



Development

BUDGET PRESENTATION

FY 2020-2021



➤ EILEEN BUCKHEIT

- Development Director for East Hartford since March of 2013
- Served as Commissioner of Planning & Development for the City of West Haven for five years
- Previously held positions at the Regional Growth Partnership in New Haven and at the City of Bridgeport
- Has a Bachelor of Arts in Political Science and Masters in Public Administration from the University of Connecticut



STAFFING



Development Director
Eileen Buckheit

Town Planner
Jeff Cormier

**Economic
Development
Coordinator**
Michael Daniels

► DEPARTMENT DESCRIPTION & SERVICES



- Provides support and guidance to business owners, developers, and residents to encourage investment and economic growth in East Hartford
- Responsible for issuing permits relating to Planning & Zoning via Chapter 124, Section 8-1c of the Conn. General Statutes
- Partners with DECD, the Connecticut River Valley Chamber of Commerce, and other organizations to promote the region's economic vitality
- Provides staff support for Planning & Zoning Commission, Economic Development Commission, and Redevelopment Agency



➤ BUSINESS VISITATIONS

APC

ADVANCED PERFORMANCE
GLASS, INC.



**Kia of
East Hartford**



NIXON
M E D I C A L
APPAREL & LINEN SERVICE SPECIALISTS

➤ LAND-USE GROUP



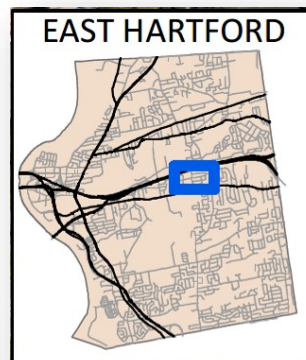
Land-Use Group is a free service offered by the town to provide pre-application guidance and feedback to potential applicants prior to starting a project.

- FY19: 35 proposals
- FY20 to date: 20 proposals
- Meetings occur weekly (as needed) and are attended by representatives from:
 - Planning
 - Engineering
 - Fire
 - Health
 - Zoning
 - Police
 - Building

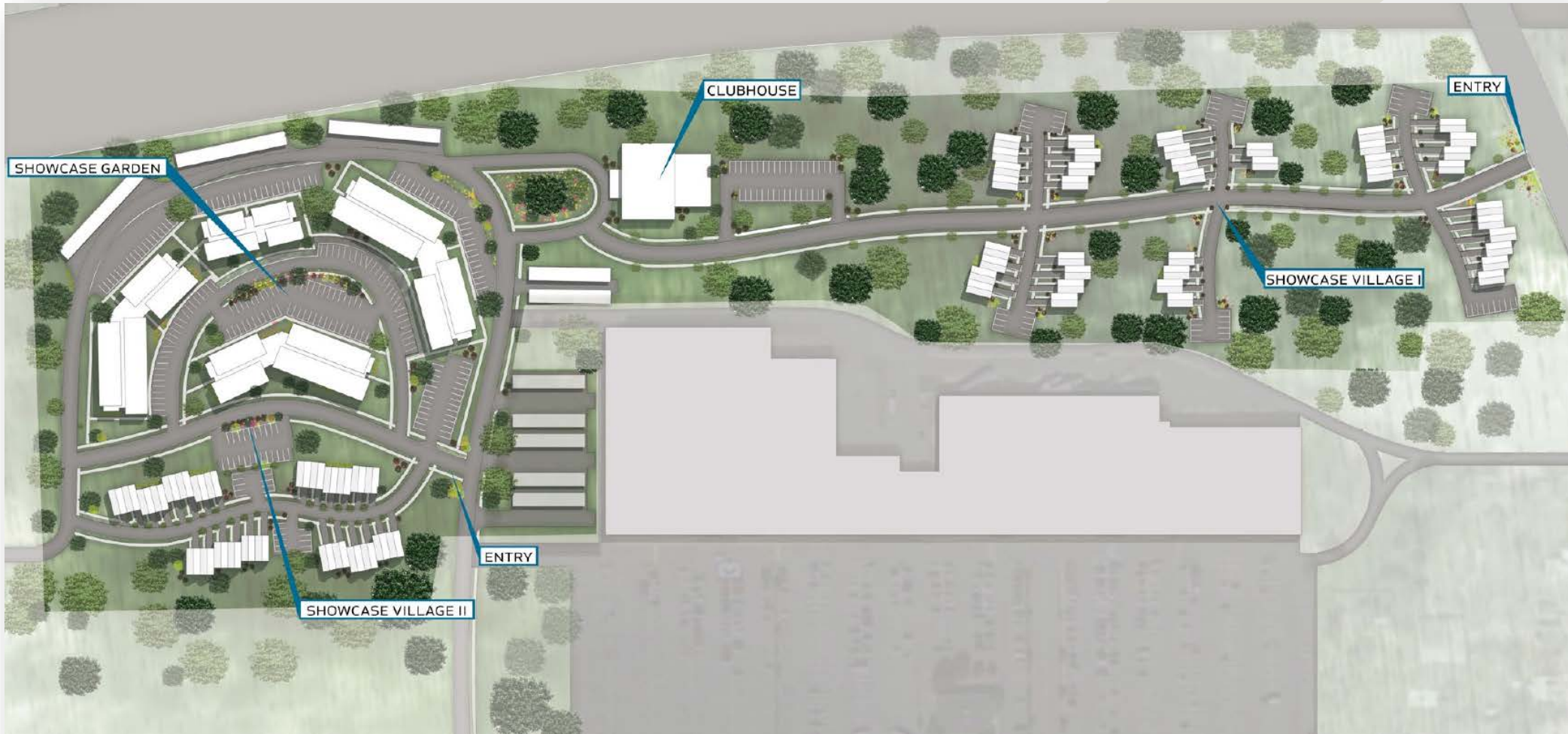
START AND GROW YOUR BUSINESS

WHAT IS A LAND-USE GROUP MEETING?	WHO ATTENDS THIS MEETING?	HOW DO I APPLY?
<p>A Land-Use Group meeting is an opportunity for a business or property owner who is considering starting, relocating or expanding a business here in East Hartford to learn about important issues and possible permit requirements related to the proposed project and its location. It is a free and informal meeting that allows applicants to understand the feasibility of the project and the process going forward before investing time and money. It is not set up to finalize code requirements or engineering details, or to replace final applications or approvals from the departments in attendance.</p> 	<p>Representatives from the following departments may attend the Land-Use Group meetings:</p> <ul style="list-style-type: none">• Development Department• Engineering Division• Building Inspections and Permits Department• Health Department• Fire Marshal's Office• Police Department  <p>WHERE ARE THE MEETINGS HELD? The meetings are typically held in Conference Room B, on the second floor of East Hartford Town Hall.</p> <p>WHEN ARE THE MEETINGS HELD? The meetings are typically held on Thursday mornings at 9:00 AM, however, you must submit documentation and schedule your meeting in advance.</p>	<p>If you are interested in scheduling a Land-Use Group Meeting please submit the following information:</p> <p>Written Narrative/Business Plan – A brief description of one or two paragraphs, explaining your project and the changes you plan to make at your site.</p> <p>Floor Plan – A drawing showing the arrangement of rooms in the interior of the building.</p> <p>Site Plan – A drawing showing the layout of the property, including the building and available parking.</p> <p>These items do not have to be professional drawings, but we ask that you make them as clear as possible.</p> <p>Submit this information to Michael Daniels at mdaniels@easthartfordct.gov</p> <p>If you submit the above paperwork by close of business on any given Friday, your project will typically be placed on the agenda for the following Thursday morning. The Development Department will confirm the meeting time and location.</p>

➤ SHOWCASE CINEMAS SITE



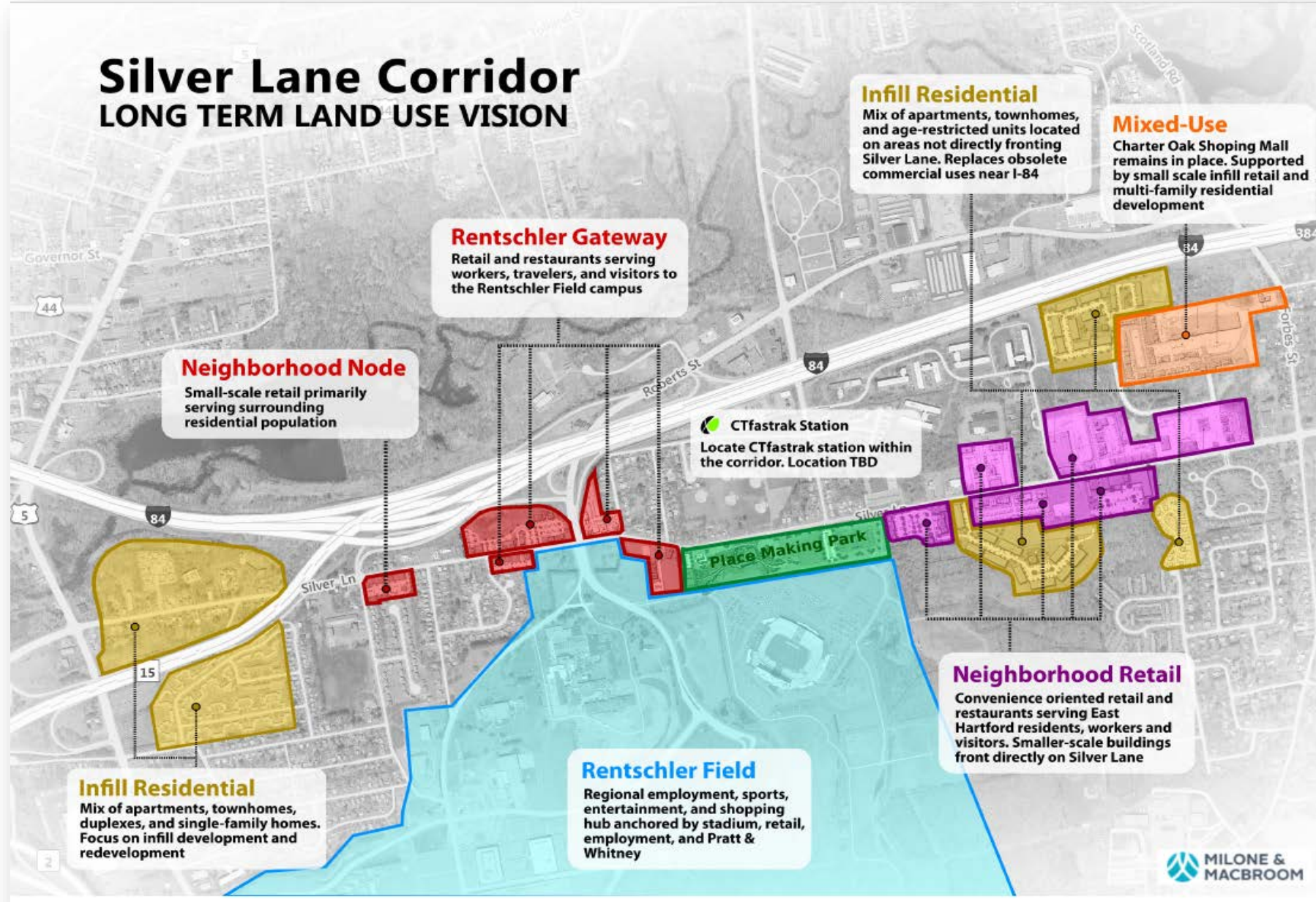
► SHOWCASE CINEMAS SITE CONCEPTUAL DESIGNS



➤ SHOWCASE CINEMAS SITE CONCEPTUAL DESIGNS



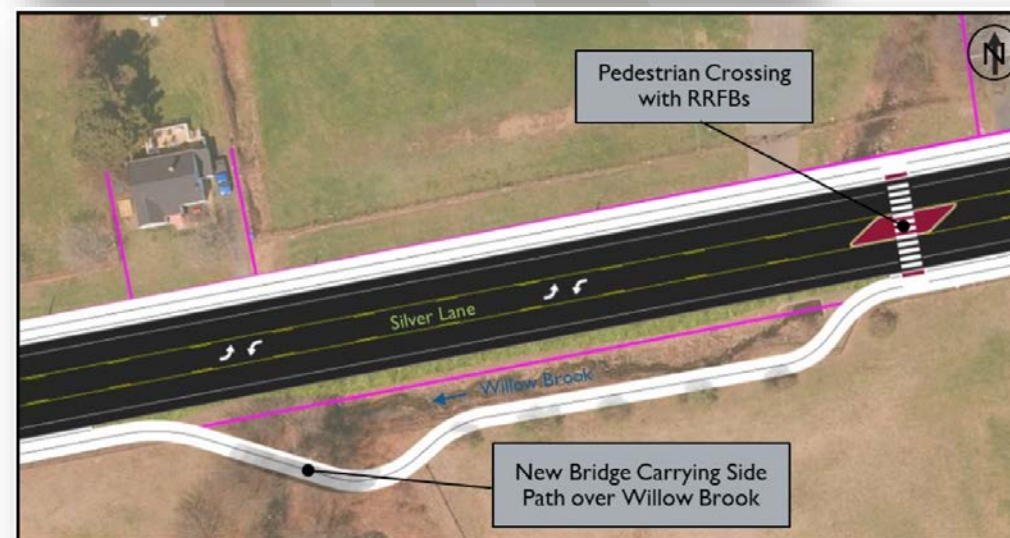
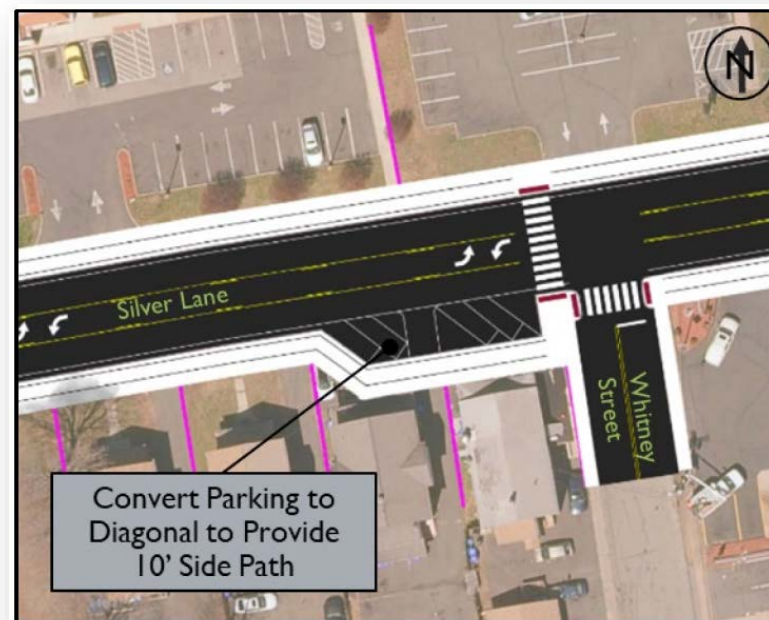
SILVER LANE TRANSPORTATION STUDY



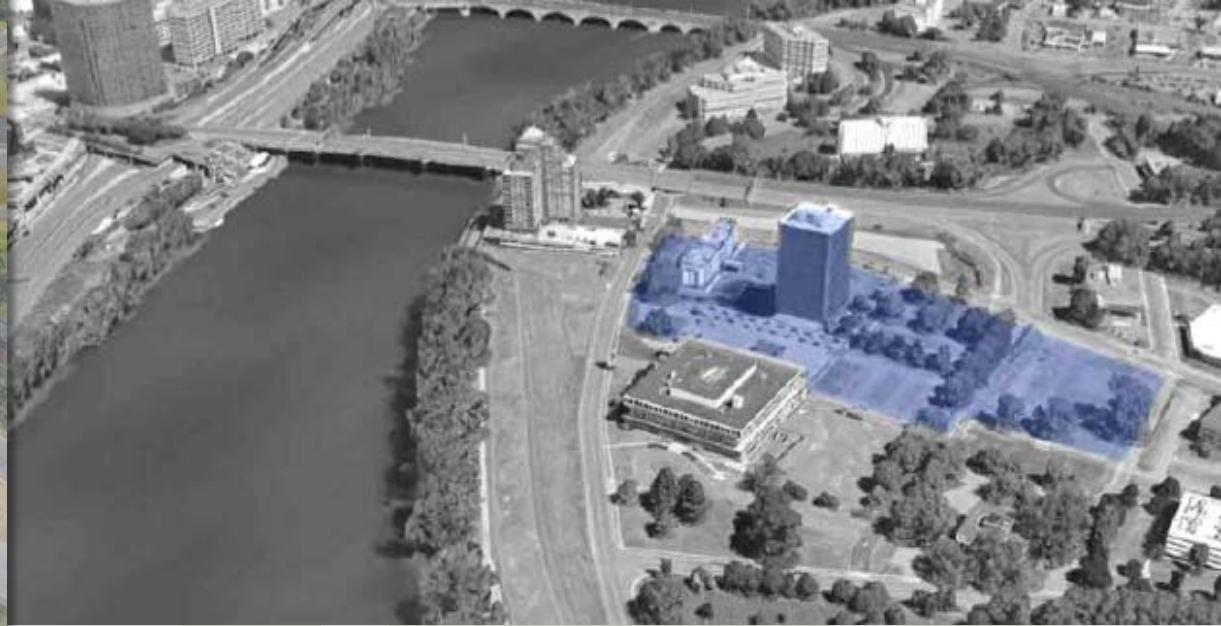


➤ SILVER LANE TRANSPORTATION STUDY

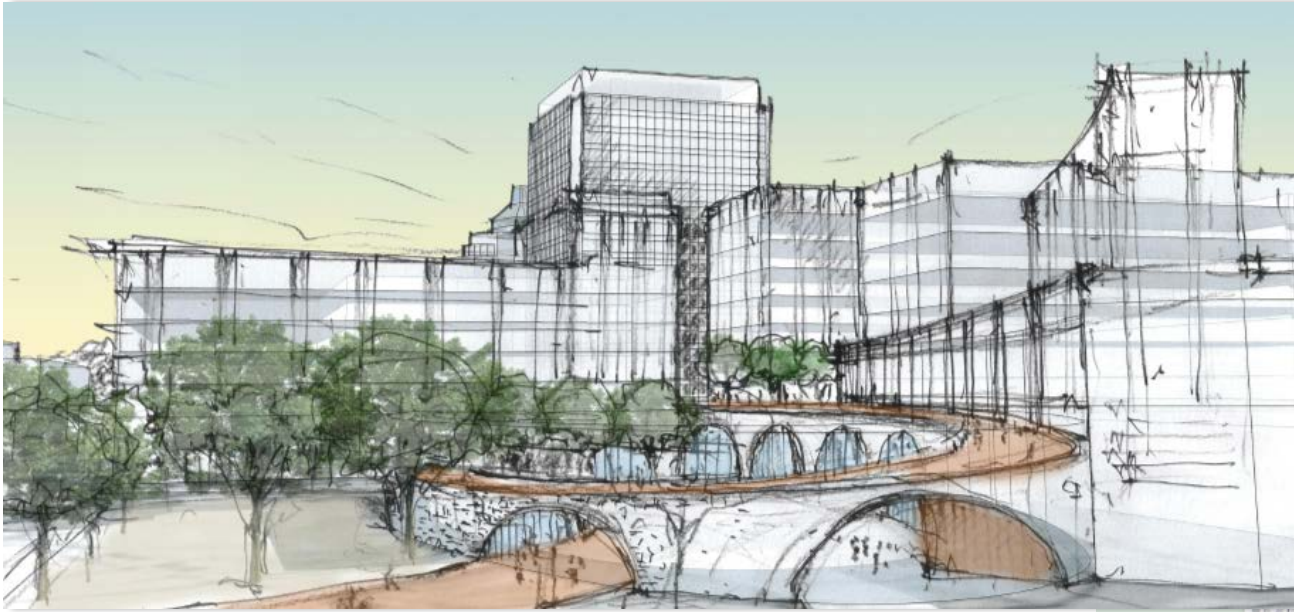
CONCEPTUAL DESIGNS



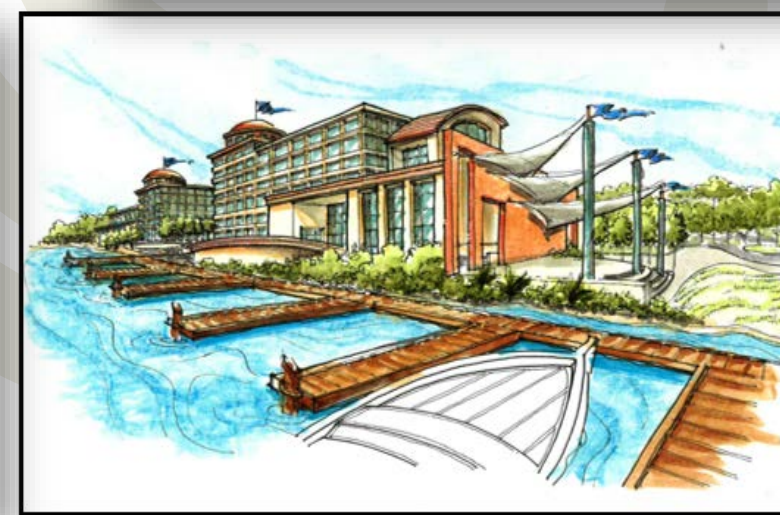
FOUNDERS PLAZA CONCEPTUAL DESIGNS



FOUNDERS PLAZA CONCEPTUAL DESIGNS



➤ GOODWIN UNIVERSITY



➤ SECOND NORTH SCHOOL

1450 MAIN STREET – FORMERLY TASTEBUDS BANQUET FACILITY



➤ FACADE IMPROVEMENT



➤ ONGOING DEVELOPMENTS



➤ ONGOING DEVELOPMENTS



Horst Engineering

Precision Machining • Thread Rolling • Centerless Grinding



➤ **NOW OPEN**



**Kia of
East Hartford
Relocated
99 Ash Street**



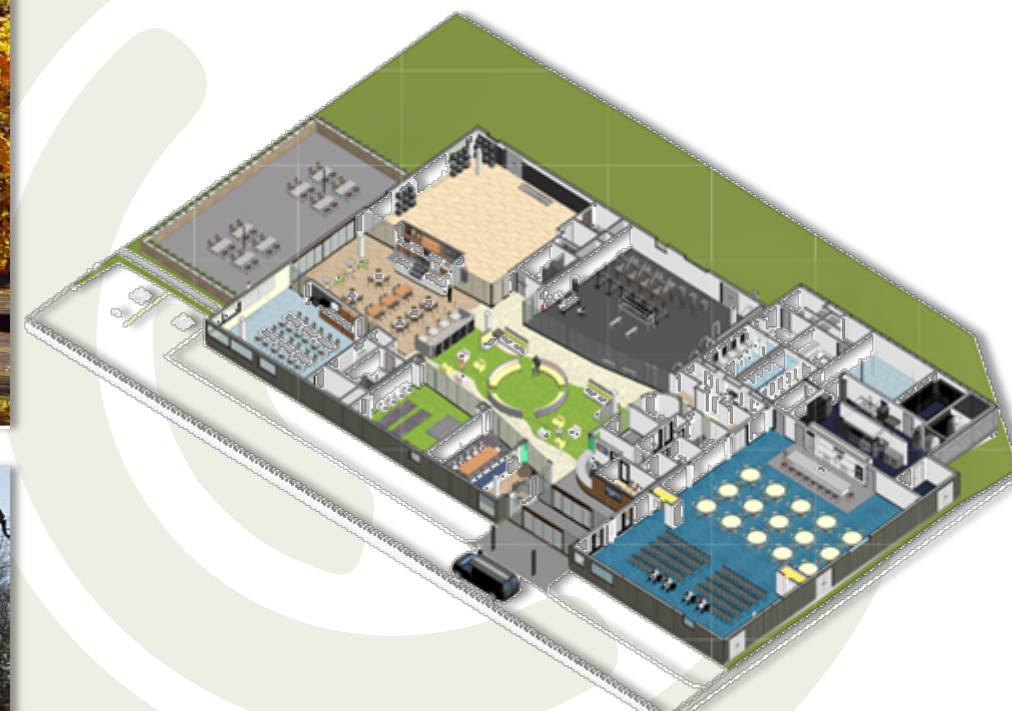
DUNKIN'

**New Location
639 Main Street at Pitkin Street**



BANK OF AMERICA
**Renovated Branch
805 Main Street**

➤ SENIOR CENTER





➤ CRDA PROJECTS

- \$12 million for Showcase Cinema demolition
- \$4 million for Goodwin College infrastructure improvements
- \$1.3 million for Great River Park improvements, including accessibility enhancements, signage, and lighting
- \$500,000 for Founders Plaza parking analysis and planning
- \$1 million for other demolitions, including Fire House 5 on Main Street
- \$1 million for Complete Streets improvements on Silver Lane



***Great River Park
Fishing Piers & Boat Launch***

➤ EAST HARTFORD CONNECTS



- Grant of \$450,000 for employment, educational, and community engagement resources
- Federal Reserve Chairman Jerome Powell visited East Hartford to publicize the Fed's Working Cities Challenge
- EHC partnered with Goodwin College on a Professional Skills Academy
- Neighborhood residents collaborated with Town and State officials to improve an intersection

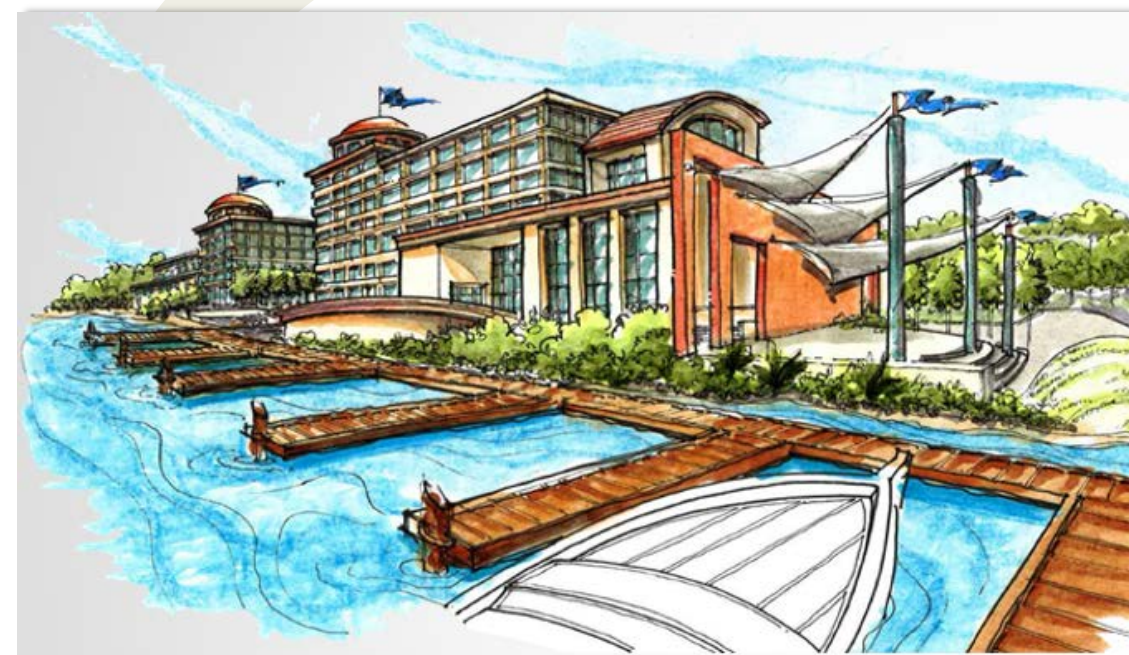




► PLANNING & ZONING COMMISSION

Planning Office	FY19	FY 20 1 st 6 Months
Applications	62	27
Revenue	\$8,590	\$2,488

- Created campus zoning district (Design Development District 3) regulations around Goodwin University to allow a variety of complimentary uses.
- Commission working with on-call Planning consultant to draft Silver Lane Design District regulations that enable higher density, mixed use development, and streamline application process at the east end of the Silver Lane corridor.



Goodwin University Marina



➤ DESIGN DEVELOPMENT DISTRICT 3 CAMPUS DISTRICT

- The Planning & Zoning Commission amended the Zoning Regulations in 2019 to add a DDD3 zone to provide development flexibility pursuant to the POCD Special Study Area South Main Street/College District.
- The process was streamlined to allow for a master plan development proposal over multiple parcels.
- The first master plan development site is the corner of Main St and Ensign St, which will have a 24,000 sq. ft. mixed use building with a financial institution, office space, and restaurants.



365 Main Street

➤ NEW INITIATIVES

COMPREHENSIVE ZONING REVISIONS

- The Commission would like to continue working with the on-call Planning consultant to complete a comprehensive revision to the Zoning Regulations. **The previous comprehensive revision was March 15, 1997.**
- Over time the regulations are amended to address various issues and meet current , which creates a patchwork document and can introduce conflicts, inconsistencies, or ambiguity. It also affects the readability of the document. Development standards and criteria change, and new federal and/or case law must be incorporated. The current regulations have had approximately 100 amendments since 1997.

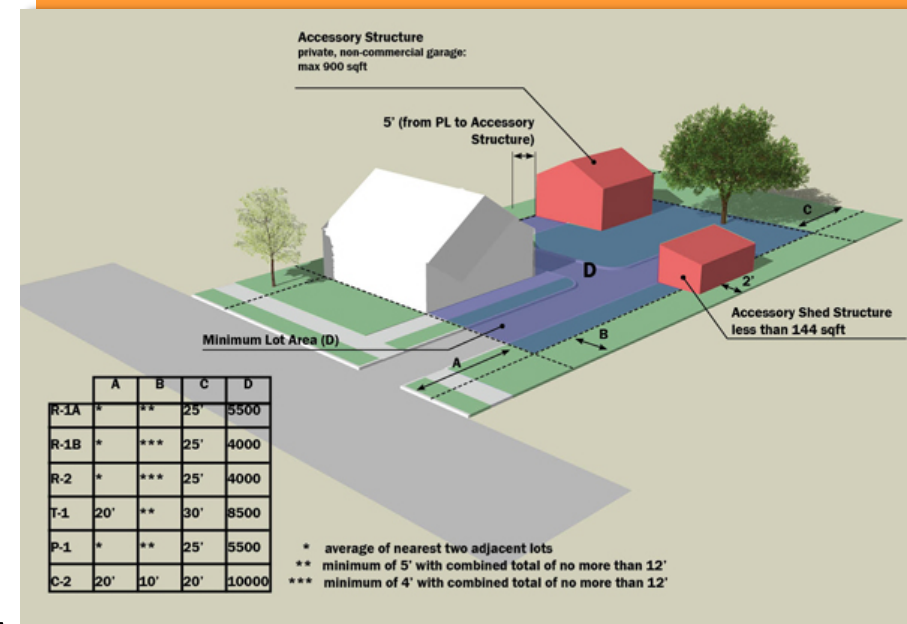




➤ NEW INITIATIVES

COMPREHENSIVE ZONING REVISIONS

- A comprehensive revision of the Zoning Regulations involves reorganizing the document to be more user friendly, incorporating modern standards and best practices, and ensuring the regulations reflect desired development goals.
- This process can take 18-24 months and is best facilitated by a Planning consultant that has experience in other municipalities and with state/case law.
- Examples of high priority zoning regulation sections that can be modernized to reflect current standards and best practices include, but are not limited to: parking, signage, landscaping, lighting, outdoor dining, stormwater and low impact development.



Example uses images to show lot dimensional requirements



► DEPARTMENT CHALLENGES

- Changing nature of retail
- Creating a new image for Silver Lane
- Rentschler Field property – not Town controlled
- Lack of undeveloped land

➤ BUDGET CHANGES

ORG	OBJECT	DESCRIPTION	REASON	\$ CHANGE
G4100	63138	Contractual Services	Comprehensively revise zoning regulations with assistance of expert consultant	\$50,000



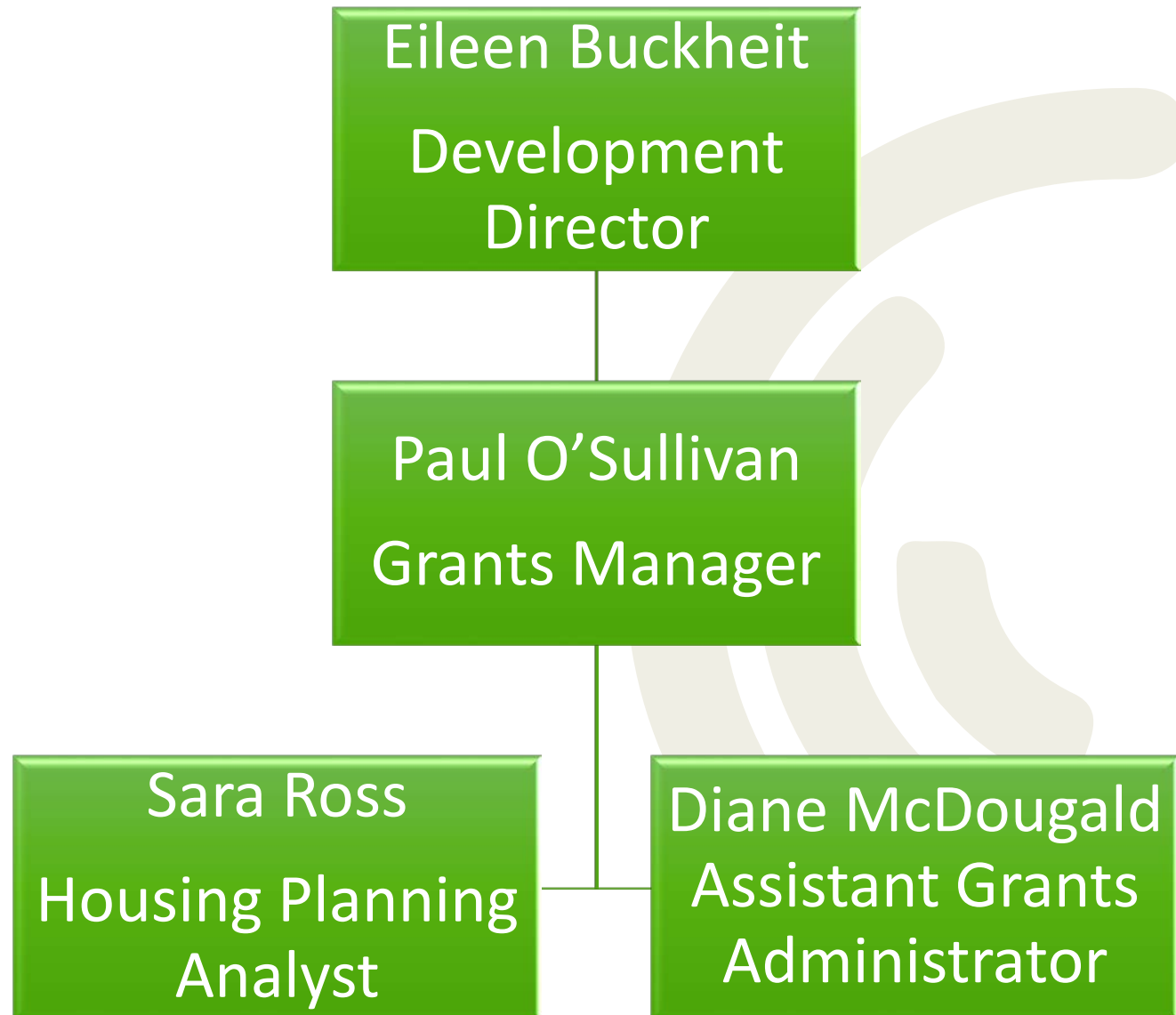
➤ GRANTS DESCRIPTION & MISSION

The Grants Administration Office manages the annual federal Community Development Block Grant (CDBG), a changing number of state and federal grants, leases for municipal properties, and is the staff liaison to the Historic District Commission.

Grant Fund Sources include:

- Community Development Block Grant (CDBG)
- Local Capital Improvement Program (LoCIP)
- Volkswagen Settlement
- Women Infants and Children (WIC) Program
- Public Health Emergency Prep (PHEP) Program
- Other funds, i.e. DECD, DEEP, DOT, CT OPM, etc.

STAFFING



➤ GRANTS ADMINISTRATION



- Grants Manager position 85% Town-funded, 15% CDBG funded
- Assistant Grants Administrator (part-time), Housing Planning Analyst salaries 100% paid by CDBG
- CDBG Year 45 (2019-20) Allocation is \$564,561
- List of all active grants total \$7,415,420



➤ RECENT GRANT-FUNDED PROJECTS

- EPA Brownfields Assessment Grant
- Silver Lane Brownfields Area-Wide Revitalization
- Senior Grocery Delivery Program
- Diesel Emissions Reduction Act (DERA)
- Town Hall Entrance Reconstruction
- **Sidewalk at Main Street & Pitkin Street Intersection**
- Hockanum Linear Trailhead
- Youth Services Prevention Programs
- Volkswagen Settlement Grant
- Dial-a-Ride Program
- Elderly/Disabled Demand Responsive Transportation





➤ RECENT GRANT-FUNDED PROJECTS

- Youth Services Opioid Crisis Response
- Ecology Drive Fuel Tank Replacement
- East Hartford Youth Task Force
- Police “Click-it-or-Ticket” Enforcement Program
- Police Distracted Driving Enforcement Program
- **Shea Park Parking Area**
- Community Connectivity Main Street Improvements
- Public Health Preparedness Program





THANK YOU!
