue to the Town of South Windsor, along Roberts Street and along Main Street south of I-84.

### ***Institutional***

This classification includes Town facilities such as schools, senior centers and other municipal uses; State and Federal lands and private institutional property.

### ***Open Space***

These areas represent the current network of open space and recreation areas of the town. They include publicly and privately owned active and passive recreation and open space areas. Active recreational uses such as parks, playgrounds, golf courses and ballfields and passive areas including greenways, cemeteries, Town-owned floodplains and flood control properties are all designated as open space areas on the Future Land Use Plan.

This Future Land Use Plan does not specify which parcels designated as open space are most desirable in terms of potential Town acquisition. The open space chapter of this POCD clearly specifies the criteria for open space acquisition, and any such acquisition will need to be based on whether those criteria are met, as well as current market and fiscal conditions.

### **Potential New Roadways**

Two potential extensions of existing roadways are shown on the Future Land Use Plan. The approved Master Plan for Rentschler Field incorporates a southern road connection at Main Street, just south of the Pratt & Whitney complex. This Plan recommends a second access point, to connect with Brewer Street. The exact location of this additional connection would depend largely on the specific development pattern occurring in that portion of Rentschler Field and engineering aspects of Brewer Street (e.g. sight distances, signal timing), and the need to minimize potential negative impacts on the adjacent residential neighborhood and environmentally sensitive areas.

In addition, the Future Land Use Plan indicates an extension of Riverside Drive southward to connect with Pent Road, consistent with the college's approved Master Plan, to provide additional access from the Goodwin College/riverfront area to Main Street and Route 2 via High Street.

### **Campus Focus Area**

An area generally bounded by Willow Street to the north, Main Street to the east, the Route 2/High Street intersection to the south and the Connecticut River to the west is shown as a "Campus Focus Area." This designation indicates a possible designation as an overlay zone to coordinate development in the area, including Goodwin College as well as the adjacent residential neighborhood to the west of Main Street and the former Willgoos site. The intent would be to ensure that future development and redevelopment in this area preserves the existing neighborhood context to the greatest extent practicable, protects the commercial core of south Main Street and supports the college's future expansion efforts.

#### **12.4.3. Changes from the 2003 Generalized Land Use Plan**

The Future Land Use Plan is largely based on existing land uses and zoning, and is therefore similar in many respects to the Generalized Land Use Plan that was adopted in the 2003 Plan of Conservation and Development. In general, the 2014 Future Land Use Plan represents an overall simplification from the 2003 Generalized Land Use Plan, with fewer land use categories and an effort for more streamlined symbols. The primary difference is that the 2014 Future Land Use Plan has a greater focus on mixed use, with the Central Business District, the Goodwin College area (including the former Pratt & Whitney Willgoos site) and Rentschler Field now having that designation. A mixed-use designation is not intended to prevent any current residential, commercial, office or industrial use; each of these uses would be captured within the broad mixed-use designation.

The following list summarizes the specific changes to the 2014 Future Land Use Plan from the 2003 Generalized Land Use Plan:

*Residential*

- Parcel at northeastern corner of Town along Manchester border changed from desired open space to low-density residential, to reflect Fairway Crossing development.
- Parcels on southern side of Silver Lane changed from commercial to medium-density residential to reflect likely future residential use.

*Commercial*

- 40 Phelps Street parcel changed from medium-density residential to commercial and included in adjacent commercial node, at request of property owner.
- Undeveloped property at corner of Silver Lane and Forbes Street (between CVS driveway and Silver Lane) changed from low-density residential to commercial and included in adjacent commercial node, at request of property owner.

*Mixed Use*

- Expanded to include former classifications of Downtown Commercial and Rentschler Field Mixed Use Development, and waterfront area in vicinity of Goodwin College and former Willgoos site.

*Potential Roads*

- Changes at Rentschler Field to eliminate connection to the east, reflect development since 2003
- New road connection shown at Pent Road and Riverside Drive.

*Potential Commuter Transit Stops*

- Removed from 2014 Plan

*Preferred Parcels*

- Removed from 2014 Plan

*Commercial Nodes*

- Removed from area along South Main at Glastonbury border (Putnam Bridge Plaza)
- Added to area on Ellington Road near South Windsor border (School Street Square)
- Extended to area along South Main across from Pratt & Whitney.

*Heavy Industry*

- Former Willgoos site changed to mixed use (see above).

*Public Institutional*

- Added to Connecticut River Academy.
- Added to new fire station on Brewer Street.

*Rentschler Field Mixed Use Redevelopment*

- Removed and changed to mixed use (see above).

*Mixed-Density Housing*

- Changed to medium-density residential to reflect adjacent development and likely future development.

*Existing Open Space*

- Now shown for Town-owned properties (DiPietro and Dill properties).

Open Space Corridor

- Now shown for existing and proposed greenways.

Campus Focus Area

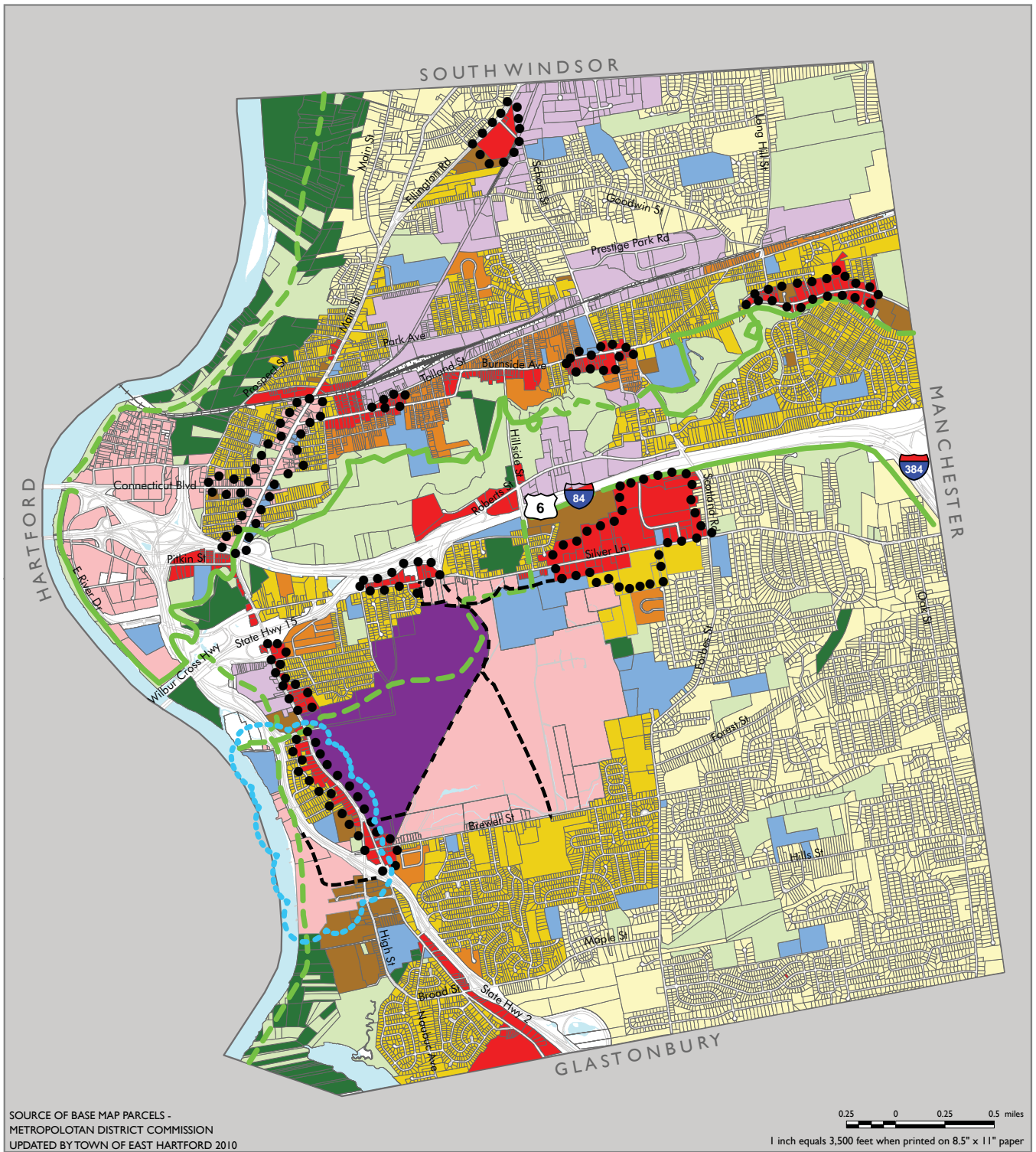
- Now shown along waterfront and South Main area in vicinity of Goodwin College. Meant to ensure coordinated development that preserves contextual neighborhood character and commercial uses on Main Street, while supporting college's expansion.

## **12.5. Relationship to the State Plan**

Chapter 126, Section 8-23 of the Connecticut General Statutes sets the standards for municipal plans of conservation and development. One provision of the State Statute is that municipalities take into account the State Plan of Conservation and Development and note any inconsistencies.

As discussed in Chapter 1, the State Plan of Conservation and Development has designated the majority of the town as either a Priority Funding Area or a Balanced Priority Funding Area. Conservation Areas are designated along the Hockanum and Connecticut River corridors, while existing Protected Lands and the Town's local historic district are also indicated. In addition, East Hartford is designated as a Regional Center.

East Hartford's Future Land Use Plan is consistent with the general guidance provided by the State Plan.



#### Legend

- |                                 |                              |
|---------------------------------|------------------------------|
| Low Density Residential         | Existing Open Space Corridor |
| Medium Density Residential      | Proposed Open Space Corridor |
| Medium High Density Residential | Potential Roads              |
| High Density Residential        | Commercial Nodes             |
| Commercial                      |                              |
| Mixed Use                       |                              |
| Light Industry                  |                              |
| Heavy Industry                  |                              |
| Public Institutional            |                              |
| Existing Open Space             |                              |
| Desired Open Space              |                              |
| Campus Focus Area               |                              |

THIS MAP WAS DEVELOPED FOR USE AS A  
PLANNING DOCUMENT. DELINEATIONS MAY  
NOT BE EXACT.

### Generalized Land Use Plan

Plan of Conservation & Development

East Hartford, Connecticut

Prepared By  
Buckhurst Fish & Jacquemart, Inc.

115 5th Avenue, New York, NY May 2014

PLAN OF CONSERVATION & DEVELOPMENT

FIGURE 48: FUTURE LAND USE PLAN

TOWN OF EAST HARTFORD

Source: Metropolitan District Commission, updated by BfJ Planning, 2013





### **13. Action Agenda**

In order to implement the various recommendations contained in this Plan of Conservation and Development, the following Action Agenda is proposed, which identifies key actions, the lead agencies proposed for implementation and the priority for implementation during the timeframe of this Plan.

The lead agency is the agency, which by the nature of its mission and authority, is the logical party to spearhead the implementation of a particular proposal. Many proposals may involve multiple agencies, including State agencies. The nature of activity required of a lead agency will vary depending on the type of recommendation. Some activities involve budget commitments and capital expenses, while some require advocacy and promotion and others call for administration action.

Priorities are classified as immediate (1-3 years), mid-term (4-6 years) and long-term (7-10) years. The immediate actions generally entail changes to local laws or regulations, or may be activities or policies in place that need to be continued.

Mid-term actions likely involve the Town's Capital Investment Program. Some of these items may already be identified in the program, or may be recommendations that have arisen as part of this planning process and need to be inserted into the Capital Improvement Program.

Long-term priorities are those activities which are considered important, but are placed "down the road" in recognition of the fact that limited resources are available both in terms of time and money to implement the plan. These recommendations may also require further study or planning and design activity before project implementation can take place.

The implementation schedule is presented in the form of a "To Do" list, to make it simple for the Planning and Zoning Commission to review and report on implementation progress as a component of their annual report. It also allows for convenient updating of the list as items are completed, priorities change or new items are proposed to be added.




# Action Agenda

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- Immediate Action:  
Local Laws, Regulations and Policies
- Medium Term Action:  
Town Capital Investment Plan
- Long Term Action:  
Further Study



Local Laws, Regulations and Policies			Town	Inter-Governmental
<p>✓ <i>Priority Recommendation</i></p> <p><b>Land Use and Zoning</b></p>				
Consider limiting the front 50% of floor area on the ground floor of buildings located within the B-5 zone along Main Street to restaurants, retail and personal-services, making any use otherwise allowed in this zone that is proposed for the front 50% of the ground-floor space subject to a special permit. In the B-2 zone along Main Street between Willow Street and Brewer Street, consider adopting incentives to promote ground-level restaurants, retail and personal-service uses.			✓ P&Z Commission	
Consider creation of a "Campus Focus Area" overlay zone, encompassing Goodwin College, the adjacent residential neighborhood to the east and the former Willgoos site to the south, to coordinate residential development in a manner that preserves the contextual neighborhood character and commercial uses along Main Street, while supporting the college's expansion. The overlay district could include design guidelines or form-based zoning approaches.			P&Z Commission	
Review the special permit requirements for residential uses in business zones to facilitate a mixed-use pattern of development, especially in the CBD and along key commercial corridors.			✓ P&Z Commission	
Review the regulations governing the I-3 zone for clarity and to reflect desired uses. Consider eliminating day-care facilities and restaurants as permitted principal uses in this zone, and revising the regulations to indicate what uses are permitted, rather than what uses are not.			P&Z Commission	

Review the regulations for restaurants and hotels to determine whether some provisions for establishments with liquor licenses are still needed (for example, the minimum room requirement for hotels and motels serving alcoholic beverages).	<b>P&amp;Z Commission</b>	
Review the regulations on outdoor dining to streamline the provisions and provide greater predictability and simplicity, while continuing to make these uses subject to a special permit.	<b>P&amp;Z Commission</b>	
Review parking regulations to avoid excessively large parking lots and allow for more landscaping. In particular, consider lowering the minimum parking requirements for multifamily residential and manufacturing uses, to be consistent with current best practices, with the following suggested ratios:  <u>Multifamily</u> Studio: 1 space One-bedroom: 1.25 spaces Two-bedroom: 1.75 spaces Three-bedroom or more: 2 spaces  <u>Manufacturing</u> 1 space per 800 square feet of floor area	 <b>P&amp;Z Commission</b>	
Consider adding a provision for shared parking among different users of the same site, based on a provision of complementary uses with different peak parking demands. Also consider allowing for shared parking lots across property lines, subject to special permit, to facilitate greater efficiency in site planning and fewer curb cuts along major roadways.	<b>P&amp;Z Commission</b>	

Consider adding a provision for land-banking, which allows applicants wishing to provide parking in excess of the required amount to retain the space for that additional parking as unpaved land area, unless and until it is subsequently determined to be needed based on actual demand.	<b>P&amp;Z Commission</b>	
Consider allowing for payment of fees in-lieu of parking for applicants who cannot provide required parking on-site due to the particular characteristics of the property. Such fees would be designated for a Town fund dedicated solely for public parking needs, including the acquisition of land.	<b>P&amp;Z Commission</b>	
Update the zoning regulations and map to eliminate inconsistencies, provide for greater clarity and determine whether all zoning districts are necessary to remain (for example the I-1 zone).	<b>P&amp;Z Commission</b>	
Aggressively enforce building maintenance and fire codes and work with commercial property owners to promote building reinvestment throughout the Town, but especially in the CBD and along key commercial corridors such as Silver Lane and Burnside Avenue.	<b>P&amp;Z Commission</b>	

<b>Environmental Resources</b>		
Incorporate a provision into the zoning regulations that calls for aquifer protection in order to protect the water supply in East Hartford, should it be needed in the future to supply drinking water.	<b>P&amp;Z Commission</b>	
Review zoning and subdivision regulations for opportunities to tighten controls of impervious coverage.	<b>P&amp;Z Commission</b>	

Consider adding a provision or incentive in the Town Ordinance for green buildings used LEED-type certifications (e.g. a rebate on building permit fees based on the level of certification compliance).	<b>P&amp;Z Commission</b>	
Encourage site planning features that promote bicycling and walking, such as bulb-outs, bike racks, crosswalks, benches, continuous sidewalks and buildings oriented toward the street.	<b>P&amp;Z Commission/ Engineering</b>	
Encourage green building practices including the use of pervious pavements, green roofs, rain gardens and bioswales.	<b>P&amp;Z Commission/ Engineering</b>	
Require on-site stormwater retention to the greatest extent practicable, consistent with best management practices.	<b>P&amp;Z Commission/ Engineering</b>	
Establish regulations for buffers and setbacks as appropriate along the Connecticut River and along large and/or designated high functioning wetland areas.	<b>P&amp;Z Commission/ Engineering</b>	
Upgrade municipal equipment as possible to meet higher environmental standards.	<b>DPW</b>	
Support energy conservation programs, such as the use of EnergyStar products and exploration of a "green homes program."	<b>DPW</b>	
Consider lowering the threshold for the provision of interior landscaping in parking areas, perhaps to 30-40 spaces, to allow for further reduction of paved areas and reduce the "heat island" effect.	<b>P&amp;Z Commission</b>	
Examine existing regulations for groundwater and surface water protection to determine whether or not they adequately address current groundwater issues and concerns. Consider encouraging and/or requiring additional measures to enhance local recharge, including installation of roof-drain dry wells and in-garden recharge areas, disconnection of drainage conveyances that pass over porous soils and replacement of paved areas with porous surfaces.	<b>P&amp;Z Commission/ Engineering</b>	



Parks and Open Space		
Continue efforts to make connections among existing parks and greenways, leveraging the redevelopment of Rentschler Field and the expansion of Goodwin College to gain meaningful and linked public open space.	✓ P&Z Commission/ DPW	

Community Facilities		
Continue to improve waste disposal and recycling programs, using latest applicable best practices.	DPW	
Consider ending future acquisition of additional cemetery space and focus instead on maintenance of existing plots.	DPW	

Historic Resources		
Consult the Town's inventory of historic structures as part of future development and redevelopment efforts to identify potential impacts on historic resources and the potential for preservation or need for mitigating actions.	P&Z Commission/ Historic District Commission	
Consider seeking National Register designation for a district called "The Mills at Burnside," to encompass operating mills along the Hockanum River along portions of Church Street and Forbes Street.	P&Z Commission/ Historic District Commission	

<b>Housing</b>	
Explore available State and Federal programs that assist homeowners in rehabilitating and maintaining their homes, particularly elderly homeowners.	Grants Administration
Facilitate the development of alternative housing options for seniors to encourage their continued residence in the Town.	P&Z Commission
Develop and support programs that assist renters to become first-time home buyers, for example, programs available through the Connecticut Housing Finance Authority.	Grants Administration
Support the diversification of the housing stock to include more market-rate units to attract a wider range of potential residents, particularly singles, young couples and empty nesters. Such housing could be considered for key development and redevelopment areas, including Founders Plaza, the Connecticut River waterfront and Rentschler Field.	P&Z Commission

<b>Transportation and Circulation</b>	
Support ConnDOT's road diet plan for Burnside Avenue and consider bicycle paths to increase connectivity along adjacent local roads.	DPW/ Engineering CTDOT
Ensure that redevelopment of Rentschler Field includes a north-south roadway to connect with Brewer Street, in addition to the north-south connection to Main Street.	P&Z Commission

<b>Economic Development</b>		
Encourage mixed-use infill development in the CBD, with a focus on Main Street as a major commercial node and pursuit of adaptive re-use of historic structures.	<b>P&amp;Z Commission</b>	
Promote enhanced public access to the Connecticut River waterfront in development or redevelopment plans for properties along the river.	<b>P&amp;Z Commission</b>	
Facilitate redevelopment of strategic commercial or industrial areas with warehouses and other retrofitted space that meets the needs of businesses seeking to expand or relocate.	<b>P&amp;Z Commission/ Development</b>	
Implement outreach and training programs for minority and small businesses and strengthen communication with existing businesses, in coordination with the Chamber of Commerce, to ensure that their ongoing needs are being addressed and to assist in expansion or relocation opportunities.	<b>Development</b>	

<b>Special Study Areas</b>		
Promote infill mixed-use development (including residential uses) in underutilized areas of the Founders Waterfront District core, including improved roadway connections and the establishment of gateways through landscaping, pedestrian amenities and signage.	<b>P&amp;Z Commission</b>	
Focus on key development or redevelopment sites in the Founders Waterfront District, such as the area north of the Riverview Square office building off East River Drive, the parcel at the southwestern corner of Main and Governor Street, the former Kahoo's property and the sites on either side of Pitkin Street.	<b>P&amp;Z Commission/ Development</b>	

Preserve the contextual character of the existing residential neighborhood centered along Ensign Street, recognizing that some conversion of residential buildings to office use may be appropriate, so long as the character and scale of the area is maintained.	<b>P&amp;Z Commission</b>	
Support the extension of public access along the Connecticut River waterfront near Goodwin College, northward to link to Great River Park, and southward to the Putnam Bridge. Consider partnering with the college to provide access to existing docks along this portion of the river, including provision of public activities such as fishing, kayaking or development of a marina.	<b>P&amp;Z Commission/ Development</b>	
Promote the mixed-use development of key sites in the vicinity of Goodwin College, including properties on Main Street on either side of Ensign Street, the site at the Ensign Street/Riverside Drive intersection and the former Willgoos property.	<b>P&amp;Z Commission/ Development</b>	
Support the proposed extension of the Charter Oak Greenway to connect with the Riverwalk trail network through the Silver Lane corridor.	<b>DPW/ Engineering</b>	
Consider buffering, landscaping and screening options along Silver Lane to ease the visual transition between residential and commercial/industrial properties and enhance urban design.	<b>P&amp;Z Commission</b>	
Review the appropriateness of the B-1, I-2 and I-3 zones along Silver Lane, given the type and scale of existing development.	<b>P&amp;Z Commission</b>	
Consider a residential zoning designation for the vacant parcels west of the Phillips Farm condominium complex.	<b>P&amp;Z Commission</b>	
Support improved signage, continuous sidewalks and the provision of additional traffic lights and crosswalks, as appropriate, along Silver Lane to improve aesthetics and the pedestrian experience.	<b>P&amp;Z Commission/ DPW/ Engineering</b>	

Town Capital Investment Plan		Town	Inter-Governmental
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✓ *Priority Recommendation*

Community Facilities			
Coordinate with the MDC on necessary infrastructure improvements to accommodate future growth in East Hartford.	DPW/ Engineering	MDC	
Continue to monitor the flood protection system along the Connecticut River, and fund additional improvements as necessary to retain certification from the Army Corps of Engineers.	DPW/ Engineering	USACE	
Proceed with renovations for fire stations #1 and #2 and complete other station and equipment upgrades, as necessary and based on available funding, with current technology.	DPW/ Fire Department		
Complete renovations to the Raymond Library and monitor the needs of the other facilities, including the potential for cost-saving strategies through cooperation with surrounding municipalities.	DPW/Library		
Undertake improvements to senior citizen facilities in accordance with identified needs. Consider a consolidation of the two senior centers into one centrally located facility that can provide the necessary services and activities for the growing elderly population in a cost-efficient manner.	DPW/ Senior Services		

Transportation and Circulation		
Evaluate the use of traffic calming and access management techniques in the CBD, along key commercial corridors and in residential neighborhoods, to create more pedestrian-friendly areas. Any techniques should be implemented based on discussion with appropriate public safety agencies.	DPW/ Engineering/ Police	CTDOT

Consider the creation of a center-landscaped median along Main Street to improve overall aesthetics. All designs should be compatible with the existing traffic signal networks in place.	✓ DPW/ Engineering	CTDOT
Undertake major rehabilitation work on streets exhibiting structural base problems simultaneously with a program of annually sealing streets in good condition to postpone future costly repairs.	DPW/ Engineering	CTDOT

Special Study Areas		
Improve linkages between the Founders Waterfront District core area to the waterfront through the extension of pathways up the slopes of the flood control embankment and creation of a waterfront public amenity.	DPW/ Engineering	USACE
Improve the entrance to the Hockanum River Linear Park through better signage and lighting, and enhance the connection between this point of the trail and where it continues on the east side of Main Street to the north.	DPW/ Engineering	CTDOT
Extend sidewalks along Pitkin Street to reinforce pedestrian connectivity between the Founders Waterfront District and the established residential neighborhood.	DPW/ Engineering	
Facilitate landscaping and streetscaping improvements along Main and Pitkin Streets to improve aesthetics and create a stronger sense of arrival in the Founders Waterfront District.	DPW/ Engineering	CTDOT
Support the extension of Riverside Drive to connect with Pent Road, providing additional access to Main Street and Route 2 via High Street.	✓ DPW/ Engineering	CTDOT
Support improvements along Ensign Street with sidewalks and streetscaping amenities, to enhance the pedestrian experience and reinforce this street as the “main entrance” to the Goodwin College waterfront area.	DPW/ Engineering	

Further Study	Town	Inter-Governmental
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✓ *Priority Recommendation*

Parks and Open Space		
Evaluate whether five public pools are still needed based on changing demographics and fiscal realities, and consider whether one or more of the pools could be replaced with splash pad facilities. Such replacement would be based on the current and anticipated usage at each pool, as well as current conditions and the cost to rehabilitate each pool to modern standards.	✓ Parks & Recreation/ DPW	
Undertake a master plan for Gorman Park, to determine what uses would be most appropriate given overall open space and recreational needs in the town.	Parks & Recreation/ DPW	
Explore alternatives for underutilized Town-owned open spaces, including transfer to a land trust; establishing public-private partnerships for development of these spaces into usable recreational assets that generate revenue and user fees; and allowing these spaces to be used for urban farming activities or community gardens.	Parks & Recreation	

Community Facilities		
Undertake a comprehensive drainage study of East Hartford, including review of the technical standards of the Town's Engineering Department.	Engineering	
Evaluate the need for a new Department of Public Works complex, based on an assessment of the cost of a new facility against the department's needs and the future maintenance costs of existing facilities.	DPW	

Economic Development		
Undertake a comprehensive skillset analysis to determine where skill mismatches among the Town's workforce may be occurring. Based on this study, work with the public school system and the private sector to develop educational and industrial training programs to enhance the competitiveness of the workforce.	Development	School Board

Special Study Areas		
Explore roadway modifications along Silver Lane, including a potential widening to five lanes, to improve traffic flows, especially between Simmons Road and Forbes Street. Any such widening should be based on clear evidence of need, fiscal implications and consideration of potential impacts on the surrounding neighborhood.	DPW/ Engineering	